

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



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## Lighthouse Bay 2004 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
<b>Lighthouse Bay:</b>															
<b>Amalfi Coast Road</b>															
23923		2+Den	2	1956	2003	No	No	Lake	S	\$360,000	\$365,000	101%	07/16/04	\$186.61	1
23820	103	3 Bed	2	1878	2003	No	No	Lake, Landscaped Area, Water	E	\$299,900	\$292,000	97%	04/13/04	\$155.48	203
<b>Total Averages 2004</b>										<b>\$329,950</b>	<b>\$328,500</b>	<b>99%</b>		<b>\$171.04</b>	<b>102</b>
<b>Cape Roman</b>															
*10331	102	3 Bed	2	1786	2000	Yes	Yes	Water	S	\$364,900	\$355,000	97%	12/16/04	\$198.77	61
10211	102	3 Bed	2	1786	2001	Yes	Yes	Lake, Preserve	S	\$379,000	\$368,000	97%	12/06/04	\$206.05	44
10324	102	3 Bed	2	1782	2000	Yes		Lake	NW	\$369,500	\$350,000	95%	11/15/04	\$196.41	49
10334	102	3 Bed	2	1782	2000	Yes	Yes	Lake, Pool/Club, Water Feature	NE	\$349,000	\$338,000	97%	07/28/04	\$189.67	179
10255	101	2+Den	2	1844	2000	Yes	No	Lake, Preserve	S	\$365,000	\$360,000	99%	07/08/04	\$195.23	103
<b>Total Averages 2004</b>										<b>\$365,480</b>	<b>\$354,200</b>	<b>97%</b>		<b>\$197.23</b>	<b>87</b>
<b>Costa Del Sol Road</b>															
*23851	201	2 Bed	2	1364	2003	No	No	Lake, Landscaped Area	E	\$199,700	\$193,000	97%	09/01/04	\$141.50	74
23871	202	2 Bed	2	1268	2002	No	No	Lake	N	\$188,500	\$185,000	98%	06/30/04	\$145.90	187
23810	201	2 Bed	2	1402	2003	No	No	Lake	W	\$210,000	\$206,250	98%	06/08/04	\$147.11	44
23841		2 Bed	2	1364	2003	No	No	Lake	W	\$186,000	\$181,000	97%	05/15/04	\$132.70	133
23881	101	2 Bed	2	1392	2002	No		Canal, Lake	W	\$169,900	\$165,000	97%	02/12/04	\$118.53	154
23851	204	2+Den	2	1364	2003	No	No	Lake	E	\$199,500	\$192,500	96%	02/03/04	\$141.13	81
<b>Total Averages 2004</b>										<b>\$192,267</b>	<b>\$187,125</b>	<b>97%</b>		<b>\$137.81</b>	<b>112</b>
<b>Crooked River Road</b>															
10741	202	3 Bed	2	2306	2000	No	No	Lake, Preserve	S	\$286,000	\$175,000	61%	07/06/04	\$75.89	130
**10731	19201	3 Bed	2	2264	2000	No	No	Lake, Preserve	S	\$289,900	\$278,900	96%	06/08/04	\$123.19	113
10811	101	3 Bed	2	1878	2003	No	No	Lake, Preserve	N	\$292,900	\$275,000	94%	01/30/04	\$146.43	54
10701	202	3 Bed	2	2306	2000	No	No	Canal, Lake, Landscaped Area	S	\$294,500	\$280,000	95%	01/30/04	\$121.42	134
<b>Total Averages 2004</b>										<b>\$290,825</b>	<b>\$252,225</b>	<b>87%</b>		<b>\$116.73</b>	<b>108</b>
<b>Eddy Stone Road</b>															
*23740	4102	2 Bed	2	1278	2000	No	No	Lake	E	\$189,900	\$183,000	96%	08/10/04	\$143.19	69
23711	8103	2 Bed	2	1278	2000	No	No	Lake	W	\$189,000	\$180,000	95%	05/18/04	\$140.85	181
23730	5101	2 Bed	2	1548	2001	No	No	Lake	SE	\$225,000	\$215,000	96%	05/14/04	\$138.89	1
23731	203	2 Bed	2	1392	2001	No	No	Lake	W	\$176,800	\$171,500	97%	04/08/04	\$123.20	157
<b>Total Averages 2004</b>										<b>\$195,175</b>	<b>\$187,375</b>	<b>96%</b>		<b>\$136.53</b>	<b>102</b>
<b>Half Moon Shoal Road</b>															
10801	104	3 Bed	2	1548	2001	No	No	Lake	SW	\$239,900	\$235,000	98%	12/13/04	\$151.81	48
10831	203	2 Bed	2	1392	2002	No	No	Lake, Landscaped Area	W	\$224,000	\$224,000	100%	12/01/04	\$160.92	55
10771	203	3 Bed	2	2264	2001	No	No	Lake, Water	W	\$279,000	\$269,500	97%	08/16/04	\$119.04	49
10811	103	2 Bed	2	1278	2002	No	No	Lake	W	\$169,900	\$166,000	98%	06/10/04	\$129.89	258
10821	102	2 Bed	2	1278	2002	No		Lake	W	\$172,500	\$167,500	97%	05/14/04	\$131.06	36
*10701	9203	2+Den	2	1276	2001	No	No	Lake, Landscaped Area	S	\$194,900	\$190,000	97%	04/07/04	\$148.90	64
10811	204	2+Den	2	1646	2001	No	No	Lake, Landscaped Area	W	\$229,900	\$218,000	95%	03/31/04	\$132.44	53
10741	203	3 Bed	2	2264	2002	No	No	Canal, Lake	SW	\$265,000	\$250,000	94%	03/24/04	\$110.42	65
10811	201	2+Den	2	1646	2001	No	No	Lake, Landscaped Area	SW	\$228,000	\$220,000	96%	02/13/04	\$133.66	139
<b>Total Averages 2004</b>										<b>\$222,567</b>	<b>\$215,556</b>	<b>97%</b>		<b>\$135.35</b>	<b>85</b>
<b>Marbella Bay Road</b>															
23831	101	3 Bed	2	1548	2003	No	No	Lake, Water Feature	W	\$232,000	\$225,000	97%	05/06/04	\$145.35	84
<b>Total Averages 2004</b>										<b>\$232,000</b>	<b>\$225,000</b>	<b>97%</b>		<b>\$145.35</b>	<b>84</b>
<b>Oak Island Road</b>															
10910	104	2+Den	2	1548	2002	No	No	Lake, Water Feature	NE	\$237,000	\$230,000	97%	09/20/04	\$148.58	166
10911	201	2+Den	2	1646	2002	No	No	Lake	SW	\$229,900	\$226,000	98%	06/30/04	\$137.30	71
<b>Total Averages 2004</b>										<b>\$233,450</b>	<b>\$228,000</b>	<b>98%</b>		<b>\$142.94</b>	<b>119</b>

\*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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<b>Old Port Road</b>															
*23731	13203	2 Bed	2	1176	2000	No	No	Lake	W	\$229,000	\$223,000	97%	12/01/04	\$189.63	176
23751	15104	3 Bed	2	1402	2000	No	No	Lake	W	\$203,000	\$210,000	103%	10/01/04	\$149.79	31
*23711	103	2+Den	2	1268	2001	No	No	Lake, Water Feature	W	\$197,900	\$185,000	93%	09/16/04	\$145.90	158
*23741	14203	2 Bed	2	1176	2000	No	No	Lake	W	\$189,000	\$180,000	95%	06/14/04	\$153.06	56
<b>Total Averages 2004</b>										<b>\$204,725</b>	<b>\$199,500</b>	<b>97%</b>		<b>\$159.59</b>	<b>105</b>
<b>Santa Margherita Road</b>															
10911	203	2 Bed	2	1446	2003	No	No	Lake	S	\$219,900	\$119,900	55%	09/15/04	\$82.92	60
10910		3 Bed	2	1548	2002	No	No	Lake	NE	\$239,000	\$232,000	97%	05/26/04	\$149.87	168
10901	101	2+Den	2	1548	2002	No	No	Lake	NE	\$239,900	\$230,000	96%	04/30/04	\$148.58	75
10921		2+Den	2	1446	2003	No	No	Lake	S	<b>\$232,933</b>	<b>\$193,967</b>	<b>82%</b>		<b>\$127.12</b>	<b>101</b>
<b>Total Averages 2004</b>										<b>\$245,115</b>	<b>\$232,751</b>	<b>95%</b>		<b>\$145.93</b>	<b>99</b>

**40 closed sales**

\* = Furnished

\*\* = Partly Furnished

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