INSTITUTE *for* LUXURY HOME MARKETING®
by Colibri Real Estate

MARCH
2026

TAMPA FLORIDA

www.LuxuryHomeMarketing.com

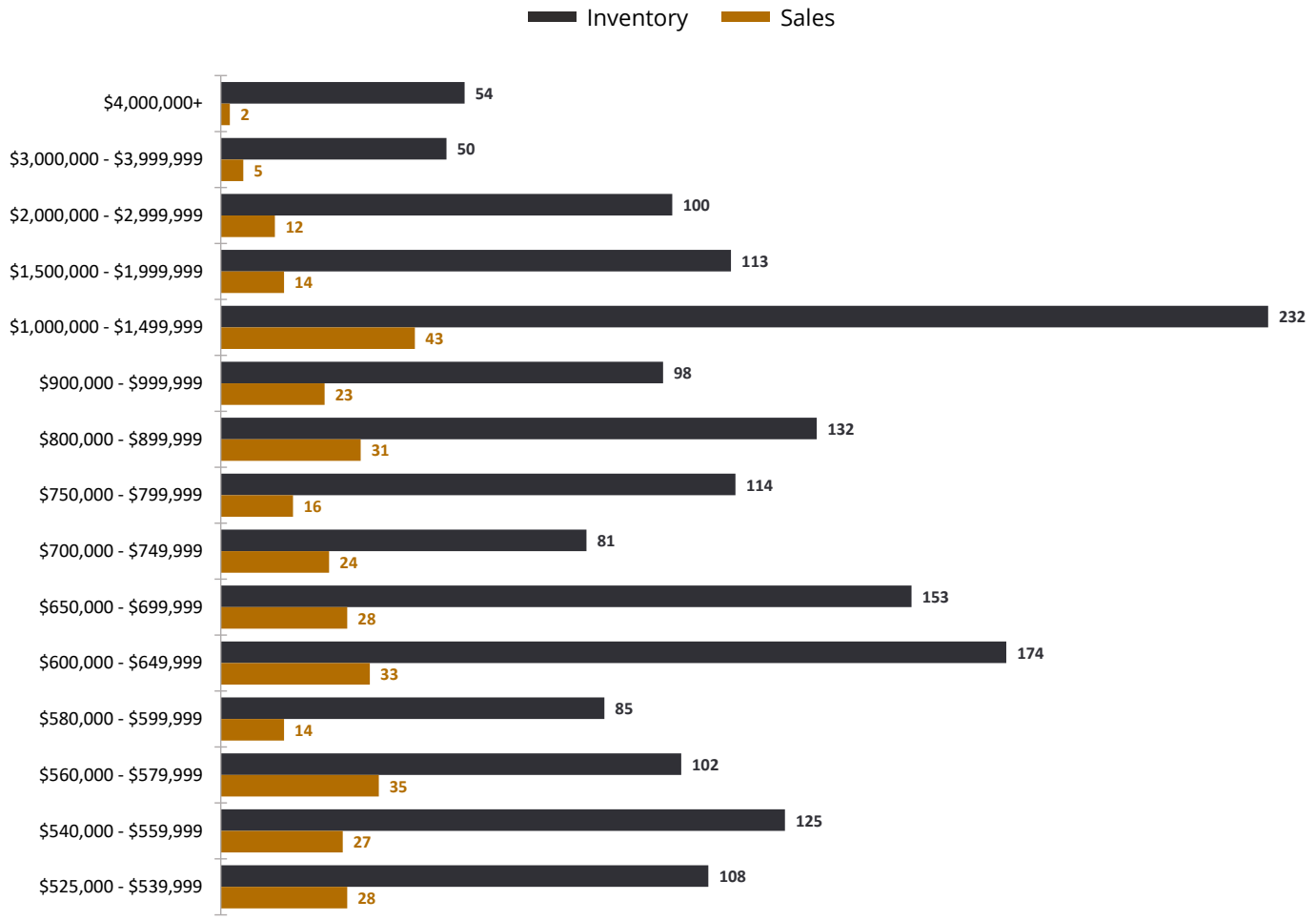
TAMPA

SINGLE-FAMILY HOMES

Luxury Benchmark Price[1]: **$525,000**

LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **1,721**	*Total Sales:* **335**	*Total Sales Ratio*[2]*:* **19%**	**Balanced Market**



Square Feet[3] -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	$600,000	3	2	**67**	**295**	**23%**
2,000 - 2,999	$629,450	4	3	**146**	**674**	**22%**
3,000 - 3,999	$820,000	4	4	**79**	**462**	**17%**
4,000 - 4,999	$1,275,000	5	4	**29**	**160**	**18%**
5,000 - 5,999	$1,762,500	5	6	**8**	**81**	**10%**
6,000+	$2,598,000	7	7	**6**	**49**	**12%**

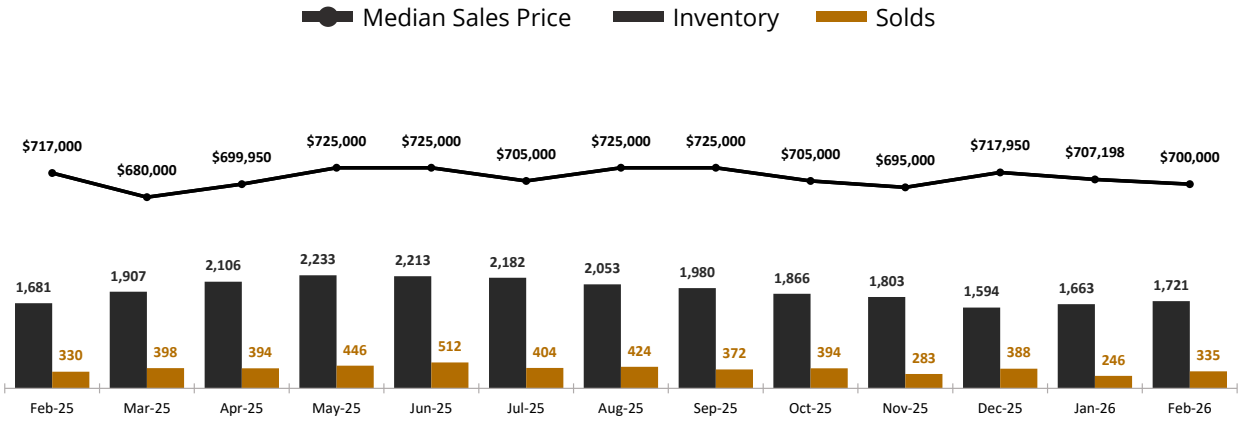
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

TAMPA

SINGLE-FAMILY HOMES

Luxury Benchmark Price[1]: **$525,000**

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | FEBRUARY

TOTAL INVENTORY

Feb. 2025	Feb. 2026
1,681	1,721

VARIANCE: **2%**

TOTAL SOLDS

Feb. 2025	Feb. 2026
330	335

VARIANCE: **2%**

SALES PRICE

Feb. 2025	Feb. 2026
$717k	$700k

VARIANCE: **-2%**

SALE PRICE PER SQFT.

Feb. 2025	Feb. 2026
$286	$290

VARIANCE: **1%**

SALE TO LIST PRICE RATIO

Feb. 2025	Feb. 2026
98.30%	97.60%

VARIANCE: **-1%**

DAYS ON MARKET

Feb. 2025	Feb. 2026
35	49

VARIANCE: **40%**

TAMPA MARKET SUMMARY | FEBRUARY 2026

- The single-family luxury market is a **Balanced Market** with a **19% Sales Ratio**.
- Homes sold for a median of **97.60% of list price** in February 2026.
- The most active price band is **$560,000-$579,999**, where the sales ratio is **34%**.
- The median luxury sales price for single-family homes is **$700,000**.
- The median days on market for February 2026 was **49** days, up from **35** in February 2025.

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

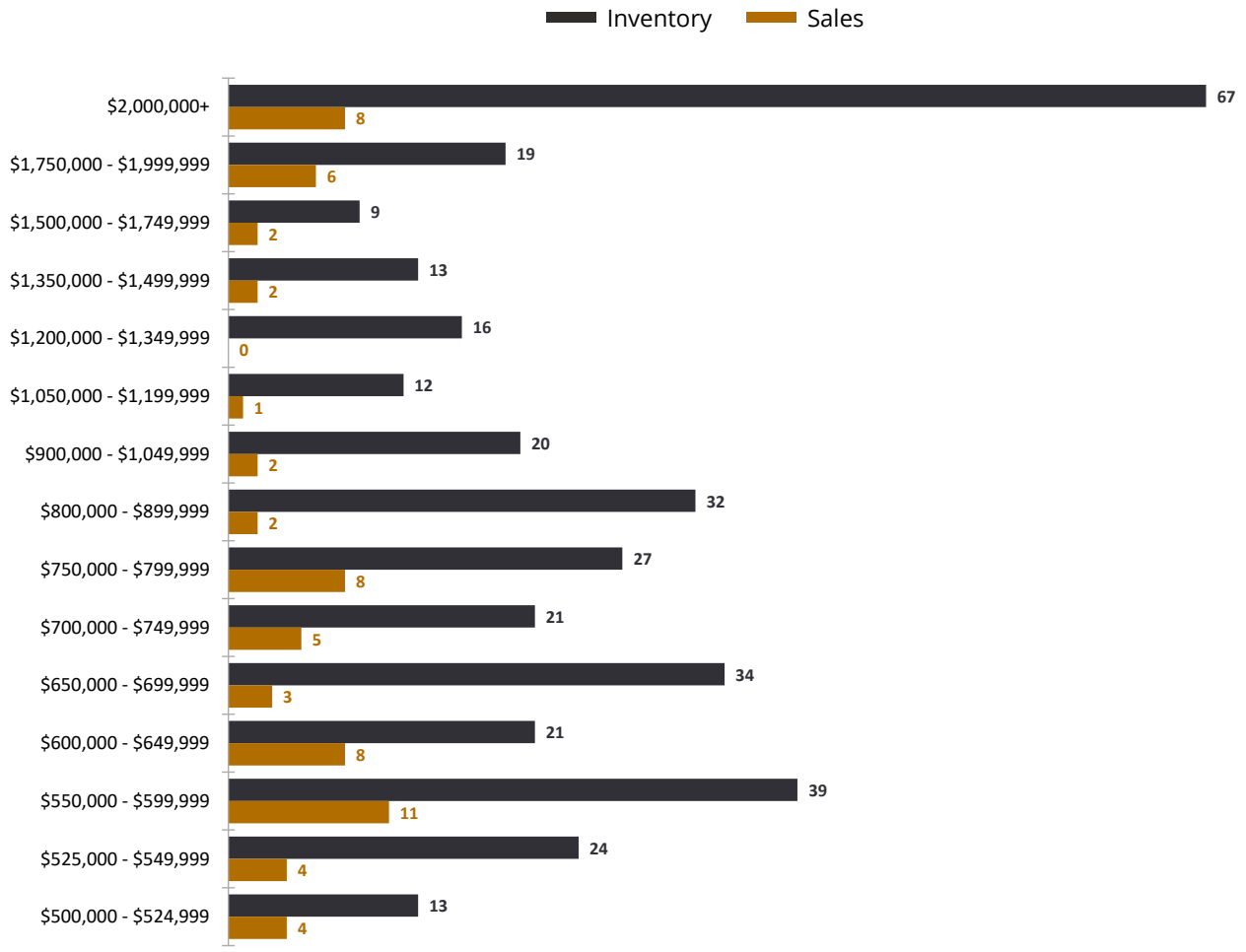
TAMPA

ATTACHED HOMES

Luxury Benchmark Price[1]: **$500,000**

LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **367**	*Total Sales:* **66**	*Total Sales Ratio*[2]*:* **18%**	**Balanced Market**



Square Feet[3] -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	$605,000	2	2	**15**	**87**	**17%**
1,500 - 1,999	$675,000	2	3	**13**	**88**	**15%**
2,000 - 2,499	$749,995	3	3	**30**	**102**	**29%**
2,500 - 2,999	$775,000	3	4	**5**	**40**	**13%**
3,000 - 3,499	$2,935,000	4	5	**3**	**32**	**9%**
3,500+	NA	NA	NA	**0**	**18**	**0%**

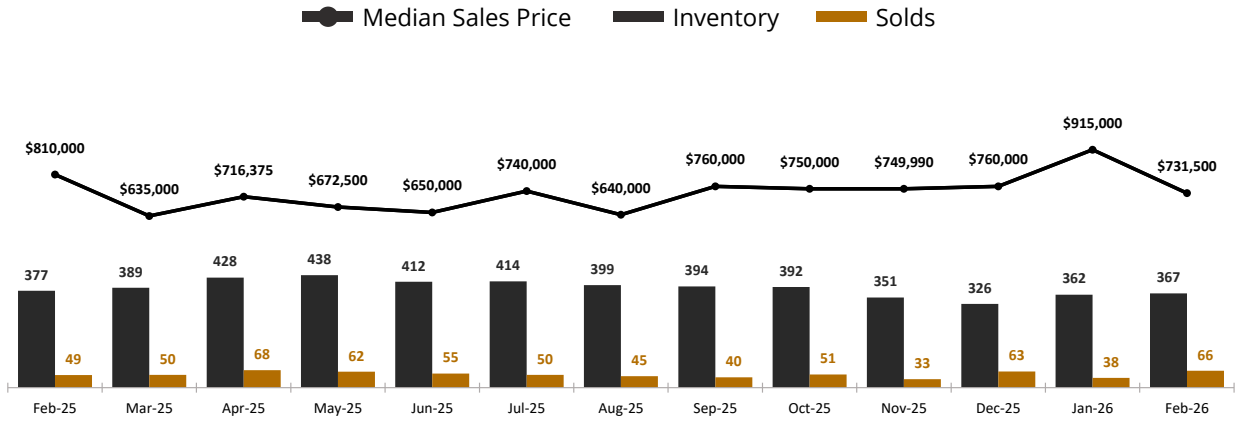
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

TAMPA

ATTACHED HOMES

Luxury Benchmark Price[1]: **$500,000**

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | FEBRUARY

TOTAL INVENTORY

Feb. 2025	Feb. 2026
377	367

VARIANCE: **-3%**

TOTAL SOLDS

Feb. 2025	Feb. 2026
49	66

VARIANCE: **35%**

SALES PRICE

Feb. 2025	Feb. 2026
$810k	$732k

VARIANCE: **-10%**

SALE PRICE PER SQFT.

Feb. 2025	Feb. 2026
$447	$389

VARIANCE: **-13%**

SALE TO LIST PRICE RATIO

Feb. 2025	Feb. 2026
97.71%	97.88%

VARIANCE: **0%**

DAYS ON MARKET

Feb. 2025	Feb. 2026
51	30

VARIANCE: **-41%**

TAMPA MARKET SUMMARY | FEBRUARY 2026

- The attached luxury market is a **Balanced Market** with an **18% Sales Ratio**.
- Homes sold for a median of **97.88% of list price** in February 2026.
- The most active price band is **$600,000-$649,999**, where the sales ratio is **38%**.
- The median luxury sales price for attached homes is **$731,500**.
- The median days on market for February 2026 was **30** days, down from **51** in February 2025.

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