

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



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Shadow Wood 2006 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
Bay Crest:														
Baycrest Ridge Drive														
*22540	4 Bed	3	2776	2004	Yes	Yes	Golf Course	W	\$895,000	\$877,500	98.04%	05/10/06	\$316.10	118
*22556	3+Den	3	2776	2004	Yes	Yes	Golf Course, Lake	NW	\$925,000	\$925,000	100.00%	02/03/06	\$333.21	150
Average 2006									\$910,000	\$901,250	99.04%		\$324.66	134
Cedar Glen:														
Hollow Pine Drive														
9284	3+Den	3.5	3014	2001	Yes	Yes	Landscaped, Preserve, Water Feat	N	\$989,900	\$950,000	95.97%	03/10/06	\$315.20	104
9290	4+Den	3	2798	2000	Yes	Yes	Preserve	N	\$799,000	\$790,000	98.87%	01/17/06	\$282.34	136
Average 2006									\$894,450	\$870,000	97.27%		\$298.77	120
Cypress Hammock:														
Cypress Hammock Circle														
9550	201 3+Den	3	2748	2000	No	No	Golf Course, Lake	NW	\$669,500	\$635,000	94.85%	07/18/06	\$231.08	119
9677	102 3 Bed	2	2060	2000	No	No	Lake	NE	\$538,900	\$520,000	96.49%	04/27/06	\$252.43	92
9687	3+Den	3	2604	1999	No	No	Landscaped Area, Pond	NE	\$659,000	\$660,000	100.15%	04/07/06	\$253.46	97
Average 2006									\$622,467	\$605,000	97.19%		\$245.65	103
Fairview:														
Fairview Bend Drive														
22221	3+Den	4	3397	2006	Yes	Yes	Golf Course, Lake, Preserve, Wooded	NE	\$1,299,000	\$1,200,000	92.38%	12/11/06	\$353.25	110
Average 2006									\$1,299,000	\$1,200,000	92.38%		\$353.25	110
Ginger Point:														
Ginger Point Court														
10096	3+Den	3.5	2930	2001	Yes	Yes	Golf Course, Lake	NE	\$919,900	\$870,000	94.58%	07/31/06	\$296.93	64
10000	3+Den	2.5	2534	2000	Yes	No	Golf Course, Lake	NE	\$829,000	\$780,000	94.09%	06/28/06	\$307.81	194
Average 2006									\$874,450	\$825,000	94.35%		\$302.37	129
Glen Lakes:														
Glen Lakes Drive														
10590	3+Den	3.5	3042	2005	Yes	Yes	Lake	NE	\$1,395,000	\$1,100,000	78.85%	04/21/06	\$361.60	72
Average 2006									\$1,395,000	\$1,100,000	78.85%		\$361.60	72
Glen View:														
Glen View Lane														
22541	4+Den	3	3021	2003	Yes	Yes	Golf Course	E	\$975,000	\$975,000	100.00%	02/21/06	\$322.74	169
Average 2006									\$975,000	\$975,000	100.00%		\$322.74	169
Hawthorne:														
Windswept Drive														
9121	3+Den	2.5	2673	2002	Yes	Yes	Golf Course, Lake	S	\$854,900	\$840,000	98.26%	03/31/06	\$314.25	129
9011	3+Den	3	2578	2002	Yes	Yes	Golf Course, Lake	S	\$895,000	\$857,500	95.81%	03/16/06	\$332.62	59
9059	3+Den	2.5	2533	2002	Yes	Yes	Golf Course, Lake	S	\$820,000	\$810,000	98.78%	02/23/06	\$319.78	153
Average 2006									\$856,633	\$835,833	97.57%		\$322.22	114
IdleWilde:														
Idle Pine Lane														
10120	3+Den	3/2	3499	2003	Yes	Yes	Golf Course	E	\$1,295,000	\$1,265,000	97.68%	12/28/06	\$361.53	86
*10087	4+Den	3.5	3904	2001	Yes	Yes	Lake	SW	\$1,650,000	\$1,300,000	78.79%	07/26/06	\$332.99	296
10072	3+Den	3/2	3640	2000	Yes	Yes	Golf Course, Lake	NE	\$1,295,000	\$1,220,000	94.21%	01/24/06	\$335.16	96
Average 2006									\$1,413,333	\$1,261,667	89.27%		\$343.23	159
Indigo Isle:														
Indigo Isle Court														
9261	102 3 Bed	2.5	2060	2002	No	No	Golf Course	S	\$649,900	\$649,900	100.00%	01/27/06	\$315.49	74
9261	201 3+Den	3	2748	2002	No	No	Golf Course, Lake	S	\$759,900	\$740,000	97.38%	01/18/06	\$269.29	59
Average 2006									\$704,900	\$694,950	98.59%		\$292.39	67

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Lake Forest:														
Lake Bend Preserve														
9540	4+Den	5	5025	2002	Yes	Yes	Golf Course, Lake	N	\$2,150,000	\$2,080,000	96.74%	02/14/06	\$413.93	613
9650	4+Den	2-Apr	5145	2002	Yes	Yes	Golf Course, Lake	N	\$2,490,000	\$2,287,000	91.85%	01/09/06	\$444.51	113
Average 2006									\$2,320,000	\$2,183,500	94.12%		\$429.22	363
Laurel Meadow:														
Oakglen Lane														
*23149	4 Bed	3.5	2505	1999	Yes	Yes	Golf Course, Lake	E	\$795,000	\$750,000	94.34%	03/31/06	\$299.40	58
23200	2+Den	2	2000	2001	Yes	No	Golf Course, Landscaped Area	SW	\$515,000	\$495,000	96.12%	01/16/06	\$247.50	257
Tree Crest Court														
23013	2+Den	2	2000	2000	Yes	Yes	Golf Course	N	\$625,000	\$510,000	81.60%	09/08/06	\$255.00	193
Average 2006									\$645,000	\$585,000	90.70%		\$267.30	169
Long Leaf:														
Long Leaf Trail Drive														
21881	3 Bed	2	2000	2005	Yes	Yes	Lake, Landscaped, Preserve, Wooded	NE	\$699,000	\$620,000	88.70%	09/29/06	\$310.00	92
21871	2+Den	2	2000	2005	Yes	Yes	Lake, Landscaped Area	NE	\$595,000	\$575,000	96.64%	04/04/06	\$287.50	46
Average 2006									\$647,000	\$597,500	92.35%		\$298.75	69
Magnolia Bend:														
Magnolia														
*10096	3+Den	3/2	4281	2004	Yes	Yes	Golf Course	N	\$2,100,000	\$1,900,000	90.48%	08/04/06	\$443.82	480
10039	4 Bed	5	4841	2001	Yes	Yes	Lake, Preserve	S	\$2,100,000	\$1,775,000	84.52%	04/13/06	\$366.66	240
Average 2006									\$2,100,000	\$1,837,500	87.50%		\$405.24	360
Mahogany Cove:														
Falling Leaf Drive														
9126	3+Den	2	2000	2003	Yes	Yes	Lake, Preserve	N	\$650,000	\$600,000	92.31%	06/28/06	\$300.00	128
Average 2006									\$650,000	\$600,000	92.31%		\$300.00	128
Morning Side:														
Rosedale Drive														
23131	101 2+Den	2	1632	1998	No	No	Golf Course, Lake	E	\$349,900	\$320,000	91.45%	11/15/06	\$196.08	300
23071	101 3 Bed	2	1632	2000	No	No	Golf Course	E	\$449,900	\$425,000	94.47%	01/05/06	\$260.42	153
Average 2006									\$399,900	\$372,500	93.15%		\$228.25	227
Oak Hammock:														
Autum Breeze Drive														
10482	102 2+Den	2	1632	2004	No	No	Golf Course, Lake	W	\$389,500	\$370,000	94.99%	08/15/06	\$226.72	44
10352	101 2+Den	2.5	2060	2005	No	No	Golf Course, Lake, Preserve	N	\$545,000	\$525,000	96.33%	07/14/06	\$254.85	192
10362	102 2+Den	2.5	2060	2005	No	No	Golf Course, Lake	N	\$469,900	\$452,000	96.19%	05/12/06	\$219.42	117
*10332	102 3 Bed	2.5	2060	2004	No	No	Golf Course	N	\$565,000	\$565,000	100.00%	03/01/06	\$274.27	148
10321	101 3 Bed	2.5	2060	2003	No	No	Golf Course, Lake	S	\$549,000	\$475,000	86.52%	02/16/06	\$230.58	131
10352	1-10 3 Bed	3.5	2060	2005	No	No	Golf Course, Lake	N	\$518,000	\$515,000	99.42%	01/28/06	\$250.00	92
Average 2006									\$506,067	\$483,667	95.57%		\$242.64	121
Oak Strand:														
Oak Strand Drive														
9343	3 Bed	2	1981	2001	Yes	Yes	Landscaped Area, Preserve, Wooded	S	\$689,000	\$675,000	97.97%	04/03/06	\$340.74	84
Average 2006									\$689,000	\$675,000	97.97%		\$340.74	84
Orchid Ridge:														
Orchid Ridge Lane														
10144	3+Den	3.5	3299	2003	Yes	Yes	Golf Course, Lake	E	\$1,274,000	\$1,100,000	86.34%	12/29/06	\$333.43	397
10200	3+Den	3.5	3315	2000	Yes	Yes	Golf Course, Lake	E	\$1,285,000	\$1,150,000	89.49%	08/28/06	\$346.91	104
10176	3+Den	3/2	4054	2002	Yes	Yes	Golf Course, Lake, Preserve	E	\$1,695,000	\$1,625,000	95.87%	03/22/06	\$400.84	413
*10048	4+Den	4.5	5013	2001	Yes	Yes	Golf Course	NW	\$2,200,000	\$2,075,000	94.32%	01/20/06	\$413.92	304
Average 2006									\$1,613,500	\$1,487,500	92.19%		\$373.78	305

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Palmitto Ridge:															
Palmitto Ridge															
9191	202	3 Bed	2	2040	2003	No	No	Golf Course, Lake	SW	\$449,900	\$436,500	97.02%	12/01/06	\$213.97	59
9221	201	2+Den	2	2040	2003	No	No	Golf Course, Lake, Landscaped Area	S	\$549,900	\$502,500	91.38%	06/30/06	\$246.32	113
9111	101	2+Den	2	1632	2003	No	No	Lake	SE	\$499,000	\$480,000	96.19%	03/15/06	\$294.12	170
9201	102	2+Den	2	1675	2003	No	No	Golf Course, Lake	SW	\$499,900	\$482,000	96.42%	02/10/06	\$287.76	222
9101	102	2+Den	2	1698	2003	No	No	Lake	S	\$479,900	\$470,000	97.94%	01/25/06	\$276.80	67
Average 2006										\$495,720	\$474,200	95.66%		\$263.79	126
Summerfield:															
Shady Knoll Drive															
22917	3+Den	2.5	3294	2000	Yes	No	Golf Course, Lake	NE	\$1,185,000	\$980,000	82.70%	03/01/06	\$297.51	94	
Average 2006										\$1,185,000	\$980,000	82.70%		\$297.51	94
Sweet Bay:															
Bay Meadow															
9751	3 Bed	3	3008	2004	Yes	Yes	Golf Course, Lake	NW	\$1,275,000	\$1,125,000	88.24%	09/07/06	\$374.00	184	
9766	3+Den	4	3015	2003	Yes	Yes	Golf Course, Lake, Landscaped Area	SE	\$1,300,000	\$1,210,000	93.08%	02/15/06	\$401.33	109	
Average 2006										\$1,287,500	\$1,167,500	90.68%		\$387.66	147
The Reserve:															
Reserve States Drive															
*22070	4 Bed	4/2	5466	2005	Yes	Yes	Golf Course, Lake	NW	\$2,895,000	\$2,578,500	89.07%	04/30/06	\$471.73	129	
Average 2006										\$2,895,000	\$2,578,500	89.07%		\$471.73	129
Woodmount:															
Winter Cress Drive															
10680	4+Den	3	3024	2005	Yes	Yes	Golf Course, Lake	NW	\$999,000	\$917,500	91.84%	12/29/06	\$303.41	292	
10640	4+Den	3	3021	2002	Yes	Yes	Golf Course, Lake	N	\$979,900	\$850,000	86.74%	12/11/06	\$281.36	87	
10701	4+Den	3	3025	2005	Yes	Yes	Golf Course, Lake	SE	\$1,149,000	\$1,050,000	91.38%	07/31/06	\$347.11	254	
Average 2006										\$1,042,633	\$939,167	90.08%		\$310.63	211
Total Averages										\$1,001,338	\$925,653	92.44%		\$311.26	161

2006 - 55 closed sales

* = Furnished

For further information contact Michael Burke 239.777.0473
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