

# YTD 2012 Cape Coral Waterfront Property Sales Report

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SUBDIVISION NAME	ADDRESS	BED	Bath	Sq Ft	Year Built	List Price	% List Vs Sold	Sold Price	Close Date	DOM	Closed Price per sq ft
Admirals Walk Condo	610 Victoria Dr #B102	2	2	1504	1982	\$149,900	95%	\$142,000	Mar 30, 2012	24	\$94
Cape Coral	214 Bayshore Dr	3	3	2287	1970	\$575,000	85%	\$490,000	Jan 26, 2012	733	\$214
Cape Coral	105 Bayshore Dr	3	4	2811	1997	\$475,000	100%	\$475,000	Jan 20, 2012	386	\$169
Cape Coral	3907 SE 21st Pl	3	3	2775	1979	\$489,900	97%	\$475,000	Jan 31, 2012	313	\$171
Cape Coral	111 SW 53rd Ter	2	2	1808	1971	\$445,900	90%	\$400,000	Jan 3, 2012	223	\$221
Cape Coral	106 SW 59th Ter	3	2	1843	1968	\$150,000	105%	\$157,300	Jan 6, 2012	170	\$85
Cape Coral	159 SW 47th Ter #201	2	2	1305	1987	\$89,999	94%	\$85,000	Jan 31, 2012	117	\$65
Cape Coral	1712 SW 50th Ter	3	2	1530	1988	\$259,000	87%	\$225,000	Jan 12, 2012	122	\$147
Cape Coral	101 SW 52nd Ter	3	4	3001	2000	\$850,000	71%	\$600,000	Jan 16, 2012	99	\$200
Cape Coral	4012 SW 27th Ct	3	3	2117	2002	\$399,900	93%	\$370,000	Jan 6, 2012	42	\$175
Cape Coral	4505 SE 20th Pl	4	3	3352	1988	\$750,000	91%	\$685,000	Jan 30, 2012	29	\$204
Cape Coral	2504 SW 51st St	3	3	2303	1994	\$470,000	93%	\$435,000	Feb 21, 2012	710	\$189
Cape Coral	714 SW 56th St	3	2	1798	1988	\$310,000	100%	\$310,000	Feb 15, 2012	141	\$172
Cape Coral	318 SE 33rd St SE	3	2	1915	2002	\$429,000	86%	\$370,000	Feb 13, 2012	111	\$193
Cape Coral	4412 SW 26th Ave	3	3	2270	1996	\$469,000	87%	\$410,000	Feb 15, 2012	75	\$181
Cape Coral	1714 SW 45th St	3	3	2514	2006	\$449,900	95%	\$429,000	Feb 20, 2012	88	\$171
Cape Coral	411 SW 53rd Ter	4	2	1902	1972	\$299,900	100%	\$299,900	Feb 17, 2012	57	\$158
Cape Coral	2326 SE 28th St	3	2	2701	1979	\$635,000	89%	\$562,500	Feb 10, 2012	52	\$208
Cape Coral	2115 SW 53rd Ter	3	3	2478	1994	\$889,000	76%	\$675,500	Mar 2, 2012	717	\$273
Cape Coral	4952 Sorrento Ct	3	3	1725	1962	\$199,999	95%	\$190,000	Feb 28, 2012	506	\$110
Cape Coral	2102 SE 11 Pl	4	3	2356	2007	\$529,000	91%	\$480,000	Mar 23, 2012	191	\$204
Cape Coral	1650 Edith Esplanade	3	2	2213	1963	\$549,900	93%	\$510,000	Mar 13, 2012	110	\$230
Cape Coral	4522 Pelican Blvd	3	2	1912	1985	\$229,900	89%	\$205,000	Mar 30, 2012	54	\$107
Cape Coral	5390 Coral Ave	4	3	2011	1973	\$334,900	93%	\$310,000	Mar 23, 2012	35	\$154
Cape Coral	3221 SE 10th Ave	3	2	1995	1984	\$334,700	102%	\$340,000	Mar 19, 2012	38	\$170
Cape Coral	2909 SE 22nd Pl	3	2	2002	1978	\$391,400	103%	\$402,777	Mar 9, 2012	41	\$201
Cape Coral	5635 Riverside Dr	3	2	1776	1961	\$525,000	93%	\$490,000	Mar 28, 2012	13	\$276
Cape Coral	506 SW 49th Ln	3	2	1600	1972	\$295,000	90%	\$265,000	Mar 8, 2012	10	\$166
Cape Coral	5310 SW 16th Pl	3	2	2007	1988	\$298,759	92%	\$275,000	Mar 8, 2012	12	\$137
Cape Coral	4803 Sunset Ct #708	2	2	1400	1968	\$79,900	81%	\$65,000	Apr 3, 2012	16	\$46
Cape Coral	719 Coral Dr	3	2	1370	1964	\$275,000	100%	\$275,000	Apr 30, 2012	369	\$201
Cape Coral	4029 SE 20th Place #104	3	2	1923	2007	\$307,000	98%	\$302,000	May 2, 2012	73	\$157
Cape Coral	607 SW 57th St	3	3	2443	1988	\$335,000	91%	\$305,000	Apr 10, 2012	350	\$125
Cape Coral	3806 SE 1st Pl	2	2	1870	1978	\$178,000	98%	\$175,000	Apr 6, 2012	155	\$94
Cape Coral	5613 SW 10th Ave	3	2	2282	1988	\$635,000	100%	\$635,000	Apr 17, 2012	164	\$278
Cape Coral	4905 SW 5th Pl	4	3	2654	2002	\$700,000	96%	\$670,000	Apr 24, 2012	160	\$252
Cape Coral	2322 SE 28th St	3	3	3015	1985	\$549,000	92%	\$505,000	Apr 17, 2012	123	\$168
Cape Coral	4923 SW 8th Ct	3	2	1636	1985	\$349,900	94%	\$327,500	Apr 13, 2012	73	\$200
Cape Coral	5728 Flamingo Dr	3	2	2225	1975	\$519,900	96%	\$500,000	Apr 23, 2012	46	\$225
Cape Harbour	5704 Cape Harbour Dr #106	2	2	1607	2004	\$475,000	91%	\$430,000	Jan 31, 2012	72	\$268
Cape Harbour	5793 Cape Harbour #1017	3	2	1798	2007	\$322,000	96%	\$310,000	Mar 21, 2012	368	\$172
Cape Harbour	5633 Harbour Preserve Cir	3	3	2668	1999	\$825,000	92%	\$762,000	Mar 30, 2012	136	\$286
Cape Harbour	5606 Harbour Cir	3	3	2431	1999	\$825,000	91%	\$750,000	Mar 7, 2012	82	\$309
Clipper Bay Condo	4719 SE 17th Pl #105	2	2	1124	1984	\$134,500	93%	\$125,000	Apr 17, 2012	9	\$111
Clipper Bay Condo	4719 SE 17th Pl #302	2	2	1124	1984	\$174,900	94%	\$165,000	Apr 30, 2012	8	\$147
Clipper Bay Verandas Condo	1755 Cape Coral Pkwy E #108	2	2	1324	1991	\$139,900	79%	\$110,000	Jan 31, 2012	108	\$83
Clipper Bay Verandas Condo	1755 Cape Coral Pkwy E #108	3	2	1324	1991	\$155,000	100%	\$155,000	Mar 9, 2012	10	\$117
Coral Villas Condo	3702 SE 12th Ave #2a	2	2	1290	1978	\$58,000	78%	\$45,000	Feb 1, 2012	783	\$35
Harbor South Condo	1766 Cape Coral Pkwy E #304	1	1	995	1965	\$65,000	85%	\$55,000	Apr 30, 2012	123	\$55
Harbour Preserve	5854 Harbour Preserve Cir	3	4	3297	2003	\$1,350,000	93%	\$1,250,000	Apr 24, 2012	66	\$379
Moorings Of Cape Coral Condo Phase 1	4718 SW 12th Pl #208	2	2	1236	1989	\$100,000	95%	\$95,000	Feb 8, 2012	49	\$77
No Subdivision	2208 SW 49th Ter	4	5	4086	2011	\$739,000	95%	\$700,000	Feb 7, 2012	179	\$171
No Subdivision	1208-1208 Shelby Pkwy	3	2	2174	1977	\$145,000	87%	\$126,000	Feb 13, 2012	1	\$58
No Subdivision	1208 Shelby Pkwy	3	2	2174	1977	\$259,900	77%	\$199,900	Mar 1, 2012	1	\$92
No Subdivision	2722 SW 38th Ter	3	2	1751	1987	\$254,900	88%	\$225,000	Apr 5, 2012	81	\$129
Paradise Point li	4235 SE 20th Pl #C301	3	3	1808	2003	\$249,900	94%	\$235,000	Mar 30, 2012	90	\$130
Paradise Pointe li	4235 SE 20th Pl #A304	3	3	1777	2005	\$299,900	92%	\$275,000	Apr 16, 2012	74	\$155
River Towers Condo	4280 SE 20th Pl #802	2	2	1170	1974	\$145,900	98%	\$143,000	Jan 23, 2012	5	\$122
River Towers Condo	4280 SE 20th Pl #403	2	2	1170	1974	\$132,900	94%	\$125,000	Feb 29, 2012	86	\$107
Rivers Condo	4019 SE 20th Pl #604	3	2	1615	1990	\$275,000	87%	\$240,000	Jan 5, 2012	255	\$149
Rose Garden	5618 SW 11th Ave	3	3	2475	1988	\$560,000	94%	\$526,000	Jan 20, 2012	69	\$213
Rose Garden	5622 SW 5th Ave	4	3	2406	1997	\$539,900	76%	\$410,000	Mar 2, 2012	796	\$170
Rose Garden	5508 SW 5th Ave	3	2	2286	1979	\$445,770	84%	\$375,000	Apr 26, 2012	73	\$164
Savona	3923 SE 21st Pl	3	2	2175	1979	\$498,000	95%	\$475,000	Apr 16, 2012	21	\$218
Sunset Towers Condo	4807 Sunset Ct #407	2	2	1158	1968	\$79,900	93%	\$74,000	Mar 2, 2012	95	\$64
Tarpon Landings	6081 Silver King Blvd #403	3	4	2844	2006	\$345,900	100%	\$345,900	Jan 17, 2012	98	\$122
The Anchorage	4010 SE 19th Ave #102	2	2	1142	1977	\$149,900	97%	\$145,000	Mar 5, 2012	32	\$127
<b>Cape Coral Gulf Access Average</b>						<b>\$387,309</b>	<b>92%</b>	<b>\$353,661</b>		<b>157</b>	<b>\$164</b>
<b>Number Of Sales</b>		<b>67</b>									

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Bikini Basin Condo	1700 Bikini Ct #204	2	2	1140	1978	\$123,500	89%	\$109,500	Jun 8, 2011	187	\$96
Bimini Gardens Condo	5105 Coronado Pkwy #103	3	2	1633	1981	\$129,000	85%	\$110,000	May 26, 2011	24	\$67
Bimini View Condo	444 Tudor Dr #1a	3	2	1924	1979	\$164,500	87%	\$143,000	Mar 10, 2011	302	\$74
Cape Coral	5321 Nautilus Dr	3	2	1753	1975	\$590,000	85%	\$500,000	Jan 18, 2011	341	\$285
Cape Coral	2612 SW 52nd Ln	4	3	3001	1988	\$449,000	91%	\$410,000	Jan 14, 2011	104	\$137
Cape Coral	5042 Saxony Ct	3	3	1658	1964	\$199,000	100%	\$199,000	Jan 3, 2011	84	\$120
Cape Coral	2114 SW 51st St	4	4	3725	2005	\$669,900	91%	\$610,000	Jan 31, 2011	126	\$164
Cape Coral	4424 SW 19th Pl	4	3	3107	2001	\$572,000	96%	\$550,000	Jan 17, 2011	41	\$177
Cape Coral	5704 Flamingo Dr	3	2	1300	1958	\$299,000	87%	\$260,000	Feb 28, 2011	126	\$200
Cape Coral	1519 SE 32nd Ter S	3	2	1535	1978	\$199,895	98%	\$195,000	Feb 7, 2011	93	\$127
Cape Coral	2432 SE 28th St	3	3	2287	1993	\$649,900	88%	\$575,000	Feb 18, 2011	109	\$251
Cape Coral	2818 SE 8th Ave	3	2	2134	2011	\$389,900	101%	\$395,000	Feb 18, 2011	14	\$185
Cape Coral	3359 SE 22nd Pl	3	2	1846	1980	\$536,250	95%	\$507,500	Apr 25, 2011	861	\$275
Cape Coral	4407 SE 20th Pl	4	4	3262	2003	\$1,290,000	66%	\$850,000	Mar 31, 2011	670	\$261
Cape Coral	5334 Mikado Ct	4	2	1900	1960	\$249,900	80%	\$200,000	Mar 14, 2011	316	\$105
Cape Coral	401 Coral Dr	3	3	2422	1968	\$449,900	92%	\$415,000	Mar 31, 2011	303	\$171
Cape Coral	2402 SE 28th St	4	3	2683	1989	\$749,900	90%	\$675,000	Apr 6, 2011	267	\$252
Cape Coral	1002 SE 24th St	3	3	2326	1981	\$289,000	95%	\$275,000	Mar 30, 2011	225	\$118
Cape Coral	2233 SW 50th St	4	4	2341	1988	\$389,900	91%	\$353,000	Apr 13, 2011	188	\$151
Cape Coral	1600 Edith Esplanade	3	3	2425	1975	\$645,000	90%	\$582,500	Apr 7, 2011	158	\$240
Cape Coral	1641 Edith Esplanade	4	5	4262	2005	\$1,295,000	88%	\$1,135,000	Apr 1, 2011	155	\$266
Cape Coral	5346 Mikado Ct	4	3	2671	1989	\$369,900	85%	\$315,000	Apr 25, 2011	144	\$118
Cape Coral	4011 SW 28th Pl	3	3	1907	1994	\$379,000	95%	\$360,000	Mar 7, 2011	78	\$189
Cape Coral	506 Coral Dr	3	2	1832	1976	\$429,900	91%	\$390,000	Apr 14, 2011	111	\$213
Cape Coral	4904 SW 11th Pl	3	2	1179	1978	\$249,900	90%	\$224,000	Apr 8, 2011	104	\$190
Cape Coral	2328 SW 43rd Ter	3	2	2104	1989	\$349,900	96%	\$335,000	Apr 5, 2011	79	\$159
Cape Coral	2525 Cape Coral Pkwy W	3	3	2394	2005	\$639,000	90%	\$575,000	Mar 3, 2011	20	\$240
Cape Coral	1403 SW 54th Ter	5	3	3464	1989	\$995,000	83%	\$825,000	May 4, 2011	54	\$238
Cape Coral	3511 SE 10th Ave	3	2	1647	1966	\$199,900	100%	\$200,000	Apr 20, 2011	65	\$121
Cape Coral	5028 SW 5th Pl	3	2	2264	1986	\$374,900	100%	\$375,000	Apr 25, 2011	4	\$166
Cape Coral	101 SW 58th St	6	6	6633	2003	\$998,900	90%	\$900,000	May 18, 2011	359	\$136
Cape Coral	5025 SW 26th Pl	3	2	1951	1983	\$375,000	100%	\$375,000	May 20, 2011	158	\$192
Cape Coral	1926 SE 21st St	3	2	2276	1995	\$347,900	96%	\$335,000	May 13, 2011	133	\$147
Cape Coral	2223 SE 27th St	3	2	2156	2000	\$397,500	96%	\$382,500	Jul 1, 2011	285	\$177
Cape Coral	5013 SW 20th Pl	3	2	2239	1997	\$335,000	100%	\$335,000	Jun 8, 2011	15	\$150
Cape Coral	1920 Savona Pkwy	3	2	1991	1996	\$359,000	90%	\$324,000	Jun 10, 2011	71	\$163
Cape Coral	1124 SW 43rd St	3	2	2245	1980	\$284,900	108%	\$307,000	Jul 8, 2011	4	\$137
Cape Coral	1929 SW 49th Ter	4	2	2667	2003	\$399,900	98%	\$392,000	Jul 6, 2011	147	\$147
Cape Coral	276 Bayshore Dr	4	4	2700	1970	\$499,500	98%	\$490,000	Jul 28, 2011	172	\$181
Cape Coral	4009 SW 23rd Ave #74	3	2	1440	1995	\$279,000	95%	\$265,000	Jun 15, 2011	68	\$184
Cape Coral	1028 E Archer Pkwy	3	2	2103	1979	\$225,000	98%	\$220,000	Jul 11, 2011	92	\$105
Cape Coral	627 SW 57th St	3	3	2456	2002	\$724,900	95%	\$690,000	Jul 15, 2011	47	\$281
Cape Coral	1920 Four Mile Cove Pkwy	3	2	1425	1989	\$159,999	100%	\$160,000	Jul 1, 2011	19	\$112
Cape Coral	5939 SW 1st Ave	4	4	3239	1967	\$659,000	93%	\$610,000	Jun 30, 2011	36	\$188
Cape Coral	5111 York Ct	3	3	1734	1959	\$279,000	100%	\$279,000	Jul 15, 2011	35	\$161
Cape Coral	2618 SE 26th Pl	4	4	3674	1979	\$529,000	99%	\$525,000	Jul 8, 2011	11	\$143
Cape Coral	5619 SW 11th Ave	4	3	2758	1981	\$499,000	88%	\$440,000	Jul 29, 2011	12	\$160
Cape Coral	313 SE 33rd Ter	3	2	2048	1999	\$400,000	99%	\$395,000	Jul 20, 2011	8	\$193
Cape Coral	420 SW 53rd Ter	3	3	1769	1972	\$349,900	86%	\$300,000	Jul 29, 2011	5	\$170
Cape Coral	4716 SW 22nd Pl	4	3	3067	1992	\$389,900	87%	\$340,000	Aug 15, 2011	210	\$111
Cape Coral	1922 SE 45th St	3	2	2216	1978	\$344,900	94%	\$325,000	Aug 24, 2011	46	\$147
Cape Coral	3606 SE 12th Ave	3	2	1489	1976	\$189,900	97%	\$184,500	Aug 23, 2011	28	\$124
Cape Coral	5921 SW 1st Ct	3	3	1949	1964	\$239,000	96%	\$230,000	Sep 12, 2011	193	\$118
Cape Coral	4803 SW Santa Barbara Ct #2	2	3	1158	1980	\$114,900	87%	\$100,000	Aug 29, 2011	121	\$86
Cape Coral	5202 Tower Dr	3	2	2252	1978	\$249,000	96%	\$240,000	Sep 7, 2011	103	\$107
Cape Coral	2200 SW 49th Ter	3	3	2275	2002	\$460,000	95%	\$437,000	Sep 16, 2011	22	\$192
Cape Coral	2334 SE 28th St	3	2	2222	1980	\$529,000	96%	\$510,000	Oct 20, 2011	115	\$230
Cape Coral	4709 SW 23rd Ave	3	4	2518	2004	\$390,000	81%	\$315,000	Oct 13, 2011	122	\$125
Cape Coral	405 Coral Dr	3	2	1370	1963	\$385,000	93%	\$358,000	Sep 29, 2011	79	\$261
Cape Coral	5302 SW 26th Ave	3	2	2291	1997	\$499,900	96%	\$480,000	Nov 18, 2011	61	\$210
Cape Coral	4510 SW 22nd Pl	3	2	1880	1994	\$324,900	94%	\$305,000	Nov 22, 2011	37	\$162
Cape Coral	4015 SE 20th Pl #303	2	2	1384	1988	\$174,900	98%	\$172,000	Dec 30, 2011	245	\$124
Cape Coral	5749 Riverside Dr	3	2	1446	1960	\$450,000	89%	\$400,000	Dec 29, 2011	257	\$277
Cape Coral	2225 SW 50th St	3	2	2281	1997	\$450,000	95%	\$429,000	Dec 9, 2011	174	\$188
Cape Coral	5109 Rutland Ct	3	2	1750	2011	\$349,900	99%	\$344,900	Dec 28, 2011	76	\$197
Cape Coral	2207 SE 20th Pl	3	3	2421	2004	\$429,000	94%	\$405,000	Dec 15, 2011	21	\$167
Cape Coral	3909 SE 1st Ave	3	2	1781	1981	\$275,000	82%	\$225,000	Dec 23, 2011	10	\$126
Cape Harbour	5610 Harbour Cir	3	3	2430	1998	\$575,000	100%	\$575,000	Jan 12, 2011	224	\$237
Cape Harbour	5706 Cape Harbour Dr #508	3	2	1905	2004	\$259,000	116%	\$301,000	Jan 14, 2011	13	\$158
Cape Harbour	5781 Cape Harbour Dr #1502	3	2	1798	2006	\$359,000	86%	\$310,000	Feb 17, 2011	69	\$172
Cape Harbour	5510 Merlyn Ln	3	3	2653	1997	\$785,000	97%	\$765,000	Apr 15, 2011	8	\$288
Cape Harbour	5793 Cape Harbour Dr #811	3	2	1529	2007	\$239,000	97%	\$231,750	Jun 30, 2011	303	\$152
Cape Harbour	5793 Cape Harbour Dr #1120	3	2	1529	2007	\$235,000	101%	\$238,000	Jul 14, 2011	268	\$156
Cape Harbour	5793 Cape Harbour Dr #1012	2	2	1798	2007	\$319,900	90%	\$288,000	Jun 24, 2011	62	\$160
Cape Harbour	1817 Harbour Cir	4	3	3139	2003	\$948,900	91%	\$860,000	Aug 8, 2011	314	\$274
Cape Harbour	5637 Harbour Preserve Cir	4	4	2985	2000	\$899,900	96%	\$860,000	Aug 22, 2011	249	\$288
Cape Harbour	2314 Sagamore Pl	3	3	2870	1998	\$699,900	93%	\$649,000	Sep 1, 2011	81	\$226
Cape Harbour	1808 Lagoon Ln	3	3	2443	2001	\$659,999	98%	\$650,000	Sep 9, 2011	8	\$266
Cape Harbour	1925 Harbour Cir	4	3	2775	2002	\$939,900	96%	\$900,000	Oct 7, 2011	188	\$324
Clipper Bay Condo	4647 SE 17th Pl #303	2	2	1041	1981	\$145,000	93%	\$135,000	Jul 8, 2011	24	\$130
Coral Cay Condo	1714 Bikini Ct #104	2	2	1115	1973	\$99,900	95%	\$95,000	Nov 21, 2011	107	\$85
Coral Harbor Condo	208 Cape Coral Pkwy E #112	2	2	1279	1981	\$84,900	93%	\$79,000	Dec 2, 2011	22	\$62
Four Mile Cove	1922 SE 21st St	4	2	2123	1995	\$399,900	96%	\$385,000	Mar 31, 2011	25	\$181
Gullwing Condo	1908 SE 43 St #207	2	2	1183	1972	\$129,000	91%	\$117,000	Apr 5, 2011	66	\$99
Harbor South Condo	1766 Cape Coral Pkwy E #302	2	2	1118	1965	\$98,900	94%	\$92,500	Feb 7, 2011	77	\$83
Harbor South Condo	1766 Cape Coral Pkwy E #601	2	2	1118	1965	\$150,000	80%	\$120,000	Mar 7, 2011	34	\$107
Harbor South Condo	1766 Cape Coral Pkwy E #107	2	2	1118	1965	\$54,900	102%	\$56,100	Apr 7, 2011	7	\$50
Harbor South Condo	1766 Cape Coral Pkwy E #403	1	1	995	1965	\$65,000	88%	\$57,500	Dec 23, 2011	9	\$58
Harbour Point	1900 Lagoon Ln	4	3	2652	1999	\$775,000	94%	\$725,000	Apr 25, 2011	66	\$273
Heatherton Manor Con	4711 SE 5th Ave #10	2	2	1492	1982	\$68,000	88%	\$59,500	Apr 19, 2011	31	\$40
Le Grand Marquis Condo	4928 Vincennes St #A3	2	2	1086	1979	\$79,900	100%	\$79,900	Feb 28, 2011	119	\$74
Los Cinco The Five Condo	3831 SE 11th Pl #102	2	2	1170	1980	\$99,500	93%	\$92,500	Jan 3, 2011	79	\$79
No Subdivision	2306 SE 28th St	3	4	2439	1999	\$685,000	97%	\$665,000	Apr 20, 2011	77	\$273
No Subdivision	2324 SW 43rd Ter	4	3	2896	1988	\$385,000	97%	\$375,000	Oct 20, 2011	155	\$129
No Subdivision	2901 SE 22nd Pl	3	2	2103	1977	\$444,000	90%	\$400,000	Dec 27, 2011	268	\$190
No Subdivision	2727 E Archer Pkwy E #21	3	3	2569	1988	\$339,000	92%	\$313,450	Dec 30, 2011	44	\$122
Ocean Isle Riverview Condo	1942 Beach Pkwy #108	2	2	1112	1989	\$119,969	88%	\$106,000	May 20, 2011	244	\$95
Palaco Grande	3347 SE 22nd Pl	4	3	2300	1973	\$679,000	96%	\$650,000	Apr 11, 2011	34	\$283
Paradise Point	4235 SE 20th Pl #B401	3	3	1876	2001	\$375,000	80%	\$299,900	Apr 29, 2011	271	\$160
Paradise Point li	4235 SE 20th Pl #C503	3	4	3338	2003	\$347,900	98%	\$340,000	Nov 14, 2011	78	\$102
Paradise Point li	4235 SE 20th Pl #C202	3	3	2000	2003	\$269,900	93%	\$250,000	May 4, 2011	96	\$125
Parkside At The Rivers	4029 SE 20th Pl #102	3	2	1923	2007	\$288,000	101%	\$292,000	Mar 25, 2011	15	\$152
Parkside At The Rivers	4029 SE 20th Pl #101										

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SUBDIVISION NAME	ADDRESS	BED	Bath	Sq Ft	Year Built	List Price	% List Vs Sold	Sold Price	Close Date	DOM	Closed Price per sq ft
Admirals Walk Condo	610 Victoria Dr #C201	2	2	1625	1987	\$169,900	90%	\$153,000	Jan 1, 2010	391	\$94
Admirals Walk Condo	610 Victoria Dr #201B	2	2	1625	1981	\$155,000	86%	\$133,500	Mar 19, 2010	1099	\$82
Admirals Walk Condo	610 Victoria Dr #B203	2	2	1625	1982	\$164,500	97%	\$159,500	Apr 30, 2010	81	\$98
Admirals Walk Condo	610 Victoria Dr #B203	2	2	1625	1982	\$164,500	97%	\$159,500	Apr 30, 2010	81	\$98
Anna Maria	4109 SE 19th Pl #204	2	2	1255	1977	\$148,684	94%	\$140,000	Apr 30, 2010	110	\$112
Anna Maria	4109 SE 19th Pl #204	2	2	1255	1977	\$148,684	94%	\$140,000	Apr 30, 2010	110	\$112
Bayshore Condo	4622 SW Santa Barbara Pl #111	2	2	1231	1984	\$119,900	97%	\$116,000	Jun 25, 2010	377	\$94
Bayshore Condo	4622 SW Santa Barbara Pl #107	2	2	1231	1984	\$108,000	90%	\$97,000	Jul 1, 2010	22	\$79
Bayshore Condo	4634 SW Santa Barbara Pl #201	2	2	1381	1984	\$80,000	100%	\$80,000	Oct 29, 2010	144	\$58
Bimini View Condo	444 Tudor Dr #2d	3	2	1762	1979	\$179,000	89%	\$160,000	Jan 15, 2010	236	\$91
Cape Coral	4603 SW 25th Pl	3	2	2123	2000	\$439,900	97%	\$425,000	Jan 15, 2010	20	\$200
Cape Coral	341 SE 33rd Ter	3	2	1214	1977	\$210,000	74%	\$155,000	Jan 22, 2010	55	\$128
Cape Coral	5221 Nautilus Dr	3	2	2039	1997	\$1,375,000	80%	\$1,100,000	Jan 25, 2010	67	\$539
Cape Coral	2210 Beach Pkwy W	3	3	2245	2001	\$424,900	91%	\$385,000	Jan 26, 2010	165	\$171
Cape Coral	457 Bayshore Dr	3	2	1620	1972	\$749,900	72%	\$540,000	Jan 28, 2010	492	\$333
Cape Coral	4528 SW 17th Ave	3	2	2102	1985	\$289,900	100%	\$289,900	Feb 4, 2010	104	\$138
Cape Coral	1159 SW 57th St	3	2	2067	1987	\$435,000	90%	\$390,000	Feb 12, 2010	82	\$189
Cape Coral	4435 SE 20th Pl	4	3	1698	1971	\$445,000	100%	\$446,000	Feb 12, 2010	12	\$263
Cape Coral	5111 York Ct	3	3	1734	1959	\$299,900	90%	\$270,000	Feb 19, 2010	356	\$156
Cape Coral	111 SW 51st Ter	3	2		1975	\$449,000	89%	\$400,000	Feb 19, 2010	14	
Cape Coral	2021 SE 44th St	4	3	3662	1998	\$619,000	91%	\$565,900	Feb 22, 2010	36	\$155
Cape Coral	1105 SE 26th Ter	3	2	1863	1977	\$140,000	100%	\$140,000	Feb 23, 2010	21	\$75
Cape Coral	115 SW 49th Ter	3	3	1915	1984	\$299,900	92%	\$275,000	Feb 25, 2010	10	\$144
Cape Coral	2612 SE 28th St	3	2	2220	1980	\$495,000	94%	\$465,000	Feb 26, 2010	4	\$209
Cape Coral	2205 SE 19th Ave	3	3	2276	2002	\$350,000	97%	\$338,000	Feb 26, 2010	10	\$149
Cape Coral	1141 SE 28th Ter	3	2	1964	1976	\$198,500	102%	\$203,001	Mar 4, 2010	2	\$103
Cape Coral	3234 SE 2nd Ave	3	3	1587	1987	\$249,900	100%	\$249,900	Mar 8, 2010	4	\$157
Cape Coral	4221 SW 11th Ave	3	3	2309	2002	\$447,800	82%	\$365,000	Mar 15, 2010	23	\$158
Cape Coral	105 SW 53rd St	3	3	1952	1968	\$425,000	94%	\$400,000	Mar 30, 2010	14	\$205
Cape Coral	2220 SW 48th Ter	3	4	3670	2008	\$1,100,000	91%	\$1,000,000	Apr 1, 2010	44	\$272
Cape Coral	4104 SW 27th Pl	3	2	2157	1994	\$395,500	100%	\$395,000	Apr 16, 2010	22	\$183
Cape Coral	2505 Retunda Pkwy	4	3	2126	2000	\$349,000	92%	\$320,000	Apr 19, 2010	25	\$151
Cape Coral	5615 SW 14th Ave	4	4	3419	1998	\$795,000	95%	\$755,000	Apr 22, 2010	58	\$221
Cape Coral	5032 SW 5th Pl	3	3	2240	1987	\$349,000	92%	\$320,000	Apr 22, 2010	17	\$143
Cape Coral	5615 SW 14th Ave	4	4	3419	1998	\$795,000	95%	\$755,000	Apr 22, 2010	58	\$221
Cape Coral	5032 SW 5th Pl	3	3	2240	1987	\$349,000	92%	\$320,000	Apr 22, 2010	17	\$143
Cape Coral	4903 SW 26th Pl	3	2	2354	1987	\$349,900	99%	\$345,000	Apr 27, 2010	50	\$147
Cape Coral	5926 SW 1st Ave	4	3	1734	1965	\$349,900	96%	\$335,000	Apr 28, 2010	28	\$193
Cape Coral	3141 SE 10th Ave	2	2	1685	1974	\$229,900	76%	\$175,000	May 7, 2010	835	\$104
Cape Coral	213 SE 40th St	3	2	2085	1969	\$239,000	86%	\$205,000	May 19, 2010	153	\$98
Cape Coral	4903 SW 26th Pl	3	2	2354	1987	\$349,900	99%	\$345,000	Apr 27, 2010	50	\$147
Cape Coral	5926 SW 1st Ave	4	3	1734	1965	\$349,900	96%	\$335,000	Apr 28, 2010	28	\$193
Cape Coral	4001 SW 23rd Ave	3	2	2090	2000	\$378,700	97%	\$366,000	May 6, 2010	7	\$175
Cape Coral	1662 Edith Esplanade	4	5	4340	2006	\$2,199,000	70%	\$1,550,000	May 24, 2010	24	\$357
Cape Coral	5624 SW 10th Ave	3	3	2663	2001	\$450,000	103%	\$463,000	May 12, 2010	4	\$174
Cape Coral	2535 SE 21st Pl	3	2	1891	1972	\$315,000	63%	\$200,000	Jun 28, 2010	164	\$106
Cape Coral	2721 SW 46th St	3	3	2325	2001	\$419,181	98%	\$410,000	Jun 24, 2010	70	\$176
Cape Coral	4633 SE 20th Pl	4	4	3488	2007	\$1,550,000	66%	\$1,030,000	Jun 3, 2010	36	\$295
Cape Coral	1670 Edith Esplanade	5	6	3438	1990	\$775,000	90%	\$695,000	Jul 29, 2010	178	\$202
Cape Coral	2005 SE 21st St	3	3	2124	1997	\$469,900	83%	\$390,000	Jul 19, 2010	94	\$184
Cape Coral	202 SE 34th Ter	3	2	2142	1979	\$269,000	92%	\$248,000	Jul 30, 2010	18	\$116
Cape Coral	5355 Nautilus Dr	4	6	5225	1992	\$1,400,000	92%	\$1,285,000	Aug 21, 2010	419	\$246
Cape Coral	4922 Santa Monica Ct	4	3	2884	2010	\$849,000	96%	\$815,000	Aug 12, 2010	166	\$283
Cape Coral	416 SW 45th St	3	4	4187	1979	\$265,000	89%	\$235,000	Aug 2, 2010	23	\$36
Cape Coral	2608 SW 46th Ter	4	2	2253	2000	\$318,750	96%	\$305,000	Aug 23, 2010	17	\$155
Cape Coral	1048 Dolphin Dr	4	2	2584	1969	\$545,969	100%	\$545,000	Sep 3, 2010	384	\$211
Cape Coral	5221 Seagull Ct	5	5	5100	2008	\$539,000	123%	\$665,000	Sep 17, 2010	506	\$130
Cape Coral	2023 SW 52nd St	3	4	3300	2006	\$615,000	95%	\$585,000	Sep 30, 2010	324	\$177
Cape Coral	1929 SE 21st Ter	3	3	1958	1990	\$289,500	97%	\$280,000	Sep 16, 2010	76	\$143
Cape Coral	2822 SE 6th Ave	4	2	2291	1998	\$349,900	100%	\$350,000	Sep 20, 2010	58	\$153
Cape Coral	2124 SW 49th Ter	3	2	2062	1989	\$319,900	95%	\$305,000	Sep 8, 2010	49	\$148
Cape Coral	5105 Rutland Ct	5	3	3080	2006	\$429,900	86%	\$370,000	Sep 28, 2010	51	\$120
Cape Coral	2526 SE 28th St	4	3	2705	1986	\$499,000	98%	\$490,000	Oct 27, 2010	638	\$181
Cape Coral	107 SW 53rd Ter	3	2	1917	1966	\$399,900	91%	\$365,000	Oct 13, 2010	213	\$190
Cape Coral	5202 Tower Dr	3	2	2252	1978	\$224,000	100%	\$224,000	Oct 15, 2010	188	\$99
Cape Coral	2023 Savona Pkwy	3	3	2335	1984	\$399,900	99%	\$395,900	Oct 28, 2010	37	\$170
Cape Coral	664 Coral Dr	3	2	2496	1975	\$679,000	85%	\$575,000	Oct 26, 2010	12	\$230
Cape Coral	4812 SW 12th Pl	3	3	3856	1999	\$799,900	88%	\$705,000	Nov 17, 2010	224	\$183
Cape Coral	2703 E Archer Pkwy	3	2	1930	1988	\$167,900	97%	\$162,500	Nov 24, 2010	124	\$84
Cape Coral	5936 SW 1st Ave	4	4	2300	1964	\$291,000	100%	\$291,500	Nov 16, 2010	38	\$127
Cape Coral	5313 SW 19th Ave	3	4	2979	2002	\$939,999	80%	\$750,000	Dec 22, 2010	101	\$252
Cape Coral	5969 SW 1st Ct	3	2	1872	1967	\$449,900	94%	\$425,000	Dec 3, 2010	145	\$227
Cape Coral	2302 SE 28th St	4	3	3618	1972	\$799,900	87%	\$697,000	Dec 30, 2010	186	\$193
Cape Coral	4428 SE 10th Pl	3	2	1752	1978	\$199,000	101%	\$201,000	Dec 31, 2010	122	\$115
Cape Coral	2728 Shelby Pkwy	4	2	2724	1968	\$210,000	100%	\$210,000	Dec 21, 2010	116	\$77
Cape Coral	3501 SE 1st Ave	3	2	2029	1990	\$267,500	100%	\$267,500	Dec 17, 2010	3	\$132
Cape Harbour	5702 Cape Harbour Dr #101	3	2	2284	2004	\$399,500	91%	\$365,000	Feb 10, 2010	140	\$160
Cape Harbour	5702 Cape Harbour Dr #503	3	2	1925	2004	\$450,000	102%	\$460,000	Feb 12, 2010	361	\$239
Cape Harbour	5793 Cape Harbour Dr #517	3	2	1798	2007	\$329,000	97%	\$320,000	Mar 3, 2010	16	\$178
Cape Harbour	5611 Merlyn Ln	3	3	3131	1998	\$999,000	100%	\$999,000	Mar 19, 2010	44	\$319
Cape Harbour	5614 Harbour Cir	4	4	3622	1999	\$1,190,000	75%	\$890,000	Jun 4, 2010	143	\$246
Cape Harbour	5781 Cape Harbour Dr #806	2	2	1365	2006	\$349,000	89%	\$310,000	Jun 21, 2010	45	\$227
Cape Harbour	5781 Cape Harbour Dr #1309	3	2	1798	2006	\$395,000	95%	\$375,000	Jul 1, 2010	94	\$209
Cape Harbour	5704 Cape Harbour Dr #408	3	2	1905	2004	\$349,900	93%	\$325,000	Dec 20, 2010	186	\$171
Cape Harbour	5793 Cape Harbour Dr #718	2	2	1251	2007	\$199,000	98%	\$195,000	Dec 30, 2010	13	\$156
Capstan Condo	1204 El Dorado Pkwy W #202	3	2	1900	1988	\$275,000	80%	\$220,000	Jan 27, 2010	45	\$116
Clipper Bay Condo	4703 SE 17th Pl #202	2	2	1228	1983	\$141,000	100%	\$141,000	Jan 29, 2010	488	\$115
Clipper Bay Verandas Condo	1765 Cape Coral Pkwy E #215	3	2	1324	1991	\$198,500	91%	\$180,000	Feb 12, 2010	119	\$136
Clipper Bay Verandas Condo	1755 Cape Coral Pkwy E #113	3	2	1324	1991	\$125,999	95%	\$120,000	Oct 28, 2010	57	\$91
Country Club Place Condo	4515 Country Club Blvd #203	2	2	1269	1983	\$119,800	83%	\$100,000	Aug 30, 2010	92	\$79
Harbor South Condo	1766 Cape Coral Pkwy E #202	2	2	1118	1965	\$79,900	100%	\$80,000	Jun 21, 2010	90	\$72
Harbor South Condo	1766 Cape Coral Pkwy E #504	1	1	995	1965	\$94,900	90%	\$85,000	Jul 27, 2010	79	\$85
Harbor South Condo	1766 Cape Coral Pkwy E #510	2	2	1118	1965	\$79,900	106%	\$85,000	Nov 3, 2010	550	\$76
Heatherston Manor Con	4711 SE 5th Ave #11	2	2	1200	1982	\$79,900	88%	\$70,000	Apr 12, 2010	116	\$58
Horizon Bay Condo	408 Tudor Dr #1E	2	2	1380	1979	\$159,900	80%	\$127,500	Dec 29, 2010	135	\$92
Moorings Of Cape Coral Condo Phase 1	4634 SW 12th Pl #116	2	2	1229	1991	\$119,900	93%	\$112,000	Oct 4, 2010	78	\$91
No Subdivision	628 Coral Dr	2	2	1731	1967	\$500,000	100%	\$500,000	Jan 15, 2010	0	\$289
No Subdivision	628 Mohawk Pkwy	3	2	1357	1981	\$135,000	100%	\$135,000	Jan 22, 2010	177	\$99
No Subdivision	3705 SE 21st Pl	4	3	3039	2003	\$825,000	97%	\$800,000	Feb 2, 2010	0	\$263
No Subdivision	5024 SW 26th Ave	3	3	2639	1990	\$437,999	89%	\$390,000	Apr 8, 2010	70	\$148
No Subdivision	2123 SE 25th Ln	5	4	2977	2008	\$695,000	86%	\$600,000	May 7, 2010	60	\$202
No Subdivision	715 SW 51st Ter	3	4	2651	1988	\$499,900	88%	\$440,000	Jun 14, 2010	429	\$166
Palaco Grande	3514 SE 22nd Ave										