

# WOODFIELD REAL ESTATE UPDATE

To say that the real estate market is hot would be an understatement. We normally do a year end summary of Woodfield sales for our newsletter which we started several years ago. However, in the recent past so many Realtors® are doing this that we thought we would do something different. Accordingly, we have shown the total number of sales by community for the calendar years 2002, 2003 and 2004 and shown the average sales price all from MLS data. We realize that the average price does not take into account differences in model sizes, features of homes, lot locations, etc.



The data shows a marked increase in activity in Woodfield Country Club. The total number of sales in 2002 were 103 with an additional 24 in the Hunt Club. 2003 sales totaled 98 in the Country Club as well as 20 in the Hunt Club while 2004 showed a large increase to 149 in the Country Club and another 12 in the Hunt Club. As of the date of this writing, March 23, 2004 there were already 18 closed sales in 2005 and an additional 41 homes under contract and not yet closed in the Country Club in roughly 1/5 of the year. The Hunt Club has had 3 closed sales and 2 more under contract in this same period. Cambridge Park, Kensington, the Hamptons, Coventry and Somerset have each had 2 closed sales while Stratford, Clubside, Princeton, Victoria Isles, Mayfair, Regents Square, Windsor Bay and Hamilton have had 1 each. Pending sales include 5 in Stratford and Cambridge, 4 in each of Kensington, Briarcliff and Landings, 3 in each of Mayfair, Clubside and Regents Square, 2 in the Hamptons and Devon, and 1 in each of Coventry, Windsor Bay, Somerset, Enclave, Hamilton and Victoria Isles while the Hunt Club has 2 pending sales.

Inventory of homes for sale has never been lower and as a result we have seen a significant rise in prices over the last several months. Currently there are only 43 homes for sale in Woodfield Country Club as well as 7 more in the Hunt Club. The Enclave has 6 homes on the market, Carlton has 5, Cambridge Park and Hamilton have 4, the Landings, Coventry and Windsor Bay have 3 each, while Devon, Kensington, Avalon and Briarcliff have 2 each. Additionally, Victoria Isles, Hamptons, Stratford Green, Regents Square, Clubside, Somerset and Princeton each have 1 home for sale. We recently had multiple offers on several of our listings and could sell some of them several times over if we had more inventory. There is a specific shortage of homes under a million dollars (only 19 available) creating great opportunities for prospective sellers of such homes in the Country Club. There has never been such a high demand for homes in Woodfield Country Club and we are having a very difficult time finding suitable homes for our buyers. If you are considering a move we hope you will give us a call.

Use of the Club Logo does not constitute any affiliation to the Country Club at Woodfield Inc. This publication has been prepared solely by David and Ryan Greenblatt. No information or graphic representation herein has been furnished, approved or endorsed by the Country Club at Woodfield Inc. and the Club assumes no responsibility for same. If your home is already listed, please do not consider this a solicitation.



*Resident Real Estate Experts*



**Ryan Greenblatt    David Greenblatt**

*Former Marketing Director*

*Former Real Estate Attorney*

**561-350-1850**

**561-703-9030**



2901 Clint Moore Road, Suite 9  
Boca Raton, Florida 33496



GA/FL Residential Mortgage Licensee

Presort Standard  
U.S. Postage  
**PAID**  
Boca Raton, FL  
Permit No. 280

Office: 561-998-0100 • Toll Free: 800-632-4267 • E-mail: HomesToYou@aol.com • Web: BocaHomes4u.net

# COMMUNITY SALES AVERAGE PRICE

COMMUNITY	NO. OF HOMES SOLD	AVG. SALE PRICE 2002	NO. OF HOMES SOLD	AVG. SALE PRICE 2003	NO. OF HOMES SOLD	AVG. SALE PRICE 2004
Avalon	1	\$770,000	1	\$933,780	3	\$965,666
Bay Creek	3	\$818,333	3	\$673,150	2	\$873,000
Briarcliff	4	\$706,250	7	\$570,928	11	\$605,681
Cambridge	8	\$277,375	8	\$301,987	9	\$324,777
Carlton	2	\$3,200,000	3	\$2,683,333	1	\$1,800,000
Clubside	6	\$765,983	2	\$752,500	12	\$718,208
Coventry	4	\$1,854,687	8	\$1,991,875	2	\$1,755,000
Devon	3	\$831,333	4	\$773,250	2	\$882,500
Enclave	6	\$1,065,000	5	\$1,070,500	9	\$1,222,222
Hamilton	6	\$470,583	3	\$484,500	15	\$518,966
Hamptons	13	\$558,346	10	\$802,312	18	\$792,172
Kensington	11	\$366,727	14	\$332,571	11	\$350,609
Landings	3	\$1,033,333	7	\$1,192,785	4	\$1,223,833
Mayfair	10	\$429,050	6	\$457,083	6	\$468,000
Princeton	0	N/A	1	\$3,400,000	0	N/A
Regents Sq.	2	\$540,000	4	\$586,000	9	\$569,277
Somerset	2	\$656,500	0	N/A	4	\$549,687
Stratford	6	\$356,091	9	\$431,055	12	\$413,787
Victoria Isles	9	\$294,977	3	\$326,666	14	\$334,260
Windsor Bay	4	\$1,583,750	0	N/A	3	\$1,893,333
Hunt Club	24	\$631,193	20	\$615,575	12	814,500

# FEATURED HOMES



## BAY CREEK

Former model in immaculate condition, newly painted inside and out. Four bedrooms, five bath plus loft, golf course view home. Master and fourth bedroom/office are downstairs with two large bedrooms, each with full bath plus loft upstairs. His and hers master baths, surround sound, 24" Saturnia marble flooring, large wet bar area with granite tops, great for entertaining, loads of hi-hats, "phantom" screens at front door and so much more. Oversized pool and patio area. Three zone air conditioning with storage room in garage plus attic space both air conditioned. Car and golf cart parking. TRANSFERABLE GOLF EQUITY AVAILABLE! **\$1,399,000.**



## LANDINGS

Gorgeous! Four bedrooms plus office with elegant wood built-ins. Walk-in wine cellar. All the bells and whistles including 24" Saturnia marble flooring, granite kitchen with wood cabinetry, surround sound stereo, beautiful window treatments and so much more. Great lakefront lot with southern exposure. **SOLD IN 1 DAY AT FULL PRICE OF \$1,500,000!**



## BRIARCLIFF

Beautiful Cortina model on oversized lot with great built-ins in family room, loft and master bedroom closets. Surround Sound, Uba Tuba granite with wood cabinets, gas stove, water heater and heated pool. Golf equity. **\$729,000.**



## REGENTS SQUARE

Nestled against the 18th green with beautiful views of two lakes and clubhouse. Three bedrooms, two and one half baths, wood floors, granite countertops and more. **\$599,900.**



## VICTORIA ISLES

Rare Concordia model on the lake with a large family room, living room and dining room, all bedrooms upstairs plus a loft and room to grow. Built-ins and Jacuzzi tub outside. **Sold for \$390,000.**



## STRATFORD GREEN

Three bedroom, two and one-half bath home. Screened pool and patio with amazing lake and golf course views of 16th and 17th holes. Volume ceilings and new roof. **Sold for \$412,500.**



## CAMBRIDGE PARK

Immaculately maintained 3 bedroom, 2 bath townhome. Granite in kitchen with wood cabinetry. Crown moldings, French doors, courtyard, patio, hi hats, dining room built-in, and lots more! **Sold for full price.**



## VICTORIA ISLES

Only home of its kind in Woodfield. Gorgeous lake and golf views. Pool home with all bedrooms upstairs each with its own bath. New kitchen with Corian and wood. Fireplace in the master. Fourth bedroom is small office downstairs. **Sold for \$385,000.**



## REGENTS SQUARE

Best views in Woodfield. Pie-shaped oversized lot on lake overlooking 10th fairway. Three bedrooms, three and one-half baths. Marble floors, wet bar, wine closet and private patio with pool. **Sold for \$541,500.**



## REGENTS SQUARE

This courtyard home is on an oversized lot and has been completely redone. New kitchen, Miele appliances, marble floor with inserts downstairs, hardwood floors upstairs. Five bedrooms including guest house, three and one-half baths, heated pool. **\$6,000 a month annual rental.**