

# ELLI MAN

## REPORT

# Q3 2019

## SOUTH AND GREATER DOWNTOWN TAMPA SALES

Quarterly Survey of South and Greater Downtown Tampa Residential Sales

### SOUTH TAMPA DASHBOARD

year-over-year

#### SINGLE FAMILY

##### PRICES

Median Sales Price

18.5%

##### SALES

Closed Sales

5.6%

##### INVENTORY

Total Inventory

13.5%

##### MARKETING TIME

Days on Market

2 days

#### CONDO

##### PRICES

Median Sales Price

14.0%

##### SALES

Closed Sales

2.2%

##### INVENTORY

Total Inventory

14.9%

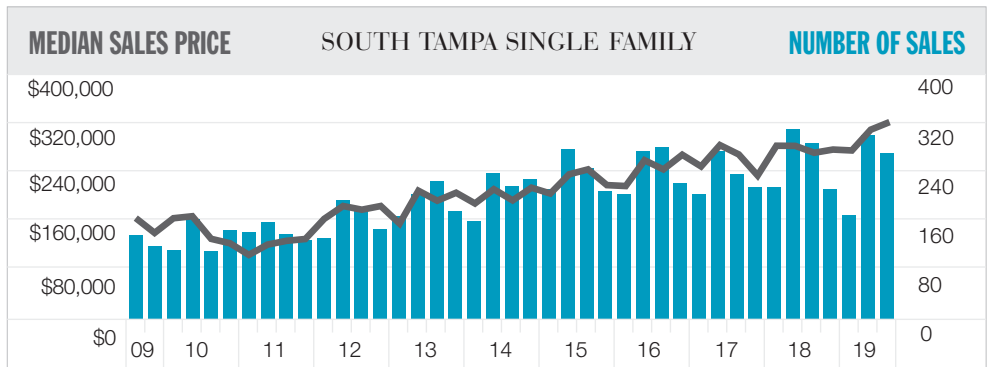
##### MARKETING TIME

Days on Market

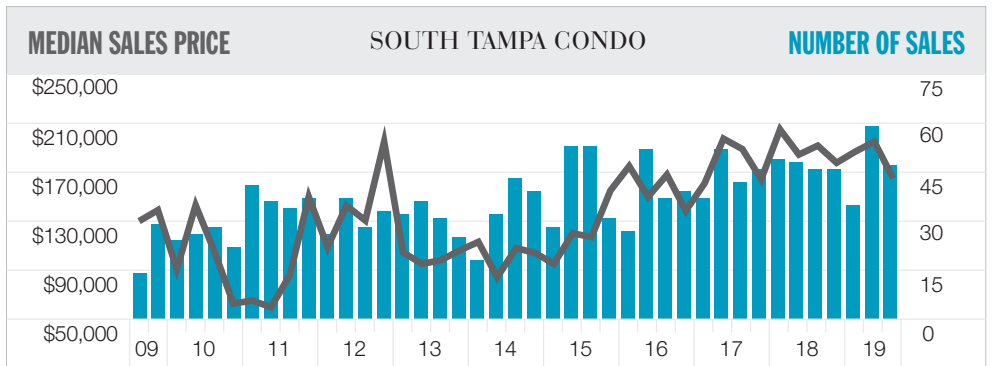
8 days

- The decline in single family listing inventory restrained sales activity as negotiability declined
- The decline in condo average sales size skewed most price trend indicators lower yet marketing time and negotiability tightened
- The luxury segment, representing the top 10% of all sales saw declining price trend indicators with expanded marketing time

South Tampa Market Matrix (SF)	Q3-2019	%Δ (QTR)	Q2-2019	%Δ (YR)	Q3-2018
Average Sales Price	\$387,263	-3.9%	\$402,935	4.7%	\$370,048
Average Price Per Sq Ft	\$209	-3.7%	\$217	1.5%	\$206
Median Sales Price	\$322,500	4.0%	\$310,000	18.5%	\$272,250
Number of Sales (Closed)	272	-9.6%	301	-5.6%	288
Days on Market (From Last List Date)	54	3.8%	52	3.8%	52
Listing Discount (From Last List Price)	2.0%		2.1%		2.3%
Listing Inventory	186	-4.6%	195	-13.5%	215
Months of Supply	2.1	10.5%	1.9	-4.5%	2.2
Average Square Feet (Closed)	1,853	-0.3%	1,859	3.0%	1,799

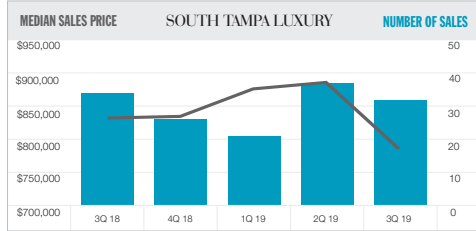


South Tampa Market Matrix (Condo)	Q3-2019	%Δ (QTR)	Q2-2019	%Δ (YR)	Q3-2018
Average Sales Price	\$285,046	4.5%	\$272,725	-2.4%	\$292,123
Average Price Per Sq Ft	\$227	5.6%	\$215	6.1%	\$214
Median Sales Price	\$165,000	-15.4%	\$195,000	-14.0%	\$191,776
Number of Sales (Closed)	47	-20.3%	59	2.2%	46
Days on Market (From Last List Date)	43	-29.5%	61	-15.7%	51
Listing Discount (From Last List Price)	3.0%		4.2%		3.8%
Listing Inventory	74	-5.1%	78	-14.9%	87
Months of Supply	4.7	17.5%	4.0	-17.5%	5.7
Average Square Feet (Closed)	1,256	-0.9%	1,267	-8.1%	1,366



The Douglas Elliman Report series is recognized as the industry standard for providing the state of the residential real estate market. The report includes an extensive suite of tools to help readers objectively identify and measure market trends, provide historical context to current information and provide comprehensive analysis of the results.

## SOUTH TAMPA LUXURY SF & CONDO



## GREATER TAMPA DASHBOARD

year-over-year

### DOWNTOWN CONDO

#### PRICES

Median Sales Price

**20.8%**

#### SALES

Closed Sales

**18.2%**

### HYDE PARK SF & CONDO

#### PRICES

Median Sales Price

**21.1%**

#### SALES

Closed Sales

**18.2%**

### DAVIS ISLAND SF & CONDO

#### PRICES

Median Sales Price

**27.6%**

#### SALES

Closed Sales

**15.2%**

### HARBOUR ISLAND SF & CONDO

#### PRICES

Median Sales Price

**14.5%**

#### SALES

Closed Sales

**12.9%**

- Downtown condo price trend skewed by surge in average square feet
- Hyde Park sales declined as priced trend indicators showed mixed results
- Davis Island price trend indicators surged as sales decreased
- Harbour Island price trend indicators declined from sharp drop in sales size

Luxury Market Matrix (SF+Condo)	Q3-2019	%Δ (QTR)	Q2-2019	%Δ (YR)	Q3-2018
Average Sales Price	\$969,954	-10.9%	\$1,088,489	-4.3%	\$1,013,283
Average Price Per Sq Ft	\$295	-5.4%	\$312	-6.3%	\$315
Median Sales Price	\$787,450	-11.5%	\$890,000	-5.7%	\$835,000
Number of Sales (Closed)	32	-13.5%	37	-5.9%	34
Days on Market (From Last List Date)	104	13.0%	92	57.6%	66
Listing Discount (From Last List Price)	1.9%		2.8%		3.1%
Listing Inventory (active)	43	-27.1%	59	-42.7%	75
Months of Supply	4.0	-16.7%	4.8	-39.4%	6.6
Luxury Threshold	\$645,000	-9.0%	\$709,000	2.3%	\$630,500
Average Square Feet (Closed)	3,292	-5.6%	3,487	2.3%	3,219

Downtown Market Matrix (Condo)	Q3-2019	%Δ (QTR)	Q2-2019	%Δ (YR)	Q3-2018
Average Sales Price	\$384,654	-20.7%	\$485,041	21.3%	\$317,091
Average Price Per Sq Ft	\$336	-14.9%	\$395	-7.7%	\$364
Median Sales Price	\$360,000	2.0%	\$353,000	20.8%	\$298,000
Number of Sales (Closed)	13	-23.5%	17	18.2%	11
Days on Market (From Last List Date)	27	-18.2%	33	-28.9%	38
Listing Discount (From Last List Price)	2.9%		2.7%		1.9%
Listing Inventory (active)	17	-5.6%	18	-15.0%	20
Months of Supply	3.9	21.9%	3.2	-29.1%	5.5
Average Square Feet (Closed)	1,146	-6.7%	1,228	31.4%	872

Hyde Park Market Matrix (SF+Condo)	Q3-2019	%Δ (QTR)	Q2-2019	%Δ (YR)	Q3-2018
Average Sales Price	\$672,376	4.3%	\$644,611	5.9%	\$635,188
Average Price Per Sq Ft	\$366	1.4%	\$361	-0.8%	\$369
Median Sales Price	\$593,500	36.4%	\$435,000	21.1%	\$490,000
Number of Sales (Closed)	36	-28.0%	50	-18.2%	44
Days on Market (From Last List Date)	55	41.0%	39	48.6%	37
Listing Discount (From Last List Price)	3.1%		3.8%		5.0%
Listing Inventory (active)	35	-5.4%	37	-10.3%	39
Months of Supply	2.9	31.8%	2.2	7.4%	2.7
Average Square Feet (Closed)	1,838	2.9%	1,786	6.8%	1,721

Davis Is. Market Matrix (SF+Condo)	Q3-2019	%Δ (QTR)	Q2-2019	%Δ (YR)	Q3-2018
Average Sales Price	\$1,049,981	-17.2%	\$1,267,579	24.4%	\$843,774
Average Price Per Sq Ft	\$391	-5.6%	\$414	16.7%	\$335
Median Sales Price	\$785,000	-9.0%	\$862,800	27.6%	\$615,000
Number of Sales (Closed)	28	-9.7%	31	-15.2%	33
Days on Market (From Last List Date)	67	-17.3%	81	45.7%	46
Listing Discount (From Last List Price)	2.8%		2.5%		1.7%
Listing Inventory (active)	33	0.0%	33	-17.5%	40
Months of Supply	2.8	16.7%	2.4	-6.7%	3.0
Average Square Feet (Closed)	2,686	-12.4%	3,065	6.5%	2,521

Harbour Is. Market Matrix (SF+Condo)	Q3-2019	%Δ (QTR)	Q2-2019	%Δ (YR)	Q3-2018
Average Sales Price	\$422,928	-1.7%	\$430,037	-21.2%	\$536,981
Average Price Per Sq Ft	\$316	7.1%	\$295	-5.1%	\$333
Median Sales Price	\$325,000	-8.2%	\$354,000	-14.5%	\$380,000
Number of Sales (Closed)	35	0.0%	35	12.9%	31
Days on Market (From Last List Date)	34	-17.1%	41	78.9%	19
Listing Discount (From Last List Price)	1.7%		3.5%		1.0%
Listing Inventory (active)	18	-5.3%	19	-18.2%	22
Months of Supply	1.5	-6.3%	1.6	-28.6%	2.1
Average Square Feet (Closed)	1,337	-8.3%	1,458	-17.1%	1,613

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