# EllimanReport

Q4-2023 South And Greater Downtown Tampa, FL Sales

# **South Tampa** Single Family

Dashboard

YEAR-OVER-YEAR

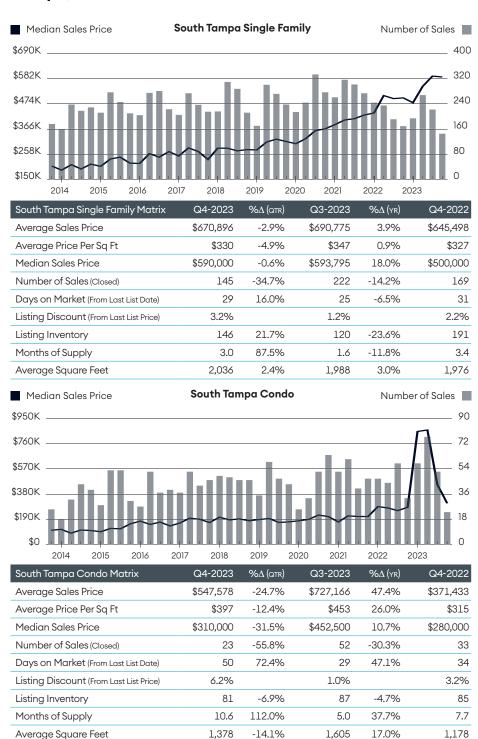
- + 18.0% **Prices** Median Sales Price
- 14.2% Sales Closed Sales
- 23.6% **Inventory** Total Inventory
- **Marketing Time**

## **South Tampa Condo**

Dashboard

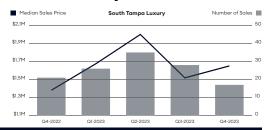
YEAR-OVER-YEAR

- + 10.7% Prices Median Sales Price
- 30.3% Sales Closed Sales
- 4.7% **Inventory** Total Inventory
- + 16 days **Marketing Time** 
  - Single family price trend indicators expanded annually as median sales price reached the second-highest level on record
  - Condo price trend indicators surged annually
  - Luxury price trend indicators surged year over year





# South Tampa Luxury SF & Condo



# Greater Downtown Tampa

Dashboards (Year-Over-Year)

#### **Downtown Condo**

- 63.7% Prices Median Sales Price
- 33.3% Sales Closed Sales

### **Hyde Park SF & Condo**

- 48.6%
  Prices Median Sales Price
- 75.5% Sales Closed Sales

### Davis Island SF & Condo

- 23.0%
  Prices Median Sales Price
- + 12.5%
  Sales Closed Sales

### **Harbour Island SF & Condo**

- + 6.9%
  Prices Median Sales Price
- 16.0% Sales Closed Sales
- Downtown condo average sales size dropped by half annually, skewing prices lower
- Hyde Park listing inventory expanded annually for the sixth time
- Davis Island's listing inventory fell sharply year over year for the third time
- Harbour Island's price trend indicators rose annually, as median sales price reached a new high

Average Soles Price         \$1,815,668         6.7%         \$1,702,173         2.35%         \$1,470,526           Average Price per Sq F1         \$528         -2.9%         \$543         1.9.5%         \$442           Median Soles Price         \$1,650,423         8.8%         \$1,517,60         1.9.0%         2.1           Days on Market (Fron Last List Price)         73         8.2.5%         40         143,3%         30           Listing Discount (Fron Last List Price)         6.2%         1.9.2%         52         3.3%         60           Months of Supply         10.9         9.4.8%         5.6         2.6.7%         8.6           Luxury Threshold         \$1,140,000         -8.1%         \$1,240,500         6.1%         \$1,074,000           Average Solar Price         3,436         9.6%         3.134         3.3%         3,327           Average Solar Price         \$729,317         -18.5%         \$895,269         -70.5%         \$24,75,40           Average Solar Price         \$729,317         -18.5%         \$895,269         -70.5%         \$24,75,40           Average Solar Price         \$700         -18.5%         \$895,269         -70.5%         \$24,75,40           Average Solar Price         \$700         -	Luxury SF & Condo Matrix (Top 10% of Sales)	Q4-2023	%∆ (qtr)	Q3-2023	%∆ (yr)	Q4-2022
Average Price per Sq Ft		\$1,815,668	6.7%	\$1,702,173	23.5%	\$1,470,526
Medician Sales Price   \$1,650,423   8.8%   \$1,517,560   19.6%   \$1,380,000     Number of Sales (Closed)   17 39,3%   28 -19.0%   21 23%     Listing Discount from Last List Date)   6.2%   1.5%   2.3%   3.0	Average Price per Sa Ft	\$528	-2.8%		19.5%	
Number of Sales (Closed)		\$1,650,423	8.8%	\$1,517,560	19.6%	\$1,380,000
Listing Discount (From Lost List Price)   6.2%   19.2%   52   3.3%   6.0     Months of Supply   10.9   94.6%   5.6   26.7%   8.6     Luxury Threshold   \$1,140,000   -8.1%   \$1,224,0500   6.1%   \$1,074,000     Average Square Feet   3,436   9.6%   3,134   3.3%   3,327     Downtown Condo Matrix   Q4-2023   96.6   70.5%   \$2,475,940     Average Sales Price   \$729,317   -18.5%   \$895,269   -70.5%   \$2,475,940     Average Price per Sq Ft   \$700   -18.3%   \$857   -36.0%   \$1,094     Median Sales Price   \$708,500   61.0%   \$440,000   -63.7%   \$1,950,000     Number of Sales (Closed)   6   44.5.5%   11   -33.3%   9.9     Days on Market (From Last List Date)   1.6%   56.0%   50   609.1%   11     Listing Discount (From Last List Price)   5.4%   5.7%   1.045     Months of Supply   17.0   47.8%   11.5   169.8%   6.3     Average Square Feet   1,043   -0.2%   11.045   -53.9%   2,243     Hyde Park SF& Condo Matrix   Q4-2023   96.4   91.045   -53.9%   3.4     Average Square Feet   \$1,043   -0.2%   13.07,276   -54.6%   \$1,045   -53.9%   2.420     Hyde Park SF& Condo Matrix   Q4-2023   96.4   91.045   -53.9%   94.040     Average Price per Sq Ft   \$8.43   -17.5%   \$868   -26.8%   \$1,045   -20.24     Average Square Feet   \$87.00   -0.6%   \$880,000   -48.6%   \$1,031,010     Average Price per Sq Ft   \$8.43   -17.5%   \$868   -26.8%   \$1,045   -20.24     Average Square Feet   \$1,043   -1.1.5%   \$2.6   -75.5%   94     Days on Market (From Last List Date)   1.1.6%   2.6   -75.5%   94     Days on Market (From Last List Date)   1.1.6%   2.6   -75.5%   94     Days on Market (From Last List Date)   1.1.6%   3.9%   3.6   3.6     Average Square Feet   \$2,270,161   2.5%   \$2,890,78   41.4%   \$2,100.60     Average Square Feet   \$1,240   -1.4.4%   \$1.986   -2.6.9%   \$1.60.0%   \$1.0     Average Square Feet   \$1,041   -1.4.4%   \$1.986   -2.6.9%   \$1.60.0%   \$1.0     Average Square Feet   \$1,041   -1.4.4%   \$1.986   -2.6.9%   \$1.60.0%   \$1.0     Average Square Feet   \$1,041   -1.5.9%   \$2.890,78   \$4.1     Average Square Feet   \$1,041   -1.5.9%   \$		. , ,		. , ,		
Listing Discount (From Lost List Price)         6.2%         1.5%         2.3%         6.0           Months of Supply         10.9         94.6%         55         3.3%         6.0           Months of Supply         11.09         94.6%         5.5         26.7%         8.6           Lowary Threshold         \$1,140,000         -8.1%         \$1,240,500         6.1%         \$1,074,000           Average Square Feet         3,436         9.6%         3,134         3.3%         3,327           Downtown Condo Matrix         Q4-2023         %4 (crit)         Q3-2023         %6 (rt)         24-202           Average Sales Price         \$729,317         -18.5%         \$895,269         -70.5%         \$2,475,940           Average Price per Sq Ft         \$700         -18.3%         \$857         -30.0%         \$1,090           Medicin Soles Price         \$700,0         -18.3%         \$440,000         -63.7%         \$1,900           Days on Market (From Lost List Price)         5.4%         5.5.7%         5.0         0.19           Listing Discount (From Lost List Price)         5.4%         11.5         16.9%         6.2           Listing Discount (From Lost List Price)         1,24.2%         11.045         5.39%         2.2 </td <td>Days on Market (From Last List Date)</td> <td>73</td> <td>82.5%</td> <td>40</td> <td>143.3%</td> <td>30</td>	Days on Market (From Last List Date)	73	82.5%	40	143.3%	30
Listing Inventory				1.5%		
Months of Supply         10.9         94.6%         5.6         26.7%         8.6           Luxury Threshold         \$1,140,000         -8.1%         \$1,240,500         6.1%         \$1,074,000           Average Square Feet         3,436         9.6%         3,134         3.3%         3,2327           Downtown Condo Matrix         Q4-2023         364 (rit)         363-2023         964 (rit)         24-2022           Average Sales Price         \$709,517         -18.5%         \$895,269         -70.5%         \$2,475,940           Median Sales Price         \$708,500         61.0%         \$440,000         -63.7%         \$1,050,000           Median Sales Price         \$708,500         6         445,5%         11         -33.3%         9           Days on Market (From Last List Price)         78         56,0%         579         0.1%         11           Listing Discount (From Last List Price)         1,04         -5,7%         1,04         1	Listing Inventory	62	19.2%	52	3.3%	60
Luxury Threshold		10.9	94.6%	5.6	26.7%	8.6
Average Square Feet         3,436         9,6%         3,134         3,3%         3,327           Downtown Condo Matrix         Q4-2023         %A (art)         Q3-2023         %A (rt)         Q4-2022           Average Sales Price         \$729,317         -18.5%         \$895,269         -7.0.5%         \$2,475,940           Average Price per Sq ft         \$700         -18.3%         \$857         -36.0%         \$1,094           Median Sales Price         \$708,500         61.0%         \$440,000         -63.7%         \$1,500,000           Number of Sales (Closed)         6         445,5%         11         -33.3%         9           Days on Market (From Last List Datie)         78         56.0%         50         609.1%         11           Listing Inventory         34         -19.0%         42         78.9%         19           Months of Supply         17.0         47.8%         11.5         16.98%         6.3           Average Square Feet         1,043         -0.2%         1,045         -53.9%         2,263           Hyde Park SF & Condo Matrix         Q4-2023         %(arr)         Q3-2023         %(arr)         Q4-2022           Average Sales Price         \$1,234,072         -5.6%         \$1,307			-8.1%			\$1,074,000
Downtown Condo Matrix         Q4-2023         %A (arm)         Q3-2023         %A (w)         Q4-2022           Average Scles Price         \$729,317         -18.5%         \$895,269         -70.5%         \$2,475,940           Average Price per Sq Ft         \$700         -18.3%         \$857         -36.0%         \$1.094           Median Sales Price         \$708,500         61.0%         \$440,000         -63.7%         \$1,950,000           Number of Sales (Closeed)         6         -45.5%         11         -33.3%         9           Days on Market (From Last List Date)         78         56.0%         50         609.1%         11           Listing Discount (From Last List Price)         5.4%         5.7%         0.196         12           Listing Discount (From Last List Price)         5.4%         5.7%         1.9         1.9           Months of Supply         1.70         47.8%         11.5         169.8%         6.3           Average Square Feet         1,043         -0.2%         1,045         -53.9%         2,263           Hyde Park SF & Condo Matrix         Q4-2023         %4 (ars)         Q3-2023         %4 (rs)         Q4-2022           Average Sales Price ep FS Q ft         \$843         1.7.5%         \$65		3,436	9.6%			3,327
Average Sales Price         \$729,317         -18.5%         \$895,269         -70.5%         \$2,475,940           Average Price per Sq Ft         \$700         -18.3%         \$857         -36.0%         \$1,094           Median Sales Price         \$708,500         61.0%         \$440,000         -63.7%         \$1,950,000           Number of Sales (Closed)         6         -45.5%         11         -33.3%         9           Days on Market (From Last List Date)         78         56.0%         50         609.1%         11           Listing Discount (From Last List Price)         5.4%         5.7%         5.7%         0.1%           Morths of Supply         17.0         47.8%         11.5         169.8%         6.3           Morths of Supply         17.0         47.8%         11.5         169.8%         6.3           Average Square Feet         1,043         -0.2%         1,045         53.9%         2.2           Hyde Park SF & Condo Matrix         Q4-2022         30.4 (arm)         Q3-2023         60.4 (rs)         24.2022           Average Square Feet         \$1,234,072         -5.6%         \$1,307,276         26.6%         \$1,482,259           Average Price per Sq Ft         \$543         -17.5%         \$658		0.4.0000	2( ) ( )	00.000	2( ) ( )	0.4.0000
Average Price per Sq Ft         \$700         -18.3%         \$857         -36.0%         \$1,094           Median Sales Price         \$708,500         61.0%         \$440,000         -63.7%         \$1,950,000           Number of Sales (Closed)         6         -45.5%         11         -33.3%         9           Days on Market (From Last List Date)         78         56.0%         50         609.1%         11           Listing Discount (From Last List Price)         5.4%         5.7%         0.019         19           Months of Supply         17.0         47.8%         11.5         169.8%         6.3           Average Square Feet         1,043         -0.2%         1,045         -53.9%         2,263           Hyde Park SF & Condo Matrix         Q4-2023         %Δ (arr)         Q3-2023         %Δ (w)         Q4-2022           Average Sales Price         \$1,234,072         -5.6%         \$1,307,276         -26.6%         \$1,682,259           Average Price per Sq Ft         \$543         -17.5%         \$658         -26.8%         \$1,703,107           Number of Sales (Closed)         23         -11.5%         26         -75.5%         94           Days on Market (From Last List Date)         33         -8.3%<						
Median Sales Price         \$708,500         61.0%         \$440,000         -63.7%         \$1,950,000           Number of Sales (Closed)         6         -45.5%         11         -33.3%         9           Days on Market (From Last List Date)         78         56.0%         50         609.1%         11           Listing Inventory         34         -19.0%         42         78.9%         19           Months of Supply         17.0         47.8%         11.5         169.8%         6.3           Average Square Feet         1,043         -0.2%         1,045         -53.9%         2,263           Hyde Park SF & Condo Matrix         Q4-2023         % (am)         Q3-2023         % (iv)         Q4-2022           Average Sales Price         \$1,234,072         -5.6%         \$1,307,276         -26.6%         \$1,682,259           Average Price per Sq Ft         \$543         -17.5%         \$658         -26.8%         \$742           Median Sales Price         \$875,000         -0.6%         \$880,000         -48.6%         \$1,703,107           Days on Market (From Last List Date)         33         -8.3%         36         266.7%         9           Listing Discount (From Last List Price)         42         7.7%	Average Sales Price	· · · · · · · · · · · · · · · · · · ·		\$895,269	-70.5%	\$2,475,940
Number of Sales (Closed)         6         -45.5%         11         -33.3%         9           Days on Market (From Lost List Date)         78         56.0%         50         609.1%         11           Listing Discount (From Last List Price)         5.4%         5.7%         0.1%           Listing Inventory         34         -19.0%         42         78.9%         19           Months of Supply         1.70         47.8%         11.5         169.8%         6.3           Average Square Feet         1,043         -0.2%         1,045         -53.9%         2,263           Hyde Park SF & Condo Matrix         Q4-2023         %Δ (arr)         Q3-2023         %Δ (rr)         Q4-2022           Average Sales Price         \$1,234,072         -5.6%         \$1,307,276         -26.6%         \$1,682,259           Average Price per Sq Ft         \$543         -17.5%         \$658         -26.8%         \$1,703,107           Number of Sales Price         \$875,000         -0.6%         \$880,000         -48.6%         \$1,703,107           Number of Sales (Closed)         23         -11.5%         26         -75.5%         94           Days on Market (From Last List Price)         4.2%         3.9%         26.67%         9	Average Price per Sq Ft	\$700	-18.3%	\$857	-36.0%	\$1,094
Days on Market (From Last List Date)   78   56.0%   50   609.1%   11     Listing Discount (From Last List Price)   5.4%   5.7%   78.9%   1.9     Months of Supply   17.0   47.8%   11.5   169.8%   6.3     Average Square Feet   1,043   -0.2%   1,045   -53.9%   2,263     Hyde Park SF & Condo Matrix   04-2023   04.6(m)   03-2023   04.6(m)   04-2022     Average Sales Price   \$1,234.072   -5.6%   \$1,307,276   -26.6%   \$1,682.55     Average Price per Sq Ft   \$543   -17.5%   \$658   -26.6%   \$1,703,107     Number of Sales (Clossed)   23   -11.5%   26   -75.5%   94     Days on Market (From Last List Date)   33   -8.3%   36   266.7%   94     Listing Discount (From Last List Price)   4.2%   1,79%   39   23.5%   34     Months of Supply   5.5   22.2%   4.5   400.0%   1.1     Average Square Feet   \$2,772   14.4%   1,986   0.2%   2,267     Average Sales Price   \$2,970,161   2.5%   \$2,898,078   41.4%   \$2,100,606     Average Price per Sq Ft   \$11   1.4%   \$819   36.9%   \$666     Median Sales Price   \$1,356,450   -35.4%   58.8   40.9%   22.2     Listing Discount (From Last List Date)   31   -54.4%   68   40.9%   2.2     Listing Discount (From Last List Date)   31   -54.4%   68   40.9%   2.2     Listing Discount (From Last List Date)   31   -54.4%   68   40.9%   2.2     Listing Discount (From Last List Date)   31   -54.4%   68   40.9%   2.2     Listing Discount (From Last List Date)   31   -54.4%   68   40.9%   2.2     Listing Discount (From Last List Date)   31   -54.4%   68   40.9%   2.2     Listing Discount (From Last List Price)   1.9%   13.4%   68   40.9%   2.2     Listing Discount (From Last List Price)   1.9%   1.34%   58.0   4.4%     Listing Inventory   24   0.0%   25   1.5%   1.6     Days on Market (From Last List Price)   30.0%   3.64   68   40.9%   2.2     Listing Discount (From Last List Price)   3.9%   3.64   68   40.9%   2.2     Average Square Feet   3,256   7.9%   3,537   3.3%   3,152      Harbour Island SF & Condo Matrix   24-2023   30.0%   3.6   3.6   4.6     Median Sales Price   \$775,388   -5.7%   \$822,152   1	Median Sales Price	\$708,500	61.0%	\$440,000	-63.7%	\$1,950,000
Listing Discount (From Last List Price)         5.4%         5.7%         0.1%           Listing Inventory         34         -19.0%         42         78.9%         19           Months of Supply         17.0         47.8%         11.5         169.8%         6.3           Average Square Feet         1,043         -0.2%         1,045         -53.9%         2,263           Hyde Park SF & Condo Matrix         Q4-2023         %∆ (ors.)         Q3-2023         %∆ (vs.)         Q4-2022           Average Price per Sq Ft         \$5.4%         1-17.5%         \$658         -26.6%         \$1,682,259           Average Price per Sq Ft         \$5.4%         1-17.5%         \$658         -26.6%         \$1,703,102           Median Sales Price         \$875,000         -0.6%         \$880,000         -48.6%         \$1,703,102           Number of Sales (Closed)         23         -11.5%         26         -75.5%         94           Days on Market (From Last List Date)         33         -8.3%         36         266.7%         9           Listing Discount (From Last List Date)         4.2%         7.7%         39         23.5%         34           Months of Supply         5.5         22.2%         4.5         400.0%	Number of Sales (Closed)	6	-45.5%	11	-33.3%	9
Listing Inventory         34         -19,0%         42         78,9%         19           Months of Supply         17.0         47.8%         11.5         169.8%         6.3           Average Square Feet         1,043         -0.2%         1,045         -53.9%         2,263           Hyde Park SF & Condo Matrix         Q4-2023         %∆ (ars.)         Q3-2023         %∆ (w)         Q4-2022           Average Sales Price         \$1,234,072         -5.6%         \$1,307,276         -26.6%         \$1,682,259           Average Price per Sq Ft         \$543         -17.5%         \$658         -26.8%         \$742           Median Sales Price         \$875,000         -0.6%         \$880,000         -48.6%         \$1,703,107           Number of Sales (Closed)         23         -11.5%         26         -75.5%         94           Days on Market (From Lost List Date)         3.2%         3.9%         266.7%         9           Listing Discount (From Lost List Price)         4.2%         7.7%         39         23.5%         34           Months of Supply         5.5         22.29         4.5         400.0%         1.1           Average Square Feet         2,272         14.4%         1,986         0.2%	Days on Market (From Last List Date)	78	56.0%	50	609.1%	11
Months of Supply         17.0         47.8%         11.5         169.8%         6.3           Average Square Feet         1,043         -0.2%         1,045         -53.9%         2,263           Hyde Park SF & Condo Matrix         Q4-2023         %∆ (srix)         Q3-2023         %∆ (w)         Q4-2022           Average Sales Price         \$1,234,072         -5.6%         \$1,307,276         -26.6%         \$1,682,259           Average Price per Sq Ft         \$543         -17.5%         \$658         -26.8%         \$742           Median Sales Price         \$875,000         -0.6%         \$880,000         -48.6%         \$1,703,107           Number of Sales (Closed)         23         -11.5%         26         -75.5%         94           Days on Market (From Last List Date)         33         -8.3%         36         266.7%         9           Listing Inventory         42         7.7%         39         23.5%         34           Months of Supply         5.5         22.2%         4.5         400.0%         1.1           Average Square Feet         2,272         14.4%         1,986         0.2%         2,267           Davis Island SF & Condo Matrix         Q4-2023         %∆(sra)         23	Listing Discount (From Last List Price)	5.4%		5.7%		0.1%
Average Square Feet         1,043         -0.2%         1,045         -53.9%         2,263           Hyde Park SF & Condo Matrix         Q4-2023         %Δ (απ)         Q3-2023         %Δ (γπ)         Q4-2022           Average Sales Price         \$1,234,072         -5.6%         \$1,307,276         -26.6%         \$1,682,259           Average Price per Sq Ft         \$543         -17.5%         \$658         -26.8%         \$742           Median Sales Price         \$875,000         -0.6%         \$880,000         -48.6%         \$1,703,107           Number of Sales (Closed)         23         -11.5%         26         -75.5%         94           Days on Market (From Last List Date)         33         -8.3%         36         266.7%         9           Listing Discount (From Last List Price)         4.2%         3.9%         0.4%         1.4%           Listing Inventory         42         7.7%         39         23.5%         34           Months of Supply         5.5         22.2%         4.5         400.0%         1.1           Average Square Feet         \$2,970,161         2.5%         \$2,898,078         41.4%         \$2,100,00           Average Price per Sq Ft         \$12,5%         \$2,898,078         41.4% </td <td>Listing Inventory</td> <td>34</td> <td>-19.0%</td> <td>42</td> <td>78.9%</td> <td>19</td>	Listing Inventory	34	-19.0%	42	78.9%	19
Hyde Park SF & Condo Matrix         Q4-2023         %Δ (arx)         Q3-2023         %Δ (vr.)         Q4-2022           Average Sales Price         \$1,234,072         -5.6%         \$1,307,276         -26.6%         \$1,682,259           Average Price per Sq Ft         \$543         -17.5%         \$658         -26.8%         \$742           Median Sales Price         \$875,000         -0.6%         \$880,000         -48.6%         \$1,703,107           Number of Sales (Closed)         23         -11.5%         26         -75.5%         94           Days on Market (From Last List Date)         33         -8.3%         36         266.7%         9           Listing Discount (From Last List Price)         4.2%         3.9%         0.4%           Listing Inventory         42         7.7%         39         23.5%         34           Months of Supply         5.5         22.2%         4.5         400.0%         1.1           Average Square Feet         2,272         14.4%         1,986         0.2%         2,267           Davis Island SF & Condo Matrix         Q4-2023         %Δ (arx)         Q3-2023         %Δ (rx)         Q4-2022           Average Sales Price         \$2,970,161         2.5%         \$2,898,078 <t< td=""><td>Months of Supply</td><td>17.0</td><td>47.8%</td><td>11.5</td><td>169.8%</td><td>6.3</td></t<>	Months of Supply	17.0	47.8%	11.5	169.8%	6.3
Average Sales Price         \$1,234,072         -5.6%         \$1,307,276         -26.6%         \$1,682,259           Average Price per Sq Ft         \$543         -17.5%         \$658         -26.8%         \$742           Median Sales Price         \$875,000         -0.6%         \$880,000         -48.6%         \$1,703,107           Number of Sales (Closed)         23         -11.5%         26         -75.5%         94           Days on Market (From Last List Date)         33         -8.3%         36         266.7%         9           Listing Discount (From Last List Price)         4.2%         3.9%         0.4%         0.4%           Listing Inventory         42         7.7%         39         23.5%         34           Months of Supply         5.5         22.2%         4.5         400.0%         1.1           Average Square Feet         2,272         14.4%         1,986         0.2%         2,267           Davis Island SF & Condo Matrix         Q4-2023         %A(otr)         Q3-2023         %A(vr)         Q4-2022           Average Square Feet         \$2,970,161         2.5%         \$2,898,078         41.4%         \$2,100,606           Average Price per Sq Ft         \$912         11.4%         \$819	Average Square Feet	1,043	-0.2%	1,045	-53.9%	2,263
Average Price per Sq Ft         \$543         -17.5%         \$658         -26.8%         \$742           Median Sales Price         \$875,000         -0.6%         \$880,000         -48.6%         \$1,703,107           Number of Sales (Closed)         23         -11.5%         26         -75.5%         94           Days on Market (From Last List Date)         33         -8.3%         36         266.7%         9           Listing Discount (From Last List Price)         4.2%         3.9%         0.4%         0.4%           Listing Inventory         42         7.7%         39         23.5%         34           Months of Supply         5.5         22.2%         4.5         400.0%         1.1           Average Square Feet         2,272         14.4%         1,986         0.2%         2,267           Davis Island SF & Condo Matrix         Q4-2023         %Δ(στκ)         Q3-2023         %Δ(γκ)         Q4-2022           Average Square Feet         \$2,970,161         2.5%         \$2,898,078         41.4%         \$2,100,606           Average Price per Sq Ft         \$912         11.4%         \$819         36.9%         \$666           Median Sales Price         \$1,356,450         -35.4%         \$2,100,000 <t< th=""><th>Hyde Park SF &amp; Condo Matrix</th><th>Q4-2023</th><th>%∆ (QTR)</th><th>Q3-2023</th><th>%∆ (yr)</th><th>Q4-2022</th></t<>	Hyde Park SF & Condo Matrix	Q4-2023	%∆ (QTR)	Q3-2023	%∆ (yr)	Q4-2022
Median Sales Price         \$875,000         -0.6%         \$880,000         -48.6%         \$1,703,107           Number of Sales (Closed)         23         -11.5%         26         -75.5%         94           Days on Market (From Last List Date)         33         -8.3%         36         266.7%         9           Listing Discount (From Last List Price)         4.2%         3.9%         0.4%           Listing Inventory         42         7.7%         39         23.5%         34           Months of Supply         5.5         22.2%         4.5         400.0%         1.1           Average Square Feet         2,272         14.4%         1,986         0.2%         2,267           Dovis Island SF & Condo Matrix         Q4-2023         %Δ (σπ)         Q3-2023         %Δ (γπ)         Q4-2022           Average Sales Price         \$2,970,161         2.5%         \$2,898,078         41.4%         \$2,100,00           Average Price per Sq Ft         \$912         11.4%         \$819         36.9%         \$666           Median Sales Price         \$1,356,450         -35.4%         \$2,100,000         -23.0%         \$1,760,521           Number of Sales (Closed)         18         -28.0%         25         12.5%	Average Sales Price	\$1,234,072	-5.6%	\$1,307,276	-26.6%	\$1,682,259
Number of Sales (Closed)         23         -11.5%         26         -75.5%         94           Days on Market (From Last List Date)         33         -8.3%         36         266.7%         9           Listing Discount (From Last List Price)         4.2%         3.9%         0.4%           Listing Inventory         42         7.7%         39         23.5%         34           Months of Supply         5.5         22.2%         4.5         400.0%         1.1           Average Square Feet         2,272         14.4%         1,986         0.2%         2,267           Davis Island SF & Condo Matrix         Q4-2023         %∆ (orr)         Q3-2023         %∆ (vr)         Q4-2022           Average Sales Price         \$2,970,161         2.5%         \$2,898,078         41.4%         \$2,100,606           Average Price per Sq Ft         \$912         11.4%         \$819         36,9%         \$666           Median Sales Price         \$1,356,450         -35.4%         \$2,100,000         -23.0%         \$1,760,521           Number of Sales (Closed)         18         -28.0%         25         12.5%         16           Days on Market (From Last List Date)         31         -54.4%         68         40.9%	Average Price per Sq Ft	\$543	-17.5%	\$658	-26.8%	\$742
Days on Market (From Last List Date)         33         -8.3%         36         266.7%         9           Listing Discount (From Last List Price)         4.2%         3.9%         0.4%           Listing Inventory         42         7.7%         39         23.5%         34           Months of Supply         5.5         22.2%         4.5         400.0%         1.1           Average Square Feet         2,272         14.4%         1,986         0.2%         2,267           Davis Island SF & Condo Matrix         Q4-2023         %Δ (απ)         Q3-2023         %Δ (γκ)         Q4-2022           Average Sales Price         \$2,970,161         2.5%         \$2,898,078         41.4%         \$2,100,000           Average Price per Sq Ft         \$912         11.4%         \$819         36.9%         \$666           Median Sales Price         \$1,356,450         -35.4%         \$2,100,000         -23.0%         \$1,760,521           Number of Sales (Closed)         18         -28.0%         25         12.5%         16           Days on Market (From Last List Date)         31         -54.4%         68         40.9%         22           Listing Inventory         21         0.0%         21         -52.3%         44 </td <td>Median Sales Price</td> <td>\$875,000</td> <td>-0.6%</td> <td>\$880,000</td> <td>-48.6%</td> <td>\$1,703,107</td>	Median Sales Price	\$875,000	-0.6%	\$880,000	-48.6%	\$1,703,107
Listing Discount (From Last List Price)         4.2%         3.9%         0.4%           Listing Inventory         42         7.7%         39         23.5%         34           Months of Supply         5.5         22.2%         4.5         400.0%         1.1           Average Square Feet         2,272         14.4%         1,986         0.2%         2,267           Davis Island SF & Condo Matrix         Q4-2023         %∆ (ατκ)         Q3-2023         %∆ (γκ)         Q4-2022           Average Sales Price         \$2,970,161         2.5%         \$2,898,078         41.4%         \$2,100,006           Average Price per Sq Ft         \$912         11.4%         \$819         36.9%         \$666           Median Sales Price         \$1,356,450         -35.4%         \$2,100,000         -23.0%         \$1,760,521           Number of Sales (Closed)         18         -28.0%         25         12.5%         16           Days on Market (From Last List Date)         31         -54.4%         68         40.9%         22           Listing Inventory         21         0.0%         21         -52.3%         44           Months of Supply         2.6         30.0%         2.0         -63.4%         7.1	Number of Sales (Closed)	23	-11.5%	26	-75.5%	94
Listing Inventory         42         7.7%         39         23.5%         34           Months of Supply         5.5         22.2%         4.5         400.0%         1.1           Average Square Feet         2,272         14.4%         1,986         0.2%         2,267           Davis Island SF & Condo Matrix         Q4-2023         %Δ (στκ)         Q3-2023         %Δ (γκ)         Q4-2022           Average Sales Price         \$2,970,161         2.5%         \$2,898,078         41.4%         \$2,100,606           Average Price per Sq Ft         \$912         11.4%         \$819         36.9%         \$666           Median Sales Price         \$1,356,450         -35.4%         \$2,100,000         -23.0%         \$1,760,521           Number of Sales (Closed)         18         -28.0%         25         12.5%         16           Days on Market (From Last List Date)         31         -54.4%         68         40.9%         22           Listing Discount (From Last List Price)         1.9%         13.4%         4.4%           Listing Inventory         2.1         0.0%         2.1         -52.3%         44           Months of Supply         2.6         30.0%         2.0         -63.4%         7.1 <td>Days on Market (From Last List Date)</td> <td>33</td> <td>-8.3%</td> <td>36</td> <td>266.7%</td> <td>9</td>	Days on Market (From Last List Date)	33	-8.3%	36	266.7%	9
Months of Supply         5.5         22.2%         4.5         400.0%         1.1           Average Square Feet         2,272         14.4%         1,986         0.2%         2,267           Davis Island SF & Condo Matrix         Q4-2023         %Δ (απ)         Q3-2023         %Δ (γκ)         Q4-2022           Average Sales Price         \$2,970,161         2.5%         \$2,898,078         41.4%         \$2,100,606           Average Price per Sq Ft         \$912         11.4%         \$819         36.9%         \$666           Median Sales Price         \$1,356,450         -35.4%         \$2,100,000         -23.0%         \$1,760,521           Number of Sales (Closed)         18         -28.0%         25         12.5%         16           Days on Market (From Last List Date)         31         -54.4%         68         40.9%         22           Listing Discount (From Last List Price)         1.9%         13.4%         4.4%           Listing Inventory         21         0.0%         21         -52.3%         44           Months of Supply         2.6         30.0%         2.0         -63.4%         7.1           Average Square Feet         3,256         -7.9%         3,537         3.3%         3,152	Listing Discount (From Last List Price)	4.2%		3.9%		0.4%
Average Square Feet         2,272         14.4%         1,986         0.2%         2,267           Davis Island SF & Condo Matrix         Q4-2023         %Δ (απ)         Q3-2023         %Δ (γκ)         Q4-2022           Average Sales Price         \$2,970,161         2.5%         \$2,898,078         41.4%         \$2,100,606           Average Price per Sq Ft         \$912         11.4%         \$819         36.9%         \$666           Median Sales Price         \$1,356,450         -35.4%         \$2,100,000         -23.0%         \$1,760,521           Number of Sales (Closed)         18         -28.0%         25         12.5%         16           Days on Market (From Last List Date)         31         -54.4%         68         40.9%         22           Listing Discount (From Last List Price)         1.9%         13.4%         4.4%           Listing Inventory         21         0.0%         21         -52.3%         44           Months of Supply         2.6         30.0%         2.0         -63.4%         7.1           Average Square Feet         3,256         -7.9%         3,537         3.3%         3,152           Harbour Island SF & Condo Matrix         Q4-2023         %Δ (ατκ)         Q3-2023         %Δ (γκ	Listing Inventory	42	7.7%	39	23.5%	34
Davis Island SF & Condo Matrix         Q4-2023         %Δ (ατκ)         Q3-2023         %Δ (γκ)         Q4-2022           Average Sales Price         \$2,970,161         2.5%         \$2,898,078         41.4%         \$2,100,606           Average Price per Sq Ft         \$912         11.4%         \$819         36.9%         \$666           Median Sales Price         \$1,356,450         -35.4%         \$2,100,000         -23.0%         \$1,760,521           Number of Sales (Closed)         18         -28.0%         25         12.5%         16           Days on Market (From Last List Date)         31         -54.4%         68         40.9%         22           Listing Discount (From Last List Price)         1.9%         13.4%         4.4%           Listing Inventory         21         0.0%         21         -52.3%         44           Months of Supply         2.6         30.0%         2.0         -63.4%         7.1           Average Square Feet         3,256         -7.9%         3,537         3.3%         3,152           Harbour Island SF & Condo Matrix         Q4-2023         %Δ (ατκ)         Q3-2023         %Δ (γκ)         Q4-2022           Average Sales Price         \$775,388         -5.7%         \$822,152	Months of Supply	5.5	22.2%	4.5	400.0%	1.1
Average Sales Price         \$2,970,161         2.5%         \$2,898,078         41.4%         \$2,100,606           Average Price per Sq Ft         \$912         11.4%         \$819         36.9%         \$666           Median Sales Price         \$1,356,450         -35.4%         \$2,100,000         -23.0%         \$1,760,521           Number of Sales (Closed)         18         -28.0%         25         12.5%         16           Days on Market (From Last List Date)         31         -54.4%         68         40.9%         22           Listing Discount (From Last List Price)         1.9%         13.4%         4.4%           Listing Inventory         21         0.0%         21         -52.3%         44           Months of Supply         2.6         30.0%         2.0         -63.4%         7.1           Average Square Feet         3,256         -7.9%         3,537         3.3%         3,152           Harbour Island SF & Condo Matrix         Q4-2023         %Δ (αrr.)         Q3-2023         %Δ (γr.)         Q4-2022           Average Sales Price         \$775,388         -5.7%         \$822,152         1.8%         \$761,680           Average Price per Sq Ft         \$482         -8.2%         \$525         3.2%	Average Square Feet	2,272	14.4%	1,986	0.2%	2,267
Average Price per Sq Ft         \$912         11.4%         \$819         36.9%         \$666           Median Sales Price         \$1,356,450         -35.4%         \$2,100,000         -23.0%         \$1,760,521           Number of Sales (Closed)         18         -28.0%         25         12.5%         16           Days on Market (From Last List Date)         31         -54.4%         68         40.9%         22           Listing Discount (From Last List Price)         1.9%         13.4%         4.4%           Listing Inventory         21         0.0%         21         -52.3%         44           Months of Supply         2.6         30.0%         2.0         -63.4%         7.1           Average Square Feet         3,256         -7.9%         3,537         3.3%         3,152           Harbour Island SF & Condo Matrix         Q4-2023         %Δ(qrr)         Q3-2023         %Δ(γr)         Q4-2022           Average Sales Price         \$775,388         -5.7%         \$822,152         1.8%         \$761,680           Average Price per Sq Ft         \$482         -8.2%         \$525         3.2%         \$467           Median Sales Price         \$695,000         18.8%         \$585,000         6.9%         \$65	Davis Island SF & Condo Matrix	Q4-2023	%∆ (qtr)	Q3-2023	%∆ (yr)	Q4-2022
Median Sales Price         \$1,356,450         -35.4%         \$2,100,000         -23.0%         \$1,760,521           Number of Sales (Closed)         18         -28.0%         25         12.5%         16           Days on Market (From Last List Date)         31         -54.4%         68         40.9%         22           Listing Discount (From Last List Price)         1.9%         13.4%         4.4%           Listing Inventory         21         0.0%         21         -52.3%         44           Months of Supply         2.6         30.0%         2.0         -63.4%         7.1           Average Square Feet         3,256         -7.9%         3,537         3.3%         3,152           Harbour Island SF & Condo Matrix         Q4-2023         %Δ (στκ)         Q3-2023         %Δ (γκ)         Q4-2022           Average Sales Price         \$775,388         -5.7%         \$822,152         1.8%         \$761,680           Average Price per Sq Ft         \$482         -8.2%         \$525         3.2%         \$467           Median Sales Price         \$695,000         18.8%         \$585,000         6.9%         \$650,000           Number of Sales (Closed)         21         -27.6%         29         -16.0% <t< td=""><td>Average Sales Price</td><td>\$2,970,161</td><td>2.5%</td><td>\$2,898,078</td><td>41.4%</td><td>\$2,100,606</td></t<>	Average Sales Price	\$2,970,161	2.5%	\$2,898,078	41.4%	\$2,100,606
Number of Sales (Closed)         18         -28.0%         25         12.5%         16           Days on Market (From Last List Date)         31         -54.4%         68         40.9%         22           Listing Discount (From Last List Price)         1.9%         13.4%         4.4%           Listing Inventory         21         0.0%         21         -52.3%         44           Months of Supply         2.6         30.0%         2.0         -63.4%         7.1           Average Square Feet         3,256         -7.9%         3,537         3.3%         3,152           Harbour Island SF & Condo Matrix         Q4-2023         %Δ (ατκ)         Q3-2023         %Δ (γκ)         Q4-2022           Average Sales Price         \$775,388         -5.7%         \$822,152         1.8%         \$761,680           Average Price per Sq Ft         \$482         -8.2%         \$525         3.2%         \$467           Median Sales Price         \$695,000         18.8%         \$585,000         6.9%         \$650,000           Number of Sales (Closed)         21         -27.6%         29         -16.0%         25           Days on Market (From Last List Date)         50         38.9%         36         2.0%         49	Average Price per Sq Ft	\$912	11.4%	\$819	36.9%	\$666
Days on Market (From Last List Date)         31         -54.4%         68         40.9%         22           Listing Discount (From Last List Price)         1.9%         13.4%         4.4%           Listing Inventory         21         0.0%         21         -52.3%         44           Months of Supply         2.6         30.0%         2.0         -63.4%         7.1           Average Square Feet         3,256         -7.9%         3,537         3.3%         3,152           Harbour Island SF & Condo Matrix         Q4-2023         %Δ (QTR)         Q3-2023         %Δ (YR)         Q4-2022           Average Sales Price         \$775,388         -5.7%         \$822,152         1.8%         \$761,680           Average Price per Sq Ft         \$482         -8.2%         \$525         3.2%         \$467           Median Sales Price         \$695,000         18.8%         \$585,000         6.9%         \$650,000           Number of Sales (Closed)         21         -27.6%         29         -16.0%         25           Days on Market (From Last List Date)         50         38.9%         36         2.0%         49           Listing Discount (From Last List Price)         8.3%         4.2%         -58.3%         36	Median Sales Price	\$1,356,450	-35.4%	\$2,100,000	-23.0%	\$1,760,521
Listing Discount (From Last List Price)         1.9%         13.4%         4.4%           Listing Inventory         21         0.0%         21         -52.3%         44           Months of Supply         2.6         30.0%         2.0         -63.4%         7.1           Average Square Feet         3,256         -7.9%         3,537         3.3%         3,152           Harbour Island SF & Condo Matrix         Q4-2023         %Δ (στκ)         Q3-2023         %Δ (γκ)         Q4-2022           Average Sales Price         \$775,388         -5.7%         \$822,152         1.8%         \$761,680           Average Price per Sq Ft         \$482         -8.2%         \$525         3.2%         \$467           Median Sales Price         \$695,000         18.8%         \$585,000         6.9%         \$650,000           Number of Sales (Closed)         21         -27.6%         29         -16.0%         25           Days on Market (From Last List Date)         50         38.9%         36         2.0%         49           Listing Discount (From Last List Price)         8.3%         4.2%         -58.3%         36           Months of Supply         2.1         -4.5%         2.2         -51.2%         4.3	Number of Sales (Closed)	18	-28.0%	25	12.5%	16
Listing Inventory         21         0.0%         21         -52.3%         44           Months of Supply         2.6         30.0%         2.0         -63.4%         7.1           Average Square Feet         3,256         -7.9%         3,537         3.3%         3,152           Harbour Island SF & Condo Matrix         Q4-2023         %Δ (απ)         Q3-2023         %Δ (γπ)         Q4-2022           Average Sales Price         \$775,388         -5.7%         \$822,152         1.8%         \$761,680           Average Price per Sq Ft         \$482         -8.2%         \$525         3.2%         \$467           Median Sales Price         \$695,000         18.8%         \$585,000         6.9%         \$650,000           Number of Sales (Closed)         21         -27.6%         29         -16.0%         25           Days on Market (From Last List Date)         50         38.9%         36         2.0%         49           Listing Discount (From Last List Price)         8.3%         4.2%         -58.3%         36           Months of Supply         2.1         -4.5%         2.2         -51.2%         4.3	Days on Market (From Last List Date)	31	-54.4%	68	40.9%	22
Months of Supply         2.6         30.0%         2.0         -63.4%         7.1           Average Square Feet         3,256         -7.9%         3,537         3.3%         3,152           Harbour Island SF & Condo Matrix         Q4-2023         %Δ (ατκ)         Q3-2023         %Δ (γκ)         Q4-2022           Average Sales Price         \$775,388         -5.7%         \$822,152         1.8%         \$761,680           Average Price per Sq Ft         \$482         -8.2%         \$525         3.2%         \$467           Median Sales Price         \$695,000         18.8%         \$585,000         6.9%         \$650,000           Number of Sales (Closed)         21         -27.6%         29         -16.0%         25           Days on Market (From Last List Date)         50         38.9%         36         2.0%         49           Listing Discount (From Last List Price)         8.3%         4.2%         3.2%           Listing Inventory         15         -28.6%         21         -58.3%         36           Months of Supply         2.1         -4.5%         2.2         -51.2%         4.3	Listing Discount (From Last List Price)	1.9%		13.4%		4.4%
Average Square Feet         3,256         -7.9%         3,537         3.3%         3,152           Harbour Island SF & Condo Matrix         Q4-2023         %A (atr.)         Q3-2023         %A (yr.)         Q4-2022           Average Sales Price         \$775,388         -5.7%         \$822,152         1.8%         \$761,680           Average Price per Sq Ft         \$482         -8.2%         \$525         3.2%         \$467           Median Sales Price         \$695,000         18.8%         \$585,000         6.9%         \$650,000           Number of Sales (Closed)         21         -27.6%         29         -16.0%         25           Days on Market (From Last List Date)         50         38.9%         36         2.0%         49           Listing Discount (From Last List Price)         8.3%         4.2%         3.2%           Listing Inventory         15         -28.6%         21         -58.3%         36           Months of Supply         2.1         -4.5%         2.2         -51.2%         4.3	Listing Inventory	21	0.0%	21	-52.3%	44
Harbour Island SF & Condo Matrix         Q4-2023         %Δ (oτr.)         Q3-2023         %Δ (γr.)         Q4-2022           Average Sales Price         \$775,388         -5.7%         \$822,152         1.8%         \$761,680           Average Price per Sq Ft         \$482         -8.2%         \$525         3.2%         \$467           Median Sales Price         \$695,000         18.8%         \$585,000         6.9%         \$650,000           Number of Sales (Closed)         21         -27.6%         29         -16.0%         25           Days on Market (From Last List Date)         50         38.9%         36         2.0%         49           Listing Discount (From Last List Price)         8.3%         4.2%         3.2%           Listing Inventory         15         -28.6%         21         -58.3%         36           Months of Supply         2.1         -4.5%         2.2         -51.2%         4.3	Months of Supply	2.6	30.0%	2.0	-63.4%	7.1
Average Sales Price         \$775,388         -5.7%         \$822,152         1.8%         \$761,680           Average Price per Sq Ft         \$482         -8.2%         \$525         3.2%         \$467           Median Sales Price         \$695,000         18.8%         \$585,000         6.9%         \$650,000           Number of Sales (Closed)         21         -27.6%         29         -16.0%         25           Days on Market (From Last List Date)         50         38.9%         36         2.0%         49           Listing Discount (From Last List Price)         8.3%         4.2%         3.2%           Listing Inventory         15         -28.6%         21         -58.3%         36           Months of Supply         2.1         -4.5%         2.2         -51.2%         4.3	Average Square Feet	3,256	-7.9%	3,537	3.3%	3,152
Average Price per Sq Ft         \$482         -8.2%         \$525         3.2%         \$467           Median Sales Price         \$695,000         18.8%         \$585,000         6.9%         \$650,000           Number of Sales (Closed)         21         -27.6%         29         -16.0%         25           Days on Market (From Last List Date)         50         38.9%         36         2.0%         49           Listing Discount (From Last List Price)         8.3%         4.2%         3.2%           Listing Inventory         15         -28.6%         21         -58.3%         36           Months of Supply         2.1         -4.5%         2.2         -51.2%         4.3	Harbour Island SF & Condo Matrix	Q4-2023	%∆ (qtr)	Q3-2023	%∆ (yr)	Q4-2022
Median Sales Price         \$695,000         18.8%         \$585,000         6.9%         \$650,000           Number of Sales (Closed)         21         -27.6%         29         -16.0%         25           Days on Market (From Last List Date)         50         38.9%         36         2.0%         49           Listing Discount (From Last List Price)         8.3%         4.2%         3.2%           Listing Inventory         15         -28.6%         21         -58.3%         36           Months of Supply         2.1         -4.5%         2.2         -51.2%         4.3	Average Sales Price	\$775,388	-5.7%	\$822,152	1.8%	\$761,680
Number of Sales (Closed)         21         -27.6%         29         -16.0%         25           Days on Market (From Last List Date)         50         38.9%         36         2.0%         49           Listing Discount (From Last List Price)         8.3%         4.2%         3.2%           Listing Inventory         15         -28.6%         21         -58.3%         36           Months of Supply         2.1         -4.5%         2.2         -51.2%         4.3	Average Price per Sq Ft	\$482	-8.2%	\$525	3.2%	\$467
Days on Market (From Last List Date)         50         38.9%         36         2.0%         49           Listing Discount (From Last List Price)         8.3%         4.2%         3.2%           Listing Inventory         15         -28.6%         21         -58.3%         36           Months of Supply         2.1         -4.5%         2.2         -51.2%         4.3	Median Sales Price	\$695,000	18.8%	\$585,000	6.9%	\$650,000
Listing Discount (From Last List Price)         8.3%         4.2%         3.2%           Listing Inventory         15         -28.6%         21         -58.3%         36           Months of Supply         2.1         -4.5%         2.2         -51.2%         4.3	Number of Sales (Closed)	21	-27.6%	29	-16.0%	25
Listing Inventory         15         -28.6%         21         -58.3%         36           Months of Supply         2.1         -4.5%         2.2         -51.2%         4.3	Days on Market (From Last List Date)	50	38.9%	36	2.0%	49
Months of Supply 2.1 -4.5% 2.2 -51.2% 4.3	Listing Discount (From Last List Price)	8.3%		4.2%		3.2%
***	Listing Inventory	15	-28.6%	21	-58.3%	36
Average Square Feet 1,609 2.8% 1,565 -1.3% 1,630	Months of Supply	2.1	-4.5%	2.2	-51.2%	4.3
	Average Square Feet	1,609	2.8%	1,565	-1.3%	1,630

Questions or comments? Email report author Jonathan Miller at jmiller@millersamuel.com Methodology: millersamuel.com/research-reports/methodology **Douglas Elliman Real Estate** 270 South Ocean Blvd, Manalapan, FL 33462 561.533.5888 • elliman.com

Miller Samuel Real Estate Appraisers & Consultants 21 West 38<sup>th</sup> Street, New York, NY 10018 212.768.8100 • millersamuel.com