



TAMPA
FLORIDA

LUXURY INVENTORY VS. SALES | JULY 2025

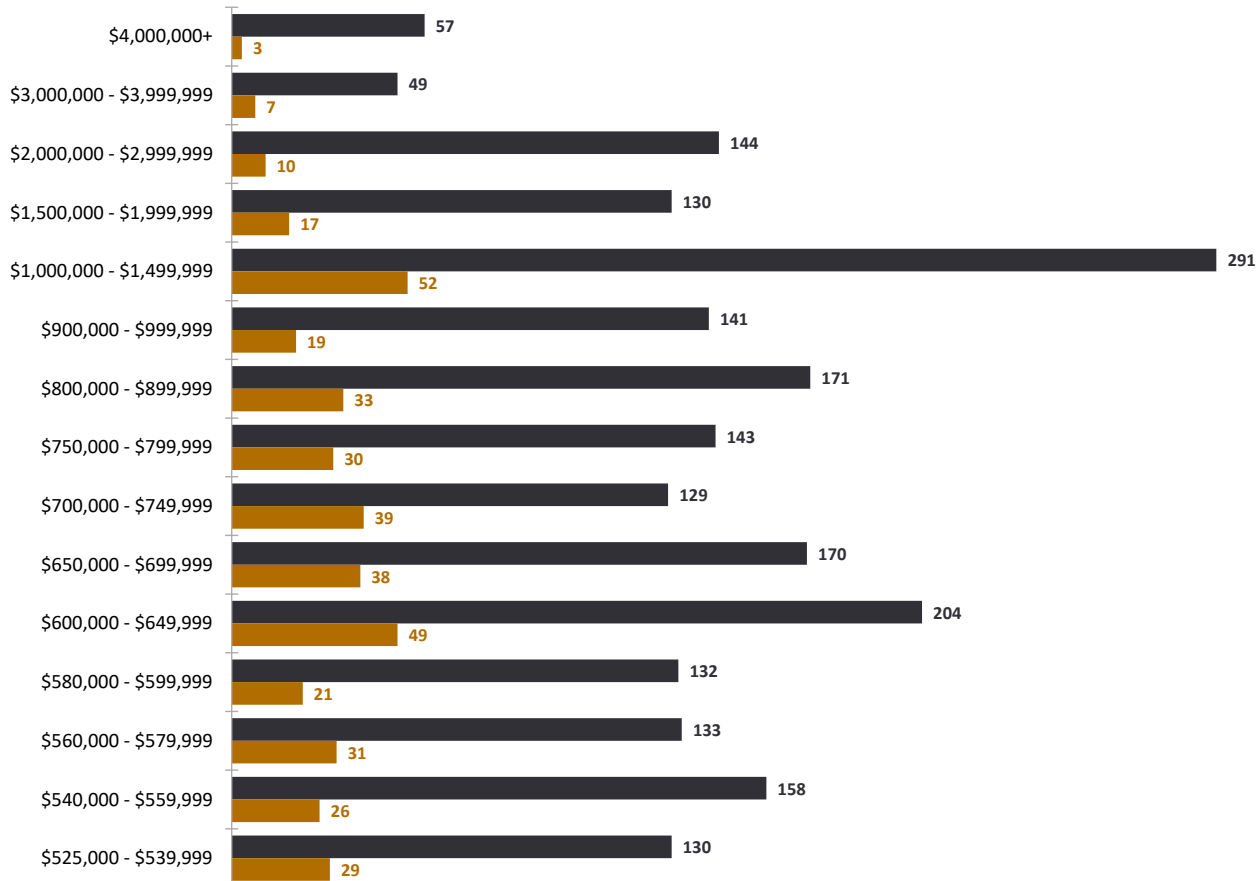
Total Inventory: 2,182

Total Sales: 404

Total Sales Ratio²: 19%

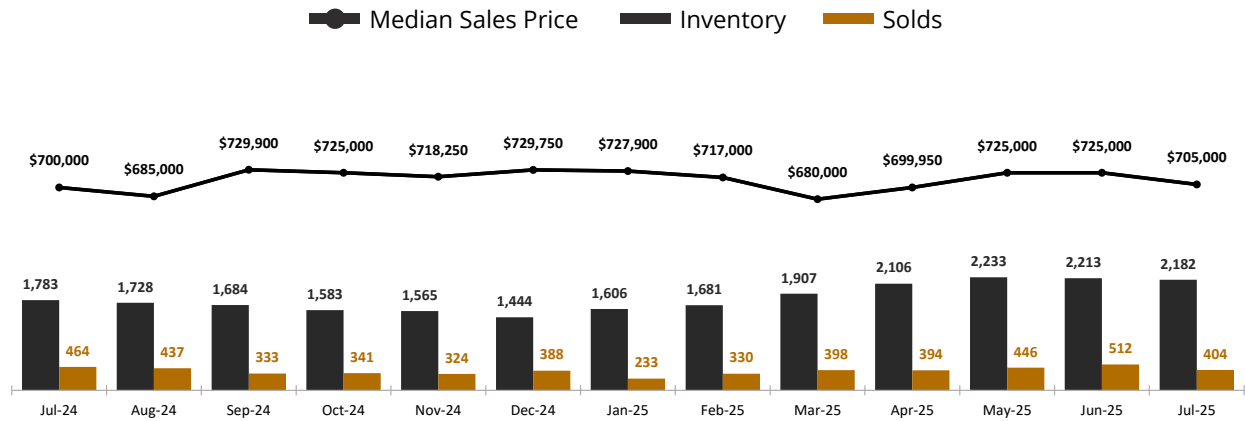
Balanced Market

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	\$615,000	3	2	73	384	19%
2,000 - 2,999	\$627,500	4	3	176	838	21%
3,000 - 3,999	\$825,000	4	4	111	620	18%
4,000 - 4,999	\$1,235,000	5	5	31	202	15%
5,000 - 5,999	\$3,200,000	5	6	7	78	9%
6,000+	\$3,862,500	6	8	6	60	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 | JULY

TOTAL INVENTORY

Jul. 2024 Jul. 2025
1,783 2,182

VARIANCE: **22%**

TOTAL SOLD

Jul. 2024 Jul. 2025
464 404

VARIANCE: **-13%**

SALES PRICE

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

VARIANCE: **1%**

SALE PRICE PER SQFT.

Jul. 2024 Jul. 2025
\$286 \$280

VARIANCE: **-2%**

SALE TO LIST PRICE RATIO

Jul. 2024 Jul. 2025
98.66% 97.61%

VARIANCE: **-1%**

DAYS ON MARKET

Jul. 2024 Jul. 2025
22 34

VARIANCE: **55%**

TAMPA MARKET SUMMARY | JULY 2025

- The single-family luxury market is a **Balanced Market** with a **19% Sales Ratio**.
- Homes sold for a median of **97.61% of list price** in July 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 **\$705,000**.
- The median days on market for July 2025 was **34** days, up from **22** in July 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 | JULY 2025

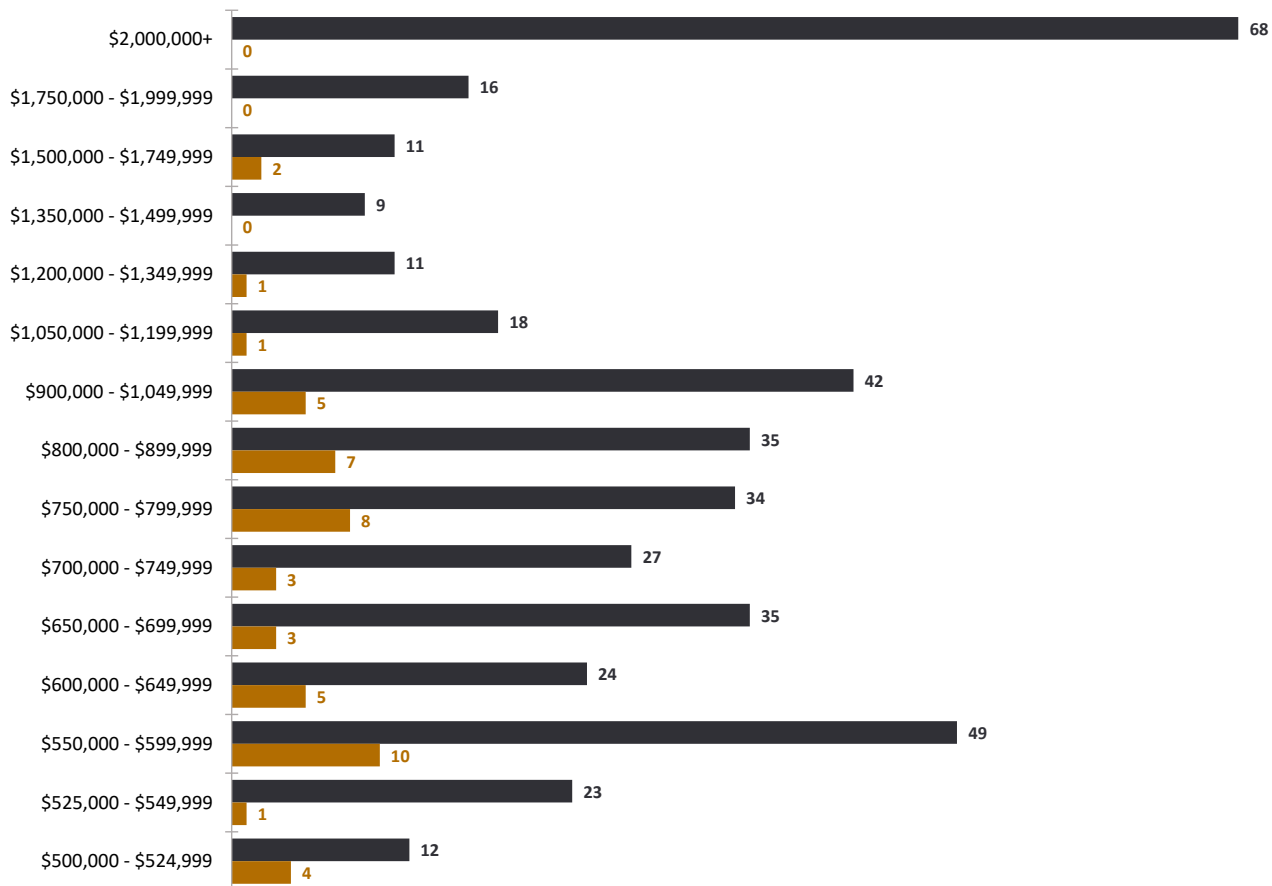
Total Inventory: 414

Total Sales: 50

Total Sales Ratio²: 12%

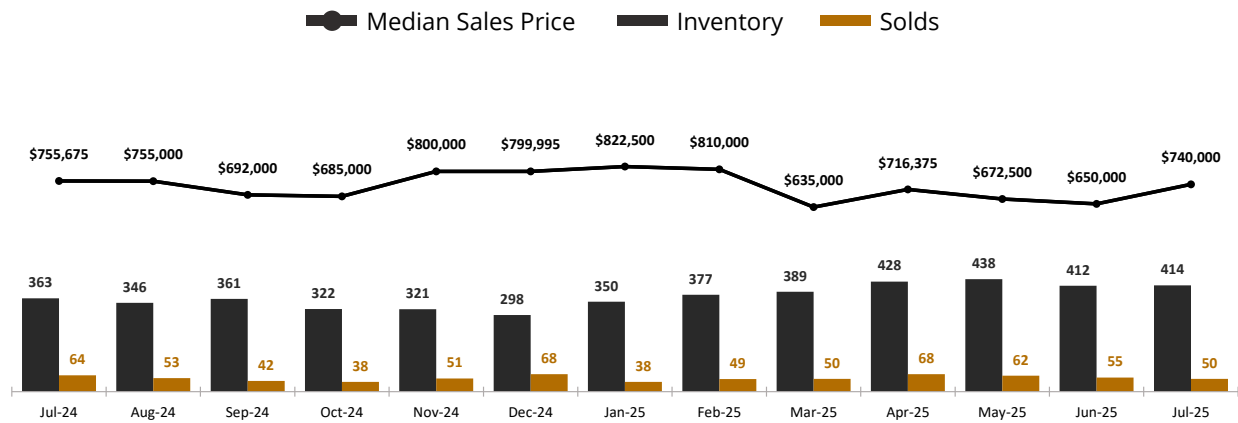
Balanced Market

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	\$555,000	2	2	9	104	9%
1,500 - 1,999	\$663,500	3	3	8	93	9%
2,000 - 2,499	\$765,000	3	4	26	118	22%
2,500 - 2,999	\$925,000	4	4	5	59	8%
3,000 - 3,499	\$1,005,000	4	4	2	23	9%
3,500+	NA	NA	NA	0	17	0%

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 | JULY

TOTAL INVENTORY

Jul. 2024 Jul. 2025
363 414

VARIANCE: **14%**

TOTAL SOLD

Jul. 2024 Jul. 2025
64 50

VARIANCE: **-22%**

SALES PRICE

Jul. 2024 Jul. 2025
\$756k \$740k

VARIANCE: **-2%**

SALE PRICE PER SQFT.

Jul. 2024 Jul. 2025
\$444 \$369

VARIANCE: **-17%**

SALE TO LIST PRICE RATIO

Jul. 2024 Jul. 2025
99.59% 96.71%

VARIANCE: **-3%**

DAYS ON MARKET

Jul. 2024 Jul. 2025
19 40

VARIANCE: **111%**

TAMPA MARKET SUMMARY | JULY 2025

- The attached luxury market is a **Balanced Market** with a **12% Sales Ratio**.
- Homes sold for a median of **96.71% of list price** in July 2025.
- The most active price band is **\$500,000-\$524,999**, where the sales ratio is **33%**.
- The median luxury sales price for attached homes is **\$740,000**.
- The median days on market for July 2025 was **40** days, up from **19** in July 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.