

## LATEST NEWS

One segment of the luxury market that has been almost non-existent in the last several years are newly built "spec" homes. About the only remaining spec homes had been holdovers from the market's decline. These homes were built in increasingly opulent fashion towards the end of the boom & carried very hefty price tags. Many builders and investors had to sell these at steep discounts or lost them to foreclosure.

However, the market's resurgence in the last year has seen the guarded return of luxury spec homes once again. This time builders and investors have shown far more wisdom and restraint upon re-entering the market. Lavish, ultra-large residences with multi-million dollar price tags have given way to moderately priced but keenly built homes. With luxury inventory levels decreasing these specs are focused on the "sweet spot" of today's market where demand lies in the \$850,000 - \$1,300,000 price range. The modern features and new construction of these homes have seen tremendous results so far with many of the spec homes selling even prior to their completion. Opportunity exists again for buyers & builders of specs.

### The Housing Report

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## FEATURED PROPERTIES - CLICK EACH PICTURE TO VIEW DETAILS



Listed Price - \$1,395,000  
Home Size - 3,972 Sq. Ft.  
Lot Size - 0.95 Acres  
4 Bedrooms/4 Bathrooms  
Provided Courtesy: Long Realty



Listed Price - \$759,000  
Home Size - 3,676 Sq. Ft.  
Lot Size - 1.00 Acres  
4 Bedrooms/4 Bathrooms  
Provided Courtesy: Russ Lyon Sotheby's



Listed Price - \$1,875,000  
Home Size - 4,862 Sq. Ft.  
Lot Size - 4.12 Acres +  
4 Bedrooms/4 Bathrooms  
[www.TeamWoodall.com/931](http://www.TeamWoodall.com/931)



Listed Price - \$1,175,000  
Home Size - 3,757 Sq. Ft.  
Lot Size - 2.36 Acres  
4 Bedrooms/5 Bathrooms  
Provided Courtesy: Russ Lyon Sotheby's



Listed Price - \$225,000  
Home Size - 1,445 Sq. Ft.  
Fully Furnished Turn-Key  
3 Bedrooms/2 Bathrooms  
[TeamWoodall.com/755-Vistoso](http://TeamWoodall.com/755-Vistoso)



Listed Price - \$999,000  
Home Size - 3,552 Sq. Ft.  
Lot Size - 1.67 Acres  
4 Bedrooms/4 Bathrooms  
Provided Courtesy: Long Realty

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