

# TAMPA MARKET REPORT

# TDA

MARKET INSIGHTS • 2024



3.6%

Tampa Bay Unemployment Rate



10.8%

YoY New Home Starts Up



-2.7%

YoY New Home Closings Down

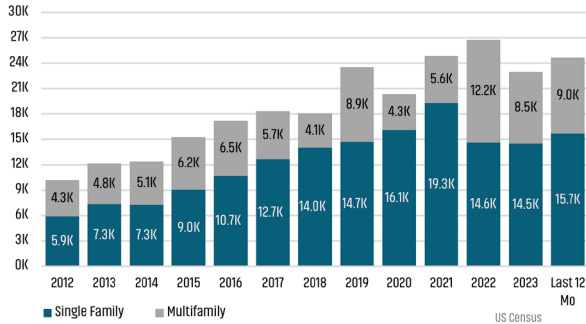


\$507,835

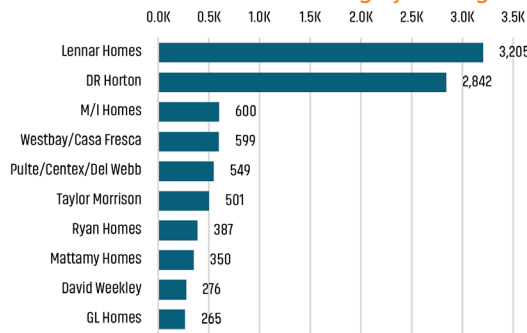
Average New Home Price

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

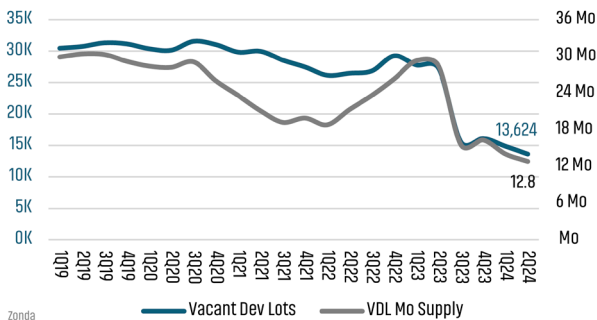
**Single & Multi-Family Permits**



**12 Month Homebuilder Ranking by Closings**



**Vacant Developed Lot Supply**



**ANNUALIZED SF NEW HOME STARTS**



Jun 2023: 11,507  
Jun 2024: 12,747  
**▲ 10.8%**

**ANNUALIZED SF NEW HOME CLOSINGS**



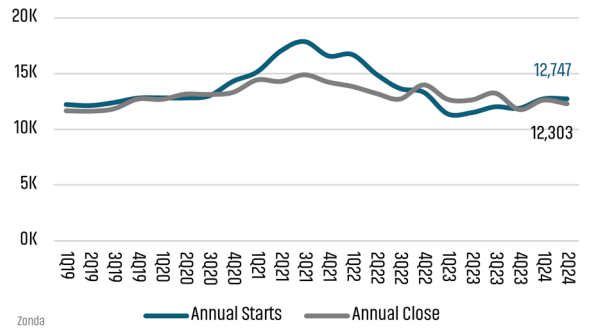
Jun 2023: 12,641  
Jun 2024: 12,303  
**▼ -2.7%**

**AVERAGE NEW HOME PRICE**



Jun 2023: \$490,068  
Jun 2024: \$507,835  
**▲ 3.6%**

**Annual Starts vs Closings**



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

**CLOSED SALES YTD**

Jun 2023: 21,081  
Jun 2024: 20,112  
**▼ -4.6%**

**DAYS ON MARKET**

Jun 2023: 18 Days  
Jun 2024: 26 Days  
**▲ 8 Days**

**MEDIAN SALE PRICE**

Jun 2023: \$415,000  
Jun 2024: \$425,000  
**▲ 2.4%**

**MONTHS OF INVENTORY**

Jun 2023: 1.8 Mo  
Jun 2024: 3.4 Mo  
**▲ 1.6 Mo**

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

**UNEMPLOYMENT RATE** (unadjusted)

**TAMPA BAY**

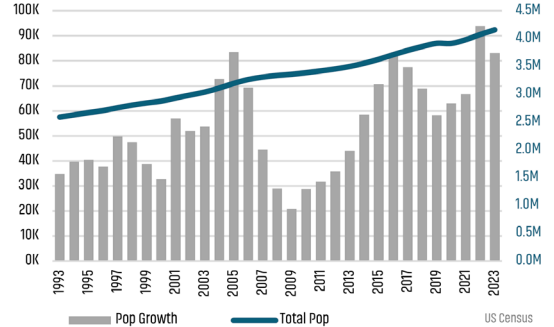
Jun 2023	Jun 2024
3.1%	3.6%
▲ 0.5%	

**FLORIDA**

Jun 2023	Jun 2024
2.8%	3.3%
▲ 0.5%	



**Population Growth & Total Population**



**TOTAL NONFARM EMPLOYMENT** (in thousands)

**TAMPA BAY**

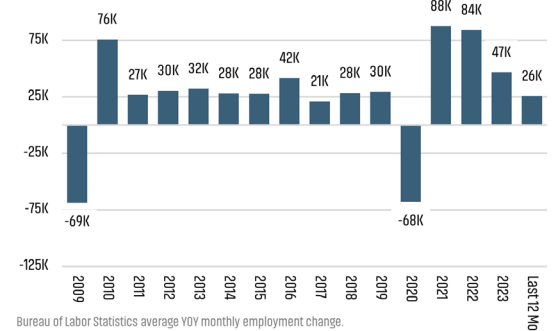
Jun 2023	Jun 2024
1,651	1,640
▼ -0.6%	

**FLORIDA**

Jun 2023	Jun 2024
10,690	10,706
▲ 0.1%	



**Change in Employment**



**EMPLOYMENT CHANGE**

**TAMPA BAY**

Annualized Employment Change
1.6%

**FLORIDA**

Annualized Employment Change
1.8%

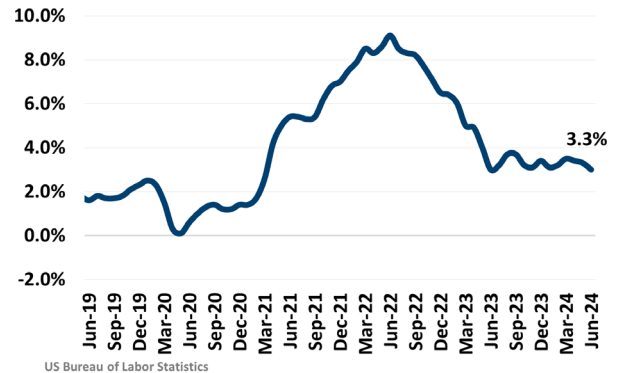


**30 Year Fixed Mortgage Rate**



St. Louis Fed

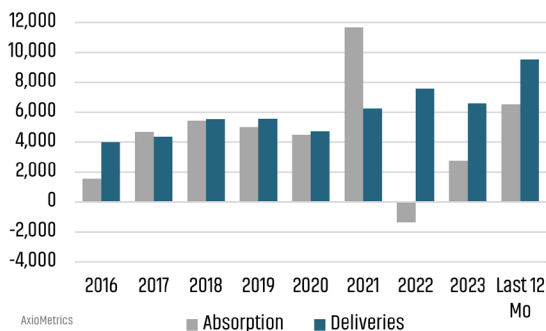
**US Inflation Rate**



US Bureau of Labor Statistics

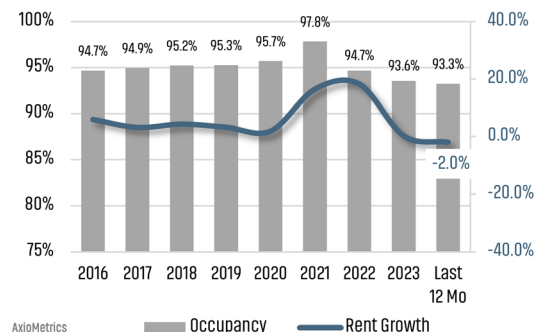
**MULTIFAMILY STATISTICS**

**Absorption & Deliveries**



AxioMetrics

**Occupancy & Rent Growth**



AxioMetrics

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

# 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

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CHARLESTON, SC

COLORADO SPRINGS, CO

RALEIGH-DURHAM, NC

SAN ANTONIO, TX

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