

Elliman Report

Q3-2021

**South And Greater
Downtown Tampa, FL Sales**

South Tampa Single Family

Dashboard

YEAR-OVER-YEAR

- + 14.4%**
Prices Median Sales Price
- 9.6%**
Sales Closed Sales
- 29.9%**
Inventory Total Inventory
- 20 days**
Marketing Time Days on Market

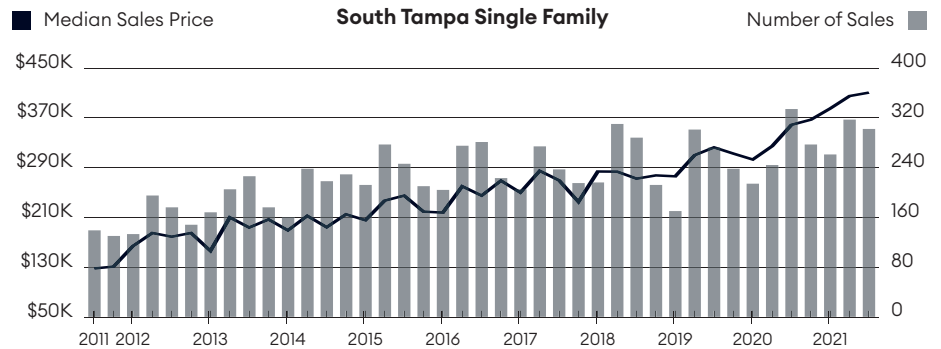
South Tampa Condo

Dashboard

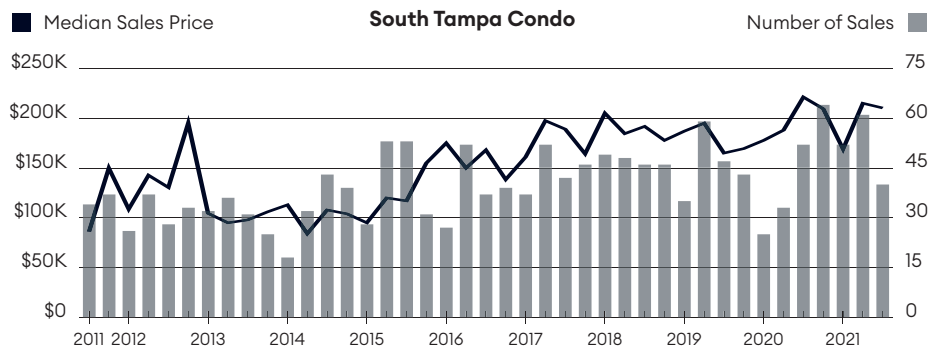
YEAR-OVER-YEAR

- 5.0%**
Prices Median Sales Price
- 23.1%**
Sales Closed Sales
- 54.4%**
Inventory Total Inventory
- 36 days**
Marketing Time Days on Market

- Single family price trend indicators rose to records as listing inventory fell annually every quarter for the past two years
- Condo sales fell annually, constrained by more than two years of annual listing inventory declines each quarter
- Luxury median sales price increased sharply year over year for the past five quarters



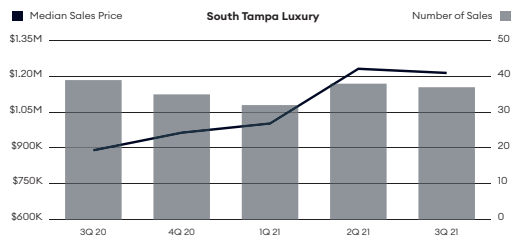
South Tampa Single Family Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$520,153	0.3%	\$518,663	18.1%	\$440,254
Average Price Per Sq Ft	\$282	6.8%	\$264	25.9%	\$224
Median Sales Price	\$410,500	1.4%	\$405,000	14.4%	\$358,750
Number of Sales (Closed)	302	-4.7%	317	-9.6%	334
Days on Market (From Last List Date)	18	-21.7%	23	-52.6%	38
Listing Discount (From Last List Price)	0.0%		0.7%		1.7%
Listing Inventory	89	7.2%	83	-29.9%	127
Months of Supply	0.9	12.5%	0.8	-18.2%	1.1
Average Square Feet	1,847	-6.0%	1,965	-5.9%	1,962



South Tampa Condo Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$296,288	-13.0%	\$340,642	-7.0%	\$318,585
Average Price Per Sq Ft	\$254	-5.9%	\$270	8.1%	\$235
Median Sales Price	\$210,250	-2.2%	\$215,000	-5.0%	\$221,200
Number of Sales (Closed)	40	-34.4%	61	-23.1%	52
Days on Market (From Last List Date)	12	20.0%	10	-75.0%	48
Listing Discount (From Last List Price)	-0.8%		0.1%		3.5%
Listing Inventory	31	29.2%	24	-54.4%	68
Months of Supply	2.3	91.7%	1.2	-41.0%	3.9
Average Square Feet	1,166	-7.5%	1,260	-13.9%	1,354



South Tampa Luxury SF & Condo



Greater Downtown Tampa Dashboards (Year-Over-Year)

Downtown Condo

+ 17.1%
Prices Median Sales Price

+ 33.3%
Sales Closed Sales

Hyde Park SF & Condo

+ 23.7%
Prices Median Sales Price

- 23.4%
Sales Closed Sales

Davis Island SF & Condo

+ 82.3%
Prices Median Sales Price

- 35.1%
Sales Closed Sales

Harbour Island SF & Condo

+ 10.8%
Prices Median Sales Price

+ 6.1%
Sales Closed Sales

- Marketing times across the region continued to compress year over year
- Overall price trend indicators for the region continued to rise sharply from year-ago levels
- Hyde Park, Davis Island and Harbour Island** continued to show significant annual price gains
- Downtown** condo sales showed significant annual gains as listing inventory fell for the first time in more than a year

Luxury SF & Condo Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$1,312,999	-7.6%	\$1,421,739	15.0%	\$1,141,759
Average Price per Sq Ft	\$389	3.7%	\$375	23.1%	\$316
Median Sales Price	\$1,215,000	-1.4%	\$1,232,500	36.5%	\$890,000
Number of Sales (Closed)	37	-2.6%	38	-5.1%	39
Days on Market (From Last List Date)	28	-41.7%	48	-50.0%	56
Listing Discount (From Last List Price)	0.1%		2.0%		3.7%
Listing Inventory	20	25.0%	16	-64.3%	56
Months of Supply	1.6	23.1%	1.3	-62.8%	4.3
Luxury Threshold	\$875,000	-5.4%	\$925,000	16.7%	\$750,000
Average Square Feet	3,374	-11.0%	3,791	-6.7%	3,618

Downtown Condo Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$549,630	26.4%	\$434,802	17.7%	\$466,927
Average Price per Sq Ft	\$470	10.1%	\$427	4.2%	\$451
Median Sales Price	\$462,450	17.6%	\$393,250	17.1%	\$395,000
Number of Sales (Closed)	20	-9.1%	22	33.3%	15
Days on Market (From Last List Date)	24	-22.6%	31	-35.1%	37
Listing Discount (From Last List Price)	2.2%		0.2%		2.7%
Listing Inventory	12	-14.3%	14	-40.0%	20
Months of Supply	1.8	-5.3%	1.9	-55.0%	4.0
Average Square Feet	1,170	14.9%	1,018	13.0%	1,035

Hyde Park SF & Condo Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$699,275	-9.7%	\$774,082	19.4%	\$585,692
Average Price per Sq Ft	\$449	5.6%	\$425	30.1%	\$345
Median Sales Price	\$532,000	-0.7%	\$535,500	23.7%	\$430,000
Number of Sales (Closed)	36	5.9%	34	-23.4%	47
Days on Market (From Last List Date)	15	-28.6%	21	-42.3%	26
Listing Discount (From Last List Price)	0.8%		1.6%		2.9%
Listing Inventory	23	15.0%	20	-28.1%	32
Months of Supply	1.9	5.6%	1.8	-5.0%	2.0
Average Square Feet	1,559	-14.5%	1,823	-8.2%	1,698

Davis Island SF & Condo Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$2,706,208	10.5%	\$2,448,684	92.9%	\$1,402,903
Average Price per Sq Ft	\$743	14.8%	\$647	61.5%	\$460
Median Sales Price	\$1,440,000	5.7%	\$1,362,500	82.3%	\$790,000
Number of Sales (Closed)	24	-36.8%	38	-35.1%	37
Days on Market (From Last List Date)	35	25.0%	28	-43.5%	62
Listing Discount (From Last List Price)	0.6%		7.4%		2.5%
Listing Inventory	18	50.0%	12	-41.9%	31
Months of Supply	2.2	144.4%	0.9	4.8%	2.1
Average Square Feet	3,640	-3.8%	3,785	19.3%	3,050

Harbour Island SF & Condo Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$632,511	11.3%	\$568,508	28.9%	\$490,755
Average Price per Sq Ft	\$407	8.0%	\$377	28.0%	\$318
Median Sales Price	\$460,000	9.8%	\$419,000	10.8%	\$415,000
Number of Sales (Closed)	35	-22.2%	45	6.1%	33
Days on Market (From Last List Date)	25	25.0%	20	-56.1%	57
Listing Discount (From Last List Price)	0.5%		0.1%		2.3%
Listing Inventory	11	-31.3%	16	-72.5%	40
Months of Supply	0.9	-18.2%	1.1	-75.0%	3.6
Average Square Feet	1,556	3.2%	1,508	0.8%	1,543

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

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