

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



## Lighthouse Bay 1999 - 2003 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
<b>LightHouse Bay:</b>															
<b>Cape Roman</b>															
10351	102	3 Bed	2	1782	2000			Canal, Lake, Wooded Area	S	\$315,000	\$295,000	94%	04/25/03	\$165.54	247
10304	102	3 Bed	2	1782	2000			Canal, Lake	E	\$296,500	\$290,000	98%	02/28/03	\$162.74	279
<b>Average 2003</b>										<b>\$305,750</b>	<b>\$292,500</b>	<b>96%</b>		<b>\$164.14</b>	<b>263</b>
<b>Costa Del Sol Road</b>															
*23891	202	2+Den	2	1276	2002	No	No	Lake	SW	\$189,000	\$189,000	100%	09/03/03	\$148.12	181
<b>Average 2003</b>										<b>\$189,000</b>	<b>\$189,000</b>	<b>100%</b>		<b>\$148.12</b>	<b>181</b>
<b>Crooked River Road</b>															
10801	103	3 Bed	2	1878	2002			Canal, Lake, Wooded Area	W	\$241,000	\$238,000	99%	12/09/02	\$126.73	161
10741	102	2 Bed	2	1884	2000			Canal, Lake, Wooded Area	W	\$217,900	\$208,000	95%	5/7/2002	\$110.40	64
<b>Average 2002</b>										<b>\$229,450</b>	<b>\$223,000</b>	<b>97%</b>		<b>\$118.57</b>	<b>113</b>
<b>Eddy Stone Road</b>															
*23751	201	3 Bed	2	1646	2000	No	No	Lake, Pool/Club	E	\$247,000	\$245,000	99%	12/31/03	\$148.85	48
23741	101	2 Bed	2	1548	2000			Canal, Lake, Pool/Club	W	\$216,900	\$207,000	95%	09/16/03	\$133.72	28
<b>Average 2003</b>										<b>\$231,950</b>	<b>\$226,000</b>	<b>97%</b>		<b>\$141.28</b>	<b>38</b>
23751	1102	2 Bed	2	1278	1999			Canal, Lake, Pool/Club	SW	\$165,900	\$151,000	91%	10/26/01	\$118.15	69
<b>Average 2001</b>										<b>\$165,900</b>	<b>\$151,000</b>	<b>91%</b>		<b>\$118.15</b>	<b>69</b>
<b>Total Averages 2003</b>										<b>\$252,880</b>	<b>\$245,200</b>	<b>97%</b>		<b>\$151.79</b>	<b>157</b>
<b>Total Averages 2002</b>										<b>\$229,450</b>	<b>\$223,000</b>	<b>97%</b>		<b>\$118.57</b>	<b>113</b>
<b>Total Averages 2001</b>										<b>\$165,900</b>	<b>\$151,000</b>	<b>91%</b>		<b>\$118.15</b>	<b>69</b>

5 closed sales 2003; 2 closed sales 2002; 1 closed sales 2001

\* = Furnished

For further information contact Michael Burke 239.777.0473  
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