

JUNE 2018: SFH Prices are at Highest Monthly Level of the Last Six Years

Single Family Homes	June 2018	June 2017	% Change
Median Sale Price	\$261,000	\$245,000	6.5%
Closed Sales	2,013	2,020	-0.3%
Median % of Original List Price Received	98.0%	97.4%	0.6%
New Pending Sales	2,069	2,078	-0.4%
New Listings	2,352	2,353	0.00%
Inventory (Active Listings)	4,575	4,657	-1.8%
Median Time to Sale (MTS)	69 days	71 days	-2.8%
Townhomes/Condos	June 2018	June 2017	% Change
Median Sale Price	\$165,875	\$160,000	3.7%
Closed Sales	552	589	-6.3%
Median % of Original List Price Received	97.9%	97.0%	0.9%
New Pending Sales	533	560	-4.8%
New Listings	588	674	-12.8%
Inventory (Active Listings)	955	1,036	-7.8%
Median Time to Sale (MTS)	60 days	69 days	-13.0%

In Hillsborough County, the data reflect a market with generally tightening supply. All of the supply side metrics show decreased availability. Closed and pending sales are down for both single-family and townhomes and condos. New listings and active inventory are flat or down. Not surprisingly, median sales prices for single-family homes rose 6.5% to \$261,000 and median sales prices of townhomes and condos rose 3.7% to \$165,875. Lastly, median time to sale continues to decline, and median percent of original list price received at sale also continues to increase.



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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.