



The Wolfe Group's Market Update

Spring 2018 | Bayshore Beautiful

Smith & Associates Real Estate
813-997-7654



ADDRESS	BED	BATH	SQFT	POOL	SOLD PRICE
SALES-1/1/2018 TO 5/15/2018					
2933 ALLINE	4	2	2260		600,000
4603 BARTLETT	4	3	3613	YES	1,140,000
3006 BAY HERON	4	3	3432		895,000
2912 BAY VIEW	3	4	2340		700,000
3106 BAY VISTA	LOT SALE				325,000
3203 BAY VISTA	4	3	3500		1,088,000
4603 BAYSHORE	5	3	4324	YES	2,150,000
4621 BAYSHORE	6	9	8930	YES	9,500,000
4803 BAYSHORE	4	3	3715	YES	1,012,000
3310 BEAUMONT	3	2	1618		450,000
3413 BEAUMONT	3	2	1592		356,000
2912 CHAPIN	5	6	8530	YES	2,687,500
2901 COACHMAN	4	5	5040		2,340,000
3112 COACHMAN	3	2	2329		550,500
3707 CORONA	4	3	3095	YES	720,000
3404 DORCHESTER	5	3	3636	YES	979,000
3411 DREXEL	3	1	1188		300,000
3509 DREXEL	4	3	1908		325,000
3813 DREXEL	5	3	2976		625,000
4110 DREXEL	3	3	2525		524,900
3104 EL PRADO	4	3	3050		760,500
3603 EL PRADO	4	3	1784		420,000
3003 EUCLID	3	2	1832		800,000
3104 EUCLID	4	3	2268		500,000
3148 EUCLID	3	1	1255		225,000
3508 EUCLID	3	2	1657		245,000
3114 FAIR OAKS	4	3	3647	YES	977,000
3212 FAIR OAKS	3	2	2165		609,000
3411 FAIR OAKS	3	3	2063		510,000
3222 FIELDER	3	2	1200		335,000
3231 FIELDER	2	1	1189		255,000
3414 FIELDER	3	2	1164		256,000
3019 HARBOR VIEW	3	3	2640		710,000
3110 HARBOR VIEW	5	4	3783	YES	899,000
3228 HARBOR VIEW	4	2	2285		520,000
3416 HARBOR VIEW	3	2	1832	YES	349,000
3112 KENSINGTON	5	4	3682	YES	1,215,000
3125 KNIGHTS	4	2	2917		645,000
3201 LAWN	3	2	2289		563,000

ADDRESS	BED	BATH	SQFT	POOL	SOLD PRICE
SALES-1/1/2018 TO 5/15/2018					
3314 LAWN	4	2	2411	YES	700,000
3606 LEONA	5	3	2984	YES	890,000
3801 LYNWOOD	3	2	1427		349,000
3101 OAKELLAR	5	3	2997	YES	779,000
3103 OAKELLAR	5	4	2997	YES	760,000
3214 OAKELLAR	2	1	896		285,000
3414 OBISPO	3	2	2044		555,000
3219 SAN LUIS	3	2	1226		350,000
3506 TACON	3	2	1828		420,000
3611 TACON	3	2	1422		439,900
3503 VASCONIA	3	2	1456		437,000
2904 VILLA ROSA	LOT SALE				650,000
3023 VILLA ROSA	4	4	3143		1,110,000
3300 VILLA ROSA	3	2	2776		745,000
3300 WALLCRAFT	LOT SALE				350,000
3412 WALLCRAFT	LOT SALE				260,000
3608 WAVERLY	4	3	3637	YES	915,000
4616 WOODLYN	3	2	1590		407,000



3312 HARBOUR VIEW

4/3.5 PLUS BONUS ROOM BUILT BY MOBLEY HOMES IN THE ROOSEVELT SCHOOL DIST! GREAT OPEN FLOOR PLAN WITH KITCHEN LOOKING OUT TO THE FAMILY ROOM INCLUDES GRANITE COUNTER TOPS, UPGRADED CABINETS WITH 42" UPPERS AND STAINLESS STEEL APPLIANCES. WOOD FLOORS AND CROWN MOLDING THROUGHOUT THE FIRST FLOOR. WOOD ON THE STAIRS. ALL WINDOWS CASED WITH 3.5 DELTA HOWE CASING. LARGE MASTER BEDROOM WITH WALK-IN CLOSET, MASTER BATH WITH GRANITE COUNTER TOPS, AND WOOD CABINETS. SHAKE HARDIE BOARD ON FRONT 2ND STORY ELEVATION. PAVERS ON DRIVE, FRONT PORCH AND LANAI AND NICE LANAI FINISH OUT THIS GREAT NEW HOME.

FOR MORE INFORMATION CALL SCOTT WOLFE 813-601-5751

This MLS information was obtained from the Greater Tampa Association of Realtors. All Brokers included. Smith & Associates Realtors, Inc. does not guarantee any representations. Important facts should be confirmed by Buyer or Seller.

THE WOLFE GROUP

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Jeanne Wolfe's Market Update



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Of Smith and Associates Real Estate
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JEANNE WOLFE'S REAL ESTATE REPORT

SPRING 2018 REAL ESTATE REPORT

SOUTH TAMPA HAS HAD A STRONG START TO THE "SELLING SEASON," THIS CONTINUES TO REINFORCE MARKET STRENGTH. PENTUP DEMAND IS STILL A CRITICAL FACTOR IN OUR MARKET DUE TO A PERSISTENT INVENTORY SHORT-AGE. MANY BUYERS ARE TRYING TO BEAT THE ARRIVAL OF RISING INTEREST RATES. HIGHER RATES SEEM TO HAVE LITTLE IMPACT ON BUYERS ABILITY TO QUALIFY, BUT IT IS ALTERING THE TYPES OF HOMES THAT BUYERS ARE LOOKING FOR. SURVEYS SHOW MORE THAN ONE-THIRD OF HOME BUYERS EXPECT "A LOT OF COMPETITION THIS SUMMER" AND ARE PREPARED TO ADJUST THEIR BIDDING STRATEGIES TO GET THEIR DREAM HOME.

CALL JEANNE, LIZ OR SCOTT WOLFE TODAY FOR A FREE PRICE ANALYSIS:

JEANNE WOLFE 813-997-7654

LIZ WOLFE 813-601-4311

SCOTT WOLFE 813-601-5751



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