

Elliman Report

Q3-2020

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

South Tampa Single Family

Dashboard

YEAR-OVER-YEAR

- + 11.2%**
Prices Median Sales Price
- + 22.8%**
Sales Closed Sales
- 31.7%**
Inventory Total Inventory
- 16 days**
Marketing Time Days on Market

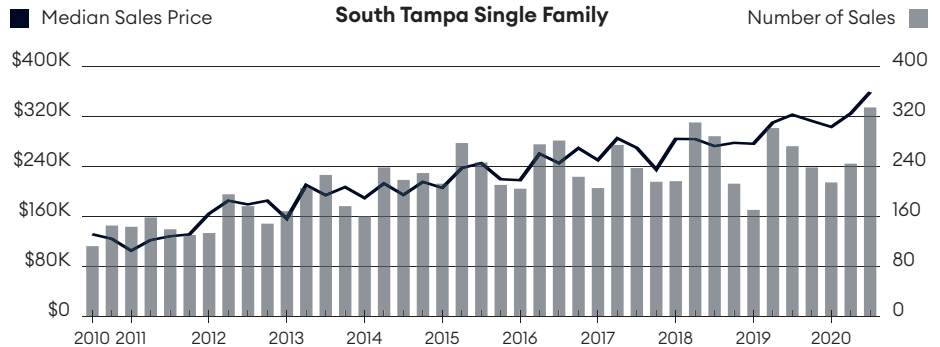
South Tampa Condo

Dashboard

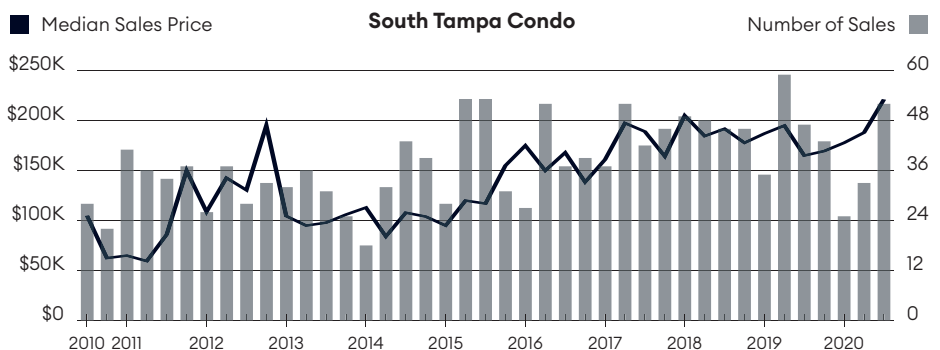
YEAR-OVER-YEAR

- + 34.1%**
Prices Median Sales Price
- + 10.6%**
Sales Closed Sales
- 8.1%**
Inventory Total Inventory
- + 5 days**
Marketing Time Days on Market

- Single family sales rose annually for the third time in four quarters as inventory posted a large decline
- Condo listing inventory declined for the fifth consecutive quarter as the overall price trend indicators pressed higher
- The luxury condo and single family luxury market saw rising price trend indicators as inventory expanded



South Tampa Single Family Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$440,254	8.3%	\$406,697	13.7%	\$387,263
Average Price Per Sq Ft	\$224	1.4%	\$221	7.2%	\$209
Median Sales Price	\$358,750	10.6%	\$324,500	11.2%	\$322,500
Number of Sales (Closed)	334	36.9%	244	22.8%	272
Days on Market (From Last List Date)	38	-20.8%	48	-29.6%	54
Listing Discount (From Last List Price)	1.7%		2.4%		2.0%
Listing Inventory	127	0.8%	126	-31.7%	186
Months of Supply	1.1	-26.7%	1.5	-47.6%	2.1
Average Square Feet	1,962	6.3%	1,845	5.9%	1,853

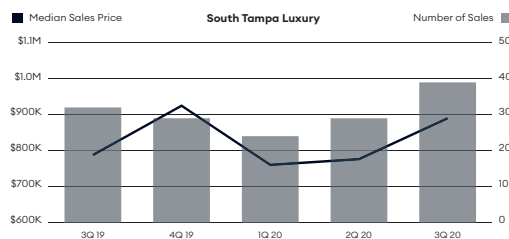


South Tampa Condo Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$318,585	10.8%	\$287,639	11.8%	\$285,046
Average Price Per Sq Ft	\$235	5.4%	\$223	3.5%	\$227
Median Sales Price	\$221,200	17.7%	\$188,000	34.1%	\$165,000
Number of Sales (Closed)	52	57.6%	33	10.6%	47
Days on Market (From Last List Date)	48	-5.9%	51	11.6%	43
Listing Discount (From Last List Price)	3.5%		2.8%		3.0%
Listing Inventory	68	-11.7%	77	-8.1%	74
Months of Supply	3.9	-44.3%	7.0	-17.0%	4.7
Average Square Feet	1,354	5.0%	1,290	7.8%	1,256



Prepared by Miller Samuel Real Estate Appraisers & Consultants

South Tampa Luxury SF & Condo



Greater Downtown Tampa Dashboards (Year-Over-Year)

Downtown Condo

+ 9.7%
Prices Median Sales Price

+ 15.4%
Sales Closed Sales

Hyde Park SF & Condo

- 27.5%
Prices Median Sales Price

+ 30.6%
Sales Closed Sales

Davis Island SF & Condo

+ 0.6%
Prices Median Sales Price

+ 32.1%
Sales Closed Sales

Harbour Island SF & Condo

+ 27.7%
Prices Median Sales Price

- 5.7%
Sales Closed Sales

- **Downtown** price trend indicators and the number of sales rose above prior-year quarter levels
- The number of sales in **Hyde Park** expanded as listing inventory fell below year-ago levels
- **Davis Island** sales and price trend indicators increased as listing inventory slipped
- **Harbour Island** sales continued to slide as price trend indicators pressed higher

Luxury SF & Condo Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$1,141,759	18.4%	\$964,421	17.7%	\$969,954
Average Price per Sq Ft	\$316	1.9%	\$310	7.1%	\$295
Median Sales Price	\$890,000	14.7%	\$775,903	13.0%	\$787,450
Number of Sales (Closed)	39	34.5%	29	21.9%	32
Days on Market (From Last List Date)	56	-6.7%	60	-46.2%	104
Listing Discount (From Last List Price)	3.7%		4.1%		1.9%
Listing Inventory	56	-6.7%	60	30.2%	43
Months of Supply	4.3	-30.6%	6.2	7.5%	4.0
Luxury Threshold	\$750,000	13.6%	\$660,000	16.3%	\$645,000
Average Square Feet	3,618	16.2%	3,113	9.9%	3,292

Downtown Condo Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$466,927	30.0%	\$359,043	21.4%	\$384,654
Average Price per Sq Ft	\$451	26.0%	\$358	34.2%	\$336
Median Sales Price	\$395,000	26.6%	\$312,000	9.7%	\$360,000
Number of Sales (Closed)	15	36.4%	11	15.4%	13
Days on Market (From Last List Date)	37	-30.2%	53	37.0%	27
Listing Discount (From Last List Price)	2.7%		2.8%		2.9%
Listing Inventory	20	53.8%	13	17.6%	17
Months of Supply	4.0	14.3%	3.5	2.6%	3.9
Average Square Feet	1,035	3.2%	1,003	-9.7%	1,146

Hyde Park SF & Condo Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$585,692	-4.8%	\$615,257	-12.9%	\$672,376
Average Price per Sq Ft	\$345	-5.5%	\$365	-5.7%	\$366
Median Sales Price	\$430,000	-13.8%	\$499,000	-27.5%	\$593,500
Number of Sales (Closed)	47	14.6%	41	30.6%	36
Days on Market (From Last List Date)	26	-25.7%	35	-52.7%	55
Listing Discount (From Last List Price)	2.9%		2.3%		3.1%
Listing Inventory	32	18.5%	27	-8.6%	35
Months of Supply	2.0	0.0%	2.0	-31.0%	2.9
Average Square Feet	1,698	0.9%	1,683	-7.6%	1,838

Davis Island SF & Condo Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$1,402,903	12.8%	\$1,244,168	33.6%	\$1,049,981
Average Price per Sq Ft	\$460	17.3%	\$392	17.6%	\$391
Median Sales Price	\$790,000	-22.7%	\$1,021,500	0.6%	\$785,000
Number of Sales (Closed)	37	42.3%	26	32.1%	28
Days on Market (From Last List Date)	62	-27.1%	85	-7.5%	67
Listing Discount (From Last List Price)	2.5%		3.7%		2.8%
Listing Inventory	31	-18.4%	38	-6.1%	33
Months of Supply	2.1	-48.8%	4.1	-25.0%	2.8
Average Square Feet	3,050	-4.0%	3,178	13.6%	2,686

Harbour Island SF & Condo Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$490,755	-20.2%	\$615,013	16.0%	\$422,928
Average Price per Sq Ft	\$318	-4.2%	\$332	0.6%	\$316
Median Sales Price	\$415,000	-11.6%	\$469,675	27.7%	\$325,000
Number of Sales (Closed)	33	26.9%	26	-5.7%	35
Days on Market (From Last List Date)	57	32.6%	43	67.6%	34
Listing Discount (From Last List Price)	2.3%		3.5%		1.7%
Listing Inventory	40	48.1%	27	122.2%	18
Months of Supply	3.6	16.1%	3.1	140.0%	1.5
Average Square Feet	1,543	-16.6%	1,850	15.4%	1,337

Questions or comments? Email report author
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Methodology: millersamuel.com/research-reports/methodology

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