

## Single family homes rise over 11% in first quarter of 2005! Invest in real estate today!

### AVERAGE SALES - PINELLAS COUNTY

#### Average Non-Waterfront Sales

<u>Year End Totals 2004</u>	<u>First Quarter 2005</u>
3 bedrooms/ 2 baths	3 bedrooms/ 2 baths
List Price – \$196,000	List Price – \$218,000
Sales Price – \$190,000	Sales Price – \$212,000
45 DOM, 11,070 Sales	46 DOM, 2,288 Sales

#### Average Waterfront Sales

<u>Year End Totals 2004</u>	<u>First Quarter 2005</u>
3 bedrooms/ 2 baths	3 bedrooms/ 2 baths
List Price – \$590,000	List Price – \$708,000
Sales Price – \$556,000	Sales Price – \$671,000
67 DOM, 1,309 Sales	65 DOM, 289 Sales

#### Highest Non-Waterfront Sale

<u>Year End Totals 2004</u>	<u>First Quarter 2005</u>
List Price – \$1,750,000	List Price – \$2,200,000
Sale Price – \$1,650,000	Sale Price – \$1,900,000
5/5, 5,724 Sq. Ft., pool	3 lots
Lot 120 x 150, Yr. Blt. '04	Clearwater Beach
\$288 – PSF	732 DOM
Wentworth, Tarpon Springs	

#### Highest Waterfront Sale

<u>Year End Totals 2004</u>	<u>First Quarter 2005</u>
List Price – \$4,195,000	List Price – \$3,600,000
Sale Price – \$3,775,000	Sale Price – \$3,000,000
4/4.1, 5,000 sq. ft	5/5, 5,616 sq. ft., pool
Lot – 60 x 193, Yr. Blt. '03	Lot – 80 x 193, Yr. Blt. '91
\$755 – PSF	\$534 – PSF, 256 DOM
Redington Beach	Redington Beach

#### Average Belleair – Non-Waterfront

<u>Year End Totals 2004</u>	<u>First Quarter 2005</u>
List Price – \$448,000	List Price – \$286,000
Sales Price – \$426,000	Sales Price – \$271,000
2,400 Sq. Ft., \$176 PSF	1,674 Sq. Ft., \$162 PSF
85 sales – 99 DOM	44 sales – 42 DOM

#### Average Belleair – Waterfront

<u>Year End Totals 2004</u>	<u>First Quarter 2005</u>
List Price – \$1,230,000	List Price – \$1,433,000
Sales Price – \$1,138,000	Sales Price – \$1,329,000
3,426 Sq. Ft., \$332 PSF	3,455 Sq. Ft., \$385 PSF
10 sales – 156 DOM	5 sales – 156 DOM

#### Highest Belleair – Non-Waterfront

<u>Year End Totals 2004</u>	<u>First Quarter 2005</u>
List Price – \$1,549,000	List Price – \$890,000
Sales Price – \$1,525,000	Sales Price – \$879,000
6,848 Sq. Ft., \$223 PSF	3,468 Sq. Ft., \$253 PSF
5/6.1, lot – 119 x 140, pool	4/3, lot – 146 x 103, pool
Oleander -Yr. Blt. '00	Palmetto -Yr. Blt. '57 remod
	30 DOM

#### Highest Belleair – Waterfront

<u>Year End Totals 2004</u>	<u>First Quarter 2005</u>
List Price – \$3,999,000	List Price – \$2,199,000
Sales Price – \$3,745,000	Sales Price – \$2,100,000
11,377 Sq. Ft., \$329 PSF	5926 Sq. Ft., \$354PSF
7/7.2, lot 122 x 203, pool	4/6.2, lot 84 x 113, pool
Bellevue Island-Yr. Blt '98	Sunset Bay-Yr. Blt '97
	6 DOM

#### Average Belleair Bluffs – Non-Waterfront

<u>Year End Totals 2004</u>	<u>First Quarter 2005</u>
List Price – \$256,000	List Price – \$289,000
Sales Price – \$244,000	Sales Price – \$278,000
1,706 Sq. Ft. \$143 PSF	1,791 Sq. Ft. \$155 PSF
30 Sales – 53 DOM	5 Sales – 7 DOM

#### Highest Belleair Bluffs – Non Waterfront

<u>Year End Totals 2004</u>	<u>First Quarter 2005</u>
List Price – \$515,000	List Price – \$474,900
Sales Price – \$487,500	Sales Price – \$450,000
2,403 Sq. Ft., \$203 PSF	2,049 Sq. Ft., \$220 PSF
3/3, lot 95 x 114, pool	3/2, lot 75 x 120, pool, 19 DOM
Sunset – Yr. Blt. '98	Mehlenbacher –Yr. Blt.

'56, remod

*Area averages can be affected greatly by one very low sale or one very high sale. For a true value of your home please feel free to call me anytime and I will provide you a specific market analysis –  
No charge and, of course, No obligation!*

All information provided by Multiple Listing Service. Content believed to be accurate, but not warranted

DOM – Days on Market, PSF – Price per sq. ft.



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Year End Totals 2004

**Average Belleair Beach – Non-Waterfront**

List Price – \$393,000  
Sales Price – \$373,000  
1,874 Sq. Ft. \$199 PSF  
19 Sales – 64 DOM

**Highest Belleair Beach – Non-Waterfront**

List Price – \$575,000  
Sale Price – \$515,000  
1,904 Sq. Ft., \$271 PSF  
3/2, lot 74 x 185  
**Harbor Dr.** – Yr. Blt '48, remod  
Blt. '92

First Quarter 2005

List Price – \$611,000  
Sales Price – \$574,000  
2,464 Sq. Ft. \$233 PSF  
7 Sales – 88 DOM

List Price – \$999,000

Sale Price – \$950,000  
3,376 Sq. Ft., \$281 PSF  
4/3, lot 80 x 100, pool  
**Gulf Blvd.** – Yr. Blt '02

105 DOM

Year End Totals 2004

**Average Belleair Beach – Waterfront**

List Price – \$949,000  
Sales Price – \$901,000  
2,724 Sq. Ft., \$331 PSF  
22 sales – 76 DOM

**Highest Belleair Beach – Waterfront**

List Price – \$1,595,000  
Sale Price – \$1,475,000  
3,754 Sq. Ft., \$393 PSF  
4/5.1, lot 84 x 112, pool  
**Louisa** – Yr. Blt. '02

First Quarter 2005

List Price – \$1,114,000  
Sales Price – \$1,044,000  
2,933 Sq. Ft., \$356 PSF  
5 sales – 94 DOM

List Price – \$1,349,000

Sale Price – \$1,200,000  
3,338 Sq. Ft., \$360 PSF  
4/3, lot 79 x 110, pool  
**Bay Dr.** – Yr.

165 DOM

**Average Harbor Bluffs – Non-Waterfront**

List Price – \$367,000  
Sales Price – \$351,000  
2,204 Sq. Ft., \$159 PSF  
33 Sales – 71 DOM

**Highest Harbor Bluffs – Non-Waterfront**

List Price – \$729,000  
Sales Price – \$690,000  
3,342 Sq. Ft., \$206 PSF  
4/4, lot 100 x 125, pool  
**Palmetto Ln.** – Yr. Blt. '04

List Price – \$423,000  
Sales Price – \$405,000  
2,346 Sq. Ft., \$173 PSF  
9 Sales – 75 DOM

List Price – \$775,000  
Sales Price – \$725,000  
3,168 Sq. Ft., \$229 PSF  
4/2.1, lot 97 x 122, pool  
**Palmetto Ln.** – Yr. Blt. '04  
43 DOM

**Average Harbor Bluffs – Waterfront**

List Price – \$837,000  
Sales Price – \$784,000  
2,664 Sq. Ft., \$294 PSF  
12 sales – 108 DOM

**Highest Harbor Bluffs – Waterfront**

List Price – \$1,949,000  
Sales Price – \$1,860,000  
5,400 Sq. Ft., \$344 PSF  
5/4.1, lot 80 x 110, pool  
**Buttonwood** – Yr. Blt. '03

List Price – \$957,000  
Sales Price – \$921,000  
2,871 Sq. Ft., \$321 PSF  
3 sales – 34 DOM

List Price – \$998,500  
Sales Price – \$997,000  
3,211 Sq. Ft., \$311 PSF  
3/3, pool, lot 96 x 125 16 DOM  
**Palm** – Yr. Blt. '68  
16 DOM

**Average Harbor Hills – Non-Waterfront**

List Price – \$250,000  
Sales Price – \$241,000  
1,798 Sq. Ft., \$134 PSF  
20 Sales – 46 DOM

**Highest Harbor Hills – Non-Waterfront**

List Price – \$474,000  
Sale Price – \$464,000  
3,244 Sq. Ft., \$143 PSF  
4/3.1, lot 80 x 119, pool  
**Clearwater Harbor** – Yr. Blt. '91  
Blt. '60

List Price – \$286,000  
Sales Price – \$276,000  
1,956 Sq. Ft., \$141 PSF  
8 Sales – 19 DOM

List Price – \$399,900  
Sales Price – \$382,000  
2,205 Sq. Ft., \$173 PSF  
4/3, lot 80 x 112, 18 DOM  
**Clearwater Harbor** – Yr. Blt. '67

**Average Harbor Hills – Waterfront**

List Price – \$515,000  
Sales Price – \$484,000  
2,065 Sq. Ft., \$235 PSF  
9 sales – 107 DOM

**Highest Harbor Hills – Waterfront**

List Price – \$699,900  
Sales Price – \$635,000  
2,405 Sq. Ft., \$264 PSF  
4/2, lot 95 x 130, pool  
**Cove Dr.** – Yr. Blt. '62 remod

List Price – \$378,650  
Sales Price – \$350,000  
1,494 Sq. Ft., \$234 PSF  
1 sales, 34 DOM

List Price – \$378,650  
Sales Price – \$350,000  
1,494 Sq. Ft., \$234 PSF  
2/2, lot 100 x 75, pool  
**Indian Rocks Rd.** – Yr.  
30 DOM

**Average Clearwater Beach – Non-Waterfront**

List Price – \$470,000  
Sales Price – \$455,000  
1,591 Sq. Ft., \$286 PSF  
21 Sales – 52 DOM

**Highest Clearwater Beach – Non-Waterfront**

List Price – \$675,000  
Sale Price – \$675,000  
1990 Sq. Ft., \$339 PSF  
5/4, lot 110 x 60  
**Cypress** – Yr Blt '50  
DOM

List Price – \$738,000  
Sales Price – \$663,000  
1,222 Sq. Ft., \$543 PSF  
5 Sales – 273 DOM

List Price – \$2,200,000  
Sales Price – \$1,900,000  
3 lots  
**Somerset** – land sale

**Average Clearwater Beach – Waterfront**

List Price – \$1,147,000  
Sales Price – \$1,046,000  
2,667 Sq. Ft., \$392 PSF  
8 Sales, 179 DOM

**Highest Clearwater Beach – Waterfront**

List Price – \$2,685,000  
Sales Price – \$2,200,000  
5,501 Sq. Ft., \$400 PSF  
6/5, lot 60 x 110, pool  
**Carlouel Beach** – Yr. Blt. '96

List Price – \$1,524,500  
Sales Price – \$1,456,000  
1,991 Sq. Ft., \$731 PSF  
4 Sales, 25 DOM

List Price – \$2,250,000  
Sales Price – \$2,200,000  
3,745 Sq. Ft., \$587 PSF  
3/2.1, lot 87 x 110, pool  
**Carlouel** – Yr. Blt. '40, 5

**Average Island Estates – Waterfront**

List Price – \$893,000  
Sales Price – \$843,000  
2,631 Sq. Ft., \$320 PSF  
51 Sales – 83 DOM

**Highest Island Estates – Waterfront**

List Price – \$1,650,000  
Sales Price – \$1,575,000  
4,554 Sq. Ft., \$346 PSF  
4/3.1, lot 96 x 125, pool  
**Palm Island** – Yr. Blt. '67 remod

List Price – \$1,750,000  
Sales Price – \$1,550,000  
4,114 Sq. Ft., \$377 PSF  
4/3.1, lot 92 x 144, pool  
**Island Way** – Yr. Blt. '98, 1 DOM

2005 Belleair Shores Activity—None