



**Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2021
Sales by Price Range - Single Family Homes & Villas**

Price Range	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	YTD Total	Curr Month	YTD
\$ 1 - 49,999	2	0											2	0.00%	0.04%
\$ 50,000 - 59,999	0	0											0	0.00%	0.00%
\$ 60,000 - 69,999	2	4											6	0.16%	0.13%
\$ 70,000 - 79,999	5	3											8	0.12%	0.17%
\$ 80,000 - 89,999	5	10											15	0.41%	0.33%
\$ 90,000 - 99,999	8	8											16	0.33%	0.35%
\$ 100,000 - 119,999	18	15											33	0.62%	0.72%
\$ 120,000 - 139,999	33	34											67	1.40%	1.46%
\$ 140,000 - 159,999	43	59											102	2.42%	2.23%
\$ 160,000 - 179,999	74	79											153	3.24%	3.34%
\$ 180,000 - 199,999	87	74											161	3.04%	3.51%
\$ 200,000 - 249,999	436	419											855	17.19%	18.66%
\$ 250,000 - 299,999	461	512											973	21.01%	21.24%
\$ 300,000 - 349,999	286	369											655	15.14%	14.30%
\$ 350,000 - 399,999	220	280											500	11.49%	10.91%
\$ 400,000 - 499,999	224	268											492	11.00%	10.74%
\$ 500,000 - 599,999	103	124											227	5.09%	4.96%
\$ 600,000 - 699,999	41	68											109	2.79%	2.38%
\$ 700,000 - 799,999	31	27											58	1.11%	1.27%
\$ 800,000 - 899,999	17	22											39	0.90%	0.85%
\$ 900,000 - 999,999	8	11											19	0.45%	0.41%
\$ 1,000,000 - and over	40	51											91	2.09%	1.99%
Current Year	2,144	2,437											4,581		
Previous Year	1,815	2,220											4,035		
Change from last month		13.67%													
Change from last year	18.13%	9.77%													
Current YTD	2,144	4,581													
Previous YTD	1,815	4,035	4,035	4,035	4,035	4,035	4,035	4,035	4,035	4,035	4,035	4,035			
% Change YTD	18.13%	13.53%													



**Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2021**

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

Price Range	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	YTD Total	Curr Month	YTD
\$ 1 - 49,999	5	1											6	0.17%	0.56%
\$ 50,000 - 59,999	3	2											5	0.35%	0.47%
\$ 60,000 - 69,999	5	9											14	1.55%	1.31%
\$ 70,000 - 79,999	7	7											14	1.21%	1.31%
\$ 80,000 - 89,999	7	15											22	2.59%	2.06%
\$ 90,000 - 99,999	11	9											20	1.55%	1.88%
\$ 100,000 - 119,999	34	36											70	6.22%	6.57%
\$ 120,000 - 139,999	24	24											48	4.15%	4.50%
\$ 140,000 - 159,999	50	51											101	8.81%	9.47%
\$ 160,000 - 179,999	50	50											100	8.64%	9.38%
\$ 180,000 - 199,999	37	41											78	7.08%	7.32%
\$ 200,000 - 249,999	97	120											217	20.73%	20.36%
\$ 250,000 - 299,999	47	80											127	13.82%	11.91%
\$ 300,000 - 349,999	24	40											64	6.91%	6.00%
\$ 350,000 - 399,999	29	19											48	3.28%	4.50%
\$ 400,000 - 499,999	20	31											51	5.35%	4.78%
\$ 500,000 - 599,999	19	13											32	2.25%	3.00%
\$ 600,000 - 699,999	8	10											18	1.73%	1.69%
\$ 700,000 - 799,999	2	2											4	0.35%	0.38%
\$ 800,000 - 899,999	3	4											7	0.69%	0.66%
\$ 900,000 - 999,999	1	5											6	0.86%	0.56%
\$ 1,000,000 - and over	4	10											14	1.73%	1.31%
Current Year	487	579											1,066		
Previous Year	408	539											947		
Change from last month		18.89%													
Change from last year	19.36%	7.42%													
Current YTD	487	1,066													
Previous YTD	408	947	947	947	947	947	947	947	947	947	947	947			
% Change YTD	19.36%	12.57%													



**Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2021
Sales by Price Range - Overall**

Price Range	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	YTD Total	Curr Month	YTD
\$ 1 - 49,999	7	3											10	0.10%	0.17%
\$ 50,000 - 59,999	4	2											6	0.07%	0.10%
\$ 60,000 - 69,999	7	16											23	0.52%	0.40%
\$ 70,000 - 79,999	14	10											24	0.33%	0.42%
\$ 80,000 - 89,999	14	30											44	0.98%	0.77%
\$ 90,000 - 99,999	21	19											40	0.62%	0.70%
\$ 100,000 - 119,999	56	55											111	1.80%	1.94%
\$ 120,000 - 139,999	59	62											121	2.02%	2.11%
\$ 140,000 - 159,999	99	114											213	3.72%	3.72%
\$ 160,000 - 179,999	129	133											262	4.34%	4.57%
\$ 180,000 - 199,999	132	119											251	3.89%	4.38%
\$ 200,000 - 249,999	536	548											1,084	17.90%	18.92%
\$ 250,000 - 299,999	510	594											1,104	19.40%	19.27%
\$ 300,000 - 349,999	310	410											720	13.39%	12.57%
\$ 350,000 - 399,999	249	299											548	9.76%	9.56%
\$ 400,000 - 499,999	244	300											544	9.80%	9.49%
\$ 500,000 - 599,999	122	137											259	4.47%	4.52%
\$ 600,000 - 699,999	49	79											128	2.58%	2.23%
\$ 700,000 - 799,999	33	29											62	0.95%	1.08%
\$ 800,000 - 899,999	20	26											46	0.85%	0.80%
\$ 900,000 - 999,999	9	16											25	0.52%	0.44%
\$ 1,000,000 - and over	44	61											105	1.99%	1.83%
Current Year	2,668	3,062											5,730		
Previous Year	2,265	2,796											5,061		
Change from last month		14.77%													
Change from last year	17.79%	9.51%													
Current YTD	2,668	5,730													
Previous YTD	2,265	5,061	5,061	5,061	5,061	5,061	5,061	5,061	5,061	5,061	5,061	5,061			
% Change YTD	17.79%	13.22%													

Greater Tampa Association of Realtors®

**Monthly Sales Trend Indicator
2021
Sales by Bedroom Count**

Bedrooms	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	YTD Total	Curr Month	YTD
0	2	3											5	0.10%	0.09%
1	61	57											118	1.86%	2.06%
2	484	540											1,024	17.64%	17.87%
3	1,137	1,316											2,453	42.98%	42.81%
4	746	884											1,630	28.87%	28.45%
5	220	233											453	7.61%	7.91%
6+	18	29											47	0.95%	0.82%
Total	2,668	3,062	0	0	0	0	0	0	0	0	0	0	5,730	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	YTD Total	Curr Month	YTD
1	270	296											566	9.67%	9.88%
2	1,783	2,068											3,851	67.54%	67.21%
3	484	560											1,044	18.29%	18.22%
4	110	105											215	3.43%	3.75%
5	14	27											41	0.88%	0.72%
6+	7	6											13	0.20%	0.23%
Total	2,668	3,062	0	0	0	0	0	0	0	0	0	0	5,730	100.00%	100.00%

Greater Tampa Association of Realtors®



**Monthly Sales Trend Indicator
2021
Sales by Housing Style**

Style	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	YTD Total	Curr Month	YTD
Single Family Residence	2,063	2,359											4,422	77.04%	77.17%
Townhouse	263	307											570	10.03%	9.95%
Condominium	224	272											496	8.88%	8.66%
Villa	81	78											159	2.55%	2.77%
Manufactured Home	35	42											77	1.37%	1.34%
1/2 Duplex	1	4											5	0.13%	0.09%
Dock-Rackominium	1	0											1	0.00%	0.02%
Total	2,668	3,062	0	0	0	0	0	0	0	0	0	0	5,730	100.00%	100.00%

Greater Tampa Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - February 1 to February 28, 2021

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	3	0.10%	186,967	32,000	17.00%	41	5	1.7
\$ 50,000 - 59,999	2	0.07%	50,400	52,500	104.00%	2	7	3.5
\$ 60,000 - 69,999	16	0.52%	68,863	64,963	94.00%	43	10	0.6
\$ 70,000 - 79,999	10	0.33%	76,260	72,850	96.00%	26	16	1.6
\$ 80,000 - 89,999	30	0.98%	91,480	84,800	93.00%	33	26	0.9
\$ 90,000 - 99,999	19	0.62%	105,768	95,395	90.00%	38	27	1.4
\$ 100,000 - 119,999	55	1.80%	114,242	108,214	95.00%	43	61	1.1
\$ 120,000 - 139,999	62	2.02%	135,021	129,394	96.00%	34	79	1.3
\$ 140,000 - 159,999	114	3.72%	151,629	149,646	99.00%	32	96	0.8
\$ 160,000 - 179,999	133	4.34%	172,057	169,472	98.00%	30	113	0.9
\$ 180,000 - 199,999	119	3.89%	192,071	189,458	99.00%	40	96	0.8
\$ 200,000 - 249,999	548	17.90%	230,195	227,194	99.00%	37	365	0.7
\$ 250,000 - 299,999	594	19.40%	274,337	273,189	100.00%	41	509	0.9
\$ 300,000 - 349,999	410	13.39%	324,454	321,821	99.00%	39	304	0.7
\$ 350,000 - 399,999	299	9.76%	373,766	371,760	99.00%	46	269	0.9
\$ 400,000 - 499,999	300	9.80%	450,295	447,148	99.00%	52	298	1.0
\$ 500,000 - 599,999	137	4.47%	553,266	545,944	99.00%	62	155	1.1
\$ 600,000 - 699,999	79	2.58%	652,452	647,771	99.00%	60	102	1.3
\$ 700,000 - 799,999	29	0.95%	754,248	739,107	98.00%	62	75	2.6
\$ 800,000 - 899,999	26	0.85%	867,740	848,758	98.00%	79	49	1.9
\$ 900,000 - 999,999	16	0.52%	1,000,231	949,957	95.00%	59	36	2.3
\$ 1,000,000 - and over	61	1.99%	1,718,103	1,673,638	97.00%	91	228	3.7
Totals	3,062	100.00%	341,776	337,436	99.00%	44	2,926	1.0

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 Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor The STELLARMLS is in any way responsible for its accuracy.



Greater Tampa Association of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to February 28, 2021

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	10	0.17%	461,810	25,365	5.00%	39	5	1.0
\$ 50,000 - 59,999	6	0.10%	57,050	55,333	97.00%	40	7	2.3
\$ 60,000 - 69,999	23	0.40%	68,935	64,782	94.00%	68	10	0.9
\$ 70,000 - 79,999	24	0.42%	78,004	73,429	94.00%	30	16	1.3
\$ 80,000 - 89,999	44	0.77%	91,003	84,420	93.00%	38	26	1.2
\$ 90,000 - 99,999	40	0.70%	102,087	95,048	93.00%	56	27	1.4
\$ 100,000 - 119,999	111	1.94%	114,352	109,006	95.00%	46	61	1.1
\$ 120,000 - 139,999	121	2.11%	134,588	129,472	96.00%	43	79	1.3
\$ 140,000 - 159,999	213	3.72%	152,904	150,321	98.00%	37	96	0.9
\$ 160,000 - 179,999	262	4.57%	172,676	169,437	98.00%	37	113	0.9
\$ 180,000 - 199,999	251	4.38%	192,751	188,993	98.00%	39	96	0.8
\$ 200,000 - 249,999	1,084	18.92%	230,121	227,368	99.00%	36	365	0.7
\$ 250,000 - 299,999	1,104	19.27%	274,581	272,942	99.00%	39	509	0.9
\$ 300,000 - 349,999	720	12.57%	324,762	322,216	99.00%	41	304	0.8
\$ 350,000 - 399,999	548	9.56%	374,227	371,869	99.00%	43	269	1.0
\$ 400,000 - 499,999	544	9.49%	449,760	444,558	99.00%	51	298	1.1
\$ 500,000 - 599,999	259	4.52%	553,823	545,919	99.00%	55	155	1.2
\$ 600,000 - 699,999	128	2.23%	655,217	647,995	99.00%	64	102	1.6
\$ 700,000 - 799,999	62	1.08%	755,410	742,853	98.00%	52	75	2.4
\$ 800,000 - 899,999	46	0.80%	866,370	846,828	98.00%	85	49	2.1
\$ 900,000 - 999,999	25	0.44%	987,144	949,014	96.00%	57	36	2.9
\$ 1,000,000 - and over	105	1.83%	1,747,774	1,683,214	96.00%	102	228	4.3
Totals	5,730	100.00%	336,829	331,273	98.00%	44	2,926	1.0

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 Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor The STELLARMLS is in any way responsible for its accuracy.

Greater Tampa Association of Realtors®

Four Year Sales and Inventory History 2017 - 2021

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
3/1/2017	3,262	263,112	255,164	97%	64	11,044	3.4
4/1/2017	2,867	259,515	251,729	97%	62	10,862	3.8
5/1/2017	3,524	276,588	268,868	97%	55	11,172	3.2
6/1/2017	3,567	285,892	276,245	97%	56	11,618	3.3
7/1/2017	3,222	270,982	262,461	97%	55	11,443	3.6
8/1/2017	3,381	266,886	259,395	97%	51	11,647	3.4
9/1/2017	2,438	274,146	265,385	97%	57	11,468	4.7
10/1/2017	2,734	266,587	258,210	97%	52	11,277	4.1
11/1/2017	2,881	269,258	261,734	97%	61	11,148	3.9
12/1/2017	3,039	277,452	270,055	97%	58	10,903	3.6
1/1/2018	2,032	266,721	259,288	97%	62	10,940	5.4
2/1/2018	2,470	267,943	260,855	97%	61	11,045	4.5
3/1/2018	3,255	276,247	269,522	98%	60	11,036	3.4
4/1/2018	3,079	273,126	266,141	97%	53	11,147	3.6
5/1/2018	3,700	280,752	274,052	98%	56	11,414	3.1
6/1/2018	3,605	293,718	286,731	98%	52	11,656	3.2
7/1/2018	3,430	283,416	275,412	97%	50	11,523	3.4
8/1/2018	3,498	274,998	268,282	98%	51	11,815	3.4
9/1/2018	2,857	275,486	267,495	97%	52	11,936	4.2
10/1/2018	3,125	269,974	262,681	97%	53	12,308	3.9
11/1/2018	3,085	283,594	274,850	97%	59	12,493	4.0
12/1/2018	2,595	278,155	270,213	97%	58	12,164	4.7
1/1/2019	2,000	270,431	261,095	97%	59	12,037	6.0
2/1/2019	2,592	278,542	271,526	97%	66	11,991	4.6
3/1/2019	3,103	275,541	268,839	98%	68	11,421	3.7
4/1/2019	3,352	278,529	270,941	97%	61	10,870	3.2
5/1/2019	3,895	288,486	280,397	97%	62	10,691	2.7
6/1/2019	3,583	306,875	299,045	97%	59	10,330	2.9
7/1/2019	3,661	294,709	287,180	97%	56	10,022	2.7
8/1/2019	3,703	290,116	282,395	97%	57	9,721	2.6
9/1/2019	3,130	283,683	276,833	98%	57	9,746	3.1
10/1/2019	3,134	283,860	276,696	97%	56	9,603	3.1
11/1/2019	3,154	294,954	286,885	97%	62	9,155	2.9
12/1/2019	3,132	302,391	291,453	96%	62	8,741	2.8
1/1/2020	2,265	294,986	286,411	97%	65	8,581	3.8
2/1/2020	2,796	291,150	283,031	97%	67	8,344	3.0
3/1/2020	3,253	297,409	290,820	98%	60	8,955	2.8
4/1/2020	2,686	303,290	296,345	98%	54	8,705	3.2
5/1/2020	2,762	312,045	303,479	97%	60	7,773	2.8
6/1/2020	3,838	329,810	323,154	98%	59	7,053	1.8
7/1/2020	4,026	326,792	321,044	98%	56	6,575	1.6
8/1/2020	3,778	328,835	321,972	98%	51	6,178	1.6
9/1/2020	3,668	321,016	315,441	98%	49	6,002	1.6
10/1/2020	3,636	325,496	319,859	98%	45	5,875	1.6
11/1/2020	3,596	327,847	322,021	98%	42	5,520	1.5
12/1/2020	3,657	333,057	327,101	98%	42	4,904	1.3
1/1/2021	2,668	331,151	324,199	98%	43	3,907	1.5
2/1/2021	3,062	341,776	337,436	99%	44	2,926	1.0



Board/Association: Tampa
 State: FL
 Month: February

Year: 2021

National Association of Realtors®
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**Single-Family Units
 Number of Bedrooms**

PRICE RANGE	2 or less	3	4 or more	Total
	\$ 1 - \$ 29,999			
\$ 30,000 - \$ 39,999				
\$ 40,000 - \$ 49,999				
\$ 50,000 - \$ 59,999				
\$ 60,000 - \$ 69,999	2	1	1	4
\$ 70,000 - \$ 79,999	2	1		3
\$ 80,000 - \$ 89,999	9	1		10
\$ 90,000 - \$ 99,999	3	4	1	8
\$ 100,000 - \$ 119,999	11	4		15
\$ 120,000 - \$ 139,999	16	14	4	34
\$ 140,000 - \$ 159,999	33	24	2	59
\$ 160,000 - \$ 179,999	42	33	4	79
\$ 180,000 - \$ 199,999	19	43	12	74
\$ 200,000 - \$ 249,999	57	271	91	419
\$ 250,000 - \$ 299,999	46	252	214	512
\$ 300,000 - \$ 399,999	39	238	372	649
\$ 400,000 - \$ 499,999	11	75	182	268
\$ 500,000 - \$ 549,999	1	21	48	70
\$ 550,000 - \$ 599,999	2	4	48	54
\$ 600,000 - \$ 699,999	1	18	49	68
\$ 700,000 - \$ 799,999	1	7	19	27
\$ 800,000 - \$ 899,999		8	14	22
\$ 900,000 - \$ 999,999		2	9	11
\$ 1,000,000 - and over		8	43	51
Totals:	295	1029	1113	2437

**Condominium / Cooperative Units
 Number of Bedrooms**

2 or less	3	4 or more	Total
	1		1
1		1	2
9			9
7			7
13	2		15
8	1		9
32	3	1	36
22	2		24
44	7		51
30	20		50
17	22	2	41
43	74	3	120
22	55	3	80
23	30	6	59
7	20	4	31
3	4	1	8
3	2		5
2	7	1	10
	1	1	2
1	3		4
	5		5
1	6	3	10
288	265	26	579

**Active Listings
 (Unsold Homes)**

Single-Family Listings	Condo/Co-op Listings
	1
1	
1	
2	4
4	4
3	7
6	14
7	16
11	38
31	31
47	39
65	30
72	15
260	70
389	71
449	77
241	30
59	11
64	9
80	17
65	7
43	2
23	9
182	36
2105	538

**Sales Pending
 (Under Contract)**

Single-Family Listings During Month	Condo/Co-op Listings During Month
	1
	2
4	7
6	8
6	10
5	19
9	38
37	41
62	58
84	59
100	58
446	123
701	105
779	97
344	42
82	18
82	26
107	18
57	10
34	5
22	2
84	8
3051	755

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	1,469	345
31 - 60	366	80
61 - 90	237	64
91 - 120	145	37
121 - and over	220	53
Totals	2,437	579

