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	14										**32**	0.53%	0.48%
$ 50,000 - 59,999	3	5	1										**9**	0.04%	0.13%
$ 60,000 - 69,999	5	6	7										**18**	0.26%	0.27%
$ 70,000 - 79,999	5	7	2										**14**	0.08%	0.21%
$ 80,000 - 89,999	15	16	13										**44**	0.49%	0.66%
$ 90,000 - 99,999	13	14	21										**48**	0.79%	0.72%
$ 100,000 - 119,999	37	40	36										**113**	1.36%	1.69%
$ 120,000 - 139,999	42	60	49										**151**	1.85%	2.26%
$ 140,000 - 159,999	57	72	72										**201**	2.72%	3.01%
$ 160,000 - 179,999	103	89	122										**314**	4.60%	4.70%
$ 180,000 - 199,999	140	154	191										**485**	7.20%	7.26%
$ 200,000 - 249,999	456	551	650										**1,657**	24.52%	24.79%
$ 250,000 - 299,999	338	419	534										**1,291**	20.14%	19.31%
$ 300,000 - 349,999	187	272	302										**761**	11.39%	11.39%
$ 350,000 - 399,999	130	170	205										**505**	7.73%	7.56%
$ 400,000 - 499,999	124	169	205										**498**	7.73%	7.45%
$ 500,000 - 599,999	61	73	95										**229**	3.58%	3.43%
$ 600,000 - 699,999	30	23	50										**103**	1.89%	1.54%
$ 700,000 - 799,999	18	22	22										**62**	0.83%	0.93%
$ 800,000 - 899,999	11	9	20										**40**	0.75%	0.60%
$ 900,000 - 999,999	9	10	10										**29**	0.38%	0.43%
$ 1,000,000 - and over	23	27	30										**80**	1.13%	1.20%
Current Year	**1,814**	**2,219**	**2,651**										**6,684**		
Previous Year	1,594	2,067	2,549										6,210		
Change from last month		22.33%	19.47%												
Change from last year	**13.80%**	**7.35%**	**4.00%**												
Current YTD	**1,814**	**4,033**	**6,684**												
Previous YTD	1,594	3,661	6,210	6,210	6,210	6,210	6,210	6,210	6,210	6,210	6,210	6,210			
% Change YTD	**13.80%**	**10.16%**	**7.63%**												

Source: My Florida Regional MLS

4/14/2020

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	7										**32**	1.28%	2.14%
$ 50,000 - 59,999	5	3	5										**13**	0.91%	0.87%
$ 60,000 - 69,999	6	12	5										**23**	0.91%	1.54%
$ 70,000 - 79,999	10	17	16										**43**	2.92%	2.88%
$ 80,000 - 89,999	6	15	16										**37**	2.92%	2.47%
$ 90,000 - 99,999	9	16	22										**47**	4.01%	3.14%
$ 100,000 - 119,999	27	31	20										**78**	3.65%	5.22%
$ 120,000 - 139,999	51	46	49										**146**	8.94%	9.77%
$ 140,000 - 159,999	46	49	76										**171**	13.87%	11.44%
$ 160,000 - 179,999	42	44	57										**143**	10.40%	9.57%
$ 180,000 - 199,999	36	53	42										**131**	7.66%	8.76%
$ 200,000 - 249,999	50	82	86										**218**	15.69%	14.58%
$ 250,000 - 299,999	36	60	54										**150**	9.85%	10.03%
$ 300,000 - 349,999	20	26	20										**66**	3.65%	4.41%
$ 350,000 - 399,999	18	22	18										**58**	3.28%	3.88%
$ 400,000 - 499,999	22	23	24										**69**	4.38%	4.62%
$ 500,000 - 599,999	8	13	17										**38**	3.10%	2.54%
$ 600,000 - 699,999	4	4	4										**12**	0.73%	0.80%
$ 700,000 - 799,999	1	2	2										**5**	0.36%	0.33%
$ 800,000 - 899,999	2	0	0										**2**	0.00%	0.13%
$ 900,000 - 999,999	0	3	3										**6**	0.55%	0.40%
$ 1,000,000 - and over	1	1	5										**7**	0.91%	0.47%
Current Year	**408**	**539**	**548**										**1,495**		
Previous Year	378	491	517										1,386		
Change from last month		32.11%	1.67%												
Change from last year	**7.94%**	**9.78%**	**6.00%**												
Current YTD	408	947	1,495												
Previous YTD	378	869	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386			
% Change YTD	**7.94%**	**8.98%**	**7.86%**												

Source: My Florida Regional MLS

4/14/2020

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	25										**73**	0.77%	0.88%
$ 50,000 - 59,999	8	9	9										**26**	0.28%	0.31%
$ 60,000 - 69,999	12	21	12										**45**	0.37%	0.54%
$ 70,000 - 79,999	22	26	21										**69**	0.65%	0.83%
$ 80,000 - 89,999	24	34	31										**89**	0.95%	1.07%
$ 90,000 - 99,999	23	31	46										**100**	1.41%	1.20%
$ 100,000 - 119,999	67	76	64										**207**	1.97%	2.49%
$ 120,000 - 139,999	98	115	109										**322**	3.35%	3.87%
$ 140,000 - 159,999	109	125	153										**387**	4.71%	4.66%
$ 160,000 - 179,999	149	138	181										**468**	5.57%	5.63%
$ 180,000 - 199,999	181	207	237										**625**	7.29%	7.52%
$ 200,000 - 249,999	509	634	739										**1,882**	22.73%	22.65%
$ 250,000 - 299,999	375	479	590										**1,444**	18.15%	17.38%
$ 300,000 - 349,999	207	299	323										**829**	9.94%	9.98%
$ 350,000 - 399,999	148	192	223										**563**	6.86%	6.77%
$ 400,000 - 499,999	146	192	229										**567**	7.04%	6.82%
$ 500,000 - 599,999	69	86	112										**267**	3.45%	3.21%
$ 600,000 - 699,999	34	27	54										**115**	1.66%	1.38%
$ 700,000 - 799,999	19	24	25										**68**	0.77%	0.82%
$ 800,000 - 899,999	13	9	20										**42**	0.62%	0.51%
$ 900,000 - 999,999	9	13	13										**35**	0.40%	0.42%
$ 1,000,000 - and over	24	28	35										**87**	1.08%	1.05%
Current Year	**2,264**	**2,795**	**3,251**										**8,310**		
Previous Year	2,000	2,592	3,103										7,695		
Change from last month		23.45%	16.31%												
Change from last year	**13.20%**	**7.83%**	**4.77%**												
Current YTD	**2,264**	**5,059**	**8,310**												
Previous YTD	2,000	4,592	7,695	7,695	7,695	7,695	7,695	7,695	7,695	7,695	7,695	7,695			
% Change YTD	**13.20%**	**10.17%**	**7.99%**												

Source: My Florida Regional MLS

4/14/2020

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	0										**2**	0.00%	0.02%
1	43	80	60										**183**	1.85%	2.20%
2	416	491	556										**1,463**	17.10%	17.61%
3	968	1,182	1,362										**3,512**	41.89%	42.26%
4	658	782	984										**2,424**	30.27%	29.17%
5	155	223	246										**624**	7.57%	7.51%
6+	23	36	43										**102**	1.32%	1.23%
Total	**2,264**	**2,795**	**3,251**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8,310**	**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	302										**851**	9.29%	10.24%
2	1,505	1,853	2,220										**5,578**	68.29%	67.12%
3	413	524	580										**1,517**	17.84%	18.26%
4	80	98	124										**302**	3.81%	3.63%
5	11	16	18										**45**	0.55%	0.54%
6+	5	5	7										**17**	0.22%	0.20%
Total	**2,264**	**2,795**	**3,251**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8,310**	**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	1,751	2,139	2,570										**6,460**	79.05%	77.74%
Townhouse	224	295	325										**844**	10.00%	10.16%
Condominum	184	244	223										**651**	6.86%	7.83%
Villa	63	80	81										**224**	2.49%	2.70%
Manufactured Home	40	36	46										**122**	1.41%	1.47%
1/2 Duplex	2	1	3										**6**	0.09%	0.07%
Dock-Rackominium	0	0	2										**2**	0.06%	0.02%
Farm	0	0	1										**1**	0.03%	0.01%
Total	**2,264**	**2,795**	**3,251**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8,310**	**100.00%**	**100.00%**

Greater Tampa Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - March 1 to March 31, 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	25	0.77%	156,740	14,278	9.00%	119	16	0.6
$ 50,000 - 59,999	9	0.28%	60,500	54,647	90.00%	45	13	1.4
$ 60,000 - 69,999	12	0.37%	72,592	63,667	88.00%	29	43	3.6
$ 70,000 - 79,999	21	0.65%	80,847	75,086	93.00%	47	57	2.7
$ 80,000 - 89,999	31	0.95%	87,794	85,223	97.00%	35	53	1.7
$ 90,000 - 99,999	46	1.41%	99,699	94,686	95.00%	45	74	1.6
$ 100,000 - 119,999	64	1.97%	115,926	110,784	96.00%	45	131	2.1
$ 120,000 - 139,999	109	3.35%	135,359	130,789	97.00%	46	251	2.3
$ 140,000 - 159,999	153	4.71%	152,732	149,385	98.00%	43	265	1.7
$ 160,000 - 179,999	181	5.57%	174,361	170,232	98.00%	49	301	1.7
$ 180,000 - 199,999	237	7.29%	193,908	189,893	98.00%	56	401	1.7
$ 200,000 - 249,999	739	22.73%	228,111	225,092	99.00%	61	1,351	1.8
$ 250,000 - 299,999	590	18.15%	275,791	272,382	99.00%	64	1,301	2.2
$ 300,000 - 349,999	323	9.94%	326,619	322,712	99.00%	62	777	2.4
$ 350,000 - 399,999	223	6.86%	379,314	372,536	98.00%	63	592	2.7
$ 400,000 - 499,999	229	7.04%	452,164	443,547	98.00%	64	689	3.0
$ 500,000 - 599,999	112	3.45%	553,139	542,732	98.00%	72	397	3.5
$ 600,000 - 699,999	54	1.66%	653,061	642,200	98.00%	56	257	4.8
$ 700,000 - 799,999	25	0.77%	776,030	748,878	97.00%	64	148	5.9
$ 800,000 - 899,999	20	0.62%	852,301	832,938	98.00%	48	96	4.8
$ 900,000 - 999,999	13	0.40%	991,177	942,982	95.00%	122	67	5.2
$ 1,000,000 - and over	35	1.08%	1,654,234	1,605,969	97.00%	119	324	9.3
Totals	**3,251**	**100.00%**	**297,375**	**290,819**	**98.00%**	**60**	**7,604**	**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.

Source: My Florida Regional MLS

4/14/2020

Greater Tampa Association of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to March 31, 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	73	0.88%	157,299	19,559	12.00%	96	16	0.7
$ 50,000 - 59,999	26	0.31%	59,231	54,363	92.00%	63	13	1.5
$ 60,000 - 69,999	45	0.54%	71,816	64,528	90.00%	57	43	2.9
$ 70,000 - 79,999	69	0.83%	80,130	75,085	94.00%	44	57	2.5
$ 80,000 - 89,999	89	1.07%	89,528	84,861	95.00%	55	53	1.8
$ 90,000 - 99,999	100	1.20%	99,832	94,581	95.00%	46	74	2.2
$ 100,000 - 119,999	207	2.49%	117,121	110,048	94.00%	52	131	1.9
$ 120,000 - 139,999	322	3.87%	135,544	130,505	96.00%	53	251	2.3
$ 140,000 - 159,999	387	4.66%	153,817	149,606	97.00%	48	265	2.1
$ 160,000 - 179,999	468	5.63%	175,352	170,716	97.00%	51	301	1.9
$ 180,000 - 199,999	625	7.52%	193,797	189,783	98.00%	59	401	1.9
$ 200,000 - 249,999	1,882	22.65%	227,599	224,375	99.00%	61	1,351	2.2
$ 250,000 - 299,999	1,444	17.38%	276,442	272,573	99.00%	66	1,301	2.7
$ 300,000 - 349,999	829	9.98%	328,044	322,768	98.00%	68	777	2.8
$ 350,000 - 399,999	563	6.77%	379,180	372,174	98.00%	72	592	3.2
$ 400,000 - 499,999	567	6.82%	452,789	443,997	98.00%	70	689	3.7
$ 500,000 - 599,999	267	3.21%	563,079	544,425	97.00%	80	397	4.5
$ 600,000 - 699,999	115	1.38%	655,146	641,147	98.00%	82	257	6.7
$ 700,000 - 799,999	68	0.82%	765,089	742,628	97.00%	85	148	6.5
$ 800,000 - 899,999	42	0.51%	865,788	846,796	98.00%	90	96	6.9
$ 900,000 - 999,999	35	0.42%	973,797	942,907	97.00%	117	67	5.7
$ 1,000,000 - and over	87	1.05%	1,842,963	1,761,401	96.00%	148	324	11.2
Totals	**8,310**	**100.00%**	**294,647**	**287,036**	**97.00%**	**64**	**7,604**	**2.8**

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants.
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Source: My Florida Regional MLS

4/14/2020

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
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	11,259	3.0
6/1/2018	3,605	293,718	286,731	98%	52	11,503	3.2
7/1/2018	3,430	283,416	275,412	97%	51	11,361	3.3
8/1/2018	3,498	274,998	268,282	98%	52	11,649	3.3
9/1/2018	2,857	275,486	267,495	97%	53	11,791	4.1
10/1/2018	3,125	269,974	262,681	97%	54	12,160	3.9
11/1/2018	3,085	283,594	274,850	97%	61	12,339	4.0
12/1/2018	2,595	278,155	270,213	97%	60	12,005	4.6
1/1/2019	2,000	270,431	261,095	97%	61	11,861	5.9
2/1/2019	2,592	278,542	271,526	97%	69	11,793	4.5
3/1/2019	3,103	275,541	268,839	98%	66	11,206	3.6
4/1/2019	3,352	278,529	270,941	97%	61	10,634	3.2
5/1/2019	3,895	288,486	280,397	97%	61	10,455	2.7
6/1/2019	3,583	306,875	299,045	97%	58	10,092	2.8
7/1/2019	3,661	294,709	287,180	97%	55	9,788	2.7
8/1/2019	3,703	290,116	282,395	97%	57	9,482	2.6
9/1/2019	3,129	283,502	276,658	98%	59	9,506	3.0
10/1/2019	3,134	283,860	276,696	97%	56	9,349	3.0
11/1/2019	3,154	294,954	286,917	97%	62	8,839	2.8
12/1/2019	3,132	302,391	291,474	96%	62	8,391	2.7
1/1/2020	2,264	295,004	286,542	97%	66	8,174	3.6
2/1/2020	2,795	291,185	283,037	97%	68	7,714	2.8
3/1/2020	3,251	297,375	290,819	98%	60	7,604	2.3

Source: My Florida Regional MLS

4/14/2020

Board/Association: Tampa
State: FL
Month: March
Year: 2020

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

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

PRICE RANGE	Single-Family Units Number of Bedrooms: 2 or less	3	4 or more	Total	Condominium / Cooperative Units Number of Bedrooms: 2 or less	3	4 or more	Total	Active Listings (Unsold Homes): Single-Family Listings	Condo/Co-op Listings	Sales Pending (Under Contract): Single-Family Listings During Month	Condo/Co-op Listings During Month
$ 1 - $ 29,999	3	1	5	9	5	1		6	4	1	10	6
$ 30,000 - $ 39,999					1			1	1	2	3	1
$ 40,000 - $ 49,999	1	4		5					3	2	2	1
$ 50,000 - $ 59,999	1			1	5			5	2	8	1	3
$ 60,000 - $ 69,999	3	4		7	5			5	10	26	4	7
$ 70,000 - $ 79,999	2			2	15	1		16	12	30	6	14
$ 80,000 - $ 89,999	8	4	1	13	15	1		16	18	27	8	12
$ 90,000 - $ 99,999	14	6	1	21	21	1		22	25	33	12	18
$ 100,000 - $ 119,999	18	17	1	36	17	3		20	57	59	32	18
$ 120,000 - $ 139,999	27	18	4	49	38	11		49	138	89	56	42
$ 140,000 - $ 159,999	26	37	9	72	59	16	1	76	136	110	68	64
$ 160,000 - $ 179,999	45	65	12	122	32	25		57	171	102	108	67
$ 180,000 - $ 199,999	30	131	30	191	13	29		42	248	130	178	53
$ 200,000 - $ 249,999	64	343	243	650	24	58	4	86	1049	233	635	109
$ 250,000 - $ 299,999	29	215	290	534	10	40	4	54	1070	191	540	60
$ 300,000 - $ 399,999	25	159	323	507	16	19	3	38	1186	150	556	33
$ 400,000 - $ 499,999	7	49	149	205	9	9	6	24	602	71	200	18
$ 500,000 - $ 549,999	1	14	40	55	3	6	1	10	160	38	56	6
$ 550,000 - $ 599,999	1	8	31	40	2	4	1	7	156	31	43	6
$ 600,000 - $ 699,999	2	15	33	50	2	2		4	230	18	44	8
$ 700,000 - $ 799,999	1	4	17	22	1	1		2	126	16	35	
$ 800,000 - $ 899,999		4	16	20					86	7	14	
$ 900,000 - $ 999,999			10	10		3		3	57	9	8	1
$ 1,000,000 - and over		2	28	30		5		5	268	48	22	4
Totals:	**308**	**1100**	**1243**	**2651**	**293**	**235**	**20**	**548**	**5815**	**1431**	**2641**	**551**

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	1,331	276
31 - 60	370	81
61 - 90	293	59
91 - 120	218	35
121 - and over	439	97
Totals	**2,651**	**548**