

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



D. Michael Burke P.A.
239.777.0473
Michael@BurkesBeach.com

www.BurkesBeach.com

www.CoconutPointRealty.com



Lighthouse Bay 2005 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
LightHouse Bay:															
Amalfi Coast Road															
23830	103	2+Den	2	1878	2003	No	No	Lake, Landscaped Area, Other	SE	\$435,900	\$435,900	100%	11/30/05	\$232.00	61
23833	125-	3 Bed	2	1956	2004	No	Yes	Lake	W	\$396,000	\$393,000	99%	01/24/05	\$200.92	45
Average 2005										\$415,950	\$414,450	100%		\$216.46	53
Cape Roman															
10320	101	3 Bed	2	1786	2000	Yes	No	Lake, Water Feature	NE	\$509,900	\$509,900	100%	12/29/05	\$285.00	102
10225		3 Bed	2	1786	2001	Yes	Yes	Lake, Preserve	S	\$369,000	\$360,000	98%	09/01/05	\$201.00	33
10311	102	3 Bed	2	1848	2001	Yes	No	Lake, Preserve	W	\$498,000	\$498,000	100%	07/06/05	\$269.00	38
10335	101	3 Bed	2	1782	2000	Yes	Yes	Lake, Landscaped, Preserve	S	\$384,900	\$395,000	103%	05/02/05	\$221.66	1
10211	102	3 Bed	2	1786	2001	Yes	Yes	Lake, Preserve	S	\$438,000	\$425,000	97%	04/29/05	\$237.00	109
10314	102	2+Den	2	1786	2000	Yes	No	Lake, Water Feature	NE	\$441,000	\$441,000	100%	04/29/05	\$246.92	1
10271	102	3 Bed	2	1844	2000	Yes	No	Lake, Preserve	SE	\$435,000	\$400,000	92%	03/04/05	\$216.00	47
Average 2005										\$439,400	\$432,700	98%		\$239.51	47
Costa Del Sol Road															
23891	102	2+Den	2	1276	2002	No	No	Lake	SW	\$358,000	\$355,000	99%	07/13/05	\$278.00	37
*23891	204	2 Bed	2	1392	2000	No	No	Lake	W	\$375,000	\$375,000	100%	06/28/05	\$269.00	41
*23820	83-	2+Den	2	1364	2000	No	No	Lake	W	\$290,000	\$290,000	100%	06/09/05	\$212.00	85
*23851	65-	2+Den	2	1364	2003	No	No	Lake	W	\$350,000	\$335,000	96%	04/28/05	\$245.00	31
23810	202	2+Den	2	1268	2003	No	No	Lake	S	\$239,000	\$239,000	100%	04/20/05	\$188.00	68
Average 2005										\$322,400	\$318,800	99%		\$238.40	52
Crooked River Road															
*10771	203	3 Bed	2	2264	2001	No	No	Lake, Preserve	W	\$385,000	\$385,000	100%	11/30/05	\$170.05	1
10831	203	3 Bed	2	2354	2003	No	No	Lake, Preserve, Creek	N	\$492,000	\$480,000	98%	11/09/05	\$203.00	70
10811	102	2+Den	2	1884	2002	No	No	Lake	N	\$429,000	\$400,000	93%	08/22/05	\$212.00	106
10821	101	2+Den	2	1900	2003	No	No	Canal	N	\$425,000	\$415,000	98%	08/17/05	\$218.00	43
10771	201	3 Bed	2	2264	2001	No	No	Lake, Preserve	W	\$399,000	\$392,000	98%	05/23/05	\$173.00	74
10891	201	3 Bed	2	2354	2003	No	No	Lake, Preserve	NW	\$384,500	\$384,500	100%	05/09/05	\$163.00	61
10890	91-	3 Bed	2	2306	2003	No	No	Lake, Preserve	S	\$369,900	\$369,900	100%	04/15/05	\$160.00	42
10711	201	3 Bed	2	2264	2000	No	No	Lake, Preserve	S	\$369,000	\$360,000	98%	04/07/05	\$159.00	51
10711	17103	3 Bed	2	1806	2000	No	No	Lake, Landscaped, Preserve	S	\$334,900	\$330,000	99%	02/18/05	\$182.72	40
10701	16201	2 Bed	2	2264	2000	No	No	Landscaped Area	N	\$319,500	\$317,000	99%	01/21/05	\$140.02	90
Average 2005										\$390,780	\$383,340	98%		\$178.08	58
Eddy Stone Road															
23751	1103	2 Bed	2	1278	2000	No	No	Lake	W	\$369,900	\$341,000	92%	12/30/05	\$266.00	46
23721	7104	3 Bed	2	1548	2000	No	No	Lake, Water, Water Feature	W	\$349,900	\$351,000	100%	09/09/05	\$226.74	1
*23711	8204	3 Bed	2	1646	2000	No	No	Lake, Water Feature	E	\$409,900	\$409,900	100%	09/06/05	\$249.00	56
23751	203	2 Bed	2	1392	2000	No	No	Lake, Water Feature	W	\$379,900	\$389,900	103%	08/01/05	\$280.00	126
23721	7102	2 Bed	2	1278	2000	No	No	Lake	W	\$319,900	\$319,000	100%	07/06/05	\$249.00	83
*23741	202	2 Bed	2	1392	2000	No	No	Lake	W	\$324,900	\$320,000	98%	04/29/05	\$229.00	54
*23751	103	2 Bed	2	1278	2000	No	No	Lake, Water Feature	W	\$329,900	\$329,000	100%	04/21/05	\$257.00	30
23750	2201	2+Den	2	1646	2000	No	No	Lake	E	\$269,900	\$267,000	99%	03/06/05	\$162.00	33
23741	102	2 Bed	2	1278	2000	No	No	Lake	W	\$235,000	\$231,000	98%	01/11/05	\$180.75	40
Average 2005										\$332,133	\$328,644	99%		\$233.28	52
Half Moon Shoal Road															
10831	101	2+Den	2	1548	2002	No	No	Lake	W	\$249,900	\$243,750	98%	01/28/05	\$157.46	50
10821	101	3 Bed	2	1548	2002	No	No	Lake	W	\$255,000	\$247,500	97%	01/10/05	\$159.88	67
Average 2005										\$252,450	\$245,625	97%		\$158.67	59
Marbella Bay Road															
*23830	101	2+Den	2	1362	2004	No	No	Lake	E	\$385,000	\$385,000	100%	11/29/05	\$282.00	54
**23830	204	2 Bed	2	1364	2003	No	No	Lake	E	\$249,000	\$290,000	116%	07/01/05	\$212.00	92
*23830	98	3 Bed	2	1540	2003	Yes	No	Lake	E	\$259,000	\$257,000	99%	03/01/05	\$166.88	38
Average 2005										\$297,667	\$310,667	105%		\$220.29	61

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.

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



D. Michael Burke P.A.
239.777.0473
Michael@BurkesBeach.com

www.BurkesBeach.com

www.CoconutPointRealty.com



Lighthouse Bay 2005 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
Oak Island Road															
10921	104	2+Den	2	1548	2002	No	No	Lake	W	\$374,900	\$355,000	95%	10/05/05	\$229.00	68
Average 2005										\$374,900	\$355,000	95%		\$229.00	68
Old Port Road															
23711	101	2+Den	2	1364	2000	No	No	Lake	W	\$369,900	\$365,000	99%	11/10/05	\$267.00	1
*23711	103	2+Den	2	1176	2001	No	No	Lake	W	\$349,500	\$349,000	100%	09/23/05	\$296.00	94
*23741	201	3 Bed	2	1402	2000	No	No	Lake	SW	\$285,000	\$285,000	100%	04/11/05	\$203.00	49
*23721	203	2+Den	2	1276	2000	No	No	Lake	W	\$255,000	\$255,000	100%	04/25/05	\$199.00	69
Average 2005										\$314,850	\$313,500	100%		\$241.25	53
Salerno Bay															
10941	108-	2+Den	2	1956	2002	Yes	No	Lake, Preserve	N	\$429,900	\$429,000	100%	04/08/05	\$219.00	115
10950		3 Bed	2	1956	2002	Yes	No	Lake	SW	\$424,500	\$420,000	99%	04/07/05	\$214.72	5
10943	108-	2+Den	2	1782	2002	Yes	No	Canal, Preserve	NW	\$349,900	\$354,900	101%	02/02/05	\$199.16	68
Average 2005										\$401,433	\$401,300	100%		\$210.96	63
San Marino															
23820	#102	2+Den	2	1780	2003	No	No	Lake	E	\$299,900	\$305,000	102%	04/15/05	\$171.00	93
23830	#202	3 Bed	2	2316	2003	No	No	Lake, Landscaped Area	S	\$350,000	\$345,000	99%	02/01/05	\$148.96	44
Average 2005										\$324,950	\$325,000	100%		\$159.98	69
Santa Margherita Road															
10920	104	3 Bed	2	1548	2003	No	No	Lake	E	\$389,900	\$385,000	99%	07/13/05	\$248.71	76
10920	101	3 Bed	2	1548	2003	No	No	Lake	NE	\$369,000	\$369,950	100%	07/11/05	\$238.00	46
10920	104	3 Bed	2	1548	2003	No	No	Lake	NE	\$289,900	\$289,900	100%	04/18/05	\$187.00	59
10911	203	2 Bed	2	1446	2003	No	No	Lake	S	\$260,000	\$260,000	100%	01/19/05	\$179.00	116
Average 2005										\$327,200	\$326,213	100%		\$213.18	74
Total Averages 2005										\$357,921	\$354,500	99%		\$214.61	57

52 closed sales

* = Furnished

** = Partly Furnished

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