

Jeanne Wolfe's Market Update

Davis Islands Report

Winter 2011

40 Year Resident of Davis Islands
Over \$23 Million Sold in 2010
View this South Tampa Real Estate Report
On-line at: www.JeanneWolfe.com

Smith &
Associates Real Estate

| ADDRESS | BED | BATH | SQFT | WATER | SOLD PRICE |
|------------------------------|-----|------|------|----------|------------|
| SALES-4/1/2011 TO 12/15/2011 | | | | | |
| 2 ADALIA #405 | 2 | 2 | 1209 | YES | 155,000 |
| 2 ADALIA #1001 | 2 | 2 | 1662 | YES | 286,150 |
| 54 ADALIA | 4 | 5 | 5443 | YES | 2,500,000 |
| 66 ADALIA | 3 | 3 | 3872 | YES | 2,300,000 |
| 110 ADRIATIC | 4 | 2 | 3888 | | 800,000 |
| 31 AEGEAN | 4 | 3 | 2962 | | 355,000 |
| 32 AEGEAN | 4 | 2 | 4193 | | 517,029 |
| 57 ALBEMARLE | 3 | 2 | 1467 | | 310,500 |
| 159 BAL TIC | 4 | 2 | 1551 | | 267,000 |
| 116 BARBADOS | 3 | 2 | 1828 | | 362,000 |
| 106 BISCAYNE #B | 2 | 2 | 1480 | | 260,000 |
| 331 BLANCA | 3 | 2 | 1794 | LOT SALE | 492,500 |
| 348 BLANCA | 5 | 5 | 7036 | YES | 2,950,000 |
| 113 BOSPHOROUS #8 | 3 | 2 | 1735 | | 278,000 |
| 121 BOSPHOROUS | 3 | 1 | 1388 | | 337,000 |
| 406 BOSPHOROUS | 2 | 2 | 1426 | | 255,000 |
| 490 BOSPHOROUS | 3 | 3 | 3536 | LOT SALE | 565,000 |
| 605 BOSPHOROUS | 4 | 3 | 2346 | | 349,000 |
| 516 CHANNEL | 2 | 2 | 1280 | | 289,900 |
| 108 CHESAPEAKE | 2 | 1 | 1172 | | 232,500 |
| 317 CHIPPEWA | 3 | 2 | 2001 | | 412,000 |
| 18 COLUMBIA | 4 | 2 | 2470 | | 550,000 |
| 160 COLUMBIA #201 | 2 | 2 | 1192 | | 152,000 |
| 302 COLUMBIA | 4 | 2 | 1801 | | 279,000 |
| 174 CYPRUS | 4 | 4 | 4057 | | 1,180,000 |
| 208 DANUBE #104 | 2 | 2 | 858 | | 86,000 |
| 208 DANUBE #106 | 1 | 1 | 575 | | 77,500 |
| 99 DAVIS #A | 2 | 1 | 1224 | | 120,000 |
| 114 DAVIS E #11 | 3 | 3 | 2117 | | 370,000 |
| 410 DAVIS E | 3 | 1 | 1208 | | 195,000 |
| 421 DAVIS E | 3 | 1 | 1186 | | 180,000 |
| 110 DAVIS W | 2 | 2 | 1634 | | 230,000 |
| 441 DAVIS W | 4 | 3 | 3005 | | 490,000 |
| 540 DAVIS W | 4 | 2 | 2415 | | 455,000 |
| 834 DAVIS S | 3 | 2 | 1942 | | 267,500 |
| 864 DAVIS S | 3 | 2 | 1572 | | 320,000 |
| 404 ERIE | 3 | 2 | 1635 | | 296,000 |
| 409 ERIE | 3 | 3 | 1414 | | 335,000 |
| 511 ERIE | 3 | 2 | 2005 | YES | 535,000 |
| 640 GENEVA | 2 | 1 | 1720 | YES | 319,500 |
| 647 GENEVA | 3 | 2 | 2067 | | 340,000 |
| 679 GENEVA | 4 | 3 | 3487 | | 720,000 |
| 609 HUDSON | 4 | 3 | 2250 | | 395,000 |
| 60 LADOGA | 7 | 6 | 5362 | YES | 2,900,000 |
| 457 LUCERNE | 2 | 2 | 1466 | | 320,000 |

| ADDRESS | BED | BATH | SQFT | WATER | SOLD PRICE |
|------------------------------|-----|------|------|-------|------------|
| SALES-4/1/2011 TO 12/15/2011 | | | | | |
| 586 MARMORA | 4 | 3 | 2431 | | 405,000 |
| 622 MARMORA | 3 | 1 | 1256 | | 320,000 |
| 53 MARTINIQUE | 3 | 2 | 1881 | | 320,000 |
| 73 MARTINIQUE | 6 | 5 | 5224 | | 946,000 |
| 79 MARTINIQUE | 5 | 5 | 5030 | | 1,500,000 |
| 97 MARTINIQUE | 4 | 3 | 3212 | | 640,000 |
| 616 ONTARIO | 2 | 1 | 1780 | | 234,000 |
| 626 ONTARIO | 3 | 2 | 1392 | | 308,000 |
| 578 RIVIERA | 6 | 7 | 8587 | YES | 5,000,000 |
| 616 RIVIERA | 3 | 2 | 2206 | YES | 805,000 |
| 634 RIVIERA | 5 | 4 | 5534 | YES | 1,950,000 |
| 637 RIVIERA | 5 | 4 | 5268 | | 1,437,000 |
| 618 SUPERIOR | 3 | 2 | 1878 | | 300,000 |
| 619 SUPERIOR | 3 | 2 | 1648 | | 337,000 |
| 622 SUPERIOR | 4 | 2 | 2875 | | 655,000 |
| 904 VILLA VENICIA | 2 | 3 | 1870 | | 290,000 |
| 910 VILLA VENICIA | 2 | 3 | 2125 | | 325,000 |

MOST RECENT SALES ARE IN RED (LAST 60 DAYS)



534 Suwanee Circle - Build your own Devonshire custom home. 3200 sq ft with all the upgrades. \$699,000. Hardwood downstairs, granite throughout kitchens and baths, 8 ft doors throughout, crown molding and a deep back yard.

Well priced properties are selling briskly.
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813-997-7654

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Smith's Top Selling Team
in 2010 and 2011
(Most Units Sold)
\$23 Million Sold in 2010.

**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 DAVIS ISLANDS SPECIALIST

FOR A FREE PRICE ANALYSIS CALL
JEANNE WOLFE 813-997-7654 CELL

JEANNE

WOLFE

CRS, GRI, Broker Associate
Marketing and Selling Great Homes

-Over \$23 Million Sold in 2010

-30 Years Experience Selling Real Estate in South
Tampa Near Your Home

-Offering the Most Comprehensive Marketing

-Visit my Website - www.JeanneWolfe.com



The Wolfe Group
Scott, Jeanne and Liz Wolfe
Decades of Matchless Experience



This report also available online at: www.JeanneWolfe.com

If You're Thinking of Selling, You need Power Marketing!

Always call Jeanne Wolfe 813-367-3484



Smith &
Associates Real Estate

3801 Bay to Bay Blvd
Tampa FL 33629
813-367-3484

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JEANNE WOLFE'S REAL ESTATE REPORT

Good News and Bad News

The bad news is that, over the last year, 17½% of the properties for sale and sold on Davis Islands have been foreclosures or short sales. This has caused a significant reduction in prices.

The good news is that properties are selling! There is much LESS inventory on the market. Two years ago there was a 24 months supply of properties to sell. Currently in zip code 33606, we have a 7.1 months supply - a big improvement!

Now more than ever, you need the **Top Professional: Jeanne Wolfe**. Interest rates are under 4.125% for jumbo money and under 3.9% for conventional loans.

Selling your home is an important decision, and you deserve to work with **the best, most experienced agent available: Jeanne Wolfe. Call today 813-997-7654**

If your home is presently listed with a Realtor, this is not a solicitation.