

TAMPA MARKET REPORT

TDA

MARKET INSIGHTS • 1Q23



2.6%

Tampa Bay Unemployment Rate



13,608

Annual New Home Starts



11,324

Annual New Home Closings

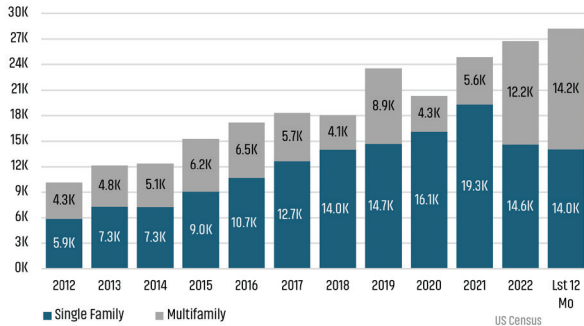


\$450,397

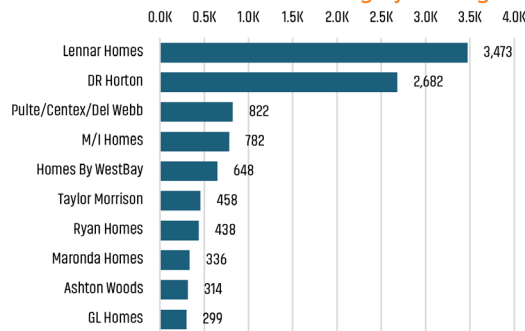
Average New Home Price

NEW HOUSING TRENDS¹

Single & Multi-Family Permits

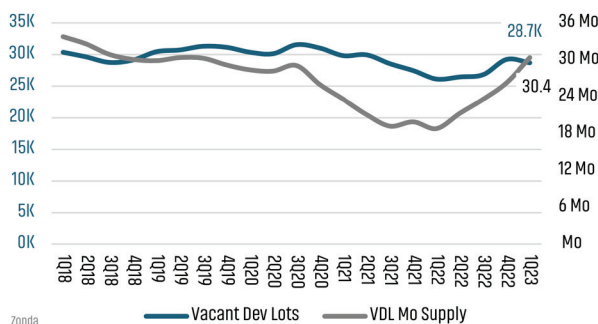


12 Month Homebuilder Ranking by Closings



Zonda

Vacant Developed Lot Supply



Zonda

ANNUALIZED SF NEW HOME STARTS



Mar 2022
16,715
Mar 2023
11,324
-32.3%

ANNUALIZED SF NEW HOME CLOSINGS

-1.7%

Mar 2022
13,846
Mar 2023
13,608

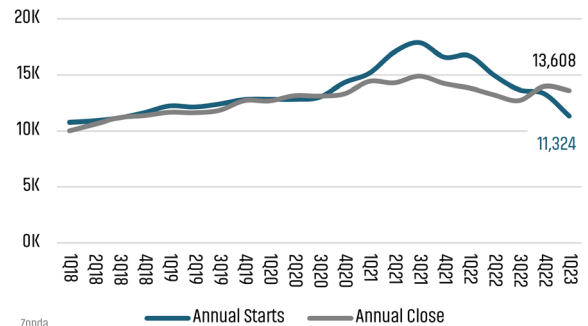


AVERAGE NEW HOME PRICE



Mar 2022
\$451,561
Mar 2023
\$450,397
-0.3%

Annual Starts vs Closings



Zonda

MLS RESALE STATISTICS - TAMPA MSA SINGLE FAMILY HOMES²

CLOSED SALES YTD

Mar 2022
11,997
Mar 2023
9,490
-20.9%

DAYS ON MARKET

Mar 2022
6 Days
Mar 2023
31 Days
▲ 25 Days

MEDIAN SALE PRICE

Mar 2022
\$390,000
Mar 2023
\$395,000
▲ 1.3%

MONTHS OF INVENTORY

Mar 2022
0.6 Mo
Mar 2023
1.8 Mo
▲ 1.2 Mo

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

TAMPA BAY

Mar 2022	Mar 2023
2.8%	2.6%
▼ -0.2%	

FLORIDA

Mar 2022	Mar 2023
3.0%	2.6%
▼ -0.4%	



TOTAL NONFARM EMPLOYMENT (in thousands)

TAMPA BAY

Mar 2022	Mar 2023
1,448	1,531
▲ 5.8%	

FLORIDA

Mar 2022	Mar 2023
9,281	9,710
▲ 4.6%	



EMPLOYMENT CHANGE

TAMPA BAY

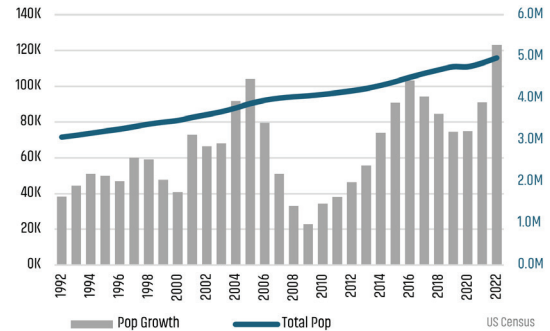
Annualized Employment Change*
5.4%

FLORIDA

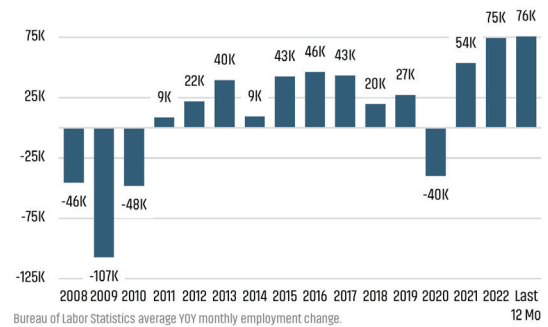
Annualized Employment Change*
6.6%



Population Growth & Total Population



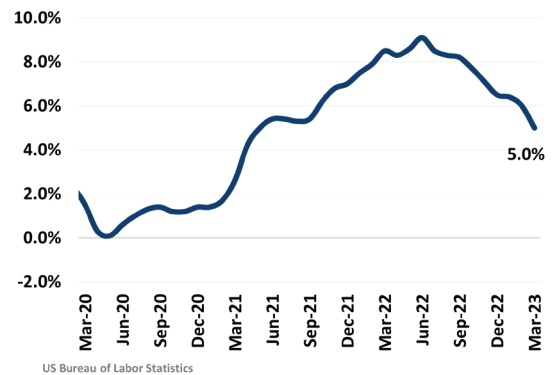
Change in Employment



30 Year Fixed Mortgage Rate

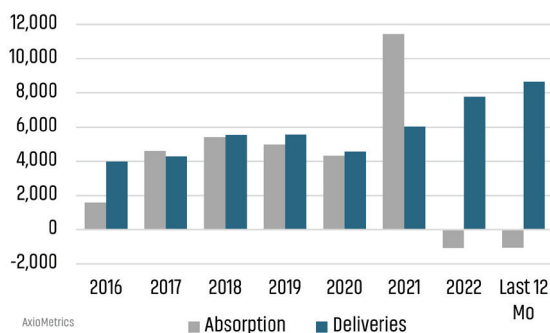


US Inflation Rate

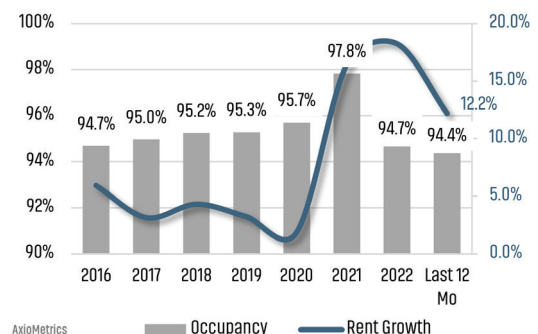


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



THE NATION'S LEADING LAND BROKERAGE & ADVISORY FIRM



30 Offices Across the Nation



75+ Specialized Advisors



55+ 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

LODI, CA

JACKSONVILLE, FL

ORLANDO, FL

TAMPA, FL

ATLANTA, GA

BOISE, ID

KANSAS CITY, KS/MO

CHARLOTTE, NC

ALBUQUERQUE, NM

LAS VEGAS, NV

RENO, NV

GREENVILLE, SC

NASHVILLE, TN

AUSTIN, TX

DALLAS-FORT WORTH, TX

HOUSTON, TX

SALT LAKE CITY, UT

BELLEVUE, WA

FUTURE OFFICES

CHARLESTON, SC

DENVER, CO

RALEIGH-DURHAM, NC

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