

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



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2003 Spring Run Community Sales & Averages

Address	Unit No.	BR	Baths	Living Area	Year Built	Pool	Spa	View	Rear	List Price	Sold Price	% List vs Sold	Date Closed	Sold \$/SF	DOM
Autumn Lake:															
SandyCreek															
23501	1206	2 Bed	2	1811	1998	No	No	Canal, Lake	E	\$210,000	\$200,000	95.24%	10/30/03	\$110.44	157
23551	705	2 Bed	2	1376	1998			Canal, Lake	E	\$162,000	\$156,000	96.30%	04/01/03	\$113.37	128
*23516	207	2 Bed	2	1811	1999			Canal, Lake, Wooded Area	W	\$214,900	\$200,000	93.07%	02/14/03	\$110.44	270
Average 2003										\$195,633	\$185,333	94.74%		\$111.41	185

Coral Cove:															
Spring Run Blvd.															
9282		2 Bed	2	1587	2000	Yes		Canal, Lake	W	\$304,500	\$304,500	100.00%	11/26/03	\$191.87	127
Average 2003										\$304,500	\$304,500	100.00%		\$191.87	127

Hidden Lake:															
Clear Spring Ct.															
23790	1605	2+Den	2	1513	2001	No	No	Golf Course	S	\$189,000	\$178,000	94.18%	12/23/03	\$117.65	107
23790	1602	2+Den	2	1513	2001	No	No	Golf Course, Lake	N	\$197,900	\$187,000	94.49%	12/19/03	\$123.60	59
23760	1305	2 Bed	2	1368	2001			Canal, Lake	S	\$174,900	\$165,000	94.34%	04/18/03	\$120.61	80

Spring Run Blvd.															
*9890	2805	2 Bed	2	1513	2000	No	No	Canal, Lake	W	\$219,900	\$215,000	97.77%	12/29/03	\$142.10	173
*9830	3406	2 Bed	2	1376	2000	No	No	Canal, Lake	W	\$187,900	\$175,000	93.13%	11/21/03	\$127.18	88
*9830	3403	2 Bed	2	0	2000					\$187,900	\$171,500	91.27%	09/15/03		58
Average 2003										\$192,917	\$181,917	94.30%		\$126.23	94

Spring Run at the Brooks:															
Spring Run Blvd.															
9040	401	2 Bed	2	1458	1999			Canal, Lake	E	\$175,000	\$172,500	98.57%	07/20/03	\$118.31	52
*9087	N/A	3 Bed	2	1502	2000			Canal, Lake	NW	\$239,900	\$225,000	93.79%	06/16/03	\$149.80	19
*9296	N/A	2 Bed	2	1587	2000	Yes			W	\$300,000	\$282,500	94.17%	02/27/03	\$178.01	88
9007	N/A	2 Bed	2	1502	1998			Canal, Lake, Pool/Club	W	\$272,900	\$270,000	98.94%	01/30/03	\$179.76	92
Stoney River Pl															
23600		3 Bed	3	2090	1998			Lake	W	\$319,900	\$297,500	93.00%	07/18/03	\$142.34	52
23745		3 Bed	2	2389	1999	Yes	Yes		E	\$387,000	\$375,000	96.90%	03/30/03	\$156.97	200
Average 2003										\$282,450	\$270,417	95.74%		\$154.20	84

Streamside:															
Spring Run Blvd.															
**9020	603	2 Bed	2	1333	1998	No	No	Golf Course	E	\$162,000	\$160,000	98.77%	12/17/03	\$120.03	226
*9010	704	2 Bed	2	1209	1998			Canal, Lake	E	\$164,500	\$157,500	95.74%	08/29/03	\$130.27	91
9020	606	2 Bed	2	1209	1998			Canal, Lake	E	\$141,900	\$139,000	97.96%	01/03/03	\$114.97	49
Average 2003										\$156,133	\$152,167	97.46%		\$121.76	122

Sunset Stream:															
Sandy Creek Terrace:															
*23581	1102	2+Den	2	1558	2000	No	No	Golf Course, Lake	E	\$198,900	\$196,000	98.54%	12/19/03	\$125.80	125
*23591	1008	2 Bed	2	1333	2000			Canal, Lake	E	\$179,900	\$177,000	98.39%	04/30/03	\$132.78	102
23601	902	2 Bed	2	1558	2001			Canal, Lake	E	\$185,000	\$175,000	94.59%	03/03/03	\$112.32	81
*23580	1607	2 Bed	2	1209	2000			Canal, Lake	W	\$147,900	\$145,000	98.04%	02/18/03	\$119.93	379
Average 2003										\$177,925	\$173,250	97.37%		\$122.71	172

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Winding Stream:															
Spring Run Blvd:															
*9231	2107	2 Bed	2	1209	2001	No	No	Golf Course, Lake	E	\$169,900	\$165,000	97.12%	12/12/03	\$136.48	78
Average 2003										\$169,900	\$165,000	97.12%		\$136.48	78
Total Averages										\$212,233	\$203,708	95.98%		\$133.70	120

24 closed sales
* = Furnished
** = Partly Furnished

For further information contact Michael Burke 239.777.0473
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"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".