

The Thorn REPORT

Average Pinellas Non-Waterfront Sales

<u>First Quarter 2009</u>	<u>Second Quarter 2009</u>
List Price - \$169,002	List Price - \$165,693
Sales Price - \$155,548	Sales Price - \$152,326, \$98 PSF
2/1, 89 DOM, 1,240 Sales	2/1, 102 DOM, 2,517 Sales
Avg. Act. Price \$260,997	Avg. Act. Price \$217,016
Actives 5,892, 147 DOM	Actives 9,097, 160 DOM
Pending 1,247	Pending 2,237

Highest Pinellas Non-Waterfront Sale

<u>First Quarter 2009</u>	<u>Second Quarter 2009</u>
List Price - \$1,588,560	List Price - \$1,295,000
Sales Price - \$1,588,560	Sales Price - \$1,125,000
6/6.1, 5,987 SF, \$265 PSF, pool	4/3.1, 4,683 SF, \$240 PSF, pool
Yr. Blt. 2009, 0 DOM	Yr. Blt. 2003, 297 DOM
Lot 172 x 159, Renaissance Oaks	Lot 88 x 102, Tierra Verde

Average Belleair - Non-Waterfront

<u>First Quarter 2009</u>	<u>Second Quarter 2009</u>
List Price - \$146,950	List Price - \$314,257
Sales Price - \$135,333	Sales Price - \$295,381
3/2.1, 1,496 SF, 95% LP/SP	3/2, 2,566 SF, 93% LP/SP
3 Sold, 68 DOM, \$87 PSF	7 Sold, 140 DOM, \$119 PSF
74 Act., 174 DOM, \$227 PSF	70 Act., 196 DOM, \$222 PSF
Pending 6	Pending 8

Highest Belleair - Non-Waterfront

<u>First Quarter 2009</u>	<u>Second Quarter 2009</u>
List Price - \$249,000	List Price - \$500,000
Sales Price - \$217,000	Sales Price - \$553,430
4/2.1, 1,896 SF, \$114 PSF	5/3, 5,166 SF, \$107 PSF, pool
Yr. Blt. 1955, 34 DOM	Yr. Blt. 1927, 213 DOM
Lot 8700 SF, Bluffview	Lot 150 x 125, Indian Rocks Rd.

Average Belleair Shore - Waterfront

<u>First Quarter 2009</u>	<u>Second Quarter 2009</u>
No Sales	List Price - \$2,495,000
11 Act., 193 DOM, \$817 PSF	Sales Price - \$2,300,000
Pending 0	4/3, 4,068 SF, 92% LP/SP
	1 Sold, 333 DOM, \$565 PSF
	9 Act., 251 DOM, \$855 PSF

Average Belleair Beach - Non-Waterfront

<u>First Quarter 2009</u>	<u>Second Quarter 2009</u>
List Price - \$320,750	List Price - \$387,538
Sales Price - \$290,375	Sales Price - \$366,000
3/2, 1,700 SF, 90% LP/SP	3/3, 2,191 SF, 94% LP/SP
4 Sold, 85 DOM, \$174 PSF	8 Sold, 126 DOM, \$172 PSF
23 Act., 172 DOM, \$235 PSF	20 Act., 173 DOM, \$243 PSF
Pending 2	Pending 3

Highest Belleair Beach - Non-Waterfront

<u>First Quarter 2009</u>	<u>Second Quarter 2009</u>
List Price - \$399,000	List Price - \$549,000
Sales Price - \$359,000	Sales Price - \$549,000
3/2, 2,408 SF, \$149 PSF, pool	3/3, 3,397 SF, \$162 PSF
Yr. Blt. 1988, 4 DOM	Yr. Blt. 2008, 336 DOM
Lot 70 x 110, 13th Street	Lot 60 x 110, 6th Street

Average Pinellas Waterfront Sales

<u>First Quarter 2009</u>	<u>Second Quarter 2009</u>
List Price - \$681,908	List Price - \$414,792
Sales Price - \$586,974	Sales Price - \$372,563, \$203 PSF
3/2, 128 DOM, 157 Sales	2/2, 125 DOM, 613 Sales
Avg. Act. Price \$1,067,857	Avg. Act. Price \$656,318
Actives - 1,297, 170 DOM	Actives - 3,563, 184 DOM
Pending 152	Pending 505

Highest Pinellas Waterfront Sale

<u>First Quarter 2009</u>	<u>Second Quarter 2009</u>
List Price - \$5,900,000	List Price - \$4,495,000
Sales Price - \$5,250,000	Sales Price - \$3,495,000
3/3.1, 6,335 SF, \$829 PSF, pool	5/6.1, 6,698 SF, \$513 PSF, pool
Yr. Blt. 2001, 165 DOM	Yr. Blt. 2007, 161 DOM
Lot 50 x 234, Don Cesar-Gulf front	Lot 87 x 150, Brightwater

Average Belleair - Waterfront

<u>First Quarter 2009</u>	<u>Second Quarter 2009</u>
No Sales	List Price - \$2,349,000
14 Act., 199 DOM, \$532 PSF	Sales Price - \$1,950,000
Pending 6	5/4, 5,309 SF, 83% LP/SP
	1 Sold, 80 DOM, \$367 PSF
	14 Act., 180 DOM, \$514 PSF
	Pending 1

Highest Belleair - Waterfront

<u>First Quarter 2009</u>	<u>Second Quarter 2009</u>
No Sales	List Price - \$2,349,000
	Sales Price - \$1,950,000
	5/4, 5,309 SF, \$367 PSF, pool
	Yr. Blt. 2003, 80 DOM
	Lot 80 x 113, Winston

Highest Belleair Shore - Waterfront

<u>First Quarter 2009</u>	<u>Second Quarter 2009</u>
No Sales	List Price - \$2,495,000
	Sales Price - \$2,300,000
	4/3, 4,068 SF, \$565 PSF, pool
	Yr. Blt. 1981, 333 DOM
	Lot 80 x 255, Gulf Blvd.

Average Belleair Beach - Waterfront

<u>First Quarter 2009</u>	<u>Second Quarter 2009</u>
List Price - \$1,025,000	List Price - \$1,189,226
Sales Price - \$875,000	Sales Price - \$1,003,125
4/3.1, 2,975 SF, 91% LP/SP	4/3, 3,594 SF, 84% LP/SP
2 Sold, 129 DOM, \$281 PSF	4 Sold, 132 DOM, \$283 PSF
40 Act., 211 DOM, \$505 PSF	32 Act., 220 DOM, \$400 PSF
Pending 3	Pending 2

Highest Belleair Beach - Waterfront

<u>First Quarter 2009</u>	<u>Second Quarter 2009</u>
List Price - \$1,500,000	List Price - \$2,900,000
Sales Price - \$1,250,000	Sales Price - \$2,550,000
4/4.1, 3,800 SF, \$329 PSF, pool	4/4, 4,168 SF, \$612 PSF, pool
Yr. Blt. 2008, 126 DOM	Yr. Blt. 2006, 17 DOM
Harbor Drive	Lot 131 x 110, 16th Street

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.



Martha H. Thorn
727.432.9019 Direct
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COLDWELL BANKER RESIDENTIAL REAL ESTATE

575 Indian Rocks Rd. N., Belleair Bluffs, Florida 33770

MarthaThorn@verizon.net

Owned And Operated By NRT Incorporated

Average Indian Rocks Beach - WaterfrontFirst Quarter 2009

List Price - \$825,937
 Sales Price - \$725,488
 4/3, 2,280 SF, 91% LP/SP
 8 Sold, 134 DOM, \$285 PSF

Second Quarter 2009

List Price - \$543,225
 Sales Price - \$502,250
 4/3, 1,966 SF, 88% LP/SP
 4 Sold, 74 DOM, \$257 PSF
 42 Act., 216 DOM, \$348 PSF
 Pending 2

Highest Indian Rocks Beach - WaterfrontFirst Quarter 2009

List Price - \$2,975,000
 Sales Price - \$2,500,000
 8/5, 6,335 SF, \$395 PSF, pool
 Yr. Blt. 1998, 84 DOM
 Lot 75 x 153, 18th Avenue
 Gulf Front

Second Quarter 2009

List Price - \$749,000
 Sales Price - \$680,000
 4/5, 2,664 SF, \$255 PSF, pool
 Yr. Blt. 1995, 78 DOM
 Lot 49 x 120, 20th Street

Average Harbor Bluffs - Non-WaterfrontFirst Quarter 2009

List Price - \$367,450
 Sales Price - \$332,500
 4/3, 2,280 SF, 90% LP/SP
 2 Sold, 142 DOM, \$147 PSF
 18 Act., 174 DOM, \$187 PSF
 Pending 1

Second Quarter 2009

List Price - \$399,450
 Sales Price - \$365,000
 4/3, 2,438 SF, 88% LP/SP
 2 Sold, 225 DOM, \$136 PSF
 17 Act., 207 DOM, \$183 PSF
 Pending 2

Average Harbor Bluffs - WaterfrontFirst Quarter 2009

List Price - \$932,667
 Sales Price - \$832,833
 3/3, 3,034 SF, 90% LP/SP
 3 Sold, 250 DOM, \$275 PSF
 11 Act., 99 DOM, \$392 PSF
 Pending 2

Second Quarter 2009

List Price - \$1,341,225
 Sales Price - \$1,281,000
 4/3, 3,298 SF, 96% LP/SP
 4 Sold, 372 DOM, \$358 PSF
 12 Act., 135 DOM, \$379 PSF
 Pending 0

Highest Harbor Bluffs - Non-WaterfrontFirst Quarter 2009

List Price - \$435,000
 Sales Price - \$400,000
 4/4, 2,780 SF, \$144 PSF, pool
 Yr. Blt. 1955 remodeled, 136 DOM
 Lot 100 x 125, Crestwood

Second Quarter 2009

List Price - \$649,000
 Sales Price - \$605,000
 4/4, 3,729 SF, \$162 PSF, pool
 Yr. Blt. 2007, 287 DOM
 Lot 95 x 120, Bamboo

Highest Harbor Bluffs - WaterfrontFirst Quarter 2009

List Price - \$1,099,000
 Sales Price - \$895,000
 3/3, 3,164 SF, \$283 PSF, pool
 Yr. Blt. 1968 remodeled, 239 DOM
 Lot 95 x 125, Palm Drive

Second Quarter 2009

List Price - \$2,295,000
 Sales Price - \$2,295,000
 4/3, 5,150 SF, \$446 PSF, pool
 Yr. Blt. 2000, 143 DOM
 Lot 80 x 120, Buttonwood

Average Harbor Hills - Non-WaterfrontFirst Quarter 2009

List Price - \$199,900
 Sales Price - \$185,000
 3/2, 1,785 SF, 93% LP/SP
 1 Sold, 104 DOM, \$372 PSF
 12 Act., 119 DOM, \$161 PSF
 1 Pending

Second Quarter 2009

List Price - \$294,450
 Sales Price - \$273,000
 5/3, 2,025 SF, 93% LP/SP
 2 Sold, 6 DOM, \$136 PSF
 7 Act., 88 DOM, \$142 PSF
 5 Pending

Average Harbor Hills - WaterfrontFirst Quarter 2009

List Price - \$469,000
 Sales Price - \$375,000
 3/3.1, 3,115 SF, 80% LP/SP
 1 Sold, 329 DOM, \$120 PSF
 13 Act., 225 DOM, \$267 PSF
 Pending 1

Second Quarter 2009

List Price - \$398,267
 Sales Price - \$348,500
 3/2, 1,922 SF, 89% LP/SP
 3 Sold, 118 DOM, \$183 PSF
 13 Act., 166 DOM, \$239 PSF
 Pending 0

Highest Harbor Hills - Non-WaterfrontFirst Quarter 2009

List Price - \$199,900
 Sales Price - \$185,000
 3/2, 1,785 SF, \$104 PSF
 Yr. Blt. 1964, 372 DOM
 Lot 75 x 100, Avocado

Second Quarter 2009

List Price - \$299,900
 Sales Price - \$290,000
 4/2, 1,929 SF, \$150 PSF, pool
 Yr. Blt. 1968, 6 DOM
 Lot 100 x 75, Avocado

Highest Harbor Hills - WaterfrontFirst Quarter 2009

List Price - \$469,000
 Sales Price - \$375,000
 3/3.1, 3,115 SF, \$120 PSF, pool
 Yr. Blt. 1980, 329 DOM
 Lot 94 x 150, Harbor Place

Second Quarter 2009

List Price - \$499,900
 Sales Price - \$463,000
 3/2, 2,017 SF, \$229 PSF, pool
 Yr. Blt. 1972, 304 DOM
 Lot 123 x 121, Harbor Circle

Average Clearwater Beach - Non-WaterfrontFirst Quarter 2009

List Price - \$599,000
 Sales Price - \$500,000
 3/2, 2,160 SF, 83% LP/SP
 1 Sold, 218 DOM, \$231 PSF
 27 Act., 163 DOM, \$340 PSF
 3 Pending, 9 Active Short Sales

Second Quarter 2009

List Price - \$395,950
 Sales Price - \$364,875
 3/2, 1,399 SF, 91% LP/SP
 4 Sold, 114 DOM, \$289 PSF
 32 Act., 190 DOM, \$329 PSF
 3 Pending

Average Clearwater Beach - WaterfrontFirst Quarter 2009

List Price - \$1,512,000
 Sales Price - \$1,117,500
 3/3.1, 3,019 SF, 75% LP/SP
 2 Sold, 245 DOM, \$355 PSF
 30 Act., 229 DOM, \$675 PSF
 1 Active Short Sale

Second Quarter 2009

No Sales
 32 Act., 270 DOM, \$652 PSF
 Pending 1

Highest Clearwater Beach - Non-WaterfrontFirst Quarter 2009

List Price - \$599,000
 Sales Price - \$500,000
 3/2, 2,160 SF, \$231 PSF, pool
 Yr. Blt. 1951 remodeled, 218 DOM
 Lot 60 x 110, Mandalay

Second Quarter 2009

List Price - \$499,000
 Sales Price - \$499,000
 4/3, 2,491 SF, \$200 PSF
 Yr. Blt. 1956 remodeled, 200 DOM
 Lot 57 x 110, Bruce

Highest Clearwater Beach - WaterfrontFirst Quarter 2009

List Price - \$2,199,000
 Sales Price - \$1,600,000
 3/3, 3,453 SF, \$463 PSF, pool
 Yr. Blt. 1977, 356 DOM
 Lot 82 x 124, Bayside

Second Quarter 2009

No Sales

Average Belleair Bluffs - Non-WaterfrontFirst Quarter 2009

List Price - \$675,000
 Sales Price - \$570,000
 4/3, 2,609 SF, 84% LP/SP
 1 Sold, 235 DOM, \$218 PSF
 25 Act., 154 DOM, \$174 PSF
 Pending 3, 9 Active Short Sales

Second Quarter 2009

List Price - \$166,622
 Sales Price - \$158,926
 2/2, 1,632 SF, 95% LP/SP
 9 Sold, 110 DOM, \$97 PSF
 22 Act., 183 DOM, \$163 PSF
 Pending 5

Average Belleair Bluffs - WaterfrontFirst Quarter 2009

No Sales
 No Actives

Second Quarter 2009

List Price - \$2,250,000
 Sales Price - \$2,250,000
 5/5, 4,320 SF, \$521 PSF, pool
 Yr. Blt. 1987, 0 DOM
 Lot 100 x 345, Bluffview Drive

Highest Belleair Bluffs - Non-WaterfrontFirst Quarter 2009

List Price - \$675,000
 Sales Price - \$570,000
 4/3, 2,609 SF, \$218 PSF, pool
 Yr. Blt. 1956 remodeled, 235 DOM
 Lot 90 x 110, Marlin

Second Quarter 2009

List Price - \$230,000
 Sales Price - \$235,000
 3/2, 2,300 SF, \$102 PSF, spa
 Yr. Blt. 1969 remodeled, 239 DOM
 Lot 75 x 120, Mehlenbacher

Highest Belleair Bluffs - WaterfrontFirst Quarter 2009

No Sales

Second Quarter 2009

List Price - \$2,250,000
 Sales Price - \$2,250,000
 5/5, 4,320 SF, \$521 PSF, pool
 Yr. Blt. 1987, 0 DOM
 Lot 100 x 345, Bluffview Drive

Average Island Estates - WaterfrontFirst Quarter 2009

List Price - \$805,831
 Sales Price - \$685,962
 3/2.1, 2,400 SF, 86% LP/SP
 13 Sold, 120 DOM, \$284 PSF
 31 Act., 161 DOM, \$410 PSF
 Pending 7

Second Quarter 2009

List Price - \$843,338
 Sales Price - \$769,038
 4/3, 2,561 SF, 94% LP/SP
 8 Sold, 114 DOM, \$300 PSF
 29 Act., 185 DOM, \$378 PSF
 Pending 5

Highest Island Estates - WaterfrontFirst Quarter 2009

List Price - \$1,295,000
 Sales Price - \$1,100,000
 4/3, 3,444 SF, \$319 PSF, pool
 Yr. Blt. 1969, 0 DOM
 Lot 101 x 108, Harbor Psge.

Second Quarter 2009

List Price - \$1,695,000
 Sales Price - \$1,480,000
 5/3, 3,447 SF, \$429 PSF, pool
 Yr. Blt. 2005, 312 DOM
 Lot 80 x 150, Island Way