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## Pinellas County Single Family Real Estate Stats

### Average Non -Waterfront Sales

<u>Second Quarter 2004</u>	<u>Third Quarter 2004</u>
3 bedrooms/ 2 baths	3 bedrooms/ 2 baths
List Price – 194,752	List Price – 209,774
Sale Price – 189,658	Sale Price – 204,160
3,197 Sales 46 DOM*	2,721 Sales 39 DOM*

### Average Waterfront Sales

<u>Second Quarter 2004</u>	<u>Third Quarter 2004</u>
3 bedrooms/ 2 baths	4 bedrooms/ 3 baths
List Price – 597,153	List Price – 557,176
Sale Price – 562,858	Sale Price – 532,374
445 Sales 85 DOM*	313 Sales 59 DOM*

### Highest Non-Waterfront Sale

<u>Second Quarter 2004</u>	<u>Third Quarter 2004</u>
List Price – 1,399,000	List Price – 1,999,000
Sale Price – 1,320,000	Sale Price – 1,650,000
6/4.1, 6,295 Sq. Ft, pool	4/3, 6,546 Sq. Ft, pool
120 x 157 lot, \$260 PSF*	2 acres, \$252 PSF*
<b>Wentworth</b> , 2000 Yr.Bt	<b>Safety Harbor</b> , 1996 Yr.Bt

### Highest Waterfront Sale

<u>Second Quarter 2004</u>	<u>Third Quarter 2004</u>
List Price – 4,195,000	List Price – 2,150,000
Sale Price – 3,775,000	Sale Price – 1,899,000
4/4.1, 5,000 Sq. Ft, pool	4/4.2, 5,453 Sq. Ft, pool
60 x 193 lot, \$755 PSF*	1/2 acre, \$348 PSF*
<b>Lone Palm Bch</b> , 2003 Yr.Bt	<b>Bay Way Isles</b> , remodeled

<u>Second Quarter 2004</u>	<u>Third Quarter 2004</u>
<b>Average Belleair – Non Waterfront</b>	
List Price – 428,914	List Price – 502,360
Sale Price – 404,133	Sale Price – 474,160
2,395 Sq. Ft., \$165 PSF*	2,583 Sq. Ft., \$188 PSF*
28 sales – 92 DOM*	20 sales – 87 DOM*

<u>Second Quarter 2004</u>	<u>Third Quarter 2004</u>
<b>Average Belleair – Waterfront</b>	
List Price – 2,997,000	List Price – 886,333
Sale Price – 2,745,000	Sale Price – 813,000
7,700 Sq. Ft., \$379 PSF*	2,477 Sq. Ft., \$353 PSF*
2 sales – 339 DOM*	3 sales – 255 DOM*

<u>Second Quarter 2004</u>	<u>Third Quarter 2004</u>
<b>Highest Belleair – Non Waterfront</b>	
List Price – 1,199,000	List Price – 1,549,000
Sale Price – 1,130,000	Sale Price – 1,525,000
4/4, 5,400 Sq. Ft., pool	5/6.1, 6,848 Sq. Ft., pool
80 x 168 lot, \$209 PSF*	119 x 140 lot, \$223 PSF*
<b>Belleview Blvd</b> , 1999 Yr.Bt	<b>Oleander</b> , 2000 Yr.Bt

<u>Second Quarter 2004</u>	<u>Third Quarter 2004</u>
<b>Highest Belleair – Waterfront</b>	
List Price – 3,999,000	List Price – 1,295,000
Sale Price – 3,745,000	Sale Price – 1,075,000
7/7, 11,377 Sq. Ft, pool	4/3.1, 3,400 Sq. Ft, pool
122 x 203 lot, \$329 PSF*	75 x 115 lot, \$316 PSF*
<b>Belleview Island</b> , 1998 Yr.Bt	<b>Sunset Bay</b> , 2003 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 727-432-9019. 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

Volume 3, 2004 pg. 2

## Second Quarter 2004

### **Average Belleair Beach – Non Waterfront**

List Price – 367,042  
Sales Price – 345,642  
1,720 Sq. Ft. \$210 PSF\*  
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 Hills – Non Waterfront**

List Price – 272,600  
Sales Price – 264,233  
1,909 Sq. Ft. \$139 PSF\*  
6 Sales – 50 DOM\*

### **Highest 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  
Clwr Harbor Dr, 1991 Yr.Bt

### **Average Harbor Bluffs – Non Waterfront**

List Price – 350,000  
Sales Price – 337,000  
2,129 Sq. Ft. \$162 PSF\*  
11 Sales – 73 DOM\*

### **Highest Harbor Bluffs – Non Waterfront**

List Price – 449,900  
Sale Price – 446,900  
2,814 Sq. Ft., \$158 PSF\*  
3/2, 100 x 120, pool  
Jacaranda, 1963 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  
1,717 Sq. Ft. \$263 PSF\*  
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

### **Belleair Shores**

Listing Price 2,000,000  
Sale Price 1,850,000  
2,301 Sq. Ft., \$804 PSF\*  
4/3, 80 x 237 lot,  
1 Sale, 0 DOM\*

## Third Quarter 2004

List Price – 478,928  
Sales Price – 458,289  
2,280 Sq. Ft. \$201 PSF\*  
7 Sales – 87 DOM\*

List Price – 659,000  
Sale Price – 620,000  
2,422 Sq. Ft., \$255 PSF\*  
4/3.2, 80 x 100 lot, pool  
Gulf Blvd., 2001 Yr.Bt

List Price – 259,000  
Sales Price – 245,000  
1,855 Sq. Ft. \$136 PSF\*  
6 Sales – 72 DOM\*

List Price – 319,500  
Sale Price – 305,000  
2,722 Sq. Ft., \$112 PSF\*  
3/2, 78 x 100, pool  
Mc Kay Creek , 1972 Yr.Bt

List Price – 432,287  
Sales Price – 409,625  
2,539 Sq. Ft. \$158 PSF\*  
8 Sales – 84 DOM\*

List Price – 729,000  
Sale Price – 690,000  
3,242 Sq. Ft., \$207 PSF\*  
4/4, 100 x 125, pool  
Palmetto , 2003 Yr.Bt

List Price – 299,000  
Sale Price – 290,000  
1,834 Sq. Ft., \$159 PSF\*  
7 Sales – 94 DOM\*

List Price – 974,000  
Sale Price – 925,000  
3,039 Sq. Ft., \$304 PSF\*  
14 Sales – 68 DOM\*

List Price – 476,000  
Sales Price – 456,000  
1,654 Sq. Ft. \$280 PSF\*  
8 Sales – 37 DOM\*

List Price – 650,000  
Sale Price – 630,000  
2,574 Sq. Ft., \$245 PSF\*  
3/2, 117 x 110 lot,  
Carlouel, 1953 Yr.Bt

No Sales

## Second Quarter 2004

### **Average Belleair Beach – Waterfront**

List Price – 904,463  
Sales Price – 857,028  
2,628 Sq. Ft., \$335 PSF\*  
14 sales – 99 DOM\*

### **Highest Belleair Beach – Waterfront**

List Price – 1,595,000  
Sales Price – 1,475,000  
3,754 Sq. Ft., \$392 PSF\*  
4/5.1, 84 x 112 lot, pool  
Louisa, 2002 Yr.Bt

### **Average Harbor Hills – Waterfront**

List Price – 493,000  
Sales Price – 466,400  
2,010 Sq. Ft., \$245 PSF\*  
6 sales – 110 DOM\*

### **Highest Harbor Hills – Waterfront**

List Price – 690,000  
Sale Price – 665,000  
3,800 Sq. Ft., \$175 PSF\*  
3/2.1, 75 x 105 lot  
Harbor Hills, 1964 Yr.Bt

### **Average Harbor Bluffs – Waterfront**

List Price – 642,000  
Sales Price – 600,000  
2,363 Sq. Ft., \$257 PSF\*  
5 sales – 139 DOM\*

### **Highest Harbor Bluffs – 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  
1,873 Sq. Ft., \$160 PSF\*  
4/3, 100 x 137 lot  
Oakridge, 1961 Yr. Bt.

### **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  
2,701 Sq. Ft., \$339 PSF\*  
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

### **Belleair Bluffs Waterfront**

Listing Price 2,499,000  
Sale Price 2,216,250  
6,679 Sq. Ft., \$332 PSF\*  
6/6.1, 100 x 390 lot, pool  
1 Sale, 238 DOM

## Third Quarter 2004

List Price – 1,109,750  
Sales Price – 1,060,000  
2,769 Sq. Ft., \$383 PSF\*  
4 sales – 34 DOM\*

List Price – 1,395,000  
Sale Price – 1,275,000  
3,195 Sq. Ft., \$399 PSF\*  
3/3, 1/4 acre, pool  
Aleta, 1966 Yr.Bt remodeled

No Sales

No Sales

List Price – 1,400,000  
Sales Price – 1,400,000  
3,980 Sq. Ft., \$351 PSF\*  
1 sales – 0 DOM\*

List Price – 1,400,000  
Sale Price – 1,400,000  
3,980 Sq. Ft., \$351 PSF\*  
4/3, 115 x 208 lot, pool  
Harbor View, 1967 Yr.Bt

List Price – 515,000  
Sale Price – 487,500  
2,403 Sq. Ft., \$203 PSF\*  
3/3, 95 x 114 lot  
Sunset, 1998 Yr. Bt.

List Price – 1,490,000  
Sale Price – 1,390,000  
4,176 Sq. Ft., \$333 PSF\*  
4/3, 1/4 acre, pool  
Midway, 1997 Yr.Bt

List Price – 744,000  
Sales Price – 739,000  
1,898 Sq. Ft., \$389 PSF\*  
2 sales – 193 DOM\*

List Price – 789,000  
Sale Price – 779,000  
2,300 Sq. Ft., \$339 PSF\*  
4/3.1, 66 x 125 lot,  
Bayside, 1955 Remodeled

No Sales