

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



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Pelican Landing 2008 Year To Date Community Sales & Averages

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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
Addison Place:																
Addison Place Court																
**24181	3 Bed	3	1	3124	1999	Yes	Yes	Golf Course, Landscape, Pres	W	\$1,000,000	\$825,000	83%	06/23/08	\$264.08	54	
24301	4 Bed	4	0	3576	2005	Yes	No	Preserve	S	\$1,195,000	\$1,025,000	86%	06/04/08	\$286.63	143	
Average 2008											\$1,097,500	\$925,000	84%		\$275.36	99
Ascot:																
Ascot Bend																
3768	4 Bed	4	0	3460	1998	Yes	No	Preserve	E	\$840,000	\$750,000	89%	03/27/08	\$216.76	71	
Average 2008											\$840,000	\$750,000	89%		\$216.76	71
Bay Cedar:																
Bay Cedar Drive																
Average 2008											\$0	\$0			\$0.00	0
Bay Creek:																
Bay Creek Drive																
Average 2008											\$0	\$0			\$0.00	0
Bay Crest:																
Galashields Circle																
25370	3 Bed	2	0	1956	1995	No	No	None	SE	\$399,000	\$385,000	96%	07/10/08	\$196.83	118	
25220	3 Bed	2	0	1987	1994	No	No	Lake	W	\$399,000	\$385,000	96%	06/05/08	\$193.76	68	
Average 2008											\$399,000	\$385,000	96%		\$195.29	93
Capri:																
Goldcrest																
*24785	2+Den	2	0	1985	1997	Yes	No	Lake	E	\$575,000	\$500,000	87%	05/01/08	\$251.89	53	
Holly Brier Lane																
*24769	2+Den	2	0	1992	1996	Yes	Yes	Golf Course	SE	\$499,000	\$470,000	94%	02/05/08	\$235.94	750	
Average 2008											\$537,000	\$485,000	90%		\$243.92	402
Costa Del Sol:																
Alicante Drive																
25400	906 3 Bed	3	0	2088	1996	Yes	No	Lake	S	\$499,000	\$450,000	90%	03/03/08	\$215.52	361	
Marbella Court																
Average 2008											\$499,000	\$450,000	90%		\$215.52	361
Creekside Crossing:																
Pelican Creek Circle																
*25216	101 3 Bed	2	0	1607	1995	No	No	Canal, Landscape, Creek	NW	\$295,000	\$295,000	100%	05/09/08	\$183.57	149	
25203	101 2+Den	2	0	1607	1995	No	No	Pool/Club	NE	\$299,900	\$275,000	92%	01/02/08	\$171.13	85	
Average 2008											\$297,450	\$285,000	96%		\$177.35	117

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Cypress Islands:																
Cypress Hollow																
25001	102	2+Den	2	0	1544	1994	No	No	Landscape, Pres, Wood Area	S	\$270,000	\$235,000	87%	06/03/08	\$152.20	407
*25030	103	2+Den	2	0	1544	1994	No	No	Lake, Preserve	W	\$290,000	\$240,000	83%	05/20/08	\$155.44	439
*25020	104	2+Den	2	0	1544	1994	No	No	Lake, Preserve	NE	\$279,900	\$240,000	86%	05/08/08	\$155.44	183
25040	C-204	2+Den	2	0	2044	1994	No	No	Preserve	W	\$260,000	\$245,000	94%	05/30/08	\$119.86	50
*25061	202	3+Den	2	0	2070	1994	No	No	Landscaped Area, Preserve	E	\$329,900	\$300,000	91%	03/27/08	\$144.93	119
*25061	204	3+Den	2	0	2044	1994	No	No	Preserve	E	\$350,000	\$315,000	90%	2/1/2008	\$154.11	145
Average 2008											\$296,633	\$262,500	88%		\$147.00	224
Goldcrest:																
Goldrest Drive																
25060		3+Den	3	1	3507	1991	Yes	Yes	Golf Course, Lake	W	\$849,000	\$792,500	93%	12/15/08	\$225.98	33
24911		4+Den	3	1	3374	1993	Yes	Yes	Golf Course	E	\$995,000	\$878,250	88%	02/26/08	\$260.30	432
Average 2008											\$922,000	\$835,375	91%		\$243.14	233
Heron Cove:																
Heron Cove Court																
3542		3 Bed	2	0	1640	1997	Yes	No	Landscaped Area	N	\$399,900	\$320,000	80%	02/14/08	\$195.12	248
Average 2008											\$399,900	\$320,000	80%		\$195.12	248
Heron Glen:																
Heron Glen Court																
3546		2+Den	2	0	1863	1997	Yes	Yes	Preserve	N	\$379,000	\$345,000	91%	11/18/08	\$185.19	37
3522		3+Den	3	0	2041	1997	Yes	No	Preserve	N	\$409,900	\$365,000	89%	11/14/08	\$178.83	48
Average 2008											\$394,450	\$365,000			\$178.83	43
Heron Point:																
Heron Point Court																
3664		3+Den	3	1	3450	2002	Yes	Yes	Landscaped Area	W	\$1,095,000	\$975,000	89%	01/10/08	\$282.61	84
Average 2008											\$1,095,000	\$975,000	89%		\$282.61	84
LakeMont Cove:																
Catbriar Court																
Lakemont Cove Lane																
*24706	201	3 Bed	2	0	1643	1992	No	No	Lake	S	\$275,000	\$242,000	88%	12/02/08	\$147.29	74
24724	101	2 Bed	2	0	1305	1305	No	No	Lake	N	\$239,900	\$208,721	87%	10/10/08	\$159.94	70
24790	202	3 Bed	2	0	1880	1992	No	No	Lake	E	\$289,900	\$260,000	90%	07/01/08	\$138.30	265
24700	101	2 Bed	2	0	1352	1992	No	No	Lake, Preserve	SW	\$269,000	\$255,000	95%	07/01/08	\$188.61	146
24827	202	3 Bed	2	0	1670	1992	No	No	Pool/Club	E	\$339,000	\$320,000	94%	02/29/08	\$191.62	62
24700	103	3 Bed	2	0	1528	1992	No	No	Landscaped Area, Pond	W	\$349,900	\$313,500	90%	2/1/2008	\$205.17	143
Average 2008											\$293,783	\$266,537	91%		\$171.82	127
LakeMont:																
Lyonia Lane																
24720		3+Den	2	1	2901	1994	Yes	Yes	Preserve	NE	\$740,000	\$625,000	84%	06/02/08	\$215.44	2
Lakemont Drive																
3520		4+Den	4	0	3400	1992	Yes	No	Lake	W	\$990,000	\$785,000	79%	9/2/2008	\$230.88	180
3551		3 Bed	3	0	2642	1995	Yes	Yes	Lake, Landscaped Area	S	\$699,900	\$620,000	89%	5/6/2008	\$234.67	261
3431		3+Den	3	0	3006	2001	Yes	Yes	Preserve	E	\$989,000	\$920,000	93%	5/6/2008	\$306.05	81
SweetGum Court																
24700		4 Bed	3	0	2537	1992	Yes	No	Landscaped Area, Preserve	NW	\$569,000	\$540,000	95%	03/20/08	\$212.85	60
Average 2008											\$797,580	\$698,000	88%		\$239.98	117

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Las Palmas:																
Via Teramo																
Via Roma																
Average 2008											\$0	\$0		\$0.00	0	
Long Lake Village:																
Wildwood Lake Circle																
Average 2008											\$0	\$0		\$0.00	0	
Long Lake:																
Fidlehead																
3531	4+Den	3	0	2751	1993	Yes	Yes		Lake	N	\$739,900	\$675,000	91%	06/30/08	\$245.37	230
Muscadine Lane																
Woodsage Drive																
24511	3+Den	3	0	3750	1994	Yes	Yes		Golf Course, Lake	NW	\$850,000	\$790,000	93%	10/06/08	\$210.67	132
*24321	3+Den	3	0	2870	1995	Yes	Yes		Lake	E	\$945,750	\$860,000	91%	05/20/08	\$299.65	73
24301	3+Den	4	0	3680	1995	Yes	Yes		Lake	SE	\$1,498,000	\$1,350,000	90%	03/25/08	\$366.85	142
24261	3+Den	2	1	3239	1994	Yes	Yes		Lake	S	\$1,025,000	\$905,000	88%	02/14/08	\$279.41	309
Tassleflower Court																
Average 2008											\$1,011,730	\$916,000	91%		\$280.39	177
Mystic Ridge:																
Goldcrest Drive																
*25180	1011	3 Bed	2	0	1683	1995	No	No	Landscaped Area	N	\$295,900	\$265,000	90%	12/31/08	\$157.46	153
Average 2008											\$295,900	\$265,000			\$157.46	153
Palm Colony:																
Canary Island Court																
24665	201	3 Bed	3	0	2112	1995	No	No	Golf Course, Lake	S	\$349,000	\$330,000	95%	11/05/08	\$156.25	260
24661	101	3 Bed	2	1	1949	1995	No	No	Golf Course, Lake	NE	\$365,000	\$345,000	95%	04/15/08	\$177.01	89
24665	102	2 Bed	2	0	1697	1995	No	No	Golf Course	E	\$299,900	\$295,000	98%	03/24/08	\$173.84	170
Ivory Cane Drive																
24627	103	3 Bed	2	1	1949	1997	No	No	Golf Course, Lake	SE	\$375,000	\$330,000	88%	03/18/08	\$169.32	217
24611	101	3 Bed	2	1	1949	1999	No	No	Golf Course, Lake	NW	\$399,925	\$375,000	94%	02/29/08	\$192.41	150
Average 2008											\$357,765	\$335,000	94%		\$173.76	177
Pennroyal:																
Pennroyal Drive																
25080	4 Bed	3	0	3068	1990	Yes	Yes	f Course, Lake, Landscaped A	W	\$999,900	\$880,000	88%	11/25/08	\$286.83	78	
24780	4 Bed	3	0	2930	1992	Yes	Yes	Landscaped Area	NW	\$550,000	\$492,000	89%	8/8/2008	\$167.92	307	
25141	3+Den	2	1	3000	1990	Yes	Yes	Golf Course, Lake	NE	\$799,900	\$650,000	81%	8/8/2008	\$216.67	229	
24761	3+Den	3	1	2917	1991	Yes	Yes	Lake	SE	\$789,000	\$760,000	96%	5/5/2008	\$260.54	82	
Average 2008											\$784,700	\$695,500	89%		\$232.99	174
Pinewater Place:																
Pinewater Cove Lane																
Average 2008											\$0	\$0		\$0.00	0	

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Sandpiper Greens:																
Sandpiper Green Court																
Average 2008										\$0	\$0			\$0.00	0	
Sandpiper Isle:																
Sandpiper Isle Way																
24360	204	3 Bed	2	0	2157	1997	No	No	Lake, Preserve	S	\$429,000	\$397,900	93%	06/17/08	\$184.47	157
24300	103	2+Den	2	0	1811	2004	No	No	Golf Course, Lake	SW	\$399,900	\$330,000	83%	06/16/08	\$182.22	102
**24350	703	3 Bed	2	1	2470	1996	No	No	Lake, Landscaped Area	SE	\$370,000	\$350,000	95%	06/25/08	\$141.70	77
**24340	803	3 Bed	2	0	2470	1995	No	No	Lake	S	\$445,000	\$400,000	90%	03/31/08	\$161.94	123
Average 2008										\$410,975	\$369,475	90%		\$167.58	115	
Sawgrass Point:																
Sawgrass Point Drive																
*4161	201	3 Bed	2	0	1552	1993	No	No	Golf Course,Lake,Pres,Wood	W	\$264,900	\$250,000	94%	04/07/08	\$161.08	382
*4160	202	2 Bed	2	0	1394	1994	No	No	Landscaped Area, Pool/Club	W	\$249,900	\$242,000	97%	02/21/08	\$173.60	157
*4191	204	3 Bed	2	0	1552	1993	No	No	Golf Course, Lake	W	\$319,900	\$285,000	89%	01/10/08	\$183.63	115
Average 2008										\$278,233	\$259,000	93%		\$172.77	218	
Southbridge:																
Ballybridge Circle																
*3481	201	3 Bed	2	0	2100	1994	No	No	Lake	S	\$339,000	\$275,000	81%	11/28/08	\$130.95	72
*3501	202	3 Bed	2	0	2100	1994	No	No	Lake	SE	\$325,000	\$300,000	92%	04/01/08	\$142.86	100
3471	202	3 Bed	2	0	2100	1994	No	No	Lake, Water Feature	E	\$365,000	\$325,000	89%	03/14/08	\$154.76	169
BallyCastle Court																
25071	103	2+Den	2	0	1808	1997	No	No	Landscaped Area	S	\$299,900	\$275,000	92%	09/19/08	\$152.10	258
25051	101	2+Den	2	0	1808	1994	No	No	Lake	S	\$259,000	\$249,000	96%	07/31/08	\$137.72	59
25070	101	2+Den	2	0	1808	1994	No	No	Landscaped Area, Creek	W	\$295,000	\$275,000	93%	03/27/08	\$152.10	137
**25061	202	3 Bed	2	0	2100	1997	No	No	Lake	E	\$339,900	\$325,000	96%	02/21/08	\$154.76	102
Average 2008										\$317,543	\$289,143	91%		\$146.47	128	
The Cottages:																
Olde Cottage Lane																
3609		3 Bed	2	0	2294	1997	Yes	Yes	Preserve, Creek	SE	\$759,900	\$675,000	89%	04/10/08	\$294.25	27
Average 2008										\$759,900	\$675,000	89%		\$294.25	27	
The Pointe:																
Pointe Creek																
3431	306	3 Bed	2	0	1511	1997	No	No	Landscape Area,Pres,Creek	SW	\$289,999	\$240,000	83%	09/05/08	\$158.84	202
3421	201	3 Bed	2	0	1511	1997	No	No	Preserve	S	\$249,900	\$215,000	86%	08/05/08	\$142.29	42
3491	104	3 Bed	2	0	1430	2001	No	No	Preserve	S	\$225,000	\$190,000	84%	07/18/08	\$132.87	264
*3431	105	3 Bed	2	0	1402	1997	No	No	Preserve, Creek	SW	\$225,000	\$200,000	89%	05/16/08	\$142.65	110
3472	102	3 Bed	2	0	1461	1999	No	No	Lake, Water Feature	NE	\$289,900	\$260,000	90%	05/14/08	\$177.96	149
3460	102	3 Bed	2	0	1461	1997	No	No	Lake	NE	\$299,000	\$255,000	85%	04/23/08	\$174.54	56
Average 2008										\$263,133	\$226,667	86%		\$154.86	137	
The Reserve:																
Reserve Court																
24420	103	3 Bed	2	0	1657	1994	No	No	Preserve	W	\$309,000	\$236,000	76%	10/03/08	\$142.43	
*24440	201	3 Bed	2	0	2140	1994	No	No	Golf Course, Lake	W	\$369,999	\$330,000	89%	05/21/08	\$154.21	386
**24440	202	3 Bed	2	0	2244	1994	No	No	Golf Course	W	\$350,000	\$325,000	93%	05/07/08	\$144.83	449
24410	101	3 Bed	2	0	1657	1994	No	No	Golf Course, Lake, Preserve	E	\$289,000	\$265,000	92%	01/31/08	\$159.93	131
Average 2008										\$329,500	\$289,000	88%		\$150.35	322	

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The Ridge:																
Ridge Oak																
25057	3+Den	3	2	4281	2005	Yes	Yes	Golf Course, Landscaped Area	S	\$1,699,900	\$1,450,000	85%	12/10/08	\$338.71	231	
25033	4+Den	3	0	2745	1998	Yes	No	Golf Course, Preserve	SW	\$875,000	\$760,000	87%	08/01/08	\$276.87	166	
Average 2008											\$1,287,450	\$1,105,000	86%		\$307.79	199
The Sanctuary:																
Sanctuary Lakes Court																
Average 2008											0	0			\$0.00	0
Tuscany Isle at The Colony:																
Tuscany Way																
Tuscany Court																
24101	5 Bed	5	2	6700	2002	Yes	Yes	Golf Course, Lake, Preserve	W	\$2,588,000	\$2,000,000	77%	6/4/2008	\$298.51	5	
Average 2008											\$2,588,000	\$2,000,000	77%		\$298.51	5
Waterside:																
GlenWater																
3647	4+Den	4	0	3848	2001	Yes	Yes	Lake	SE	\$1,295,000	\$1,200,000	93%	05/23/08	\$311.85	126	
Peppermill																
23680	3+Den	3	0	2951	2000	Yes	Yes	Lake	W	\$1,095,000	\$900,000	82%	05/21/08	\$304.98	134	
Waterside Drive																
*23681	4+Den	4	0	3718	1997	Yes	Yes	Lake	E	\$1,299,000	\$1,125,000	87%	03/31/08	\$302.58	139	
23650	4+Den	3	1	4200	2001	Yes	Yes	Lake	W	\$1,299,900	\$1,200,000	92%	01/30/08	\$285.71	64	
Average 2008											\$1,247,225	\$1,106,250	89%		\$301.28	116
Total Averages											\$573,471	\$507,492	88%		\$199.69	159

81 closed sales - as of December 31, 2008

* = Furnished
** = Partly Furnished

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