



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	9									41	0.41%	0.46%
\$ 50,000 - 59,999	3	5	1	4									13	0.18%	0.15%
\$ 60,000 - 69,999	5	6	7	4									22	0.18%	0.25%
\$ 70,000 - 79,999	5	7	2	8									22	0.37%	0.25%
\$ 80,000 - 89,999	15	16	13	6									50	0.27%	0.56%
\$ 90,000 - 99,999	13	14	21	2									50	0.09%	0.56%
\$ 100,000 - 119,999	37	40	36	26									139	1.19%	1.57%
\$ 120,000 - 139,999	42	60	49	48									199	2.19%	2.24%
\$ 140,000 - 159,999	57	72	72	61									262	2.79%	2.95%
\$ 160,000 - 179,999	102	90	122	85									399	3.88%	4.50%
\$ 180,000 - 199,999	141	154	192	127									614	5.80%	6.92%
\$ 200,000 - 249,999	456	551	649	534									2,190	24.41%	24.68%
\$ 250,000 - 299,999	339	419	534	443									1,735	20.25%	19.55%
\$ 300,000 - 349,999	187	272	302	278									1,039	12.71%	11.71%
\$ 350,000 - 399,999	130	171	205	179									685	8.18%	7.72%
\$ 400,000 - 499,999	124	168	205	179									676	8.18%	7.62%
\$ 500,000 - 599,999	61	73	95	80									309	3.66%	3.48%
\$ 600,000 - 699,999	30	23	50	40									143	1.83%	1.61%
\$ 700,000 - 799,999	18	22	22	21									83	0.96%	0.94%
\$ 800,000 - 899,999	11	9	20	17									57	0.78%	0.64%
\$ 900,000 - 999,999	9	10	10	8									37	0.37%	0.42%
\$ 1,000,000 - and over	23	27	30	29									109	1.33%	1.23%
Current Year	1,815	2,220	2,651	2,188									8,874		
Previous Year	1,594	2,067	2,549	2,699									8,909		
Change from last month		22.31%	19.41%	-17.47%											
Change from last year	13.86%	7.40%	4.00%	-18.93%											
Current YTD	1,815	4,035	6,686	8,874											
Previous YTD	1,594	3,661	6,210	8,909	8,909	8,909	8,909	8,909	8,909	8,909	8,909	8,909			
% Change YTD	13.86%	10.22%	7.67%	-0.39%											



**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	4									36	0.87%	1.84%
\$ 50,000 - 59,999	5	3	5	3									16	0.65%	0.82%
\$ 60,000 - 69,999	6	12	5	4									27	0.87%	1.38%
\$ 70,000 - 79,999	10	17	16	11									54	2.40%	2.76%
\$ 80,000 - 89,999	6	15	16	12									49	2.61%	2.51%
\$ 90,000 - 99,999	9	16	22	8									55	1.74%	2.81%
\$ 100,000 - 119,999	27	31	20	21									99	4.58%	5.06%
\$ 120,000 - 139,999	51	46	49	46									192	10.02%	9.82%
\$ 140,000 - 159,999	46	49	76	48									219	10.46%	11.20%
\$ 160,000 - 179,999	42	44	57	48									191	10.46%	9.76%
\$ 180,000 - 199,999	36	53	42	55									186	11.98%	9.51%
\$ 200,000 - 249,999	50	82	86	78									296	16.99%	15.13%
\$ 250,000 - 299,999	36	60	56	44									196	9.59%	10.02%
\$ 300,000 - 349,999	20	26	20	20									86	4.36%	4.40%
\$ 350,000 - 399,999	18	22	18	17									75	3.70%	3.83%
\$ 400,000 - 499,999	22	23	24	16									85	3.49%	4.35%
\$ 500,000 - 599,999	8	13	17	12									50	2.61%	2.56%
\$ 600,000 - 699,999	4	4	4	7									19	1.53%	0.97%
\$ 700,000 - 799,999	1	2	2	0									5	0.00%	0.26%
\$ 800,000 - 899,999	2	0	0	2									4	0.44%	0.20%
\$ 900,000 - 999,999	0	3	3	1									7	0.22%	0.36%
\$ 1,000,000 - and over	1	1	5	2									9	0.44%	0.46%
Current Year	408	539	550	459									1,956		
Previous Year	378	491	517	607									1,993		
Change from last month		32.11%	2.04%	-16.55%											
Change from last year	7.94%	9.78%	6.38%	-24.38%											
Current YTD	408	947	1,497	1,956											
Previous YTD	378	869	1,386	1,993	1,993	1,993	1,993	1,993	1,993	1,993	1,993	1,993			
% Change YTD	7.94%	8.98%	8.01%	-1.86%											



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	13									86	0.48%	0.78%
\$ 50,000 - 59,999	8	9	9	9									35	0.34%	0.32%
\$ 60,000 - 69,999	12	21	12	10									55	0.37%	0.50%
\$ 70,000 - 79,999	22	26	21	21									90	0.78%	0.82%
\$ 80,000 - 89,999	24	34	31	22									111	0.82%	1.01%
\$ 90,000 - 99,999	23	31	46	13									113	0.48%	1.03%
\$ 100,000 - 119,999	67	76	64	49									256	1.83%	2.33%
\$ 120,000 - 139,999	98	115	109	98									420	3.65%	3.82%
\$ 140,000 - 159,999	109	125	153	115									502	4.29%	4.57%
\$ 160,000 - 179,999	148	139	181	137									605	5.11%	5.50%
\$ 180,000 - 199,999	182	207	238	183									810	6.82%	7.37%
\$ 200,000 - 249,999	509	634	738	616									2,497	22.97%	22.71%
\$ 250,000 - 299,999	376	479	592	488									1,935	18.20%	17.60%
\$ 300,000 - 349,999	207	299	323	298									1,127	11.11%	10.25%
\$ 350,000 - 399,999	148	193	223	196									760	7.31%	6.91%
\$ 400,000 - 499,999	146	191	229	195									761	7.27%	6.92%
\$ 500,000 - 599,999	69	86	112	92									359	3.43%	3.26%
\$ 600,000 - 699,999	34	27	54	47									162	1.75%	1.47%
\$ 700,000 - 799,999	19	24	25	21									89	0.78%	0.81%
\$ 800,000 - 899,999	13	9	20	19									61	0.71%	0.55%
\$ 900,000 - 999,999	9	13	13	9									44	0.34%	0.40%
\$ 1,000,000 - and over	24	28	35	31									118	1.16%	1.07%
Current Year	2,265	2,796	3,253	2,682									10,996		
Previous Year	2,000	2,592	3,103	3,352									11,047		
Change from last month		23.44%	16.34%	-17.55%											
Change from last year	13.25%	7.87%	4.83%	-19.99%											
Current YTD	2,265	5,061	8,314	10,996											
Previous YTD	2,000	4,592	7,695	11,047	11,047	11,047	11,047	11,047	11,047	11,047	11,047	11,047			
% Change YTD	13.25%	10.21%	8.04%	-0.46%											



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	0									2	0.00%	0.02%
1	43	80	60	48									231	1.79%	2.10%
2	416	491	556	435									1,898	16.22%	17.26%
3	969	1,183	1,364	1,111									4,627	41.42%	42.08%
4	658	782	984	807									3,231	30.09%	29.38%
5	155	223	246	243									867	9.06%	7.88%
6+	23	36	43	38									140	1.42%	1.27%
Total	2,265	2,796	3,253	2,682	0	0	0	0	0	0	0	0	10,996	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	233									1,084	8.69%	9.86%
2	1,506	1,854	2,222	1,823									7,405	67.97%	67.34%
3	413	524	580	496									2,013	18.49%	18.31%
4	80	98	124	102									404	3.80%	3.67%
5	11	16	18	22									67	0.82%	0.61%
6+	5	5	7	6									23	0.22%	0.21%
Total	2,265	2,796	3,253	2,682	0	0	0	0	0	0	0	0	10,996	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	1,752	2,140	2,570	2,115									8,577	78.86%	78.00%
Townhouse	224	295	327	268									1,114	9.99%	10.13%
Condominium	184	244	223	191									842	7.12%	7.66%
Villa	63	80	81	73									297	2.72%	2.70%
Manufactured Home	40	36	46	35									157	1.30%	1.43%
1/2 Duplex	2	1	3	0									6	0.00%	0.05%
Dock-Rackominium	0	0	2	0									2	0.00%	0.02%
Farm	0	0	1	0									1	0.00%	0.01%
Total	2,265	2,796	3,253	2,682	0	0	0	0	0	0	0	0	10,996	100.00%	100.00%



Greater Tampa Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - April 1 to April 30, 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	13	0.48%	252,846	13,261	5.00%	82	17	1.3
\$ 50,000 - 59,999	9	0.34%	57,099	53,878	94.00%	78	13	1.4
\$ 60,000 - 69,999	10	0.37%	73,200	65,595	90.00%	52	41	4.1
\$ 70,000 - 79,999	21	0.78%	87,545	74,748	85.00%	70	60	2.9
\$ 80,000 - 89,999	22	0.82%	94,977	83,046	87.00%	73	65	3.0
\$ 90,000 - 99,999	13	0.48%	101,562	95,842	94.00%	34	83	6.4
\$ 100,000 - 119,999	49	1.83%	115,928	110,579	95.00%	48	141	2.9
\$ 120,000 - 139,999	98	3.65%	135,237	131,078	97.00%	36	253	2.6
\$ 140,000 - 159,999	115	4.29%	155,066	149,411	96.00%	34	265	2.3
\$ 160,000 - 179,999	137	5.11%	171,605	169,265	99.00%	34	302	2.2
\$ 180,000 - 199,999	183	6.82%	194,009	190,271	98.00%	49	371	2.0
\$ 200,000 - 249,999	616	22.97%	229,106	226,529	99.00%	51	1,304	2.1
\$ 250,000 - 299,999	488	18.20%	275,152	272,060	99.00%	59	1,275	2.6
\$ 300,000 - 349,999	298	11.11%	327,980	322,869	98.00%	52	798	2.7
\$ 350,000 - 399,999	196	7.31%	376,841	372,347	99.00%	57	624	3.2
\$ 400,000 - 499,999	195	7.27%	451,739	443,491	98.00%	61	678	3.5
\$ 500,000 - 599,999	92	3.43%	557,064	546,514	98.00%	54	402	4.4
\$ 600,000 - 699,999	47	1.75%	658,469	646,442	98.00%	79	243	5.2
\$ 700,000 - 799,999	21	0.78%	772,284	744,436	96.00%	96	153	7.3
\$ 800,000 - 899,999	19	0.71%	859,519	841,612	98.00%	80	102	5.4
\$ 900,000 - 999,999	9	0.34%	996,089	949,591	95.00%	186	69	7.7
\$ 1,000,000 - and over	31	1.16%	1,590,262	1,511,218	95.00%	107	325	10.5
Totals	2,682	100.00%	303,379	296,448	98.00%	54	7,584	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®
Multiple Listing YTD Sales and Inventory Report - January 1 to April 30, 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	86	0.78%	171,742	18,607	11.00%	94	17	0.8
\$ 50,000 - 59,999	35	0.32%	58,683	54,238	92.00%	67	13	1.5
\$ 60,000 - 69,999	55	0.50%	72,067	64,722	90.00%	56	41	3.0
\$ 70,000 - 79,999	90	0.82%	81,860	75,006	92.00%	50	60	2.7
\$ 80,000 - 89,999	111	1.01%	90,608	84,501	93.00%	58	65	2.3
\$ 90,000 - 99,999	113	1.03%	100,031	94,726	95.00%	45	83	2.9
\$ 100,000 - 119,999	256	2.33%	116,893	110,150	94.00%	52	141	2.2
\$ 120,000 - 139,999	420	3.82%	135,473	130,638	96.00%	49	253	2.4
\$ 140,000 - 159,999	502	4.57%	154,103	149,561	97.00%	45	265	2.1
\$ 160,000 - 179,999	605	5.50%	174,487	170,379	98.00%	47	302	2.0
\$ 180,000 - 199,999	810	7.37%	193,817	189,875	98.00%	56	371	1.8
\$ 200,000 - 249,999	2,497	22.71%	227,988	224,902	99.00%	58	1,304	2.1
\$ 250,000 - 299,999	1,935	17.60%	276,114	272,448	99.00%	64	1,275	2.6
\$ 300,000 - 349,999	1,127	10.25%	328,027	322,795	98.00%	64	798	2.8
\$ 350,000 - 399,999	760	6.91%	378,604	372,235	98.00%	68	624	3.3
\$ 400,000 - 499,999	761	6.92%	452,589	443,813	98.00%	68	678	3.6
\$ 500,000 - 599,999	359	3.26%	561,537	544,999	97.00%	74	402	4.5
\$ 600,000 - 699,999	162	1.47%	656,110	642,637	98.00%	81	243	6.0
\$ 700,000 - 799,999	89	0.81%	766,787	743,054	97.00%	88	153	6.9
\$ 800,000 - 899,999	61	0.55%	863,835	845,181	98.00%	87	102	6.7
\$ 900,000 - 999,999	44	0.40%	978,357	944,274	97.00%	131	69	6.3
\$ 1,000,000 - and over	118	1.07%	1,776,575	1,693,306	95.00%	137	325	11.0
Totals	10,996	100.00%	296,760	289,280	97.00%	62	7,584	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
5/1/2016	3,093	246,985	239,804	97%	63	11,976	3.9
6/1/2016	3,204	260,686	253,150	97%	61	12,328	3.8
7/1/2016	3,024	259,139	251,113	97%	64	12,092	4.0
8/1/2016	3,109	254,857	246,088	97%	60	12,041	3.9
9/1/2016	2,886	249,521	240,398	96%	63	12,059	4.2
10/1/2016	2,553	250,738	242,680	97%	66	11,787	4.6
11/1/2016	2,699	262,384	254,843	97%	67	11,550	4.3
12/1/2016	2,934	262,937	256,175	97%	62	11,082	3.8
1/1/2017	2,078	249,344	240,837	97%	60	10,878	5.2
2/1/2017	2,409	250,574	243,095	97%	62	10,840	4.5
3/1/2017	3,262	263,112	255,164	97%	63	10,953	3.4
4/1/2017	2,867	259,515	251,729	97%	60	10,759	3.8
5/1/2017	3,524	276,588	268,882	97%	54	11,064	3.1
6/1/2017	3,567	285,892	276,245	97%	55	11,504	3.2
7/1/2017	3,222	270,982	262,461	97%	54	11,322	3.5
8/1/2017	3,381	266,886	259,395	97%	50	11,526	3.4
9/1/2017	2,438	274,146	265,385	97%	56	11,343	4.7
10/1/2017	2,734	266,587	258,210	97%	52	11,151	4.1
11/1/2017	2,881	269,258	261,734	97%	61	11,018	3.8
12/1/2017	3,039	277,452	270,055	97%	58	10,766	3.5
1/1/2018	2,032	266,721	259,288	97%	61	10,821	5.3
2/1/2018	2,470	267,943	260,855	97%	61	10,908	4.4
3/1/2018	3,255	276,247	269,522	98%	61	10,891	3.3
4/1/2018	3,079	273,126	266,141	97%	53	10,992	3.6
5/1/2018	3,700	280,752	274,052	98%	55	11,261	3.0
6/1/2018	3,605	293,718	286,731	98%	52	11,505	3.2
7/1/2018	3,430	283,416	275,412	97%	51	11,363	3.3
8/1/2018	3,498	274,998	268,282	98%	52	11,652	3.3
9/1/2018	2,857	275,486	267,495	97%	53	11,794	4.1
10/1/2018	3,125	269,974	262,681	97%	54	12,163	3.9
11/1/2018	3,085	283,594	274,850	97%	61	12,342	4.0
12/1/2018	2,595	278,155	270,213	97%	60	12,009	4.6
1/1/2019	2,000	270,431	261,095	97%	61	11,865	5.9
2/1/2019	2,592	278,542	271,526	97%	69	11,797	4.6
3/1/2019	3,103	275,541	268,839	98%	66	11,212	3.6
4/1/2019	3,352	278,529	270,941	97%	61	10,643	3.2
5/1/2019	3,895	288,486	280,397	97%	61	10,470	2.7
6/1/2019	3,583	306,875	299,045	97%	58	10,109	2.8
7/1/2019	3,661	294,709	287,180	97%	55	9,808	2.7
8/1/2019	3,703	290,116	282,395	97%	57	9,508	2.6
9/1/2019	3,130	283,683	276,833	98%	59	9,535	3.0
10/1/2019	3,134	283,860	276,696	97%	56	9,383	3.0
11/1/2019	3,154	294,954	286,917	97%	62	8,897	2.8
12/1/2019	3,132	302,391	291,474	96%	62	8,476	2.7
1/1/2020	2,265	294,986	286,411	97%	66	8,288	3.7
2/1/2020	2,796	291,142	282,961	97%	68	7,939	2.8
3/1/2020	3,253	297,367	290,799	98%	60	8,243	2.5
4/1/2020	2,682	303,379	296,448	98%	54	7,584	2.8

Sociation:	Tampa		
State:	FL		
Month:	April	Year:	2020

National Association of Realtors®
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Email: data@realtors.org
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Single-Family Units Number of Bedrooms

PRICE RANGE	2 or less	3	4	Total
\$ 1 - \$ 29,999		2	7	9
\$ 30,000 - \$ 39,999				
\$ 40,000 - \$ 49,999				
\$ 50,000 - \$ 59,999	3	1		4
\$ 60,000 - \$ 69,999	2	2		4
\$ 70,000 - \$ 79,999	6	2		8
\$ 80,000 - \$ 89,999	4	2		6
\$ 90,000 - \$ 99,999	1	1		2
\$ 100,000 - \$ 119,999	13	12	1	26
\$ 120,000 - \$ 139,999	27	20	1	48
\$ 140,000 - \$ 159,999	29	28	4	61
\$ 160,000 - \$ 179,999	22	57	6	85
\$ 180,000 - \$ 199,999	20	84	23	127
\$ 200,000 - \$ 249,999	48	271	215	534
\$ 250,000 - \$ 299,999	30	179	234	443
\$ 300,000 - \$ 399,999	27	150	280	457
\$ 400,000 - \$ 499,999	4	42	133	179
\$ 500,000 - \$ 549,999	1	6	31	38
\$ 550,000 - \$ 599,999	2	6	34	42
\$ 600,000 - \$ 699,999		6	34	40
\$ 700,000 - \$ 799,999		1	20	21
\$ 800,000 - \$ 899,999	1	5	11	17
\$ 900,000 - \$ 999,999			8	8
\$ 1,000,000 - and over		3	26	29
Totals:	240	880	1068	2188

Condominium / Cooperative Units

Number of Bedrooms

2 or less	3	4 or more	Total
1			1
3			3
3			3
4			4
10	1		11
10	2		12
7	1		8
19	2		21
37	9		46
39	9		48
26	21	1	48
19	34	2	55
22	55	1	78
7	35	2	44
19	15	3	37
4	12		16
1	6	2	9
2	1		3
	5	2	7
	1	1	2
	1		1
	2		2
233	212	14	459

Active Listings

(Unsold Homes)

Single-Family Listings	Condo/Co-op Listings
4	2
1	1
5	
4	8
12	21
17	28
26	26
25	42
66	61
125	102
132	110
169	98
228	107
1003	210
1023	203
1220	154
601	60
166	40
168	21
209	22
122	28
94	6
56	10
269	49
5745	1409

Sales Pending
(Under Contract)

Single-Family Listings During Month	Condo/Co-op Listings During Month
9	1
1	1
	1
2	3
4	10
8	13
7	10
10	7
22	19
63	44
73	40
90	41
156	66
670	100
477	61
483	30
198	23
39	2
39	2
49	3
31	2
16	1
8	
29	1
2484	481

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	1,172	257
31 - 60	338	70
61 - 90	209	37
91 - 120	154	26
121 - and over	315	69
Totals	2,188	459