



TAMPA  
FLORIDA

## LUXURY INVENTORY VS. SALES | AUGUST 2025

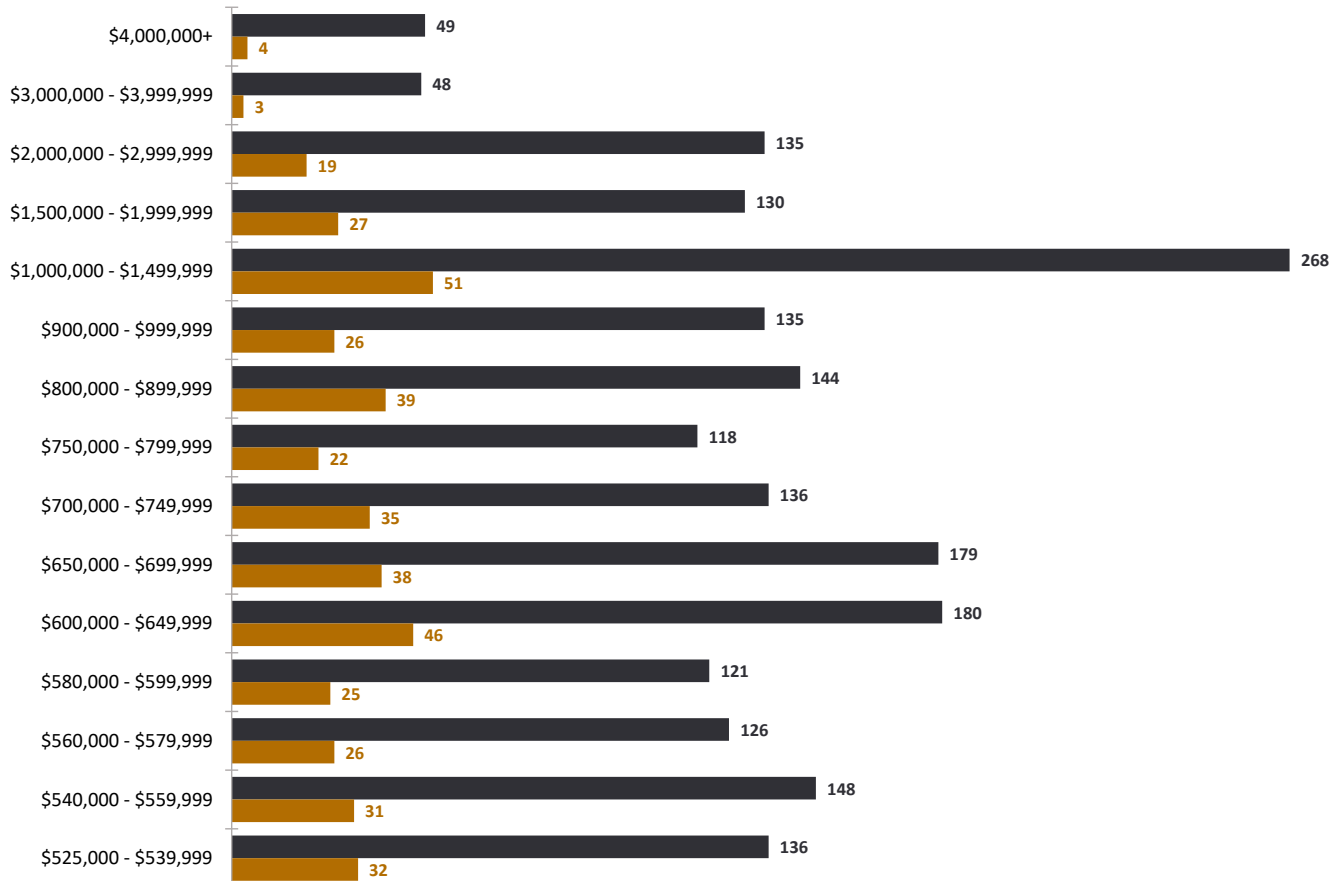
Total Inventory: 2,053

Total Sales: 424

Total Sales Ratio<sup>2</sup>: 21%

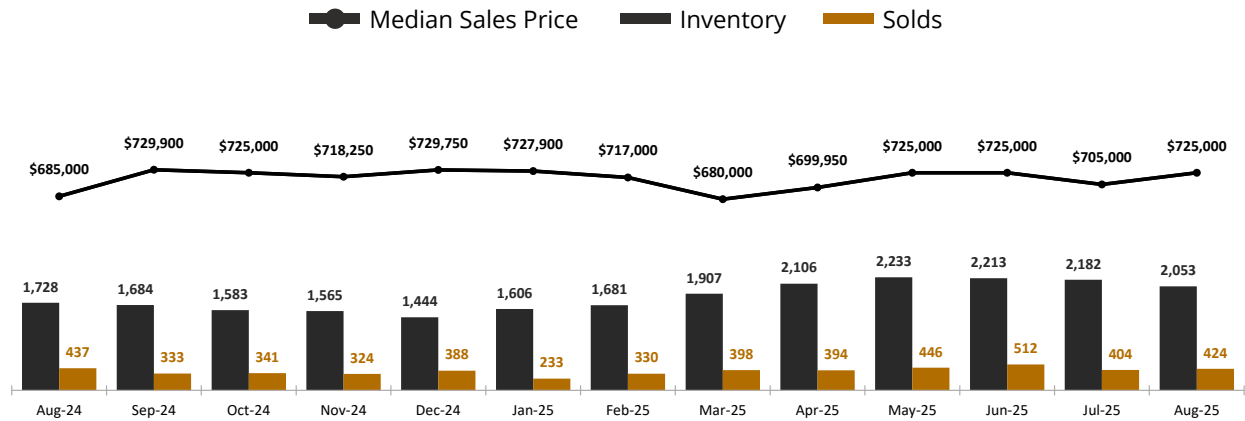
Seller's Market

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	\$612,500	3	2	52	350	15%
2,000 - 2,999	\$626,785	4	3	177	817	22%
3,000 - 3,999	\$850,000	4	4	137	568	24%
4,000 - 4,999	\$1,247,500	5	5	36	188	19%
5,000 - 5,999	\$2,175,000	5	6	17	77	22%
6,000+	\$3,700,000	6	6	5	53	9%

<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 | AUGUST

## TOTAL INVENTORY

Aug. 2024      Aug. 2025  
1,728      2,053

VARIANCE: **19%**

## TOTAL SOLDs

Aug. 2024      Aug. 2025  
437      424

VARIANCE: **-3%**

## SALES PRICE

Aug. 2024      Aug. 2025  
\$685k      \$725k

VARIANCE: **6%**

## SALE PRICE PER SQFT.

Aug. 2024      Aug. 2025  
\$278      \$278

VARIANCE: **0%**

## SALE TO LIST PRICE RATIO

Aug. 2024      Aug. 2025  
98.33%      97.83%

VARIANCE: **-1%**

## DAYS ON MARKET

Aug. 2024      Aug. 2025  
22      45

VARIANCE: **105%**

## TAMPA MARKET SUMMARY | AUGUST 2025

- The single-family luxury market is a **Seller's Market** with a **21% Sales Ratio**.
- Homes sold for a median of **97.83% of list price** in August 2025.
- The most active price band is **\$800,000-\$899,999**, where the sales ratio is **27%**.
- The median luxury sales price for single-family homes is **\$725,000**.
- The median days on market for August 2025 was **45** days, up from **22** in August 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.

## LUXURY INVENTORY VS. SALES | AUGUST 2025

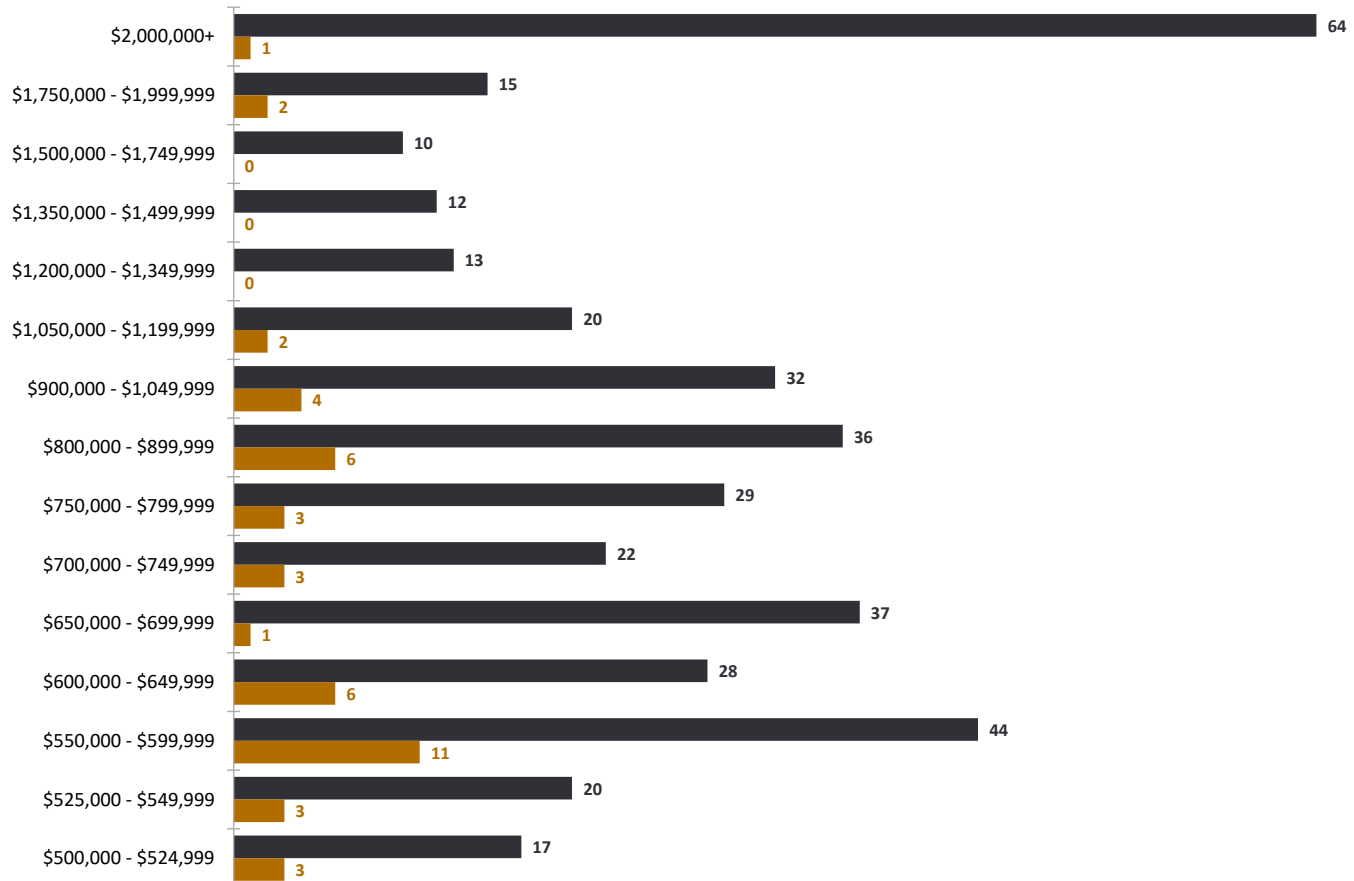
Total Inventory: 399

Total Sales: 45

Total Sales Ratio<sup>2</sup>: 11%

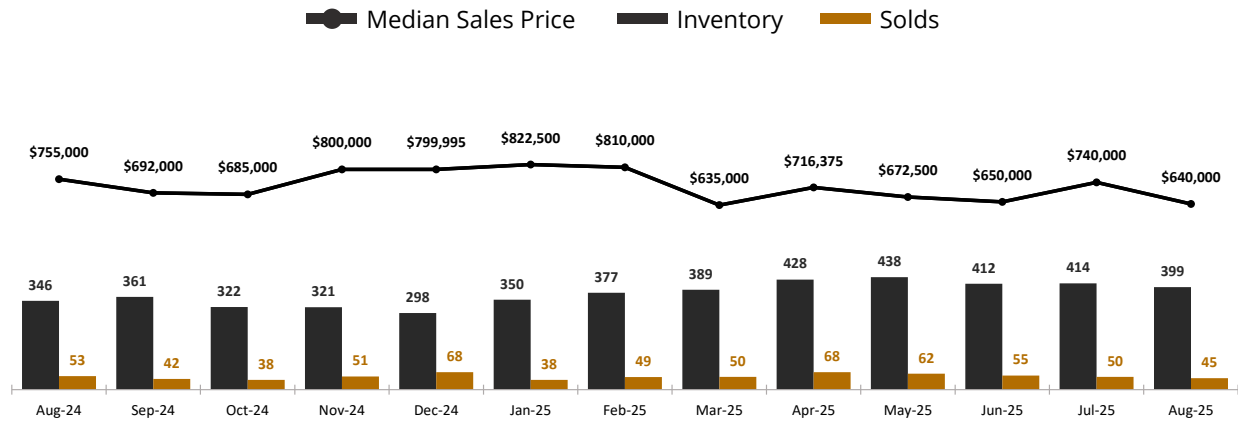
Buyer's Market

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 - 1,499	\$540,000	2	2	6	103	6%
1,500 - 1,999	\$625,000	3	3	17	90	19%
2,000 - 2,499	\$690,000	3	3	13	108	12%
2,500 - 2,999	\$927,500	3	4	8	59	14%
3,000 - 3,499	\$3,100,000	4	5	1	22	5%
3,500+	NA	NA	NA	0	17	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 | AUGUST

## TOTAL INVENTORY

Aug. 2024	Aug. 2025
346	399

VARIANCE: **15%**

## TOTAL SOLD

Aug. 2024	Aug. 2025
53	45

VARIANCE: **-15%**

## SALES PRICE

Aug. 2024	Aug. 2025
\$755k	\$640k

VARIANCE: **-15%**

## SALE PRICE PER SQFT.

Aug. 2024	Aug. 2025
\$432	\$367

VARIANCE: **-15%**

## SALE TO LIST PRICE RATIO

Aug. 2024	Aug. 2025
97.94%	96.59%

VARIANCE: **-1%**

## DAYS ON MARKET

Aug. 2024	Aug. 2025
41	58

VARIANCE: **41%**

## TAMPA MARKET SUMMARY | AUGUST 2025

- The attached luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **96.59% of list price** in August 2025.
- The most active price band is **\$550,000-\$599,999**, where the sales ratio is **25%**.
- The median luxury sales price for attached homes is **\$640,000**.
- The median days on market for August 2025 was **58** days, up from **41** in August 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.