

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



D. Michael Burke P.A.
239.777.0473
Michael@BurkesBeach.com

www.BurkesBeach.com

www.CoconutPointRealty.com



2005 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															
*23516	207	3 Bed	2	1811	1999	No	No	Golf Course	W	\$449,900	\$450,000	100.02%	08/22/05	\$248.48	48
23501	1203	2+Den	2	1811	1998	No	No	Lake, Tennis Courts	NE	\$279,900	\$279,900	100.00%	04/06/05	\$154.56	50
23506	107	3 Bed	2	1811	1998	No	No	Golf Course, Lake	W	\$285,000	\$277,500	97.37%	02/04/05	\$153.23	41
*23511	1108	2 Bed	2	1376	1998	No	No	Golf Course, Lake, Landscaped	E	\$239,500	\$241,500	100.84%	01/26/05	\$175.51	35
*23536	405	2 Bed	2	1376	1998	No	No	Golf Course	W	\$229,500	\$235,000	102.40%	01/13/05	\$170.78	51
Average 2005										\$296,760	\$296,780	99.99%		\$180.51	45

Coral Cove:															
Spring Run Blvd.															
9242		2+Den	2	1587	2000	Yes	Yes	Golf Course, Lake, Preserve	W	\$355,000	\$355,000	100.00%	04/01/05	\$223.69	134
Average 2005										\$355,000	\$355,000	100.00%		\$223.69	134

Hidden Lake:															
Clear Spring Ct.															
23780	1507	2+Den	2	1513	2001	No	No	Golf Course, Lake	S	\$399,000	\$390,000	97.74%	11/30/05	\$257.77	80
23800	1703	2 Bed	2	1368	2001	No	No	Golf Course	W	\$379,500	\$365,000	96.18%	11/07/05	\$266.81	103
*23760	1308	2 Bed	2	1376	2001	No	No	Golf Course	S	\$359,900	\$350,000	97.25%	07/08/05	\$254.36	42
*23800	1702	2+Den	2	1513	2001	No	No	Golf Course	S	\$361,000	\$361,300	100.08%	06/15/05	\$238.80	53
23780	1502	2+Den	2	1513	2001	No	No	Golf Course, Lake	W	\$355,000	\$355,000	100.00%	06/01/05	\$234.63	54
*23825	2003	2 Bed	2	1368	2001	No	No	Golf Course	N	\$264,900	\$264,900	100.00%	05/16/05	\$193.64	47
*23815	2105	2 Bed	2	1368	2002	No	No	Golf Course, Lake	NW	\$269,900	\$269,900	100.00%	04/21/05	\$197.30	96
23765	2503	2 Bed	2	1368	2000	No	No	Golf Course, Lake, Preserve	N	\$239,000	\$244,500	102.30%	02/25/05	\$178.73	34
23780	1504	2+Den	2	1811	2001	No	No	Golf Course, Lake, Landscaped	S	\$285,000	\$270,000	94.74%	02/15/05	\$149.09	84
23805	2202	2+Den	2	1513	2001	No	No	Golf Course, Lake, Preserve	NE	\$237,900	\$237,900	100.00%	02/05/05	\$157.24	56

Spring Run Blvd.															
*9840	3302	2+Den	2	1513	2001	No	No	Golf Course, Lake	W	\$434,900	\$420,000	96.57%	11/01/05	\$277.59	116
*23775	2402	2 Bed	2	1513	2001	Yes	Yes	Golf Course, Lake, Preserve	E	\$369,900	\$350,000	94.62%	06/25/05	\$231.33	8
*9820	3506	2 Bed	2	1376	2000	No	No	Golf Course, Lake	N	\$365,000	\$334,000	91.51%	06/22/05	\$242.73	74
*9891	2703	2 Bed	2	1368	2000	No	No	Lake	E	\$356,900	\$355,000	99.47%	06/21/05	\$259.50	53
23760	1304	2 Bed	2	1376	2001	No	No	Golf Course, Landscape Area	W	\$238,700	\$238,700	100.00%	04/01/05	\$173.47	4
23800	1707	2 Bed	2	1813	2001	No	No	Golf Course	S	\$259,700	\$269,700	103.85%	03/07/05	\$148.76	38
**9850	3203	2 Bed	2	1368	2000	No	No	Golf Course, Lake	W	\$242,900	\$245,000	100.86%	02/04/05	\$179.09	41
*23815	2106	2 Bed	2	1813	2002	No	No	Golf Course, Lake	N	\$273,900	\$260,000	94.93%	01/31/05	\$143.41	23
Average 2005										\$316,278	\$310,050	98.34%		\$210.24	56

Sabal Cove:															
Spring Run Blvd.															
*9053		2+Den	2	1587	1999	Yes	Yes	Golf Course, Lake	W	\$495,000	\$462,000	93.33%	06/28/05	\$291.12	55
Average 2005										\$495,000	\$462,000	93.33%		\$291.12	55

Streamside:															
Spring Run Blvd.															
9020	606	2 Bed	2	1203	1998	No	No	Golf Course, Lake	E	\$335,000	\$336,000	100.30%	09/23/05	\$279.30	178
9060	210	2+Den	2	1458	1998	No	No	Golf Course, Lake	N	\$385,000	\$384,000	99.74%	09/15/05	\$263.37	97
9060	206	2+Den	2	1587	1999	Yes	Yes	Golf Course, Lake	W	\$495,000	\$462,000	93.33%	06/28/05	\$291.12	55
*9060	201	2 Bed	2	1270	2002	No	No	Golf Course, Pond	SE	\$359,900	\$300,000	83.36%	06/23/05	\$236.22	50
*9020	601	2 Bed	2	1209	1998	No	No	Golf Course	E	\$339,900	\$330,000	97.09%	06/10/05	\$272.95	74
*9000	806	2+Den	2	1458	1998	No	No	Lake	E	\$363,000	\$353,000	97.25%	05/27/05	\$242.11	42
*9020	607	2 Bed	2	1209	1998	No	No	Golf Course, Lake	E	\$209,000	\$225,000	107.66%	04/20/05	\$186.10	80
9010	707	2 Bed	2	1333	1999	No	No	Golf Course, Lake	E	\$239,900	\$245,000	102.13%	02/18/05	\$183.80	35
*9070	103	2 Bed	2	1209	1999	No	No	Golf Course	E	\$185,000	\$185,000	100.00%	01/27/05	\$153.02	28

SandyCreek Terrace															
*23576	1508	2 Bed	2	1333	2000	No	No	Golf Course	W	\$339,000	\$317,000	93.51%	05/31/05	\$237.81	53
*23561	1302	2+Den	2	1558	1999	No	No	Golf Course, Lake	E	\$357,000	\$357,000	100.00%	05/18/05	\$229.14	62
Average 2005										\$327,973	\$317,636	97.67%		\$234.09	69

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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Sunset Stream:																
Spring Run Blvd:																
	9175	1805	2 Bed	2	1333	2000	No	No	Golf Course, Lake	N	\$399,900	\$399,900	100.00%	12/19/05	\$300.00	101
	*9209	2008	2+Den	2	1458	2000	No	No	Golf Course, Lake	E	\$357,000	\$347,000	97.20%	06/16/05	\$238.00	72
	*9209	2007	2+Den	2	1558	2001	No	No	Golf Course, Lake, Preserve	N	\$294,000	\$294,000	100.00%	03/24/05	\$188.70	58
	*9161	1705	2 Bed	2	1333	2000	No	No	Golf Course, Lake, Preserve	N	\$274,900	\$274,900	100.00%	02/28/05	\$206.23	32
	*9209	2006	2 Bed	2	1333	2000	No	No	Golf Course, Lake	N	\$221,000	\$221,000	100.00%	02/03/05	\$165.79	34
Sandy Creek Terrace:																
	23601	910	2+Den	2	1458	2000	No	No	Golf Course, Lake	E	\$365,000	\$359,000	98.36%	08/04/05	\$246.23	76
	*23561	1307	2 Bed	2	1209	1999	No	No	Golf Course, Lake	W	\$349,900	\$340,000	97.17%	06/30/05	\$281.22	60
	*23566	1410	2+Den	2	1458	2001	No	No	Golf Course	W	\$339,000	\$329,000	97.05%	05/25/05	\$225.65	70
Average 2005										\$325,088	\$320,600	98.72%		\$231.48	63	

Whispering Creek:																
Creek Branch Lane																
	*23981		3 Bed	2	1750	2000	Yes	Yes	None	N	\$400,000	\$400,000	100.00%	06/16/05	\$228.57	1
	23965		3 Bed	3	2090	2000	Yes	No	Golf Course	NE	\$535,000	\$535,000	100.00%	06/15/05	\$255.98	55
Average 2005										\$467,500	\$467,500	100.00%		\$242.28	28	

Winding Stream:																
Spring Run Blvd:																
	9271	2504	2 Bed	2	1209	2001	No	No	Golf Course	E	\$349,900	\$349,900	100.00%	12/21/05	\$289.41	51
	9331	3004	2 Bed	2	1209	2002	No	No	Golf Course	E	\$370,000	\$360,000	97.30%	12/16/05	\$297.77	88
	*9331	3005	2 Bed	2	1333	2002	No	No	Golf Course, Lake, Preserve	E	\$362,000	\$360,000	99.45%	09/20/05	\$270.07	109
	*9271	2507	2 Bed	2	1225	2001	No	No	Golf Course	E	\$334,900	\$330,000	98.54%	08/19/05	\$269.39	102
	*9241	2203	2 Bed	2	1333	2001	No	No	Golf Course, Lake	E	\$363,500	\$363,500	100.00%	06/30/05	\$272.69	52
	**9261	2402	2+Den	2	1458	2001	No	No	Golf Course	E	\$389,000	\$390,000	100.26%	06/24/05	\$267.49	65
	*9281	2610	2+Den	2	1458	2001	No	No	Golf Course, Lake	E	\$349,900	\$360,000	102.89%	04/28/05	\$246.91	1
	*9281	2608	2 Bed	2	1533	2002	No	No	Golf Course	E	\$264,900	\$264,900	100.00%	04/11/05	\$172.80	64
	*9291	2702	2+Den	2	1558	2002	No	No	Golf Course, Lake	E	\$357,000	\$367,000	102.80%	04/07/05	\$235.56	34
	9291	2703	2 Bed	2	1333	2002	No	No	Golf Course	E	\$205,000	\$190,000	92.68%	01/18/05	\$142.54	49
Average 2005										\$334,610	\$333,530	99.39%		\$246.46	62	

Total Averages										\$330,648	\$325,195	98.35%		\$224.60	60
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56 closed sales
* = Furnished
** = Partly Furnished

For further information contact Michael Burke 239.777.0473
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