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8763 S.W. 27th Lane, Gainesville, FL 32608
Located in the Publix Haile Market Square



CornellIRE.com

fax: (352) 505.0310

office: (352) 505.0555



CORNELL & ASSOCIATES
YOUR REAL ESTATE PARTNER

We Chose **CORNELL & ASSOCIATES**
as our Real Estate Partner...



Ken & Angela
Cornell

When making the move from California to Gainesville, we wanted a Realtor who could help us with both our Real Estate transaction, as well as, help familiarize us with Gainesville. We wanted personalized service and that's what we got. We enjoyed working with the Gainesville experts and that's why we chose Ken and Angela Cornell.

-Mark & Jennifer Bleiweis
Haile Plantation: Cameron Park



Betsy Pepine

Betsy really helped me understand the market when selling my home. She also kept me well informed with feedback from home showings allowing me to best we position my house for sale.

-Alan Knudsen
Haile Plantation: Mills Glen



Jessica & Andy
Cowart

After becoming a widow, I was left to sell our home; I needed someone who I could trust to handle the details. I could not have found a better partner than Jessica, even in a tough market she was able to sell my home quickly and negotiate a reasonable price for me.

-Janice Kauffman
Haile Plantation: The Hamptons



Freddy Pearson

Freddy delivered first-class service and advice from start to finish. His honesty, integrity, work ethic and follow-through set him apart and made him an absolute pleasure to work with. I wouldn't have gone through this process with anyone else.

-Fred & Doreen Demarest
Haile Plantation: Hampstead Park-Rosemond Way



Julia Ariet

In a difficult market Julia Ariet was able to expedite a quick sale with no hassle. She kept me informed and calm during a time when stress levels can be very high.

-Bart Brooks



Katie Johnston

I truly appreciated all the hard work Katie Johnston put in to help me find my home. She went beyond my expectations of a Realtor. She was very personable, efficient and easy to work with.

-Crystal Frimpong
Haile Plantation: The Village Center

LOCATED IN THE PUBLIX HAILE MARKET SQUARE

CORNELL & ASSOCIATES



HAILE PLANTATION

May 2010

Issue No. 16

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In this economy, with so much uncertainty, you need a real estate professional that knows the local market. At Cornell & Associates, Your Real Estate Partner, we utilize the latest technology available to Real Estate Brokers to serve our customers and provide them with personalized service.

We serve as our customer's 'Real Estate Partner' for life in the Gainesville market, a market we have called 'our home' for our entire lives.

If you are looking to buy or sell real estate in Gainesville, and especially Haile Plantation, give us a call and experience "Real Estate NOW!"



RECENT HAILE PLANTATION SALES - JAN-APRIL 2010

| DATE SOLD | NEIGHBORHOOD | YEAR BUILT | SQ.Ft. | PRICE | PRICE PER SQ.Ft. |
|-----------|----------------------|------------|--------|---------|------------------|
| 02/25/10 | The Village at Haile | 2006 | 848 | 55,500 | 65 |
| 03/15/10 | The Village at Haile | 2006 | 840 | 58,500 | 70 |
| 01/31/10 | The Links | 1998 | 1250 | 100,300 | 80 |
| 03/26/10 | The Links | 1998 | 1250 | 105,000 | 84 |
| 03/29/10 | The Links | 1998 | 1250 | 117,900 | 94 |
| 03/05/10 | The Links | 1998 | 1250 | 120,000 | 96 |
| 02/26/10 | Plantation Villas | 1995 | 1088 | 133,500 | 123 |
| 04/28/10 | The Links | 1998 | 1431 | 162,400 | 113 |
| 02/22/10 | Grahams Mill | 1988 | 1638 | 184,000 | 112 |
| 01/22/10 | Southbrooke | 2006 | 1499 | 189,900 | 127 |
| 03/31/10 | Grahams Mill | 1989 | 1475 | 198,000 | 134 |
| 03/15/10 | Sutherland Crossing | 1992 | 1706 | 200,000 | 117 |
| 03/18/10 | Camden Court | 1992 | 1806 | 204,000 | 113 |
| 04/08/10 | Village Center | 1998 | 1402 | 210,000 | 150 |
| 04/28/10 | Haile Market Square | 2009 | 1553 | 217,000 | 140 |
| 04/14/10 | Lexington Farms | 1992 | 1711 | 233,000 | 136 |
| 01/27/10 | Eloise Gardens* | 2009 | 1660 | 255,900 | 154 |
| 04/28/10 | The Preserve | 1990 | 2909 | 258,900 | 89 |
| 02/25/10 | Katelyn Lane | 2003 | 2398 | 285,000 | 119 |
| 03/31/10 | The Preserve | 1990 | 3055 | 325,000 | 106 |
| 01/06/10 | Storeys Round | 2005 | 2624 | 357,500 | 136 |
| 04/22/10 | Village Center | 2006 | 2847 | 372,950 | 131 |
| 04/06/10 | Katelyn Lane | 2001 | 2911 | 394,000 | 135 |
| 02/17/10 | Storeys Round | 2005 | 2723 | 398,000 | 146 |
| 04/30/10 | Sable Pointe | 2001 | 3060 | 447,000 | 146 |
| 04/16/10 | Sable Pointe | 2001 | 2971 | 460,000 | 155 |
| 02/16/10 | Millington | 2005 | 3009 | 520,000 | 173 |
| 02/05/10 | Stratford Ridge | 2002 | 3330 | 520,000 | 156 |
| 01/29/10 | Matthews Grant | 1999 | 3967 | 524,900 | 132 |
| 04/06/10 | William Kent Ct | 1997 | 6009 | 975,000 | 162 |

Note: This information was derived from the Gainesville Alachua County Association of Realtors Multiple Listing Service.
 *Eloise Gardens is technically a separate PUD located immediately South of Haile Plantation.

HOME SALES IN OUR HAILE PLANTATION MARKET

The chart to the left shows all residential sales in the Haile Plantation area for the first four months of 2010 (January - April). The total number of sales has increased 43% to 30 total sales compared to 21 sales for the same period last year. While the actual sales have increased, the average sales price and average price per square foot has decreased 4% and 5%, respectively for the first four months of 2010 compared to the same period last year. The average sales price was approximately \$286,000 in 2010 compared to approximately \$297,000 in 2009. The average price per square foot was \$131 in 2010 compared to \$138 in 2009. While the average sales price in Haile Plantation dropped slightly compared to last year, it still remained significantly higher than the average sales price in Gainesville/Alachua County area which was approximately \$193,000.

With all of this in mind, it has never been a better time to buy in Haile Plantation, especially if you are planning to move up to a larger home. If you are not currently working with another REALTOR®, give us a call, we would be happy to help you with all of your real estate needs.

SOME OF THE HOMES WE ARE MARKETING!



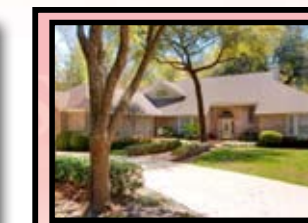
CAMERON PARK
 5BR/ 4.5BA 5,360 Sq.Ft.
 Betsy Pepine - 352-219-3845
 \$1,150,000



CAMERON PARK
 5BR/ 4.5BA 5,711 Sq.Ft.
 Betsy Pepine - 352-219-3845
 \$1,150,000



MILLINGTON
 4BR/4BA + Pool 4,081 Sq.Ft.
 Betsy Pepine - 352-219-3845
 \$699,000



BENJAMINS GROVE
 4BR/ 3.5BA + Pool 4,563 Sq. Ft.
 Ken & Angela Cornell - 352-281-4000
 \$684,900



BENJAMINS GROVE
 3BR/ 2.5BA 4,801 Sq.Ft.
 Betsy Pepine - 352-219-3845
 \$599,000



ELOISE GARDENS
 4BR/ 4.5BA + Pool 3,340 Sq.Ft.
 Betsy Pepine - 352-219-3845
 \$424,900



THE HAMPTONS
 3BR/2.5BA + Pool 3,416 Sq.Ft.
 Jessica & Andy Cowart - 352-318-4464
 \$399,999



THE PRESERVE
 4BR/2.5BA + Pool 2,721 Sq.Ft.
 Betsy Pepine - 352-219-3845
 \$364,999



HAILE MARKET SQUARE LOT
 Mixed Use Vacant Parcel
 Ken & Angela Cornell - 352-281-4000
 \$295,000



LEXINGTON FARMS
 3BR/2BA 1,947 Sq.Ft.
 Ken & Angela Cornell - 352-281-4000
 \$249,500



THE LINKS
 3BR/2BA 1,454 Sq.Ft. + Garage
 Ken & Angela Cornell - 352-281-4000
 \$149,000



MAGNOLIA WALK
 2BR/2.5BA 1,152 Sq.Ft.
 Freddy Pearson 352-317-6530
 \$124,900



THE LINKS
 1BR/1BA 1,002 Sq.Ft. + Garage
 Betsy Pepine - 352-219-3845
 \$120,000



THE VILLAGE AT HAILE
 525 Sq.Ft. Commercial Space
 Ken & Angela Cornell - 352-281-4000
 \$125,000



THE VILLAGE AT HAILE
 1BR/1BA 848 Sq.Ft.
 Katie Johnston 352-226-2592
 Short Sale - \$80,000