

How's The Market?

Tampa, FL

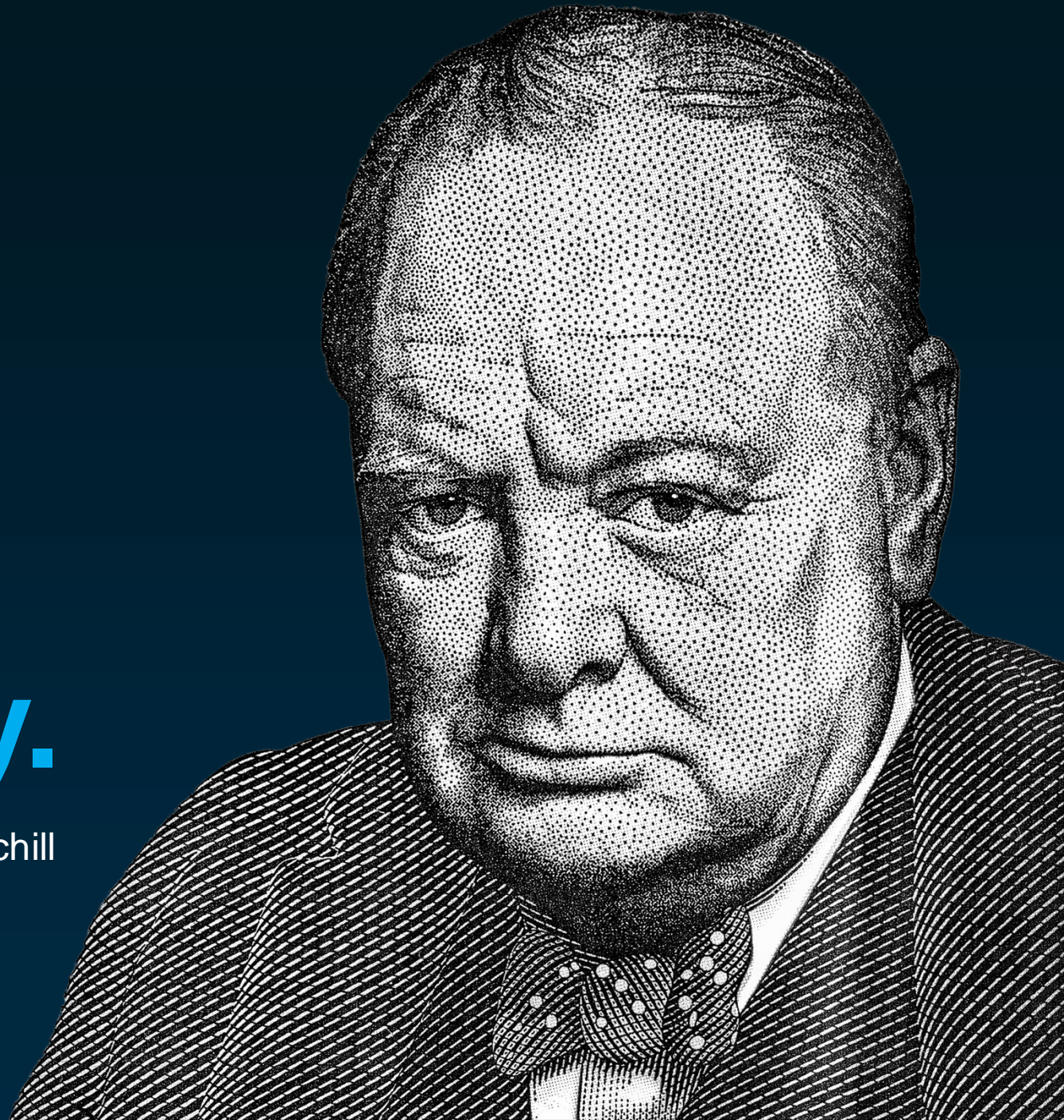
Presented by David Childers, Keeping Current Matters



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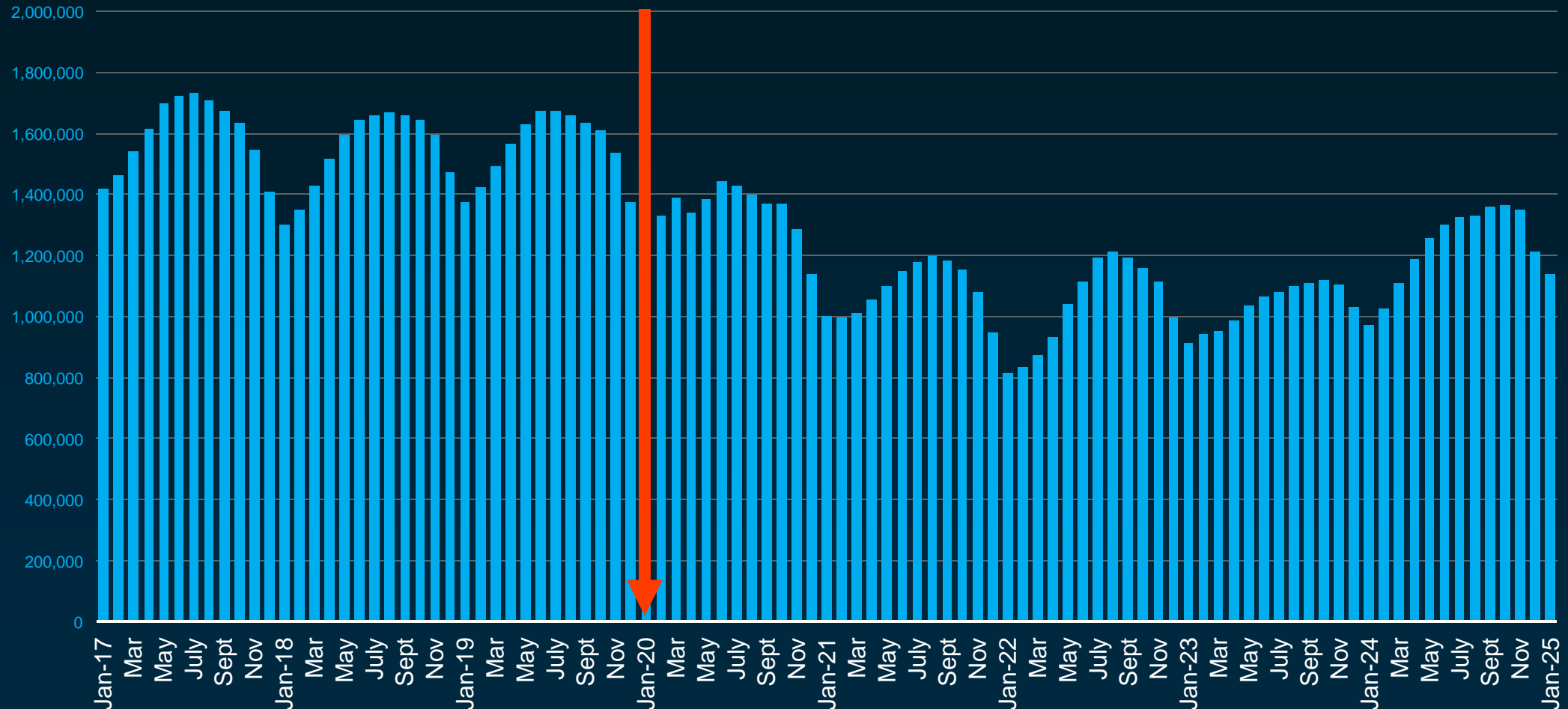
The price of
greatness is
responsibility.

Winston Churchill



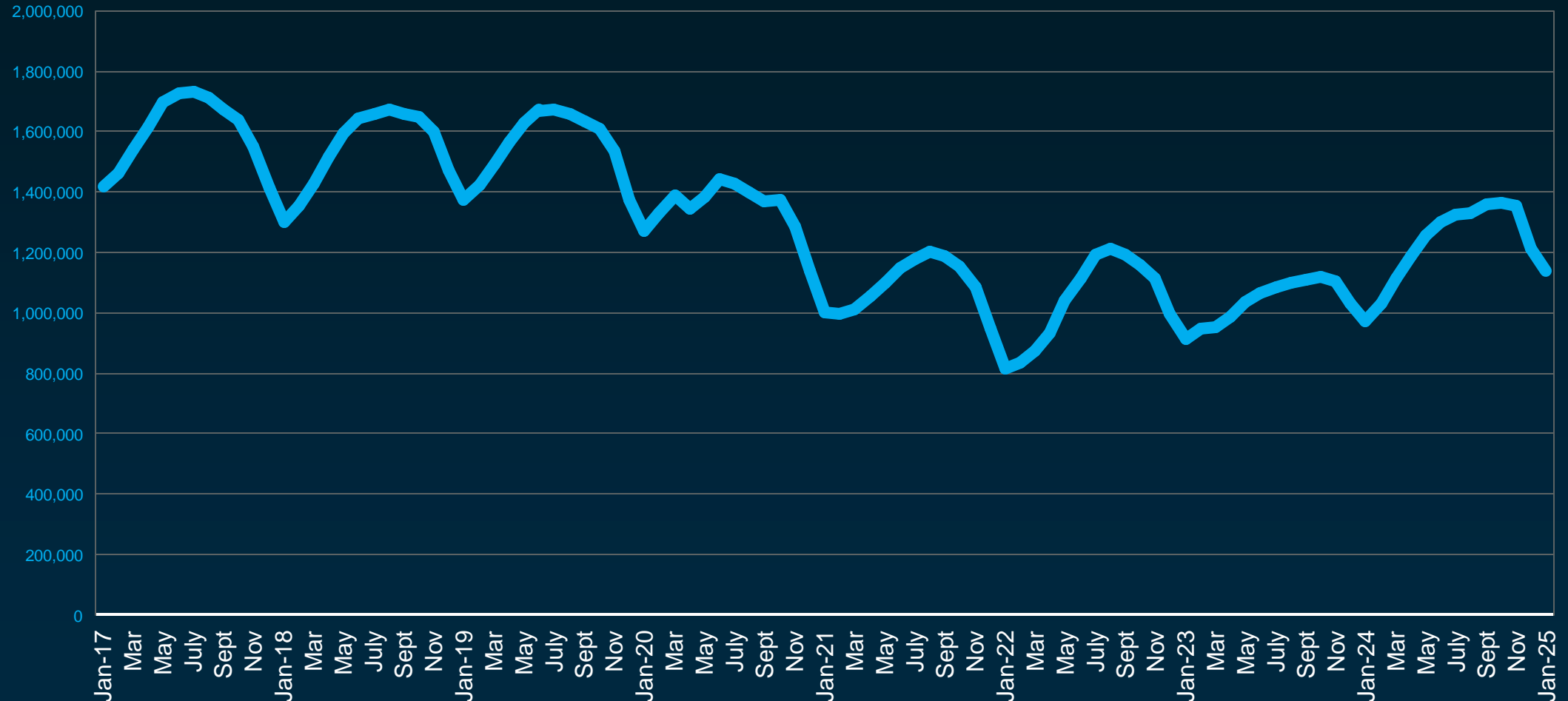
U.S. Total Listing Count

Since January 2017



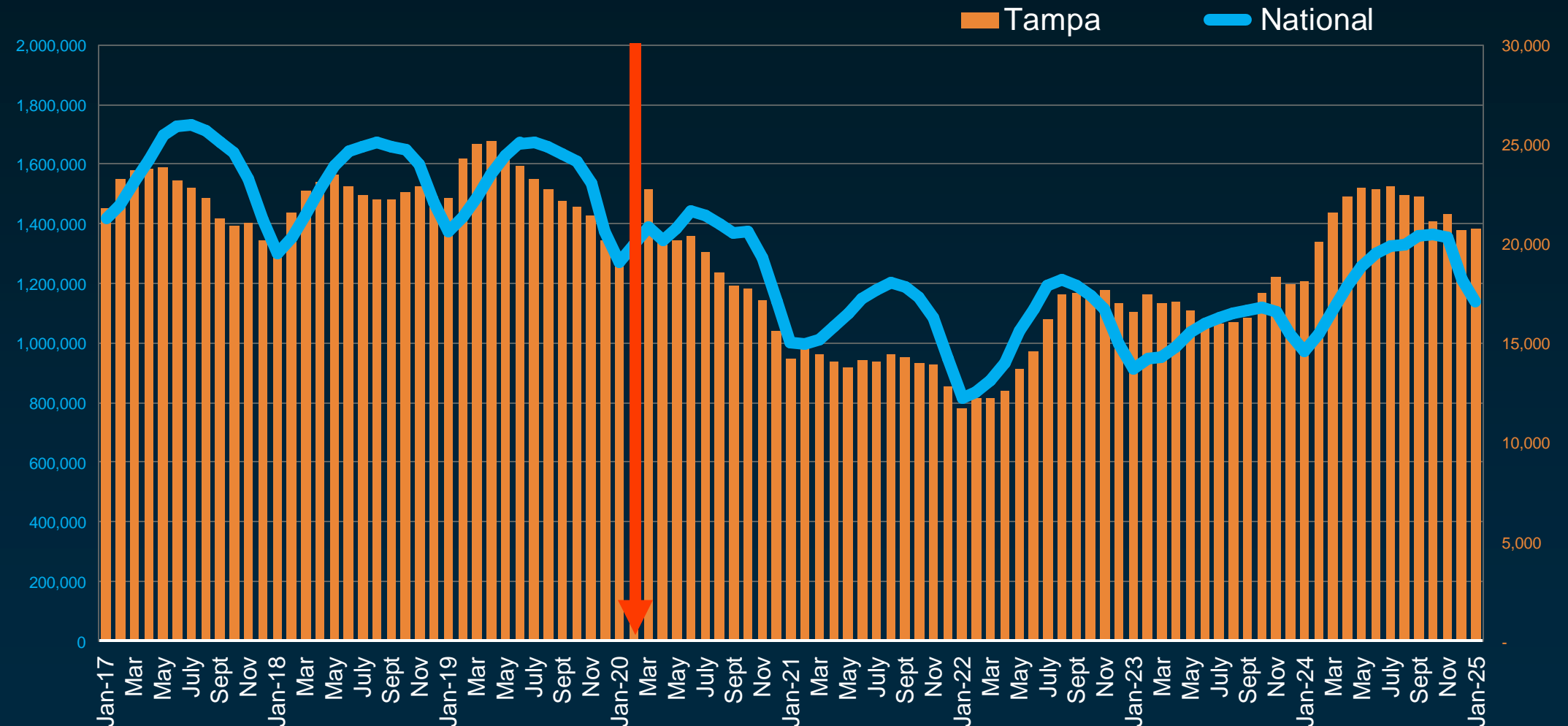
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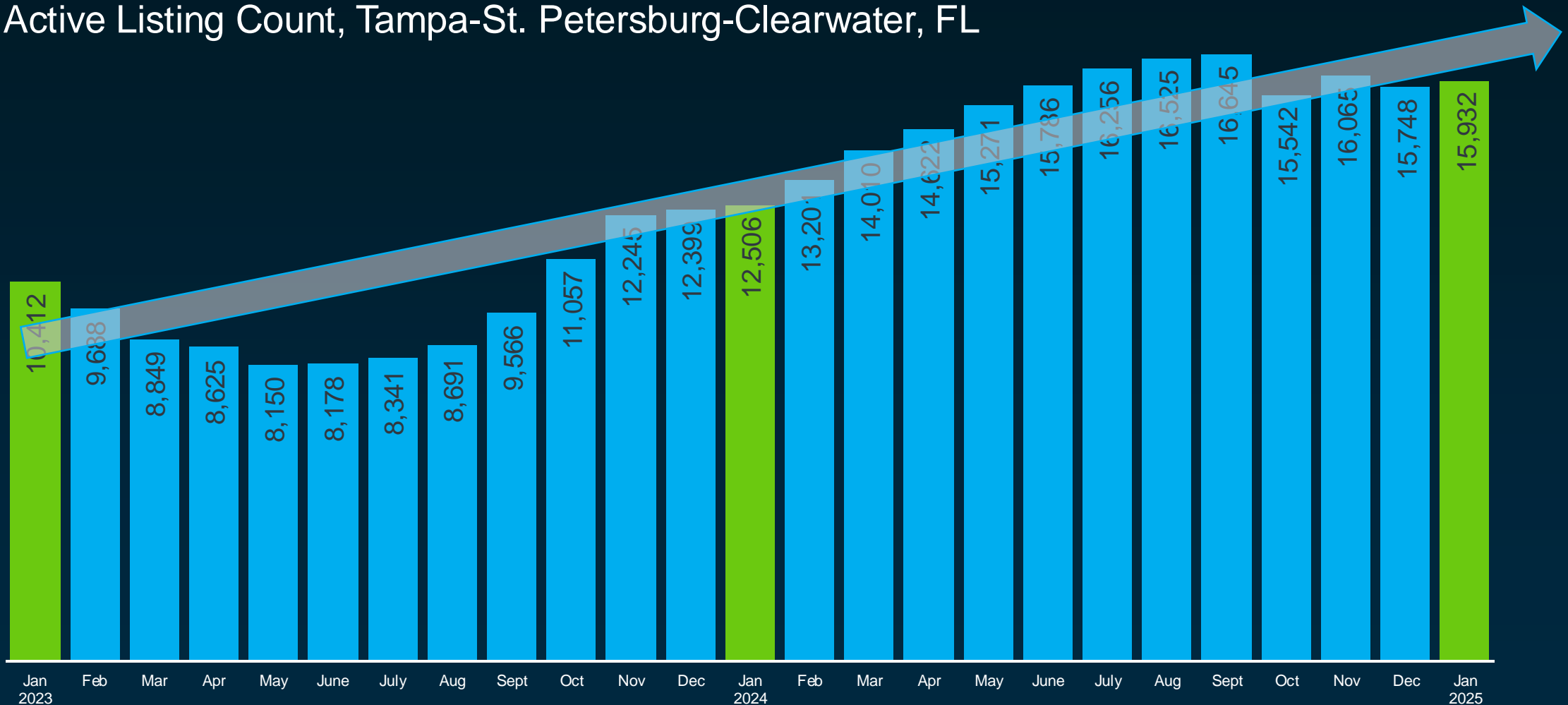
U.S. Total Listing Count

Since January 2017



The Number of Homes For Sale Continues To Be Higher Compared to Last Year

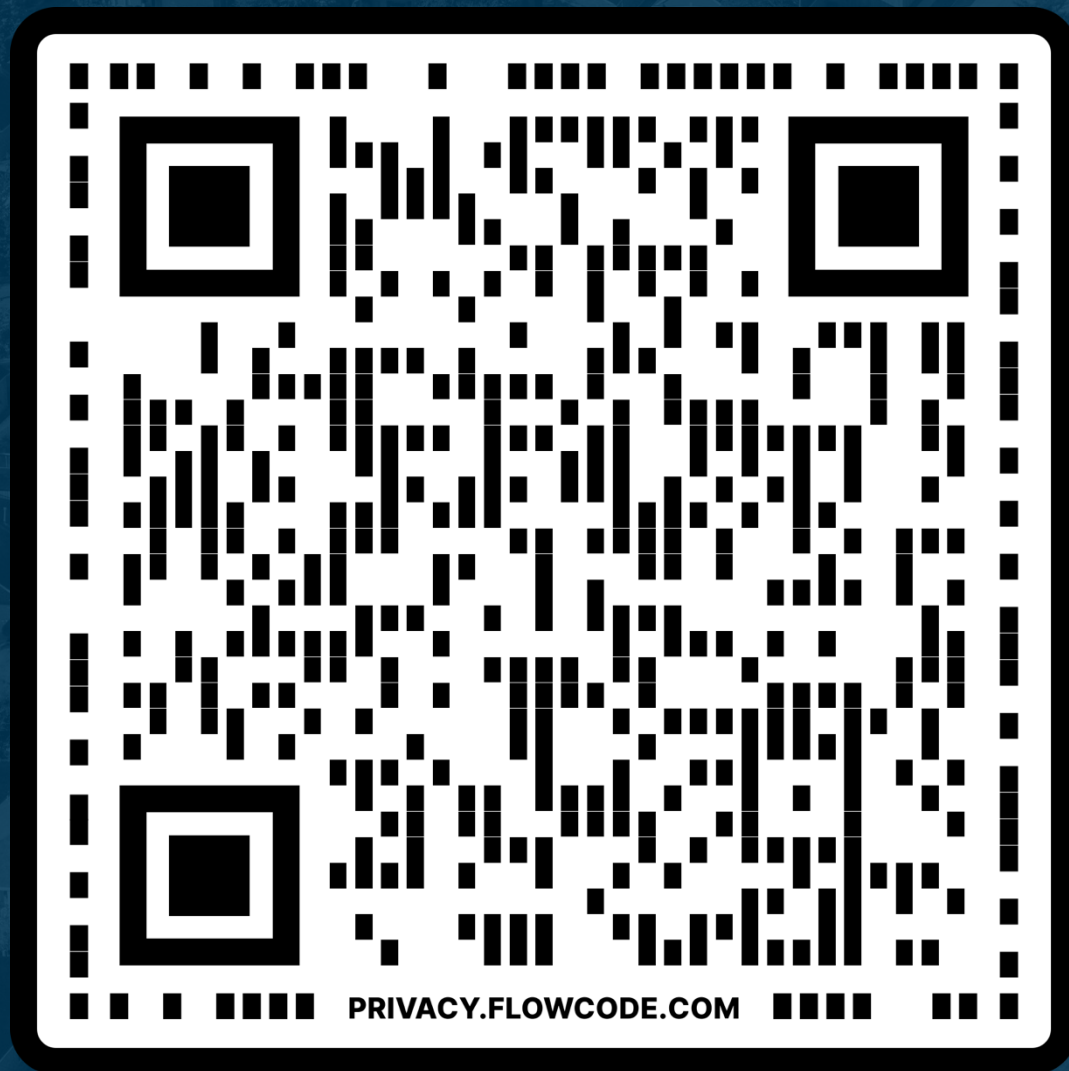
Active Listing Count, Tampa-St. Petersburg-Clearwater, FL



Are Home Prices Dropping in Tampa?

While the rate of price increases has slowed, home prices in Tampa are not currently experiencing significant drops. They are still rising, but at a slower rate.

It's crucial for anyone involved in the Tampa housing market to stay informed about local market trends and work with a knowledgeable real estate agent who can offer insights specific to their needs.



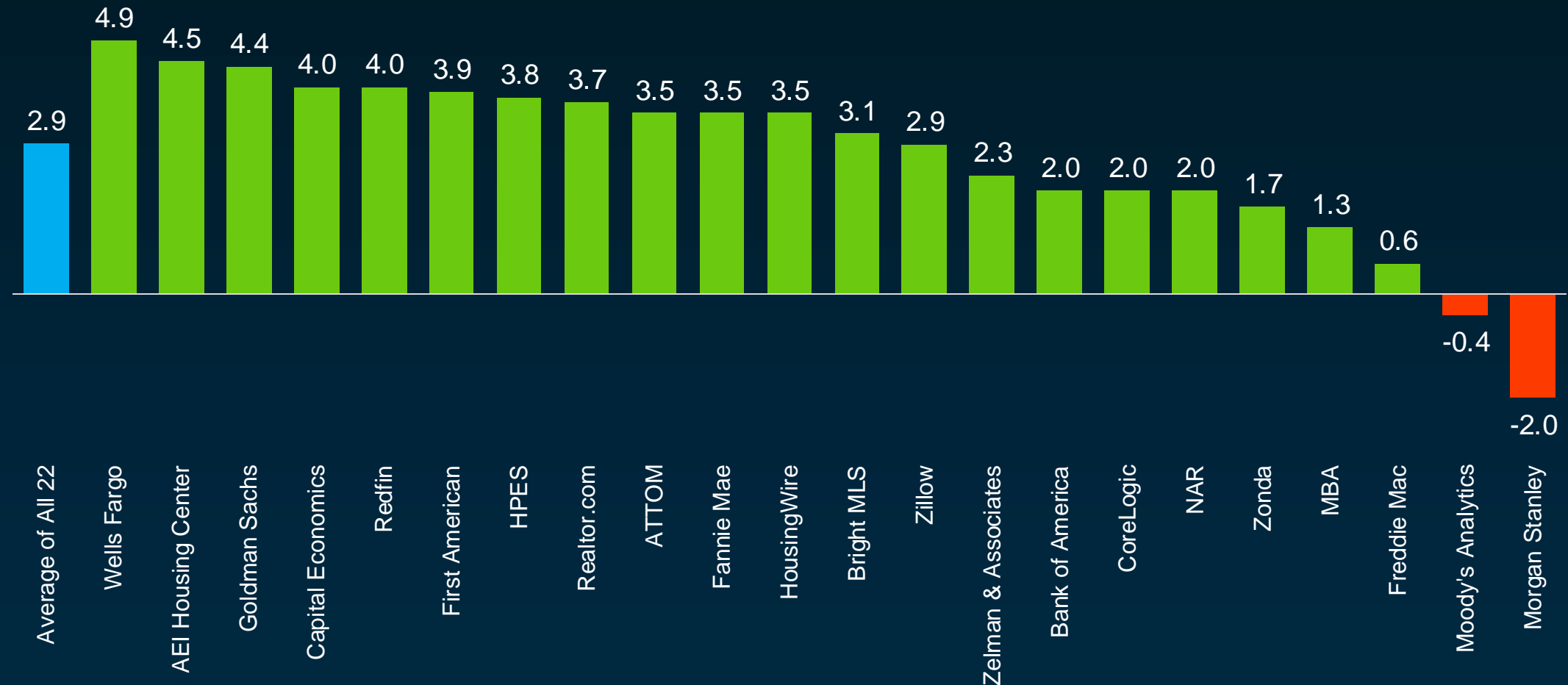


4 THINGS TO EXPECT



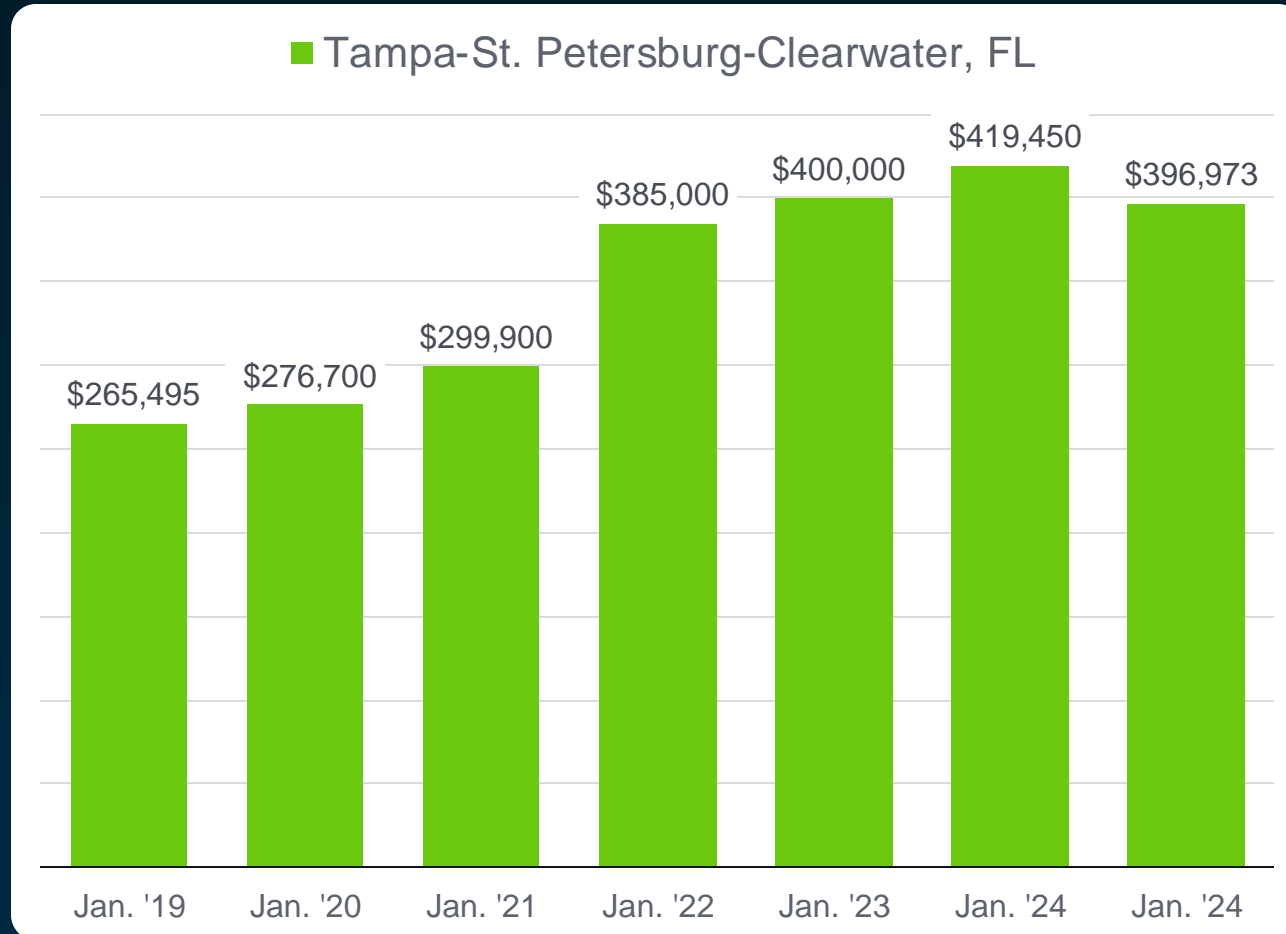
2025 Home Price Forecasts

Percent Appreciation as of 2/7/2025



Home Prices Are Moderating in Tampa

Median Listing Price of Homes for Sale

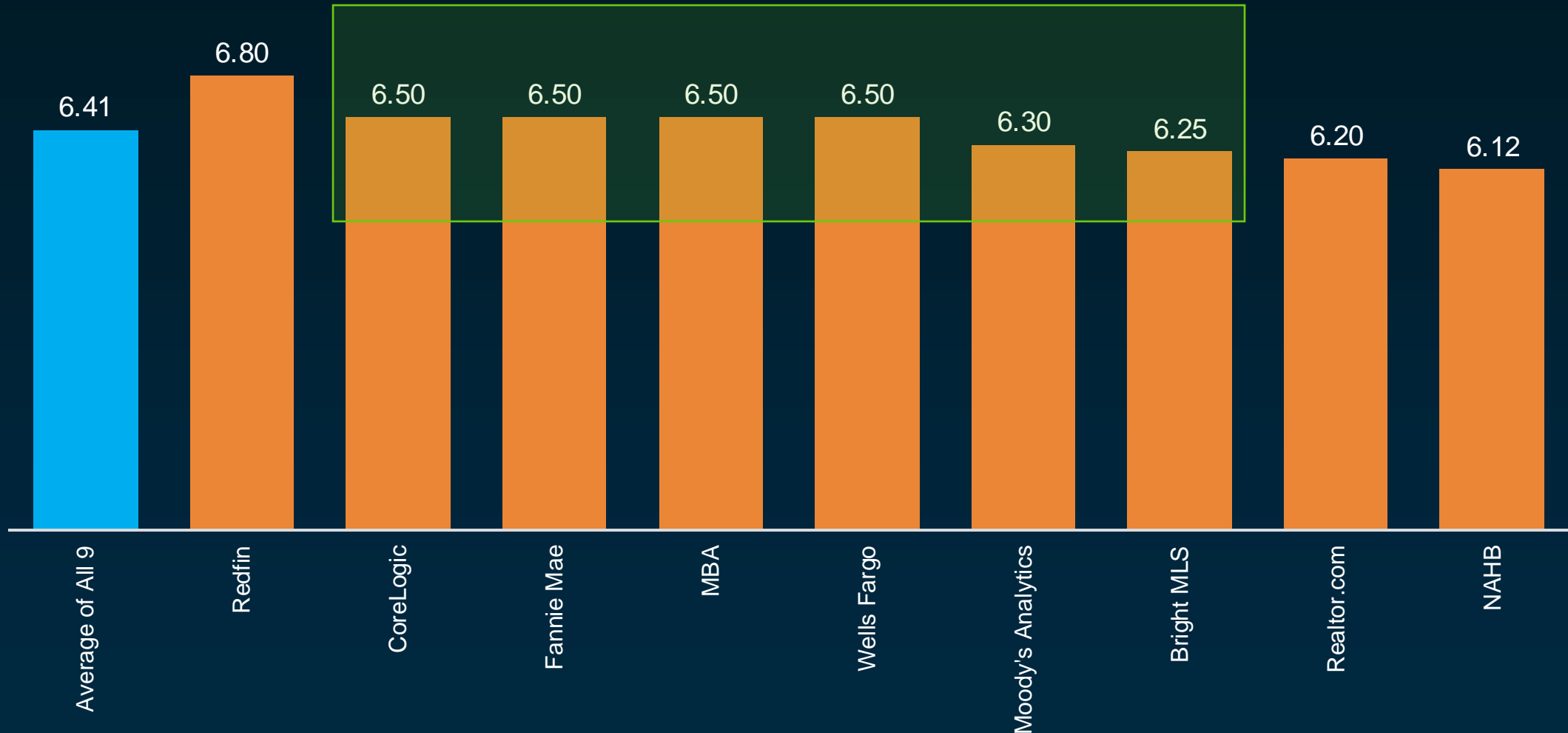


National Average:
\$400,500

Florida Average:
\$435,000

2025 30-Year Fixed Mortgage Rate Forecasts

Average Forecast as of 1/31/2025

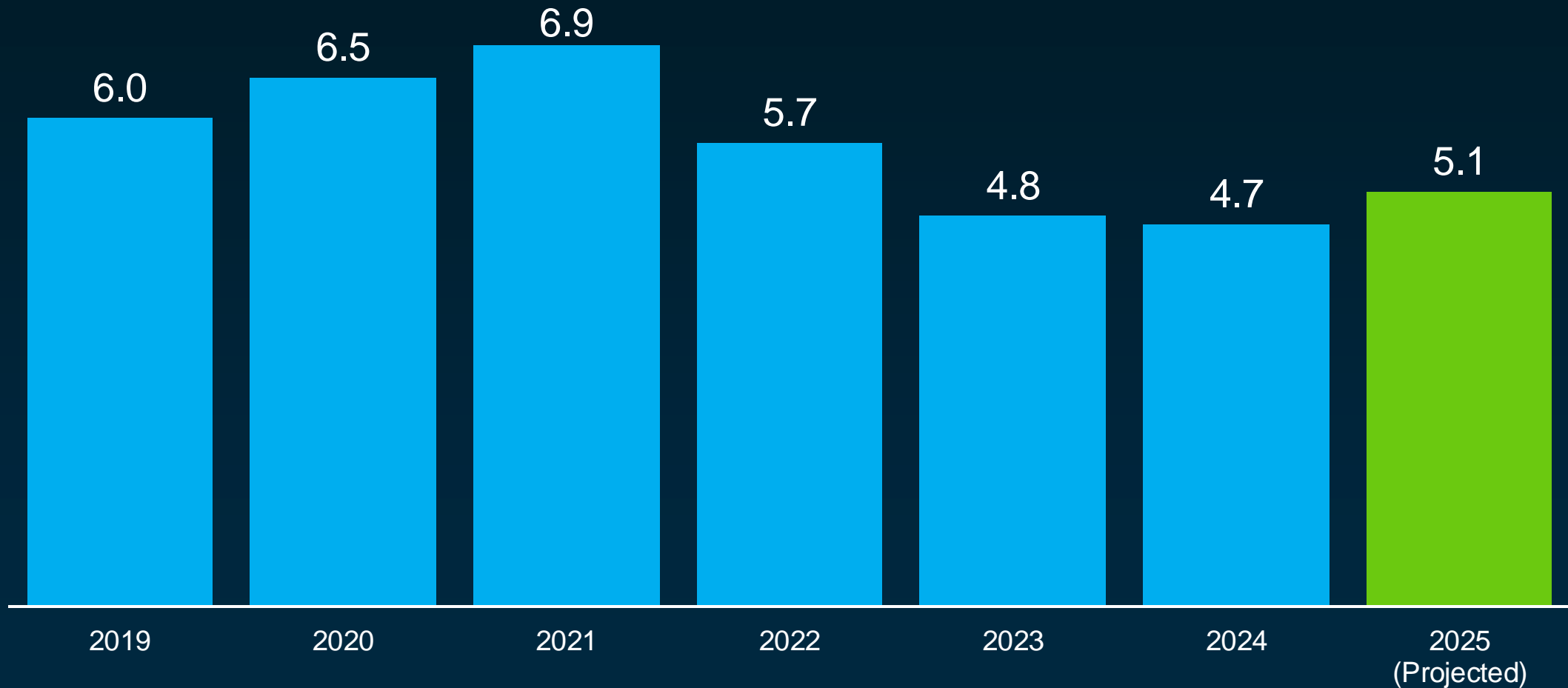


When People Are Confused
They All Do The Same Thing

NOTHING

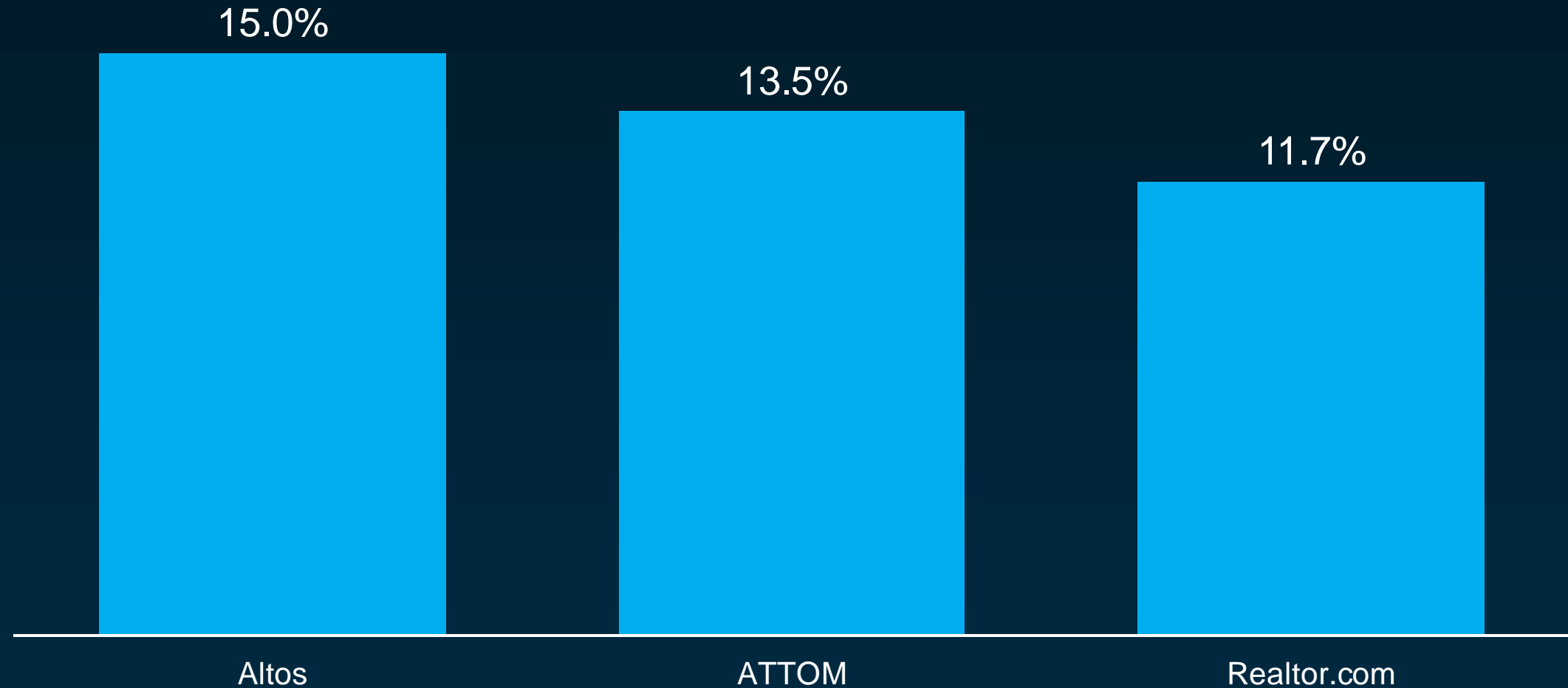
Total Home Sales Forecast To Rise

In Millions, 2019–2025



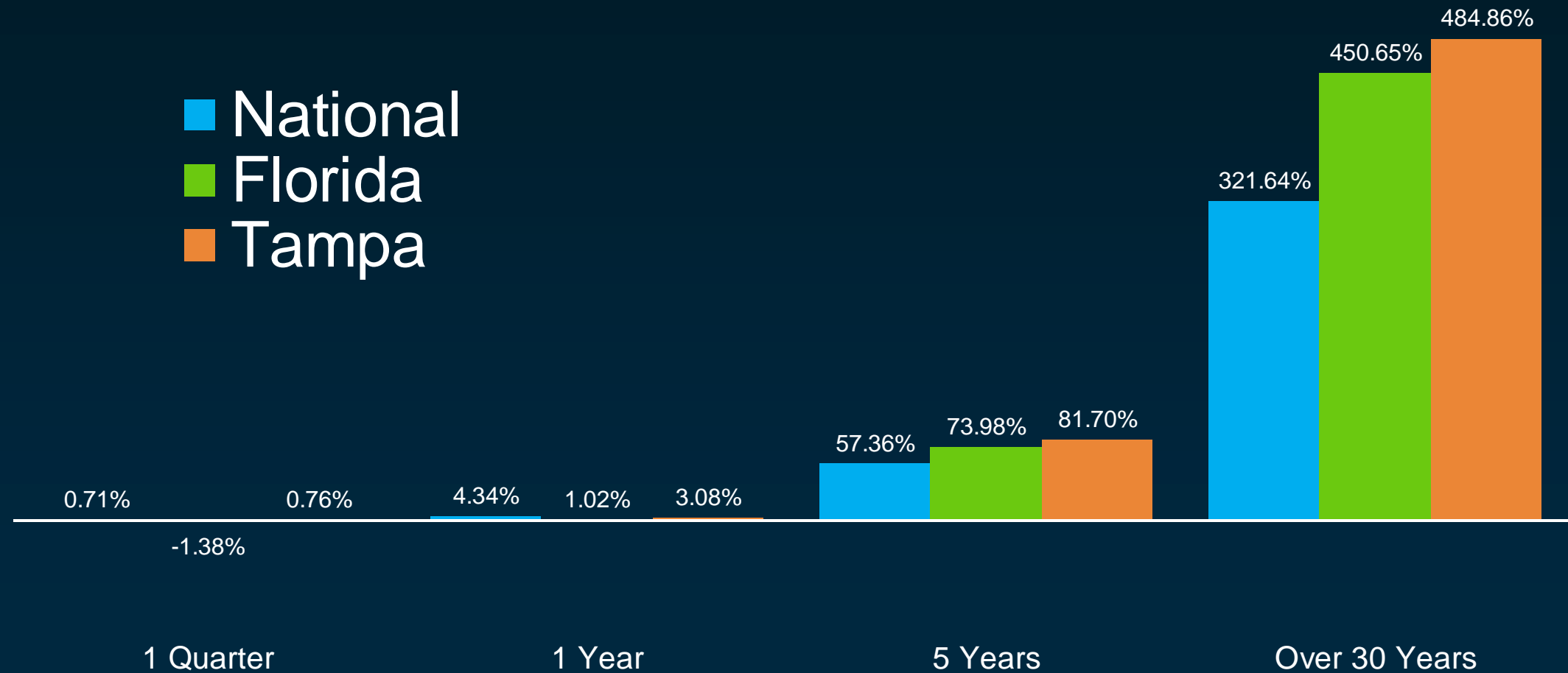
2025 Existing Home For-Sale Inventory Forecast

Year-Over-Year



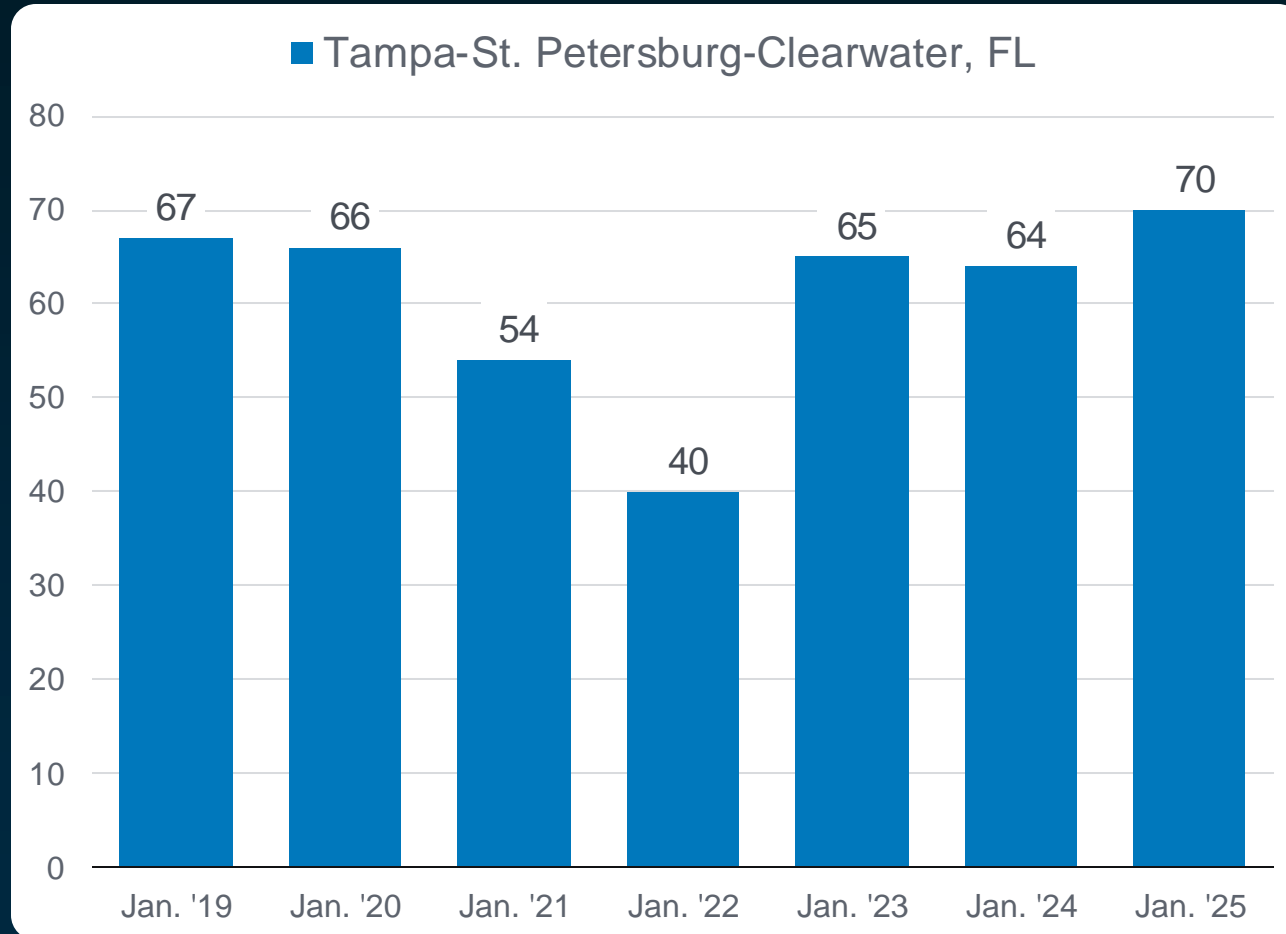
House Prices

Q3 2024



Homes Sell Quicker in Tampa than the Rest of Florida

Average Days on Market



January 2024

National Average:
73 Days

Florida Average:
76 Days



Home buyers will have more success... **The worst of the affordability challenges are over** as more inventory, stable mortgage rates and continued job and income growth pave the way for more Americans to achieve homeownership.

Lawrence Yun
Chief Economist, NAR

A Record Percent of Americans Are Planning To Buy a Home This Year

Share of People Hoping To Buy a Home in the Next 12 Months

