



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	17	17	20	18	21								93	0.72%	0.81%
\$50,000 - 59,999	9	12	15	5	7								48	0.24%	0.42%
\$60,000 - 69,999	14	14	14	10	15								67	0.51%	0.58%
\$70,000 - 79,999	16	15	23	11	22								87	0.75%	0.76%
\$80,000 - 89,999	20	19	23	23	22								107	0.75%	0.93%
\$90,000 - 99,999	19	18	20	20	15								92	0.51%	0.80%
\$100,000 - 119,999	51	57	53	53	43								257	1.47%	2.24%
\$120,000 - 139,999	63	67	96	82	100								408	3.42%	3.56%
\$140,000 - 159,999	97	92	124	94	109								516	3.73%	4.50%
\$160,000 - 179,999	147	145	167	166	193								818	6.60%	7.14%
\$180,000 - 199,999	151	199	236	212	256								1,054	8.76%	9.19%
\$200,000 - 249,999	307	428	602	558	687								2,582	23.50%	22.52%
\$250,000 - 299,999	230	335	402	406	511								1,884	17.48%	16.44%
\$300,000 - 349,999	154	196	256	220	286								1,112	9.78%	9.70%
\$350,000 - 399,999	98	120	143	166	222								749	7.59%	6.53%
\$400,000 - 499,999	101	133	195	141	191								761	6.53%	6.64%
\$500,000 - 599,999	43	59	83	68	88								341	3.01%	2.97%
\$600,000 - 699,999	21	25	38	35	51								170	1.74%	1.48%
\$700,000 - 799,999	15	12	21	24	26								98	0.89%	0.85%
\$800,000 - 899,999	11	7	15	9	14								56	0.48%	0.49%
\$900,000 - 999,999	3	8	14	5	8								38	0.27%	0.33%
\$1,000,000 - and over	19	20	24	26	36								125	1.23%	1.09%
Current Year	1,606	1,998	2,584	2,352	2,923								11,463		
Previous Year	1,658	1,919	2,672	2,272	2,865								11,386		
Change from last month		24.41%	29.33%	-8.98%	24.28%										
Change from last year	-3.14%	4.12%	-3.29%	3.52%	2.02%										
Current YTD	1,606	3,604	6,188	8,540	11,463										
Previous YTD	1,658	3,577	6,249	8,521	11,386	11,386	11,386	11,386	11,386	11,386	11,386	11,386			
% Change YTD	-3.14%	0.75%	-0.98%	0.22%	0.68%										



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	10	17	8	5								54	0.69%	1.91%
\$50,000 - 59,999	8	10	18	11	13								60	1.80%	2.12%
\$60,000 - 69,999	16	24	15	19	15								89	2.07%	3.14%
\$70,000 - 79,999	13	13	18	16	20								80	2.77%	2.83%
\$80,000 - 89,999	10	11	19	12	14								66	1.94%	2.33%
\$90,000 - 99,999	7	10	19	18	23								77	3.18%	2.72%
\$100,000 - 119,999	34	23	43	43	49								192	6.78%	6.78%
\$120,000 - 139,999	61	48	80	77	66								332	9.13%	11.73%
\$140,000 - 159,999	33	50	55	53	77								268	10.65%	9.47%
\$160,000 - 179,999	44	44	72	59	67								286	9.27%	10.11%
\$180,000 - 199,999	24	33	40	37	56								190	7.75%	6.71%
\$200,000 - 249,999	42	59	95	76	123								395	17.01%	13.96%
\$250,000 - 299,999	49	56	63	53	71								292	9.82%	10.32%
\$300,000 - 349,999	21	31	44	38	48								182	6.64%	6.43%
\$350,000 - 399,999	17	7	21	14	26								85	3.60%	3.00%
\$400,000 - 499,999	10	20	21	17	21								89	2.90%	3.14%
\$500,000 - 599,999	4	3	13	8	14								42	1.94%	1.48%
\$600,000 - 699,999	3	2	3	8	4								20	0.55%	0.71%
\$700,000 - 799,999	0	1	0	1	5								7	0.69%	0.25%
\$800,000 - 899,999	2	1	1	1	2								7	0.28%	0.25%
\$900,000 - 999,999	1	0	0	2	1								4	0.14%	0.14%
\$1,000,000 - and over	3	4	2	1	3								13	0.41%	0.46%
Current Year	416	460	659	572	723								2,830		
Previous Year	412	474	574	584	648								2,692		
Change from last month		10.58%	43.26%	-13.20%	26.40%										
Change from last year	0.97%	-2.95%	14.81%	-2.05%	11.57%										
Current YTD	416	876	1,535	2,107	2,830										
Previous YTD	412	886	1,460	2,044	2,692	2,692	2,692	2,692	2,692	2,692	2,692	2,692			
% Change YTD	0.97%	-1.13%	5.14%	3.08%	5.13%										



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	33	28	38	26	30								155	0.82%	1.08%
\$50,000 - 59,999	17	23	33	16	21								110	0.57%	0.77%
\$60,000 - 69,999	30	39	30	29	30								158	0.82%	1.10%
\$70,000 - 79,999	30	28	41	28	46								173	1.25%	1.20%
\$80,000 - 89,999	30	31	44	35	38								178	1.04%	1.24%
\$90,000 - 99,999	26	29	39	38	39								171	1.06%	1.19%
\$100,000 - 119,999	89	81	96	97	93								456	2.53%	3.18%
\$120,000 - 139,999	125	116	178	159	169								747	4.60%	5.20%
\$140,000 - 159,999	131	143	183	149	189								795	5.15%	5.54%
\$160,000 - 179,999	192	190	239	225	262								1,108	7.14%	7.72%
\$180,000 - 199,999	175	232	277	249	312								1,245	8.50%	8.67%
\$200,000 - 249,999	349	487	697	634	812								2,979	22.13%	20.75%
\$250,000 - 299,999	279	392	465	459	582								2,177	15.86%	15.16%
\$300,000 - 349,999	175	229	300	259	335								1,298	9.13%	9.04%
\$350,000 - 399,999	115	127	165	180	248								835	6.76%	5.82%
\$400,000 - 499,999	111	153	216	158	212								850	5.78%	5.92%
\$500,000 - 599,999	47	62	97	76	102								384	2.78%	2.67%
\$600,000 - 699,999	24	27	41	43	55								190	1.50%	1.32%
\$700,000 - 799,999	15	13	21	25	31								105	0.84%	0.73%
\$800,000 - 899,999	13	8	16	10	16								63	0.44%	0.44%
\$900,000 - 999,999	4	8	14	7	9								42	0.25%	0.29%
\$1,000,000 - and over	22	24	26	27	39								138	1.06%	0.96%
Current Year	2,032	2,470	3,256	2,929	3,670								14,357		
Previous Year	2,078	2,409	3,263	2,867	3,524								14,141		
Change from last month		21.56%	31.82%	-10.04%	25.30%										
Change from last year		2.53%	-0.21%	2.16%	4.14%										
Current YTD	2,032	4,502	7,758	10,687	14,357										
Previous YTD	2,078	4,487	7,750	10,617	14,141	14,141	14,141	14,141	14,141	14,141	14,141	14,141			
% Change YTD	-2.21%	0.33%	0.10%	0.66%	1.53%										



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	0	2	1								4	0.03%	0.03%
1	50	59	74	64	58								305	1.58%	2.12%
2	380	444	605	544	625								2,598	17.03%	18.10%
3	862	1,009	1,399	1,251	1,523								6,044	41.50%	42.10%
4	583	762	920	838	1,129								4,232	30.76%	29.48%
5	129	163	228	203	292								1,015	7.96%	7.07%
6+	27	33	30	27	42								159	1.14%	1.11%
Total	2,032	2,470	3,256	2,929	3,670	0	0	0	0	0	0	0	14,357	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	221	280	327	296	329								1,453	8.96%	10.12%
2	1,341	1,602	2,183	1,992	2,434								9,552	66.32%	66.53%
3	373	486	590	513	729								2,691	19.86%	18.74%
4	77	79	129	108	152								545	4.14%	3.80%
5	13	16	20	17	20								86	0.54%	0.60%
6+	7	7	7	3	6								30	0.16%	0.21%
Total	2,032	2,470	3,256	2,929	3,670	0	0	0	0	0	0	0	14,357	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 Residence	1,563	1,937	2,513	2,279	2,842								11,134	77.44%	77.55%
Townhouse	209	247	340	306	428								1,530	11.66%	10.66%
Condominium	207	213	319	266	295								1,300	8.04%	9.05%
Villa	43	61	71	73	81								329	2.21%	2.29%
Manufactured Home	8	9	7	4	19								47	0.52%	0.33%
1/2 Duplex	0	3	4	1	4								12	0.11%	0.08%
Farm	0	0	2	0	1								3	0.03%	0.02%
Dock-Rackominium	2	0	0	0	0								2	0.00%	0.01%
Total	2,032	2,470	3,256	2,929	3,670	0	0	0	0	0	0	0	14,357	100.00%	100.00%



Greater Tampa Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - May 1 to May 31, 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	30	0.82%	147,783	27,006	18.00%	55	38	1.3
\$50,000 - 59,999	21	0.57%	60,679	54,130	89.00%	49	25	1.2
\$60,000 - 69,999	30	0.82%	71,537	64,495	90.00%	54	39	1.3
\$70,000 - 79,999	46	1.25%	79,672	74,571	94.00%	45	55	1.2
\$80,000 - 89,999	38	1.04%	88,534	84,032	95.00%	36	71	1.9
\$90,000 - 99,999	39	1.06%	99,505	93,367	94.00%	44	66	1.7
\$100,000 - 119,999	93	2.53%	115,410	110,447	96.00%	42	139	1.5
\$120,000 - 139,999	169	4.60%	132,047	129,526	98.00%	32	221	1.3
\$140,000 - 159,999	189	5.15%	154,194	150,797	98.00%	42	258	1.4
\$160,000 - 179,999	262	7.14%	173,620	169,335	98.00%	35	299	1.1
\$180,000 - 199,999	312	8.50%	192,279	189,590	99.00%	42	379	1.2
\$200,000 - 249,999	812	22.13%	227,868	224,366	98.00%	50	1,343	1.7
\$250,000 - 299,999	582	15.86%	277,928	273,739	98.00%	62	1,246	2.1
\$300,000 - 349,999	335	9.13%	327,429	321,482	98.00%	76	876	2.6
\$350,000 - 399,999	248	6.76%	380,300	372,682	98.00%	62	706	2.9
\$400,000 - 499,999	212	5.78%	448,965	441,312	98.00%	60	688	3.3
\$500,000 - 599,999	102	2.78%	550,476	539,827	98.00%	64	415	4.1
\$600,000 - 699,999	55	1.50%	656,619	641,128	98.00%	78	287	5.2
\$700,000 - 799,999	31	0.84%	751,028	736,461	98.00%	95	147	4.7
\$800,000 - 899,999	16	0.44%	876,892	847,725	97.00%	66	132	8.3
\$900,000 - 999,999	9	0.25%	997,656	944,944	95.00%	164	85	9.4
\$1,000,000 - and over	39	1.06%	1,587,541	1,516,900	96.00%	169	327	8.4
Totals	3,670	100.00%	281,436	274,629	98.00%	55	7,842	2.1

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 May 31, 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	155	1.08%	134,425	27,999	21.00%	56	38	1.2
\$50,000 - 59,999	110	0.77%	59,737	54,177	91.00%	48	25	1.1
\$60,000 - 69,999	158	1.10%	69,258	64,189	93.00%	54	39	1.2
\$70,000 - 79,999	173	1.20%	78,743	74,315	94.00%	39	55	1.6
\$80,000 - 89,999	178	1.24%	89,087	84,028	94.00%	56	71	2.0
\$90,000 - 99,999	171	1.19%	99,840	94,185	94.00%	42	66	1.9
\$100,000 - 119,999	456	3.18%	114,868	109,736	96.00%	49	139	1.5
\$120,000 - 139,999	747	5.20%	132,604	129,309	98.00%	38	221	1.5
\$140,000 - 159,999	795	5.54%	153,542	149,728	98.00%	41	258	1.6
\$160,000 - 179,999	1,108	7.72%	173,215	169,834	98.00%	41	299	1.4
\$180,000 - 199,999	1,245	8.67%	192,739	189,663	98.00%	45	379	1.5
\$200,000 - 249,999	2,979	20.75%	227,609	223,891	98.00%	55	1,343	2.3
\$250,000 - 299,999	2,177	15.16%	277,339	272,813	98.00%	64	1,246	2.9
\$300,000 - 349,999	1,298	9.04%	328,805	322,051	98.00%	73	876	3.4
\$350,000 - 399,999	835	5.82%	379,431	372,355	98.00%	71	706	4.2
\$400,000 - 499,999	850	5.92%	451,646	443,371	98.00%	72	688	4.1
\$500,000 - 599,999	384	2.67%	552,723	541,149	98.00%	75	415	5.4
\$600,000 - 699,999	190	1.32%	657,936	643,978	98.00%	80	287	7.6
\$700,000 - 799,999	105	0.73%	753,569	739,372	98.00%	92	147	7.0
\$800,000 - 899,999	63	0.44%	871,467	840,937	96.00%	83	132	10.5
\$900,000 - 999,999	42	0.29%	991,077	954,172	96.00%	107	85	10.1
\$1,000,000 - and over	138	0.96%	1,612,070	1,542,774	96.00%	134	327	11.9
Totals	14,357	100.00%	274,081	267,101	97.00%	58	7,842	2.7

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		Average List	Average Sale	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
Month	Monthly Sales	Price	Price				
01-JUN-14	2,580	217,182	209,188	96%	106	15,364	6.0
01-JUL-14	2,494	221,558	212,921	96%	75	15,251	6.1
01-AUG-14	2,475	222,334	213,560	96%	79	15,059	6.1
01-SEP-14	2,382	213,115	203,431	95%	77	15,094	6.3
01-OCT-14	2,414	213,331	203,904	96%	83	14,923	6.2
01-NOV-14	2,194	211,034	200,700	95%	86	14,442	6.6
01-DEC-14	2,566	222,749	213,763	96%	81	14,147	5.5
01-JAN-15	1,720	201,275	190,334	95%	88	13,458	7.8
01-FEB-15	2,095	206,425	198,968	96%	85	13,569	6.5
01-MAR-15	2,717	219,027	211,749	97%	89	13,625	5.0
01-APR-15	2,788	227,289	219,913	97%	82	13,560	4.9
01-MAY-15	2,840	231,276	223,585	97%	76	13,349	4.7
01-JUN-15	3,245	236,021	228,512	97%	76	13,456	4.1
01-JUL-15	3,090	230,324	220,869	96%	71	13,138	4.3
01-AUG-15	2,804	229,487	220,745	96%	75	12,885	4.6
01-SEP-15	2,635	228,416	220,569	97%	74	12,672	4.8
01-OCT-15	2,604	225,231	217,246	96%	72	12,163	4.7
01-NOV-15	2,132	235,247	227,402	97%	74	12,042	5.6
01-DEC-15	2,656	238,058	230,056	97%	75	11,443	4.3
01-JAN-16	1,773	221,171	210,986	95%	78	11,252	6.3
01-FEB-16	2,093	230,059	221,521	96%	79	11,609	5.5
01-MAR-16	2,658	241,388	233,588	97%	72	11,914	4.5
01-APR-16	2,872	245,919	236,391	96%	66	11,802	4.1
01-MAY-16	3,093	246,985	239,804	97%	63	11,974	3.9
01-JUN-16	3,204	260,686	253,150	97%	61	12,326	3.8
01-JUL-16	3,024	259,139	251,113	97%	64	12,100	4.0
01-AUG-16	3,109	254,857	246,088	97%	60	12,049	3.9
01-SEP-16	2,886	249,521	240,398	96%	63	12,066	4.2
01-OCT-16	2,553	250,738	242,680	97%	66	11,776	4.6
01-NOV-16	2,699	262,384	254,843	97%	67	11,528	4.3
01-DEC-16	2,934	262,937	256,175	97%	62	11,041	3.8
01-JAN-17	2,078	249,344	240,837	97%	60	10,806	5.2
01-FEB-17	2,409	250,574	243,095	97%	62	10,750	4.5
01-MAR-17	3,263	263,261	255,315	97%	63	10,843	3.3
01-APR-17	2,867	259,515	251,729	97%	60	10,619	3.7
01-MAY-17	3,524	276,588	268,882	97%	54	10,881	3.1
01-JUN-17	3,567	285,892	276,245	97%	55	11,233	3.1
01-JUL-17	3,222	270,982	262,461	97%	54	10,933	3.4
01-AUG-17	3,381	266,886	259,395	97%	50	10,942	3.2
01-SEP-17	2,437	274,203	265,445	97%	56	10,613	4.4
01-OCT-17	2,734	266,587	258,210	97%	52	10,209	3.7
01-NOV-17	2,881	269,258	261,734	97%	61	9,875	3.4
01-DEC-17	3,039	277,452	270,055	97%	58	9,297	3.1
01-JAN-18	2,032	266,707	259,268	97%	61	8,982	4.4
01-FEB-18	2,470	267,902	260,823	97%	61	8,697	3.5
01-MAR-18	3,256	276,235	269,494	98%	61	8,113	2.5
01-APR-18	2,929	272,799	265,737	97%	53	7,916	2.7
01-MAY-18	3,670	281,436	274,629	98%	55	7,842	2.1

Board/Association: Tampa
 State: FL
 Month: May

Year: 2018

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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		6	6
\$30,000 - \$39,999	1	1		2
\$40,000 - \$49,999	6	1		7
\$50,000 - \$59,999	6	1		7
\$60,000 - \$69,999	8	4	3	15
\$70,000 - \$79,999	13	5	4	22
\$80,000 - \$89,999	11	11		22
\$90,000 - \$99,999	6	8	1	15
\$100,000 - \$119,999	23	15	5	43
\$120,000 - \$139,999	36	56	8	100
\$140,000 - \$159,999	42	53	14	109
\$160,000 - \$179,999	32	140	21	193
\$180,000 - \$199,999	28	172	56	256
\$200,000 - \$249,999	46	332	309	687
\$250,000 - \$299,999	28	196	287	511
\$300,000 - \$399,999	23	136	349	508
\$400,000 - \$499,999	7	26	158	191
\$500,000 - \$549,999	1	9	43	53
\$550,000 - \$599,999		6	29	35
\$600,000 - \$699,999		6	45	51
\$700,000 - \$799,999		4	22	26
\$800,000 - \$899,999		1	13	14
\$900,000 - \$999,999			8	8
\$1,000,000 - and over		2	34	36
Totals:	317	1191	1415	2923

**Condominium / Cooperative Units
 Number of Bedrooms**

PRICE RANGE	2 or less	3	4 or more	Total
	\$1 - \$29,999	1		
\$30,000 - \$39,999				
\$40,000 - \$49,999	4			4
\$50,000 - \$59,999	13			13
\$60,000 - \$69,999	14	1		15
\$70,000 - \$79,999	18	2		20
\$80,000 - \$89,999	9	5		14
\$90,000 - \$99,999	20	3		23
\$100,000 - \$119,999	40	9		49
\$120,000 - \$139,999	56	9	1	66
\$140,000 - \$159,999	56	21		77
\$160,000 - \$179,999	32	35		67
\$180,000 - \$199,999	15	38	3	56
\$200,000 - \$249,999	28	84	11	123
\$250,000 - \$299,999	16	48	7	71
\$300,000 - \$399,999	31	30	13	74
\$400,000 - \$499,999	3	14	4	21
\$500,000 - \$549,999	3	6		9
\$550,000 - \$599,999		4	1	5
\$600,000 - \$699,999	1	2	1	4
\$700,000 - \$799,999	2	1	2	5
\$800,000 - \$899,999		1	1	2
\$900,000 - \$999,999		1		1
\$1,000,000 - and over		2	1	3
Totals:	362	316	45	723

**Active Listings
 (Unsold Homes)**

2 or less	3
4	3
2	3
7	9
13	12
12	24
29	22
27	35
34	24
76	51
103	104
144	94
187	97
296	66
1154	151
1016	198
1412	132
612	57
168	20
188	23
245	33
124	21
116	15
78	5
295	28
6342	1227

**Sales Pending
 (Under Contract)**

During Month	During Month
13	
6	1
6	6
13	9
10	18
21	21
18	28
28	13
52	46
96	96
110	72
209	68
277	33
725	97
546	64
522	54
219	32
57	8
44	9
51	7
29	4
18	
13	2
37	3
3120	691

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	1,525	394
31 - 60	547	125
61 - 90	271	74
91 - 120	179	34
121 - and over	401	96
Totals	2,923	723