

Elliman Report

Q2-2022 South And Greater
Downtown Tampa, FL Sales

South Tampa Single Family

Dashboard

YEAR-OVER-YEAR

+ 25.9%
Prices Median Sales Price

- 25.9%
Sales Closed Sales

+ 10.8%
Inventory Total Inventory

- 11 days
Marketing Time
Days on Market

South Tampa Condo

Dashboard

YEAR-OVER-YEAR

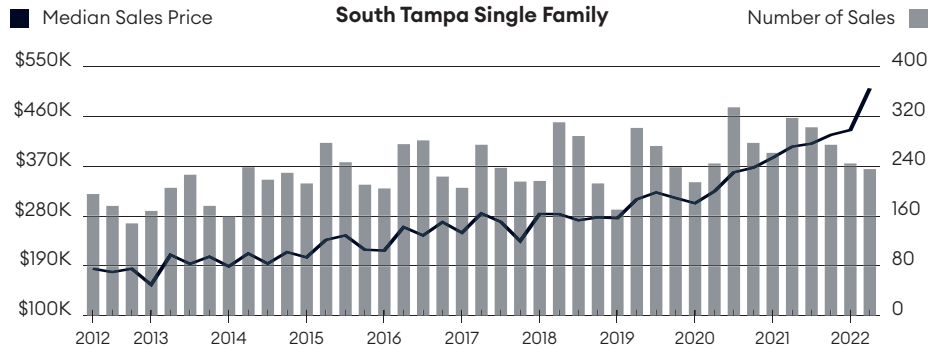
+ 27.9%
Prices Median Sales Price

- 27.9%
Sales Closed Sales

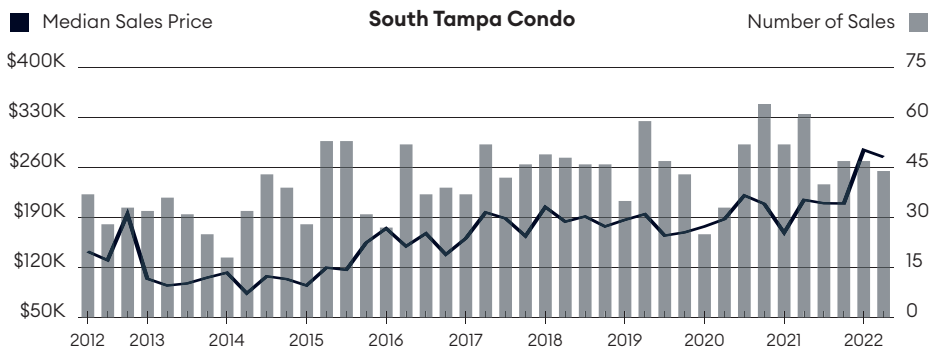
+ 108.3%
Inventory Total Inventory

- 1 day
Marketing Time
Days on Market

- Single family price trend indicators surged to new records for the sixth straight quarter
- Condo sales declined year over year for the fourth consecutive quarter
- Luxury price trend indicators continued to surge to reach new highs



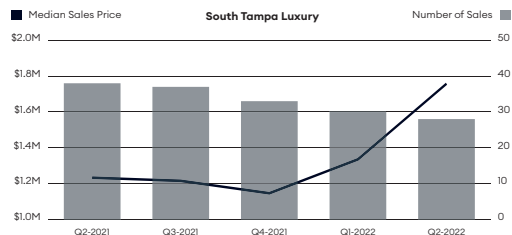
South Tampa Single Family Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$720,467	23.3%	\$584,478	38.9%	\$518,663
Average Price Per Sq Ft	\$356	10.2%	\$323	34.8%	\$264
Median Sales Price	\$510,000	17.2%	\$435,000	25.9%	\$405,000
Number of Sales (Closed)	235	-3.7%	244	-25.9%	317
Days on Market (From Last List Date)	12	-47.8%	23	-47.8%	23
Listing Discount (From Last List Price)	-2.2%		-1.1%		0.7%
Listing Inventory	92	87.8%	49	10.8%	83
Months of Supply	1.2	100.0%	0.6	50.0%	0.8
Average Square Feet	2,026	11.9%	1,810	3.1%	1,965



South Tampa Condo Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$477,126	23.7%	\$385,821	40.1%	\$340,642
Average Price Per Sq Ft	\$363	21.0%	\$300	34.4%	\$270
Median Sales Price	\$275,000	-3.5%	\$285,000	27.9%	\$215,000
Number of Sales (Closed)	44	-6.4%	47	-27.9%	61
Days on Market (From Last List Date)	9	-40.0%	15	-10.0%	10
Listing Discount (From Last List Price)	-0.6%		0.2%		0.1%
Listing Inventory	50	78.6%	28	108.3%	24
Months of Supply	3.4	88.9%	1.8	183.3%	1.2
Average Square Feet	1,315	2.3%	1,286	4.4%	1,260



South Tampa Luxury SF & Condo



Greater Downtown Tampa Dashboards (Year-Over-Year)

Downtown Condo

+ 145.4%
Prices Median Sales Price

+ 31.8%
Sales Closed Sales

Hyde Park SF & Condo

+ 11.7%
Prices Median Sales Price

+ 23.5%
Sales Closed Sales

Davis Island SF & Condo

+ 21.1%
Prices Median Sales Price

- 50.0%
Sales Closed Sales

Harbour Island SF & Condo

+ 55.1%
Prices Median Sales Price

- 42.2%
Sales Closed Sales

- **Downtown** condo price trend indicators rose to new records for the third consecutive quarter
- **Hyde Park** single family and condo median sales prices rose annually in four of the past five quarters
- **Davis Island** single family and condo median sales price reached a new high for the second straight quarter
- **Harbour Island** single family and condo price trend indicators rose year over year collectively for the fourth consecutive quarter

Luxury SF & Condo Matrix (Top 10% of Sales)	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$2,196,722	38.4%	\$1,587,787	54.5%	\$1,421,739
Average Price per Sq Ft	\$530	8.4%	\$489	41.3%	\$375
Median Sales Price	\$1,757,500	31.6%	\$1,335,000	42.6%	\$1,232,500
Number of Sales (Closed)	28	-6.7%	30	-26.3%	38
Days on Market (From Last List Date)	21	-19.2%	26	-56.3%	48
Listing Discount (From Last List Price)	-0.8%		0.3%		2.0%
Listing Inventory	25	13.6%	22	56.3%	16
Months of Supply	2.7	22.7%	2.2	107.7%	1.3
Luxury Threshold	\$1,223,000	27.1%	\$962,240	32.2%	\$925,000
Average Square Feet	4,146	27.7%	3,246	9.4%	3,791

Downtown Condo Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$1,685,841	188.6%	\$584,084	287.7%	\$434,802
Average Price per Sq Ft	\$938	59.5%	\$588	119.7%	\$427
Median Sales Price	\$965,000	83.8%	\$525,000	145.4%	\$393,250
Number of Sales (Closed)	29	123.1%	13	31.8%	22
Days on Market (From Last List Date)	13	-35.0%	20	-58.1%	31
Listing Discount (From Last List Price)	0.9%		0.8%		0.2%
Listing Inventory	20	66.7%	12	42.9%	14
Months of Supply	2.1	-25.0%	2.8	10.5%	1.9
Average Square Feet	1,797	81.0%	993	76.5%	1,018

Hyde Park SF & Condo Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$769,012	-24.6%	\$1,020,469	-0.7%	\$774,082
Average Price per Sq Ft	\$517	-6.5%	\$553	21.6%	\$425
Median Sales Price	\$598,000	-5.5%	\$632,500	11.7%	\$535,500
Number of Sales (Closed)	42	31.3%	32	23.5%	34
Days on Market (From Last List Date)	8	-63.6%	22	-61.9%	21
Listing Discount (From Last List Price)	-2.8%		-0.1%		1.6%
Listing Inventory	17	30.8%	13	-15.0%	20
Months of Supply	1.2	0.0%	1.2	-33.3%	1.8
Average Square Feet	1,486	-19.4%	1,844	-18.5%	1,823

Davis Island SF & Condo Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$2,097,456	6.7%	\$1,966,323	-14.3%	\$2,448,684
Average Price per Sq Ft	\$641	7.6%	\$596	-0.9%	\$647
Median Sales Price	\$1,650,000	4.8%	\$1,575,000	21.1%	\$1,362,500
Number of Sales (Closed)	19	11.8%	17	-50.0%	38
Days on Market (From Last List Date)	17	-66.7%	51	-39.3%	28
Listing Discount (From Last List Price)	2.2%		2.2%		7.4%
Listing Inventory	28	55.6%	18	133.3%	12
Months of Supply	3.7	54.2%	2.4	311.1%	0.9
Average Square Feet	3,271	-0.9%	3,302	-13.6%	3,785

Harbour Island SF & Condo Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$677,881	-15.9%	\$806,443	19.2%	\$568,508
Average Price per Sq Ft	\$461	-7.2%	\$497	22.3%	\$377
Median Sales Price	\$650,000	-1.5%	\$660,000	55.1%	\$419,000
Number of Sales (Closed)	26	-36.6%	41	-42.2%	45
Days on Market (From Last List Date)	9	-43.8%	16	-55.0%	20
Listing Discount (From Last List Price)	-3.2%		-0.1%		0.1%
Listing Inventory	35	169.2%	13	118.8%	16
Months of Supply	4.0	300.0%	1.0	263.6%	1.1
Average Square Feet	1,471	-9.4%	1,624	-2.5%	1,508

Questions or comments? Email report author Jonathan Miller at jmiller@millersamuel.com
Methodology: millersamuel.com/research-reports/methodology

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