

# TAMPA MARKET REPORT

# TDA

MARKET INSIGHTS • 2023



3.0%

Tampa Bay Unemployment Rate



14,456

Annual New Home Starts



11,536

Annual New Home Closings

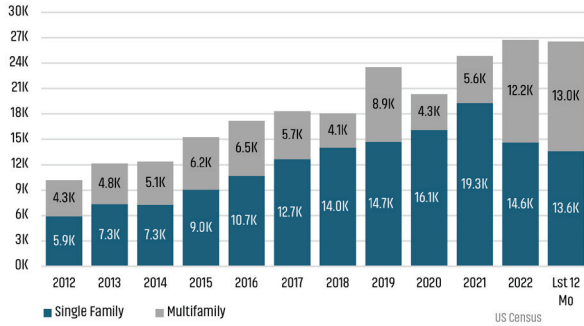


\$491,992

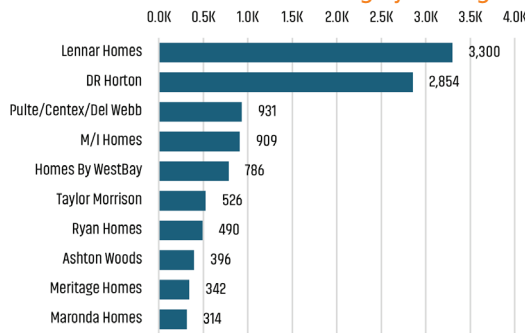
Average New Home Price

**NEW HOUSING TRENDS<sup>1</sup>**

**Single & Multi-Family Permits**

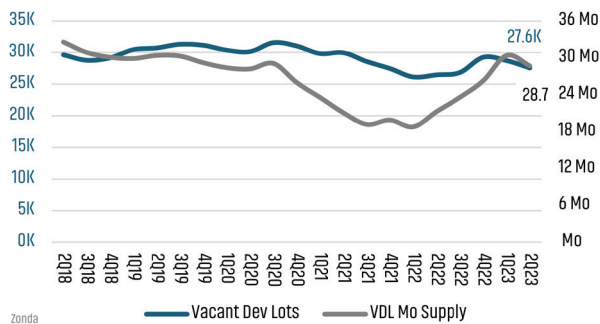


**12 Month Homebuilder Ranking by Closings**



Zonda

**Vacant Developed Lot Supply**



Zonda

**ANNUALIZED SF NEW HOME STARTS**



Jun 2022: 14,959  
Jun 2023: 11,536  
-22.9%

**ANNUALIZED SF NEW HOME CLOSINGS**



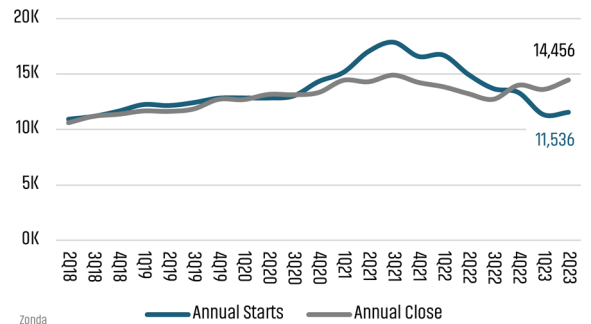
Jun 2022: 13,222  
Jun 2023: 14,456  
9.3%

**AVERAGE NEW HOME PRICE**



Jun 2022: \$504,624  
Jun 2023: \$491,992  
-2.5%

**Annual Starts vs Closings**



Zonda

**MLS RESALE STATISTICS - TAMPA MSA SINGLE FAMILY HOMES<sup>2</sup>**

**CLOSED SALES YTD**

Jun 2022: 25,009  
Jun 2023: 21,083  
-15.7%

**DAYS ON MARKET**

Jun 2022: 7 Days  
Jun 2023: 18 Days  
+11 Days

**MEDIAN SALE PRICE**

Jun 2022: \$418,000  
Jun 2023: \$415,000  
-0.7%

**MONTHS OF INVENTORY**

Jun 2022: 1.5 Mo  
Jun 2023: 1.8 Mo  
+0.3 Mo

**ECONOMIC TRENDS<sup>3</sup>**

**UNEMPLOYMENT RATE** (unadjusted)

**TAMPA BAY**

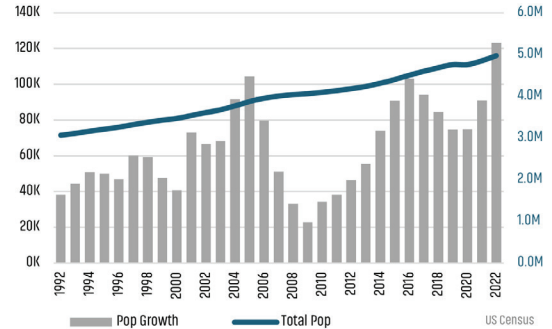
Jun 2022	Jun 2023
3.0%	3.0%
0.0%	

**FLORIDA**

Jun 2022	Jun 2023
3.1%	3.0%
▼ -0.1%	



**Population Growth & Total Population**



**TOTAL NONFARM EMPLOYMENT** (in thousands)

**TAMPA BAY**

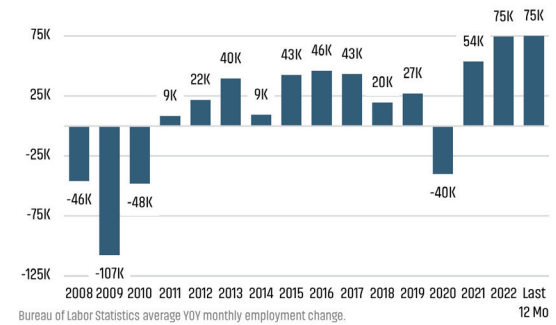
Jun 2022	Jun 2023
1,449	1,523
▲ 5.2%	

**FLORIDA**

Jun 2022	Jun 2023
9,278	9,632
▲ 3.8%	



**Change in Employment**



**EMPLOYMENT CHANGE**

**TAMPA BAY**

Annualized Employment Change\*

**5.3%**

**FLORIDA**

Annualized Employment Change\*

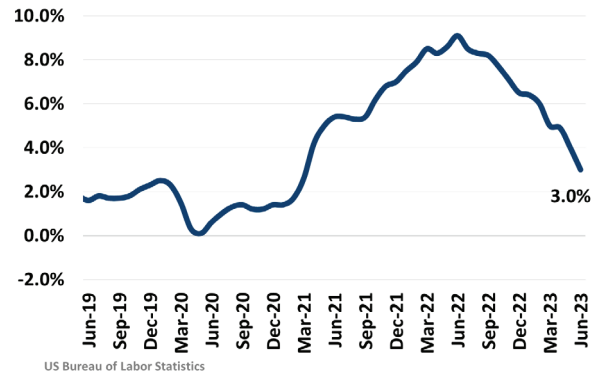
**5.6%**



**30 Year Fixed Mortgage Rate**

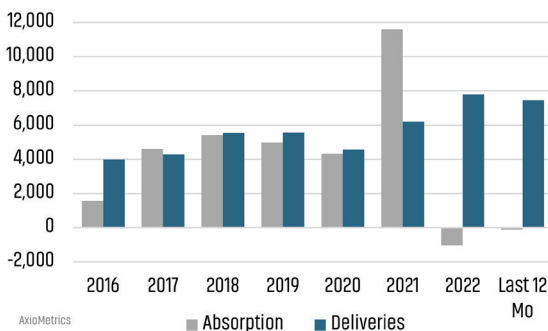


**US Inflation Rate**

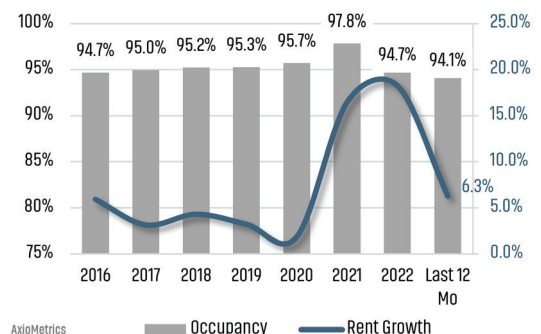


**MULTIFAMILY STATISTICS**

**Absorption & Deliveries**



**Occupancy & Rent Growth**



Sources: (3) Bureau of Labor Statistics  
\*Seasonally Adjusted

# THE NATION'S LEADING LAND BROKERAGE & ADVISORY FIRM



30 Offices Across the Nation



85+ Specialized Advisors



45+ Staff Professionals



\$15+ Billion in Sales Since 2017

SCOTTSDALE, AZ  
CASA GRANDE, AZ  
PRESCOTT, AZ  
TUCSON, AZ  
IRVINE, CA  
BAY AREA, 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  
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  
ALBUQUERQUE, NM  
CHARLESTON, SC  
DENVER, CO  
COLORADO SPRINGS, CO  
RALEIGH-DURHAM, NC  
SAN ANTONIO, TX

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