

*Wishing you and your loved ones a very
Happy Thanksgiving*

M
MALLORY MORSE



Mallory Morse

Realtor®

cell 561.445.4781

fax 561.776.4835

M.Morse@LangRealty.com

Frenchman's Reserve

M A R K E T U P D A T E



presented by

M
MALLORY MORSE

Realtor®

561.445.4781

M.Morse@LangRealty.com

FRENCHMAN'S RESERVE MARKET UPDATE

Prepared Exclusively for you by your Frenchman's Reserve Expert, Mallory Morse

Meet Mallory Morse



Highly dedicated real estate professional, Mallory Morse, spent seven years as a Sales and Rental Agent for a brokerage in Manhattan, followed by five years as an on-site Residential Sales Manager and Community Lifestyle Specialist for Toll Brothers where she has been selling Frenchman's Reserve since the beginning.

In 2007, Mallory earned the highest producer award given by Toll Brothers in the Florida East Division. She has been featured in the *Palm Beach Post*, the *Sun-Sentinel*, and *Florida Kitchen and Bath* magazine. When working in New York, the brokerage recognized Mallory as the number one producer among 500 agents.

Mallory understands the importance of continuing education in her field and she participates in real estate training opportunities on a regular basis to ensure that she is well informed on the constantly shifting market.

Mallory's warm and friendly personality translates into a strong ability for putting her clients at ease throughout the complexities of any real estate transaction. Her clients have shown their appreciation of Mallory's work ethic by sending commendation letters to Toll Brothers and Frenchman's Reserve homeowner association members praising her total involvement with them, from deposit to contract, through construction and well past closing.

Learn more about Mallory and stay informed about the local real estate market by logging on to her Website: www.MalloryMorse.com

STATUS	ADDRESS	BEDS/BATHS	LIV. SQ. FT.	LIST PRICE	SOLD PRICE	SOLD DATE	DAYS ON MARKET
Sold	141 Abondance Drive	4/3.0	3,525	\$798,000	\$700,000	05/11/2009	557
Sold	518 Les Jardin Drive	4/5.0	4,042	\$875,000	\$800,000	10/23/2009	260
Sold	229 Montant Drive	5/5.1	4,465	\$950,000	\$875,000	07/30/2009	500
Sold	235 Montant Drive	4/3.1	3,525	\$985,000	\$910,000	06/03/2009	643
Sold	705 Cote Azur Drive	3/3.1	3,719	\$949,995	\$949,995	10/23/2009	128
Sold	542 Les Jardin	3/3.1	3,586	\$1,250,000	\$1,015,000	05/22/2009	70
Sold	221 Montant Drive	3/4.0	3,433	\$1,150,000	\$1,050,000	06/05/2009	109
Sold	123 Abondance Drive	3/3.1	3,586	\$1,250,000	\$1,150,000	08/03/2009	95
Sold	408 Savoie Drive	5/6.2	5,328	\$1,495,000	\$1,155,000	03/04/2009	189
Sold	421 Savoie Drive	5/6.2	5,556	\$1,299,000	\$1,165,000	05/15/2009	287
Sold	711 Core Azur Drive	3/3.1	3,508	\$1,199,995	\$1,199,995	03/06/2009	107
Sold	538 Les Jardin	4/5.1	4,465	\$1,275,000	\$1,200,000	03/10/2009	326
Sold	713 Core Azur Drive	5/5.1	4,497	\$1,449,995	\$1,307,000	02/17/2009	86
Sold	425 Savoie Drive	4/5.1	4,129	\$1,550,000	\$1,375,000	06/19/2009	86
Sold	620 Hermitage Circle	6/6.2	5,548	\$1,625,000	\$1,475,000	07/16/2009	131
Sold	469 Savoie Drive	4/4.0	4,051	\$1,850,000	\$1,500,000	02/05/2009	134
Sold	627 Hermitage Circle	5/5.2	5,328	\$2,150,000	\$1,635,000	03/27/2009	225
Sold	614 Hermitage Circle	5/5.2	5,371	\$1,995,000	\$1,650,000	10/02/2009	312
Sold	630 Hermitage Circle	5/5.2	5371	\$1,799,995	\$1,799,995	07/25/2009	478
Sold	676 Hermitage Circle	6/6.2	6729	\$3,250,000	\$2,350,000	10/19/2009	1059

STATUS	ADDRESS	BEDS/BATHS	LIV. SQ. FT.	LIST PRICE	DAYS ON MARKET
Pending	Cote Azur Drive	4/4.1	4,129	\$1,599,995	17
Pending	Savoie Drive	5/6.2	5,553	\$1,650,000	41
Contingent	Hermitage Circle	6/6.1	5,986	\$2,525,000	212

A few currently available listings...

ADDRESS	BEDS/BATHS	LIV. SQ. FT.	LIST PRICE	DAYS ON MARKET
Les Jardin Drive	3/4.1	4,042	\$949,000	172
Charroux Drive	3/3.1	3,750	\$1,136,000	27
Floret Drive	5/5.0	4,497	\$1,279,900	39
Savoie Drive	4/3.1	4,120	\$1,445,000	138
Savoie Drive	5/6.2	5,553	\$1,495,000	249
Savoie Drive	5/5.2	5,324	\$1,595,000	78
Savoie Drive	5/6.2	5,328	\$1,599,000	178

Information contained herein is based in whole or in part on information supplied by the Realtor's Association of the Palm Beaches and the Regional Multiple Listing Service. Neither the Association or its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the market. If your home is currently listed with a Realtor, this is not a solicitation.

There could be any number of reasons your home hasn't sold,
but your Realtor should NOT be one of them!

There is no reason why your home should languish on the market when qualified buyers are actively looking to move into Frenchman's Reserve. From pricing your home correctly based on current market conditions to advertising it thoroughly targeting the right group of prospective buyers, Mallory knows what it takes to get your home sold.

Curious as to your home's value in today's market? Call or email Mallory today for your complimentary market analysis.

561.445.4781 or M.Morse@LangRealty.com

Don't hesitate! The time to list your residence for sale is *now* while the buyers are here and actively looking to make a move into Frenchman's Reserve. Take advantage of the recent selling upswing and "season" by calling Mallory Morse today.