

**Subject: TransDomo Newsletter for 6 / 2009**

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# TransDomo Newsletter

June 2009

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Dear Flavia,

Welcome to our TransDomo Newsletter for June 2009. We hope that you will find the information for this month useful and interesting. Have a great time in June.  
Flavia & Klaus

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#### **Catawba River & Landsford Canal State Park**

Landsford Canal is South Carolina's best preserved 19th-century river canal. It is the uppermost of four canals constructed on the Catawba-Wateree river system from 1820-1835, to bypass the Catawba River rapids.

The 460 acre park is listed on the National Register of Historic Places and includes historic ruins of canal-culverts, stone bridges, locks, an historic mill site and a lock-keeper's house. The site is also associated with the Revolutionary War, as both British and American troops under Lord Cornwallis and Thomas Sumter crossed the Land's Ford before and after pivotal battles.

In addition this state park offers a spectacular natural show during May-June of each year. During this time, from mid May to mid June the rocky shoals of the Catawba River are covered with the worlds largest populations of rare rocky shoals spider lilies.

\$2 for adults 16 and older,

\$1.25 for South Carolina seniors 65

2051 Park Drive, Catawba, SC  
Phone: 803-789-5800

[Landsford Canal State Park](#)



#### **Kilgore Lewis House**

The copper-roofed, Padian-style Kilgore Lewis House was originally built in 1838 on a site near Buncombe Street Methodist Church in downtown Greenville, South Carolina. It is one of only a handful of wooden residential buildings in Greenville that predate the mid-nineteenth century. Local tradition says that Josiah Kilgore gave it to his daughter Mary Keziah as a wedding gift when she married John Stokes. Her wedding ceremony was held in the front parlor of the newly built home. The Kilgore Lewis House remained a private home for over 130 years and accommodated several generations of the family. After the last resident downsized to a smaller house, the Methodist Church used it as a Sunday school facility, but soon realized, that the house was not adequate for their needs and decided to tear it down. The Greenville Council of Garden Clubs stepped in to save the house from demolition. After negotiations to lease a lot from the city on Academy Street and a variety of fundraising projects the Kilgore Lewis House was moved to its current location in 1974. Since then the house has been renovated, furnished and served as the headquarter for the Greenville Council of Garden Clubs.

This magnificent, copper roofed house with hand-blown glass windows, and wood peg construction is now surrounded by five acres of elegantly charming gardens with a spring in the back of the property and listed on the National Register of Historic Places.

The property not only provides the place for the Councils activities but is also a favorite and picturesque location for events, like weddings or celebrations.

Kilgore Lewis House  
560 North Academy Street,  
Greenville, SC  
Phone: (864) 232-3020

[Kilgore Lewis House](#)

Real Estate Statistics for  
'Spaulding Farm'

From 5/1 /2008 - 5/1/2009  
Houses sold: **7**  
Average days on market: **75**  
Average sold price: **\$544,714**  
Average \$ per sft  
finished sold price: **\$ 135**

5/1 /2007 - 5/1/2008  
Houses sold: **6**  
Average days on market: **27**  
Average sold price: **\$558,666**  
Average \$ per sft  
finished sold price: **\$ 137**

Houses currently on the  
market: **16**  
Average  
listing price: **\$ 623,218**

**Market Click  
Information**

Please find more real estate  
market information in our  
GGAR online publication:  
[Market Click](#)

**Pictures from South  
Carolina**

Find pictures at the  
[PhotoArtCollection.com](#)



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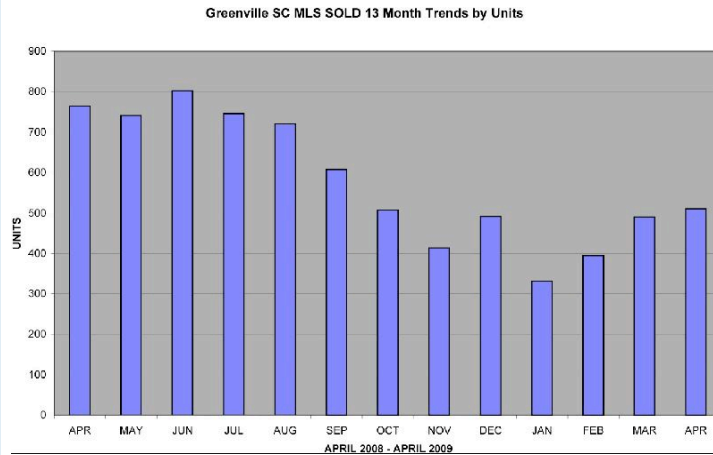
**Greenville, SC  
Photo Book**  
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Spartanburg

**Greenville, SC MLS Sold 13 Month Trend  
April 2008 - April 2009**



Based on information from the Multiple Listing Service of Greenville, South Carolina, Inc. for the period April 2008 to April 2009  
Source: MLS / Greenville

While representative of the market activity, these figures may not include all sales brokered by Member firms, and should not be viewed as all inclusive of sales transacted within the reference time periods.

**Global Bargains ?**

This may be the best opportunity in decades to buy property abroad - for buyers with strong nerves and liquid capital.

The recession not only hit the US, but also internationally. Specific areas abroad for instance in Spain, are hit by the global recession harder than others. Property prices from Barcelona to the Balearic Islands are expected to drop for more than 35 %. Russians and Saudi princes are leaving the Mediterranean, Marbella and Malaga and many exclusive homes are for sale. The economic downturn has left many home owners struggling to keep up with mortgage payments in dozens of European countries.

This recession is opening up a gold mine for well-funded property buyers and gradually enticing investors back into the real estate market. A strengthened Dollar, double-digit price declines and high inventory levels make a overseas purchase more affordable for Americans than ever.

**Real Estate Statistics for the area of Greenville, SC for  
April 2009**

Cumulative historical statistics.

Single family/ Condo / Townhouse on the market

as of May 11 th, 2009

Units on the market / sold in	Units	Average Price	Median Price	Average Day on Market
On the market as of May 11 th, 2009	7179	\$ 270,527	\$ 189,900	145
On the market as of May 9 th, 2008	6970	\$ 268,807	\$ 192,850	116
Change 2007 to 2008	+ 3 %	+ 0.6 %	- 1.5 %	
Sold in April '09	510	\$ 158,072	\$ 132,750	100
Sold in April '08	765	\$ 180,581	\$ 149,900	95

[Community links](#)  
[Spartanburg pictures](#)

Anderson  
[Anderson pictures](#)  
[Anderson video](#)

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Dear Flavia ,

We hope you enjoyed this newsletter & the information we have gathered for you. You also will find a huge variety of information about the Upstates of South Carolina on our website: [TransDomo](#)

Sincerely,  
Flavia + Klaus

Flavia + Klaus Westerwelle  
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Flavia + Klaus Westerwelle | TransDomo, LLC | ShellTree Real Estate | 33 Market Point Drive | Greenville | SC | 29607

Change 2008-2009	-33.3 %			
Sold 1/1/09 - 4/30/2009	1804	\$ 162,688	\$ 138,500	101
Sold 1/1/08 - 4/20/2008	2739	\$ 181,614	\$ 150,000	96
Change 2008 - 2009	-34.1 %	- 10.4 %	- 7.7 %	
Sold 2008	8021 (-20.2%)	\$ 183,816	\$ 153,724	96
Sold 2007	10058 (-3.3%)	\$ 186,164	\$ 151,500	87
Sold 2006	10388 (+7.4%)	\$ 178,889	\$ 149,000	86
Sold 2005	9489 (+15%)	\$ 171,664	\$ 141,000	96
Sold 2004	8247 (+15%)	\$ 156,916	\$ 132,900	99

Based on information from the Multiple Listing Service of Greenville, South Carolina, Inc. for the period April 2008 to May 11 th, 2009  
Source: MLS / Greenville

12 Month Average is a rolling average based on the last 12 months reported sold. Percentage difference is compared to current month.

While representative of the market activity, these figures may not include all sales brokered by Member firms, and should not be viewed as all inclusive of sales transacted within the reference time periods.

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