

# Elliman Report

## Q4-2020 South And Greater Downtown Tampa, FL Sales

### South Tampa Single Family

Dashboard

YEAR-OVER-YEAR

- + 17.4%**  
Prices Median Sales Price
- + 16.4%**  
Sales Closed Sales
- 34.9%**  
Inventory Total Inventory
- 16 days**  
Marketing Time Days on Market

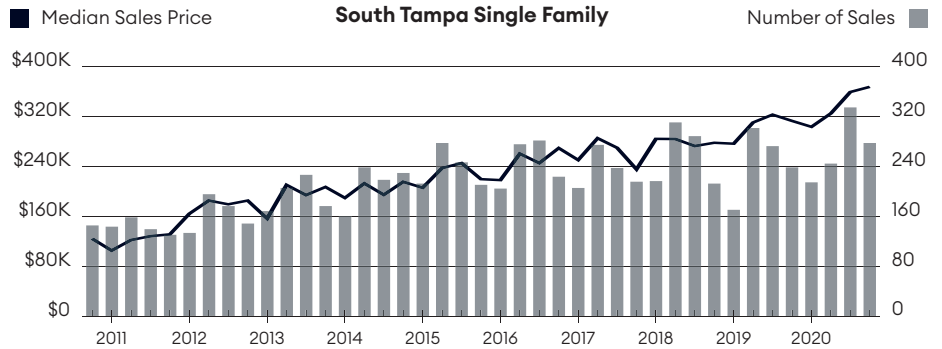
### South Tampa Condo

Dashboard

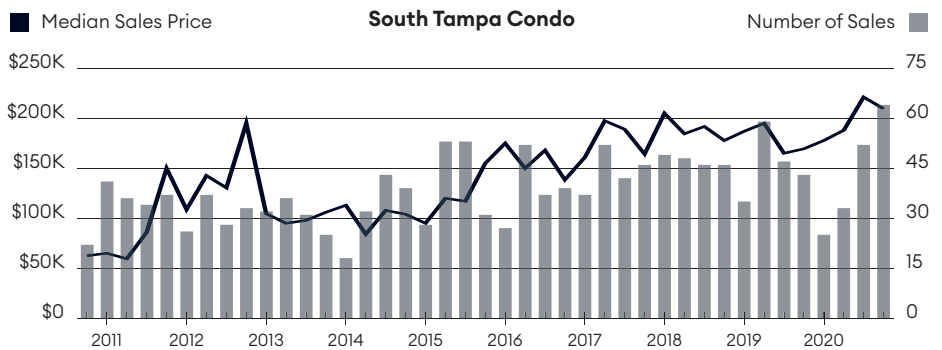
YEAR-OVER-YEAR

- + 23.6%**  
Prices Median Sales Price
- + 48.8%**  
Sales Closed Sales
- 18.5%**  
Inventory Total Inventory
- + 1 day**  
Marketing Time Days on Market

- Single family sales rose sharply for the second straight quarter on a year over year basis
- Condo sales surged annually as listing inventory fell to its lowest level in at least two years
- Listing inventory for the luxury condo and single family market fell annually for the first time in three quarters



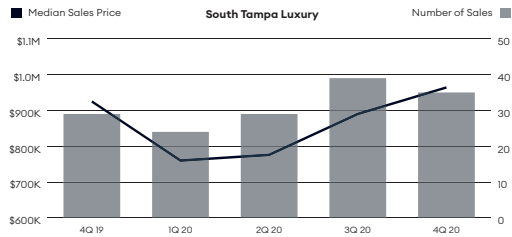
South Tampa Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$440,021	-0.1%	\$440,254	7.7%	\$408,524
Average Price Per Sq Ft	\$234	4.5%	\$224	8.8%	\$215
Median Sales Price	\$367,000	2.3%	\$358,750	17.4%	\$312,500
Number of Sales (Closed)	277	-17.1%	334	16.4%	238
Days on Market (From Last List Date)	40	5.3%	38	-28.6%	56
Listing Discount (From Last List Price)	1.5%		1.7%		2.3%
Listing Inventory	110	-13.4%	127	-34.9%	169
Months of Supply	1.2	9.1%	1.1	-42.9%	2.1
Average Square Feet	1,879	-4.2%	1,962	-0.9%	1,897



South Tampa Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$363,555	14.1%	\$318,585	40.3%	\$259,191
Average Price Per Sq Ft	\$285	21.3%	\$235	35.1%	\$211
Median Sales Price	\$209,500	-5.3%	\$221,200	23.6%	\$169,500
Number of Sales (Closed)	64	23.1%	52	48.8%	43
Days on Market (From Last List Date)	45	-6.3%	48	2.3%	44
Listing Discount (From Last List Price)	8.5%		3.5%		4.1%
Listing Inventory	53	-22.1%	68	-18.5%	65
Months of Supply	2.5	-35.9%	3.9	-44.4%	4.5
Average Square Feet	1,278	-5.6%	1,354	3.9%	1,230



# South Tampa Luxury SF & Condo



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

### Downtown Condo

**+ 1.7%**  
Prices Median Sales Price

**- 7.7%**  
Sales Closed Sales

### Hyde Park SF & Condo

**- 27.8%**  
Prices Median Sales Price

**+ 43.3%**  
Sales Closed Sales

### Davis Island SF & Condo

**+ 27.7%**  
Prices Median Sales Price

**- 13.0%**  
Sales Closed Sales

### Harbour Island SF & Condo

**+ 11.0%**  
Prices Median Sales Price

**+ 104.8%**  
Sales Closed Sales

- Harbour Island and Hyde Park sales surged from year-ago levels
- Davis Island sales and listing inventory decreased from the prior-year quarter
- Sales for the single family market surged year over year for the fourth time in five quarters
- Listing inventory declined annually for the sixth consecutive quarter

Luxury SF & Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$1,121,150	-1.8%	\$1,141,759	3.9%	\$1,079,003
Average Price per Sq Ft	\$364	15.2%	\$316	19.7%	\$304
Median Sales Price	\$963,976	8.3%	\$890,000	4.2%	\$924,919
Number of Sales (Closed)	35	-10.3%	39	20.7%	29
Days on Market (From Last List Date)	47	-16.1%	56	-51.0%	96
Listing Discount (From Last List Price)	7.0%		3.7%		2.7%
Listing Inventory	31	-44.6%	56	-6.1%	33
Months of Supply	2.7	-37.2%	4.3	-20.6%	3.4
Luxury Threshold	\$760,000	1.3%	\$750,000	16.8%	\$650,516
Average Square Feet	3,079	-14.9%	3,618	-13.2%	3,547

Downtown Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$373,292	-20.1%	\$466,927	-31.4%	\$543,855
Average Price per Sq Ft	\$420	-6.9%	\$451	-4.1%	\$438
Median Sales Price	\$366,000	-7.3%	\$395,000	1.7%	\$360,000
Number of Sales (Closed)	12	-20.0%	15	-7.7%	13
Days on Market (From Last List Date)	71	91.9%	37	61.4%	44
Listing Discount (From Last List Price)	3.1%		2.7%		4.1%
Listing Inventory	20	0.0%	20	66.7%	12
Months of Supply	5.0	25.0%	4.0	78.6%	2.8
Average Square Feet	889	-14.1%	1,035	-28.4%	1,242

Hyde Park SF & Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$730,960	24.8%	\$585,692	2.2%	\$715,249
Average Price per Sq Ft	\$415	20.3%	\$345	11.0%	\$374
Median Sales Price	\$460,000	7.0%	\$430,000	-27.8%	\$637,500
Number of Sales (Closed)	43	-8.5%	47	43.3%	30
Days on Market (From Last List Date)	30	15.4%	26	-45.5%	55
Listing Discount (From Last List Price)	2.3%		2.9%		3.1%
Listing Inventory	38	18.8%	32	40.7%	27
Months of Supply	2.7	35.0%	2.0	0.0%	2.7
Average Square Feet	1,759	3.6%	1,698	-8.0%	1,912

Davis Island SF & Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$1,440,092	2.7%	\$1,402,903	7.1%	\$1,344,254
Average Price per Sq Ft	\$440	-4.3%	\$460	6.5%	\$413
Median Sales Price	\$1,104,950	39.9%	\$790,000	27.7%	\$865,000
Number of Sales (Closed)	20	-45.9%	37	-13.0%	23
Days on Market (From Last List Date)	44	-29.0%	62	-25.4%	59
Listing Discount (From Last List Price)	1.1%		2.5%		9.0%
Listing Inventory	28	-9.7%	31	-20.0%	35
Months of Supply	3.2	52.4%	2.1	-11.1%	3.6
Average Square Feet	3,275	7.4%	3,050	0.6%	3,257

Harbour Island SF & Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$513,237	4.6%	\$490,755	2.5%	\$500,575
Average Price per Sq Ft	\$351	10.4%	\$318	16.2%	\$302
Median Sales Price	\$372,000	-10.4%	\$415,000	11.0%	\$335,000
Number of Sales (Closed)	43	30.3%	33	104.8%	21
Days on Market (From Last List Date)	39	-31.6%	57	-15.2%	46
Listing Discount (From Last List Price)	2.4%		2.3%		1.3%
Listing Inventory	41	2.5%	40	127.8%	18
Months of Supply	2.9	-19.4%	3.6	11.5%	2.6
Average Square Feet	1,460	-5.4%	1,543	-11.8%	1,656

Questions or comments? Email report author Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
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