

Brunswick, GA: - August '09

Average Sale Prices are headed UP – if you can take advantage of this market, DO IT NOW!

If You Are A Veteran, Or Can Qualify As A First Time Home Buyer, There Are Some Great Financing Opportunities – Contact Me Right Away!

The Brunswick Residential market was more active in July, with 7 sales reported. Average Sale Prices were \$118,142 and Percent of List was 90.5% for Single Family homes, and the Days On Market was 202 days. The Average Sale Price for Brunswick Residential Properties for 2008 was \$106,070 (down), with sales at 90.5% of list price. Sellers are still overpricing their properties, so I advise hiring an Accredited Buyer Representative to represent you and negotiate for you. **NOW is the time to BUY! WE ARE STILL IN A BUYERS MARKET. DON'T LET THIS STRONG BUYER'S MARKET GET BY YOU!!!** There is still mortgage money available for solid buyers, and sellers are very anxious for an offer!

Data Charts at: www.CoastalGlynn.com

Liberty Harbor has finally got off the ground, but nothing else has happened. The first Single Family home is completed on the waterfront, but there are no signs of any other starts. The first Condo unit was scheduled to start last year, and the 450 Wet Slip Marina has been approved and construction was expected to begin in the 1st quarter of 2009. So far, there are no signs of any activity. But stay tuned – a civil law suit has been filed against Liberty Harbor citing breach of contract, fraud and other charges stemming from the delay in condo construction.

Other new projects in Brunswick include **Canal Crossing**, **Parkwood Village** and **Glynn Isles Market**. A site plan has been recommended for approval for a 44 acre tract that would become new shopping development, called Canal Crossing. Located near I-95 Exit 38, the developers have been talking with a several possible anchor tenants, and several restaurants, for this \$20-25 million shopping center. Rumors abound, with the usual suspects being mentioned: Sam's Club, Kohl's, Olive Garden, etc. groundbreaking is expected for the Summer of 2010, with opening for 2011 or later. Please contact me right away if you have interest in Parkwood Village or Canal Crossing – available slots are going quickly! Parkwood Village is a mixed-use residential, commercial, and retail development at the corner of Parkwood and Highway 17. Glynn Isles Market is a major shopping center at the intersection of Altama Avenue and Golden Isles Parkway, slated to feature at least seven national stores new to the area and estimated to create nearly 1,000 jobs. Among the stores now open are H&H Lifestyles, Lowe's, Office Depot, Circuit City, Target, Michaels, Pet Smart, Old Navy, Longhorn Steak House, Monkey Love, Five Guys Hamburgers, and a lot of others not far behind.

For a detailed look at Blueprint Brunswick's projects: www.blueprintbrunswick.com

The Downtown Development Authority continues to come up with ideas to promote residential and business development in Downtown Brunswick. You may want to look into the Historic District soon. Give me a call!

Contact me for professional service whether you are interested in buying or selling!

Go to www.CoastalGlynn.com for more Sales Data covering activity from 1996 to the present.

"No Other REALTOR Will Serve You Better!"