

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

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Copperleaf Community Sales & Averages 2005

Address	Unit No.	BR	Baths	Living Area	Year Built	Pool	Spa	View	Rear	List Price	Sold Price	% List vs Sold	Date Closed	Sold \$/SF	DOM
Carraway Lakes Community:															
Carraway Lake Drive															
23440	3+Den	2.5	2545	2002	Yes	Yes		Golf Course/Lake	W	\$829,000	\$780,000	94.09%	04/13/05	\$306.48	40
Average 2005										\$829,000	\$780,000	94.09%		\$306.48	40
Cinnamon Ridge Community:															
Copperleaf Blvd.															
*23731	2+Den	2	1750	2001	Yes	Yes		Golf Course/Lake/Preserve	W	\$580,000	\$580,000	100.00%	12/19/05	\$331.43	73
*23711	3+Den	3.5	2354	2001	Yes	Yes		Golf Course/Lake	W	\$694,900	\$680,000	97.86%	10/14/05	\$288.87	171
23901	3+Den	3	2090	2001	No	Yes		Partial Golf/Landscape	NW	\$480,000	\$470,000	97.92%	02/14/05	\$224.88	116
Average 2005										\$584,967	\$576,667	98.58%		\$281.73	120
Copper Lake Community:															
Copper Lake Drive															
10681	3+Den	3	2757	2003	Yes	Yes		Golf Course	S	\$729,500	\$705,000	96.64%	11/08/05	\$255.71	141
10630	4 Bed	3	2855	2002	Yes	Yes		Golf Course/Lake	N	\$949,000	\$875,000	92.20%	10/25/05	\$306.48	149
10530	4 Bed	4	3400	2002	Yes	Yes		Golf Course/Lake	SW	\$849,900	\$825,000	97.07%	03/07/05	\$242.65	35
Average 2005										\$842,800	\$801,667	95.12%		\$268.28	108
Foxtail Creek:															
Foxtail Creek Court															
23291	3+Den	3	2090	2002	Yes	Yes		Golf Course/Lake	E	\$599,000	\$575,000	95.99%	09/17/05	\$275.12	172
*23280	3+Den	3.5	2389	2002	Yes	Yes		Golf Course/Lake	W	\$699,900	\$687,000	98.16%	09/15/05	\$287.57	143
23391	3 Bed	3	2090	2002	Yes	Yes		Golf Course/Lake	E	\$518,000	\$505,000	97.49%	04/15/05	\$241.63	118
Average 2005										\$605,633	\$589,000	97.25%		\$268.10	144
Sage Meadow:															
Copperleaf Blvd.															
*23280	3 Bed	2	2057	2000	Yes	Yes		Golf Course/Lake	SW	\$690,000	\$662,000	95.94%	08/26/05	\$321.83	98
23599	3+Den	3	2090	2001	Yes	Yes		Golf Course	W	\$625,000	\$600,000	96.00%	06/16/05	\$287.08	63
Average 2005										\$657,500	\$631,000	95.97%		\$304.45	81
Sago Pointe:															
Sago Pointe Drive															
*22891	2005	2+Den	2	1633	2002	No	No	Golf Course/Lake	W	\$429,900	\$425,000	98.86%	10/06/05	\$260.26	77
*22881	1905	2+Den	3	1633	2002	No	No	Lake	W	\$429,900	\$420,000	97.70%	08/16/05	\$257.20	74
*22841	1505	3 Bed	2	1845	2002	No	No	Golf Course/Lake/Water Feat	W	\$439,000	\$438,000	99.77%	08/15/05	\$237.40	74
22820	2304	2+Den	2	1560	2002	No	No	Lake	SW	\$389,900	\$375,000	96.18%	07/27/05	\$240.38	38
22841	1503	2+Den	2	1560	2002	No	No	Golf Course/Lake	W	\$399,000	\$380,000	95.24%	06/06/05	\$243.59	153
22851	1602	2+Den	2	1633	2002	No	No	Golf Course/Lake	W	\$347,900	\$350,000	100.60%	05/31/05	\$214.33	252
22911	2204	2+Den	2	1560	2002	No	No	Golf Course	W	\$357,000	\$337,000	94.40%	05/16/05	\$216.03	49
22901		2+Den	2	1633	2002	No	No	Golf Course	W	\$274,900	\$268,000	97.49%	05/03/05	\$164.12	106
*22911	2203	3 Bed	2	1845	2002	No	No	Golf Course	W	\$349,000	\$349,000	100.00%	03/18/05	\$189.16	94
22861	1703	3 Bed	2	1845	2002	No	No	Golf Course/Lake	W	\$359,000	\$289,000	80.50%	03/10/05	\$156.64	55
*22871	1801	2+Den	2	1988	2002	No	No	Golf Course/Lake	W	\$350,000	\$350,000	100.00%	01/31/05	\$176.06	57
Average 2005										\$375,045	\$361,909	96.50%		\$214.10	94
StillWater Cay:															
Copperleaf Blvd.															
24361	3+Den	2	2231	2003	Yes	Yes		Golf Course, Lake	E	\$710,000	\$695,000	97.89%	09/30/05	\$311.52	178
*24010	3 Bed	2	2208	2001	Yes	Yes		Golf Course, Lake	N	\$709,000	\$665,000	93.79%	06/17/05	\$301.18	106
24351	3+Den	2.5	2545	2003	Yes	Yes		Golf Course, Lake	E	\$689,000	\$689,000	100.00%	06/15/05	\$270.73	96
*24140	3+Den	2	2231	2001	Yes	No		Golf Course, Lake	N	\$585,000	\$570,000	97.44%	04/28/05	\$255.49	131
24220	3+Den	2	2500	2001	No	No		Golf Course, Lake	N	\$525,000	\$495,000	94.29%	04/01/05	\$198.00	187
Average 2005										\$643,600	\$622,800	96.77%		\$267.38	140
Whispering Ridge:															
Whispering Ridge															
23100	3+Den	3	2465	2001	Yes	No		Golf Course, Lake	NE	\$585,000	\$577,000	98.63%	02/25/05	\$234.08	88
*23200	3+Den	3	2996	2001	No	No		Golf Course, Lake	SW	\$849,000	\$825,000	97.17%	11/09/05	\$275.37	18
Average 2005										\$717,000	\$701,000	97.77%		\$254.72	53

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Wisteria Pointe:															
Wisteria Pointe Drive															
*23570	603	2+Den	2	1560	2001	No	No	Golf Course, Lake	N	\$425,000	\$425,000	100.00%	11/15/05	\$272.44	68
*23610	1003	3 Bed	2	1633	2001	No	No	Golf Course, Lake	NE	\$439,900	\$430,000	97.75%	09/15/05	\$263.32	43
*23560	503	2+Den	2	1560	2001	No	No	Golf Course	NW	\$399,500	\$380,000	95.12%	07/07/05	\$243.59	58
*23600	905	3 Bed	2	1840	2001	No	No	Golf Course, Lake	N	\$412,900	\$413,900	100.24%	06/17/05	\$224.95	65
*23530	401	3 Bed	2	1988	2001	No	No	Golf Course, Lake, Water Feat	N	\$429,000	\$399,000	93.01%	05/27/05	\$200.70	43
*23580		3 Bed	2	1846	2001	No	No	Golf Course, Lake	N	\$340,000	\$340,000	100.00%	02/25/05	\$184.18	49
23600	904	3+Den	2	1845	2001	No	No	Golf Course, Lake	N	\$320,000	\$320,000	100.00%	04/26/05	\$173.44	61
23510	207	2+Den	2	1633	2001	No	No	Golf Course, Lake, Landscape	W	\$279,900	\$288,000	102.89%	02/23/05	\$176.36	95
23510	204	3 Bed	2	1846	2001	Yes	Yes	Golf Course, Water Feat, Pond	W	\$289,900	\$289,900	100.00%	02/15/05	\$157.04	102
23610	1002	2+Den	2	1633	2001	No	No	Golf Course, Lake	N	\$297,500	\$297,500	100.00%	01/13/05	\$182.18	44
Average 2005										\$363,360	\$358,330	98.62%		\$207.82	63
Total Averages										\$516,383	\$500,608	96.95%		\$241.24	95

40 closed sales

* = Furnished

** = Partly Furnished

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