

TAMPA OFFICE SALES COMPS REPORT

SNAPSHOT YEAR-OVER-YEAR 2020/2019

JUNE					JULY			
	# of Transactions	Volume	Highest Price	AVG \$/SF	# of Transactions	Volume	Highest Price	AVG \$/SF
2020	12	\$17,739,000	\$10,350,000	\$215	11	\$12,580,200	\$4,670,200	\$279
2019	13	\$66,800,100	\$52,050,000	\$529	19	\$252,231,000	\$106,000,000	\$246

HIGHLIGHTS:

- Total Transaction Volume in Tampa for July of this year was \$12,580,200. Compared to \$252,231,000 in July of 2019, this reflects an approximate -95% YOY decrease.
- Total Volume in June was \$17,739,000 versus \$66,800,100 in 2019--an approximate -73.4% YOY decrease.

July 2020 had a total of 11 transactions within the month, a -42.11% YOY decrease when compared to July 2019 which had 19 transactions


PROFESSIONAL & MEDICAL OFFICES: PRICE/SF

- July of this year had an AVG \$/SF of \$279. In comparison, the rate in July of 2019 was \$246/SF. This reflects a slight +13.4% increase YOY.
- The AVG \$/SF for June 2020 was \$215. When compared to June 2019's AVG \$/SF at \$528.58, we see a YOY decline of - 59.4%.

MEDICAL OFFICES

- There was one medical office property transaction in July located in Brandon. This property also had the highest sale price for the month of July with a transaction value of \$4,670,200.
- The \$/SF was \$467.

JULY 2020 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

PROPERTY TYPE	ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$/SF
PROFESSIONAL	4020 E 7TH AVE	TAMPA	33605	0.21	1961	540	\$205,000	\$380
PROFESSIONAL	2918 BUSCH LAKE BLVD	TAMPA	33614	0.05	1999	1,965	\$335,000	\$170
PROFESSIONAL	8109 E DR MARTIN LUTHER KING JR	TAMPA	33619	0.59	1979	1,323	\$325,000	\$246
PROFESSIONAL	10833 PARK DR	RIVERVIEW	33569	0.07	2007	2,400	\$475,000	\$198
PROFESSIONAL	4236 W LINEBAUGH AVE	TAMPA	33624	0.06	2005	2,500	\$440,000	\$176
PROFESSIONAL	2511 W VIRGINIA AVE	TAMPA	33607	0.37	1988	7,116	\$825,000	\$116
PROFESSIONAL	210 CRYSTAL GROVE BLVD	LUTZ	33548	0.06	2005	2,400	\$355,000	\$148
COMMERCIAL CONDO	217 N HOWARD AVE 200	TAMPA	33606	-	2006	3,241	\$920,000	\$284
PROFESSIONAL	116 S MELVILLE AVE	TAMPA	33606	0.16	1914	1,064	\$330,000	\$310
MEDICAL	 613 OAKFIELD DR	BRANDON	33511	1.48	1977	10,006	\$4,670,200	\$467
PROFESSIONAL	2905 BAYSHORE BLVD	TAMPA	33629	0.36	2001	6,500	\$3,700,000	\$569

\$12,580,200



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