

Elliman Report

Q1-2021 South And Greater
Downtown Tampa, FL Sales

South Tampa Single Family

Dashboard

YEAR-OVER-YEAR

+ 27.1%
Prices Median Sales Price

+ 22.0%
Sales Closed Sales

- 52.0%
Inventory Total Inventory

- 22 days
Marketing Time
Days on Market

South Tampa Condo

Dashboard

YEAR-OVER-YEAR

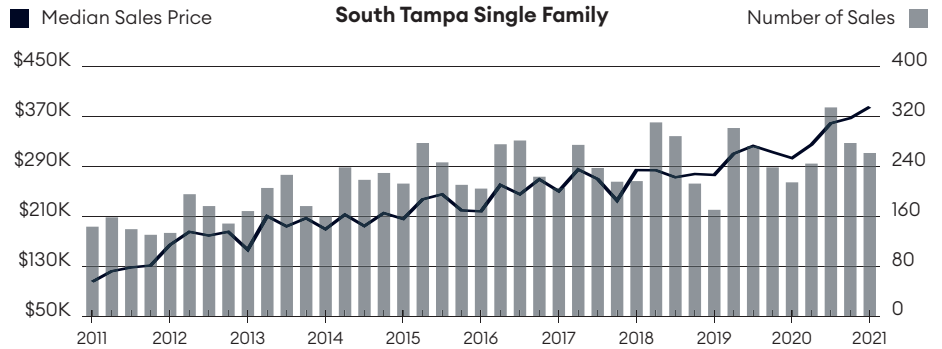
- 4.9%
Prices Median Sales Price

+ 108.0%
Sales Closed Sales

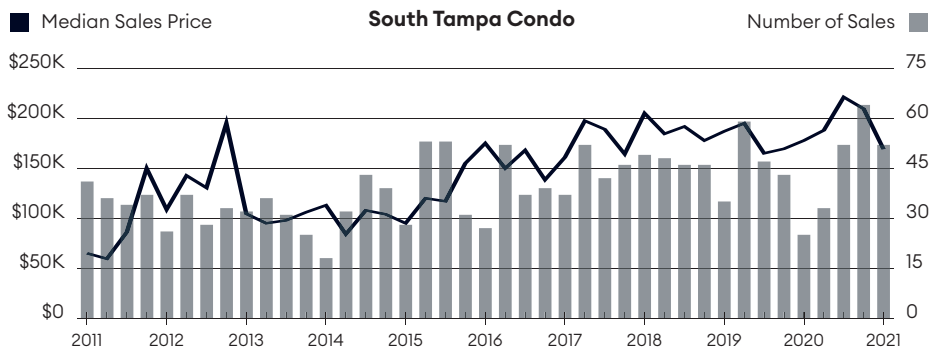
- 50.6%
Inventory Total Inventory

- 50 days
Marketing Time
Days on Market

- Single family sales surged annually for the third consecutive quarter as price trend indicators set records
- Condo sales more than doubled while listing inventory fell by half from the prior-year quarter
- Listing inventory and months of supply for both property types fell to their lowest levels in nearly three years



South Tampa Single Family Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$487,772	10.9%	\$440,021	28.4%	\$379,811
Average Price Per Sq Ft	\$254	8.5%	\$234	20.4%	\$211
Median Sales Price	\$385,000	4.9%	\$367,000	27.1%	\$303,000
Number of Sales (Closed)	261	-5.8%	277	22.0%	214
Days on Market (From Last List Date)	35	-12.5%	40	-38.6%	57
Listing Discount (From Last List Price)	2.1%		1.5%		2.2%
Listing Inventory	71	-35.5%	110	-52.0%	148
Months of Supply	0.8	-33.3%	1.2	-61.9%	2.1
Average Square Feet	1,924	2.4%	1,879	6.9%	1,799

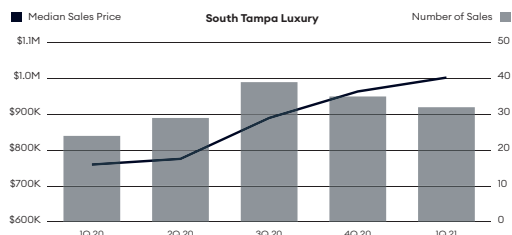


South Tampa Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$298,056	-18.0%	\$363,555	-5.6%	\$315,619
Average Price Per Sq Ft	\$259	-9.1%	\$285	12.1%	\$231
Median Sales Price	\$169,000	-19.3%	\$209,500	-4.9%	\$177,777
Number of Sales (Closed)	52	-18.8%	64	108.0%	25
Days on Market (From Last List Date)	31	-31.1%	45	-61.7%	81
Listing Discount (From Last List Price)	4.2%		8.5%		4.6%
Listing Inventory	40	-24.5%	53	-50.6%	81
Months of Supply	2.3	-8.0%	2.5	-76.3%	9.7
Average Square Feet	1,152	-9.9%	1,278	-15.8%	1,368



Prepared by Miller Samuel Real Estate Appraisers & Consultants

South Tampa Luxury SF & Condo



Greater Downtown Tampa Dashboards (Year-Over-Year)

Downtown Condo

- 21.6%
Prices Median Sales Price

+ 22.2%
Sales Closed Sales

Hyde Park SF & Condo

+ 34.7%
Prices Median Sales Price

= 0.0%
Sales Closed Sales

Davis Island SF & Condo

+ 14.2%
Prices Median Sales Price

+ 64.7%
Sales Closed Sales

Harbour Island SF & Condo

+ 12.2%
Prices Median Sales Price

+ 71.0%
Sales Closed Sales

- Hyde Park, Davis Island, and Harbour Island price trend indicators rose sharply from year-ago levels
- Downtown condo sales pressed higher as price trend indicators declined year over year
- Sales for the region surged year over year for the third consecutive quarter
- Listing inventory and months of supply for the region fell to their lowest level in nearly three years

Luxury SF & Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$1,302,337	16.2%	\$1,121,150	43.7%	\$906,059
Average Price per Sq Ft	\$368	1.1%	\$364	35.3%	\$272
Median Sales Price	\$1,002,690	4.0%	\$963,976	31.9%	\$760,000
Number of Sales (Closed)	32	-8.6%	35	33.3%	24
Days on Market (From Last List Date)	58	23.4%	47	-57.7%	137
Listing Discount (From Last List Price)	5.4%		7.0%		3.9%
Listing Inventory	27	-12.9%	31	-51.8%	56
Months of Supply	2.5	-7.4%	2.7	-64.3%	7.0
Luxury Threshold	\$815,000	7.2%	\$760,000	35.8%	\$600,000
Average Square Feet	3,542	15.0%	3,079	6.3%	3,332

Downtown Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$408,836	9.5%	\$373,292	-12.4%	\$466,756
Average Price per Sq Ft	\$421	0.2%	\$420	-7.5%	\$455
Median Sales Price	\$323,350	-11.7%	\$366,000	-21.6%	\$412,500
Number of Sales (Closed)	22	83.3%	12	22.2%	18
Days on Market (From Last List Date)	74	4.2%	71	34.5%	55
Listing Discount (From Last List Price)	4.6%		3.1%		2.2%
Listing Inventory	8	-60.0%	20	166.7%	3
Months of Supply	1.1	-78.0%	5.0	120.0%	0.5
Average Square Feet	972	9.3%	889	-5.4%	1,027

Hyde Park SF & Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$797,661	9.1%	\$730,960	9.4%	\$729,006
Average Price per Sq Ft	\$441	6.3%	\$415	23.2%	\$358
Median Sales Price	\$582,500	26.6%	\$460,000	34.7%	\$432,500
Number of Sales (Closed)	32	-25.6%	43	0.0%	32
Days on Market (From Last List Date)	40	33.3%	30	-27.3%	55
Listing Discount (From Last List Price)	3.2%		2.3%		3.3%
Listing Inventory	22	-42.1%	38	-15.4%	26
Months of Supply	2.1	-22.2%	2.7	-12.5%	2.4
Average Square Feet	1,810	2.9%	1,759	-11.1%	2,036

Davis Island SF & Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$1,394,892	-3.1%	\$1,440,092	9.5%	\$1,274,165
Average Price per Sq Ft	\$491	11.6%	\$440	8.9%	\$451
Median Sales Price	\$902,500	-18.3%	\$1,104,950	14.2%	\$790,000
Number of Sales (Closed)	28	40.0%	20	64.7%	17
Days on Market (From Last List Date)	86	95.5%	44	-25.2%	115
Listing Discount (From Last List Price)	4.9%		1.1%		3.1%
Listing Inventory	14	-50.0%	28	-64.1%	39
Months of Supply	1.2	-62.5%	3.2	-79.3%	5.8
Average Square Feet	2,842	-13.2%	3,275	0.6%	2,824

Harbour Island SF & Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$673,077	31.1%	\$513,237	22.5%	\$549,416
Average Price per Sq Ft	\$378	7.7%	\$351	16.3%	\$325
Median Sales Price	\$460,000	23.7%	\$372,000	12.2%	\$410,000
Number of Sales (Closed)	53	23.3%	43	71.0%	31
Days on Market (From Last List Date)	46	17.9%	39	-14.8%	54
Listing Discount (From Last List Price)	1.5%		2.4%		2.7%
Listing Inventory	16	-61.0%	41	-5.9%	17
Months of Supply	0.9	-69.0%	2.9	-43.8%	1.6
Average Square Feet	1,781	22.0%	1,460	5.4%	1,690

Questions or comments? Email report author Jonathan Miller at jmiller@millersamuel.com
Methodology: millersamuel.com/research-reports/methodology

Douglas Elliman Real Estate
270 South Ocean Blvd, Manalapan, FL 33462
561.533.5888 • elliman.com

Miller Samuel Real Estate Appraisers & Consultants
21 West 38th Street, New York, NY 10018
212.768.8100 • millersamuel.com

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