



**Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2020**

Sales by Price Range - Single Family Homes & Villas

Price Range	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
\$ 1 - 49,999	7	11											18	0.50%	0.45%
\$ 50,000 - 59,999	3	5											8	0.23%	0.20%
\$ 60,000 - 69,999	5	6											11	0.27%	0.27%
\$ 70,000 - 79,999	5	7											12	0.32%	0.30%
\$ 80,000 - 89,999	15	16											31	0.72%	0.77%
\$ 90,000 - 99,999	13	14											27	0.63%	0.67%
\$ 100,000 - 119,999	37	40											77	1.81%	1.91%
\$ 120,000 - 139,999	42	59											101	2.67%	2.51%
\$ 140,000 - 159,999	57	72											129	3.25%	3.20%
\$ 160,000 - 179,999	103	90											193	4.07%	4.80%
\$ 180,000 - 199,999	140	154											294	6.96%	7.30%
\$ 200,000 - 249,999	456	549											1,005	24.82%	24.97%
\$ 250,000 - 299,999	338	419											757	18.94%	18.81%
\$ 300,000 - 349,999	187	271											458	12.25%	11.38%
\$ 350,000 - 399,999	130	168											298	7.59%	7.40%
\$ 400,000 - 499,999	123	167											290	7.55%	7.20%
\$ 500,000 - 599,999	61	73											134	3.30%	3.33%
\$ 600,000 - 699,999	30	23											53	1.04%	1.32%
\$ 700,000 - 799,999	18	22											40	0.99%	0.99%
\$ 800,000 - 899,999	11	9											20	0.41%	0.50%
\$ 900,000 - 999,999	9	10											19	0.45%	0.47%
\$ 1,000,000 - and over	23	27											50	1.22%	1.24%
Current Year	1,813	2,212											4,025		
Previous Year	1,594	2,067											3,661		
Change from last month		22.01%													
Change from last year	13.74%	7.01%													
Current YTD	1,813	4,025													
Previous YTD	1,594	3,661	3,661	3,661	3,661	3,661	3,661	3,661	3,661	3,661	3,661	3,661			
% Change YTD	13.74%	9.94%													



**Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2020**

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

Price Range	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
\$ 1 - 49,999	8	17											25	3.16%	2.64%
\$ 50,000 - 59,999	5	3											8	0.56%	0.84%
\$ 60,000 - 69,999	6	12											18	2.23%	1.90%
\$ 70,000 - 79,999	10	17											27	3.16%	2.85%
\$ 80,000 - 89,999	6	15											21	2.79%	2.22%
\$ 90,000 - 99,999	9	16											25	2.97%	2.64%
\$ 100,000 - 119,999	27	31											58	5.76%	6.12%
\$ 120,000 - 139,999	51	46											97	8.55%	10.24%
\$ 140,000 - 159,999	46	49											95	9.11%	10.03%
\$ 160,000 - 179,999	42	44											86	8.18%	9.08%
\$ 180,000 - 199,999	36	53											89	9.85%	9.40%
\$ 200,000 - 249,999	50	81											131	15.06%	13.83%
\$ 250,000 - 299,999	36	60											96	11.15%	10.14%
\$ 300,000 - 349,999	20	26											46	4.83%	4.86%
\$ 350,000 - 399,999	18	22											40	4.09%	4.22%
\$ 400,000 - 499,999	23	23											46	4.28%	4.86%
\$ 500,000 - 599,999	8	13											21	2.42%	2.22%
\$ 600,000 - 699,999	4	4											8	0.74%	0.84%
\$ 700,000 - 799,999	1	2											3	0.37%	0.32%
\$ 800,000 - 899,999	2	0											2	0.00%	0.21%
\$ 900,000 - 999,999	0	3											3	0.56%	0.32%
\$ 1,000,000 - and over	1	1											2	0.19%	0.21%
Current Year	409	538											947		
Previous Year	378	491											869		
Change from last month		31.54%													
Change from last year	8.20%	9.57%													
Current YTD	409	947													
Previous YTD	378	869	869	869	869	869	869	869	869	869	869	869			
% Change YTD	8.20%	8.98%													



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2020
Sales by Price Range - Overall

Price Range	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
\$ 1 - 49,999	18	30											48	1.08%	0.95%
\$ 50,000 - 59,999	8	9											17	0.32%	0.34%
\$ 60,000 - 69,999	12	21											33	0.75%	0.65%
\$ 70,000 - 79,999	22	26											48	0.93%	0.95%
\$ 80,000 - 89,999	24	34											58	1.22%	1.15%
\$ 90,000 - 99,999	23	31											54	1.11%	1.07%
\$ 100,000 - 119,999	67	76											143	2.73%	2.83%
\$ 120,000 - 139,999	98	114											212	4.09%	4.20%
\$ 140,000 - 159,999	109	125											234	4.49%	4.63%
\$ 160,000 - 179,999	149	139											288	4.99%	5.70%
\$ 180,000 - 199,999	181	207											388	7.43%	7.68%
\$ 200,000 - 249,999	509	631											1,140	22.64%	22.57%
\$ 250,000 - 299,999	375	479											854	17.19%	16.91%
\$ 300,000 - 349,999	207	298											505	10.69%	10.00%
\$ 350,000 - 399,999	148	190											338	6.82%	6.69%
\$ 400,000 - 499,999	146	190											336	6.82%	6.65%
\$ 500,000 - 599,999	69	86											155	3.09%	3.07%
\$ 600,000 - 699,999	34	27											61	0.97%	1.21%
\$ 700,000 - 799,999	19	24											43	0.86%	0.85%
\$ 800,000 - 899,999	13	9											22	0.32%	0.44%
\$ 900,000 - 999,999	9	13											22	0.47%	0.44%
\$ 1,000,000 - and over	24	28											52	1.00%	1.03%
Current Year	2,264	2,787											5,051		
Previous Year	2,000	2,592											4,592		
Change from last month		23.10%													
Change from last year	13.20%	7.52%													
Current YTD	2,264	5,051													
Previous YTD	2,000	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592			
% Change YTD	13.20%	10.00%													



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2020
Sales by Bedroom Count

Bedrooms	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
0	1	1											2	0.04%	0.04%
1	43	80											123	2.87%	2.44%
2	416	490											906	17.58%	17.94%
3	968	1,178											2,146	42.27%	42.49%
4	658	780											1,438	27.99%	28.47%
5	155	222											377	7.97%	7.46%
6+	23	36											59	1.29%	1.17%
Total	2,264	2,787	0	0	0	0	0	0	0	0	0	0	5,051	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
1	250	299											549	10.73%	10.87%
2	1,505	1,846											3,351	66.24%	66.34%
3	413	524											937	18.80%	18.55%
4	80	97											177	3.48%	3.50%
5	11	16											27	0.57%	0.53%
6+	5	5											10	0.18%	0.20%
Total	2,264	2,787	0	0	0	0	0	0	0	0	0	0	5,051	100.00%	100.00%



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2020
Sales by Housing Style

Style	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
Single Family Residence	1,750	2,132											3,882	76.50%	76.86%
Townhouse	225	294											519	10.55%	10.28%
Condominium	184	244											428	8.75%	8.47%
Villa	63	80											143	2.87%	2.83%
Manufactured Home	40	36											76	1.29%	1.50%
1/2 Duplex	2	1											3	0.04%	0.06%
Total	2,264	2,787	0	0	0	0	0	0	0	0	0	0	5,051	100.00%	100.00%



Greater Tampa Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - February 1 to February 29, 2020

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	1.08%	175,360	21,006	12.00%	88	22	0.7
\$ 50,000 - 59,999	9	0.32%	58,811	54,667	93.00%	66	12	1.3
\$ 60,000 - 69,999	21	0.75%	71,681	64,467	90.00%	65	23	1.1
\$ 70,000 - 79,999	26	0.93%	77,469	74,636	96.00%	47	59	2.3
\$ 80,000 - 89,999	34	1.22%	89,582	84,771	95.00%	50	55	1.6
\$ 90,000 - 99,999	31	1.11%	100,026	94,750	95.00%	38	62	2.0
\$ 100,000 - 119,999	76	2.73%	117,697	109,976	93.00%	51	109	1.4
\$ 120,000 - 139,999	114	4.09%	134,818	130,730	97.00%	58	210	1.8
\$ 140,000 - 159,999	125	4.49%	154,760	149,469	97.00%	50	238	1.9
\$ 160,000 - 179,999	139	4.99%	173,428	170,078	98.00%	55	284	2.0
\$ 180,000 - 199,999	207	7.43%	193,607	189,814	98.00%	56	338	1.6
\$ 200,000 - 249,999	631	22.64%	226,950	223,627	99.00%	63	1,253	2.0
\$ 250,000 - 299,999	479	17.19%	275,964	272,504	99.00%	66	1,196	2.5
\$ 300,000 - 349,999	298	10.69%	327,853	322,051	98.00%	76	783	2.6
\$ 350,000 - 399,999	190	6.82%	377,916	371,577	98.00%	86	606	3.2
\$ 400,000 - 499,999	190	6.82%	454,873	445,917	98.00%	74	677	3.6
\$ 500,000 - 599,999	86	3.09%	578,668	543,629	94.00%	88	372	4.3
\$ 600,000 - 699,999	27	0.97%	658,012	635,384	97.00%	131	195	7.2
\$ 700,000 - 799,999	24	0.86%	758,847	740,346	98.00%	77	148	6.2
\$ 800,000 - 899,999	9	0.32%	856,087	852,833	100.00%	128	104	11.6
\$ 900,000 - 999,999	13	0.47%	955,830	939,228	98.00%	136	72	5.5
\$ 1,000,000 - and over	28	1.00%	1,817,239	1,746,472	96.00%	143	328	11.7
Totals	2,787	100.00%	291,130	282,924	97.00%	68	7,146	2.6

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 29, 2020

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	48	0.95%	157,589	22,309	14.00%	84	22	0.9
\$ 50,000 - 59,999	17	0.34%	58,559	54,212	93.00%	72	12	1.4
\$ 60,000 - 69,999	33	0.65%	71,534	64,841	91.00%	68	23	1.4
\$ 70,000 - 79,999	48	0.95%	79,817	75,084	94.00%	43	59	2.5
\$ 80,000 - 89,999	58	1.15%	90,455	84,668	94.00%	65	55	1.9
\$ 90,000 - 99,999	54	1.07%	99,946	94,492	95.00%	47	62	2.3
\$ 100,000 - 119,999	143	2.83%	117,656	109,718	93.00%	56	109	1.5
\$ 120,000 - 139,999	212	4.20%	135,737	130,361	96.00%	57	210	2.0
\$ 140,000 - 159,999	234	4.63%	154,526	149,750	97.00%	52	238	2.0
\$ 160,000 - 179,999	288	5.70%	175,939	170,999	97.00%	53	284	2.0
\$ 180,000 - 199,999	388	7.68%	193,729	189,715	98.00%	61	338	1.7
\$ 200,000 - 249,999	1,140	22.57%	227,343	223,914	98.00%	60	1,253	2.2
\$ 250,000 - 299,999	854	16.91%	277,051	272,723	98.00%	66	1,196	2.8
\$ 300,000 - 349,999	505	10.00%	328,991	322,833	98.00%	72	783	3.1
\$ 350,000 - 399,999	338	6.69%	378,737	371,879	98.00%	78	606	3.6
\$ 400,000 - 499,999	336	6.65%	453,276	444,297	98.00%	74	677	4.0
\$ 500,000 - 599,999	155	3.07%	570,261	545,648	96.00%	86	372	4.8
\$ 600,000 - 699,999	61	1.21%	656,991	640,215	97.00%	104	195	6.4
\$ 700,000 - 799,999	43	0.85%	758,729	738,993	97.00%	97	148	6.9
\$ 800,000 - 899,999	22	0.44%	878,049	859,394	98.00%	128	104	9.5
\$ 900,000 - 999,999	22	0.44%	963,527	942,862	98.00%	115	72	6.6
\$ 1,000,000 - and over	52	1.03%	1,969,992	1,866,018	95.00%	167	328	12.6
Totals	5,051	100.00%	292,866	284,546	97.00%	67	7,146	2.8

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 2016 - 2020

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
3/1/2016	2,658	241,388	233,588	97%	72	11,925	4.5
4/1/2016	2,872	245,919	236,391	96%	66	11,807	4.1
5/1/2016	3,093	246,985	239,804	97%	63	11,975	3.9
6/1/2016	3,204	260,686	253,150	97%	61	12,327	3.8
7/1/2016	3,024	259,139	251,113	97%	64	12,091	4.0
8/1/2016	3,109	254,857	246,088	97%	60	12,040	3.9
9/1/2016	2,886	249,521	240,398	96%	63	12,058	4.2
10/1/2016	2,553	250,738	242,680	97%	66	11,786	4.6
11/1/2016	2,699	262,384	254,843	97%	67	11,549	4.3
12/1/2016	2,934	262,937	256,175	97%	62	11,081	3.8
1/1/2017	2,078	249,344	240,837	97%	60	10,877	5.2
2/1/2017	2,409	250,574	243,095	97%	62	10,838	4.5
3/1/2017	3,262	263,112	255,164	97%	63	10,951	3.4
4/1/2017	2,867	259,515	251,729	97%	60	10,757	3.8
5/1/2017	3,524	276,588	268,882	97%	54	11,062	3.1
6/1/2017	3,567	285,892	276,245	97%	55	11,502	3.2
7/1/2017	3,222	270,982	262,461	97%	54	11,320	3.5
8/1/2017	3,381	266,886	259,395	97%	50	11,524	3.4
9/1/2017	2,438	274,146	265,385	97%	56	11,341	4.7
10/1/2017	2,734	266,587	258,210	97%	52	11,149	4.1
11/1/2017	2,881	269,258	261,734	97%	61	11,016	3.8
12/1/2017	3,039	277,452	270,055	97%	58	10,764	3.5
1/1/2018	2,032	266,721	259,288	97%	61	10,820	5.3
2/1/2018	2,470	267,943	260,855	97%	61	10,907	4.4
3/1/2018	3,255	276,247	269,522	98%	61	10,890	3.3
4/1/2018	3,079	273,126	266,141	97%	53	10,991	3.6
5/1/2018	3,700	280,752	274,052	98%	55	11,257	3.0
6/1/2018	3,605	293,718	286,731	98%	52	11,501	3.2
7/1/2018	3,430	283,416	275,412	97%	51	11,358	3.3
8/1/2018	3,498	274,998	268,282	98%	52	11,646	3.3
9/1/2018	2,857	275,486	267,495	97%	53	11,788	4.1
10/1/2018	3,125	269,974	262,681	97%	54	12,157	3.9
11/1/2018	3,085	283,594	274,850	97%	61	12,336	4.0
12/1/2018	2,595	278,155	270,213	97%	60	12,001	4.6
1/1/2019	2,000	270,431	261,095	97%	61	11,857	5.9
2/1/2019	2,592	278,542	271,526	97%	69	11,786	4.5
3/1/2019	3,103	275,541	268,839	98%	66	11,194	3.6
4/1/2019	3,352	278,529	270,941	97%	61	10,619	3.2
5/1/2019	3,895	288,486	280,397	97%	61	10,436	2.7
6/1/2019	3,583	306,875	299,045	97%	58	10,071	2.8
7/1/2019	3,661	294,709	287,180	97%	55	9,765	2.7
8/1/2019	3,703	290,116	282,395	97%	57	9,452	2.6
9/1/2019	3,129	283,502	276,658	98%	59	9,470	3.0
10/1/2019	3,134	283,860	276,698	97%	56	9,293	3.0
11/1/2019	3,154	294,954	286,921	97%	62	8,760	2.8
12/1/2019	3,132	302,391	291,472	96%	62	8,288	2.6
1/1/2020	2,264	295,004	286,542	97%	66	7,986	3.5
2/1/2020	2,787	291,130	282,924	97%	68	7,146	2.6

Association: Tampa
 State: FL
 Month: February Year: 2020

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	3	4	Total
	less	or more		
\$ 1 - \$ 29,999	1	1	5	7
\$ 30,000 - \$ 39,999	1			1
\$ 40,000 - \$ 49,999	2	1		3
\$ 50,000 - \$ 59,999	2	3		5
\$ 60,000 - \$ 69,999	4	2		6
\$ 70,000 - \$ 79,999	4	3		7
\$ 80,000 - \$ 89,999	9	7		16
\$ 90,000 - \$ 99,999	9	5		14
\$ 100,000 - \$ 119,999	16	20	4	40
\$ 120,000 - \$ 139,999	26	28	5	59
\$ 140,000 - \$ 159,999	31	38	3	72
\$ 160,000 - \$ 179,999	27	52	11	90
\$ 180,000 - \$ 199,999	24	106	24	154
\$ 200,000 - \$ 249,999	50	296	203	549
\$ 250,000 - \$ 299,999	27	165	227	419
\$ 300,000 - \$ 399,999	25	135	279	439
\$ 400,000 - \$ 499,999	7	40	120	167
\$ 500,000 - \$ 549,999	1	11	31	43
\$ 550,000 - \$ 599,999	1	5	24	30
\$ 600,000 - \$ 699,999		6	17	23
\$ 700,000 - \$ 799,999		5	17	22
\$ 800,000 - \$ 899,999			9	9
\$ 900,000 - \$ 999,999		1	9	10
\$ 1,000,000 - and over		1	26	27
Totals:	267	931	1014	2212

Condominium / Cooperative Units

Number of Bedrooms

2 or less	3	4 or more	Total
5	4	1	10
2			2
5			5
3			3
12			12
17			17
14	1		15
14	2		16
27	4		31
41	5		46
36	13		49
20	22	2	44
19	34		53
27	52	2	81
18	40	2	60
15	28	5	48
8	14	1	23
3	1	2	6
1	3	3	7
2	2		4
	1	1	2
1	1	1	3
1			1
291	227	20	538

Active Listings

(Unsold Homes)

[illegible]

3	
3	3
3	3
2	5
7	10
15	33
17	29
23	29
46	54
118	70
116	104
162	99
203	108
984	207
989	164
1226	133
608	49
136	33
164	33
176	16
131	14
97	5
62	8
276	43
5567	124

Sales Pending

(Under Contract)

Single-Family Listings	Condo/Co-op Listings
---------------------------	-------------------------

During Month	During Month
7	8
2	
4	1
11	5
6	6
11	11
13	28
12	21
43	31
71	50
97	88
136	69
205	73
743	91
605	57
548	64
250	27
68	14
42	6
68	8
25	5
23	1
11	4
53	7
3054	675

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	935	249
31 - 60	367	88
61 - 90	279	74
91 - 120	201	44
121 - and over	430	83
Totals	2,212	538