



The Wolfe Group's Market Update

Spring 2018 | Palma Ceia

Smith & Associates Real Estate
813-997-7654



ADDRESS	BED	BATH	SQFT	POOL	SOLD PRICE
SALES-1/1/2018 TO 5/15/2018					
3817 ANGELES			LOT SALE		290,000
3819 ANGELES	3	2	2533		330,000
4003 ANGELES			LOT SALE		342,000
4102 BARCELONA	4	3	2806		620,000
4211 BAY VILLA	3	2	1451		267,500
1509 CAMERON	2	1	1176		375,000
1513 CHURCH	3	2	1327		388,000
206 CLARK	4	3	2584		601,000
3626 CLARK CIR W	5	4	3162		699,900
3603 CLEVELAND	3	2	1272		330,000
3902 CLEVELAND			LOT SALE		260,000
3910 CLEVELAND	3	2	1072		280,000
3913 CLEVELAND	4	3	2919		652,695
4008 CORONA	5	4	3897	YES	955,000
4017 CORONA	4	4	3059		675,000
3709 DALE	3	1	1298		350,000
3113 EMPEDRADO			LOT SALE		315,000
4205 EMPEDRADO			LOT SALE		351,000
4206 EMPEDRADO	4	2	1559		420,000
4318 EMPEDRADO	2	1	744		227,500
3915 EUCLID	2	2	1382		410,000
3415 GABLES CT	4	3	2760	YES	684,000
107 GRADY			LOT SALE		267,500
105 GUNLOCK	3	2	1286		308,000
212 HALE	4	4	3415		985,000
4105 HORATIO	5	4	3272	YES	830,000
3811 KENSINGTON	3	2	2262	YES	425,000
4003 KENSINGTON	3	2	1861		404,000
4004 KENSINGTON	4	4	3700		857,097
116 LOIS	3	2	2042		327,000
1706 LOIS	5	4	3784		700,000
4012 MCKAY			LOT SALE		355,000
4007 MULLEN	4	3	2731		817,165
4021 NEPTUNE	3	2	1244	YES	380,000
4110 NEPTUNE	4	1	1594		290,000
4104 OBISPO	4	3	2977		775,000
4205 OBISPO	3	2	1281		425,000
3719 PALMIRA			LOT SALE		320,000
3910 PLATT	5	3	3937		760,000
3907 SAN CARLOS	3	2	1492		465,000
3820 SAN JUAN	4	2	2599		463,000
4127 SAN JUAN	4	3	3277		761,433
4214 SAN JUAN	3	2	1289		404,500
4318 SAN JUAN	5	3	3295		722,000
4320 SAN JUAN	5	3	3295		710,000
4022 SAN LUIS	5	4	3839		1,015,000
4218 SAN LUIS	5	4	3701	YES	925,000
4312 SAN LUIS	4	2	1701		325,000
2910 SAN MIGUEL			LOT SALE		325,000
3905 SAN NICHOLAS	4	4	3550	YES	969,000
3912 SAN NICHOLAS	3	2	2079	YES	485,000
3811 SAN PEDRO			LOT SALE		599,900
3903 SAN PEDRO	4	3	3234		815,000
3921 SAN PEDRO	4	3	3012		749,900
4306 SAN PEDRO	4	3	2904		575,000
4309 SAN PEDRO	3	2	1592		455,000

ADDRESS	BED	BATH	SQFT	POOL	SOLD PRICE
SALES-1/1/2018 TO 5/15/2018					
3907 SAN RAFAEL	3	2	2140		594,000
4001 SANTIAGO	2	2	2355	YES	535,000
4004 SANTIAGO			LOT SALE		290,000
4102 SANTIAGO	5	4	3768		885,000
4117 SANTIAGO	5	4	3304		755,000
4210 SANTIAGO	4	4	3414		831,300
4315 SANTIAGO	5	4	3135		651,394
3815 SEVILLA	3	2	1434		439,000
3916 SWANN	5	4	4751		847,500
3217 TACON			LOT SALE		290,000
3806 TACON	4	4	3548		852,867
4010 TACON	2	1	956		375,000
4011 TACON	5	4	3637		813,000
3609 TAMPA CIR E	4	2	1742	YES	410,000
3611 THATCHER	2	1	1323		330,000
3816 VASCONIA	5	4	3243	YES	800,000
3925 VASCONIA	3	2	2122	YES	600,000
4313 VASCONIA	5	4	3718	YES	810,000



4104 OBISPO

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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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