

Elliman Report

Q4-2022 South And Greater
Downtown Tampa, FL Sales

South Tampa Single Family

Dashboard

YEAR-OVER-YEAR

+ 17.3%
Prices Median Sales Price

- 38.3%
Sales Closed Sales

+ 141.8%
Inventory Total Inventory

+ 6 days
Marketing Time
Days on Market

South Tampa Condo

Dashboard

YEAR-OVER-YEAR

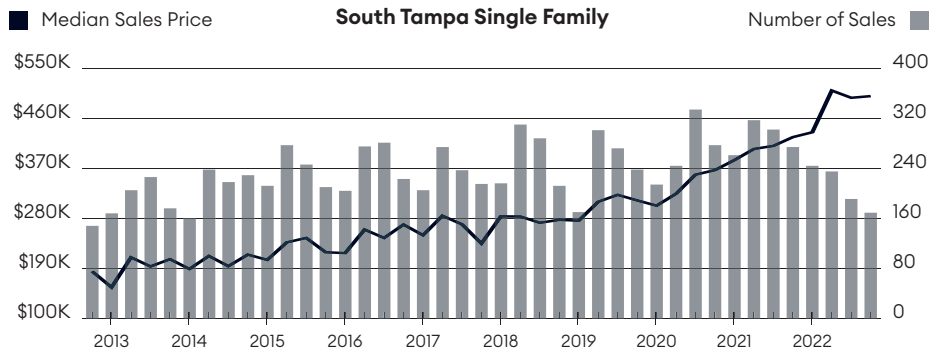
+ 33.3%
Prices Median Sales Price

- 29.8%
Sales Closed Sales

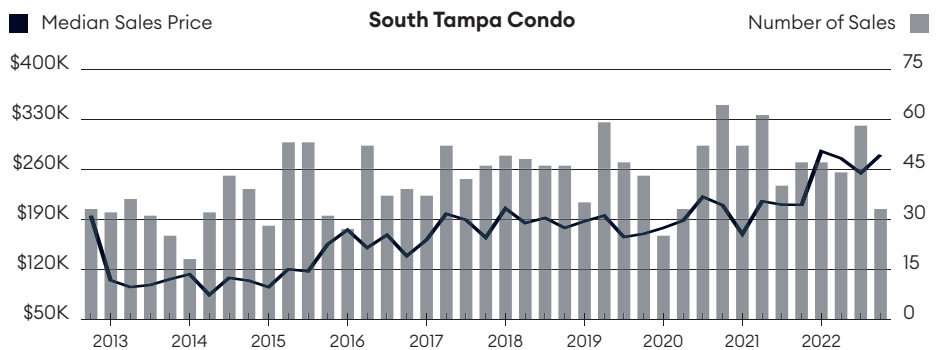
+ 150.0%
Inventory Total Inventory

+ 11 days
Marketing Time
Days on Market

- Single family price trend indicators increased annually
- Condo price trend indicators surged year over year
- Luxury listing inventory continued to expand



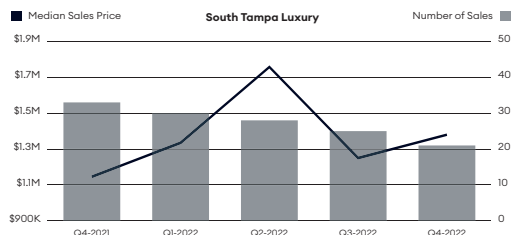
South Tampa Single Family Matrix	Q4-2022	%Δ (QTR)	Q3-2022	%Δ (YR)	Q4-2021
Average Sales Price	\$645,498	-0.3%	\$647,499	15.1%	\$561,028
Average Price Per Sq Ft	\$327	-5.5%	\$346	9.0%	\$300
Median Sales Price	\$500,000	0.6%	\$497,000	17.3%	\$426,250
Number of Sales (Closed)	169	-11.5%	191	-38.3%	274
Days on Market (From Last List Date)	31	63.2%	19	24.0%	25
Listing Discount (From Last List Price)	2.2%		1.1%		0.2%
Listing Inventory	191	30.8%	146	141.8%	79
Months of Supply	3.4	47.8%	2.3	277.8%	0.9
Average Square Feet	1,976	5.7%	1,870	5.8%	1,867



South Tampa Condo Matrix	Q4-2022	%Δ (QTR)	Q3-2022	%Δ (YR)	Q4-2021
Average Sales Price	\$371,433	4.2%	\$356,310	42.9%	\$259,938
Average Price Per Sq Ft	\$315	2.6%	\$307	25.0%	\$252
Median Sales Price	\$280,000	10.0%	\$254,500	33.3%	\$210,000
Number of Sales (Closed)	33	-43.1%	58	-29.8%	47
Days on Market (From Last List Date)	34	100.0%	17	47.8%	23
Listing Discount (From Last List Price)	3.2%		1.3%		0.3%
Listing Inventory	85	16.4%	73	150.0%	34
Months of Supply	7.7	102.6%	3.8	250.0%	2.2
Average Square Feet	1,178	1.6%	1,160	14.0%	1,033



South Tampa Luxury SF & Condo



Greater Downtown Tampa Dashboards (Year-Over-Year)

Downtown Condo

+ 309.5%
Prices Median Sales Price

- 50.0%
Sales Closed Sales

Hyde Park SF & Condo

+ 280.6%
Prices Median Sales Price

+ 147.4%
Sales Closed Sales

Davis Island SF & Condo

+ 43.7%
Prices Median Sales Price

- 30.4%
Sales Closed Sales

Harbour Island SF & Condo

+ 17.6%
Prices Median Sales Price

- 10.7%
Sales Closed Sales

- **Downtown** condo price trend indicators surged annually
- **Hyde Park** price trend indicators reached new highs for the second consecutive quarter
- **Davis Island's** median sales price expanded year over year to a new high
- **Harbour Island** sales decreased year over for the fifth consecutive quarter

Luxury SF & Condo Matrix (Top 10% of Sales)	Q4-2022	%Δ (QTR)	Q3-2022	%Δ (YR)	Q4-2021
Average Sales Price	\$1,470,526	-11.6%	\$1,664,167	-2.7%	\$1,512,008
Average Price per Sq Ft	\$442	-9.1%	\$486	9.7%	\$403
Median Sales Price	\$1,380,000	10.4%	\$1,250,000	20.5%	\$1,145,625
Number of Sales (Closed)	21	-16.0%	25	-36.4%	33
Days on Market (From Last List Date)	30	87.5%	16	-11.8%	34
Listing Discount (From Last List Price)	2.3%		1.4%		-1.1%
Listing Inventory	60	-18.9%	74	185.7%	21
Months of Supply	8.6	-3.4%	8.9	352.6%	1.9
Luxury Threshold	\$1,074,000	26.2%	\$851,000	24.2%	\$865,000
Average Square Feet	3,327	-2.9%	3,426	-11.2%	3,748

Downtown Condo Matrix	Q4-2022	%Δ (QTR)	Q3-2022	%Δ (YR)	Q4-2021
Average Sales Price	\$2,475,940	17.1%	\$2,113,671	259.0%	\$689,605
Average Price per Sq Ft	\$1,094	0.7%	\$1,086	119.7%	\$498
Median Sales Price	\$1,950,000	-2.1%	\$1,990,900	309.5%	\$476,146
Number of Sales (Closed)	9	-71.0%	31	-50.0%	18
Days on Market (From Last List Date)	11	-38.9%	18	-64.5%	31
Listing Discount (From Last List Price)	0.1%		0.3%		1.3%
Listing Inventory	19	-20.8%	24	72.7%	11
Months of Supply	6.3	173.9%	2.3	250.0%	1.8
Average Square Feet	2,263	16.2%	1,947	63.3%	1,386

Hyde Park SF & Condo Matrix	Q4-2022	%Δ (QTR)	Q3-2022	%Δ (YR)	Q4-2021
Average Sales Price	\$1,682,259	52.4%	\$1,104,170	119.6%	\$765,959
Average Price per Sq Ft	\$742	32.7%	\$559	56.9%	\$473
Median Sales Price	\$1,703,107	127.1%	\$750,000	280.6%	\$447,500
Number of Sales (Closed)	94	327.3%	22	147.4%	38
Days on Market (From Last List Date)	9	-35.7%	14	-62.5%	24
Listing Discount (From Last List Price)	0.4%		1.1%		2.9%
Listing Inventory	34	0.0%	34	183.3%	12
Months of Supply	1.1	-76.1%	4.6	22.2%	0.9
Average Square Feet	2,267	14.8%	1,974	39.9%	1,620

Davis Island SF & Condo Matrix	Q4-2022	%Δ (QTR)	Q3-2022	%Δ (YR)	Q4-2021
Average Sales Price	\$2,100,606	-29.8%	\$2,993,596	-5.2%	\$2,216,059
Average Price per Sq Ft	\$666	-32.3%	\$984	-3.3%	\$689
Median Sales Price	\$1,760,521	15.8%	\$1,520,000	43.7%	\$1,225,000
Number of Sales (Closed)	16	-38.5%	26	-30.4%	23
Days on Market (From Last List Date)	22	-60.0%	55	-8.3%	24
Listing Discount (From Last List Price)	4.4%		4.8%		1.4%
Listing Inventory	44	25.7%	35	193.3%	15
Months of Supply	7.1	108.8%	3.4	255.0%	2.0
Average Square Feet	3,152	3.6%	3,043	-2.0%	3,215

Harbour Island SF & Condo Matrix	Q4-2022	%Δ (QTR)	Q3-2022	%Δ (YR)	Q4-2021
Average Sales Price	\$761,680	5.8%	\$720,100	-8.8%	\$835,121
Average Price per Sq Ft	\$467	-4.3%	\$488	-1.1%	\$472
Median Sales Price	\$650,000	21.9%	\$533,250	17.6%	\$552,500
Number of Sales (Closed)	25	-10.7%	28	-10.7%	28
Days on Market (From Last List Date)	49	113.0%	23	512.5%	8
Listing Discount (From Last List Price)	3.2%		1.8%		-1.2%
Listing Inventory	36	24.1%	29	176.9%	13
Months of Supply	4.3	38.7%	3.1	207.1%	1.4
Average Square Feet	1,630	10.4%	1,477	-8.0%	1,771

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

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