

THE Real Estate Report

Prepared exclusively for the Broadwater/Maximo neighborhood by Sharon Simms, CIPS, CRS

Spring 2005

Dredging is coming!

The latest news from the city is that the dredging of the west entrance to the canal between 46th Ave S and 48th Ave S is scheduled to begin as soon as the dredging is finished on Coquina Key. The city isn't committing to any dates, but says that the work will be finished this year.

Trend Watching

Open plans are still popular, and many people buying Broadwater homes are tearing down walls to achieve wide open spaces, sometimes with nooks. It's not all about size, it's how you use the space that matters. If you're now empty-nesters, you might want to read "The House To Ourselves" by Todd Lawson and Tom Connor. If you're tearing down walls and putting in new doors, you may want to also consider making them wider to accommodate a wheelchair if it's ever needed.

Pavers are popular for driveways, walkways and also for pool decks. They are attractive, and allow for expansion and contraction, so they eliminate the cracks so often seen in concrete.

An increasing number of people are choosing **bamboo** for their floors rather than other more common woods. It's attractive and also is a renewable natural resource. You can have them installed flat or on edge.

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What's a "Condo-hotel?"

Condo-hotels are a new trend in our beach communities. More and more mom-and-pop hotels and tourist attractions are selling in the face of rising taxes and property values. Many of these parcels become luxury townhomes or condos, often starting at \$1,000,000. Others are becoming condo-hotels - buildings operated as hotels but with the units owned as in condos. Some are conversions of existing properties, such as the project at The TradeWinds Resort on St Pete Beach. Others are brand new, such as South Beach on Treasure Island. The concept goes back

several years in this area, but only now are we seeing many under construction simultaneously. The tourism industry is concerned about the changing ambiance. Many municipalities are changing their zoning to encourage condo-hotels by allowing higher density than condominiums, along with restrictions of owner occupancy (60-90 days a year) and size (less than 1,000 or 850 square feet). 



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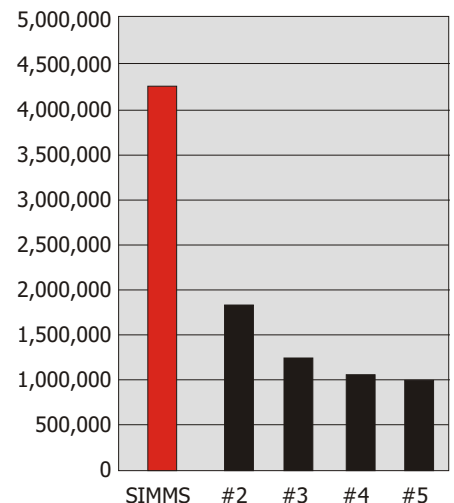


New Web Site for Broadwater Prospects!

The Internet has a new address to get information about Broadwater - www.BroadwaterStPete.com. Designed to feature the many reasons that Broadwater is an ideal place to live, the site allows visitors to take a tour, learn its history, even visit the Official Homeowner's Association website. We think this will be a great resource for people considering Broadwater among thier choices when looking for waterfront homes in the Tampa Bay Area.

So check out the site and think about when you bought your home in Broadwater. Was there anything that you wanted to know about the neighborhood? We'd love to hear your feedback. 

2004 Sales - Broadwater/Maximo Waterfront Properties



Sharon Simms is the #1 Agent for the 13th year!

Statistically Speaking

These figures show the current market and the recent Broadwater sales history. Prices vary by size, condition and location, so the \$/square feet has a tremendous range and is "nice to know" rather than a useful criteria.

	Waterfront					Non-Waterfront				
	#	\$ Low	\$ High	Average	\$/SF	#	\$ Low	\$ High	Average	\$/SF
Avail 2/14/05	2	629,900	639,900	634,900	225-352	2	339,900	339,900	339,900	158-181
Pndg 2/14/05	2	528,000	600,000	564,000	303-326	0	N/A	N/A	N/A	N/A
Sold YTD	2	580,000	594,000	587,000	263-306	2	190,000	337,500	337,500	94-130
Sold 2004	22	399,000	850,000	569,427	168-346	10	215,000	499,500	283,740	85-158

Many people ask me about market activity in neighboring communities as well. Here is a look at what's happening on the waterfront¹ in some other popular areas:

Waterfront	Active as of 2/14/05			Sold YTD 2005		Sold 2004			
	#	\$ Low	\$ High	#	\$ Low	\$ High	#	\$ Low	\$ High
NEIGHBORHOOD									
Broadwater	2	629,900	639,900	2	580,000	594,000	22	399,000	850,000
Bayway Isles	5	895,000	4,950,000	1	1,180,000	1,180,000	16	630,000	2,975,000
Pasadena Yacht/Country Club	10	849,900	2,900,000	0	N/A	N/A	8	595,000	1,725,000
Snell Isle/Coffee Pot/Old NE	14	694,500	6,500,000	3	700,000	2,925,000	23	404,307	3,500,000
St. Pete Beach/Pass-a-Grille	28	595,000	2,895,000	5	454,500	1,200,000	60	377,000	1,300,000
Tierra Verde	9	899,000	9,990,000	2	800,000	1,950,000	26	565,000	2,050,000
Treasure Island	26	497,500	2,350,000	2	560,000	600,000	49	359,000	1,875,000
Venetian Isles	6	719,000	1,650,000	0	N/A	N/A	29	385,000	1,790,000
Yacht Club Estates	4	624,990	1,279,900	3	610,000	725,000	22	459,000	1,500,000

¹This includes only "navigable water to the Gulf" properties - not lakes, ponds, etc.

Community Involvement

The Simms Team will again be a sponsor of the **Women's Symposium**, put on by the Women's Council of the St. Petersburg Area Chamber of Commerce. Tami is co-chairing the event this year, which will feature **Shelley Broader**, President & C.O.O. of SweetBay Supermarket and Kash 'n Karry. The event, which will also include the presentation of the annual Women of Distinction Awards, will be held at the Vinoy on March 24. Tickets are \$38.00. For more information, contact the Chamber at (727) 821-4069.

Sharon was invited to join the Board of Directors of the **Welcome to Tampa Bay International Club**. This club is affiliated with other clubs around the world, and focuses on friendship with and understanding many other cultures. If you'd like to find out more about WTBI, contact Sharon.

Tami has been appointed the national Issues Management committee chair for **Business and Professional Women/USA** for their 2005-06 year. 🏠

Team Travels!

Sharon and Tami made a whirlwind trip to northern California between Christmas and New Year's to see Rusty and Patricia get married at a bed & breakfast inn on a hillside overlooking the Pacific Ocean.

Sharon attended the **CyberStars Summit** in Phoenix, AZ, in January, where top agents from around the country who utilize technology to enhance their real estate business shared ideas and market trends.

Sharon, Tami and Amy participated in a day-long MLS (Multiple Listing System) certification course that is the first step in an effort to require standards of practice in the industry as it relates to marketing real estate through the MLS.

Tami enjoyed some snow in Washington, D.C., the first week of February, where she attended the **Business and Professional Women/USA Policy & Action Conference** and Interim Board of Directors Meeting. As State President for Business and Professional Women/Florida, Tami serves as a voting member of the national board. At the conference it was announced that Tami has been appointed to a BPW/USA national committee chairmanship for 2005-06!

In just a few weeks, Sharon and Tami will attend the national **RE/MAX Convention** in Orlando, preceded by several days of intense brainstorming with the **Top Ten** group. Look for a report in the next issue!

Sharon Simms,
Team Leader

Tami Simms-Powel,
Director of Marketing
& Concierge Services

Amy Grashel,
Director of Information
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Rusty Johnson,
Virtual Network Consultant

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Tami Sharon

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