

# Elliman Report

**Q1-2020** South And Greater  
Downtown Tampa Sales

“After noticeably stronger results in the first two and a half months, listing inventory growth slowed as market awareness of Coronavirus occurred in mid-March.”

South Tampa Luxury SF & Condo Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$906,059	-16.0%	\$1,079,003	-5.6%	\$959,406
Average Price Per Sq Ft	\$272	-10.5%	\$304	-1.8%	\$277
Median Sales Price	\$760,000	-17.8%	\$924,919	-13.6%	\$880,000
Number of Sales (Closed)	24	-17.2%	29	14.3%	21
Days on Market (From Last List Date)	137	42.7%	96	53.9%	89
Listing Discount (From Last List Price)	3.9%		2.7%		3.8%
Listing Inventory	56	69.7%	33	-17.6%	68
Months of Supply	7.0	105.9%	3.4	-27.8%	9.7
Entry Price Threshold	\$600,000	-7.8%	\$650,516	-4.8%	\$630,000
Average Square Feet	3,332	-6.1%	3,547	-3.9%	3,469
Downtown Tampa Condo Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$466,756	-14.2%	\$543,855	41.1%	\$330,814
Average Price Per Sq Ft	\$455	3.9%	\$438	23.3%	\$369
Median Sales Price	\$412,500	14.6%	\$360,000	31.0%	\$315,000
Number of Sales (Closed)	18	38.5%	13	28.6%	14
Days on Market (From Last List Date)	55	25.0%	44	-32.9%	82
Listing Discount (From Last List Price)	2.2%		4.1%		3.2%
Listing Inventory	3	-75.0%	12	-85.0%	20
Months of Supply	0.5	-82.1%	2.8	-88.4%	4.3
Average Square Feet	1,027	-17.3%	1,242	14.6%	896
Davis Island Single Family & Condo Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$1,274,165	-5.2%	\$1,344,254	19.2%	\$1,069,313
Average Price Per Sq Ft	\$451	9.2%	\$413	26.3%	\$357
Median Sales Price	\$790,000	-8.7%	\$865,000	17.9%	\$670,000
Number of Sales (Closed)	17	-26.1%	23	-15.0%	20
Days on Market (From Last List Date)	115	94.9%	59	101.8%	57
Listing Discount (From Last List Price)	3.1%		9.0%		3.5%
Listing Inventory	39	11.4%	35	2.6%	38
Months of Supply	5.8	61.1%	3.6	48.7%	3.9
Average Square Feet	2,824	-13.3%	3,257	-5.6%	2,992

Luxury listing inventory in South Tampa declined year over year for the fourth consecutive quarter. The Downtown Condo market showed significant price gains and sales from the prior year quarter. The Davis Island Single Family/Condo market showed significant price gains from the year-ago quarter.