

This issue will review our sales results this year, which are only a couple of months from year end. It has been an interesting year, with unit sales volume performing very well (up 8.5% year-over-year), inventory in the final stages of adjustment and prices beginning their recovery.

Sales results, 2009 year-to-date ("YTD") vs. prior period 2008 YTD, on Clearwater Beach, Island Estates and Sand Key for Condominiums ("Condos"), Single Family Homes ("SFH") and Townhomes ("TH"), are as follows:

	Clearwater Beach		Island Estates		Sand Key		
	<u>Condos</u>	<u>SFH/TH</u>	<u>Condos</u>	<u>SFH/TH</u>	<u>Condos</u>	<u>SFH/TH</u>	<u>Totals</u>
YTD '08*	114	35	46	30	130	34	389
YTD '09*	101	41	55	37	156	32	422

\* YTD periods are January 1, 2008 to October 30, 2008, vs. January 1, 2009 to October 30, 2009

We continue to see enormous sales of our inventory, with the heaviest sales at the lower end. We are on track to achieve a 12 month inventory of properties within the next 90 days. The inventory of Active Listings by location and unit type is as follows:

	Clearwater Beach		Island Estates		Sand Key		
	<u>Condos</u>	<u>SFH/TH</u>	<u>Condos</u>	<u>SFH/TH</u>	<u>Condos</u>	<u>SFH/TH</u>	<u>Totals</u>
	163	76	89	33	155	60	576

The Clearwater Beach, Island Estates and Sand Key inventory of condos, single family homes and townhomes is down to 576 units. Clearwater Beach and Island Estates prices are relatively flat. However, we have seen prices increasing at several complexes on Sand Key. What a great time to be buying a waterfront property!

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*If you want market statistics for your area, please call.*