

# Elliman Report

**Q2-2020** South And Greater  
Downtown Tampa, FL Sales

“After a robust first quarter, the COVID-19 market shutdown during much of the second quarter caused sales and inventory to see substantial declines.”

South Tampa Luxury SF & Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$964,421	6.4%	\$906,059	-11.4%	\$1,088,489
Average Price Per Sq Ft	\$310	14.0%	\$272	-0.6%	\$312
Median Sales Price	\$775,903	2.1%	\$760,000	-12.8%	\$890,000
Number of Sales (Closed)	29	20.8%	24	-21.6%	37
Days on Market (From Last List Date)	60	-56.2%	137	-34.8%	92
Listing Discount (From Last List Price)	4.1%		3.9%		2.8%
Listing Inventory	60	7.1%	56	1.7%	59
Months of Supply	6.2	-11.4%	7.0	29.2%	4.8
Entry Price Threshold	\$660,000	10.0%	\$600,000	-6.9%	\$709,000
Average Square Feet	3,113	-6.6%	3,332	-10.7%	3,487
Downtown Tampa Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$359,043	-23.1%	\$466,756	-26.0%	\$485,041
Average Price Per Sq Ft	\$358	-21.3%	\$455	-9.4%	\$395
Median Sales Price	\$312,000	-24.4%	\$412,500	-11.6%	\$353,000
Number of Sales (Closed)	11	-38.9%	18	-35.3%	17
Days on Market (From Last List Date)	53	-3.6%	55	60.6%	33
Listing Discount (From Last List Price)	2.8%		2.2%		2.7%
Listing Inventory	13	333.3%	3	-27.8%	18
Months of Supply	3.5	600.0%	0.5	9.4%	3.2
Average Square Feet	1,003	-2.3%	1,027	-18.3%	1,228
Davis Island Single Family & Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$1,244,168	-2.4%	\$1,274,165	-1.8%	\$1,267,579
Average Price Per Sq Ft	\$392	-13.1%	\$451	-5.3%	\$414
Median Sales Price	\$1,021,500	29.3%	\$790,000	18.4%	\$862,800
Number of Sales (Closed)	26	52.9%	17	-16.1%	31
Days on Market (From Last List Date)	85	-26.1%	115	4.9%	81
Listing Discount (From Last List Price)	3.7%		3.1%		2.5%
Listing Inventory	38	-2.6%	39	15.2%	33
Months of Supply	4.1	-29.3%	5.8	70.8%	2.4
Average Square Feet	3,178	12.5%	2,824	3.7%	3,065

South Tampa single family price trend indicators moved higher as sales and listing inventory fell sharply. Condo price trend indicators showed mixed results. In Greater Downtown Tampa the number of sales in the region showed a significant rate of decline across the four submarkets.