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Pinellas County Real Estate Stats

Average Non -Waterfront Sales

<u>First Quarter 2004</u>	<u>Second Quarter 2004</u>
3 bedrooms/ 2 baths	3 bedrooms/ 2 baths
List Price – 178,255	List Price – 194,752
Sale Price – 172,959	Sale Price – 189,658
2,328 Sales 57 DOM*	3,197 Sales 46 DOM*

Average Waterfront Sales

<u>First Quarter 2004</u>	<u>Second Quarter 2004</u>
3 bedrooms/ 2 baths	3 bedrooms/ 2 baths
List Price – 514,950	List Price – 597,153
Sale Price – 485,022	Sale Price – 562,858
280 Sales 68 DOM*	445 Sales 85 DOM*

Highest Non-Waterfront Sale

<u>First Quarter 2004</u>	<u>Second Quarter 2004</u>
List Price – 1,100,000	List Price – 1,399,000
Sale Price – 1,000,000	Sale Price – 1,320,000
4/3.2, 4,023 Sq.Ft, pool	6/4.1, 6,295 Sq.Ft, pool
100 x 150 lot, \$249 PSF*	120 x 157 lot, \$260 PSF*
Bayou Club, 1997 Yr.Bt	Wentworth , 2000 Yr.Bt

Highest Waterfront Sale

<u>First Quarter 2004</u>	<u>Second Quarter 2004</u>
List Price – 2,500,000	List Price – 4,195,000
Sale Price – 2,200,000	Sale Price – 3,775,000
4/4, 2,968 Sq.Ft	4/4.1, 5,000 Sq.Ft, pool
80 x 237 lot, \$741 PSF*	60 x 193 lot, \$755 PSF*
Belleair Shore, 1940 Yr.Bt	Lone Palm Bch, 2003 Yr.Bt

First Quarter 2004

Second Quarter 2004

First Quarter 2004

Second Quarter 2004

Average Belleair – NonWaterfront

List Price – 456,991	List Price – 428,914
Sale Price – 434,950	Sale Price – 404,133
2,431 Sq. Ft., \$175 PSF*	2,395 Sq. Ft., \$165 PSF*
12 sales – 126 DOM*	28 sales – 92 DOM*

Average Belleair – Waterfront

List Price – 829,400	List Price – 2,997,000
Sale Price – 760,000	Sale Price – 2,745,000
2,941 Sq. Ft., \$257 PSF*	7,700 Sq. Ft., \$379 PSF*
2 sales – 91 DOM*	2 sales – 339 DOM*

Highest Belleair – NonWaterfront

List Price – 995,000	List Price – 1,199,000
Sale Price – 915,000	Sale Price – 1,130,000
5/5, 4,888 Sq.Ft., pool	4/4, 5,400 Sq.Ft., pool
110 x 100 lot, \$187 PSF*	80 x 168 lot, \$209 PSF*
Overbrook, 2001 Yr.Bt	Belleview Blvd, 1999 Yr.Bt

Highest Belleair – Waterfront

List Price – 999,800	List Price – 3,999,000
Sale Price – 910,000	Sale Price – 3,745,000
4/3.5, 3,361 Sq.Ft, pool	7/7, 11,377 Sq.Ft, pool
97 x 115 lot, \$271 PSF*	122 x 203 lot, \$329 PSF*
N. Pine Circle, 1956 Yr.Bt	Belleview Island, 1998 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!

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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

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First Quarter 2004

Average Belleair Beach – Non Waterfront

List Price – 299,000
Sales Price – 278,500
1,445 Sq. Ft. \$192 PSF*1,720 Sq. Ft. \$210 PSF*3,011 Sq. Ft., \$291 PSF*
2 Sales – 56 DOM*

Highest Belleair Beach – Non Waterfront

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

Average Harbor Bluff/Harbor Hills – Non Waterfront

List Price – 263,591
Sales Price – 252,891
1,900 Sq. Ft. \$131 PSF*12,028 Sq. Ft. \$147 PSF*
14 Sales – 29 DOM*

Highest Harbor Bluffs/Harbor Hills – Non Waterfront

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

Average Belleair Bluffs – Non Waterfront

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

Average Island Estates – Waterfront

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

Average Clearwater Beach – Non Waterfront

List Price – 442,930
Sales Price – 428,300
1,378 Sq. Ft. \$314 PSF*1,717 Sq. Ft. \$263 PSF*3,158 Sq. Ft., \$504 PSF*
3 Sales – 35 DOM*

Highest Clearwater Beach – Non Waterfront

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

Belleair Shores

First Quarter 1-Sale
Listing Price 2,500,000
2,968 Sq. Ft., \$741 PSF*
80 x 237 lot,

Second Quarter 2004

Average Belleair Beach – Non Waterfront

List Price – 367,042
Sales Price – 345,642
7 Sales – 74 DOM*

Highest Belleair Beach – Non Waterfront

List Price – 399,000
Sale Price – 365,000
1,783 Sq. Ft., \$205 PSF*
3/2, 60 x 110 lot, pool
8th St., 1972 Yr.Bt

Average Harbor Bluffs/Harbor Hills – Non Waterfront

List Price – 306,842
Sales Price – 295,405
2,554 Sq. Ft., \$250 PSF*
19 Sales – 61 DOM*

Highest Harbor Bluffs/Harbor Hills – Non Waterfront

List Price – 474,000
Sale Price – 464,000
3,244 Sq. Ft., \$143 PSF*
4/3.1, 80 x 119, pool
Cwr. Harbor, 1991 Yr.Bt

Average Belleair Bluffs – Non Waterfront

List Price – 227,085
Sale Price – 219,985
1,389 Sq. Ft., \$146 PSF*
7 Sales – 36 DOM*

Average Island Estates – Waterfront

List Price – 794,418
Sale Price – 753,406
2,525 Sq. Ft., \$303 PSF*
16 Sales – 94 DOM*

Average Clearwater Beach – Non Waterfront

List Price – 455,460
Sales Price – 442,300
5 Sales – 65 DOM*

Highest Clearwater Beach – Non Waterfront

List Price – 599,000
Sale Price – 580,000
1,948 Sq. Ft., \$298 PSF*
3/3, 96 x 115 lot, pool,
Carlouel, 1952 Yr.Bt

Second Quarter – No Sales

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

First Quarter 2004

Average Belleair Beach – Waterfront

List Price – 889,960
Sales Price – 835,000
2,628 Sq. Ft., \$335 PSF*
5 sales – 56 DOM*

Highest Belleair Beach – Waterfront

List Price – 1,350,000
Sales Price – 1,200,000
4,483 Sq. Ft., \$268 PSF*
4/4.5, 90 x 120 lot, pool
Belle Isle, '70/'94 Yr.BtLouisa, 2002 Yr.Bt

Average Harbor Bluffs/ Harbor Hills – Waterfront

List Price – 732,740
Sales Price – 664,960
2,170 Sq. Ft., \$251 PSF*
5 sales – 131 DOM*

Highest Harbor Bluffs/Harbor Hills – Waterfront

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

Highest Belleair Bluffs – Non Waterfront

List Price – 425,000
Sale Price – 397,000
2,608 Sq. Ft., \$152 PSF*1,873 Sq. Ft., \$160 PSF*
4/3, 115 x 130 lot, pool
Bluff View-1973 Yr. Bt. Oakridge -1961 Yr. Bt.

Highest Island Estates – Waterfront

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 – Waterfront

List Price – 1,689,833
Sales Price – 1,461,666
2,701 Sq. Ft., \$339 PSF*
3 sales – 343 DOM*

Highest Clearwater Beach – Waterfront

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 Bluffs Waterfront

First Quarter – No Sales
Listing Price 2,499,000
6,679 Sq. Ft., \$332 PSF*
100 x 390 lot

Second Quarter 2004

Average Belleair Beach – Waterfront

List Price – 904,463
Sales Price – 857,028
14 sales – 99 DOM*

Highest Belleair Beach – Waterfront

List Price – 1,595,000
Sale Price – 1,475,000
3,754 Sq. Ft., \$392 PSF*
4/5.1, 84 x 112 lot, pool

Average Harbor Bluffs/ Harbor Hills – Waterfront

List Price – 561,009
Sales Price – 527,363
11 sales – 122 DOM*

Highest Harbor Bluffs/Harbor Hills – Waterfront

List Price – 699,500
Sale Price – 635,000
2,246 Sq. Ft., \$283 PSF*
3/3, 85 x 110 lot
Buttonwood, 1965 Yr.Bt

Highest Belleair Bluffs – Non Waterfront

List Price – 325,000
Sale Price – 300,000
4/3, 100 x 137 lot

Highest Island Estates – Waterfront

List Price – 1,650,000
Sale Price – 1,575,000
4,554 Sq. Ft., \$346 PSF*
4/3.1, 96 x 125 lot, pool
Palm Island, 67'/94' Yr.Bt

Average Clearwater Beach – Waterfront

List Price – 882,450
Sales Price – 877,500
2 sales – 76 DOM*

Highest Clearwater Beach – Waterfront

List Price – 995,000
Sale Price – 968,000
3,389 Sq. Ft., \$286 PSF*
5/3, 64 x 139 lot, pool
Devon, Remodeled

Second Quarter

Sale Price 2,216,250
6/6.1, pool
1991 Yr. Bt.