BOCA CIEGA PARK
REAL ESTATE MARKET UPDATE

Real Broker, LLC
10743 Narcoossee Rd Ste A13
Orlando, FL 32832

COMPLIMENTS OF PETER LUU
"BOCA CIEGA PARK"



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Dear Friends,

There is something about this time of year that makes home feel a little more meaningful.

The calendar fills with traditions, families make plans for the holidays, and communities come alive with gatherings and celebrations. It's a season that reminds us that home is about more than a place—it's about the people, memories, and connections that make it special.

That is one of the things I love most about real estate.

We have the privilege of helping people through some of life's biggest transitions—welcoming new neighbors, watching families find the right place to grow, and helping clients begin their next chapter. But some of our most rewarding moments happen beyond the transaction.

Through our events, community initiatives, and opportunities to give back, we've been fortunate to bring people together and support the communities we are proud to serve throughout Central Florida and the surrounding areas.

As we head into the holiday season, we're looking forward to more opportunities to gather, celebrate, and give back—and we hope you'll be part of them.

Thank you for trusting us, referring us to the people you care about, joining us at events, and allowing us to be a small part of your story. We are incredibly grateful for the relationships we've built along the way.

From our family at Peter Luu Signature Group to yours, we wish you a wonderful fall season filled with good company, meaningful traditions, and plenty of reasons to be grateful.

Warmly,

Peter Luu
Founder & Team Leader
Peter Luu Signature Group

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SUMMARY OF HOMES SOLD	OCTOBER 2024 - SEPTEMBER 2025	OCTOBER 2025 - SEPTEMBER 2026	CHANGE
# of Homes Sold	22	23	**+1**
Annual Turnover	7.4%	7.7%	**+0.3%**
Average Sold Price	$326,818	$488,783	**+$161,965**
Avg. Sold Price / Sq Ft	$272.57	$323.32	**+$50.75**

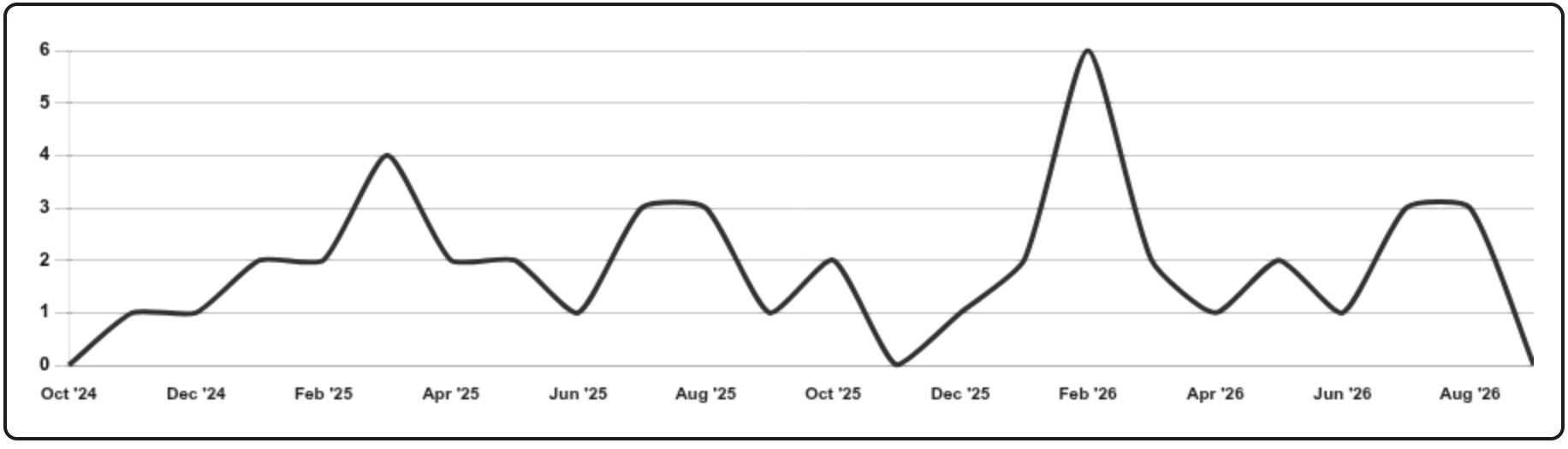
MOST RECENT SALES	YEAR BUILT	POOL	LIVING AREA (SQ FT)	SOLD PRICE	SOLD PRICE PER SQ FT	DATE SOLD
3050 Dupont St S	1946	No	1,176	$250,000	$212.59	August 20, 2026
3025 56th St S	1925	No	1,044	$477,000	$456.90	August 18, 2026
2921 Dupont St S	2001	No	1,350	$600,000	$444.44	August 14, 2026
5617 30th Ave S	1945	No	864	$302,000	$349.54	July 30, 2026
3120 Dupont St S	1956	No	1,575	$420,000	$266.67	July 27, 2026
3001 57th St S	1950	No	1,224	$288,000	$235.29	July 21, 2026
5713 Shore Blvd S	1972	No	1,724	$535,000	$310.32	June 19, 2026
3108 56th St S	1941	No	1,288	$400,000	$310.56	May 18, 2026
2925 Clinton St S	1925	No	1,030	$330,000	$320.39	May 6, 2026
3038 58th St S	1964	No	1,098	$415,000	$377.96	April 10, 2026
3005 57th St S	1951	No	1,041	$200,000	$192.12	March 24, 2026
3018 Clinton St S	1952	No	1,096	$145,000	$132.30	March 9, 2026
5421 Essex Ave S	2021	Yes	3,828	$1,475,000	$385.32	February 26, 2026
2843 57th St S	1951	No	1,990	$690,000	$346.73	February 19, 2026
3020 56th St S	1925	No	1,643	$475,000	$289.11	February 17, 2026
5419 30th Ave S	1930	No	912	$275,000	$301.54	February 9, 2026
2926 Dupont St S	1999	No	1,106	$540,000	$488.25	February 6, 2026
3025 54th St S	1973	No	3,239	$850,000	$262.43	February 5, 2026

Based on information from the Pinellas County Property Appraiser. This information may or may not include all properties sold in Boca Ciega Park during the reporting period. The accuracy of information in this report is dependent upon the aforementioned source, and is not guaranteed. If your property is presently listed with another broker, this is not a solicitation of that listing.

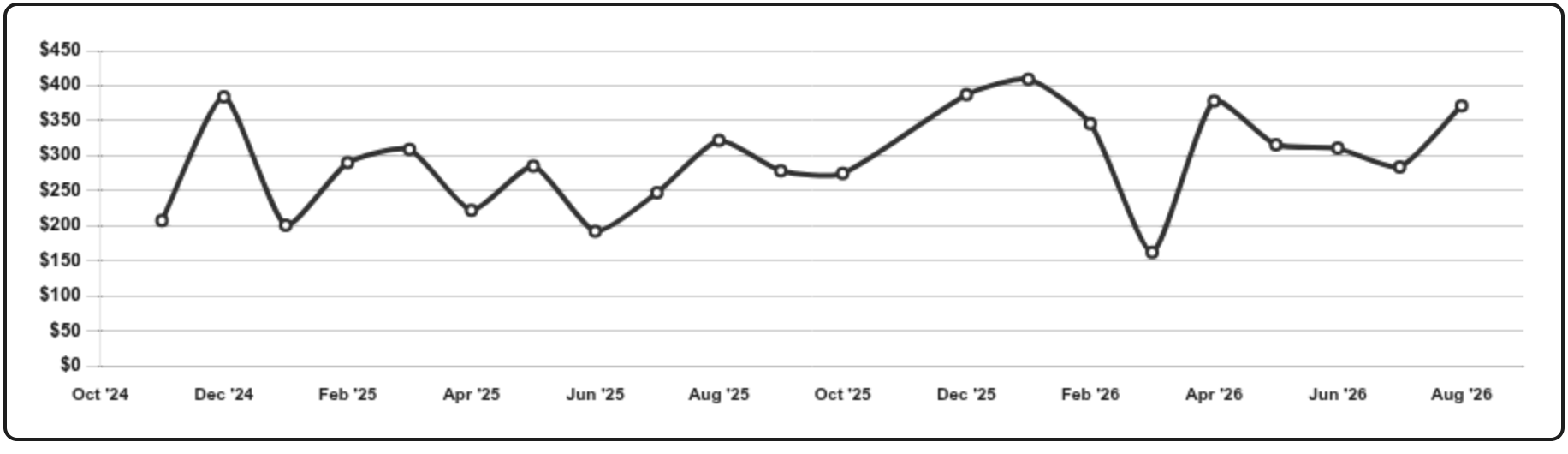
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Number of Homes Sold



Average Sold Price per Square Foot



Sales may take between 30-90 days to be available in the public records. As such, some sales may not be shown. The Average Price per Square Foot chart does not include data points for months without any sales. Based on information from the Pinellas County Property Appraiser. This information may or may not include all properties sold in Boca Ciega Park during the reporting period. The accuracy of information in this report is dependent upon the aforementioned source, and is not guaranteed. If your property is presently listed with another broker, this is not a solicitation of that listing.