

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



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Lighthouse Bay 2008 Year To Date Community Sales & Averages

[To View All Active Lighthouse Bay Listings - Click Here](#)

Address	Unit No	BR	Full Bath	Half Bath	Living Area	Year Built	Pool	Spa	View	Rear Exp	List Price	Sold Price	% List vs Sold	Date Closed	Sold \$/SF	DOM
LightHouse Bay:																
Amalfi Coast Road																
23931	113-	3 Bed	2	0	1844	2002	Yes	No	Lake	E	\$329,900	\$300,000	90.94%	10/03/08	\$162.69	109
*23873	119-	3 Bed	2	0	1956	2003	No	No	Lake	E	\$445,000	\$405,000	91.01%	05/16/08	\$207.06	
Average 2008											\$387,450	\$352,500	90.98%		\$184.87	109
CapeMonaco Drive																
Average 2008											\$0	\$0			\$0.00	0
Cape Roman																
10235	101	2+Den	2	0	1844	2001	Yes	No	Lake	S	\$329,000	\$303,000	92.10%	12/15/08	\$164.32	116
10211	102	3 Bed	2	0	1786	2001	Yes	Yes	Lake, Preserve	S	\$339,000	\$300,000	88.50%	06/20/08	\$167.97	629
Average 2008											\$334,000	\$301,500	90.27%		\$166.14	373
Costa Del Sol Road																
*23881	202	2 Bed	2	0	1276	2002	No	No	Lake, Water Feature	W	\$175,900	\$168,000	95.51%	08/29/08	\$131.66	88
*23891	201	2 Bed	2	0	1402	2002	No	No	Lake, Water Feature	W	\$233,900	\$225,000	96.19%	04/01/08	\$160.49	85
23820	203	2+Den	2	0	1268	1386	No	No	Lake		\$175,000	\$169,500	96.86%	03/31/08	\$133.68	76
Average 2008											\$194,933	\$187,500	96.19%		\$141.94	83
Crooked River Road																
10801	202	3 Bed	2	0	2316	2002	No	No	Lake, Preserve	NW	\$269,000	\$250,000	92.94%	12/06/08	\$107.94	789
10751	203	3 Bed	2	0	2316	2000	No	No	Lake, Preserve, Water Feature	W	\$279,000	\$249,000	89.25%	08/14/08	\$107.51	558
Average 2008											\$274,000	\$249,500	91.06%		\$107.73	674
Eddy Stone Road																
*23740	4201	3 Bed	2	0	1646	2000	No	No	Lake, Water Feature	E	\$240,000	\$210,000	87.50%	12/31/08	\$127.58	96
23750	203	2 Bed	2	0	1500	2000	No	No	Lake, Water Feature	E	\$190,000	\$180,000	94.74%	05/14/08	\$120.00	255
*23741	3104	2+Den	2	0	1548	2000	No	No	Water Feature	W	\$224,900	\$208,000	92.49%	05/06/08	\$134.37	118
Average 2008											\$218,300	\$199,333	91.31%		\$127.32	156
Half Moon Shoal Road																
*10831	102	2 Bed	2	0	1278	2001	No	No	Lake	NW	\$194,900	\$178,000	91.33%	11/13/08	\$139.28	80
10741	101	3 Bed	2	0	1945	2001	No	No	Lake, Water, Water Feature	W	\$295,000	\$275,000	93.22%	07/01/08	\$141.39	296
10801	203	2 Bed	2	0	1392	2001	No	No	Lake, Water Feature	W	\$193,000	\$167,000	86.53%	05/21/08	\$119.97	
*10821	104	2+Den	2	0	1548	2002	No	No	Lake	W	\$224,900	\$210,000	93.37%	05/16/08	\$135.66	62
10821	202	2 Bed	2	0	1392	2002	No	No	Landscape, Pool, Water Feat	W	\$249,900	\$220,000	88.04%	04/18/08	\$158.05	127
Average 2008											\$231,540	\$210,000	90.70%		\$138.87	113
Marbella Bay Road																
*23810	95-	2 Bed	2	0	1276	2003	No	No	ke, Pool/Club, Water, Water Feat	SE	\$184,900	\$170,000	91.94%	12/22/08	\$133.23	90
23831	203	2+Den	2	0	1446	2003	No	No	Lake, Water Feature	W	\$229,900	\$199,000	86.56%	08/29/08	\$137.62	122
*23810	204	2+Den	2	0	1402	2004	No	No	Lake, Water Feature	E	\$249,900	\$225,000	90.04%	07/28/08	\$160.49	203
23821	97-	3 Bed	2	0	1646	2003	No	No	Lake, Water Feature	W	\$334,900	\$280,000	83.61%	01/11/08	\$170.11	67
Average 2008											\$249,900	\$218,500	87.43%		\$150.36	121
Oak Island Road																
10911	103	2+Den	2	0	1354	2002	No	No	Lake, Water Feature	SW	\$199,900	\$187,000	93.55%	03/27/08	\$138.11	135
Average 2008											\$199,900	\$187,000	93.55%		\$138.11	135
Old Port Road																
23731	201	3 Bed	2	0	1402	2000	No	No	Lake, Water Feature	W	\$259,000	\$235,000	90.73%	11/10/08	\$167.62	137
*23751	104	2+Den	2	0	1402	2000	No	No	Lake, Water Feature	W	\$234,900	\$215,000	91.53%	03/28/08	\$153.35	81
Average 2008											\$246,950	\$225,000	91.11%		\$160.49	109
San Marino																
*23820	103	3 Bed	2	0	1884	2003	No	No	Lake	N	\$319,000	\$310,000	97.18%	04/23/08	\$164.54	206
Average 2008											\$319,000	\$310,000	97.18%		\$164.54	206

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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Santa Margherita																
10900	202	2+Den	2	0	1446	2002	No	No	Water	N	\$199,500	\$187,000	93.73%	08/08/08	\$129.32	164
10910	203	2+Den	2	0	1446	2003	No	No	Lake, Water Feature	N	\$199,900	\$195,000	97.55%	03/19/08	\$134.85	448
Average 2008											\$199,700	\$191,000	95.64%		\$132.09	306
Total Averages											\$251,856	\$230,389	91.48%		\$144.77	205

27 closed sales - as of December 31, 2008

* = Furnished

** = Partly Furnished

For further information contact Michael Burke 239.777.0473
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