

July 2008

Pinellas County

CONDO						Active						Sold						Under Contract					
Area	Total Count	Averages				DOM	Total Count	Averages				DOM	Total Count	Averages				DOM					
		BR	BA	List Price	DOM			BR	BA	List Price	Sale Price			% SP/LP	DOM	BR	BA		List Price	DOM			
North Beaches	565	2	2	\$662,563	198	26	2	2	\$612,415	\$554,476	90.53%	199	36	2	2	\$509,756	159						
Tarpon Springs	149	2	2	\$247,194	178	1	2	2	\$115,000	\$105,000	91.30%	315	11	2	2	\$221,852	112						
East Lake/ Oldsmar	290	2	2	\$180,927	175	27	2	2	\$167,637	\$156,900	93.59%	180	24	2	2	\$186,623	103						
Palm Harbor	371	2	2	\$198,926	167	17	2	2	\$139,133	\$129,729	93.24%	147	38	2	2	\$151,708	137						
Countryside	131	2	2	\$162,085	168	7	2	2	\$128,054	\$120,634	94.20%	101	12	3	2	\$161,268	93						
Safety Harbor	63	2	2	\$152,692	164	11	2	2	\$129,055	\$122,637	95.02%	72	11	2	2	\$144,064	154						
Dunedin	389	2	2	\$200,917	161	21	2	2	\$152,690	\$141,429	92.62%	134	37	2	2	\$122,390	119						
Clearwater	512	2	2	\$239,435	162	20	2	2	\$262,857	\$231,883	88.21%	137	42	2	2	\$153,678	148						
Bellair	41	2	2	\$192,163	216	3	2	2	\$119,667	\$106,000	88.57%	119	5	2	2	\$169,160	259						
Largo	457	2	2	\$143,825	184	21	2	2	\$118,287	\$106,571	90.09%	122	27	2	2	\$148,125	110						
South Beaches	1022	2	2	\$577,637	190	43	2	2	\$399,710	\$365,850	91.52%	172	86	2	2	\$676,430	158						
Seminole	696	2	2	\$152,751	197	30	2	2	\$136,027	\$126,690	93.13%	127	60	2	2	\$147,676	138						
Pinellas Park	307	2	2	\$113,754	169	16	2	2	\$117,391	\$106,463	90.69%	117	36	2	2	\$128,662	107						
Feather Sound	54	2	2	\$207,055	158	2	3	2	\$197,400	\$184,380	93.40%	231	3	2	2	\$156,600	133						
St. Petersburg N.	667	2	2	\$340,279	194	22	2	2	\$214,745	\$192,181	89.49%	151	48	2	2	\$175,393	136						
St. Petersburg S.*	771	2	2	\$285,245	175	32	2	2	\$262,712	\$239,248	91.06%	164	95	2	2	\$368,382	82						

SINGLE FAMILY						Active						Sold						Under Contract					
Area	Total Count	Averages				DOM	Total Count	Averages				DOM	Total Count	Averages				DOM					
		BR	BA	List Price	DOM			BR	BA	List Price	Sale Price			% SP/LP	DOM	BR	BA		List Price	DOM			
North Beaches	150	4	3	\$1,442,576	202	12	3	2	\$947,150	\$851,133	89.86%	97	17	3	3	\$772,624	156						
Tarpon Springs	261	3	2	\$380,195	155	10	3	2	\$224,390	\$215,890	96.21%	94	26	3	2	\$239,430	124						
East Lake/ Oldsmar	451	4	3	\$568,931	150	29	4	2	\$337,224	\$315,372	93.52%	106	60	4	2	\$420,020	104						
Palm Harbor	486	3	2	\$433,919	138	42	3	2	\$375,444	\$342,507	91.22%	130	87	3	2	\$317,058	114						
Countryside	144	3	2	\$310,225	135	7	4	2	\$321,479	\$296,307	92.17%	151	17	3	2	\$209,828	66						
Safety Harbor	188	3	3	\$442,765	159	14	3	2	\$330,944	\$315,886	95.45%	59	12	4	2	\$427,996	105						
Dunedin	392	3	2	\$291,915	147	34	3	2	\$206,268	\$191,903	93.03%	94	58	3	2	\$214,076	100						
Clearwater	520	3	2	\$293,177	151	20	3	2	\$178,111	\$172,712	96.96%	80	93	3	2	\$221,172	92						
Bellair	115	3	3	\$671,300	163	2	3	3	\$637,000	\$560,000	87.91%	435	3	3	2	\$196,567	111						
Largo	380	3	2	\$333,842	163	34	3	2	\$217,115	\$197,182	90.81%	128	61	3	2	\$209,674	101						
South Beaches	495	3	3	\$1,035,203	187	27	3	2	\$477,096	\$438,365	91.88%	117	52	3	2	\$441,400	142						
Seminole	811	3	2	\$323,175	152	65	3	2	\$260,272	\$240,766	92.50%	108	132	3	2	\$232,592	105						
Pinellas Park	525	3	2	\$205,662	157	30	3	2	\$190,683	\$171,333	89.85%	103	72	3	2	\$143,639	95						
Feather Sound	13	4	2	\$440,923	175	2	5	4	\$599,000	\$550,000	91.81%	76	3	3	2	\$386,300	87						
St. Petersburg N.	1476	3	2	\$339,943	145	96	3	2	\$255,306	\$232,939	91.23%	101	221	3	2	\$217,970	99						
St. Petersburg S.*	982	3	2	\$317,843	161	46	3	2	\$174,613	\$158,400	90.71%	110	124	3	2	\$182,866	91						

* Includes Gulfport and Pasadena

Area - Codes Included in City Areas

CITY	AREAS
North Beaches	475,476,477,478,479
Tarpon Springs	407
East Lake/ Oldsmar	495,497,498
Palm Harbor	405,406,496
Countryside	494
Safety Harbor	493
Dunedin	401,402,403,404
Clearwater	484,485,486,487,488,489,491,492
Bellair	481
Largo	435,446,447,482,483
South Beaches	370,371,372,373,374,375
Seminole	342,343,344,345,348
Pinellas Park	333,334,342
Feather Sound	325
St. Petersburg N.	311,312,313,321,322,323,324,331,332,341
St. Petersburg S.*	352,353,354,355,361,362,363

* Includes Gulfport and Pasadena