

Elliman Report

Q1-2022

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

South Tampa Single Family

Dashboard

YEAR-OVER-YEAR

- + 13.0%**
Prices Median Sales Price
- 6.5%**
Sales Closed Sales
- 31.0%**
Inventory Total Inventory
- 12 days**
Marketing Time Days on Market

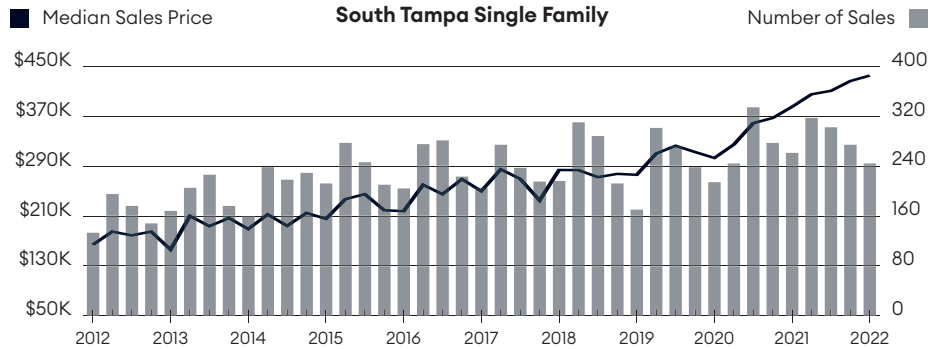
South Tampa Condo

Dashboard

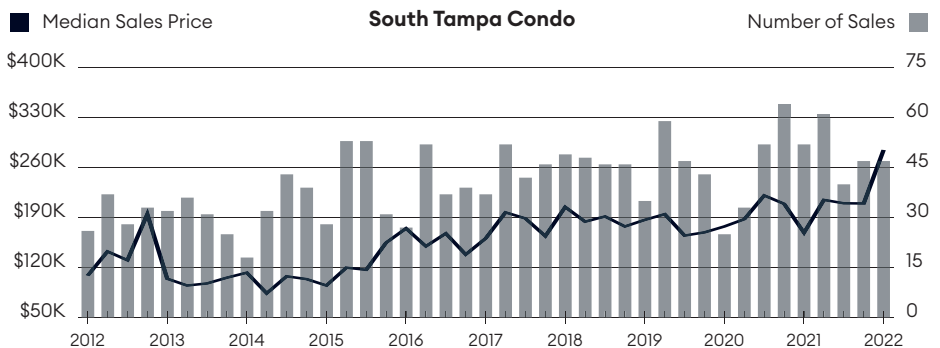
YEAR-OVER-YEAR

- + 68.6%**
Prices Median Sales Price
- 9.6%**
Sales Closed Sales
- 30.0%**
Inventory Total Inventory
- 16 days**
Marketing Time Days on Market

- Single family price trend indicators rose to new highs for the fifth consecutive quarter
- Condo listing inventory fell annually for the eleventh straight quarter to the second-lowest on record
- Luxury price trend indicators surged to new highs and nearly doubled pre-pandemic levels



South Tampa Single Family Matrix	Q1-2022	%Δ (QTR)	Q4-2021	%Δ (YR)	Q1-2021
Average Sales Price	\$584,478	4.2%	\$561,028	19.8%	\$487,772
Average Price Per Sq Ft	\$323	7.7%	\$300	27.2%	\$254
Median Sales Price	\$435,000	2.1%	\$426,250	13.0%	\$385,000
Number of Sales (Closed)	244	-10.9%	274	-6.5%	261
Days on Market (From Last List Date)	23	-8.0%	25	-34.3%	35
Listing Discount (From Last List Price)	-1.1%		0.2%		2.1%
Listing Inventory	49	-38.0%	79	-31.0%	71
Months of Supply	0.6	-33.3%	0.9	-25.0%	0.8
Average Square Feet	1,810	-3.1%	1,867	-5.9%	1,924

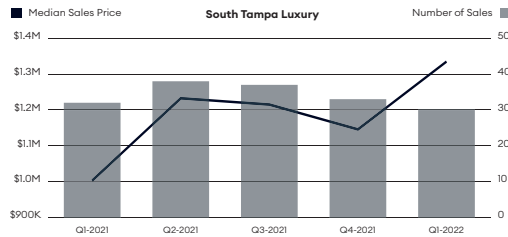


South Tampa Condo Matrix	Q1-2022	%Δ (QTR)	Q4-2021	%Δ (YR)	Q1-2021
Average Sales Price	\$385,821	48.4%	\$259,938	29.4%	\$298,056
Average Price Per Sq Ft	\$300	19.0%	\$252	15.8%	\$259
Median Sales Price	\$285,000	35.7%	\$210,000	68.6%	\$169,000
Number of Sales (Closed)	47	0.0%	47	-9.6%	52
Days on Market (From Last List Date)	15	-34.8%	23	-51.6%	31
Listing Discount (From Last List Price)	0.2%		0.3%		4.2%
Listing Inventory	28	-17.6%	34	-30.0%	40
Months of Supply	1.8	-18.2%	2.2	-21.7%	2.3
Average Square Feet	1,286	24.5%	1,033	11.6%	1,152



Prepared by Miller Samuel Real Estate Appraisers & Consultants

South Tampa Luxury SF & Condo



Greater Downtown Tampa Dashboards (Year-Over-Year)

Downtown Condo

+ 62.4%
Prices Median Sales Price

- 40.9%
Sales Closed Sales

Hyde Park SF & Condo

+ 8.6%
Prices Median Sales Price

= 0.0%
Sales Closed Sales

Davis Island SF & Condo

+ 74.5%
Prices Median Sales Price

- 39.3%
Sales Closed Sales

Harbour Island SF & Condo

+ 43.5%
Prices Median Sales Price

- 22.6%
Sales Closed Sales

- **Downtown** condo price trend indicators reached a new high for the second straight quarter
- **Hyde Park** single family and condo market share of bidding wars nearly tripled annually
- **Davis Island** single family and condo median sales price rose annually for the eleventh consecutive quarter
- **Harbour Island** single family and condo median sales prices reached a new high for the past two quarters

Luxury SF & Condo Matrix (Top 10% of Sales)	Q1-2022	%Δ (QTR)	Q4-2021	%Δ (YR)	Q1-2021
Average Sales Price	\$1,587,787	5.0%	\$1,512,008	21.9%	\$1,302,337
Average Price per Sq Ft	\$489	21.3%	\$403	32.9%	\$368
Median Sales Price	\$1,335,000	16.5%	\$1,145,625	33.1%	\$1,002,690
Number of Sales (Closed)	30	-9.1%	33	-6.3%	32
Days on Market (From Last List Date)	26	-23.5%	34	-55.2%	58
Listing Discount (From Last List Price)	0.3%		-1.1%		5.4%
Listing Inventory	22	4.8%	21	-18.5%	27
Months of Supply	2.2	15.8%	1.9	-12.0%	2.5
Luxury Threshold	\$962,240	11.2%	\$865,000	18.1%	\$815,000
Average Square Feet	3,246	-13.4%	3,748	-8.4%	3,542

Downtown Condo Matrix	Q1-2022	%Δ (QTR)	Q4-2021	%Δ (YR)	Q1-2021
Average Sales Price	\$584,084	-15.3%	\$689,605	42.9%	\$408,836
Average Price per Sq Ft	\$588	18.1%	\$498	39.7%	\$421
Median Sales Price	\$525,000	10.3%	\$476,146	62.4%	\$323,350
Number of Sales (Closed)	13	-27.8%	18	-40.9%	22
Days on Market (From Last List Date)	20	-35.5%	31	-73.0%	74
Listing Discount (From Last List Price)	0.8%		1.3%		4.6%
Listing Inventory	12	9.1%	11	50.0%	8
Months of Supply	2.8	55.6%	1.8	154.5%	1.1
Average Square Feet	993	-28.4%	1,386	2.2%	972

Hyde Park SF & Condo Matrix	Q1-2022	%Δ (QTR)	Q4-2021	%Δ (YR)	Q1-2021
Average Sales Price	\$1,020,469	33.2%	\$765,959	27.9%	\$797,661
Average Price per Sq Ft	\$553	16.9%	\$473	25.4%	\$441
Median Sales Price	\$632,500	41.3%	\$447,500	8.6%	\$582,500
Number of Sales (Closed)	32	-15.8%	38	0.0%	32
Days on Market (From Last List Date)	22	-8.3%	24	-45.0%	40
Listing Discount (From Last List Price)	-0.1%		2.9%		3.2%
Listing Inventory	13	8.3%	12	-40.9%	22
Months of Supply	1.2	33.3%	0.9	-42.9%	2.1
Average Square Feet	1,844	13.8%	1,620	1.9%	1,810

Davis Island SF & Condo Matrix	Q1-2022	%Δ (QTR)	Q4-2021	%Δ (YR)	Q1-2021
Average Sales Price	\$1,966,323	-11.3%	\$2,216,059	41.0%	\$1,394,892
Average Price per Sq Ft	\$596	-13.5%	\$689	21.4%	\$491
Median Sales Price	\$1,575,000	28.6%	\$1,225,000	74.5%	\$902,500
Number of Sales (Closed)	17	-26.1%	23	-39.3%	28
Days on Market (From Last List Date)	51	112.5%	24	-40.7%	86
Listing Discount (From Last List Price)	2.2%		1.4%		4.9%
Listing Inventory	18	20.0%	15	28.6%	14
Months of Supply	2.4	20.0%	2.0	100.0%	1.2
Average Square Feet	3,302	2.7%	3,215	16.2%	2,842

Harbour Island SF & Condo Matrix	Q1-2022	%Δ (QTR)	Q4-2021	%Δ (YR)	Q1-2021
Average Sales Price	\$806,443	-3.4%	\$835,121	19.8%	\$673,077
Average Price per Sq Ft	\$497	5.3%	\$472	31.5%	\$378
Median Sales Price	\$660,000	19.5%	\$552,500	43.5%	\$460,000
Number of Sales (Closed)	41	46.4%	28	-22.6%	53
Days on Market (From Last List Date)	16	100.0%	8	-65.2%	46
Listing Discount (From Last List Price)	-0.1%		-1.2%		1.5%
Listing Inventory	13	0.0%	13	-18.8%	16
Months of Supply	1.0	-28.6%	1.4	11.1%	0.9
Average Square Feet	1,624	-8.3%	1,771	-8.8%	1,781

Questions or comments? Email report author
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Methodology: millersamuel.com/research-reports/methodology

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