

Elliman Report

Q4-2020 South And Greater
Downtown Tampa, FL Sales

“Single family and condo price trend indicators and sales rose against the backdrop of falling listing inventory.”

South Tampa Luxury SF & Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$440,021	-0.1%	\$440,254	7.7%	\$408,524
Average Price Per Sq Ft	\$234	4.5%	\$224	8.8%	\$215
Median Sales Price	\$367,000	2.3%	\$358,750	17.4%	\$312,500
Number of Sales (Closed)	277	-17.1%	334	16.4%	238
Days on Market (From Last List Date)	40	5.3%	38	-28.6%	56
Listing Discount (From Last List Price)	1.5%		1.7%		2.3%
Listing Inventory	110	-13.4%	127	-34.9%	169
Months of Supply	1.2	9.1%	1.1	-42.9%	2.1
Entry Price Threshold	1,879	-4.2%	1,962	-0.9%	1,897
Average Square Feet	3,618	16.2%	3,113	9.9%	3,292
Downtown Tampa Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$373,292	-20.1%	\$466,927	-31.4%	\$543,855
Average Price Per Sq Ft	\$420	-6.9%	\$451	-4.1%	\$438
Median Sales Price	\$366,000	-7.3%	\$395,000	1.7%	\$360,000
Number of Sales (Closed)	12	-20.0%	15	-7.7%	13
Days on Market (From Last List Date)	71	91.9%	37	61.4%	44
Listing Discount (From Last List Price)	3.1%		2.7%		4.1%
Listing Inventory	20	0.0%	20	66.7%	12
Months of Supply	5.0	25.0%	4.0	78.6%	2.8
Average Square Feet	889	-14.1%	1,035	-28.4%	1,242
Davis Island Single Family & Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$1,440,092	2.7%	\$1,402,903	7.1%	\$1,344,254
Average Price Per Sq Ft	\$440	-4.3%	\$460	6.5%	\$413
Median Sales Price	\$1,104,950	39.9%	\$790,000	27.7%	\$865,000
Number of Sales (Closed)	20	-45.9%	37	-13.0%	23
Days on Market (From Last List Date)	44	-29.0%	62	-25.4%	59
Listing Discount (From Last List Price)	1.1%		2.5%		9.0%
Listing Inventory	28	-9.7%	31	-20.0%	35
Months of Supply	3.2	52.4%	2.1	-11.1%	3.6
Average Square Feet	3,275	7.4%	3,050	0.6%	3,257

Single family sales in **South Tampa** rose sharply for the second straight quarter on a year over year basis. Condo sales surged annually as listing inventory fell to its lowest level in at least two years. **Harbour Island and Hyde Park** sales surged from year-ago levels as **Davis Island** sales and listing inventory decreased from the prior-year quarter.