

Subject: TransDomo Newsletter for 2 / 2009

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TransDomo Newsletter

February 2009

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Dear Flavia,

Welcome to our TransDomo Newsletter for February 2009. We hope that you will find the information we gathered for this month useful and interesting.

Have a wonderful Valentine's Day and a great February !
Flavia & Klaus

P.S.: Please give us a call if you are thinking of buying, or selling real estate, or if you know someone who is !

Please do not hesitate to forward this newsletter to anyone who you feel could benefit. For your convenience we have included a "Send to a Friend" button :



Mice on Main Street

Nine hidden little bronze mice are a special attraction for children and a sort of scavenger hunt on downtown Greenville's main street. Children of all ages are invited to search for these mice, which are hidden on both sides along a nine-block stretch of Main Street between the Hyatt & the Westin Poinsett hotels. Mother Maggie, father Marvin, Marvin Jr., Marcley, Millie, Mitch, Melissa, Millfin and Miles are all placed on or above ground level. To find the mice you can get the 'Mice of Main' book or a list of clues. The adorable list with cute little mouse illustrations will be the mark of a 'mission accomplished' for younger kids. This wonderful idea was a school project of a local high school student, Jim Ryan, and is based on the popular children's book 'Goodnight Moon'. A bronze version of this favorite book, and the first mouse, Mr. Mickey, are mounted on the fountain in front of the Hyatt Regency hotel.

[Mice on Main](#)

[Greenville Visitor Center](#)

Real Estate Statistics for
'Stonehaven'
Greenville, SC

From 2/1 /2008 - 1/31/2009



Gassaway Mansion

This anachronistic stone castle, called the Gassaway Mansion is one of Greenville's most astonishing buildings. This building is listed in the National Register of Historic Places and strangely blends several architectural styles. It was built between 1920 and 1924 by Walter and Minnie Gassaway for \$ 790,000 and was composed in part of stones gathered in 1919 from the old Vardy McBee grits mill. The grits mill was located in downtown Greenville along the Reedy River and dates back to 1776. Additional stones were brought in and were treated to match.

Prominent interior features of the mansion include 22,000 square feet, 5 floors, and 40 rooms, a grand, sweeping mahogany staircase, Waterford crystal chandeliers, rich cherry woodwork, wood paneling and flooring from New York, tiles from Italy, and stained glass windows from Tiffany's.

The Greenville Art Association purchased the house in 1958 for use as a art museum. Because the house could no longer accommodate the growing art collection in the 70's, the Art Association built a new Art Museum on Heritage Green and moved in spring 1974.

In 1977 the house was used as a church school by the Emanuel Temple. Today the mansion functions as an event facility for weddings.

The house is located at: 106 Dupont Drive, Greenville, SC

[Gassaway Mansion](#)
[Vardy McBee grits mill](#)

Houses sold: **29**
 Average days on market: **72**
 Average sold price: **\$397,705**

2/1 /2007 - 1/31/2008
 Houses sold: **27**
 Average days on market: **48**
 Average sold price: **\$413,420**

In 2008 more houses were sold for a lower price with a higher number of days on the market in 'Stonehaven' than in 2007.

Houses currently on the market: **9**



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Greenville, SC Photo Book
 252 wonderful Pictures from Greenville, South Carolina
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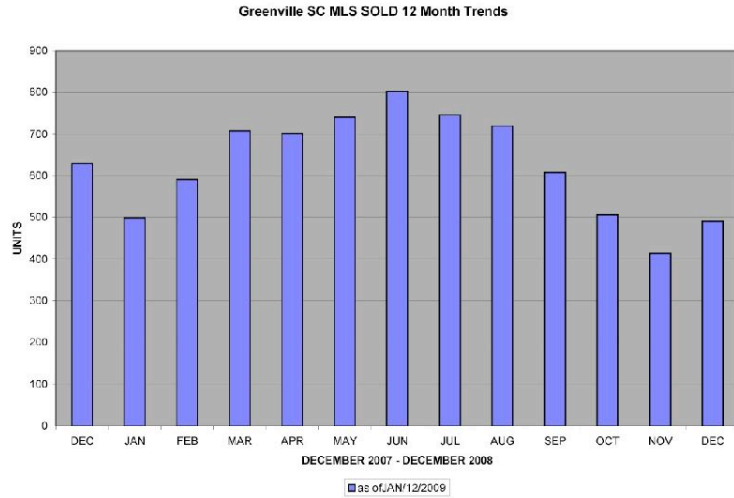
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Greenville, SC MLS Sold 12 Month Trend



Based on information from the Multiple Listing Service of Greenville, South Carolina, Inc. for the period December 2007 to December 2008
 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.

Real Estate Statistics for the area of Greenville, SC for December 2008

Cumulative historical statistics.

Single family/ Condo / Townhouse on the market in December'o8

Units on the market / sold in	Units	Average Price	Median Price	Average Day on Market
On the market as of January 10th, 2009	6514	\$ 264,715	\$ 186,945	147
On the market as of January 10th, 2008	6123	\$ 254,223	\$ 186,400	121
Change 2007 to 2008	+ 6.4%	+ 4.1 %	+ 0.3 %	
Sold in December '08	491	\$ 170,145	\$ 139,000	111
Sold in December '07	690	\$ 187,104	\$ 147,250	97
Change 2007-2008	-28.8%			
Sold 1/1/08 - 12/31/08	8021	\$ 183,816	\$ 153,724	96
Sold 1/1/07 - 12/31/07	10058	\$ 186,164	\$ 151,500	87
Change 2007 - 2008	-20.2%	- 1.3%	+ 1.5 %	
Sold 2008	8021 (-20.2%)	\$ 183,816	\$ 153,724	96

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
Have a wonderful Valentine's Day and good February !

Sincerely,
Flavia + Klaus

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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 January 2007 to January 10th, 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.

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