



COMPASS 2026 SOUTH TAMPA MARKET REPORT

Prepared for clients of Beth Raulerson

MARKET NOTE

SOUTH TAMPA — SINGLE-FAMILY

What have we seen in the single-family market this quarter?

South Tampa's single-family market held its ground in Q2 2026, with tighter zip codes like 33629 (Palma Ceia, Virginia Park, Golf View) continuing to outperform the broader Tampa Bay average on price growth, while 33606 (Hyde Park, Davis Islands) has entered a cooling period after several years of rapid appreciation.

What can buyers and sellers expect for the upcoming quarter?

Inventory has loosened to roughly 3.5 months of supply — the most breathing room the market has offered in years. Well-priced, well-presented homes are still going pending in 3–5 weeks; overpriced listings are sitting considerably longer as buyers regain leverage.

SOUTH TAMPA — CONDOMINIUM

What has the condo market looked like this quarter?

New inventory delivering near Water Street and along Bayshore has given condo buyers more choices, pushing days on market higher in Hyde Park/Davis Islands. Sellers there are negotiating more than in any other South Tampa pocket, with sale-to-list ratios easing to around 95%.

What can buyers and sellers expect for the upcoming quarter?

With 30-year fixed rates stabilizing near 6.2–6.5%, some move-up buyers who had been rate-locked in are finally re-entering the market. Expect steady, moderate activity rather than the bidding-war pace of 2021–2023.



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GLOSSARY

SINGLE-FAMILY

A stand-alone house is a free-standing residential building. It is sometimes referred to as a single-family home, as opposed to a multi-family residential dwelling.

CONDO

A condominium, often shortened to condo, is a type of living space similar to an apartment but independently sellable and therefore regarded as real estate.

DAYS ON MARKET (DOM)

Days on market is defined as the number of days a property was active until a purchase and sale agreement was signed.

DAYS TO OFFER (DTO)

Days to offer is defined as the total number of days from the time a property is active until an offer has been accepted.

MEDIAN SALES PRICE (MSP)

The median sales price is the price in the very middle of a data set, with exactly half of the homes sold for less and half sold for more. We refer to the median sold price rather than the average sold price because it is less affected by outliers or properties that skew the perceived values in a particular housing market.

CLOSED SALES

Figures for the current quarter are based on known closings recorded at the time the report is prepared.

QUARTERS

Q1 January 1 – March 31 Q2 April 1 – June 30 Q3 July 1 – September 30 Q4 October 1 – December 31



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South Tampa remains one of the Tampa Bay area's most

sought-after markets, prized for its walkable urban villages, A-rated school corridor, and proximity to Bayshore Boulevard and downtown Tampa. Neighborhoods like Hyde Park, Davis Islands, Palma Ceia, and Virginia Park continue to draw relocation buyers from the Northeast and Midwest.



Zip code 33629 (Palma Ceia, Virginia Park, Golf View) remains the hottest and most expensive pocket, anchored by Plant High School and Roosevelt Elementary. Zip 33606 (Hyde Park, Davis Islands) has entered a rare cooling period after years of rapid appreciation, with new condo supply near Water Street giving buyers more room to negotiate.

SINGLE-FAMILY MARKET

\$700K-\$800K

MEDIA SALES PRICE (SOUTH TAMPA AGGREGATE)

+3-5%

TYPICAL YOY APPRECIATION
(33629 RUNNING HIGHER, NEAR +15%)

21-35

DAYS TO OFFER, WELL-PRICED & WELL-PRESENTED HOMES

3.5

MONTHS OF SUPPLY — MOST BUYER LEVERAGE IN YEARS

CONDOMINIUM MARKET

~95%

SALE-TO-LIST RATIO, HYDE PARK / DAVIS ISLANDS (33606)

100+

DAYS ON MARKET, 33606 CONDO SEGMENT (NEW SUPPLY)

6.2-6.5%

PREVAILING 30-YEAR FIXED RATE

60-79

HILLSBOROUGH COUNTY MEDIAN DAYS ON MARKET (COUNTY-WIDE)

Figures above are directional, compiled from public reporting (Redfin, Smith & Associates, The Davenport Group, Relevé Real Estate, Trading Economics/Hillsborough County data) as of Q2 2026 — not a Stellar MLS pull. Swap in Beth's exact Stellar MLS closed-sale counts, median price, and days-to-offer figures for South Tampa (zips 33606, 33609, 33611, 33616, 33621, 33629) before sending to clients.

MEET YOUR AGENT

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 South Tampa & surrounding areas



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