



**Cristan & Jennifer
FADAL** Realtors®

Century 21 Fisher & Associates
215 E Davis Blvd
Tampa, FL 33606



Call today (813) 732-0840 or Visit us online at www.dwellintampa.com

PROPERTY SCORECARD

Davis Islands Active Properties

Under \$300K	\$301K - \$400K	\$401K - \$600K
9	11	12
\$601K - \$800K	\$801K - \$1M	\$1.1M - \$2M
10	5	14
Over \$2M		
14		

If you are interested in viewing the property details behind these numbers feel free to contact our office 813.732.0840. We would be happy to review the details and answer any questions.

Davis Islands Market Snapshot

MARKET PRICE TREND: **NEUTRAL**
MARKET ACTIVITY TREND: **UPTRENDING**

From our analysis we believe the Davis Islands market is in an Activity status of **UPTRENDING** and a Price Status of **NEUTRAL**. From a statistical standpoint we have seen the number of actual closings slightly decline over the last three months from the year's high watermark in May (7-May, 5-June, 3-July). However, the number of properties Pending have increased steadily (10 - July, 5 - June, 2 - May). Additionally, sales prices at their lowest are in the mid \$200's....(cont. on back)

Davis Islands Real Estate Activity— May 09, Jun 09, Jul 09

SOLD Properties

Address	Original List Price	Sold Price	Bd/Bth	Sq Ft	DOM
88 Chesapeake Ave	\$170,000	\$140,000	2/1	918	37
609 E Davis Blvd	\$250,000	\$235,000	3/2	1,537	9
520 Suwanee Cir	\$289,500	\$255,000	3/2	1,400	271
526 Suwanee Cir	\$289,000	\$235,000	2/1.5	1,194	204
691 Geneva Pl	\$349,000	\$292,500	3/2	1,572	149
584 Luzon Ave	\$340,000	\$340,000	3/2	1,865	N/A
432 Channel Dr	\$699,000	\$550,000	3/2	2,198	108
128 Adriatic Ave	\$849,900	\$580,000	4/3	3,073	345
565 Suwanee Cir	\$799,500	\$625,000	3/2	1,715	317
577 Riviera Dr	\$799,000	\$715,000	5/3	2,948	54
210 W Davis Blvd	\$799,000	\$745,000	4/3	3,079	198
111Bermuda Ave	\$975,000	\$850,000	5/3.5	3,300	144
198 Blanca Ave	\$1,300,000	\$1,025,000	4/3	2,536	N/A
549 Suwanee Cir	\$2,600,000	\$1,267,000	5/5.5	4,960	379
310 Blanca Ln	\$5,750,000	\$3,700,000	4/4.5	7,467	386

PENDING Properties

Address	Current Price	Bd/Bth	Sq Ft	DOM
108 Chesapeake Ave**	\$234,000	2/1	1,172	10
208 Danube #101	\$234,900	2/2	787	371
722 S Davis Blvd	\$259,000	3/2	1,490	18
409 Erie Ave	\$299,000	3/2	1,414	0
141 Chippewa Ave**	\$299,900	2/2	1,581	238
122 Bosphorous Ave**	\$299,900	3/2	1,756	55
468 Bosphorous Ave	\$545,000	2/3	2,248	24
474 Lucerne Ave	\$1,200,000	4/3	3,358	141
560 Severn Ave	\$1,350,000	4/4.5	3,300	16
332 Blanca Ave	\$6,200,000	5/7.5	9,066	288

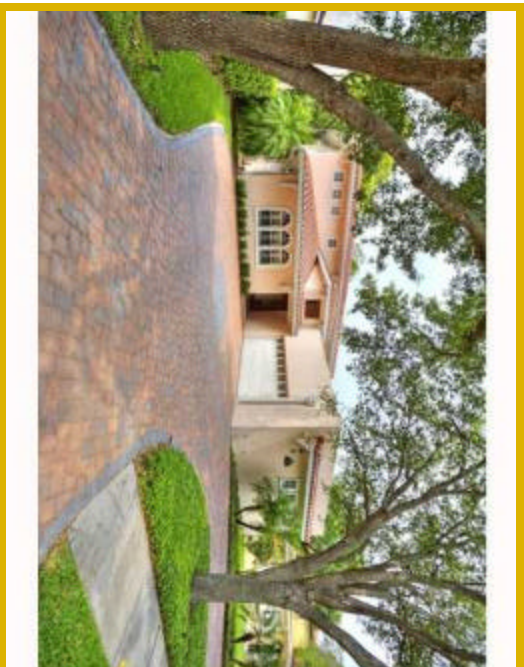
**Short Sale, DOM-(Days on Market) Information generated from the Multiple Listing Service as of July 31, 2009.

Century 21
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Property Spotlight
Current Listing



460 Lucerne Ave

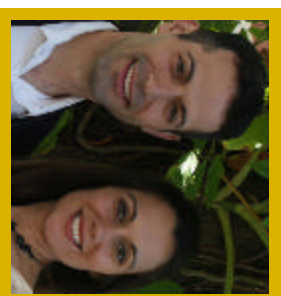
Waterfront, 4/5.5, 3,737 sq ft

Market Snapshot (cont.)

with the average sales price being in the mid to upper \$500's. While we do not expect home sale prices to increase dramatically anytime soon we believe that an increase in sales and pending sale properties will continue to occur over the next two quarters.

On a national front the most recent Existing Home Sale numbers have shown a steady increase, this has been primarily in the lower end market, particularly those home eligible for FHA financing and the \$8,000 first time home buyer credit.

- **Cristan & Jennifer**



Cristan & Jennifer Fadal
Proud Davis Islands Residents

813.732.0840
dwellintampa.com

As residents of Davis Islands, business owners and active community members we are here to serve all your real estate needs. Contact us today whether buying or selling your home.

Visit our New and Improved Website at

www.DwellinTampa.com

- Real-Time Market updates on both Davis Islands and South Tampa
- Search all properties for sale in Tampa
- An active source for all things Tampa.



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