EllimanReport

Q3-2022 South And Greater Downtown Tampa, FL Sales

South Tampa Single Family

Dashboard

YEAR-OVER-YEAR

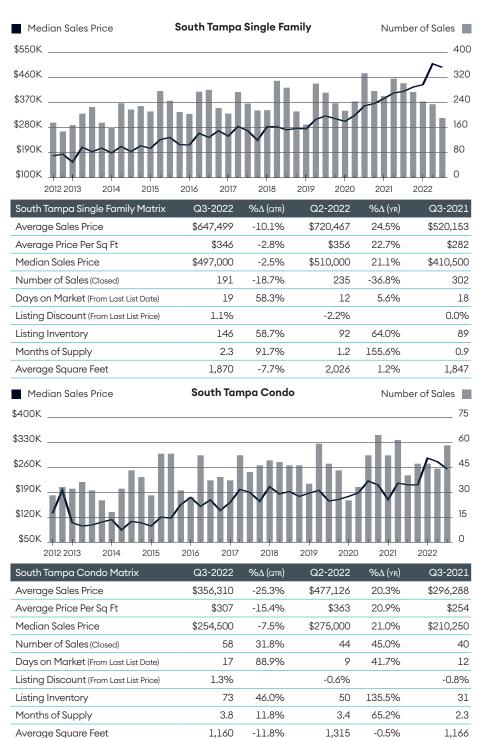
- + 21.1% **Prices** Median Sales Price
- 36.8% Sales Closed Sales
- + 64.0% **Inventory** Total Inventory
- **Marketing Time**

South Tampa Condo

Dashboard

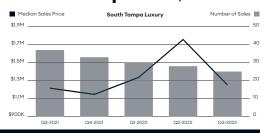
YEAR-OVER-YEAR

- + 21.0% **Prices** Median Sales Price
- + 45.0% Sales Closed Sales
- + 135.5% **Inventory** Total Inventory
- + 5 days **Marketing Time**
 - Single family price trend indicators rose sharply to their highest level on record
 - Condo sales expanded year over year for the first time in
 - Luxury listing inventory expanded annually for the second straight





South Tampa Luxury SF & Condo



Greater Downtown Tampa

Dashboards (Year-Over-Year)

Downtown Condo

+ 330.5% Prices Median Sales Price

+ 55.0%
Sales Closed Sales

Hyde Park SF & Condo

+ 41.0%

Prices Median Sales Price

- 38.9% Sgles Closed Sales

Davis Island SF & Condo

+ 5.6% Prices Median Sales Price

+ 8.3%
Sales Closed Sales

Harbour Island SF & Condo

+ 15.9%

Prices Median Sales Price

- 20.0% Sales Closed Sales

- Downtown condo price trend indicators rose to new records for the fourth straight quarter
- Hyde Park price trend indicators reached new highs
- Davis Island's median sales price expanded annually for the thirteenth consecutive quarter
- Harbour Island sales declined annually for the fourth straight quarter

Average Sales Price \$1,64,167 -24,2% \$2,196,722 26,7% \$1,312,999 Average Price per Sq Ft \$486 -8,3% \$530 24,9% \$338 Median Sales Price \$1,250,000 -28,9% \$1,757,500 2,9% \$1,215,000 Number of Sales (Iciased) 25 -10,7% 28 -22,4% 37 Days on Market (From Last List Price) 16 -23,8% 21 -42,9% 28 Listing Inventory 74 196,0% 25 270,0% 20 Months of Supply 8,9 229,6% 2,7 456,3% 1.6 Luxury Threshold \$851,000 -30,4% \$1,223,000 -2,7% \$875,000 Average Square Feet 3,426 -17,4% 4,146 1,5% 3,374 Downtown Condo Matrix Q3-2022 \$6,600 30,35% \$549,630 Average Square Feet \$1,086 1,5,8% \$933 13,114 \$47,630 Average Scales Price \$1,084 1,08 \$96,000 30,5%	Luxury SF & Condo Matrix (Top 10% of Sales)	Q3-2022	%∆ (qtr)	Q2-2022	%∆ (yr)	Q3-2021
Average Price per Sq Ft		\$1,664,167	-24.2%	\$2,196,722	26.7%	\$1,312,999
Medician Scles Price \$1,250,000 -28,9% \$1,757,500 2.9% \$1,215,000 Number of Scles (Closed) 26 -10,7% 28 -32,4% 37 37 37 37 37 37 37 3			-8.3%		24.9%	
Number of Sales (closed)	<u> </u>		-28.9%		2.9%	
Degree D		- , ,				
Listing Discount (From Last List Price) 1.4% -0.8% -0.8% -0.1%			-23.8%	21		28
Listing Inventory						
Months of Supply 8.9 229.6% 2.7 456.3% 1.6 Luxury Threshold \$851.00 -30.4% \$1,223.000 -2.7% \$875,000 Average Square Feet 3,426 -17.4% 4,146 1.5% 3,734 Downtown Condo Matrix Q3-2022 %A (rir) 20-2022 %A (rir) 32-201 Average Sales Price \$1,086 15.5% \$1,685,841 284.6% \$549,630 Average Price per Sq Ft \$1,086 15.5% \$938 131.1% \$470 Median Sales Price \$1,990,900 106.3% \$965,000 330.5% \$462,450 Number of Sales (Closed) 31 6.9% 29 55.0% 20 Days on Market (From Last List Price) 0.3% 0.9% 20 10.0% 12 Listing Discount (From Last List Price) 0.3% 0.9% 20 10.0% 12 Listing Discount (From Last List Price) 1.947 8.3% 1.797 66.4% 1,170 Hyde Park SF & Condo Matrix 2.0	Listing Inventory	74	196.0%	25	270.0%	20
Luxury Threshold \$851,000 -30.4% \$1,223,000 -2.7% \$875,000 Average Square Feet 3,426 -17.4% 4,146 1.5% 3,374 Downtown Condo Matrix Q3-2022 %A (vm) Q2-2022 %A (vm) Q3-2021 Average Soles Price \$2,113,671 25.4% 51,685,841 284.6% 55.49,630 Average Price per Sq Pt \$1,086 15.8% \$938 131.1% \$470 Medicin Sales Price \$1,990,900 106.3% \$965,000 330.5% \$462,465 Number of Sales (closed) 31 6.9% 29 55.0% 20 Days on Market (from Last List Drive) 18 38.5% 13 -25.0% 22 Listing Discount (from Last List Drive) 24 20.0% 20 100.0% 12 Months of Supply 2,3 9.5% 2,1 27.8% 1.8 Average Square Feet 1,947 8.3% 1,77 66.4% 1,170 Hyde Park SF& Condo Matrix Q3-2022 %A (vm) Q2-2022 %A (vm) Q3-2021 Average Square Frice \$1,104,170 43.6% \$579,0102 57.9% \$4949 Median Sales Price \$750,000 25.4% \$598,000 41.0% \$532,000 Number of Sales (closed) 22 47.6% 42 39.9% 36 Days on Market (from Last List Drive) 1.1% 75.0% 8 46.7% 1.5 Days on Market (from Last List Drive) 1.1% 75.0% 1.48 2.3 Average Square Feet \$1,947 32.8% 1.2 142.1% 1.9 Average Square Feet 1,974 32.8% 1.48 2.6.6% 1.559 Days on Market (from Last List Drive) 4.6 283.3% 1.2 142.1% 1.9 Average Square Feet \$1,974 32.8% 1.48 2.6.6% 1.559 Days on Market (from Last List Drive) 4.8% 2.2.9% 4.7 4.7 4.7 4.7 4.7 4.7 Average Square Feet \$1,974 32.8% 1.48 2.6.6% 1.559 Days on Market (from Last List Drive) 4.8% 2.2.9% 4.7		8.9	229.6%	2.7	456.3%	1.6
Downtown Condo Matrix Q3-2022 %4 (arm) Q2-2022 %4 (w) Q3-2021 Average Sales Price \$2,113,671 25,44% \$1,685,841 284,6% \$549,630 Average Price per Sq Ft \$1,086 15.8% \$938 131.1% \$470 Median Sales Price \$1,990,900 106.3% \$965,000 330.5% \$462,450 Number of Sales (Closed) 31 6.9% 29 55.0% 20 Days on Market (From Last List Price) 0.3% 0.9% 29 55.0% 20 Listing Discount (From Last List Price) 0.3% 0.9% 20 100.0% 12 Months of Supply 2.3 9.5% 2.1 27.8% 1.8 Average Square Feet 1,947 8.3% 1,797 66.4% 1,170 Hyde Park SF & Condo Matrix Q3-2022 VA (arm) Q2-2022 96.4(w) Q3-2021 Average Square Feet \$,104,170 43.6% \$769,012 57.9% 8699,275 Average Sales Price \$,500 2.4		\$851,000	-30.4%	\$1,223,000	-2.7%	\$875,000
Downtown Condo Matrix Q3-2022 %A (arm) Q2-2022 %A (w) Q3-2021 Average Scles Price \$2,113,671 25.4% \$1,685,841 284.6% \$549,630 Average Price per Sq Ft \$1,086 15.8% \$938 131.1% \$470 Median Sales Price \$1,990,900 106.3% \$965,000 330.5% \$462,450 Number of Sales (Closeel) 31 6.9% 29 55.0% 20 Days on Market (From Lost List Date) 18 38.5% 13 -25.0% 20 Listing Discount (From Lost List Price) 0.3% 0.9% 20 100.0% 12 Months of Supply 2.3 9.5% 2.1 27.8% 1.8 Average Square Feet 1,947 8.3% 1,797 66.4% 1,170 Hyde Park SF & Condo Matrix Q3-2022 %4 (art) Q2-2022 %4 (r) Q3-2021 Average Square Feet \$1,104,170 43.6% \$769,012 57.9% \$699,275 Average Sales Price \$750,000			-17.4%			3,374
Average Sales Price \$2,113,671 25,4% \$1,685,841 284,6% \$549,630 Average Price per Sq Ft \$1,086 15,8% \$938 131,1% \$470 Median Sales Price \$1,990,900 106,3% \$965,000 330,5% 4462,450 Number of Sales (Closed) 31 6,9% 29 55,0% 20 Days on Market (From Last List Date) 18 38,5% 13 -25,0% 24 Listing Discount (From Last List Date) 0.3% 0,9% 20 100,0% 12 Months of Supply 2.3 9,5% 2.1 27,8% 1.8 Average Square Feet 1,947 8,3% 1,797 66,4% 1,170 Hyde Park SF & Condo Matrix 03-2022 %1,0mm 02-2022 \$6,0mm 02-2022 \$6,0mm 1,177 Average Square Feet \$1,04,170 43,6% \$769,012 57,9% \$699,275 Average Price per Sq Ft \$559 8,1% \$517 24,5% \$449 Median Sales Price <t< th=""><th><u> </u></th><th></th><th></th><th></th><th></th><th></th></t<>	<u> </u>					
Average Price per Sq Ft \$1,086 15.8% \$938 131.1% \$470 Median Sales Price \$1,990,900 106.3% \$965,000 330.5% \$462,450 Number of Sales (Closed) 31 6.9% 29 55.0% 20 Days on Market (From Last List Date) 18 38.5% 13 -25.0% 24 Listing Discount (From Last List Price) 0.3% 0.9% 20 100.0% 12 Months of Supply 2.3 9.5% 2.1 27.8% 1.8 Average Square Feet 1,947 8.3% 1,797 66.4% 1,170 Hyde Park SF & Condo Matrix 03-2022 84.(arx) 02-2022 %4.(rx) 03-2021 Average Sales Price \$1,104,170 43.6% \$769,012 57.9% \$99-275 Average Price per Sq Ft \$559 8.1% \$517 2.5% \$499,275 Average Price per Sq Ft \$559 8.1% \$517 2.5% \$499,275 Average Square Feet \$750,000 25.4% <td< th=""><th></th><th></th><th></th><th></th><th></th><th></th></td<>						
Median Sales Price \$1,990,900 106.3% \$965,000 330.5% \$462,450 Number of Sales (Closed) 31 6.9% 29 55.0% 20 Days on Market (From Last List Date) 18 38.5% 13 -25.0% 24 Listing Discount (From Last List Price) 0.3% 0.9% 20 100.0% 12 Months of Supply 24 20.0% 20 100.0% 1.8 Average Square Feet 1,947 8.3% 1,797 66.4% 1,170 Hyde Park SF & Condo Matrix 03-2022 % (arn) 02-2022 % (v) 03-2021 Average Sales Price \$1,104,170 43.6% \$769,012 57.9% \$699,275 Average Price per Sq Pt \$559 8.1% \$517 24.5% \$449 Median Sales Price \$750,000 25.4% \$598,000 41.0% \$532,000 Number of Sales (Closed) 22 47.6% 42 23.89% 36 Days on Market (From Last List Date) 14 75.0%						<u>:</u>
Number of Sales (Closed) 31 6.9% 29 55.0% 20 Days on Market (From Lost List Date) 18 38.5% 13 -25.0% 24 Listing Discount (From Lost List Price) 0.3% 0.9% 2.2% 22.2% Listing Inventory 24 20.0% 20 100.0% 12 Months of Supply 2.3 9.5% 2.1 27.8% 1.8 Average Square Feet 1,747 8.3% 1,797 66.4% 1,170 Hyde Park SF & Condo Matrix Q3-2022 % (arm) Q2-2022 % (vr) 3-2021 Average Sales Price \$1,104,170 43.6% \$769,012 57.9% \$699,275 Average Price per Sq Ft \$559 8.1% \$517 24.5% \$449 Median Sales Price \$750,000 25.4% \$598,000 41.0% \$532,000 Number of Sales (Closed) 22 -47.6% 42 -38.9% 36 Days on Market (From Last List Date) 1.1% 75.0% 8 -6.7%				\$938		\$470
Days on Market (From Lost List Date) 18 38.5% 13 -25.0% 24		\$1,990,900	106.3%	\$965,000	330.5%	\$462,450
Listing Discount (From Last List Price) 0.3% 0.9% 2.2% Listing Inventory 24 20.0% 20 100.0% 12 Months of Supply 2.3 9.5% 2.1 27.8% 1.8 Average Square Feet 1,947 8.3% 1,797 66.4% 1,170 Hyde Park SF & Condo Matrix Q3-2022 %∆ (ors.) Q2-2022 %∆ (vr.) Q3-2021 Average Sales Price \$1,104,170 43.6% \$769,012 57.9% \$699,275 Average Price per Sq Ft \$559 8.1% \$517 24.5% \$449 Median Sales Price \$750,000 25.4% \$598,000 41.0% \$532,000 Number of Sales (Closed) 22 -47.6% 42 -38.9% 36 Days on Market (From Last List Date) 1.1 75.0% 8 -6.7% 15 Listing Discount (From Last List Price) 1.1% -2.8% 1.2 142.1% 1.9 Months of Supply 4.6 283.3% 1.2 142.1% 1.9<	Number of Sales (Closed)	31	6.9%	29	55.0%	20
Listing Inventory 24 20.0% 20 100.0% 12 Months of Supply 2.3 9.5% 2.1 27.8% 1.8 Average Square Feet 1,947 8.3% 1,797 66.4% 1,170 Hyde Park SF & Condo Matrix Q3-2022 %∆ (ora) Q2-2022 %∆ (vr) Q3-2021 Average Sales Price \$1,104,170 43.6% \$769,012 57.9% \$699,275 Average Price per Sq Ft \$559 8.1% \$517 24.5% \$449 Median Sales Price \$750,000 25.4% \$598,000 41.0% \$532,000 Number of Sales (Closed) 22 47.6% 42 -38.9% 36 Days on Market (From Last List Date) 1.1% 2.8% 2.8% 2.08	Days on Market (From Last List Date)	18	38.5%	13	-25.0%	24
Months of Supply 2.3 9.5% 2.1 27.8% 1.8 Average Square Feet 1,947 8.3% 1,797 66.4% 1,170 Hyde Park SF & Condo Matrix Q3-2022 %Λ (σrs) 02-2022 %Λ (νs) 03-2021 Average Sales Price \$1,104,170 43.6% \$769,012 57.9% \$699,275 Average Price per Sq Ft \$559 8.1% \$517 24.5% \$449 Median Sales Price \$750,000 25.4% \$598,000 41.0% \$532,000 Number of Sales (Closed) 22 -47.6% 42 -38.9% 36 Days on Market (From Last List Date) 14 75.0% 8 -6.7% 15 Listing Inventory 34 100.0% 17 47.8% 23 Months of Supply 4.6 283.3% 1.2 142.1% 1.9 Average Square Feet 1,974 32.8% 1,486 26.6% 1,559 Davis Island SF & Condo Matrix Q3-2022 %λ(σrs) \$2,907,456 <td< td=""><td>Listing Discount (From Last List Price)</td><td>0.3%</td><td></td><td>0.9%</td><td></td><td>2.2%</td></td<>	Listing Discount (From Last List Price)	0.3%		0.9%		2.2%
Average Square Feet 1,947 8.3% 1,797 66.4% 1,170 Hyde Park SF & Condo Matrix Q3-2022 %Δ (απ) Q2-2022 %Δ (νπ) Q3-2021 Average Sales Price \$1,104,170 43.6% \$769,012 57.9% \$699,275 Average Price per Sq Ft \$558 8.1% \$517 24.5% \$449 Median Sales Price \$750,000 25.4% \$598,000 41.0% \$532,000 Number of Sales (Closed) 22 -47.6% 42 -38.9% 36 Days on Market (From Last List Date) 14 75.0% 8 -6.7% 15 Listing Discount (From Last List Price) 1.1% -2.8% 0.8% Listing Inventory 34 100.0% 17 47.8% 23 Months of Supply 4.6 283.3% 1.2 142.1% 1.9 Average Square Feet 1,974 32.8% 1,486 26.6% 1,559 Davis Island SF & Condo Matrix Q3-2022 %Δ(απ) Q2-2022 %Δ(γκ) <td< td=""><td>Listing Inventory</td><td>24</td><td>20.0%</td><td>20</td><td>100.0%</td><td>12</td></td<>	Listing Inventory	24	20.0%	20	100.0%	12
Hyde Park SF & Condo Matrix Q3-2022 %Δ (arik) Q2-2022 %Δ (vr)k Q3-2021 Average Sales Price \$1,104,170 43.6% \$769,012 57.9% \$699,275 Average Price per Sq Ft \$559 8.1% \$517 24.5% \$449 Median Sales Price \$750,000 25.4% \$598,000 41.0% \$532,000 Number of Sales (Closed) 22 -47.6% 42 -38.9% 36 Days on Market (From Last List Date) 14 75.0% 8 -6.7% 15 Listing Discount (From Last List Price) 1.1% -2.8% 0.8% Listing Inventory 34 100.0% 17 47.8% 23 Months of Supply 4.6 283.3% 1.2 142.1% 1.9 Average Square Feet 1,974 32.8% 1,486 26.6% 1,559 Davis Island SF & Condo Matrix Q3-2022 %Δ (arr) Q2-2022 %Δ (rr) Q3-2021 Average Price per Sq Ft \$984 53.5% \$641 32.4%	Months of Supply	2.3	9.5%	2.1	27.8%	1.8
Average Sales Price \$1,104,170 43.6% \$769,012 \$7.9% \$699,275 Average Price per Sq Ft \$559 8.1% \$517 24.5% \$449 Median Sales Price \$750,000 25.4% \$598,000 41.0% \$532,000 Number of Sales (Closed) 22 -47.6% 42 -38.9% 36 Days on Market (From Last List Date) 14 75.0% 8 -6.7% 15 Listing Discount (From Last List Price) 1.1% -2.8% 0.8% Listing Inventory 34 100.0% 17 47.8% 23 Months of Supply 4.6 283.3% 1.2 142.1% 1.9 Average Square Feet 1,974 32.8% 1,486 26.6% 1,559 Davis Island SF & Condo Matrix Q3-2022 %A(otr) Q2-2022 %A(vr) Q3-2021 Average Square Feet \$2,993,596 42.7% \$2,097,456 10.6% \$2,706,208 Average Price per Sq Ft \$984 53.5% \$441 32.4% <	Average Square Feet	1,947	8.3%	1,797	66.4%	1,170
Average Price per Sq Ft \$559 8.1% \$517 24.5% \$449 Median Sales Price \$750,000 25.4% \$598,000 41.0% \$532,000 Number of Sales (Closed) 22 -47.6% 42 -38.9% 36 Days on Market (From Last List Date) 14 75.0% 8 -6.7% 15 Listing Discount (From Last List Price) 1.1% -2.8% 0.8% Listing Inventory 34 100.0% 17 47.8% 23 Months of Supply 4.6 283.3% 1.2 142.1% 1.9 Average Square Feet 1,974 32.8% 1,486 26.6% 1,559 Davis Island SF & Condo Matrix Q3-2022 %A (atr.) Q2-2022 %A (rr.) Q3-2021 Average Square Feet \$2,993,596 42.7% \$2,097,456 10.6% \$2,706,208 Average Price per Sq Ft \$984 53.5% \$641 32.4% \$743 Median Sales Price \$1,520,000 -7.9% \$1,650,000 5.6% <	Hyde Park SF & Condo Matrix	Q3-2022	%∆ (qtr)	Q2-2022	%∆ (yr)	Q3-2021
Median Sales Price \$750,000 25.4% \$598,000 41.0% \$532,000 Number of Sales (Clossed) 22 -47.6% 42 -38.9% 36 Days on Market (From Last List Date) 14 75.0% 8 -6.7% 15 Listing Discount (From Last List Price) 1.1% -2.8% 0.8% Listing Inventory 34 100.0% 17 47.8% 23 Months of Supply 4.6 283.3% 1.2 142.1% 1.9 Average Square Feet 1,974 32.8% 1,486 26.6% 1,559 Dovis Island SF & Condo Matrix 03-2022 %Δ (απ) 02-2022 %Δ (γπ) 03-2021 Average Sales Price \$2,993,596 42.7% \$2,097,456 10.6% \$2,706,208 Average Price per Sq Ft \$984 53.5% \$641 32.4% \$743 Median Sales Price \$1,520,000 -7.9% \$1,650,000 5.6% \$1,440,000 Number of Sales (Closed) 26 36.8% 19 8.3%	Average Sales Price	\$1,104,170	43.6%	\$769,012	57.9%	\$699,275
Number of Sales (Closed) 22 -47.6% 42 -38.9% 36 Days on Market (From Last List Date) 14 75.0% 8 -6.7% 15 Listing Discount (From Last List Price) 1.1% -2.8% 0.8% Listing Inventory 34 100.0% 17 47.8% 23 Months of Supply 4.6 283.3% 1.2 142.1% 1.9 Average Square Feet 1,974 32.8% 1,486 26.6% 1,559 Davis Island SF & Condo Matrix Q3-2022 %∆ (orr.) Q2-2022 %∆ (vr.) Q3-2021 Average Sales Price \$2,993,596 42.7% \$2,097,456 10.6% \$2,706,208 Average Price per Sq Ft \$984 53.5% \$641 32.4% \$743 Median Sales Price \$1,520,000 -7.9% \$1,650,000 5.6% \$1,440,000 Number of Sales (Closed) 26 36.8% 19 8.3% 24 Days on Market (From Last List Price) 4.8% 2.2% 0.6%	Average Price per Sq Ft	\$559	8.1%	\$517	24.5%	\$449
Days on Market (From Lost List Date) 14 75.0% 8 -6.7% 15 Listing Discount (From Last List Price) 1.1% -2.8% 0.8% Listing Inventory 34 100.0% 17 47.8% 23 Months of Supply 4.6 283.3% 1.2 142.1% 1.9 Average Square Feet 1,974 32.8% 1,486 26.6% 1,559 Davis Island SF & Condo Matrix Q3-2022 %Δ (απ) Q2-2022 %Δ (γκ) Q3-2021 Average Sales Price \$2,993,596 42.7% \$2,097,456 10.6% \$2,706,208 Average Price per Sq Ft \$984 53.5% \$641 32.4% \$743 Median Sales Price \$1,520,000 -7.9% \$1,650,000 5.6% \$1,440,000 Number of Sales (Closed) 26 36.8% 19 8.3% 24 Days on Market (From Last List Date) 55 223.5% 17 57.1% 35 Listing Inventory 35 25.0% 28 94.4% 18 </td <td>Median Sales Price</td> <td>\$750,000</td> <td>25.4%</td> <td>\$598,000</td> <td>41.0%</td> <td>\$532,000</td>	Median Sales Price	\$750,000	25.4%	\$598,000	41.0%	\$532,000
Listing Discount (From Last List Price) 1.1% -2.8% 0.8% Listing Inventory 34 100.0% 17 47.8% 23 Months of Supply 4.6 283.3% 1.2 142.1% 1.9 Average Square Feet 1,974 32.8% 1,486 26.6% 1,559 Davis Island SF & Condo Matrix Q3-2022 %∆ (ατκ) Q2-2022 %∆ (γκ) Q3-2021 Average Sales Price \$2,993,596 42.7% \$2,097,456 10.6% \$2,706,208 Average Price per Sq Ft \$984 53.5% \$641 32.4% \$743 Median Sales Price \$1,520,000 -7.9% \$1,650,000 5.6% \$1,440,000 Number of Sales (Closed) 26 36.8% 19 8.3% 24 Days on Market (From Last List Date) 55 223.5% 17 57.1% 35 Listing Discount (From Last List Price) 4.8% 2.2% 0.6% Months of Supply 3.4 -8.1% 3.7 54.5% 2.2 <	Number of Sales (Closed)	22	-47.6%	42	-38.9%	36
Listing Inventory 34 100.0% 17 47.8% 23 Months of Supply 4.6 283.3% 1.2 142.1% 1.9 Average Square Feet 1,974 32.8% 1,486 26.6% 1,559 Davis Island SF & Condo Matrix Q3-2022 %Δ (στκ) Q2-2022 %Δ (γκ) Q3-2021 Average Sales Price \$2,993,596 42.7% \$2,097,456 10.6% \$2,706,208 Average Price per Sq Ft \$984 53.5% \$641 32.4% \$743 Median Sales Price \$1,520,000 -7.9% \$1,650,000 5.6% \$1,440,000 Number of Sales (Closed) 26 36.8% 19 8.3% 24 Days on Market (From Last List Date) 55 223.5% 17 57.1% 35 Listing Discount (From Last List Price) 4.8% 2.2% 0.6% Listing Inventory 35 25.0% 28 94.4% 18 Months of Supply 3.4 -8.1% 3.7 54.5% 2.2	Days on Market (From Last List Date)	14	75.0%	8	-6.7%	15
Months of Supply 4.6 283.3% 1.2 142.1% 1.9 Average Square Feet 1,974 32.8% 1,486 26.6% 1,559 Davis Island SF & Condo Matrix Q3-2022 %Δ (απ) Q2-2022 %Δ (γκ) Q3-2021 Average Sales Price \$2,993,596 42.7% \$2,097,456 10.6% \$2,706,208 Average Price per Sq Ft \$984 53.5% \$641 32.4% \$743 Median Sales Price \$1,520,000 -7.9% \$1,650,000 5.6% \$1,440,000 Number of Sales (Closed) 26 36.8% 19 8.3% 24 Days on Market (From Last List Date) 55 223.5% 17 57.1% 35 Listing Discount (From Last List Price) 4.8% 2.2% 0.6% Listing Inventory 35 25.0% 28 94.4% 18 Months of Supply 3.4 -8.1% 3.7 54.5% 2.2 Average Square Feet 3,043 -7.0% 3,271 -16.4% 3,640	Listing Discount (From Last List Price)	1.1%		-2.8%		0.8%
Average Square Feet 1,974 32.8% 1,486 26.6% 1,559 Davis Island SF & Condo Matrix Q3-2022 %Δ (απ) Q2-2022 %Δ (γκ) Q3-2021 Average Sales Price \$2,993,596 42.7% \$2,097,456 10.6% \$2,706,208 Average Price per Sq Ft \$984 53.5% \$641 32.4% \$743 Median Sales Price \$1,520,000 -7.9% \$1,650,000 5.6% \$1,440,000 Number of Sales (Closed) 26 36.8% 19 8.3% 24 Days on Market (From Last List Date) 55 223.5% 17 57.1% 35 Listing Discount (From Last List Price) 4.8% 2.2% 0.6% Listing Inventory 35 25.0% 28 94.4% 18 Months of Supply 3.4 -8.1% 3.7 54.5% 2.2 Average Square Feet 3,043 -7.0% 3,271 -16.4% 3,640 Harbour Island SF & Condo Matrix Q3-2022 %Δ (στκ) Q2-2022 %Δ (γκ) </td <td>Listing Inventory</td> <td>34</td> <td>100.0%</td> <td>17</td> <td>47.8%</td> <td>23</td>	Listing Inventory	34	100.0%	17	47.8%	23
Davis Island SF & Condo Matrix Q3-2022 %Δ (orr.) Q2-2022 %Δ (γr.) Q3-2021 Average Sales Price \$2,993,596 42.7% \$2,097,456 10.6% \$2,706,208 Average Price per Sq Ft \$984 53.5% \$641 32.4% \$743 Median Sales Price \$1,520,000 -7.9% \$1,650,000 5.6% \$1,440,000 Number of Sales (closed) 26 36.8% 19 8.3% 24 Days on Market (From Last List Date) 55 223.5% 17 57.1% 35 Listing Discount (From Last List Price) 4.8% 2.2% 0.6% Listing Inventory 35 25.0% 28 94.4% 18 Months of Supply 3.4 -8.1% 3.7 54.5% 2.2 Average Square Feet 3,043 -7.0% 3,271 -16.4% 3,640 Harbour Island SF & Condo Matrix Q3-2022 %Δ (σrx) Q2-2022 %Δ (γrx) Q3-2021 Average Sales Price \$720,100 6.2% \$677,881	Months of Supply	4.6	283.3%	1.2	142.1%	1.9
Average Sales Price \$2,993,596 42.7% \$2,097,456 10.6% \$2,706,208 Average Price per Sq Ft \$984 53.5% \$641 32.4% \$743 Median Sales Price \$1,520,000 -7.9% \$1,650,000 5.6% \$1,440,000 Number of Sales (Closed) 26 36.8% 19 8.3% 24 Days on Market (From Last List Date) 55 223.5% 17 57.1% 35 Listing Discount (From Last List Price) 4.8% 2.2% 0.6% Listing Inventory 35 25.0% 28 94.4% 18 Months of Supply 3.4 -8.1% 3.7 54.5% 2.2 Average Square Feet 3,043 -7.0% 3,271 -16.4% 3,640 Harbour Island SF & Condo Matrix Q3-2022 %Δ (απ) Q2-2022 %Δ (γκ) Q3-2021 Average Sales Price \$720,100 6.2% \$677,881 13.8% \$632,511 Average Price per Sq Ft \$488 5.9% \$461 19.9%	Average Square Feet	1,974	32.8%	1,486	26.6%	1,559
Average Price per Sq Ft \$984 53.5% \$641 32.4% \$743 Median Sales Price \$1,520,000 -7.9% \$1,650,000 5.6% \$1,440,000 Number of Sales (Closed) 26 36.8% 19 8.3% 24 Days on Market (From Last List Date) 55 223.5% 17 57.1% 35 Listing Discount (From Last List Price) 4.8% 2.2% 0.6% Listing Inventory 35 25.0% 28 94.4% 18 Months of Supply 3.4 -8.1% 3.7 54.5% 2.2 Average Square Feet 3,043 -7.0% 3,271 -16.4% 3,640 Harbour Island SF & Condo Matrix Q3-2022 %Δ (ατκ) Q2-2022 %Δ (γκ) Q3-2021 Average Sales Price \$720,100 6.2% \$677,881 13.8% \$632,511 Average Price per Sq Ft \$488 5.9% \$461 19.9% \$460,000 Number of Sales (Closed) 28 7.7% 26 -20.0% 35	Davis Island SF & Condo Matrix	Q3-2022	$\%\Delta$ (QTR)	Q2-2022	%∆ (yr)	Q3-2021
Median Sales Price \$1,520,000 -7.9% \$1,650,000 5.6% \$1,440,000 Number of Sales (Closed) 26 36.8% 19 8.3% 24 Days on Market (From Last List Date) 55 223.5% 17 57.1% 35 Listing Discount (From Last List Price) 4.8% 2.2% 0.6% Listing Inventory 35 25.0% 28 94.4% 18 Months of Supply 3.4 -8.1% 3.7 54.5% 2.2 Average Square Feet 3,043 -7.0% 3,271 -16.4% 3,640 Harbour Island SF & Condo Matrix Q3-2022 %Δ (ατκ) Q2-2022 %Δ (γκ) Q3-2021 Average Sales Price \$720,100 6.2% \$677,881 13.8% \$632,511 Average Price per Sq Ft \$488 5.9% \$461 19.9% \$407 Median Sales Price \$533,250 -18.0% \$650,000 15.9% \$460,000 Number of Sales (Closed) 28 7.7% 26 -20.0% 35<	Average Sales Price	\$2,993,596	42.7%	\$2,097,456	10.6%	\$2,706,208
Number of Sales (Closed) 26 36.8% 19 8.3% 24 Days on Market (From Last List Date) 55 223.5% 17 57.1% 35 Listing Discount (From Last List Price) 4.8% 2.2% 0.6% Listing Inventory 35 25.0% 28 94.4% 18 Months of Supply 3.4 -8.1% 3.7 54.5% 2.2 Average Square Feet 3,043 -7.0% 3,271 -16.4% 3,640 Harbour Island SF & Condo Matrix Q3-2022 %Δ (ατκ) Q2-2022 %Δ (γκ) Q3-2021 Average Sales Price \$720,100 6.2% \$677,881 13.8% \$632,511 Average Price per Sq Ft \$488 5.9% \$461 19.9% \$407 Median Sales Price \$533,250 -18.0% \$650,000 15.9% \$460,000 Number of Sales (Closed) 28 7.7% 26 -20.0% 35 Days on Market (From Last List Date) 23 155.6% 9 -8.0% 25	Average Price per Sq Ft	\$984	53.5%	\$641	32.4%	\$743
Days on Market (From Last List Date) 55 223.5% 17 57.1% 35 Listing Discount (From Last List Price) 4.8% 2.2% 0.6% Listing Inventory 35 25.0% 28 94.4% 18 Months of Supply 3.4 -8.1% 3.7 54.5% 2.2 Average Square Feet 3,043 -7.0% 3,271 -16.4% 3,640 Harbour Island SF & Condo Matrix Q3-2022 %Δ (απ) Q2-2022 %Δ (γR) Q3-2021 Average Sales Price \$720,100 6.2% \$677,881 13.8% \$632,511 Average Price per Sq Ft \$488 5.9% \$461 19.9% \$407 Median Sales Price \$533,250 -18.0% \$650,000 15.9% \$460,000 Number of Sales (Closed) 28 7.7% 26 -20.0% 35 Days on Market (From Last List Date) 23 155.6% 9 -8.0% 25 Listing Discount (From Last List Price) 1.8% -3.2% 0.5%	Median Sales Price	\$1,520,000	-7.9%	\$1,650,000	5.6%	\$1,440,000
Listing Discount (From Last List Price) 4.8% 2.2% 0.6% Listing Inventory 35 25.0% 28 94.4% 18 Months of Supply 3.4 -8.1% 3.7 54.5% 2.2 Average Square Feet 3,043 -7.0% 3,271 -16.4% 3,640 Harbour Island SF & Condo Matrix Q3-2022 %Δ (ατκ) Q2-2022 %Δ (γκ) Q3-2021 Average Sales Price \$720,100 6.2% \$677,881 13.8% \$632,511 Average Price per Sq Ft \$488 5.9% \$461 19.9% \$407 Median Sales Price \$533,250 -18.0% \$650,000 15.9% \$460,000 Number of Sales (Closed) 28 7.7% 26 -20.0% 35 Days on Market (From Last List Date) 23 155.6% 9 -8.0% 25 Listing Discount (From Last List Price) 1.8% -3.2% 0.5% Listing Inventory 29 -17.1% 35 163.6% 11 Months of	Number of Sales (Closed)	26	36.8%	19	8.3%	24
Listing Inventory 35 25.0% 28 94.4% 18 Months of Supply 3.4 -8.1% 3.7 54.5% 2.2 Average Square Feet 3,043 -7.0% 3,271 -16.4% 3,640 Harbour Island SF & Condo Matrix Q3-2022 %Δ (ατκ) Q2-2022 %Δ (γκ) Q3-2021 Average Sales Price \$720,100 6.2% \$677,881 13.8% \$632,511 Average Price per Sq Ft \$488 5.9% \$461 19.9% \$460,000 Median Sales Price \$533,250 -18.0% \$650,000 15.9% \$460,000 Number of Sales (Closed) 28 7.7% 26 -20.0% 35 Days on Market (From Last List Date) 23 155.6% 9 -8.0% 25 Listing Discount (From Last List Price) 1.8% -3.2% 0.5% Listing Inventory 29 -17.1% 35 163.6% 11 Months of Supply 3.1 -22.5% 4.0 244.4% 0.9 <td>Days on Market (From Last List Date)</td> <td>55</td> <td>223.5%</td> <td>17</td> <td>57.1%</td> <td>35</td>	Days on Market (From Last List Date)	55	223.5%	17	57.1%	35
Months of Supply 3.4 -8.1% 3.7 54.5% 2.2 Average Square Feet 3,043 -7.0% 3,271 -16.4% 3,640 Harbour Island SF & Condo Matrix Q3-2022 %Δ (ατκ) Q2-2022 %Δ (γκ) Q3-2021 Average Sales Price \$720,100 6.2% \$677,881 13.8% \$632,511 Average Price per Sq Ft \$488 5.9% \$461 19.9% \$460,000 Median Sales Price \$533,250 -18.0% \$650,000 15.9% \$460,000 Number of Sales (Closed) 28 7.7% 26 -20.0% 35 Days on Market (From Last List Date) 23 155.6% 9 -8.0% 25 Listing Discount (From Last List Price) 1.8% -3.2% 0.5% Listing Inventory 29 -17.1% 35 163.6% 11 Months of Supply 3.1 -22.5% 4.0 244.4% 0.9	Listing Discount (From Last List Price)	4.8%		2.2%		0.6%
Average Square Feet 3,043 -7.0% 3,271 -16.4% 3,640 Harbour Island SF & Condo Matrix Q3-2022 %A (arr.) Q2-2022 %A (yr.) Q3-2021 Average Sales Price \$720,100 6.2% \$677,881 13.8% \$632,511 Average Price per Sq Ft \$488 5.9% \$461 19.9% \$407 Median Sales Price \$533,250 -18.0% \$650,000 15.9% \$460,000 Number of Sales (Closed) 28 7.7% 26 -20.0% 35 Days on Market (From Last List Date) 23 155.6% 9 -8.0% 25 Listing Discount (From Last List Price) 1.8% -3.2% 0.5% Listing Inventory 29 -17.1% 35 163.6% 11 Months of Supply 3.1 -22.5% 4.0 244.4% 0.9	Listing Inventory	35	25.0%	28	94.4%	18
Harbour Island SF & Condo Matrix Q3-2022 %Δ (oTR) Q2-2022 %Δ (vR) Q3-2021 Average Sales Price \$720,100 6.2% \$677,881 13.8% \$632,511 Average Price per Sq Ft \$488 5.9% \$461 19.9% \$407 Median Sales Price \$533,250 -18.0% \$650,000 15.9% \$460,000 Number of Sales (Closed) 28 7.7% 26 -20.0% 35 Days on Market (From Last List Date) 23 155.6% 9 -8.0% 25 Listing Discount (From Last List Price) 1.8% -3.2% 0.5% Listing Inventory 29 -17.1% 35 163.6% 11 Months of Supply 3.1 -22.5% 4.0 244.4% 0.9	Months of Supply	3.4	-8.1%	3.7	54.5%	2.2
Average Sales Price \$720,100 6.2% \$677,881 13.8% \$632,511 Average Price per Sq Ft \$488 5.9% \$461 19.9% \$407 Median Sales Price \$533,250 -18.0% \$650,000 15.9% \$460,000 Number of Sales (Closed) 28 7.7% 26 -20.0% 35 Days on Market (From Last List Date) 23 155.6% 9 -8.0% 25 Listing Discount (From Last List Price) 1.8% -3.2% 0.5% Listing Inventory 29 -17.1% 35 163.6% 11 Months of Supply 3.1 -22.5% 4.0 244.4% 0.9	Average Square Feet	3,043	-7.0%	3,271	-16.4%	3,640
Average Price per Sq Ft \$488 5.9% \$461 19.9% \$407 Median Sales Price \$533,250 -18.0% \$650,000 15.9% \$460,000 Number of Sales (Closed) 28 7.7% 26 -20.0% 35 Days on Market (From Last List Date) 23 155.6% 9 -8.0% 25 Listing Discount (From Last List Price) 1.8% -3.2% 0.5% Listing Inventory 29 -17.1% 35 163.6% 11 Months of Supply 3.1 -22.5% 4.0 244.4% 0.9	Harbour Island SF & Condo Matrix	Q3-2022	%∆ (qtr)	Q2-2022	%∆ (yr)	Q3-2021
Median Sales Price \$533,250 -18.0% \$650,000 15.9% \$460,000 Number of Sales (Closed) 28 7.7% 26 -20.0% 35 Days on Market (From Last List Date) 23 155.6% 9 -8.0% 25 Listing Discount (From Last List Price) 1.8% -3.2% 0.5% Listing Inventory 29 -17.1% 35 163.6% 11 Months of Supply 3.1 -22.5% 4.0 244.4% 0.9	Average Sales Price	\$720,100	6.2%	\$677,881	13.8%	\$632,511
Median Sales Price \$533,250 -18.0% \$650,000 15.9% \$460,000 Number of Sales (Closed) 28 7.7% 26 -20.0% 35 Days on Market (From Last List Date) 23 155.6% 9 -8.0% 25 Listing Discount (From Last List Price) 1.8% -3.2% 0.5% Listing Inventory 29 -17.1% 35 163.6% 11 Months of Supply 3.1 -22.5% 4.0 244.4% 0.9						
Number of Sales (Closed) 28 7.7% 26 -20.0% 35 Days on Market (From Last List Date) 23 155.6% 9 -8.0% 25 Listing Discount (From Last List Price) 1.8% -3.2% 0.5% Listing Inventory 29 -17.1% 35 163.6% 11 Months of Supply 3.1 -22.5% 4.0 244.4% 0.9						
Days on Market (From Last List Date) 23 155.6% 9 -8.0% 25 Listing Discount (From Last List Price) 1.8% -3.2% 0.5% Listing Inventory 29 -17.1% 35 163.6% 11 Months of Supply 3.1 -22.5% 4.0 244.4% 0.9	Number of Sales (Closed)	· · · · · · · · · · · · · · · · · · ·				
Listing Discount (From Last List Price) 1.8% -3.2% 0.5% Listing Inventory 29 -17.1% 35 163.6% 11 Months of Supply 3.1 -22.5% 4.0 244.4% 0.9	Days on Market (From Last List Date)	23		9	-8.0%	25
Months of Supply 3.1 -22.5% 4.0 244.4% 0.9		1.8%		-3.2%		0.5%
	Listing Inventory	29	-17.1%	35	163.6%	11
Average Square Feet 1,477 0.4% 1,471 -5.1% 1,556	Months of Supply	3.1	-22.5%	4.0	244.4%	0.9
	Average Square Feet	1,477	0.4%	1,471	-5.1%	1,556

Questions or comments? Email report author Jonathan Miller at jmiller@millersamuel.com Methodology: millersamuel.com/research-reports/methodology

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