



Residential Market Update: Florida & Tampa Bay Metro

Tuesday, February 7, 2023

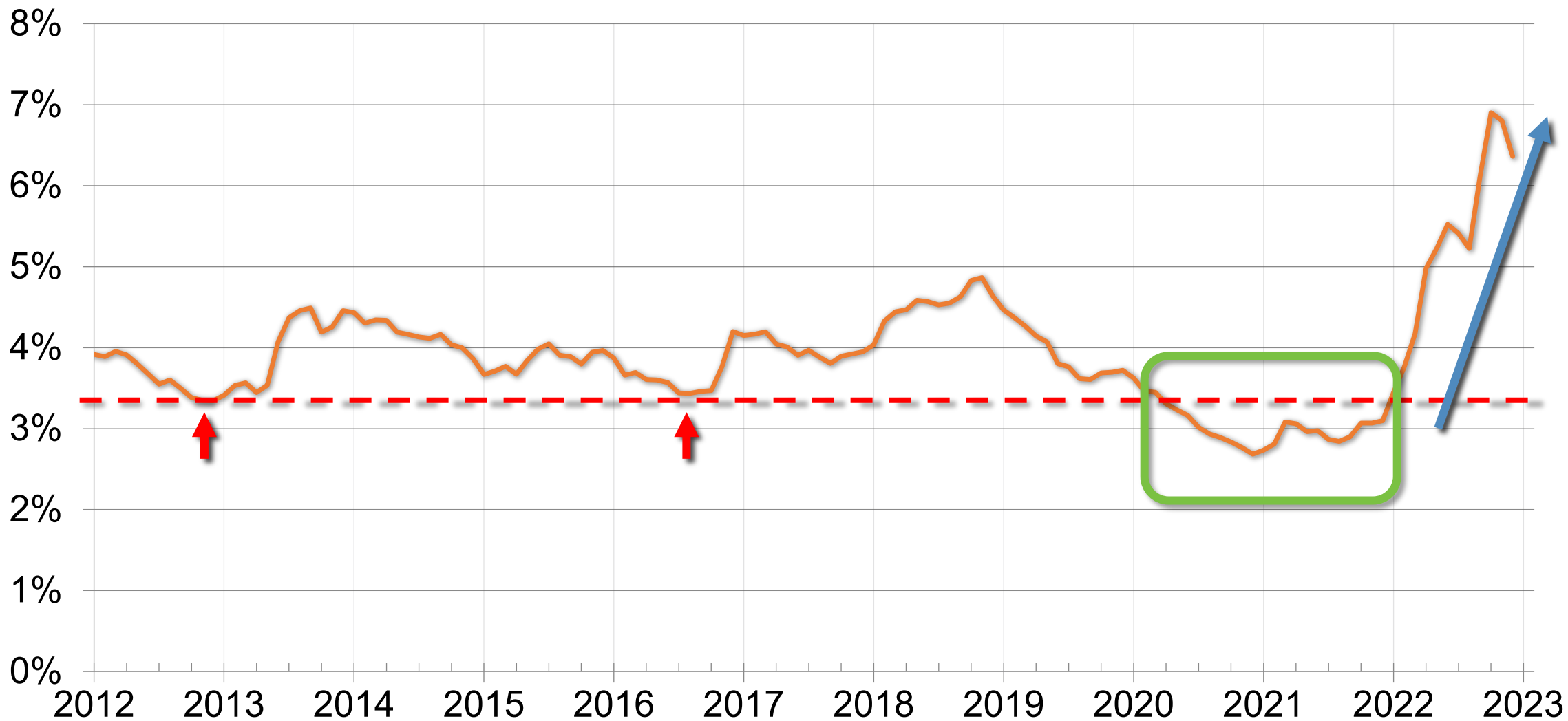
Pinellas and Central Pasco REALTOR® Organizations



Brad O'Connor, Ph.D.
Chief Economist

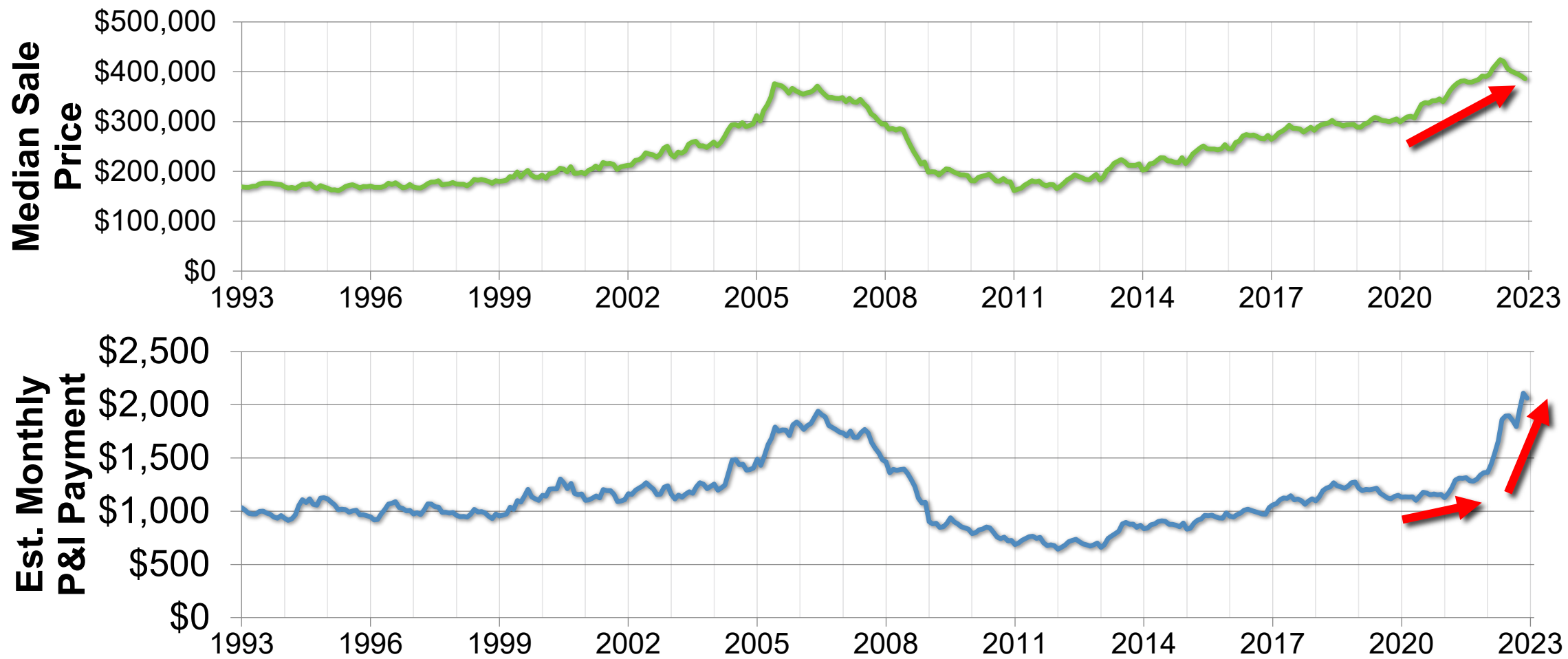
30-Year Fixed Mortgage Interest Rate

U.S., Monthly Averages, Jan. 2012 – Dec. 2022



Median Sale Price and Est. Monthly Mortgage P&I Payment

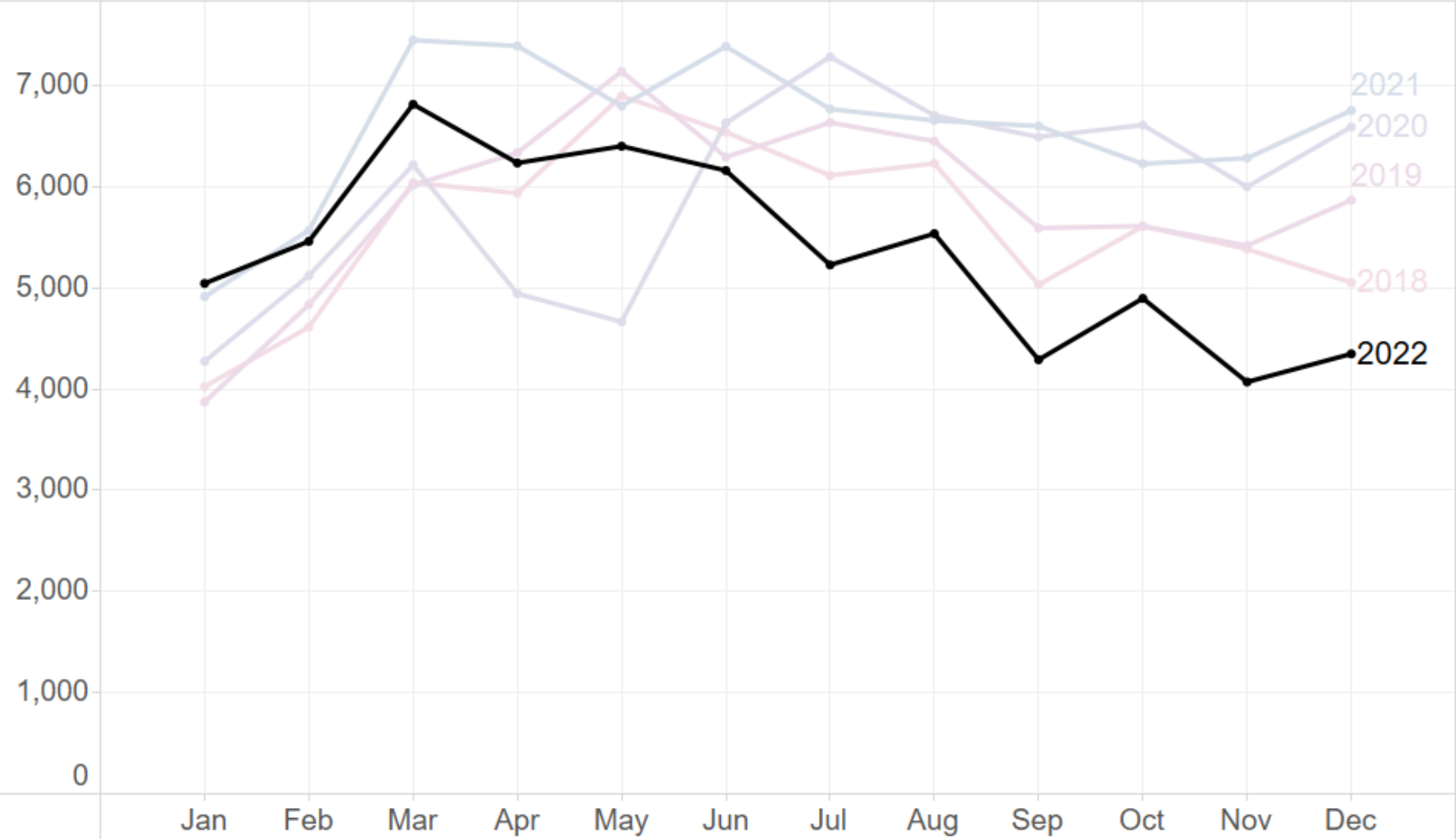
Florida Closed Single-Family Sales, CPI-Adjusted Values (2022 USD), Jan. 1993–Dec. 2022



Closed Sales of Existing Homes

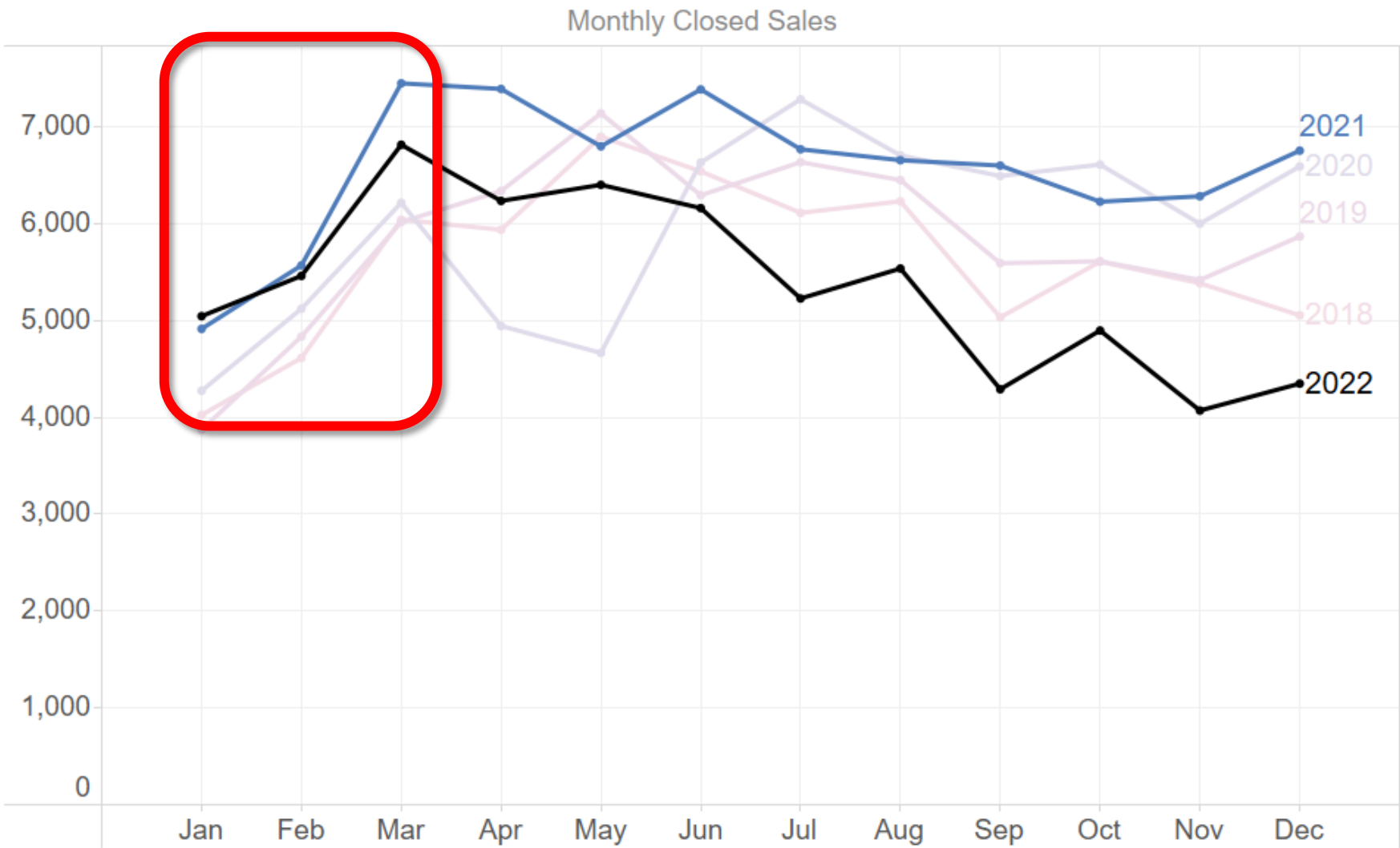
Tampa Bay Metro, 2018-2022

Monthly Closed Sales



Closed Sales of Existing Homes

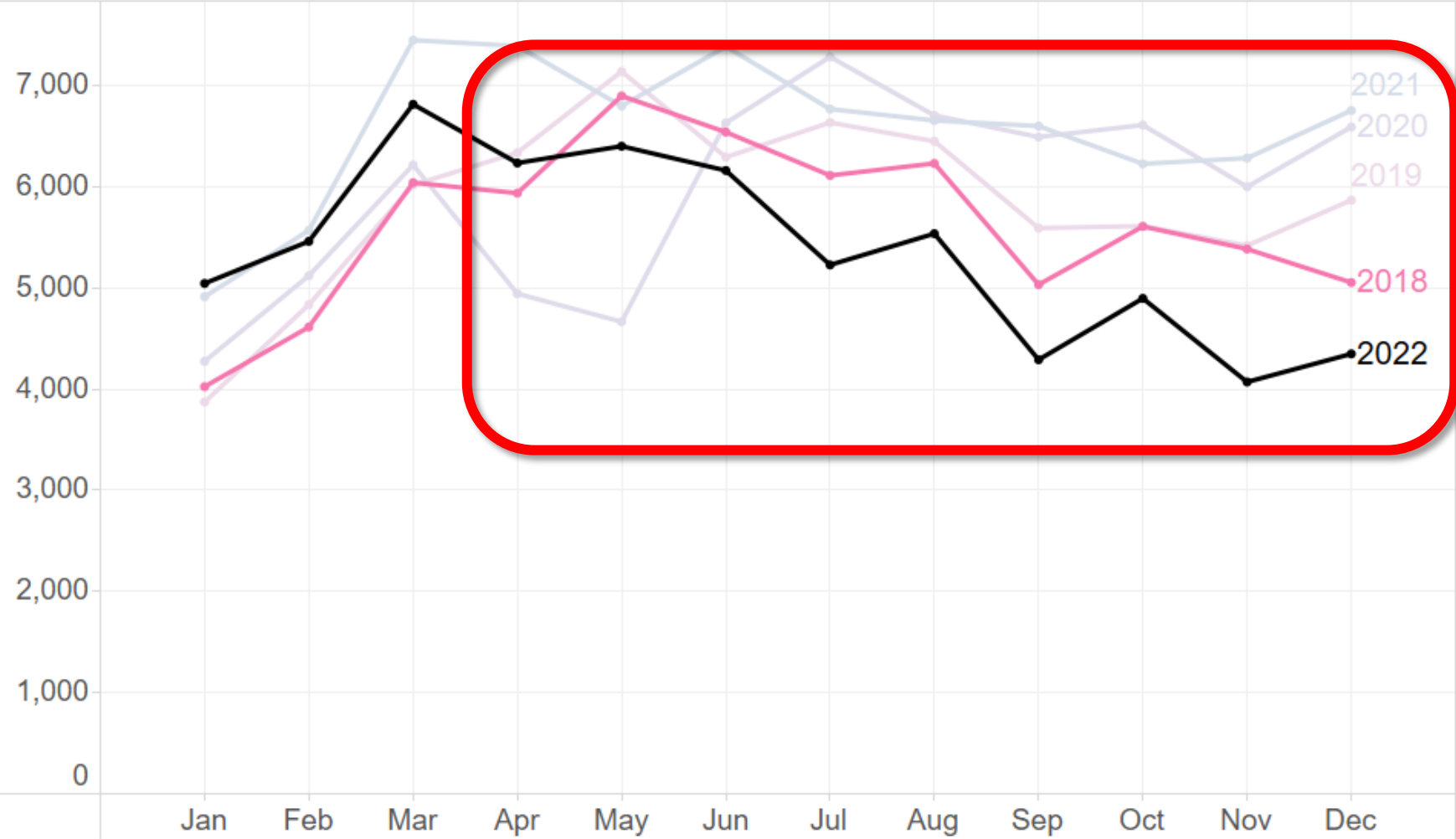
Tampa Bay Metro, 2018-2022



Closed Sales of Existing Homes

Tampa Bay Metro, 2018-2022

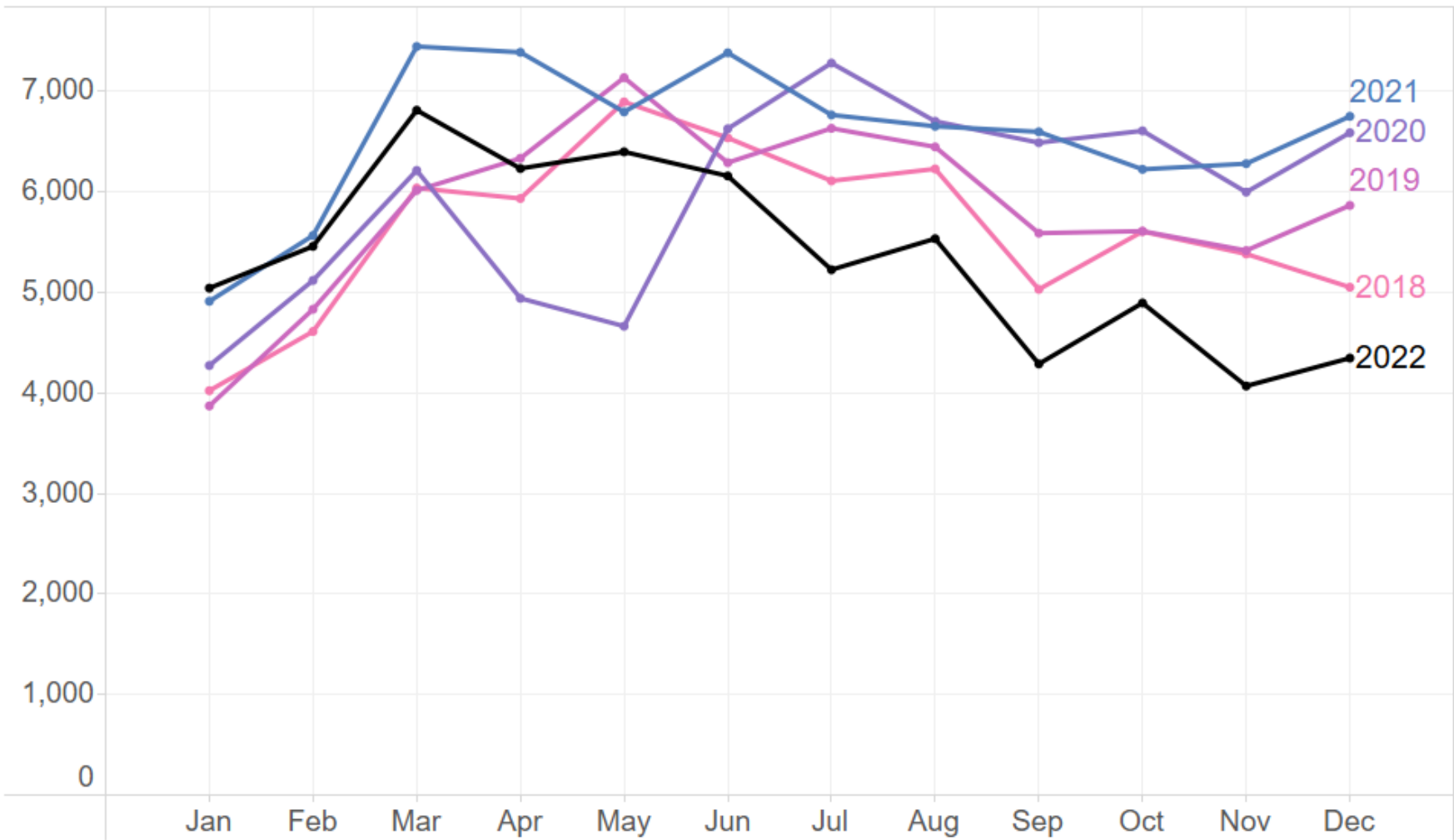
Monthly Closed Sales



Closed Sales of Existing Homes

Tampa Bay Metro, 2018-2022

Monthly Closed Sales

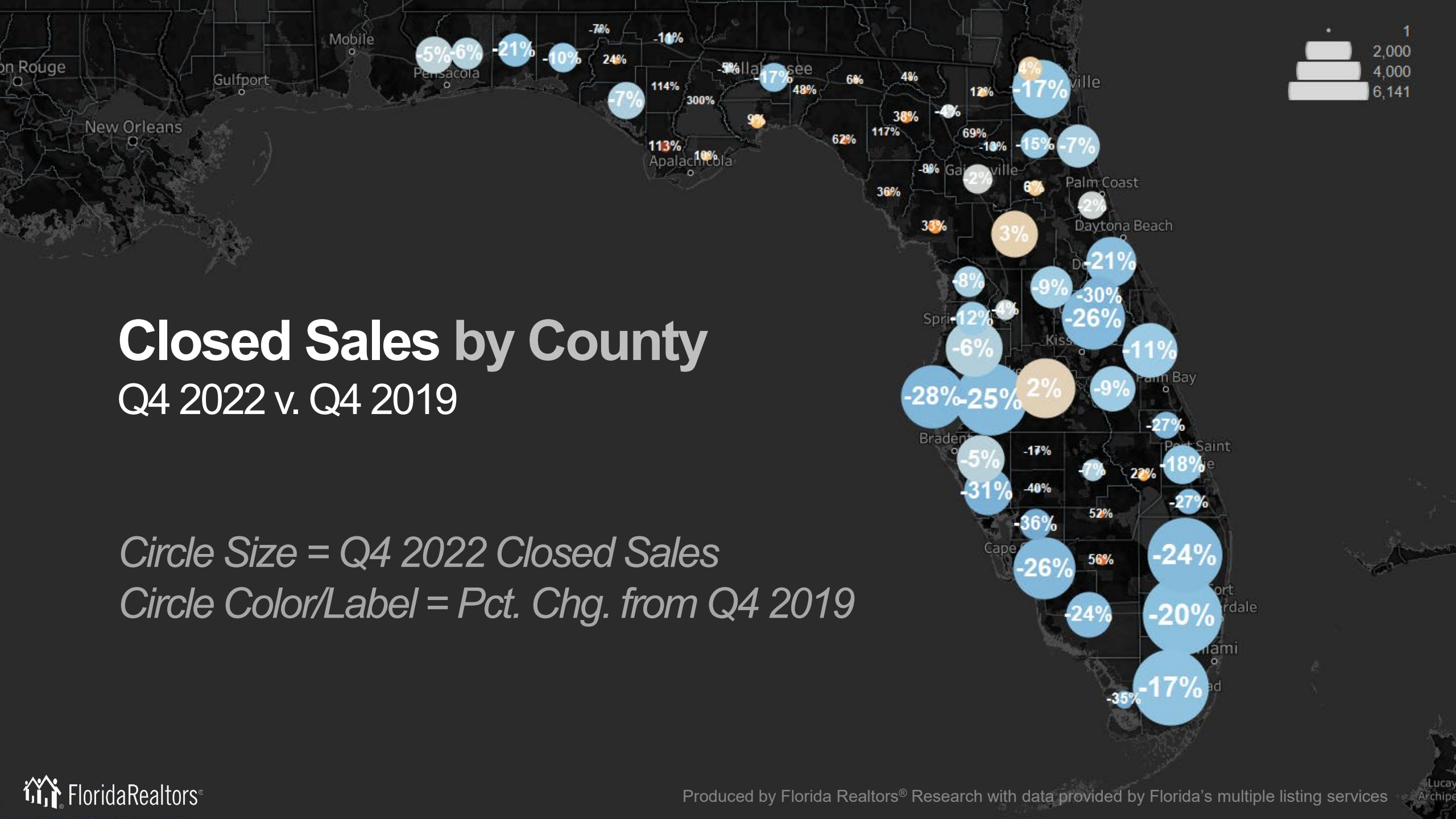


Annual Closed Sales





Circle Size = Q4 2022 Closed Sales
Circle Color/Label = Pct. Chg. from Q4 2021



Closed Sales by County

Q4 2022 v. Q4 2019

Circle Size = Q4 2022 Closed Sales
Circle Color/Label = Pct. Chg. from Q4 2019

Selected U.S. Existing Home Sales Forecasts for 2023

- National Association of REALTORS® (12/13/22):
 - Existing Home Sales **fall 7.0%** Y/Y in 2023
- Fannie Mae (12/12/22):
 - Existing Home Sales **fall 21.1%** Y/Y in 2023
 - Down 35.1% Y/Y in Q1, but in Q4 up 1.2% Y/Y
- Mortgage Bankers Association (12/19/22):
 - Existing Home Sales **fall 13.7%** Y/Y in 2023
 - Down 27.7% Y/Y in Q1, but in Q4 up 1.2% Y/Y

Selected U.S. Existing Home Sales Forecasts for 2023

- Redfin (12/6/22):
 - Existing Home Sales **fall 16.0%** Y/Y in 2023
- Realtor.com (11/30/22):
 - Existing Home Sales **fall 14.1%** Y/Y in 2023
- National Association of Home Builders (1/4/23):
 - Existing Home Sales **fall 15.7%** Y/Y in 2023

What's Still Bolstering Homebuyer Demand?

- Florida is still the hot place to be right now!
- Ideal location for “untethered” remote workers
- Housing affordable and more spacious relative to the Northeast and West Coast
- Solid job growth

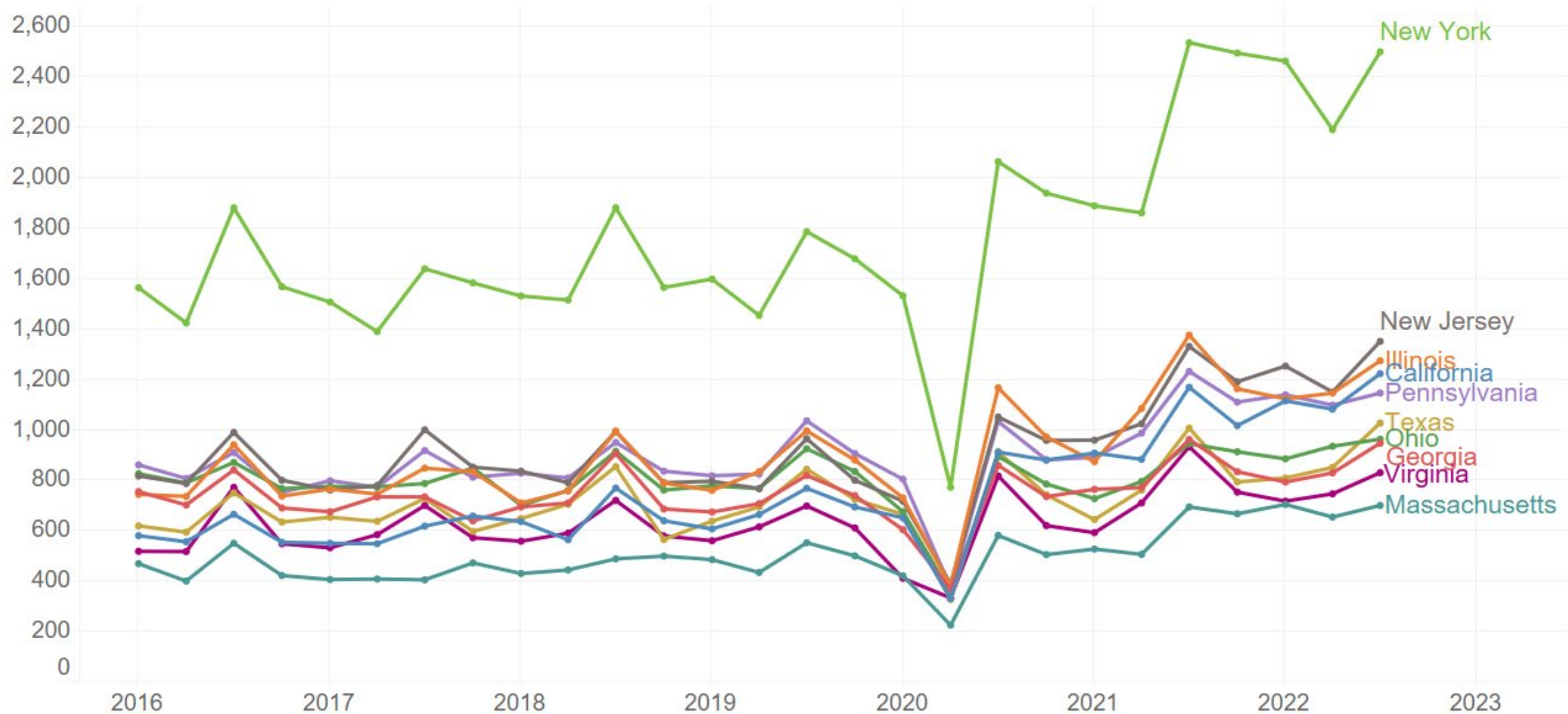
Florida Population Growth

Between July 1, 2021 and July 1, 2022:

- Florida's population increased by an estimated **416,754** residents
 - Second only to Texas's increase of 470,708
- That's about **1,142** net new residents *per day*
- It's also a **1.91%** increase—*higher than any other state*
 - First time Florida has led the U.S. in this statistic since **1957!**
 - Overall, U.S. population only increased by **0.4%**
- Net migration from other states and countries was estimated at 444,484

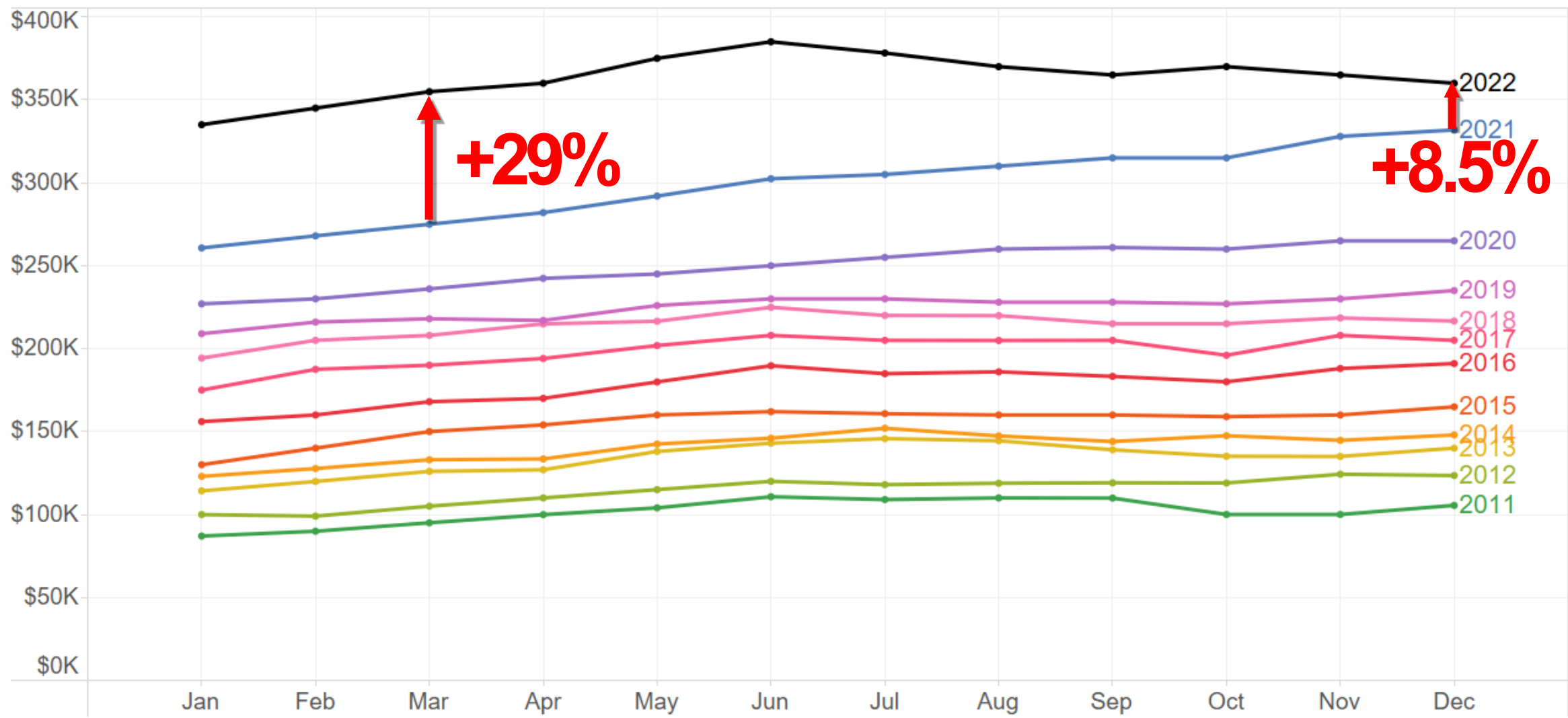
Out-of-State Driver License Exchanges

Tampa Bay Metro, Selected States of Origin, Q1 2016 – Q3 2022



Median Price of Closed Existing Home Sales

Tampa Bay Metro, Monthly, 2011-2022



Price Correction on the Way?

- Prices are determined by both demand and supply
- Falling demand is only one ingredient needed for a large correction
- We also need a flood of supply
 - In the last housing cycle, this came from overbuilding and foreclosures

Where Would an Influx of Supply Come From?

- Homebuilders?

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- Mass Foreclosure Event?

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- Investors and iBuyers?

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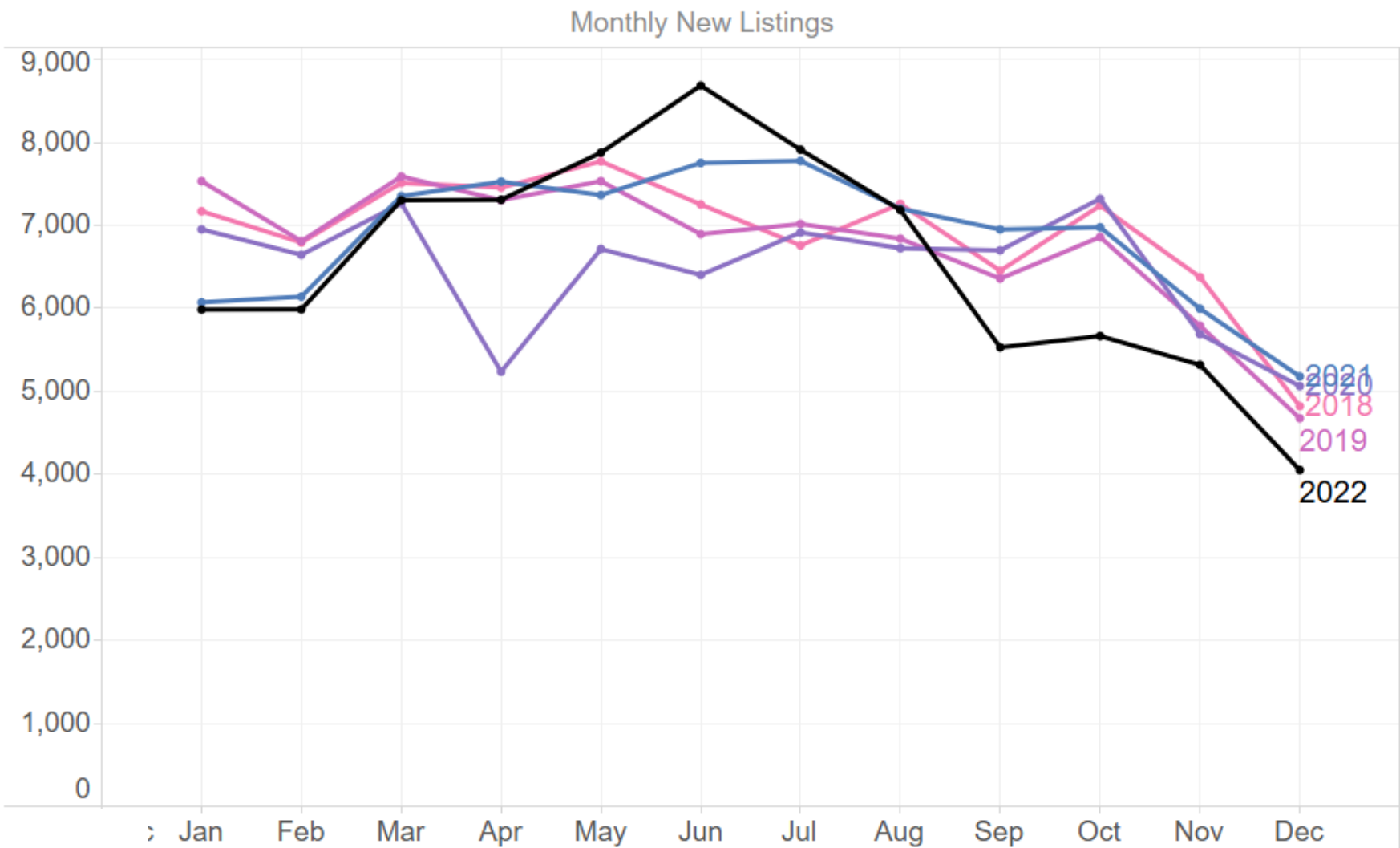
- Homebuilders? **Unlikely.***
- Mass Foreclosure Event? **Very unlikely.**
- Investors and iBuyers? **Possibly, but varies by market.**
- Traditional Owner-Occupant Sales?

Where Would an Influx of Supply Come From?

- Homebuilders? **Unlikely.***
- Mass Foreclosure Event? **Very unlikely.**
- Investors and iBuyers? **Possibly, but varies by market.**
- Traditional Owner-Occupant Sales? **With *these* interest rates?**

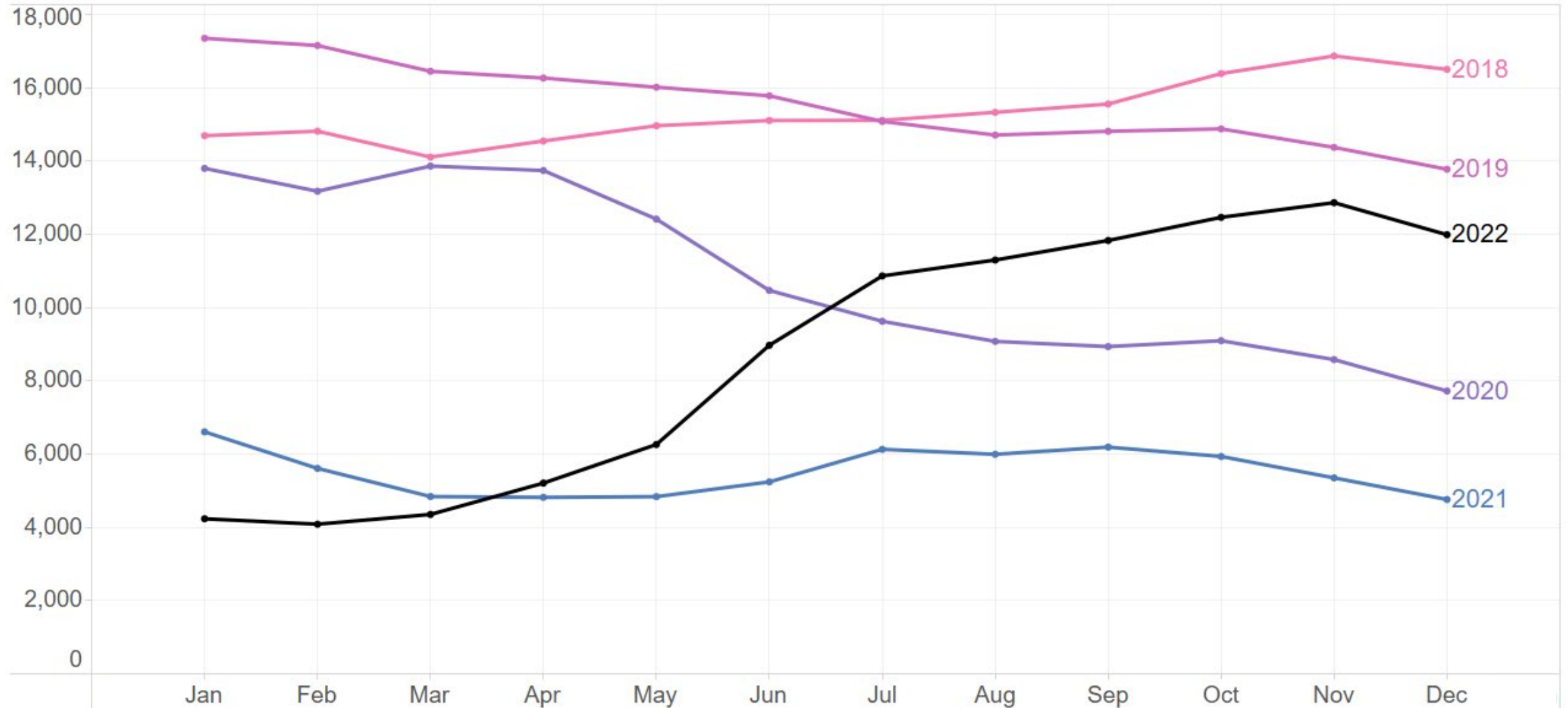
New Listings of Existing Homes for Sale

Tampa Bay Metro, 2018-2022



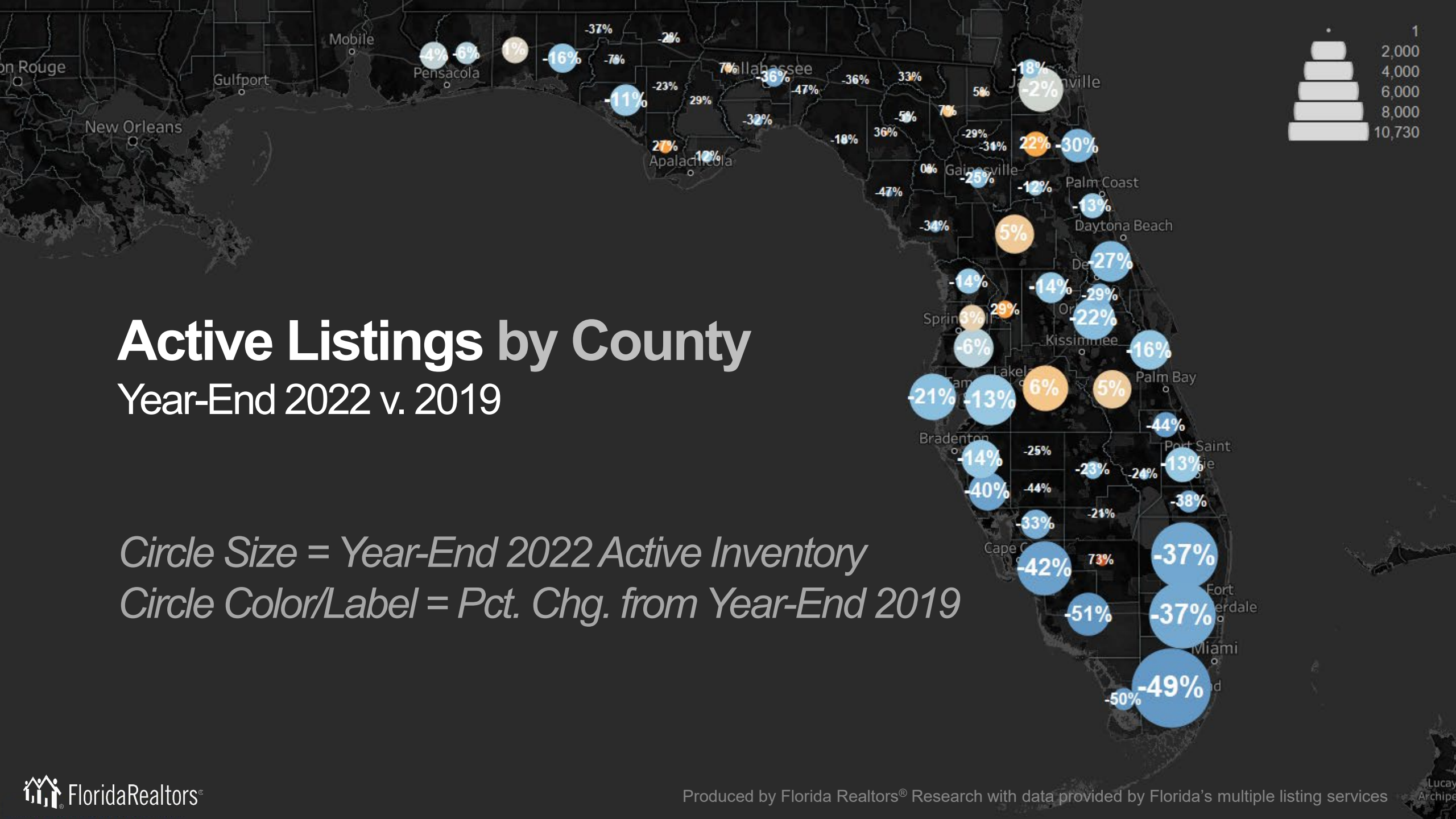
Active Listings of Existing Homes for Sale

Tampa Bay Metro, End-of-Month Inventory, 2018-2022



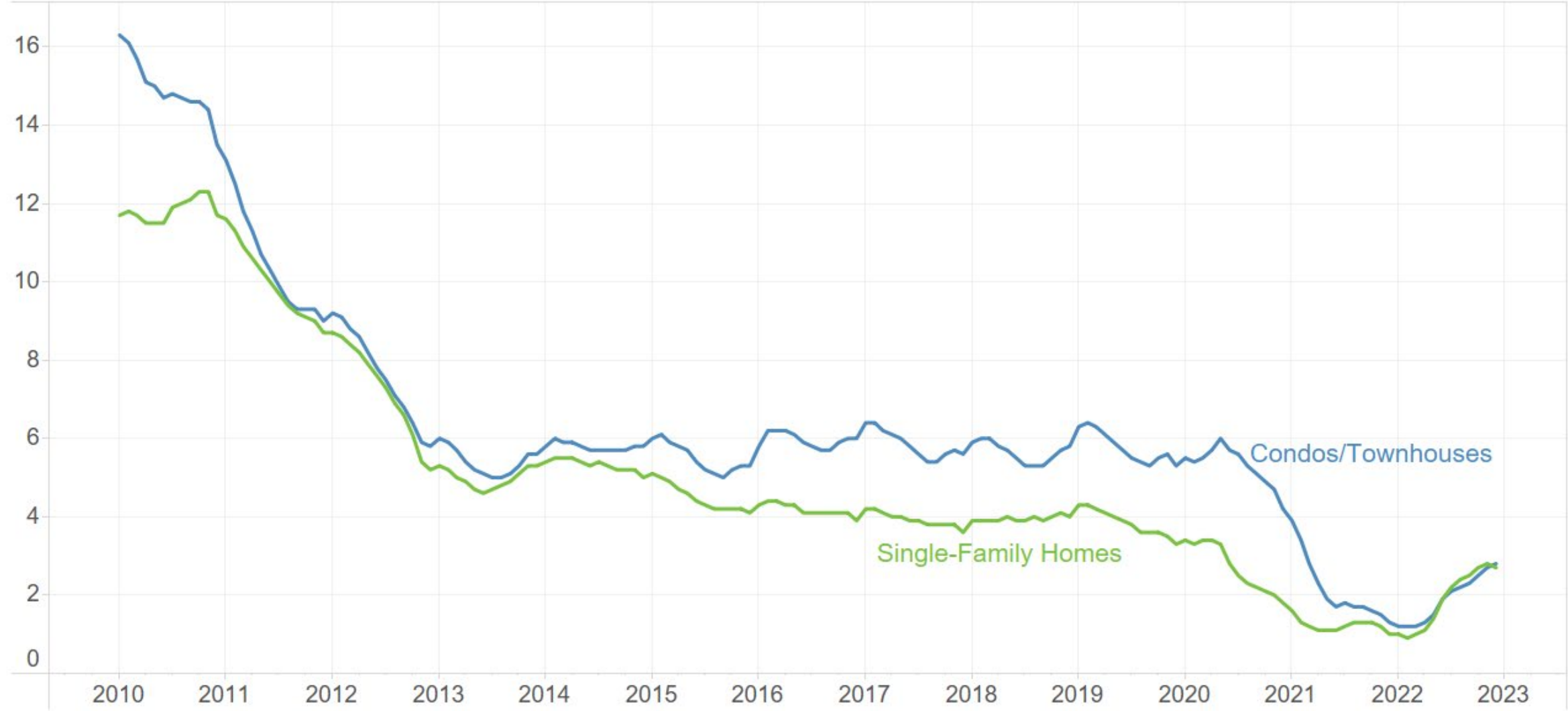


Circle Size = Year-End 2022 Active Inventory
Circle Color/Label = Pct. Chg. from Year-End 2021



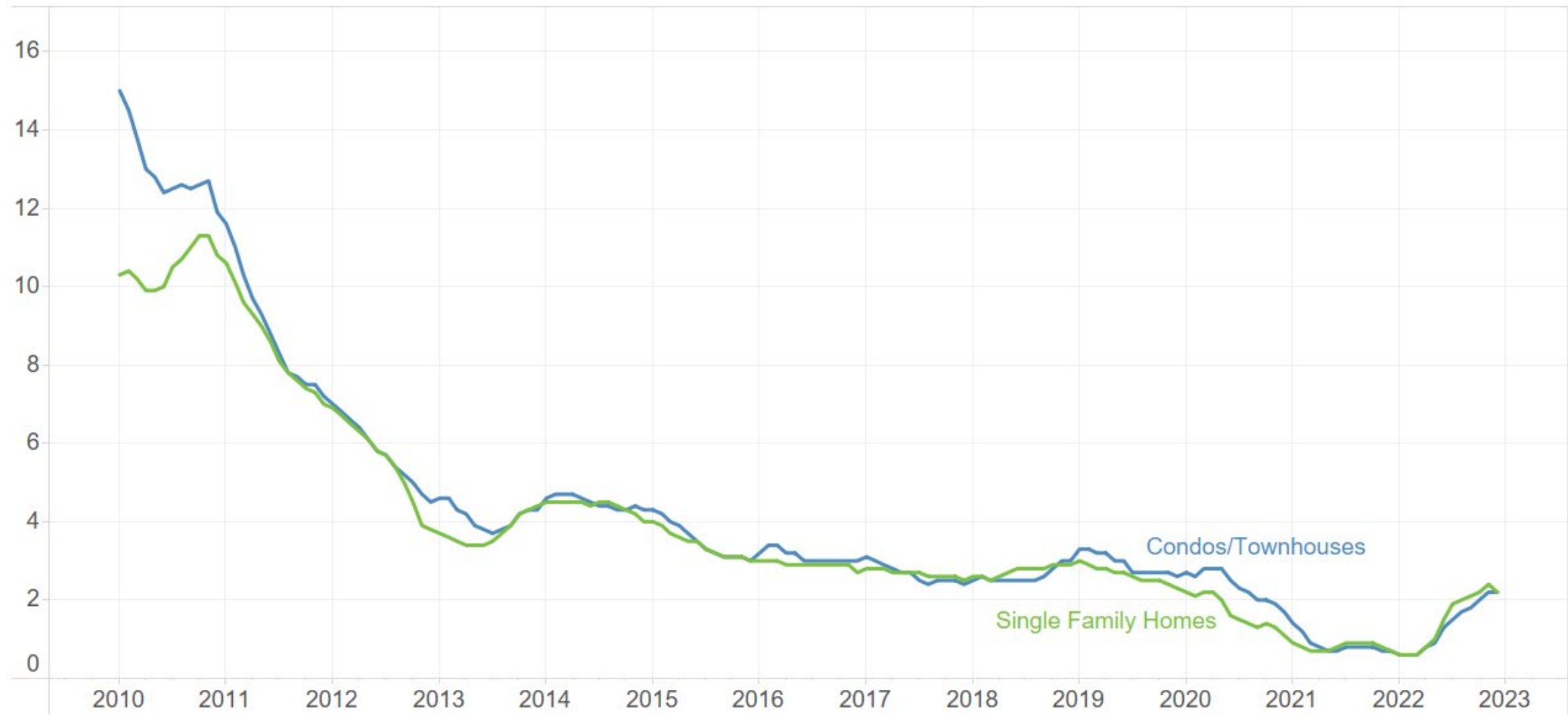
Months Supply of Inventory

Florida, Monthly, 2010-2022



Months Supply of Inventory

Tampa Bay Metro, Monthly, 2010-2022



Selected U.S. Existing Home Price Forecasts for 2023

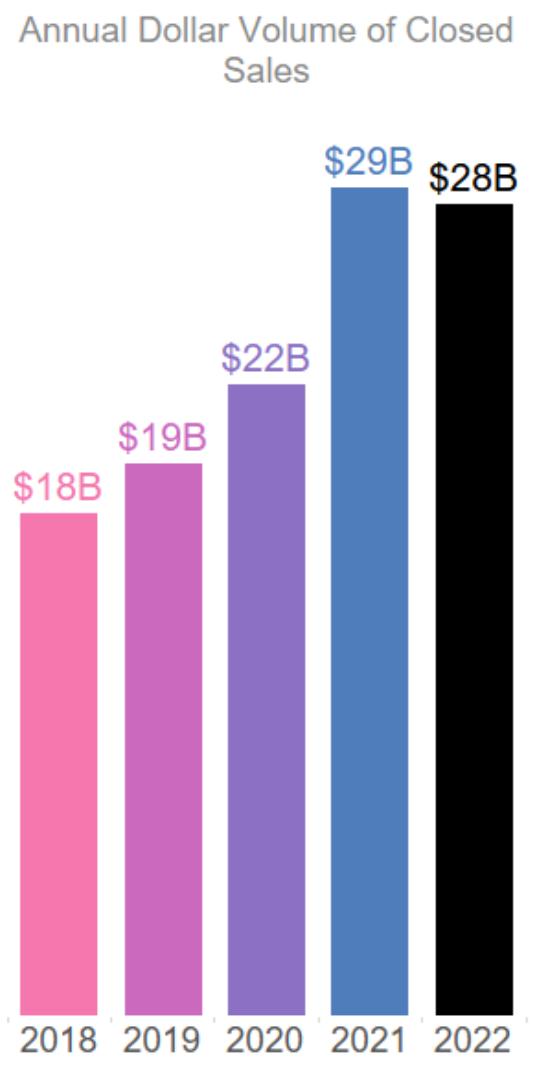
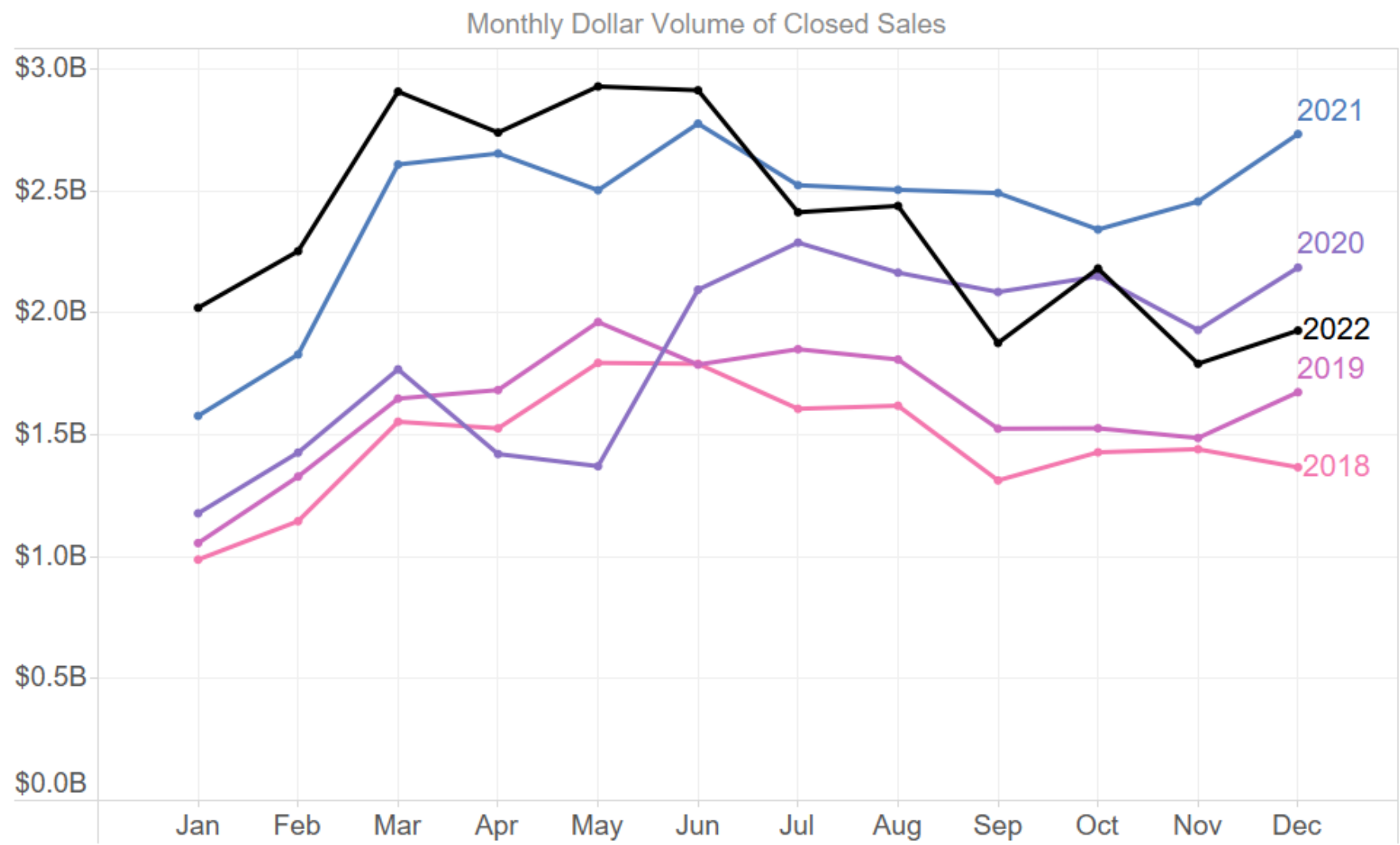
- National Association of REALTORS® (12/13/22):
 - Overall Annual Median Price for 2023 **unchanged** from 2022
 - Y/Y decline in Q2 2023 is negated by Y/Y gains in remaining quarters
- Fannie Mae (12/12/22):
 - Fannie Mae Home Price Index **falls 1.5%** from Q4 2022 to Q4 2023
- Mortgage Bankers Association (12/19/22):
 - Overall Annual Median Price for 2023 **falls 3.4%** from 2022
 - Largest quarterly Y/Y decline occurs in Q2 2023 (**-9.9%**)

Selected U.S. Existing Home Price Forecasts for 2023

- Redfin (12/6/22):
 - Overall Annual Median Price for 2023 **falls 4.0%** from 2022
 - Y/Y decline in every quarter, including **-5%** in Q2 and Q3
- Realtor.com (11/30/22):
 - Overall Annual Median Price for 2023 **rises 5.4%** from 2022
- CoreLogic (1/3/23):
 - CoreLogic Home Price Index **rises 2.8%** from Nov. 2022 to Nov. 2023

Dollar Volume of Closed Existing Home Sales

Tampa Bay Metro, 2018-2022





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Email research@floridarealtors.org

