

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



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## Copperleaf Community Sales & Averages 2008

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Unit	Full	Half	Living	Year	Rear	List	Sold	% List	Date	Sold						
Address No	BR	Bath	Bath	Area	Built	Pool	Spa	View	Exp	Price	Price	vs Sold	Closed	\$/SF	DOM	
<b>Caraway Lakes:</b>																
Caraway Lakes																
23420	2+Den	2	0	1955	2002	Yes	Yes	Golf Course, Lake	W	\$635,000	\$625,000	98.43%	12/08/08	\$319.69	97	
23500	3+Den	2	1	2545	2002	Yes	Yes	Golf Course, Lake	W	\$639,000	\$615,000	96.24%	05/09/08	\$241.65	223	
<b>Average 2008</b>										<b>\$637,000</b>	<b>\$620,000</b>	<b>97.33%</b>		<b>\$280.67</b>	<b>160</b>	
<b>Cinnamon Ridge Community:</b>																
Copperleaf Blvd.																
23910	2+Den	2	0	1750	2001	Yes	Yes	Golf Course	N	\$375,000	\$375,000	100.00%	10/30/08	\$214.29	200	
*23931	3+Den	3	0	2090	2001	Yes	Yes	Golf Course, Lake, Landscaped Area	W	\$550,000	\$530,000	96.36%	07/30/08	\$253.59	241	
23751	3+Den	3	0	2090	2001	Yes	Yes	Golf Course, Landscaped Area	W	\$569,900	\$525,000	92.12%	07/01/08	\$251.20	21	
23850	2+Den	2	0	1750	2001	Yes	Yes	Golf Course, Landscaped Area	SE	\$395,000	\$375,000	94.94%	02/14/08	\$214.29	218	
<b>Average 2008</b>										<b>\$472,475</b>	<b>\$451,250</b>	<b>95.51%</b>		<b>\$233.34</b>	<b>170</b>	
<b>Copperlake:</b>																
Copperlake Drive																
10550	4 Bed	3	0	2855	2002	Yes	Yes	Golf Course, Lake, Landscaped Area	N	\$799,900	\$740,000	92.51%	11/12/08	\$259.19	43	
10681	3+Den	3	0	2757	2002	Yes	Yes	Landscaped Area	S	\$631,500	\$617,500	97.78%	10/24/08	\$223.98	168	
<b>Average 2008</b>										<b>\$715,700</b>	<b>\$678,750</b>	<b>94.84%</b>		<b>\$241.58</b>	<b>106</b>	
<b>Foxtail Creek:</b>																
Foxtail Creek Court																
23261	3+Den	3	0	2090	2002	Yes	Yes	Golf Course, Lake	E	\$539,000	\$524,500	97.31%	06/18/08	\$250.96	65	
23260	2+Den	2	0	1750	2002	Yes	Yes	Golf Course, Lake, Landscaped	W	\$499,000	\$437,500	87.68%	04/29/08	\$250.00	198	
23110	3+Den	3	0	2090	2002	Yes	Yes	Golf Course	W	\$575,000	\$525,000	91.30%	02/01/08	\$251.20	386	
<b>Average 2008</b>										<b>\$537,667</b>	<b>\$495,667</b>	<b>92.19%</b>		<b>\$250.72</b>	<b>216</b>	
<b>Jasmine Lake:</b>																
Jasmine Lake:																
*23740	2+Den	2	0	1750	2002	Yes	Yes	Golf Course, Lake	W	\$474,900	\$445,000	93.70%	08/12/08	\$254.29	106	
*23841	3+Den	3	0	2090	2002	Yes	Yes	Golf Course, Lake	E	\$550,000	\$527,000	95.82%	04/16/08	\$252.15	443	
<b>Average 2008</b>										<b>\$512,450</b>	<b>\$486,000</b>	<b>94.84%</b>		<b>\$253.22</b>	<b>275</b>	
<b>Sage Meadow:</b>																
Copperleaf Blvd.																
23980	3+Den	2	1	2545	2002	Yes	No	Golf Course	E	\$675,000	\$600,000	88.89%	09/29/08	\$235.76	32	
23320	3+Den	3	0	2090	2001	Yes	Yes	Golf Course, Lake	S	\$529,500	\$499,000	94.24%	09/18/08	\$238.76	106	
**23360	2+Den	2	0	1750	2001	Yes	Yes	Golf Course, Lake	S	\$439,000	\$420,000	95.67%	06/30/08	\$240.00	252	
23370	3+Den	3	0	2090	2001	Yes	Yes	Golf Course, Lake	S	\$559,900	\$540,000	96.45%	05/13/08	\$258.37	73	
<b>Average 2008</b>										<b>\$550,850</b>	<b>\$514,750</b>	<b>93.45%</b>		<b>\$243.22</b>	<b>116</b>	
<b>Sago Point:</b>																
Sago Point Drive																
*22801	1308	3 Bed	2	0	1988	2002	No	No	Lake, Landscaped Area	N	\$329,000	\$275,000	83.59%	11/24/08	\$138.33	261
*22810	2403	3 Bed	2	0	1845	2003	No	No	Golf Course, Lake	S	\$319,900	\$300,000	93.78%	04/28/08	\$162.60	141
22811	1404	2+Den	2	0	1560	2002	No	No	Golf Course, Lake, Lndscape, Wtr Ftr	N	\$279,900	\$260,000	92.89%	02/20/08	\$166.67	110
22891	2006	3 Bed	2	0	1988	2002	No	No	Golf Course, Lake	W	\$299,000	\$265,000	88.63%	01/22/08	\$133.30	238
<b>Average 2008</b>										<b>\$306,950</b>	<b>\$275,000</b>	<b>89.59%</b>		<b>\$150.22</b>	<b>188</b>	
<b>StillWater Cay:</b>																
Still Water Cay Lane																
24391	3+Den	2	0	2231	2003	Yes	Yes	Golf Course	E	\$629,990	\$600,000	95.24%	10/27/08	\$268.94	74	
23960	3+Den	2	0	2231	2001	Yes	Yes	Golf Course, Lake	E	\$650,000	\$600,000	92.31%	06/09/08	\$268.94	110	
*23970	3+Den	2	0	2231	2001	Yes	Yes	Golf Course, Lake	E	\$695,000	\$635,000	91.37%	05/15/08	\$284.63	134	
Copperleaf Blvd.																
24030	3 Bed	2	0	2208	2001	No	No	Golf Course, Lake	NE	\$479,000	\$474,000	98.96%	03/04/08	\$214.67	134	
<b>Average 2008</b>										<b>\$613,498</b>	<b>\$577,250</b>	<b>94.09%</b>		<b>\$259.29</b>	<b>113</b>	
<b>Whispering Ridge:</b>																
Creekeidge																
23141	3+Den	3	0	2465	2001	Yes	Yes	Golf Course, Water	S	\$749,900	\$700,000	93.35%	08/28/08	\$283.98	108	
*10331	3+Den	3	0	2465	2002	Yes	Yes	Golf Course, Lake, Landscaped	S	\$769,000	\$727,000	94.54%	04/18/08	\$294.93	181	
<b>Average 2008</b>										<b>\$759,450</b>	<b>\$713,500</b>	<b>93.95%</b>		<b>\$289.45</b>	<b>145</b>	

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<b>Wisteria Pointe:</b>																
Wisteria Pointe Drive																
*23510	202	2+Den	2	0	1633	2001	No	No		W	\$309,000	\$300,000	97.09%	12/16/08	\$183.71	72
*23500	102	2+Den	2	0	1633	2001	No	No		W	\$245,000	\$220,000	89.80%	12/31/08	\$134.72	408
23520	303	3 Bed	2	0	1845	2001	No	No		NW	\$359,000	\$285,000	79.39%	05/29/08	\$154.47	276
*23560	506	2+Den	2	0	1560	2001	No	No	Golf Course, Lake, Landscaped Area	N	\$279,000	\$262,000	93.91%	05/15/08	\$167.95	192
23600	907	2+Den	2	0	1633	2001	No	No	Golf Course, Lake, Landscaped Area	NW	\$310,000	\$275,000	88.71%	05/05/08	\$168.40	113
23530	403	3 Bed	2	0	1845	2001	No	No		NW	\$299,900	\$290,000	96.70%	04/09/08	\$157.18	90
23560	504	3 Bed	2	0	1846	2001	No	No		N	\$325,000	\$291,000	89.54%	03/31/08	\$157.64	148
23570	604	3 Bed	2	0	1845	2001	No	No		NW	\$334,900	\$295,000	88.09%	03/17/08	\$159.89	144
<b>Average 2008</b>											<b>\$307,725</b>	<b>\$277,250</b>	<b>90.10%</b>		<b>\$160.50</b>	<b>180</b>

**Total Averages** **\$488,545** **\$456,414** **93.42%** **\$220.29** **166**

35 closed sales as of December 31, 2008

\* = Furnished  
\*\* = Partly Furnished

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