



# The Wolfe Group's Market Update

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## Fall 2020 | Beach & Sunset Parks

Smith & Associates Real Estate  
813-997-7654

ADDRESS	BED	BATH	SQFT	WATER	SOLD PRICE
<b>SALES-7/1/2020 TO 9/30/2020</b>					
4919 ANDROS	4	4	3522		1,280,000
4926 ANDROS	5	6	6354	YES	3,727,272
4223 AZEELE	5	3	3446		1,025,000
4304 AZEELE	4	4	3393		1,220,000
4603 BAY TO BAY	3	2	1851		590,000
4610 BAY TO BAY	4	4	5015		1,150,000
4905 BAY WAY	5	5	5723	YES	2,300,000
4927 BAY WAY	4	3	5116		2,150,000
4931 BAY WAY		LOT SALE			600,000
4936 BAY WAY	4	3	2695		872,000
4214 BEACH PARK	3	2	2832		865,000
4308 BEACHWAY	5	5	5938		2,300,000
4311 BEACHWAY		LOT SALE			727,500
4514 BEACHWAY	3	2	2332		679,000
3616 BELCHER		LOT SALE			325,000
2604 BRYANT	5	5	5535		1,628,700
4307 CLARK		LOT SALE			197,000
4410 CLEAR	4	2	3815		755,000
216 COOPER	5	4	4174		1,325,000
2122 CORTEZ	5	4	4178		1,369,000
4419 CULBREATH	4	4	3636		1,350,000
1117 CULBREATH ISLES	4	3	4489		1,615,000
1613 CULBREATH ISLES	5	5	6252		2,450,000
1616 CULBREATH ISLES	6	6	6816	YES	2,810,000
4809 CULBREATH ISLES	6	8	6326	YES	2,175,000
4803 DRYAD	4	2	2203		665,000
2611 DUNDEE S	5	6	6435		3,100,000
2630 DUNDEE S		LOT SALE		YES	1,100,000
2623 DUNDEE N		LOT SALE		YES	1,159,000
2629 DUNDEE N	5	5	6944	YES	3,725,000
2631 DUNDEE N	3	2	2492	YES	1,160,000
3515 EL PRADO		LOT SALE (2)			590,000
4705 EL PRADO		LOT SALE			295,000
3102 EMERSON	3	2	1992		600,000
3121 EMERSON	5	4	3729		1,072,500
4705 ESTRELLA	4	3	2121		769,000
4009 EUCLID		LOT SALE			350,000
4408 EUCLID	4	3	2157		449,000
4418 EUCLID	4	3	2750		579,900
4421 EUCLID	3	2	1563		490,000
4712 EUCLID	3	2	1729		385,000
5008 EUCLID	3	2	1386	YES	749,000
3614 GARDENIA	4	3	3569		1,100,000
4511 HENDERSON	4	2	2063		685,000
1705 HESPERIDES	5	3	3147		1,024,000
1908 HESPERIDES	4	4	3134		1,110,000
5005 HOMER		LOT SALE			646,500
5108 HOMER	5	6	5985	YES	3,750,000
1707 HUBERT	3	2	1316		350,000
4224 KENSINGTON		LOT SALE			368,500
4421 KENSINGTON	4	3	3710		1,065,000
4423 KENSINGTON	5	3	3560		1,160,000
4627 KENSINGTON	5	3	3892		1,020,000
4801 LEONA	3	2	1320		460,000
4709 LEONA	3	2	1771		505,000
5007 LEONA		LOT SALE			636,000
3617 LIGHTNER		LOT SALE			330,000
5009 LONGFELLOW		LOT SALE			550,000
5114 LONGFELLOW	6	6	6790	YES	4,000,000
4904 MELROSE		LOT SALE			500,000
208 MANHATTAN	4	3	2310		669,000
5831 MARINER	4	3	5212	YES	1,425,000
5115 NEPTUNE	3	3	2587	YES	975,000
5117 NEPTUNE		LOT SALE		YES	946,250
5202 NEPTUNE		LOT SALE		YES	1,600,000
4913 NEW PROVIDENCE	5	4	4786	YES	2,173,000
2219 OCCIDENT	5	3	2584		760,000
2303 OCCIDENT	4	3	3375		955,450
2318 OCCIDENT	3	2	3237		735,000
3302 OMAR	3	2	2419		699,000
412 PALOMA	4	5	4405		1,500,000

ADDRESS	BED	BATH	SQFT	WATER	SOLD PRICE
<b>SALES-7/1/2020 TO 9/30/2020</b>					
2623 PARKVIEW	4	2	1981		500,000
4117 PLATT		LOT SALE			432,000
3612 RENELLIE CIR E		LOT SALE			295,000
3606 RENELLIE DR	3	2	1235		434,000
3620 RENELLIE DR	4	3	3051		818,613
4510 ROSEMERE	5	5	4520		1,619,452
4512 ROSEMERE	4	2	3486		1,267,500
3609 ROYAL PALM	4	2	1971		629,000
3614 ROYAL PALM	5	4	3672		1,135,000
4610 SAN JOSE	4	4	3296		990,000
4828 SAN JOSE	4	4	3465		1,025,000
5120 SAN JOSE	5	5	6068	YES	3,990,000
5127 SAN JOSE	4	4	4914	YES	3,500,000
5138 SAN JOSE	5	3	3228		1,415,000
2303 SAN JOSE CIR		LOT SALE			470,000
4910 SAN MIGUEL	5	5	4483		705,000
4510 SAN RAFAEL		LOT SALE			415,000
4935 SAN RAFAEL	4	3	3930	YES	1,400,000
4510 SEVILLA		LOT SALE			529,000
4517 SEVILLA	5	5	5357		1,550,000
209 SHORE CREST		LOT SALE			440,000
4807 SUNSET	5	5	5840		2,315,000
4838 SUNSET		LOT SALE			735,000
4106 SWANN		LOT SALE			425,000
4510 SWANN	6	3	3241		875,000
4555 SWANN	5	5	6833		2,000,000
4205 SYLVAN RAMBLE	5	4	3614		1,270,000
5024 THE RIVIERA	5	5	3900	YES	1,850,000
4706 VASCONIA	5	4	3454		950,000
4014 WATROUS		LOT SALE			365,000
4215 WATROUS		LOT SALE			527,500
4309 WATROUS	4	2	2792		779,000
4521 WATROUS	5	4	3081		1,050,000
3010 WEST SHORE	3	3	1628		487,500
4304 ZELAR	4	3	3536		950,000



**SOLD! SOLD! SOLD!**

### 4308 BEACHWAY DR

STUNNING HOME BY HOOTER CONSTRUCTION SITUATED ON A LARGE LOT IN BEACH PARK. TWO STORY BLOCK CONSTRUCTION WITH SAND STUCCO FINISH, IMPACT WINDOWS & SMOOTH FINISH DRYWALL. GREAT FLOORPLAN WITH 5 BEDROOMS, ALL WITH EN-SUITE BATHS (ONE BEDROOM AND BATH DOWNSTAIRS) PLUS A GAME ROOM AND OFFICE DOWNSTAIRS AND A MEDIA ROOM UPSTAIRS. EXCEPTIONAL MASTER RETREAT WITH HIS AND HERS CLOSETS. SPACIOUS GOURMET KITCHEN WITH WOLF RANGE, SUB-ZERO REFRIGERATOR & WINE REFRIGERATOR. LARGE OUTDOOR COVERED LANAI WITH OUTDOOR KITCHEN INCLUDING GRILL & BEVERAGE CENTER OVERLOOKING SPACIOUS POOL WITH SPA AND LARGE YARD. THE HOME ALSO FEATURES A SPACIOUS 4 CAR GARAGE. CENTRAL SOUTH TAMPA LOCATION WITH QUICK ACCESS TO TIA, BEACHES, FANTASTIC SHOPPING AND RESTAURANTS! THIS HOME HAS IT ALL AND MORE! [FOR MORE INFORMATION CALL SCOTT WOLFE AT 813-601-5751](tel:813-601-5751)

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# Jeanne Wolfe's Market Update



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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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