



The Wolfe Group's Market Update



Spring 2018 | Hyde Park

Smith & Associates Real Estate
813-997-7654

<u>ADDRESS</u>	<u>BED</u>	<u>BATH</u>	<u>SQFT</u>	<u>POOL</u>	<u>SOLD PRICE</u>
SALES-5/1/2017 TO 5/15/2018					
305 ALBANY	3	1	1247		380,000
1214 ALBANY	3	2	1326		525,000
1305 BAYSHORE	4	3	3709		1,700,000
801 BAYSHORE	6	6	6767	YES	1,700,000
907 BAYSHORE	4	4	4866	YES	2,172,500
808 BOULEVARD	4	3	3317		1,200,000
820 BOULEVARD	4	2	3038	YES	1,090,000
833 BOULEVARD	4	3	3461	YES	952,500
853 BOULEVARD	5	5	3771		1,692,000
703 BREVARD	3	2	1936		450,000
2301 BRISTOL	4	4	3506	YES	1,161,190
2309 BRISTOL	4	3	2761	YES	900,000
702 BUNGALOW	3	2	1256		500,000
704 BUNGALOW	3	1	1262		435,000
707 BUNGALOW	2	2	1471		455,000
711 BUNGALOW	2	2	1360		505,000
930 DAKOTA	4	3	2522		1,060,000
1913 DEKLE	4	3	2489		875,000
709 DELAWARE	4	3	2981	YES	985,000
820 DELAWARE	4	2	3102		1,200,000
840 DELAWARE	4	4	4141		1,790,000
845 DELAWARE	5	4	3492		1,145,000
216 EDISON	2	2	1426		290,000
801 EDISON	4	3	3648		922,500
818 EDISON	4	3	2866		900,000
121 FREMONT	2	2	1515		1,305,000
810 FREMONT	3	3	2010		627,500
1719 HILLS	4	2	2679		855,000
1102 HORATIO	5	4	2704		475,000
1706 JETTON	4	3	3515		975,000
1711 JETTON	4	3	3008		765,000
2116 MARJORY	2	2	1640		563,115
110 MELVILLE	3	3	1742		482,600
211 MELVILLE	6	3	2080		480,000

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SALES-5/1/2017 TO 5/15/2018					
404 MELVILLE	2	2	1670		420,000
208 MOODY	3	2	1336		399,900
1301 MOODY	2	1	864		245,000
1500 NANCE	4	2	2788		800,000
804 OREGON	3	2	1987	YES	815,555
1009 OREGON	4	3	2889		1,221,888
408 ORLEANS	3	2	2617		865,000
719 ORLEANS	4	3	2612	YES	1,090,000
810 ORLEANS	3	2	1980		779,000
917 ORLEANS	4	3	3276		1,250,000
812 PACKWOOD	3	4	3207		970,000
2404 PROSPECT	5	4	3803	YES	1,100,000
1800 RICHARDSON	3	2	2085		820,000
1801 RICHARDSON	5	3	3443		1,537,500
1909 RICHARDSON	3	2	3495		1,470,000
711 ROME	3	2	1750		615,000
2112 SOUTHVIEW	3	2	2248		730,000
903 SWANN	3	2	2754		850,000
1819 WATROUS	5	3	2647		785,000
2105 WATROUS	5	4	3754		1,300,000
2107 WATROUS	3	2	2076	YES	773,500
2119 WATROUS	2	1	1183		369,200
606 WILLOW	3	2	1832	YES	742,000

www.JeanneWolfe.com



FOR MORE INFORMATION CALL JEANNE WOLFE AT 813-997-7654

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.

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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:

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.