

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



Shadow Wood 2008 Year To Date Community Sales & Averages

[To View Shadow Wood Active Listings - Click Here](#)

Unit Address	Unit No	Full BR	Half Bath	Living Area	Year Built	Pool	Spa	View	Rear Exp	List Price	Sold Price	% List vs Sold	Date Closed	Sold \$/SF	DOM
Banyon Cove:															
Banyon Hideaway															
*22200	4+Den	5	0	4067	2002	Yes	Yes	Golf Course, Lake	N	\$1,695,000	\$1,610,000	95%	09/08/08	\$395.87	195
22330	4+Den	4	0	3017	2002	Yes	Yes	Golf Course, Lake	N	\$1,195,000	\$1,025,000	86%	07/16/08	\$339.74	88
Average 2008										\$1,195,000	\$1,025,000	86%		\$339.74	88
Bay Crest:															
Bay Crest Ridge															
*22540	3+Den	3	0	2776	2004	Yes	Yes	Golf Course	N	\$839,000	\$762,500	91%	09/10/08	\$274.68	86
Average 2008										\$839,000	\$762,500	91%		\$274.68	86
Cedar Glen:															
Hollow Pine Drive															
9157	3 Bed	3	0	2614	2000	Yes	Yes	Golf Course, Lake	SW	\$699,900	\$630,000	90%	03/03/08	\$241.01	112
9170	4 Bed	3	0	2562	2000	Yes	Yes	Lake, Preserve	N	\$779,900	\$750,150	96%	02/13/08	\$292.80	252
Forest Edge															
22909	3 Bed	2	0	2358	2000	Yes	No	Preserve	NE	\$629,900	\$579,000	92%	07/14/08	\$245.55	393
Average 2008										\$703,233	\$653,050	93%		\$259.79	252
Chartwell:															
Chartwell Court															
Average 2008										\$0	\$0			\$0.00	0
Cypress Hammock:															
Cypress Hammock Circle															
9586	102 2+Den	2	1	2060	2001	No	No	Lake, Preserve	E	\$429,000	\$375,000	87%	07/01/08	\$182.04	182
9581	102 3 Bed	2	1	2060	2001	No	No	Lake	SW	\$399,000	\$345,000	86%	04/15/08	\$167.48	56
9635	201 3+Den	3	0	2748	2002	No	No	Lake	NW	\$559,000	\$540,000	97%	04/04/08	\$196.51	408
9586	201 3+Den	3	0	2748	2001	No	No	Lake, Landscape Area, Pres	E	\$599,000	\$555,000	93%	02/19/08	\$201.97	50
9510	202 3+Den	3	0	2604	1999	No	No	Golf Course, Lake	N	\$549,500	\$480,000	87%	01/08/08	\$184.33	123
Average 2008										\$507,100	\$459,000	91%		\$186.46	164
Idlewilde:															
Idle Pine Lane															
10189	5+Den	3	1	3633	2003	Yes	Yes	Lake	NW	\$1,325,000	\$1,275,000	96%	08/01/08	\$350.95	323
10021	3+Den	3	1	3030	2006	Yes	Yes	Lake, Landscaped Area	S	\$1,295,000	\$1,200,000	93%	02/28/08	\$396.04	540
Average 2008										\$1,310,000	\$1,237,500	94%		\$373.49	432
Fairview:															
Fairview Bend Drive															
22290	3+Den	3	1	3164	2004	Yes	Yes	Lake, Landscaped Area	W	\$1,200,000	\$1,100,000	92%	01/31/08	\$347.66	229
22281	3+Den	3	0	3436	2004	Yes	Yes	Lake	E	\$1,175,000	\$1,050,000	89%	01/11/08	\$305.59	593
22271	4+Den	3	0	3048	2005	Yes	Yes	Other	E	\$1,350,000	\$1,200,000	89%	01/10/08	\$393.70	53
Average 2008										\$1,241,667	\$1,116,667	90%		\$348.98	292
Glen View:															
GlenView Lane:															
22551	3+Den	3	0	2569	2002	Yes	Yes	Golf Course	E	\$799,000	\$747,500	94%	03/17/08	\$290.97	161
Average 2008										\$799,000	\$747,500	94%		\$290.97	161
Glen Lakes:															
Glen Lakes Drive															
10631	3+Den	3	1	2776	2007	Yes	Yes	Golf Course	S	\$1,280,000	\$1,110,400	87%	06/03/08	\$400.00	131
10681	4 Bed	4	1	3153	2006	Yes	Yes	Golf Course	SE	\$1,355,900	\$1,275,000	94%	02/07/08	\$404.38	218
Average 2008										\$1,317,950	\$1,192,700	90%		\$402.19	175

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.

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



Shadow Wood 2008 Year To Date Community Sales & Averages

[To View Shadow Wood Active 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
Ginger Point:																
Ginger Point Court																
10001	3+Den	3	0	2521	2002	Yes	Yes	Golf Course	S	\$749,000	\$695,000	93%	10/30/08	\$275.68	299	
10168	3+Den	3	0	2700	2001	Yes	Yes	Golf Course, Landscape	NE	\$795,000	\$750,000	94%	08/29/08	\$277.78	114	
10139	3+Den	2	1	2635	2001	Yes	Yes	Golf Course, Lake	SW	\$779,000	\$775,000	99%	05/29/08	\$294.12	223	
**10136	4 Bed	3	1	2765	2001	Yes	Yes	Golf Course	NE	\$795,000	\$746,000	94%	04/30/08	\$269.80	374	
Average 2008											\$779,500	\$741,500	95%		\$279.35	253
Hawthorne:																
Windswept Drive																
9054	3+Den	3	0	2750	2004	Yes	Yes	Golf Course	N	\$925,000	\$875,000	95%	03/17/08	\$318.18	118	
Average 2008											\$925,000	\$875,000	95%		\$318.18	118
Indigo Isle:																
Indigo Isle Court																
9251	3-201	4 Bed	3	0	2748	2002	No	No	Golf Course, Lake	S	\$610,000	\$575,000	94%	10/15/08	\$209.24	37
9291	102	3 Bed	2	1	2060	2002	No	No	Golf Course, Lake	S	\$539,900	\$460,000	85%	04/11/08	\$223.30	361
Average 2008											\$574,950	\$517,500	90%		\$216.27	199
Lake Forest:																
Lake Bend Preserve Court																
**9430	4+Den	4	2	5531	2006	Yes	Yes	Golf Course, Lake	SE	\$2,275,000	\$2,025,000	89%	07/15/08	\$366.12	62	
9391	3+Den	3	1	3567	2004	Yes	Yes	Lake, Preserve	NW	\$1,399,000	\$1,375,000	98%	01/18/08	\$385.48	124	
Average 2008											\$1,837,000	\$1,700,000	93%		\$375.80	93
Laurel Meadow:																
Oakglen Lane																
23181	4+Den	3	1	2453	1999	Yes	Yes	Golf Course, Lake	E	\$599,900	\$530,000	88%	11/14/08	\$216.06	421	
23224	3 Bed	2	0	1982	2001	Yes	No	Golf Course	W	\$469,000	\$435,000	93%	09/30/08	\$219.48	231	
23132	3 Bed	3	0	2000	2001	Yes	No	Lake	W	\$475,000	\$460,000	97%	09/19/08	\$230.00	143	
Tree Crest																
23072	2+Den	2	0	2000	2001	Yes	No	Golf Course	W	\$475,000	\$445,000	94%	07/25/08	\$222.50	71	
23056	4 Bed	2	1	2505	2000	Yes	Yes	Golf Course	W	\$599,000	\$510,000	85%	06/20/08	\$203.59	129	
Average 2008											\$523,580	\$476,000	91%		\$218.33	199
Longleaf:																
Longleaf Trail Drive																
22170	2+Den	2	0	2000	2003	Yes	Yes	Lake, Water Feature	SW	\$519,000	\$475,000	92%	08/28/08	\$237.50	112	
22180	3+Den	2	0	2090	2004	Yes	Yes	Lake	W	\$659,000	\$505,000	77%	04/08/08	\$241.63	137	
*21760	3+Den	2	0	2090	2004	Yes	Yes	Lake, Preserve	E	\$645,600	\$562,500	87%	03/30/08	\$269.14	178	
21901	4+Den	3	1	2600	2005	Yes	Yes	Pres, Water, Wooded Area	N	\$648,900	\$575,000	89%	03/07/08	\$221.15	602	
*22150	3+Den	2	1	2453	2004	Yes	Yes	Lake, Pres, Water Feature	W	\$699,000	\$650,000	93%	03/03/08	\$264.98	128	
21930	3+Den	3	0	2453	2004	Yes	Yes	Lake, Preserve	S	\$649,000	\$575,000	89%	01/21/08	\$234.41	51	
Average 2008											\$660,300	\$573,500	87%		\$246.26	219
Mahogany Cove:																
Falling Leaf Drive																
9048	3+Den	2	1	2453	2003	Yes	Yes	Lake, Preserve	E	\$599,000	\$550,000	92%	06/24/08	\$224.22	202	
9083	3 Bed	2	1	2255	2003	Yes	Yes	Preserve	S	\$639,000	\$490,000	77%	05/30/08	\$217.29	684	
Average 2008											\$619,000	\$520,000	84%		\$220.76	443
Magnolia Bend:																
Magnolia																
Average 2008											\$0	\$0			\$0.00	0

"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".

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



Shadow Wood 2008 Year To Date Community Sales & Averages

[To View Shadow Wood Active 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
Morningside:																
Rosedale Drive																
22901	102	2+Den	2	0	1632	2002	No	No	Lake, Preserve	E	\$335,000	\$295,000	88%	07/25/08	\$180.76	117
23121	201	2+Den	2	0	2040	1999	No	No	Golf Course, Lake	E	\$379,000	\$342,500	90%	07/21/08	\$167.89	104
*23166	201	3 Bed	2	0	2040	1999	No	No	Landscaped, PriWall, Pond	W	\$350,000	\$315,000	90%	07/29/08	\$154.41	87
23091	202	3 Bed	2	0	2040	1999	No	No	Golf Course, Lake	E	\$399,000	\$375,000	94%	05/15/08	\$183.82	
*23081	101	2+Den	2	0	1632	2000	No	No	Golf Course, Lake, Landscape	E	\$345,000	\$285,000	83%	03/28/08	\$250.00	250
22901	202	2+Den	2	0	2040	2002	No	No	Lake, Preserve	E	\$375,000	\$315,000	84%	02/19/08	\$154.41	143
**23121	201	3 Bed	2	0	2040	1998	No	No	Golf Course, Lake	E	\$389,900	\$330,000	85%	01/31/08	\$161.76	94
Average 2008											\$367,557	\$322,500	88%		\$179.01	133

Oakbrook:																
Shallow Water Lane																
*22020		4+Den	5	1	4524	2004	Yes	Yes	Golf Course, Lake	W	\$1,899,000	\$1,800,000	95%	05/29/08	\$397.88	105
Average 2008											\$1,899,000	\$1,800,000	95%		\$397.88	105

Oak Hammock:																
Autum Breeze Drive																
*10492	202	3 Bed	2	0	2040	2004	No	No	Golf Course, Lake, Landscape	W	\$375,000	\$350,000	93%	09/30/08	\$171.57	85
10311	101	2+Den	2	1	2060	2003	No	No	Golf Course, Lake	S	\$438,000	\$398,500	91%	09/02/08	\$193.45	225
Average 2008											\$438,000	\$398,500	91%		\$193.45	225

Oak Strand:																
Oak Strand																
9287		2+Den	2	0	2000	2001	Yes	No	Lake, Preserve	S	\$518,000	\$464,000	90%	10/24/08	\$232.00	604
9255		3 Bed	2	0	2000	2000	Yes	No	Lake, Preserve	SW	\$535,000	\$495,000	93%	09/29/08	\$247.50	334
Average 2008											\$526,500	\$479,500	91%		\$239.75	469

Orchid Ridge:																
Mossy Trail																
Orchid Ridge																
10057		4+Den	5	0	4986	2001	Yes	Yes	Lake	SE	\$1,899,000	\$1,800,000	95%	05/09/08	\$361.01	172
Average 2008											\$1,899,000	\$1,800,000	95%		\$361.01	172

Palmetto Ridge:																
Palmetto Ridge																
9251	201	3 Bed	2	0	2040	2002	No	No	Golf Course	S	\$369,900	\$325,000	88%	10/31/08	\$159.31	186
9271	201	2+Den	2	0	2040	2002	No	No	Golf Course, Lake	S	\$339,000	\$310,000	91%	05/15/08	\$151.96	233
*9101	202	2+Den	2	0	2040	2003	No	No	Golf Course, Lake, Landscape	S	\$363,000	\$350,000	96%	05/06/08	\$171.57	90
Average 2008											\$357,300	\$328,333	92%		\$160.95	170

Plumbago Pointe:																
Plumbago Drive																
10410		3+Den	2	1	2562	2005	Yes	Yes	Preserve	SE	\$698,500	\$665,000	95%	05/20/08	\$259.56	90
10330		3+Den	3	1	2445	2004	Yes	Yes	Lake	SE	\$650,000	\$600,000	92%	01/02/08	\$245.40	218
Average 2008											\$674,250	\$632,500	94%		\$252.48	154

Summerfield:																
Shady Knoll Drive																
23084		3+Den	3	1	3584	2000	Yes	Yes	Golf Course, Lake, Preserve	SW	\$1,375,000	\$1,290,000	94%	08/28/08	\$359.93	311
23068		3+Den	3	1	3533	2003	Yes	No	Lake, Preserve, Wtr Feat	SW	\$1,395,000	\$1,305,000	94%	05/09/08	\$369.37	109
Average 2008											\$1,395,000	\$1,305,000	94%		\$369.37	109

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



Shadow Wood 2008 Year To Date Community Sales & Averages

[To View Shadow Wood Active Listings - Click Here](#)

Unit Address	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
Sweet Bay:															
Bay Meadow															
9862	3 Bed	3	0	3008	2005	Yes	No	Golf Course, Lake	N	\$1,235,000	\$1,190,000	96%	03/20/08	\$395.61	162
9807	3+Den	4	0	2943	2005	Yes	Yes	Golf Course, Lake	NW	\$1,299,000	\$1,210,000	93%	01/21/08	\$411.15	99
Average 2008										\$1,267,000	\$1,200,000	95%		\$403.38	131
Sycamore Grove:															
Sycamore Drive															
Average 2008										\$0	\$0			\$0.00	0
Tamarind Trace:															
Foxberry Lane															
23163	3+Den	2	1	2580	2001	Yes	No	Preserve	E	\$750,000	\$715,000	95%	10/08/08	\$277.13	72
**23267	2+Den	2	0	2100	2001	Yes	Yes	Golf Course	SE	\$599,000	\$584,000	97%	05/29/08	\$278.10	148
Average 2008										\$674,500	\$649,500	96%		\$277.61	110
The Reserve:															
Reserve Estates Drive															
*22031	5+Den	5	1	4524	2005	Yes	Yes	Golf,Lake,Landscape,WtrFeat	E	\$1,995,000	\$1,975,000	99%	08/19/08	\$436.56	216
*22080	4+Den	4	1	4655	2004	Yes	Yes	Golf Course, Lake	S	\$2,399,000	\$2,262,500	94%	05/19/08	\$486.04	634
Reserve Point Court															
9411	4+Den	4	1	4462	2003	Yes	Yes	Lake, Preserve	S	\$2,045,000	\$1,700,000	83%	06/26/08	\$381.00	650
Average 2008										\$2,146,333	\$1,979,167	92%		\$434.53	500
Woodmont:															
Wintercrest Drive															
10640	4+Den	3	0	3019	2002	Yes	Yes	Golf Course, Lake	NW	\$975,000	\$867,500	89%	11/10/08	\$287.35	68
10710	3+Den	3	0	2405	2004	Yes	Yes	Golf Course	W	\$699,000	\$675,000	97%	07/25/08	\$280.67	561
Average 2008										\$837,000	\$771,250	92%		\$284.01	315
Woodsedge:															
Wood Run Court															
Average 2008										\$0	\$0			\$0.00	0
Total Averages										\$885,996	\$814,815	92%		\$277.68	218

70 closed sales - as of December 31, 2008

* = Furnished
** = Partly Furnished

For further information contact Michael Burke 239.777.0473
www.BurkesBeach.com / www.CoconutPointRealty.com