

The Thorn REPORT

Average Pinellas Non-Waterfront Sales

<u>Fourth Quarter 2008</u>	<u>First Quarter 2009</u>
List Price - \$184,086	List Price - \$169,002
Sales Price - \$170,117	Sales Price - \$155,548
2/1, 88 DOM, 1,356 Sales	2/1, 89 DOM, 1,240 Sales
Avg. Act. Price \$260,205	Avg. Act. Price \$260,997
Actives 6,336, 142 DOM	Actives 5,892, 147 DOM
Pending 783	Pending 1247

Highest Pinellas Non-Waterfront Sale

<u>Fourth Quarter 2008</u>	<u>First Quarter 2009</u>
List Price - \$1,725,000	List Price - \$1,588,560
Sales Price - \$1,725,000	Sales Price - \$1,588,560
4/5.1, 4,971 SF, \$347 PSF, pool	6/6.1, 5,987 SF, \$265 PSF, pool
Yr. Blt. 1999, 0 DOM	Yr. Blt. 2009, 0 DOM
Lot 100 x 140, Bayou Club	Lot 172 x 159, Renaissance Oaks

Average Pinellas Waterfront Sales

<u>Fourth Quarter 2008</u>	<u>First Quarter 2009</u>
List Price - \$581,208	List Price - \$681,908
Sales Price - \$520,581	Sales Price - \$586,974
3/2, 105 DOM, 154 Sales	3/2, 128 DOM, 157 Sales
Avg. Act. Price \$1,065,286	Avg. Act. Price \$1,067,857
Active - 1,269, 169 DOM	Actives - 1,297, 170 DOM
Pending 105	Pending 152

Highest Pinellas Waterfront Sale

<u>Fourth Quarter 2008</u>	<u>First Quarter 2009</u>
List Price - \$4,800,000	List Price - \$5,900,000
Sales Price - \$4,800,000	Sales Price - \$5,250,000
4/4.2, 7,194 SF, \$667 PSF, pool	3/3.1, 6,335 SF, \$829 PSF, pool
Yr. Blt. 2007, 0 DOM	Yr. Blt. 2001, 165 DOM
Lot 96 x 187, Snell Isle	Lot 50 x 234, Don Cesar-Gulf front

Average Belleair - Non-Waterfront

<u>Fourth Quarter 2008</u>	<u>First Quarter 2009</u>
List Price - \$429,633	List Price - \$146,950
Sales Price - \$385,000	Sales Price - \$135,333
3/2.1, 2,220 SF, 91% LP/SP	3/2.1, 1,496 SF, 95% LP/SP
3 Sold, 159 DOM, \$167 PSF	3 Sold, 68 DOM, \$87 PSF
70 Act., 180 DOM, \$217 PSF	74 Act., 174 DOM, \$227 PSF
Pending 1	Pending 6

Highest Belleair - Non-Waterfront

<u>Fourth Quarter 2008</u>	<u>First Quarter 2009</u>
List Price - \$690,000	List Price - \$249,000
Sales Price - \$590,000	Sales Price - \$217,000
4/3, 3,184 SF, \$185 PSF, pool	4/2.1, 1,896 SF, \$114 PSF
Yr. Blt. 1972 remodeled, 48 DOM	Yr. Blt. 1955, 34 DOM
Lot 160 x 108, Country Club	Lot 8700 SF, Bluffview

Average Belleair - Waterfront

<u>Fourth Quarter 2008</u>	<u>First Quarter 2009</u>
List Price - \$1,612,500	No Sales
Sales Price - \$1,325,000	14 Act., 199 DOM, \$532 PSF
3/3, 2,582 SF, 78% LP/SP	Pending 6
2 Sold, 240 DOM, \$441 PSF	
16 Act., 200 DOM, \$541 PSF	
Pending 0	

Highest Belleair - Waterfront

<u>Fourth Quarter 2008</u>	<u>First Quarter 2009</u>
List Price - \$2,650,000	No Sales
Sales Price - \$2,250,000	
3/3, 3,610 SF, \$623 PSF, pool	
Yr. Blt. 2006, 237 DOM	
Lot 97 x 115, North Pine Circle	

Average Belleair Shore - Waterfront

<u>Fourth Quarter 2008</u>	<u>First Quarter 2009</u>
No Sales	No Sales
0 Sold	11 Act., 193 DOM, \$817 PSF
6 Act, 244 DOM, \$984 PSF	Pending 0
Pending 1	

Highest Belleair Shore - Waterfront

<u>Fourth Quarter 2008</u>	<u>First Quarter 2009</u>
No Sales	No Sales

Average Belleair Beach - Non-Waterfront

<u>Fourth Quarter 2008</u>	<u>First Quarter 2009</u>
List Price - \$373,675	List Price - \$320,750
Sales Price - \$316,750	Sales Price - \$290,375
3/2, 1,826 SF, 85% LP/SP	3/2, 1,700 SF, 90% LP/SP
4 Sold, 48 DOM, \$173 PSF	4 Sold, 85 DOM, \$174 PSF
21 Act., 166 DOM, \$230 PSF	23 Act., 172 DOM, \$235 PSF
Pending 3	Pending 2

Average Belleair Beach - Waterfront

<u>Fourth Quarter 2008</u>	<u>First Quarter 2009</u>
List Price - \$800,000	List Price - \$1,025,000
Sales Price - \$770,000	Sales Price - \$875,000
3/3, 3,055 SF, 96% LP/SP	4/3.1, 2,975 SF, 91% LP/SP
1 Sold, 174 DOM, \$252 PSF	2 Sold, 129 DOM, \$281 PSF
26 Act., 181 DOM, \$394 PSF	40 Act., 211 DOM, \$505 PSF
Pending 4	Pending 3

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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Owned And Operated By NRT Incorporated

Highest Belleair Beach - Non-Waterfront

Fourth Quarter 2008
 List Price - \$459,900
 Sales Price - \$400,000
 3/2, 2,004 SF, \$200 PSF
 Yr. Blt. 1997, 36 DOM
 Lot 80 x 110, Gulf Blvd.

First Quarter 2009
 List Price - \$399,000
 Sales Price - \$359,000
 3/2, 2,408 SF, \$149 PSF, pool
 Yr. Blt. 1988, 4 DOM
 Lot 70 x 110, 13th Street

Average Harbor Bluffs - Non-Waterfront

Fourth Quarter 2008
 List Price - \$423,267
 Sales Price - \$369,967
 4/3, 2,685 SF, 90% LP/SP
 3 Sold, 69 DOM, \$142 PSF
 16 Act., 175 DOM, \$187 PSF
 Pending 2

First 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

Highest Harbor Bluffs - Non-Waterfront

Fourth Quarter 2008
 List Price - \$645,000
 Sales Price - \$510,000
 4/3, 3,028 SF, \$168 PSF, pool
 Yr. Blt. 2007, 232 DOM
 Lot 102 x 125, Live Oak

First 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

Average Harbor Hills - Non-Waterfront

Fourth Quarter 2008
 List Price - \$179,678
 Sales Price - \$173,750
 3/2, 1,575 SF, 97% LP/SP
 2 Sold, 158 DOM, \$112 PSF
 17 Act., 140 DOM, \$163 PSF
 Pending 0

First 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
 Pending 0

Highest Harbor Hills - Non-Waterfront

Fourth Quarter 2008
 List Price - \$189,900
 Sales Price - \$180,000
 3/2, 1,770 SF, \$102 PSF
 Yr. Blt. 1965, 281 DOM
 Lot 75 x 100, Avocado

First 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

Average Clearwater Beach - Non-Waterfront

Fourth Quarter 2008
 List Price - \$255,450
 Sales Price - \$252,500
 3/2, 1,300 SF, 99% LP/SP
 2 Sold, 14 DOM, \$217 PSF
 32 Act., 182 DOM, \$363 PSF
 Pending 1

First 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

Highest Clearwater Beach - Non-Waterfront

Fourth Quarter 2008
 List Price - \$300,000
 Sales Price - \$300,000
 3/2, 980 SF, \$306 PSF
 Yr. Blt. 1952, 0 DOM
 Lot 57 x 110, Bruce Ave.

First 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

Average Belleair Bluffs - Non-Waterfront

Fourth Quarter 2008
 List Price - \$262,038
 Sales Price - \$238,125
 5/3, 2,453 SF, 88% LP/SP
 4 Sold, 117 DOM, \$107 PSF
 24 Act., 190 DOM, \$179 PSF

First 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

Highest Belleair Bluffs - Non-Waterfront

Fourth Quarter 2008
 List Price - \$310,250
 Sales Price - \$290,000
 7/5, 4,136 SF, \$70 PSF
 Yr. Blt. 1959 remodeled, 133 DOM
 Lot 85 x 127, Lois

First 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

Average Island Estates - Waterfront

Fourth Quarter 2008
 List Price - \$682,844
 Sales Price - \$620,233
 3/3.1, 2,538 SF, 95% LP/SP
 9 Sold, 65 DOM, \$251 PSF
 36 Act., 137 DOM, \$408 PSF

First 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

Highest Belleair Beach - Waterfront

Fourth Quarter 2008
 List Price - \$800,000
 Sales Price - \$770,000
 3/3, 3,055 SF, \$252 PSF, pool
 Yr. Blt. 1958 remodeled, 174 DOM
 Lot 80 x 110, Donato

First Quarter 2009
 List Price - \$1,500,000
 Sales Price - \$1,250,000
 4/4.1, 3,800 SF, \$329 PSF, pool
 Yr. Blt. 2008, 126 DOM
 Harbor Drive

Average Harbor Bluffs - Waterfront

Fourth Quarter 2008
 List Price - \$699,000
 Sales Price - \$670,000
 3/3, 1,931 SF, 96% LP/SP
 1 Sold, 135 DOM, \$347 PSF
 14 Act., 226 DOM, \$402 PSF
 Pending 0

First 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

Highest Harbor Bluffs - Waterfront

Fourth Quarter 2008
 List Price - \$699,000
 Sales Price - \$670,000
 3/3, 1,931 SF, \$347 PSF, pool
 Yr. Blt. 1974, 135 DOM
 Lot 83 x 110, Buttonwood

First 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

Average Harbor Hills - Waterfront

Fourth Quarter 2008
 No Sales
 13 Act., 201 DOM, \$251 PSF
 1 Pending

First 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

Highest Harbor Hills - Waterfront

Fourth Quarter 2008
 No Sales

First 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

Average Clearwater Beach - Waterfront

Fourth Quarter 2008
 List Price - \$3,740,000
 Sales Price - \$2,537,500
 4/4.1, 3,948 SF, 72% LP/SP
 2 Sold, 234 DOM, \$629 PSF
 26 Act., 213 DOM, \$765 PSF
 Pending 1

First 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

Highest Clearwater Beach - Waterfront

Fourth Quarter 2008
 List Price - \$6,490,000
 Sales Price - \$4,300,000
 5/5.1, 6,619 SF, \$650 PSF
 Yr. Blt. 1983, 336 DOM
 Lot 120 x 130, Mandalay Pt.

First 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

Average Belleair Bluffs - Waterfront

Fourth Quarter 2008
 No Sales
 No Actives

First Quarter 2009
 No Sales
 No Actives

Highest Belleair Bluffs - Waterfront

Fourth Quarter 2008
 No Sales

First Quarter 2009
 No Sales

Highest Island Estates - Waterfront

Fourth Quarter 2008
 List Price - \$1,100,000
 Sales Price - \$850,000
 3/3, 2,733 SF, \$311 PSF, pool
 Yr. Blt. 1959 remodeled, 195 DOM
 Lot 81 x 120, Midway

First 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 Psg.