

The Thorn REPORT

Average Pinellas Non-Waterfront Sales

Fourth Quarter 2007
List Price - \$250,712
Sales Price - \$232,764
3/2, 94 DOM, 1,217 Sales
Avg. Act. Price \$285,900
Actives 5,861, 121 DOM

First Quarter 2008
List Price - \$234,213
Sales Price - \$218,108
3/2, 100 DOM, 989 Sales
Avg. Act. Price \$295,846
Actives 7,056, 120 DOM

Highest Pinellas Non-Waterfront Sale

Fourth Quarter 2007
List Price - \$2,695,000
Sales Price - \$2,450,000
4/5.1, 6,223 SF, \$394 PSF, pool
Yr. Blt. 2001, 485 DOM
Lot 150 x 255, Stonegate

First Quarter 2008
List Price - \$2,800,000
Sales Price - \$2,350,000
4/6.2, 10,979 SF, \$214 PSF, pool
Yr. Blt. 1998, 594 DOM
Lot 268 x 209, Signature Est.

Average Pinellas Waterfront Sales

Fourth Quarter 2007
List Price - \$885,221
Sales Price - \$777,632
3/3, 105 DOM, 122 Sales
Avg. Act. Price \$1,083,130
Active - 1,329, 151 DOM

First Quarter 2008
List Price - \$135,000
Sales Price - \$720,669
3/3, 123 DOM, 128 Sales
Avg. Act. Price \$1,100,373
Active - 1,427, 149 DOM

Highest Pinellas Waterfront Sale

Fourth Quarter 2007
List Price - \$6,500,000
Sales Price - \$5,400,000
7/7.2, 10,750 SF, \$502 PSF, pool
Yr. Blt. 2004, 16 DOM
Lot 99 x 202, Spottis Woode

First Quarter 2008
List Price - \$5,950,000
Sales Price - \$3,800,000
4/4.1, 3,658 SF, \$1,039 PSF
Yr. Blt. 1931, 294 DOM
Lot 1.339 acres, Mandalay Point Gulf front

Average Belleair - Non-Waterfront

Fourth Quarter 2007
List Price - \$1,163,414
Sales Price - \$1,034,914
4/3.1, 3,439 SF, 90% LP/SP
7 Sold, 166 DOM, \$301 PSF
66 Act., 132 DOM, \$318 PSF

First Quarter 2008
List Price - \$558,540
Sales Price - \$514,980
3/3, 2,436 SF, 92% LP/SP
5 Sold, 126 DOM, \$211 PSF
83 Act., 158 DOM, \$298 PSF

Highest Belleair - Non-Waterfront

Fourth Quarter 2007
List Price - \$2,695,000
Sales Price - \$2,450,000
4/5.1, 6,223 SF, \$393 PSF, pool
Yr. Blt. 2001, 485 DOM
Lot 150 x 255, Stonegate

First Quarter 2008
List Price - \$899,000
Sales Price - \$800,000
3/3, 2,731 SF, \$293 PSF, pool
Yr. Blt. 1989, 268 DOM
Lot 80 x 155, Belleview Blvd.

Average Belleair - Waterfront

Fourth Quarter 2007
List Price - \$3,999,000
Sales Price - \$3,283,200
4/6.1, 6,146 SF, 82% LP/SP
1 Sold, 391 DOM, \$534 PSF
14 Act., 223 DOM, \$723 PSF

First Quarter 2008
No Sales
2 pending
11 Act., 193 DOM, \$682 PSF

Highest Belleair - Waterfront

Fourth Quarter 2007
List Price - \$3,999,000
Sales Price - \$3,283,200
4/6.1, 6,146 SF, \$534 PSF, pool
Yr. Blt. 1989, 391 DOM
Lot 161 x 206, St. Andrews

First Quarter 2008
No Sales

Average Belleair Shore - Waterfront

Fourth Quarter 2007
List Price - \$4,439,950
Sales Price - \$3,850,000
4/5.1, 4,567 SF, 89% LP/SP
2 Sold, 379 DOM, \$843 PSF
7 Act., 179 DOM, \$938 PSF

First Quarter 2008
No Sales
8 Act., 146 DOM, \$801 PSF

Highest Belleair Shore - Waterfront

Fourth Quarter 2007
List Price - \$5,999,900
Sales Price - \$5,000,000
5/6.1, 6,664 SF, \$750 PSF, pool
Yr. Blt. 1999, 547 DOM
Lot 80 x 253, Gulf Blvd.

First Quarter 2008
No Sales

Average Belleair Beach - Non-Waterfront

Fourth Quarter 2007
List Price - \$390,000
Sales Price - \$330,000
3/2, 1,558 SF, 85% LP/SP
1 Sold, 19 DOM, \$212 PSF
13 Act., 159 DOM, \$276 PSF

First Quarter 2008
No Sales
2 Pending
32 Act., 158 DOM, \$258 PSF

Average Belleair Beach - Waterfront

Fourth Quarter 2007
List Price - \$1,129,000
Sales Price - \$979,777
3/3, 2,052 SF, 87% LP/SP
3 Sold, 124 DOM, \$477 PSF
38 Act., 166 DOM, \$521 PSF

First Quarter 2008
List Price - \$1,269,750
Sales Price - \$1,095,625
4/4, 3,603 SF, 86% LP/SP
4 Sold, 68 DOM, \$304 PSF
48 Act., 179 DOM, \$550 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.



Martha H. Thorn
727.432.9019 Direct
www.marthathorn.com

"Florida 100" - Top 100 agents in Florida
Luxury Homes Sales Leader



COLDWELL BANKER RESIDENTIAL REAL ESTATE, INC.
575 Indian Rocks Rd. N., Belleair Bluffs, Florida 33770
727.442.8181 Office, 800.342.9600 Toll Free, 727.586.3414 Fax
Owned And Operated By NRT Incorporated

Highest Belleair Beach - Non-Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$390,000	No Sales
Sales Price - \$330,000	
3/2, 1,558 SF, \$212 PSF	
Yr. Blt. 1960, 19 DOM	
Lot 70 x 105, Palm Drive	

Highest Belleair Beach - Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$1,749,000	List Price - \$1,495,000
Sales Price - \$1,514,333	Sales Price - \$1,200,000
4/3, 1,979 SF, \$630 PSF, pool	5/4.1, 3,783 SF, \$317 PSF, pool
Yr. Blt. 1979, 111 DOM	Yr. Blt. 1995, 154 DOM
Lot 80 x 120, Wedgewood Dr.	Lot 81 x 130, Harbor Drive

Average Harbor Bluffs - Non-Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$527,000	List Price - \$324,933
Sales Price - \$462,500	Sales Price - \$305,000
4/3, 2,355 SF, 88% LP/SP	4/2, 1,821 SF, 94% LP/SP
2 Sold, 173 DOM, \$196 PSF	3 Sold, 98 DOM, \$167 PSF
25 Act., 95 DOM, \$213 PSF	22 Act., 146 DOM, \$202 PSF

Average Harbor Bluffs - Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$870,000	No Sales
Sales Price - \$870,000	2 Pending
4/4, 4,165 SF, 100% LP/SP	10 Act., 254 DOM, \$505 PSF
1 Sold, 1 DOM, \$209 PSF	
16 Act., 176 DOM, \$505 PSF	

Highest Harbor Bluffs - Non-Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$375,000	List Price - \$349,900
Sales Price - \$330,000	Sales Price - \$325,000
3/2, 1,702 SF, \$194 PSF, pool	4/2.1, 2,046 SF, \$159 PSF, pool
Yr. Blt. 1963, 316 DOM	Yr. Blt. 1964, 259 DOM
Lot 97 x 125, Crestwood Lane	Lot 100 x 120, Jacaranda

Highest Harbor Bluffs - Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$870,000	No Sales
Sales Price - \$870,000	
4/4, 4,165 SF, \$209 PSF, pool	
Yr. Blt. 1968, 1 DOM	
Lot 119 x 125, Driftwood Lane	

Average Harbor Hills - Non-Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$353,450	List Price - \$169,000
Sales Price - \$332,500	Sales Price - \$162,000
3/2, 1,894 SF, 94% LP/SP	2/2, 1,614 SF, 96% LP/SP
2 Sold, 99 DOM, \$176 PSF	1 Sold, 218 DOM, \$100 PSF
7 Act., 140 DOM, \$199 PSF	11 Act., 88 DOM, \$170 PSF

Average Harbor Hills - Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$249,900	List Price - \$368,950
Sales Price - \$237,500	Sales Price - \$362,000
2/2, 1,378 SF, 95% LP/SP	3/2, 1,660 SF, 97% LP/SP
1 Sold, 61 DOM, \$172 PSF	2 Sold, 61 DOM, \$218 PSF
14 Act., 125 DOM, \$289 PSF	15 Act., 159 DOM, \$282 PSF

Highest Harbor Hills - Non-Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$357,900	List Price - \$169,000
Sales Price - \$350,000	Sales Price - \$162,000
3/2, 1,934 SF, \$181 PSF, pool	2/2, 1,614 SF, \$100 PSF
Yr. Blt. 1973, 155 DOM	Yr. Blt. 1963, 215 DOM
Lot 80 x 110, Harbor Hills Drive	Lot 105 x 95, Harbor Place

Highest Harbor Hills - Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$249,900	List Price - \$539,900
Sales Price - \$237,500	Sales Price - \$535,000
2/2, 1,378 SF, \$172 PSF	3/2, 1,984 SF, \$270 PSF
Yr. Blt. 1959, 61 DOM	Yr. Blt. 1969, 108 DOM
Lot 20 x 90, Anglers Lane	Lot 71 x 111, Harbor Hills Drive

Average Clearwater Beach - Non-Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$495,000	List Price - \$620,000
Sales Price - \$495,000	Sales Price - \$620,000
4/2, 1,813 SF, 100% LP/SP	2/2, 1,299 SF, 100% LP/SP
1 Sold, 4 DOM, \$273 PSF	1 Sold, 0 DOM, \$477 PSF
15 Act., 202 DOM, \$382 PSF	32 Act., 119 DOM, \$399 PSF

Average Clearwater Beach - Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$2,499,900	List Price - \$5,950,000
Sales Price - \$1,900,000	Sales Price - \$3,800,000
4/3.1, 2,933 SF, 76% LP/SP	4/4, 3,658 SF, 64% LP/SP
1 Sold, 77 DOM, \$648 PSF	1 Sold, 294 DOM, \$1,039 PSF
23 Act., 158 DOM, \$843 PSF	28 Act., 129 DOM, \$825 PSF

Highest Clearwater Beach - Non-Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$495,000	List Price - \$620,000
Sales Price - \$495,000	Sales Price - \$620,000
4/2, 1,813 SF, \$273 PSF, pool	2/2.1, 1,299 SF, \$477 PSF, pool
Yr. Blt. 1967, 4 DOM	Yr. Blt. 1966, 0 DOM
Lot 60 x 110, Eldorado Ave.	Lot 89 x 110, Narcissus

Highest Clearwater Beach - Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$2,499,900	List Price - \$5,950,000
Sales Price - \$1,900,000	Sales Price - \$3,800,000
4/3.1, 2,933 SF, \$648 PSF, pool	4/4.1, 3,658 SF, \$1,039 PSF
Yr. Blt. 1939, 77 DOM	Yr. Blt. 1931, 294 DOM
Lot 60 x 132, Bay Esplanade	Lot 1.339 acres, Mandalay Point

Average Belleair Bluffs - Non-Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$324,475	List Price - \$262,450
Sales Price - \$286,250	Sales Price - \$220,000
4/2.1, 1,930 SF, 89% LP/SP	3/2, 1,609 SF, 84% LP/SP
4 Sold, 223 DOM, \$148 PSF	2 Sold, 309 DOM, \$137 PSF
18 Act., 114 DOM, \$186 PSF	25 Act., 124 DOM, \$218 PSF

Average Belleair Bluffs - Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
No Sales	No Sales
	2 Act., 467 DOM, \$577 PSF

Highest Belleair Bluffs - Non-Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$425,000	List Price - \$290,000
Sales Price - \$360,000	Sales Price - \$235,000
3/2, 2,080 SF, \$173 PSF, pool	3/2, 1,612 SF, \$146 PSF
Yr. Blt. 1981, 231 DOM	Yr. Blt. 1956, 152 DOM
Lot 75 x 122, Renatta Drive	Lot 80 x 100, Indian Avenue

Highest Belleair Bluffs - Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
No Sales	No Sales

Average Island Estates - Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$1,565,000	List Price - \$970,650
Sales Price - \$1,170,833	Sales Price - \$793,500
4/3.1, 3,516 SF, 75% LP/SP	4/3, 2,486 SF, 84% LP/SP
3 Sold, 379 DOM, \$333 PSF	6 Sold, 142 DOM, \$319 PSF
32 Act., 122 DOM, \$512 PSF	33 Act., 29 DOM, \$275 PSF

Highest Island Estates - Waterfront

<u>Fourth Quarter 2007</u>	<u>First Quarter 2008</u>
List Price - \$1,750,000	List Price - \$1,375,000
Sales Price - \$1,100,000	Sales Price - \$1,065,000
4/3.1, 2,873 SF, \$383 PSF, pool	4/2, 3,073 SF, \$347 PSF, pool
Yr. Blt. 1968, 519 DOM	Yr. Blt. 1969, 74 DOM
Lot 170 x 105, Palm Island	Lot 88 x 120, Windward Isl.