

## APRIL 2018: Home Prices at Highest April Level of the Last Six Years

Single Family Homes	April 2018	April 2017	% Change
Median Sale Price	\$249,000	\$229,990	8.3%
Closed Sales	1,562	1,651	-5.4%
Median % of Original List Price Received	97.9%	97.7%	0.2%
New Pending Sales	1,878	2,078	-9.6%
New Listings	2,342	2,141	9.4%
Inventory (Active Listings)	4,056	4,434	-8.5%
Median Time to Sale (MTS)	67 days	76 days	-11.8%
Townhomes/Condos	April 2018	April 2017	% Change
Median Sale Price	\$165,000	\$152,900	7.9%
Closed Sales	466	485	-3.9%
Median % of Original List Price Received	97.1%	96.9%	0.2%
New Pending Sales	547	567	-3.5%
New Listings	589	557	5.7%
Inventory (Active Listings)	798	933	-14.5%
Median Time to Sale (MTS)	63 days	67 days	-6.0%

The Hillsborough County real estate market continues to see a lack of inventory, with only a 2.5-month supply of single-family homes and a 1.7-month supply of townhomes and condos; levels that are just slightly above last month's historic lows. The single-family median sale price of \$249,000 was the highest all-time price of the last six years, while the townhome/condo median sale price of \$165,000 was at the highest April level for the same period. Closed sales, pending sales, and median time to sale were all meaningfully down for both single-family homes and townhomes/condos.



**Dr. Elliot Eisenberg**

*Elliot Eisenberg, Ph.D. consulting economist for Greater Tampa REALTORS® earned a Masters and Ph.D. in public administration from Syracuse University. Eisenberg, formerly a Senior Economist with the National Association of Home Builders in Washington, D.C. is a regularly featured guest on cable news programs, talk and public radio, writes a syndicated column and authors a daily 70-word commentary on the economy that is available at [www.econ70.com](http://www.econ70.com).*