

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



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Lighthouse Bay 2006 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															
23800		3 Bed	2	1956	2002	Yes	No	Lake	N	\$619,000	\$598,000	97%	02/09/06	\$305.73	145
Average 2006										\$619,000	\$598,000	97%		\$305.73	145
Cape Monaco Road															
23842	130-	2+Den	2	1956	2004	Yes	No	Lake	SE	\$655,000	\$600,000	92%	10/11/06	\$306.75	171
23821		2+Den	2	1965	2004	Yes	Yes	Lake	W	\$600,000	\$600,000	100%	03/10/06	\$305.34	1
Average 2006										\$627,500	\$600,000	96%		\$306.05	86
Cape Roman															
*10270		3 Bed	2	1844	2001	Yes	No	Lake	SE	\$579,500	\$542,000	94%	01/04/06	\$293.93	98
Average 2006										\$579,500	\$542,000	94%		\$293.93	98
Costa Del Sol Road															
*23891	61-201	2 Bed	2	1364	2002	No	No	Lake	SW	\$339,900	\$326,900	96%	07/05/06	\$239.66	146
23841	104	3 Bed	2	1364	2003	No	No	Lake	W	\$345,000	\$332,500	96%	03/10/06	\$243.77	148
*23841	203	2+Den	2	1276	2003	No	No	Lake	W	\$375,000	\$353,000	94%	01/04/06	\$276.65	84
Average 2006										\$353,300	\$337,467	96%		\$253.36	126
Crooked River Road															
*10771	203	3 Bed	2	2264	2001	No	No	Preserve	W	\$479,900	\$450,000	94%	10/24/06	\$198.76	87
10771	101	2+Den	2	1950	2001	No	No	Lake, Preserve	W	\$399,000	\$399,000	100%	06/06/06	\$204.62	72
10891	203	3 Bed	2	2354	2003	No	No	Lake, Preserve	NE	\$519,900	\$512,000	98%	02/01/06	\$217.50	75
10701	16201	3 Bed	2	2264	2000	No	No	Lake, Landscaped, Preserve	S	\$515,000	\$494,000	96%	01/13/06	\$218.20	1
Average 2006										\$478,450	\$463,750	97%		\$209.77	59
Eddy Stone Road															
23750	2201	2+Den	2	1646	2001	No	No	Lake, Landscaped Area	E	\$348,900	\$331,000	95%	06/30/06	\$201.09	1
*23730	5201	3 Bed	2	1684	2001	No	No	Lake	E	\$389,900	\$367,500	94%	04/25/06	\$218.23	162
**23721	7103	2 Bed	2	1278	2000	No	No	Lake, Landscaped, Water	W	\$336,900	\$322,000	96%	03/27/06	\$251.96	159
Average 2006										\$358,567	\$340,167	95%		\$223.76	107
Half Moon Shoal Road															
*10821		2+Den	2	1646	2002	No	No	Lake	W	\$395,000	\$320,000	81%	09/26/06	\$194.41	178
10751	202	3 Bed	2	2306	2001	No	No	Lake, Landscaped, Water Feat	W	\$495,000	\$482,500	97%	05/01/06	\$209.24	100
*10711	202	2+Den	2	1276	2001	No	No	Lake	S	\$354,900	\$335,000	94%	04/25/06	\$262.54	150
Average 2006										\$414,967	\$379,167	91%		\$222.06	143
Marbella Bay Road															
23820	102	2+Den	2	1268	2003	No	No	Lake	E	\$359,900	\$350,000	97%	04/21/06	\$276.03	4
23831	202	2+Den	2	1446	2003	No	No	Lake, Water Feature	W	\$389,900	\$380,000	97%	03/31/06	\$262.79	85
Average 2006										\$374,900	\$365,000	97%		\$269.41	45
Old Port Road															
*23731	204	2+Den	2	1402	2000	No	No	Lake	W	\$399,900	\$370,000	93%	03/20/06	\$263.91	62
*23731	13204	2+Den	2	1402	2000	No	No	Lake	W	\$399,900	\$370,000	93%	03/16/06	\$263.91	57
Average 2006										\$399,900	\$370,000	93%		\$263.91	60
Salerno Bay															
10960	101	3 Bed	2	1956	2002	No	No	Lake, Preserve	S	\$599,900	\$575,000	96%	01/13/06	\$293.97	120
Average 2006										\$599,900	\$575,000	96%		\$293.97	120
Santa Margherita Road															
10900	204	2+Den	2	1646	2002	No	No	Lake	W	\$395,000	\$375,000	95%	02/10/06	\$227.83	117
Average 2006										\$395,000	\$375,000	95%		\$227.83	117
Total Averages 2006										\$447,491	\$425,452	95%		\$249.43	97
23 closed sales															
* = Furnished															
** = Partly Furnished															

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"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".