

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

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2006 Spring Run Community Sales & Averages

Unit 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+Den	2	1811	1999	No	No	Lake	E	\$425,000	\$410,000	96.47%	04/28/06	\$226.39	118
23556	608	2 Bed	2	1368	2001	No	No	Golf Course	W	\$390,900	\$390,900	100.00%	04/14/06	\$285.75	215
23526	302	2+Den	2	1513	1999	No	No	Golf Course, Landscaped Area	NW	\$414,900	\$396,500	95.57%	03/06/06	\$262.06	99
23511	1103	2+Den	2	1811	1998	No	No	Golf Course, Lake, Water	E	\$499,800	\$485,000	97.04%	02/15/06	\$267.81	119
*23526	301	2+Den	2	1792	1999	No	No	Golf Course	W	\$439,900	\$436,900	99.32%	01/16/06	\$243.81	69
Average 2006										\$434,100	\$423,860	97.64%		\$257.16	124
Coral Cove:															
Spring Run Blvd.															
*9288		2+Den	2	1502	2000	Yes	No	Golf Course, Preserve	W	\$475,000	\$470,000	98.95%	06/15/06	\$312.92	44
*9232		2+Den	2	1502	2000	Yes	Yes	Golf Course, Lake	SW	\$519,000	\$500,000	96.34%	04/06/06	\$332.89	47
9282		2+Den	2	1587	2000	Yes	Yes	Landscaped Area	SW	\$517,000	\$505,000	97.68%	03/30/06	\$318.21	61
Average 2006										\$503,667	\$491,667	97.66%		\$321	51
Hidden Lake:															
Clear Spring Ct.															
*23790	1603	2 Bed	2	1368	2001	No	No	Golf Course, Lake	S	\$384,900	\$365,000	94.83%	08/23/06	\$266.81	65
Spring Run Blvd.															
*9850	3204	2+Den	2	1811	2000	No	No	Golf Course, Lake, Landscaped	W	\$498,500	\$475,000	95.29%	06/01/06	\$262.29	90
9871	2603	2 Bed	2	1368	2000	No	No	Golf Course	E	\$409,000	\$380,000	92.91%	05/31/06	\$277.78	135
Average 2006										\$430,800	\$406,667	94.34%		\$268.96	97
Sabal Cove:															
Spring Run Blvd:															
9296		2+Den	2	1587	2000	Yes	No	Golf Course, Landscape Area		\$529,900	\$510,000	96.24%	06/02/06	\$321.36	22
Average 2006										\$529,900	\$510,000	96.24%		\$321.36	22
Streamside:															
Spring Run Blvd:															
*9020	601	2+Den	2	1458	1998	No	No	Golf Course		\$409,000	\$402,000	98.29%	03/30/06	\$275.72	42
Average 2006										\$409,000	\$402,000	98.29%		\$275.72	42
Sunset Stream:															
Spring Run Blvd:															
9209	2002	2+Den	2	1558	2000	No	No	Golf Course, Lake	E	\$419,900	\$414,900	98.81%	04/27/06	\$266.30	115
Average 2006										\$419,900	\$414,900	98.81%		\$266.30	115
Winding Stream:															
Spring Run Blvd:															
*9301	2807	2 Bed	2	1428	2002	No	No	Lake, Landscaped Area	E	\$369,900	\$355,000	95.97%	12/14/06	\$248.60	146
*9241	2201	2+Den	2	1458	2001	No	No	Golf Course, Lake	E	\$389,900	\$375,000	96.18%	07/31/06	\$257.20	111
Average 2006										\$379,900	\$365,000	96.08%		\$252.90	129
Total Averages										\$443,281	\$429,450	96.88%		\$276.62	94

16 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.