

CMA Report
Sorted by Price (desc), Agent ID (desc)

Listings as of 06/14/10 at 10:47am

Property Type Residential **GEO Area** FM22 - Fort Myers Ci **Development** Heritage Palms **County** Lee **Status** Sold (1/1/2010 or after)

RESIDENTIAL

SOLD Properties

Address	Bd	Bth	SqFt	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
10449 Washingtonia Palm Way #3224	2	2 (2 0)	1,194	2003	3/12/2010	85.34	32/122	101,900	101,900	101,900	100
10461 Washingtonia Palm Way #3413	2	2 (2 0)	1,232	2003	3/31/2010	89.29	175/373	110,000	110,000	110,000	100
10470 Washingtonia Palm Way #1241	2	2 (2 0)	1,232	2001	4/16/2010	89.29	374/374	142,000	126,000	110,000	87.3
10390 Washingtonia Palm Way #4413	2	2 (2 0)	1,232	1998	1/21/2010	93.34	134/134	129,000	129,000	115,000	89.15
10350 Washingtonia Palm Way #4227	2	2 (2 0)	1,232	1998	4/29/2010	93.34	12-Dec	115,000	115,000	115,000	100
10381 Butterfly Palm Dr #922	2	2 (2 0)	1,232	2004	2/12/2010	94.16	48/48	114,900	114,900	116,000	100.96
10453 Washingtonia Palm Way #3334	2	2 (2 0)	1,194	2003	1/29/2010	100.5	81/81	147,900	145,500	120,000	82.47
8086 Queen Palm Ln #313	2	2 (2 0)	1,232	1999	3/1/2010	100.65	170/170	144,900	134,900	124,000	91.92
8056 Queen Palm Ln #636	2	2 (2 0)	1,232	2000	3/9/2010	100.65	122/122	139,500	138,450	124,000	89.56
10461 Washingtonia Palm Way #3415	2	2 (2 0)	1,194	2003	5/4/2010	104.69	10-Oct	128,800	128,800	125,000	97.05
10461 Washingtonia Palm Way #3435	2	2 (2 0)	1,194	2003	1/29/2010	106.37	18/18	129,800	129,800	127,000	97.84
8056 Queen Palm Ln #632	2	2 (2 0)	1,232	2000	2/2/2010	105.52	125/306	169,900	149,900	130,000	86.72
10460 Washingtonia Palm Way #1326	2	2 (2 0)	1,232	2001	5/27/2010	105.52	78/78	147,900	138,900	130,000	93.59
10350 Washingtonia Palm Way #4216	2	2 (2 0)	1,232	1998	2/11/2010	107.14	87/87	139,400	138,900	132,000	95.03
10285 Bismark Palm Way #1036	2	2 (2 0)	1,232	2002	3/31/2010	109.58	52/52	149,900	140,000	135,000	96.43
10391 Butterfly Palm Dr #1034	2	2 (2 0)	1,194	2004	5/27/2010	113.9	42/42	139,000	139,000	136,000	97.84
10371 Butterfly Palm Dr #841	2	2 (2 0)	1,232	2004	4/29/2010	111.2	10-Oct	147,000	147,000	137,000	93.2
8056 Queen Palm Way #626	2	2 (2 0)	1,232	2000	4/15/2010	111.61	3-Mar	142,000	142,000	137,500	96.83
10371 Butterfly Palm Dr #835	2	2 (2 0)	1,194	2004	1/29/2010	115.16	Aug-51	144,950	145,000	137,500	94.83
10370 Washingtonia Palm Way #4318	2	2 (2 0)	1,408	2005	3/24/2010	108.31	187/368	168,000	157,900	152,500	96.58
10370 McArthur Palm Ln #2914	2	2 (2 0)	1,034	2005	4/21/2010	154.74	31/31	169,900	169,900	160,000	94.17
10350 Washingtonia Palm Way #4231	2	2 (2 0)	1,408	2005	2/24/2010	115.7	41/41	179,900	169,900	162,900	95.88
10371 McArthur Palm Ln #2813	2	2 (2 0)	1,400	2005	2/19/2010	117.86	69/69	189,900	169,900	165,000	97.12
10370 McArthur Palm Ln #2912	2	2 (2 0)	1,414	2005	3/25/2010	124.12	297/297	214,900	184,900	175,500	94.92
10230 Washingtonia Palm Way #1922	2	2 (2 0)	1,414	2000	4/28/2010	127.3	205/205	214,500	189,900	180,000	94.79
10420 Wine Palm Rd #5413	2	2 (2 0)	1,414	2003	5/27/2010	127.3	590/590	258,700	207,000	180,000	86.96
10487 Washingtonia Palm Way #3614	2	2 (2 0)	1,400	2004	3/1/2010	128.57	322/322	220,000	195,900	180,000	91.88
8067 Queen Palm Ln #623	2	2 (2 0)	1,400	1999	5/27/2010	133.57	8-Aug	184,900	184,900	187,000	101.14

10411 Wine Palm Rd #5022	2	2 (2 0)	1,414	2003	5/10/2010	133.52	88/88	219,900	198,800	188,800	94.97
10391 McArthur Palm Ln #2616	2	2 (2 0)	1,661	2005	3/30/2010	113.79	52/52	198,900	194,850	189,000	97
10420 Wine Palm Rd #5424	2	2 (2 0)	1,400	2003	3/15/2010	135.71	18/18	198,500	198,500	190,000	95.72
8099 Queen Palm Ln #221	2	2 (2 0)	1,661	1998	5/14/2010	120.41	90/802	218,000	218,000	200,000	91.74
10391 McArthur Palm Ln #2623	2	2 (2 0)	1,400	2005	5/26/2010	142.86	42/42	209,000	209,000	200,000	95.69
10460 Wine Palm Rd #5822	2	2 (2 0)	1,414	2004	4/30/2010	141.44	69/69	215,000	215,000	200,000	93.02
10370 McArthur Palm Ln #2921	2	2 (2 0)	1,661	2005	3/1/2010	120.41	0/0	250,000	250,000	200,000	80
10421 Wine Palm Rd #4921	2	2 (2 0)	1,661	2003	2/1/2010	125.83	31/31	227,000	227,000	209,000	92.07
10497 Washingtonia Palm Way #3716	2	2 (2 0)	1,661	2004	5/14/2010	126.43	513/513	275,000	239,000	210,000	87.87
10265 Bismark Palm Way #1211	2	2 (2 0)	1,661	2002	3/31/2010	126.43	64/64	229,900	219,900	210,000	95.5
10508 Washingtonia Palm Way #4516	2	2 (2 0)	1,661	2002	3/19/2010	126.43	11/386	229,500	229,500	210,000	91.5
10370 McArthur Palm Ln #2925	2	2 (2 0)	1,414	2005	4/1/2010	152.05	45/45	225,000	223,000	215,000	96.41
10518 Washingtonia Palm Way #4626	2	2 (2 0)	1,661	2002	1/22/2010	132.45	123/123	269,900	254,500	220,000	86.44
10220 Washingtonia Palm Way #1816	2	2 (2 0)	1,661	2000	2/25/2010	135.46	112/112	240,000	240,000	225,000	93.75
10400 Wine Palm Rd #5221	2	2 (2 0)	1,661	2003	3/23/2010	135.46	14/14	249,900	249,900	225,000	90.04
11188 Wine Palm Rd	2	2 (2 0)	1,782	2002	2/26/2010	145.9	145/145	289,000	269,900	260,000	96.33
10355 White Palm Way	2	2 (2 0)	1,635	2000	2/1/2010	165.14	239/239	299,900	299,900	270,000	90.03
10270 Sago Palm Way	2	2 (2 0)	1,779	2000	3/15/2010	163.01	157/157	329,500	324,000	290,000	89.51
10285 Sago Palm Way	3	2 (2 0)	1,865	2003	4/27/2010	160.86	2-Feb	329,000	329,000	300,000	91.19
11114 Wine Palm Rd	3	2 (2 0)	2,143	2002	5/4/2010	177.32	479/479	539,900	429,900	380,000	88.39
7957 Gator Palm Dr	4	3 (3 0)	2,966	1999	1/7/2010	139.92	543/543	649,000	415,000	415,000	100
8030 Gator Palm Dr	4	4 (3 1)	2,663	2000	4/30/2010	159.59	7-Jul	469,000	469,000	425,000	90.62
7903 Go Canes Way	3	3 (2 1)	2,714	2001	3/23/2010	158.44	234/679	498,900	469,900	430,000	91.51
8056 Tiger Palm Way	3	3 (2 1)	3,104	1999	5/28/2010	143.36	187/187	525,000	489,000	445,000	91
11096 Wine Palm Rd	3	3 (2 1)	2,653	2001	6/4/2010	176.4	161/161	524,900	499,900	468,000	93.62
11085 Wine Palm Rd	3	4 (3 1)	2,912	2003	5/27/2010	166.55	86/507	579,000	499,900	485,000	97.02
11024 Wine Palm Rd	4	4 (3 1)	3,100	2002	1/27/2010	169.35	124/124	669,900	549,900	525,000	95.47
7316 Heritage Palms Estate Dr	4	3 (3 0)	3,122	2004	3/1/2010	185.46	54/301	629,900	629,900	579,000	91.92
7395 Heritage Palms Estate Dr	4	4 (3 1)	3,625	2003	5/12/2010	171.03	20/20	669,000	669,000	620,000	92.68
Listing Count 57			1,670			128.52	124/174	260,383	243,093	226,133	93.02
		High 620,000	Low 101,900			Median 188,800					

Report Count 57