

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



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2004 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															
23536	409	2+Den	2	1513	2000	No	No	Golf Course	W	\$215,000	\$212,000	98.60%	12/10/04	\$140.12	39
*23526	308	2 Bed	2	1368	2000	No	No	Golf Course, Landscaped Area	W	\$175,000	\$170,000	97.14%	06/18/04	\$124.27	337
*23531	902	2+Den	2	1513	1998	No	No	Golf Course, Lake	E	\$215,000	\$205,000	95.35%	06/11/04	\$135.49	102
*23541	804	2 Bed	2	1368	1999	No	No	Golf Course, Lake	E	\$179,000	\$177,000	98.88%	06/07/04	\$129.39	109
23536	403	3 Bed	2	1811	2000	No	No	Golf Course	W	\$234,500	\$223,000	95.10%	06/02/04	\$123.14	58
23516	204	2 Bed	2	1368	1998	No	No	Golf Course	W	\$169,900	\$163,000	95.94%	05/06/04	\$119.15	111
23521	1005	2 Bed	2	1376	1999	No	No	Golf Course, Lake	E	\$189,900	\$205,000	107.95%	04/13/04	\$148.98	318
*23551	708	2 Bed	2	1376	1998	No	No	ilf Course, Lake, Landscaped A	E	\$175,000	\$165,000	94.29%	03/04/04	\$119.91	163
Average 2004										\$194,163	\$190,000	97.91%		\$130.06	155

Coral Cove:

Spring Run Blvd.

*9264	2+Den	2	1502	2000	Yes	Yes	Golf Course	W	\$349,900	\$340,000	97.17%	11/26/04	\$226.36	64	
*9244	3 Bed	2	1502	2000	Yes	Yes	Golf Course	W	\$314,000	\$300,000	95.54%	07/30/04	\$199.73	67	
*9302	2 Bed	2	1502	2000	Yes	No	Canal, Lake	W	\$289,000	\$275,000	95.16%	06/15/04	\$183.09	380	
9232	3 Bed	2	1502	2000	Yes	Yes	Golf Course, Lake	W	\$314,900	\$297,000	94.32%	06/11/04	\$197.74	61	
*9296	3 Bed	2	1587	2000	Yes	No	Golf Course, Preserve	W	\$343,500	\$315,000	91.70%	04/23/04	\$198.49	109	
9230	2+Den	2	1587	2000	Yes	Yes	Golf Course, Lake	W	\$345,000	\$310,000	89.86%	01/20/04	\$195.34	72	
Average 2004										\$326,050	\$306,167	93.96%		\$200.12	126

Hidden Lake:

Clear Spring Ct.

23790	1605	2+Den	2	1513	2001	No	No	Golf Course	S	\$219,900	\$220,000	100.05%	12/30/04	\$145.41	72
23790	1604	2+Den	2	1811	2000	No	No	Golf Course, Lake	S	\$279,900	\$275,000	98.25%	12/28/04	\$151.85	108
*23780	1506	2 Bed	2	1376	2001	No	No	Lake	W	\$229,900	\$230,000	100.04%	12/16/04	\$167.15	33
*23825	2007	2+Den	2	1513	2002	No	No	Golf Course, Lake	NW	\$237,500	\$210,000	88.42%	09/21/04	\$138.80	143
*23760	1305	2 Bed	2	1368	2002	No	No	Golf Course, Lake	S	\$214,900	\$214,900	100.00%	09/01/04	\$157.09	41
*23785	2306	2 Bed	2	1368	2002	No	No	Preserve	N	\$199,000	\$188,500	94.72%	08/19/04	\$137.79	173
23810	1802	2+Den	2	1513	2002	No	No	Golf Course, Lake	W	\$219,000	\$212,000	96.80%	07/21/04	\$140.12	63
*23825	2005	2+Den	2	1811	2002	No	No	Golf Course, Lake	N	\$284,900	\$257,000	90.21%	07/01/04	\$141.91	75
23775	2403	2 Bed	2	1376	2000	No	No	Golf Course, Preserve	N	\$179,900	\$187,000	103.95%	06/30/04	\$135.90	94
*23765	2502	2+Den	2	1513	2001	No	No	Golf Course, Lake, Preserve	E	\$225,000	\$214,000	95.11%	06/02/04	\$141.44	93
*23815	2102	2+Den	2	1513	2002	No	No	Golf Course, Lake	NW	\$235,000	\$210,000	89.36%	05/24/04	\$138.80	72
(23780	1507	2+Den	2	1513	2001	No	No	Golf Course, Lake	S	\$209,000	\$209,000	100.00%	04/07/04	\$138.14	172
*23810	1804	2+Den	2	1811	2002	No	No	Golf Course, Lake	S	\$289,000	\$239,500	82.87%	03/08/04	\$132.25	215
23810	1805	2+Den	2	1513	2001	No	No	Golf Course	W	\$193,500	\$182,500	94.32%	02/02/04	\$120.62	71
23760	1302	2+Den	2	1513	2001	No	No	Golf Course	S	\$199,900	\$197,900	99.00%	01/12/04	\$130.80	68

Spring Run Blvd.

9871	2608	2+Den	2	1792	2000	No	No	Golf Course, Lake, Preserve	E	\$274,500	\$267,000	97.27%	12/01/04	\$149.00	152
9840	3305	2+Den	2	1811	2000	No	No	Golf Course, Lake, Preserve	W	\$284,900	\$275,000	96.53%	11/16/04	\$151.85	94
*9871	2601	2+Den	2	1792	2000	No	No	Preserve	E	\$285,000	\$252,000	88.42%	04/09/04	\$140.63	195
9820	3502	2+Den	2	1513	2000	No	No	Golf Course, Lake	NE	\$219,900	\$210,000	95.50%	04/06/04	\$138.80	45
Average 2004										\$235,821	\$223,753	95.31%		\$142.02	104

Sabal Cove:

Spring Run Blvd.

*9003	2+Den	2	1502	1998	Yes	No	Golf Course	W	\$310,000	\$292,500	94.35%	09/30/04	\$194.74	87	
9011	2+Den	2	1604	1998	Yes	No	Golf Course, Lake	W	\$309,000	\$297,000	96.12%	04/16/04	\$185.16	86	
9019	3 Bed	2	1502	1998	No	No	Canal, Lake	W	\$229,900	\$220,000	95.69%	04/12/04	\$146.47	146	
*9023	3 Bed	2	1502	1998	No	Yes	Golf Course, Lake	W	\$254,900	\$240,000	94.15%	02/17/04	\$159.79	64	
Average 2004										\$275,950	\$262,375	95.08%		\$171.54	96

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2004 Spring Run 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
Silver Creek:															
Stoney River Place															
23721		2+Den	2	1750	1999	No	No	Golf Course, Landscaped Area	E	\$349,900	\$330,000	94.31%	08/31/04	\$188.57	213
23736		2+Den	2	1750	1998	Yes	No	Golf Course, Lake	W	\$399,900	\$375,000	93.77%	06/30/04	\$214.29	109
23617		2+Den	2	2090	1998	Yes	Yes	Golf Course	E	\$415,000	\$395,000	95.18%	06/01/04	\$189.00	28
23672		2+Den	2	1750	1999	No	No	Golf Course	W	\$299,500	\$279,000	93.16%	04/02/04	\$159.43	46
Spring Run Blvd.															
9717		3 Bed	2	1750	1999	No	No	Golf Course	S	\$364,500	\$355,000	97.39%	11/30/04	\$202.86	44
Average 2004										\$365,760	\$346,800	94.76%		\$190.83	88
Spring Run:															
Spring Run Blvd.															
23784		2 Bed	2	1750	1999	No	No			\$314,900	\$310,000	98.44%	02/13/04	\$177.14	21
Average 2004										\$314,900	\$310,000	98.44%		\$177.14	21
Streamside:															
Spring Run Blvd.															
*9010	705	3 Bed	2	1750	1999	No	No	Golf Course	S	\$364,500	\$355,000	97.39%	11/30/04	\$202.86	44
9020	601	2 Bed	2	1458	1998	No	No	Lake	E	\$228,500	\$218,500	95.62%	11/26/04	\$149.86	32
9000	804	2 Bed	2	1209	2002	No	No	Golf Course	E	\$192,000	\$185,000	96.35%	09/30/04	\$153.02	71
9020	607	2 Bed	2	1203	1998	No	No	Golf Course, Lake	E	\$184,500	\$184,500	100.00%	09/17/04	\$153.37	38
9070	103	2 Bed	2	1333	1998	No	No	Golf Course, Lake	E	\$192,500	\$190,000	98.70%	08/30/04	\$142.54	40
*9050	308	2 Bed	2	1333	1998	No	No	Canal, Lake	E	\$176,900	\$168,400	95.20%	07/06/04	\$126.33	334
9010	708	2 Bed	2	1333	1998	No	No	Golf Course, Lake	E	\$183,900	\$179,000	97.34%	06/11/04	\$134.28	46
9030	506	2 Bed	2	1333	1998	No	No	Canal, Lake	E	\$169,444	\$163,000	96.20%	05/28/04	\$122.28	66
*9070	108	2 Bed	2	1209	1999	No	No	Golf Course	E	\$149,900	\$149,900	100.00%	05/15/04	\$123.99	32
9040	403	2+Den	2	1558	1998	No	No	Golf Course	E	\$210,000	\$200,000	95.24%	05/07/04	\$128.37	47
*9060	202	2 Bed	2	1209	1998	No	No	Golf Course	E	\$157,000	\$153,000	97.45%	04/23/04	\$126.55	84
*9040	404	2 Bed	2	1333	1998	No	No	Golf Course, Lake	E	\$174,900	\$169,000	96.63%	04/12/04	\$126.78	106
Sandy Creek Terrace															
23601	910	2+Den	2	1458	2000	No	No	Golf Course, Lake	W	\$210,000	\$200,000	95.24%	07/23/04	\$137.17	99
Average 2004										\$199,542	\$193,485	97.03%		\$140.57	80
Sunset Stream:															
Spring Run Blvd.															
9209	2004	2 Bed	2	1209	2000	No	No	Golf Course	E	\$175,000	\$182,000	104.00%	12/15/04	\$150.54	76
9175	1803	2 Bed	2	1333	1999	No	No	Golf Course	N	\$178,900	\$174,500	97.54%	06/24/04	\$130.91	123
9175	1804	2 Bed	2	1209	2000	No	No	Golf Course, Lake	N	\$159,900	\$151,000	94.43%	03/15/04	\$124.90	105
Sandy Creek Terrace:															
23580	1604	2 Bed	2	1209	2000	No	No	Golf Course, Lake	NW	\$172,500	\$172,500	100.00%	12/03/04	\$142.68	65
23580	1610	2+Den	2	1458	2000	No	No	Lake	W	\$219,900	\$219,900	100.00%	11/11/04	\$150.82	30
23591	1001	2+Den	2	1458	2000	No	No	Golf Course, Lake, Landscaped	E	\$214,900	\$197,000	91.67%	08/20/04	\$135.12	32
23591	1001	2+Den	2	1458	2000	No	No	Golf Course, Lake, Landscaped	E	\$214,900	\$197,000	91.67%	08/20/04	\$135.12	1
23581	1104	2 Bed	2	1209	2000	No	No	Golf Course, Lake	E	\$169,900	\$165,000	97.12%	07/29/04	\$136.48	183
23580	1607	2 Bed	2	1209	2000	No	No	Golf Course, Lake	W	\$167,900	\$165,000	98.27%	06/15/04	\$136.48	67
23571	1201	2 Bed	2	1458	2000	No	No	Golf Course, Lake	E	\$174,900	\$165,750	94.77%	05/21/04	\$113.68	25
23576	1505	2 Bed	2	1333	2000	No	No	Golf Course, Lake	W	\$183,900	\$180,000	97.88%	04/30/04	\$135.03	78
23591	1008	2 Bed	2	1333	2002	No	No	Golf Course, Lake	E	\$189,900	\$175,000	92.15%	03/26/04	\$131.28	169
*23601	906	2 Bed	2	1209	2001	No	No	Golf Course, Lake	E	\$159,900	\$158,900	99.37%	03/12/04	\$131.43	48
23566	1403	2 Bed	2	1333	2000	No	No	Golf Course, Lake	W	\$179,900	\$172,000	95.61%	03/08/04	\$129.03	378
23561	1309	2+Den	2	1558	2000	No	No	Golf Course, Lake	E	\$198,900	\$189,000	95.02%	01/08/04	\$121.31	105
Average 2004										\$184,080	\$177,637	96.50%		\$133.65	99

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.

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2004 Spring Run 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
Whispering Creek:															
Creek Branch Lane															
23973		3 Bed	2	1750	2000	Yes	No	Golf Course	N	\$359,000	\$356,000	99.16%	06/14/04	\$203.43	99
23965		3 Bed	3	2090	2000	Yes		Golf Course	NE	\$355,900	\$347,000	97.50%	02/27/04	\$166.03	320
Average 2004										\$357,450	\$351,500	98.34%		\$184.73	210

Willow Creek:															
Spring Run Blvd:															
9124		3 Bed	3	2424	2000	Yes	No	Golf Course	S	\$417,000	\$417,000	100.00%	10/05/04	\$172.03	1
9152		2+Den	2	1750	2000	Yes	Yes	Golf Course, Lake	S	\$375,000	\$370,000	98.67%	05/27/04	\$211.43	86
Average 2004										\$396,000	\$393,500	99.33%		\$191.73	44

Winding Stream:															
Spring Run Blvd:															
9251	2309	2+Den	2	1558	2001	No	No	Golf Course	N	\$226,000	\$226,000	100.00%	12/14/04	\$145.06	35
9291	2709	2+Den	2	1558	2002	No	No	Golf Course	E	\$225,000	\$240,000	106.67%	11/30/04	\$154.04	23
9351	3208	2 Bed	2	1333	2002	No	No	Golf Course, Lake	E	\$199,900	\$219,900	110.01%	11/22/04	\$164.97	49
9331	3002	2+Den	2	1558	2002	No	No	Golf Course, Lake	E	\$239,000	\$239,000	100.00%	11/19/04	\$153.40	49
9341	3103	2 Bed	2	1333	2002	Yes	Yes	Golf Course, Lake	E	\$198,500	\$191,500	96.47%	07/07/04	\$143.66	49
9261	2406	2 Bed	2	1209	2001	No	No	Preserve	E	\$169,900	\$169,000	99.47%	06/25/04	\$139.78	64
9281	2602	2+Den	2	1558	2001	No	No	Golf Course, Lake	SE	\$225,000	\$218,000	96.89%	06/18/04	\$139.92	94
9331	3003	2 Bed	2	1333	2002	No	No	Golf Course, Lake	N	\$182,900	\$175,000	95.68%	06/03/04	\$131.28	143
9321	2903	2 Bed	2	1333	2002	No	No	Lake	E	\$169,900	\$166,500	98.00%	05/26/04	\$124.91	46
9281	2604	2 Bed	2	1209	2001	No	No	Golf Course	E	\$159,900	\$159,900	100.00%	05/18/04	\$132.26	99
9241	2208	2 Bed	2	1333	2000	No	No	Golf Course, Lake	E	\$174,500	\$171,500	98.28%	05/10/04	\$128.66	42
9251	2304	2 Bed	2	1209	2001	No	No	Golf Course, Lake	E	\$169,000	\$166,500	98.52%	03/24/04	\$137.72	80
9331	3007	2 Bed	2	1209	2002	No	No	Golf Course, Lake	SE	\$159,900	\$153,000	95.68%	02/02/04	\$126.55	67
9241	2204	2 Bed	2	1200	2002	No	No	Golf Course, Lake	E	\$169,900	\$160,000	94.17%	01/29/04	\$133.33	56
Average 2004										\$190,664	\$189,700	99.27%		\$139.68	64

Total Averages										\$233,361	\$225,028	96.43%		\$149.41	98
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89 closed sales
* = Furnished
** = Partly Furnished

For further information contact Michael Burke 239.777.0473
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