

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



Copperleaf Community Sales & Averages 2007

| 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 |
|----------------------------------|----------|-------|-------|-------------|------------|------|-----|--|------|------------------|------------------|----------------|-------------|-----------------|------------|
| Cinnamon Ridge Community: | | | | | | | | | | | | | | | |
| Copperleaf Blvd. | | | | | | | | | | | | | | | |
| 23740 | | 2+Den | 2 | 1750 | 2001 | No | No | Golf Course | E | \$399,000 | \$380,000 | 95.24% | 12/31/07 | \$217.14 | 337 |
| 23791 | | 2+Den | 2 | 1750 | 2001 | Yes | Yes | Golf Course/Landscape | W | \$539,900 | \$475,000 | 87.98% | 04/03/07 | \$271.43 | 315 |
| Average 2007 | | | | | | | | | | \$469,450 | \$427,500 | 91.06% | | \$244.29 | 326 |
| Copperlake: | | | | | | | | | | | | | | | |
| Copperlake Drive | | | | | | | | | | | | | | | |
| 10551 | | 3+Den | 3 | 2465 | 2002 | Yes | Yes | Golf Course, Lake, Landscape, Water Feat | S | \$790,000 | \$725,000 | 91.77% | 10/22/07 | \$294.12 | |
| *10631 | | 4 Bed | 3 | 2855 | 2002 | Yes | No | Golf Course, Landscaped Area | S | \$989,900 | \$775,000 | 78.29% | 10/01/07 | \$271.45 | 240 |
| Average 2007 | | | | | | | | | | \$889,950 | \$750,000 | 84.27% | | \$282.79 | 240 |
| Foxtail Creek: | | | | | | | | | | | | | | | |
| Foxtail Creek Court | | | | | | | | | | | | | | | |
| 23171 | | 2+Den | 2 | 1750 | 2001 | Yes | Yes | Golf Course, Lake | E | \$455,000 | \$420,000 | 92.31% | 11/15/07 | \$240.00 | 308 |
| 23250 | | 3+Den | 3 | 2090 | 2002 | Yes | Yes | Golf Course, Lake | W | \$585,000 | \$555,000 | 94.87% | 10/12/07 | \$265.55 | 398 |
| *23371 | | 2+Den | 2 | 1750 | 2002 | Yes | Yes | Golf Course, Lake, Landscaped Area | E | \$419,000 | \$385,000 | 91.89% | 09/28/07 | \$220.00 | 321 |
| *23130 | | 3+Den | 3 | 2098 | 2002 | Yes | Yes | Golf Course | W | \$510,000 | \$470,000 | 92.16% | 06/28/07 | \$224.02 | 157 |
| 10351 | | 3+Den | 3 | 2090 | 2001 | Yes | Yes | Golf Course/Landscape | NW | \$584,000 | \$510,000 | 87.33% | 04/25/07 | \$244.02 | 163 |
| *23380 | | 2+Den | 2 | 1750 | 2002 | Yes | Yes | Golf Course/Lake/Landscape | W | \$599,000 | \$525,000 | 87.65% | 01/31/07 | \$300.00 | 11 |
| Average 2007 | | | | | | | | | | \$525,333 | \$477,500 | 90.89% | | \$248.93 | 225 |
| Sage Meadow: | | | | | | | | | | | | | | | |
| Copperleaf Blvd. | | | | | | | | | | | | | | | |
| 23281 | | 3+Den | 3 | 2090 | 2000 | Yes | No | Golf Course, Lake | N | \$538,900 | \$505,000 | 93.71% | 08/29/07 | \$241.63 | 147 |
| 23291 | | 2+Den | 2 | 1750 | 2000 | Yes | Yes | Golf Course, Lake, Landscaped Area | N | \$429,900 | \$395,000 | 91.88% | 08/15/07 | \$225.71 | 28 |
| 23310 | | 2+Den | 2 | 2038 | 2001 | Yes | Yes | Golf Course/Lake/Landscape | S | \$599,999 | \$540,000 | 90.00% | 03/29/07 | \$264.97 | 340 |
| 23261 | | 2+Den | 2 | 1750 | 2000 | | | Lake | | \$619,000 | \$575,000 | 92.89% | 01/05/07 | \$328.57 | |
| Average 2007 | | | | | | | | | | \$546,950 | \$503,750 | 92.10% | | \$265.22 | 172 |
| Sago Point: | | | | | | | | | | | | | | | |
| Sago Point Drive | | | | | | | | | | | | | | | |
| 22881 | 1906 | 3 Bed | 2 | 1988 | 2002 | No | No | Golf Course, Lake | W | \$330,000 | \$310,000 | 93.94% | 12/17/07 | \$155.94 | 445 |
| *22901 | 2102 | 2+Den | 2 | 1633 | 2002 | No | No | Golf Course | W | \$295,000 | \$279,000 | 94.58% | 07/17/07 | \$170.85 | 201 |
| 22841 | 1508 | 3 Bed | 2 | 1988 | 2002 | No | No | Golf Course, Lake | W | \$319,000 | \$298,000 | 93.42% | 06/18/07 | \$149.90 | 466 |
| Average 2007 | | | | | | | | | | \$314,667 | \$295,667 | 93.96% | | \$158.90 | 371 |
| StillWater Cay: | | | | | | | | | | | | | | | |
| Still Water Cay Lane | | | | | | | | | | | | | | | |
| 23211 | | 2+Den | 2 | 1956 | 2001 | Yes | Yes | Lake | E | \$549,000 | \$500,000 | 91.07% | 05/29/07 | \$255.62 | 35 |
| Average 2007 | | | | | | | | | | \$549,000 | \$500,000 | 91.07% | | \$255.62 | 35 |
| Whispering Ridge: | | | | | | | | | | | | | | | |
| Whispering Ridge | | | | | | | | | | | | | | | |
| 10391 | | 4 Bed | 3 | 2757 | 2002 | Yes | Yes | Golf Course, Lake, Landscaped Area | S | \$859,000 | \$725,000 | 84.40% | 07/18/07 | \$262.97 | 124 |
| *23240 | | 4 Bed | 3 | 2855 | 2001 | Yes | Yes | Golf Course, Lake | W | \$849,000 | \$790,000 | 93.05% | 01/31/07 | \$276.71 | 90 |
| Average 2007 | | | | | | | | | | \$854,000 | \$757,500 | 88.70% | | \$269.84 | 107 |
| Wisteria Pointe: | | | | | | | | | | | | | | | |
| Wisteria Pointe Drive | | | | | | | | | | | | | | | |
| 23580 | 706 | 3 Bed | 2 | 1988 | 2001 | No | No | Golf Course, Lake | N | \$334,000 | \$319,000 | 95.51% | 12/24/07 | \$160.46 | 163 |
| 23510 | 208 | 3 Bed | 2 | 1988 | 2001 | No | No | Golf Course, Lake, Landscaped Area | W | \$359,000 | \$310,000 | 86.35% | 10/01/07 | \$155.94 | 356 |
| 23530 | 402 | 2+Den | 2 | 1633 | 2001 | No | No | Golf Course, Lake | N | \$359,000 | \$305,000 | 84.96% | 07/31/07 | \$186.77 | 99 |
| 23520 | 306 | 3 Bed | 2 | 1988 | 2001 | No | No | Golf Course, Lake | W | \$375,000 | \$322,500 | 86.00% | 06/04/07 | \$162.22 | 181 |
| 23501 | 1208 | 3 Bed | 2 | 1988 | 2001 | No | No | Golf Course, Lake | E | \$315,000 | \$310,000 | 98.41% | 04/27/07 | \$155.94 | 143 |
| 23570 | 601 | 3 Bed | 2 | 1988 | 2001 | No | No | Golf Course, Lake | N | \$399,000 | \$370,000 | 92.73% | 04/27/07 | \$186.12 | 85 |
| Average 2007 | | | | | | | | | | \$356,833 | \$322,750 | 90.45% | | \$167.91 | 171 |
| Total Averages | | | | | | | | | | \$515,408 | \$464,365 | 90.10% | | \$226.46 | 214 |

26 closed sales as of December 31, 2007

* = Furnished

** = Partly Furnished

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