

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



D. Michael Burke P.A.
239.777.0473
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Mediterra 2008 Year To Date Community Sales & Averages

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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
Amarone:																
Amarone																
29021	4+Den		4	1	3909	2007	Yes	Yes	Lake	E	\$2,395,000	\$1,995,000	83%	06/02/08	\$510.36	140
Average 2008											\$2,395,000	\$1,995,000	83%		\$510.36	140
Bello Lago:																
Pratolino																
*15020	5 Bed		4	2	5887	2008	Yes	Yes	Lake	E	\$5,495,000	\$4,500,000	82%	12/05/08	\$764.40	221
*15008	5+Den		5	2	6447	2003	Yes	Yes	Lake	NE	\$5,400,000	\$4,500,000	83%	05/15/08	\$698.00	591
Average 2008											\$5,447,500	\$4,500,000	83%		\$731.20	406
Brendisi:																
Brendisi Way																
29101	202 3+Den		3	0	2873	2006	No	No	Golf Course	E	\$699,000	\$655,000	94%	10/02/08	\$227.98	555
29141	202 3+Den		3	0	2873	2005	No	No	Golf Course	E	\$799,000	\$710,000	89%	06/09/08	\$247.13	222
29110	202 3+Den		3	0	2873	2006	No	No	Lake, Landscaped Area	W	\$649,000	\$550,000	85%	03/27/08	\$191.44	410
Average 2008											\$715,667	\$638,333	89%		\$222.18	396
Beleza:																
Beleza Lane																
*14865	5+Den		5	1	3895	2006	Yes	Yes	Lake	SE	\$2,795,000	\$2,300,000	82%	11/04/08	\$590.50	279
*14895	5+Den		5	1	4517	2006	Yes	Yes	Lake	N	\$2,968,702	\$3,155,000	106%	03/14/08	\$698.47	468
Average 2008											\$2,881,851	\$2,727,500	95%		\$644.49	374
Calabria:																
Calabria																
28551	102 3+Den		3	0	2589	2008	No	No	Lake	E	\$750,000	\$650,000	87%	06/10/08	\$251.06	23
Average 2008											\$750,000	\$650,000	87%		\$251.06	23
Celebrita:																
Celebrita																
*16477	4+Den		4	1	4059	2005	Yes	Yes	Lake	N	\$2,100,000	\$1,700,000	81%	07/08/08	\$418.82	551
Average 2008											\$2,100,000	\$1,700,000	81%		\$418.82	551
Cortile																
Est Cortile Ct																
*10834	4+Den		4	1	4124	2006	Yes	Yes	Preserve, Water	S	\$2,750,000	\$2,200,000	80%	09/25/08	\$533.46	231
Average 2008											\$2,750,000	\$2,200,000	80%		\$533.46	231
Felicita:																
Felicita																
16487	4+Den		3	1	3357	2007	Yes	Yes	Lake	N	\$1,499,000	\$1,200,000	80%	07/01/08	\$357.46	530
16504	4+Den		3	1	4223	2006	Yes	Yes	Lake	S	\$1,595,000	\$1,265,000	79%	04/11/08	\$299.55	365
Average 2008											\$1,547,000	\$1,232,500	80%		\$328.51	448
Lucarno:																
Cortona																
*16635	3+Den		3	0	3782	2004	Yes	No	Lake	N	\$1,575,000	\$1,300,000	83%	12/02/08	\$343.73	60
*16614	2+Den		2	1	3000	2006	Yes	No	Lake, Landscaped Area	S	\$1,599,000	\$1,425,000	89%	08/01/08	\$475.00	805
Average 2008											\$1,587,000	\$1,362,500	86%		\$409.37	433
Marcello:																
Marcello Way																
*29071	4+Den		4	1	5744	2004	Yes	Yes	Lake	E	\$3,999,999	\$3,100,000	78%	01/30/08	\$539.69	392
Average 2008											\$3,999,999	\$3,100,000	78%		\$539.69	392

"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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Milan:																
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15425	3+Den		3	0	2915	2004	Yes	Yes	Lake	SW	\$1,775,000	\$1,550,000	87%	10/20/08	\$531.73	657
15426	3+Den		3	0	2915	2003	Yes	Yes	Golf Course	E	\$1,795,000	\$1,650,000	92%	06/10/08	\$566.04	138
Average 2008											\$1,785,000	\$1,600,000	90%		\$548.89	398
Monterosso:																
Monterosso Lane																
15505	101 3+Den		3	0	2503	2002	No	No	Golf Course, Lake	N	\$699,000	\$610,000	87%	09/18/08	\$243.71	336
15536	201 3+Den		3	0	2685	2002	No	No	Golf Course, Lake	E	\$795,000	\$742,500	93%	09/16/08	\$276.54	302
*15532	201 3+Den		3	0	2685	2002	No	No	Golf Course, Lake	E	\$825,000	\$745,000	90%	08/29/08	\$277.47	179
*15543	102 3+Den		3	0	2509	2002	No	No	Lake	W	\$749,000	\$652,500	87%	04/23/08	\$260.06	37
*15540	102 3+Den		3	0	2503	2003	No	No	Course, Lake, Landscaped	E	\$699,000	\$655,000	94%	02/26/08	\$261.69	201
15528	101 3+Den		3	0	2503	2002	No	No	Golf Course, Lake	E	\$725,000	\$700,000	97%	01/28/08	\$279.66	168
Average 2008											\$748,667	\$684,167	91%		\$266.52	204
Padova:																
Brolio																
15147	3+Den		3	1	4611	2007	Yes	Yes	Preserve	N	\$2,795,000	\$2,150,000	77%	04/04/08	\$466.28	367
Frescott																
*15118	4+Den		4	2	6524	2003	Yes	Yes	Golf Course	E	\$4,595,000	\$3,100,000	67%	04/23/08	\$475.17	372
Average 2008											\$3,695,000	\$2,625,000	71%		\$470.72	370
Serata:																
Castellano																
*28110	4+Den		4	2	4187	2007	Yes	Yes	Lake	N	\$2,795,000	\$2,271,283	8126%	10/15/08	\$542.46	358
*28106	4+Den		4	1	3790	2007	Yes	Yes	Lake	N	\$2,695,000	\$2,337,500	87%	04/01/08	\$616.75	60
Average 2008											\$2,745,000	\$2,304,392	84%		\$579.61	209
Terazza:																
Terazza:																
*28321	4+Den		4	1	4772	2006	Yes	Yes	Lake	E	\$2,575,000	\$2,155,000	84%	04/02/08	\$451.59	442
Average 2008											\$2,575,000	\$2,155,000	84%		\$451.59	442
Verona:																
Verona																
*16969	4+Den		4	2	5676	2008	Yes	Yes	se, Preserve, Wooded Area	SW	\$5,895,000	\$5,250,000	89%	08/12/08	\$924.95	192
Average 2008											\$5,895,000	\$5,250,000	89%		\$924.95	192
Villalago:																
Lagos Way																
**18252	3+Den		3	0	2909	2006	Yes	Yes	Lake, Preserve	W	\$1,375,000	\$1,350,000	98%	01/31/08	\$464.08	239
Average 2008											\$1,375,000	\$1,350,000	98%		\$464.08	239

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Villoresi:																
Villoresi Way																
15726	3 Bed	3	1	2562	2003	Yes	Yes	Lake, Landscaped Area	NW		\$1,394,000	\$1,275,000	91%	02/15/08	\$497.66	156
*15647	3 Bed	3	0	2606	2003	Yes	Yes	Lake	N		\$1,395,000	\$1,280,000	92%	02/14/08	\$491.17	171
Average 2008											\$1,394,500	\$1,277,500	92%		\$494.42	164
Total Averages											\$2,140,749	\$1,808,448	84%		\$447.70	310

33 closed sales as of December 31, 2008

* = Furnished

** = Partly Furnished

For further information contact Michael Burke 239.777.0473
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