

Elliman Report

Q1-2021 South And Greater
Downtown Tampa, FL Sales

“Most housing metrics in this region reflected rising prices and sales levels paired with falling listing inventory.”

South Tampa Luxury SF & Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$1,302,337	16.2%	\$1,121,150	43.7%	\$906,059
Average Price Per Sq Ft	\$368	1.1%	\$364	35.3%	\$272
Median Sales Price	\$1,002,690	4.0%	\$963,976	31.9%	\$760,000
Number of Sales (Closed)	32	-8.6%	35	33.3%	24
Days on Market (From Last List Date)	58	23.4%	47	-57.7%	137
Listing Discount (From Last List Price)	5.4%		7.0%		3.9%
Listing Inventory	27	-12.9%	31	-51.8%	56
Months of Supply	2.5	-7.4%	2.7	-64.3%	7.0
Entry Price Threshold	\$815,000	7.2%	\$760,000	35.8%	\$600,000
Average Square Feet	3,542	15.0%	3,079	6.3%	3,332
Downtown Tampa Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$408,836	9.5%	\$373,292	-12.4%	\$466,756
Average Price Per Sq Ft	\$421	0.2%	\$420	-7.5%	\$455
Median Sales Price	\$323,350	-11.7%	\$366,000	-21.6%	\$412,500
Number of Sales (Closed)	22	83.3%	12	22.2%	18
Days on Market (From Last List Date)	74	4.2%	71	34.5%	55
Listing Discount (From Last List Price)	4.6%		3.1%		2.2%
Listing Inventory	8	-60.0%	20	166.7%	3
Months of Supply	1.1	-78.0%	5.0	120.0%	0.5
Average Square Feet	972	9.3%	889	-5.4%	1,027
Davis Island Single Family & Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$1,394,892	-3.1%	\$1,440,092	9.5%	\$1,274,165
Average Price Per Sq Ft	\$491	11.6%	\$440	8.9%	\$451
Median Sales Price	\$902,500	-18.3%	\$1,104,950	14.2%	\$790,000
Number of Sales (Closed)	28	40.0%	20	64.7%	17
Days on Market (From Last List Date)	86	95.5%	44	-25.2%	115
Listing Discount (From Last List Price)	4.9%		1.1%		3.1%
Listing Inventory	14	-50.0%	28	-64.1%	39
Months of Supply	1.2	-62.5%	3.2	-79.3%	5.8
Average Square Feet	2,842	-13.2%	3,275	0.6%	2,824

Single family sales in **South Tampa** surged annually for the third consecutive quarter as price trend indicators set records. Condo sales in the area more than doubled while listing inventory fell by half from the prior-year quarter. **Hyde Park, Davis Island, and Harbour Island** price trend indicators rose sharply from year-ago levels while **Downtown** condo sales pressed higher.