

Elliman Report

Q3-2020 South And Greater
Downtown Tampa, FL Sales

“Sales rose higher year over year, rebounding quickly from the restraint of spring market activity at the onset of the COVID crisis.”

South Tampa 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
Entry Price 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 Tampa 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
Davis Island Single Family & 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

South Tampa 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. In Greater Downtown Tampa the downtown price trend indicators and the number of sales rose above prior-year quarter levels.