



Volume 4, 2005

The Thorn REPORT

When its time to buy or sell a home anywhere in the Clearwater area,
there is only one number you need to know: 727.432.9019

AVERAGE SALES - PINELLAS COUNTY

Average Non-Waterfront Sales

<u>Year End Totals 2004</u> 3 bedrooms/2 baths List Price - \$196,000 Sales Price - \$190,000 45 DOM, 11,070 Sales	<u>Year End Totals 2005</u> 3 bedrooms/2 baths List Price - \$239,303 Sales Price - \$233,030 38 DOM, 10,626 Sales
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Average Waterfront Sales

<u>Year End Totals 2004</u> 3 bedrooms/2 baths List Price - \$590,000 Sales Price - \$556,000 67 DOM, 1,309 Sales	<u>Year End Totals 2005</u> 3 bedrooms/2 baths List Price - \$748,000 Sales Price - \$710,000 55 DOM, 1,312 Sales
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Highest Non-Waterfront Sale

<u>Year End Totals 2004</u> List Price - \$1,750,000 Sales Price - \$1,650,000 5/5, 5,724 Sq. Ft., pool Lot - 120 x 150, Yr. Blt. '04 \$288 - PSF Wentworth, Tarpon Springs	<u>Year End Totals 2005</u> List Price - \$2,950,000 Sales Price - \$2,600,000 4/3.1, 3,842 Sq. Ft. Lot - 3.6 Acres, Yr. Blt. '86 \$677 PSF Seminole, Horse Property
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Highest Waterfront Sale

<u>Year End Totals 2004</u> List Price - \$4,195,000 Sales Price - \$3,775,000 4/4.1, 5,000 Sq. Ft. Lot - 60 x 193, Yr. Blt. '03 \$755 - PSF Redington Beach	<u>Year End Totals 2005</u> List Price - \$4,700,000 Sales Price - \$4,700,000 4/4.1, 5,698 Sq. Ft., pool Lot - 50 x 110, Yr. Blt. '04 \$825 PSF St. Pete Beach - Gulfport
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Average Belleair - Non-Waterfront

<u>Year End Totals 2004</u> List Price - \$448,000 Sales Price - \$426,000 2,400 Sq. Ft., \$176 PSF 85 Sales - 99 DOM, 95% LP/SP	<u>Year End Totals 2005</u> List Price - \$610,000 Sales Price - \$585,000 2,526 Sq. Ft., \$232 PSF 91 Sales - 69 DOM, 96% LP/SP
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Average Belleair - Waterfront

<u>Year End Totals 2004</u> List Price - \$1,230,000 Sales Price - \$1,138,000 3,426 Sq. Ft., \$332 PSF 10 Sales - 156 DOM, 93% LP/SP	<u>Year End Totals 2005</u> List Price - \$1,841,000 Sales Price - \$1,738,000 4,158 Sq. Ft., \$418 PSF 7 Sales - 131 DOM, 94% LP/SP
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Highest Belleair - Non-Waterfront

<u>Year End Totals 2004</u> List Price - \$1,549,000 Sales Price - \$1,525,000 6,848 Sq. Ft., \$223 PSF 5/6.1, Lot - 119 x 140, pool Oleander - Yr. Blt. '00	<u>Year End Totals 2005</u> List Price - \$2,400,000 Sales Price - \$2,505,000 6,033 Sq. Ft., \$415 PSF 5/3.2, Lot - 3/4 acre, pool Sarasota Road - Yr. Blt. '63
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Highest Belleair - Waterfront

<u>Year End Totals 2004</u> List Price - \$3,999,000 Sales Price - \$3,745,000 11,377 Sq. Ft., \$329 PSF 7/7.2, Lot - 122 x 203, pool Bellevue Island - Yr. Blt. '98	<u>Year End Totals 2005</u> List Price - \$2,199,000 Sales Price - \$2,100,000 5,926 Sq. Ft., \$354 PSF 4/6.2, Lot - 84 x 113, pool Sunset Bay - Yr. Blt. '97
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Average Belleair Shore - Waterfront

<u>Year End Totals 2004</u> List Price - \$2,500,000 Sales Price - \$2,200,000 2,968 Sq. Ft., \$741 PSF 1 Sale, 299 DOM, 88% LP/SP	<u>Year End Totals 2005</u> List Price - \$3,990,000 Sales Price - \$3,950,000 5,237 Sq. Ft., \$754 PSF 1 Sale, 548 DOM, 99% LP/SP
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Highest Belleair Shore - Waterfront

<u>Year End Totals 2004</u> List Price - \$2,500,000 Sales Price - \$2,200,000 2,968 Sq. Ft., \$741 PSF 4/4, Lot - 80 x 237 Gulf Blvd. - Yr. Blt. '40	<u>Year End Totals 2005</u> List Price - \$3,990,000 Sales Price - \$3,950,000 5,237 Sq. Ft., \$754 PSF 4/3.2, Lot - 80 x 255, pool Gulf Blvd. - Yr. Blt. '78
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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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Average Belleair Beach - Non-Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$393,000	List Price - \$551,000
Sales Price - \$373,000	Sales Price - \$534,000
1,874 Sq. Ft., \$199 PSF	2,120 Sq. Ft., \$252 PSF
19 Sales - 64 DOM, 95% LP/SP	28 Sales - 94 DOM, 97% LP/SP

Highest Belleair Beach - Non-Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$575,000	List Price - \$1,399,000
Sales Price - \$515,000	Sales Price - \$1,350,000
1,904 Sq. Ft., \$271 PSF	4,000 Sq. Ft., \$338 PSF
3/2, Lot - 74 x 185	3/3, Lot 80 x 110
Harbor Dr. - Yr. Blt. '48 remod.	Gulf Blvd. - Yr. Blt. '03

Average Harbor Bluffs - Non-Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$367,000	List Price - \$498,000
Sales Price - \$351,000	Sales Price - \$479,000
2,204 Sq. Ft., \$159 PSF	2,475 Sq. Ft., \$194 PSF
33 Sales - 71 DOM, 96% LP/SP	31 Sales - 72 DOM, 96% LP/SP

Highest Harbor Bluffs - Non-Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$729,000	List Price - \$985,500
Sales Price - \$690,000	Sales Price - \$950,000
3,342 Sq. Ft., \$206 PSF	3,300 Sq. Ft., \$288 PSF
4/4, Lot - 100 x 125, pool	4/3, Lot 97 x 122, pool
Palmetto Ln. - Yr. Blt. '04	Palmetto Ln. - Yr. Blt. '03

Average Harbor Hills - Non-Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$250,000	List Price - \$298,000
Sales Price - \$241,000	Sales Price - \$290,000
1,798 Sq. Ft., \$134 PSF	1,818 Sq. Ft., \$160 PSF
20 Sales - 46 DOM, 96% LP/SP	29 Sales - 39 DOM, 97% LP/SP

Highest Harbor Hills - Non-Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$474,000	List Price - \$419,900
Sales Price - \$464,000	Sales Price - \$415,000
3,244 Sq. Ft., \$143 PSF	1,617 Sq. Ft., \$257 PSF
4/3.1, Lot - 80 x 119, pool	4/2, Lot 69 x 123
Clearwater Harbor - Yr. Blt. '91	McKay Creek Cir. - Yr. Blt. '75 remod.

Average Clearwater Beach - Non-Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$470,000	List Price - \$555,000
Sales Price - \$455,000	Sales Price - \$540,000
1,591 Sq. Ft., \$286 PSF	1,376 Sq. Ft., \$393 PSF
21 Sales - 52 DOM, 97% LP/SP	29 Sales - 76 DOM, 97% LP/SP

Highest Clearwater Beach - Non-Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$675,000	List Price - \$910,000
Sales Price - \$675,000	Sales Price - \$910,000
1,990 Sq. Ft., \$339 PSF	1,944 Sq. Ft., \$468 PSF
5/4, Lot - 110 x 60	5/2, Lot .15 acre, spa
Cypress - Yr. Blt. '50	El Dorado - Yr. Blt. '55 remod.

Average Belleair Bluffs - Non-Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$256,000	List Price - \$277,000
Sales Price - \$244,000	Sales Price - \$268,000
1,706 Sq. Ft., \$143 PSF	1,574 Sq. Ft., \$170 PSF
30 Sales - 53 DOM, 95% LP/SP	29 Sales - 30 DOM, 97% LP/SP

Average Island Estates - Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$893,000	List Price - \$1,192,000
Sales Price - \$843,000	Sales Price - \$1,137,000
2,631 Sq. Ft., \$320 PSF	2,541 Sq. Ft., \$447 PSF
51 Sales - 83 DOM, 94% LP/SP	28 Sales - 64 DOM, 96% LP/SP

Average Belleair Beach - Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$949,000	List Price - \$1,415,000
Sales Price - \$901,000	Sales Price - \$1,332,000
2,724 Sq. Ft., \$331 PSF	2,971 Sq. Ft., \$448 PSF
22 Sales - 76 DOM, 95% LP/SP	26 Sales - 56 DOM, 94% LP/SP

Highest Belleair Beach - Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$1,595,000	List Price - \$3,795,000
Sale Price - \$1,475,000	Sale Price - \$3,708,000
3,754 Sq. Ft., \$393 PSF	5,176 Sq. Ft., \$716 PSF
4/5.1, Lot - 84 x 112, pool	4/3.2, Lot - 400 x 120, pool
Louisa - Yr. Blt. '02	Tiffany Dr. - Yr. Blt. '74 remod.

Average Harbor Bluffs - Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$837,000	List Price - \$1,092,000
Sales Price - \$784,000	Sales Price - \$1,043,000
2,664 Sq. Ft., \$294 PSF	2,709 Sq. Ft., \$385 PSF
12 Sales - 108 DOM, 94% LP/SP	10 Sales - 71 DOM, 96% LP/SP

Highest Harbor Bluffs - Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$1,949,000	List Price - \$1,679,000
Sale Price - \$1,860,000	Sale Price - \$1,500,000
5,400 Sq. Ft., \$344 PSF	3,328 Sq. Ft., \$451 PSF
5/4.1, Lot - 80 x 110, pool	4/4, Lot - 88 x 120, pool
Buttonwood - Yr. Blt. '03	Poinciana - Yr. Blt. '68 remod.

Average Harbor Hills - Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$515,000	List Price - \$611,000
Sales Price - \$484,000	Sales Price - \$585,000
2,065 Sq. Ft., \$235 PSF	2,054 Sq. Ft., \$285 PSF
9 Sales - 107 DOM, 94% LP/SP	14 Sales - 46 DOM, 96% LP/SP

Highest Harbor Hills - Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$699,900	List Price - \$999,750
Sale Price - \$635,000	Sale Price - \$990,000
2,405 Sq. Ft., \$264 PSF	2,977 Sq. Ft., \$333 PSF
4/2, Lot - 95 x 130, pool	4/2.5, Lot - 92 x 105
Cove Dr. - Yr. Blt. '62 remod.	Clearwater Hbr. Dr. - Yr. Blt. '70 remod.

Average Clearwater Beach - Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$1,147,000	List Price - \$1,427,000
Sales Price - \$1,046,000	Sales Price - \$1,371,000
2,667 Sq. Ft., \$392 PSF	2,575 Sq. Ft., \$532 PSF
8 Sales - 179 DOM, 91% LP/SP	13 Sales - 73 DOM, 97% LP/SP

Highest Clearwater Beach - Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$2,685,000	List Price - \$2,900,000
Sale Price - \$2,200,000	Sale Price - \$2,700,000
5,501 Sq. Ft., \$400 PSF	7,500 Sq. Ft., \$360 PSF
6/5, Lot - 60 x 110, pool	5/5.3, Lot - 68 x 132, pool
Carlouel Beach - Yr. Blt. '96	Bay Esplanade - Yr. Blt. '96 remod.

Highest Belleair Bluffs - Non-Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 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
Sunset - Yr. Blt. '98	Mehlenbacher - Yr. Blt. '56 remod.

Highest Island Estates - Waterfront

<u>Year End Totals 2004</u>	<u>Year End Totals 2005</u>
List Price - \$1,650,000	List Price - \$2,250,000
Sales Price - \$1,575,000	Sales Price - \$2,250,000
4,554 Sq. Ft., \$346 PSF	4,967 Sq. Ft., \$453 PSF
4/3.1, Lot - 96 x 125, pool	4/4.1, Lot - 80 x 130, pool
Palm Island - Yr. Blt. '67 remod.	Isl. Way - Yr. Blt. '04