

Elliman Report

Q1-2024

**South And Greater
Downtown Tampa, FL Sales**

South Tampa Single Family

Dashboard

YEAR-OVER-YEAR

+ 17.8%
Prices Median Sales Price

- 0.5%
Sales Closed Sales

+ 19.6%
Inventory Total Inventory

- 6 days
Marketing Time
Days on Market

South Tampa Condo

Dashboard

YEAR-OVER-YEAR

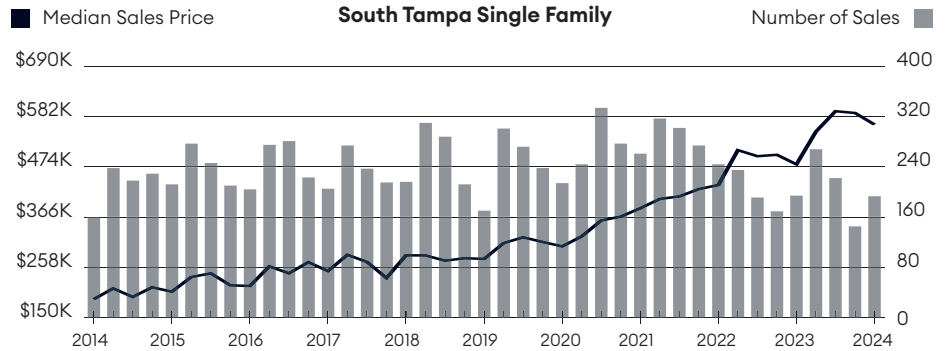
- 60.0%
Prices Median Sales Price

- 48.3%
Sales Closed Sales

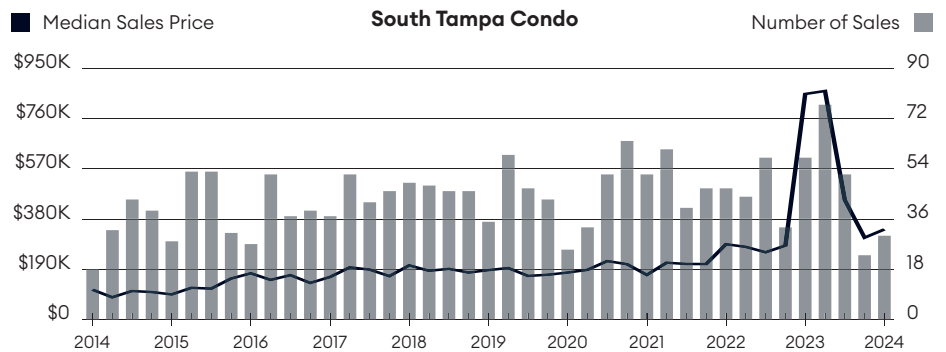
+ 62.7%
Inventory Total Inventory

+ 44 days
Marketing Time
Days on Market

- Single family price trend indicators continued to rise year over year
- Condo price trend indicators fell sharply, mainly due to the sharp drop in average sales size
- Luxury price trend indicators showed mixed trends year over year



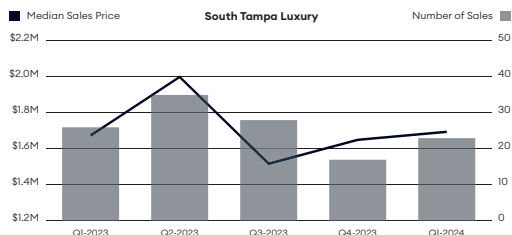
South Tampa Single Family Matrix	Q1-2024	%Δ (QTR)	Q4-2023	%Δ (YR)	Q1-2023
Average Sales Price	\$691,968	3.1%	\$670,896	12.5%	\$614,858
Average Price Per Sq Ft	\$354	7.3%	\$330	5.4%	\$336
Median Sales Price	\$565,000	-4.2%	\$590,000	17.8%	\$479,500
Number of Sales (Closed)	193	33.1%	145	-0.5%	194
Days on Market (From Last List Date)	47	62.1%	29	-11.3%	53
Listing Discount (From Last List Price)	2.0%		3.2%		2.2%
Listing Inventory	122	-16.4%	146	19.6%	102
Months of Supply	1.9	-36.7%	3.0	18.8%	1.6
Average Square Feet	1,957	-3.9%	2,036	6.9%	1,831



South Tampa Condo Matrix	Q1-2024	%Δ (QTR)	Q4-2023	%Δ (YR)	Q1-2023
Average Sales Price	\$551,992	0.8%	\$547,578	-39.2%	\$907,837
Average Price Per Sq Ft	\$400	0.8%	\$397	-21.9%	\$512
Median Sales Price	\$341,250	10.1%	\$310,000	-60.0%	\$853,814
Number of Sales (Closed)	30	30.4%	23	-48.3%	58
Days on Market (From Last List Date)	65	30.0%	50	209.5%	21
Listing Discount (From Last List Price)	5.4%		6.2%		1.0%
Listing Inventory	96	18.5%	81	62.7%	59
Months of Supply	9.6	-9.4%	10.6	209.7%	3.1
Average Square Feet	1,381	0.2%	1,378	-22.2%	1,775



South Tampa Luxury SF & Condo



Greater Downtown Tampa Dashboards (Year-Over-Year)

Downtown Condo

- 66.0% Prices Median Sales Price
- 25.0% Sales Closed Sales

Hyde Park SF & Condo

- + 62.8% Prices Median Sales Price
- 11.5% Sales Closed Sales

Davis Island SF & Condo

- 5.4% Prices Median Sales Price
- = 0.0% Sales Closed Sales

Harbour Island SF & Condo

- + 35.1% Prices Median Sales Price
- 11.1% Sales Closed Sales

- **Downtown** condo price trend indicators fell sharply year over year, mainly due to the sharp drop in average sales size
- **Hyde Park** price trend indicators and listing inventory jumped year over year
- **Davis Island's** listing inventory increased annually after three consecutive declines
- **Harbour Island's** price trend indicators surged to record highs

Luxury SF & Condo Matrix (Top 10% of Sales)	Q1-2024	%Δ (QTR)	Q4-2023	%Δ (YR)	Q1-2023
Average Sales Price	\$1,855,410	2.2%	\$1,815,668	-4.9%	\$1,951,180
Average Price per Sq Ft	\$544	3.0%	\$528	-14.3%	\$635
Median Sales Price	\$1,695,000	2.7%	\$1,650,423	1.2%	\$1,674,450
Number of Sales (Closed)	23	35.3%	17	-11.5%	26
Days on Market (From Last List Date)	63	-13.7%	73	6.8%	59
Listing Discount (From Last List Price)	3.4%		6.2%		2.0%
Listing Inventory	49	-21.0%	62	88.5%	26
Months of Supply	6.4	-41.3%	10.9	113.3%	3.0
Luxury Threshold	\$1,301,900	14.2%	\$1,140,000	-2.1%	\$1,330,000
Average Square Feet	3,413	-0.7%	3,436	11.0%	3,074

Downtown Condo Matrix	Q1-2024	%Δ (QTR)	Q4-2023	%Δ (YR)	Q1-2023
Average Sales Price	\$829,083	13.7%	\$729,317	-65.5%	\$2,401,366
Average Price per Sq Ft	\$573	-18.1%	\$700	-42.0%	\$988
Median Sales Price	\$572,500	-19.2%	\$708,500	-66.0%	\$1,684,700
Number of Sales (Closed)	6	0.0%	6	-25.0%	8
Days on Market (From Last List Date)	57	-26.9%	78	14.0%	50
Listing Discount (From Last List Price)	4.6%		5.4%		0.7%
Listing Inventory	33	-2.9%	34	266.7%	9
Months of Supply	16.5	-2.9%	17.0	385.3%	3.4
Average Square Feet	1,447	38.7%	1,043	-40.5%	2,431

Hyde Park SF & Condo Matrix	Q1-2024	%Δ (QTR)	Q4-2023	%Δ (YR)	Q1-2023
Average Sales Price	\$1,289,970	4.5%	\$1,234,072	59.3%	\$809,981
Average Price per Sq Ft	\$661	21.7%	\$543	25.4%	\$527
Median Sales Price	\$940,000	7.4%	\$875,000	62.8%	\$577,500
Number of Sales (Closed)	23	0.0%	23	-11.5%	26
Days on Market (From Last List Date)	74	124.2%	33	76.2%	42
Listing Discount (From Last List Price)	4.4%		4.2%		2.2%
Listing Inventory	38	-9.5%	42	40.7%	27
Months of Supply	5.0	-9.1%	5.5	61.3%	3.1
Average Square Feet	1,952	-14.1%	2,272	27.0%	1,537

Davis Island SF & Condo Matrix	Q1-2024	%Δ (QTR)	Q4-2023	%Δ (YR)	Q1-2023
Average Sales Price	\$1,924,306	-35.2%	\$2,970,161	36.6%	\$1,408,960
Average Price per Sq Ft	\$716	-21.5%	\$912	23.0%	\$582
Median Sales Price	\$1,100,000	-18.9%	\$1,356,450	-5.4%	\$1,162,500
Number of Sales (Closed)	18	0.0%	18	0.0%	18
Days on Market (From Last List Date)	32	3.2%	31	-34.7%	49
Listing Discount (From Last List Price)	3.7%		1.9%		6.0%
Listing Inventory	30	42.9%	21	66.7%	18
Months of Supply	3.9	50.0%	2.6	39.3%	2.8
Average Square Feet	2,687	-17.5%	3,256	11.0%	2,420

Harbour Island SF & Condo Matrix	Q1-2024	%Δ (QTR)	Q4-2023	%Δ (YR)	Q1-2023
Average Sales Price	\$1,281,969	65.3%	\$775,388	27.8%	\$1,002,828
Average Price per Sq Ft	\$650	34.9%	\$482	12.3%	\$579
Median Sales Price	\$885,000	27.3%	\$695,000	35.1%	\$655,000
Number of Sales (Closed)	16	-23.8%	21	-11.1%	18
Days on Market (From Last List Date)	30	-40.0%	50	-58.9%	73
Listing Discount (From Last List Price)	3.6%		8.3%		7.2%
Listing Inventory	22	46.7%	15	22.2%	18
Months of Supply	4.1	95.2%	2.1	36.7%	3.0
Average Square Feet	1,972	22.6%	1,609	13.9%	1,732

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

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