

# Elliman Report

**Q2-2021**

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

## South Tampa Single Family

Dashboard

YEAR-OVER-YEAR

- + 24.8%**  
Prices Median Sales Price
- + 29.9%**  
Sales Closed Sales
- 34.1%**  
Inventory Total Inventory
- 25 days**  
Marketing Time Days on Market

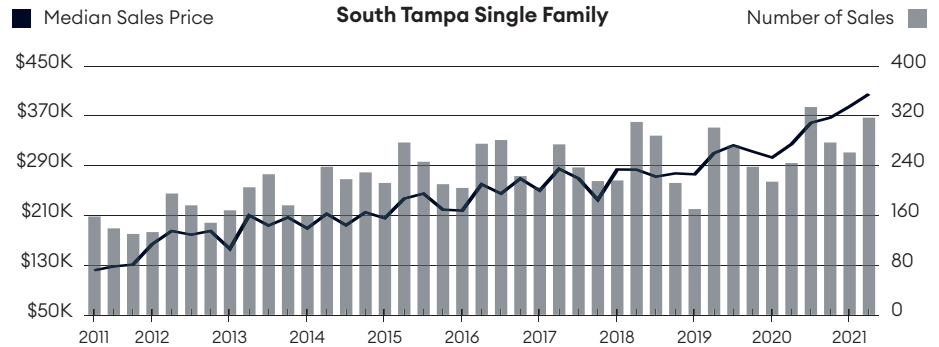
## South Tampa Condo

Dashboard

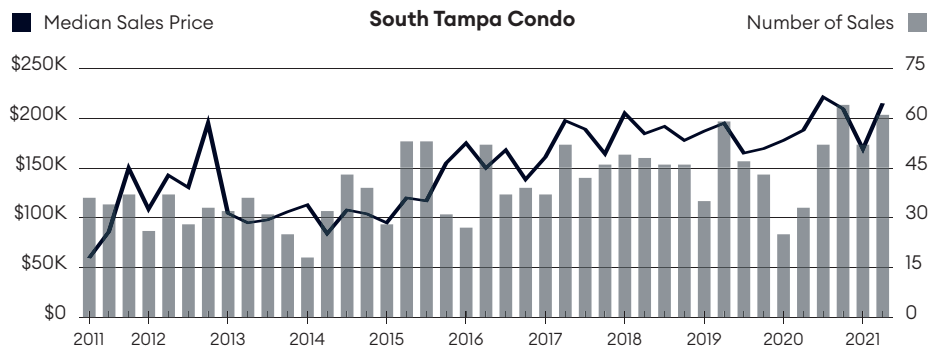
YEAR-OVER-YEAR

- + 14.4%**  
Prices Median Sales Price
- + 84.8%**  
Sales Closed Sales
- 68.8%**  
Inventory Total Inventory
- 41 days**  
Marketing Time Days on Market

- Single family price trend indicators surged year over year to reach new records
- Condo sales nearly doubled as listing inventory declined to a record low for the second straight quarter
- Luxury listing inventory fell to a record low as all price trend indicators surged to record highs



South Tampa Single Family Matrix	Q2-2021	%Δ (QTR)	Q1-2021	%Δ (YR)	Q2-2020
Average Sales Price	\$518,663	6.3%	\$487,772	27.5%	\$406,697
Average Price Per Sq Ft	\$264	3.9%	\$254	19.5%	\$221
Median Sales Price	\$405,000	5.2%	\$385,000	24.8%	\$324,500
Number of Sales (Closed)	317	21.5%	261	29.9%	244
Days on Market (From Last List Date)	23	-34.3%	35	-52.1%	48
Listing Discount (From Last List Price)	0.7%		2.1%		2.4%
Listing Inventory	83	16.9%	71	-34.1%	126
Months of Supply	0.8	0.0%	0.8	-46.7%	1.5
Average Square Feet	1,965	2.1%	1,924	6.5%	1,845

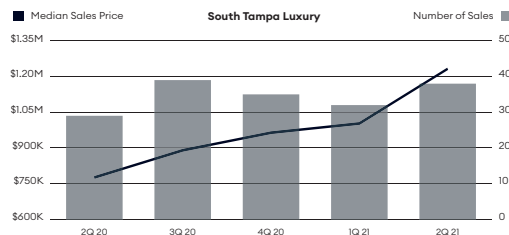


South Tampa Condo Matrix	Q2-2021	%Δ (QTR)	Q1-2021	%Δ (YR)	Q2-2020
Average Sales Price	\$340,642	14.3%	\$298,056	18.4%	\$287,639
Average Price Per Sq Ft	\$270	4.2%	\$259	21.1%	\$223
Median Sales Price	\$215,000	27.2%	\$169,000	14.4%	\$188,000
Number of Sales (Closed)	61	17.3%	52	84.8%	33
Days on Market (From Last List Date)	10	-67.7%	31	-80.4%	51
Listing Discount (From Last List Price)	0.1%		4.2%		2.8%
Listing Inventory	24	-40.0%	40	-68.8%	77
Months of Supply	1.2	-47.8%	2.3	-82.9%	7.0
Average Square Feet	1,260	9.4%	1,152	-2.3%	1,290



Prepared by Miller Samuel Real Estate Appraisers & Consultants

## South Tampa Luxury SF & Condo



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

#### Downtown Condo

**+ 26.0%**  
Prices Median Sales Price

**+ 100.0%**  
Sales Closed Sales

#### Hyde Park SF & Condo

**+ 7.3%**  
Prices Median Sales Price

**- 17.1%**  
Sales Closed Sales

#### Davis Island SF & Condo

**+ 33.4%**  
Prices Median Sales Price

**+ 46.2%**  
Sales Closed Sales

#### Harbour Island SF & Condo

**- 10.8%**  
Prices Median Sales Price

**+ 73.1%**  
Sales Closed Sales

- Overall price trend indicators for the region continued to rise sharply from year-ago levels
- Regional sales surged annually for the fourth straight quarter as listing inventory fell sharply
- Hyde Park and Davis Island** showed significant year over year price gains
- Downtown** condo sales doubled year over year as price trend indicators jumped

Luxury SF & Condo Matrix	Q2-2021	%Δ (QTR)	Q1-2021	%Δ (YR)	Q2-2020
Average Sales Price	\$1,421,739	9.2%	\$1,302,337	47.4%	\$964,421
Average Price per Sq Ft	\$375	1.9%	\$368	21.0%	\$310
Median Sales Price	\$1,232,500	22.9%	\$1,002,690	58.8%	\$775,903
Number of Sales (Closed)	38	18.8%	32	31.0%	29
Days on Market (From Last List Date)	48	-17.2%	58	-20.0%	60
Listing Discount (From Last List Price)	2.0%		5.4%		4.1%
Listing Inventory	16	-40.7%	27	-73.3%	60
Months of Supply	1.3	-48.0%	2.5	-79.0%	6.2
Luxury Threshold	\$925,000	13.5%	\$815,000	40.2%	\$660,000
Average Square Feet	3,791	7.0%	3,542	21.8%	3,113

Downtown Condo Matrix	Q2-2021	%Δ (QTR)	Q1-2021	%Δ (YR)	Q2-2020
Average Sales Price	\$434,802	6.4%	\$408,836	21.1%	\$359,043
Average Price per Sq Ft	\$427	1.4%	\$421	19.3%	\$358
Median Sales Price	\$393,250	21.6%	\$323,350	26.0%	\$312,000
Number of Sales (Closed)	22	0.0%	22	100.0%	11
Days on Market (From Last List Date)	31	-58.1%	74	-41.5%	53
Listing Discount (From Last List Price)	0.2%		4.6%		2.8%
Listing Inventory	14	75.0%	8	7.7%	13
Months of Supply	1.9	72.7%	1.1	-45.7%	3.5
Average Square Feet	1,018	4.7%	972	1.5%	1,003

Hyde Park SF & Condo Matrix	Q2-2021	%Δ (QTR)	Q1-2021	%Δ (YR)	Q2-2020
Average Sales Price	\$774,082	-3.0%	\$797,661	25.8%	\$615,257
Average Price per Sq Ft	\$425	-3.6%	\$441	16.4%	\$365
Median Sales Price	\$535,500	-8.1%	\$582,500	7.3%	\$499,000
Number of Sales (Closed)	34	6.3%	32	-17.1%	41
Days on Market (From Last List Date)	21	-47.5%	40	-40.0%	35
Listing Discount (From Last List Price)	1.6%		3.2%		2.3%
Listing Inventory	20	-9.1%	22	-25.9%	27
Months of Supply	1.8	-14.3%	2.1	-10.0%	2.0
Average Square Feet	1,823	0.7%	1,810	8.3%	1,683

Davis Island SF & Condo Matrix	Q2-2021	%Δ (QTR)	Q1-2021	%Δ (YR)	Q2-2020
Average Sales Price	\$2,448,684	75.5%	\$1,394,892	96.8%	\$1,244,168
Average Price per Sq Ft	\$647	31.8%	\$491	65.1%	\$392
Median Sales Price	\$1,362,500	51.0%	\$902,500	33.4%	\$1,021,500
Number of Sales (Closed)	38	35.7%	28	46.2%	26
Days on Market (From Last List Date)	28	-67.4%	86	-67.1%	85
Listing Discount (From Last List Price)	7.4%		4.9%		3.7%
Listing Inventory	12	-14.3%	14	-68.4%	38
Months of Supply	0.9	-25.0%	1.2	-78.0%	4.1
Average Square Feet	3,785	33.2%	2,842	19.1%	3,178

Harbour Island SF & Condo Matrix	Q2-2021	%Δ (QTR)	Q1-2021	%Δ (YR)	Q2-2020
Average Sales Price	\$568,508	-15.5%	\$673,077	-7.6%	\$615,013
Average Price per Sq Ft	\$377	-0.3%	\$378	13.6%	\$332
Median Sales Price	\$419,000	-8.9%	\$460,000	-10.8%	\$469,675
Number of Sales (Closed)	45	-15.1%	53	73.1%	26
Days on Market (From Last List Date)	20	-56.5%	46	-53.5%	43
Listing Discount (From Last List Price)	0.1%		1.5%		3.5%
Listing Inventory	16	0.0%	16	-40.7%	27
Months of Supply	1.1	22.2%	0.9	-64.5%	3.1
Average Square Feet	1,508	-15.3%	1,781	-18.5%	1,850

Questions or comments? Email report author  
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