



The Wolfe Group's Market Update

Spring 2018 | Harbour Island

Smith & Associates Real Estate
813-997-7654



<u>ADDRESS</u>	<u>BED</u>	<u>BATH</u>	<u>SQFT</u>	<u>WATER</u>	<u>SOLD PRICE</u>
SALES-1/1/2018 TO 5/15/2018					
371 CHANNELSIDE 1502	2	2	1821	YES	763,000
1000 HARB ISL 2204	2	1	831		242,500
1002 HARB ISL 1307	3	2	1368		355,000
1002 HARB ISL 1402	3	2	1368		409,000
1002 HARB ISL 1406	2	2	1448		325,000
1002 HARB ISL 1410	2	1	831		249,000
700 HARB ISL 132	1	1	1015		235,000
700 HARB ISL 233	2	2	1274		315,000
700 HARB ISL 340	2	2	1200		295,000
700 HARB ISL 404	2	2	1245		300,000
700 HARB ISL 446	3	2	1312		315,000
700 HARB ISL 507	2	2	1184		310,000
700 HARB ISL 524	2	2	1184		290,000
700 HARB ISL 619	3	2	1332	YES	450,000
700 HARB ISL 631	2	2	1184	YES	325,000
700 HARB ISL 636	2	2	1184		300,000
700 HARB ISL 823	2	2	1168	YES	395,000
700 HARB ISL 721	3	2	1648		489,500
700 HARB ISL 843	2	2	1009		295,000
1417 HARB WALK RD	3	2	1648		412,000
1449 HARB WALK RD	2	2	1648		400,000
1450 HARB WALK RD	3	3	2356	YES	580,000
1462 HARB WALK RD	3	2	2186	YES	565,000
828 ISLAND WALK	3	2	1410		330,000
450 KNIGHTS RN 409	1	1	1150		412,500
450 KNIGHTS RN 1008	3	3	2400	YES	810,000
450 KNIGHTS RN 1208	3	3	2357	YES	975,000
501 KNIGHTS RN 1217	2	2	1245		270,000
501 KNIGHTS RN 2207	2	2	1245		275,000
501 KNIGHTS RN 6104	2	2	1324		342,000
703 MAINSAIL	1	1	1023		284,900
711 MAINSAIL	1	1	900		285,000
603 MASTHEAD	2	2	1293		310,000
907 MIZZENMAST	2	2	1653		437,400
837 NORMANDY TRACE	2	2	1068		299,999
853 NORMANDY TRACE	2	2	1154		292,900
919 NORMANDY TRACE	2	2	1183		335,500
925 NORMANDY TRACE	1	1	815		252,000

<u>ADDRESS</u>	<u>BED</u>	<u>BATH</u>	<u>SQFT</u>	<u>WATER</u>	<u>SOLD PRICE</u>
SALES-1/1/2018 TO 5/15/2018					
931 NORMANDY TRACE	3	2	1481		330,000
933 NORMANDY TRACE	3	2	1481		364,000
1001 NORMANDY TRACE	3	2	1481		340,000
1023 NORMANDY TRACE	1	1	815		228,000
1079 NORMANDY TRACE	3	2	1481	YES	345,000
1115 NORMANDY TRACE	3	2	1481		350,000
1119 NORMANDY TRACE	2	2	1068		311,000
1503 PLEASANT HARB	3	3	2034		500,000
1527 PLEASANT HARB	3	2	2112	YES	513,000
1601 RENAISSANCE	6	6	7399	YES	5,450,000
1016 ROYAL PASS	3	3	2943		840,000
714 SEAGATE	1	1	1084		260,000
841 SEDDON COVE	2	2	1505	YES	667,500
1133 SHIPWATCH	2	2	1493	YES	455,000
1147 SHIPWATCH	3	2	1845	YES	540,000



931 NORMANDY TRACE

GORGEOUS SINGLE LEVEL CONDO ON LOVELY HARBOUR ISLAND WITH A SPACIOUS FLOOR PLAN FEATURING 3 BEDROOMS, 2 BATHS, AND 1 CAR GARAGE. OTHER FEATURES INCLUDE TILE FLOORING, UPDATED KITCHEN WITH GRANITE COUNTERS, LARGE CLOSETS IN EACH BEDROOM, AND A SPACIOUS SCREENED LANAI. THIS HARBOUR ISLAND COMMUNITY BOASTS RESORT-STYLE LIVING WITH 2 POOLS AND SPAS, 2 STATE OF THE ART FITNESS CENTERS, TENNIS COURTS, PLAYGROUND, 24 HOUR GATED SECURITY, CONVENIENT ACCESS TO ALL THE TAMPA BAY LIFESTYLE HAS TO OFFER...CHANNELSIDE, DOWNTOWN, SHOPPING, RESTAURANTS, THEATERS, MUSEUMS, PROFESSIONAL SPORTS, AND AIRPORTS. TRULY THE ULTIMATE URBAN LIFESTYLE!

FOR MORE INFORMATION CALL LIZ WOLFE AT 813-601-5751

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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



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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:

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