

Elliman Report

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

- 2 days
Marketing Time
Days on Market

South Tampa Condo

Dashboard

YEAR-OVER-YEAR

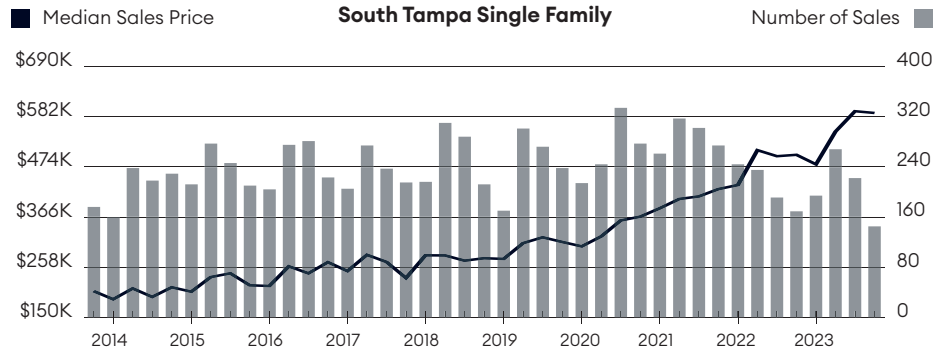
+ 10.7%
Prices Median Sales Price

- 30.3%
Sales Closed Sales

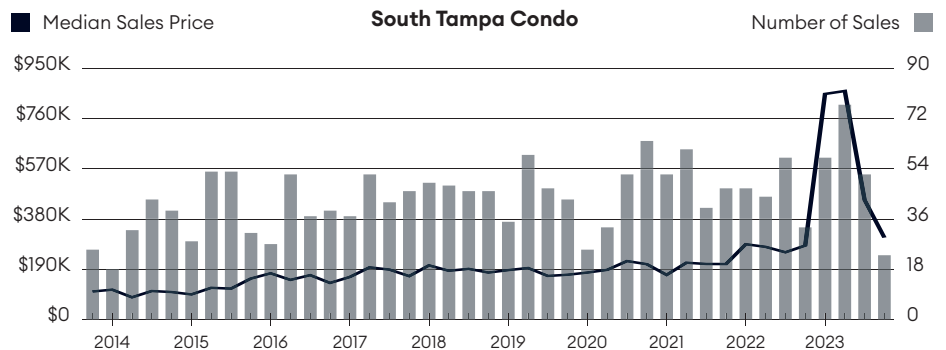
- 4.7%
Inventory Total Inventory

+ 16 days
Marketing Time
Days on Market

- 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



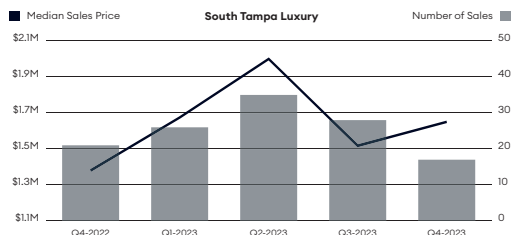
South Tampa Single Family Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$670,896	-2.9%	\$690,775	3.9%	\$645,498
Average Price Per Sq Ft	\$330	-4.9%	\$347	0.9%	\$327
Median Sales Price	\$590,000	-0.6%	\$593,795	18.0%	\$500,000
Number of Sales (Closed)	145	-34.7%	222	-14.2%	169
Days on Market (From Last List Date)	29	16.0%	25	-6.5%	31
Listing Discount (From Last List Price)	3.2%		1.2%		2.2%
Listing Inventory	146	21.7%	120	-23.6%	191
Months of Supply	3.0	87.5%	1.6	-11.8%	3.4
Average Square Feet	2,036	2.4%	1,988	3.0%	1,976



South Tampa Condo Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$547,578	-24.7%	\$727,166	47.4%	\$371,433
Average Price Per Sq Ft	\$397	-12.4%	\$453	26.0%	\$315
Median Sales Price	\$310,000	-31.5%	\$452,500	10.7%	\$280,000
Number of Sales (Closed)	23	-55.8%	52	-30.3%	33
Days on Market (From Last List Date)	50	72.4%	29	47.1%	34
Listing Discount (From Last List Price)	6.2%		1.0%		3.2%
Listing Inventory	81	-6.9%	87	-4.7%	85
Months of Supply	10.6	112.0%	5.0	37.7%	7.7
Average Square Feet	1,378	-14.1%	1,605	17.0%	1,178



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

Luxury SF & Condo Matrix (Top 10% of Sales)	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$1,815,668	6.7%	\$1,702,173	23.5%	\$1,470,526
Average Price per Sq Ft	\$528	-2.8%	\$543	19.5%	\$442
Median 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
Days on Market (From Last List Date)	73	82.5%	40	143.3%	30
Listing Discount (From Last List Price)	6.2%		1.5%		2.3%
Listing Inventory	62	19.2%	52	3.3%	60
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%	3,327

Downtown Condo Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
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%		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	%Δ (QTR)	Q3-2023	%Δ (YR)	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 (QTR)	Q3-2023	%Δ (YR)	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 (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%		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	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

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