



TAMPA FLORIDA

LUXURY INVENTORY VS. SALES | APRIL 2025

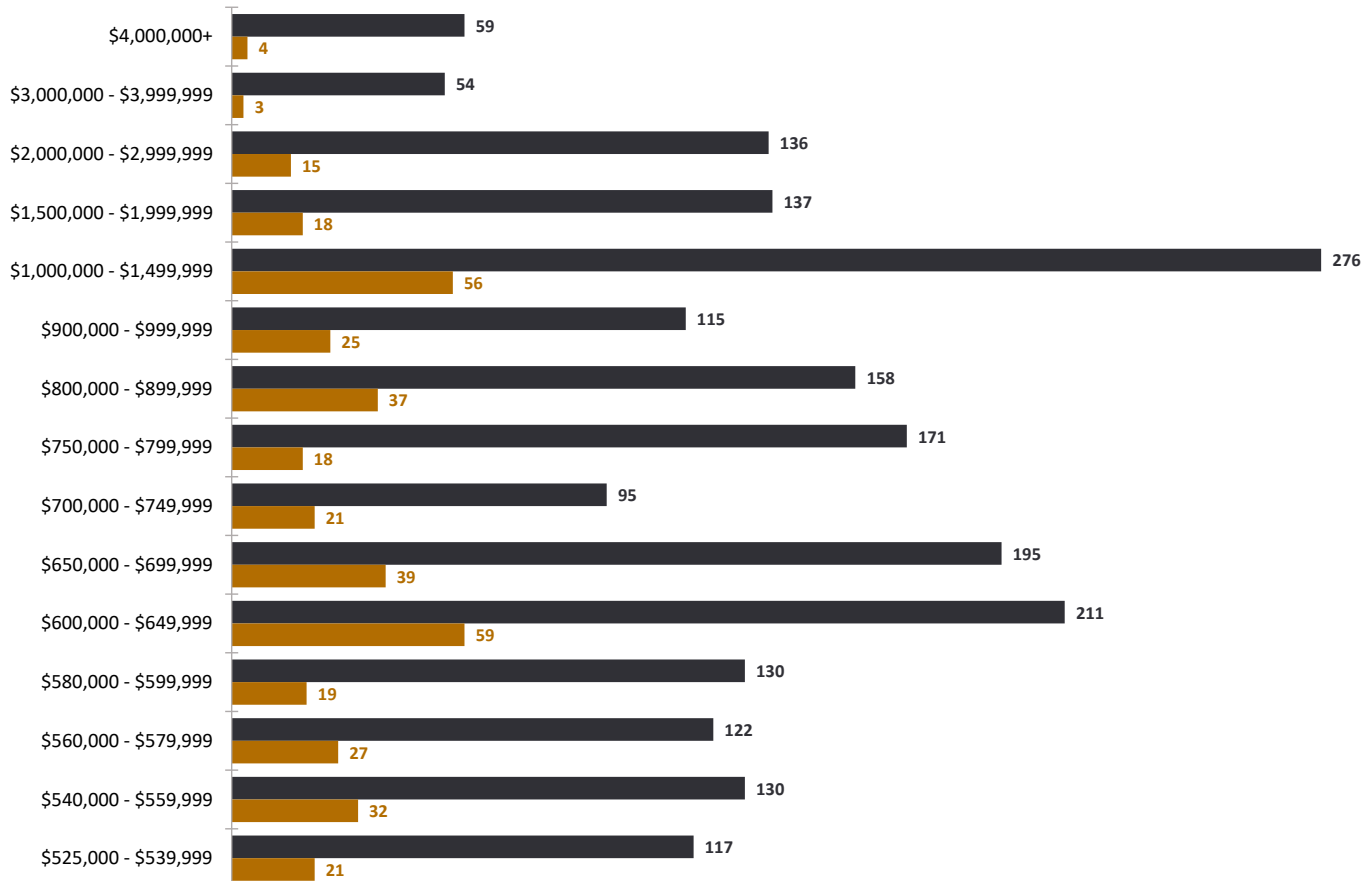
Total Inventory: 2,106

Total Sales: 394

Total Sales Ratio²: 19%

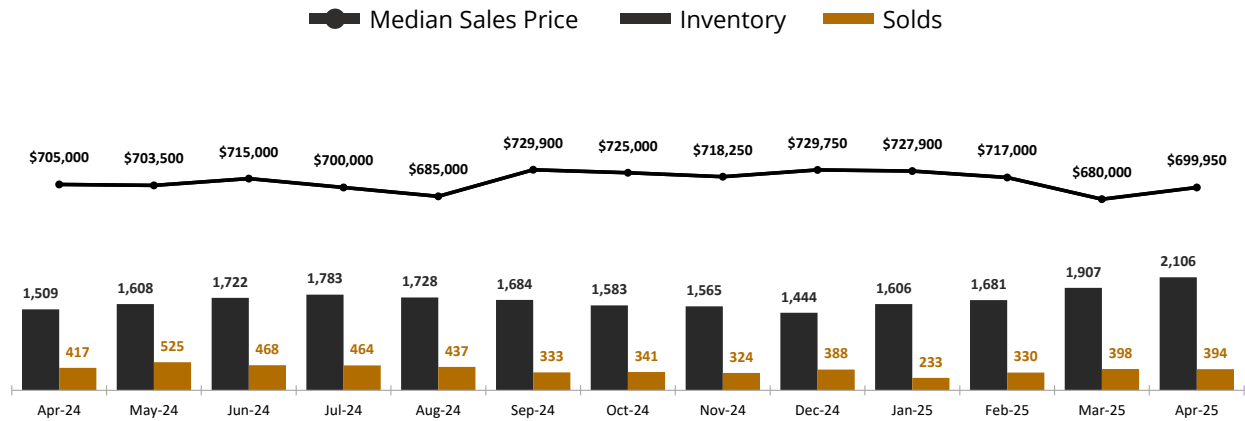
Balanced Market

Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$612,500	3	2	76	353	22%
2,000 - 2,999	\$650,000	4	3	176	827	21%
3,000 - 3,999	\$850,000	4	4	95	602	16%
4,000 - 4,999	\$1,750,000	5	5	39	186	21%
5,000 - 5,999	\$2,850,000	6	7	3	86	3%
6,000+	\$2,550,000	5	6	5	52	10%

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 | APRIL

TOTAL INVENTORY

Apr. 2024 Apr. 2025
1,509 2,106

VARIANCE: **40%**

TOTAL SOLD

Apr. 2024 Apr. 2025
417 394

VARIANCE: **-6%**

SALES PRICE

Apr. 2024 Apr. 2025
\$705k \$700k

VARIANCE: **-1%**

SALE PRICE PER SQFT.

Apr. 2024 Apr. 2025
\$286 \$291

VARIANCE: **2%**

SALE TO LIST PRICE RATIO

Apr. 2024 Apr. 2025
98.98% 98.21%

VARIANCE: **-1%**

DAYS ON MARKET

Apr. 2024 Apr. 2025
17 23

VARIANCE: **35%**

TAMPA MARKET SUMMARY | APRIL 2025

- The single-family luxury market is a **Balanced Market** with a **19% Sales Ratio**.
- Homes sold for a median of **98.21% of list price** in April 2025.
- The most active price band is **\$600,000-\$649,999**, where the sales ratio is **28%**.
- The median luxury sales price for single-family homes is **\$699,950**.
- The median days on market for April 2025 was **23** days, up from **17** in April 2024.

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

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

LUXURY INVENTORY VS. SALES | APRIL 2025

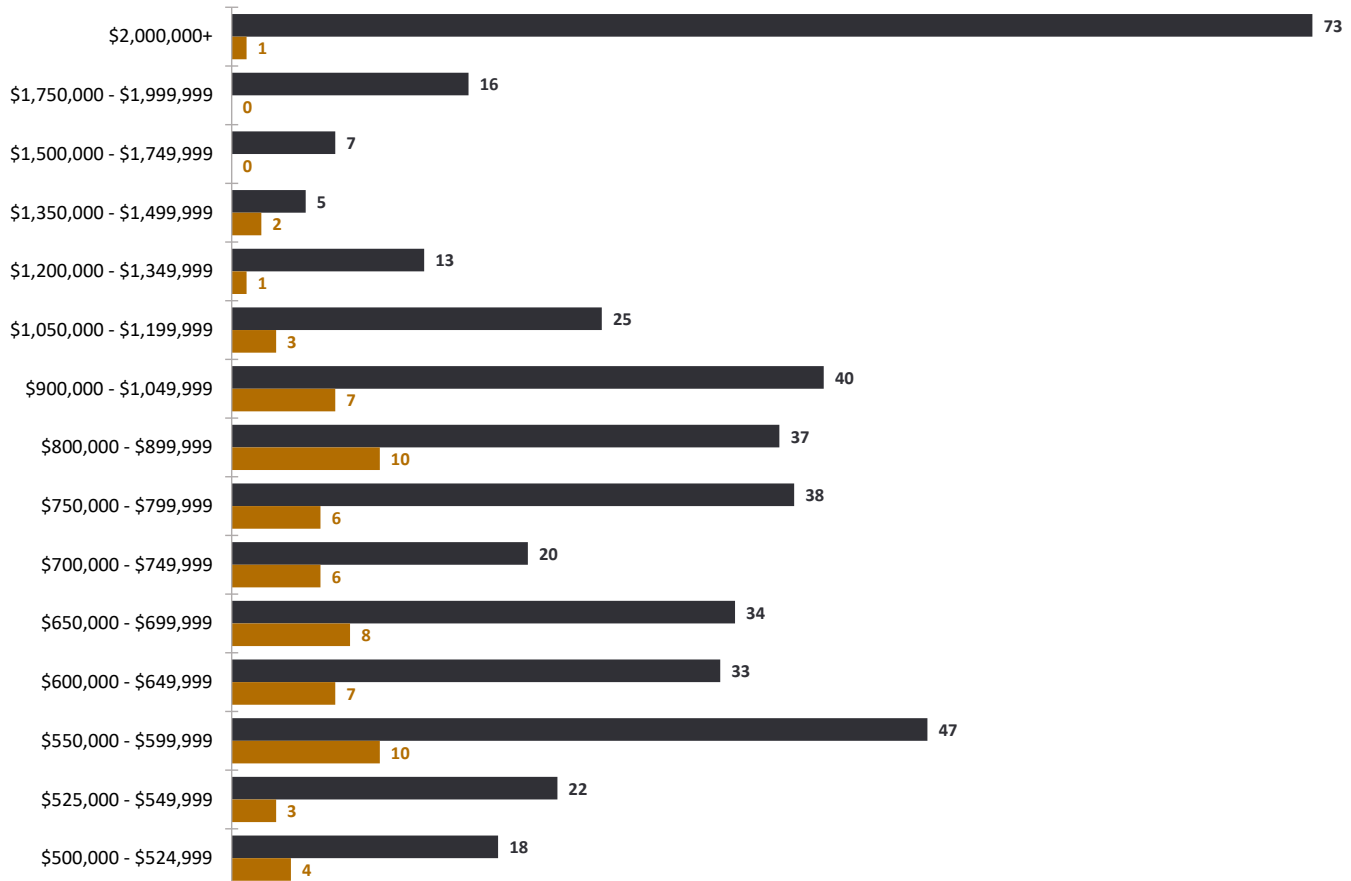
Total Inventory: 428

Total Sales: 68

Total Sales Ratio²: 16%

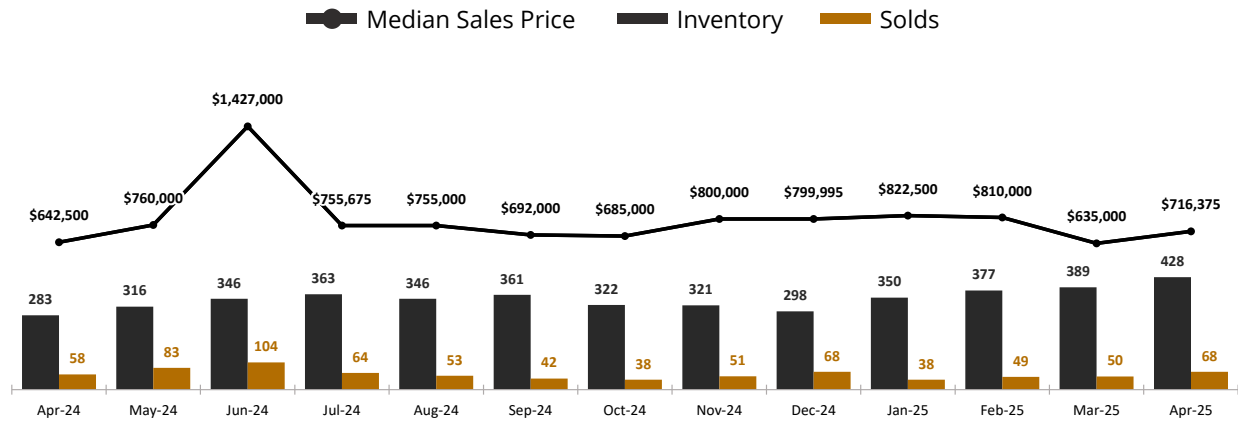
Balanced Market

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	\$606,500	2	2	12	110	11%
1,500 - 1,999	\$669,000	3	3	23	97	24%
2,000 - 2,499	\$785,000	3	4	23	113	20%
2,500 - 2,999	\$995,000	3	4	8	64	13%
3,000 - 3,499	\$625,000	6	9	1	27	4%
3,500+	\$1,265,000	4	4	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 | APRIL

TOTAL INVENTORY

Apr. 2024 Apr. 2025
283 428

VARIANCE: **51%**

TOTAL SOLDs

Apr. 2024 Apr. 2025
58 68

VARIANCE: **17%**

SALES PRICE

Apr. 2024 Apr. 2025
\$643k \$716k

VARIANCE: **11%**

SALE PRICE PER SQFT.

Apr. 2024 Apr. 2025
\$371 \$377

VARIANCE: **2%**

SALE TO LIST PRICE RATIO

Apr. 2024 Apr. 2025
98.48% 97.66%

VARIANCE: **-1%**

DAYS ON MARKET

Apr. 2024 Apr. 2025
41 22

VARIANCE: **-46%**

TAMPA MARKET SUMMARY | APRIL 2025

- The attached luxury market is a **Balanced Market** with a **16% Sales Ratio**.
- Homes sold for a median of **97.66% of list price** in April 2025.
- The most active price band is **\$1,350,000-\$1,499,999**, where the sales ratio is **40%**.
- The median luxury sales price for attached homes is **\$716,375**.
- The median days on market for April 2025 was **22** days, down from **41** in April 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.