

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

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www.CoconutPointRealty.com



## Shadow Wood 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
<b>Bay Crest:</b>															
Baycrest Ridge Drive															
*22549		3+Den	3	2800	2005	Yes	No	Lake	E	\$775,000	\$700,000	90%	9/7/2007	\$250.00	494
22527		2+Den	2	2153	2005	Yes	No	Lake	S	\$595,000	\$575,000	97%	08/31/07	\$267.07	258
22536		3+Den	3.5	2450	2003	Yes	Yes	Golf Course	NW	\$699,900	\$670,000	96%	06/28/07	\$273.47	116
22548		3+Den	2/2	2562	2005	Yes	Yes	Golf Course	NW	\$765,000	\$760,000	99%	04/25/07	\$296.64	53
<b>Average 2007</b>										<b>\$708,725</b>	<b>\$676,250</b>	<b>95%</b>		<b>\$271.80</b>	<b>230</b>
<b>Cedar Glen:</b>															
Hollow Pine Drive															
9133		4+Den	3	2793	1999	Yes	Yes	Golf Course, Lake	SW	\$889,000	\$820,000	92%	12/10/07	\$293.59	74
9296		4+Den	3	3021	2001	Yes	Yes	Preserve	N	\$950,000	\$925,000	97%	04/30/07	\$306.19	203
9186		4 Bed	3	2688	2001	Yes	Yes	Lake, Preserve	N	\$779,900	\$749,500	96%	04/16/07	\$278.83	88
*9308		3+Den	3	2631	2000	Yes	Yes	Preserve, Wooded Area, Pond	N	\$830,000	\$700,000	84%	02/15/07	\$266.06	52
<b>Average 2007</b>										<b>\$862,225</b>	<b>\$798,625</b>	<b>93%</b>		<b>\$286.17</b>	<b>104</b>
<b>Chartwell:</b>															
Chartwell Court															
22010		3+Den	3.5	3431	2005	Yes	Yes	Lake	W	\$1,495,000	\$1,400,000	94%	09/13/07	\$408.04	687
<b>Average 2007</b>										<b>\$1,495,000</b>	<b>\$1,400,000</b>	<b>94%</b>		<b>\$408.04</b>	<b>687</b>
<b>Cypress Hammock:</b>															
Cypress Hammock Circle															
9636	201	4+Den	3	2748	2002	No	No	Canal, Preserve	E	\$589,900	\$585,000	99%	12/21/07	\$212.88	435
9523	201	3+Den	3	2604	1999	No	No	Lake	SE	\$459,000	\$449,000	98%	09/28/07	\$172.43	52
9646	101	2+Den	2.5	2060	2001	No	No	Lake, Preserve, Lagoon	E	\$399,900	\$397,500	99%	06/11/07	\$192.96	130
9616	202	3+Den	3	2748	2001	No	No	Lake, Preserve	E	\$549,000	\$530,000	97%	06/07/07	\$192.87	256
*9543	201	3+Den	3	2604	1999	No	No	Lake	S	\$599,900	\$570,000	95%	5/9/2007	\$218.89	90
9621	101	2+Den	2.5	2060	2001	No	No	Lake, Landscaped Area	W	\$499,900	\$450,000	90%	5/1/2007	\$218.45	71
<b>Average 2007</b>										<b>\$516,267</b>	<b>\$496,917</b>	<b>96%</b>		<b>\$201.41</b>	<b>172</b>
<b>Idlewilde:</b>															
Idle Pine Lane															
*10016		3+Den	3/2	3586	2000	Yes	Yes	Golf Course	NE	\$1,395,000	\$1,350,000	97%	12/28/07	\$376.46	273
<b>Average 2007</b>										<b>\$1,395,000</b>	<b>\$1,350,000</b>	<b>97%</b>		<b>\$376.46</b>	<b>273</b>
<b>Fairview:</b>															
Fairview Bend Drive															
22211		4+Den	4.5	3813	2005	Yes	Yes	Golf Course, Lake	N	\$1,499,000	\$1,300,000	87%	05/15/07	\$340.94	336
<b>Average 2007</b>										<b>\$1,499,000</b>	<b>\$1,300,000</b>	<b>87%</b>		<b>\$340.94</b>	<b>336</b>
<b>Glen Lakes:</b>															
Glen Lakes Drive															
10661		3+Den	3.5	3232	2006	Yes	Yes	Golf Course	S	\$1,296,000	\$1,152,000	89%	07/31/07	\$356.44	141
*10670		3+Den	3.5	3232	2004	Yes	Yes	Lake	NW	\$1,697,000	\$1,585,000	93%	06/29/07	\$490.41	319
<b>Average 2007</b>										<b>\$1,496,500</b>	<b>\$1,368,500</b>	<b>91%</b>		<b>\$423.42</b>	<b>230</b>
<b>Ginger Point:</b>															
Ginger Point Court															
10057		3+Den	2.5	2534	2001	Yes	Yes	Golf Course	SW	\$799,000	\$721,000	90%	11/09/07	\$284.53	230
10105		3+Den	3.5	2764	2002	Yes	Yes	Golf Course	SW	\$849,000	\$849,000	100%	04/16/07	\$307.16	218
10201		3+Den	3	2690	2002	Yes	Yes	Golf Course	SW	\$819,000	\$770,000	94%	03/12/07	\$286.25	125
<b>Average 2007</b>										<b>\$822,333</b>	<b>\$780,000</b>	<b>95%</b>		<b>\$292.65</b>	<b>191</b>

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<b>Hawthorne:</b>															
Windswept Drive															
9025		3+Den	3	2691	2003	Yes	No	Golf Course	S	\$795,000	\$750,000	94%	12/10/07	\$278.71	196
9005		3+Den	3	2720	2004	Yes	Yes	Golf Course	S	\$799,000	\$775,000	97%	11/09/07	\$284.93	224
9126		3+Den	3	2621	2003	Yes	Yes	Golf Course, Lake	NW	\$925,000	\$862,000	93%	6/5/2007	\$328.88	198
9015		3+Den	2.5	2711	2004	Yes	Yes	Golf Course	S	\$879,000	\$825,000	94%	03/30/07	\$304.32	352
9109		3+Den	3	2621	2002	Yes	Yes	Golf Course, Lake	S	\$869,000	\$850,000	98%	03/28/07	\$324.30	25
9090		3+Den	2.5	2621	2003	Yes	Yes	Golf Course, Lake	N	\$829,900	\$795,000	96%	01/24/07	\$303.32	272
<b>Average 2007</b>										<b>\$849,483</b>	<b>\$809,500</b>	<b>95%</b>		<b>\$304.08</b>	<b>211</b>
<b>Indigo Isle:</b>															
Indigo Isle Court															
*9281	101	3 Bed	2.5	2060	2002	No	No	Golf Course, Lake	S	\$619,900	\$595,000	96%	08/13/07	\$288.83	162
9231	102	3 Bed	3	2060	2002	No	No	Golf Course, Lake	S	\$548,500	\$505,000	92%	04/27/07	\$245.15	145
<b>Average 2007</b>										<b>\$584,200</b>	<b>\$550,000</b>	<b>94%</b>		<b>\$266.99</b>	<b>154</b>
<b>Lake Forest:</b>															
Lake Bend Preserve Court															
9301		4+Den	4.5	3933	2005	Yes	Yes	Lake, Preserve	E	\$1,895,000	\$1,850,000	98%	06/14/07	\$470.38	140
**9431		3+Den	4.5	4588	2007	Yes	Yes	Golf Course, Lake, Preserve	N	\$2,345,000	\$2,100,000	90%	05/31/07	\$457.72	233
<b>Average 2007</b>										<b>\$2,120,000</b>	<b>\$1,975,000</b>	<b>93%</b>		<b>\$464.05</b>	<b>187</b>
<b>Laurel Meadow:</b>															
Oakglen Lane															
23213		2+Den	2	1810	1999	Yes	No	Golf Course, Lake	E	\$539,900	\$530,000	98%	10/26/07	\$292.82	97
23200		2+Den	2	2000	2001	Yes	No	Golf Course, Landscaped Area	SW	\$549,900	\$532,000	97%	05/15/07	\$266.00	42
23072		2+Den	2	2000	2001	Yes	No	Golf Course	W	\$545,000	\$490,000	90%	03/23/07	\$245.00	175
23188		3 Bed	2	1968	2000	Yes	No	Golf Course	W	\$555,000	\$540,000	97%	03/16/07	\$274.39	380
23001		3 Bed	2	2000	1999	Yes	Yes	Golf Course, Lake	NW	\$634,900	\$600,000	95%	02/15/07	\$300.00	43
23206		3+Den	2.5	2460	1998	Yes	Yes	Golf Course	SW	\$729,000	\$700,000	96%	01/31/07	\$284.55	336
23141		2+Den	2	2000	1999	Yes	Yes	Golf Course, Lake	E	\$549,000	\$525,000	96%	01/10/07	\$262.50	344
<b>Average 2007</b>										<b>\$586,100</b>	<b>\$559,571</b>	<b>95%</b>		<b>\$275.04</b>	<b>202</b>
<b>Mahogany Cove:</b>															
Falling Leaf Drive															
9095		3 Bed	2	2000	2002	Yes	Yes	Preserve	S	\$539,900	\$535,000	99%	12/19/07	\$267.50	63
9060		3 Bed	2	2053	2001	Yes	Yes	Lake	E	\$579,900	\$525,000	91%	6/1/2007	\$255.72	115
<b>Average 2007</b>										<b>\$559,900</b>	<b>\$530,000</b>	<b>95%</b>		<b>\$261.61</b>	<b>89</b>
<b>Magnolia Bend:</b>															
Magnolia															
*10056		3+Den	3/2	4200	2003	Yes	Yes	Golf Course	N	\$1,699,000	\$1,500,000	88%	10/18/07	\$357.14	303
10113		3+Den	3/2	4281	2006	Yes	Yes	Lake, Landscaped, Preserve	S	\$1,550,000	\$1,375,000	89%	07/20/07	\$321.19	469
*10104		4+Den	4.5	4057	2006	Yes	Yes	Golf Course, Landscaped Area	N	\$1,875,000	\$1,787,500	95%	01/31/07	\$440.60	138
<b>Average 2007</b>										<b>\$1,708,000</b>	<b>\$1,554,167</b>	<b>91%</b>		<b>\$372.98</b>	<b>303</b>
<b>Morningside:</b>															
Rosedale Drive															
*23131	102	2+Den	2	1632	1998	No	No	Golf Course, Lake, Landscape	E	\$359,900	\$330,000	92%	07/17/07	\$202.21	49
<b>Average 2007</b>										<b>\$359,900</b>	<b>\$330,000</b>	<b>92%</b>		<b>\$202.21</b>	<b>49</b>
<b>Oakbrook:</b>															
Shallow Water Lane															
22051		3+Den	3.5	3424	2003	Yes	Yes	Golf Course	SE	\$1,450,000	\$1,370,000	94%	07/31/07	\$400.12	185
<b>Average 2007</b>										<b>\$1,450,000</b>	<b>\$1,370,000</b>	<b>94%</b>		<b>\$400.12</b>	<b>185</b>

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<b>Oak Hammock:</b>															
Autum Breeze Drive															
10422	201	3 Bed	2	2040	2004	No	No	Golf Course, Lake, Landscape	W	\$449,000	\$427,500	95%	11/29/07	\$209.56	304
10332	101	2+Den	2.5	2060	2004	No	No	Golf Course, Lake	N	\$399,000	\$385,000	96%	07/27/07	\$186.89	455
10301	101	2+Den	2.5	2060	2003	No	No	Golf Course, Lake	S	\$499,000	\$430,000	86%	07/20/07	\$208.74	313
10382	201	4+Den	3	2748	2004	No	No	Golf Course, Lake	NW	\$545,000	\$500,000	92%	05/15/07	\$181.95	87
<b>Average 2007</b>										<b>\$473,000</b>	<b>\$435,625</b>	<b>92%</b>		<b>\$196.79</b>	<b>290</b>
<b>Orchid Ridge:</b>															
Orchid Ridge Lane															
10049		4+Den	4.5	5355	2003	Yes	Yes	Lake	S	\$2,095,000	\$1,900,000	91%	03/21/07	\$354.81	259
10009		4+Den	5.5	5366	2000	Yes	Yes	Golf Course, Lake	SE	\$2,590,000	\$2,390,000	92%	01/10/07	\$445.40	358
Mossy Trail															
**22848		3+Den	3/2	4231	2002	Yes	Yes	Golf Course, Lake	S	\$2,149,900	\$1,700,000	79%	01/26/07	\$401.80	133
<b>Average 2007</b>										<b>\$2,278,300</b>	<b>\$1,996,667</b>	<b>88%</b>		<b>\$400.67</b>	<b>250</b>
<b>Palmitto Ridge:</b>															
Palmitto Ridge															
9151	202	3 Bed	2	2040	2003	No	No	Golf Course, Lake	SE	\$415,000	\$400,000	96%	12/05/07	\$196.08	49
9191	102	2+Den	2	1632	2002	No	No	Golf Course, Lake	S	\$385,000	\$345,000	90%	10/02/07	\$211.40	174
*9211	202	3 Bed	2	2040	2003	No	No	Golf Course, Lake	W	\$499,900	\$428,000	86%	03/08/07	\$209.80	380
<b>Average 2007</b>										<b>\$433,300</b>	<b>\$391,000</b>	<b>90%</b>		<b>\$205.76</b>	<b>201</b>
<b>Summerfield:</b>															
Shady Knoll Drive															
23037		3 Bed	3.5	2997	1998	Yes	Yes	Golf Course, Lake	SE	\$1,200,000	\$1,070,000	89%	08/31/07	\$357.02	
<b>Average 2007</b>										<b>\$1,200,000</b>	<b>\$1,070,000</b>	<b>89%</b>		<b>\$357.02</b>	<b>0</b>
<b>Sweet Bay:</b>															
Bay Meadow															
*9822		4 Bed	4	3430	2003	Yes	Yes	Golf Course, Lake	SE	\$1,369,000	\$1,250,000	91%	8/1/2007	\$364.43	361
*9827		3 Bed	3	3008	2003	Yes	Yes	Golf Course, Lake	SW	\$1,195,000	\$1,100,000	92%	04/12/07	\$365.69	295
<b>Average 2007</b>										<b>\$1,282,000</b>	<b>\$1,175,000</b>	<b>92%</b>		<b>\$365.06</b>	<b>328</b>
<b>Sycamore Grove:</b>															
Sycamore Drive															
22001		4+Den	3	3021	2002	Yes	Yes	Preserve	W	\$849,000	\$820,000	97%	04/30/07	\$271.43	476
<b>Average 2007</b>										<b>\$849,000</b>	<b>\$820,000</b>	<b>97%</b>		<b>\$271.43</b>	<b>476</b>
<b>Tamarind Trace:</b>															
Foxberry Lane															
23331		3+Den	2.5	2538	1998	Yes	No	Lake	S	\$849,900	\$800,000	94%	03/15/07	\$315.21	76
<b>Average 2007</b>										<b>\$849,900</b>	<b>\$800,000</b>	<b>94%</b>		<b>\$315.21</b>	<b>76</b>
<b>The Reserve:</b>															
Reserve States Drive															
22051		4+Den	4/2	4262	2005	Yes	Yes	Lake, Preserve	SE	\$2,198,000	\$2,100,000	96%	11/30/07	\$492.73	512
*22071		4+Den	5	4635	2004	Yes	Yes	Lake, Preserve	S	\$2,395,000	\$2,200,000	92%	09/14/07	\$474.65	669
*22091		4+Den	4.5	3988	2004	Yes	Yes	Lake, Landscaped Area	E	\$2,000,000	\$1,900,000	95%	04/27/07	\$476.43	62
22021		3+Den	3.5	3645	2005	Yes	Yes	Lake, Landscaped Area	NE	\$1,690,000	\$1,540,000	91%	04/20/07	\$422.50	87
*22020		4+Den	4.5	4917	2003	Yes	Yes	Golf Course, Lake	W	\$2,195,000	\$2,062,000	94%	04/17/07	\$419.36	69
Reserve Point Court															
*9400		4+Den	4.5	4249	2003	Yes	Yes	Lake	NE	\$2,195,000	\$1,800,000	82%	03/30/07	\$423.63	181
<b>Average 2007</b>										<b>\$2,112,167</b>	<b>\$1,933,667</b>	<b>92%</b>		<b>\$451.55</b>	<b>263</b>

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<b>Woodmont:</b>														
Wintercrest Drive														
10611	4+Den	4	3193	2003	Yes	Yes	Golf Course, Lake	S	\$1,049,000	\$967,000	92%	12/28/07	\$302.85	77
10670	3+Den	3	2405	2005	Yes	Yes	Golf Course, Lake	N	\$839,000	\$745,000	89%	8/1/2007	\$309.77	172
10660	3+Den	3	2405	2003	Yes	Yes	Golf Course, Lake	N	\$749,900	\$725,000	97%	06/13/07	\$301.46	146
<b>Average 2007</b>									<b>\$879,300</b>	<b>\$812,333</b>	<b>92%</b>		<b>\$304.69</b>	<b>132</b>
<b>Woodsedge:</b>														
Wood Run Court														
22251	3 Bed	4	3700	2007	Yes	Yes	Golf Course	E	\$1,799,000	\$1,625,000	90%	05/18/07	\$439.19	84
<b>Average 2007</b>									<b>\$1,799,000</b>	<b>\$1,625,000</b>	<b>90%</b>		<b>\$439.19</b>	<b>84</b>
<b>Total Averages</b>									<b>\$1,049,179</b>	<b>\$969,915</b>	<b>92%</b>		<b>\$311.12</b>	<b>217</b>

71 closed sales - as of December 31, 2007

\* = Furnished

\*\* = Partly Furnished

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