

# MARY ANN KELLEHER'S LAKE JOVITA MARKET UPDATE

OCTOBER 2013 ♥ ISSUE 3



*"In baseball you hit you hit your home run over the right-field fence, the left-field fence, the center-field fence. Nobody cares. In golf, everything has got to be right over second base."*

Dear Friends and Neighbors:

On September 10, Kathy Britton decided to close her brokerage, Britton and Associates. I have now joined Elite Brokers Real Estate Group in downtown Dade City. The decision to join Elite Brokers was easy. I worked with Candy Nathe and Greg de la Rue, the brokers at Elite, in my first years in the business and I know them to be professional, hardworking, ethical folks. It was icing on the cake to have through the years also worked with some of the real estate associates now in their office. I am confident that Elite Brokers adheres to the same high standards and practices that I maintain in my work. I will have more freedom in my marketing at Elite Brokers but, other than new marketing, you shouldn't notice any difference. I apologize that this edition of my Newsletter is a little late in reaching you. Thank you for your patience and understanding during this transition.

The number of home sales in Lake Jovita, both new and resale, has been very impressive. In 2012, there were 36 sales for the entire year. As of October 1, the date of this Newsletter, there have already been 42 home sales and 10 more homes are under contract. As a result of this activity, our inventory of homes for sale is at its lowest point in some time. Last year, for example, there were 34 active listings at this time. This year only 24 homes are currently listed. If you are thinking of selling, this would be a good time. October, November, and December are some of the busiest months for home sales in Lake Jovita. With inventory so low, you could be in the driver's seat. Call or email and I will be happy to schedule a time to sit down with you and discuss a marketing and pricing plan for your home.

Prices in Lake Jovita finally appear to be on the rise. The 21 homes sold between January 1 and April 30 had an average selling price of \$110 per sq ft. The 21 homes sold between May 1 and September 30 had an average selling price of \$122 per sq ft.

Finally, the number of distressed properties (short sales and bank owned) continues to dwindle. Only 2 of the 42 homes sold, 3 of the 10 homes under contract, and 4 of the 24 active listings are distressed properties.

Sincerely,

*Mary Ann Kelleher*

**LISTED AND SOLD MORE HOMES IN LAKE JOVITA THAN ANY OTHER REALTOR  
EVERY YEAR SINCE 2003**

## ACTIVE LISTINGS ON OCTOBER 1, 2013\*

#	ACTIVE		Current List Price	Square Feet	List Price Per Sq Ft (rounded)
1	13141 Palmillla	short sale	168,000	1716	98
2	12310 Woodlands	new construction	200,253	1677	119
3	12412 Woodlands		233,000	1917	122
4	13612 Thoroughbred		274,000	2111	130
5	34550 Heavenly	new construction	290,000	2382	122
6	13937 Thoroughbred	new construction	299,900	2831	106
7	34536 Heavenly		310,000	2488	125
8	<b>12314 Lake Jovita</b>		<b>329,800</b>	<b>3275</b>	<b>101</b>
9	13650 Thoroughbred		329,900	3333	99
10	12803 Lake Jovita		339,000	1954	173
11	12453 Lake Jovita		347,000	2817	123
12	13741 Carryback	new construction	364,675	3181	115
13	34240 Sahalee		379,900	2738	139
14	13230 Legends	short sale	432,000	2939	147
15	12802 Lake Jovita		445,000	2640	169
16	12902 Grand Traverse		459,000	3345	137
17	<b>12953 Grand Traverse</b>		<b>469,000</b>	<b>3009</b>	<b>156</b>
18	33853 Americana	bank owned	479,000	3189	150
19	12821 Ventana	short sale	575,000	4087	141
20	13410 Carnoustie		589,000	3415	172
21	12836 Grand Traverse		599,900	4057	148
22	<b>12644 Tradition</b>		<b>799,000</b>	<b>4308</b>	<b>185</b>
23	<b>12851 Ventana</b>		<b>875,000</b>	<b>6134</b>	<b>143</b>
24	<b>12238 Tradition</b>		<b>939,000</b>	<b>4240</b>	<b>221</b>

## SALES PENDING ON OCTOBER 1, 2013\*

1	<b>13204 Palmillla</b>		<b>178,000</b>	<b>1703</b>	<b>105</b>
2	12307 Forest Highlands	short sale	315,000	2492	126
3	12718 Lake Jovita		319,000	2113	151
4	13632 Thoroughbred		349,000	2934	119

Visit my website at [www.ilovelakejovita.com](http://www.ilovelakejovita.com) for a visual tour of each of my home listings.

## SALES PENDING ON OCTOBER 1, 2013\* (CONTINUED)

#	PENDING		Current List Price	Square Feet	List Price Per Sq Ft (rounded)
5	33819 Americana	short sale	350,000	2649	132
6	13225 Tradition		222,500	2037	109
7	12400 Woodlands	bank owned	269,900	2311	117
8	13309 Thoroughbred		329,900	2471	134
9	13854 Thoroughbred		395,000	2857	139
10	13848 Thoroughbred		419,000	2934	143

## HOMES SOLD FROM JANUARY 1, 2013 THROUGH OCTOBER 1, 2013\*

#	SOLD		Sold Price	Square Feet	Sold Price Per Sq Ft (rounded)	Sold Date
1	13945 Thoroughbred	new construction	295,000	2675	110	09/27/13
2	13137 Thoroughbred		427,000	3196	134	09/27/13
3	13129 Thoroughbred		330,000	2886	114	09/25/13
4	13219 Tradition	bank owned	190,000	1997	95	09/24/13
5	12645 Grand Traverse		352,000	2921	121	09/23/13
6	12918 Grand Traverse	new construction	420,627	2831	149	09/13/13
7	13737 Carryback		336,900	3271	103	09/06/13
8	13227 Palmillia		199,900	1703	117	09/04/13
9	13232 Palmillia		222,500	1997	111	09/04/13
10	34735 Heavenly	new construction	271,495	2631	103	08/28/13
11	12945 Grand Traverse		367,000	2736	134	08/28/13
12	33831 Americana		490,000	3277	150	08/13/13
12	13008 Grand Traverse		492,500	3205	154	07/30/13
14	12224 Woodlands		215,000	1940	111	07/17/13
15	13100 Grand Traverse		375,000	3293	114	07/08/13
16	13630 Carryback		468,000	4004	117	07/01/13
17	13719 Carryback	new construction	330,000	3271	101	05/31/13
18	13322 Trailing Moss		230,000	2039	113	05/29/13
19	33838 Americana		560,000	3481	161	05/29/13
20	12703 Oak Hollow		349,000	2858	122	05/28/13
21	34135 Sahalee		350,000	2590	135	05/14/13
22	12728 Tradition		565,000	4271	132	04/30/13

2013 Sales Continued on Page 4

To receive monthly updates to this Newsletter, send your email address to [makelleher@aol.com](mailto:makelleher@aol.com)

## HOMES SOLD FROM JANUARY 1, 2013 THROUGH OCTOBER 1, 2013\* (CONTINUED)

#	SOLD		Sold Price	Square Feet	Sold Pr Per Sq Ft (rounded)	Sold Date
23	12704 Oak Hollow		371,000	2988	124	04/29/13
24	13126 Palmilla		175,000	1783	98	04/19/13
25	12635 Grand Traverse		280,000	2548	110	04/16/13
26	12338 Lake Jovita		325,000	3378	96	04/15/13
27	12327 Forest Highlands		275,000	2670	103	04/01/13
28	13208 Legends		257,500	2220	116	03/29/13
29	34542 Heavenly	new construction	310,000	2980	104	03/29/13
30	13119 Thoroughbred	bank owned	264,000	3437	77	03/22/13
31	12810 Grand Traverse		480,000	3773	127	03/13/13
32	12317 Woodlands		250,000	2439	103	03/07/13
33	12450 Woodlands		278,000	3087	90	03/07/13
34	12204 Woodlands		253,000	2319	109	03/02/13
35	12318 Woodlands		250,000	2351	106	03/01/13
36	13243 Palmilla		160,000	1700	94	02/28/13
37	13249 Palmilla		182,400	2088	87	02/21/13
38	13134 Palmilla		175,000	1988	88	02/19/13
39	34145 Sahalee		380,000	2995	127	01/30/13
40	34011 Americana		495,000	3185	155	01/17/13
41	13419 Carnoustie		484,500	3034	160	01/10/13
42	13919 Carryback	new construction	330,000	3399	97	01/07/13

\*All data was taken from the My Florida Regional Multiple Listing Service (MFRMLS) on October 1, 2013. This information may or may not include all listed Active, Pending, or Sold properties of one or more members of the MFRMLS.

### PROUDLY PRESENTING THE KELLEHER COLLECTION OF FINE HOMES



**12238 Tradition**  
\$939,000



**12851 Ventana**  
\$875,000



**12644 Tradition**  
\$799,000



**12953 Grand Traverse**  
\$469,000



**12314 Lake Jovita**  
\$329,800

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Elite Brokers Real Estate Group, LLC