

# TAMPA MARKET REPORT

# TDA

MARKET INSIGHTS • 1Q25



3.5%

Tampa Bay Unemployment Rate



-4.0%

YoY New Home Starts Down



4.9%

YoY New Home Closings Up

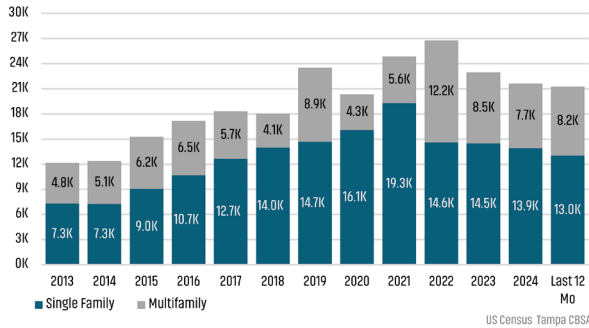


\$543,107

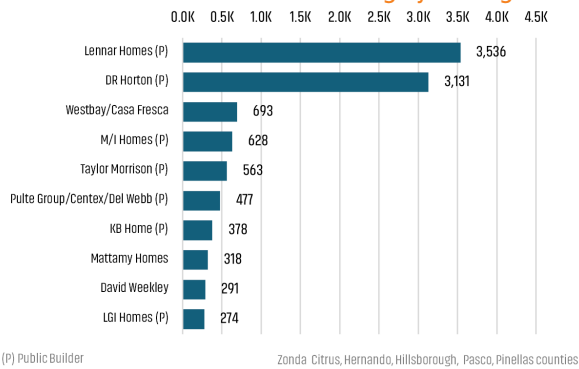
Average New Home Price

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

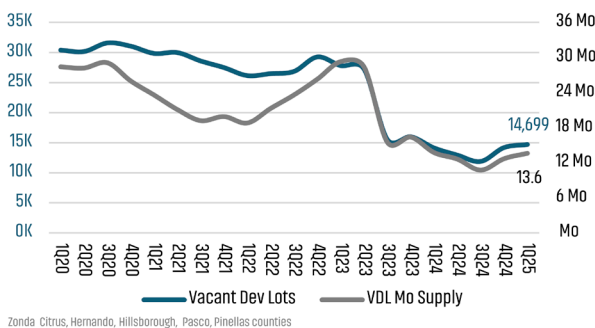
**Single & Multi-Family Permits**



**12 Month Homebuilder Ranking by Closings**



**Vacant Developed Lot Supply**



**ANNUALIZED SF NEW HOME STARTS**



Mar 2024  
**12,502**  
Mar 2025  
**12,004**  
**-4.0%**

**ANNUALIZED SF NEW HOME CLOSINGS**

**4.9%**

Mar 2024  
**12,340**  
Mar 2025  
**12,949**

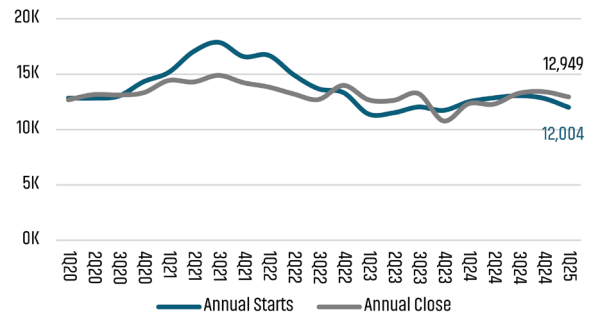


**AVERAGE NEW HOME PRICE**



Mar 2024  
**\$515,341**  
Mar 2025  
**\$543,107**  
**5.4%**

**Annual Starts vs Closings**



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

**CLOSED SALES YTD**

Mar 2024  
**8,780**  
**▲ 2.8%**  
Mar 2025  
**9,026**

**DAYS ON MARKET**

Mar 2024  
**30 Days**  
**▲ 7 Days**  
Mar 2025  
**37 Days**

**MEDIAN SALE PRICE**

Mar 2024  
**\$410,000**  
**▼ -2.4%**  
Mar 2025  
**\$400,000**

**MONTHS OF INVENTORY**

Mar 2024  
**2.9 Mo**  
**▲ 1.0 Mo**  
Mar 2025  
**3.9 Mo**

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

**UNEMPLOYMENT RATE** (unadjusted)

**TAMPA BAY**

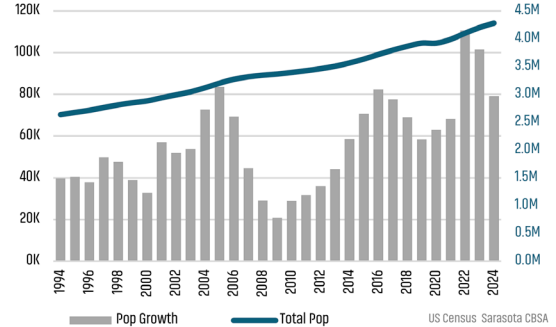
Mar 2024	Mar 2025
3.2%	3.5%
▲ 0.3%	

**FLORIDA**

Mar 2024	Mar 2025
3.2%	3.6%
▲ 0.4%	



**Population Growth & Total Population**



**TOTAL NONFARM EMPLOYMENT** (in thousands)

**TAMPA BAY**

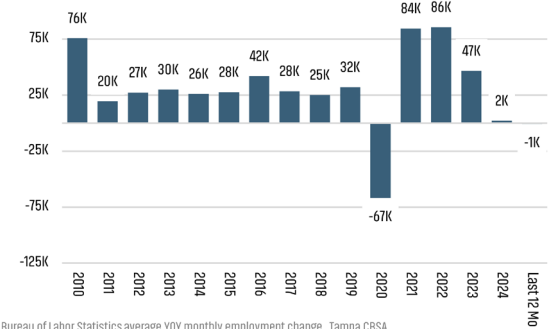
Mar 2024	Mar 2025
1,644	1,644
0.0%	

**FLORIDA**

Mar 2024	Mar 2025
10,776	10,795
▲ 0.2%	



**Change in Employment**



**EMPLOYMENT CHANGE**

**TAMPA BAY**

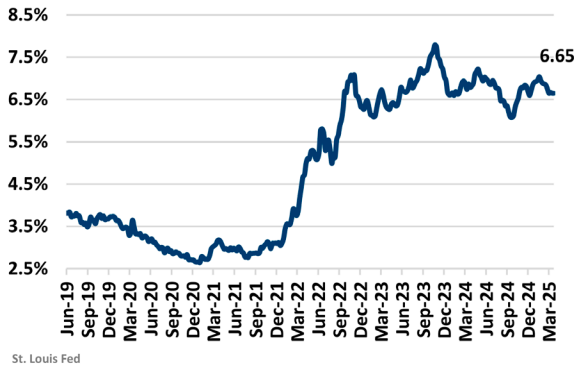
Annualized Employment Change
-0.1%

**FLORIDA**

Annualized Employment Change
0.4%

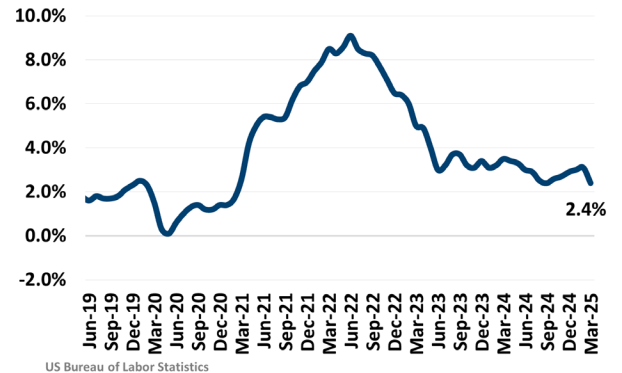


**30 Year Fixed Mortgage Rate**



St. Louis Fed

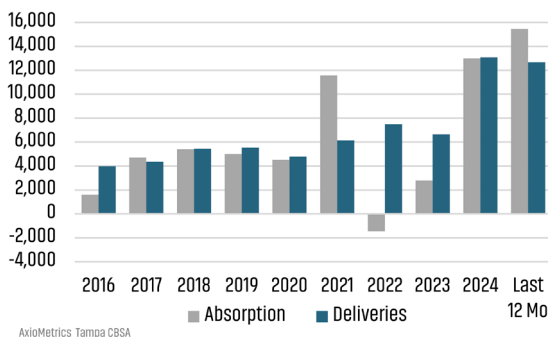
**US Inflation Rate**



US Bureau of Labor Statistics

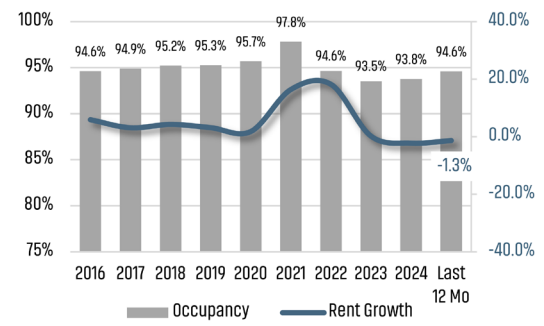
**MULTIFAMILY STATISTICS**

**Absorption & Deliveries**



AxioMetrics Tampa CBSA

**Occupancy & Rent Growth**



AxioMetrics Tampa CBSA

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

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45+ Staff Professionals



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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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