

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



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Copperleaf Community Sales & Averages 2002 - 2003

Unit Address	No.	BR	Baths	Living Area	Year Built	Pool	Spa	View	Rear	List Price	Sold Price	% List vs Sold	Date Closed	Sold \$/SF	DOM
Copperleaf at the Brooks:															
Copper Leaf Blvd.															
23970		3 Bed	2	2231	2001	Yes	No	Lake	NE	\$479,500	\$495,000	103.23%	10/01/03	\$221.87	145
23430		2 Bed	2	1750	2001	Yes	Yes	Lake	S	\$358,900	\$345,000	96.13%	06/30/03	\$197.14	1
Average 2003										\$419,200	\$420,000	100.19%		\$209.51	73

Foxtail Creek:															
Foxtail Creek Court															
23271		2+Den	2	1750	2002	No	No	Golf Course/Lake	E	\$320,000	\$300,000	93.75%	11/04/03	\$171.43	1
Average 2003										\$320,000	\$300,000	93.75%		\$171.43	1

Sago Pointe:															
Sago Pointe Drive															
22800	2504	3 Bed	2	1560	2002	No	No	Canal/Lake	S	\$162,878	\$162,878	100.00%	04/03/02	\$104.41	19
Average 2002										\$162,878	\$162,878	100.00%		\$104.41	19

Wisteria Pointe:															
Wisteria Pointe Drive															
*23590	808	3 Bed	2	1988	2001			Canal, Lake	N	\$299,000	\$287,000	95.99%	5/9/2003	\$144.37	
Average 2003										\$299,000	\$287,000	95.99%		\$144.37	0

Total Averages 2002										\$162,878	\$162,878	100.00%		\$104.41	19
Total Averages 2003										\$364,350	\$356,750	102.13%		\$183.70	49

1 closed sales 2002; 4 closed sales 2003

* = Furnished

** = Partly Furnished

For further information contact Michael Burke 239.777.0473
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