

Jeanne Wolfe's Market Update

Year End 2009

Hyde Park 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-1/1/09 TO 12/31/09					
204 ALBANY	2	1	1239		240,000
205 ALBANY	3	2	1748		359,900
1214 ALBANY	3	2	1326		360,000
845 BAYSHORE	4	3	4500	YES	1,307,500
1903 BAYSHORE	4	4	3750		1,600,000
705 BOULEVARD	5	3	3174	YES	858,825
901 BRUCE	3	3	2068	YES	240,000
717 BUNGALOW TERR	3	1	1286		152,000
1023 DAKOTA	3	3	1640		534,325
1107 DE LEON	3	2	2167		425,000
709 EDISON	4	2	2584		625,000
803 EDISON	3	1	1259		375,000
401 FREMONT	3	1	1564		205,000
1709 HILLS	4	2	2276		488,500
1713 HILLS	3	2	2155	YES	462,000
1716 HILLS	4	4	2517		499,900
1721 HILLS	3	1	1964		329,900
1802 HILLS	3	2	3060		520,000
1709 JETTON	2	4	3214		350,000
1901 JETTON	3	2	1865		455,000
1801 MORRISON	3	2	1724		450,000
2009 MORRISON	4	3	3321		577,000
716 OREGON	3	1	1423		397,500
603 ORLEANS	2	2	1620		410,000
715 ORLEANS	4	3	2876		473,500
818 ORLEANS	4	3	4116		1,400,000

ADDRESS	BED	BATH	SQFT	POOL	SOLD PRICE
SALES-1/1/09 TO 12/31/09					
2112 SOUTHVIEW	3	2	2248		550,000
2105 WATROUS	5	4	4204		875,000
612 WILLOW	3	2	1848		425,000
801 WILLOW	4	2	3317	YES	910,000
MOST RECENT SALES IN RED (LAST 90 DAYS)					

NUMBER OF PROPERTIES SOLD BY MONTH

JAN 2	FEB 5	MAR 5	APR 2	MAY 1	JUN 3
JUL 5	AUG 0	SEP 1	OCT 3	NOV 3	DEC 1

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

	Bed	Bath	SqFt	Sold Price	SP/SqFt
High	5	4	4500	\$1,600,000	\$426.67
Low	2	1	1239	\$ 152,000	\$108.90
Average	3	2	2401	\$ 563,898	\$228.83
Median	3	2	2167	\$ 462,000	\$229.98



901 Bayshore - For Sale or Lease
Historic Mediterranean Colonial with
over 6000 sq ft - Exquisite Detail and
Appointments. Call Jeanne Wolfe for
additional information. 813-997-7654

Reflections on 2009

Hyde Park sales slowed down in 2009. Prices have moved downward over the last 3 years. It is a great time to buy if your family is growing or you want a larger home.

Selling your Hyde Park 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
813-367-3484 or Email: iloverelo@AOL.com

YOUR HYDE PARK SPECIALIST

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