

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



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Copperleaf Community Sales & Averages 2006

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															
23310		3+Den	2	2231	2002	Yes	Yes	Golf Course/Lake	W	\$809,000	\$804,000	99.38%	01/26/06	\$360.38	101
Average 2006										\$809,000	\$804,000	99.38%		\$360.38	101
Cinnamon Ridge Community:															
Copperleaf Blvd.															
23801		3+Den	3	2090	2001	Yes	Yes	Golf Course	W	\$649,000	\$649,000	100.00%	04/27/06	\$310.53	385
Average 2006										\$649,000	\$649,000	100.00%		\$310.53	385
Foxtail Creek:															
Foxtail Creek Court															
23400		2+Den	2	1750	2002	Yes	Yes	Golf Course/Lake	W	\$595,000	\$555,000	93.28%	09/25/06	\$317.14	82
23210		3+Den	3	2090	2002	Yes	Yes	Golf Course/Lake	W	\$629,500	\$525,000	83.40%	06/27/06	\$251.20	376
23410		2+Den	2	1750	2002	Yes	Yes	Golf Course/Lake/Landscape	W	\$650,000	\$610,000	93.85%	02/28/06	\$348.57	101
Average 2006										\$624,833	\$563,333	90.16%		\$305.64	186
Jasmine Lake:															
Jasmine Lake Drive															
23750		3+Den	3	2090	2002	Yes	Yes	Golf Course/Landscape	W	\$674,900	\$635,000	94.09%	07/07/06	\$303.83	92
Average 2006										\$674,900	\$635,000	94.09%		\$303.83	92
Lighthouse Bay:															
Crooked River															
10891	203	3 Bed	2	2354	2003	No	No	Lake, Preserve	NE	\$519,900	\$512,000	98.48%	02/01/06	\$217.50	35
Average 2006										\$519,900	\$512,000	98.48%		\$217.50	35
Marbella															
23820	102	2+Den	2	1268	2003	No	No	Lake	E	\$359,900	\$350,000	97.25%	04/21/06	\$276.03	4
Average 2006										\$359,900	\$350,000	97.25%		\$276.03	4
Old Port Road															
*23731	203	2+Den	2	1402	2000	No	No	Lake	W	\$399,900	\$370,000	92.52%	03/20/06	\$263.91	62
Average 2006										\$399,900	\$370,000	92.52%		\$263.91	62
Sage Meadow:															
Copperleaf Blvd.															
23690		3 Bed	3	2090	2001	Yes	No	Golf Course/Lake	E	\$599,000	\$580,000	96.83%	06/30/06	\$277.51	110
*23440		2+Den	2	1750	2001	Yes	Yes	Golf Course/Lake	S	\$625,000	\$620,000	99.20%	05/05/06	\$354.29	28
Average 2006										\$612,000	\$600,000	98.04%		\$315.90	69
Sago Pointe:															
Sago Pointe Drive															
22820	2305	2+Den	2	1633	2002	No	No	Golf Course/Lake	S	\$420,000	\$395,000	94.05%	05/08/06	\$241.89	105
*22891	2003	3+Den	2	1845	2001	No	No	Golf Course/Lake	W	\$445,000	\$435,000	97.75%	03/27/06	\$235.77	246
22881	1904	2+Den	2	1560	2002	No	No	Golf Course/Lake	W	\$434,000	\$374,000	86.18%	03/13/06	\$239.74	170
Average 2006										\$433,000	\$401,333	92.69%		\$239.13	174
StillWater Cay:															
Copperleaf Blvd.															
24321		3+Den	2	2231	2003	Yes	Yes	Golf Course	S	\$775,000	\$730,000	94.19%	09/05/06	\$327.21	121
24191		3+Den	2	2231	2001	No	Yes	Golf Course, Lake	S	\$698,000	\$660,000	94.56%	01/31/06	\$295.83	121
Average 2006										\$736,500	\$695,000	94.37%		\$311.52	121
Whispering Ridge:															
Whispering Ridge															
23000		4+Den	3	2855	2002	Yes	Yes	Golf Course, Lake, Landscape	E	\$799,900	\$699,000	87.39%	05/23/06	\$244.83	234
23251		3+Den	3	2855	2002	Yes	Yes	Golf Course, Lake	SE	\$974,900	\$910,000	93.34%	01/13/06	\$318.74	133
Average 2006										\$887,400	\$804,500	90.66%		\$281.79	184

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.

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Wisteria Pointe:															
Wisteria Pointe Drive															
23620	1104	3 Bed	2	1988	2001	No	No	Golf Course, Lake	N	\$454,000	\$394,500	86.89%	09/25/06	\$198.44	58
*23500	103	2+Den	2	1633	2002	No	No	Golf Course, Lake	W	\$399,900	\$370,000	92.52%	06/08/06	\$226.58	201
*23580	702	2+Den	2	1633	2001	No	No	Golf Course, Lake	N	\$439,000	\$400,000	91.12%	04/10/06	\$244.95	124
*23530	405	2+Den	2	1633	2001	No	No	Golf Course, Lake	N	\$419,900	\$390,000	92.88%	02/27/06	\$238.82	1
Average 2006										\$428,200	\$388,625	90.76%		\$227.20	96

Total Averages

\$580,486 \$543,977 93.71% \$276.99 131

22 closed sales

* = Furnished

** = Partly Furnished

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