

## REGIONAL MARKET INSIGHTS

# TAMPA:

### TIGHT INVENTORY, MODEST PRICE DECLINES



**"CLOSED SALES SHOWED SEASONAL IMPROVEMENT OVER THE LAST SEVERAL QUARTERS BUT ARE DOWN MEANINGFULLY FROM LAST YEAR."**

—Dr. Elliot Eisenberg

Indicator	SINGLE FAMILY HOMES			TOWNHOMES & CONDOS		
	2025Q2	2024Q2	% Change	2025Q2	2024Q2	% Change
Median Sales Price	\$414,900	\$420,000	-1.2%	\$279,000	\$303,585	-8.1%
Closed Sales	10,485	11,747	-10.7%	2,673	3,593	-25.6%
Median Sale Price to Listing Price	95.0%	96.0%	-1.0%	93.0%	95.0%	-2.1%
New Listings	15,672	15,632	0.3%	4,686	5,245	-10.7%
Months of Inventory	4.0	3.1	29.6%	6.8	4.6	46.2%



**SINGLE-FAMILY MEDIAN HOME PRICES ARE 1.2% BELOW THE 24Q2 PEAK AT**

**\$414,900**



**TOWNHOME AND CONDO MEDIAN PRICES ARE DOWN 8.1% YOY, WITH AVERAGE PRICES**

**DOWN 11.1%**

**TAMPA MAINTAINS THE SHORTEST DOM FOR SINGLE-FAMILY HOMES IN THE REGION AT JUST**

**31 DAYS**

In Tampa, single-family prices have edged down slightly from their peak.

- Median and average single-family prices are down 1.2 percent and 2.1 percent YoY, respectively
- Townhome and condo prices have declined more sharply, down 8.1 percent YoY (median) and 11.1 percent YoY (average)

While closed sales are lower than a year ago, Tampa continues to show relative strength, with tight inventory, modest price declines, and the shortest days on market in the region. Inventory levels across both segments sit at:

- 4.0 months of supply for single-family homes
- 6.8 months of supply for townhomes and condos

Tampa stands out with just a 1.2 percent year-over-year dip in median prices.