



# Real-Time Real Estate Review for: *Historic Kenwood*



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Certified Home Marketing Specialist

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HomeServices



## Real Estate Review

Hello,

My name is Ryan Thompson, and I'm a Realtor and the Assistant Regional Market President for Berkshire Hathaway Florida Properties Group. **Historic Kenwood** is by far one of my favorite neighborhoods in St. Pete! I have lived in the neighborhood, and I love everything about it, from the community feel and festivities, the variety of bungalow architecture, the history, the pride of ownership, Seminole Park, and the overall charm of one of the most desirable Historic neighborhoods in the city!

As a real estate professional, I like to be a resource of knowledge and information, whether or not you are actively buying or selling a home. With that said, I am providing homeowners with real-time market data so you can see what is happening in your micro market. And in case you don't know, a micro-market is just a local market that is more specific and defined around your home; (ie your neighborhood, subdivision, and/or similar neighborhoods). All data and information is specific to YOUR micro-market, and is from the previous 6 months (usually). All of these aspects of the market show market trends, and are indicators of the strength of the market.

If you have any questions, please do not hesitate to reach out!

### What is Included

- Average Days on the Market
- Average Sales Price
- Sales Volume
- Current 'Months of Inventory'
- Active (unsold) Listings
- Sold Listings

## Your Micro-Market Summary

**Current Summative Data: Historic Kenwood**

Market Statistics for the month of: April

Avg Days on the Market: 12

Avg Sales Price: \$346,380

Sales Volume: \$1,731,900

Months of Inventory: 5



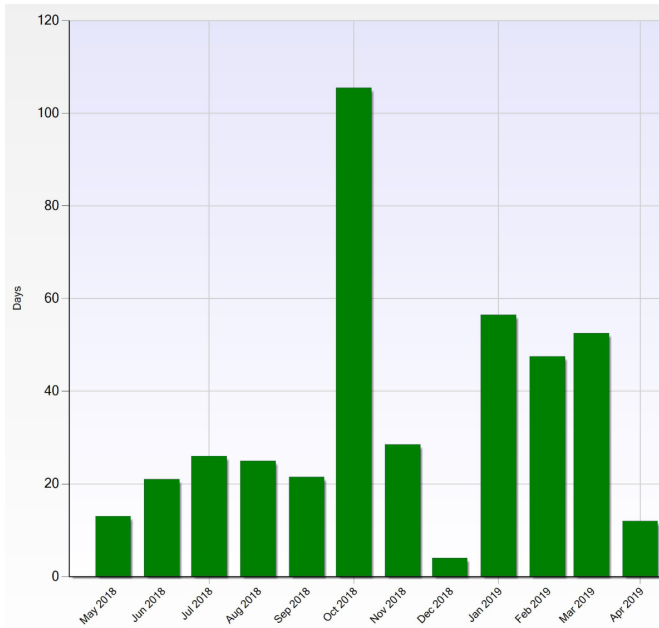
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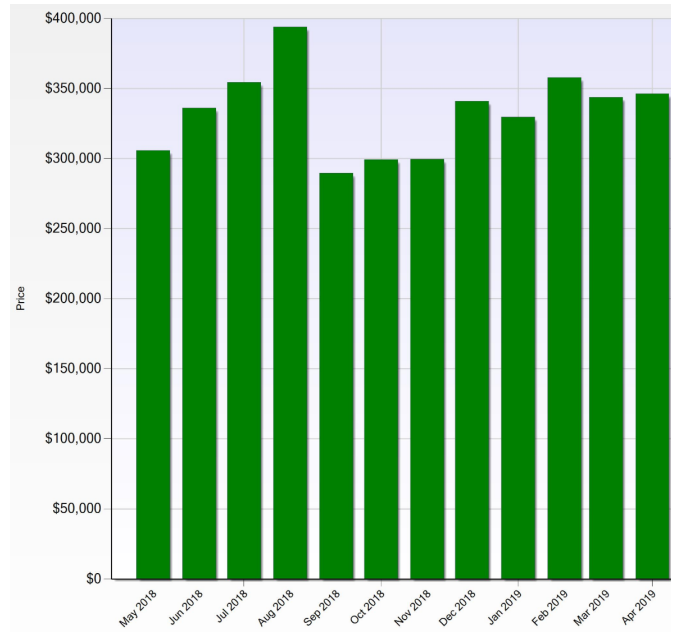
## Market Indicators

All of the following aspects of the market show market trends, and are indicators of the strength of the market.

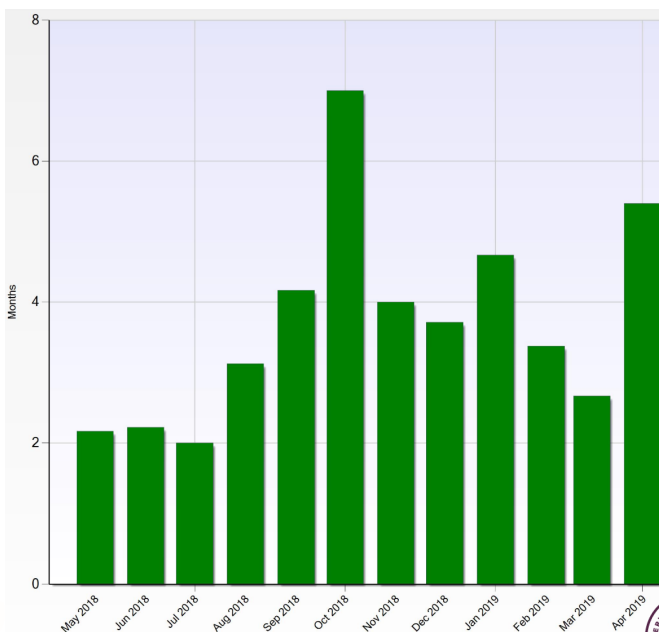
### Avg Days On the Market



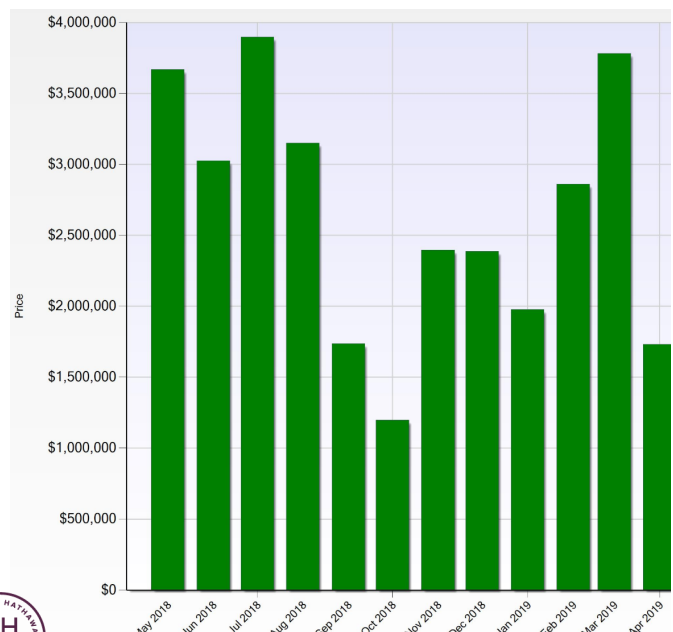
### Avg Sales Price



### Months of Inventory



### Sales Volume



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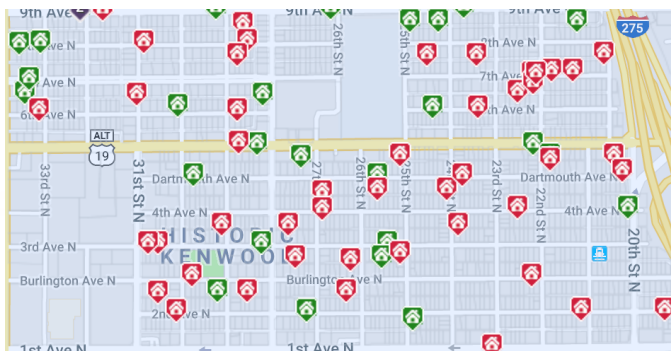


## Homes For Sale

Address	Htd Sq. Ft.	Current Price
2411 8TH AVE N	838	\$179,000
2535 BURLINGTON AVE N	971	\$219,950
600 28TH ST N	1,116	\$229,900
454 22ND ST N	1,256	\$245,000
111 25TH ST N	540	\$249,000
2145 8TH AVE N	1,084	\$249,800
447 22ND ST N	1,152	\$250,000
2342 9TH AVE N	1,224	\$255,000
2820 5TH AVE N	1,388	\$270,000
3336 8TH AVE N	1,206	\$288,900
2455 8TH AVE N	1,678	\$295,000
3320 7TH AVE N	1,438	\$320,000
2000 4TH AVE N	1,103	\$327,500
3327 6TH AVE N	1,416	\$334,900
2719 DARTMOUTH AVE N	986	\$339,500
2540 DARTMOUTH AVE N	1,461	\$349,000
2710 2ND AVE N	1,218	\$368,000
2911 2ND AVE N	1,848	\$399,900
3300 8TH AVE N	1,469	\$400,000
2528 3RD AVE N	1,821	\$419,000
2814 3RD AVE N	1,299	\$429,000
325 23RD ST N	1,868	\$453,000
2600 9TH AVE N	3,302	\$469,900
2954 DARTMOUTH AVE N	2,344	\$540,000
3000 6TH AVE N	2,577	\$559,900
2900 9TH AVE N	3,049	\$600,000
2430 6TH AVE N	3,002	\$669,500
2301 DARTMOUTH AVE N	2,490	\$734,900

If you would like 2-3 instant valuations of your home, and to view potential buyers, go to

[valuationsbyryan.com](http://valuationsbyryan.com)



## Sold Homes

Address	Htd Sq. Ft.	Price
3140 9TH AVE N	972	\$145,000
244 25TH ST N	1,232	\$170,000
2330 6TH AVE N	932	\$195,000
2737 3RD AVE N	1,128	\$237,000
2545 4TH AVE N	968	\$238,500
2359 3RD AVE N	1,224	\$242,500
3054 8TH AVE N	1,118	\$250,000
410 24TH ST N	928	\$250,000
3300 6TH AVE N	916	\$250,000
830 32ND ST N	1,431	\$255,000
2210 7TH AVE N	1,542	\$255,000
2848 5TH AVE N	1,064	\$260,000
2837 8TH AVE N	1,434	\$265,000
2727 BURLINGTON AVE N	1,390	\$265,000
2180 7TH AVE N	997	\$270,000
2325 7TH AVE N	1,093	\$273,000
2200 7TH AVE N	2,449	\$280,000
2105 7TH AVE N	1,554	\$281,500
433 22ND ST N	1,032	\$285,000
2828 8TH AVE N	1,119	\$289,000
2844 6TH AVE N	1,115	\$295,000
2348 DARTMOUTH AVE N	2,141	\$302,500
1914 2ND AVE N	1,183	\$310,000
2661 4TH AVE N	1,167	\$322,500
2232 4TH AVE N	1,014	\$326,500
3000 2ND AVE N	970	\$330,000
2025 DARTMOUTH AVE N	1,619	\$340,000
3039 2ND AVE N	1,188	\$349,500
2431 7TH AVE N	1,070	\$350,000
2010 DARTMOUTH AVE N	1,592	\$366,200
2152 7TH AVE N	1,484	\$378,000
2950 BURLINGTON AVE N	1,368	\$380,000
2662 4TH AVE N	1,400	\$382,500
2845 7TH AVE N	1,438	\$384,900
2501 DARTMOUTH AVE N	1,444	\$390,000
600 31ST ST N	1,488	\$415,000
3050 3RD AVE N	1,782	\$415,000
2835 2ND AVE N	1,364	\$425,000
3036 3RD AVE N	1,606	\$450,000
600 22ND ST N	3,045	\$490,000
2243 6TH AVE N	1,944	\$499,900
2621 2ND AVE N	2,044	\$500,000
2901 3RD AVE N	1,675	\$525,000
2611 BURLINGTON AVE N	2,116	\$565,000
2210 BURLINGTON AVE N	2,344	\$596,000
2100 2ND AVE N	3,113	\$640,000



If your house is currently listed for sale with a broker, this is not a solicitation for business.  
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