



Justin Winter
& Associates

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Independent Thinking. Objective Advice.



A Sample of 2008 Activity



The Reserve at Lake Keowee
List Price \$1,695,000



The Cliffs Valley
Sold Price Confidential - 91% of list



The Cliffs at Keowee Falls
Sold Price \$735,000 - 93% of list



The Cliffs at Keowee Vineyards
Sold Price \$600,000 - 100% of list



The Reserve at Lake Keowee
Sold Price \$151,013 - 89% of list



The Cliffs at Keowee Vineyards
Sold Price \$135,000 - 90% of list

Distinctive Mountain and Lake Properties

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Fourth Quarter 2007 Resale Property Update

4th Quarter Sales

2007	Transactions	Gross Volume	Highest Price	Average Price
The Cliffs at Keowee Vineyards	5	\$ 4,047,500	\$ 1,450,000	\$ 809,500
The Cliffs at Keowee Falls	3	\$ 3,380,000	\$ 2,050,000	\$ 1,126,667
The Cliffs at Keowee Springs	4	\$ 3,180,963	\$ 1,595,000	\$ 795,241
The Reserve at Lake Keowee	17	\$ 9,355,000	\$ 1,600,000	\$ 550,294

The Cliffs Communities For Sale, Current

2007	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	LISTING COUNT
All Cliffs lots	\$1,799,000	\$99,500	\$630,030	\$577,000	\$45,362,200	72
Waterfront Lots at Vineyards	\$1,595,000	\$469,900	\$1,048,992	\$1,295,000	\$13,636,900	13
Waterfront lots at Falls	\$1,250,000	\$369,000	\$783,692	\$789,000	\$10,188,000	13
Waterfront lots at Springs	\$1,799,000	\$590,000	\$970,625	\$799,000	\$7,765,000	8
All Cliffs Resale Homes	\$2,950,000	\$725,000	\$1,477,328	\$1,300,000	\$31,023,900	21

The Reserve at Lake Keowee For Sale, Current

2007	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	LISTING COUNT
All lots at The Reserve	\$1,350,000	\$160,000	\$528,997	\$432,000	\$22,217,900	42
Waterfront Lots at The Reserve	\$1,350,000	\$425,000	\$811,736	\$740,000	\$15,423,000	19
Resale Homes at The Reserve	\$3,745,000	\$1,250,000	\$2,213,271	\$2,200,000	\$15,492,900	7

Data per The Western Upstate Multiple Listing Service

This marketing information is not meant to solicit properties currently listed by another Broker.