



TAMPA FLORIDA

LUXURY INVENTORY VS. SALES | MAY 2025

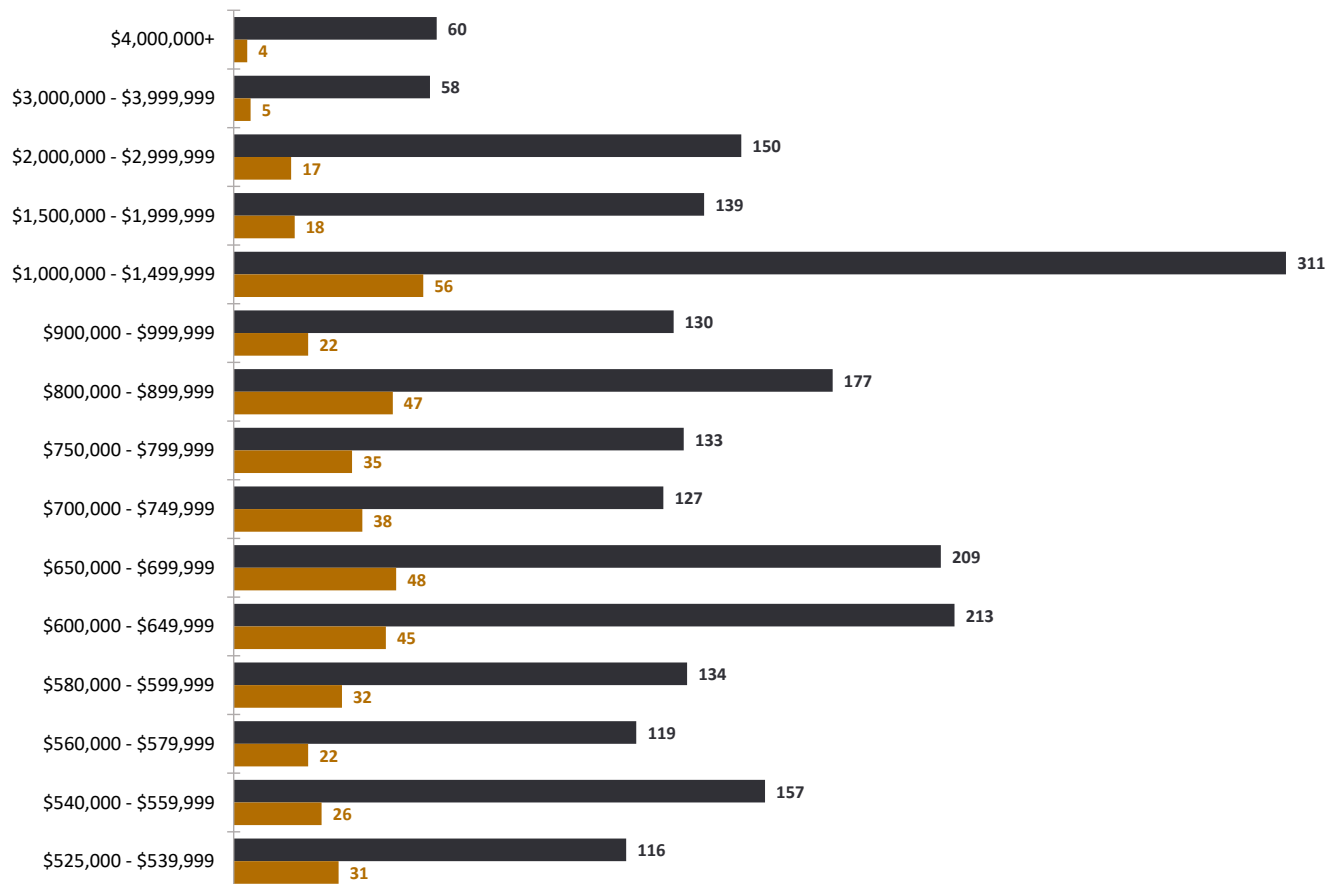
Total Inventory: 2,233

Total Sales: 446

Total Sales Ratio²: 20%

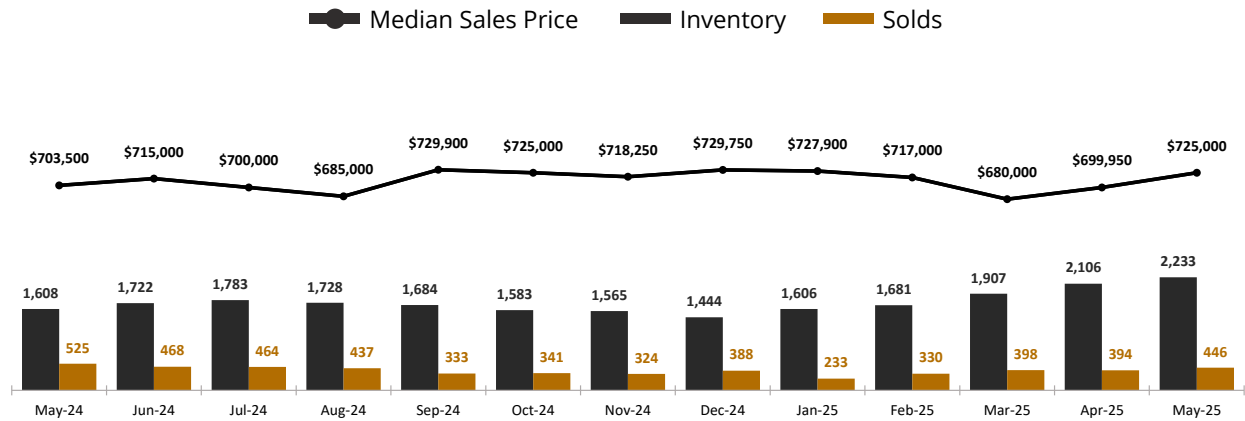
Balanced Market

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	\$597,500	3	2	76	386	20%
2,000 - 2,999	\$680,000	4	3	197	860	23%
3,000 - 3,999	\$819,000	4	4	127	641	20%
4,000 - 4,999	\$1,780,000	5	5	30	202	15%
5,000 - 5,999	\$1,453,750	5	5	8	87	9%
6,000+	\$3,489,479	5	7	8	57	14%

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 | MAY

TOTAL INVENTORY

May 2024 May 2025
1,608 2,233

VARIANCE: **39%**

TOTAL SOLD

May 2024 May 2025
525 446

VARIANCE: **-15%**

SALES PRICE

May 2024 May 2025
\$704k \$725k

VARIANCE: **3%**

SALE PRICE PER SQFT.

May 2024 May 2025
\$278 \$283

VARIANCE: **2%**

SALE TO LIST PRICE RATIO

May 2024 May 2025
98.50% 98.12%

VARIANCE: **0%**

DAYS ON MARKET

May 2024 May 2025
23 27

VARIANCE: **17%**

TAMPA MARKET SUMMARY | MAY 2025

- The single-family luxury market is a **Balanced Market** with a **20% Sales Ratio**.
- Homes sold for a median of **98.12% of list price** in May 2025.
- The most active price band is **\$700,000-\$749,999**, where the sales ratio is **30%**.
- The median luxury sales price for single-family homes is **\$725,000**.
- The median days on market for May 2025 was **27** days, up from **23** in May 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 | MAY 2025

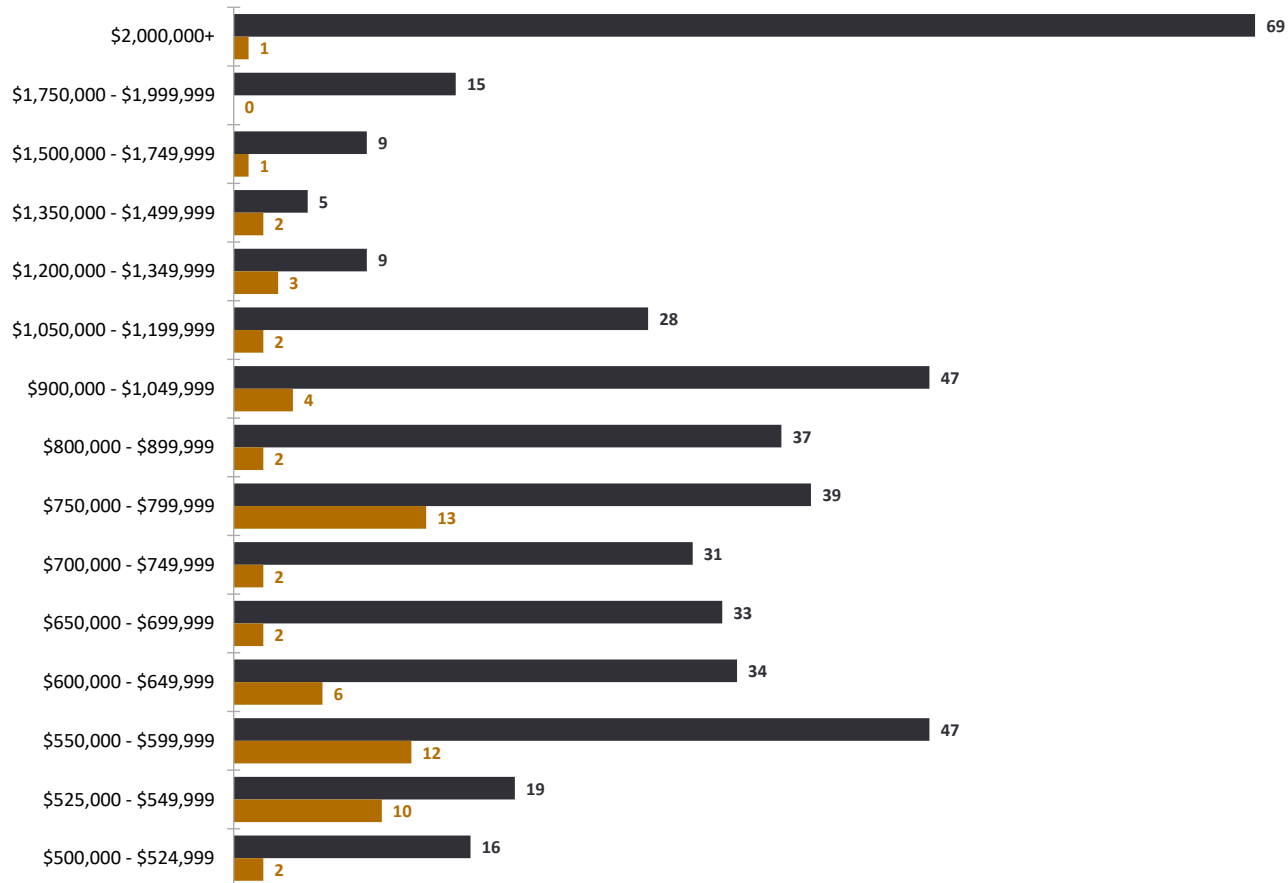
Total Inventory: 438

Total Sales: 62

Total Sales Ratio²: 14%

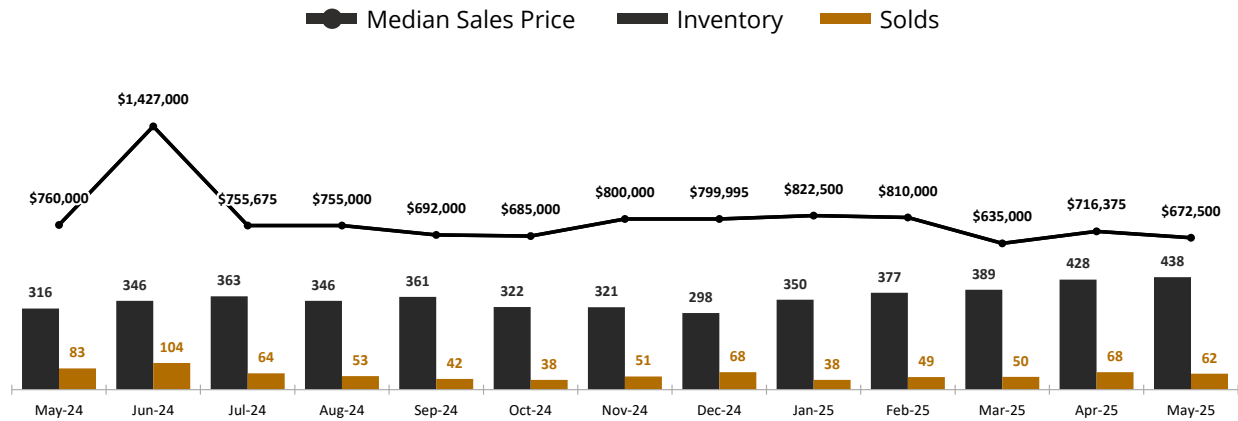
Balanced Market

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	\$527,500	2	2	4	114	4%
1,500 - 1,999	\$745,000	3	3	22	100	22%
2,000 - 2,499	\$614,900	3	3	31	120	26%
2,500 - 2,999	\$1,055,000	4	4	3	60	5%
3,000 - 3,499	NA	NA	NA	0	27	0%
3,500+	\$2,549,500	4	5	2	17	12%

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 | MAY

TOTAL INVENTORY

May 2024 May 2025
316 438

VARIANCE: **39%**

TOTAL SOLD

May 2024 May 2025
83 62

VARIANCE: **-25%**

SALES PRICE

May 2024 May 2025
\$760k \$673k

VARIANCE: **-12%**

SALE PRICE PER SQFT.

May 2024 May 2025
\$432 \$367

VARIANCE: **-15%**

SALE TO LIST PRICE RATIO

May 2024 May 2025
100.00% 97.23%

VARIANCE: **-3%**

DAYS ON MARKET

May 2024 May 2025
17 33

VARIANCE: **94%**

TAMPA MARKET SUMMARY | MAY 2025

- The attached luxury market is a **Balanced Market** with a **14% Sales Ratio**.
- Homes sold for a median of **97.23% of list price** in May 2025.
- The most active price band is **\$525,000-\$549,999**, where the sales ratio is **53%**.
- The median luxury sales price for attached homes is **\$672,500**.
- The median days on market for May 2025 was **33** days, up from **17** in May 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.