

TAMPA MARKET REPORT

TDA

MARKET INSIGHTS • 1Q24



3.4%

Tampa Bay Unemployment Rate



12.9%

YoY New Home Starts Up



-0.8%

YoY New Home Closings Down

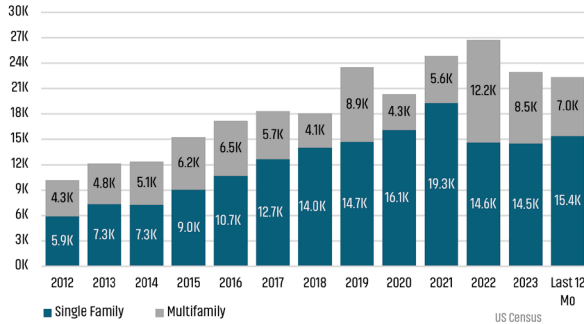


\$478,811

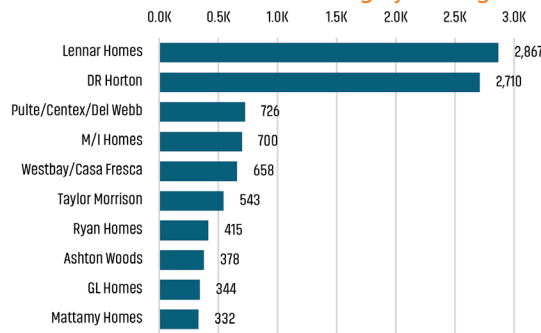
Average New Home Price

NEW HOUSING TRENDS¹

Single & Multi-Family Permits

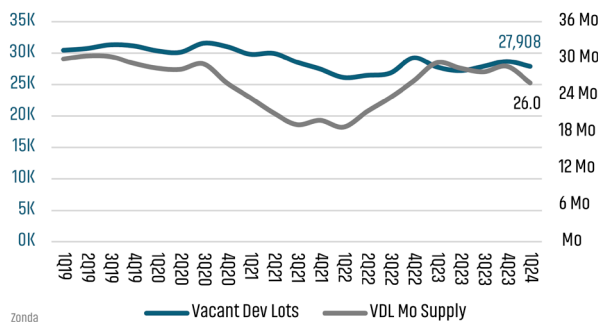


12 Month Homebuilder Ranking by Closings



Zonda

Vacant Developed Lot Supply



Zonda

ANNUALIZED SF NEW HOME STARTS



Mar 2023: 11,396
Mar 2024: 12,862
+12.9%

ANNUALIZED SF NEW HOME CLOSINGS



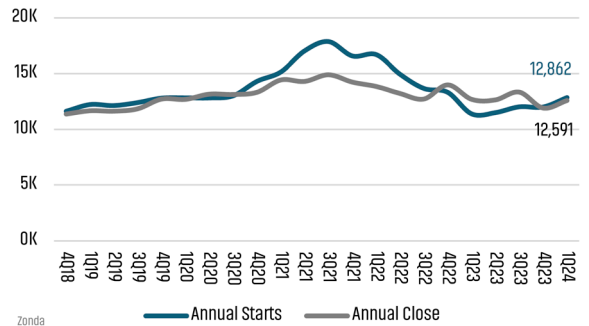
Mar 2023: 12,693
Mar 2024: 12,591
-0.8%

AVERAGE NEW HOME PRICE



Mar 2023: \$487,870
Mar 2024: \$478,811
-1.9%

Annual Starts vs Closings



Zonda

MLS RESALE STATISTICS - TAMPA MSA SINGLE FAMILY HOMES²

CLOSED SALES YTD

Mar 2023: 9,494
Mar 2024: 8,782
-7.5%

DAYS ON MARKET

Mar 2023: 31 Days
Mar 2024: 30 Days
-1 Days

MEDIAN SALE PRICE

Mar 2023: \$395,000
Mar 2024: \$410,000
+3.8%

MONTHS OF INVENTORY

Mar 2023: 1.8 Mo
Mar 2024: 2.9 Mo
+1.1 Mo

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

TAMPA BAY

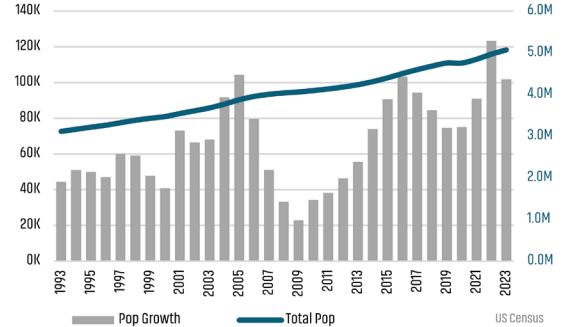
Mar 2023	Mar 2024
2.7%	3.4%
▲ 0.7%	

FLORIDA

Mar 2023	Mar 2024
2.8%	3.2%
▲ 0.4%	



Population Growth & Total Population



TOTAL NONFARM EMPLOYMENT (in thousands)

TAMPA BAY

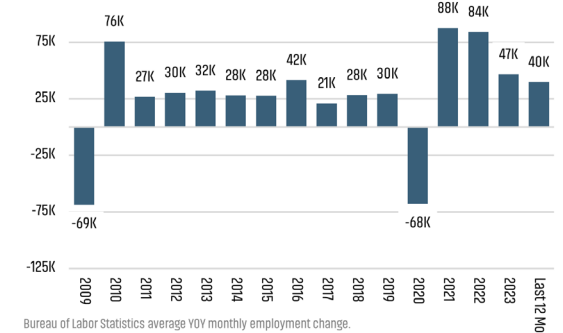
Mar 2023	Mar 2024
1,630	1,643
▲ 0.8%	

FLORIDA

Mar 2023	Mar 2024
10,611	10,744
▲ 1.3%	



Change in Employment



EMPLOYMENT CHANGE

TAMPA BAY

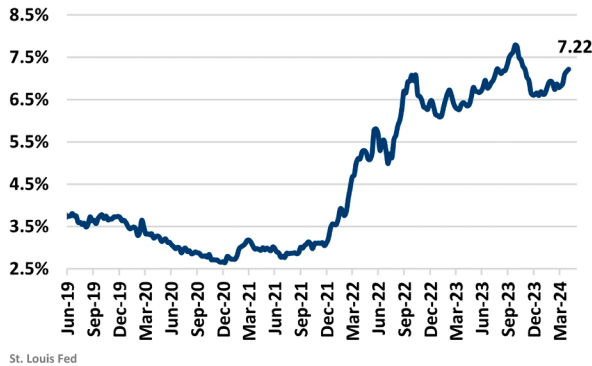
Annualized Employment Change	2.5%
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FLORIDA

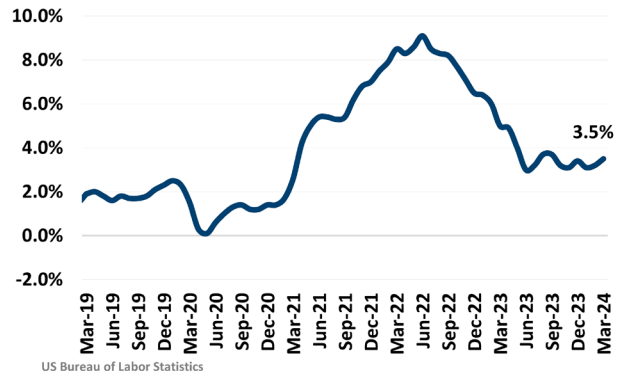
Annualized Employment Change	2.4%
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30 Year Fixed Mortgage Rate

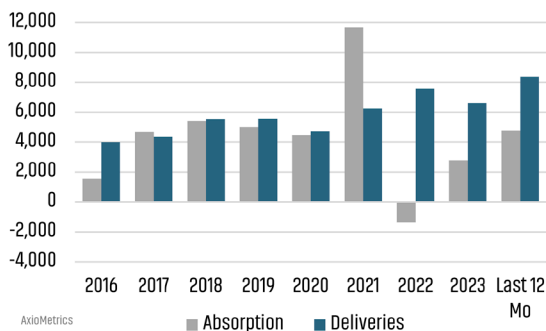


US Inflation Rate

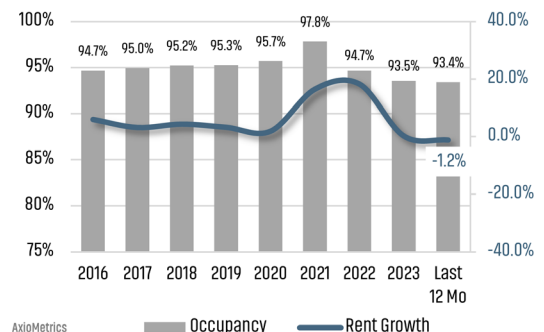


MULTIFAMILY STATISTICS

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

PHOENIX, AZ (HQ)

CASA GRANDE, AZ

PRESCOTT, AZ

TUCSON, AZ

BAY AREA, CA

IRVINE, CA

LODI, CA

PASADENA, CA

ROSEVILLE, CA

SACRAMENTO VALLEY, CA

SAN DIEGO, CA

SANTA BARBARA, CA

VALENCIA, CA

DENVER, CO

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

COLORADO SPRINGS, CO

RALEIGH-DURHAM, NC

SAN ANTONIO, TX

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