

The Thorn REPORT

Single family homes rise over 11% in first quarter of 2006!

AVERAGE SALES - PINELLAS COUNTY

Average Non-Waterfront Sales

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$218,000	List Price - \$256,882
Sales Price - \$212,000	Sales Price - \$248,405
3 bdrm/2 ba.	3 bdrm/ 2 ba.
46 DOM, 2,288 Sales	45 DOM, 1806 Sales

Highest Non-Waterfront Sale

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$2,200,000	List Price - \$1,995,000
Sales Price - \$1,900,000	Sales Price - \$1,700,000
3 lots	7/5.2, 6,485 SF, \$266 PSF, pool
732 DOM	Kent Place - Yr. Blt. '98
Clearwater Beach	

Average Waterfront Sales

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$708,000	List Price - \$898,905
Sales Price - \$671,000	Sales Price - \$844,636
3 bdrm/ 2 ba.	3 bdrm/ 2 ba.
65 DOM, 289 Sales	61 DOM, 194 Sales

Highest Waterfront Sale

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$3,600,000	List Price - \$5,895,000
Sales Price - \$3,000,000	Sales Price - \$5,300,000
5/5, 5,616 SF, \$534 PSF, pool	6/6.1, 8,122 SF, \$653 PSF, pool
Lot - 80 x 193, 256 DOM	Brightwater - Yr. Blt. '00
Redington Beach - Yr. Blt. '91	

Average Belleair - Non-Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$286,000	List Price - \$549,218
Sales Price - \$271,000	Sales Price \$529,909
1,674 SF, \$162 PSF	2,290 SF, \$231 PSF
44 sales, 42 DOM	87 DOM, 11 Sales, Act. 31

Highest Belleair - Non-Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$890,000 30 DOM	List Price - \$999,000
Sales Price - \$879,000	Sales Price - \$900,000
4/3, 3,468 SF, \$253 PSF, pool	4/3, 2,734 SF, \$329 PSF, pool
Lot - 146 x 103	Gatehouse Woods - Yr. Blt. '89
Palmetto - Yr. Blt. '57 remod.	

Average Belleair - Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$1,433,000	List Price \$2,260,750
Sales Price - \$1,329,000	Sales Price \$2,058,500
3,455 SF, \$385 PSF	4,194 SF, \$491 PSF
5 Sales, 156 DOM	4 Sales, 193 DOM, Act. 11

Highest Belleair - Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$2,199,000 6 DOM	List Price - \$2,995,000
Sales Price - \$2,100,000	Sales Price - \$2,525,000
4/6.2, 5,926 SF, \$354 PSF, pool	5/5.1, 3,808 SF, \$663 PSF, pool
Lot - 84 x 113	Bellview Isl. - Yr. Blt. '88 remod.
Sunset Bay - Yr. Blt. '97	

Average Belleair Shore - Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
No Sales	List Price \$3,850,000
	Sales Price \$3,625,000
	3,364 SF, \$1,077 PSF
	71 DOM, 2 Sales, Act. 4

Highest Belleair Shore - Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
No Sales	List Price - \$ 4,200,000
	Sales Price - \$4,000,000
	4/5, 4,257 SF, \$940 PSF, pool
	Gulf Blvd. - Yr. Blt. '55 remod.

Average Belleair Beach - Non-Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$611,000	List Price \$603,500
Sales Price - \$574,000	Sales Price \$592,812
2,464 SF, \$233 PSF	1,981 SF, \$299 PSF
7 Sales, 88 DOM	40 DOM, 4 Sales, Act. 33

Average Belleair Beach - Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$1,114,000	List Price \$1,454,625
Sales Price - \$1,044,000	Sales Price \$1,392,750
2,933 SF, \$356 PSF	2,939 SF, \$474 PSF
5 Sales, 94 DOM	32 DOM, 8 Sales, Act. 25

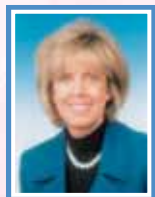
Gulf Front - All Pinellas County

58 Active Properties - \$1,000,000 - \$25,000,000 / 7 Sales - \$1,000,000 - \$25,000,000
 Highest Sale - List Price \$4,200,000 / Sales Price \$4,000,000, 4/5 4,257 SF, 80 x 230, '55 Remod., Pool, \$940 PSF

*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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Highest Belleair Beach - Non-Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$999,000 105 DOM	List Price - \$695,000
Sales Price - \$950,000	Sales Price - \$675,000
4/3, 3,376 SF, \$281 PSF, pool	3/2, 2,118 SF, \$319 PSF
Lot - 80 x 100	5th Street - Yr. Blt. '71
Gulf Blvd. - Yr. Blt. '02	

Highest Belleair Beach - Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$1,349,000 DOM 165	List Price - \$1,950,000
Sales Price - \$1,200,000	Sales Price - \$1,890,000
4/3, 3,338 SF, \$360 PSF, pool	4/3.1, 4,662 SF, \$465 PSF pool
Lot - 79 x 110	Hibiscus - Yr. Blt. '68
Bay Dr. - Yr. Blt. '92	

Average Harbor Bluffs - Non-Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$423,000	List Price \$ 445,725
Sales Price - \$405,000	Sales Price \$ 422,500
2,346 SF, \$173 PSF	1,849 SF, \$228 PSF
9 Sales, 75 DOM	74 DOM, 4 Sales, Act. 9

Average Harbor Bluffs - Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$957,000	No Sales
Sales Price - \$921,000	Act. 19
2,871 SF, \$321 PSF	
3 Sales, 34 DOM	

Highest Harbor Bluffs - Non-Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$775,000 43 DOM	List Price - \$605,000
Sales Price - \$725,000	Sales Price - \$605,000
4/2, 3,168 SF, \$229 PSF, pool	3/2, 1,866 SF, \$324 PSF
Lot - 97 x 122	Palm Dr. - Yr. Blt. '70 remod.
Palmetto Ln. - Yr. Blt. '04	

Highest Harbor Bluffs - Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$998,500	No Sales
Sales Price - \$997,000	
3/3, 3,211 SF, \$311 PSF, pool	
Lot - 96 x 125, 16 DOM	
Palm Dr. - Yr. Blt. '68	

Average Harbor Hills - Non-Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$286,000	List Price \$349,600
Sales Price - \$276,000	Sales Price \$340,000
1,956 SF, \$141 PSF	1,897 SF, \$179 PSF
8 Sales, 19 DOM	56 DOM, 3 Sales, Act. 10

Average Harbor Hills - Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$378,650	List Price \$520,000
Sales Price - \$350,000	Sales Price \$480,000
1,494 SF, \$234 PSF	1,722 SF, \$278 PSF
1 Sales, 34 DOM	39 DOM, 1 Sale, Act. 6

Highest Harbor Hills - Non-Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$399,900	List Price - \$389,900
Sales Price - \$382,000	Sales Price - \$375,000
4/3, 2,205 SF, \$173 PSF	4/2, 1,796 SF, \$209 PSF
Lot - 80 x 112, 18 DOM	High Bluff - Yr. Blt. '73 remod.
Clearwater Harbor - Yr. Blt. '67	

Highest Harbor Hills - Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$378,650	List Price - \$520,000
Sales Price - \$350,000	Sales Price - \$480,000
2/2, 1,494 SF, \$234 PSF, pool	3/2, 1,722 SF, \$279 PSF
Lot - 100 x 75, 30 DOM	Indian Rocks Rd. - Yr. Blt. '62
Indian Rocks Rd. - Yr. Blt. '60	

Average Clearwater Beach - Non-Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$738,000	List Price - \$648,450
Sales Price - \$663,000	Sales Price - \$622,500
1,222 SF, \$543 PSF	1,730 SF, \$360 PSF
5 Sales, 273 DOM	4 Sales, 84 DOM, Act. 21

Average Clearwater Beach - Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$1,524,500	List Price - \$2,180,000
Sales Price - \$1,456,000	Sales Price - \$2,180,000
1,991 SF, \$731 PSF	2,552 SF, \$854 PSF
4 Sales, 25 DOM	2 Sales, 3 DOM, Act. 9

Highest Clearwater Beach - Non-Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$2,200,000	List Price - \$749,900
Sales Price - \$1,900,000	Sales Price - \$725,000
3 lots	4/2, 2,232 SF, \$325 PSF
Somerset - land sale	Mandalay Ave. - Yr. Blt. '72 remod.

Highest Clearwater Beach - Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$2,250,000	List Price - \$3,500,000
Sales Price - \$2,200,000	Sales Price - \$3,500,000
3/2.1, 3,745 SF, \$587 PSF, pool	3/2.1, 3,384 SF, \$1,034 PSF
Lot - 87 x 110	Eldorado Ave. - Yr. Blt. '57
Carlouel - Yr. Blt. '40, 5 DOM	

Average Belleair Bluffs - Non-Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$289,000	List Price - \$299,900
Sales Price - \$278,000	Sales Price - \$287,500
1,791 SF, \$155 PSF	1,791 SF, \$155 PSF
5 Sales, 7 DOM	82 DOM, 1 Sales, Act. 10

Average Belleair Bluffs - Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
No Sales	No Sales
	Act. 1

Highest Belleair Bluffs - Non-Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$474,900	List Price - \$299,900
Sales Price - \$450,000	Sales Price - \$287,500
3/2, 2,049 SF, \$220 PSF, pool	3/3, 1,673 SF, \$172 PSF
Lot - 75 x 120, 19 DOM	82 DOM, 1 Sales
Mehlenbacher - Yr. Blt. '56 remod.	Indian Ave. - Yr. Blt. '59 remod.

Highest Belleair Bluffs - Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
No Sales	No Sales

Average Island Estates - Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$1,222,500	List Price - \$1,593,000
Sales Price - \$1,222,500	Sales Price - \$1,548,800
2,932 SF, \$383 PSF	2,744 SF, \$564 PSF
2 Sales, 1 DOM	26 DOM, 5 Sales, Act. 25

Highest Island Estates - Waterfront

<u>First Quarter 2005</u>	<u>First Quarter 2006</u>
List Price - \$1,750,000	List Price - \$2,295,000
Sales Price - \$1,550,000	Sales Price - \$2,200,000
4/3.1, 4,114 SF, \$377 PSF, pool	5/4.2, 4,017 SF, \$548 PSF pool
Lot - 92 x 144	Windward Island - Yr. Blt. '02
Island Way - Yr. Blt. '98, 1 DOM	