

Jeanne Wolfe's Market Update

Year End 2009

Neighborhood 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					
2802 ANGELES	3	2	1642		335,000
3007 ANGELES	4	2	2145	YES	470,000
4523 AZEELE	4	3	3192	YES	550,000
3318 BARCELONA	3	2	2240		412,900
3415 BARCELONA	5	5	2552		305,000
3504 BARCELONA	5	4	3312		535,011
204 BUNGALOW PARK	2	2	1330		115,000
3513 CORONA	4	3	3301		500,000
3405 EMPEDRADO	3	2	1409		305,000
3202 FOUNTAIN	4	4	2786	YES	603,000
3210 FOUNTAIN	4	5	3942	YES	887,550
3234 FOUNTAIN	4	3	2572	YES	509,500
1015 FRANKLAND	4	3	3150		620,000
906 GOLF VIEW	4	4	4000	YES	1,550,000
3417 GRACE	2	1	1225		85,000
3302 GRANADA	2	1	1686		260,000
3308 GRANADA	3	2	1280		297,000
3405 GRANADA	4	3	3400		709,000
3412 GRANADA	3	2	2344		244,000
3615 GRANADA	3	2	1444		297,000
3708 GRANADA	3	2	1669		325,000
3808 GRANADA	5	4	2660		432,500
110 GUNLOCK	4	2	2827	YES	459,032
109 HABANA	3	2	1151		128,000
1904 HOLLY LN	3	2	3236		620,000
2618 JETTON	4	2	2499		440,000
2619 JETTON	5	4	3850	YES	750,000
2623 JETTON	3	2	1990		475,000
2706 JETTON	3	2	2116		565,000
2727 JETTON	3	2	1512		239,000
3601 LYKES	4	5	4158		900,000
2517 MARYLAND	3	2	2010		245,000
206 MATANZAS	3	2	2052		300,000
210 MATANZAS	3	2	1669		295,000
212 MATANZAS	3	2	2084		335,000
1307 MOODY	3	2	1286		225,000
2505 MORRISON	3	2	2716		415,000
2511 MORRISON	3	2	1606		395,000
2517 MORRISON	2	2	1832		500,000
2602 MORRISON	3	2	2418	YES	805,000
2614 MORRISON	4	3	2950		631,750
2810 MORRISON	4	2	2484	YES	450,000
3317 MULLEN	3	2	1932		360,000
2510 PALM	3	2	2940		499,000
3109 PALMIRA	3	2	1706		301,000
3206 PALMIRA	4	3	3126		620,000
2605 PROSPECT	3	3	1965		475,000
2626 PROSPECT	4	2	2456	YES	705,000
2632 PROSPECT	4	4	4419		727,500
3113 SAN CARLOS	3	2	1400		304,000
2811 SAN ISIDRO	2	1	1244		130,000
2816 SAN ISIDRO	4	3	1600		250,000
3011 SAN ISIDRO	2	2	1350		272,000
3004 SAN JOSE	4	3	2685		530,000
3208 SAN JOSE	2	2	1706		385,000
3418 SAN JUAN	3	2	1091	YES	192,000
3211 SAN MIGUEL	3	1	2038		400,000
2915 SAN RAFAEL	3	2	1295		227,900
3011 SAN RAFAEL	3	2	1564		310,000
2502 SIMMS	6	5	4384		935,000
1038 STERLING	3	2	1953		260,000
2413 SUNSET	4	5	4652		1,487,500
2517 SUNSET	5	3	3524		1,058,000
2523 SUNSET	5	4	4008	YES	905,000
2608 SUNSET	4	2	2890	YES	672,240
2409 TEXAS	2	2	1856	YES	260,000

ADDRESS	BED	BATH	SQFT	POOL	SOLD PRICE
SALES-5/1/09 TO 12/31/09					
3401 VIRGINIA CT	4	4	4100		980,000
3415 VIRGINIA CT	6	4	3388	YES	790,000
2307 WATROUS	4	3	2556	YES	719,000
2433 WATROUS	4	3	2832		622,600
812 WOODLYN	4	5	4563	YES	919,000
206 WOODLYNNE	3	2	1832		305,000

MOST RECENT SALES IN RED (LAST 60 DAYS)

NUMBER OF PROPERTIES SOLD BY MONTH

MAR 7 APR 8 MAY 6 JUN 9 JUL 10
AUG 7 SEP 14 OCT 2 (To Date)

STATISTICS THIS REPORT (5/1/09 TO 12/31/09)

	Bed	Bath	SqFt	Sold Price	SP/SqFt
High	6	5	4652	\$1,550,000	387.50
Low	2	1	1091	\$ 85,000	69.39
Average	3	2	2455	\$ 501,694	196.48
Median	3	2	2292	\$ 445,000	196.55

JeanneWolfe.com



2316 Carolina - What a surprise! This townhouse has been meticulously updated: Huge Gourmet Kitchen - Two Story Living Room - 3000 Sq Ft - with Fireplace - French Doors - Large Rooms - Fenced Yard - \$398,000

Good News and Bad News

Although prices have dropped over 20% in the last two years, the inventory is finally being absorbed. Two years ago, there was over a 20 month supply of homes for sale... today that has dropped to a 13 month supply. The Market is slowly moving in the right direction.

Selling your South Tampa home may be one of the largest business transactions you'll 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
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YOUR NEIGHBORHOOD SPECIALIST

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