

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



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2005 Grandezza Community Sales & Averages

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
Avalon: (Condo/Coach)															
Burnside Place															
20221	303	3 Bed	2.5	1767	2004	No	No	Golf Course	E	\$348,900	\$346,900	99.43%	02/09/05	\$196.32	83
20280	1201	3 Bed	2.5	1767	2005	No	No	Golf Course	W	\$328,500	\$331,282	100.85%	08/22/05	\$187.48	208
20280	1202	3+Den	2.5	2133	2005	No	No	Golf Course	W	\$359,800	\$365,111	101.48%	09/02/05	\$171.17	216
20250	1504	3+Den	2.5	2133	2005	No	No	Golf Course	W	\$439,000	\$436,000	99.32%	04/25/05	\$204.41	53
20290	1102	3+Den	2.5	2133	2005	No	No	Golf Course	W	\$354,800	\$360,281	101.54%	09/23/05	\$168.91	206
20281	902	3+Den	2.5	2133	2005	No	No	Golf Course, Lake	NE	\$549,000	\$535,000	97.45%	09/02/05	\$250.82	80
20281	901	3 Bed	2.5	1767	2005	No	No	Golf Course, Lake, Landscape	E	\$519,000	\$518,000	99.81%	09/19/05	\$293.15	26
20250	1502	3+Den	2.5	2133	2004	No	No	Lake	W	\$362,650	\$370,449	102.15%	4/6/2005	\$173.68	143
20250	1501	3 Bed	2.5	1767	2004	No	No	Golf Course	W	\$308,800	\$324,827	105.19%	03/30/05	\$183.83	135
20270	1301	3 Bed	2.5	1767	2005	No	No	Golf Course	W	\$325,050	\$340,724	104.82%	07/29/05	\$192.83	237
20260	1402	3+Den	2.5	2133	2005	No	No	Lake	W	\$358,800	\$361,299	100.70%	5/4/2005	\$169.39	172
20221	301	3 Bed	2.5	1767	2004	No	No	Golf Course	E	\$351,400	\$362,000	103.02%	3/8/2005	\$204.87	64
Average 2005										\$383,808	\$387,656	101.00%		\$199.74	135
Cypress Cove: (Single Family)															
Buttermere Court															
20082		3+Den	3	2600	2002	Yes	Yes	Golf Course, Lake	W	\$710,000	\$675,000	95.07%	7/6/2005	\$259.62	100
20135		3+Den	2	2207	2005	Yes	No	Lake, Landscaped Area	E	\$469,000	\$469,000	100.00%	02/18/05	\$212.51	103
*20164		4+Den	3	3021	2002	Yes	Yes	Golf Course, Lake	W	\$749,000	\$728,000	97.20%	03/24/05	\$240.98	1
*20160		4 Bed	3	2600	2002	Yes	Yes	Golf Course, Lake, Landscap	W	\$729,000	\$665,000	91.22%	04/15/05	\$255.77	1
Seadale Court															
20077		3 Bed	3	2300	2003	Yes	No	Golf Course, Lake, Preserve	E	\$569,000	\$545,000	95.78%	05/31/05	\$236.96	61
20071		2+Den	2	2000	2003	Yes	Yes	Golf Course, Lake	E	\$540,000	\$542,000	100.37%	5/6/2005	\$271.00	109
20025		2+Den	2	1939	2003	Yes	Yes	Golf Course, Lake	E	\$525,000	\$515,000	98.10%	06/20/05	\$265.60	135
20055		2+Den	2	2000	2002	Yes	Yes	Golf Course, Lake	E	\$539,000	\$510,000	94.62%	04/26/05	\$255.00	70
20004		2+Den	2	2000	2004	Yes	No	Golf Course, Landscaped Area	W	\$520,000	\$504,000	96.92%	05/27/05	\$252.00	1
Average 2005										\$594,444	\$572,556	96.32%		\$249.94	65
Grande Estates: (Single Family)															
Legacy Court															
20051		3+Den	3	3145	2003	Yes	Yes	Golf,Lake,Landscape,Preserve	S	\$899,000	\$875,000	97.33%	2/8/2005	\$278.22	62
Oak Fairway Court															
20009		3+Den	4.5	3833	2003	Yes	Yes	Golf Course, Lake	E	\$1,189,000	\$1,075,000	90.41%	01/14/05	\$280.46	110
Average 2005										\$1,044,000	\$975,000	93.39%		\$279.34	86

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Oakwood: (Condo/Coach)															
Calice Court															
20300	1102	2 Bed	2	1647	2003	No	No	Golf Course, Lake, Landscape	W	\$310,000	\$310,000	100.00%	04/29/05	\$188.22	13
20310	1202	2 Bed	2	1647	2003	No	No	Golf Course, Lake	W	\$322,500	\$320,000	99.22%	07/26/05	\$194.29	180
20340	1501	2 Bed	2	1647	2004	No	No	Golf Course	W	\$299,000	\$290,000	96.99%	03/31/05	\$176.08	121
*20331	1701	2 Bed	2	1647	2003	No	No	Golf Course	E	\$439,000	\$439,000	100.00%	09/01/05	\$266.55	9
20321	1802	3 Bed	2	1647	2004	No	No	Golf Course, Preserve	E	\$349,900	\$349,900	100.00%	05/31/05	\$212.45	59
**20311	1903	3 Bed	2	2150	2004	No	No	Golf Course	E	\$459,900	\$435,000	94.59%	05/20/05	\$202.33	85
*20300	1104	3 Bed	2	2150	2004	No	No	Golf Course, Lake	W	\$365,000	\$336,000	92.05%	03/25/05	\$156.28	33
20320	1303	3 Bed	2	2150	2004	No	No	Golf Course, Lake	W	\$459,000	\$438,000	95.42%	10/05/05	\$203.72	68
20200	104	3+Den	2	2150	2003	Yes	Yes	Lake	W	\$460,000	\$442,500	96.20%	05/03/05	\$205.81	68
20220	303	3+Den	2	2150	2001	No		Golf Course, Lake	W	\$322,500	\$312,000	96.74%	01/14/05	\$145.12	80
20291	2102	2+Den	2	1647	2002	No	No	Golf Course, Lake, Landscape	E	\$288,000	\$283,000	98.26%	01/14/05	\$171.83	103
*20341	1603	3 Bed	2	2150	2004	No	No	Landscaped Area	N	\$389,900	\$379,900	97.44%	05/06/05	\$176.70	68
20201	2903	2+Den	2	1807	2001	No	No	Golf Course, Lake	E	\$429,900	\$425,000	98.86%	06/23/05	\$235.20	67
20210	201	2+Den	2	1647	2001	No	No	Golf Course, Lake	W	\$439,900	\$412,000	93.66%	07/15/05	\$250.15	53
*20290	1001	3 Bed	2	1647	2002	No	No	Golf Course, Lake	W	\$439,900	\$430,000	97.75%	11/30/05	\$261.08	61
20270	804	3+Den	2	2150	2002	No	No	Golf Course, Water, Wooded	W	\$487,000	\$483,000	99.18%	11/30/05	\$224.65	56
20241	2604	3+Den	2	2150	2001	No	No	Golf Course, Lake	E	\$349,900	\$341,000	97.46%	03/01/05	\$158.60	142
Average 2005										\$388,900	\$378,018	97.20%		\$201.71	74
Sabal Palm: (Condo/Coach)															
Seagrove Street															
20080	2007	2 Bed	2	1787	2003	No	No	Golf Course	W	\$385,000	\$375,000	97.40%	07/12/05	\$209.85	4
20051	1208	4 Bed	3	2021	2003	No	No	Lake	E	\$369,721	\$364,000	98.45%	05/17/05	\$180.11	48
20060	1808	3 Bed	3	2021	2003	No	No	Golf Course, Lake, Water	W	\$345,000	\$335,000	97.10%	05/31/05	\$165.76	127
20161	101	2+Den	2	1449	2001	No	No	Golf Course, Lake	E	\$239,500	\$240,500	100.42%	03/22/05	\$165.98	34
20120	2407	3 Bed	2	1729	2002	No	No	Golf Course, Lake	W	\$319,900	\$319,000	99.72%	05/12/05	\$184.50	47
*20121	501	2+Den	2	1490	2002	No	No	Golf Course	E	\$329,900	\$300,000	90.94%	07/02/05	\$201.34	65
20100	2204	2+Den	2	1642	2003	No	No	Golf Course, Landscaped Area	SW	\$275,000	\$265,000	96.36%	03/03/05	\$161.39	153
20131	403	2+Den	2	1490	2003	No	No	Golf Course, Lake	E	\$215,000	\$215,000	100.00%	01/07/05	\$144.30	68
20091	801	2+Den	2	1449	2003	No	No	Golf Course	E	\$219,900	\$219,999	100.05%	02/18/05	\$151.83	101
20160	2806	2+Den	2	1729	2001	No	No	Lake	W	\$274,900	\$267,000	97.13%	03/04/05	\$154.42	74
20121	508	2+Den	2	1478	2002	No	No	Golf Course, Lake	E	\$242,900	\$236,000	97.16%	04/05/05	\$159.68	67
*20100	2206	2+Den	2	1729	2003	No	No	Golf Course, Pool/Club, Tennis	W	\$290,000	\$285,000	98.28%	04/01/05	\$164.84	72
20111	607	2+Den	2	1729	2003	No	No	Golf Course, Lake, Landscape	E	\$285,000	\$300,000	105.26%	04/18/05	\$173.51	58
20061	1106	3+Den	3	1967	2004	No	No	Golf, Lake, Landscape, Preserve	E	\$324,000	\$324,000	100.00%	05/15/05	\$164.72	149
20161	107	2+Den	2	1510	2001	No	No	Lake, Landscaped Area	E	\$299,000	\$299,000	100.00%	06/13/05	\$198.01	68
20160	2802	3 Bed	2	1627	2001	No	No	Lake	W	\$316,900	\$304,000	95.93%	06/03/05	\$186.85	47
20091	801	2+Den	2	1448	2003	No	No	Golf Course	SE	\$319,000	\$305,000	95.61%	05/27/05	\$210.64	55
*20160	2801	2+Den	2	1642	2001	No	No	Golf Course, Lake	W	\$409,900	\$385,000	93.93%	06/24/05	\$234.47	57
20030	1506	3+Den	3	1967	2004	No	No	Golf Course, Lake	W	\$425,000	\$425,000	100.00%	08/15/05	\$216.07	65
20051	1206	2+Den	2	1727	2004	No	No	Golf Course, Lake, Landscape	E	\$404,900	\$395,000	97.55%	08/22/05	\$228.72	62
*20121	501	2+Den	2	1490	2002	No	No	Golf Course, Lake	E	\$379,000	\$371,000	97.89%	09/15/05	\$248.99	54
20110	2304	3 Bed	2	1642	2002	No	No	Golf Course	W	\$395,000	\$400,300	101.34%	10/12/05	\$243.79	56
20121	504	2+Den	2	1450	2002	No	No	Golf Course, Lake	E	\$369,900	\$366,000	98.95%	11/03/05	\$252.41	66
Average 2005										\$323,231	\$317,209	98.14%		\$191.40	69

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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Saraceno: (Attached Villa)															
Saraceno Drive															
*20089		2 Bed	2	1817	2003	Yes	No	Golf Course	E	\$559,000	\$518,000	92.67%	11/15/05	\$285.09	18
*20045		2 Bed	2	2022	2003	Yes	Yes	Lake	E	\$545,900	\$546,000	100.02%	06/15/05	\$270.03	59
20005		2+Den	2	2022	2004	Yes	No	Golf Course, Landscape, Pres	E	\$395,000	\$395,000	100.00%	01/01/05	\$195.35	114
*20049		2+Den	2	1817	2004	Yes	Yes	Golf Course, Lake	E	\$589,000	\$575,000	97.62%	08/25/05	\$316.46	226
20111		3 Bed	3	2507	2003	Yes	No	Golf Course	E	\$530,000	\$525,000	99.06%	04/29/05	\$209.41	92
*20089		3 Bed	2	1817	2003	No	No	Golf Course, Wooded Area	E	\$485,000	\$445,000	91.75%	03/25/05	\$244.91	1
20121		2+Den	2	1817	2002	Yes	No	Golf Course, Preserve	E	\$529,900	\$530,000	100.02%	07/06/05	\$291.69	90
20085		2+Den	2	2022	2003	Yes	No	Golf Course, Landscaped Area	E	\$548,000	\$520,000	94.89%	12/15/05	\$257.17	1
Average 2005										\$522,725	\$506,750	96.94%		\$258.76	75
Savona: (Single Family)															
Grandezza Circle															
*12504		3+Den	2	2291	2004	Yes	Yes	Lake	N	\$749,000	\$749,000	100.00%	01/14/05	\$326.93	56
12597		3 Bed	2	2075	2005	Yes	Yes	Landscaped Area	N	\$499,000	\$485,250	97.24%	05/24/05	\$233.86	187
12595		3 Bed	2	1627	2005	Yes	No	Landscaped Area, Preserve	N	\$474,900	\$474,900	100.00%	06/14/05	\$291.89	123
12593		3 Bed	2	1627	2005	Yes	No	Landscaped Area, Preserve	N	\$474,900	\$474,900	100.00%	07/06/05	\$291.89	145
12585		3 Bed	3	1878	2005	Yes	No	Preserve	N	\$549,900	\$534,500	97.20%	07/20/05	\$284.61	74
12567		3+Den	3	2446	2005	Yes	No	Landscaped Area	N	\$629,900	\$620,000	98.43%	08/12/05	\$253.48	64
20018		3+Den	2	0	2004	Yes	Yes	Lake	W	\$599,000	\$570,000	95.16%	3/4/2005	\$0.00	168
20015		3+Den	2	2293	2005	No	No	Lake	SE	\$649,000	\$639,000	98.46%	08/12/05	\$278.67	92
20018		3+Den	2	2291	2005	Yes	Yes	Lake	W	\$749,900	\$728,000	97.08%	11/15/05	\$317.77	167
20003		3+Den	3	2446	2005	No	No	Landscaped Area	E	\$629,990	\$590,000	93.65%	09/30/05	\$241.21	104
Palermo Lake															
*20095		3 Bed	2	1627	2004	Yes	Yes	Lake	E	\$599,000	\$599,000	100.00%	01/14/05	\$368.16	56
20073		3 Bed	2	2075	2005	Yes	Yes	Lake	E	\$629,900	\$625,000	99.22%	9/1/2005	\$301.20	132
20091		3+Den	2.5	2394	2005	Yes	Yes	Lake	NE	\$695,000	\$649,900	93.51%	10/31/05	\$271.47	40
*20071		3 Bed	2	2107	2004	Yes	No	Lake	E	\$695,000	\$680,000	97.84%	12/08/05	\$322.73	71
20087		3 Bed	3	1878	2005	Yes	Yes	Lake	E	\$625,000	\$618,000	98.88%	11/28/05	\$329.07	47
Montessa Court															
**20000		3 Bed	2	2291	2005	Yes	Yes	Lake, Preserve	NE	\$799,000	\$775,000	97.00%	06/10/05	\$338.28	61
Average 2005										\$628,024	\$613,278	97.65%		\$296.75	99
Villa Grande: (Single Family)															
Markward Crossing															
*20197		3 Bed	2	2190	2004	Yes	Yes	Preserve	E	\$699,900	\$670,000	95.73%	07/22/05	\$305.94	83
20132		3+Den	3	2650	2004	Yes	Yes	Golf Course, Lake	W	\$799,900	\$799,900	100.00%	11/28/05	\$301.85	173
20174		3+Den	3	2655	2005	Yes	Yes	Golf Course, Water	W	\$799,000	\$799,000	100.00%	11/17/05	\$300.94	89
Average 2005										\$766,267	\$756,300	98.70%		\$302.91	115
Single Family Homes/Averages										\$659,506	\$639,478	96.96%		\$281.66	90
Condo/Coach/Attached Villa Homes/Averages										\$380,552	\$373,800	98.23%		\$204.97	85

90 closed sales

* = Furnished

** = Partly Furnished

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