

# Elliman Report

**Q3-2022** South And Greater  
Downtown Tampa, FL Sales

## South Tampa Single Family

Dashboard

YEAR-OVER-YEAR

**+ 21.1%**  
Prices Median Sales Price

**- 36.8%**  
Sales Closed Sales

**+ 64.0%**  
Inventory Total Inventory

**+ 1 day**  
Marketing Time  
Days on Market

## South Tampa Condo

Dashboard

YEAR-OVER-YEAR

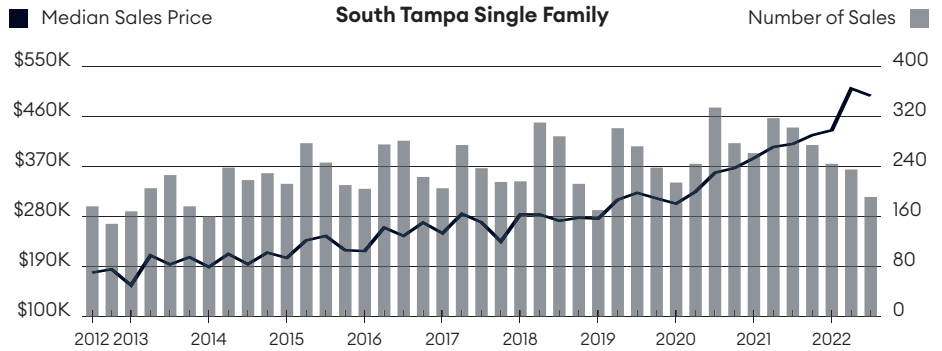
**+ 21.0%**  
Prices Median Sales Price

**+ 45.0%**  
Sales Closed Sales

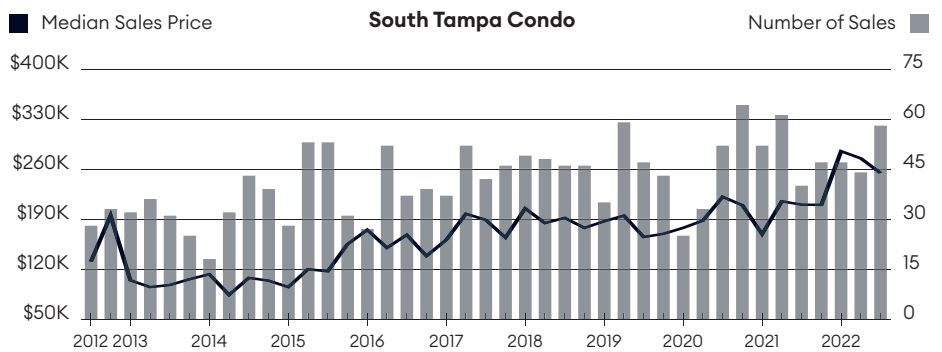
**+ 135.5%**  
Inventory Total Inventory

**+ 5 days**  
Marketing Time  
Days on Market

- Single family price trend indicators rose sharply to their highest level on record
- Condo sales expanded year over year for the first time in five quarters
- Luxury listing inventory expanded annually for the second straight quarter



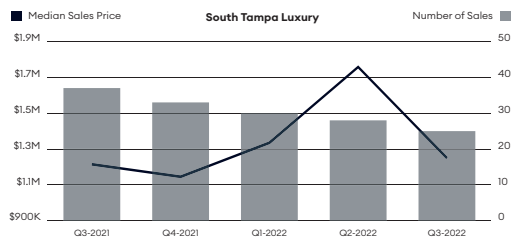
South Tampa Single Family Matrix	Q3-2022	%Δ (QTR)	Q2-2022	%Δ (YR)	Q3-2021
Average Sales Price	\$647,499	-10.1%	\$720,467	24.5%	\$520,153
Average Price Per Sq Ft	\$346	-2.8%	\$356	22.7%	\$282
Median Sales Price	\$497,000	-2.5%	\$510,000	21.1%	\$410,500
Number of Sales (Closed)	191	-18.7%	235	-36.8%	302
Days on Market (From Last List Date)	19	58.3%	12	5.6%	18
Listing Discount (From Last List Price)	1.1%		-2.2%		0.0%
Listing Inventory	146	58.7%	92	64.0%	89
Months of Supply	2.3	91.7%	1.2	155.6%	0.9
Average Square Feet	1,870	-7.7%	2,026	1.2%	1,847



South Tampa Condo Matrix	Q3-2022	%Δ (QTR)	Q2-2022	%Δ (YR)	Q3-2021
Average Sales Price	\$356,310	-25.3%	\$477,126	20.3%	\$296,288
Average Price Per Sq Ft	\$307	-15.4%	\$363	20.9%	\$254
Median Sales Price	\$254,500	-7.5%	\$275,000	21.0%	\$210,250
Number of Sales (Closed)	58	31.8%	44	45.0%	40
Days on Market (From Last List Date)	17	88.9%	9	41.7%	12
Listing Discount (From Last List Price)	1.3%		-0.6%		-0.8%
Listing Inventory	73	46.0%	50	135.5%	31
Months of Supply	3.8	11.8%	3.4	65.2%	2.3
Average Square Feet	1,160	-11.8%	1,315	-0.5%	1,166



# South Tampa Luxury SF & Condo



## Greater Downtown Tampa Dashboards (Year-Over-Year)

### Downtown Condo

**+ 330.5%**  
Prices Median Sales Price

**+ 55.0%**  
Sales Closed Sales

### Hyde Park SF & Condo

**+ 41.0%**  
Prices Median Sales Price

**- 38.9%**  
Sales Closed Sales

### Davis Island SF & Condo

**+ 5.6%**  
Prices Median Sales Price

**+ 8.3%**  
Sales Closed Sales

### Harbour Island SF & Condo

**+ 15.9%**  
Prices Median Sales Price

**- 20.0%**  
Sales Closed Sales

- **Downtown** condo price trend indicators rose to new records for the fourth straight quarter
- **Hyde Park** price trend indicators reached new highs
- **Davis Island's** median sales price expanded annually for the thirteenth consecutive quarter
- **Harbour Island** sales declined annually for the fourth straight quarter

Luxury SF & Condo Matrix (Top 10% of Sales)	Q3-2022	%Δ (QTR)	Q2-2022	%Δ (YR)	Q3-2021
Average Sales Price	\$1,664,167	-24.2%	\$2,196,722	26.7%	\$1,312,999
Average Price per Sq Ft	\$486	-8.3%	\$530	24.9%	\$389
Median Sales Price	\$1,250,000	-28.9%	\$1,757,500	2.9%	\$1,215,000
Number of Sales (Closed)	25	-10.7%	28	-32.4%	37
Days on Market (From Last List Date)	16	-23.8%	21	-42.9%	28
Listing Discount (From Last List Price)	1.4%		-0.8%		0.1%
Listing Inventory	74	196.0%	25	270.0%	20
Months of Supply	8.9	229.6%	2.7	456.3%	1.6
Luxury Threshold	\$851,000	-30.4%	\$1,223,000	-2.7%	\$875,000
Average Square Feet	3,426	-17.4%	4,146	1.5%	3,374

Downtown Condo Matrix	Q3-2022	%Δ (QTR)	Q2-2022	%Δ (YR)	Q3-2021
Average Sales Price	\$2,113,671	25.4%	\$1,685,841	284.6%	\$549,630
Average Price per Sq Ft	\$1,086	15.8%	\$938	131.1%	\$470
Median Sales Price	\$1,990,900	106.3%	\$965,000	330.5%	\$462,450
Number of Sales (Closed)	31	6.9%	29	55.0%	20
Days on Market (From Last List Date)	18	38.5%	13	-25.0%	24
Listing Discount (From Last List Price)	0.3%		0.9%		2.2%
Listing Inventory	24	20.0%	20	100.0%	12
Months of Supply	2.3	9.5%	2.1	27.8%	1.8
Average Square Feet	1,947	8.3%	1,797	66.4%	1,170

Hyde Park SF & Condo Matrix	Q3-2022	%Δ (QTR)	Q2-2022	%Δ (YR)	Q3-2021
Average Sales Price	\$1,104,170	43.6%	\$769,012	57.9%	\$699,275
Average Price per Sq Ft	\$559	8.1%	\$517	24.5%	\$449
Median Sales Price	\$750,000	25.4%	\$598,000	41.0%	\$532,000
Number of Sales (Closed)	22	-47.6%	42	-38.9%	36
Days on Market (From Last List Date)	14	75.0%	8	-6.7%	15
Listing Discount (From Last List Price)	1.1%		-2.8%		0.8%
Listing Inventory	34	100.0%	17	47.8%	23
Months of Supply	4.6	283.3%	1.2	142.1%	1.9
Average Square Feet	1,974	32.8%	1,486	26.6%	1,559

Davis Island SF & Condo Matrix	Q3-2022	%Δ (QTR)	Q2-2022	%Δ (YR)	Q3-2021
Average Sales Price	\$2,993,596	42.7%	\$2,097,456	10.6%	\$2,706,208
Average Price per Sq Ft	\$984	53.5%	\$641	32.4%	\$743
Median Sales Price	\$1,520,000	-7.9%	\$1,650,000	5.6%	\$1,440,000
Number of Sales (Closed)	26	36.8%	19	8.3%	24
Days on Market (From Last List Date)	55	223.5%	17	57.1%	35
Listing Discount (From Last List Price)	4.8%		2.2%		0.6%
Listing Inventory	35	25.0%	28	94.4%	18
Months of Supply	3.4	-8.1%	3.7	54.5%	2.2
Average Square Feet	3,043	-7.0%	3,271	-16.4%	3,640

Harbour Island SF & Condo Matrix	Q3-2022	%Δ (QTR)	Q2-2022	%Δ (YR)	Q3-2021
Average Sales Price	\$720,100	6.2%	\$677,881	13.8%	\$632,511
Average Price per Sq Ft	\$488	5.9%	\$461	19.9%	\$407
Median Sales Price	\$533,250	-18.0%	\$650,000	15.9%	\$460,000
Number of Sales (Closed)	28	7.7%	26	-20.0%	35
Days on Market (From Last List Date)	23	155.6%	9	-8.0%	25
Listing Discount (From Last List Price)	1.8%		-3.2%		0.5%
Listing Inventory	29	-17.1%	35	163.6%	11
Months of Supply	3.1	-22.5%	4.0	244.4%	0.9
Average Square Feet	1,477	0.4%	1,471	-5.1%	1,556

Questions or comments? Email report author Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
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