

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



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Grandezza 2007 Year To Date Community Sales & Averages

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
Avalon Community (Condo/Coach)															
*20230	1701	3 Bed	2.5	1767	2004	No	No	Golf Course	W	\$375,000	\$350,000	93.33%	05/18/07	\$198.08	352
Average 2007										\$375,000	\$350,000	93.33%		\$198.08	352
Cypress Cove Community (Single Family)															
Buttermere Court:															
*20181		4+Den	3	3021	2001	Yes	Yes	Lake, Preserve	E	\$1,069,000	\$850,000	79.51%	10/23/07	\$281.36	387
20194		4	3	2539	2004	Yes	Yes	Golf Course/Lake	W	\$739,900	\$625,000	84.47%	03/14/07	\$246.16	338
Seadale Court															
20138		2+Den	2	1981	2001	Yes	No	Golf Course, Lake	N	\$574,000	\$535,000	93.21%	11/02/07	\$270.07	119
Average 2007										\$794,300	\$670,000	84.35%		\$265.86	281
Grande Estates Community: (Single Family)															
Markward Crossing:															
19741		3+Den	3	2826	2005	Yes	Yes	Landscaped Area	W	\$819,000	\$760,000	92.80%	12/07/07	\$268.93	331
*19820		3+Den	3	2609	2004	Yes	Yes	Golf Course	E	\$997,500	\$920,000	92.23%	11/22/07	\$352.63	198
*19753		4+Den	4.5	3138	2005	Yes	Yes	Preserve	W	\$1,300,000	\$1,100,000	84.62%	05/19/07	\$350.54	131
*19948		3+Den	3	2941	2005	Yes	Yes	Golf Course/Lake/Preserve	E	\$774,000	\$722,500	93.35%	05/15/07	\$245.66	89
*19888		4+Den	4	3590	2005	Yes	Yes	Golf Course/Lake/Preserve	E	\$1,499,000	\$1,080,000	72.05%	03/31/07	\$300.84	225
*19849		4+Den	4.5	3498	2005	Yes	Yes	Landscape Area/Preserve	NW	\$995,000	\$917,500	92.21%	03/30/07	\$262.29	191
Oak Fairway Court:															
20008		3	3.5	2861	2006					\$1,199,000	\$1,050,000	87.57%	01/01/07	\$367.00	173
Average 2007										\$1,083,357	\$935,714	86.37%		\$307	\$191
Oakwood Community (Condo/Coach)															
Calice Court:															
20300	1103	3+Den	2	2150	2004	No	No	Golf Course, Lake	SW	\$399,900	\$385,000	96.27%	07/24/07	\$179.07	245
*20271	2304	3+Den	2	2150	2002	No	No	Golf Course, Lake	E	\$429,900	\$390,000	90.72%	7/2/2007	\$181.40	171
20300	1101	3 Bed	2	1647	2003	No	No	Golf Course, Lake, Landscaped	W	\$329,900	\$305,000	92.45%	06/28/07	\$185.19	131
*20301	2002	3	2	1647	2003	No	No	Golf Course	E	\$382,500	\$345,000	90.20%	03/28/07	\$209.47	91
Average 2007										\$385,550	\$356,250	92.40%		\$188.78	160
Sabal Palm Community (Condo/Coach)															
Seagrove Street:															
*20090	2101	2+Den	2	1642	2003	No	No	Golf Course, Landscaped Area	W	\$299,000	\$275,000	91.97%	12/13/07	\$167.48	44
20150	2708	2+Den	2	1781	2001	No	No	Golf Course, Lake	W	\$374,900	\$300,000	80.02%	12/07/07	\$168.44	396
20041	1305	3 Bed	2	1781	2003	No	No	Golf Course, Lake	E	\$294,900	\$280,000	94.95%	09/20/07	\$157.22	254
20151	202	2+Den	2	1490	2001	No	No	Lake	E	\$245,000	\$190,000	77.55%	08/30/07	\$127.52	254
20110	2306	3+Den	3	1967	2002	No	No	Golf Course, Lake	W	\$359,000	\$320,000	89.14%	06/10/00	\$162.68	513
*20161	104	2+Den	2	1449	2001	No	No	Lake	E	\$339,000	\$320,000	94.40%	04/11/07	\$220.84	191
20100	2207	2+Den	2	1727	2003	No	No	Golf Course	W	\$355,000	\$300,000	84.51%	04/06/07	\$173.71	47
Average 2007										\$323,829	\$283,571	87.57%		\$168.27	243
Santa Lucia Community (Single Family)															
Amalfie Way															
*11528		3+Den	3	2696	2005	Yes	Yes	Golf Course, Lake, Preserve	SW	\$949,900	\$770,000	81.06%	08/14/07	\$285.61	101
Average 2007										\$949,900	\$770,000	81.06%		\$285.61	101
Saraceno Community (Attached Villa)															
Saraceno Drive:															
*20132		3 Bed	2	1868	2002	Yes	No	Preserve	W	\$479,000	\$440,000	91.86%	10/24/07	\$235.55	113
20071		2+Den	2	2022	2003	Yes	No	Golf Course/Water Feature	E	\$529,900	\$477,500	90.11%	5/2/2007	\$236.15	272
20028		3	2	2193	2005	Yes	No	Golf Course	W	\$444,900	\$420,000	94.40%	03/30/07	\$191.52	173
Average 2007										\$484,600	\$445,833	92.00%		\$221.07	186

"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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Savona Community (Single Family)															
Grande Lake Drive:															
20015		3+Den	2	2293	2005	Yes	Yes	Lake/Water Feature	E	\$607,000	\$550,000	90.61%	05/15/07	\$239.86	151
Palermo Court:															
20088		3+Den	2	1975	2005	Yes	No	Lake	W	\$479,000	\$452,500	94.47%	06/25/07	\$229.11	602
20090		3	2	1659	2005	Yes	No	Lake/Water Feature	W	\$479,000	\$425,000	88.73%	04/20/07	\$256.18	130
Grandeza Circle:															
12676		3	2	1659	2007	Yes	Yes	Lake	NW	\$449,000	\$405,000	90.20%	12/31/07	\$244.12	117
12512		3+Den	2	2293	2006	Yes	No	Lake	N	\$569,000	\$539,000	94.73%	12/21/07	\$235.06	280
12634		3 Bed	2	2075	2006	Yes	Yes	Lake	E	\$439,000	\$425,000	96.81%	12/17/07	\$204.82	84
12664		4 Bed	3.5	2394	2007	Yes	Yes	Lake, Water Feature	NW	\$509,990	\$490,000	96.08%	08/29/07	\$204.68	77
12598		3	3	1878	3398	Yes	Yes	Lake	S	\$499,000	\$468,000	93.79%	07/13/07	\$249.20	193
**12543		3+Den	3	2446	2005	Yes	No	Preserve	E	\$575,000	\$520,000	90.43%	02/28/07	\$212.59	257
**12544		4	3	2446	2005	Yes	Yes	Lake	W	\$789,000	\$705,000	89.35%	02/16/07	\$288.23	89
20014		3	2	2293	2005	Yes	Yes	Lake	W	\$650,000	\$620,000	95.38%	02/05/07	\$270.39	207
Average 2007										\$549,545	\$509,045	92.63%		\$239.48	199
Solemar (Single Family)															
Solemar Court:															
11872		3	3	3062	2006	Yes	Yes	Golf Course/Lake	N	\$798,000	\$785,000	98.37%	07/31/07	\$256.37	157
11832		3	3	3062	2006	Yes	Yes	Golf Course/Lake	NW	\$799,900	\$799,900	100.00%	02/28/07	\$261.23	5
Average 2007										\$798,950	\$792,450	99.19%		\$258.80	81
Villa Grande (Single Family)															
Markward Crossing:															
19979		3+Den	3	2700	2004	Yes	Yes	Golf Course, Lake	S	\$599,000	\$555,000	92.65%	07/16/07	\$205.56	201
20180		3+Den	3	2650	2006	Yes	Yes	Golf Course	W	\$599,000	\$575,000	95.99%	06/28/07	\$216.98	181
20042		3+Den	3	2650	2006	Yes	Yes	Golf Course	W	\$759,900	\$749,999	98.70%	01/26/07	\$283.02	125
Average 2007										\$652,633	\$626,666	96.02%		\$235.19	169
Single Family Homes/Averages										\$759,892	\$681,274	89.65%		\$262.54	190
Condo/Coach/Attached Villa Homes/Averages										\$375,853	\$339,833	90.42%		186.29	216

As of December 31, 2007 - 42 closed sales in Grandeza

* = Furnished

** = Court Yard (CY)

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