

# The Thorn REPORT

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## AVERAGE SALES - PINELLAS COUNTY

### Average Non-Waterfront Sales

Year End Totals 2003  
3 bedrooms/ 2 baths  
List Price – \$172,015  
Sales Price – \$166,563  
52 DOM, 10,740 Sales

Year End Totals 2004  
3 bedrooms/ 2 baths  
List Price – \$196,000  
Sales Price – \$190,000  
45 DOM, 11,070 Sales

### Average Waterfront Sales

Year End Totals 004  
3 bedrooms/ 2 baths  
List Price – \$590,000  
Sales Price – \$556,000  
67 DOM, 1,309 Sales

### Highest Non-Waterfront Sale

Year End Totals 2003  
List Price – \$1,990,000  
Sale Price – \$1,900,000  
5/7, 8,042 sq. ft., pool  
Lot – , Yr. Blt. '02  
\$236 – PSF  
Signature Estates, Safety Harbor

Year End Totals 2004  
List Price – \$1,750,000  
Sale Price – \$1,650,000  
5/5, 5,724 Sq. Ft., pool  
Lot 120 x 150, Yr. Blt. '04  
\$288 – PSF  
Wentworth, Tarpon Springs

### Highest Waterfront Sale

Year End Totals 2004  
List Price – \$4,195,000  
Sale Price – \$3,775,000  
4/4.1, 5,000 sq. ft.  
Lot – 60 x 193, Yr. Blt. '03  
\$755 – PSF  
Redington Beach

### Average Belleair – Non-Waterfront

Year End Totals 2003  
List Price – \$344,081  
Sales Price – \$326,795  
2,207 Sq. Ft., \$144 PSF  
114 sales – 62 DOM

Year End Totals 2004  
List Price – \$448,000  
Sales Price – \$426,000  
2,400 Sq. Ft., \$176 PSF  
85 sales – 99 DOM

### Average Belleair – Waterfront

Year End Totals 2004  
List Price – \$1,230,000  
Sales Price – \$1,138,000  
3,426 Sq. Ft., \$332 PSF  
10 sales – 156 DOM

### Highest Belleair – Non-Waterfront

Year End Totals 2003  
List Price – \$1,195,000  
Sales Price – \$1,100,000  
5,400 Sq. Ft., \$203 PSF  
5/5.1, lot 219x166, pool  
Eastleigh Dr. - Yr. Blt. '97

Year End Totals 2004  
List Price – \$1,549,000  
Sales Price – \$1,525,000  
6,848 Sq. Ft., \$223 PSF  
5/6.1, lot – 119 x 140, pool  
Oleander -Yr. Blt. '00

### Highest Belleair – Waterfront

Year End Totals 2004  
List Price – \$3,999,000  
Sales Price – \$3,745,000  
11,377 Sq. Ft., \$329 PSF  
7/7.2, lot 122 x 203, pool  
Bellevue Island-Yr. Blt '98

### Average Belleair Shores – Waterfront

Year End Totals 2003  
List Price – \$2,450,000  
Price – \$2,100,000  
4/4, 5,381 Sq. Ft., \$401 PSF  
2 Sales, 53 DOM

Year End Totals 2004  
List Price – \$2,500,000  
Sales Price – \$2,200,000  
2,968 Sq. Ft., \$741 PSF  
1 Sales, 299 DOM

### Highest Belleair Shores – Waterfront

Year End Totals 2004  
List Price – \$2,500,000 Sales  
Sales Price – \$2,200,000  
2,968 Sq. Ft., \$741 PSF  
4/4, lot 80 x 237  
Gulf Blvd. - Yr. Blt '40

*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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# THE THORN REPORT

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## Year End Totals 2003

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

List Price – \$349,205  
Sales Price – \$338,363  
1,951 Sq. Ft., \$177 PSF  
19 Sales – 50 DOM

### **Highest Belleair Beach – Non-Waterfront**

List Price – \$549,000  
Sales Price – \$515,000  
2,600 Sq. Ft., \$198 PSF  
3/2.1, 80 x 110  
**Gulf Blvd.** – Yr. Blt. '94

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

List Price – \$317,000  
Sales Price – \$302,000  
2,232 Sq. Ft., \$135 PSF  
25 Sales – 87 DOM

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

List Price – \$639,900  
Sale Price – \$620,000  
3,015 Sq. Ft., \$206 PSF  
4/3, lot 97 x 122, pool  
**Palmetto Ln.** – Yr. Blt. '03  
'03

### **Average Harbor Hills – Non-Waterfront**

List Price – \$209,000  
Sales Price – \$202,000  
1,820 Sq. Ft., \$111 PSF  
15 Sales – 79 DOM

### **Highest Harbor Hills – Non-Waterfront**

List Price – \$279,000  
Sale Price – \$257,500  
1,680 Sq. Ft., \$153 PSF  
3/2, lot 75 x 100  
**Avocado** – Yr. Blt. '62

### **Average Clearwater Beach – Non-Waterfront**

List Price – \$465,748  
Sales Price – \$425,775  
3/2, 1,813 Sq. Ft., \$245 PSF  
27 Sales - 77 DOM

### **Highest Clearwater Beach – Non-Waterfront**

List Price – \$1,495,000  
Sale Price – \$1,075,000  
5,280 Sq. Ft., \$204 PSF  
5/6, lot 87 x 120, pool  
**Bay Esplanade – Carlouel**  
Blt. '96

### **Average Belleair Bluffs – Non-Waterfront**

List Price – \$217,482  
Sales Price – \$208,588  
1,597 Sq. Ft., \$126 PSF  
30 Sales – 47 DOM

### **Average Island Estates – Waterfront**

List Price – \$804,059  
Sales Price – \$747,230  
2,630 Sq. Ft., \$286 PSF  
31 Sales - 120 DOM

## Year End Totals 2004

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

List Price – \$393,000  
Sales Price – \$373,000  
1,874 Sq. Ft. \$199 PSF  
19 Sales – 64 DOM

### **Highest Belleair Beach – Non-Waterfront**

List Price – \$575,000  
Sale Price – \$515,000  
1,904 Sq. Ft., \$271 PSF  
3/2, lot 74 x 185  
**Harbor Dr.** – Yr. Blt

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

List Price – \$367,000  
Sales Price – \$351,000  
2,204 Sq. Ft., \$159 PSF  
33 Sales – 71 DOM

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

List Price – \$729,000  
Sales Price – \$690,000  
3,342 Sq. Ft., \$206 PSF  
4/4, lot 100 x 125, pool  
**Palmetto Ln.** – Yr. Blt. '04

### **Average Harbor Hills – Non-Waterfront**

List Price – \$250,000  
Sales Price – \$241,000  
1,798 Sq. Ft., \$134 PSF  
20 Sales – 46 DOM

### **Highest Harbor Hills – Non-Waterfront**

List Price – \$474,000  
Sales Price – \$464,000  
3,244 Sq. Ft., \$143 PSF  
4/3.1, lot 80 x 119, pool  
**Clearwater Harbor** – Yr. Blt. '91

### **Average Clearwater Beach – Non-Waterfront**

List Price – \$470,000  
Sales Price – \$455,000  
1,591 Sq. Ft., \$286 PSF  
21 Sales – 52 DOM

### **Highest Clearwater Beach – Non-Waterfront**

List Price – \$675,000  
Sales Price – \$675,000  
1990 Sq. Ft., \$339 PSF  
5/4, lot 110 x 60  
**Cypress** – Yr Blt '50

### **Average Belleair Bluffs – Non-Waterfront**

List Price – \$256,000  
Sales Price – \$244,000  
1,706 Sq. Ft. \$143 PSF  
30 Sales – 53 DOM

### **Average Island Estates – Waterfront**

List Price – \$893,000  
Sales Price – \$843,000  
2,631 Sq. Ft., \$320 PSF  
51 Sales – 83 DOM

## Year End Totals 2003

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

List Price – \$785,599  
Sales Price – \$726,593  
2,723 Sq. Ft., \$272 PSF  
15 sales – 68 DOM

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

List Price – \$1,249,000  
Sales Price – \$1,000,000  
4,106, Sq. Ft., \$244 PSF  
5/4.1, 82 x 120', pool  
'48 remod.  
**Tiffany Dr.** – Yr. Blt. '79

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

List Price – \$1,092,000  
Sales Price – \$1,001,000  
3,482 Sq. Ft., \$288 PSF  
17 sales – 125 DOM

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

List Price – \$2,399,000  
Sales Price – \$2,150,000  
5,870 Sq. Ft., \$366 PSF  
4/4, lot 101 x 225, pool  
**Harborview Ln.** – Yr. Blt. '95

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

List Price – \$476,000  
Sales Price – \$457,000  
2,039 Sq. Ft., \$224 PSF  
9 sales – 71 DOM

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

List Price – \$684,900  
Sales Price – \$645,000  
2,429 Sq. Ft., \$266 PSF  
4/3, lot 72 x 119, pool  
**Harbor Cir.** – Yr. Blt. '80 remod.

### **Average Clearwater Beach – Waterfront**

List Price – \$1,539,977  
Sales Price – \$1,351,666  
2,699 Sq. Ft., \$365 PSF  
9 Sales, 190 DOM

### **Highest Clearwater Beach – Waterfront**

List Price – \$4,000,000  
Sales Price – \$3,551,000  
4,306 Sq. Ft., \$825 PSF  
5/6, lot 92 x 200, pool  
**Mandalay Point** – Yr. Blt. '62

### **Highest Belleair Bluffs – Non Waterfront**

List Price – \$695,000  
Sales Price – \$650,000  
3,486 Sq. Ft., \$186 PSF  
4/2, lot 132 x 238, pool  
**Bluffview Dr.** – Yr. Blt. '93

### **Highest Island Estates – Waterfront**

List Price – \$1,650,000  
Sales Price – \$1,275,000  
4,449 Sq. Ft., \$287 PSF  
4/3.5, .37 acres, pool  
**Windward Isle**

## Year End Totals 2004

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

List Price – \$949,000  
Sales Price – \$901,000  
2,724 Sq. Ft., \$331 PSF  
22 sales – 76 DOM

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

List Price – \$1,595,000  
Sale Price – \$1,475,000  
3,754 Sq. Ft., \$393 PSF  
4/5.1, lot 84 x 112, pool  
**Louisa** – Yr. Blt. '02

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

List Price – \$837,000  
Sales Price – \$784,000  
2,664 Sq. Ft., \$294 PSF  
12 sales – 108 DOM

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

List Price – \$1,949,000  
Sales Price – \$1,860,000  
5,400 Sq. Ft., \$344 PSF  
5/4.1, lot 80 x 110, pool  
**Buttonwood** – Yr. Blt.

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

List Price – \$515,000  
Sales Price – \$484,000  
2,065 Sq. Ft., \$235 PSF  
9 sales – 107 DOM

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

List Price – \$699,900  
Sales Price – \$635,000  
2,405 Sq. Ft., \$264 PSF  
4/2, lot 95 x 130, pool  
**Cove Dr.** – Yr. Blt. '62 remod.

### **Average Clearwater Beach – Waterfront**

List Price – \$1,147,000  
Sales Price – \$1,046,000  
2,667 Sq. Ft., \$392 PSF  
8 Sales, 179 DOM

### **Highest Clearwater Beach – Waterfront**

List Price – \$2,685,000  
Sales Price – \$2,200,000  
5,501 Sq. Ft., \$400 PSF  
6/5, lot 60 x 110, pool  
**Carlouel Beach** – Yr.

### **Highest Belleair Bluffs – Non Waterfront**

List Price – \$515,000  
Sales Price – \$487,500  
2,403 Sq. Ft., \$203 PSF  
3/3, lot 95 x 114, pool  
**Sunset** – Yr. Blt. '98

### **Highest Island Estates – Waterfront**

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