

The Thorn REPORT

Average Pinellas Non-Waterfront Sales

<u>Year End Totals 2008</u>	<u>Year End Totals 2009</u>
List Price - \$214,868	List Price - \$170,141
Sales Price - \$200,408	Sales Price - \$158,647
2/1, 92 DOM, 5,408 Sales	2/1, 86 DOM, 6,796 Sales
Avg. Act. Price \$260,205	Avg. Act. Price \$246,659
Actives 6,336, 142 DOM	Actives 4,769, 156 DOM
Pending 445	Pending 1,394

Highest Pinellas Non-Waterfront Sale

<u>2008</u>	<u>2009</u>
List Price - \$3,800,000	List Price - \$1,588,560
Sales Price - \$3,500,000	Sales Price - \$1,588,560
4/6.1, 6,100 SF, \$574 PSF, pool	6/6.1, 5,987 SF, \$265 PSF, pool
Yr. Blt. 1992 remodeled, 2 DOM	Yr. Blt. 2009, 0 DOM
Lot 130 x 162, Bayou Club	Lot 172 x 159, Ren. Oaks

Average Belleair - Non-Waterfront

<u>Year End Totals 2008</u>	<u>Year End Totals 2009</u>
List Price - \$622,046	List Price - \$337,830
Sales Price - \$556,354	Sales Price - \$307,532
3/3, 2,629 SF, 87% LP/SP	3/2, 2,325 SF, 91% LP/SP
28 Sold, 141 DOM, \$204 PSF	22 Sold, 165 DOM, \$126 PSF
70 Act., 180 DOM, \$217 PSF	68 Act., 229 DOM, \$203 PSF
	Pending 7

Highest Belleair - Non-Waterfront

<u>2008</u>	<u>2009</u>
List Price - \$2,100,000	List Price - \$849,000
Sales Price - \$1,800,000	Sales Price - \$770,000
4/4, 5,937 SF, \$303 PSF	4/4, 4,366 SF, \$176 PSF
Yr. Blt. 1999, 7 DOM	Yr. Blt. 1948 remodeled, 414 DOM
Lot 1 acre, Stonegate	Lot 120 x 138, Palmetto

Average Belleair Shore - Waterfront

<u>Year End Totals 2008</u>	<u>Year End Totals 2009</u>
List Price - \$3,139,500	List Price - \$2,881,667
Sales Price - \$2,592,500	Sales Price - \$2,450,000
4/3, 3,635 SF, 82% LP/SP	5/4.1, 3,614 SF, 86% LP/SP
2 Sold, 219 DOM, \$717 PSF	3 Sold, 287 DOM, \$694 PSF
6 Act., 244 DOM, \$984 PSF	5 Act., 344 DOM, \$849 PSF
	Pending 1

Average Belleair Beach - Non-Waterfront

<u>Year End Totals 2008</u>	<u>Year End Totals 2009</u>
List Price - \$364,531	List Price - \$346,214
Sales Price - \$329,533	Sales Price - \$318,250
3/2.1, 1,794 SF, 91% LP/SP	3/2.1, 1,927 SF, 92% LP/SP
13 Sold, 81 DOM, \$183 PSF	22 Sold, 138 DOM, \$171 PSF
21 Act., 166 DOM, \$230 PSF	12 Act., 211 DOM, \$220 PSF
	Pending 3

Highest Belleair Beach - Non-Waterfront

<u>2008</u>	<u>2009</u>
List Price - \$559,900	List Price - \$549,000
Sales Price - \$500,000	Sales Price - \$549,000
5/3, 2,190 SF, \$228 PSF, pool	3/3.1, 3,397 SF, \$162 PSF
Yr. Blt. 1957 remodeled, 0 DOM	Yr. Blt. 2008, 336 DOM
Lot 120 x 110, 18th Street	Lot 60 x 110, 6th Street

Average Pinellas Waterfront Sales

<u>Year End Totals 2008</u>	<u>Year End Totals 2009</u>
List Price - \$704,262	List Price - \$590,619
Sales Price - \$618,095	Sales Price - \$523,635
3/2, 124 DOM, 662 Sales	3/2, 125 DOM, 790 Sales
Avg. Act. Price \$1,065,286	Avg. Act. Price \$1,084,459
Actives - 1,269, 169 DOM	Actives - 1,096, 194 DOM
Pending 46	Pending 189

Highest Pinellas Waterfront Sale

<u>2008</u>	<u>2009</u>
List Price - \$16,000,000	List Price - \$5,900,000
Sales Price - \$10,500,000	Sales Price - \$5,250,000
5/6.2, 12,935 SF, \$792 PSF, pool	3/3, 6,335 SF, \$829 PSF, pool
Yr. Blt. 2001, 357 DOM	Yr. Blt. 2001, 165 DOM
Lot 1-2 acres, Willadel	Lot 50 x 234, St. Pete Beach

Average Belleair - Waterfront

<u>Year End Totals 2008</u>	<u>Year End Totals 2009</u>
List Price - \$4,555,380	List Price - \$1,274,580
Sales Price - \$3,149,380	Sales Price - \$1,047,800
4/4, 5,099 SF, 79% LP/SP	4/3, 3,379 SF, 82% LP/SP
5 Sold, 317 DOM, \$478 PSF	5 Sold, 149 DOM, \$302 PSF
16 Act., 200 DOM, \$541 PSF	15 Act., 235 DOM, \$573 PSF
	Pending 3

Highest Belleair - Waterfront

<u>2008</u>	<u>2009</u>
List Price - \$16,000,000	List Price - \$2,349,000
Sales Price - \$10,500,000	Sales Price - \$1,950,000
5/6.2, 12,935 SF, \$792 PSF, pool	5/4.1, 5,309 SF, \$367 PSF, pool
Yr. Blt. 2001, 357 DOM	Yr. Blt. 2003, 80 DOM
Lot 1-2 acres, Willadel	Lot 80 x 113, Winston

Highest Belleair Shore - Waterfront

<u>2008</u>	<u>2009</u>
List Price - \$3,280,000	List Price - \$3,450,000
Sales Price - \$2,985,000	Sales Price - \$2,750,000
4/3, 3,538 SF, \$844 PSF, pool	5/5, 4,000 SF, \$688 PSF, pool
Yr. Blt. 1970, 203 DOM	Yr. Blt. 1978, 242 DOM
Lot 80 x 230, Gulf Blvd.	Lot 80 x 255, Gulf Blvd.

Average Belleair Beach - Waterfront

<u>Year End Totals 2008</u>	<u>Year End Totals 2009</u>
List Price - \$971,041	List Price - \$1,005,762
Sales Price - \$852,971	Sales Price - \$897,808
4/3, 2,858 SF, 88% LP/SP	4/3.1, 3,281 SF, 90% LP/SP
17 Sold, 145 DOM, \$308 PSF	13 Sold, 192 DOM, \$272 PSF
26 Act., 181 DOM, \$394 PSF	30 Act., 228 DOM, \$403 PSF
	Pending 2

Highest Belleair Beach - Waterfront

<u>2008</u>	<u>2009</u>
List Price - \$1,450,000	List Price - \$2,900,000
Sales Price - \$1,265,000	Sales Price - \$2,550,000
4/4.2, 4,804 SF, \$263 PSF, pool	4/4.2, 4,168 SF, \$612 PSF, pool
Yr. Blt. 1952, 288 DOM	Yr. Blt. 2006, 17 DOM
Lot 100 x 157, Harrison	Lot 131 x 110, 16th Street

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

Average Indian Rocks Beach - Waterfront

Year End Totals 2008	Year End Totals 2009
List Price - \$1,009,353	List Price - \$624,593
Sales Price - \$1,151,682	Sales Price - \$559,221
3/3, 2,454 SF, 88% LP/SP	3/2.1, 2,009 SF, 91% LP/SP
17 Sold, 132 DOM, \$398 PSF	29 Sold, 151 DOM, \$270 PSF
	34 Act., 268 DOM, \$418 PSF
	Pending 5

Average Harbor Bluffs - Non-Waterfront

Year End Totals 2008	Year End Totals 2009
List Price - \$404,606	List Price - \$308,167
Sales Price - \$363,836	Sales Price - \$293,144
3/3.1, 2,315 SF, 90% LP/SP	3/3.1, 2,156 SF, 96% LP/SP
22 Sold, 103 DOM, \$159 PSF	9 Sold, 117 DOM, \$133 PSF
16 Act., 175 DOM, \$187 PSF	21 Act., 200 DOM, \$169 PSF
	Pending 2

Highest Harbor Bluffs - Non-Waterfront

2008	2009
List Price - \$725,500	List Price - \$649,000
Sales Price - \$670,000	Sales Price - \$605,000
4/3, 3,038 SF, \$221 PSF, pool	4/4.1, 3,729 SF, \$163 PSF
Yr. Blt. 2003, 295 DOM	Yr. Blt. 2007, 287 DOM
Lot 97 x 122, Palmetto	Lot 95 x 120, Bamboo

Average Harbor Hills - Non-Waterfront

Year End Totals 2008	Year End Totals 2009
List Price - \$227,244	List Price - \$219,730
Sales Price - \$210,188	Sales Price - \$205,840
3/2, 1,683 SF, 93% LP/SP	3/2, 1,685 SF, 94% LP/SP
8 Sold, 138 DOM, \$124 PSF	10 Sold, 101 DOM, \$121 PSF
17 Act., 140 DOM, \$163 PSF	4 Act., 120 DOM, \$111 PSF
	Pending 3

Highest Harbor Hills - Non-Waterfront

2008	2009
List Price - \$349,900	List Price - \$299,000
Sales Price - \$320,000	Sales Price - \$290,000
4/2, 2,005 SF, \$160 PSF	4/2.1, 1,929 SF, \$150 PSF, pool
Yr. Blt. 1973, 40 DOM	Yr. Blt. 1968, 6 DOM
Lot 75 x 100, Cove Drive	Lot 100 x 75, Avocado

Average Clearwater Beach - Non-Waterfront

Second Quarter 2009	Year End Totals 2009
List Price - \$395,950	List Price - \$414,363
Sales Price - \$364,875	Sales Price - \$387,883
3/2, 1,399 SF, 91% LP/SP	3/2.1, 1,571 SF, 93% LP/SP
4 Sold, 114 DOM, \$289 PSF	15 Sold, 115 DOM, \$258 PSF
32 Act., 190 DOM, \$329 PSF	22 Act., 236 DOM, \$303 PSF
3 Pending	Pending 5

Highest Clearwater Beach - Non-Waterfront

2008	2009
List Price - \$650,000	List Price - \$599,000
Sales Price - \$625,000	Sales Price - \$500,000
3/2, 2,093 SF, \$299 PSF	3/2, 2,160 SF, \$231 PSF, pool
Yr. Blt. 1950, 5 DOM	Yr. Blt. 1951 remodeled, 218 DOM
Bay Esplanade	Lot 60 x 110, Mandalay

Average Belleair Bluffs - Non-Waterfront

Year End Totals 2008	Year End Totals 2009
List Price - \$260,295	List Price - \$214,280
Sales Price - \$236,400	Sales Price - \$192,917
4/3.1, 2,038 SF, 92% LP/SP	3/2.1, 1,859 SF, 91% LP/SP
10 Sold, 151 DOM, \$121 PSF	20 Sold, 107 DOM, \$103 PSF
24 Act., 190 DOM, \$179 PSF	17 Act., 243 DOM, \$156 PSF
	Pending 6

Highest Belleair Bluffs - Non-Waterfront

2008	2009
List Price - \$475,000	List Price - \$675,000
Sales Price - \$425,000	Sales Price - \$570,000
4/3, 2,530 SF, \$168 PSF, pool	4/3, 2,609 SF, \$219 PSF, pool
Yr. Blt. 1953 remodeled, 270 DOM	Yr. Blt. 1956 remodeled, 235 DOM
Lot 100 x 185, Sunset	Lot 90 x 110, Marlin Drive

Average Island Estates - Waterfront

Year End Totals 2008	Year End Totals 2009
List Price - \$837,854	List Price - \$788,777
Sales Price - \$750,392	Sales Price - \$682,093
3/3, 2,625 SF, 89% LP/SP	3/3.1, 2,455 SF, 88% LP/SP
26 Sold, 85 DOM, \$286 PSF	30 Sold, 123 DOM, \$275 PSF
36 Act., 137 DOM, \$408 PSF	23 Act., 236 DOM, \$343 PSF
	Pending 3

Highest Indian Rocks Beach - Waterfront

2008	2009
List Price - \$2,899,000	List Price - \$2,975,000
Sales Price - \$2,750,000	Sales Price - \$2,500,000
4/3.1, 2,004 SF, \$859 PSF	8/5.2, 6,335 SF, \$395 PSF, pool
Yr. Blt. 2004, 296 DOM	Yr. Blt. 1998, 84 DOM
Zero Lot Line, Westwind-Gulf front	Lot 75 x 153, 18th Ave. Gulf front

Average Harbor Bluffs - Waterfront

Year End Totals 2008	Year End Totals 2009
List Price - \$1,350,667	List Price - \$1,028,989
Sales Price - \$1,311,667	Sales Price - \$958,611
4/3.1, 3,329 SF, 96% LP/SP	4/3, 2,981 SF, 93% LP/SP
6 Sold, 299 DOM, \$373 PSF	9 Sold, 283 DOM, \$300 PSF
14 Act., 226 DOM, \$402 PSF	12 Act., 215 DOM, \$352 PSF
	Pending 0

Highest Harbor Bluffs - Waterfront

2008	2009
List Price - \$2,600,000	List Price - \$2,295,000
Sales Price - \$2,600,000	Sales Price - \$2,295,000
4/4.1, 5,023 SF, \$517 PSF, pool	4/3, 5,150 SF, \$446 PSF, pool
Yr. Blt. 2002, 222 DOM	Yr. Blt. 2000, 143 DOM
Lot 160 x 110, Buttonwood	Lot 80 x 120, Buttonwood

Average Harbor Hills - Waterfront

Year End Totals 2008	Year End Totals 2009
List Price - \$457,335	List Price - \$387,660
Sales Price - \$431,600	Sales Price - \$343,500
3/2, 1,755 SF, 94% LP/SP	3/2.1, 1,932 SF, 89% LP/SP
5 Sold, 196 DOM, \$241 PSF	10 Sold, 228 DOM, \$183 PSF
13 Act., 201 DOM, \$251 PSF	11 Act., 128 DOM, \$245 PSF
	Pending 1

Highest Harbor Hills - Waterfront

2008	2009
List Price - \$539,900	List Price - \$499,900
Sales Price - \$535,000	Sales Price - \$463,000
3/2, 1,984 SF, \$270 PSF, pool	3/2.1, 2,017 SF, \$230 PSF, pool
Yr. Blt. 1969, 108 DOM	Yr. Blt. 1972, 304 DOM
Lot 71 x 111, Harbor Hills Drive	Lot 123 x 121, Harbor Circle

Average Clearwater Beach - Waterfront

Year End Totals 2008	Year End Totals 2009
List Price - \$3,781,225	List Price - \$1,562,750
Sales Price - \$2,550,000	Sales Price - \$1,264,880
4/3.1, 3,396 SF, 72% LP/SP	3/3.1, 2,711 SF, 79% LP/SP
4 Sold, 248 DOM, \$737 PSF	10 Sold, 417 DOM, \$454 PSF
26 Act., 213 DOM, \$765 PSF	23 Act., 358 DOM, \$655 PSF
	Pending 4

Highest Clearwater Beach - Waterfront

2008	2009
List Price - \$6,490,000	List Price - \$2,767,500
Sales Price - \$4,300,000	Sales Price - \$2,767,500
5/5, 6,619 SF, \$650 PSF	3/3.1, 3,559 SF, \$778 PSF
Yr. Blt. 1983, 336 DOM	Yr. Blt. 1991, 0 DOM
Lot 120 x 130, Mandalay Pt.	Lot 60 x 97, Eldorado

Average Belleair Bluffs - Waterfront

Year End Totals 2008	Year End Totals 2009
No Sales	List Price - \$2,250,000
	Sales Price - \$2,250,000
	5/5.1, 4,320 SF, 100% LP/SP
	1 Sold, 0 DOM, \$521 PSF
	1 Act., 165 DOM, \$519 PSF
	Pending 0

Highest Belleair Bluffs - Waterfront

2008	2009
No Sales	List Price - \$2,250,000
	Sales Price - \$2,250,000
	5/5.1, 4,320 SF, \$521 PSF, pool
	Yr. Blt. 1987, 0 DOM
	Lot 100 x 345, Bluffview Drive

Highest Island Estates - Waterfront

2008	2009
List Price - \$1,550,000	List Price - \$1,695,000
Sales Price - \$1,450,000	Sales Price - \$1,480,000
4/3, 3,724 SF, \$389 PSF, pool	5/3.2, 3,447 SF, \$429 PSF
Yr. Blt. 1963 remodeled, 151 DOM	Yr. Blt. 2005, 312 DOM
Lot 108 x 130, Windward Passage	Lot 80 x 150, Island Way