

# TAMPA BAY MARKET REPORT

# TDA

MARKET INSIGHTS • 2025



4.0%

Tampa Bay Unemployment Rate



-15.2%

YoY New Home Starts Down



-4.8%

YoY New Home Closings Down

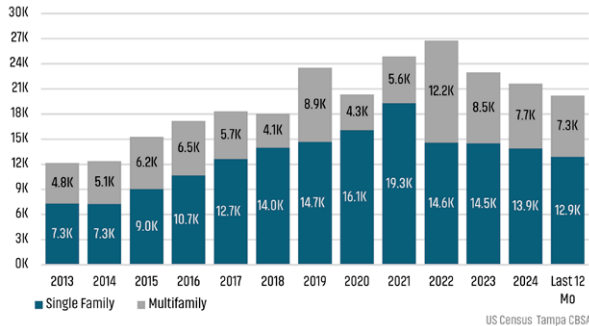


\$537,469

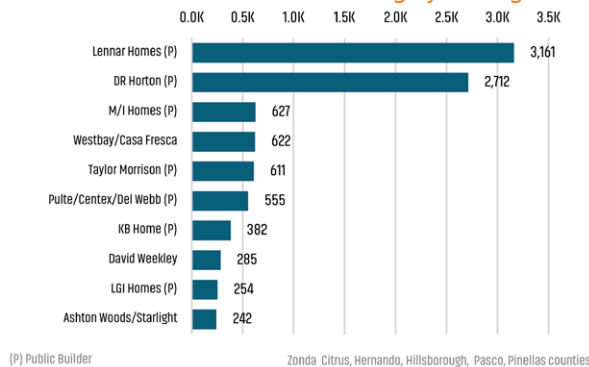
Average New Home Price

## NEW HOUSING TRENDS¹

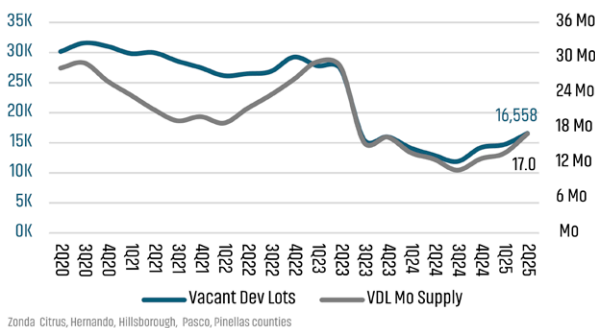
### Single & Multi-Family Permits



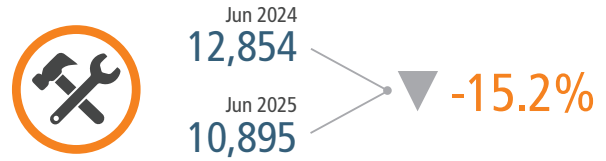
### 12 Month Homebuilder Ranking by Closings



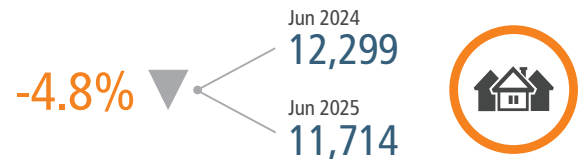
### Vacant Developed Lot Supply



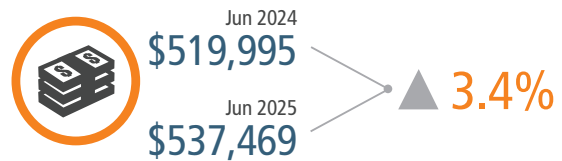
### ANNUALIZED SF NEW HOME STARTS



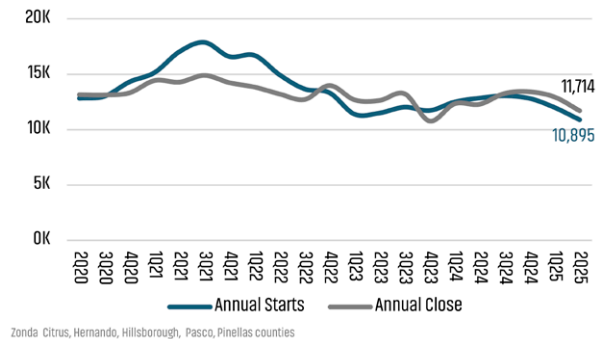
### ANNUALIZED SF NEW HOME CLOSINGS



### AVERAGE NEW HOME PRICE

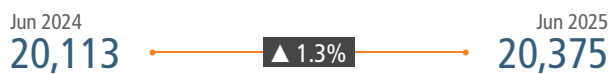


### Annual Starts vs Closings



## MLS RESALE STATISTICS - TAMPA MSA SINGLE FAMILY HOMES²

### CLOSED SALES YTD



### DAYS ON MARKET



### MEDIAN SALE PRICE



### MONTHS OF INVENTORY



## ECONOMIC TRENDS<sup>3</sup>

### UNEMPLOYMENT RATE (unadjusted)

#### TAMPA BAY

Jun 2024	Jun 2025
3.6%	4.0%
▲ 0.4%	

#### FLORIDA

Jun 2024	Jun 2025
3.4%	3.7%
▲ 0.3%	



### TOTAL NONFARM EMPLOYMENT (in thousands)

#### TAMPA BAY

Jun 2024	Jun 2025
1,539	1,555
▲ 1.0%	

#### FLORIDA

Jun 2024	Jun 2025
9,823	9,968
▲ 1.5%	



### EMPLOYMENT CHANGE

#### TAMPA BAY

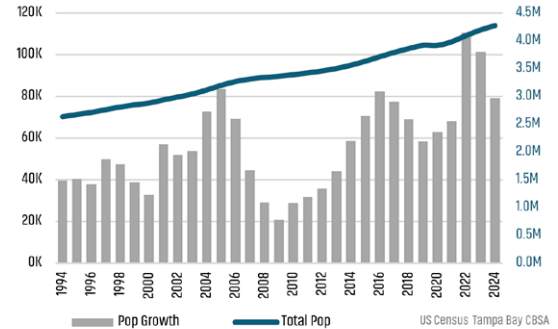
Annualized Employment Change
0.8%

#### FLORIDA

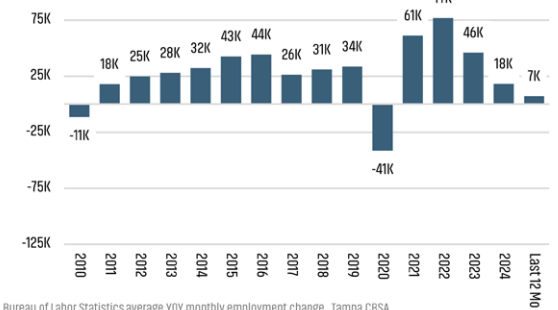
Annualized Employment Change
1.4%



### Population Growth & Total Population



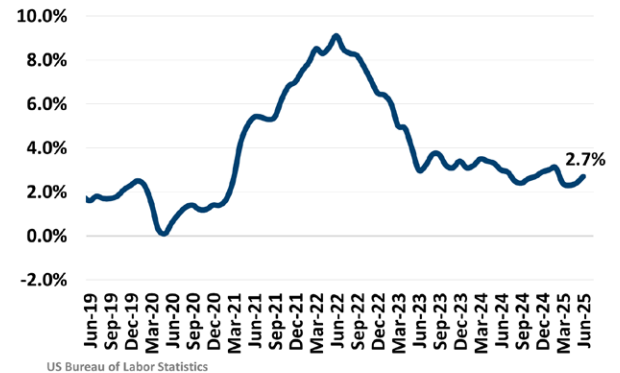
### Change in Employment



### 30 Year Fixed Mortgage Rate

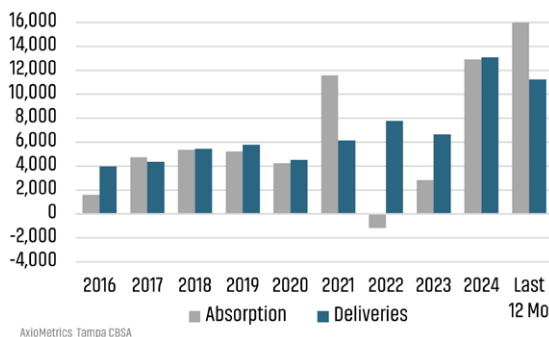


### US Inflation Rate

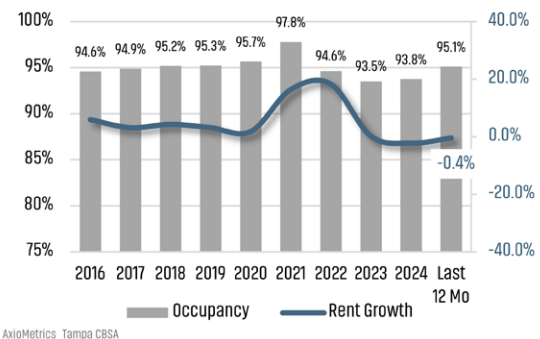


## MULTIFAMILY STATISTICS

### Absorption & Deliveries



### Occupancy & Rent Growth



# 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 BAY, 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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