

TAMPA MARKET REPORT

TDA

MARKET INSIGHTS • 3Q21



3.9%

Tampa Bay Unemployment Rate



18.1%

New Home Closings Up



42.0%

New Home Starts Up

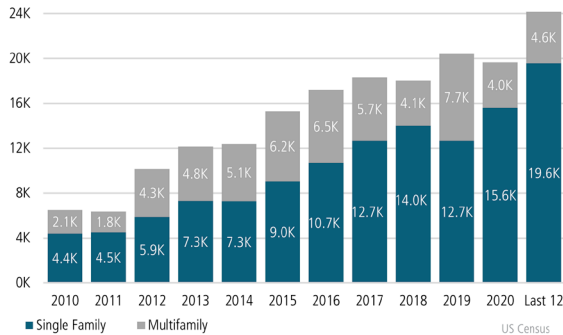


\$469,232

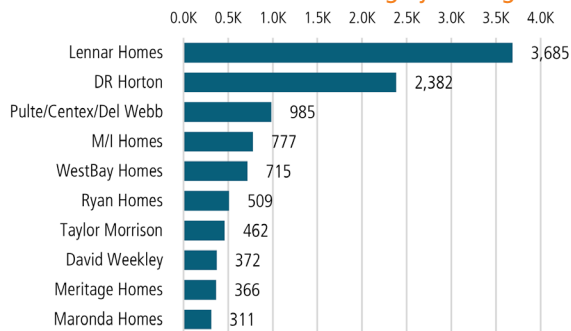
Average New Home Price

NEW HOUSING TRENDS¹

Single & Multi-Family Permits

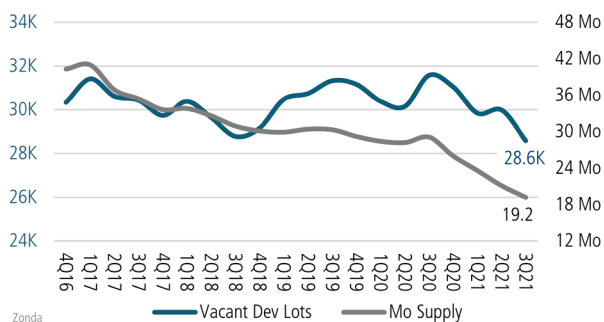


12 Month Homebuilder Ranking by Closings



Zonda

Vacant Developed Lot Supply

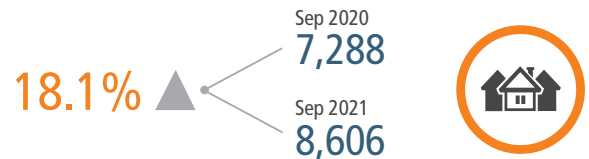


Zonda

SF NEW HOME STARTS



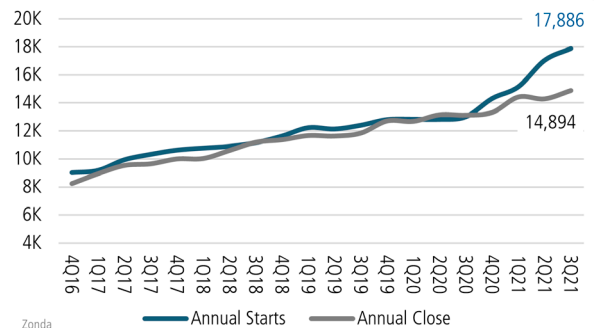
SF NEW HOME CLOSINGS



AVERAGE NEW HOME PRICE



Annual Starts vs Closings



Zonda

MLS RESALE STATISTICS - TAMPA MSA SINGLE FAMILY HOMES²

CLOSED SALES YTD



ACTIVE LISTINGS



MEDIAN SALE PRICE



MONTHS OF INVENTORY



ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

TAMPA BAY

Sep 2020	Sep 2021
6.0%	3.9%
▼ -2.1%	

FLORIDA

Sep 2020	Sep 2021
7.3%	4.3%
▼ -3.0%	



TOTAL NONFARM EMPLOYMENT (in thousands)

TAMPA BAY

Sep 2020	Sep 2021
1,328	1,412
▲ 6.3%	

FLORIDA

Sep 2020	Sep 2021
8,490	8,836
▲ 4.1%	



EMPLOYMENT CHANGE

TAMPA BAY

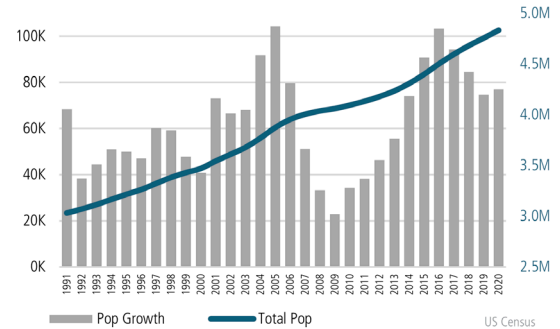
Annualized Employment Change*
1.8%

FLORIDA

Annualized Employment Change*
-0.3%



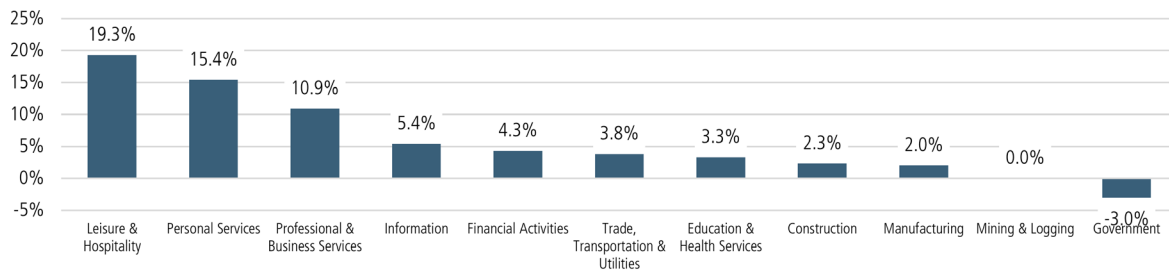
Population Growth & Total Population



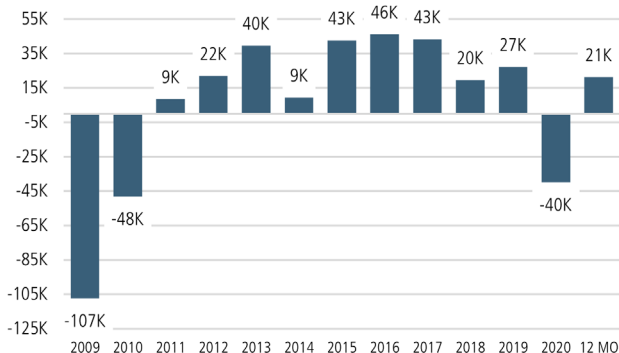
30 Year Fixed Mortgage Rate



YOY Change in Employment By Sector

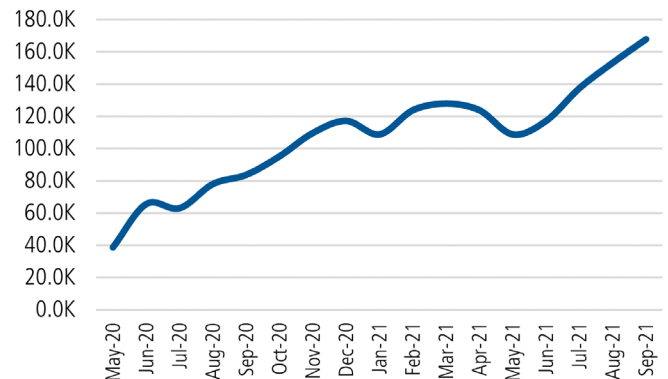


Change in Employment



Bureau of Labor Statistics average YOY monthly employment change.

Tampa Bay Jobs Recovered Since April 2020



THE NATION'S LEADING LAND BROKERAGE & ADVISORY FIRM

SALES • CAPITAL • M&A • CONSERVATION • ADVISORY



26 Offices Across the Nation



70+ Specialized Advisors



40+ Staff Professionals



\$32+ Billion in Sales Since 1987

SCOTTSDALE, AZ
CASA GRANDE, AZ
PRESCOTT, AZ
TUCSON, AZ
IRVINE, CA
BAY AREA, CA
COACHELLA VALLEY, CA
PASADENA, CA
ROSEVILLE, CA
SAN DIEGO, CA
SANTA BARBARA, CA
VALENCIA, CA
JACKSONVILLE, FL

ORLANDO, FL
TAMPA, FL
ATLANTA, GA
BOISE, ID
CHARLOTTE, NC
ALBUQUERQUE, NM
LAS VEGAS, NV
RENO, NV
AUSTIN, TX
DALLAS-FORT WORTH, TX
HOUSTON, TX
SALT LAKE CITY, UT
BELLEVUE, WA

FUTURE OFFICES
DENVER, CO
PORTLAND, OR
CHARLESTON, SC
DC - NORTHERN VIRGINIA

Tampa Bay Market Advisor

Nancy Surak, ALC, CCIM | nsurak@landadvisors.com

1646 W. Snow Avenue, Suite 33, Tampa, Florida 33606

Office: 813.448.1999 | Mobile: 813.299.2587

LandAdvisors.com

