

# ELLI MAN

## REPORT

# Q4 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

12.6%

##### SALES

Closed Sales

12.3%

##### INVENTORY

Total Inventory

16.7%

##### MARKETING TIME

Days on Market

3 days

#### CONDO

##### PRICES

Median Sales Price

4.6%

##### SALES

Closed Sales

6.5%

##### INVENTORY

Total Inventory

19.8%

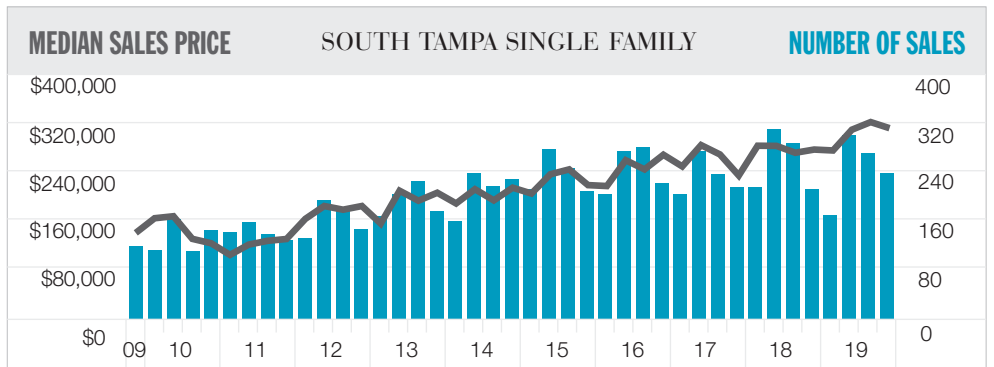
##### MARKETING TIME

Days on Market

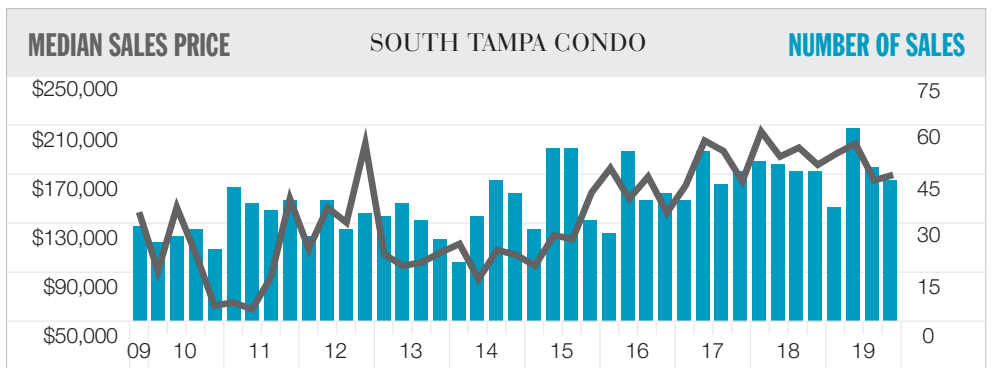
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- The market pace in both the single-family and condo markets accelerated year over year
- All luxury price trend indicators moved higher year over year for the second time in three quarters
- Luxury listing inventory declined year over year for the third straight quarter

South Tampa Market Matrix (SF)	Q4-2019	%Δ (QTR)	Q3-2019	%Δ (YR)	Q4-2018
Average Sales Price	\$408,524	5.5%	\$387,263	8.8%	\$375,420
Average Price Per Sq Ft	\$215	2.9%	\$209	7.0%	\$201
Median Sales Price	\$312,500	-3.1%	\$322,500	12.6%	\$277,500
Number of Sales (Closed)	238	-12.5%	272	12.3%	212
Days on Market (From Last List Date)	56	3.7%	54	5.7%	53
Listing Discount (From Last List Price)	2.3%		2.0%		3.2%
Listing Inventory	169	-9.1%	186	-16.7%	203
Months of Supply	2.1	0.0%	2.1	-27.6%	2.9
Average Square Feet (Closed)	1,897	2.4%	1,853	1.3%	1,872

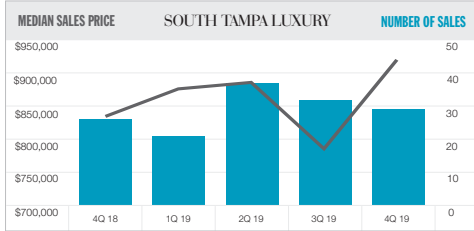


South Tampa Market Matrix (Condo)	Q4-2019	%Δ (QTR)	Q3-2019	%Δ (YR)	Q4-2018
Average Sales Price	\$259,191	-9.1%	\$285,046	8.7%	\$238,484
Average Price Per Sq Ft	\$211	-7.0%	\$227	9.9%	\$192
Median Sales Price	\$169,500	2.7%	\$165,000	-4.6%	\$177,750
Number of Sales (Closed)	43	-8.5%	47	-6.5%	46
Days on Market (From Last List Date)	44	2.3%	43	2.3%	43
Listing Discount (From Last List Price)	4.1%		3.0%		3.5%
Listing Inventory	65	-12.2%	74	-19.8%	81
Months of Supply	4.5	-4.3%	4.7	-15.1%	5.3
Average Square Feet (Closed)	1,230	-2.1%	1,256	-0.8%	1,240



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 DOWNTOWN TAMPA

# DASHBOARD

year-over-year

### DOWNTOWN CONDO

#### PRICES

Median Sales Price

**12.6%**

#### SALES

Closed Sales

**8.3%**

### HYDE PARK SF & CONDO

#### PRICES

Median Sales Price

**72.3%**

#### SALES

Closed Sales

**3.2%**

### DAVIS ISLAND SF & CONDO

#### PRICES

Median Sales Price

**8.1%**

#### SALES

Closed Sales

**35.3%**

### HARBOUR ISLAND SF & CONDO

#### PRICES

Median Sales Price

**10.1%**

#### SALES

Closed Sales

**30.0%**

- Downtown saw year over year growth in price trend indicators and sales
- Hyde Park experienced significant year over year price gains as sales slipped
- Davis Island saw large year over year price increases as sales surged
- Harbour Island showed mixed price trends and declining year over year sales

Luxury Market Matrix (SF+Condo)	Q4-2019	%Δ (QTR)	Q3-2019	%Δ (YR)	Q4-2018
Average Sales Price	\$1,079,003	11.2%	\$969,954	16.8%	\$924,088
Average Price Per Sq Ft	\$304	3.1%	\$295	9.7%	\$277
Median Sales Price	\$924,919	17.5%	\$787,450	10.4%	\$837,500
Number of Sales (Closed)	29	-9.4%	32	11.5%	26
Days on Market (From Last List Date)	96	-7.7%	104	1.1%	95
Listing Discount (From Last List Price)	2.7%		1.9%		4.9%
Listing Inventory (active)	33	-23.3%	43	-51.5%	68
Months of Supply	3.4	-15.0%	4.0	-56.4%	7.8
Luxury Threshold	\$650,516	0.9%	\$645,000	1.8%	\$639,000
Average Square Feet (Closed)	3,547	7.7%	3,292	6.2%	3,341

Downtown Market Matrix (Condo)	Q4-2019	%Δ (QTR)	Q3-2019	%Δ (YR)	Q4-2018
Average Sales Price	\$543,855	41.4%	\$384,654	44.0%	\$377,750
Average Price Per Sq Ft	\$438	30.4%	\$336	17.7%	\$372
Median Sales Price	\$360,000	0.0%	\$360,000	12.6%	\$319,750
Number of Sales (Closed)	13	0.0%	13	8.3%	12
Days on Market (From Last List Date)	44	63.0%	27	7.3%	41
Listing Discount (From Last List Price)	4.1%		2.9%		3.4%
Listing Inventory (active)	12	-29.4%	17	-36.8%	19
Months of Supply	2.8	-28.2%	3.9	-41.7%	4.8
Average Square Feet (Closed)	1,242	8.4%	1,146	22.4%	1,015

Hyde Park Market Matrix (SF+Condo)	Q4-2019	%Δ (QTR)	Q3-2019	%Δ (YR)	Q4-2018
Average Sales Price	\$715,249	6.4%	\$672,376	22.2%	\$585,113
Average Price Per Sq Ft	\$374	2.2%	\$366	12.3%	\$333
Median Sales Price	\$637,500	7.4%	\$593,500	72.3%	\$370,000
Number of Sales (Closed)	30	-16.7%	36	-3.2%	31
Days on Market (From Last List Date)	55	0.0%	55	-28.6%	77
Listing Discount (From Last List Price)	3.1%		3.1%		2.6%
Listing Inventory (active)	27	-22.9%	35	-28.9%	38
Months of Supply	2.7	-6.9%	2.9	-27.0%	3.7
Average Square Feet (Closed)	1,912	4.0%	1,838	8.8%	1,758

Davis Is. Market Matrix (SF+Condo)	Q4-2019	%Δ (QTR)	Q3-2019	%Δ (YR)	Q4-2018
Average Sales Price	\$1,344,254	28.0%	\$1,049,981	34.8%	\$997,526
Average Price Per Sq Ft	\$413	5.6%	\$391	13.2%	\$365
Median Sales Price	\$865,000	10.2%	\$785,000	8.1%	\$800,000
Number of Sales (Closed)	23	-17.9%	28	35.3%	17
Days on Market (From Last List Date)	59	-11.9%	67	-40.4%	99
Listing Discount (From Last List Price)	9.0%		2.8%		3.8%
Listing Inventory (active)	35	6.1%	33	-2.8%	36
Months of Supply	3.6	28.6%	2.8	-18.2%	4.4
Average Square Feet (Closed)	3,257	21.3%	2,686	19.3%	2,731

Harbour Is. Market Matrix (SF+Condo)	Q4-2019	%Δ (QTR)	Q3-2019	%Δ (YR)	Q4-2018
Average Sales Price	\$500,575	18.4%	\$422,928	14.5%	\$437,268
Average Price Per Sq Ft	\$302	-4.4%	\$316	1.3%	\$298
Median Sales Price	\$335,000	3.1%	\$325,000	-10.1%	\$372,500
Number of Sales (Closed)	21	-40.0%	35	-30.0%	30
Days on Market (From Last List Date)	46	35.3%	34	21.1%	38
Listing Discount (From Last List Price)	1.3%		1.7%		2.8%
Listing Inventory (active)	18	0.0%	18	-10.0%	20
Months of Supply	2.6	73.3%	1.5	30.0%	2.0
Average Square Feet (Closed)	1,656	23.9%	1,337	12.9%	1,467

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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Email report author Jonathan J. Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com) with questions or comments.  
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