



LIVE LOST TREE™

Market Review

2015

Lost Tree Village Market Leader

K2 REALTY PRESENTS

The following properties are a compilation of listings either sold or listed by K2 Realty in 2015.



LOST TREE VILLAGE



11680 TURTLE BEACH ROAD

4 BEDROOMS | 4.1 BATHROOMS | 4,387 TOTAL SQ FT
LISTED & SOLD | RECORD SALE

REALTY

Listed at \$20,000,000



11610 TURTLE BEACH ROAD

5 BEDROOMS | 5 BATHROOMS | 8,946 TOTAL SQ FT
LISTED & SOLD

REALTY

Listed at \$13,500,000



833 TURTLE BEACH ROAD

6 BEDROOMS | 7.1 BATHROOMS | 7,145 TOTAL SQ FT
LISTED & SOLD

REALTY

Listed at \$ 6,250,000



814 LAKE HOUSE DRIVE

4 BEDROOMS | 4.1 BATHROOMS | 5,561 TOTAL SQ FT
LISTED & SOLD

REALTY

Listed at \$ 5,495,000



710 BEACH CLUB WAY

5 BEDROOMS | 5.1 BATHROOMS | 6,324 TOTAL SQ FT
LISTED & SOLD

REALTY

Listed at \$ 4,800,000



11666 LOST TREE WAY

4 BEDROOMS | 4 BATHROOMS | 3,383 TOTAL SQ. FT.
LISTED & SOLD

REALTY

Listed at \$ 2,450,000



12188 NORTH CIRCLE

5 BEDROOMS | 5 BATHROOMS | 5,331 TOTAL SQ. FT.
LISTED & SOLD

REALTY

Listed at \$ 2,895,000



937 LAKE HOUSE DRIVE

3 BEDROOMS | 4 BATHROOMS | 5,193 TOTAL SQ FT

28 DAYS ON MARKET
LISTED & SOLD

REALTY

Listed at \$ 3,050,000



649 TURTLE BEACH ROAD

3 BEDROOMS | 3 BATHROOMS | 4,720 TOTAL SQ. FT.
LISTED & SOLD

REALTY

Listed at \$ 3,300,000



11290 OLD HARBOUR ROAD

4 BEDROOMS | 4 BATHROOMS | 4,390 TOTAL SQ FT
LISTED & UNDER CONTRACT

REALTY

Listed at \$ 2,450,000



12232 WEST END

4 BEDROOMS | 4 BATHROOMS | 4,094 TOTAL SQ. FT.
30 DAYS ON MARKET
LISTED & SOLD

REALTY

Listed at \$ 1,950,000



11318 OLD HARBOUR ROAD

3 BEDROOMS | 3 BATHROOMS | 4,484 TOTAL SQ FT
LISTED & SOLD

REALTY

Listed at \$ 1,400,000



11458 OLD HARBOUR ROAD

6 BEDROOMS | 5.1 BATHROOMS | 4,822 TOTAL SQ FT
FOUND THE BUYER

REALTY

Listed at \$ 1,875,000



11050 TURTLE BEACH ROAD GREATHOUSE C104

3 BEDROOMS | 4 BATHROOMS | 3,332 TOTAL SQ FT
LISTED & UNDER CONTRACT

REALTY

Listed at \$ 4,150,000



11174 TURTLE BEACH ROAD OCEAN HOUSE SOUTH 307C

3 BEDROOMS | 3 BATHROOMS | 3,169 TOTAL SQ FT
LISTED & SOLD

REALTY

Listed at \$ 3,100,000



11416 TURTLE BEACH ROAD OCEAN HOUSE IV, #10

3 BEDROOMS | 3.1 BATHROOMS | 2,889 TOTAL SQ FT
LISTED & SOLD

REALTY

Listed at \$ 2,300,000



11100 TURTLE BEACH ROAD GREATHOUSE A202

2 BEDROOMS | 2 BATHROOMS | 2,093 TOTAL SQ FT
LISTED & SOLD

REALTY

Listed at \$ 1,750,000



11216 TURTLE BEACH ROAD OCEAN HOUSE SOUTH 209D

2 BEDROOMS | 2 BATHROOMS | 2,859 TOTAL SQ FT
BROUGHT THE BUYER

REALTY

Listed at \$ 2,200,000



11587 LOST TREE WAY COTTAGE 15

2 BEDROOMS | 2 BATHROOMS | 1,570 TOTAL SQ FT
13 DAYS ON MARKET
LISTED

REALTY

Listed at \$ 2,100,000



3 CHURCH LANE, #133-134

1 BEDROOM | 2 BATHROOMS | 1,200 TOTAL SQ FT
LISTED & SOLD

REALTY

Listed at \$ 650,000



4 CHURCH LANE, #140-142

2 BEDROOMS | 3 BATHROOMS | 2,162 TOTAL SQ FT
BROUGHT THE BUYER

REALTY

Listed at \$ 875,000



11074 BEACH CLUB POINT

.52 ACRES
LISTED

REALTY

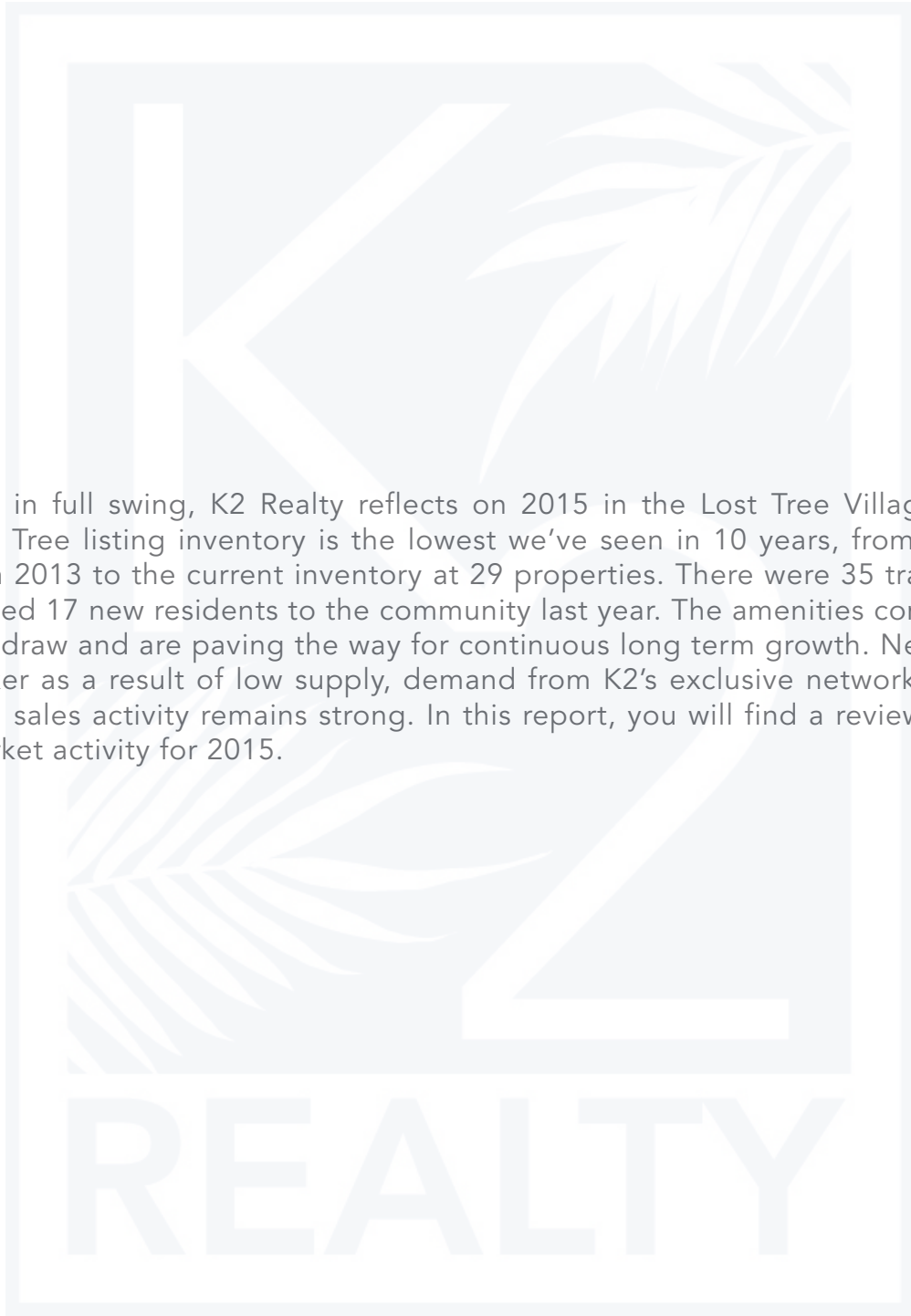
Listed at \$ 2,600,000





K2 REALTY
BY THE NUMBERS
Q1 | Q2 | Q3 | Q4

REALTY



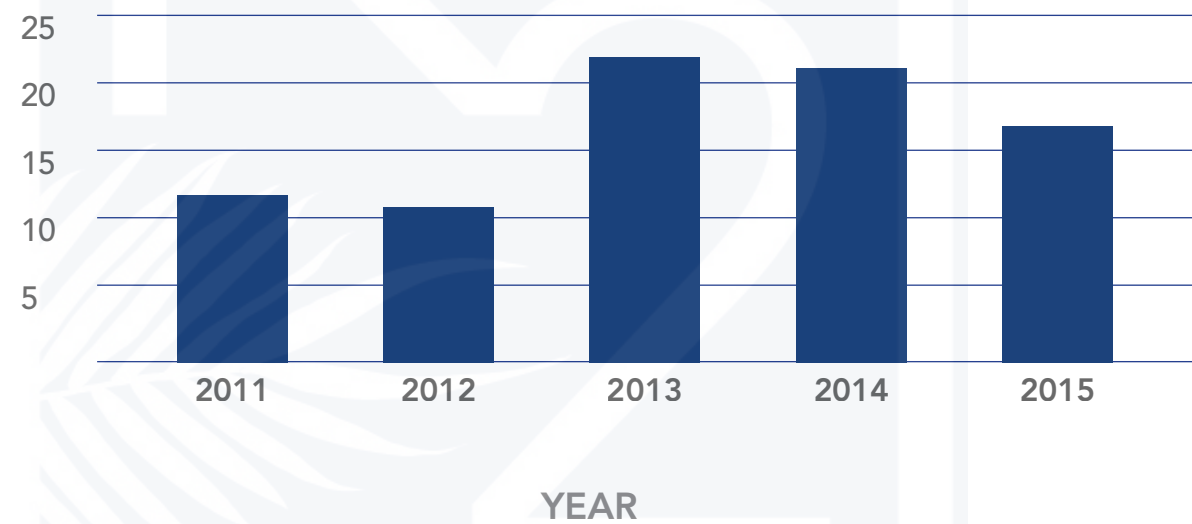
With season in full swing, K2 Realty reflects on 2015 in the Lost Tree Village real estate market. Lost Tree listing inventory is the lowest we've seen in 10 years, from a high of 66 properties in 2013 to the current inventory at 29 properties. There were 35 trades and Lost Tree welcomed 17 new residents to the community last year. The amenities continue to be a tremendous draw and are paving the way for continuous long term growth. New listings are selling quicker as a result of low supply, demand from K2's exclusive network continues to increase and sales activity remains strong. In this report, you will find a review of Lost Tree Village's market activity for 2015.

NUMBER OF AVAILABLE PROPERTIES



NUMBER OF
NEW BUYERS

NEW BUYERS 2011 - 2015



1ST QUARTER JAN | FEB | MAR

K2 Realty had a strong finish to the first quarter with 8 listings placed under contract. Meanwhile, we closed 6 sales, all of which were new residents to Lost Tree Village.

2ND QUARTER APR | MAY | JUN

K2 Realty saw even better results in the second quarter. We closed 11 sales, 4 of which were on the market for an average of **four weeks**; one trading for a record price in a mere 18 days.

3RD QUARTER JUL | AUG | SEPT

Early in Q3, K2 listed 11680 Turtle Beach Rd. This 1.65 +/- acre, oceanfront property was listed at \$20mm and K2 has procured the buyer in just 2 months.

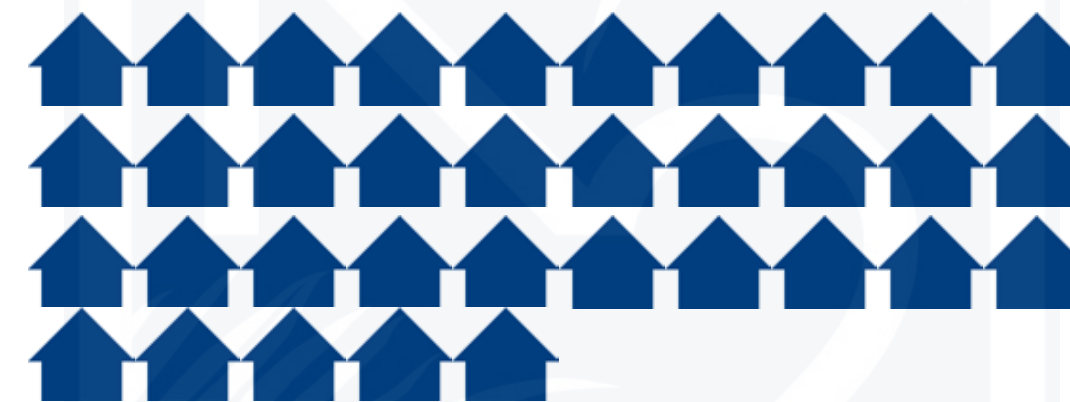
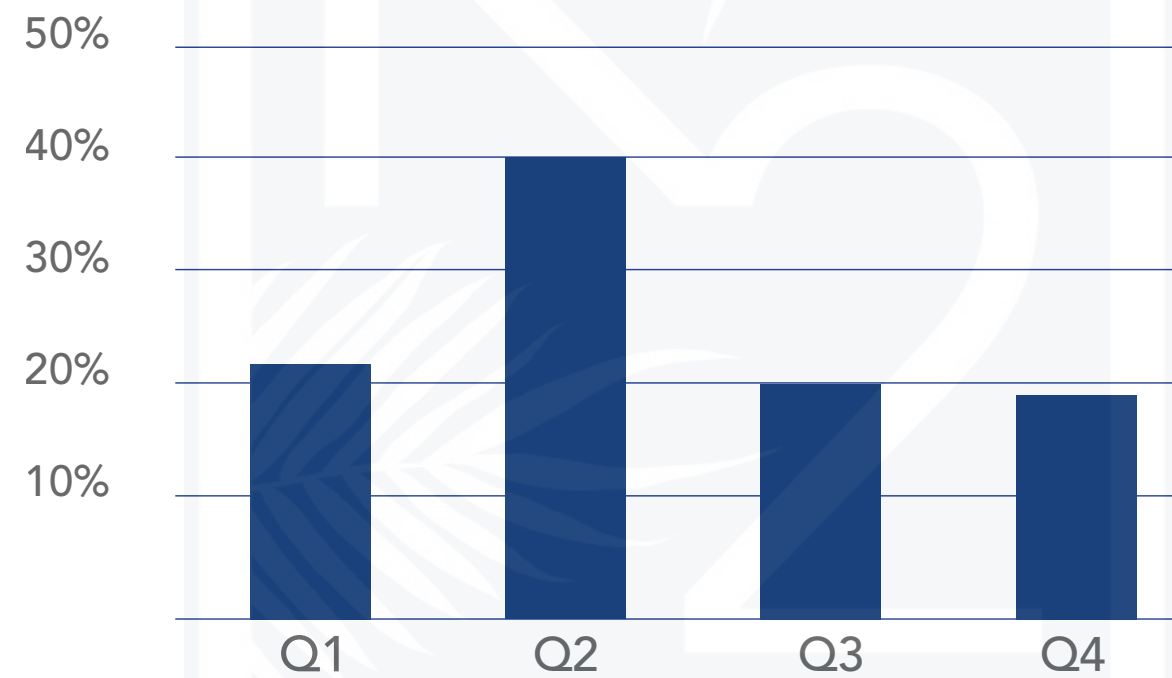
4TH QUARTER OCT | NOV | DEC

K2 Realty closed 2015 with a record sale for Lost Tree Village. The 2nd largest oceanfront property was listed in Q3 and closed Q4. K2 Realty held an average of 61% of all the listings in Lost Tree Village for 2015.

REALTY

REALTY

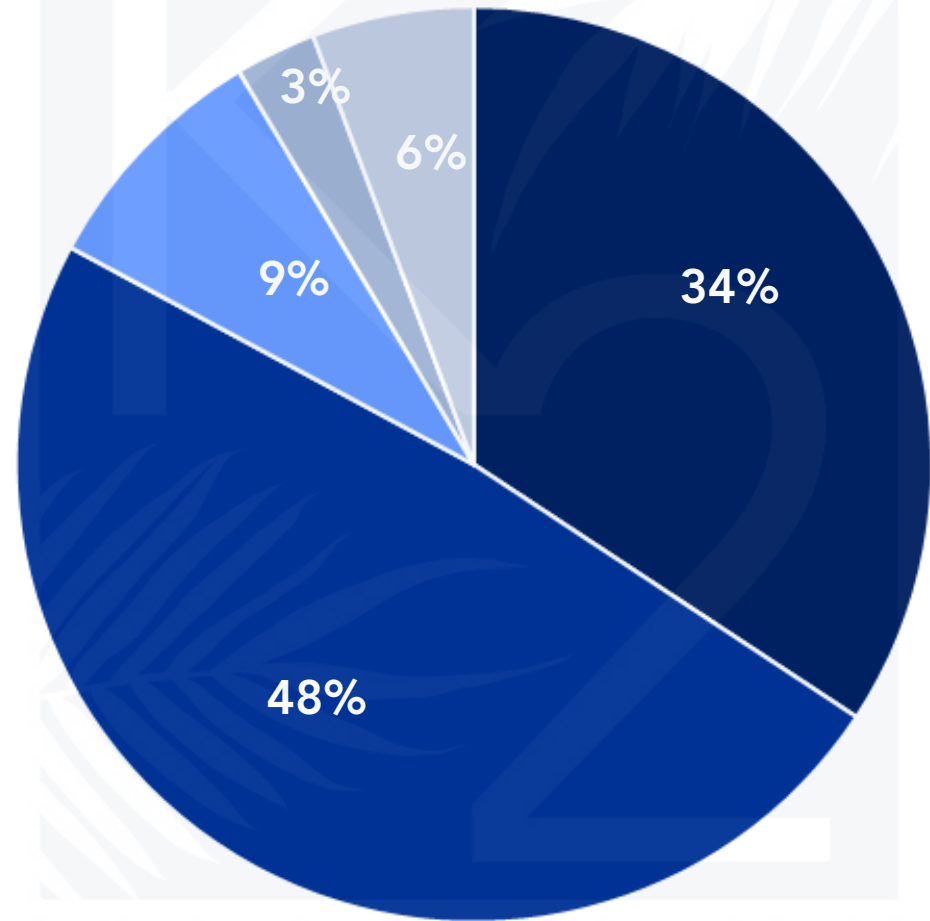
Average Quarterly Sales
2010-2015



35 properties sold year to date

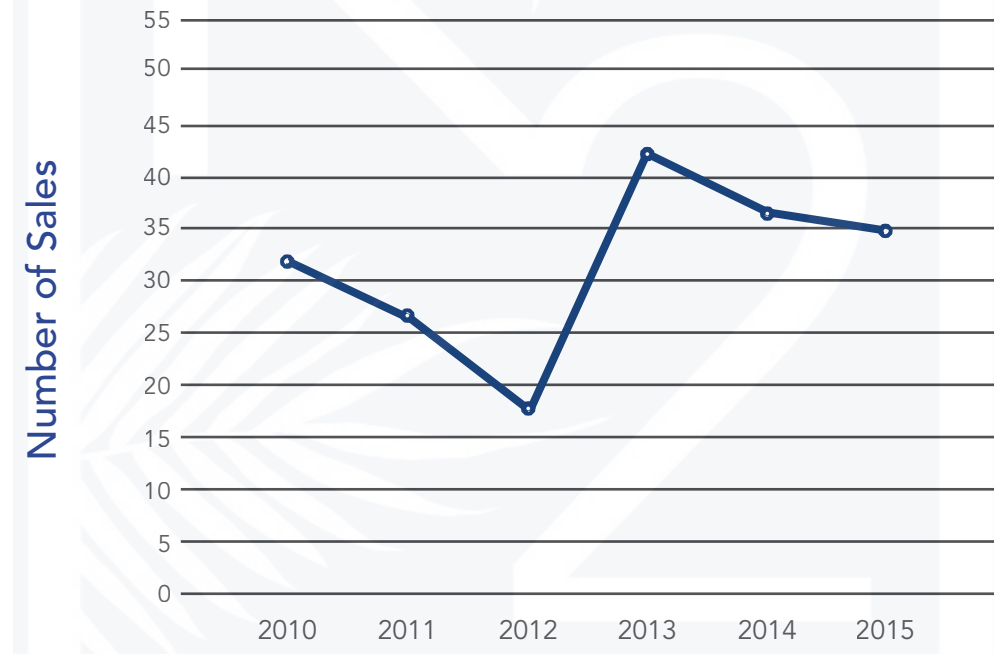
▼ 3% from last year

Lost Tree Sales by Price Point
2015



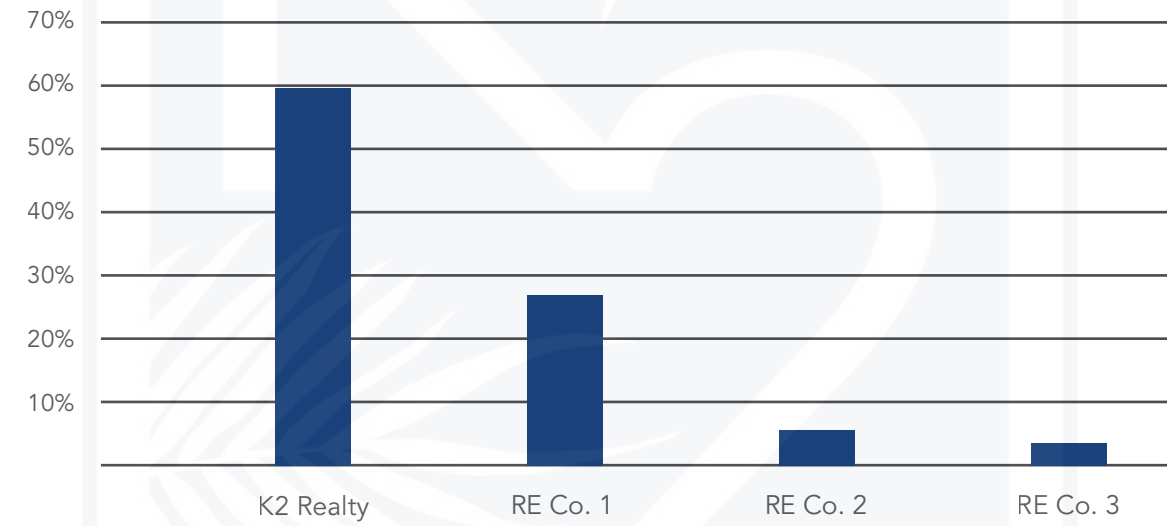
■ \$0 - \$1.999MM ■ \$2MM - \$3.999MM ■ \$4MM - \$5.999MM
■ \$6MM - \$7.999MM ■ \$8MM+

Number of Sales
2010-2015



REALTY

Total Dollar Sales
By Real Estate Company
2015



OUTLOOK

An increase in new buyers, record breaking sales, and shorter times on market, offer an optimistic outlook for the 2016 year. Since Lost Tree Club completed the new fairways, we have seen even more interest and activity around the community. As residents themselves, the partners at K2 Realty are extremely proud to be the ambassadors for the Lost Tree residents and grateful for the opportunity to help carry on the legacy.



Information contained herein is subject to change. Data reflected based on latest information at time of publishing.
Information is deemed accurate but not guaranteed.
This is not a solicitation.

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