



TAMPA
FLORIDA

LUXURY INVENTORY VS. SALES | SEPTEMBER 2025

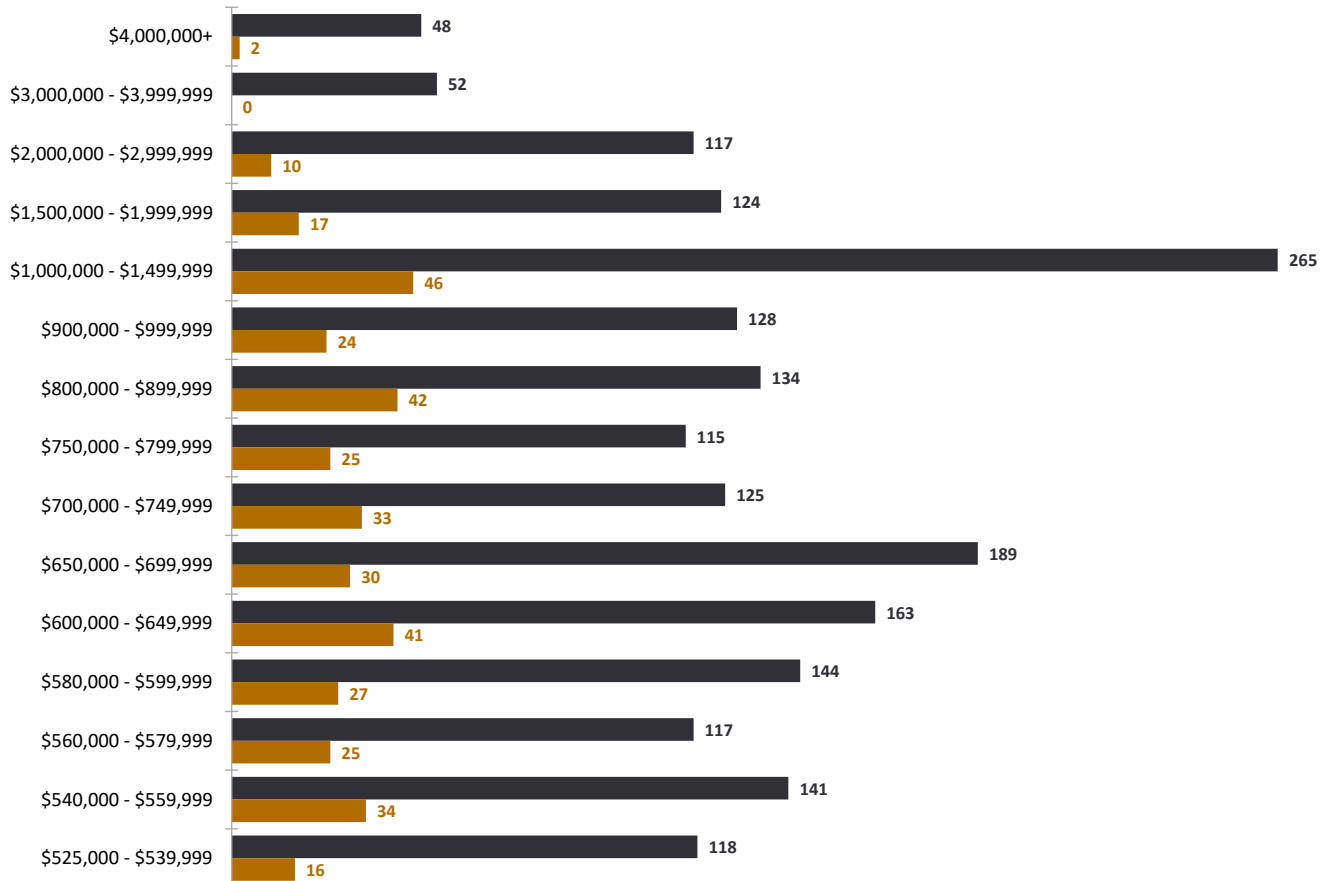
Total Inventory: 1,980

Total Sales: 372

Total Sales Ratio²: 19%

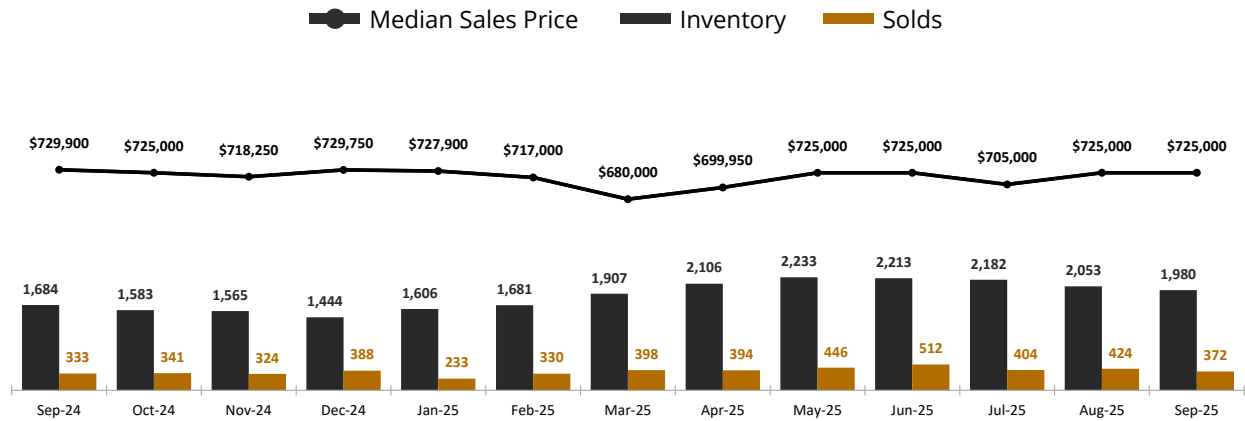
Balanced Market

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	\$595,000	3	2	49	348	14%
2,000 - 2,999	\$638,000	4	3	167	808	21%
3,000 - 3,999	\$844,000	4	4	126	522	24%
4,000 - 4,999	\$1,033,194	5	4	20	170	12%
5,000 - 5,999	\$2,762,500	5	6	6	79	8%
6,000+	\$1,733,500	6	7	4	53	8%

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 | SEPTEMBER

TOTAL INVENTORY

Sept. 2024	Sept. 2025
1,684	1,980

VARIANCE: **18%**

TOTAL SOLDs

Sept. 2024	Sept. 2025
333	372

VARIANCE: **12%**

SALES PRICE

Sept. 2024	Sept. 2025
\$730k	\$725k

VARIANCE: **-1%**

SALE PRICE PER SQFT.

Sept. 2024	Sept. 2025
\$271	\$277

VARIANCE: **2%**

SALE TO LIST PRICE RATIO

Sept. 2024	Sept. 2025
98.46%	97.66%

VARIANCE: **-1%**

DAYS ON MARKET

Sept. 2024	Sept. 2025
26	37

VARIANCE: **42%**

TAMPA MARKET SUMMARY | SEPTEMBER 2025

- The single-family luxury market is a **Balanced Market** with a **19% Sales Ratio**.
- Homes sold for a median of **97.66% of list price** in September 2025.
- The most active price band is **\$800,000-\$899,999**, where the sales ratio is **31%**.
- The median luxury sales price for single-family homes is **\$725,000**.
- The median days on market for September 2025 was **37** days, up from **26** in September 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.

LUXURY INVENTORY VS. SALES | SEPTEMBER 2025

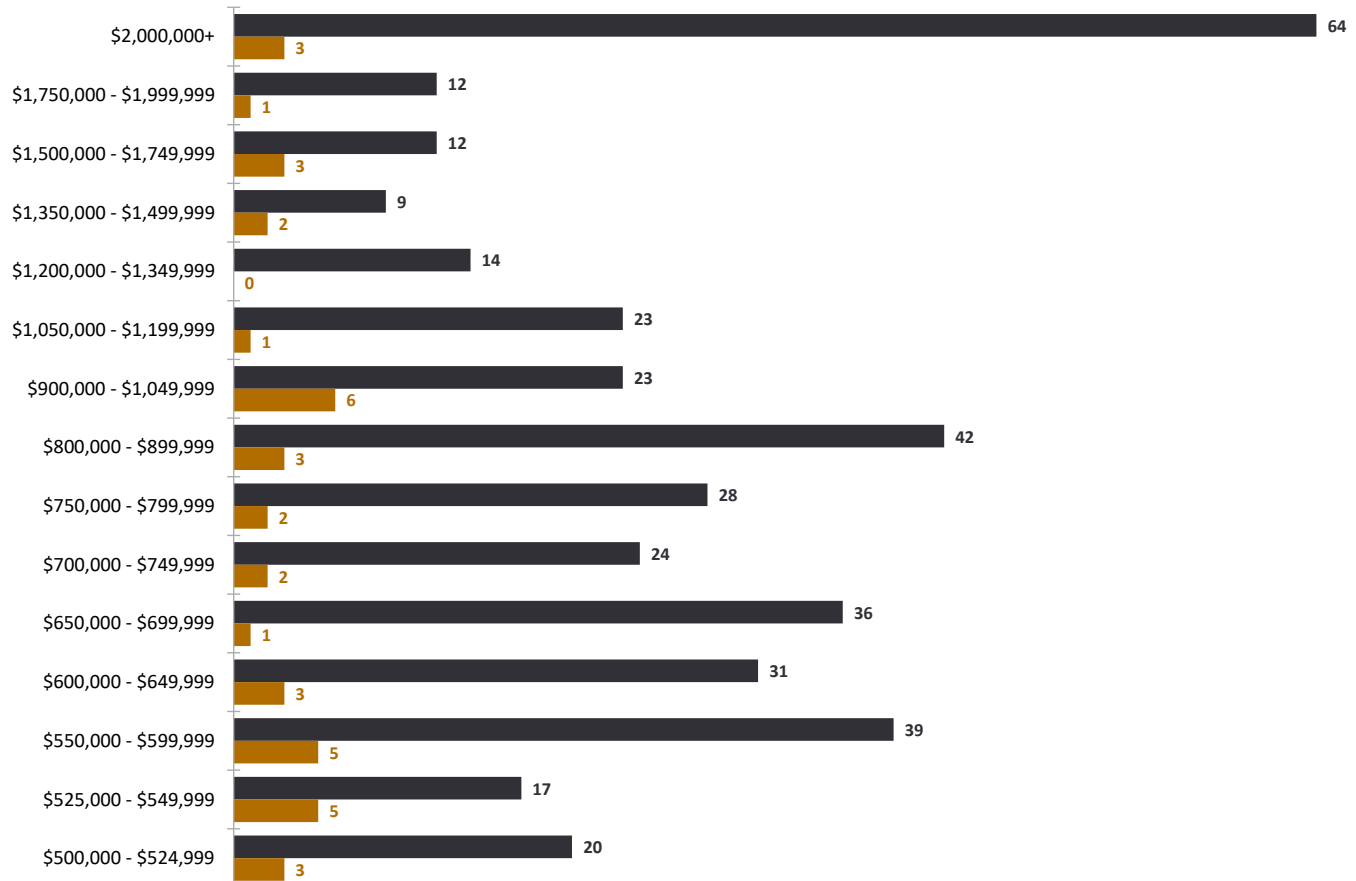
Total Inventory: 394

Total Sales: 40

Total Sales Ratio²: 10%

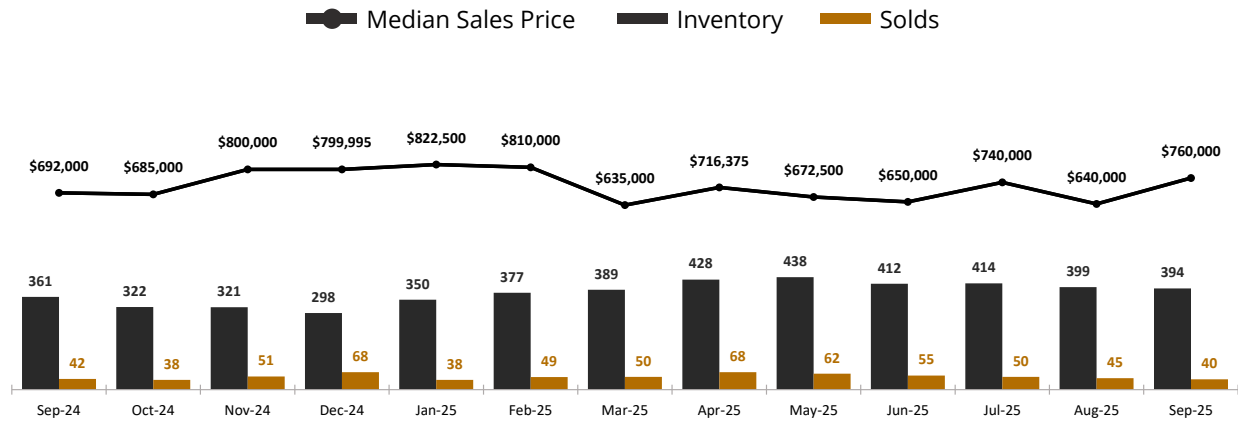
Buyer's Market

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	\$648,000	2	3	5	95	5%
1,500 - 1,999	\$550,000	3	3	9	96	9%
2,000 - 2,499	\$769,999	4	4	17	111	15%
2,500 - 2,999	\$1,662,500	3	4	6	52	12%
3,000 - 3,499	\$2,306,250	4	4	2	21	10%
3,500+	\$3,468,042	4	4	1	19	5%

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 | SEPTEMBER

TOTAL INVENTORY

Sept. 2024 Sept. 2025
361 394

VARIANCE: 9%

TOTAL SOLD

Sept. 2024 Sept. 2025
42 40

VARIANCE: -5%

SALES PRICE

Sept. 2024 Sept. 2025
\$692k \$760k

VARIANCE: 10%

SALE PRICE PER SQFT.

Sept. 2024 Sept. 2025
\$409 \$408

VARIANCE: 0%

SALE TO LIST PRICE RATIO

Sept. 2024 Sept. 2025
97.79% 96.26%

VARIANCE: -2%

DAYS ON MARKET

Sept. 2024 Sept. 2025
33 74

VARIANCE: 124%

TAMPA MARKET SUMMARY | SEPTEMBER 2025

- The attached luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **96.26% of list price** in September 2025.
- The most active price band is **\$525,000-\$549,999**, where the sales ratio is **29%**.
- The median luxury sales price for attached homes is **\$760,000**.
- The median days on market for September 2025 was **74** days, up from **33** in September 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.