

This issue will review the first quarter sales results on Clearwater Beach, Island Estates and Sand Key for Condominiums ("Condos"), Single Family Homes ("SFH") and Townhomes ("TH"), which are as follows:

	Clearwater Beach		Island Estates		Sand Key		<u>Totals</u>
	<u>Condos</u>	<u>SFH/TH</u>	<u>Condos</u>	<u>SFH/TH</u>	<u>Condos</u>	<u>SFH/TH</u>	
Q1 '08	16	3	5	7	21	3	55
Q1 '09	23	3	15	14	27	5	87

I was very interested in this first quarter which is selling into the worst economy we have experienced in over 75 years. The results indicate that we are continuing to sell well in all three (3) of our markets. Total sales measured by Q1 2008 vs. Q1 2009 are up 58%!

Active listings are holding relatively steady, up about 30 units from the end of last year. The breakdown by location and unit type is as follows:

	Clearwater Beach		Island Estates		Sand Key		<u>Totals</u>
	<u>Condos</u>	<u>SFH/TH</u>	<u>Condos</u>	<u>SFH/TH</u>	<u>Condos</u>	<u>SFH/TH</u>	
	203	81	90	46	212	64	696

The real estate recovery in our market marches on. I will be analyzing sales prices in the next issue.

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