

# Elliman Report

**Q2-2020** South And Greater  
Downtown Tampa, FL Sales

## South Tampa Single Family

Dashboard

YEAR-OVER-YEAR

- + 4.7%**  
Prices Median Sales Price
- 18.9%**  
Sales Closed Sales
- 35.4%**  
Inventory Total Inventory
- 4 days**  
Marketing Time  
Days on Market

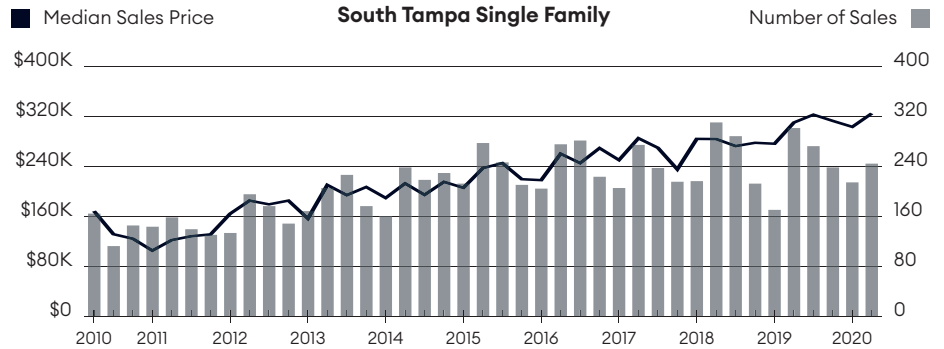
## South Tampa Condo

Dashboard

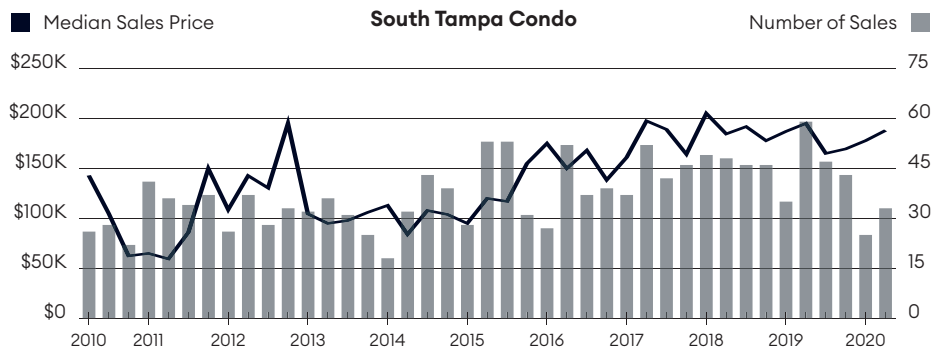
YEAR-OVER-YEAR

- 3.6%**  
Prices Median Sales Price
- 44.1%**  
Sales Closed Sales
- 1.3%**  
Inventory Total Inventory
- 10 days**  
Marketing Time  
Days on Market

- Single-family price trend indicators moved higher as sales and listing inventory fell sharply
- Condo price trend indicators showed mixed results as listing inventory slipped and sales dropped
- Most luxury price trend indicators and average sales size declined at about the same rate



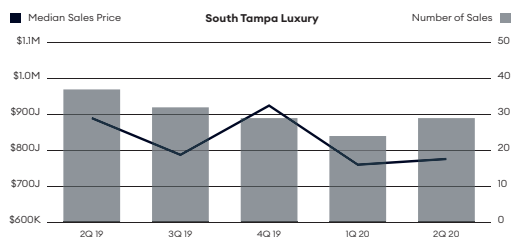
South Tampa Single Family Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$406,697	7.1%	\$379,811	0.9%	\$402,935
Average Price Per Sq Ft	\$221	4.7%	\$211	1.8%	\$217
Median Sales Price	\$324,500	7.1%	\$303,000	4.7%	\$310,000
Number of Sales (Closed)	244	14.0%	214	-18.9%	301
Days on Market (From Last List Date)	48	-15.8%	57	-7.7%	52
Listing Discount (From Last List Price)	2.4%		2.2%		2.1%
Listing Inventory	126	-14.9%	148	-35.4%	195
Months of Supply	1.5	-28.6%	2.1	-21.1%	1.9
Average Square Feet	1,845	2.6%	1,799	-0.8%	1,859



South Tampa Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$287,639	-8.9%	\$315,619	5.5%	\$272,725
Average Price Per Sq Ft	\$223	-3.5%	\$231	3.7%	\$215
Median Sales Price	\$188,000	5.8%	\$177,777	-3.6%	\$195,000
Number of Sales (Closed)	33	32.0%	25	-44.1%	59
Days on Market (From Last List Date)	51	-37.0%	81	-16.4%	61
Listing Discount (From Last List Price)	2.8%		4.6%		4.2%
Listing Inventory	77	-4.9%	81	-1.3%	78
Months of Supply	7.0	-27.8%	9.7	75.0%	4.0
Average Square Feet	1,290	-5.7%	1,368	1.8%	1,267



# South Tampa Luxury SF & Condo



## Greater Downtown Tampa Dashboards (Year-Over-Year)

### Downtown Condo

- 11.6% Prices Median Sales Price
- 35.3% Sales Closed Sales

### Hyde Park SF & Condo

- + 14.7% Prices Median Sales Price
- 18.0% Sales Closed Sales

### Davis Island SF & Condo

- + 18.4% Prices Median Sales Price
- 16.1% Sales Closed Sales

### Harbour Island SF & Condo

- + 32.7% Prices Median Sales Price
- 25.7% Sales Closed Sales

- Harbour Island saw significant price skews as the average sales size surged
- The number of sales showed a substantial rate of annual decline across the four submarkets
- The Downtown and Hyde Park markets saw a significant yearly drop in listing inventory
- With the decrease in sales, Davis Island and Harbour Island showed expanded marketing times

Luxury SF & Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$964,421	6.4%	\$906,059	-11.4%	\$1,088,489
Average Price per Sq Ft	\$310	14.0%	\$272	-0.6%	\$312
Median Sales Price	\$775,903	2.1%	\$760,000	-12.8%	\$890,000
Number of Sales (Closed)	29	20.8%	24	-21.6%	37
Days on Market (From Last List Date)	60	-56.2%	137	-34.8%	92
Listing Discount (From Last List Price)	4.1%		3.9%		2.8%
Listing Inventory	60	7.1%	56	1.7%	59
Months of Supply	6.2	-11.4%	7.0	29.2%	4.8
Luxury Threshold	\$660,000	10.0%	\$600,000	-6.9%	\$709,000
Average Square Feet	3,113	-6.6%	3,332	-10.7%	3,487

Downtown Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$359,043	-23.1%	\$466,756	-26.0%	\$485,041
Average Price per Sq Ft	\$358	-21.3%	\$455	-9.4%	\$395
Median Sales Price	\$312,000	-24.4%	\$412,500	-11.6%	\$353,000
Number of Sales (Closed)	11	-38.9%	18	-35.3%	17
Days on Market (From Last List Date)	53	-3.6%	55	60.6%	33
Listing Discount (From Last List Price)	2.8%		2.2%		2.7%
Listing Inventory	13	333.3%	3	-27.8%	18
Months of Supply	3.5	600.0%	0.5	9.4%	3.2
Average Square Feet	1,003	-2.3%	1,027	-18.3%	1,228

Hyde Park SF & Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$615,257	-15.6%	\$729,006	-4.6%	\$644,611
Average Price per Sq Ft	\$365	2.0%	\$358	1.1%	\$361
Median Sales Price	\$499,000	15.4%	\$432,500	14.7%	\$435,000
Number of Sales (Closed)	41	28.1%	32	-18.0%	50
Days on Market (From Last List Date)	35	-36.4%	55	-10.3%	39
Listing Discount (From Last List Price)	2.3%		3.3%		3.8%
Listing Inventory	27	3.8%	26	-27.0%	37
Months of Supply	2.0	-16.7%	2.4	-9.1%	2.2
Average Square Feet	1,683	-17.3%	2,036	-5.8%	1,786

Davis Island SF & Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$1,244,168	-2.4%	\$1,274,165	-1.8%	\$1,267,579
Average Price per Sq Ft	\$392	-13.1%	\$451	-5.3%	\$414
Median Sales Price	\$1,021,500	29.3%	\$790,000	18.4%	\$862,800
Number of Sales (Closed)	26	52.9%	17	-16.1%	31
Days on Market (From Last List Date)	85	-26.1%	115	4.9%	81
Listing Discount (From Last List Price)	3.7%		3.1%		2.5%
Listing Inventory	38	-2.6%	39	15.2%	33
Months of Supply	4.1	-29.3%	5.8	70.8%	2.4
Average Square Feet	3,178	12.5%	2,824	3.7%	3,065

Harbour Island SF & Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$615,013	11.9%	\$549,416	43.0%	\$430,037
Average Price per Sq Ft	\$332	2.2%	\$325	12.5%	\$295
Median Sales Price	\$469,675	14.6%	\$410,000	32.7%	\$354,000
Number of Sales (Closed)	26	-16.1%	31	-25.7%	35
Days on Market (From Last List Date)	43	-20.4%	54	4.9%	41
Listing Discount (From Last List Price)	3.5%		2.7%		3.5%
Listing Inventory	27	58.8%	17	42.1%	19
Months of Supply	3.1	93.8%	1.6	93.8%	1.6
Average Square Feet	1,850	9.5%	1,690	26.9%	1,458

Questions or comments? Email report author Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
Methodology: [millersamuel.com/research-reports/methodology](http://millersamuel.com/research-reports/methodology)

Douglas Elliman Real Estate  
270 South Ocean Blvd, Manalapan, FL 33462  
561.533.5888 • [elliman.com](http://elliman.com)

Miller Samuel Real Estate Appraisers & Consultants  
21 West 38<sup>th</sup> Street, New York, NY 10018  
212.768.8100 • [millersamuel.com](http://millersamuel.com)