



**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	4	2	3	1	1	1					14	0.03%	0.06%
\$ 50,000 - 59,999	0	0	1	2	2	0	1	1					7	0.03%	0.03%
\$ 60,000 - 69,999	2	4	0	2	1	0	1	1					11	0.03%	0.05%
\$ 70,000 - 79,999	5	3	4	1	0	1	3	3					20	0.10%	0.09%
\$ 80,000 - 89,999	5	10	2	8	2	4	7	4					42	0.14%	0.19%
\$ 90,000 - 99,999	8	8	10	2	2	4	4	7					45	0.24%	0.20%
\$ 100,000 - 119,999	18	15	12	19	10	12	12	8					106	0.28%	0.47%
\$ 120,000 - 139,999	33	35	44	39	27	31	13	24					246	0.83%	1.10%
\$ 140,000 - 159,999	43	58	52	59	50	39	32	32					365	1.11%	1.63%
\$ 160,000 - 179,999	73	79	87	66	69	78	58	35					545	1.21%	2.43%
\$ 180,000 - 199,999	87	74	91	111	74	66	74	73					650	2.53%	2.89%
\$ 200,000 - 249,999	437	421	508	408	358	366	282	256					3,036	8.86%	13.52%
\$ 250,000 - 299,999	461	512	658	634	568	616	483	487					4,419	16.85%	19.68%
\$ 300,000 - 349,999	286	371	451	486	444	517	502	527					3,584	18.23%	15.96%
\$ 350,000 - 399,999	220	280	360	330	380	419	373	449					2,811	15.53%	12.52%
\$ 400,000 - 499,999	224	269	325	382	392	414	474	455					2,935	15.74%	13.07%
\$ 500,000 - 599,999	103	124	171	180	181	213	239	209					1,420	7.23%	6.32%
\$ 600,000 - 699,999	41	69	108	94	98	138	115	122					785	4.22%	3.50%
\$ 700,000 - 799,999	31	27	64	46	59	75	58	65					425	2.25%	1.89%
\$ 800,000 - 899,999	17	22	40	36	37	51	42	43					288	1.49%	1.28%
\$ 900,000 - 999,999	8	11	13	23	29	21	21	22					148	0.76%	0.66%
\$ 1,000,000 - and over	40	51	77	76	93	82	69	67					555	2.32%	2.47%
Current Year	2,144	2,443	3,082	3,006	2,879	3,148	2,864	2,891					22,457		
Previous Year	1,814	2,220	2,651	2,192	2,223	3,117	3,276	3,021					20,514		
Change from last month		13.95%	26.16%	-2.47%	-4.22%	9.34%	-9.02%	0.94%							
Change from last year	18.19%	10.05%	16.26%	37.14%	29.51%	0.99%	-12.58%	-4.30%							
Current YTD	2,144	4,587	7,669	10,675	13,554	16,702	19,566	22,457							
Previous YTD	1,814	4,034	6,685	8,877	11,100	14,217	17,493	20,514	20,514	20,514	20,514	20,514			
% Change YTD	18.19%	13.71%	14.72%	20.25%	22.11%	17.48%	11.85%	9.47%							



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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	1	1	0	0	0	0					8	0.00%	0.15%
\$ 50,000 - 59,999	3	2	2	1	2	2	1	1					14	0.15%	0.26%
\$ 60,000 - 69,999	5	9	10	8	7	1	1	0					41	0.00%	0.75%
\$ 70,000 - 79,999	7	7	10	9	13	11	8	1					66	0.15%	1.20%
\$ 80,000 - 89,999	7	15	14	14	15	13	10	8					96	1.20%	1.75%
\$ 90,000 - 99,999	11	9	16	21	17	12	8	9					103	1.35%	1.88%
\$ 100,000 - 119,999	34	36	45	51	30	30	26	19					271	2.85%	4.94%
\$ 120,000 - 139,999	24	24	43	44	36	42	51	52					316	7.81%	5.76%
\$ 140,000 - 159,999	50	52	53	57	56	32	33	40					373	6.01%	6.80%
\$ 160,000 - 179,999	50	52	73	80	59	66	66	64					510	9.61%	9.29%
\$ 180,000 - 199,999	37	41	80	57	59	51	65	49					439	7.36%	8.00%
\$ 200,000 - 249,999	97	119	119	155	163	152	159	151					1,115	22.67%	20.32%
\$ 250,000 - 299,999	47	82	108	82	65	92	87	85					648	12.76%	11.81%
\$ 300,000 - 349,999	24	41	69	67	55	60	39	53					408	7.96%	7.43%
\$ 350,000 - 399,999	29	19	31	39	40	51	42	40					291	6.01%	5.30%
\$ 400,000 - 499,999	20	31	40	44	38	61	32	31					297	4.65%	5.41%
\$ 500,000 - 599,999	19	13	30	39	17	24	23	26					191	3.90%	3.48%
\$ 600,000 - 699,999	8	10	15	19	14	19	12	16					113	2.40%	2.06%
\$ 700,000 - 799,999	2	2	11	7	8	7	9	10					56	1.50%	1.02%
\$ 800,000 - 899,999	3	4	7	3	4	5	5	1					32	0.15%	0.58%
\$ 900,000 - 999,999	1	5	3	3	0	1	2	2					17	0.30%	0.31%
\$ 1,000,000 - and over	4	10	18	12	12	13	6	8					83	1.20%	1.51%
Current Year	487	584	798	813	710	745	685	666					5,488		
Previous Year	408	539	550	460	502	722	684	721					4,586		
Change from last month		19.92%	36.64%	1.88%	-12.67%	4.93%	-8.05%	-2.77%							
Change from last year	19.36%	8.35%	45.09%	76.74%	41.43%	3.19%	0.15%	-7.63%							
Current YTD	487	1,071	1,869	2,682	3,392	4,137	4,822	5,488							
Previous YTD	408	947	1,497	1,957	2,459	3,181	3,865	4,586	4,586	4,586	4,586	4,586			
% Change YTD	19.36%	13.09%	24.85%	37.05%	37.94%	30.05%	24.76%	19.67%							



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	7	7	4	6	1	2					37	0.06%	0.13%
\$ 50,000 - 59,999	4	2	4	3	6	2	3	3					27	0.08%	0.09%
\$ 60,000 - 69,999	7	16	10	12	12	2	4	3					66	0.08%	0.23%
\$ 70,000 - 79,999	14	10	16	15	16	14	15	9					109	0.25%	0.38%
\$ 80,000 - 89,999	14	30	19	23	18	17	19	13					153	0.36%	0.54%
\$ 90,000 - 99,999	21	19	31	25	24	22	16	18					176	0.50%	0.62%
\$ 100,000 - 119,999	56	55	60	79	42	50	44	30					416	0.83%	1.46%
\$ 120,000 - 139,999	59	63	96	93	70	82	69	83					615	2.28%	2.16%
\$ 140,000 - 159,999	99	114	116	123	110	83	69	79					793	2.17%	2.78%
\$ 160,000 - 179,999	128	135	175	159	139	156	131	106					1,129	2.92%	3.96%
\$ 180,000 - 199,999	132	119	178	181	139	125	148	128					1,150	3.52%	4.03%
\$ 200,000 - 249,999	537	549	639	577	532	531	450	425					4,240	11.70%	14.88%
\$ 250,000 - 299,999	510	596	769	721	645	717	577	581					5,116	15.99%	17.95%
\$ 300,000 - 349,999	310	413	520	559	501	580	543	585					4,011	16.10%	14.07%
\$ 350,000 - 399,999	249	299	391	369	420	471	416	491					3,106	13.51%	10.90%
\$ 400,000 - 499,999	244	301	365	426	432	476	508	487					3,239	13.40%	11.36%
\$ 500,000 - 599,999	122	137	201	219	198	237	263	235					1,612	6.47%	5.66%
\$ 600,000 - 699,999	49	80	123	113	112	157	127	138					899	3.80%	3.15%
\$ 700,000 - 799,999	33	29	75	53	67	82	67	75					481	2.06%	1.69%
\$ 800,000 - 899,999	20	26	47	39	41	56	47	44					320	1.21%	1.12%
\$ 900,000 - 999,999	9	16	16	26	30	24	23	24					168	0.66%	0.59%
\$ 1,000,000 - and over	44	61	95	89	105	95	76	75					640	2.06%	2.25%
Current Year	2,668	3,073	3,953	3,911	3,663	3,985	3,616	3,634					28,503		
Previous Year	2,264	2,796	3,253	2,687	2,762	3,890	4,028	3,782					25,462		
Change from last month		15.18%	28.64%	-1.06%	-6.34%	8.79%	-9.26%	0.50%							
Change from last year	17.84%	9.91%	21.52%	45.55%	32.62%	2.44%	-10.23%	-3.91%							
Current YTD	2,668	5,741	9,694	13,605	17,268	21,253	24,869	28,503							
Previous YTD	2,264	5,060	8,313	11,000	13,762	17,652	21,680	25,462	25,462	25,462	25,462	25,462			
% Change YTD	17.84%	13.46%	16.61%	23.68%	25.48%	20.40%	14.71%	11.94%							



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	0	1	0	0	1	2					9	0.06%	0.03%
1	61	57	80	98	92	102	87	86					663	2.37%	2.33%
2	484	544	750	798	688	705	681	628					5,278	17.28%	18.52%
3	1,137	1,322	1,664	1,638	1,499	1,683	1,479	1,541					11,963	42.41%	41.97%
4	746	885	1,124	1,061	1,024	1,154	1,075	1,066					8,135	29.33%	28.54%
5	220	233	287	282	311	296	242	261					2,132	7.18%	7.48%
6+	18	29	48	33	49	45	51	50					323	1.38%	1.13%
Total	2,668	3,073	3,953	3,911	3,663	3,985	3,616	3,634	0	0	0	0	28,503	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	371	451	382	424	413	365					2,972	10.04%	10.43%
2	1,783	2,078	2,673	2,555	2,349	2,621	2,314	2,407					18,780	66.24%	65.89%
3	484	561	709	714	731	738	719	699					5,355	19.24%	18.79%
4	110	105	154	147	151	162	138	121					1,088	3.33%	3.82%
5	14	27	37	31	37	32	28	33					239	0.91%	0.84%
6+	7	6	9	13	13	8	4	9					69	0.25%	0.24%
Total	2,668	3,073	3,953	3,911	3,663	3,985	3,616	3,634	0	0	0	0	28,503	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	2,364	3,017	2,904	2,793	3,063	2,795	2,825					21,824	77.74%	76.57%
Condominium	224	273	416	436	389	367	339	321					2,765	8.83%	9.70%
Townhouse	263	311	382	377	321	378	346	345					2,723	9.49%	9.55%
Villa	81	79	65	102	86	85	69	66					633	1.82%	2.22%
Manufactured Home	35	42	67	85	64	81	57	65					496	1.79%	1.74%
1/2 Duplex	1	4	5	4	5	6	8	9					42	0.25%	0.15%
Dock-Rackominium	1	0	1	2	2	4	1	2					13	0.06%	0.05%
Farm	0	0	0	1	2	1	1	1					6	0.03%	0.02%
Garage Condo	0	0	0	0	1	0	0	0					1	0.00%	0.00%
Total	2,668	3,073	3,953	3,911	3,663	3,985	3,616	3,634	0	0	0	0	28,503	100.00%	100.00%



Greater Tampa Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - August 1 to August 31, 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	2	0.06%	33,950	32,500	96.00%	42	4	2.0
\$ 50,000 - 59,999	3	0.08%	60,300	54,000	90.00%	187	1	0.3
\$ 60,000 - 69,999	3	0.08%	69,800	64,167	92.00%	102	4	1.3
\$ 70,000 - 79,999	9	0.25%	81,644	75,158	92.00%	61	9	1.0
\$ 80,000 - 89,999	13	0.36%	87,068	83,553	96.00%	33	11	0.9
\$ 90,000 - 99,999	18	0.50%	99,183	94,136	95.00%	26	14	0.8
\$ 100,000 - 119,999	30	0.83%	116,136	109,678	94.00%	30	40	1.3
\$ 120,000 - 139,999	83	2.28%	130,869	129,073	99.00%	24	65	0.8
\$ 140,000 - 159,999	79	2.17%	151,616	149,702	99.00%	22	62	0.8
\$ 160,000 - 179,999	106	2.92%	170,936	169,490	99.00%	18	81	0.8
\$ 180,000 - 199,999	128	3.52%	188,040	187,857	100.00%	22	95	0.7
\$ 200,000 - 249,999	425	11.70%	224,674	225,338	100.00%	18	269	0.6
\$ 250,000 - 299,999	581	15.99%	271,679	274,317	101.00%	18	368	0.6
\$ 300,000 - 349,999	585	16.10%	318,110	322,468	101.00%	17	414	0.7
\$ 350,000 - 399,999	491	13.51%	368,985	372,146	101.00%	19	401	0.8
\$ 400,000 - 499,999	487	13.40%	434,169	439,581	101.00%	17	441	0.9
\$ 500,000 - 599,999	235	6.47%	539,659	543,643	101.00%	21	202	0.9
\$ 600,000 - 699,999	138	3.80%	637,084	640,160	100.00%	21	156	1.1
\$ 700,000 - 799,999	75	2.06%	736,823	742,996	101.00%	28	116	1.6
\$ 800,000 - 899,999	44	1.21%	843,979	845,431	100.00%	36	75	1.7
\$ 900,000 - 999,999	24	0.66%	946,001	952,110	101.00%	25	45	1.9
\$ 1,000,000 - and over	75	2.06%	1,851,540	1,817,084	98.00%	52	307	4.1
Totals	3,634	100.00%	377,921	379,874	101.00%	20	3,180	0.9

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 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 August 31, 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	37	0.13%	210,959	28,804	14.00%	53	4	0.9
\$ 50,000 - 59,999	27	0.09%	61,881	55,596	90.00%	63	1	0.3
\$ 60,000 - 69,999	66	0.23%	71,129	64,750	91.00%	58	4	0.5
\$ 70,000 - 79,999	109	0.38%	78,902	74,604	95.00%	38	9	0.7
\$ 80,000 - 89,999	153	0.54%	88,603	83,984	95.00%	39	11	0.6
\$ 90,000 - 99,999	176	0.62%	98,816	94,570	96.00%	41	14	0.6
\$ 100,000 - 119,999	416	1.46%	113,361	109,579	97.00%	42	40	0.8
\$ 120,000 - 139,999	615	2.16%	132,733	129,086	97.00%	34	65	0.9
\$ 140,000 - 159,999	793	2.78%	152,336	149,787	98.00%	29	62	0.6
\$ 160,000 - 179,999	1,129	3.96%	171,023	169,165	99.00%	29	81	0.6
\$ 180,000 - 199,999	1,150	4.03%	190,342	188,954	99.00%	28	95	0.7
\$ 200,000 - 249,999	4,240	14.88%	227,442	226,824	100.00%	28	269	0.5
\$ 250,000 - 299,999	5,116	17.95%	272,579	273,460	100.00%	29	368	0.6
\$ 300,000 - 349,999	4,011	14.07%	319,979	321,873	101.00%	28	414	0.8
\$ 350,000 - 399,999	3,106	10.90%	370,069	371,793	100.00%	28	401	1.0
\$ 400,000 - 499,999	3,239	11.36%	439,596	441,652	100.00%	30	441	1.1
\$ 500,000 - 599,999	1,612	5.66%	543,520	544,882	100.00%	30	202	1.0
\$ 600,000 - 699,999	899	3.15%	641,687	642,024	100.00%	37	156	1.4
\$ 700,000 - 799,999	481	1.69%	747,889	744,662	100.00%	34	116	1.9
\$ 800,000 - 899,999	320	1.12%	845,770	841,677	100.00%	40	75	1.9
\$ 900,000 - 999,999	168	0.59%	950,244	943,832	99.00%	54	45	2.1
\$ 1,000,000 - and over	640	2.25%	1,820,431	1,771,059	97.00%	72	307	3.8
Totals	28,503	100.00%	362,734	361,670	100.00%	31	3,180	0.9

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 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
9/1/2017	2,438	274,146	265,385	97%	56	11,372	4.7
10/1/2017	2,734	266,587	258,210	97%	52	11,183	4.1
11/1/2017	2,881	269,258	261,734	97%	61	11,055	3.8
12/1/2017	3,039	277,452	270,055	97%	58	10,803	3.6
1/1/2018	2,032	266,721	259,288	97%	60	10,845	5.3
2/1/2018	2,470	267,943	260,855	97%	60	10,942	4.4
3/1/2018	3,255	276,247	269,522	98%	60	10,932	3.4
4/1/2018	3,079	273,126	266,141	97%	52	11,042	3.6
5/1/2018	3,700	280,752	274,052	98%	55	11,308	3.1
6/1/2018	3,605	293,718	286,731	98%	52	11,559	3.2
7/1/2018	3,430	283,416	275,412	97%	50	11,426	3.3
8/1/2018	3,498	274,998	268,282	98%	52	11,721	3.4
9/1/2018	2,857	275,486	267,495	97%	53	11,859	4.2
10/1/2018	3,125	269,974	262,681	97%	53	12,231	3.9
11/1/2018	3,085	283,594	274,850	97%	60	12,413	4.0
12/1/2018	2,595	278,155	270,213	97%	59	12,082	4.7
1/1/2019	2,000	270,431	261,095	97%	60	11,943	6.0
2/1/2019	2,592	278,542	271,526	97%	69	11,874	4.6
3/1/2019	3,103	275,541	268,839	98%	66	11,291	3.6
4/1/2019	3,352	278,529	270,941	97%	61	10,728	3.2
5/1/2019	3,895	288,486	280,397	97%	61	10,557	2.7
6/1/2019	3,583	306,875	299,045	97%	58	10,194	2.8
7/1/2019	3,661	294,709	287,188	97%	55	9,881	2.7
8/1/2019	3,703	290,116	282,395	97%	57	9,573	2.6
9/1/2019	3,129	283,566	276,746	98%	57	9,586	3.1
10/1/2019	3,134	283,860	276,696	97%	56	9,437	3.0
11/1/2019	3,154	294,954	286,885	97%	62	8,948	2.8
12/1/2019	3,133	302,377	291,442	96%	62	8,515	2.7
1/1/2020	2,264	294,983	286,428	97%	66	8,369	3.7
2/1/2020	2,796	291,150	283,041	97%	68	8,076	2.9
3/1/2020	3,253	297,409	290,820	98%	60	8,611	2.6
4/1/2020	2,687	303,246	296,302	98%	54	8,340	3.1
5/1/2020	2,762	312,045	303,479	97%	61	7,440	2.7
6/1/2020	3,890	329,510	322,865	98%	59	6,730	1.7
7/1/2020	4,028	327,427	321,730	98%	56	6,276	1.6
8/1/2020	3,782	328,886	322,028	98%	51	5,904	1.6
9/1/2020	3,668	321,016	315,441	98%	49	5,778	1.6
10/1/2020	3,635	325,426	319,735	98%	45	5,691	1.6
11/1/2020	3,615	328,282	322,475	98%	42	5,377	1.5
12/1/2020	3,775	331,621	325,815	98%	41	4,831	1.3
1/1/2021	2,668	331,151	324,223	98%	43	4,024	1.5
2/1/2021	3,073	341,657	337,295	99%	44	3,476	1.1
3/1/2021	3,953	359,732	356,158	99%	41	3,034	0.8
4/1/2021	3,911	359,356	357,715	100%	32	3,071	0.8
5/1/2021	3,663	376,536	375,197	100%	28	2,933	0.8
6/1/2021	3,985	372,988	375,737	101%	23	3,253	0.8
7/1/2021	3,616	370,340	372,818	101%	21	3,634	1.0
8/1/2021	3,634	377,921	379,874	101%	20	3,180	0.9



