

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

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Shadow Wood 2005 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
Cedar Glen:														
Hollow Pine Drive														
9259	4 Bed	3	3021	0	Yes	Yes	Lake, Landscaped Area	S	\$829,000	\$795,000	95.90%	03/25/05	\$263.16	1
Forest Edge Court														
*22917	3+Den	3	2533	2000	Yes	No	Landscaped Area, Preserve, Wooded	E	\$774,900	\$760,000	98.08%	07/20/05	\$300.04	148
22925	4+Den	3	2828	2001	Yes	Yes	Preserve	NE	\$739,000	\$705,000	95.40%	04/15/05	\$249.29	201
Average 2005									\$780,967	\$753,333	96.46%		\$270.83	117

Chartwell:														
Chartwell Breeze														
*9501	3+Den	3.5	3425	2003	Yes	Yes	Lake, Preserve	S	\$1,699,000	\$1,614,000	95.00%	03/23/05	\$471.24	261
9461	3+Den	3/2	3500	2003	Yes	Yes	Lake, Preserve	S	\$1,495,000	\$1,650,000	110.37%	01/07/05	\$471.43	279
*9421	4+Den	4	4006	2003	Yes	Yes	Lake	S	\$1,399,000	\$1,300,000	92.92%	01/06/05	\$324.51	241
Average 2005									\$1,531,000	\$1,521,333	99.37%		\$422.39	260

Cypress Hammock:														
Cypress Hammock Circle														
9550	201 3+Den	3	2748	2000	No	No	Golf Course, Water	NW	\$595,000	\$595,000	100.00%	10/31/05	\$216.52	137
9597	202 3+Den	3	2748	2001	No	No	Lake, Landscaped Area	W	\$539,900	\$525,000	97.24%	10/03/05	\$191.05	162
9500	101 2+Den	2.5	2060	1999	No	No	Golf Course	NE	\$499,900	\$479,900	96.00%	07/15/05	\$232.96	57
9523	101 3 Bed	3	2060	2000	No	No	Lake	S	\$399,000	\$390,000	97.74%	04/25/05	\$189.32	49
9636	201 4 Bed	3	2748	2002	No	No	Canal, Lake, Wooded Area	E	\$414,900	\$411,000	99.06%	03/15/05	\$149.56	1
9626	202 3+Den	3	2748	2001	No	No	Other	N	\$475,000	\$450,000	94.74%	02/04/05	\$163.76	127
9523	102 3 Bed	2.5	2060	1999	No	No	Lake	S	\$359,900	\$340,000	94.47%	01/27/05	\$165.05	82
9543	202 3+Den	3	2837	2000	No	No	Lake	S	\$449,000	\$425,000	94.65%	01/17/05	\$149.81	157
9570	201 3+Den	3	2748	2000	No	No	Golf Course, Lake, Preserve	NW	\$569,000	\$480,000	84.36%	01/14/05	\$174.67	96
Average 2005									\$477,956	\$455,100	95.22%		\$181.41	96

Ginger Point:														
Ginger Point Court														
10040	3+Den	2.5	2533	2000	Yes	No	Golf Course, Lake	NE	\$879,000	\$850,000	96.70%	12/20/05	\$335.57	106
10000	3+Den	2.5	2534	2000	Yes	No	Golf Course, Lake	NE	\$749,900	\$733,787	97.85%	12/15/05	\$289.58	225
10200	3+Den	2.5	2594	2002	Yes	No	Golf Course, Landscaped Area	NE	\$749,900	\$720,000	96.01%	10/26/05	\$277.56	237
10208	3+Den	3	2621	2001	Yes	Yes	Golf Course, Landscaped Area	N	\$769,000	\$755,000	98.18%	10/18/05	\$288.06	320
10201	3+Den	3	2533	2002	Yes	Yes	Golf Course, Landscaped Area	SW	\$779,900	\$769,900	98.72%	05/02/05	\$303.95	161
10104	3+Den	2.5	2691	2001	Yes	Yes	Golf Course	NE	\$739,000	\$700,000	94.72%	04/05/05	\$260.13	62
Average 2005									\$777,783	\$754,781	97.04%		\$292.47	185

Glen Lakes:														
Glen Lakes Drive														
*10550	4+Den	4.5	3867	2004	Yes	Yes	Lake	SE	\$1,895,000	\$1,780,000	93.93%	12/23/05	\$460.31	115
*10680	3+Den	3.5	3431	2003	Yes	Yes	Lake, Landscaped Area	W	\$1,699,000	\$1,665,000	98.00%	09/26/05	\$485.28	345
10630	3+Den	3/2	3545	2004	Yes	Yes	Lake	N	\$1,495,000	\$1,100,000	73.58%	08/01/05	\$310.30	221
*10571	3+Den	3/2	3036	2004	Yes	Yes	Golf Course, Lake	SW	\$1,495,000	\$1,495,000	100.00%	04/20/05	\$492.42	184
*10700	3+Den	4	3289	2004	Yes	Yes	Lake, Landscaped Area	W	\$1,465,000	\$1,400,000	95.56%	03/24/05	\$425.66	321
Average 2005									\$1,609,800	\$1,488,000	92.43%		\$434.79	237

Glen View:														
Glen View Lane														
22471	3+Den	3.5	3014	2002	Yes	No	Golf Course, Lake	SE	\$765,000	\$730,000	95.42%	11/15/05	\$242.20	379
22531	3+Den	3	2493	2002	Yes	Yes	Golf Course, Landscaped Area	SE	\$769,000	\$745,000	96.88%	07/29/05	\$298.84	144
Average 2005									\$767,000	\$737,500	96.15%		\$270.52	262

Hawthorne:														
Windswept Drive														
9035	3+Den	3	2440	2003	Yes	Yes	Golf Course, Lake	SE	\$695,900	\$695,900	100.00%	07/29/05	\$285.20	48
9025	3+Den	3	2681	2003	Yes	No	Golf Course, Lake	S	\$750,000	\$735,000	98.00%	05/19/05	\$274.15	96
9060	3+Den	3	2730	2002	Yes	Yes	Golf Course, Lake	NW	\$819,900	\$800,000	97.57%	03/08/05	\$293.04	35

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Shadow Wood 2005 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
Average 2005									\$755,267	\$743,633	98.46%		\$284.13	60
IdleWilde:														
Idle Pine Lane														
10237	3+Den	3	2772	2001	Yes	No	Lake	NE	\$849,000	\$836,000	98.47%	11/01/05	\$301.59	135
10037	3+Den	3/2	3507	2000	Yes	Yes	Lake	S	\$1,369,000	\$1,250,000	91.31%	08/26/05	\$356.43	152
10177	3+Den	3	3114	2002	Yes	Yes	Lake	N	\$1,069,000	\$1,060,000	99.16%	08/10/05	\$340.40	120
10040	4+Den	3.5	3615	2002	Yes	Yes	Golf Course	NE	\$1,079,000	\$980,000	90.82%	04/27/05	\$271.09	66
Average 2005									\$1,091,500	\$1,031,500	94.50%		\$317.38	95
Indigo Isle:														
Indigo Isle Court														
9301	102 3 Bed	2.5	2060	2003	No	No	Golf Course, Lake	SW	\$429,900	\$420,000	97.70%	04/01/05	\$203.88	85
92211-101	3 Bed	3	2060	2002	Yes	Yes	Golf Course, Lake	SW	\$429,900	\$429,900	100.00%	03/01/05	\$208.69	41
9251	3- 2+Den	3	2060	2002	No	No	Golf Course, Lake	S	\$409,000	\$402,000	98.29%	01/31/05	\$195.15	56
Average 2005									\$422,933	\$417,300	98.67%		\$202.57	61
Lake Forest:														
Lake Bend Preserve														
9331	3+Den	3/2	3556	2002	Yes	Yes	Lake, Preserve	N	\$1,575,000	\$1,562,500	99.21%	07/15/05	\$439.40	102
Average 2005									\$1,575,000	\$1,562,500	99.21%		\$439.40	102
Laurel Meadow:														
Oakglen Lane														
23117	2+Den	2	1805	1999	No	Yes	Golf Course, Lake	SE	\$444,900	\$460,000	103.39%	10/27/05	\$254.85	34
23180	2+Den	2	2000	2000	Yes	No	Golf Course	N	\$499,900	\$487,500	97.52%	07/20/05	\$243.75	102
23188	2+Den	2	1968	2000	Yes	No	Golf Course	W	\$439,000	\$432,000	98.41%	04/28/05	\$219.51	1
Tree Crest Court														
23024	2+Den	2	2156	1999	Yes	No	Golf Course	SW	\$479,000	\$460,000	96.03%	04/01/05	\$213.36	160
23112	3 Bed	2	2156	2001	Yes	Yes	Golf Course	W	\$487,900	\$473,000	96.95%	03/01/05	\$219.39	219
**23021	3 Bed	2	1819	1999	Yes	Yes	Golf Course	N	\$419,000	\$419,000	100.00%	01/05/05	\$230.35	88
Average 2005									\$461,617	\$455,250	98.62%		\$230.20	101
Long Leaf:														
Long Leaf Trail Drive														
22160	2+Den	2	2000	2003	Yes	Yes	Golf Course, Lake	W	\$649,900	\$590,000	90.78%	11/01/05	\$295.00	133
22181	2+Den	2	1939	2004	Yes	Yes	Wooded Area	E	\$595,000	\$560,000	94.12%	05/05/05	\$288.81	121
21970	4+Den	3.5	2536	2003	Yes	Yes	Lake, Preserve	S	\$639,900	\$645,000	100.80%	05/02/05	\$254.34	83
Average 2005									\$628,267	\$598,333	95.24%		\$279.38	112
Magnolia Bend:														
Magnolia														
10112	4+Den	3.5	3357	2005	Yes	Yes	Golf Course	N	\$1,195,000	\$1,195,000	100.00%	09/12/05	\$355.97	256
10024	4+Den	4.5	4500	2002	Yes	Yes	Golf Course	N	\$1,850,000	\$1,650,000	89.19%	04/19/05	\$366.67	542
*10064	5 Bed	5.5	4550	2002	Yes	Yes	Golf Course	N	\$1,850,000	\$1,800,000	97.30%	03/04/05	\$395.60	649
Average 2005									\$1,631,667	\$1,548,333	94.89%		\$372.75	482
Mahogany Cove:														
Falling Leaf Drive														
9077	4 Bed	3	2453	2003	Yes	Yes	Preserve	S	\$629,000	\$620,000	98.57%	06/09/05	\$252.75	65
9085	3 Bed	3	2274	2002	Yes	Yes	Landscaped Area, Preserve, Wooded	S	\$535,000	\$520,000	97.20%	05/20/05	\$228.67	115
9090	3+Den	2.5	2468	2003	Yes	Yes	Preserve	N	\$549,000	\$535,000	97.45%	04/05/05	\$216.77	92
Average 2005									\$571,000	\$558,333	97.78%		\$232.73	91

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Mooring Side:															
Rosedale Drive															
23161	102	2+Den	2	1637	1998	No	No	Golf Course, Lake, Landscaped Area	E	\$465,000	\$460,000	98.92%	12/15/05	\$281.00	33
23011	202	2+Den	2	2049	1998	No	No	Golf Course	E	\$425,000	\$424,000	99.76%	08/19/05	\$206.93	1
23121	202	2+Den	2	2040	1998	No	No	Golf Course, Lake	E	\$429,000	\$429,000	100.00%	08/10/05	\$210.29	49
23131	101	2+Den	2	1632	1998	Yes	Yes	Golf Course, Landscaped Area	W	\$399,900	\$385,000	96.27%	07/21/05	\$235.91	68
22901	102	2+Den	2	1632	2002	No	No	Lake	E	\$335,000	\$330,000	98.51%	05/31/05	\$202.21	64
22921	201	2+Den	2	1632	2001	No	No	Golf Course	E	\$365,000	\$365,000	100.00%	05/13/05	\$223.65	63
23061	102	2+Den	2	1632	2000	No	No	Golf Course, Landscaped Area	E	\$299,900	\$299,900	100.00%	04/15/05	\$183.76	54
23091	101	2+Den	2	1632	1999	No	No	Golf Course, Lake	E	\$282,500	\$281,000	99.47%	04/13/05	\$172.18	79
23136	102	2+Den	2	1632	1999	No	No	Lake, Landscaped Area	SW	\$289,000	\$289,000	100.00%	04/07/05	\$177.08	81
23156	201	3 Bed	2	2040	1999	No	No	Lake, Landscaped Area, Privacy Wall	SW	\$309,000	\$285,000	92.23%	03/25/05	\$139.71	134
23031	102	2+Den	2	1632	1998	No	No	Golf Course	E	\$289,000	\$300,000	103.81%	03/01/05	\$183.82	51
23001	202	3 Bed	2	2040	2001	No	No	Golf Course, Lake	E	\$369,000	\$360,000	97.56%	02/25/05	\$176.47	78
22931	202	3 Bed	2	2004	2002	No	No	Golf Course, Lake	E	\$339,900	\$332,000	97.68%	02/21/05	\$165.67	97
23156	202	3 Bed	2	2040	1999	No	No	Lake, Landscaped Area	W	\$289,900	\$285,000	98.31%	02/15/05	\$139.71	84
23146	202	3 Bed	2	2040	1999	No	No	Lake	W	\$299,900	\$280,000	93.36%	02/14/05	\$137.25	110
23166	202	3 Bed	2	2040	1999	No	No	Lake	SW	\$296,900	\$285,000	95.99%	01/21/05	\$139.71	114
Average 2005										\$342,744	\$336,869	98.29%		\$185.96	73

Oak Hammock:

Autum Breeze Drive

10362	101	3 Bed	2.5	2060	2005	No	No	Golf Course, Lake	N	\$518,000	\$518,000	100.00%	12/19/05	\$251.46	42
10362	202	3+Den	3	2748	2005	No	No	Golf Course, Lake	N	\$680,000	\$660,000	97.06%	12/14/05	\$240.17	23
10452	101	2+Den	2	1632	2005	No	No	Golf Course	W	\$399,900	\$399,900	100.00%	08/08/05	\$245.04	60
10322	102	3 Bed	2	2060	2003	No	No	Golf Course	N	\$449,000	\$449,000	100.00%	07/11/05	\$217.96	104
10452	202	2+Den	2	2040	2005	No	No	Golf Course, Lake	W	\$410,000	\$390,000	95.12%	06/27/05	\$191.18	66
10302	201	3+Den	3	2748	2003	No	No	Golf Course, Lake	N	\$649,900	\$654,900	100.77%	06/01/05	\$238.32	50
10382	101	3 Bed	3	2060	2003	No	No	Golf Course, Lake	NE	\$439,000	\$437,000	99.54%	04/29/05	\$212.14	205
10392	202	2+Den	2	2040	2003	No	No	Golf Course, Lake	W	\$359,900	\$315,000	87.52%	04/28/05	\$154.41	73
10472	202	3 Bed	2	2040	2004	No	No	Golf Course	SW	\$329,900	\$328,000	99.42%	03/23/05	\$160.78	93
10302	101	3 Bed	2.5	2060	2003	No	No	Golf Course, Lake	N	\$399,900	\$395,000	98.77%	02/25/05	\$191.75	86
10482	201	3 Bed	2	2040	2004	No	No	Golf Course, Lake	W	\$325,000	\$325,000	100.00%	02/04/05	\$159.31	68
Average 2005										\$450,955	\$442,891	98.21%		\$205.68	79

Oak Strand:

Oak Strand Drive

9431	3 Bed	2	2000	2001	Yes	Yes	Lake, Preserve	SW	\$535,000	\$520,000	97.20%	04/29/05	\$260.00	86	
9271	3 Bed	2.5	2255	2000	Yes	Yes	Lake	S	\$575,000	\$563,500	98.00%	02/14/05	\$249.89	138	
Average 2005										\$555,000	\$541,750	97.61%		\$254.94	112

Oakbrook:

Shallow Water Lane

22011	4 Bed	4/2	4225	2002	Yes	Yes	Lake	SE	\$1,995,000	\$1,685,000	84.46%	02/28/05	\$398.82	308	
Average 2005										\$1,995,000	\$1,685,000	84.46%		\$398.82	308

Orchid Ridge:

Orchid Ridge Lane

10049	4+Den	4.5	5355	2003	Yes	Yes	Lake	S	\$2,099,000	\$1,950,000	92.90%	12/19/05	\$364.15	333	
*10240	4 Bed	3.5	3817	2005	Yes	Yes	Golf Course	E	\$2,400,000	\$2,400,000	100.00%	11/15/05	\$628.77	131	
10168	4+Den	5.5	4178	2001	Yes	Yes	Golf Course, Lake	E	\$1,795,000	\$1,725,000	96.10%	11/01/05	\$412.88	1	
10177	3+Den	3.5	3354	2001	Yes	Yes	Lake	W	\$1,375,000	\$1,300,000	94.55%	06/28/05	\$387.60	186	
10080	3+Den	3.5	3431	2002	Yes	Yes	Golf Course, Lake	NW	\$1,395,000	\$1,325,000	94.98%	04/29/05	\$386.18	107	
10224	4+Den	4.5	3619	2001	Yes	Yes	Golf Course, Lake, Landscaped Area	E	\$1,295,000	\$1,200,000	92.66%	03/31/05	\$331.58	203	
Average 2005										\$1,726,500	\$1,650,000	95.57%		\$418.53	160

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Address No.	BR	Baths	Area	Built	Pool	Spa			Price	Price	vs Sold	Closed	\$/SF	DOM	
Palmitto Ridge:															
Palmitto Ridge															
9121	201	3 Bed	2	2040	2003	No	No	Golf Course, Lake	E	\$529,000	\$510,000	96.41%	12/01/05	\$250.00	69
9171	201	3 Bed	2	2040	2003	No	No	Golf Course, Landscaped Area, Pond	S	\$539,900	\$485,000	89.83%	10/14/05	\$237.75	112
9241	101	2+Den	2	1632	2002	No	No	Golf Course, Lake	S	\$309,900	\$305,000	98.42%	07/19/05	\$186.89	169
9191	202	3 Bed	2	2040	2003	No	No	Golf Course, Lake	SW	\$419,900	\$425,900	101.43%	06/30/05	\$208.77	62
9251	202	3+Den	2	2040	2002	No	No	Golf Course, Lake	S	\$329,900	\$327,500	99.27%	05/27/05	\$160.54	120
9211	201	3 Bed	2	2040	2003	No	No	Golf Course	S	\$395,000	\$390,000	98.73%	05/02/05	\$191.18	74
9211	202	3 Bed	2	2040	2003	No	No	Golf Course	S	\$399,000	\$390,000	97.74%	04/29/05	\$191.18	65
9241	201	3 Bed	2	2040	2002	No	No	Golf Course, Lake, Landscaped Area	S	\$399,900	\$399,900	100.00%	04/15/05	\$196.03	41
9151	202	3 Bed	2	2040	2003	No	No	Golf Course	S	\$359,900	\$354,900	98.61%	03/31/05	\$173.97	298
9101	202	2+Den	2	2040	2003	No	No	Golf Course, Lake, Landscaped Area	S	\$349,900	\$349,900	100.00%	02/25/05	\$171.52	130
9201	202	3 Bed	2	2040	2003	No	No	Golf Course, Lake	S	\$339,900	\$340,000	100.03%	02/25/05	\$166.67	79
Average 2005										\$397,473	\$388,918	97.85%		\$194.04	111
Plumbago Pointe:															
Plumbago Pointe Driv															
10370	3+Den	3	2776	2005	Yes	Yes	Landscaped, Preserve, Water Feat	E	\$799,000	\$784,000	98.12%	12/13/05	\$282.42	63	
10380	3+Den	3.5	2450	2005	Yes	Yes	Preserve	E	\$725,000	\$710,000	97.93%	08/12/05	\$289.80	116	
Average 2005										\$762,000	\$747,000	98.03%		\$286.11	90
Summerfield:															
Shady Knoll Drive															
*22933	3+Den	3/2	3610	1999	Yes	Yes	Golf Course, Lake, Water	E	\$1,475,000	\$1,225,000	83.05%	10/28/05	\$339.34	154	
22997	3+Den	3.5	3000	1999	Yes	Yes	Lake	SE	\$895,000	\$862,500	96.37%	04/27/05	\$287.50	231	
23084	3+Den	3.5	3584	2000	Yes	Yes	Preserve, Lagoon	SW	\$1,295,000	\$1,165,000	89.96%	03/24/05	\$325.06	59	
*23060	4+Den	3.5	3499	2001	Yes	Yes	Lake, Preserve	W	\$1,350,000	\$1,300,000	96.30%	02/23/05	\$371.53	27	
22964	3 Bed	3	2540	2000	Yes	Yes	Golf Course, Lake, Landscaped Area	NW	\$799,000	\$765,000	95.74%	01/12/05	\$301.18	1	
Average 2005										\$1,162,800	\$1,063,500	91.46%		\$324.92	94
Sweet Bay:															
Bay Meadow															
9815	4+Den	4.5	3408	2001	Yes	Yes	Golf Course, Lake	NW	\$1,190,000	\$1,120,000	94.12%	03/31/05	\$328.64	289	
9750	2+Den	3	3008	2003	Yes	Yes	Golf Course	E	\$1,099,000	\$950,000	86.44%	03/01/05	\$315.82	221	
Average 2005										\$1,144,500	\$1,035,000	90.43%		\$322.23	255
Sycamore Grove															
Sycamore															
22009	4+Den	3	3021	2002	Yes	Yes	Preserve	N	\$849,000	\$840,000	98.94%	08/18/05	\$278.05	59	
Average 2005										\$849,000	\$840,000	98.94%		\$278.05	59
Tamarind Trace:															
Foxberry Lane															
23275	4 Bed	3	2681	2001	Yes	Yes	Golf Course	S	\$849,000	\$840,000	98.94%	11/09/05	\$313.32	50	
23171	3+Den	2.5	2800	2001	Yes	Yes	Preserve	E	\$769,000	\$760,000	98.83%	09/27/05	\$271.43	116	
Average 2005										\$809,000	\$800,000	98.89%		\$292.37	83
Willow Walk:															
Willow Walk															
9148	3+Den	3.5	3448	2002	Yes	Yes	Golf Course, Lake	NE	\$1,649,000	\$1,595,000	96.73%	10/14/05	\$462.59	124	
Average 2005										\$1,649,000	\$1,595,000	96.73%		\$462.59	124

"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".

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

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Shadow Wood 2005 Community Sales & Averages

Unit	Living	Year					View	Rear	List	Sold	% List	Date	Sold		
Address No.	BR	Baths	Area	Built	Pool	Spa			Price	Price	vs Sold	Closed	\$/SF	DOM	

Woodmount:

Winter Cress Drive

10610	4 Bed	3	2493	2003	Yes	Yes	Golf Course, Lake	NW	\$669,000	\$669,000	100.00%	09/15/05	\$268.35	238	
10601	4+Den	3.5	2914	2003	Yes	Yes	Golf Course, Lake	SE	\$729,000	\$700,000	96.02%	07/18/05	\$240.22	168	
10630	3+Den	3	2405	2003	Yes	Yes	Golf Course	NW	\$690,000	\$645,000	93.48%	02/04/05	\$268.19	273	

Fairlawn

22660	4 Bed	4.5	3723	2003	Yes	Yes	Golf Course, Lake	S	\$955,900	\$965,000	100.95%	08/18/05	\$259.20	204	
22651	4+Den	3	3021	2003	Yes	Yes	Golf Course, Lake	SE	\$817,500	\$800,000	97.86%	04/01/05	\$264.81	321	
Average 2005									\$772,280	\$755,800	97.87%		\$260.15	241	

Woodsedge:

Wood Run Court

*22250	5+Den	5/2	5451	2005	Yes	Yes	Golf Course, Lake	W	\$2,309,975	\$2,100,000	90.91%	10/05/05	\$385.25	167	
Average 2005									\$2,309,975	\$2,100,000	90.91%		\$385.25	167	

Total Averages

\$786,835 \$753,210 95.73% \$266.62 134

2005 - 120 closed sales

* = Furnished

** = Partly Furnished

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