



# The Wolfe Group's Market Update



## Spring 2018 | Neighborhood

Smith & Associates Real Estate  
813-997-7654

ADDRESS	BED	BATH	SQFT	POOL	SOLD PRICE
<b>SALES-11/1/2017 TO 5/15/2018</b>					
2809 ANGELES	4	3	3188		827,148
3002 ANGELES	3	2	1773	YES	599,000
3817 ANGELES	LOT SALE				290,000
4003 ANGELES	LOT SALE				342,000
2305 ARDSON	3	2	1516		545,000
209 ARRAWANA	2	1	920		397,000
1516 ARRAWANA	5	3	3234	YES	945,000
1616 ARRAWANA	2	1	1336		315,000
3213 BARCELONA	4	2	2009		513,500
2303 BENDELOW	5	3	3514	YES	1,740,000
114 BRADFORD	4	3	3405		850,000
116 BRADFORD	5	4	3125		849,000
1080 CLEARVIEW	4	4	3060		345,000
3902 CLEVELAND	LOT SALE				260,000
2805 CONCORDIA	3	2	2233		599,000
3113 EMPEDRADO	3	2	1248		310,000
2503 FOUNTAIN	4	3	4600	YES	1,705,000
2806 FOUNTAIN	4	2	2700	YES	840,000
1038 FRANKLAND	4	2	2020		950,000
3403 GRANADA	3	2	2246	YES	581,500
3411 GRANADA	4	3	3165		782,500
3512 GRANADA	2	2	1648	YES	485,000
3600 GRANADA	3	2	2069		550,000
3721 GRANADA	4	2	2370		605,000
209 HABANA	4	3	2334		470,000
1706 HABANA	4	3	2452		655,000
3204 HORATIO	1	1	1075		289,900
2514 JETTON	3	2	2081		755,000
208 MATANZAS	4	3	3241	YES	855,000
4012 MCKAY	LOT SALE				355,000
2800 MORRISON	3	2	1630		535,000
2819 MORRISON	4	2	2383	YES	768,850
3209 MORRISON	4	3	3614		920,000
2446 NEPTUNE	4	3	3168	YES	720,000
2512 PALM	4	2	1784		565,000
3306 PALMIRA	2	2	1430		444,500
3408 PALMIRA	3	2	2499		540,000
3418 PALMIRA	3	2	2259	YES	620,000
3517 PALMIRA	5	4	3334		760,000
3614 PALMIRA	LOT SALE				395,000

ADDRESS	BED	BATH	SQFT	POOL	SOLD PRICE
<b>SALES-11/1/2017 TO 5/15/2018</b>					
3719 PALMIRA	LOT SALE				320,000
2512 PARKLAND	3	2	2958	YES	1,325,000
3213 PARKLAND	5	3	4281		850,000
3214 SAN CARLOS	3	2	1449		479,000
2811 SAN ISIDRO	3	3	2496		700,000
3004 SAN JOSE	4	3	2534		645,000
3008 SAN JOSE	3	2	1740		550,000
3012 SAN JOSE	4	2	2468		635,000
3204 SAN JOSE	3	2	2294		565,000
2809 SAN RAFAEL	2	2	1254		475,000
2911 SAN RAFAEL	2	1	1074		395,000
2801 SITIOS	4	3	2660		675,000
1004 SIWANNOY	4	5	5702		3,400,000
2405 STROUD	2	2	1319		232,000
2409 STROUD	3	2	1428		425,000
2510 SUNSET	4	3	3646		1,149,000
3306 SWANN	3	2	1502	YES	445,000
3417 VIRGINIA	5	4	3354		975,000



### 1008 ARMENIA

**STUNNING TOWNHOME 3/3 PLUS AN OFFICE ON A QUIET NEW SUBURB BEAUTIFUL STREET. SOUGHT AFTER MODERN OPEN FLOOR PLAN, LARGE FOYER, HUGE KITCHEN OPEN TO FAMILY ROOM AND OVERLOOKING THE LARGE LANAI. ALL THE UP-GRADES...GRANITE COUNTER TOPS THROUGHOUT. HARDWOOD FLOORS DOWNSTAIRS AND IN THE UPSTAIRS HALL/LOFT, CROWN MOLDING AND WOOD SHUTTERS THROUGHOUT, CONCRETE BLOCK 2 STORY CONSTRUCTION. MODERN FIXTURES AND FANS, BRICK PAVERS ON DRIVEWAY AND PORCH. NOTHING LEFT TO UPGRADE! FABULOUS TOWN HOME CLOSE TO MANY RESTAURANTS AND BAYSHORE. LIVE IN THE CENTER OF IT ALL.**

**FOR MORE INFORMATION CALL SCOTT WOLFE AT 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

Liz Wolfe 813-601-4311  
 Jeanne Wolfe 813-997-7654  
 Scott Wolfe 813-601-5751  
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# Jeanne Wolfe's Market Update



## THE WOLFE GROUP

Of Smith and Associates Real Estate  
Liz, Jeanne and Scott Wolfe  
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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



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