

Belleair Beach 33786

ZIP code · FL · Florida · Pinellas County · Belleair Beach

BALANCED MARKET

\$912K

MEDIAN SALE PRICE

-38.9%

1-YR CHANGE

65

SALES (12 MO)

\$911K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



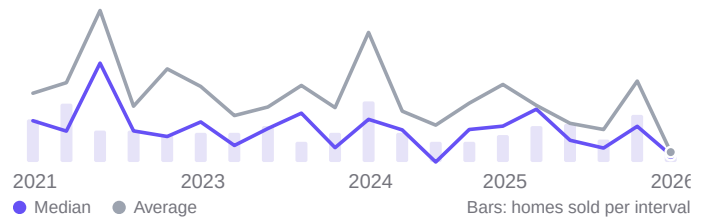
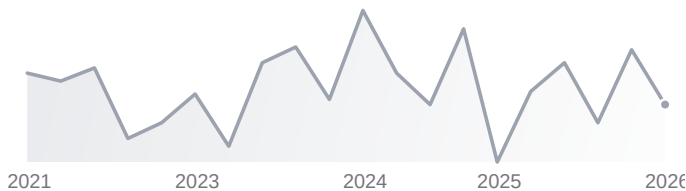
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$600K · Average \$634K

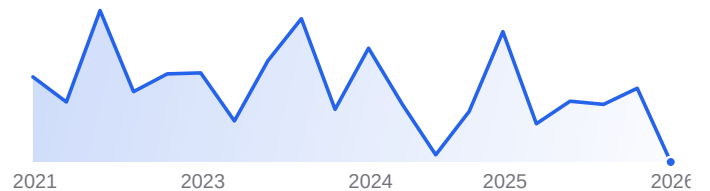
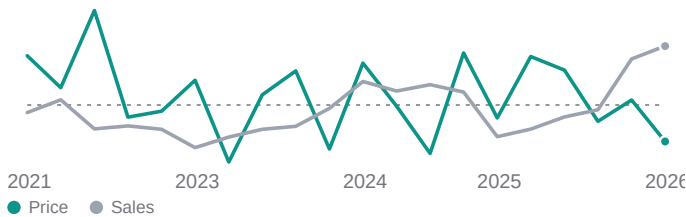


Growth (year over year)

Price -38.9% · Sales +62.5%

Price per square foot

\$306/ft²

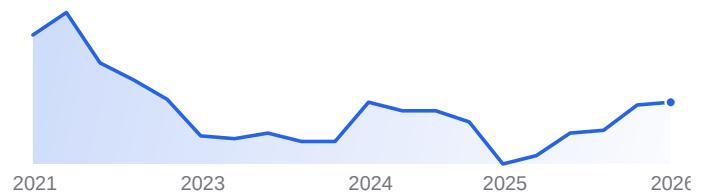


Sale premium vs estimated value

-7.7%

Annual turnover (share of homes sold)

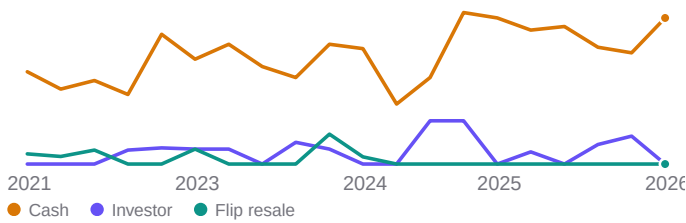
5.5%



BUYERS & OUTCOMES

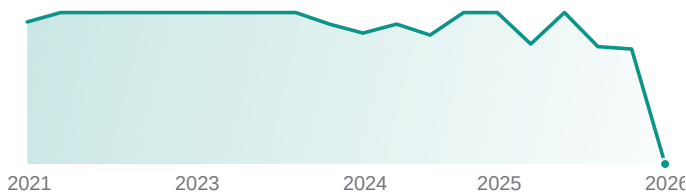
Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



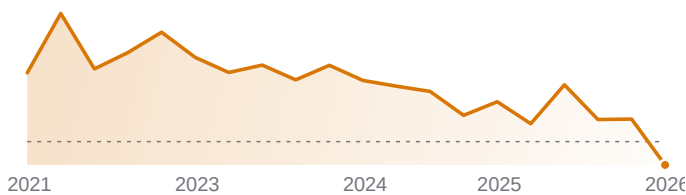
Sellers who sold at a gain

0%

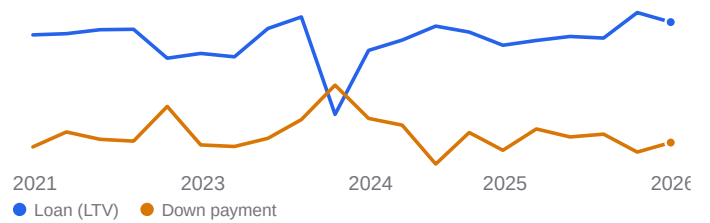


Median annualized return at resale

-3.4%

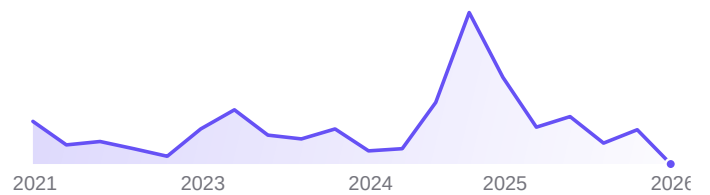


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



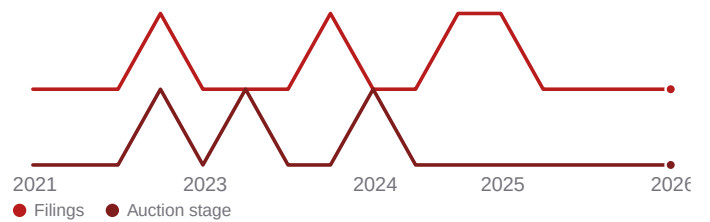
Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,188
Median value (AVM)	\$911K
Median size	1,843 ft²
Median year built	1973
Single family	71%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.7%
Owner occupied	62%
Company owned	27%
Median loan-to-value	25%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	1,674
Density	757 / mi²
Median household income	\$123K
Average household income	\$169K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	18
Homes occupied	69%
Bachelor's or higher	35%
Poverty rate	6.0%
Unemployment	0.9%
Average temp	73°F
Annual precip	51 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.