



The Wolfe Group's Market Update

SUBSCRIBE



Fall 2020

Neighborhood

Smith & Associates Real Estate
813-997-7654

ADDRESS	BED	BATH	SQFT	POOL	SOLD PRICE
SALES-7/1/2019 TO 9/30/2020					
2802 ANGELES	2	2	1642		595,000
2911 ANGELES	5	4	4466	YES	1,799,900
2806 AQUILLA	2	2	1364		543,000
2907 AQUILLA	3	3	1573		603,000
1913 ARDSLEY	5	4	5477	YES	2,182,500
2305 ARDSON	2	2	1516		615,000
2307 ARDSON	5	4	4413		1,667,775
1601 ARRAWANA	4	2	2330	YES	815,000
3902 AZEELE	2	2	1562		575,000
3218 BARCELONA	3	2	1556	YES	590,000
3400 BARCELONA	3	2	1479		550,000
3413 BARCELONA	4	3	3303	YES	935,000
3510 BARCELONA	4	3	3314	YES	939,500
3602 BARCELONA	5	4	4868	YES	1,550,000
3612 BARCELONA	3	2	1652		520,000
3702 BARCELONA	3	3	1996		660,000
3709 BARCELONA	3	2	1766		515,000
2305 BENDELOW	4	3	4176		1,000,000
211 BRADFORD	4	3	2987		595,000
1903 CARDENAS	5	5	5723	YES	2,600,000
3018 CLEVELAND	2	1	1200		268,000
3210 EMPEDRADO	4	2	1876		575,000
3311 EMPEDRADO	4	4	3498	YES	1,125,000
3419 EMPEDRADO	4	3	1938		535,000
3608 EMPEDRADO	3	2	2614		510,000
2811 ESTRELLA	3	2	1565		470,000
2912 ESTRELLA	3	2	2016		680,000
2715 FERDINAND	2	2	1270		462,000
3218 FOUNTAIN	4	4	3140	YES	1,075,000
3235 FOUNTAIN	4	3	2977		865,000
1510 GEORGIA	3	2	1246		535,000
1518 GEORGIA	4	4	2248		625,000
3213 GRANADA	4	2	2437		650,000
3306 GRANADA	3	2	1304		473,500
221 GUNLOCK		LOT SALE			365,000
1509 HABANA	4	2	1409		550,000
2627 JETTON	3	2	1966		759,000
2704 JETTON	5	3	3510	YES	1,250,000
2723 JETTON	3	3	2086		852,000
3602 JETTON	4	3	2827		832,500
3301 LYKES	3	2	2470		1,000,000
3603 LYKES	4	3	2943		1,125,000
821 MACDILL	3	4	3692	YES	918,750
1318 MOODY		LOT SALE			405,000
1008 MORRISON CT		LOT SALE			400,000
2620 MORRISON	4	2	2394	YES	868,000
2812 MORRISON	4	5	3594	YES	1,035,000
4008 MULLEN	3	2	2205		720,000
4103 MULLEN		LOT SALE			400,000
3409 PALMIRA	3	2	1778		635,000
3416 PALMIRA	3	2	2366	YES	785,000
3519 PALMIRA AVE	5	5	3386		850,000
2506 PARKLAND		LOT SALE			625,000
3101 PARKLAND	5	3	4097	YES	1,300,000
814 POINSETTIA	4	3	3228	YES	1,435,000

ADDRESS	BED	BATH	SQFT	POOL	SOLD PRICE
SALES-7/1/2019 TO 9/30/2020					
2426 PROSPECT	5	3	3368		845,000
2632 PROSPECT	5	4	4419		1,370,000
3006 SAN CARLOS	4	2	2301		539,000
2901 SAN ISIDRO	4	3	1836		710,000
2903 SAN JOSE	5	3	3217		650,000
2912 SAN MIGUEL		LOT SALE			351,500
3214 SAN MIGUEL	2	1	1196		426,300
3328 SAN MIGUEL	3	2	1915		515,000
3703 SAN MIGUEL	4	4	3355	YES	890,000
2900 SAN NICHOLAS	2	2	1360		535,000
2806 SAN RAFAEL	3	2	2399		602,500
2910 SAN RAFAEL	2	1	1056		390,000
2802 SITIOS	4	4	3150	YES	955,000
2906 SITIOS	5	4	3529		891,000
2909 SITIOS	2	2	1288		446,500
1028 STERLING	4	4	5654		1,900,000
1030 STERLING	5	3	3677	YES	1,185,000
914 STERLING		LOT SALE			745,000
2426 SUNSET	6	4	5734	YES	2,650,000
2633 SUNSET	3	3	2456	YES	717,500
3101 SUNSET	5	5	4361	YES	1,590,000
3701 TACON	5	4	3282		810,000
2817 TERRACE	5	4	3805		1,715,000
2512 WATROUS	4	3	3620		1,130,000



3611 ROLAND

**COZY 4/2 CHARMER WITH GLEAMING HARDWOOD FLOORS. FINE-
LY CRAFTED CUSTOM WHITE KITCHEN AND STONE COUNTERS.
THE KITCHEN HAS MANY CABINET UPGRADES AND A MOEN
TOUCHLESS FAUCET. EXPANSIVE FAMILY ROOM BOASTS MARBLE
TILE, AS WELL AS, A WET BAR. THIS SPACIOUS LIVING AREA OPENS
TO THE DECK AND THE YARD OUT BACK. WHAT A GREAT YARD!
LOTS OF LANDSCAPING FOR PRIVACY AND ROOM FOR HOME
GARDEN. PERFECT CENTRAL LOCATION BETWEEN THE
WESTSHORE BUSINESS AREA AND DOWNTOWN. ADVANTAGES
FLOOD ZONE X, AND ALSO BENEFITING FROM LOCATION IN THE
AWARD WINNING PLANT HIGH SCHOOL DISTRICT. \$495,000
FOR MORE INFORMATION CALL JEANNE WOLFE AT 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

Liz Wolfe 813-601-4311

Jeanne Wolfe 813-997-7654

Scott Wolfe 813-601-5751

REALTORS®

Decades of Matchless Experience



Jeanne Wolfe's Market Update



THE WOLFE GROUP

Of Smith and Associates Real Estate
Liz, Jeanne and Scott Wolfe
REALTORS®

CRS, GRI, Broker Associate
Marketing and Selling Great Homes

**YOUR
NEIGHBORHOOD
SPECIALISTS
THE WOLFE GROUP**

**FOR A FREE PRICE ANALYSIS CALL
JEANNE WOLFE
813-997-7654 CELL or
Email: iloverelo@gmail.com**

**Over \$39 Million Sold in 2019 | 38 Years Experience Selling Real Estate in South Tampa
Offering the Most Comprehensive Marketing | Learn more at JeanneWolfe.com**



JEANNE WOLFE
REALTOR®

Smith &
Associates Real Estate

3801 Bay to Bay Blvd
Tampa FL 33629
813-367-3484

PRSR STD
U.S. POSTAGE
PAID
Tampa FL
Permit No. 2128

This report also available online at: www.JeanneWolfe.com

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 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.