



# The Wolfe Group's Market Update

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## Fall 2020

## Hyde Park

Smith & Associates Real Estate  
813-997-7654

ADDRESS	BED	BATH	SQFT	POOL	SOLD PRICE
<b>SALES-7/1/2019 TO 9/30/2020</b>					
212 ALBANY		LOT SALE			425,000
1411 ALBANY	4	4	3278	YES	1,695,000
1405 AZEELE	2	1	872		321,000
609 AZEELE	3	1	2640		635,000
1501 BAYSHORE	4	4	8176		2,036,000
801 BAYSHORE	5	5	6551	YES	2,800,000
901 BAYSHORE	7	5	7615	YES	2,550,000
822 BOULEVARD	4	3	2954		1,100,000
839 BOULEVARD	3	3	3199		1,110,000
702 BUNGALOW	3	2	1256		499,000
816 DELAWARE	5	5	3896	YES	1,500,000
817 EDISON	4	3	2991		1,195,000
818 EDISON	3	2	2866		1,100,000
704 FIELDING	3	3	2420		700,000
713 FIELDING	4	3	2680		937,500
721 FIELDING	2	2	1632		660,000
903 FREMONT	3	1	1515	YES	605,000
908 FREMONT	5	4	4083		1,475,000
1708 HILLS	4	3	2882		765,000
1711 HILLS	3	2	2144		653,741
1713 HILLS	3	2	2155	YES	750,000
1715 HILLS	3	2	1904		712,000
1723 HILLS	2	2	1256	YES	550,101
1802 HILLS	5	4	3281		1,185,000
1107 HORATIO	3	2	1532		625,000
1809 INMAN	2	1	1040		350,000
1703 JETTON	4	3	2318		775,000
1704 JETTON	3	2	1687		725,000
1807 JETTON	4	4	3168	YES	1,300,000
1811 JETTON	3	2	2544		990,333
1902 JETTON	3	2	2620		1,010,000
2108 MARJORY	3	3	2118		855,000
2110 MARJORY	4	3	2757		862,500
2116 MARJORY	2	2	1640		650,000
2118 MARJORY	3	2	2372		830,000
1006 MOODY	3	2	2448		612,000
1318 MOODY		LOT SALE			405,000
1912 MORRISON	5	5	2950		1,045,000
1406 NANCE	5	4	3882	YES	1,640,000
703 NEWPORT	4	3	3912		1,628,000
716 NEWPORT	5	6	6020		2,900,000
808 NEWPORT	4	3	3254	YES	1,400,000
810 NEWPORT	4	3	3721	YES	1,400,000
1001 OREGON	5	4	3458		1,550,000
426 OREGON	1	1	716		180,000
505 OREGON	3	3	3402		1,140,000
609 OREGON	4	3	2590		815,000
726 OREGON	3	2	1985		875,000
825 OREGON	3	2	2289	825	1,075,000
416 ORLEANS	1	1	884		265,000
609 ORLEANS	3	2	2331		925,000

ADDRESS	BED	BATH	SQFT	POOL	SOLD PRICE
<b>SALES-7/1/2019 TO 9/30/2020</b>					
713 ORLEANS	4	3	3662		1,355,000
819 ORLEANS	4	4	3320		1,235,000
701 PACKWOOD	3	3	2380		827,500
708 PACKWOOD	2	3	1734		760,000
1715 RICHARDSON	3	2	2163		785,000
1801 RICHARDSON	5	3	3443	YES	1,775,000
1821 RICHARDSON	4	4	4152		1,350,000
1102 ROME	5	3	4554	YES	2,800,000
2115 SOUTHVIEW	3	2	1828		836,540
2308 TEXAS	3	2	1930		675,000
1615 WATROUS	3	2	2091		670,000
2116 WATROUS	4	3	1915		920,000
308 WESTLAND	2	2	1514		535,000
710 WILLOW	2	2	1632		790,000
710 WILLOW	2	2	1632		825,000
711 WILLOW	6	4	4032		1,995,000
828 WILLOW	3	3	2272		800,000
830 WILLOW	4	4	3696		1,792,500
902 WILLOW	4	3	3372		2,200,000



### 803 PACKWOOD

**CHARMING BUNGALOW WITH ALL THE SOUGHT-AFTER ARCHITECTURAL ELEMENTS: HIGH CEILINGS, GLEAMING HARDWOOD FLOORS, CROWN MOLDING AND FRONT PORCH. UPDATED KITCHEN WITH NEW COUNTERS AND TASTEFULLY RENOVATED BATH. THE GORGEOUS OUTDOOR RETREAT HAS A SPARKLING POOL AND ADJACENT GUEST HOUSE. ONLY A BLOCK TO HYDE PARK VILLAGE, SHOPS, RESTAURANTS AND THE LOVELY PARK.**

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

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## THE WOLFE GROUP

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# Jeanne Wolfe's Market Update



## THE WOLFE GROUP

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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:

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If your home is presently listed with a Realtor, this is not a solicitation.