



The Wolfe Group's Market Update

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Fall 2020

Davis Islands

Smith & Associates Real Estate
813-997-7654

ADDRESS	BED	BATH	SQFT	WATER	SOLD PRICE
SALES-3/1/2020 TO 9/30/2020					
120 ADALIA	5	6	6520	YES	4,450,000
127 ADALIA	4	4	3260		1,200,000
2 ADALIA #808	2	2	1145	YES	395,000
2 ADALIA #603	2	2	1209	YES	377,500
2 ADALIA #508	2	1	1145	YES	400,000
25 ADALIA	3	2	1695		415,000
98 ADRIATIC	5	5	5033		1,999,000
31 AEGEAN	3	2	2544		675,000
35 AEGEAN	4	3	2247		765,000
81 BAHAMA	4	3	2168		875,000
155 BALTIC	5	4	4646		1,998,000
1 BARBADOS 4C	2	2	1344		599,000
109 BERMUDA	5	4	3898		1,265,000
116 BISCAYNE	5	4	4262		1,560,000
308 BLANCA	4	3	3210		1,500,000
365 BLANCA	4	3	2766		901,275
423 BLANCA	3	1	1562		575,000
429 BLANCA	4	2	2679		820,000
432 BLANCA	2	2	1596		465,000
149 BOSPHEROUS	3	2	2419		790,000
156 BOSPHEROUS	5	5	5007		2,074,947
631 BOSPHEROUS	4	3	3541		999,000
514 CHANNEL	2	2	1453	YES	575,000
520 CHANNEL		LOT SALE		YES	550,000
604 CHANNEL		LOT SALE (2)		YES	825,000
132 CHESAPEAKE	4	2	2394		750,000
152 CHIPPEWA	3	2	1828		715,000
329 COLUMBIA	4	2	1845		635,000
508 COLUMBIA	3	2	1411		595,000
522 COLUMBIA	3	2	1492		509,000
607 COLUMBIA	5	4	3112		990,000
70 COLUMBIA	4	4	4160		1,887,500
203 DANUBE		LOT-MULTI FAMILY			850,000
530 DANUBE	5	5	5237		2,100,000
603 DANUBE	2	2	1318		620,000
606 DANUBE		LOT SALE			465,000
91 DAVIS 201	3	3	2203		910,800
91 DAVIS 202	3	3	2404		961,600
91 DAVIS 302	3	3	2404		991,700
91 DAVIS 304	3	3	2485		1,044,000
101 DAVIS	3	2	1344		346,000
444 DAVIS W	4	3	2983		730,000
496 DAVIS W	4	2	3600		849,000
497 DAVIS W	3	2	1485		578,000
511 DAVIS W	5	5	3490		1,200,000
524 DAVIS W	5	5	5124		1,989,000
536 DAVIS W	3	3	2179		760,000
576 DAVIS W	5	3	3310		1,140,000
866 DAVIS S	4	4	5068		2,300,000
427 ERIE		LOT SALE			485,000
106 HURON	4	2	2031		740,000
625 JAMAICA	2	1	1280		640,000
14 LADOGA	5	4	4066	YES	2,800,000
108 LADOGA	5	5	6701	YES	4,600,000

ADDRESS	BED	BATH	SQFT	WATER	SOLD PRICE
SALES-3/1/2020 TO 9/30/2020					
534 LADRONE	6	5	6290		2,650,000
559 LADRONE	4	4	3234		1,111,000
499 LUCERNE	5	5	6415		2,600,000
625 LUZON	4	3	2024		778,650
635 LUZON	3	2	1659		600,000
576 MARMORA	4	4	3700		1,134,400
585 MARMORA		LOT SALE		YES	1,260,000
611 MARMORA	6	4	5037	YES	2,750,000
114 MARTINIQUE	6	6	9151	YES	9,100,000
44 MARTINIQUE	4	5	6265	YES	3,275,000
606 ONTARIO		LOT SALE			465,000
614 ONTARIO	4	3	1894		690,000
599 RIVIERA		LOT SALE			725,000
471 SEVERN	4	3	3043		1,265,000
486 SEVERN	2	2	1528		612,000
518 SEVERN	5	3	3147		1,110,000
542 SEVERN	3	4	3158		1,078,200
613 SUPERIOR	3	2	2018		660,000
622 SUPERIOR	4	2	2875		1,170,000
622 SUPERIOR	4	2	2875		1,325,000
110 TARGA	3	3	1866		539,000
908 VILLA VENICIA	2	3	2055		562,000



530 DANUBE

INCREDIBLE NEW COASTAL LIVING RESIDENCE BUILT BY DON HUGHES. THIS HOME IS LOCATED ON A QUIET ISLAND STREET WITH LOTS OF NEW CONSTRUCTION AND LITTLE TRAFFIC. THE MODERN OPEN FLOOR PLAN IS PERFECT FOR ANY STYLE OF LIFE. BEAUTIFUL STAIRCASE NEAR THE ENTRY ACTS AS A FOCAL POINT AND LUXURY ABOUNDS IN THIS 5 BEDROOM (ONE MAKES A GREAT GAME ROOM) 5.5 BATH POOL HOME. FAMILY EVENTS AND ENTERTAINING ARE SIMPLE WITH THE LANAI JUST OFF THE LIVING AREA AND OUTDOOR KITCHEN FLOWING TO GORGEOUS SALTWATER POOL AND SPA. DOWNSTAIRS BEDROOM AND BATH IS WONDERFUL FOR GUESTS. FABULOUS!

FOR MORE INFORMATION CALL SCOTT WOLFE 813-601-5751

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.

THE WOLFE GROUP

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Jeanne Wolfe's Market Update



THE WOLFE GROUP

Of Smith and Associates Real Estate
Liz, Jeanne and Scott Wolfe
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JEANNE WOLFE'S REAL ESTATE REPORT

FALL 2020 Real Estate in the Time of Corona

COVID-19 HAS YET TO PUT A REAL DENT IN SOUTH TAMPA'S BUYERS WILLINGNESS TO PURCHASE HOMES. OUR DIFFICULTIES LIE ALMOST ENTIRELY ON THE SUPPLY SIDE. HOUSES FOR SALE, WHICH WERE ALREADY IN SHORT SUPPLY BEFORE THE PANDEMIC, ARE NOW INSUFFICIENT TO MEET CURRENT DEMAND. IN THE EARLY WEEKS OF THE "LOCKDOWN," THE TOTAL NUMBER OF HOMES FOR SALE FELL. OWNERS PULLED THEIR HOMES FROM THE MARKET AS THEY WORRIED ABOUT THE SAFETY OF SHOWINGS. THE SUPPLY SHORTAGE HAS INTENSIFIED. WE EXPECT CONTINUED STRONG DEMAND FOR THE NEXT 6 MONTHS. FANNIE MAE AND FREDDIE MAC PREDICT INTEREST RATES WILL AVERAGE AROUND 3% FOR THE REMAINDER OF THE YEAR. THE STRENGTH IS MOST NOTICEABLE IN THE UPPER PRICE POINTS AS WELL-HEELED BUYERS' WEALTH AND EMPLOYMENT TEND TO BE MORE PORTABLE. LOCALLY, WE NOTICE INCREASED INTEREST IN HOMES WITH OUTDOOR LIVING SPACE, AMPLE HOME OFFICE SPACE, AND INTERIOR ROOM FOR EXERCISE AND WELLNESS. IF YOU ARE A HOMEOWNER WITH A HOME THAT BOASTS THESE IN-DEMAND FEATURES, NOW IS AN INCREDIBLY ADVANTAGEOUS TIME TO SELL! CALL JEANNE WOLFE FOR A FREE PRICE EVALUATION: 813-997-7654

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.