

Jeanne Wolfe's Market Update

Year End 2009

Bayshore Beautiful Report

Smith's Top Listing Agent
of Single Family Homes in 2005, 2006 & 2008
View this South Tampa Real Estate Report
On-line at: www.JeanneWolfe.com

Smith &
Associates Real Estate

ADDRESS	BED	BATH	SQFT	POOL	SOLD PRICE
SALES-5/1/09 TO 12/31/09					
3415 ALLINE	3	1	1078		141,000
3035 ASBURY	3	2	1530		250,000
2903 BAY VIEW	3	2	2624	YES	530,000
2909 BAY VIEW	3	2	2294		485,000
2915 BAY VIEW	2	1	835		165,000
3007 BAY VIEW	3	2	1242		204,000
3410 BAY VILLA	4	3	3329		625,000
2904 BAY VISTA	4	2	2945		743,000
2943 BAYSHORE CT	4	4	2996		441,000
3413 CARRINGTON	3	2	1247		250,000
3101 CHAPIN	4	3	3080		500,000
2901 COACHMAN	2	1	1300		385,000
3406 CORONA	2	1	982		215,000
4606 DATURA	2	1	1025		225,000
3402 DREXEL	3	3	2242	YES	417,000
3813 DREXEL	5	3	2856		360,000
4703 DUAPHIN	3	2	2064		435,000
3128 EL PRADO	3	1	1420		250,000
3011 EUCLID	5	3	3074		597,500
3128 EUCLID	3	1	1170		112,000
3610 EUCLID	3	2	2160		265,000
3612 EUCLID	3	2	2160		289,000
3019 FAIR OAKS	3	2	1577		325,000
3025 FAIR OAKS	4	3	3127	YES	740,000
3108 FAIR OAKS	4	3	2998	YES	715,000
3414 FAIR OAKS	3	2	1247		250,000
3101 FIELDER	4	2	2840	YES	360,000
3230 FIELDER	4	2	1972	YES	293,500
3408 FIELDER	2	1	816		135,000
3612 GUNLOCK	3	2	1395		238,500
3205 HARBOR VIEW	4	4	3929		650,000
3215 HARBOR VIEW	3	2	2309		284,625
3215 HARBOR VIEW	3	2	2309		293,000
3315 HARBOR VIEW	4	3	2508		280,000
2913 1/2 HAWTHORNE	4	4	4411	YES	1,500,000
3413 HAWTHORNE	3	2	1340		194,000
3417 HAWTHORNE	3	2	1450		210,000
3109 KENSINGTON	5	4	3632		750,000
2930 KNIGHTS	3	2	2584		456,500
3209 LAWN	4	4	3822	YES	675,000
3305 LEONA	5	4	4040	YES	730,000
3317 LEONA	5	4	4080		635,000
3412 LEONA	2	2	1458		300,000
3704 LEONA	3	3	2160	YES	474,900
3812 LYNWOOD	3	2	1641		150,500
3311 OAKELLAR	4	3	3812		630,000
3306 SAN JUAN	2	2	950		105,000
3706 SAN JUAN	3	1	1520		282,685
3715 SAN JUAN	2	1	1143		243,000
3405 SAN LUIS	3	2	1374		245,000
3509 SAN LUIS	3	2	1953	YES	362,500
3609 SAN LUIS	4	4	3337		249,900
3614 SAN LUIS	5	3	2970	YES	460,000
3216 SAN PEDRO	4	2	2196	YES	334,623
3311 SAN PEDRO	3	2	1390		212,000
3615 SAN PEDRO	4	2	2472	YES	440,000
3207 SANTIAGO	3	2	1502		300,000
3624 SANTIAGO	4	2	2511	YES	480,000
3603 SEVILLA	4	2	1512	YES	272,000
3304 TACON	4	2	2286		340,000
3413 TACON	4	2	2256		420,000
3108 TAMBAY	4	2	2832		600,000

ADDRESS	BED	BATH	SQFT	POOL	SOLD PRICE
SALES-5/1/09 TO 12/31/09					
3417 TAMBAY	4	4	2200		395,000
3305 VASCONIA	4	3	3479	YES	685,000
3703 VASCONIA	3	1	1118		115,000
3108 VILLA ROSA	2	2	1841		141,000
3312 VILLA ROSA	4	3	3008		500,000
3316 VILLA ROSA	2	1	897		132,000
3316 VILLA ROSA	2	1	897		89,700
3316 WALLCRAFT	4	2	2864	YES	600,000

MOST RECENT SALES IN RED (LAST 60 DAYS)

NUMBER OF PROPERTIES SOLD BY MONTH								
	MAY 11	JUN 11	JUL 8	AUG 12	SEP 10	OCT 6	NOV 8	DEC 4
STATISTICS THIS REPORT (5/1/09 TO 12/31/09)								
	Bed	Bath	SqFt	Sold Price	SP/SqFt			
High	5	4	4411	\$1,500,000	340.06			
Low	2	1	816	\$ 89,700	74.89			
Average	3	2	2194	\$ 387,991	173.01			
Median	3	2	2178	\$ 329,811	176.64			

www.JeanneWolfe.com



Monte Carlo #1807 - Classy 3/3 Bayfront Unit
tastefully upgraded with granite countertops and a gourmet kitchen. Over 2000 sq ft for only \$419,500.
Plan for your retirement with this well run building:
24 hour security, sparkling pool, palatial lobby with marble floors, tennis courts and party room.

Bayshore Beautiful 2009 Reflections

Are things improving? Yes and No. Over the last 24 months, prices have dropped 20%, but there are fewer homes now for sale. This translates into less competition. Two years ago, there was over a 16 month supply of homes for sale.... that has dropped to a 13 month supply. We are hopeful things are moving in the right direction. Selling your Bayshore Beautiful home may be the largest business transaction you ever make. It is critical to work with the top professional.
Call Jeanne Today: 813-997-7654



Smith's Top Listing and Selling
Team of Single Family Homes
in 2005 and 2006 and
Top Listers in 2008

**JEANNE
WOLFE**

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.

FOR MORE DETAILED INFORMATION
813-367-3484 or Email: iloverelo@AOL.com
YOUR BAYSHORE BEAUTIFUL SPECIALIST
FOR A FREE PRICE ANALYSIS CALL
JEANNE WOLFE 813-997-7654 CELL