

# TAMPA MARKET REPORT

# TDA

MARKET INSIGHTS • 4Q24



3.2%

Tampa Bay Unemployment Rate



9.5%

YoY New Home Starts Up



24.1%

YoY New Home Closings Up

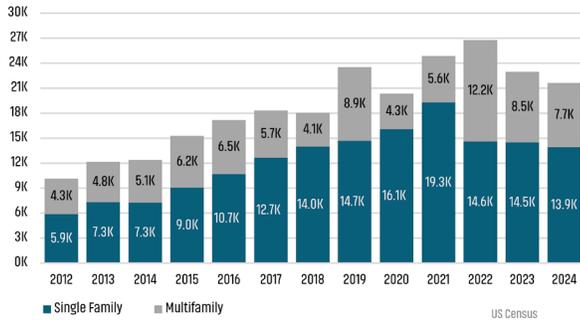


\$454,381

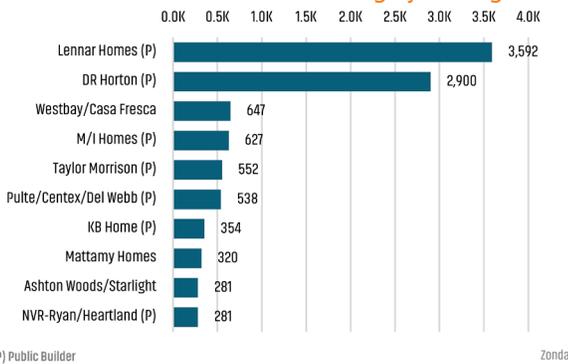
Average New Home Price

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

**Single & Multi-Family Permits**



**12 Month Homebuilder Ranking by Closings**



**ANNUALIZED SF NEW HOME STARTS**



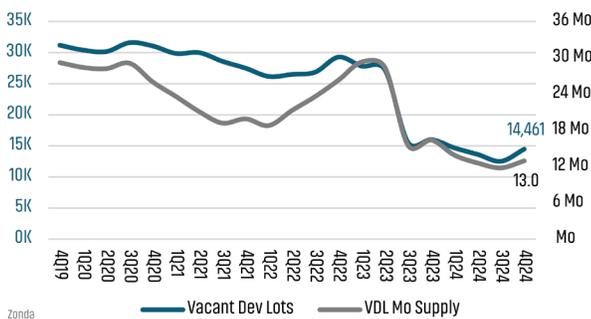
**ANNUALIZED SF NEW HOME CLOSINGS**



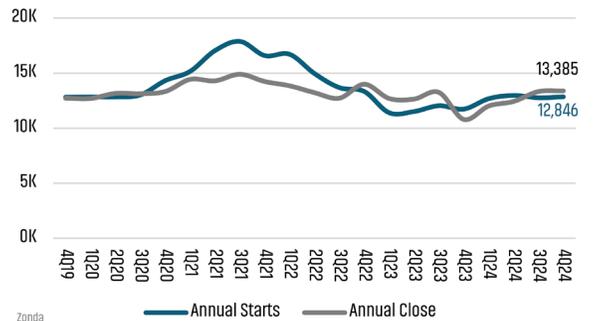
**AVERAGE NEW HOME PRICE**



**Vacant Developed Lot Supply**



**Annual Starts vs Closings**



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

**CLOSED SALES YTD**



**DAYS ON MARKET**



**MEDIAN SALE PRICE**



**MONTHS OF INVENTORY**



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

**UNEMPLOYMENT RATE** (unadjusted)

**TAMPA BAY**

2023 | 2024

3.0% | 3.2%

▲ 0.2%

**FLORIDA**

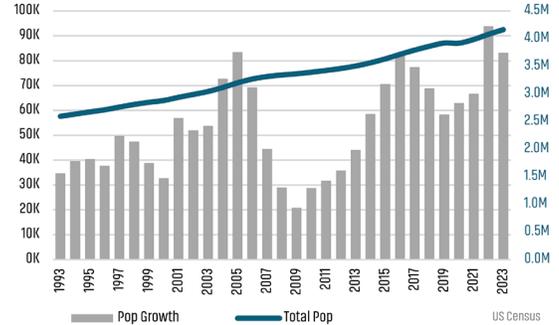
2023 | 2024

3.1% | 3.4%

▲ 0.3%



**Population Growth & Total Population**



**TOTAL NONFARM EMPLOYMENT** (in thousands)

**TAMPA BAY**

2023 | 2024

1,642 | 1,623

▼ -1.1%

**FLORIDA**

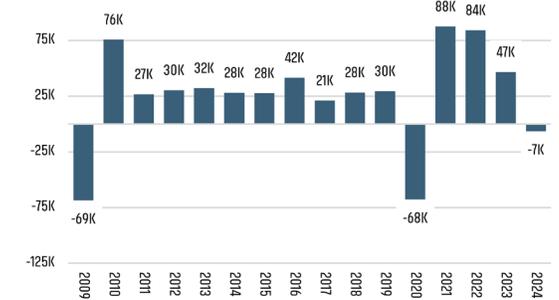
2023 | 2024

10,722 | 10,630

▼ -0.9%



**Change in Employment**



Bureau of Labor Statistics average YOY monthly employment change.

**EMPLOYMENT CHANGE**

**TAMPA BAY**

Annualized Employment Change

-0.4%

**FLORIDA**

Annualized Employment Change

0.3%



**30 Year Fixed Mortgage Rate**



St. Louis Fed

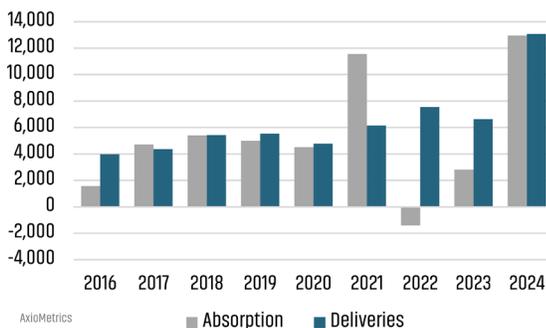
**US Inflation Rate**



US Bureau of Labor Statistics

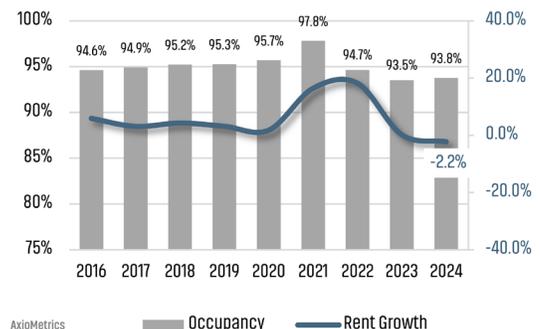
**MULTIFAMILY STATISTICS**

**Absorption & Deliveries**



AxioMetrics

**Occupancy & Rent Growth**



AxioMetrics

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

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45+ Staff Professionals



\$15+ Billion in Sales Since 2017

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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

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## FUTURE OFFICES

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CHARLESTON, SC

COLORADO SPRINGS, CO

RALEIGH-DURHAM, NC

SAN ANTONIO, TX

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