

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



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2006 Grandezza Community Sales & Averages

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
Avalon: (Coach/Condo)															
Burnside Place															
*20200	2003	3 Bed	2.5	1767	2004	No	No	Golf Course, Lake	W	\$538,500	\$509,250	94.57%	12/15/06	\$288.20	101
20231	402	3+Den	2.5	2133	2004	No	No	Golf Course	E	\$439,000	\$423,000	96.36%	11/15/06	\$198.31	122
*20230	1703	3 Bed	2.5	1767	2004	No	No	Golf Course, Lake	W	\$539,900	\$505,000	93.54%	05/18/06	\$285.80	126
*20240	1602	3+Den	2.5	2133	2004	No	No	Golf Course	W	\$560,000	\$550,000	98.21%	01/20/06	\$257.85	151
Average 2006										\$519,350	\$496,813	95.66%		\$257.54	125

Cypress Cove: (Single Family)															
Buttermere Court															
*20175		4+Den	3	3021	2002	Yes	Yes	Lake, Preserve	E	\$1,169,000	\$1,050,000	89.82%	11/15/06	\$347.57	300
20136		4 Bed	3	2493	2002	Yes	Yes	Bay, Golf Course, Preserve	W	\$799,900	\$750,000	93.76%	05/04/06	\$300.84	48
Seadale Court															
*20135		2+Den	2	2000	2002	Yes	Yes	Lake, Preserve	E	\$649,000	\$550,000	84.75%	04/21/06	\$275.00	124
Average 2006										\$872,633	\$783,333	89.77%		\$307.80	157

Grande Estates: (Single Family)															
Markward Crossing															
*19747		4+Den	3.5	3153	2005	Yes	Yes	Preserve	NW	\$1,349,000	\$806,250	59.77%	12/20/06	\$255.71	123
19870		4+Den	3	3199	2006	Yes	Yes	Golf Course	SE	\$800,000	\$787,051	98.38%	11/11/06	\$246.03	66
19783		4 Bed	3	2867	2005	Yes	Yes	Landscape, Preserve, wooded	W	\$979,000	\$935,000	95.51%	08/16/06	\$326.12	171
19840		3+Den	3	2488	2003	Yes	No	Golf Course, Landscape Area	E	\$825,000	\$665,000	80.61%	08/11/06	\$267.28	146
19859		4+Den	4.5	3484	2006	Yes	Yes	Preserve	W	\$1,195,000	\$1,090,000	91.21%	05/26/06	\$312.86	47
*19802		3+Den	3.5	2895	2004	Yes	Yes	Golf Course, Lake, Water Featur	S	\$1,190,900	\$1,050,000	88.17%	01/31/06	\$362.69	84
Glen Oak Court															
11548		5+Den	3.5	4048	2005	Yes	Yes	Wooded Area	SW	\$1,549,000	\$1,367,500	88.28%	04/07/06	\$337.82	186
Average 2006										\$1,126,843	\$957,257	84.95%		\$301.22	118

Oakwood: (Coach/Condo)															
Calice Court															
*20251	2501	3 Bed	2	1647	2001	No	No	Golf Course, Lake	E	\$399,000	\$367,000	91.98%	12/05/06	\$222.83	57
20271	2303	3+Den	2	2150	2002	No	No	Golf Course, Lake	E	\$450,000	\$440,000	97.78%	11/10/06	\$204.65	273
20271	2301	3 Bed	2	1647	2001	No	No	Golf Course	E	\$398,499	\$370,000	92.85%	09/07/06	\$224.65	99
20200	102	2+Den	2	1647	2004	No	No	Golf Course, Lake, Landscape	W	\$474,900	\$450,000	94.76%	06/05/06	\$273.22	207
*20340	1502	2+Den	2	1647	2003	No	No	Golf Course, Lake, Landscape	SW	\$399,997	\$380,000	95.00%	04/05/06	\$230.72	101
Average 2006										\$424,479	\$401,400	94.56%		\$231.22	147

Sabal Palm: (Coach/Condo)															
Seagrove Street															
20050	1708	3 Bed	2	1781	2003	No	No	Golf Course, Lake	W	\$395,000	\$355,000	89.87%	10/27/06	\$199.33	256
20030	1505	2+Den	2	1781	2004	No	No	Golf Course, Lake	W	\$395,000	\$366,500	92.78%	09/06/06	\$205.78	33
*20131	401	2+Den	2	1449	2002	No	No	Golf Course, Lake	E	\$319,000	\$312,000	97.81%	06/07/06	\$215.32	216
20100	2203	3 Bed	2	1727	2003	No	No	Golf Course, Pool/Club	W	\$379,000	\$340,000	89.71%	05/15/06	\$196.87	81
*20121	501	2+Den	2	1490	2002	No	No	Golf Course, Lake	E	\$355,000	\$345,000	97.18%	03/31/06	\$231.54	86
*20120	2401	3 Bed	2	1642	2001	No	No	Golf Course	W	\$435,000	\$420,500	96.67%	01/31/06	\$256.09	91
20060	1804	3 Bed	2	1642	2003	No	No	Golf Course, Lake	W	\$390,000	\$379,000	97.18%	01/30/06	\$230.82	1
Average 2006										\$381,143	\$359,714	94.38%		\$219.39	109

Santia Lucia: (Single Family)															
Amalfi Way															
*11564		4+Den	3	2750	2005	Yes	Yes	Golf Course, Lake	SW	\$1,199,000	\$1,100,000	91.74%	03/31/06	\$400.00	310
Average 2006										\$1,199,000	\$1,100,000	91.74%		\$400.00	310

Saraceno: (Attached Villa)															
Saraceno Drive															
*20137		3 Bed	2	1895	2002	Yes	No	Golf Course	E	\$600,000	\$550,000	91.67%	12/21/06	\$290.24	78
20057		3 Bed	2	1840	2005	Yes	Yes	Golf Course, Lake	NE	\$449,900	\$422,000	93.80%	11/30/06	\$229.35	52
*20036		3 Bed	3	2509	2005	Yes	Yes	Golf Course, Lake	W	\$675,000	\$650,000	96.30%	03/21/06	\$259.07	68
*20129		2+Den	2	2022	2001	No	Yes	Golf Course	E	\$619,000	\$585,000	94.51%	03/15/06	\$289.32	95

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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Savona: (Single Family)										Average 2006	\$585,975	\$551,750	94.16%		\$266.99	73
Grandezza Circle																
*12502	3+Den	3	2446	2004	Yes	Yes	Lake	N		\$769,900	\$700,000	90.92%	10/31/06	\$286.18	296	
20001	3+Den	2	2293	2005	Yes	No	Lake, Landscaped Area	E		\$564,900	\$540,000	95.59%	09/29/06	\$235.50	207	
12592	3+Den	2	2075	2005	Yes	Yes	Lake	S		\$469,000	\$469,000	100.00%	09/21/06	\$226.02	19	
12597	3 Bed	2	2075	2005	Yes	Yes	Landscaped Area	N		\$645,000	\$630,000	97.67%	04/11/06	\$303.61	113	
12584	3+Den	2	1975	2005	Yes	Yes	Lake	S		\$689,000	\$665,000	96.52%	02/17/06	\$336.71	133	
12610	3 Bed	2	2078	2005	Yes	Yes	Lake	SE		\$669,000	\$650,000	97.16%	01/10/06	\$312.80	59	
Palermo Lake																
20083	3 Bed	2	1649	2005	No	No	Lake	E		\$429,999	\$410,000	95.35%	12/07/06	\$248.64	53	
*20075	2+Den	2	1627	2004	Yes	Yes	Lake	E		\$649,990	\$645,000	99.23%	02/02/06	\$396.44	280	
Average 2006										\$610,849	\$588,625	96.36%		\$293.24	145	
Solemar: (Single Family)																
Solemar Court																
11824	3+Den	2.5	2790	2006	Yes	Yes	Golf Course, Pond	W		\$849,900	\$800,000	94.13%	10/20/06	\$286.74	228	
Average 2006										\$849,900	\$800,000	94.13%		\$286.74	228	
Villa Grande: (Single Family)																
Markward Crossing																
20114	3+Den	3	2655	2006	Yes	Yes	Golf Course, Lake	W		\$769,900	\$755,000	98.06%	04/04/06	\$284.37	177	
Average 2006										\$769,900	\$755,000	98.06%		\$284.37	177	
Single Family Homes/Averages										\$867,209	\$752,365	86.76%		\$300.56	149	
Condo/Coach/Attached Villa Homes/Averages										\$460,585	\$435,963	94.65%		\$239.50	115	

41 closed sales
* = Furnished
** = Partly Furnished

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