



**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	20	12									63	0.45%	0.71%
\$ 50,000 - 59,999	11	5	6	7									29	0.26%	0.33%
\$ 60,000 - 69,999	8	11	10	8									37	0.30%	0.42%
\$ 70,000 - 79,999	16	15	11	14									56	0.52%	0.63%
\$ 80,000 - 89,999	9	10	23	10									52	0.37%	0.58%
\$ 90,000 - 99,999	10	12	21	20									63	0.75%	0.71%
\$ 100,000 - 119,999	40	39	50	52									181	1.94%	2.03%
\$ 120,000 - 139,999	53	79	64	82									278	3.06%	3.13%
\$ 140,000 - 159,999	71	92	111	121									395	4.51%	4.44%
\$ 160,000 - 179,999	112	124	178	189									603	7.04%	6.78%
\$ 180,000 - 199,999	153	177	213	242									785	9.02%	8.83%
\$ 200,000 - 249,999	407	500	657	675									2,239	25.15%	25.17%
\$ 250,000 - 299,999	241	332	406	457									1,436	17.03%	16.14%
\$ 300,000 - 349,999	157	234	260	286									937	10.66%	10.53%
\$ 350,000 - 399,999	82	137	154	164									537	6.11%	6.04%
\$ 400,000 - 499,999	103	149	182	172									606	6.41%	6.81%
\$ 500,000 - 599,999	46	52	71	66									235	2.46%	2.64%
\$ 600,000 - 699,999	22	28	38	32									120	1.19%	1.35%
\$ 700,000 - 799,999	8	16	28	21									73	0.78%	0.82%
\$ 800,000 - 899,999	4	16	14	13									47	0.48%	0.53%
\$ 900,000 - 999,999	7	9	6	10									32	0.37%	0.36%
\$ 1,000,000 - and over	17	15	28	31									91	1.15%	1.02%
Current Year	1,594	2,066	2,551	2,684									8,895		
Previous Year	1,596	1,994	2,575	2,465									8,630		
Change from last month		29.61%	23.48%	5.21%											
Change from last year	-0.13%	3.61%	-0.93%	8.88%											
Current YTD	1,594	3,660	6,211	8,895											
Previous YTD	1,596	3,590	6,165	8,630	8,630	8,630	8,630	8,630	8,630	8,630	8,630	8,630			
% Change YTD	-0.13%	1.95%	0.75%	3.07%											



**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	12	8	11	11									42	1.82%	2.11%
\$ 50,000 - 59,999	4	7	14	9									34	1.49%	1.71%
\$ 60,000 - 69,999	12	10	11	13									46	2.15%	2.31%
\$ 70,000 - 79,999	11	10	23	22									66	3.64%	3.32%
\$ 80,000 - 89,999	13	15	17	28									73	4.64%	3.67%
\$ 90,000 - 99,999	10	9	13	14									46	2.32%	2.31%
\$ 100,000 - 119,999	17	38	34	36									125	5.96%	6.28%
\$ 120,000 - 139,999	38	55	64	72									229	11.92%	11.51%
\$ 140,000 - 159,999	57	48	47	72									224	11.92%	11.26%
\$ 160,000 - 179,999	35	53	59	70									217	11.59%	10.91%
\$ 180,000 - 199,999	25	19	39	37									120	6.13%	6.03%
\$ 200,000 - 249,999	45	80	70	61									256	10.10%	12.87%
\$ 250,000 - 299,999	37	58	51	67									213	11.09%	10.71%
\$ 300,000 - 349,999	21	19	22	22									84	3.64%	4.22%
\$ 350,000 - 399,999	11	12	16	21									60	3.48%	3.02%
\$ 400,000 - 499,999	10	25	11	26									72	4.30%	3.62%
\$ 500,000 - 599,999	7	5	6	7									25	1.16%	1.26%
\$ 600,000 - 699,999	6	6	5	8									25	1.32%	1.26%
\$ 700,000 - 799,999	4	7	2	2									15	0.33%	0.75%
\$ 800,000 - 899,999	0	3	0	3									6	0.50%	0.30%
\$ 900,000 - 999,999	0	1	1	0									2	0.00%	0.10%
\$ 1,000,000 - and over	2	3	1	3									9	0.50%	0.45%
Current Year	377	491	517	604									1,989		
Previous Year	416	460	655	599									2,130		
Change from last month		30.24%	5.30%	16.83%											
Change from last year	-9.38%	6.74%	-21.07%	0.83%											
Current YTD	377	868	1,385	1,989											
Previous YTD	416	876	1,531	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130			
% Change YTD	-9.38%	-0.91%	-9.54%	-6.62%											



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	31	23	36	30									120	0.90%	1.09%
\$ 50,000 - 59,999	15	14	22	16									67	0.48%	0.61%
\$ 60,000 - 69,999	24	22	24	29									99	0.87%	0.90%
\$ 70,000 - 79,999	31	26	35	37									129	1.11%	1.17%
\$ 80,000 - 89,999	22	27	41	42									132	1.26%	1.20%
\$ 90,000 - 99,999	24	21	37	34									116	1.02%	1.05%
\$ 100,000 - 119,999	60	80	86	92									318	2.76%	2.88%
\$ 120,000 - 139,999	95	141	133	164									533	4.92%	4.83%
\$ 140,000 - 159,999	133	149	159	197									638	5.91%	5.78%
\$ 160,000 - 179,999	148	179	246	261									834	7.83%	7.56%
\$ 180,000 - 199,999	178	199	256	282									915	8.46%	8.30%
\$ 200,000 - 249,999	453	581	727	738									2,499	22.14%	22.66%
\$ 250,000 - 299,999	278	390	458	524									1,650	15.72%	14.96%
\$ 300,000 - 349,999	178	255	282	308									1,023	9.24%	9.28%
\$ 350,000 - 399,999	93	149	170	185									597	5.55%	5.41%
\$ 400,000 - 499,999	113	174	193	198									678	5.94%	6.15%
\$ 500,000 - 599,999	53	57	77	74									261	2.22%	2.37%
\$ 600,000 - 699,999	28	34	43	40									145	1.20%	1.31%
\$ 700,000 - 799,999	12	23	30	23									88	0.69%	0.80%
\$ 800,000 - 899,999	4	19	14	16									53	0.48%	0.48%
\$ 900,000 - 999,999	7	10	7	10									34	0.30%	0.31%
\$ 1,000,000 - and over	19	18	29	34									100	1.02%	0.91%
Current Year	1,999	2,591	3,105	3,334									11,029		
Previous Year	2,022	2,466	3,243	3,069									10,800		
Change from last month		29.61%	19.84%	7.38%											
Change from last year	-1.14%	5.07%	-4.26%	8.63%											
Current YTD	1,999	4,590	7,695	11,029											
Previous YTD	2,022	4,488	7,731	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800			
% Change YTD	-1.14%	2.27%	-0.47%	2.12%											



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	1									1	0.03%	0.01%
1	47	53	70	76									246	2.28%	2.23%
2	368	450	527	610									1,955	18.30%	17.73%
3	853	1,069	1,307	1,435									4,664	43.04%	42.29%
4	562	768	940	931									3,201	27.92%	29.02%
5	153	215	231	255									854	7.65%	7.74%
6+	16	36	30	26									108	0.78%	0.98%
Total	1,999	2,591	3,105	3,334	0	0	0	0	0	0	0	0	11,029	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	343	360									1,191	10.80%	10.80%
2	1,340	1,701	2,068	2,278									7,387	68.33%	66.98%
3	336	519	553	566									1,974	16.98%	17.90%
4	74	98	116	110									398	3.30%	3.61%
5	11	18	19	12									60	0.36%	0.54%
6+	3	2	6	8									19	0.24%	0.17%
Total	1,999	2,591	3,105	3,334	0	0	0	0	0	0	0	0	11,029	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	2,012	2,496	2,594									8,654	77.80%	78.47%
Townhouse	202	275	257	306									1,040	9.18%	9.43%
Condominium	175	216	260	298									949	8.94%	8.60%
Villa	42	54	55	90									241	2.70%	2.19%
Manufactured Home	27	31	33	39									130	1.17%	1.18%
1/2 Duplex	1	1	3	4									9	0.12%	0.08%
Farm	0	2	1	1									4	0.03%	0.04%
Dock-Rackominium	0	0	0	2									2	0.06%	0.02%
Total	1,999	2,591	3,105	3,334	0	0	0	0	0	0	0	0	11,029	100.00%	100.00%



Greater Tampa Association of Realtors®
Multiple Listing One Month Sales and Inventory Report - April 1 to April 30, 2019

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	30	0.90%	132,293	26,645	20.00%	118	25	0.8
\$ 50,000 - 59,999	16	0.48%	61,050	54,345	89.00%	62	27	1.7
\$ 60,000 - 69,999	29	0.87%	69,543	65,204	94.00%	44	44	1.5
\$ 70,000 - 79,999	37	1.11%	78,981	73,873	94.00%	65	70	1.9
\$ 80,000 - 89,999	42	1.26%	88,718	84,850	96.00%	38	66	1.6
\$ 90,000 - 99,999	34	1.02%	100,518	93,982	93.00%	32	82	2.4
\$ 100,000 - 119,999	92	2.76%	114,777	110,325	96.00%	44	141	1.5
\$ 120,000 - 139,999	164	4.92%	134,058	130,357	97.00%	50	241	1.5
\$ 140,000 - 159,999	197	5.91%	153,197	149,472	98.00%	43	293	1.5
\$ 160,000 - 179,999	261	7.83%	172,459	169,617	98.00%	47	346	1.3
\$ 180,000 - 199,999	282	8.46%	195,027	189,823	97.00%	52	414	1.5
\$ 200,000 - 249,999	738	22.14%	226,761	223,310	98.00%	55	1,420	1.9
\$ 250,000 - 299,999	524	15.72%	275,757	271,066	98.00%	67	1,332	2.5
\$ 300,000 - 349,999	308	9.24%	329,471	322,739	98.00%	72	884	2.9
\$ 350,000 - 399,999	185	5.55%	379,535	371,755	98.00%	76	723	3.9
\$ 400,000 - 499,999	198	5.94%	452,503	443,676	98.00%	73	797	4.0
\$ 500,000 - 599,999	74	2.22%	555,837	543,701	98.00%	75	476	6.4
\$ 600,000 - 699,999	40	1.20%	657,431	644,320	98.00%	89	275	6.9
\$ 700,000 - 799,999	23	0.69%	764,590	748,312	98.00%	104	184	8.0
\$ 800,000 - 899,999	16	0.48%	870,136	847,060	97.00%	149	127	7.9
\$ 900,000 - 999,999	10	0.30%	990,350	945,950	96.00%	97	86	8.6
\$ 1,000,000 - and over	34	1.02%	1,950,847	1,820,582	93.00%	108	382	11.2
Totals	3,334	100.00%	278,364	270,793	97.00%	61	8,435	2.5

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 April 30, 2019

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	120	1.09%	122,162	26,715	22.00%	77	25	0.8
\$ 50,000 - 59,999	67	0.61%	58,729	54,357	93.00%	48	27	1.6
\$ 60,000 - 69,999	99	0.90%	70,147	64,627	92.00%	44	44	1.8
\$ 70,000 - 79,999	129	1.17%	79,681	74,355	93.00%	63	70	2.2
\$ 80,000 - 89,999	132	1.20%	89,057	84,734	95.00%	36	66	2.0
\$ 90,000 - 99,999	116	1.05%	100,003	93,913	94.00%	46	82	2.8
\$ 100,000 - 119,999	318	2.88%	115,493	110,509	96.00%	55	141	1.8
\$ 120,000 - 139,999	533	4.83%	133,861	129,854	97.00%	52	241	1.8
\$ 140,000 - 159,999	638	5.78%	153,933	149,760	97.00%	47	293	1.8
\$ 160,000 - 179,999	834	7.56%	173,715	169,744	98.00%	53	346	1.7
\$ 180,000 - 199,999	915	8.30%	194,511	190,108	98.00%	53	414	1.8
\$ 200,000 - 249,999	2,499	22.66%	227,105	223,541	98.00%	61	1,420	2.3
\$ 250,000 - 299,999	1,650	14.96%	276,519	271,678	98.00%	72	1,332	3.2
\$ 300,000 - 349,999	1,023	9.28%	329,206	322,669	98.00%	75	884	3.5
\$ 350,000 - 399,999	597	5.41%	377,380	370,774	98.00%	73	723	4.8
\$ 400,000 - 499,999	678	6.15%	453,069	443,683	98.00%	76	797	4.7
\$ 500,000 - 599,999	261	2.37%	553,457	543,156	98.00%	81	476	7.3
\$ 600,000 - 699,999	145	1.31%	665,832	645,176	97.00%	80	275	7.6
\$ 700,000 - 799,999	88	0.80%	763,958	742,623	97.00%	93	184	8.4
\$ 800,000 - 899,999	53	0.48%	872,270	846,113	97.00%	115	127	9.6
\$ 900,000 - 999,999	34	0.31%	991,051	937,603	95.00%	150	86	10.1
\$ 1,000,000 - and over	100	0.91%	1,767,070	1,662,160	94.00%	108	382	15.3
Totals	11,029	100.00%	276,201	268,664	97.00%	64	8,435	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®

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
5/1/2015	2,801	231,258	223,546	97%	76	13,206	4.7
6/1/2015	3,212	235,153	227,699	97%	76	13,318	4.1
7/1/2015	3,059	230,116	220,597	96%	71	12,994	4.2
8/1/2015	2,767	229,462	220,684	96%	75	12,753	4.6
9/1/2015	2,610	228,426	220,552	97%	74	12,514	4.8
10/1/2015	2,561	226,086	218,064	96%	72	12,003	4.7
11/1/2015	2,101	235,348	227,441	97%	74	11,868	5.6
12/1/2015	2,617	238,480	230,422	97%	75	11,256	4.3
1/1/2016	1,745	220,842	210,575	95%	78	11,038	6.3
2/1/2016	2,054	230,888	222,291	96%	79	11,368	5.5
3/1/2016	2,621	241,893	234,066	97%	72	11,667	4.5
4/1/2016	2,811	245,291	235,675	96%	66	11,582	4.1
5/1/2016	3,041	246,878	239,654	97%	64	11,734	3.9
6/1/2016	3,133	260,522	252,945	97%	61	12,086	3.9
7/1/2016	2,946	256,941	248,981	97%	64	11,874	4.0
8/1/2016	3,063	254,410	245,768	97%	59	11,818	3.9
9/1/2016	2,827	248,849	239,703	96%	64	11,838	4.2
10/1/2016	2,506	250,944	242,816	97%	66	11,547	4.6
11/1/2016	2,641	262,537	254,940	97%	67	11,312	4.3
12/1/2016	2,880	262,861	256,048	97%	62	10,842	3.8
1/1/2017	2,029	249,581	241,028	97%	60	10,613	5.2
2/1/2017	2,371	250,648	243,113	97%	62	10,574	4.5
3/1/2017	3,187	263,238	255,266	97%	63	10,672	3.3
4/1/2017	2,823	258,812	251,042	97%	60	10,452	3.7
5/1/2017	3,465	277,072	269,312	97%	54	10,712	3.1
6/1/2017	3,497	286,512	276,823	97%	55	11,022	3.2
7/1/2017	3,144	271,182	262,606	97%	54	10,737	3.4
8/1/2017	3,286	267,366	259,855	97%	50	10,813	3.3
9/1/2017	2,364	274,801	266,048	97%	57	10,509	4.4
10/1/2017	2,655	266,876	258,511	97%	52	10,187	3.8
11/1/2017	2,800	269,500	262,038	97%	61	9,946	3.6
12/1/2017	2,950	277,373	269,963	97%	58	9,433	3.2
1/1/2018	2,022	266,672	259,245	97%	61	9,246	4.6
2/1/2018	2,466	267,746	260,652	97%	61	9,084	3.7
3/1/2018	3,243	276,465	269,725	98%	61	8,701	2.7
4/1/2018	3,069	273,030	266,050	97%	53	8,667	2.8
5/1/2018	3,694	280,759	274,055	98%	55	9,004	2.4
6/1/2018	3,591	293,662	286,722	98%	52	9,324	2.6
7/1/2018	3,302	284,156	276,120	97%	50	9,314	2.8
8/1/2018	3,498	274,998	268,300	98%	52	9,522	2.7
9/1/2018	2,857	275,486	267,492	97%	53	9,659	3.4
10/1/2018	3,125	269,974	262,649	97%	54	9,974	3.2
11/1/2018	3,085	283,594	274,849	97%	61	10,080	3.3
12/1/2018	2,595	278,155	270,219	97%	60	9,782	3.8
1/1/2019	1,999	270,449	261,068	97%	61	9,752	4.9
2/1/2019	2,591	278,589	271,585	97%	69	9,578	3.7
3/1/2019	3,105	275,588	268,831	98%	66	9,188	3.0
4/1/2019	3,334	278,364	270,793	97%	61	8,435	2.5

Board/Association: Tampa
 State: FL
 Month: April

Year: 2019

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	2	3	6
\$ 30,000 - \$ 39,999	2	1		3
\$ 40,000 - \$ 49,999	3			3
\$ 50,000 - \$ 59,999	6	1		7
\$ 60,000 - \$ 69,999	2	6		8
\$ 70,000 - \$ 79,999	6	6	2	14
\$ 80,000 - \$ 89,999	5	4	1	10
\$ 90,000 - \$ 99,999	12	5	3	20
\$ 100,000 - \$ 119,999	32	18	2	52
\$ 120,000 - \$ 139,999	38	40	4	82
\$ 140,000 - \$ 159,999	40	67	14	121
\$ 160,000 - \$ 179,999	40	125	24	189
\$ 180,000 - \$ 199,999	31	168	43	242
\$ 200,000 - \$ 249,999	40	363	272	675
\$ 250,000 - \$ 299,999	21	188	248	457
\$ 300,000 - \$ 399,999	17	123	310	450
\$ 400,000 - \$ 499,999	7	36	129	172
\$ 500,000 - \$ 549,999		6	28	34
\$ 550,000 - \$ 599,999		11	21	32
\$ 600,000 - \$ 699,999		6	26	32
\$ 700,000 - \$ 799,999		4	17	21
\$ 800,000 - \$ 899,999		3	10	13
\$ 900,000 - \$ 999,999		2	8	10
\$ 1,000,000 - and over		3	28	31
Totals:	303	1188	1193	2684

Condominium / Cooperative Units Number of Bedrooms

	2 or less	3	4 or more	Total
	2	2		4
	1			1
	6			6
	9			9
	12	1		13
	19	3		22
	23	5		28
	12	2		14
	35	1		36
	59	12	1	72
	54	18		72
	28	42		70
	21	15	1	37
	24	36	1	61
	16	45	6	67
	23	17	3	43
	10	15	1	26
	1	2	1	4
		3		3
	2	6		8
		2		2
	1	2		3
		3		3
	358	232	14	604

Active Listings

(Unsold Homes)	
Single-Family Listings	Condo/Co-op Listings
3	
2	5
3	9
10	14
10	26
22	37
22	34
36	36
69	57
119	104
180	89
199	118
297	92
1147	224
1066	222
1380	178
664	110
197	42
186	41
235	31
156	25
108	18
67	12
311	58
6489	1582

Sales Pending

(Under Contract)	
Single-Family Listings	Condo/Co-op Listings
During Month	During Month
6	4
2	1
7	6
2	5
8	12
20	31
17	21
18	25
40	38
87	73
126	83
191	68
269	62
800	98
565	75
552	41
223	40
72	9
52	7
60	10
27	7
27	5
9	4
39	13
3219	738

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	1,325	297
31 - 60	406	124
61 - 90	262	65
91 - 120	210	37
121 - and over	481	81
Totals	2,684	604