



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2018
Sales by Price Range - Single Family Homes & Villa's

Price Range	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	YTD Total	Curr Month	YTD
\$1 - 49,999	15	17											32	0.86%	0.89%
\$50,000 - 59,999	9	12											21	0.61%	0.59%
\$60,000 - 69,999	13	13											26	0.66%	0.72%
\$70,000 - 79,999	16	15											31	0.76%	0.86%
\$80,000 - 89,999	20	20											40	1.01%	1.12%
\$90,000 - 99,999	19	18											37	0.91%	1.03%
\$100,000 - 119,999	51	56											107	2.83%	2.98%
\$120,000 - 139,999	63	67											130	3.38%	3.62%
\$140,000 - 159,999	97	92											189	4.65%	5.27%
\$160,000 - 179,999	147	145											292	7.32%	8.14%
\$180,000 - 199,999	151	198											349	10.00%	9.73%
\$200,000 - 249,999	307	425											732	21.46%	20.41%
\$250,000 - 299,999	228	330											558	16.67%	15.56%
\$300,000 - 349,999	156	195											351	9.85%	9.79%
\$350,000 - 399,999	100	117											217	5.91%	6.05%
\$400,000 - 499,999	103	130											233	6.57%	6.50%
\$500,000 - 599,999	42	59											101	2.98%	2.82%
\$600,000 - 699,999	20	25											45	1.26%	1.25%
\$700,000 - 799,999	15	12											27	0.61%	0.75%
\$800,000 - 899,999	11	8											19	0.40%	0.53%
\$900,000 - 999,999	4	6											10	0.30%	0.28%
\$1,000,000 - and over	20	20											40	1.01%	1.12%
Current Year	1,607	1,980											3,587		
Previous Year	1,672	1,908											3,580		
Change from last month		23.21%													
Change from last year	-3.89%	3.77%													
Current YTD	1,607	3,587													
Previous YTD	1,672	3,580	3,580	3,580	3,580	3,580	3,580	3,580	3,580	3,580	3,580	3,580			
% Change YTD	-3.89%	0.20%													



**Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2018**

Sales by Price Range - Condominiums, Townhouses and Co-Op's

Price Range	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	YTD Total	Curr Month	YTD
\$1 - 49,999	14	12											26	2.65%	2.98%
\$50,000 - 59,999	8	10											18	2.21%	2.06%
\$60,000 - 69,999	16	25											41	5.52%	4.70%
\$70,000 - 79,999	13	13											26	2.87%	2.98%
\$80,000 - 89,999	10	11											21	2.43%	2.41%
\$90,000 - 99,999	7	10											17	2.21%	1.95%
\$100,000 - 119,999	34	23											57	5.08%	6.54%
\$120,000 - 139,999	61	48											109	10.60%	12.50%
\$140,000 - 159,999	33	50											83	11.04%	9.52%
\$160,000 - 179,999	45	44											89	9.71%	10.21%
\$180,000 - 199,999	24	33											57	7.28%	6.54%
\$200,000 - 249,999	43	57											100	12.58%	11.47%
\$250,000 - 299,999	50	50											100	11.04%	11.47%
\$300,000 - 349,999	21	29											50	6.40%	5.73%
\$350,000 - 399,999	17	7											24	1.55%	2.75%
\$400,000 - 499,999	10	20											30	4.42%	3.44%
\$500,000 - 599,999	4	3											7	0.66%	0.80%
\$600,000 - 699,999	3	2											5	0.44%	0.57%
\$700,000 - 799,999	0	1											1	0.22%	0.11%
\$800,000 - 899,999	2	1											3	0.22%	0.34%
\$900,000 - 999,999	1	0											1	0.00%	0.11%
\$1,000,000 - and over	3	4											7	0.88%	0.80%
Current Year	419	453											872		
Previous Year	413	473											886		
Change from last month		8.11%													
Change from last year	1.45%	-4.23%													
Current YTD	419	872													
Previous YTD	413	886	886	886	886	886	886	886	886	886	886	886			
% Change YTD	1.45%	-1.58%													



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2018
Sales by Price Range - Overall

Price Range	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	YTD Total	Curr Month	YTD
\$1 - 49,999	51	42											93	1.68%	2.03%
\$50,000 - 59,999	20	26											46	1.04%	1.00%
\$60,000 - 69,999	37	43											80	1.72%	1.74%
\$70,000 - 79,999	33	32											65	1.28%	1.42%
\$80,000 - 89,999	36	38											74	1.52%	1.61%
\$90,000 - 99,999	30	35											65	1.40%	1.42%
\$100,000 - 119,999	90	90											180	3.60%	3.92%
\$120,000 - 139,999	130	117											247	4.68%	5.38%
\$140,000 - 159,999	132	146											278	5.84%	6.06%
\$160,000 - 179,999	194	195											389	7.79%	8.47%
\$180,000 - 199,999	175	231											406	9.23%	8.84%
\$200,000 - 249,999	350	483											833	19.30%	18.14%
\$250,000 - 299,999	279	383											662	15.31%	14.42%
\$300,000 - 349,999	177	226											403	9.03%	8.78%
\$350,000 - 399,999	117	124											241	4.96%	5.25%
\$400,000 - 499,999	113	150											263	6.00%	5.73%
\$500,000 - 599,999	46	62											108	2.48%	2.35%
\$600,000 - 699,999	23	27											50	1.08%	1.09%
\$700,000 - 799,999	15	13											28	0.52%	0.61%
\$800,000 - 899,999	13	9											22	0.36%	0.48%
\$900,000 - 999,999	5	6											11	0.24%	0.24%
\$1,000,000 - and over	23	24											47	0.96%	1.02%
Current Year	2,089	2,502											4,591		
Previous Year	2,157	2,445											4,602		
Change from last month		19.77%													
Change from last year		2.33%													
Current YTD	2,089	4,591													
Previous YTD	2,157	4,602	4,602	4,602	4,602	4,602	4,602	4,602	4,602	4,602	4,602	4,602			
% Change YTD	-3.15%	-0.24%													



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2018
Sales by Bedroom Count

Bedrooms	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	YTD Total	Curr Month	YTD
0	1	0											1	0.00%	0.02%
1	53	60											113	2.40%	2.46%
2	398	461											859	18.43%	18.71%
3	883	1,024											1,907	40.93%	41.54%
4	595	764											1,359	30.54%	29.60%
5	132	163											295	6.51%	6.43%
6+	27	30											57	1.20%	1.24%
Total	2,089	2,502	0	0	0	0	0	0	0	0	0	0	4,591	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	YTD Total	Curr Month	YTD
1	228	283											511	11.31%	11.13%
2	1,385	1,641											3,026	65.59%	65.91%
3	379	480											859	19.18%	18.71%
4	77	78											155	3.12%	3.38%
5	13	15											28	0.60%	0.61%
6+	7	5											12	0.20%	0.26%
Total	2,089	2,502	0	0	0	0	0	0	0	0	0	0	4,591	100.00%	100.00%



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2018
Sales by Housing Style

Style	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	YTD Total	Curr Month	YTD
Single Family Home	1,564	1,919											3,483	76.70%	75.87%
Townhouse	211	238											449	9.51%	9.78%
Condominium	208	215											423	8.59%	9.21%
Manufactured/Mobile Home	57	63											120	2.52%	2.61%
Villa	43	61											104	2.44%	2.27%
Modular	4	3											7	0.12%	0.15%
Half Duplex	0	3											3	0.12%	0.07%
Dock-Rackominium	2	0											2	0.00%	0.04%
Total	2,089	2,502	0	0	0	0	0	0	0	0	0	0	4,591	100.00%	100.00%



Greater Tampa Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - February 1 to February 28, 2018

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory on Market	Months Supply
\$1 - 49,999	42	1.68%	118,990	30,288	25.00%	84	74	1.8
\$50,000 - 59,999	26	1.04%	58,576	53,538	91.00%	40	46	1.8
\$60,000 - 69,999	43	1.72%	69,705	64,225	92.00%	43	75	1.7
\$70,000 - 79,999	32	1.28%	79,409	74,266	94.00%	60	79	2.5
\$80,000 - 89,999	38	1.52%	91,546	83,601	91.00%	75	72	1.9
\$90,000 - 99,999	35	1.40%	98,259	94,704	96.00%	30	105	3.0
\$100,000 - 119,999	90	3.60%	114,322	108,821	95.00%	59	172	1.9
\$120,000 - 139,999	117	4.68%	134,641	129,793	96.00%	48	279	2.4
\$140,000 - 159,999	146	5.84%	152,982	149,204	98.00%	42	246	1.7
\$160,000 - 179,999	195	7.79%	173,112	170,000	98.00%	38	345	1.8
\$180,000 - 199,999	231	9.23%	193,548	190,203	98.00%	45	430	1.9
\$200,000 - 249,999	483	19.30%	226,777	223,248	98.00%	60	1,315	2.7
\$250,000 - 299,999	383	15.31%	277,610	273,314	98.00%	69	1,295	3.4
\$300,000 - 349,999	226	9.03%	330,419	322,904	98.00%	72	762	3.4
\$350,000 - 399,999	124	4.96%	377,542	371,027	98.00%	83	572	4.6
\$400,000 - 499,999	150	6.00%	447,999	440,682	98.00%	80	628	4.2
\$500,000 - 599,999	62	2.48%	557,302	547,093	98.00%	68	327	5.3
\$600,000 - 699,999	27	1.08%	660,743	643,330	97.00%	103	238	8.8
\$700,000 - 799,999	13	0.52%	744,285	739,112	99.00%	116	135	10.4
\$800,000 - 899,999	9	0.36%	882,533	840,556	95.00%	106	98	10.9
\$900,000 - 999,999	6	0.24%	1,019,833	964,010	95.00%	139	70	11.7
\$1,000,000 - and over	24	0.96%	1,335,221	1,278,292	96.00%	144	295	12.3
Totals	2,502	100.00%	263,207	256,061	97.00%	62	7,658	3.1

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through My Florida Regional MLS and does not include all sales in The Reported areas. Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.



Greater Tampa Association of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to February 28, 2018

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$1 - 49,999	93	2.03%	97,241	31,383	32.00%	76	74	1.6
\$50,000 - 59,999	46	1.00%	59,105	53,766	91.00%	40	46	2.0
\$60,000 - 69,999	80	1.74%	69,548	64,121	92.00%	51	75	1.9
\$70,000 - 79,999	65	1.42%	78,749	74,045	94.00%	56	79	2.4
\$80,000 - 89,999	74	1.61%	89,987	83,917	93.00%	60	72	2.0
\$90,000 - 99,999	65	1.42%	98,948	94,366	95.00%	37	105	3.2
\$100,000 - 119,999	180	3.92%	114,574	109,210	95.00%	53	172	1.9
\$120,000 - 139,999	247	5.38%	133,255	129,193	97.00%	47	279	2.3
\$140,000 - 159,999	278	6.06%	153,463	149,746	98.00%	45	246	1.8
\$160,000 - 179,999	389	8.47%	173,101	169,840	98.00%	44	345	1.8
\$180,000 - 199,999	406	8.84%	193,463	190,088	98.00%	47	430	2.1
\$200,000 - 249,999	833	18.14%	227,245	223,363	98.00%	60	1,315	3.2
\$250,000 - 299,999	662	14.42%	277,469	272,864	98.00%	69	1,295	3.9
\$300,000 - 349,999	403	8.78%	329,553	322,435	98.00%	69	762	3.8
\$350,000 - 399,999	241	5.25%	378,296	371,233	98.00%	80	572	4.8
\$400,000 - 499,999	263	5.73%	448,784	440,469	98.00%	77	628	4.8
\$500,000 - 599,999	108	2.35%	555,198	543,306	98.00%	84	327	6.1
\$600,000 - 699,999	50	1.09%	659,954	642,536	97.00%	92	238	9.5
\$700,000 - 799,999	28	0.61%	745,299	735,166	99.00%	104	135	9.6
\$800,000 - 899,999	22	0.48%	883,701	838,455	95.00%	87	98	8.9
\$900,000 - 999,999	11	0.24%	1,002,863	958,369	96.00%	106	70	12.7
\$1,000,000 - and over	47	1.02%	1,538,155	1,475,990	96.00%	111	295	12.6
Totals	4,591	100.00%	263,385	256,113	97.00%	61	7,658	3.3

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through My Florida Regional MLS and does not include all sales in The Reported areas. Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.



Greater Tampa Association of Realtors®

Four Year Sales and Inventory History 2014 - 2018

Compiled from Monthly Sales and Inventory Reports

MY FLORIDA REGIONAL MLS							
Month	Monthly Sales	Average List Price	Average Sale Price	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
01-MAR-14	2,224	199,629	193,157	97%	81	12,659	5.7
01-APR-14	2,342	202,710	195,978	97%	79	12,295	5.2
01-MAY-14	2,577	203,234	196,466	97%	76	11,602	4.5
01-JUN-14	2,614	213,553	206,734	97%	76	11,361	4.3
01-JUL-14	2,509	217,986	210,917	97%	71	11,362	4.5
01-AUG-14	2,484	219,977	213,194	97%	75	11,115	4.5
01-SEP-14	2,402	208,439	201,922	97%	73	11,064	4.6
01-OCT-14	2,423	210,579	203,376	97%	78	10,970	4.5
01-NOV-14	2,196	207,833	199,835	96%	81	10,661	4.9
01-DEC-14	2,611	220,153	212,560	97%	76	10,529	4.0
01-JAN-15	1,729	195,189	188,073	96%	82	10,147	5.9
01-FEB-15	2,126	203,364	196,222	96%	81	10,149	4.8
01-MAR-15	2,749	216,338	209,559	97%	84	10,052	3.7
01-APR-15	2,835	223,648	216,676	97%	76	9,937	3.5
01-MAY-15	2,875	228,758	222,225	97%	70	9,704	3.4
01-JUN-15	3,281	233,538	226,813	97%	69	9,796	3.0
01-JUL-15	3,099	227,171	220,720	97%	63	9,548	3.1
01-AUG-15	2,831	226,567	219,731	97%	70	9,341	3.3
01-SEP-15	2,662	225,629	219,433	97%	67	9,196	3.5
01-OCT-15	2,621	222,743	216,364	97%	66	8,890	3.4
01-NOV-15	2,162	231,518	225,179	97%	67	8,766	4.1
01-DEC-15	2,707	233,730	227,425	97%	68	8,372	3.1
01-JAN-16	1,803	216,040	209,078	97%	71	8,416	4.7
01-FEB-16	2,117	226,691	220,189	97%	74	8,624	4.1
01-MAR-16	2,692	238,253	231,951	97%	67	8,884	3.3
01-APR-16	2,908	241,749	234,425	97%	60	8,883	3.1
01-MAY-16	3,128	244,813	238,072	97%	58	9,264	3.0
01-JUN-16	3,268	257,823	250,306	97%	55	9,983	3.1
01-JUL-16	3,072	256,093	248,141	97%	58	10,233	3.3
01-AUG-16	3,158	251,853	243,135	97%	53	10,446	3.3
01-SEP-16	2,945	246,605	237,599	96%	58	10,599	3.6
01-OCT-16	2,603	247,255	239,260	97%	60	10,554	4.1
01-NOV-16	2,749	259,506	252,026	97%	62	10,545	3.8
01-DEC-16	2,979	258,833	252,083	97%	60	10,141	3.4
01-JAN-17	2,157	245,347	237,036	97%	61	9,784	4.5
01-FEB-17	2,445	247,469	240,005	97%	62	9,524	3.9
01-MAR-17	3,314	260,808	252,916	97%	64	9,348	2.8
01-APR-17	2,919	255,918	248,224	97%	60	8,734	3.0
01-MAY-17	3,572	273,254	265,557	97%	54	8,693	2.4
01-JUN-17	3,631	283,224	273,681	97%	55	8,947	2.5
01-JUL-17	3,281	266,893	258,468	97%	54	8,764	2.7
01-AUG-17	3,446	264,369	256,894	97%	50	8,769	2.5
01-SEP-17	2,485	270,456	261,805	97%	56	8,533	3.4
01-OCT-17	2,777	264,154	255,838	97%	52	8,296	3.0
01-NOV-17	2,922	266,530	259,007	97%	61	8,130	2.8
01-DEC-17	3,099	273,876	266,514	97%	57	7,847	2.5
01-JAN-18	2,089	263,598	256,176	97%	61	8,042	3.8
01-FEB-18	2,502	263,207	256,061	97%	62	7,658	3.1

Board/Association: Tampa
 State: FL
 Month: February

Year: 2018

National Association of Realtors®
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 Washington, DC 20001-4507

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 Questions: 202-383-1276

**Single-Family Units
 Number of Bedrooms**

PRICE RANGE	2 or less	3	4 or more	Total
	\$1 - \$29,999	1	4	4
\$30,000 - \$39,999		1		1
\$40,000 - \$49,999	7			7
\$50,000 - \$59,999	7	5		12
\$60,000 - \$69,999	7	3	3	13
\$70,000 - \$79,999	11	4		15
\$80,000 - \$89,999	3	15	2	20
\$90,000 - \$99,999	9	8	1	18
\$100,000 - \$119,999	24	23	9	56
\$120,000 - \$139,999	23	36	8	67
\$140,000 - \$159,999	23	57	12	92
\$160,000 - \$179,999	25	92	28	145
\$180,000 - \$199,999	35	122	41	198
\$200,000 - \$249,999	25	207	193	425
\$250,000 - \$299,999	19	128	183	330
\$300,000 - \$399,999	12	80	220	312
\$400,000 - \$499,999	4	21	105	130
\$500,000 - \$549,999		6	28	34
\$550,000 - \$599,999	2	4	19	25
\$600,000 - \$699,999		5	20	25
\$700,000 - \$799,999		2	10	12
\$800,000 - \$899,999		2	6	8
\$900,000 - \$999,999			6	6
\$1,000,000 - and over		2	18	20
Totals:	237	827	916	1980

**Condominium / Cooperative Units
 Number of Bedrooms**

PRICE RANGE	2 or less	3	4 or more	Total
	\$1 - \$29,999	2	1	
\$30,000 - \$39,999	2			2
\$40,000 - \$49,999	6	1		7
\$50,000 - \$59,999	10			10
\$60,000 - \$69,999	24	1		25
\$70,000 - \$79,999	13			13
\$80,000 - \$89,999	10	1		11
\$90,000 - \$99,999	7	3		10
\$100,000 - \$119,999	21	2		23
\$120,000 - \$139,999	41	7		48
\$140,000 - \$159,999	32	18		50
\$160,000 - \$179,999	17	26	1	44
\$180,000 - \$199,999	16	17		33
\$200,000 - \$249,999	23	30	4	57
\$250,000 - \$299,999	8	27	15	50
\$300,000 - \$399,999	20	12	4	36
\$400,000 - \$499,999	6	11	3	20
\$500,000 - \$549,999				
\$550,000 - \$599,999	1	2		3
\$600,000 - \$699,999		1	1	2
\$700,000 - \$799,999		1		1
\$800,000 - \$899,999		1		1
\$900,000 - \$999,999				
\$1,000,000 - and over		4		4
Totals:	259	166	28	453

**Active Listings
 (Unsold Homes)**

2 or less	3	4 or more
6		1
2		7
11		7
10		20
20		36
25		35
28		27
48		36
89		60
148		99
129		81
214		97
319		83
1124		136
1036		206
1138		150
519		92
139		11
150		15
212		18
112		22
83		13
56		14
260		31
5878		1297

**Sales Pending
 (Under Contract)**

During Month	During Month
10	3
2	3
4	8
14	9
14	22
21	12
22	17
22	28
68	33
92	72
122	61
177	57
242	53
642	71
488	73
420	63
176	15
55	9
40	5
33	6
18	1
15	2
9	1
26	5
2732	629

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	975	236
31 - 60	315	63
61 - 90	214	47
91 - 120	140	37
121 - and over	336	70
Totals	1,980	453