

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



D. Michael Burke P.A.
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Spring Run 2008 Year To Date Community Sales & Averages

[To View All Active Spring Run Listings - Click Here](#)

Address	Unit No	BR	Full Bath	Half Bath	Living Area	Year Built	Pool	Spa	View	Rear Exp	List Price	Sold Price	% List vs Sold	Date Closed	Sold \$/SF	DOM
Autumn Creek:																
Sandy Creek Terrace																
*23536	404	2 Bed	2	0	1376	1998	No	No	Golf Course	W	\$229,900	\$224,000	97.43%	10/21/08	\$162.79	61
*23556	606	2+Den	2	0	1811	2000	No	No	Golf Course	NW	\$369,900	\$300,000	81.10%	03/27/08	\$165.65	84
*23506	105	2 Bed	2	0	1368	1998	No	No	Golf Course, Lake	W	\$259,000	\$230,000	88.80%	02/05/08	\$168.13	97
Average 2008											\$286,267	\$251,333	87.80%		\$165.52	81
Coral Cove:																
Spring Run Blvd.																
Average 2008											\$0	\$0	0.00%		\$0.00	0
Hidden Lakes:																
Spring Run Blvd.																
Clear Spring Court																
*23780	1507	2+Den	2	0	1513	1900	No	No	Golf Course, Water	S	\$235,100	\$225,000	95.70%	10/28/08	\$148.71	180
23815	2105	2 Bed	2	0	1368	2002	No	No	Golf Course, Lake	NW	\$240,000	\$215,000	89.58%	08/01/08	\$157.16	85
*23790	1605	2+Den	2	0	1513	2001	No	No	Golf Course	S	\$279,777	\$250,000	89.36%	07/25/08	\$165.23	190
*23775	2401	2+Den	2	0	1792	2001	No	No	Golf Course, Preserve	NW	\$349,000	\$300,000	85.96%	03/03/08	\$167.41	420
23805	2202	2+Den	2	0	1513	2001	No	No	Lake	N	\$250,000	\$245,000	98.00%	03/07/08	\$161.93	53
*23785	2304	2+Den	2	0	1811	2002	No	No	Lake, Preserve	N	\$369,000	\$340,000	92.14%	02/15/08	\$187.74	44
Average 2008											\$287,146	\$262,500	91.42%		\$164.70	162
Sabal Cove:																
Spring Run																
9049	3 Bed	2	0	1502	1999	Yes	No	Golf Course, Lake	W	\$389,000	\$325,000	83.55%	06/16/08	\$216.38	154	
Average 2008											\$389,000	\$325,000	83.55%		\$216.38	154
Silver Creek:																
Stoneyriver																
23733	3+Den	3	0	2090	1999	Yes	Yes	Golf Course, Landscaped Area	E	\$535,900	\$520,000	97.03%	10/31/08	\$248.80	114	
Average 2008											\$535,900	\$520,000	97.03%		\$248.80	114
Sunset Stream:																
Sandy Creek Terrace																
*23571	1204	2 Bed	2	0	1209	2000	No	No	Golf Course, Lake	E	\$215,000	\$195,000	90.70%	11/12/08	\$161.29	226
*23580	1605	2 Bed	2	0	1333	2000	No	No	Golf Course, Lake	W	\$229,500	\$202,500	88.24%	05/29/08	\$151.91	513
*23591	1008	2 Bed	2	0	1333	2000	No	No	Golf Course, Lake	E	\$239,000	\$232,500	97.28%	03/24/08	\$174.42	68
23571	1210	3 Bed	2	0	1458	2000	No	No	Golf Course, Lake	E	\$245,000	\$230,000	93.88%	04/21/08	\$157.75	66
Average 2008											\$232,125	\$215,000	92.62%		\$161.34	218
Streamside:																
Streamside																
*9060	209	2+Den	2	0	1558	1998	No	No	Golf Course, Lake	E	\$315,000	\$280,000	88.89%	09/16/08	\$179.72	244
*9040	401	2+Den	2	0	1458	1998	No	No	Golf Course	E	\$225,000	\$198,000	88.00%	09/05/08	\$135.80	114
Average 2008											\$270,000	\$239,000	88.52%		\$157.76	179
Whisper Creek:																
Creek Branch Lane																
*23724	2+Den	2	0	1750	1999	Yes	No	Golf Course, Lake	SW	\$499,900	\$450,000	90.02%	07/25/08	\$257.14	140	
*23789	3+Den	3	1	2351	1999	Yes	Yes	Golf Course, Lake	NE	\$485,000	\$485,000	100.00%	05/07/08	\$206.30	73	
*23973	3 Bed	2	0	1750	2000	Yes	No	Golf Course	N	\$449,000	\$400,000	89.09%	02/11/08	\$228.57	296	
Average 2008											\$477,967	\$445,000	93.10%		\$230.67	170

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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Winding Stream:																
Spring Run Blvd.																
*9231	2109	2+Den	2	0	1558	2001	No	No	f Course, Lake, Landscaped A	E	\$295,900	\$285,000	96.32%	09/24/08	\$182.93	140
*9341	3101	2+Den	2	0	1458	2002	No	No	Course, Lake, Landscape, Pre:	SE	\$275,000	\$247,500	90.00%	07/28/08	\$169.75	281
*9261	2406	2 Bed	2	0	1209	2001	No	No	Golf Course, Landscape, Pres	E	\$225,000	\$185,000	82.22%	05/28/08	\$153.02	565
*9241	2201	2+Den	2	0	1458	2001	No	No	Golf Course, Lake, Landscape	SE	\$309,000	\$290,000	93.85%	05/14/08	\$198.90	41
*9281	2601	2+Den	2	0	1458	2001	No	No	Golf Course, Lake	E	\$283,777	\$267,500	94.26%	03/31/08	\$183.47	265
*9281	2601	2+Den	2	0	1458	2001	No	No	Golf Course, Lake	E	\$283,777	\$267,500	94.26%	03/31/08	\$183.47	265
Average 2008											\$278,742	\$257,083	92.23%		\$178.59	260

Total Averages

\$310,824 \$284,212 91.44% \$179.78 184

26 closed sales - as of December 31, 2008

* = Furnished

** = Partly Furnished

For further information contact Michael Burke 239.777.0473
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