

*All Current MLS Real Estate Listings are now available on  
**WWW.MarthaThorn.com***

*If you're interested in getting information on a home for sale in your neighborhood,  
you can log into [www.MarthaThorn.com](http://www.MarthaThorn.com) and follow the neighborhood activity*

## Upper Pinellas County Real Estate Stats

### Average Non -Waterfront Sales

<u>Fourth Quarter 2003</u>	<u>First Quarter 2004</u>
3 bedrooms/ 2 baths	3 bedrooms/ 2 baths
List Price – 179,072	List Price – 178,255
Sale Price – 173,603	Sale Price – 172,959
2,578 Sales 50 DOM*	2,328 Sales 57 DOM*

### Average Waterfront Sales

<u>Fourth Quarter 2003</u>	<u>First Quarter 2004</u>
3 bedrooms/ 2 baths	3 bedrooms/ 2 baths
List Price – 510,354	List Price – 514,950
Sale Price – 480,737	Sale Price – 485,022
326 Sales 63 DOM*	280 Sales 68 DOM*

### Highest Non-Waterfront Sale

<u>Fourth Quarter 2003</u>	<u>First Quarter 2004</u>
List Price – 1,250,000	List Price – 1,100,000
Sale Price – 1,125,000	Sale Price – 1,000,000
5/5.5, 5,559 sq. ft., pool	4/3.2, 4,023 Sq.Ft, pool
5 acres, \$202 PSF*	100 x 150 lot, \$249 PSF*
<b>Oldsmar</b> , 1997 Yr.Bt	<b>Bayou Club</b> , 1997 Yr.Bt

### Highest Waterfront Sale

<u>Fourth Quarter 2003</u>	<u>First Quarter 2004</u>
List Price – 2,900,000	List Price – 2,500,000
Sale Price – 2,900,000	Sale Price – 2,200,000
3/2, 1,729, Sq.Ft	4/4, 2,968 Sq.Ft
3.3 Acres, \$1,677 PSF*	80 x 237 lot, \$741 PSF*
<b>Spring Haven</b> , 1960 Yr.Bt	<b>Belleair Shore</b> , 1940 Yr.Bt

<u>Fourth Quarter 2003</u>	<u>First Quarter 2004</u>	<u>Fourth Quarter 2003</u>	<u>First Quarter 2004</u>
<b>Average Belleair – NonWaterfront</b>		<b>Average Belleair – Waterfront</b>	
List Price – 386,111	List Price – 456,991	List Price – 1,427,666	List Price – 829,400
Sale Price – 369,994	Sale Price – 434,950	Sale Price – 1,275,833	Sale Price – 760,000
2,315 Sq. Ft., \$155 PSF*	2,431 Sq. Ft., \$175 PSF*	3,750 Sq. Ft., \$336 PSF*	2,941 Sq. Ft., \$257 PSF*
17 sales – 44 DOM*	12 sales – 126 DOM*	3 sales – 86 DOM*	2 sales – 91 DOM*
<b>Highest Belleair – NonWaterfront</b>		<b>Highest Belleair – Waterfront</b>	
List Price – 799,000	List Price – 995,000	List Price – 1,895,000	List Price – 999,800
Sale Price – 760,000	Sale Price – 915,000	Sale Price – 1,700,000	Sale Price – 910,000
4/4, 4,234 Sq.Ft., pool	5/5, 4,888 Sq.Ft., pool	4/5, 4,917 Sq.Ft., pool	4/3.5, 3,361 Sq.Ft, pool
118 x 125 lot, \$180 PSF*	110 x 100 lot, \$187 PSF*	76 x 214 lot, \$346 PSF*	97 x 115 lot, \$271 PSF*
<b>Poinsettia</b> , 1970 remodeled	<b>Overbrook</b> , 2001 Yr.Bt	<b>Belleview Island</b> , 1988 Yr.Bt	<b>N. Pine Circle</b> , 1956 Yr.Bt

*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!***

**Martha Thorn, Realtor**  
727-432-9019  
2811 West Bay Drive  
Belleair Bluffs, Florida 33770



[www.MarthaThorn.com](http://www.MarthaThorn.com)  
*Leader Luxury Homes Sales  
Certified Previews Specialist*

Content believed to be accurate but not warranted

\*DOM – Days on market  
\*PSF – Price per sq. ft.



# The THORN REPORT

Volume 1, 2004 pg. 2

## Fourth Quarter 2003

### **Average Belleair Beach – Non Waterfront**

List Price – 409,450  
Sales Price – 394,750  
2,237 Sq. Ft., \$179 PSF  
4 Sales - 23 DOM\*

## First Quarter 2004

List Price – 299,000  
Sales Price – 278,500  
1,445 Sq. Ft. \$192 PSF\*3,158 Sq. Ft., \$283 PSF\*  
2 Sales – 56 DOM\*

## Fourth Quarter 2003

### **Average Belleair Beach – Waterfront**

List Price – 988,475  
Sales Price – 856,975  
4 sales – 82 DOM\*

## First Quarter 2004

List Price – 889,960  
Sales Price – 835,000  
3,011 Sq. Ft., \$291 PSF\*  
5 sales – 56 DOM\*

### **Highest Belleair Beach – Non Waterfront**

List Price – 439,900  
Sales Price – 425,000  
2,076 Sq. Ft., \$205 PSF\*  
3/2, 90 x 100 lot,  
**22nd St.**, 1973 Yr.Bt

List Price – 329,000  
Sale Price – 322,000  
1,615 Sq. Ft., \$199 PSF\*  
2/2, 90 x 100 lot, spa  
**20th St.**, 1956 Yr.Bt

### **Highest Belleair Beach – Waterfront**

List Price – 1,395,000  
Sales Price – 1,100,000  
4,987 Sq. Ft., \$221 PSF\*  
5/4, 85 x 110 lot, pool  
**Donato**, remodeled

List Price – 1,350,000  
Sale Price – 1,200,000  
4,483 Sq. Ft., \$268 PSF\*  
4/4.5, 90 x 120 lot, pool  
**Belle Isle**, '70/'94 Yr.Bt

### **Average Harbor Bluff/Harbor Hills – Non Waterfront**

List Price – 275,092  
Sales Price – 264,742  
2,029 Sq. Ft., \$130 PSF  
14 Sales - 103 DOM\*

List Price – 263,591  
Sales Price – 252,891  
1,900 Sq. Ft. \$131 PSF\*3,035 Sq. Ft., \$252 PSF\*  
14 Sales – 29 DOM\*

### **Average Harbor Bluffs/ Harbor Hills – Waterfront**

List Price – 879,970  
Sales Price – 824,450  
10 sales – 87 DOM\*

List Price – 732,740  
Sales Price – 664,960  
2,554 Sq. Ft., \$250 PSF\*  
5 sales – 131 DOM\*

### **Highest Harbor Bluffs/Harbor Hills – Non Waterfront**

List Price – 624,900  
Sales Price – 617,000  
3,576 Sq. Ft., \$173 PSF\*  
5/3, 105 x 125 lot, pool  
**Palmetto**, 2003 Yr.Bt

List Price – 550,000  
Sale Price – 550,000  
3,267 Sq. Ft., \$168 PSF\*  
4/3, 1/4 acre, pool  
**Oakwood**, 1992 Yr.Bt

### **Highest Harbor Bluffs/Harbor Hills – Waterfront**

List Price – 2,325,000  
Sales Price – 2,147,500  
5,099 Sq. Ft., \$421 PSF\*  
5/5, 103 x 125 lot, pool  
**Poinciana**, 2002 Yr.Bt

List Price – 1,575,000  
Sale Price – 1,350,000  
3,972 Sq. Ft., \$340 PSF\*  
4/3, 115 x 208 lot, pool  
**Harbor View Ln.**, 1962 Yr.Bt

### **Average Belleair Bluffs – Non Waterfront**

List Price – 204,900  
Sale Price – 197,000  
1,624 Sq. Ft., \$125 PSF\*  
2 Sales - 70 DOM\*

List Price – 264,138  
Sale Price – 247,360  
1,878 Sq. Ft., \$132 PSF\*  
10 Sales – 34 DOM\*

### **Highest Belleair Bluffs – Non Waterfront**

List Price – 229,900  
Sale Price – 220,000  
1,429 Sq. Ft., \$154 PSF\*2,608 Sq. Ft., \$152 PSF\*  
3/2, 82 x 100 lot,  
**Lanai**, 1957 Yr. Bt

List Price – 425,000  
Sale Price – 397,000  
4/3, 115 x 130 lot, pool  
**Bluff View**-1973 Yr. Bt.

### **Average Island Estates – Waterfront**

List Price – 854,760  
Sale Price – 799,920  
2,562 Sq. Ft., \$310 PSF\*  
5 Sales - 113 DOM\*

List Price – 762,620  
Sale Price – 720,800  
2,221 Sq. Ft., \$333 PSF\*  
10 Sales – 101 DOM\*

### **Highest Island Estates – Waterfront**

List Price – 1,350,000  
Sale Price – 1,200,000  
3,723 Sq. Ft., \$322 PSF\*  
3/3.5, 80 x 105 lot, pool  
**Palm Island**, 1966 Yr.Bt

List Price – 1,200,000  
Sale Price – 1,030,000  
2,205 Sq. Ft., \$467 PSF\*  
4/3, 86 x 120 lot, pool  
**Windward Is.**, 1970 Yr.Bt

### **Average Clearwater Beach – Non Waterfront**

List Price – 575,140  
Sales Price – 553,800  
1,820 Sq. Ft., \$312 PSF  
5 Sales - 133 DOM\*

List Price – 442,930  
Sales Price – 428,300  
1,378 Sq. Ft. \$314 PSF\*4,517 Sq. Ft., \$305 PSF\*  
3 Sales – 35 DOM\*

### **Average Clearwater Beach – Waterfront**

List Price – 1,425,000  
Sales Price – 1,276,333  
3 Sales – 171 DOM\*

List Price – 1,689,833  
Sales Price – 1,461,666  
3,158 Sq. Ft., \$504 PSF\*  
3 sales – 343 DOM\*

### **Highest Clearwater Beach – Non Waterfront**

List Price – 1,064,000  
Sales Price – 1,064,000  
3,434 Sq. Ft., \$310 PSF\*  
4/2.5, 86 x 110 lot, pool  
**Carlouel**, 1936 Yr.Bt

List Price – 524,900  
Sale Price – 524,900  
1,860 Sq. Ft., \$282 PSF\*  
2/2, spa,  
**Carlouel**, 1948 Yr.Bt

### **Highest Clearwater Beach – Waterfront**

List Price – 2,500,000  
Sales Price – 2,275,000  
7,793 Sq. Ft., \$292 PSF\*  
4/4.5, 150 x 110 lot, pool  
**Carlouel**, 1940 Yr.Bt

List Price – 2,685,000  
Sale Price – 2,200,000  
5,501 Sq. Ft., \$400 PSF\*  
6/5, 60 x 110 lot, pool  
**Carlouel**, 1996 Yr.Bt

## **Belleair Shores**

Fourth Quarter  
No Sales

First Quarter 1-Sale

Listing Price 2,500,000  
2,968 Sq. Ft., \$741 PSF\*  
4/4, 80 x 237 lot,

Sale Price 2,200,000  
1940 Yr. Bt  
299 DOM\*