

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

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Shadow Wood Preserve 2007 Year To Date Community Sales & Averages

Unit Address	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
Bay Woods:																
Bay Woods Lake																
18921	102	2	2	0	1745	2005	No	No	Lake, Wooded Area	E	\$319,000	\$295,000	92%	01/04/07	\$169.05	87
Average 2007											\$319,000	\$295,000	92%		\$169.05	87
Creekside:																
Creekside view																
18200		3+Den	3	1	2381	2007	Yes	Yes	Golf Course, Lake	SW	\$642,875	\$590,000	92%	12/28/07	\$247.80	191
18190		3+Den	2	1	2603	2007	Yes	Yes	Golf Course, Lake	SW	\$637,990	\$575,000	90%	11/12/07	\$220.90	138
Average 2007											\$640,433	\$582,500	91%		\$234.35	165
Mossy Glen:																
Mossy Glen																
6750		4+Den	4	2	4780	2007	Yes	Yes	Golf Course, Preserve	SW	\$1,899,000	\$1,952,162	103%	11/14/07	\$408.40	699
*6790		3+Den	4	1	3515	2005	Yes	Yes	Golf Course	S	\$1,174,975	\$1,000,000	85%	05/04/07	\$284.00	210
6811		4 Bed	3	1	2735	2005	Yes	Yes	Golf Course, Lake, Landscape	N	\$924,900	\$775,000	84%	04/25/07	\$283.00	37
Average 2007											\$1,332,958	\$1,242,387	93%		\$325.13	315
Oak Knoll:																
Knoll Landing																
18940		4+Den	4	0	3404	2003	Yes	Yes	Golf Course, Lake, Preserve	SW	\$1,297,777	\$1,200,000	92%	04/07/07	\$352.00	155
18930		4+Den	4	1	3820	2005	Yes	Yes	Golf Course, Lake	W	\$1,100,000	\$1,055,000	96%	11/16/07	\$276.18	121
Average 2007											\$1,198,889	\$1,127,500	94%		\$314.09	138
Parkside:																
Parkside Greens																
18271		3+Den	2	0	2538	2003	Yes	Yes	Golf Course, Preserve	E	\$749,900	\$700,000	93%	02/16/07	\$275.00	298
18231		3 Bed	3	0	2000	2006	Yes	Yes	Golf Course, Lake	SE	\$574,900	\$510,000	89%	02/12/07	\$255.00	134
18230		3+Den	2	0	2544	2006	Yes	Yes	Lake	W	\$745,000	\$635,000	85%	02/22/07	\$249.00	58
Average 2007											\$689,933	\$615,000	89%		\$259.67	163
Wildwood:																
Misty Lake																
6891		3+Den	3	1	3130	2006	Yes	Yes	ce, Landscaped Area, Preserv	N	\$1,349,000	\$1,137,000	84%	01/22/07	\$363.00	108
Average 2007											\$1,349,000	\$1,137,000	84%		\$363.00	108
Total Averages											\$951,276	\$868,680	91%		\$281.94	186

12 closed sales - as of December 31, 2007

* = Furnished

** = Partly Furnished

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