

**JANUARY 2018:** Home Prices at highest January level of the last five years

Single Family Homes	Jan. 2018	Jan. 2017	% Change
Median Sale Price	\$234,945	\$210,000	11.9%
Closed Sales	1,112	1,202	-7.5%
Median % of Original List Price Received	96.9%	97.1%	-0.2%
New Pending Sales	1,700	1,726	-1.5%
New Listings	1,972	1,902	3.7%
Inventory (Active Listings)	4,029	4,431	-9.1%
Median Time to Sale (MTS)	87 days	84 days	3.6%

Townhomes/Condos	Jan. 2018	Jan. 2017	% Change
Median Sale Price	\$159,250	\$140,000	13.8%
Closed Sales	352	356	-1.1%
Median % of Original List Price Received	97.1%	96.5%	0.6%
New Pending Sales	524	517	1.4%
New Listings	616	616	0.0%
Inventory (Active Listings)	952	1,050	-9.3%
Median Time to Sale (MTS)	65 days	75 days	-13.3%

The Hillsborough County real estate market continues to suffer from a lack of inventory, with only a 2.4-month supply of single-family homes and a 2-month supply of townhomes and condos; levels that are near historic lows. The single-family median sale price of \$234,945 and the townhome/condo median sale price of \$159,250 are easily the highest January levels of the last six years. The median sales price for single family homes has increased year-over-year for 41 consecutive months, and townhomes and condos have seen similar increases since July of 2015. Dollar volume sales of single-family homes and townhome/condos have increased year-over-year for the last four years (with three relatively small exceptions).



**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).*