

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

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Spring Run 2007 Year To Date Community Sales & Averages

Unit Address	BR	Baths	Living Area	Year Built	Pool	Spa	View	Rear	List Price	Sold Price	% List vs Sold	Date Closed	Sold \$/SF	DOM
Autumn Creek:														
Sandy Creek Terrace														
*23536	409	2+Den	2	1513	2000	No	No	Golf Course	W	\$319,500	\$312,000	97.65%	09/10/07	\$206.21 37
Average 2007										\$319,500	\$312,000	97.65%		\$206.21 37
Coral Cove:														
Spring Run Blvd.														
9300		3 Bed	2	1502	2000	Yes	Yes	Golf Course	W	\$484,000	\$458,000	94.63%	06/12/07	\$304.93 257
Average 2007										\$484,000	\$458,000	94.63%		\$304.93 257
Hidden Lakes:														
Spring Run Blvd.														
*9840	3306	2 Bed	2	1376	2001	No	No	Golf Course, Lake	W	\$259,000	\$250,000	96.53%	11/15/07	\$181.69 38
*9820	3503	2 Bed	2	1368	2000	No	No	Golf Course, Lake	NW	\$294,900	\$267,500	90.71%	08/29/07	\$195.54 190
9890	2803	2 Bed	2	1368	2000	No	No	Golf Course, Lake, Landscape	W	\$279,500	\$260,000	93.02%	07/24/07	\$190.06 133
*9860	3102	2 Bed	2	1513	2000	No	No	Golf Course, Lake, Landscape	W	\$354,500	\$305,000	86.04%	06/15/07	\$201.59 125
*9850	3205	2+Den	2	1513	2001	No	No	Golf Course, Lake	NW	\$369,900	\$370,000	100.03%	04/27/07	\$244.55 293
9880	2906	2 Bed	2	1368	2000	No	No	Golf Course, Lake	SW	\$285,000	\$275,000	96.49%	04/18/07	\$201.02 270
Clear Spring Court														
23805	2205	2 Bed	2	1368	2000	No	No	Golf Course, Lake	NW	\$279,000	\$245,000	87.81%	11/30/07	\$179.09 148
23760	1310	2+Den	2	1792	2001	No	No	Golf Course	SE	\$409,000	\$381,000	93.15%	8/1/2007	\$212.61 133
*23815	2101	2+Den	2	1792	2001	No	No	Golf Course, Lake	N	\$450,000	\$410,000	91.11%	04/02/07	\$228.79 204
Average 2007										\$331,200	\$307,056	92.71%		\$203.88 170
Silver Creek:														
Stoneyriver														
23721		2+Den	2	1750	1999	Yes	Yes	Golf Course, Landscape, Wood	E	\$536,100	\$531,500	99.14%	09/28/07	\$303.71 130
*23712	201	3+Den	3.5	2390	1999	Yes	Yes	Golf Course	S	\$750,000	\$737,000	98.27%	03/21/07	\$308.37 87
Average 2007										\$643,050	\$634,250	98.63%		\$306.04 109
Sunset Stream:														
Sandy Creek Terrace														
*23580	1601	2+Den	2	1458	2000	No	No	Golf Course, Lake	W	\$299,000	\$260,000	86.96%	11/27/07	\$178.33 54
*23580	1601	2+Den	2	1458	2000	No	No	Golf Course, Lake	W	\$299,000	\$260,000	86.96%	11/27/07	\$178.33 54
**23951	1001	2+Den	2	1458	2000	No	No	Golf Course, Lake, Landscape	E	\$329,000	\$278,000	84.50%	05/11/07	\$190.67 176
Average 2007										\$309,000	\$266,000	86.08%		\$182.44 95
Whisper Creek:														
Creek Branch Lane														
23733		2+Den	2	1750	1999	Yes	Yes	Golf Course, Lake	NE	\$569,900	\$517,500	90.81%	05/01/07	\$295.71 265
23941		3+Den	3	2090	2000	Yes	No	Golf Course, Lake, Preserve	NE	\$599,000	\$543,000	90.65%	01/26/07	\$259.81 112
Average 2007										\$584,450	\$530,250	90.73%		\$277.76 189
Winding Stream:														
Spring Run Blvd.														
*9251	2306	2 Bed	2	1209	2001	No	No	Golf Course, Lake, Preserve	E	\$285,000	\$245,000	85.96%	04/25/07	\$202.65 104
Average 2007										\$285,000	\$245,000	85.96%		\$202.65 104
Total Averages										\$392,174	\$363,447	92.68%		\$224.40 148

19 closed sales - as of December 28, 2007

* = 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".