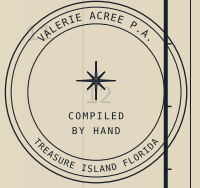


TREASURE ISLAND · PARADISE · PALMS · CAPRI · YACHT CLUB ESTATES · ST. PETE BEACH



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 SEPTEMBER 2026

Third 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

727 542 0365
vacree1@gmail.com

\$1,200,000	192	94.7%	89
MEDIAN SOLD • SINGLE FAMILY	MEDIAN DAYS ON MARKET	MEDIAN SOLD TO LIST	SALES COMPILED BY HAND

The island’s third quarter

1 OCTOBER 2026 • TREASURE ISLAND, FLORIDA

Eighty-nine sales closed across Treasure Island, the Causeway and St. Pete Beach between July and September. On the island the median single-family home sold for **\$1,200,000** in **192** days, at **94.7%** of its original list price. In the second quarter the same median took 70 days. Three of nineteen sold at or above asking.

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 **\$649** per square foot. A home on the same island with no frontage sold for **\$327**, 50 per cent less per foot, and it took 201 days against 141 on the canal: about half again as long, for half of the money. One caution: three sales had no frontage this quarter against thirteen 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, third quarter 2026.

SUBDIVISION	N	MEDIAN SOLD	\$/FT	DOM	WATER	N	MEDIAN SOLD	\$/FT	DOM
Paradise	9	\$1,250,000	\$339	201	Intracoastal	3	\$1,500,000	\$294	449
Palms	3	\$1,100,000	\$681	141	Canal	13	\$1,166,000	\$649	141
Capri	7	\$1,200,000	\$649	229	None	3	\$710,000	\$327	201

FATHOMS	DEPTHS	SET AND DRIFT	N
Sold price, in dollars.	Days on market as the MLS	What the current did	Sales behind a median.
Every row is one closed	recorded them, from	between list and sold: the	Under five, read the
sale.	original list to contract.	direction, and how far.	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 • Treasure Island

THIRD QUARTER 2026 • PARADISE • PALMS • CAPRI • CAUSEWAY AND
YACHT CLUB ESTATES

FATHOMS IN DOLLARS
DEPTHS IN DAYS ON MARKET

ADDRESS	SUB	BD	SQ FT	WATER	LIST	SOLD	SOLD DATE	DOM
SINGLE FAMILY								
10126 4th St E	Paradise	3	1,482	None	499,000	485,000	7/17/2026	9
10073 S Yacht Club Dr	Paradise	3	3,292	None	750,000	710,000	9/29/2026	258
12200 4th St E	Capri	3	1,628	Canal	807,000	747,000	9/10/2026	229
11185 5th St E	Palms	3	1,762	Canal	785,000	754,000	9/15/2026	138
11800 6th St E	Capri	2	1,210	Canal	849,000	790,000	8/28/2026	176
15 Bellevue Dr	Paradise	3	1,966	Canal	849,900	810,632	8/21/2026	126
31 Dolphin Dr	Paradise	4	2,450	Canal	850,000	831,375	8/11/2026	248
510 115th Ave	Palms	3	1,460	Canal	1,099,000	1,100,000	8/25/2026	192
760 Capri Blvd	Capri	3	2,218	Canal	1,290,000	1,166,000	7/15/2026	339
11800 7th St E	Capri	3	1,849	Canal	1,295,000	1,200,000	8/27/2026	98
10206 4th St E	Paradise	3	3,298	None	1,349,000	1,250,000	7/13/2026	201
10126 Tarpon Dr	Paradise	5	4,818	Intracoastal	3,850,000	1,379,000	9/22/2026	449
24 Marina Ter	Paradise	3	1,828	Canal	1,395,000	1,395,000	9/24/2026	52
10127 Paradise Blvd	Paradise	4	1,932	Canal	1,549,000	1,485,000	7/01/2026	67
3 Paradise Ln	Paradise	4	5,096	Intracoastal	1,600,000	1,500,000	7/28/2026	432
11700 5th St E	Capri	5	4,634	Canal	1,999,900	1,790,000	8/18/2026	343
11460 7th St E	Palms	6	4,849	Canal	3,485,000	3,300,000	7/02/2026	141
815 Capri Blvd	Capri	4	3,357	Canal	3,500,000	3,500,000	9/17/2026	0
12650 7th St E	Capri	4	6,428	Intracoastal	5,900,000	5,800,000	7/31/2026	456
CONDOMINIUM AND TOWNHOME								
12482 Capri Cir	Capri Lagoons	2	1,260	Canal	595,000	570,000	8/21/2026	79
430 Sandy Hook Rd	Paradise Village	3	2,130	None	599,000	580,000	8/12/2026	107
11605 1st St #B1	Capri TH	5	2,811	Canal	1,750,000	1,690,000	7/28/2026	927

★ CAUSEWAY AND YACHT CLUB ESTATES

15 sales from \$675,000 to \$3,100,000 • median \$1,150,000 in 69 days at 97.0% of list • \$556 a foot • every row in the online edition

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 5.3 per cent of its asking price, and only three of nineteen held it. The widest cut was **\$2,471,000**, at 10126 Tarpon Dr, in **449 days**; it sold for land value. Sort this table by water rather than by price and the real signal appears: canal at \$649 a foot against \$327 with no frontage, and 201 days against 141 to get there.

Source: Stellar MLS, sales reported by multiple brokerages, July through September 2026, retrieved 1 October 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. Condominium and townhome at \$500,000 and above; TH marks a townhome. E&OE.

Fathoms • condominium

THIRD QUARTER 2026 • ST. PETE BEACH • AT \$500,000 AND ABOVE

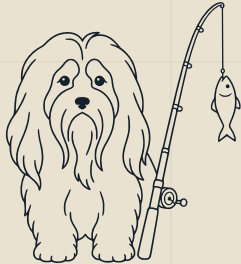
FATHOMS IN DOLLARS
DEPTHS IN DAYS ON MARKET

ADDRESS	SUB	BD	SQ FT	WATER	LIST	SOLD	SOLD DATE	DOM
403 Gulf Way #403	Beach House	2	1,010	Gulf	599,000	575,000	7/07/2026	295
4610 Mirabella Ct	Mirabella TH	4	2,275	None	609,900	611,000	7/22/2026	136
5396 Gulf Blvd #410	Seamark	2	1,180	Partial	749,000	695,000	7/17/2026	233
6650 Sunset Way #310	Silver Sands	2	1,470	None	717,000	717,000	9/14/2026	0
5000 Gulf Blvd #704	Gulf 5000	2	1,420	Gulf	850,000	800,000	8/14/2026	254
6500 Sunset Way #120	Silver Sands	2	1,515	Partial	819,900	875,000	7/12/2026	3
9415 Blind Pass Rd #PH4	The Weatherly	3	1,935	Intracoastal	999,000	950,000	8/06/2026	17
6500 Sunset Way #121	Silver Sands	2	1,515	Gulf	1,149,999	950,000	7/09/2026	149
678 76th Ave #5	Aegean Hide-A-Way	3	2,100	Channel	1,099,000	1,025,000	7/01/2026	224
5301 Gulf Blvd #A304	Boca Sands	3	2,370	Open water	1,850,000	1,800,000	9/15/2026	61
3110 1st St W #101	Casa Playa	3	2,250	Gulf	3,000,000	2,700,000	9/10/2026	148

SET AND DRIFT

Fourteen condominium and townhome sales cleared \$500,000, three on Treasure Island (page 3) and eleven here. Three sold at or above asking, all on St. Pete Beach. Silver Sands sold three units: one **the day it listed**, at asking; one in 3 days, \$55,100 over asking; one **in 149 days**, \$199,999 under. Same building, same quarter. The difference was the asking price. Gulf-front units sold for a median \$598 a foot and took 202 days.

Condominium and townhome sales at \$500,000 and above; the full band is in the online edition. TH marks a townhome. The island's rows are on page 3. Same source and method as the island 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

Eighty-nine 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.



THE ONLINE EDITION



GIVE

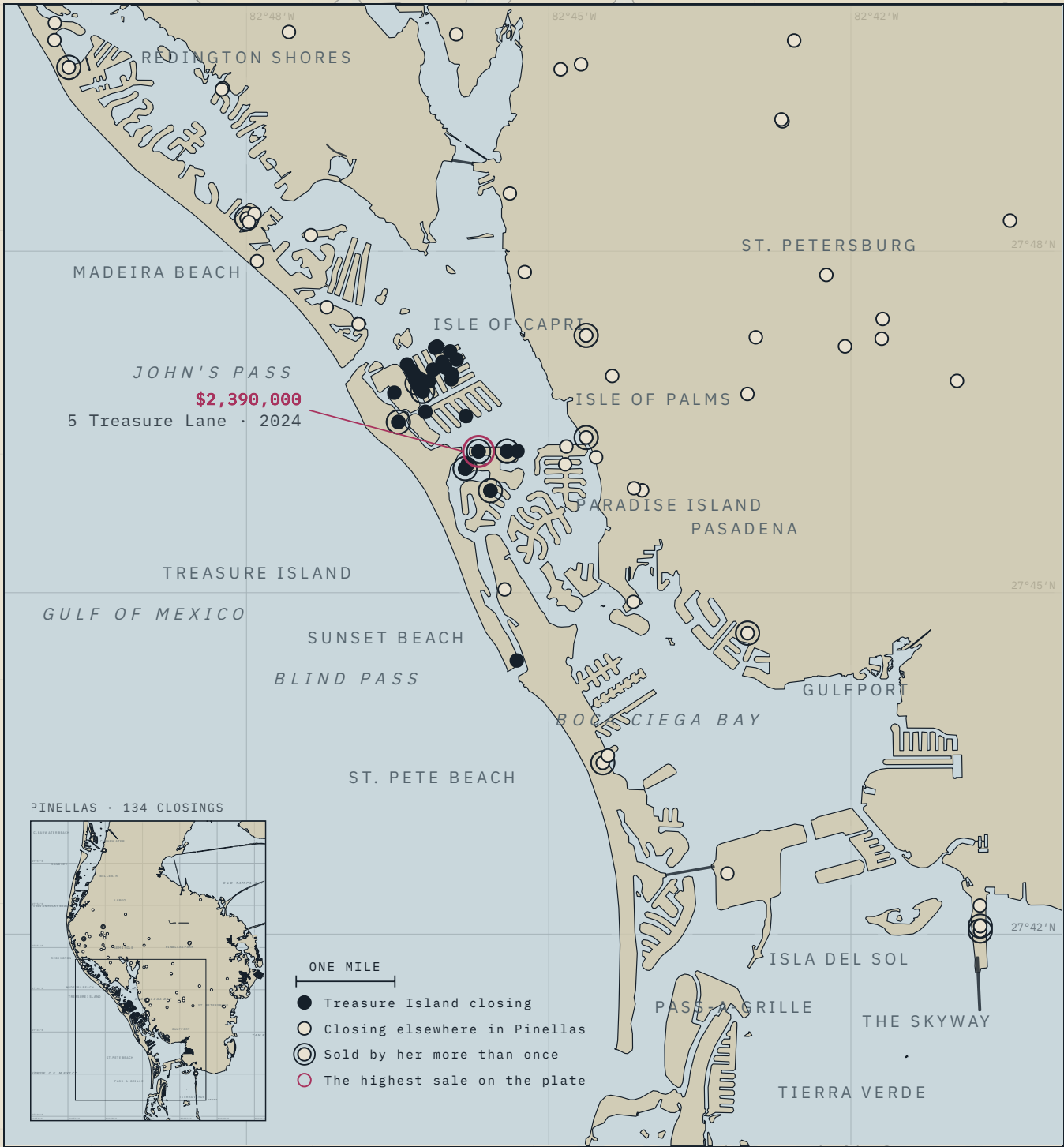
Valerie Acree and RE/MAX Action First are not affiliated with any Treasure Island homeowners association, and this is not a publication of the City of Treasure Island. Data from Stellar MLS for July through September 2026, reported by multiple brokerages; deemed reliable, not guaranteed. Not intended to solicit properties already listed, nor to induce a breach of an existing agency relationship. Each office independently owned and operated. Equal Housing Opportunity. © 2026 Valerie Acree, P.A.

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-GRILLE · 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

FATHOMS IN DOLLARS
DEPTHS IN DAYS ON MARKET

THIRD QUARTER 2026 • SINGLE FAMILY; CONDO-HOTELS EXCLUDED

ADDRESS	SUB	BD	SQ FT	WATER	LIST	SOLD	SOLD DATE	DOM
601 78th Ave	SPB North	2	1,102	None	330,000	320,000	7/10/2026	76
414 86th Ave	SPB North	2	1,214	None	379,900	370,000	9/16/2026	32
158 Lido Dr	Lido Beach	3	1,382	None	375,000	381,000	8/31/2026	9
360 71st Ave	Bayside	3	1,380	None	460,000	447,500	8/07/2026	360
5815 Bali Way S	Bahia Shores	3	1,827	None	525,000	472,500	8/19/2026	517
8651 Gulf Blvd	SPB North	3	1,501	None	535,000	525,000	9/04/2026	8
436 87th Ave	SPB North	3	1,519	None	549,900	542,000	7/08/2026	39
460 87th Ave	SPB North	3	1,397	None	579,000	563,000	7/14/2026	117
7691 Coquina Way	SPB Replat	2	1,046	None	595,000	575,000	7/28/2026	86
430 88th Ave	SPB North	2	1,129	None	625,000	581,250	8/10/2026	10
130 60th Ave	SPB 1st Add	4	2,331	None	699,000	623,000	8/12/2026	255
2972 E Vina del Mar Blvd	Vina del Mar	3	1,666	None	695,000	640,000	9/21/2026	7
855 Boca Ciega Isle Dr	Boca Ciega Isle	3	1,509	None	699,000	672,500	8/31/2026	36
315 S Tessier Dr	Vina del Mar	4	1,796	None	769,500	680,000	8/20/2026	361
621 77th Ave	SPB North	2	1,100	None	695,000	682,500	7/23/2026	126
302 41st Ave	Belle Vista	2	1,395	None	739,500	725,000	7/06/2026	13
230 N Tessier Dr	Vina del Mar	3	1,590	None	812,000	792,000	9/28/2026	34
107 14th Ave	Pass-a-Grille	2	756	None	1,000,000	855,000	8/21/2026	46
230 S Julia Cir	Vina del Mar	2	1,786	Canal	949,000	925,000	7/30/2026	61
380 Belle Point Dr	Belle Vista	2	1,379	None	995,000	950,000	7/24/2026	164
3921 Belle Vista Dr E	Belle Vista	3	1,884	Canal	987,000	957,500	9/08/2026	64
5810 Bahama Way S	Bahia Shores	3	2,092	Canal	1,195,000	1,195,000	9/02/2026	0
2162 W Vina del Mar Blvd	Vina del Mar	3	2,076	Canal	1,399,000	1,250,000	8/24/2026	81
440 64th Ave	Three Palms Point	4	2,184	Canal	1,275,000	1,285,000	9/25/2026	199
7025 Boca Ciega Dr	Bayside	3	2,268	Canal	1,449,000	1,350,000	9/29/2026	69
1014 Boca Ciega Isle Dr	Boca Ciega Isle	3	1,955	Canal	1,500,000	1,425,000	8/18/2026	3
108 5th Ave	Pass-a-Grille	4	2,084	None	1,689,000	1,500,000	7/08/2026	356
960 Boca Ciega Isle Dr	Boca Ciega Isle	4	2,730	Canal	1,775,000	1,625,000	9/10/2026	4
651 64th Ave	Three Palms Point	3	2,160	Canal	1,725,000	1,684,000	9/11/2026	44
2910 Alton Dr	Vina del Mar	5	2,404	Canal	1,999,999	1,786,000	8/21/2026	178
311 S Isle Dr	Vina del Mar	3	2,980	Canal	1,950,000	1,824,300	9/30/2026	37
6361 4th Palm Pt	Three Palms Point	4	2,861	Canal	1,875,000	1,825,000	8/07/2026	91
225 55th Ave	Brightwater	3	2,384	Open water	2,049,000	1,850,000	8/04/2026	100
3031 E Vina del Mar Blvd	Vina del Mar	4	2,189	Canal	1,950,000	1,950,000	9/25/2026	1
151 Punta Vista Dr	Punta Vista	3	2,182	Open water	2,499,000	2,350,000	8/21/2026	111
339 55th Ave	Brightwater	5	3,028	Canal	2,495,000	2,350,000	8/14/2026	304
422 55th Ave	Brightwater	5	2,993	Open water	2,475,000	2,400,000	7/21/2026	322
644 Boca Ciega Isle Dr	Boca Ciega Isle	4	3,878	Open water	3,500,000	3,250,000	7/09/2026	117
7115 Bay St	Bayside	5	3,741	Open water	3,399,700	3,260,000	8/28/2026	98
3105 Pass-a-Grille Way	Pass-a-Grille	4	3,836	Canal	5,295,000	4,850,000	7/30/2026	119
2811 Sunset Way	Pass-a-Grille	6	6,026	Gulf	6,995,000	6,000,000	8/18/2026	101

SET AND DRIFT

Forty-one single-family homes closed on St. Pete Beach between July and September. The median sold for \$957,500 in 81 days, at 95.9% of original list; four of forty-one held their asking price. The water reads differently here: a canal home sold for \$612 a foot and a home with no frontage for \$394, 36 per cent less, and both found a buyer in about the same time, 61 days against 64. Pass-a-Grille set the ceiling: four sales at a median **\$3,175,000** and **\$1,063** a foot. The widest cut was \$995,000, at 2811 Sunset Way, in 101 days.

Source: Stellar MLS, sales reported by multiple brokerages, July through September 2026, retrieved 1 October 2026. St. Pete Beach single family; condominium and townhome on page 4. Subdivision is the neighbourhood, not the plat. Same method as the island table. E&OE.