

TREASURE ISLAND · PARADISE · PALMS · CAPRI · YACHT CLUB ESTATES · ST. PETE BEACH



BEARINGS

THE BARRIER ISLANDS

THE RULES · THE WATER · THE NUMBERS

Three lines of position. One is not a fix.

FATHOMS IN DOLLARS

DEPTHS IN DAYS ON MARKET

© 27°46'N 82°46'W · CORRECTED THROUGH 30 JUNE 2026

Second quarter 2026 · Treasure Island and Beyond · compiled by hand



VALERIE ACREE, P.A.

TREASURE ISLAND · 27°46'N 82°46'W · RE/MAX ACTION FIRST

SHORELINE: OPENSTREETMAP · NOT FOR NAVIGATION

VALERIE ACREE, P.A.

SELLING TREASURE ISLAND SINCE 2005
LONG-TIME TREASURE ISLAND RESIDENT
ABR · CIPS · RSPS · TRC · SFR · CNS

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\$1,000,000	70	96.9%	50
MEDIAN SOLD · SINGLE FAMILY	MEDIAN DAYS ON MARKET	MEDIAN SOLD TO LIST	SALES COMPILED BY HAND

The island’s second quarter

1 JULY 2026 · TREASURE ISLAND, FLORIDA

Fifty sales closed across Treasure Island and the Causeway between April and June. The median single-family home sold for **\$1,000,000** in **70** days, at **96.9%** of its original list price. Five of twenty-five sold at or above asking. The rest did not.

The number that matters most this quarter is not the median. It is the gap between water and no water. A canal home sold for a median **\$553** per square foot. A home on the same island with no frontage sold for **\$381**, 31 per cent less per foot, and it took 154 days to do it against 57 on the canal. Roughly three times as long, for seven-tenths of the money. One caution, stated plainly: three sales had no frontage this quarter against nineteen on canal, so read the direction, not the decimal.

That is the argument for pricing a Treasure Island property from Treasure Island data. A county median blends the barrier islands with the mainland and reports one number for both. On this island the water is not a feature, it is the market, and anyone telling you this quarter was simply up or simply down has not read the water column.

Valerie

I do not sugar coat things.
Ask me what is coming to market.

BY SUBDIVISION AND BY WATER
The two cuts the county cannot give you. Medians, second quarter 2026.

SUBDIVISION	N	MEDIAN SOLD	\$/FT	DOM	WATER	N	MEDIAN SOLD	\$/FT	DOM
Paradise	6	\$1,168,500	\$494	112	Canal	19	\$1,100,000	\$553	57
Palms	12	\$1,050,000	\$527	75	Intracoastal	3	\$1,000,000	\$503	3
Capri	7	\$975,000	\$462	57	None	3	\$745,000	\$381	154

FATHOMS

Sold price, in dollars. Every row is one closed sale.

DEPTHS

Days on market as the MLS recorded them, from original list to contract.

SET AND DRIFT

What the current did between list and sold: the direction, and how far.

N

Sales behind a median. Under five, read the direction, not the decimal.

WHERE SHE SERVES

Civic roles, stated as facts.

Valerie serves on the Treasure Island Planning and Zoning Board and served before that on the Code Enforcement Board. She was President of the Isle of Capri Civic Association for five years.

The board decides what a parcel is allowed to become. This report does not interpret its decisions and is not advice on any application.

Fathoms • single family

SECOND QUARTER 2026 • PARADISE • PALMS • CAPRI

FATHOMS IN DOLLARS
DEPTHS IN DAYS ON MARKET

ADDRESS	SUB	BD	SQ FT	WATER	LIST	SOLD	SOLD DATE	DOM
37 Dolphin Dr #A	Paradise	2	1,418	None	549,900	540,000	4/21/2026	202
750 115th Ave	Palms	2	1,805	Canal	745,000	720,000	6/02/2026	11
10120 Paradise Blvd	Paradise	3	1,869	None	764,900	745,000	4/30/2026	154
555 115th Ave	Palms	3	1,686	Canal	799,000	750,000	6/30/2026	18
10100 Paradise Blvd	Paradise	3	2,024	None	750,000	750,000	5/14/2026	70
11340 5th St E	Palms	3	1,540	Canal	825,000	765,000	5/18/2026	467
780 116th Ave	Capri	3	1,402	Canal	800,000	775,000	4/22/2026	5
11365 7th St E	Palms	2	1,433	Canal	795,000	795,000	4/02/2026	0
12120 7th St E	Capri	4	2,310	Canal	849,000	850,000	4/30/2026	174
18706 6th St E	Capri	3	2,025	Canal	895,000	875,000	6/03/2026	5
11055 4th St E	Palms	4	1,939	Intracoastal	995,000	975,000	6/05/2026	3
775 119th Ave	Capri	3	2,111	Canal	1,100,000	975,000	4/01/2026	78
12570 4th St E	Capri	4	2,818	Intracoastal	1,000,000	1,000,000	6/25/2026	0
760 115th Ave	Palms	4	1,812	Canal	990,000	1,000,000	5/08/2026	234
760 115th Ave	Palms	3	1,620	Canal	1,200,000	1,100,000	4/30/2026	6
11775 4th St E	Capri	3	1,891	Canal	1,399,000	1,362,500	5/21/2026	57
635 115th Ave	Palms	4	2,007	Canal	1,499,000	1,364,000	4/30/2026	219
11055 7th St E	Palms	3	1,799	Intracoastal	1,650,000	1,550,000	5/24/2026	288
16 Treasure Lane	Paradise	3	2,097	Canal	1,675,000	1,587,000	4/08/2026	165
10088 Paradise Blvd	Paradise	3	2,080	Canal	1,750,000	1,620,000	4/28/2026	26
11145 3rd St E	Palms	3	2,357	Canal	1,650,000	1,625,000	5/27/2026	44
11850 7th St E	Capri	4	2,782	Canal	1,690,000	1,625,000	4/30/2026	114
24 Dolphin Dr	Paradise	3	2,786	Canal	1,795,000	1,640,000	5/16/2026	39
11320 6th St E	Palms	5	3,834	Canal	1,995,000	1,840,000	6/17/2026	128
11105 5th St E	Palms	4	4,599	Canal	2,325,000	2,275,000	5/22/2026	105

SET AND DRIFT

Set is the direction the current pushed you; drift is how far. Between list and sold, this quarter's drift ran one way: the median single-family home gave up 3.1 per cent of its asking price, and only five of twenty-five held it. The two widest cuts were identical at \$155,000, 24 Dolphin Dr and 11320 6th St E, but one took **39 days** and the other took **128**. Same concession, different starting point. Sort this table by water rather than by price and the real signal appears: canal at \$553 a foot against \$381 with no frontage, and 154 days against 57 to get there.

Source: Stellar MLS, sales reported by multiple brokerages, April through June 2026, retrieved 1 July 2026. Days on market as recorded by the MLS. List price is original list. Sold-to-list is the median of each sale's own ratio, not a ratio of medians. Medians of an even count are printed rounded up. Price per foot uses MLS heated area. E&OE. TRANSCRIBED FROM THE SECOND-QUARTER ISSUE FOR DESIGN PROOF. RE-VERIFY EVERY ROW AGAINST THE MLS EXTRACT BEFORE PRINT.

Fathoms • condominium

SECOND QUARTER 2026 • AT \$500,000 AND ABOVE

FATHOMS IN DOLLARS
DEPTHS IN DAYS ON MARKET

ADDRESS	SUB	BD	SQ FT	WATER	LIST	SOLD	SOLD DATE	DOM
11901 Lagoon Ln #303	Lagoon Lane	2	1,110	Canal	524,000	500,000	6/30/2026	79
12320 Capri Cir #404	Capri Harbor	2	1,450	Canal	549,900	456,200	5/27/2026	52
10301 Gulf Blvd #302	Gulf to Bay Lagoons	2	1,320	Intracoastal	599,900	560,000	4/30/2026	77
12592 N Capri Cir #6	Capri Lagoons	2	1,260	Canal	625,000	594,000	6/05/2026	66
11820 Capri Cir	Capri Sunset	2	1,640	Canal	699,000	650,000	6/02/2026	108
11000 Gulf Blvd #702	Treasure Sands	2	1,120	Gulf	675,000	650,000	4/15/2026	23
7600 Bayshore Dr #204	Mansions	2	1,200	Gulf	745,000	700,000	4/07/2026	34
7564 Bayshore Dr #202	Lands End	2	1,140	Gulf	757,000	725,000	6/01/2026	319
7467 Bayshore Dr #302	Lands End	2	1,120	Intracoastal	845,000	825,000	4/24/2026	6
11000 Gulf Blvd #804+805	Treasure Sands	3	1,990	Gulf	865,000	855,000	6/08/2026	14
10133 Gulf Blvd #E1	Bahia Mar	3	2,300	Intracoastal	990,000	960,000	5/29/2026	73

SET AND DRIFT

Not one condominium sold at asking. Gulf-front units carried the highest price per foot at \$582 and moved in a median 29 days. The two Lands End units asked more per foot than anything else here; one sold in **6 days** and the other took **319**. Paying the most per foot and waiting longest is not a contradiction. It is a thin buyer pool at the top of a building.

The Causeway and Yacht Club Estates table, 14 further sales from \$300,000 to \$5,525,000, runs in full in the online edition.

Condominium sales at \$500,000 and above; the full band is in the online edition. Same source and method as the single-family table.



Referrals are my best friend.

For each referral I receive, I make a donation to Johns Hopkins All Children's Hospital.

THE FISHER-MAN

COMPILED BY HAND

Fifty sales, read one at a time, split by subdivision and by water, four times a year, and not a missed issue in five years. The county can give you one median for the whole of Pinellas. It cannot give you this, because compiling it is the hard part and quoting the county is free. *Valerie Acree, P.A. and The Fisher-Man.*

VALERIE ACREE, P.A.

RE/MAX Action First • Lic 3110659
410 S. Lincoln Ave, Clearwater FL 33756
727 542 0365 • vacree1@gmail.com
Ask what your street actually sold for.



GIVE

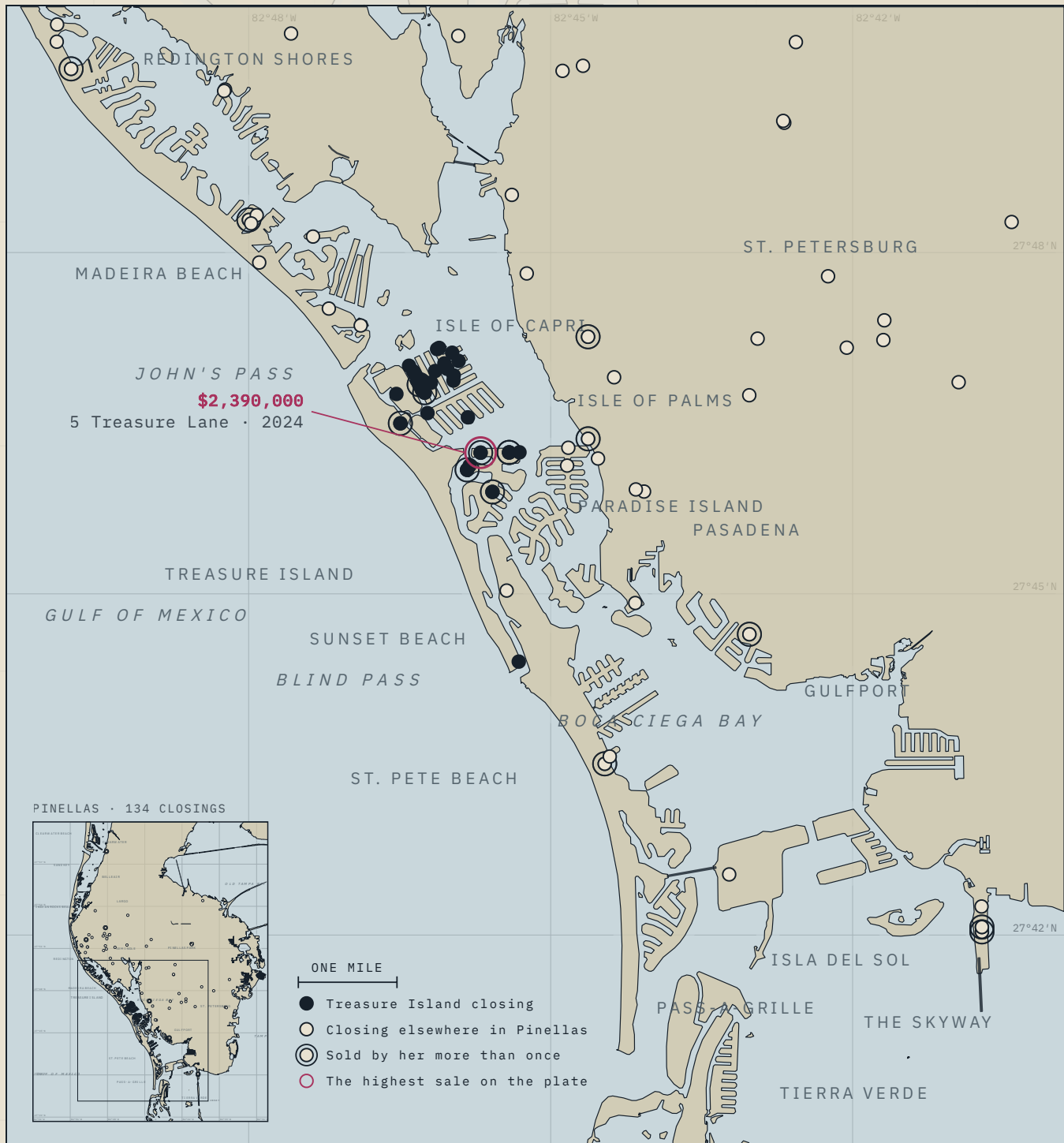
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Every closing

158 CLOSINGS
37 ON THE ISLAND

2006 TO 2026 · STELLAR MLS PRODUCTION RECORD · PLOTTED AT TRUE SCALE

158 closings, 2006 to 2026, from her Stellar MLS agent production record. 91 are on this plate and 134 on the county locator; 8 more lie beyond its edges, Tampa to Tarpon Springs. 12 are known only to the street and 4 could not be placed, so they are counted and not drawn. Nothing on this plate is estimated.



REDINGTON SHORES TO PASS-A-GRIFFE · 91 CLOSINGS ON THIS PLATE, 37 OF THEM ON TREASURE ISLAND

Source: Stellar MLS agent production detail (the record begins in 2006), retrieved 21 September 2026. Shoreline: OpenStreetMap contributors. Graticule at three minutes of arc. Not for navigation.

Fathoms • St. Pete Beach

THIRD QUARTER 2026 • SINGLE FAMILY, CONDOMINIUM AND TOWNHOME;
CONDO-HOTELS EXCLUDED

FATHOMS IN DOLLARS
DEPTHS IN DAYS ON
MARKET

ADDRESS	SUB	BD	SQ FT	WATER	LIST	SOLD	SOLD DATE	DOM
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The St. Pete Beach rows arrive with the 3 October 2026 export: single family, condominium and townhome; condo-hotels excluded. Every figure on this page is computed from those rows; none is typed.

SET AND DRIFT

Written from the St. Pete Beach rows once they land. The argument is the same one the island makes: price a St. Pete Beach property from St. Pete Beach data, not from a county median that blends the barrier islands with the mainland.

Source: Stellar MLS, sales reported by multiple brokerages, July through September 2026, retrieved 3 October 2026. St. Pete Beach single family, condominium and townhome; condo-hotels excluded. SPECIMEN LAYOUT. ROWS TO COME.