



# TAMPA FLORIDA

## LUXURY INVENTORY VS. SALES | JUNE 2025

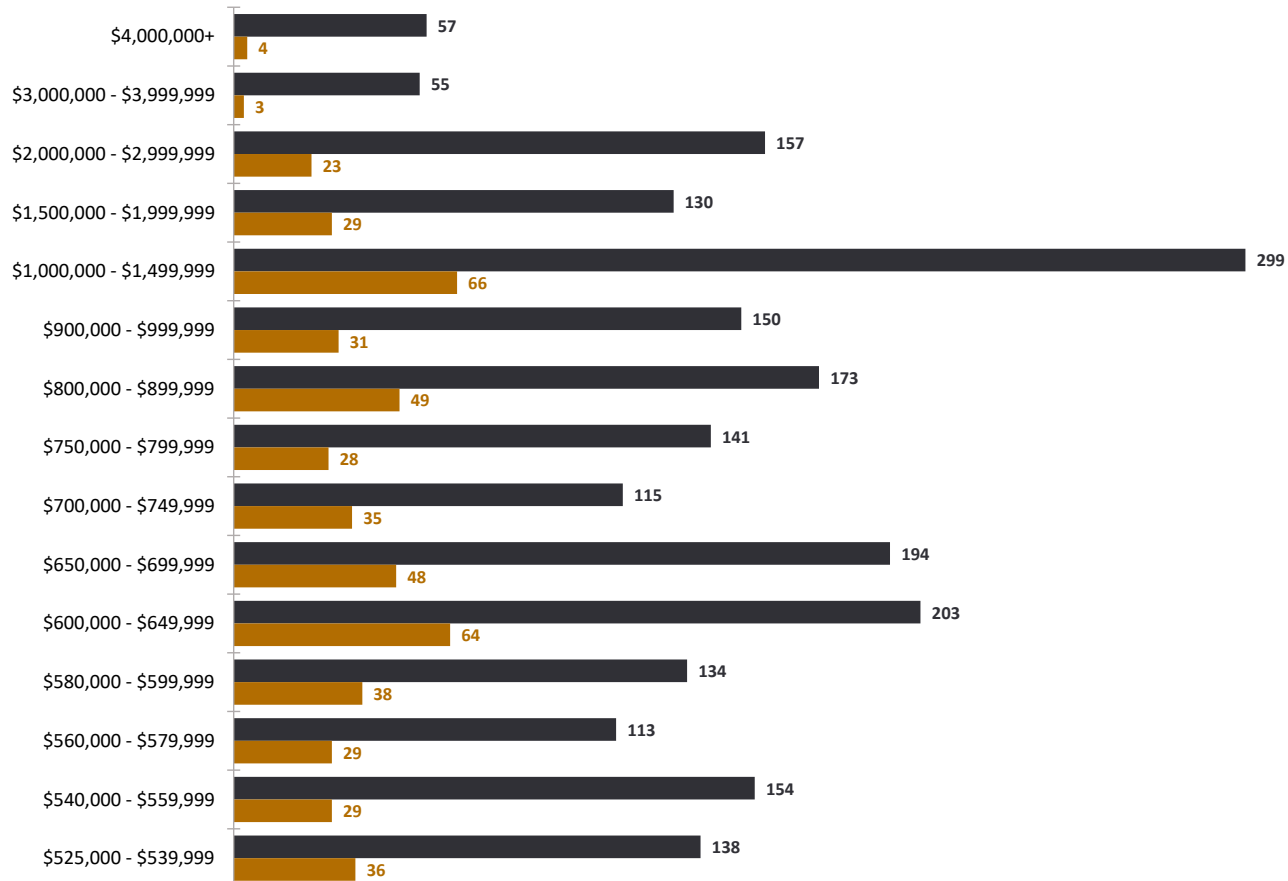
Total Inventory: 2,213

Total Sales: 512

Total Sales Ratio<sup>2</sup>: 23%

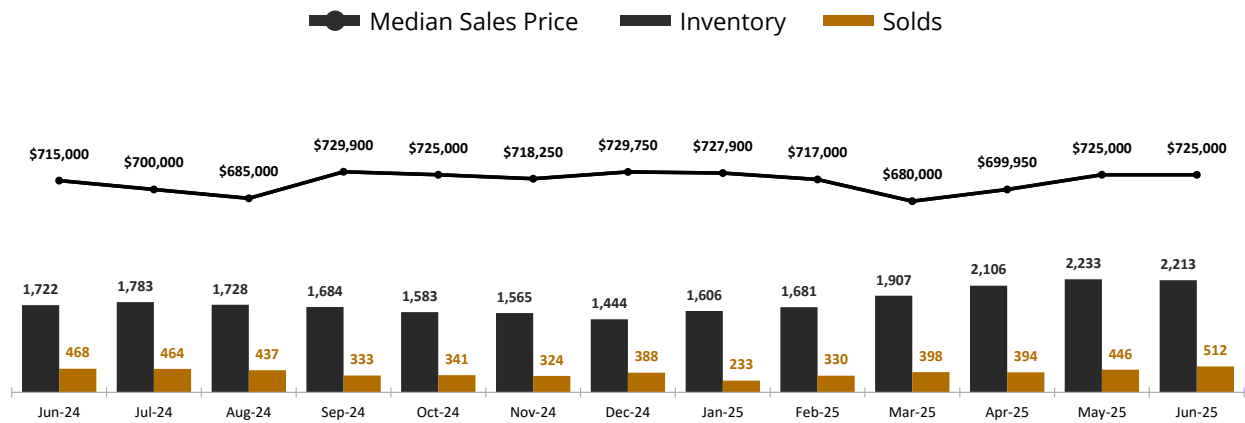
Seller's Market

Inventory Sales



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$610,000	3	2	71	365	19%
2,000 - 2,999	\$650,000	4	3	223	852	26%
3,000 - 3,999	\$826,742	4	4	159	632	25%
4,000 - 4,999	\$1,362,500	5	4	42	212	20%
5,000 - 5,999	\$2,550,000	5	6	13	90	14%
6,000+	\$2,275,000	5	6	4	62	6%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup> 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 TREND<sup>4</sup>

## MEDIAN DATA REVIEW | JUNE

## TOTAL INVENTORY

Jun. 2024   Jun. 2025  
1,722   2,213

VARIANCE: **29%**

## TOTAL SOLD

Jun. 2024   Jun. 2025  
468   512

VARIANCE: **9%**

## SALES PRICE

Jun. 2024   Jun. 2025  
\$715k   \$725k

VARIANCE: **1%**

## SALE PRICE PER SQFT.

Jun. 2024   Jun. 2025  
\$286   \$283

VARIANCE: **-1%**

## SALE TO LIST PRICE RATIO

Jun. 2024   Jun. 2025  
98.66%   98.24%

VARIANCE: **0%**

## DAYS ON MARKET

Jun. 2024   Jun. 2025  
19   25

VARIANCE: **32%**

## TAMPA MARKET SUMMARY | JUNE 2025

- The single-family luxury market is a **Seller's Market** with a **23% Sales Ratio**.
- Homes sold for a median of **98.24% of list price** in June 2025.
- The most active price band is **\$600,000-\$649,999**, where the sales ratio is **32%**.
- The median luxury sales price for single-family homes is **\$725,000**.
- The median days on market for June 2025 was **25** days, up from **19** in June 2024.

<sup>3</sup>Square foot table does not account for listings and sells where square foot data is not disclosed.<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

## LUXURY INVENTORY VS. SALES | JUNE 2025

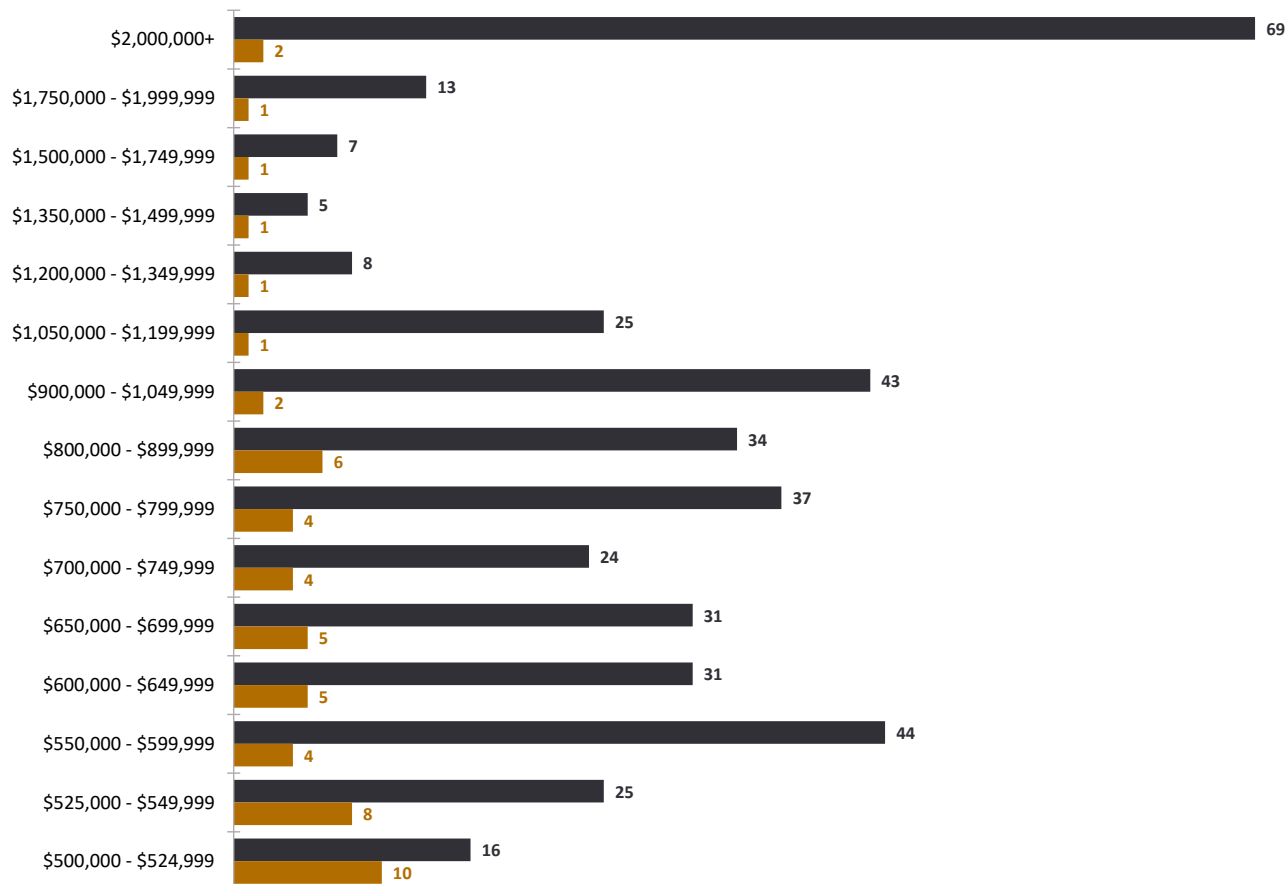
Total Inventory: 412

Total Sales: 55

Total Sales Ratio<sup>2</sup>: 13%

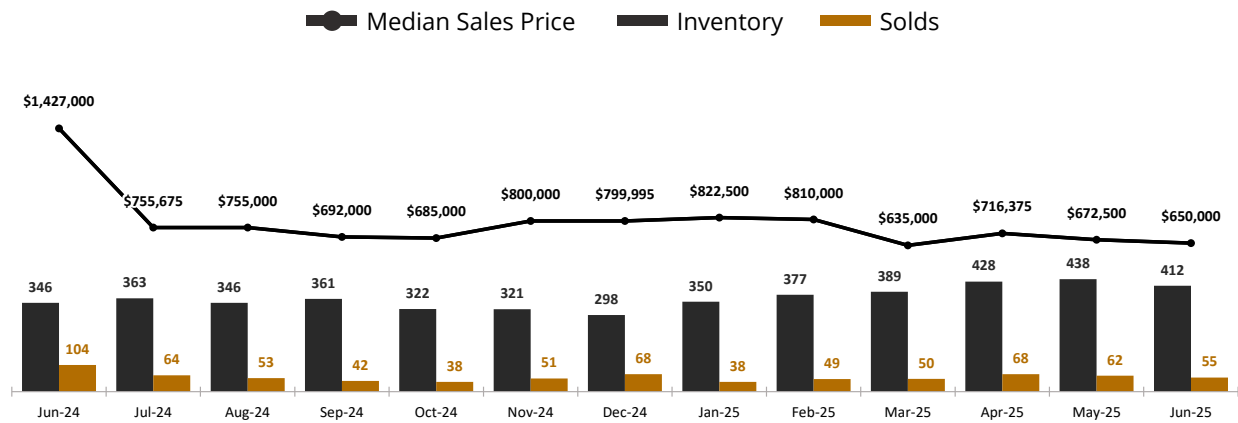
Balanced Market

Inventory Sales



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$550,000	2	2	12	107	11%
1,500 - 1,999	\$575,000	3	3	21	90	23%
2,000 - 2,499	\$790,000	3	4	13	120	11%
2,500 - 2,999	\$1,155,000	3	3	8	54	15%
3,000 - 3,499	\$2,900,000	3	4	1	25	4%
3,500+	NA	NA	NA	0	16	0%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup> 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 TREND<sup>4</sup>

## MEDIAN DATA REVIEW | JUNE

## TOTAL INVENTORY

Jun. 2024   Jun. 2025  
346   412

VARIANCE: **19%**

## TOTAL SOLD

Jun. 2024   Jun. 2025  
104   55

VARIANCE: **-47%**

## SALES PRICE

Jun. 2024   Jun. 2025  
\$1.43m   \$650k

VARIANCE: **-54%**

## SALE PRICE PER SQFT.

Jun. 2024   Jun. 2025  
\$617   \$365

VARIANCE: **-41%**

## SALE TO LIST PRICE RATIO

Jun. 2024   Jun. 2025  
100.00%   97.29%

VARIANCE: **-3%**

## DAYS ON MARKET

Jun. 2024   Jun. 2025  
0   30

VARIANCE: **N/A**

## TAMPA MARKET SUMMARY | JUNE 2025

- The attached luxury market is a **Balanced Market** with a **13% Sales Ratio**.
- Homes sold for a median of **97.29% of list price** in June 2025.
- The most active price band is **\$500,000-\$524,999**, where the sales ratio is **63%**.
- The median luxury sales price for attached homes is **\$650,000**.
- The median days on market for June 2025 was **30** days, up from **0** in June 2024.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed.<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.