

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



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## Shadow Wood 2004 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
<b>Cedar Glen:</b>															
Hollow Pine Drive															
*9314	4+Den	3	3021	2000	Yes	Yes	Preserve	NE	\$848,000	\$730,000	86.08%	08/13/04	\$241.64	131	
9161	4 Bed	3	2610	2003	Yes	Yes	Lake, Preserve	NE	\$679,000	\$650,000	95.73%	07/15/04	\$249.04	131	
9162	4 Bed	3	2700	2000	Yes	Yes	Lake, Preserve	NE	\$669,900	\$645,000	96.28%	01/19/04	\$238.89	114	
Forest Edge Court															
22909	3 Bed	2	2358	2000	Yes		Preserve	NE	\$449,000	\$425,000	94.65%	02/20/04	\$180.24	485	
<b>Average 2004</b>										<b>\$661,475</b>	<b>\$612,500</b>	<b>92.60%</b>		<b>\$227.45</b>	<b>215</b>
<b>Chartwell:</b>															
Chartwell Breeze															
9511	3+Den	3.5	3353	2003	Yes	Yes	Lake, Preserve	S	\$1,095,000	\$962,000	87.85%	01/26/04	\$286.91	54	
<b>Average 2004</b>										<b>\$1,095,000</b>	<b>\$962,000</b>	<b>87.85%</b>		<b>\$286.91</b>	<b>54</b>
<b>Cypress Hammock:</b>															
Cypress Hammock Circle															
9500	201 3 Bed	3	2604	1999	No	No	Golf Course, Lake	NW	\$398,000	\$385,000	96.73%	12/28/04	\$147.85	37	
9550	101 2+Den	2.5	2060	1999	No	No	Golf Course, Lake	NE	\$339,000	\$338,000	99.71%	12/17/04	\$164.08	304	
9533	102 2+Den	2.5	2060	1999	No	No	Lake	S	\$359,000	\$338,000	94.15%	12/17/04	\$164.08	103	
9657	202 3+Den	3	2748	1999	No	No	Lake	N	\$409,000	\$400,000	97.80%	12/15/04	\$145.56	116	
9626	201 3 Bed	3	2748	2001	No	No	Canal, Lake, Landscaped Area	E	\$469,000	\$420,000	89.55%	12/09/04	\$152.84	32	
9616	202 3+Den	3	2748	2001	No	No	Lake, Preserve	E	\$474,900	\$470,000	98.97%	11/22/04	\$171.03	624	
9543	102 2+Den	2.5	2060	1999	No	No	Lake	SE	\$359,900	\$358,000	99.47%	11/15/04	\$173.79	129	
9500	101 2+Den	2.5	2060	1999	No	No	Golf Course	NE	\$345,000	\$332,200	96.29%	10/01/04	\$161.26	44	
9550	102 2+Den	2.5	2060	1999	No	No	Golf Course, Lake	NE	\$355,000	\$350,000	98.59%	09/16/04	\$169.90	201	
9677	101 3 Bed	2.5	2060	1999	No	No	Lake	E	\$359,500	\$341,500	94.99%	09/02/04	\$165.78	229	
*9510	102 3 Bed	2.5	2060	1999	No	No	Golf Course, Lake	N	\$339,000	\$320,000	94.40%	07/15/04	\$155.34	165	
9510	202 3+Den	3	2604	1999	No	No	Golf Course, Lake	N	\$439,000	\$399,000	90.89%	07/15/04	\$153.23	161	
9581	202 3+Den	3	2748	2001	No	No	Lake	S	\$415,900	\$395,000	94.97%	07/15/04	\$143.74	1	
9533	202 3+Den	3	2604	1999	No	No	Lake	E	\$429,000	\$402,000	93.71%	06/21/04	\$154.38	252	
9606	101 2+Den	2.5	2060	2001	No	No	Lake, Preserve	E	\$399,900	\$380,000	95.02%	06/14/04	\$184.47	1	
9560	201 3 Bed	3	2748	2000	No	No	Golf Course, Lake	NE	\$515,000	\$500,000	97.09%	05/31/04	\$181.95	164	
9570	202 3+Den	3	2748	2001	No	No	Golf Course, Lake	N	\$559,000	\$516,000	92.31%	04/05/04	\$187.77	127	
9540	101 3 Bed	3	2060	1999	No	No	Golf Course	N	\$309,000	\$280,000	90.61%	02/19/04	\$135.92	130	
9570	102 2+Den	2.5	2060	2000	No	No	Golf Course, Lake	N	\$364,900	\$340,000	93.18%	02/17/04	\$165.05	219	
9646	101 3 Bed	2.5	2060	2002	No	No	Canal, Preserve	E	\$365,900	\$340,000	92.92%	02/07/04	\$165.05	98	
<b>Average 2004</b>										<b>\$400,245</b>	<b>\$380,235</b>	<b>95.07%</b>		<b>\$162.15</b>	<b>157</b>
<b>Ginger Point:</b>															
Ginger Point Court															
10184	3+Den	3	2473	2002	Yes	No	Golf Course	NE	\$639,000	\$625,000	97.81%	12/14/04	\$252.73	115	
10032	4+Den	2.5	3033	2000	Yes	No	Golf Course, Lake	NE	\$665,000	\$650,000	97.74%	10/14/04	\$214.31	108	
10096	3+Den	3.5	2914	2000	Yes	Yes	Golf Course, Lake	NE	\$699,000	\$685,000	98.00%	08/16/04	\$235.07	379	
10121	3 Bed	2.5	2435	2001	Yes		Golf Course	SW	\$569,000	\$560,000	98.42%	07/01/04	\$229.98	393	
10081	3+Den	2.5	2667	2001	Yes	Yes	Golf Course, Landscaped Area	SW	\$649,000	\$625,000	96.30%	06/10/04	\$234.35	145	
10048	3+Den	2.5	2533	2000	Yes	Yes	Lake	NE	\$699,900	\$635,000	90.73%	05/17/04	\$250.69	1	
10128	3+Den	2.5	2533	2002	Yes	Yes	Golf Course, Lake	N	\$629,000	\$612,500	97.38%	05/10/04	\$241.81	41	
10001	3 Bed	3	2557	2000	Yes	Yes	Golf Course, Landscaped Area	S	\$629,000	\$619,000	98.41%	01/09/04	\$242.08	90	
<b>Average 2004</b>										<b>\$647,363</b>	<b>\$626,438</b>	<b>96.85%</b>		<b>\$237.63</b>	<b>159</b>
<b>Glen View:</b>															
Glen View Lane															
22471	3+Den	3.5	3014	2002	Yes	No	Golf Course, Lake	SE	\$687,900	\$675,000	98.12%	04/01/04	\$223.95	344	
22481	4+Den	3	3021	2002	Yes	Yes	Gulf, Lake	SE	\$699,900	\$685,000	97.87%	03/15/04	\$226.75	165	
<b>Average 2004</b>										<b>\$693,900</b>	<b>\$680,000</b>	<b>98.00%</b>		<b>\$225.35</b>	<b>255</b>

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<b>Hawthorne:</b>															
Windswept Drive															
9065	3+Den	2.5	2641	2002	Yes	No	Golf Course, Lake	SE		\$674,800	\$635,000	94.10%	12/01/04	\$240.44	222
9084	3 Bed	3	2673	2003	Yes	No	Golf Course	N		\$635,000	\$601,050	94.65%	07/01/04	\$224.86	30
<b>Average 2004</b>										<b>\$654,900</b>	<b>\$618,025</b>	<b>94.37%</b>		<b>\$232.65</b>	<b>126</b>
<b>IdleWilde:</b>															
Idle Pine Lane															
10013	3+Den	3	3209	2001	Yes	Yes	Lake, Landscaped Area	S		\$1,095,000	\$995,000	90.87%	08/31/04	\$310.07	1
10045	4+Den	4.5	3322	2001	Yes	Yes	Lake	SW		\$969,000	\$895,500	92.41%	07/29/04	\$269.57	99
10160	3+Den	3.5	3137	2001	Yes	Yes	Golf Course	S		\$995,000	\$950,000	95.48%	06/24/04	\$302.84	1
10136	4 Bed	3.5	3357	2002	Yes	Yes	Lake	E		\$995,500	\$897,000	90.11%	01/07/04	\$267.20	222
<b>Average 2004</b>										<b>\$1,013,625</b>	<b>\$934,375</b>	<b>92.18%</b>		<b>\$287.42</b>	<b>81</b>
<b>Indigo Isle:</b>															
Indigo Isle Court															
9311	101 3 Bed	2.5	2060	2003	No	No	Golf Course, Lake	S		\$389,900	\$389,900	100.00%	12/21/04	\$189.27	321
9311	102 3 Bed	3	2060	2003	No	No	Golf Course, Lake	S		\$388,900	\$370,000	95.14%	12/07/04	\$179.61	44
*9231	101 2+Den	2.5	2060	2002	No	No	Golf Course, Lake	S		\$419,000	\$380,000	90.69%	09/17/04	\$184.47	528
9251	202 3+Den	3	2748	2002	No	No	Golf Course, Lake	S		\$479,000	\$443,250	92.54%	06/30/04	\$161.30	162
9251	101 2+Den	2.5	2060	2002	No	No	Golf Course, Lake	S		\$379,900	\$360,000	94.76%	05/14/04	\$174.76	117
9221	102 3 Bed	2.5	2060	2003	No	No	Golf Course, Lake	S		\$399,900	\$385,000	96.27%	05/10/04	\$186.89	111
9281	101 2+Den	2.5	2060	2002	No	No	Golf Course, Lake	S		\$419,000	\$395,000	94.27%	04/12/04	\$191.75	189
9231	102 3 Bed	3	2060	2002	No	No	Canal, Lake, Wooded Area	S		\$359,900	\$344,900	95.83%	02/13/04	\$167.43	211
<b>Average 2004</b>										<b>\$404,438</b>	<b>\$383,506</b>	<b>94.94%</b>		<b>\$179.43</b>	<b>210</b>
<b>Kenwood:</b>															
Kenwood:															
22251	3+Den	3	2404	2004	Yes	Yes	Lake, Landscaped Area, Water	SE		\$649,900	\$635,000	97.71%	10/01/04	\$264.14	146
<b>Average 2004</b>										<b>\$649,900</b>	<b>\$635,000</b>	<b>97.71%</b>		<b>\$264.14</b>	<b>146</b>
<b>Laurel Meadow:</b>															
Oakglen Lane															
23206	3+Den	2.5	2453	1998	Yes	Yes	Golf Course	SW		\$549,900	\$540,000	98.20%	12/15/04	\$220.14	191
23141	2+Den	2	2060	1999	Yes	Yes	Golf Course, Lake	E		\$449,900	\$439,000	97.58%	10/22/04	\$213.11	225
23109	2+Den	2	2000	1999	Yes	Yes	Golf Course	E		\$419,900	\$406,000	96.69%	04/09/04	\$203.00	355
23221	3 Bed	2.5	2453	1998	Yes	Yes	Lake	E		\$497,500	\$469,000	94.27%	01/28/04	\$191.19	1
Tree Crest Court															
23072	3 Bed	2	1982	2001	Yes	No	Golf Course	W		\$425,000	\$410,000	96.47%	12/17/04	\$206.86	185
23096	3+Den	2.5	2453	2001	Yes	Yes	Golf Course	W		\$539,900	\$533,000	98.72%	10/28/04	\$217.28	328
23033	2+Den	2	1982	1999	Yes	Yes	Preserve, Water	SE		\$445,000	\$435,000	97.75%	10/27/04	\$219.48	152
23087	3+Den	2.5	2453	1999	Yes	Yes	Lake, Preserve	E		\$489,000	\$489,000	100.00%	06/01/04	\$199.35	105
<b>Average 2004</b>										<b>\$477,013</b>	<b>\$465,125</b>	<b>97.46%</b>		<b>\$208.80</b>	<b>193</b>
<b>Mahogany Cove:</b>															
Falling Leaf Drive															
9018	3 Bed	2.5	2468	2001	Yes	Yes	Lake, Preserve	E		\$547,500	\$517,500	94.52%	12/30/04	\$209.68	1
9078	2+Den	2	2000	2003	Yes	No	Lake	E		\$489,000	\$475,000	97.14%	12/15/04	\$237.50	80
9042	3 Bed	2	2000	2001	Yes	Yes	Lake, Preserve	E		\$449,000	\$427,000	95.10%	10/07/04	\$213.50	258
9079	3+Den	3.5	2453	2001	Yes	No	Preserve	S		\$494,500	\$485,000	98.08%	04/29/04	\$197.72	120
<b>Average 2004</b>										<b>\$495,000</b>	<b>\$476,125</b>	<b>96.21%</b>		<b>\$214.60</b>	<b>115</b>

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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
<b>MorningSide:</b>															
Rosedale Drive															
22941	201	3 Bed	2	2049	2001	No	No	Canal, Lake	E	\$299,900	\$285,000	95.03%	05/26/04	\$139.09	361
23061	101	2+Den	2	1632	1998	No	No	Golf Course, Lake	E	\$232,700	\$230,000	98.84%	04/16/04	\$140.93	141
23051	102	2+Den	2	1632	2000	No	No	Golf Course	E	\$220,000	\$212,500	96.59%	05/12/04	\$130.21	157
23141	101	2+Den	2	1632	1999	No	No	Golf Course, Lake	E	\$234,900	\$225,000	95.79%	03/31/04	\$137.87	106
22971	201	3 Bed	2	2040	2001	No	No	Golf Course, Lake, Landscaped Area	E	\$289,900	\$280,000	96.59%	03/16/04	\$137.25	65
22991	101	2+Den	2	1632	1998	No	No	Golf Course, Lake	E	\$239,900	\$236,000	98.37%	05/14/04	\$144.61	120
23071	102	2+Den	2	1632	1998	No	No	Golf Course, Lake, Landscaped Area	E	\$239,900	\$232,000	96.71%	03/17/04	\$142.16	64
22981	101	2+Den	2	1632	1998	No	No	Golf Course, Lake, Landscaped Area	E	\$223,000	\$220,000	98.65%	07/07/04	\$134.80	144
23166	101	2 Bed	2	1632	2000	No	No	Canal, Lake	SW	\$205,000	\$200,000	97.56%	08/06/04	\$122.55	160
22981	102	2+Den	4	1632	1998	No	No	Golf Course, Lake	E	\$223,000	\$223,000	100.00%	05/05/04	\$136.64	67
23041	202	3 Bed	2	2040	2000	No	No	Golf Course, Lake, Landscaped Area	E	\$282,900	\$270,900	95.76%	06/09/04	\$132.79	72
23071	201	3 Bed	2	2040	2000	No	No	Golf Course, Lake	E	\$272,900	\$265,000	97.11%	05/21/04	\$129.90	51
22991	202	3 Bed	2	2040	2001	No	No	Golf Course, Lake	E	\$294,900	\$282,500	95.80%	09/24/04	\$138.48	157
23136	202	3 Bed	2	2040	1999	No	No	Canal, Lake	SW	\$239,900	\$233,900	97.50%	04/26/04	\$114.66	1
22921	202	3 Bed	2	2046	2002	No	No	Golf Course, Lake	W	\$279,000	\$270,000	96.77%	10/29/04	\$131.96	170
23151	201	2+Den	2	2040	1999	No	No	Golf Course, Lake	E	\$279,000	\$260,000	93.19%	07/23/04	\$127.45	22
23021	201	3 Bed	2	2040	2000	No	No	Golf Course, Lake	E	\$299,700	\$289,900	96.73%	12/08/04	\$142.11	49
23021	102	2+Den	2	1632	2002	No	No	Golf Course	E	\$285,000	\$262,000	91.93%	12/13/04	\$160.54	47
22971	202	2+Den	2	2040	2001	No	No	Golf Course, Lake, Landscaped Area	E	\$289,900	\$270,000	93.14%	10/29/04	\$132.35	1
<b>Average 2004</b>										<b>\$259,547</b>	<b>\$249,879</b>	<b>96.27%</b>		<b>\$135.60</b>	<b>103</b>
<b>Oak Strand:</b>															
Oak Strand Drive															
9391		3 Bed	2	2453	2000	Yes	Yes	None	S	\$539,500	\$512,500	95.00%	01/09/04	\$208.93	228
9455		2+Den	2	2000	2001	Yes		Preserve	S	\$415,000	\$395,000	95.18%	04/06/04	\$197.50	232
9431		3 Bed	2	2000	2001	Yes	Yes	Lake, Preserve	SW	\$469,000	\$460,000	98.08%	05/13/04	\$230.00	172
9327		3 Bed	2	2000	2001	Yes	Yes	Lake, Preserve	SW	\$459,000	\$425,000	92.59%	04/12/04	\$212.50	135
9423		2+Den	2	2000	2000	Yes	Yes	Lake, Preserve	SW	\$459,900	\$451,900	98.26%	04/30/04	\$225.95	106
9231		3+Den	2.5	2453	2001	Yes	No	Preserve	W	\$498,000	\$460,000	92.37%	08/31/04	\$187.53	222
<b>Average 2004</b>										<b>\$473,400</b>	<b>\$450,733</b>	<b>95.25%</b>		<b>\$210.40</b>	<b>183</b>
<b>Orchid Ridge:</b>															
Orchid Ridge Lane															
10200		3+Den	3.5	3315	2000	Yes	Yes	Golf Course, Lake, Landscaped	E	\$985,000	\$895,000	90.86%	12/31/04	\$269.98	131
10041		3+Den	3.5	3026	2001	Yes	Yes	Lake	SE	\$949,000	\$910,000	95.89%	10/04/04	\$300.73	337
*10136		3+Den	3/2	5087	2002	Yes	Yes	Golf Course, Lake	E	\$1,795,000	\$1,650,000	91.92%	08/19/04	\$324.36	303
10057		4+Den	5	4986	2001	Yes	Yes	Lake	SE	\$2,599,000	\$2,200,000	84.65%	05/14/04	\$441.24	180
10233		3+Den	3.5	3650	2000	Yes	Yes	Golf Course, Lake	SW	\$1,195,000	\$1,100,000	92.05%	01/09/04	\$301.37	311
Mossy Trail															
22848		3+Den	4	4250	2002	Yes	Yes	Golf Course, Lake	S	\$2,100,000	\$2,000,000	95.24%	04/06/04	\$470.59	41
<b>Average 2004</b>										<b>\$1,603,833</b>	<b>\$1,459,167</b>	<b>90.98%</b>		<b>\$351.38</b>	<b>217</b>
<b>Palmetto Ridge:</b>															
Palmetto Ridge Drive															
9111		101 2+Den	2	1632	2003	No	No	Golf Course, Lake	SE	\$285,000	\$285,000	100.00%	12/31/04	\$174.63	76
9271		201 3 Bed	2	2040	2003	No	No	Golf Course	S	\$314,900	\$300,000	95.27%	07/30/04	\$147.06	151
9231		101 2 Bed	2	1632	2002	No	No	Golf Course	S	\$239,900	\$220,000	91.70%	05/14/04	\$134.80	132
<b>Average 2004</b>										<b>\$279,933</b>	<b>\$268,333</b>	<b>95.66%</b>		<b>\$152.17</b>	<b>120</b>
<b>Summerfield:</b>															
Shady Knoll Drive															
22901		3+Den	3	2877	2000	Yes	Yes	Golf Course, Lake	N	\$635,000	\$620,000	97.64%	09/02/04	\$215.50	497
23064		4+Den	3.5	3087	1999	Yes	Yes	Lake, Preserve	SW	\$799,000	\$760,000	95.12%	06/30/04	\$246.19	128
23052		3+Den	3/2	3500	1999	Yes	Yes	Golf Course, Lake, Preserve	W	\$1,250,000	\$1,000,000	80.00%	04/02/04	\$285.71	367
<b>Average 2004</b>										<b>\$894,667</b>	<b>\$793,333</b>	<b>88.67%</b>		<b>\$249.14</b>	<b>331</b>

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<b>Sweet Bay:</b>														
Bay Meadow														
9839	3 Bed	3.5	2626	2001	Yes	Yes	Golf Course, Lake	SW	\$910,000	\$847,000	93.08%	04/02/04	\$322.54	203
9847	4+Den	4.5	3408	2003	Yes	Yes	Canal, Lake, Preserve	S	\$1,275,000	\$1,225,000	96.08%	03/16/04	\$359.45	79
<b>Average 2004</b>									<b>\$1,092,500</b>	<b>\$1,036,000</b>	<b>94.58%</b>		<b>\$341.00</b>	<b>141</b>
<b>Sycamore Grove</b>														
Sycamore														
22029	4 Bed	3	2600	2001	Yes	No	Preserve	N	\$579,900	\$540,000	93.12%	10/18/04	\$207.69	1
*22017	4+Den	3	3021	2002	Yes	Yes	Preserve	W	\$699,900	\$640,000	91.44%	09/29/04	\$211.85	275
22013	4+Den	3	2563	2002	Yes	Yes	Preserve	W	\$569,900	\$523,000	91.77%	05/13/04	\$204.06	295
22045	4 Bed	3	3021	2001	Yes	Yes	Landscaped Area, Preserve	W	\$698,000	\$670,000	95.99%	05/04/04	\$221.78	132
<b>Average 2004</b>									<b>\$636,925</b>	<b>\$593,250</b>	<b>93.14%</b>		<b>\$211.35</b>	<b>176</b>
<b>Tamarind Trace:</b>														
Foxberry Lane														
23179	3 Bed	2	2151	2001	Yes	Yes	Landscaped Area, Preserve	NE	\$525,000	\$486,750	92.71%	10/01/04	\$226.29	124
23243	3 Bed	2	2366	1999	Yes	No	Golf Course, Lake	S	\$489,500	\$470,000	96.02%	08/23/04	\$198.65	204
23267	2+Den	2	2080	2001	Yes	Yes	Golf Course	E	\$495,000	\$455,000	91.92%	02/06/04	\$218.75	130
<b>Average 2004</b>									<b>\$503,167</b>	<b>\$470,583</b>	<b>93.52%</b>		<b>\$214.56</b>	<b>153</b>
<b>Total Averages</b>									<b>\$560,362</b>	<b>\$527,214</b>	<b>94.08%</b>		<b>\$203.30</b>	<b>161</b>

2004 - 108 closed sales

\* = Furnished

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