



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

Sales by Price Range - Single Family Homes & Villas

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	20							113	0.70%	0.80%
\$ 50,000 - 59,999	9	12	15	5	9	9							59	0.31%	0.42%
\$ 60,000 - 69,999	14	14	13	11	13	7							72	0.24%	0.51%
\$ 70,000 - 79,999	15	13	23	11	23	21							106	0.73%	0.75%
\$ 80,000 - 89,999	20	19	22	23	23	12							119	0.42%	0.85%
\$ 90,000 - 99,999	18	18	20	21	14	14							105	0.49%	0.75%
\$ 100,000 - 119,999	50	55	50	52	43	54							304	1.88%	2.16%
\$ 120,000 - 139,999	59	67	93	82	95	91							487	3.17%	3.46%
\$ 140,000 - 159,999	95	90	123	95	104	113							620	3.93%	4.40%
\$ 160,000 - 179,999	143	142	160	163	189	178							975	6.20%	6.93%
\$ 180,000 - 199,999	149	195	230	210	246	237							1,267	8.25%	9.00%
\$ 200,000 - 249,999	296	416	586	551	673	617							3,139	21.48%	22.30%
\$ 250,000 - 299,999	225	329	392	401	493	486							2,326	16.92%	16.52%
\$ 300,000 - 349,999	150	195	249	218	281	314							1,407	10.93%	10.00%
\$ 350,000 - 399,999	97	116	139	163	210	196							921	6.82%	6.54%
\$ 400,000 - 499,999	101	130	189	136	189	219							964	7.63%	6.85%
\$ 500,000 - 599,999	43	59	81	68	84	116							451	4.04%	3.20%
\$ 600,000 - 699,999	19	25	38	34	50	59							225	2.05%	1.60%
\$ 700,000 - 799,999	14	10	21	24	24	32							125	1.11%	0.89%
\$ 800,000 - 899,999	10	6	15	9	13	18							71	0.63%	0.50%
\$ 900,000 - 999,999	3	8	14	5	8	13							51	0.45%	0.36%
\$ 1,000,000 - and over	19	19	24	26	35	46							169	1.60%	1.20%
Current Year	1,566	1,955	2,517	2,326	2,840	2,872							14,076		
Previous Year	1,622	1,892	2,619	2,241	2,823	2,877							14,074		
Change from last month		24.84%	28.75%	-7.59%	22.10%	1.13%									
Change from last year	-3.45%	3.33%	-3.89%	3.79%	0.60%	-0.17%									
Current YTD	1,566	3,521	6,038	8,364	11,204	14,076									
Previous YTD	1,622	3,514	6,133	8,374	11,197	14,074	14,074	14,074	14,074	14,074	14,074	14,074			
% Change YTD	-3.45%	0.20%	-1.55%	-0.12%	0.06%	0.01%									



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

Sales by Price Range - Condominiums, Townhouses and Co-Ops

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	9	16	7	5	11							62	1.63%	1.80%
\$ 50,000 - 59,999	8	9	18	11	13	9							68	1.34%	1.97%
\$ 60,000 - 69,999	16	24	15	18	15	16							104	2.38%	3.02%
\$ 70,000 - 79,999	13	13	18	16	20	19							99	2.82%	2.87%
\$ 80,000 - 89,999	9	11	19	13	13	27							92	4.01%	2.67%
\$ 90,000 - 99,999	7	10	17	18	21	11							84	1.63%	2.44%
\$ 100,000 - 119,999	33	23	42	42	48	45							233	6.69%	6.76%
\$ 120,000 - 139,999	58	48	79	75	63	93							416	13.82%	12.06%
\$ 140,000 - 159,999	32	49	52	53	77	68							331	10.10%	9.60%
\$ 160,000 - 179,999	44	44	71	59	66	78							362	11.59%	10.50%
\$ 180,000 - 199,999	23	31	39	36	57	37							223	5.50%	6.47%
\$ 200,000 - 249,999	42	55	93	74	123	77							464	11.44%	13.46%
\$ 250,000 - 299,999	49	55	61	54	69	61							349	9.06%	10.12%
\$ 300,000 - 349,999	20	31	41	38	47	38							215	5.65%	6.24%
\$ 350,000 - 399,999	17	7	21	14	26	27							112	4.01%	3.25%
\$ 400,000 - 499,999	10	20	20	17	20	26							113	3.86%	3.28%
\$ 500,000 - 599,999	4	3	12	8	14	17							58	2.53%	1.68%
\$ 600,000 - 699,999	3	2	3	8	4	6							26	0.89%	0.75%
\$ 700,000 - 799,999	0	0	0	1	5	3							9	0.45%	0.26%
\$ 800,000 - 899,999	2	1	1	1	2	1							8	0.15%	0.23%
\$ 900,000 - 999,999	1	0	0	2	1	2							6	0.30%	0.17%
\$ 1,000,000 - and over	3	4	2	1	3	1							14	0.15%	0.41%
Current Year	408	449	640	566	712	673							3,448		
Previous Year	408	467	560	579	639	631							3,284		
Change from last month		10.05%	42.54%	-11.56%	25.80%	-5.48%									
Change from last year	0.00%	-3.85%	14.29%	-2.25%	11.42%	6.66%									
Current YTD	408	857	1,497	2,063	2,775	3,448									
Previous YTD	408	875	1,435	2,014	2,653	3,284	3,284	3,284	3,284	3,284	3,284	3,284			
% Change YTD	0.00%	-2.06%	4.32%	2.43%	4.60%	4.99%									



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	27	37	25	30	33							185	0.92%	1.05%
\$ 50,000 - 59,999	17	22	33	16	23	21							132	0.59%	0.75%
\$ 60,000 - 69,999	30	39	29	29	28	25							180	0.70%	1.02%
\$ 70,000 - 79,999	29	26	41	28	47	41							212	1.15%	1.20%
\$ 80,000 - 89,999	29	31	43	36	38	42							219	1.17%	1.24%
\$ 90,000 - 99,999	25	29	37	39	36	26							192	0.73%	1.09%
\$ 100,000 - 119,999	87	79	92	95	92	103							548	2.88%	3.11%
\$ 120,000 - 139,999	118	116	174	157	161	189							915	5.29%	5.19%
\$ 140,000 - 159,999	128	140	179	150	184	187							968	5.23%	5.49%
\$ 160,000 - 179,999	188	187	231	222	257	258							1,343	7.21%	7.62%
\$ 180,000 - 199,999	172	226	270	246	303	275							1,492	7.69%	8.47%
\$ 200,000 - 249,999	338	471	679	625	797	695							3,605	19.44%	20.46%
\$ 250,000 - 299,999	274	385	453	455	562	547							2,676	15.30%	15.19%
\$ 300,000 - 349,999	170	227	290	257	329	352							1,625	9.84%	9.22%
\$ 350,000 - 399,999	114	123	161	177	236	223							1,034	6.24%	5.87%
\$ 400,000 - 499,999	111	150	209	153	209	245							1,077	6.85%	6.11%
\$ 500,000 - 599,999	47	62	94	76	98	133							510	3.72%	2.89%
\$ 600,000 - 699,999	22	27	41	42	54	65							251	1.82%	1.42%
\$ 700,000 - 799,999	14	10	21	25	29	35							134	0.98%	0.76%
\$ 800,000 - 899,999	12	7	16	10	15	19							79	0.53%	0.45%
\$ 900,000 - 999,999	4	8	14	7	9	15							57	0.42%	0.32%
\$ 1,000,000 - and over	22	23	26	27	38	47							183	1.31%	1.04%
Current Year	1,984	2,415	3,170	2,897	3,575	3,576							17,617		
Previous Year	2,038	2,374	3,196	2,831	3,473	3,516							17,428		
Change from last month		21.72%	31.26%	-8.61%	23.40%	0.03%									
Change from last year	-2.65%	1.73%	-0.81%	2.33%	2.94%	1.71%									
Current YTD	1,984	4,399	7,569	10,466	14,041	17,617									
Previous YTD	2,038	4,412	7,608	10,439	13,912	17,428	17,428	17,428	17,428	17,428	17,428	17,428			
% Change YTD	-2.65%	-0.29%	-0.51%	0.26%	0.93%	1.08%									



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	1							5	0.03%	0.03%
1	50	59	71	63	57	59							359	1.65%	2.04%
2	375	429	592	535	618	629							3,178	17.59%	18.04%
3	835	989	1,356	1,236	1,480	1,461							7,357	40.86%	41.76%
4	574	745	898	832	1,101	1,112							5,262	31.10%	29.87%
5	123	160	223	202	278	280							1,266	7.83%	7.19%
6+	26	33	30	27	40	34							190	0.95%	1.08%
Total	1,984	2,415	3,170	2,897	3,575	3,576	0	0	0	0	0	0	17,617	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	213	274	315	293	323	313							1,731	8.75%	9.83%
2	1,313	1,570	2,122	1,973	2,369	2,359							11,706	65.97%	66.45%
3	363	472	579	505	714	697							3,330	19.49%	18.90%
4	75	76	128	106	145	165							695	4.61%	3.95%
5	13	16	19	17	18	33							116	0.92%	0.66%
6+	7	7	7	3	6	9							39	0.25%	0.22%
Total	1,984	2,415	3,170	2,897	3,575	3,576	0	0	0	0	0	0	17,617	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	1,525	1,896	2,448	2,253	2,761	2,807							13,690	78.50%	77.71%
Townhouse	206	244	328	306	420	360							1,864	10.07%	10.58%
Condominium	202	205	312	260	292	313							1,584	8.75%	8.99%
Villa	41	59	69	73	79	65							386	1.82%	2.19%
Manufactured Home	8	9	7	4	18	27							73	0.76%	0.41%
1/2 Duplex	0	2	4	1	4	2							13	0.06%	0.07%
Farm	0	0	2	0	1	1							4	0.03%	0.02%
Dock-Rackominium	2	0	0	0	0	1							3	0.03%	0.02%
Total	1,984	2,415	3,170	2,897	3,575	3,576	0	0	0	0	0	0	17,617	100.00%	100.00%



Greater Tampa Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - June 1 to June 30, 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	33	0.92%	142,671	24,032	17.00%	57	35	1.1
\$ 50,000 - 59,999	21	0.59%	61,005	55,134	90.00%	46	31	1.5
\$ 60,000 - 69,999	25	0.70%	68,057	64,180	94.00%	58	46	1.8
\$ 70,000 - 79,999	41	1.15%	78,383	73,842	94.00%	77	60	1.5
\$ 80,000 - 89,999	42	1.17%	85,598	83,061	97.00%	44	80	1.9
\$ 90,000 - 99,999	26	0.73%	95,519	93,708	98.00%	42	64	2.5
\$ 100,000 - 119,999	103	2.88%	114,385	110,770	97.00%	46	147	1.4
\$ 120,000 - 139,999	189	5.29%	132,043	129,383	98.00%	36	248	1.3
\$ 140,000 - 159,999	187	5.23%	153,725	150,178	98.00%	41	279	1.5
\$ 160,000 - 179,999	258	7.21%	172,931	169,740	98.00%	40	345	1.3
\$ 180,000 - 199,999	275	7.69%	193,429	189,578	98.00%	45	455	1.7
\$ 200,000 - 249,999	695	19.44%	228,310	224,970	99.00%	46	1,498	2.2
\$ 250,000 - 299,999	547	15.30%	275,767	271,623	98.00%	52	1,330	2.4
\$ 300,000 - 349,999	352	9.84%	329,411	323,652	98.00%	54	910	2.6
\$ 350,000 - 399,999	223	6.24%	381,238	373,761	98.00%	57	706	3.2
\$ 400,000 - 499,999	245	6.85%	449,337	439,188	98.00%	63	720	2.9
\$ 500,000 - 599,999	133	3.72%	553,646	546,255	99.00%	64	441	3.3
\$ 600,000 - 699,999	65	1.82%	663,153	646,307	97.00%	72	287	4.4
\$ 700,000 - 799,999	35	0.98%	776,537	745,431	96.00%	106	153	4.4
\$ 800,000 - 899,999	19	0.53%	882,778	844,380	96.00%	142	127	6.7
\$ 900,000 - 999,999	15	0.42%	960,434	940,191	98.00%	57	96	6.4
\$ 1,000,000 - and over	47	1.31%	1,597,821	1,548,994	97.00%	114	323	6.9
Totals	3,576	100.00%	293,917	286,882	98.00%	52	8,381	2.3

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®

Multiple Listing YTD Sales and Inventory Report - January 1 to June 30, 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	185	1.05%	134,629	27,426	20.00%	57	35	1.1
\$ 50,000 - 59,999	132	0.75%	59,796	54,397	91.00%	48	31	1.4
\$ 60,000 - 69,999	180	1.02%	69,063	64,130	93.00%	56	46	1.5
\$ 70,000 - 79,999	212	1.20%	78,706	74,247	94.00%	47	60	1.7
\$ 80,000 - 89,999	219	1.24%	88,331	83,849	95.00%	53	80	2.2
\$ 90,000 - 99,999	192	1.09%	99,282	94,195	95.00%	43	64	2.0
\$ 100,000 - 119,999	548	3.11%	114,637	109,947	96.00%	48	147	1.6
\$ 120,000 - 139,999	915	5.19%	132,431	129,324	98.00%	38	248	1.6
\$ 140,000 - 159,999	968	5.49%	153,651	149,876	98.00%	40	279	1.7
\$ 160,000 - 179,999	1,343	7.62%	173,152	169,802	98.00%	41	345	1.5
\$ 180,000 - 199,999	1,492	8.47%	192,848	189,646	98.00%	45	455	1.8
\$ 200,000 - 249,999	3,605	20.46%	227,780	224,150	98.00%	54	1,498	2.5
\$ 250,000 - 299,999	2,676	15.19%	277,023	272,596	98.00%	61	1,330	3.0
\$ 300,000 - 349,999	1,625	9.22%	328,935	322,466	98.00%	69	910	3.4
\$ 350,000 - 399,999	1,034	5.87%	380,012	372,835	98.00%	67	706	4.1
\$ 400,000 - 499,999	1,077	6.11%	451,240	442,542	98.00%	70	720	4.0
\$ 500,000 - 599,999	510	2.89%	552,855	542,282	98.00%	71	441	5.2
\$ 600,000 - 699,999	251	1.42%	659,681	644,828	98.00%	79	287	6.9
\$ 700,000 - 799,999	134	0.76%	759,605	741,075	98.00%	98	153	6.9
\$ 800,000 - 899,999	79	0.45%	873,360	840,282	96.00%	100	127	9.7
\$ 900,000 - 999,999	57	0.32%	983,014	950,493	97.00%	94	96	10.1
\$ 1,000,000 - and over	183	1.04%	1,612,969	1,546,793	96.00%	128	323	10.6
Totals	17,617	100.00%	278,069	271,082	97.00%	57	8,381	2.9

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Greater Tampa Association of Realtors®

Four Year Sales and Inventory History 2014 - 2018
Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sale Price	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
7/1/2014	2,494	221,558	212,921	96%	75	15,503	6.2
8/1/2014	2,475	222,334	213,560	96%	79	15,027	6.1
9/1/2014	2,382	213,115	203,431	95%	77	14,966	6.3
10/1/2014	2,414	213,331	203,904	96%	83	14,799	6.1
11/1/2014	2,180	211,122	200,756	95%	86	14,315	6.6
12/1/2014	2,547	222,881	213,914	96%	80	13,987	5.5
1/1/2015	1,701	201,382	190,395	95%	88	13,312	7.8
2/1/2015	2,071	206,229	198,765	96%	86	13,419	6.5
3/1/2015	2,690	218,686	211,395	97%	88	13,471	5.0
4/1/2015	2,760	227,780	220,379	97%	82	13,419	4.9
5/1/2015	2,804	231,396	223,684	97%	76	13,216	4.7
6/1/2015	3,212	235,391	227,941	97%	76	13,326	4.1
7/1/2015	3,063	230,084	220,573	96%	71	12,995	4.2
8/1/2015	2,770	229,286	220,509	96%	75	12,755	4.6
9/1/2015	2,612	228,041	220,178	97%	74	12,526	4.8
10/1/2015	2,561	225,854	217,831	96%	72	12,027	4.7
11/1/2015	2,105	235,353	227,445	97%	74	11,889	5.6
12/1/2015	2,621	238,409	230,353	97%	75	11,286	4.3
1/1/2016	1,754	220,616	210,392	95%	78	11,081	6.3
2/1/2016	2,063	230,659	222,089	96%	79	11,436	5.5
3/1/2016	2,637	241,394	233,568	97%	72	11,751	4.5
4/1/2016	2,826	245,367	235,774	96%	66	11,661	4.1
5/1/2016	3,057	246,931	239,714	97%	64	11,803	3.9
6/1/2016	3,154	260,531	252,951	97%	61	12,138	3.8
7/1/2016	2,964	257,057	249,118	97%	64	11,924	4.0
8/1/2016	3,072	254,457	245,805	97%	60	11,865	3.9
9/1/2016	2,837	248,792	239,649	96%	64	11,883	4.2
10/1/2016	2,518	250,995	242,879	97%	66	11,587	4.6
11/1/2016	2,650	262,390	254,801	97%	67	11,343	4.3
12/1/2016	2,892	262,778	255,968	97%	63	10,871	3.8
1/1/2017	2,038	249,383	240,841	97%	60	10,628	5.2
2/1/2017	2,374	250,403	242,873	97%	62	10,589	4.5
3/1/2017	3,196	263,235	255,278	97%	63	10,681	3.3
4/1/2017	2,831	258,825	251,073	97%	60	10,462	3.7
5/1/2017	3,473	276,897	269,142	97%	54	10,722	3.1
6/1/2017	3,516	286,178	276,517	97%	54	11,024	3.1
7/1/2017	3,155	271,285	262,725	97%	54	10,710	3.4
8/1/2017	3,302	267,209	259,707	97%	50	10,738	3.3
9/1/2017	2,371	274,612	265,880	97%	57	10,385	4.4
10/1/2017	2,668	266,598	258,256	97%	52	9,997	3.7
11/1/2017	2,813	269,564	262,120	97%	61	9,717	3.5
12/1/2017	2,961	277,719	270,254	97%	58	9,128	3.1
1/1/2018	1,984	267,057	259,637	97%	61	8,848	4.5
2/1/2018	2,415	267,456	260,359	97%	62	8,608	3.6
3/1/2018	3,170	276,804	270,068	98%	61	8,106	2.6
4/1/2018	2,897	272,617	265,627	97%	54	8,015	2.8
5/1/2018	3,575	281,037	274,192	98%	55	8,270	2.3
6/1/2018	3,576	293,917	286,882	98%	52	8,381	2.3

Board/Association: Tampa
 State: FL
 Month: June

Year: 2018

National Association of Realtors®
 700 Eleventh Street, NW
 Washington, DC 20001-4507

Email: data@realtors.org
 Fax: 202-383-7568
 Questions: 202-383-1276

**Single-Family Units
 Number of Bedrooms**

PRICE RANGE	2 or less	3	4 or more	Total
	\$ 1 - \$ 29,999	1	5	5
\$ 30,000 - \$ 39,999	1	3		4
\$ 40,000 - \$ 49,999	3	1	1	5
\$ 50,000 - \$ 59,999	4	3	1	8
\$ 60,000 - \$ 69,999	3	4		7
\$ 70,000 - \$ 79,999	11	7	2	20
\$ 80,000 - \$ 89,999	8	3	1	12
\$ 90,000 - \$ 99,999	9	5		14
\$ 100,000 - \$ 119,999	24	27	3	54
\$ 120,000 - \$ 139,999	34	48	9	91
\$ 140,000 - \$ 159,999	39	63	11	113
\$ 160,000 - \$ 179,999	35	118	25	178
\$ 180,000 - \$ 199,999	32	153	52	237
\$ 200,000 - \$ 249,999	47	316	254	617
\$ 250,000 - \$ 299,999	27	191	268	486
\$ 300,000 - \$ 399,999	22	139	349	510
\$ 400,000 - \$ 499,999	6	48	165	219
\$ 500,000 - \$ 549,999		8	53	61
\$ 550,000 - \$ 599,999		8	47	55
\$ 600,000 - \$ 699,999	2	7	50	59
\$ 700,000 - \$ 799,999		4	28	32
\$ 800,000 - \$ 899,999		1	17	18
\$ 900,000 - \$ 999,999		1	12	13
\$ 1,000,000 - and over		3	43	46
Totals:	308	1166	1396	2870

**Condominium / Cooperative Units
 Number of Bedrooms**

	2 or less	3	4 or more	Total
	2	4		6
	5			5
	9			9
	16			16
	16	3		19
	24	3		27
	8	3		11
	39	6		45
	78	13	2	93
	42	26		68
	32	45	1	78
	15	21	1	37
	28	43	7	78
	22	38	1	61
	19	39	7	65
	12	11	3	26
	5	6		11
		6		6
	2	4		6
		3		3
		1		1
		2		2
		1		1
Totals:	374	278	22	674

Active Listings

(Unsold Homes)	
Single-Family Listings	Condo/Co-op Listings
9	3
4	3
6	5
12	16
14	22
26	32
37	29
31	24
76	50
125	98
154	98
229	96
348	72
1297	140
1096	195
1431	137
650	53
182	17
202	27
246	32
124	24
114	11
87	6
289	30
6789	1220

Sales Pending

(Under Contract)	
Single-Family Listings	Condo/Co-op Listings
During Month	During Month
8	6
3	
4	3
8	7
12	15
19	20
15	30
19	15
53	44
87	86
119	63
174	65
256	44
681	74
487	75
521	48
210	15
40	11
49	6
51	5
25	2
17	2
8	
26	
2892	636

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	1,587	387
31 - 60	499	122
61 - 90	294	52
91 - 120	156	40
121 - and over	334	73
Totals	2,870	674