

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



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Pelican Landing 2007 Year To Date Community Sales & Averages

Unit Address	No.	BR	Baths	Living Area	Year Built	Pool	Spa	View	Rear	List Price	Sold Price	% List vs Sold	Date Closed	Sold \$/SF	DOM
Addison Place:															
Addison Place Court															
*24341	4 Bed	4	3576	2004	Yes	No	Landscaped Area, Preserve	S	\$1,190,000	\$1,070,000	90%	05/11/07	\$299.22	89	
24101	4 Bed	4	3576	2005	Yes	Yes	Golf Course, Preserve	W	\$925,000	\$900,000	97%	03/15/07	\$251.68	408	
24221	3+Den	3	3340	1998	Yes	Yes	Preserve	SW	\$995,000	\$920,000	92%	01/10/07	\$275.45	76	
Average 2007									\$1,036,667	\$963,333	93%		\$275.45	191	
Ascot:															
Ascot Bend															
3757	4 Bed	4	3305	1995	Yes	Yes	Golf Course, Lake	S	\$749,900	\$670,000	89%	12/21/07	\$202.72	40	
3777	3 Bed	3	2810	1996	Yes	Yes	Golf Course, Lake	S	\$897,000	\$876,000	98%	01/12/07	\$311.74	82	
Average 2007									\$823,450	\$773,000	94%		\$257.23	61	
Bay Cedar:															
Bay Cedar Drive															
*24917	3 Bed	2.5	2076	1993	Yes	Yes	Golf Course	E	\$499,900	\$455,000	91%	12/06/07	\$219.17	214	
25091	2+Den	3	2015	1994	Yes	No	Golf Course, Preserve	N	\$499,000	\$472,500	95%	07/30/07	\$234.49	167	
25251	5 Bed	3	2462	1994	Yes	Yes	Landscaped, Preserve, Creek	SW	\$529,000	\$480,000	91%	05/15/07	\$194.96	215	
25061	3 Bed	2	1838	1994	Yes	No	Golf Course, Lake, Landscape	E	\$575,000	\$500,000	87%	03/26/07	\$272.03	138	
*25181	2+Den	2	1845	1995	Yes	Yes	Landscaped Area, Preserve	SW	\$629,999	\$590,000	94%	03/16/07	\$319.78	134	
25051	2+Den	2	1837	1994	Yes	No	Golf Course, Lake	E	\$519,900	\$460,000	88%	02/15/07	\$250.41	158	
Average 2007									\$542,133	\$492,917	91%		\$248.48	171	
Bay Creek:															
Bay Creek Drive															
3650	4+Den	4.5	5470	2002	Yes	Yes	Golf Course, Lake, Preserve, Wtr	NW	\$2,495,000	\$2,265,000	91%	05/30/07	\$414.08	166	
3661	4+Den	4/2	4400	2002	Yes	Yes	Landscaped Area	W	\$1,895,000	\$1,895,000	100%	05/24/07	\$430.68	68	
3717	5+Den	6	6048	2002	Yes	Yes	Preserve, Creek	SW	\$2,799,900	\$2,500,000	89%	05/11/07	\$413.36	523	
3761	5+Den	6.5	6635	1996	Yes	Yes	River, Creek	S	\$2,895,000	\$2,500,000	86%	02/15/07	\$376.79	354	
Average 2007									\$2,521,225	\$2,290,000	91%		\$408.73	278	
BayCrest:															
Galashields Circle															
25452	3 Bed	3	2753	1997	No	No	Landscaped Area	E	\$499,000	\$490,000	98%	05/15/07	\$177.99	134	
*25420	2+Den	2	1988	1998	No	No	Golf Course, Lake	E	\$525,000	\$475,000	90%	3/6/2007	\$238.93	397	
Average 2007									\$512,000	\$482,500	94%		\$208.46	266	
Capri:															
Holly Brier Lane															
24777	3+Den	3	2490	1996	Yes	Yes	Golf Course	SE	\$825,000	\$790,000	96%	01/23/07	\$317.27	212	
Average 2007									\$825,000	\$790,000	96%		\$317.27	212	
Costa Del Sol:															
Marbella Court															
3409	1201	3 Bed	3.5	2076	1998	Yes	No	Lake, Landscaped Area	N	\$494,900	\$440,000	89%	12/20/07	\$211.95	67
3417	1205	3 Bed	3	2088	1998	Yes	No	Lake	SE	\$590,000	\$535,000	91%	10/01/07	\$256.23	250
Average 2007									\$542,450	\$487,500	90%		\$234.09	159	
Creekside Crossing:															
Pelican Creek Circle															
*25240	201	3 Bed	3	1960	1994	Yes	Yes	Golf Course	SE	\$379,500	\$369,000	97%	03/20/07	\$188.27	58
Average 2007									\$379,500	\$369,000	97%		\$188.27	58	

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Unit Address	No.	BR	Baths	Living Area	Year Built	Pool	Spa	View	Rear	List Price	Sold Price	% List vs Sold	Date Closed	Sold \$/SF	DOM
Cypress Islands:															
Cypress Hollow															
*25011	203	3+Den	2	2070	1994	No	No	Preserve,Pool/Club,Wtr Feature	S	\$395,000	\$330,000	84%	10/30/07	\$159.42	447
*25000	202	3+Den	2	2200	1994	No	No	Lake, Preserve, Water, Pond	NE	\$385,000	\$344,250	89%	10/02/07	\$156.48	159
*25050	202	2+Den	2	2070	1995	No	No	Landscaped Area, Preserve	SW	\$369,900	\$300,000	81%	09/21/07	\$144.93	36
Average 2007										\$383,300	\$324,750	85%		\$153.61	214
Goldcrest:															
Goldcrest Drive															
25040	3+Den	3	3027	1990	Yes	No		Golf Course, Lake	SW	\$825,000	\$795,000	96%	08/24/07	\$262.64	68
*24785	2+Den	2	1900	1997	Yes	No		Lake	E	\$650,000	\$650,000	100%	6/7/2007	\$342.11	140
24801	3+Den	2	2471	1999	Yes	Yes		Landscaped, Preserve, Wooded	S	\$725,000	\$705,000	97%	6/1/2007	\$285.31	457
*24761	3 Bed	2	1700	1998	Yes	No		Landscaped Area	SW	\$515,000	\$485,000	94%	04/17/07	\$285.29	193
24921	4+Den	5.5	4219	1991	Yes	Yes		Golf Course, Landscaped Area	SE	\$1,500,000	\$1,425,000	95%	02/23/07	\$337.76	26
Average 2007										\$843,000	\$812,000	96%		\$302.62	177
Heron Glen:															
Heron Glen Court															
*3550	3 Bed	3	2193	1997	Yes	Yes		Preserve	NW	\$549,000	\$500,000	91%	5/1/2007	\$228.00	155
Average 2007										\$549,000	\$500,000	91%		\$228.00	155
LakeMont Cove:															
Catbriar Court															
3780	3+Den	2.5	2846	1993	Yes	No		Landscaped Area	NW	\$599,900	\$532,500	89%	2/2/2007	\$187.10	139
Average 2007										\$599,900	\$532,500	89%		\$187.10	139
LakeMont:															
Lyonia Lane															
24730	4 Bed	3	2562	1992	Yes	No		Landscaped Area, Preserve	NW	\$749,900	\$640,000	85%	11/07/07	\$249.80	63
24781	3+Den	3.5	2910	2001	Yes	Yes		Landscaped Area	SE	\$874,900	\$850,000	97%	03/15/07	\$292.10	108
Lakemont Drive															
3650	3+Den	2.5	2752	1994	Yes	Yes		Lake	NW	\$799,900	\$760,000	95%	10/02/07	\$276.16	106
3751	3+Den	2	2396	1992	Yes	Yes		Landscaped Area	S	\$799,900	\$779,000	97%	7/2/2007	\$325.13	132
SweetGum Court															
24731	3+Den	2	2487	1994	Yes	No		Lake	N	\$850,000	\$765,000	90%	02/23/07	\$307.60	461
Average 2007										\$814,920	\$758,800	93%		\$290.16	174
Las Palmas:															
Via Teramo															
4701	4 Bed	3.5	3300	2003	Yes	Yes		Landscape,Pres,Pool/Club,Wtr	W	\$1,095,000	\$1,075,000	98%	12/21/07	\$325.76	462
Via Roma															
4670	3 Bed	3.5	2348	2001	Yes	Yes		Landscaped Area, Pond	NE	\$875,000	\$855,000	98%	4/5/2007	\$364.14	413
Average 2007										\$985,000	\$965,000	98%		\$344.95	438
Long Lake Village:															
Wildwood Lake Circle															
3439	3 Bed	2	1772	1994	No	No		Lake, Tennis Courts	N	\$339,900	\$325,000	96%	07/24/07	\$183.41	176
3442	2+Den	2	1575	1994	No	No		Landscaped Area	N	\$330,000	\$290,000	88%	03/28/07	\$184.13	141
Average 2007										\$334,950	\$307,500	92%		\$183.77	159
Long Lake:															
Muscadine Lane															
3491	4 Bed	3	2628	1995	Yes	No		Landscaped Area	S	\$699,900	\$675,000	96%	4/3/2007	\$256.85	92
Woodsage Drive															
24270	4	3	2904	1994	Yes	Yes		Lake	NW	\$1,045,000	\$900,000	86%	08/15/07	\$309.92	26
24440	4+Den	3.5	3418	1994	Yes	Yes		Lake, Preserve	W	\$1,269,000	\$1,075,000	85%	12/28/07	\$314.51	128
Tassleflower Court															
3480	3 Bed	2.5	2300	1996	Yes	Yes		Landscaped Area	N	\$748,900	\$675,000	90%	10/01/07	\$293.48	259
Average 2007										940,700	831,250	88%		\$293.69	126

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Mystic Ridge:															
Goldcrest Drive															
*25140	613	3 Bed	2	1683	1995	No	No	Golf Course	N	\$395,000	\$380,000	96%	12/01/07	\$225.79	33
25140	623	3 Bed	3	1755	1994	No	No	Golf Course	NW	\$449,000	\$395,000	88%	05/18/07	\$225.07	179
Average 2007										\$422,000	\$387,500	92%		\$225.43	106
Palm Colony:															
Ivory Cane Drive															
26461	201	3 Bed	2.5	2112	1995	No	No	Lake, Water Feature	SW	\$399,900	\$330,000	83%	09/24/07	\$156.25	167
*24632	202	3 Bed	3	2039	1995	No	No	Lake, Water Feature	W	\$399,900	\$375,000	94%	06/15/07	\$183.91	171
Average 2007										399,900	352,500	88%		\$170.08	169
Pennroyal:															
Pennroyal Drive															
24810		3+Den	3.5	3139	1991	Yes	No	Golf Course, Lake, Wooded	NW	\$1,299,000	\$1,300,000	100%	6/7/2007	\$414.14	247
Average 2007										1,299,000	1,300,000	100%		\$414.14	247
Pinewater Place:															
Pinewater Cove Lane															
25027		4 Bed	2.5	2522	1995	Yes	No	Landscaped Area	W	\$599,900	\$550,000	92%	12/31/07	\$218.08	123
Average 2007										\$599,900	\$550,000	92%		\$218.08	123
Sandpiper Greens:															
Sandpiper Green Court															
25130		2+Den	2.5	1996	2004	No	No	Golf Course	E	\$379,900	\$352,500	93%	05/25/07	\$176.60	55
25130	105	2 Bed	2	1493	2004	No	No	Golf Course	NE	\$415,000	\$375,000	90%	03/23/07	\$251.17	133
Average 2007										\$397,450	\$363,750	92%		\$213.89	94
Sandpiper Isle:															
Sandpiper Isle Way															
24330	502	3+Den	3.5	2840	1996	No	No	Golf Course, Lake, Preserve	W	\$699,999	\$610,000	87%	06/26/07	\$214.79	113
24361	403	3 Bed	2	2240	1996	No	No	Lake	W	\$469,900	\$450,000	96%	06/20/07	\$200.89	112
*24360	102	2+Den	2	1894	1997	No	No	Lake, Wooded Area	E	\$379,900	\$350,000	92%	02/16/07	\$184.79	62
Average 2007										\$516,600	\$470,000	91%		\$200.16	96
Sawgrass Point:															
Sawgrass Point Drive															
*4130	206	3 Bed	2	1552	1994	No	No	Landscaped, Water Feature	NW	\$249,000	\$235,000	94%	12/18/07	\$151.42	722
4171	103	2 Bed	2	1394	1993	No	No	Golf Course, Lake	W	\$279,900	\$270,000	96%	06/15/07	\$193.69	61
*4130	204	2 Bed	2	1394	1993	No	No	Landscaped Area, Pool/Club	N	\$279,900	\$235,000	84%	04/16/07	\$168.58	160
4171	101	3 Bed	2	1552	1993	No	No	Golf Course, Lake	NW	\$299,900	\$278,000	93%	03/22/07	\$179.12	419
4111	B204	3 Bed	2	1552	1993	No	No	Golf Course, Lake	SE	\$314,900	\$293,800	93%	02/28/07	\$189.30	51
Average 2007										\$284,720	\$262,360	92%		\$176.42	283
Southbridge:															
Ballybridge Circle															
*3500	103	3 Bed	2	1808	1994	No	No	Canal, Landscape, Wooded	W	\$315,000	\$300,000	95%	10/16/07	\$165.93	208
3480	201	3 Bed	2	2100	1994	No	No	Lake	NW	\$465,000	\$405,000	87%	08/30/07	\$192.86	
*3501	201	3 Bed	2	2100	1994	No	No	Lake	E	\$405,000	\$370,000	91%	5/3/2007	\$176.19	50
BallyCastle Court															
**25050	103	2+Den	2	1808	1998	No	No	Canal, Landscaped Area	NW	\$347,500	\$337,500	97%	07/12/07	\$186.67	92
25080	201	3 Bed	2	2100	1999	No	No	Creek	W	\$419,000	\$389,000	93%	05/25/07	\$185.24	48
Average 2007										390,300	360,300	92%		\$181.38	100
The Cottages:															
Olde Cottage Lane															
3640		2+Den	2	2264	1997	Yes	No	Landscaped Area	N	\$599,000	\$579,000	97%	7/6/2007	\$255.74	151
3683		3+Den	3	2289	1995	Yes	Yes	Golf Course, Lake	S	\$925,000	\$865,000	94%	04/30/07	\$377.89	102
Average 2007										\$762,000	\$722,000	95%		\$316.82	127

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The Pointe:															
Pointe Creek															
3412	202	3 Bed	2	1650	1997	No	No	Lake	W	\$319,900	\$290,000	91%	10/04/07	\$175.76	430
*3491	202	3 Bed	2	1447	2001	No	No	Landscaped, Preserve, Wooded	SW	\$375,000	\$351,500	94%	9/5/2007	\$242.92	294
*3460	201	3 Bed	2	1650	1997	Yes	Yes	Lake, Water Feature	NE	\$319,000	\$305,000	96%	6/4/2007	\$184.85	62
3478	101	3 Bed	2	1461	2000	No	No	Lake	N	\$319,995	\$250,000	78%	05/31/07	\$171.12	148
3448	202	3 Bed	2	1650	1997	No	No	Lake, Water Feature	NE	\$439,000	\$439,000	100%	01/22/07	\$266.06	77
Average 2007										\$354,579	\$327,100	92%		\$208.14	202

The Reserve:															
Reserve Court															
*24430	103	3 Bed	2	1657	1994	No	No	Golf Course	N	\$355,000	\$330,000	93%	08/31/07	\$199.16	147
24480	203	3 Bed	2	2140	1995	No	No	Golf Course	S	\$499,900	\$425,000	85%	04/30/07	\$198.60	167
24480	202	3+Den	2	2244	1996	No	No	Golf Course	S	\$489,900	\$460,000	94%	01/29/07	\$204.99	232
Average 2007										\$448,267	405,000	90%		\$200.91	182

The Sanctuary:															
Sanctuary Lakes Court															
23824		3+Den	3.5	3158	2004	Yes	Yes	Lake	NW	\$1,225,000	\$1,125,000	92%	08/14/07	\$356.24	102
23871		4+Den	3.5	3055	1999	Yes	Yes	Lake, Water Feature	SE	\$1,199,900	\$1,099,900	92%	05/24/07	\$360.03	54
23933		3+Den	3	3025	1998	Yes	Yes	Lake, Water Feature	E	\$899,900	\$830,000	92%	5/2/2007	\$274.38	367
23806		4 Bed	3	2881	2003	Yes	Yes	Lake	NE	\$1,095,000	\$1,035,000	95%	04/30/07	\$359.25	159
23807		3+Den	3	3046	1999	Yes	Yes	Water Feature	S	\$1,200,000	\$1,125,000	94%	02/26/07	\$369.34	59
Average 2007										1,123,960	1,042,980	93%		\$343.85	148

Tuscany Isle at The Colony:															
Tuscany Way															
*23751		4 Bed	3.5	4059	2002	Yes	Yes	Lake	SW	\$2,100,000	\$1,725,000	82%	12/11/07	\$424.98	89
*23851		4+Den	4.5	5081	2001	Yes	Yes	Lake, Preserve	SW	\$2,695,000	\$2,300,000	85%	10/01/07	\$452.67	472
*28341		5 Bed	6	7027	2002	Yes	Yes	Lake	NE	\$3,890,000	\$3,500,000	90%	02/26/07	\$498.08	88

Tuscany Court															
*23981		5+Den	5.5	4655	2006	Yes	Yes	Lake	NW	\$2,895,000	\$2,300,000	79%	12/07/07	\$494.09	583
*24100		5 Bed	5/2	8060	2003	Yes	Yes	Golf Course, Lake, Landscape, Pres	W	\$3,999,000	\$2,800,000	70%	09/28/07	\$347.39	857
23980		3+Den	4	4542	2006	Yes	Yes	Golf Course, Preserve	E	\$2,250,000	\$2,250,000	100%	07/16/07	\$495.38	700
*24041		4 Bed	3.5	5328	2006	Yes	Yes	Lake	W	\$3,400,000	\$3,250,000	96%	1/8/2007	\$609.98	595
Average 2007										\$3,032,714	\$2,589,286	85%		\$474.65	483

Waterside:															
Waterside Drive															
*23690		3+Den	3	3263	2000	Yes	Yes	Lake	W	\$1,299,000	\$1,200,000	92%	07/16/07	\$367.76	196
Average 2007										\$1,299,000	\$1,200,000	92%		\$367.76	196

Total Averages										\$914,217	\$827,555	91%		\$271.10	202
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88 closed sales - as of December 31, 2007

* = Furnished

** = Partly Furnished

For further information contact Michael Burke 239.777.0473
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