

ELLIMAN REPORT

Q4 2019

**SOUTH AND GREATER
DOWNTOWN TAMPA SALES**

Highlights of the Quarterly Survey of South and Greater Downtown Tampa Residential Sales

“ Across the region, the price per square foot metric pressed higher. ”

South Tampa 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	3,547	7.7%	3,292	6.2%	3,341
Downtown Tampa 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	1,242	8.4%	1,146	22.4%	1,015
Davis Island 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	3,257	21.3%	2,686	19.3%	2,731

All luxury price trend indicators in South Tampa moved higher year over year for the second time in three quarters.

The Downtown condo market saw year over year growth in price trend indicators and sales.

The Davis Island single family and condo market saw large year over year price increases as sales surged.