

# TAMPA BAY MARKET REPORT

# TDA

MARKET INSIGHTS • 3Q19



**2.9%**

Tampa Bay Unemployment Rate



**1.6%**

Annualized Job Growth



**\$341,763**

Average New Home Price



**11.3%**

New Home Starts Up



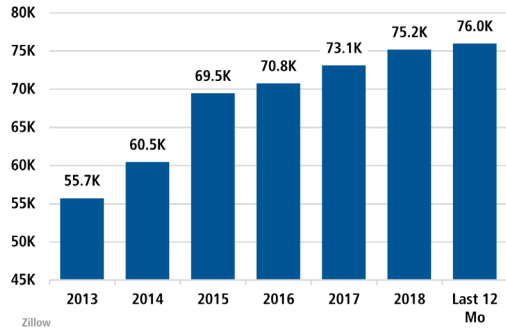
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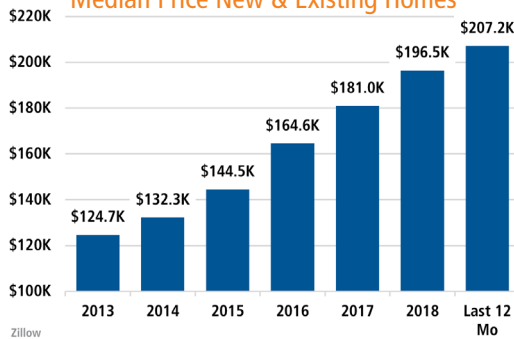


## NEW HOUSING TRENDS<sup>1</sup>

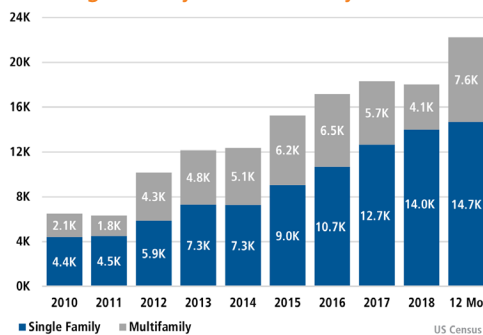
### New & Existing Homes Sold



### Median Price New & Existing Homes



### Single Family & Multi-Family Permits



### SINGLE FAMILY NEW HOME STARTS



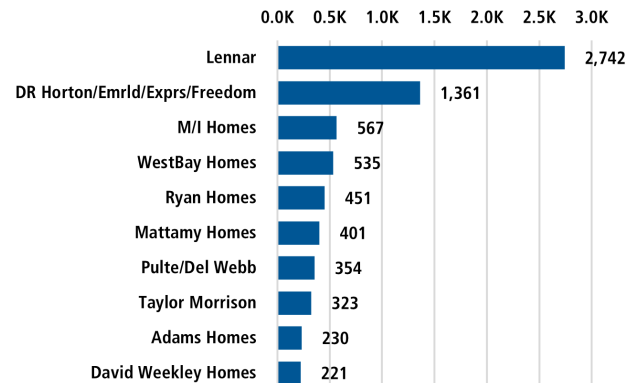
### SINGLE FAMILY NEW HOME CLOSINGS



### AVERAGE NEW HOME PRICE

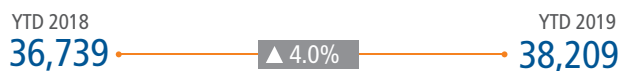


### Top 10 Builders by Closings (Last 12 Months)



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

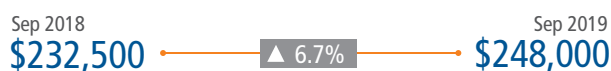
### CLOSED SALES



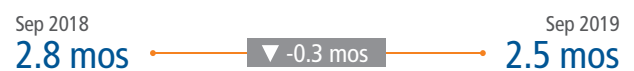
### ACTIVE LISTINGS



### MEDIAN SALE PRICE



### MONTHS OF INVENTORY



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

UNEMPLOYMENT RATE

**TAMPA BAY**

Sep 2018	Sep 2019
3.2%	2.9%
▼ -0.3%	

**FLORIDA**

Sep 2018	Sep 2019
3.3%	3.0%
▼ -0.3%	



TOTAL NONFARM EMPLOYMENT (in thousands)

**TAMPA BAY**

Sep 2018	Sep 2019
1,544.9	1,573.9
▲ 1.9%	

**FLORIDA**

Sep 2018	Sep 2019
10,280.4	10,530.8
▲ 2.4%	



EMPLOYMENT GROWTH

**TAMPA BAY**

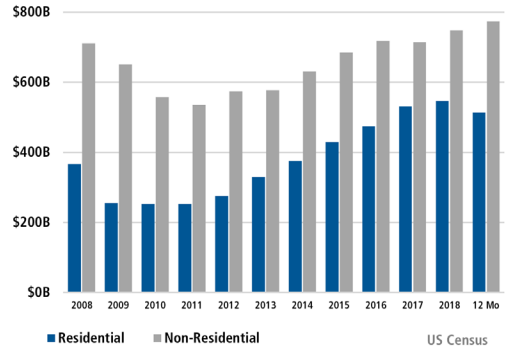
Annualized Employment Change
1.6%

**FLORIDA**

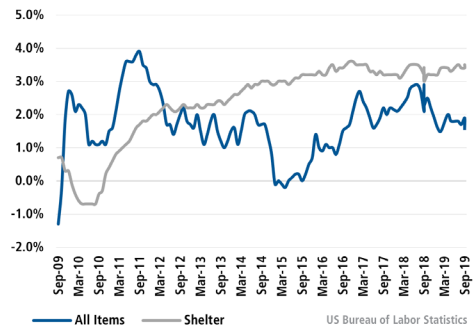
Annualized Employment Change
2.4%



US Construction Spending



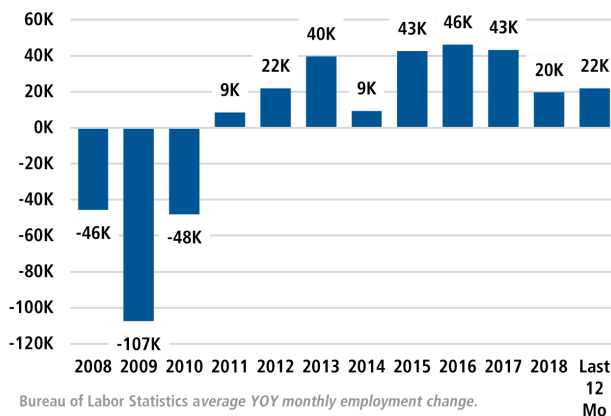
Consumer Price Index - Total CPI vs Shelter



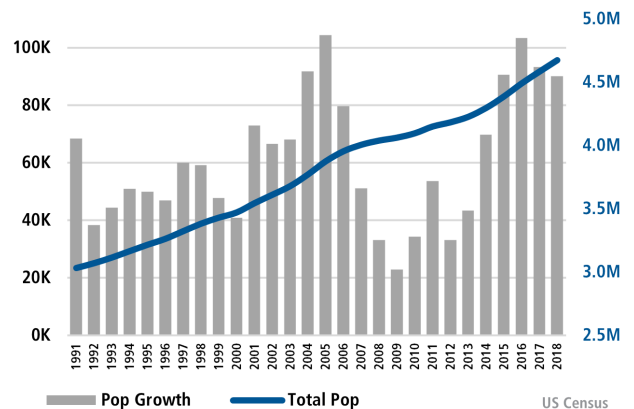
Healthy YOY Employment Growth Seen In

	Manufacturing	5.9%
	Professional and Business Services	3.7%
	Education and Health Services	3.3%
	Trade, Transportation, and Utilities	3.0%

Employment Growth



Population Growth & Total Population



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Tampa Bay Market Advisor:

**Nancy Surak** | [nsurak@landadvisors.com](mailto:nsurak@landadvisors.com)

2202 N. West Shore Blvd, Suite 200, Tampa, Florida 33607

Office: 813.448.1999 | Mobile: 813.299.2587

[LandAdvisors.com](http://LandAdvisors.com)

