



**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	24								87	0.77%	0.72%
\$ 50,000 - 59,999	11	5	6	7	7								36	0.22%	0.30%
\$ 60,000 - 69,999	8	11	10	8	10								47	0.32%	0.39%
\$ 70,000 - 79,999	16	15	11	14	13								69	0.41%	0.57%
\$ 80,000 - 89,999	9	10	23	10	26								78	0.83%	0.65%
\$ 90,000 - 99,999	10	12	21	20	20								83	0.64%	0.69%
\$ 100,000 - 119,999	40	39	50	52	38								219	1.21%	1.82%
\$ 120,000 - 139,999	53	79	63	82	80								357	2.55%	2.97%
\$ 140,000 - 159,999	71	93	111	121	130								526	4.15%	4.37%
\$ 160,000 - 179,999	112	123	177	190	178								780	5.68%	6.48%
\$ 180,000 - 199,999	153	177	213	241	247								1,031	7.88%	8.56%
\$ 200,000 - 249,999	407	500	659	677	758								3,001	24.18%	24.93%
\$ 250,000 - 299,999	241	332	405	461	542								1,981	17.29%	16.45%
\$ 300,000 - 349,999	157	234	260	287	367								1,305	11.71%	10.84%
\$ 350,000 - 399,999	82	137	154	166	218								757	6.95%	6.29%
\$ 400,000 - 499,999	103	149	182	173	231								838	7.37%	6.96%
\$ 500,000 - 599,999	46	52	71	66	107								342	3.41%	2.84%
\$ 600,000 - 699,999	22	28	38	32	48								168	1.53%	1.40%
\$ 700,000 - 799,999	8	16	28	21	25								98	0.80%	0.81%
\$ 800,000 - 899,999	4	16	14	13	26								73	0.83%	0.61%
\$ 900,000 - 999,999	7	9	6	10	8								40	0.26%	0.33%
\$ 1,000,000 - and over	17	15	28	32	32								124	1.02%	1.03%
Current Year	1,594	2,066	2,550	2,695	3,135								12,040		
Previous Year	1,596	1,994	2,575	2,465	2,939								11,569		
Change from last month		29.61%	23.43%	5.69%	16.33%										
Change from last year	-0.13%	3.61%	-0.97%	9.33%	6.67%										
Current YTD	1,594	3,660	6,210	8,905	12,040										
Previous YTD	1,596	3,590	6,165	8,630	11,569	11,569	11,569	11,569	11,569	11,569	11,569	11,569			
% Change YTD	-0.13%	1.95%	0.73%	3.19%	4.07%										



**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	11								53	1.53%	1.96%
\$ 50,000 - 59,999	4	7	14	9	8								42	1.11%	1.55%
\$ 60,000 - 69,999	12	10	11	13	15								61	2.09%	2.25%
\$ 70,000 - 79,999	11	10	23	22	28								94	3.89%	3.47%
\$ 80,000 - 89,999	13	15	17	28	19								92	2.64%	3.40%
\$ 90,000 - 99,999	10	9	13	14	19								65	2.64%	2.40%
\$ 100,000 - 119,999	17	38	34	36	42								167	5.84%	6.17%
\$ 120,000 - 139,999	38	55	64	72	78								307	10.85%	11.34%
\$ 140,000 - 159,999	57	48	47	72	73								297	10.15%	10.97%
\$ 160,000 - 179,999	35	53	59	70	55								272	7.65%	10.04%
\$ 180,000 - 199,999	25	19	39	37	72								192	10.01%	7.09%
\$ 200,000 - 249,999	45	81	70	61	96								353	13.35%	13.04%
\$ 250,000 - 299,999	37	57	51	67	66								278	9.18%	10.27%
\$ 300,000 - 349,999	21	19	22	22	36								120	5.01%	4.43%
\$ 350,000 - 399,999	11	12	16	21	16								76	2.23%	2.81%
\$ 400,000 - 499,999	10	25	11	26	36								108	5.01%	3.99%
\$ 500,000 - 599,999	7	5	6	7	19								44	2.64%	1.62%
\$ 600,000 - 699,999	6	6	5	8	10								35	1.39%	1.29%
\$ 700,000 - 799,999	4	7	2	2	8								23	1.11%	0.85%
\$ 800,000 - 899,999	0	3	0	3	7								13	0.97%	0.48%
\$ 900,000 - 999,999	0	1	1	0	2								4	0.28%	0.15%
\$ 1,000,000 - and over	2	3	1	3	3								12	0.42%	0.44%
Current Year	377	491	517	604	719								2,708		
Previous Year	416	460	655	599	731								2,861		
Change from last month		30.24%	5.30%	16.83%	19.04%										
Change from last year	-9.38%	6.74%	-21.07%	0.83%	-1.64%										
Current YTD	377	868	1,385	1,989	2,708										
Previous YTD	416	876	1,531	2,130	2,861	2,861	2,861	2,861	2,861	2,861	2,861	2,861			
% Change YTD	-9.38%	-0.91%	-9.54%	-6.62%	-5.35%										



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	36								156	0.93%	1.05%
\$ 50,000 - 59,999	15	14	22	16	16								83	0.41%	0.56%
\$ 60,000 - 69,999	24	22	24	29	27								126	0.69%	0.84%
\$ 70,000 - 79,999	31	26	35	37	43								172	1.11%	1.15%
\$ 80,000 - 89,999	22	27	41	42	49								181	1.26%	1.21%
\$ 90,000 - 99,999	24	21	37	34	42								158	1.08%	1.06%
\$ 100,000 - 119,999	60	80	86	92	83								401	2.13%	2.69%
\$ 120,000 - 139,999	95	141	132	164	162								694	4.17%	4.65%
\$ 140,000 - 159,999	133	150	159	197	209								848	5.37%	5.68%
\$ 160,000 - 179,999	148	178	245	262	237								1,070	6.09%	7.17%
\$ 180,000 - 199,999	178	199	256	281	321								1,235	8.25%	8.27%
\$ 200,000 - 249,999	453	582	729	740	856								3,360	22.01%	22.51%
\$ 250,000 - 299,999	278	389	457	528	608								2,260	15.63%	15.14%
\$ 300,000 - 349,999	178	255	282	309	404								1,428	10.39%	9.57%
\$ 350,000 - 399,999	93	149	170	187	234								833	6.02%	5.58%
\$ 400,000 - 499,999	113	174	193	199	267								946	6.87%	6.34%
\$ 500,000 - 599,999	53	57	77	74	126								387	3.24%	2.59%
\$ 600,000 - 699,999	28	34	43	40	58								203	1.49%	1.36%
\$ 700,000 - 799,999	12	23	30	23	33								121	0.85%	0.81%
\$ 800,000 - 899,999	4	19	14	16	33								86	0.85%	0.58%
\$ 900,000 - 999,999	7	10	7	10	10								44	0.26%	0.29%
\$ 1,000,000 - and over	19	18	29	35	35								136	0.90%	0.91%
Current Year	1,999	2,591	3,104	3,345	3,889								14,928		
Previous Year	2,022	2,466	3,243	3,069	3,694								14,494		
Change from last month		29.61%	19.80%	7.76%	16.26%										
Change from last year	-1.14%	5.07%	-4.29%	8.99%	5.28%										
Current YTD	1,999	4,590	7,694	11,039	14,928										
Previous YTD	2,022	4,488	7,731	10,800	14,494	14,494	14,494	14,494	14,494	14,494	14,494	14,494			
% Change YTD	-1.14%	2.27%	-0.48%	2.21%	2.99%										



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								2	0.03%	0.01%
1	47	53	70	76	72								318	1.85%	2.13%
2	368	450	527	610	688								2,643	17.69%	17.70%
3	853	1,069	1,307	1,438	1,620								6,287	41.66%	42.12%
4	562	768	939	936	1,177								4,382	30.26%	29.35%
5	153	215	231	258	294								1,151	7.56%	7.71%
6+	16	36	30	26	37								145	0.95%	0.97%
Total	1,999	2,591	3,104	3,345	3,889	0	0	0	0	0	0	0	14,928	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	381								1,572	9.80%	10.53%
2	1,340	1,701	2,068	2,283	2,543								9,935	65.39%	66.55%
3	336	519	552	570	798								2,775	20.52%	18.59%
4	74	98	116	112	137								537	3.52%	3.60%
5	11	18	19	12	23								83	0.59%	0.56%
6+	3	2	6	8	7								26	0.18%	0.17%
Total	1,999	2,591	3,104	3,345	3,889	0	0	0	0	0	0	0	14,928	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	2,495	2,605	3,057								11,721	78.61%	78.52%
Townhouse	202	275	257	306	362								1,402	9.31%	9.39%
Condominium	175	216	260	298	357								1,306	9.18%	8.75%
Villa	42	54	55	90	78								319	2.01%	2.14%
Manufactured Home	27	31	33	39	34								164	0.87%	1.10%
1/2 Duplex	1	1	3	4	1								10	0.03%	0.07%
Farm	0	2	1	1	0								4	0.00%	0.03%
Dock-Rackominium	0	0	0	2	0								2	0.00%	0.01%
Total	1,999	2,591	3,104	3,345	3,889	0	0	0	0	0	0	0	14,928	100.00%	100.00%



Greater Tampa Association of Realtors®
Multiple Listing One Month Sales and Inventory Report - May 1 to May 31, 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	36	0.93%	221,103	21,481	10.00%	75	17	0.5
\$ 50,000 - 59,999	16	0.41%	58,975	54,492	92.00%	68	22	1.4
\$ 60,000 - 69,999	27	0.69%	73,456	65,611	89.00%	61	48	1.8
\$ 70,000 - 79,999	43	1.11%	79,273	75,108	95.00%	70	56	1.3
\$ 80,000 - 89,999	49	1.26%	91,539	84,133	92.00%	52	71	1.5
\$ 90,000 - 99,999	42	1.08%	99,933	93,488	94.00%	48	84	2.0
\$ 100,000 - 119,999	83	2.13%	115,982	110,453	95.00%	62	129	1.6
\$ 120,000 - 139,999	162	4.17%	134,215	130,112	97.00%	44	256	1.6
\$ 140,000 - 159,999	209	5.37%	153,547	149,578	97.00%	47	288	1.4
\$ 160,000 - 179,999	237	6.09%	172,488	169,369	98.00%	39	358	1.5
\$ 180,000 - 199,999	321	8.25%	192,836	189,946	99.00%	51	404	1.3
\$ 200,000 - 249,999	856	22.01%	227,720	224,359	99.00%	58	1,465	1.7
\$ 250,000 - 299,999	608	15.63%	275,830	272,384	99.00%	62	1,438	2.4
\$ 300,000 - 349,999	404	10.39%	330,626	324,978	98.00%	70	883	2.2
\$ 350,000 - 399,999	234	6.02%	377,626	370,572	98.00%	68	718	3.1
\$ 400,000 - 499,999	267	6.87%	451,266	442,059	98.00%	72	854	3.2
\$ 500,000 - 599,999	126	3.24%	557,117	542,267	97.00%	91	501	4.0
\$ 600,000 - 699,999	58	1.49%	652,152	641,196	98.00%	81	288	5.0
\$ 700,000 - 799,999	33	0.85%	769,040	750,197	98.00%	50	171	5.2
\$ 800,000 - 899,999	33	0.85%	850,858	834,580	98.00%	80	122	3.7
\$ 900,000 - 999,999	10	0.26%	1,006,779	957,449	95.00%	153	74	7.4
\$ 1,000,000 - and over	35	0.90%	1,609,942	1,493,886	93.00%	118	383	10.9
Totals	3,889	100.00%	288,550	280,454	97.00%	61	8,630	2.2

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, 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	156	1.05%	144,995	25,507	18.00%	77	17	0.5
\$ 50,000 - 59,999	83	0.56%	58,776	54,367	92.00%	52	22	1.3
\$ 60,000 - 69,999	126	0.84%	70,856	64,838	92.00%	48	48	1.9
\$ 70,000 - 79,999	172	1.15%	79,579	74,543	94.00%	65	56	1.6
\$ 80,000 - 89,999	181	1.21%	89,729	84,571	94.00%	40	71	2.0
\$ 90,000 - 99,999	158	1.06%	99,984	93,800	94.00%	46	84	2.7
\$ 100,000 - 119,999	401	2.69%	115,594	110,497	96.00%	57	129	1.6
\$ 120,000 - 139,999	694	4.65%	133,805	129,914	97.00%	50	256	1.8
\$ 140,000 - 159,999	848	5.68%	153,851	149,721	97.00%	47	288	1.7
\$ 160,000 - 179,999	1,070	7.17%	173,384	169,666	98.00%	50	358	1.7
\$ 180,000 - 199,999	1,235	8.27%	193,998	190,065	98.00%	52	404	1.6
\$ 200,000 - 249,999	3,360	22.51%	227,247	223,759	98.00%	61	1,465	2.2
\$ 250,000 - 299,999	2,260	15.14%	276,340	271,863	98.00%	69	1,438	3.2
\$ 300,000 - 349,999	1,428	9.57%	329,629	323,326	98.00%	73	883	3.1
\$ 350,000 - 399,999	833	5.58%	377,426	370,734	98.00%	72	718	4.3
\$ 400,000 - 499,999	946	6.34%	452,520	443,198	98.00%	75	854	4.5
\$ 500,000 - 599,999	387	2.59%	554,649	542,867	98.00%	84	501	6.5
\$ 600,000 - 699,999	203	1.36%	661,923	644,039	97.00%	80	288	7.1
\$ 700,000 - 799,999	121	0.81%	765,344	744,689	97.00%	81	171	7.1
\$ 800,000 - 899,999	86	0.58%	864,053	841,687	97.00%	102	122	7.1
\$ 900,000 - 999,999	44	0.29%	994,626	942,113	95.00%	151	74	8.4
\$ 1,000,000 - and over	136	0.91%	1,722,463	1,613,985	94.00%	116	383	14.1
Totals	14,928	100.00%	279,486	271,814	97.00%	64	8,630	2.9

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
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	10,738	3.4
8/1/2017	3,286	267,366	259,855	97%	50	10,814	3.3
9/1/2017	2,364	274,801	266,048	97%	57	10,511	4.4
10/1/2017	2,655	266,876	258,511	97%	52	10,189	3.8
11/1/2017	2,800	269,500	262,038	97%	61	9,950	3.6
12/1/2017	2,950	277,373	269,963	97%	58	9,437	3.2
1/1/2018	2,022	266,672	259,245	97%	61	9,251	4.6
2/1/2018	2,466	267,746	260,652	97%	61	9,089	3.7
3/1/2018	3,243	276,465	269,725	98%	61	8,705	2.7
4/1/2018	3,069	273,030	266,050	97%	53	8,672	2.8
5/1/2018	3,694	280,759	274,055	98%	55	9,015	2.4
6/1/2018	3,591	293,662	286,722	98%	52	9,338	2.6
7/1/2018	3,302	284,156	276,120	97%	50	9,331	2.8
8/1/2018	3,498	274,998	268,300	98%	52	9,541	2.7
9/1/2018	2,857	275,486	267,500	97%	53	9,681	3.4
10/1/2018	3,125	269,974	262,649	97%	54	10,002	3.2
11/1/2018	3,085	283,594	274,850	97%	61	10,115	3.3
12/1/2018	2,595	278,155	270,215	97%	60	9,836	3.8
1/1/2019	1,999	270,449	261,064	97%	61	9,828	4.9
2/1/2019	2,591	278,589	271,571	97%	69	9,695	3.7
3/1/2019	3,104	275,589	268,876	98%	66	9,400	3.0
4/1/2019	3,345	278,658	271,106	97%	61	8,955	2.7
5/1/2019	3,889	288,550	280,454	97%	61	8,630	2.2

Board/Association: Tampa
 State: FL
 Month: May

Year: 2019

National Association of Realtors®
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 Washington, DC 20001-4507

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**Single-Family Units
 Number of Bedrooms**

PRICE RANGE	2 or less	3	4 or more	Total
	\$ 1 - \$ 29,999	1	4	9
\$ 30,000 - \$ 39,999	3	1		4
\$ 40,000 - \$ 49,999	4	2		6
\$ 50,000 - \$ 59,999	6	1		7
\$ 60,000 - \$ 69,999	8	2		10
\$ 70,000 - \$ 79,999	9	4		13
\$ 80,000 - \$ 89,999	13	10	3	26
\$ 90,000 - \$ 99,999	6	14		20
\$ 100,000 - \$ 119,999	19	16	3	38
\$ 120,000 - \$ 139,999	41	35	4	80
\$ 140,000 - \$ 159,999	45	74	11	130
\$ 160,000 - \$ 179,999	38	115	25	178
\$ 180,000 - \$ 199,999	30	173	44	247
\$ 200,000 - \$ 249,999	62	389	307	758
\$ 250,000 - \$ 299,999	33	201	308	542
\$ 300,000 - \$ 399,999	21	169	395	585
\$ 400,000 - \$ 499,999	5	59	167	231
\$ 500,000 - \$ 549,999		17	54	71
\$ 550,000 - \$ 599,999		7	29	36
\$ 600,000 - \$ 699,999		9	39	48
\$ 700,000 - \$ 799,999		2	23	25
\$ 800,000 - \$ 899,999		5	21	26
\$ 900,000 - \$ 999,999		1	7	8
\$ 1,000,000 - and over		1	31	32
Totals:	344	1311	1480	3135

**Condominium / Cooperative Units
 Number of Bedrooms**

	2 or less	3	4 or more	Total
	3	2		5
	1			1
	5			5
	7	1		8
	15			15
	27	1		28
	16	3		19
	18	1		19
	35	6	1	42
	61	17		78
	50	23		73
	27	28		55
	30	41	1	72
	42	53	1	96
	17	42	7	66
	21	27	4	52
	20	14	2	36
	2	4	3	9
	3	6	1	10
	3	6	1	10
	1	7		8
	1	6		7
		2		2
		2	1	3
	405	292	22	719

Active Listings

(Unsold Homes)	
Single-Family Listings	Condo/Co-op Listings
2	
1	1
3	5
6	13
14	28
15	33
31	34
30	42
61	56
133	108
168	96
206	132
281	96
1195	221
1174	221
1384	166
731	104
205	49
193	42
235	40
135	26
98	18
61	12
314	56
6676	1599

Sales Pending

(Under Contract)	
Single-Family Listings	Condo/Co-op Listings
During Month	During Month
15	2
1	4
3	4
9	12
11	10
18	21
23	20
30	22
53	37
74	74
121	72
166	68
261	68
781	100
526	80
586	59
245	28
55	13
56	7
58	12
39	4
28	3
17	2
40	6
3216	728

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	1,562	368
31 - 60	507	119
61 - 90	331	70
91 - 120	187	44
121 - and over	548	118
Totals	3,135	719