



**Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2019**

Sales by Price Range - Single Family Homes & Villas

Price Range	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	YTD Total	Curr Month	YTD
\$ 1 - 49,999	17	14											31	0.68%	0.85%
\$ 50,000 - 59,999	11	5											16	0.24%	0.44%
\$ 60,000 - 69,999	8	11											19	0.54%	0.52%
\$ 70,000 - 79,999	16	15											31	0.73%	0.85%
\$ 80,000 - 89,999	9	10											19	0.49%	0.52%
\$ 90,000 - 99,999	10	12											22	0.58%	0.60%
\$ 100,000 - 119,999	40	38											78	1.85%	2.14%
\$ 120,000 - 139,999	54	79											133	3.85%	3.65%
\$ 140,000 - 159,999	70	93											163	4.53%	4.47%
\$ 160,000 - 179,999	113	124											237	6.04%	6.50%
\$ 180,000 - 199,999	153	178											331	8.67%	9.07%
\$ 200,000 - 249,999	407	497											904	24.20%	24.78%
\$ 250,000 - 299,999	240	331											571	16.11%	15.65%
\$ 300,000 - 349,999	157	228											385	11.10%	10.55%
\$ 350,000 - 399,999	82	136											218	6.62%	5.98%
\$ 400,000 - 499,999	103	147											250	7.16%	6.85%
\$ 500,000 - 599,999	46	52											98	2.53%	2.69%
\$ 600,000 - 699,999	22	28											50	1.36%	1.37%
\$ 700,000 - 799,999	8	16											24	0.78%	0.66%
\$ 800,000 - 899,999	4	16											20	0.78%	0.55%
\$ 900,000 - 999,999	7	9											16	0.44%	0.44%
\$ 1,000,000 - and over	17	15											32	0.73%	0.88%
Current Year	1,594	2,054											3,648		
Previous Year	1,596	1,994											3,590		
Change from last month		28.86%													
Change from last year	-0.13%	3.01%													
Current YTD	1,594	3,648													
Previous YTD	1,596	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590			
% Change YTD	-0.13%	1.62%													



**Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2019**

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

Price Range	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	YTD Total	Curr Month	YTD
\$ 1 - 49,999	11	8											19	1.67%	2.22%
\$ 50,000 - 59,999	5	7											12	1.46%	1.40%
\$ 60,000 - 69,999	12	10											22	2.09%	2.57%
\$ 70,000 - 79,999	11	10											21	2.09%	2.46%
\$ 80,000 - 89,999	13	15											28	3.14%	3.27%
\$ 90,000 - 99,999	10	9											19	1.88%	2.22%
\$ 100,000 - 119,999	17	38											55	7.95%	6.43%
\$ 120,000 - 139,999	38	55											93	11.51%	10.88%
\$ 140,000 - 159,999	57	48											105	10.04%	12.28%
\$ 160,000 - 179,999	35	53											88	11.09%	10.29%
\$ 180,000 - 199,999	25	19											44	3.97%	5.15%
\$ 200,000 - 249,999	45	74											119	15.48%	13.92%
\$ 250,000 - 299,999	37	54											91	11.30%	10.64%
\$ 300,000 - 349,999	21	19											40	3.97%	4.68%
\$ 350,000 - 399,999	11	12											23	2.51%	2.69%
\$ 400,000 - 499,999	10	22											32	4.60%	3.74%
\$ 500,000 - 599,999	7	5											12	1.05%	1.40%
\$ 600,000 - 699,999	6	6											12	1.26%	1.40%
\$ 700,000 - 799,999	4	7											11	1.46%	1.29%
\$ 800,000 - 899,999	0	3											3	0.63%	0.35%
\$ 900,000 - 999,999	0	1											1	0.21%	0.12%
\$ 1,000,000 - and over	2	3											5	0.63%	0.58%
Current Year	377	478											855		
Previous Year	415	460											875		
Change from last month		26.79%													
Change from last year	-9.16%	3.91%													
Current YTD	377	855													
Previous YTD	415	875	875	875	875	875	875	875	875	875	875	875			
% Change YTD	-9.16%	-2.29%													



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2019
Sales by Price Range - Overall

Price Range	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	YTD Total	Curr Month	YTD
\$ 1 - 49,999	30	23											53	0.90%	1.16%
\$ 50,000 - 59,999	16	14											30	0.55%	0.66%
\$ 60,000 - 69,999	24	22											46	0.86%	1.01%
\$ 70,000 - 79,999	31	26											57	1.01%	1.25%
\$ 80,000 - 89,999	22	27											49	1.05%	1.07%
\$ 90,000 - 99,999	24	21											45	0.82%	0.99%
\$ 100,000 - 119,999	60	79											139	3.08%	3.04%
\$ 120,000 - 139,999	96	141											237	5.49%	5.19%
\$ 140,000 - 159,999	132	150											282	5.85%	6.18%
\$ 160,000 - 179,999	149	179											328	6.98%	7.19%
\$ 180,000 - 199,999	178	200											378	7.79%	8.28%
\$ 200,000 - 249,999	453	572											1,025	22.29%	22.45%
\$ 250,000 - 299,999	277	385											662	15.00%	14.50%
\$ 300,000 - 349,999	178	249											427	9.70%	9.35%
\$ 350,000 - 399,999	93	148											241	5.77%	5.28%
\$ 400,000 - 499,999	113	169											282	6.59%	6.18%
\$ 500,000 - 599,999	53	57											110	2.22%	2.41%
\$ 600,000 - 699,999	28	34											62	1.33%	1.36%
\$ 700,000 - 799,999	12	23											35	0.90%	0.77%
\$ 800,000 - 899,999	4	19											23	0.74%	0.50%
\$ 900,000 - 999,999	7	10											17	0.39%	0.37%
\$ 1,000,000 - and over	19	18											37	0.70%	0.81%
Current Year	1,999	2,566											4,565		
Previous Year	2,021	2,466											4,487		
Change from last month		28.36%													
Change from last year	-1.09%	4.06%													
Current YTD	1,999	4,565													
Previous YTD	2,021	4,487	4,487	4,487	4,487	4,487	4,487	4,487	4,487	4,487	4,487	4,487			
% Change YTD	-1.09%	1.74%													



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2019
Sales by Bedroom Count

Bedrooms	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	YTD Total	Curr Month	YTD
0	0	0											0	0.00%	0.00%
1	47	53											100	2.07%	2.19%
2	368	449											817	17.50%	17.90%
3	853	1,057											1,910	41.19%	41.84%
4	562	757											1,319	29.50%	28.89%
5	153	214											367	8.34%	8.04%
6+	16	36											52	1.40%	1.14%
Total	1,999	2,566	0	0	0	0	0	0	0	0	0	0	4,565	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	YTD Total	Curr Month	YTD
1	235	253											488	9.86%	10.69%
2	1,340	1,683											3,023	65.59%	66.22%
3	336	512											848	19.95%	18.58%
4	74	98											172	3.82%	3.77%
5	11	18											29	0.70%	0.64%
6+	3	2											5	0.08%	0.11%
Total	1,999	2,566	0	0	0	0	0	0	0	0	0	0	4,565	100.00%	100.00%



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2019
Sales by Housing Style

Style	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	YTD Total	Curr Month	YTD
Single Family Residence	1,552	2,000											3,552	77.94%	77.81%
Townhouse	202	265											467	10.33%	10.23%
Condominium	175	213											388	8.30%	8.50%
Villa	42	54											96	2.10%	2.10%
Manufactured Home	27	31											58	1.21%	1.27%
1/2 Duplex	1	1											2	0.04%	0.04%
Farm	0	2											2	0.08%	0.04%
Total	1,999	2,566	0	0	0	0	0	0	0	0	0	0	4,565	100.00%	100.00%



Greater Tampa Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - February 1 to February 28, 2019

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	23	0.90%	108,470	26,281	24.00%	51	37	1.6
\$ 50,000 - 59,999	14	0.55%	57,950	54,115	93.00%	32	28	2.0
\$ 60,000 - 69,999	22	0.86%	71,073	65,500	92.00%	51	57	2.6
\$ 70,000 - 79,999	26	1.01%	79,706	74,190	93.00%	52	95	3.7
\$ 80,000 - 89,999	27	1.05%	90,793	84,741	93.00%	39	75	2.8
\$ 90,000 - 99,999	21	0.82%	100,829	95,002	94.00%	73	79	3.8
\$ 100,000 - 119,999	79	3.08%	115,602	109,913	95.00%	70	149	1.9
\$ 120,000 - 139,999	141	5.49%	132,741	129,066	97.00%	52	322	2.3
\$ 140,000 - 159,999	150	5.85%	155,901	150,432	96.00%	46	346	2.3
\$ 160,000 - 179,999	179	6.98%	173,501	170,050	98.00%	59	413	2.3
\$ 180,000 - 199,999	200	7.79%	195,571	190,098	97.00%	57	512	2.6
\$ 200,000 - 249,999	572	22.29%	227,105	223,352	98.00%	62	1,656	2.9
\$ 250,000 - 299,999	385	15.00%	275,645	271,833	99.00%	80	1,436	3.7
\$ 300,000 - 349,999	249	9.70%	328,109	323,055	98.00%	80	950	3.8
\$ 350,000 - 399,999	148	5.77%	376,067	369,605	98.00%	74	751	5.1
\$ 400,000 - 499,999	169	6.59%	452,009	442,486	98.00%	82	851	5.0
\$ 500,000 - 599,999	57	2.22%	552,267	545,611	99.00%	79	440	7.7
\$ 600,000 - 699,999	34	1.33%	670,541	647,476	97.00%	65	284	8.4
\$ 700,000 - 799,999	23	0.90%	749,907	733,609	98.00%	105	152	6.6
\$ 800,000 - 899,999	19	0.74%	890,018	846,691	95.00%	138	130	6.8
\$ 900,000 - 999,999	10	0.39%	996,949	929,531	93.00%	289	87	8.7
\$ 1,000,000 - and over	18	0.70%	1,840,439	1,739,680	95.00%	118	343	19.1
Totals	2,566	100.00%	278,341	271,215	97.00%	69	9,193	3.6

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, 2019

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	53	1.16%	138,873	23,581	17.00%	60	37	1.4
\$ 50,000 - 59,999	30	0.66%	56,970	53,504	94.00%	36	28	1.9
\$ 60,000 - 69,999	46	1.01%	70,368	64,667	92.00%	43	57	2.5
\$ 70,000 - 79,999	57	1.25%	80,426	74,770	93.00%	57	95	3.3
\$ 80,000 - 89,999	49	1.07%	89,658	84,437	94.00%	30	75	3.1
\$ 90,000 - 99,999	45	0.99%	100,029	94,411	94.00%	52	79	3.5
\$ 100,000 - 119,999	139	3.04%	116,572	109,730	94.00%	61	149	2.1
\$ 120,000 - 139,999	237	5.19%	133,953	129,611	97.00%	54	322	2.7
\$ 140,000 - 159,999	282	6.18%	154,996	149,849	97.00%	48	346	2.5
\$ 160,000 - 179,999	328	7.19%	174,890	169,827	97.00%	56	413	2.5
\$ 180,000 - 199,999	378	8.28%	195,044	190,243	98.00%	54	512	2.7
\$ 200,000 - 249,999	1,025	22.45%	226,987	223,359	98.00%	60	1,656	3.2
\$ 250,000 - 299,999	662	14.50%	276,422	271,884	98.00%	72	1,436	4.3
\$ 300,000 - 349,999	427	9.35%	328,522	322,421	98.00%	76	950	4.5
\$ 350,000 - 399,999	241	5.28%	375,729	369,353	98.00%	71	751	6.2
\$ 400,000 - 499,999	282	6.18%	452,337	442,215	98.00%	79	851	6.0
\$ 500,000 - 599,999	110	2.41%	550,942	542,676	98.00%	82	440	8.0
\$ 600,000 - 699,999	62	1.36%	674,349	646,960	96.00%	80	284	9.2
\$ 700,000 - 799,999	35	0.77%	761,480	735,349	97.00%	99	152	8.7
\$ 800,000 - 899,999	23	0.50%	886,189	843,027	95.00%	122	130	11.3
\$ 900,000 - 999,999	17	0.37%	982,905	932,335	95.00%	206	87	10.2
\$ 1,000,000 - and over	37	0.81%	1,786,951	1,684,161	94.00%	131	343	18.5
Totals	4,565	100.00%	274,885	266,756	97.00%	65	9,193	4.0

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 2015 - 2019
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
3/1/2015	2,686	218,474	211,209	97%	88	13,460	5.0
4/1/2015	2,759	227,788	220,390	97%	82	13,409	4.9
5/1/2015	2,800	231,226	223,519	97%	76	13,201	4.7
6/1/2015	3,209	235,079	227,624	97%	76	13,311	4.1
7/1/2015	3,059	230,116	220,597	96%	71	12,986	4.2
8/1/2015	2,764	229,382	220,605	96%	74	12,748	4.6
9/1/2015	2,607	228,173	220,299	97%	74	12,512	4.8
10/1/2015	2,557	225,701	217,676	96%	72	12,001	4.7
11/1/2015	2,101	235,348	227,441	97%	74	11,864	5.6
12/1/2015	2,616	238,398	230,337	97%	75	11,250	4.3
1/1/2016	1,745	220,842	210,575	95%	78	11,031	6.3
2/1/2016	2,052	230,787	222,189	96%	79	11,362	5.5
3/1/2016	2,620	241,718	233,892	97%	72	11,660	4.5
4/1/2016	2,809	245,190	235,572	96%	66	11,576	4.1
5/1/2016	3,041	246,878	239,654	97%	64	11,730	3.9
6/1/2016	3,133	260,522	252,945	97%	61	12,082	3.9
7/1/2016	2,946	256,941	248,981	97%	64	11,871	4.0
8/1/2016	3,062	254,359	245,716	97%	59	11,813	3.9
9/1/2016	2,826	248,891	239,741	96%	64	11,834	4.2
10/1/2016	2,506	250,944	242,816	97%	66	11,540	4.6
11/1/2016	2,639	262,401	254,802	97%	67	11,303	4.3
12/1/2016	2,879	262,868	256,054	97%	63	10,833	3.8
1/1/2017	2,029	249,581	241,028	97%	60	10,603	5.2
2/1/2017	2,370	250,615	243,081	97%	62	10,560	4.5
3/1/2017	3,187	263,238	255,266	97%	63	10,656	3.3
4/1/2017	2,823	258,812	251,042	97%	60	10,436	3.7
5/1/2017	3,463	276,939	269,172	97%	54	10,693	3.1
6/1/2017	3,497	286,512	276,823	97%	55	10,997	3.1
7/1/2017	3,144	271,182	262,606	97%	54	10,697	3.4
8/1/2017	3,285	267,345	259,831	97%	50	10,752	3.3
9/1/2017	2,364	274,801	266,048	97%	57	10,430	4.4
10/1/2017	2,655	266,876	258,511	97%	52	10,079	3.8
11/1/2017	2,800	269,500	262,038	97%	61	9,806	3.5
12/1/2017	2,950	277,373	269,963	97%	58	9,263	3.1
1/1/2018	2,021	266,677	259,248	97%	61	9,018	4.5
2/1/2018	2,466	267,746	260,652	97%	61	8,793	3.6
3/1/2018	3,243	276,465	269,725	98%	61	8,328	2.6
4/1/2018	3,069	273,030	266,050	97%	53	8,217	2.7
5/1/2018	3,694	280,759	274,055	98%	55	8,526	2.3
6/1/2018	3,591	293,662	286,725	98%	52	8,817	2.5
7/1/2018	3,300	284,153	276,116	97%	50	8,832	2.7
8/1/2018	3,498	274,998	268,307	98%	52	8,987	2.6
9/1/2018	2,857	275,486	267,495	97%	53	9,149	3.2
10/1/2018	3,125	269,974	262,649	97%	54	9,517	3.0
11/1/2018	3,085	283,594	274,816	97%	61	9,636	3.1
12/1/2018	2,595	278,155	270,256	97%	60	9,390	3.6
1/1/2019	1,999	270,449	261,031	97%	61	9,493	4.7
2/1/2019	2,566	278,341	271,215	97%	69	9,193	3.6

Board/Association: Tampa
 State: FL
 Month: February

Year: 2019

National Association of Realtors®
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 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		3	3
\$ 30,000 - \$ 39,999	1		1	2
\$ 40,000 - \$ 49,999	3	3		6
\$ 50,000 - \$ 59,999	2	3		5
\$ 60,000 - \$ 69,999	8	2	1	11
\$ 70,000 - \$ 79,999	8	5	2	15
\$ 80,000 - \$ 89,999	8	1	1	10
\$ 90,000 - \$ 99,999	5	6	1	12
\$ 100,000 - \$ 119,999	16	20	2	38
\$ 120,000 - \$ 139,999	38	29	12	79
\$ 140,000 - \$ 159,999	42	45	6	93
\$ 160,000 - \$ 179,999	26	82	16	124
\$ 180,000 - \$ 199,999	17	128	33	178
\$ 200,000 - \$ 249,999	31	215	251	497
\$ 250,000 - \$ 299,999	21	120	190	331
\$ 300,000 - \$ 399,999	10	102	252	364
\$ 400,000 - \$ 499,999	2	41	104	147
\$ 500,000 - \$ 549,999		9	17	26
\$ 550,000 - \$ 599,999	2	7	17	26
\$ 600,000 - \$ 699,999		7	21	28
\$ 700,000 - \$ 799,999		2	14	16
\$ 800,000 - \$ 899,999		1	15	16
\$ 900,000 - \$ 999,999			9	9
\$ 1,000,000 - and over		1	14	15
Totals:	240	832	982	2054

**Condominium / Cooperative Units
 Number of Bedrooms**

	2 or less	3	4 or more	Total
	2	2		4
	2			2
	2			2
	7			7
	10			10
	10			10
	13	2		15
	6	3		9
	31	7		38
	42	11	2	55
	29	18	1	48
	28	25		53
	9	10		19
	21	53		74
	9	38	7	54
	16	13	2	31
	11	11		22
	1		1	2
	1	1	1	3
	1	4	1	6
	4	3		7
		2	1	3
	1			1
		1	2	3
Totals:	256	204	18	478

Active Listings

(Unsold Homes)

Single-Family Listings Condo/Co-op Listings

Single-Family Listings	Condo/Co-op Listings
2	2
5	3
8	6
8	16
15	35
31	56
24	44
35	36
70	59
164	132
209	117
276	114
393	95
1353	252
1174	218
1477	187
692	137
166	53
186	24
240	39
125	20
115	13
69	15
281	52
7118	1725

Sales Pending

(Under Contract)

Single-Family Listings Condo/Co-op Listings

During Month During Month

Single-Family Listings	Condo/Co-op Listings
6	4
5	1
8	5
7	10
14	11
11	21
17	26
23	16
53	31
90	72
132	56
188	54
231	47
722	97
454	67
444	49
181	20
41	6
44	1
44	9
33	2
17	
8	2
35	1
2808	608

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	800	205
31 - 60	379	86
61 - 90	305	56
91 - 120	187	48
121 - and over	383	83
Totals	2,054	478