



TAMPA
FLORIDA

LUXURY INVENTORY VS. SALES | OCTOBER 2025

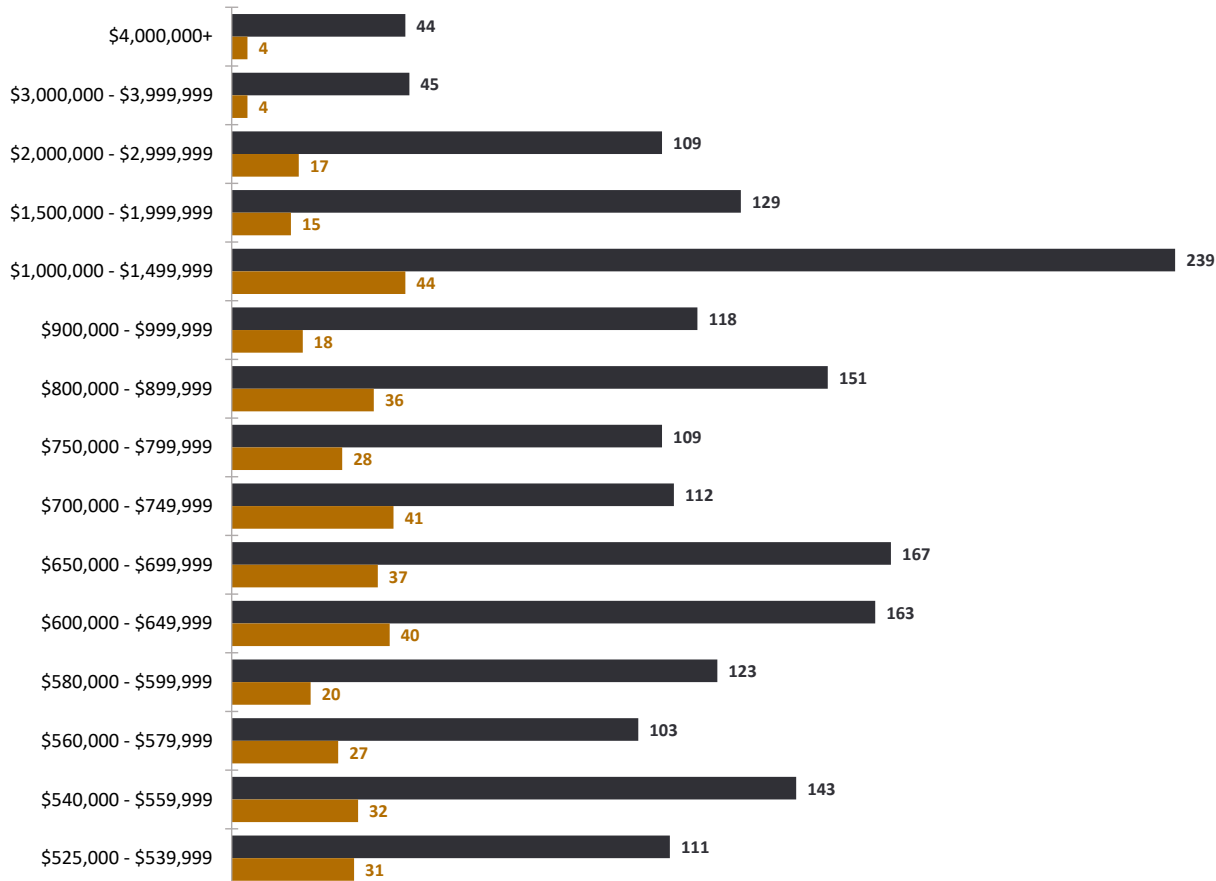
Total Inventory: 1,866

Total Sales: 394

Total Sales Ratio²: 21%

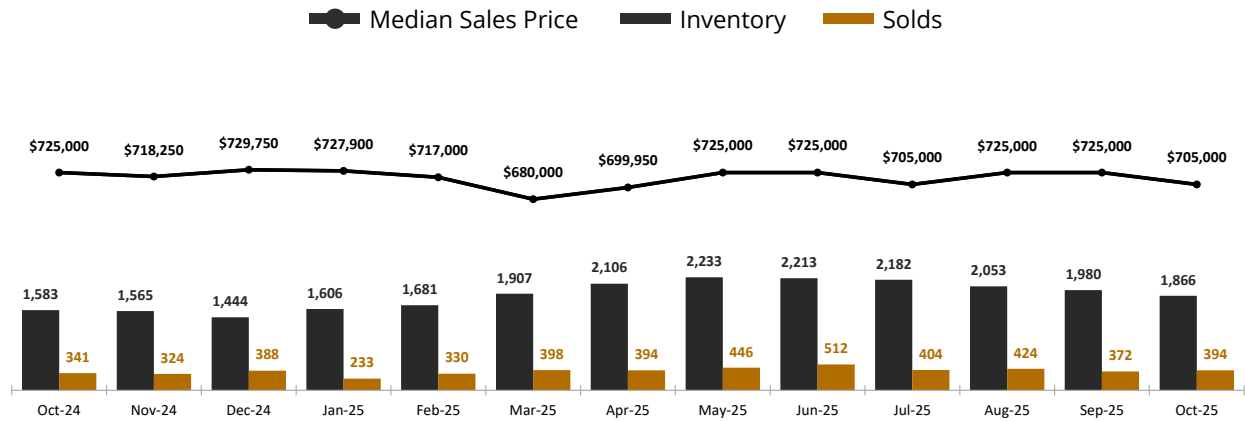
Seller's Market

Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$585,000	3	2	59	325	18%
2,000 - 2,999	\$660,565	4	3	166	755	22%
3,000 - 3,999	\$765,000	5	4	122	505	24%
4,000 - 4,999	\$1,323,630	5	4	32	157	20%
5,000 - 5,999	\$3,140,000	5	7	9	71	13%
6,000+	\$3,125,000	5	6	6	53	11%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

13-MONTH LUXURY MARKET TREND⁴

MEDIAN DATA REVIEW | OCTOBER

TOTAL INVENTORY

Oct. 2024	Oct. 2025
1,583	1,866

VARIANCE: **18%**

TOTAL SOLD

Oct. 2024	Oct. 2025
341	394

VARIANCE: **16%**

SALES PRICE

Oct. 2024	Oct. 2025
\$725k	\$705k

VARIANCE: **-3%**

SALE PRICE PER SQFT.

Oct. 2024	Oct. 2025
\$281	\$278

VARIANCE: **-1%**

SALE TO LIST PRICE RATIO

Oct. 2024	Oct. 2025
98.22%	97.77%

VARIANCE: **0%**

DAYS ON MARKET

Oct. 2024	Oct. 2025
37	49

VARIANCE: **32%**

TAMPA MARKET SUMMARY | OCTOBER 2025

- The single-family luxury market is a **Seller's Market** with a **21% Sales Ratio**.
- Homes sold for a median of **97.77% of list price** in October 2025.
- The most active price band is **\$700,000-\$749,999**, where the sales ratio is **37%**.
- The median luxury sales price for single-family homes is **\$705,000**.
- The median days on market for October 2025 was **49** days, up from **37** in October 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed.⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | OCTOBER 2025

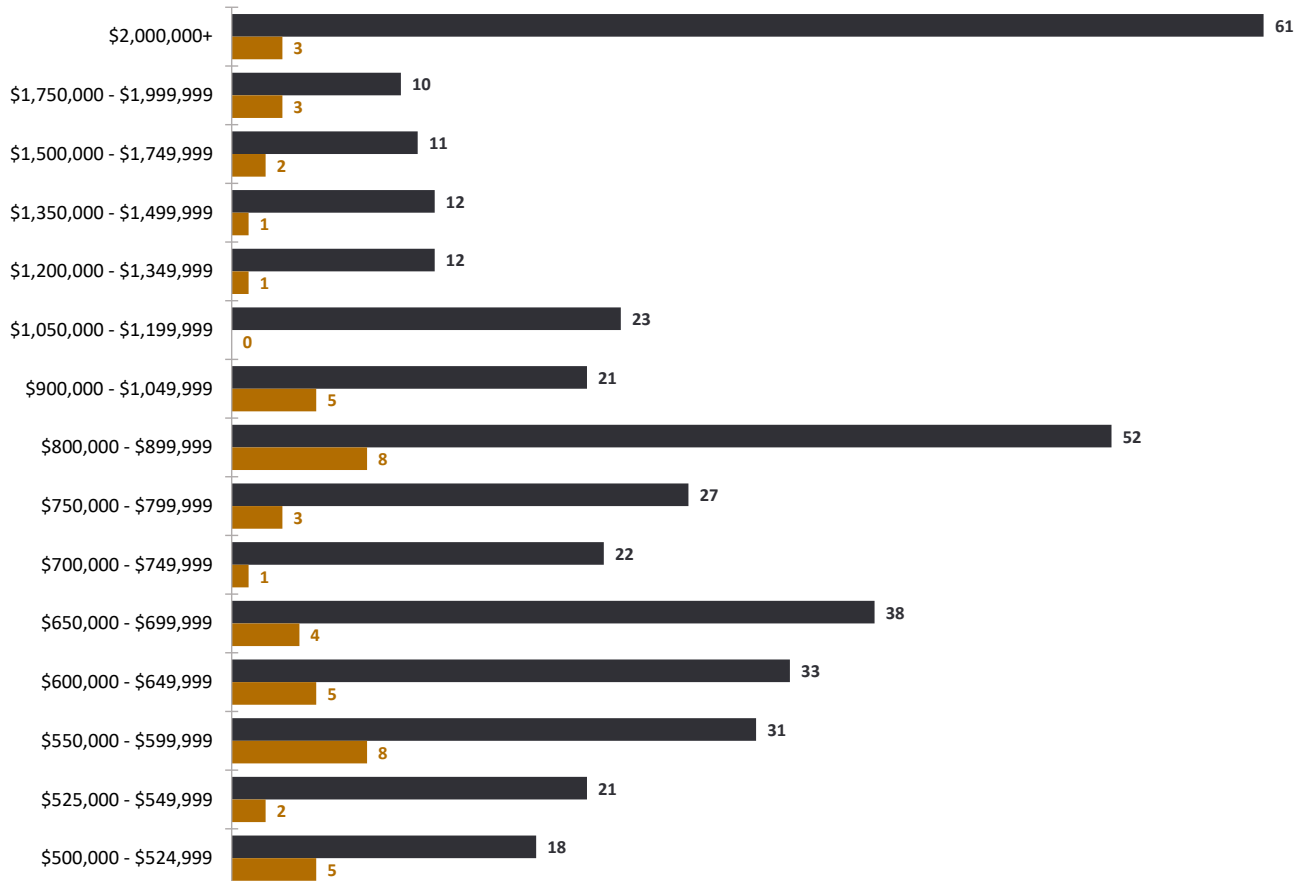
Total Inventory: 392

Total Sales: 51

Total Sales Ratio²: 13%

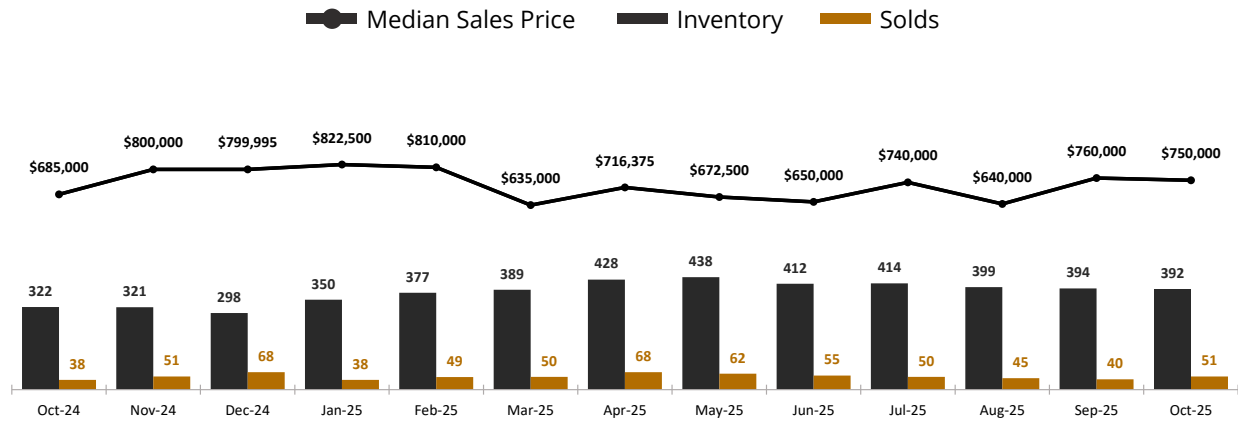
Balanced Market

Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$598,500	2	2	6	94	6%
1,500 - 1,999	\$580,000	3	3	13	100	13%
2,000 - 2,499	\$880,000	3	3	17	113	15%
2,500 - 2,999	\$830,000	3	4	11	48	23%
3,000 - 3,499	\$1,112,500	4	5	2	20	10%
3,500+	\$6,550,000	4	6	2	17	12%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

13-MONTH LUXURY MARKET TREND⁴

MEDIAN DATA REVIEW | OCTOBER

TOTAL INVENTORY

Oct. 2024 Oct. 2025
322 392

VARIANCE: **22%**

TOTAL SOLD

Oct. 2024 Oct. 2025
38 51

VARIANCE: **34%**

SALES PRICE

Oct. 2024 Oct. 2025
\$685k \$750k

VARIANCE: **9%**

SALE PRICE PER SQFT.

Oct. 2024 Oct. 2025
\$378 \$368

VARIANCE: **-3%**

SALE TO LIST PRICE RATIO

Oct. 2024 Oct. 2025
97.78% 97.22%

VARIANCE: **-1%**

DAYS ON MARKET

Oct. 2024 Oct. 2025
53 59

VARIANCE: **11%**

TAMPA MARKET SUMMARY | OCTOBER 2025

- The attached luxury market is a **Balanced Market** with a **13% Sales Ratio**.
- Homes sold for a median of **97.22% of list price** in October 2025.
- The most active price band is **\$1,750,000-\$1,999,999**, where the sales ratio is **30%**.
- The median luxury sales price for attached homes is **\$750,000**.
- The median days on market for October 2025 was **59** days, up from **53** in October 2024.

³Square foot table does not account for listings and sells where square foot data is not disclosed.⁴Data reported includes Active and Sold properties and does not include Pending properties.