

Burke's Beach... where the sun and service always shine!



D. Michael Burke P.A.
239.777.0473
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Copperleaf Community Sales & Averages 2004

Unit Address	No.	BR	Baths	Living Area	Year Built	Pool	Spa	View	Rear	List Price	Sold Price	% List vs Sold	Date Closed	Sold \$/SF	DOM
Carrayway Lakes Community:															
Carrayway Lake Drive															
23320	3+Den	2	2231	2002	Yes	Yes		Golf Course/Lake	W	\$484,900	\$462,000	95.28%	01/15/04	\$207.08	
23461	3+Den	2	2231	2002	Yes	Yes		Golf Course	E	\$469,900	\$462,000	98.32%	12/06/04	\$207.08	159
Average 2004										\$477,400	\$462,000	96.77%		\$207.08	159

Cinnamon Ridge Community:															
Copperleaf Blvd.															
*23730	2 Bed	2	1750	2001	Yes	Yes		Golf Course/Lake	NE	\$394,900	\$385,000	97.49%	08/30/04	\$220.00	302
*23690	3+Den	3	2090	2001	Yes	No		Golf Course/Lake	E	\$449,000	\$445,000	99.11%	08/16/04	\$212.92	110
Average 2004										\$421,950	\$415,000	98.35%		\$216.46	206

Copper Lake Community:															
Copper Lake Drive															
10681	4 Bed	3	2757	2003	Yes	Yes		Golf Course	S	\$499,000	\$470,000	94.19%	07/30/04	\$170.48	126
Average 2004										\$499,000	\$470,000	94.19%		\$170.48	126

Foxtail Creek:															
Foxtail Creek Court															
23281	3 Bed	2	1750	2002	No	No		Golf Course/Lake	E	\$415,000	\$375,000	90.36%	12/31/04	\$214.29	379
23231	2+Den	2	1750	2002	Yes	Yes		Golf Course/Lake	E	\$399,900	\$400,000	100.03%	12/01/04	\$228.57	78
*23351	3+Den	3	2090	2002	Yes	Yes		Golf Course/Lake	E	\$434,500	\$420,000	96.66%	04/23/04	\$200.96	109
*23120	2+Den	2	1750	2001	No	Yes		Golf Course	W	\$399,000	\$356,000	89.22%	04/15/04	\$203.43	61
*23330	3+Den	3	2090	2002	Yes	No		Golf Course/Lake	W	\$399,900	\$391,500	97.90%	04/08/04	\$187.32	115
10351	3 Bed	3	2090	2001	Yes	Yes		Golf Course/Landscape	NW	\$372,500	\$365,000	97.99%	03/24/04	\$174.64	163
23180	2+Den	2	1750	2002	Yes	No		Golf Course/Lake	W	\$369,000	\$360,000	97.56%	02/27/04	\$205.71	92
Average 2004										\$398,543	\$381,071	95.62%		\$202.13	142

Juniper Walk:															
Copperleaf Blvd.															
24030	3 Bed	2	2208	2001	No	No		Golf Course/Lake	NE	\$432,500	\$420,000	97.11%	4/6/2004	\$190.22	279
Average 2004										\$432,500	\$420,000	97.11%		\$190.22	279

Sage Meadow:															
Copperleaf Blvd.															
23421	2+Den	2	1750	2001	Yes	No		Golf Course/Lake	N	\$375,000	\$372,000	99.20%	07/15/04	\$212.57	40
23570	2+Den	2	1750	2001	Yes	No		Golf Course/Lake/Water Feat	SE	\$354,900	\$340,000	95.80%	07/01/04	\$194.29	302
*23331	3 Bed	3	2090	2001	No	No		Golf Course/lake	NE	\$385,900	\$370,000	95.88%	06/30/04	\$177.03	72
23770	2+Den	2	1750	2001	Yes	Yes		Golf Course/Water	E	\$363,900	\$363,900	100.00%	03/12/04	\$207.94	155
23431	3+Den	3	2090	2001	Yes	Yes		Golf Course/Lake	N	\$395,000	\$380,000	96.20%	01/29/04	\$181.82	113
23350	3+Den	3	2090	2001	Yes	Yes		Golf Course/Lake	S	\$385,000	\$375,000	97.40%	01/28/04	\$179.43	236
23891	2 Bed	2	1750	2001	Yes	Yes		Golf Course/Lake	SW	\$380,000	\$360,000	94.74%	01/21/04	\$205.71	150
23771	3 Bed	3	2090	2001	Yes	Yes		Golf Course	W	\$379,900	\$369,500	97.26%	01/15/04	\$176.79	101
Average 2004										\$377,450	\$366,300	97.05%		\$191.95	146

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Sago Pointe:															
Sago Pointe Drive															
22891	2005	2+Den	2	1633	2002	No	No	Golf Course/Lake	W	\$269,900	\$264,000	97.81%	12/31/04	\$161.67	77
22881	1903	3 Bed	2	1845	2002	No	No	Golf Course/Lake	W	\$278,900	\$278,900	100.00%	12/07/04	\$151.17	49
*22810	2406	2+Den	2	1988	2002	No	No	Lake	S	\$269,900	\$278,000	103.00%	12/01/04	\$139.84	180
22800	2506	2+Den	2	1988	2002	No	No	Golf Course/Lake	S	\$269,900	\$265,000	98.18%	12/01/04	\$133.30	180
*22800	2505	2+Den	2	1633	2002	No	No	Golf Course/Lake	S	\$274,900	\$265,000	96.40%	10/21/04	\$162.28	84
*22810	2404	2+Den	2	1560	2002	No	No	Golf Course/Lake	W	\$250,000	\$238,500	95.40%	09/23/04	\$152.88	7
*22810	2401	2+Den	2	1988	2002	No	No	Lake	S	\$269,900	\$270,000	100.04%	09/15/04	\$135.81	106
*22871	1803	2+Den	2	1633	2002	No	No	Lake	W	\$259,900	\$250,000	96.19%	09/10/04	\$153.09	131
*22881	1905	2+Den	2	1633	2002	No	No	Golf Course/Lake	W	\$258,900	\$255,000	98.49%	08/30/04	\$156.15	74
22841	1502	2+Den	2	1633	2002	No	No	Lake	W	\$245,000	\$237,500	96.94%	08/20/04	\$145.44	206
22811	1401	3 Bed	2	1988	2002	No	No	Golf Course/Lake	N	\$282,000	\$270,000	95.74%	07/29/04	\$135.81	59
22861	1704	3 Bed	2	1560	2002	No	No	Golf Course/Lake	W	\$212,000	\$209,000	98.58%	07/12/04	\$133.97	315
22811	1404	2+Den	2	1560	2002	Yes	Yes	Golf Course/Lake	N	\$215,000	\$210,000	97.67%	07/02/04	\$134.62	98
*22911	2202	2+Den	2	1633	2002	No	No	Golf Course	S	\$225,000	\$225,000	100.00%	05/05/04	\$137.78	160
22801	1305	3 Bed	2	1845	2001	No	No	Golf Course/Lake	N	\$269,900	\$240,000	88.92%	04/01/04	\$130.08	84
22841	1505	3 Bed	2	1845	2002	No	No	Lake	W	\$254,900	\$252,500	99.06%	01/22/04	\$136.86	74
Average 2004										\$256,625	\$250,525	97.62%		\$143.80	118

StillWater Cay:															
Copperleaf Blvd.															
24251		3 Bed	2.5	2545	2001	Yes	Yes	Golf Course, Lake	E	\$489,000	\$489,000	100.00%	12/16/04	\$192.14	37
*24261		3 Bed	2	1955	2001	No	No	Golf Course, Lake	E	\$449,000	\$425,000	94.65%	07/01/04	\$217.39	131
23980		3 Bed	2	2545	2001	Yes	Yes	Golf Course, Lake	NE	\$476,900	\$468,000	98.13%	06/30/04	\$183.89	135
24180		3+Den	2	2231	2001	Yes		Golf Course, Lake	E	\$474,900	\$474,900	100.00%	02/18/04	\$212.86	1
Average 2004										\$472,450	\$464,225	98.26%		\$201.57	76

Whispering Ridge:															
Whispering Ridge															
23150		4 Bed	3	2855	2001	Yes	No	Golf Course	N	\$519,000	\$517,000	99.61%	07/01/04	\$181.09	151
*23241		3+Den	3	2465	2001	Yes	Yes	Golf Course	SE	\$525,000	\$500,000	95.24%	06/10/04	\$202.84	80
23000		4 Bed	3	2855	2002	Yes	Yes	Golf Course, Lake	E	\$519,000	\$519,000	100.00%	05/26/04	\$181.79	84
23080		4 Bed	3	2855	2003	Yes	Yes	Golf Course, Lake	E	\$499,900	\$491,000	98.22%	03/30/04	\$171.98	239
23160		3+Den	3	2491	2001	No	No	Golf Course	NW	\$439,500	\$425,000	96.70%	03/01/04	\$170.61	99
23140		3+Den	3	2465	2002	Yes	Yes	Golf Course	NW	\$469,900	\$470,900	100.21%	02/23/04	\$191.03	53
23201		4+Den	4	3400	2001	Yes	Yes	Lake	SE	\$499,000	\$490,000	98.20%	02/23/04	\$144.12	35
Average 2004										\$495,900	\$487,557	98.32%		\$177.64	106
Creekedge Court															
10331		3+Den	3	2465	2002	Yes	Yes	Golf Course, Lake	S	\$499,900	\$500,000	100.02%	7/1/2004	\$202.84	106
Average 2004										\$499,900	\$500,000	100.02%		\$202.84	106

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Wisteria Pointe:															
Wisteria Pointe Drive															
23501	1205	3 Bed	2	1845	2001	No	No	Golf Course, Lake	E	\$239,900	\$235,000	97.96%	11/24/04	\$127.37	312
23530	402	2+Den	2	1633	2001	No	No	Golf Course, Lake	NW	\$275,000	\$265,000	96.36%	10/28/04	\$162.28	65
*23500	103	2+Den	2	1633	2001	No	No	Lake	N	\$264,900	\$257,000	97.02%	09/22/04	\$157.38	99
23560	501	3 Bed	2	1988	2001	No	No	Golf Course, Lake	N	\$283,000	\$279,900	98.90%	09/08/04	\$140.79	160
23570	604	3 Bed	2	1846	2001	No	No	Golf Course, Lake	N	\$244,900	\$239,000	97.59%	08/03/04	\$129.47	257
**23620	1104	3 Bed	2	1988	2001	No	No	Golf Course, Lake	N	\$299,900	\$290,000	96.70%	08/03/04	\$145.88	128
*23600		2+Den	2	1633	2001	No	No	Golf Course	N	\$259,900	\$250,000	96.19%	06/15/04	\$153.09	79
*23560	503	2+Den	2	1560	2001	No		Golf Course	N	\$239,000	\$232,000	97.07%	04/15/04	\$148.72	86
23620	1102	2+Den	2	1633	2001	No	No	Golf Course, Lake	N	\$264,900	\$253,500	95.70%	04/15/04	\$155.24	73
**23590	805	3 Bed	2	1845	2001	No	No	Golf Course, Lake, Landscape	N	\$269,900	\$242,500	89.85%	03/31/04	\$131.44	217
23600	908	3+Den	2	1988	2001	No		Golf Course, Lake	SW	\$279,900	\$270,000	96.46%	02/27/04	\$135.81	283
Average 2004										\$265,564	\$255,809	96.33%		\$144.31	160

Total Averages										\$357,130	\$347,233	96.33%		\$171.65	135
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60 closed sales
* = Furnished
** = Partly Furnished

For further information contact Michael Burke 239.777.0473
www.BurkesBeach.com / www.CoconutPointRealty.com

"This report and data is based on information from the Multiple Listing Service of Bonita Springs-Estero, Inc. These properties were not all listed or sold by John R. Wood Realtors Inc. and were listed or sold by various MLS participating offices".