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Coldwell Banker Residential Real Estate



PROPERTY UPDATE REPORT
For La Vistana

Hi Neighbor,

When selling your home, separating out the emotion from the facts and breaking down the process into logical options is extremely important.

You need to understand and analyze neighborhood market trends and know the direction in which they are headed. In addition to looking at recently sold properties, you must know what other homes are in competition with yours to help best position your property to achieve your objective.

This month's MARKET REPORT features an analysis of how PRICES HAVE CHANGED by zip code for condos/villas/townhomes within Pinellas County. Breaking the area down by zip code, 33710 had the best performance versus the prior 12 months with a price increase of 27.6% as compared to total Pinellas County where sold prices decreased -9%. Please call if you would like an estimate of how much your property value has changed in the last year.

In today's real estate market it is also important to put a buyer at ease with the purchase of your home. Home warranties are becoming more and more of a valuable commodity when selling a home. They are an affordable solution to reduce the level of stress that accompanies the buying process. Home warranties are an important marketing tool to help your home stand out and make it more attractive. For buyers, they get peace of mind in knowing they will be protected from surprise expenses once the home is theirs.

It is especially important in today's market to work with a real estate agent that is knowledgeable about all aspects of the real estate industry.

As evidenced by my Property Update Report, I stay in tune with what is taking place in the local real estate marketplace while keeping abreast of current real estate regulations, policies and trends; I can help you to properly position your home for sale. If you would like any additional information regarding any real estate related issue, please contact me.

Gayle Roffis



Do you know the value of your home?

It may be worth more than you think.

Curious? Call Gayle Roffis, your resource for local real estate expertise!

P.S. The current selection of Featured Best Buys is included. If you see anything of interest or know someone looking to buy -- please call or share this information with them.

Independently owned and operated by NRT
 If your property is currently listed with another real estate broker, this is not a solicitation of that listing.



Property Update Report by Gayle Roffis

For more information, please call (727) 744-5554 or (727) 381-2345

The report summarizes listings sold, as well as active/pending listings for La Vistana and/or other properties considered to represent good comparables. Listings summarized in the following table are based on information from the Pinellas Realtor Organization and/or other MLS services.

Properties sold were not all listed by Coldwell Banker Residential Real Estate and were listed by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.

Listings SOLD between 11/6/08 and 11/6/09 are shown in more detail below as they represent the best indication of change in property values. Please note that if the same sold property appears more than once, it is because it is listed in more than one MLS service.

<u>Sold Date</u>		<u>Bedrms + F Baths</u>	<u>Year Blt/Est SF</u>	<u>List Price</u>	<u>Sold Price</u>	<u>% Diff List vs. Sold Price</u>	<u>Days On Market</u>
05/18/09	La Contessa; 16326 Gulf Blvd #508	3 + 3	2003 / 2105	\$849,900	\$840,000	-1.2%	0
04/01/09	La Contessa; 16326 Gulf Blvd #203	3 + 3	2003 / 2105	\$799,900	\$790,000	-1.2%	129
10/12/09	La Vistana; 17720 Gulf Blvd #A603	3 + 3	2006 / 1845	\$775,000	\$715,000	-7.7%	50
02/20/09	La Vistana; 17720 Gulf Blvd #705	3 + 2	2006 / 2105	\$589,000	\$515,000	-12.6%	118
09/30/09	Tides Beach Club; 16550 Gulf Blvd #243	2 + 2	1998 / 1340	\$589,900	\$515,000	-12.7%	64
08/05/09	Tides Beach Club; 16550 Gulf Blvd #345	2 + 2	1998 / 1340	\$598,000	\$515,000	-13.9%	14
05/12/09	Tides Beach Club; 16500 Gulf Blvd #551	3 + 2	1999 / 1826	\$745,000	\$635,000	-14.8%	296
04/01/09	Tides Beach Club; 16600 Gulf Blvd #434	2 + 2	1998 / 1190	\$649,000	\$500,000	-23.0%	395
03/30/09	Tides Beach Club; 16500 Gulf Blvd #655	3 + 2	1999 / 1589	\$699,000	\$595,000	-14.9%	0
12/19/08	Tides Beach Club; 16550 Gulf Blvd #242	3 + 2	1998 / 1589	\$775,000	\$675,000	-12.9%	0
12/19/08	Tides Beach Club; 16600 Gulf Blvd #535	3 + 2	1998 / 1560	\$799,000	\$750,000	-6.1%	0
Averages:				\$715,336	\$640,455	-10.5%	97

<u>Summary</u>	<u>12 Months of Sold MLS Listings From:</u>		<u>Difference vs. Year Ago</u>	<u>Listings Currently FOR SALE</u>	
	<u>11/6/08 to 11/6/09</u>	<u>11/6/07 to 11/6/08</u>		<u>Actives</u>	<u>Pendings</u>
La Contessa	2	4	-2	5	-
La Vistana	2	2	-	8	-
Tides Beach Club	7	10	-3	18	-
Average Property Price:	\$640,455	\$858,675	-25.4%	\$824,084	

Special Market Report -- How Prices Changed By Zip Code in total Pinellas County

Overall Summary

	<u>Rank</u>	<u>Zip Code</u>	<u>Price Change</u>	<u>Rank</u>	<u>Zip Code</u>	<u>Price Change</u>
	1	33710	27.6%	18	33707	-16.1%
Breaking the area down by zip code,	2	33716	10.0%	19	34683	-16.9%
33710 had the best performance	3	33702	5.7%	20	33759	-17.5%
versus the prior 12 months with a	4	33772	-1.4%	21	33781	-17.8%
price increase of 27.6% as	5	34698	-4.2%	22	34689	-18.1%
compared to total Pinellas County	6	33763	-5.0%	23	34685	-18.3%
where sold prices decreased -9%.	7	33776	-6.2%	24	34684	-19.2%
	8	33756	-7.6%	25	33777	-20.2%
	9	34695	-7.9%	26	33761	-20.6%
Source of Data: Table is based on	10	33765	-8.5%	27	33703	-24.3%
sales of condos/villas/townhomes	11	33709	-9.1%	28	33760	-25.5%
in the Pinellas Realtor Organization	12	33764	-9.8%	29	33708	-26.7%
and/or other MLS services over the	13	33782	-12.8%	30	33770	-27.7%
last year compared to the prior	14	34688	-13.0%	31	33767	-28.3%
year.	15	33771	-13.5%	32	33705	-28.4%
	16	33755	-15.9%	33	33715	-29.3%
	17	33706	-16.0%			

NOTE to Agent: The following will be inserted into the cover letter to highlight the results of the Special Market Analysis.

This month's MARKET REPORT features an analysis of how PRICES HAVE CHANGED by zip code for condos/villas/townhomes within Pinellas County. Breaking the area down by zip code, 33710 had the best performance versus the prior 12 months with a price increase of 27.6% as compared to total Pinellas County where sold prices decreased -9%. Please call if you would like an estimate of how much your property value has changed in the last year.

Featured Best Buys

The following featured Real Estate listings represent a variety of properties available across a range of pricing and locations to meet a variety of Real Estate needs.
If you would like to see your property featured here or you know someone who is looking to buy, please call Gayle Roffis at (727) 744-5554 or (727) 381-2345.

<u>Property Address</u>	<u>Type</u>	<u>Bedrms + F Baths + H Baths</u>	<u>List Price</u>	<u>Reasons These Listings are Considered a Best Buy</u>
Redington Shores Yacht & Tennis Club Condo; 17717 Gulf Blvd #203	Condo	3 + 3 + 0	\$495,000	Exceptional waterfront condo with sweeping views of the Intercoastal from 30 ft balcony.
Redington Shores Yacht & Tennis Club Condo; 17715 Gulf Blvd #703	Condo	3 + 3 + 0	\$529,000	Great waterfront condo w/gorgeous sunsets! Sweeping views of Intracoastal from 30 ft balcony.
Tides Beach Club; 16600 Gulf Blvd #636	Condo	2 + 2 + 0	\$599,900	Penthouse unit w/panoramic view of the Gulf, clubhouse & pool. Tastefully furnished & comfortable.
El Mar Townhomes; 18522 Gulf Blvd	Condo	3 + 3 + 0	\$599,900	Enjoy breathtaking sunsets from your private balcony! Large great room w/formal dining room & more.
Tides Beach Club; 16450 Gulf Blvd #766	Condo	3 + 2 + 0	\$899,000	Luxury, Lifestyle & Location! Have it all! Corner penthouse; 180 degree views of the Gulf!
Tides Beach Club; 16750 Gulf Blvd #315	Condo	3 + 3 + 0	\$929,000	Gulf Front Paradise! Exquisite unit w/ 180 degree view of Gulf; furnished for comfortable luxury.
Redington Shores; 759 182nd Avenue E	Home	3 + 2 + 0	\$205,000	Recently renovated and tastefully decorated; relax & enjoy a comfortable laid back beach lifestyle.
Bayou Club Estates; 9889 Sago Point Drive	Home	3 + 3 + 0	\$474,900	Stunning Lakefront home was designed for elegant & comfortable living.
Bayou Club Estates; 9719 Sago Point Drive	Home	4 + 2 + 1	\$549,900	Two-story model home on premium lot w/all the comfort & upgrades you would expect in a model home.
Redington Beach; 16305 Redington Drive	Home	3 + 2 + 0	\$599,900	This home is a must see! Deep open water, private sandy beach. 2 minute walk to the beach.
Pasadena Yacht & Country Club; 5939 Bayview Circle S	Home	4 + 3 + 0	\$1,295,000	Exquisite Mediterranean splendor designed for elegance and comfort; European kitchen.

The accuracy of information in this report is dependent on aforementioned MLS system(s) for time periods specified, and cannot be guaranteed. Some listings may have been marketed previously under a different listing agreement (these are not reflected in Days on Market). This report is a useful source for estimating property values, particularly when taking into account items such as location, property/lot size, architectural style and property condition. Report is protected by U.S. Patent #7,076,448 by RSP-USA, Inc. For a professional market analysis, please call Gayle Roffis.

Property Update Report by Gayle Roffis

For more information, please call (727) 744-5554 or (727) 381-2345

The report summarizes listings sold, as well as active/pending listings for La Contessa and/or other properties considered to represent good comparables. Listings summarized in the following table are based on information from the Pinellas Realtor Organization and/or other MLS services.

Properties sold were not all listed by Coldwell Banker Residential Real Estate and were listed by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.

Listings SOLD between 5/6/09 and 11/6/09 are shown in more detail below as they represent the best indication of change in property values. Please note that if the same sold property appears more than once, it is because it is listed in more than one MLS service.

<u>Sold Date</u>		Bedrms + F Baths + H Baths	Year Blt/Est SF	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
11/03/09	Bath Club Estates; 327 Bath Club Blvd	5 + 4 + 1	1961 / 5095	\$1,099,000	\$950,000	-13.6%	223
10/09/09	Bath Club Estates; 209 Bath Club Blvd N	4 + 2 + 0	1956 / 2636	\$549,000	\$460,000	-16.2%	119
05/18/09	La Contessa; 16326 Gulf Blvd #508	3 + 3 + 0	2003 / 2105	\$849,900	\$840,000	-1.2%	0
10/09/09	Lone Palm Beach; 15405 2nd St E	3 + 2 + 0	1936 / 1465	\$324,900	\$315,000	-3.0%	16
10/02/09	Lone Palm Beach; 15442 2nd St E	2 + 1 + 0	1951 / 1037	\$205,000	\$205,000	0.0%	83
09/17/09	North Redington Beach; 17008 Dolphin Dr	3 + 3 + 0	1953 / 2436	\$279,900	\$250,000	-10.7%	14
07/13/09	North Redington Beach; 317 173rd Ave E	3 + 2 + 0	1957 / 2096	\$599,000	\$549,800	-8.2%	134
06/24/09	North Redington Beach; 17015 Dolphin Dr	4 + 3 + 0	1955 / 2127	\$559,000	\$495,000	-11.4%	49
10/30/09	Redington Beach; 15510 1st St E	2 + 1 + 0	1941 / 927	\$224,000	\$199,900	-10.8%	141
10/27/09	Redington Beach; 16105 3rd St E	3 + 1 + 1	1946 / 1257	\$137,600	\$131,000	-4.8%	13
10/26/09	Redington Beach; 16496 Redington Dr	2 + 2 + 0	1967 / 1844	\$599,500	\$540,000	-9.9%	228
09/30/09	Redington Beach; 16111 2nd St E	2 + 1 + 0	1944 / 1057	\$149,900	\$139,000	-7.3%	67
09/29/09	Redington Beach; 15904 Redington Dr	3 + 2 + 0	1959 / 1982	\$400,000	\$385,000	-3.8%	12
09/18/09	Redington Beach; 15901 Gulf Blvd	2 + 2 + 0	1969 / 1368	\$229,500	\$212,000	-7.6%	16
09/11/09	Redington Beach; 16117 6th St E	3 + 3 + 0	2008 / 3000	\$786,800	\$700,000	-11.0%	2
08/28/09	Redington Beach; 16018 Redington Dr	2 + 1 + 0	1944 / 1274	\$199,900	\$160,000	-20.0%	129
08/10/09	Redington Beach; 313 160th Ter	2 + 2 + 0	1958 / 1610	\$239,900	\$227,500	-5.2%	2
08/07/09	Redington Beach; 37 160th Ct	3 + 2 + 0	1955 / 1680	\$260,000	\$214,000	-17.7%	112
07/24/09	Redington Beach; 203 161st Ave	3 + 1 + 1	1955 / 1300	\$199,000	\$180,000	-9.5%	34
07/17/09	Redington Beach; 16434 Redington Dr	2 + 1 + 1	1954 / 1176	\$300,000	\$300,000	0.0%	99
06/26/09	Redington Beach Homes; 15802 2nd St E	2 + 2 + 0	1952 / 1206	\$219,000	\$203,500	-7.1%	0
06/15/09	Redington Beach Homes; 4 162nd Ave	2 + 2 + 0	1956 / 1313	\$239,000	\$201,000	-15.9%	0
05/29/09	Redington Beach Homes; 110 164th Ave	3 + 3 + 0	2006 / 2459	\$398,700	\$365,500	-8.3%	0
05/21/09	Redington Beach Homes; 16219 Redington Dr	2 + 2 + 0	1956 / 1337	\$424,900	\$389,900	-8.2%	0
09/28/09	Redington Shores; 165 Coral Ave	5 + 2 + 1	1956 / 2410	\$350,000	\$240,000	-31.4%	256
09/18/09	Redington Shores; 116 Wall St	2 + 1 + 0	1956 / 821	\$240,000	\$240,000	0.0%	280
09/15/09	Redington Shores; 17738 1st St	2 + 2 + 0	1962 / 1091	\$225,000	\$205,000	-8.9%	94
08/31/09	Redington Shores; 148 175th Ave E	3 + 3 + 0	2008 / 2500	\$470,000	\$395,000	-16.0%	53
08/31/09	Redington Shores; 761 182nd Ave E	3 + 2 + 0	1961 / 1344	\$149,900	\$150,000	0.1%	3
08/17/09	Redington Shores; 218 176th Ave E	3 + 2 + 0	1983 / 1200	\$235,900	\$206,000	-12.7%	178
08/05/09	Redington Shores; 217 174th Ave E	3 + 2 + 1	1961 / 1673	\$256,500	\$235,000	-8.4%	188
07/31/09	Redington Shores; 17719 Long Point Dr	3 + 2 + 0	1956 / 1365	\$299,900	\$285,000	-5.0%	335
07/23/09	Redington Shores; 17700 1st St E	2 + 2 + 0	1978 / 1643	\$185,000	\$180,000	-2.7%	195
07/17/09	Redington Shores; 17727 Long Point Dr	3 + 2 + 0	1957 / 1936	\$349,000	\$340,000	-2.6%	68
07/17/09	Redington Shores; 17737 1st St E	3 + 2 + 0	1959 / 1840	\$349,000	\$339,000	-2.9%	201
06/22/09	Redington Shores; 18208 Sunset Blvd	4 + 4 + 1	2009 / 3664	\$1,550,000	\$1,325,000	-14.5%	0
08/20/09	Redington Shores Yacht & Tennis Club; 103 Wimbledon Ct	3 + 2 + 0	2007 / 2696	\$649,900	\$610,000	-6.1%	49
06/11/09	Redington Shores Yacht & Tennis Club; 104 Wimbledon Ct	3 + 3 + 0	2007 / 3646	\$665,000	\$665,000	0.0%	0

Sold Date		Bedrms + F Baths + H Baths	Year Blt/Est SF	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
10/08/09	Sereno; 15208 Gulf Blvd #503	3 + 3 + 1	2005 / 2760	\$988,000	\$877,000	-11.2%	306
07/22/09	Sereno; 15208 Gulf Blvd #303	3 + 3 + 1	2005 / 2760	\$950,000	\$900,000	-5.3%	540
09/30/09	Tides Beach Club; 16550 Gulf Blvd #243	2 + 2 + 0	1998 / 1340	\$589,900	\$515,000	-12.7%	64
08/05/09	Tides Beach Club; 16550 Gulf Blvd #345	2 + 2 + 0	1998 / 1340	\$598,000	\$515,000	-13.9%	14
05/12/09	Tides Beach Club; 16500 Gulf Blvd #551	3 + 2 + 0	1999 / 1826	\$745,000	\$635,000	-14.8%	296
Averages:				\$449,288	\$406,281	-9.6%	107

<u>Summary</u>	6 Months of Sold MLS Listings From:		Difference vs. Year Ago	Listings Currently FOR SALE	
	5/6/09 to 11/6/09	5/6/08 to 11/6/08		<u>Actives</u>	<u>Pendings</u>
Bath Club Estates	2	2	-	3	-
La Contessa	1	4	-3	5	-
Lone Palm Beach	2	2	-	4	1
North Redington Beach	3	4	-1	9	-
Redington Beach	16	10	+6	39	1
Redington Shores	12	11	+1	25	1
Redington Shores Yacht & Tennis Club	2	2	-	1	-
Sereno	2	4	-2	5	-
Tides Beach Club	3	7	-4	18	-
Average Property Price:	\$406,281	\$628,474	-35.4%	\$785,332	

Special Market Report -- How Prices Changed By Zip Code in total Pinellas County

<u>Overall Summary</u>	<u>Rank</u>	<u>Zip Code</u>	<u>Price Change</u>	<u>Rank</u>	<u>Zip Code</u>	<u>Price Change</u>
Breaking the area down by zip code, 33710 had the best performance versus the prior 12 months with a price increase of 27.6% as compared to total Pinellas County where sold prices decreased -9%. Source of Data: Table is based on sales of condos/villas/townhomes in the Pinellas Realtor Organization and/or other MLS services over the last year compared to the prior year.	1	33710	27.6%	18	33707	-16.1%
	2	33716	10.0%	19	34683	-16.9%
	3	33702	5.7%	20	33759	-17.5%
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	8	33756	-7.6%	25	33777	-20.2%
	9	34695	-7.9%	26	33761	-20.6%
	10	33765	-8.5%	27	33703	-24.3%
	11	33709	-9.1%	28	33760	-25.5%
	12	33764	-9.8%	29	33708	-26.7%
	13	33782	-12.8%	30	33770	-27.7%
	14	34688	-13.0%	31	33767	-28.3%
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10/09/09	Bath Club Estates; 209 Bath Club Blvd N	4 + 2 + 0	1956 / 2636	\$549,000	\$460,000	-16.2%	119
05/18/09	La Contessa; 16326 Gulf Blvd #508	3 + 3 + 0	2003 / 2105	\$849,900	\$840,000	-1.2%	0
10/09/09	Lone Palm Beach; 15405 2nd St E	3 + 2 + 0	1936 / 1465	\$324,900	\$315,000	-3.0%	16
10/02/09	Lone Palm Beach; 15442 2nd St E	2 + 1 + 0	1951 / 1037	\$205,000	\$205,000	0.0%	83
09/17/09	North Redington Beach; 17008 Dolphin Dr	3 + 3 + 0	1953 / 2436	\$279,900	\$250,000	-10.7%	14
07/13/09	North Redington Beach; 317 173rd Ave E	3 + 2 + 0	1957 / 2096	\$599,000	\$549,800	-8.2%	134
06/24/09	North Redington Beach; 17015 Dolphin Dr	4 + 3 + 0	1955 / 2127	\$559,000	\$495,000	-11.4%	49
10/30/09	Redington Beach; 15510 1st St E	2 + 1 + 0	1941 / 927	\$224,000	\$199,900	-10.8%	141
10/27/09	Redington Beach; 16105 3rd St E	3 + 1 + 1	1946 / 1257	\$137,600	\$131,000	-4.8%	13
10/26/09	Redington Beach; 16496 Redington Dr	2 + 2 + 0	1967 / 1844	\$599,500	\$540,000	-9.9%	228
09/30/09	Redington Beach; 16111 2nd St E	2 + 1 + 0	1944 / 1057	\$149,900	\$139,000	-7.3%	67
09/29/09	Redington Beach; 15904 Redington Dr	3 + 2 + 0	1959 / 1982	\$400,000	\$385,000	-3.8%	12
09/18/09	Redington Beach; 15901 Gulf Blvd	2 + 2 + 0	1969 / 1368	\$229,500	\$212,000	-7.6%	16
09/11/09	Redington Beach; 16117 6th St E	3 + 3 + 0	2008 / 3000	\$786,800	\$700,000	-11.0%	2
08/28/09	Redington Beach; 16018 Redington Dr	2 + 1 + 0	1944 / 1274	\$199,900	\$160,000	-20.0%	129
08/10/09	Redington Beach; 313 160th Ter	2 + 2 + 0	1958 / 1610	\$239,900	\$227,500	-5.2%	2
08/07/09	Redington Beach; 37 160th Ct	3 + 2 + 0	1955 / 1680	\$260,000	\$214,000	-17.7%	112
07/24/09	Redington Beach; 203 161st Ave	3 + 1 + 1	1955 / 1300	\$199,000	\$180,000	-9.5%	34
07/17/09	Redington Beach; 16434 Redington Dr	2 + 1 + 1	1954 / 1176	\$300,000	\$300,000	0.0%	99
06/26/09	Redington Beach Homes; 15802 2nd St E	2 + 2 + 0	1952 / 1206	\$219,000	\$203,500	-7.1%	0
06/15/09	Redington Beach Homes; 4 162nd Ave	2 + 2 + 0	1956 / 1313	\$239,000	\$201,000	-15.9%	0
05/29/09	Redington Beach Homes; 110 164th Ave	3 + 3 + 0	2006 / 2459	\$398,700	\$365,500	-8.3%	0
05/21/09	Redington Beach Homes; 16219 Redington Dr	2 + 2 + 0	1956 / 1337	\$424,900	\$389,900	-8.2%	0
09/28/09	Redington Shores; 165 Coral Ave	5 + 2 + 1	1956 / 2410	\$350,000	\$240,000	-31.4%	256
09/18/09	Redington Shores; 116 Wall St	2 + 1 + 0	1956 / 821	\$240,000	\$240,000	0.0%	280
09/15/09	Redington Shores; 17738 1st St	2 + 2 + 0	1962 / 1091	\$225,000	\$205,000	-8.9%	94
08/31/09	Redington Shores; 148 175th Ave E	3 + 3 + 0	2008 / 2500	\$470,000	\$395,000	-16.0%	53
08/31/09	Redington Shores; 761 182nd Ave E	3 + 2 + 0	1961 / 1344	\$149,900	\$150,000	0.1%	3
08/17/09	Redington Shores; 218 176th Ave E	3 + 2 + 0	1983 / 1200	\$235,900	\$206,000	-12.7%	178
08/05/09	Redington Shores; 217 174th Ave E	3 + 2 + 1	1961 / 1673	\$256,500	\$235,000	-8.4%	188
07/31/09	Redington Shores; 17719 Long Point Dr	3 + 2 + 0	1956 / 1365	\$299,900	\$285,000	-5.0%	335
07/23/09	Redington Shores; 17700 1st St E	2 + 2 + 0	1978 / 1643	\$185,000	\$180,000	-2.7%	195
07/17/09	Redington Shores; 17727 Long Point Dr	3 + 2 + 0	1957 / 1936	\$349,000	\$340,000	-2.6%	68
07/17/09	Redington Shores; 17737 1st St E	3 + 2 + 0	1959 / 1840	\$349,000	\$339,000	-2.9%	201
06/22/09	Redington Shores; 18208 Sunset Blvd	4 + 4 + 1	2009 / 3664	\$1,550,000	\$1,325,000	-14.5%	0
08/20/09	Redington Shores Yacht & Tennis Club; 103 Wimbledon Ct	3 + 2 + 0	2007 / 2696	\$649,900	\$610,000	-6.1%	49
06/11/09	Redington Shores Yacht & Tennis Club; 104 Wimbledon Ct	3 + 3 + 0	2007 / 3646	\$665,000	\$665,000	0.0%	0

Sold Date		Bedrms + F Baths + H Baths	Year Blt/Est SF	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
10/08/09	Sereno; 15208 Gulf Blvd #503	3 + 3 + 1	2005 / 2760	\$988,000	\$877,000	-11.2%	306
07/22/09	Sereno; 15208 Gulf Blvd #303	3 + 3 + 1	2005 / 2760	\$950,000	\$900,000	-5.3%	540
09/30/09	Tides Beach Club; 16550 Gulf Blvd #243	2 + 2 + 0	1998 / 1340	\$589,900	\$515,000	-12.7%	64
08/05/09	Tides Beach Club; 16550 Gulf Blvd #345	2 + 2 + 0	1998 / 1340	\$598,000	\$515,000	-13.9%	14
05/12/09	Tides Beach Club; 16500 Gulf Blvd #551	3 + 2 + 0	1999 / 1826	\$745,000	\$635,000	-14.8%	296
Averages:				\$449,288	\$406,281	-9.6%	107

<u>Summary</u>	6 Months of Sold MLS Listings From:		Difference vs. Year Ago	<u>Listings Currently FOR SALE</u>	
	5/6/09 to 11/6/09	5/6/08 to 11/6/08		<u>Actives</u>	<u>Pendings</u>
Bath Club Estates	2	2	-	3	-
La Contessa	1	4	-3	5	-
Lone Palm Beach	2	2	-	4	1
North Redington Beach	3	4	-1	9	-
Redington Beach	16	10	+6	39	1
Redington Shores	12	11	+1	25	1
Redington Shores Yacht & Tennis Club	2	2	-	1	-
Sereno	2	4	-2	5	-
Tides Beach Club	3	7	-4	18	-
Average Property Price:	\$406,281	\$628,474	-35.4%	\$785,332	

Special Market Report -- How Prices Changed By Zip Code in total Pinellas County

<u>Overall Summary</u>	<u>Rank</u>	<u>Zip Code</u>	<u>Price Change</u>	<u>Rank</u>	<u>Zip Code</u>	<u>Price Change</u>
Breaking the area down by zip code, 33709 had the best performance versus the prior 12 months with a price increase of 35.2% as compared to total Pinellas County where sold prices increased -5%. Source of Data: Table is based on sales of single family homes in the Pinellas Realtor Organization and/or other MLS services over the last year compared to the prior year.	1	33709	35.2%	21	34689	-14.6%
	2	33712	28.6%	22	33710	-14.7%
	3	33755	20.3%	23	33702	-14.9%
	4	33705	7.9%	24	34683	-15.4%
	5	33706	.0%	25	33781	-16.2%
	6	33774	-1.1%	26	33763	-16.8%
	7	33711	-.5%	27	33701	-17.2%
	8	34698	-4.3%	28	33713	-17.5%
	9	34685	-6.7%	29	33776	-18.8%
	10	33778	-7.5%	30	34688	-19.7%
	11	33772	-8.6%	31	33708	-20.4%
	12	33771	-10.0%	32	33773	-20.5%
	13	33762	-10.1%	33	33761	-21.2%
	14	33759	-11.3%	34	33777	-21.7%
	15	33764	-11.4%	35	34684	-23.6%
	16	33767	-11.9%	36	33703	-23.6%
	17	33707	-12.3%	37	33714	-24.0%
	18	33770	-12.3%	38	33765	-24.9%
	19	34677	-12.9%	39	33715	-27.2%
	20	33704	-14.3%	40	34695	-27.3%

NOTE to Agent: The following will be inserted into the cover letter to highlight the results of the Special Market Analysis.

This month's MARKET REPORT features an analysis of how PRICES HAVE CHANGED by zip code for single family homes within Pinellas County. Breaking the area down by zip code, 33709 had the best performance versus the prior 12 months with a price increase of 35.2% as compared to total Pinellas County where sold prices increased -5%. Please call if you would like an estimate of how much your property value has changed in the last year.

Property Update Report by Gayle Roffis

For more information, please call (727) 744-5554 or (727) 381-2345

The report summarizes listings sold, as well as active/pending listings for Redington Shores Yacht & Tennis Club. Listings summarized in the following table are based on information from the Pinellas Realtor Organization and/or other MLS services.

Properties sold were not listed by Coldwell Banker Residential Real Estate and were listed by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.

Listings SOLD between 11/6/07 and 11/6/09 are shown in more detail below as they represent the best indication of change in property values. Please note that if the same sold property appears more than once, it is because it is listed in more than one MLS service.

<u>Sold Date</u>		<u>Bedrms + F Baths</u>	<u>Year Blt/Est SF</u>	<u>List Price</u>	<u>Sold Price</u>	<u>% Diff List vs. Sold Price</u>	<u>Days On Market</u>
08/20/09	103 Wimbledon Ct	3 + 2	2007 / 2696	\$649,900	\$610,000	-6.1%	49
06/11/09	104 Wimbledon Ct	3 + 3	2007 / 3646	\$665,000	\$665,000	0.0%	0
06/05/08	114 Wimbledon Ct	3 + 2	2008 / 3000	\$699,900	\$625,000	-10.7%	40
05/07/08	101 Wimbledon Ct	3 + 3	2007 / 3879	\$999,900	\$900,000	-10.0%	1
05/02/08	112 Wimbledon Ct	3 + 3	2008 / 3646	\$799,900	\$700,000	-12.5%	39
Averages:				\$762,920	\$700,000	-8.2%	26

<u>Summary</u>	<u>12 Months of Sold MLS Listings From:</u>		<u>Difference vs. Year Ago</u>	<u>Listings Currently FOR SALE</u>	
	<u>11/6/08 to 11/6/09</u>	<u>11/6/07 to 11/6/08</u>		<u>Actives</u>	<u>Pendings</u>
Redington Shores Yacht & Tennis Club	2	3	-1	1	-
Average Property Price:	\$637,500	\$741,667	-14.0%	\$549,950	

Special Market Report -- How Prices Changed By Zip Code in total Pinellas County

Overall Summary

	<u>Rank</u>	<u>Zip Code</u>	<u>Price Change</u>	<u>Rank</u>	<u>Zip Code</u>	<u>Price Change</u>
	1	33709	35.2%	21	34689	-14.6%
Breaking the area down by zip code,	2	33712	28.6%	22	33710	-14.7%
33709 had the best performance	3	33755	20.3%	23	33702	-14.9%
versus the prior 12 months with a	4	33705	7.9%	24	34683	-15.4%
price increase of 35.2% as	5	33706	.0%	25	33781	-16.2%
compared to total Pinellas County	6	33774	-.1%	26	33763	-16.8%
where sold prices increased -5%.	7	33711	-.5%	27	33701	-17.2%
	8	34698	-4.3%	28	33713	-17.5%
	9	34685	-6.7%	29	33776	-18.8%
Source of Data: Table is based	10	33778	-7.5%	30	34688	-19.7%
on sales of single family homes	11	33772	-8.6%	31	33708	-20.4%
in the Pinellas Realtor	12	33771	-10.0%	32	33773	-20.5%
Organization and/or other MLS	13	33762	-10.1%	33	33761	-21.2%
services over the last year	14	33759	-11.3%	34	33777	-21.7%
compared to the prior year.	15	33764	-11.4%	35	34684	-23.6%
	16	33767	-11.9%	36	33703	-23.6%
	17	33707	-12.3%	37	33714	-24.0%
	18	33770	-12.3%	38	33765	-24.9%
	19	34677	-12.9%	39	33715	-27.2%
	20	33704	-14.3%	40	34695	-27.3%

NOTE to Agent: The following will be inserted into the cover letter to highlight the results of the Special Market Analysis.

This month's MARKET REPORT features an analysis of how PRICES HAVE CHANGED by zip code for single family homes within Pinellas County. Breaking the area down by zip code, 33709 had the best performance versus the prior 12 months with a price increase of 35.2% as compared to total Pinellas County where sold prices increased -5%. Please call if you would like an estimate of how much your property value has changed in the last year.

Property Update Report by Gayle Roffis

For more information, please call (727) 744-5554 or (727) 381-2345

The report summarizes listings sold, as well as active/pending listings for Redington Shores Yacht & Tennis Club Condo. Listings summarized in the following table are based on information from the Pinellas Realtor Organization and/or other MLS services.

Properties sold were not listed by Coldwell Banker Residential Real Estate and were listed by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.

Listings SOLD between 11/6/08 and 11/6/09 are shown in more detail below as they represent the best indication of change in property values. Please note that if the same sold property appears more than once, it is because it is listed in more than one MLS service.

<u>Sold Date</u>		<u>Bedrms + F Baths + H Baths</u>	<u>Year Blt/Est SF</u>	<u>List Price</u>	<u>Sold Price</u>	<u>% Diff List vs. Sold Price</u>	<u>Days On Market</u>
10/09/09	17745 Gulf Blvd #303	3 + 3 + 1	2007 / 3000	\$679,000	\$570,000	-16.1%	30
09/29/09	17735 Gulf Blvd #304	3 + 3 + 0	2007 / 1995	\$500,000	\$450,000	-10.0%	168
08/31/09	17735 Gulf Blvd #701	4 + 3 + 1	2007 / 4000	\$1,100,000	\$900,000	-18.2%	74
08/11/09	17717 Gulf Blvd #204	3 + 3 + 0	2007 / 1995	\$349,000	\$349,000	0.0%	113
08/10/09	17745 Gulf Blvd #301	3 + 3 + 1	2007 / 3000	\$689,000	\$600,000	-12.9%	29
07/30/09	17717 Gulf Blvd #301	3 + 3 + 0	2007 / 1995	\$499,900	\$475,000	-5.0%	212
07/22/09	17745 Gulf Blvd #703	3 + 3 + 1	2007 / 3000	\$799,000	\$700,000	-12.4%	153
07/10/09	17745 Gulf Blvd #403	3 + 3 + 1	2007 / 3000	\$719,000	\$625,000	-13.1%	24
06/19/09	17745 Gulf Blvd #401	3 + 3 + 1	2007 / 3000	\$729,000	\$650,000	-10.8%	0
06/19/09	17735 Gulf Blvd #703	4 + 3 + 1	2007 / 4000	\$1,250,000	\$900,000	-28.0%	220
05/22/09	17745 Gulf Blvd #304	3 + 3 + 1	2007 / 3000	\$799,000	\$600,000	-24.9%	0
05/21/09	17735 Gulf Blvd #502	3 + 3 + 0	2007 / 1995	\$525,000	\$465,000	-11.4%	0
05/05/09	17715 Gulf Blvd #502	3 + 3 + 0	2007 / 2000	\$515,000	\$495,000	-3.9%	0
04/17/09	17745 Gulf Blvd #502	3 + 3 + 1	2007 / 3000	\$849,000	\$720,000	-15.2%	0
03/27/09	17717 Gulf Blvd #703	4 + 3 + 1	2007 / 4000	\$1,250,000	\$1,000,000	-20.0%	144
12/29/08	17745 Gulf Blvd #503	3 + 3 + 1	2007 / 3000	\$959,000	\$800,000	-16.6%	51
Averages:				\$763,181	\$643,688	-15.7%	76

<u>Summary</u>	<u>12 Months of Sold MLS Listings From:</u>		<u>Difference vs. Year Ago</u>	<u>Listings Currently FOR SALE</u>	
	<u>11/6/08 to 11/6/09</u>	<u>11/6/07 to 11/6/08</u>		<u>Actives</u>	<u>Pendings</u>
Redington Shores Yacht & Tennis Club Condo	16	20	-4	20	-
Average Property Price:	\$643,688	\$734,333	-12.3%	\$603,585	

Special Market Report -- How Prices Changed By Zip Code in total Pinellas County

Overall Summary

	<u>Rank</u>	<u>Zip Code</u>	<u>Price Change</u>	<u>Rank</u>	<u>Zip Code</u>	<u>Price Change</u>
Breaking the area down by zip code, 33710 had the best performance versus the prior 12 months with a price increase of 27.6% as compared to total Pinellas County where sold prices decreased -9%.	1	33710	27.6%	18	33707	-16.1%
	2	33716	10.0%	19	34683	-16.9%
	3	33702	5.7%	20	33759	-17.5%
	4	33772	-1.4%	21	33781	-17.8%
	5	34698	-4.2%	22	34689	-18.1%
	6	33763	-5.0%	23	34685	-18.3%
	7	33776	-6.2%	24	34684	-19.2%
	8	33756	-7.6%	25	33777	-20.2%
	9	34695	-7.9%	26	33761	-20.6%
Source of Data: Table is based on sales of condos/villas/townhomes in the Pinellas Realtor Organization and/or other MLS services over the last year compared to the prior year.	10	33765	-8.5%	27	33703	-24.3%
	11	33709	-9.1%	28	33760	-25.5%
	12	33764	-9.8%	29	33708	-26.7%
	13	33782	-12.8%	30	33770	-27.7%
	14	34688	-13.0%	31	33767	-28.3%
	15	33771	-13.5%	32	33705	-28.4%
	16	33755	-15.9%	33	33715	-29.3%
	17	33706	-16.0%			

NOTE to Agent: The following will be inserted into the cover letter to highlight the results of the Special Market Analysis.

This month's MARKET REPORT features an analysis of how PRICES HAVE CHANGED by zip code for condos/villas/townhomes within Pinellas County. Breaking the area down by zip code, 33710 had the best performance versus the prior 12 months with a price increase of 27.6% as compared to total Pinellas County where sold prices decreased -9%. Please call if you would like an estimate of how much your property value has changed in the last year.

Property Update Report by Gayle Roffis

For more information, please call (727) 744-5554 or (727) 381-2345

The report summarizes listings sold, as well as active/pending listings for Sereno and/or other properties considered to represent good comparables. Listings summarized in the following table are based on information from the Pinellas Realtor Organization and/or other MLS services.

Properties sold were not all listed by Coldwell Banker Residential Real Estate and were listed by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.

Listings SOLD between 5/6/09 and 11/6/09 are shown in more detail below as they represent the best indication of change in property values. Please note that if the same sold property appears more than once, it is because it is listed in more than one MLS service.

<u>Sold Date</u>		Bedrms + F Baths + H Baths	Year Blt/Est SF	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
11/03/09	Bath Club Estates; 327 Bath Club Blvd	5 + 4 + 1	1961 / 5095	\$1,099,000	\$950,000	-13.6%	223
10/09/09	Bath Club Estates; 209 Bath Club Blvd N	4 + 2 + 0	1956 / 2636	\$549,000	\$460,000	-16.2%	119
05/18/09	La Contessa; 16326 Gulf Blvd #508	3 + 3 + 0	2003 / 2105	\$849,900	\$840,000	-1.2%	0
10/09/09	Lone Palm Beach; 15405 2nd St E	3 + 2 + 0	1936 / 1465	\$324,900	\$315,000	-3.0%	16
10/02/09	Lone Palm Beach; 15442 2nd St E	2 + 1 + 0	1951 / 1037	\$205,000	\$205,000	0.0%	83
09/17/09	North Redington Beach; 17008 Dolphin Dr	3 + 3 + 0	1953 / 2436	\$279,900	\$250,000	-10.7%	14
07/13/09	North Redington Beach; 317 173rd Ave E	3 + 2 + 0	1957 / 2096	\$599,000	\$549,800	-8.2%	134
06/24/09	North Redington Beach; 17015 Dolphin Dr	4 + 3 + 0	1955 / 2127	\$559,000	\$495,000	-11.4%	49
10/30/09	Redington Beach; 15510 1st St E	2 + 1 + 0	1941 / 927	\$224,000	\$199,900	-10.8%	141
10/27/09	Redington Beach; 16105 3rd St E	3 + 1 + 1	1946 / 1257	\$137,600	\$131,000	-4.8%	13
10/26/09	Redington Beach; 16496 Redington Dr	2 + 2 + 0	1967 / 1844	\$599,500	\$540,000	-9.9%	228
09/30/09	Redington Beach; 16111 2nd St E	2 + 1 + 0	1944 / 1057	\$149,900	\$139,000	-7.3%	67
09/29/09	Redington Beach; 15904 Redington Dr	3 + 2 + 0	1959 / 1982	\$400,000	\$385,000	-3.8%	12
09/18/09	Redington Beach; 15901 Gulf Blvd	2 + 2 + 0	1969 / 1368	\$229,500	\$212,000	-7.6%	16
09/11/09	Redington Beach; 16117 6th St E	3 + 3 + 0	2008 / 3000	\$786,800	\$700,000	-11.0%	2
08/28/09	Redington Beach; 16018 Redington Dr	2 + 1 + 0	1944 / 1274	\$199,900	\$160,000	-20.0%	129
08/10/09	Redington Beach; 313 160th Ter	2 + 2 + 0	1958 / 1610	\$239,900	\$227,500	-5.2%	2
08/07/09	Redington Beach; 37 160th Ct	3 + 2 + 0	1955 / 1680	\$260,000	\$214,000	-17.7%	112
07/24/09	Redington Beach; 203 161st Ave	3 + 1 + 1	1955 / 1300	\$199,000	\$180,000	-9.5%	34
07/17/09	Redington Beach; 16434 Redington Dr	2 + 1 + 1	1954 / 1176	\$300,000	\$300,000	0.0%	99
06/26/09	Redington Beach Homes; 15802 2nd St E	2 + 2 + 0	1952 / 1206	\$219,000	\$203,500	-7.1%	0
06/15/09	Redington Beach Homes; 4 162nd Ave	2 + 2 + 0	1956 / 1313	\$239,000	\$201,000	-15.9%	0
05/29/09	Redington Beach Homes; 110 164th Ave	3 + 3 + 0	2006 / 2459	\$398,700	\$365,500	-8.3%	0
05/21/09	Redington Beach Homes; 16219 Redington Dr	2 + 2 + 0	1956 / 1337	\$424,900	\$389,900	-8.2%	0
09/28/09	Redington Shores; 165 Coral Ave	5 + 2 + 1	1956 / 2410	\$350,000	\$240,000	-31.4%	256
09/18/09	Redington Shores; 116 Wall St	2 + 1 + 0	1956 / 821	\$240,000	\$240,000	0.0%	280
09/15/09	Redington Shores; 17738 1st St	2 + 2 + 0	1962 / 1091	\$225,000	\$205,000	-8.9%	94
08/31/09	Redington Shores; 148 175th Ave E	3 + 3 + 0	2008 / 2500	\$470,000	\$395,000	-16.0%	53
08/31/09	Redington Shores; 761 182nd Ave E	3 + 2 + 0	1961 / 1344	\$149,900	\$150,000	0.1%	3
08/17/09	Redington Shores; 218 176th Ave E	3 + 2 + 0	1983 / 1200	\$235,900	\$206,000	-12.7%	178
08/05/09	Redington Shores; 217 174th Ave E	3 + 2 + 1	1961 / 1673	\$256,500	\$235,000	-8.4%	188
07/31/09	Redington Shores; 17719 Long Point Dr	3 + 2 + 0	1956 / 1365	\$299,900	\$285,000	-5.0%	335
07/23/09	Redington Shores; 17700 1st St E	2 + 2 + 0	1978 / 1643	\$185,000	\$180,000	-2.7%	195
07/17/09	Redington Shores; 17727 Long Point Dr	3 + 2 + 0	1957 / 1936	\$349,000	\$340,000	-2.6%	68
07/17/09	Redington Shores; 17737 1st St E	3 + 2 + 0	1959 / 1840	\$349,000	\$339,000	-2.9%	201
06/22/09	Redington Shores; 18208 Sunset Blvd	4 + 4 + 1	2009 / 3664	\$1,550,000	\$1,325,000	-14.5%	0
08/20/09	Redington Shores Yacht & Tennis Club; 103 Wimbledon Ct	3 + 2 + 0	2007 / 2696	\$649,900	\$610,000	-6.1%	49
06/11/09	Redington Shores Yacht & Tennis Club; 104 Wimbledon Ct	3 + 3 + 0	2007 / 3646	\$665,000	\$665,000	0.0%	0

Sold Date		Bedrms + F Baths + H Baths	Year Blt/Est SF	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
10/08/09	Sereno; 15208 Gulf Blvd #503	3 + 3 + 1	2005 / 2760	\$988,000	\$877,000	-11.2%	306
07/22/09	Sereno; 15208 Gulf Blvd #303	3 + 3 + 1	2005 / 2760	\$950,000	\$900,000	-5.3%	540
09/30/09	Tides Beach Club; 16550 Gulf Blvd #243	2 + 2 + 0	1998 / 1340	\$589,900	\$515,000	-12.7%	64
08/05/09	Tides Beach Club; 16550 Gulf Blvd #345	2 + 2 + 0	1998 / 1340	\$598,000	\$515,000	-13.9%	14
05/12/09	Tides Beach Club; 16500 Gulf Blvd #551	3 + 2 + 0	1999 / 1826	\$745,000	\$635,000	-14.8%	296
Averages:				\$449,288	\$406,281	-9.6%	107

<u>Summary</u>	<u>6 Months of Sold MLS Listings From:</u>		<u>Difference vs. Year Ago</u>	<u>Listings Currently FOR SALE</u>	
	<u>5/6/09 to 11/6/09</u>	<u>5/6/08 to 11/6/08</u>		<u>Actives</u>	<u>Pendings</u>
Bath Club Estates	2	2	-	3	-
La Contessa	1	4	-3	5	-
Lone Palm Beach	2	2	-	4	1
North Redington Beach	3	4	-1	9	-
Redington Beach	16	10	+6	39	1
Redington Shores	12	11	+1	25	1
Redington Shores Yacht & Tennis Club	2	2	-	1	-
Sereno	2	4	-2	5	-
Tides Beach Club	3	7	-4	18	-
Average Property Price:	\$406,281	\$628,474	-35.4%	\$785,332	

Special Market Report -- How Prices Changed By Zip Code in total Pinellas County

<u>Overall Summary</u>	<u>Rank</u>	<u>Zip Code</u>	<u>Price Change</u>	<u>Rank</u>	<u>Zip Code</u>	<u>Price Change</u>
Breaking the area down by zip code, 33710 had the best performance versus the prior 12 months with a price increase of 27.6% as compared to total Pinellas County where sold prices decreased -9%. Source of Data: Table is based on sales of condos/villas/townhomes in the Pinellas Realtor Organization and/or other MLS services over the last year compared to the prior year.	1	33710	27.6%	18	33707	-16.1%
	2	33716	10.0%	19	34683	-16.9%
	3	33702	5.7%	20	33759	-17.5%
	4	33772	-1.4%	21	33781	-17.8%
	5	34698	-4.2%	22	34689	-18.1%
	6	33763	-5.0%	23	34685	-18.3%
	7	33776	-6.2%	24	34684	-19.2%
	8	33756	-7.6%	25	33777	-20.2%
	9	34695	-7.9%	26	33761	-20.6%
	10	33765	-8.5%	27	33703	-24.3%
	11	33709	-9.1%	28	33760	-25.5%
	12	33764	-9.8%	29	33708	-26.7%
	13	33782	-12.8%	30	33770	-27.7%
	14	34688	-13.0%	31	33767	-28.3%
	15	33771	-13.5%	32	33705	-28.4%
	16	33755	-15.9%	33	33715	-29.3%
	17	33706	-16.0%			

NOTE to Agent: The following will be inserted into the cover letter to highlight the results of the Special Market Analysis.

This month's MARKET REPORT features an analysis of how PRICES HAVE CHANGED by zip code for condos/villas/townhomes within Pinellas County. Breaking the area down by zip code, 33710 had the best performance versus the prior 12 months with a price increase of 27.6% as compared to total Pinellas County where sold prices decreased -9%. Please call if you would like an estimate of how much your property value has changed in the last year.