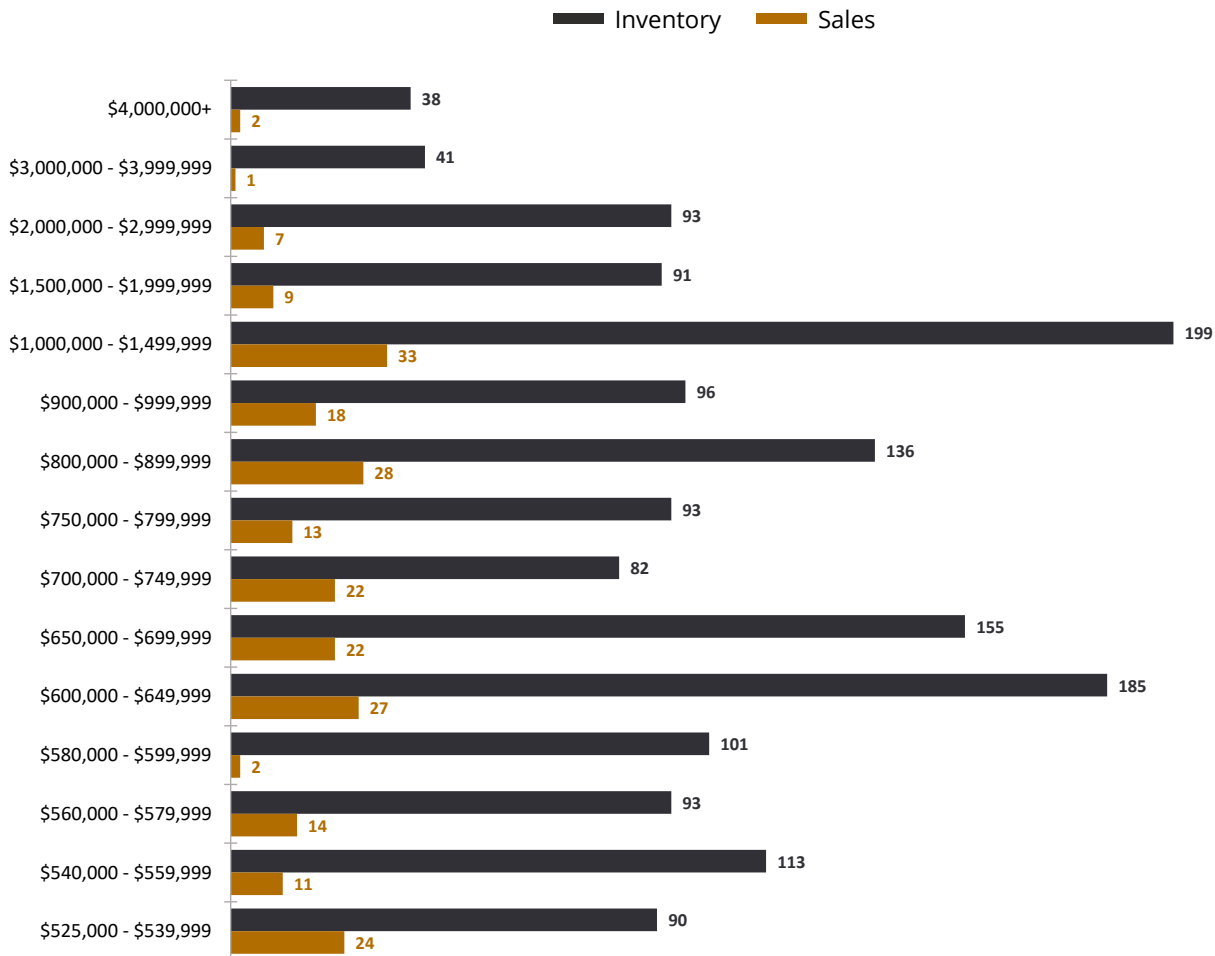




TAMPA
FLORIDA

LUXURY INVENTORY VS. SALES | JANUARY 2025

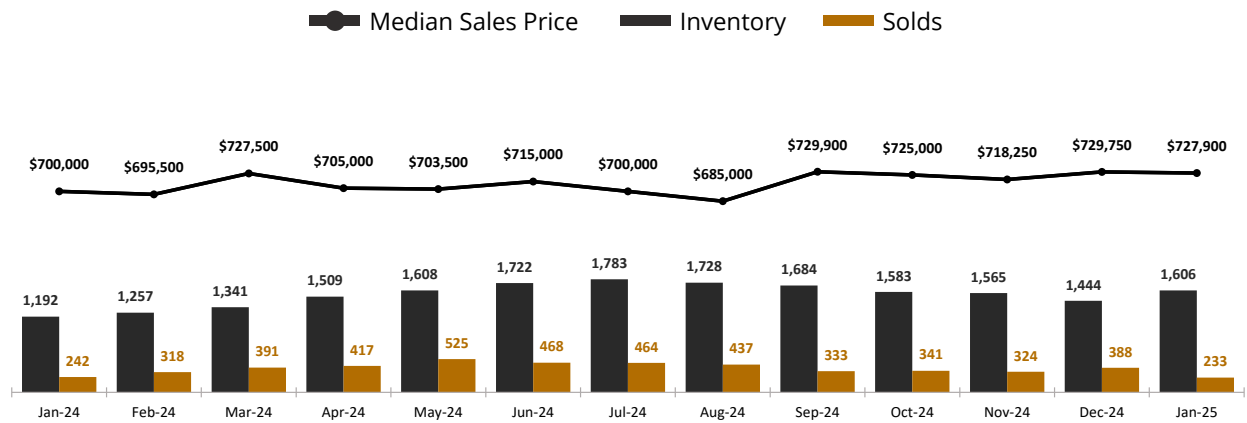
Total Inventory: 1,606 **Total Sales: 233** **Total Sales Ratio²: 15%** **Balanced Market**



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$635,000	3	2	41	313	13%
2,000 - 2,999	\$700,000	4	3	105	645	16%
3,000 - 3,999	\$877,408	5	4	68	416	16%
4,000 - 4,999	\$1,229,537	5	4	14	133	11%
5,000 - 5,999	\$2,710,000	5	6	5	62	8%
6,000+	NA	NA	NA	0	37	0%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JANUARY

TOTAL INVENTORY

Jan. 2024 Jan. 2025
1,192 **1,606**

VARIANCE: **35%**

TOTAL SOLD

Jan. 2024 Jan. 2025
242 **233**

VARIANCE: **-4%**

SALES PRICE

Jan. 2024 Jan. 2025
\$700k **\$728k**

VARIANCE: **4%**

SALE PRICE PER SQFT.

Jan. 2024 Jan. 2025
\$266 **\$293**

VARIANCE: **10%**

SALE TO LIST PRICE RATIO

Jan. 2024 Jan. 2025
98.03% **98.21%**

VARIANCE: **0%**

DAYS ON MARKET

Jan. 2024 Jan. 2025
35 **36**

VARIANCE: **3%**

TAMPA MARKET SUMMARY | JANUARY 2025

- The single-family luxury market is a **Balanced Market** with a **15% Sales Ratio**.
- Homes sold for a median of **98.21% of list price** in January 2025.
- The most active price band is **\$525,000-\$539,999**, where the sales ratio is **27%**.
- The median luxury sales price for single-family homes is **\$727,900**.
- The median days on market for January 2025 was **36** days, up from **35** in January 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | JANUARY 2025

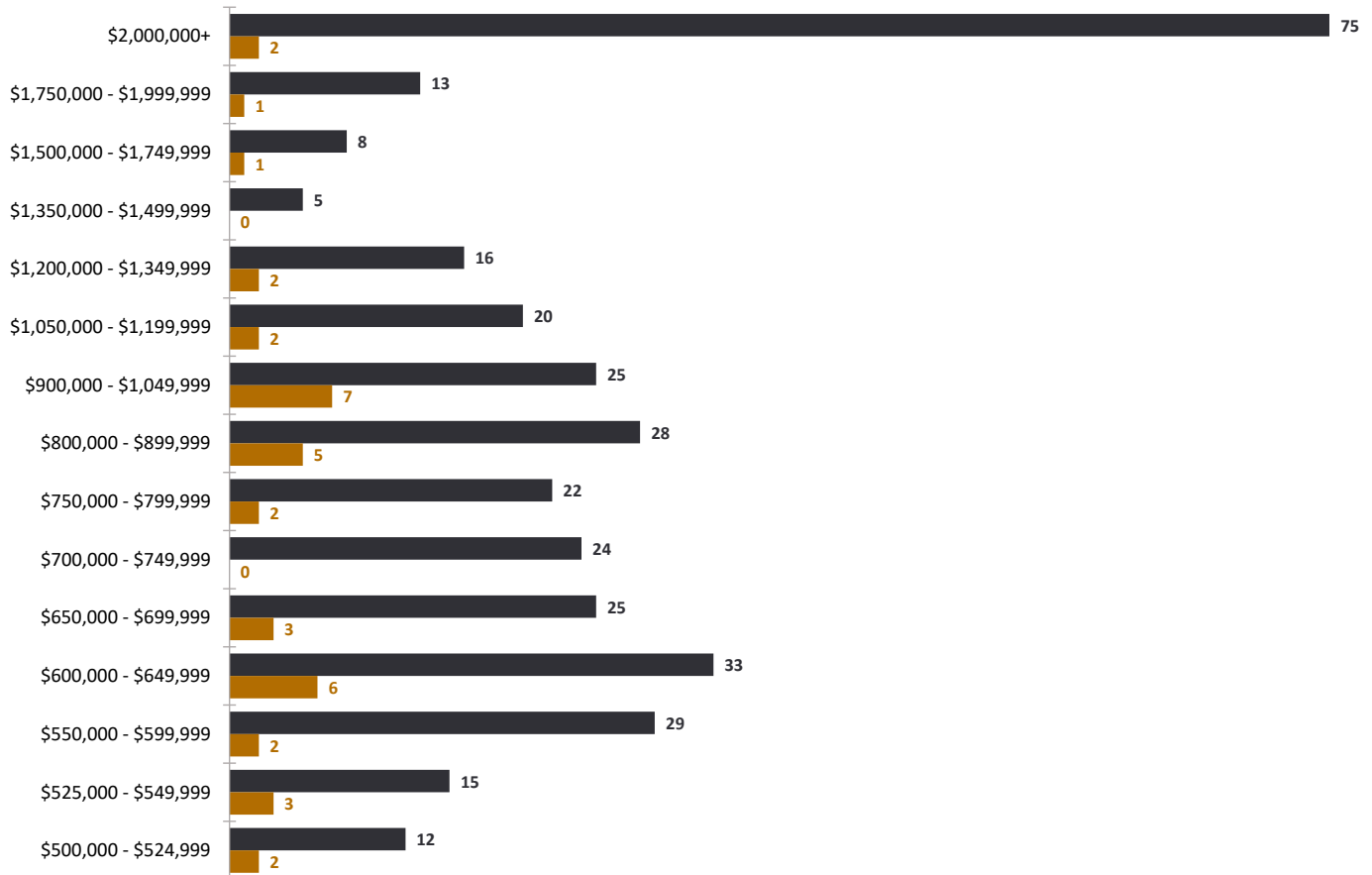
Total Inventory: **350**

Total Sales: **38**

Total Sales Ratio²: **11%**

Buyer's Market

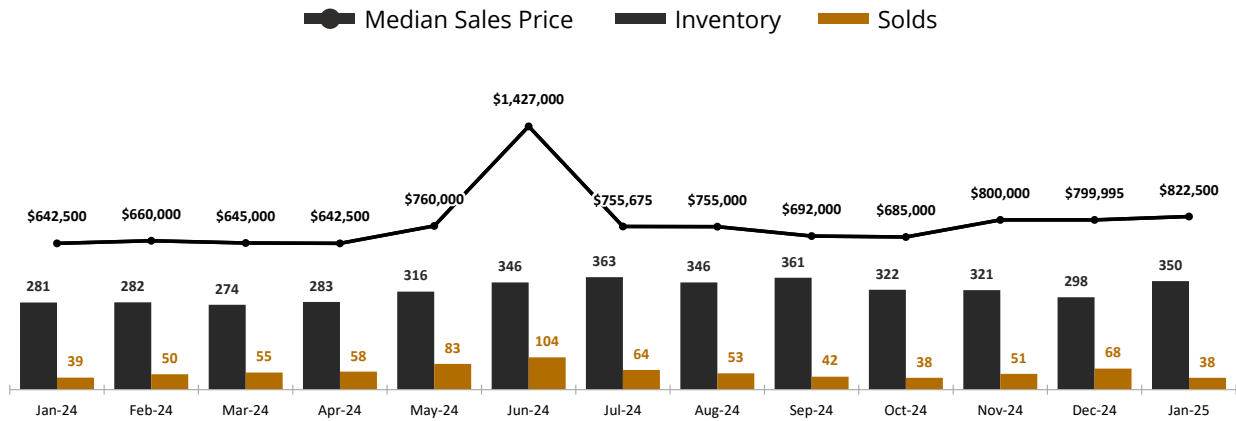
Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$539,000	2	2	3	88	3%
1,500 - 1,999	\$640,000	3	3	11	86	13%
2,000 - 2,499	\$859,000	3	3	13	86	15%
2,500 - 2,999	\$887,500	4	4	8	54	15%
3,000 - 3,499	\$1,307,500	3	4	2	19	11%
3,500+	\$2,675,000	3	5	1	17	6%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JANUARY

TOTAL INVENTORY

Jan. 2024: 281
Jan. 2025: 350

VARIANCE: **25%**

TOTAL SOLDS

Jan. 2024: 39
Jan. 2025: 38

VARIANCE: **-3%**

SALES PRICE

Jan. 2024: \$643k
Jan. 2025: \$823k

VARIANCE: **28%**

SALE PRICE PER SQFT.

Jan. 2024: \$379
Jan. 2025: \$392

VARIANCE: **3%**

SALE TO LIST PRICE RATIO

Jan. 2024: 98.13%
Jan. 2025: 96.96%

VARIANCE: **-1%**

DAYS ON MARKET

Jan. 2024: 38
Jan. 2025: 26

VARIANCE: **-32%**

TAMPA MARKET SUMMARY | JANUARY 2025

- The attached luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **96.96% of list price** in January 2025.
- The most active price band is **\$900,000-\$1,049,999**, where the sales ratio is **28%**.
- The median luxury sales price for attached homes is **\$822,500**.
- The median days on market for January 2025 was **26** days, down from **38** in January 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.