

Jeanne Wolfe's Market Update

Year End 2009

Harbour Island 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 | WATER | SOLD PRICE |
|--------------------------|-----|------|------|-------|------------|
| SALES-7/1/09 TO 12/31/09 | | | | | |
| 920 ANCHORAGE | 4 | 3 | 3434 | YES | 1,050,000 |
| 1010 BAY HARBOUR | 3 | 2 | 2494 | | 525,000 |
| 371 CHANNELSIDE 1203 | 2 | 2 | 1821 | YES | 475,000 |
| 726 CORAL REEF | 3 | 2 | 1521 | YES | 244,000 |
| 700 HARB ISL #137 | 1 | 1 | 967 | | 149,900 |
| 700 HARB ISL #149 | 2 | 2 | 1269 | | 170,000 |
| 700 HARB ISL #217 | 3 | 2 | 1609 | | 180,000 |
| 700 HARB ISL #316 | 3 | 2 | 1471 | | 187,000 |
| 700 HARB ISL #319 | 3 | 2 | 1332 | YES | 275,000 |
| 700 HARB ISL #347 | 2 | 2 | 1009 | | 160,000 |
| 700 HARB ISL #416 | 3 | 2 | 1471 | | 230,000 |
| 700 HARB ISL #505 | 2 | 2 | 1200 | | 161,000 |
| 700 HARB ISL #629 | 3 | 2 | 1332 | YES | 250,000 |
| 700 HARB ISL #713 | 2 | 2 | 1187 | | 186,100 |
| 700 HARB ISL #716 | 3 | 2 | 1471 | | 220,000 |
| 1000 HARB ISL #2401 | 3 | 2 | 1368 | | 205,000 |
| 1000 HARB ISL #2408 | 3 | 2 | 1368 | | 190,000 |
| 932 HARBOUR BAY | 3 | 2 | 2435 | | 388,000 |
| 947 HARBOUR BAY | 4 | 3 | 3648 | | 820,000 |
| 1410 HARBOUR WALK | 3 | 2 | 2050 | | 250,000 |
| 1418 HARBOUR WALK | 3 | 2 | 2240 | | 380,000 |
| 1419 HARBOUR WALK | 3 | 2 | 1792 | | 314,000 |
| 910 HEMINGWAY | 3 | 2 | 2537 | | 499,500 |
| 308 INNER HARBOUR | 3 | 2 | 2729 | | 529,500 |
| 338 INNER HARBOUR | 3 | 2 | 2435 | | 378,500 |
| 828 ISLAND WALK | 3 | 2 | 1476 | | 205,000 |
| 450 KNIGHTS RN 1106 | 2 | 2 | 2231 | | 645,000 |
| 450 KNIGHTS RN 1408 | 3 | 3 | 2357 | YES | 670,000 |
| 501 KNIGHTS RN 1105 | 2 | 2 | 1152 | | 184,000 |
| 501 KNIGHTS RN 1107 | 1 | 1 | 687 | | 115,000 |
| 501 KNIGHTS RN 1109 | 2 | 2 | 1245 | | 185,000 |
| 501 KNIGHTS RN 1113 | 2 | 2 | 1073 | | 172,500 |
| 501 KNIGHTS RN 1114 | 2 | 2 | 1073 | | 172,500 |
| 501 KNIGHTS RN 1120 | 2 | 2 | 1055 | | 169,600 |
| 501 KNIGHTS RN 1124 | 2 | 2 | 1073 | | 180,000 |
| 501 KNIGHTS RN 1235 | 1 | 1 | 742 | | 125,000 |
| 501 KNIGHTS RN 1301 | 1 | 1 | 687 | | 132,500 |
| 501 KNIGHTS RN 1309 | 2 | 2 | 1459 | | 208,000 |
| 501 KNIGHTS RN 1318 | 2 | 2 | 1459 | | 192,500 |
| 501 KNIGHTS RN 1321 | 2 | 2 | 1073 | | 182,500 |
| 501 KNIGHTS RN 1322 | 2 | 2 | 1073 | | 172,500 |
| 501 KNIGHTS RN 1325 | 2 | 2 | 1073 | | 172,500 |
| 501 KNIGHTS RN 2108 | 2 | 2 | 1245 | | 182,500 |
| 501 KNIGHTS RN 2117 | 2 | 2 | 1055 | | 185,000 |
| 501 KNIGHTS RN 2218 | 2 | 2 | 1073 | | 172,500 |
| 501 KNIGHTS RN 2220 | 2 | 2 | 1245 | | 151,900 |
| 501 KNIGHTS RN 2221 | 1 | 1 | 687 | | 135,000 |
| 501 KNIGHTS RN 2311 | 2 | 2 | 1073 | | 162,000 |
| 501 KNIGHTS RN 2320 | 2 | 2 | 1459 | | 195,000 |
| 745 MAINSAIL | 3 | 2 | 1514 | YES | 235,000 |
| 777 MAINSAIL | 1 | 1 | 1023 | | 137,750 |
| 850 NORMANDY TRACE | 2 | 2 | 1154 | | 150,000 |
| 858 NORMANDY TRACE | 2 | 2 | 1183 | | 154,000 |
| 1103 NORMANDY TRACE | 2 | 2 | 1183 | | 199,000 |
| 702 PROMENADE | 1 | 1 | 900 | | 140,000 |
| 1036 ROYAL PASS | 4 | 3 | 3200 | | 735,000 |

| ADDRESS | BED | BATH | SQFT | WATER | SOLD PRICE |
|---|-----|------|------|-------|------------|
| SALES-7/1/09 TO 12/31/09 | | | | | |
| 326 SEA ISLAND | 3 | 2 | 2515 | | 410,000 |
| 809 SEDDON COVE | 2 | 2 | 1505 | | 285,000 |
| 901 SEDDON COVE | 3 | 2 | 1952 | | 397,500 |
| 1104 SHIPWATCH | 3 | 2 | 1845 | | 298,000 |
| 1165 SHIPWATCH | 2 | 2 | 1653 | | 270,000 |
| 1197 SHIPWATCH | 2 | 2 | 1653 | | 265,000 |
| 607 TROPICAL BREEZE | 3 | 2 | 1521 | | 234,000 |
| MOST RECENT SALES IN RED (LAST 60 DAYS) | | | | | |

| NUMBER OF PROPERTIES SOLD BY MONTH | | | | | | |
|---|--------|-------|-------|-------------|---------|--------|
| | JUL 14 | AUG 5 | SEP 8 | OCT 17 | NOV 11 | DEC 10 |
| STATISTICS THIS REPORT (7/1/09 TO 12/31/09) | | | | | | |
| | Bed | Bath | SqFt | Sold Price | SP/SqFt | |
| High | 4 | 3 | 3648 | \$1,050,000 | 305.77 | |
| Low | 1 | 1 | 687 | \$ 115,000 | 111.87 | |
| Average | 2 | 1 | 1543 | \$ 273,050 | 168.27 | |
| Median | 2 | 2 | 1368 | \$ 192,500 | 160.76 | |

JeanneWolfe.com



1154 Shipwatch - Lovely Townhome, upgraded with wood floors and a new kitchen. The renovated kitchen features granite countertops. Tell your friends about this great value.... NOT a short sale, just a good buy!

HAS THE MARKET "TURNED?"

On Harbour Island, some elements are improved i.e. fewer listings and increased absorption of listings. Prices have dropped, however, over 25% in the last two years. Once short sales and foreclosures are absorbed, the market will very slowly improve.

Selling your Harbour Island home may be the largest business transaction you ever make. Now more than ever, 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 HARBOUR ISLAND SPECIALIST
FOR A FREE PRICE ANALYSIS CALL
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