

TAMPA OFFICE SALES COMPS REPORT

SNAPSHOT YEAR-OVER-YEAR 2020/2019

Metrics for September continue to show improvement across the board including month-over-month transaction volume growth, number of transactions YOY, and AVG \$/SF YOY.

- In September 2020, 14 transactions took place in the Hillsborough County/ Tampa area for a total transaction volume of \$20,455,900.
- While there was a slight and better-than-expected -6.0% YOY decrease in transaction volume when compared to SEPT 2019, there was a month-over-month increase over AUG of this year.
- In contrast to the -6.0% YOY transaction volume decrease, there was a +16.6% increase in the number of transactions YOY to 14 in SEPT 2020 from 12 in 2019.
- In SEPT 2020, the AVG \$/SF was \$226--a +13% YOY increase. SEPT 2019 had an AVG \$/SF of \$200.

	AUGUST				SEPTEMBER			
	# of Transactions	Volume	Highest Price	AVG /SF	# of Transactions	Volume	Highest Price	AVG /SF
2020	19	\$11,611,600	\$3,000,000	\$210	14	\$20,455,900	\$12,700,000	\$226
2019	21	\$120,458,500	\$80,000,000	\$185	12	\$21,659,500	\$10,489,500	\$200



SEPT 2020 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

SEPTEMBER HIGHLIGHTS:

The largest sales transaction value for the month of September was for one of the two medical office property sales.

The medical office property is located in Tampa and sold for \$12,700,000.

- Built in 1996
- 25,114 SF
- Price/SF \$506

PROPERTY TYPE	ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$/SF
PROFESSIONAL OFFICE	352 E BLOOMINGDALE AVE	BRANDON	33511	0.57	2001	4,590	\$695,000	\$151
PROFESSIONAL OFFICE	307 N PARSONS AVE	BRANDON	33510	0.21	1959	1,663	\$225,000	\$135
PROFESSIONAL OFFICE	1005 E REYNOLDS ST	PLANT CITY	33563	0.22	1911	1,618	\$275,000	\$170
PROFESSIONAL OFFICE	13127 VAIL RIDGE DR	RIVERVIEW	33579	0.12	2007	5,400	\$700,000	\$130
MEDICAL OFFICE 	202 N ARMENIA AVE	TAMPA	33609	0.2	1965	1,662	\$480,000	\$289
PROFESSIONAL OFFICE	1907 E FLETCHER AVE	TAMPA	33612	0.69	1957	1,173	\$380,000	\$324
COMMERCIAL CONDO	5404 HOOVER BLVD 12	TAMPA	33634	0.03	1980	1,080	\$159,900	\$148
PROFESSIONAL OFFICE	1922 E 4TH AVE	TAMPA	33605	0.14	1910	1,210	\$433,000	\$358
PROFESSIONAL OFFICE	609 W AZEELE ST	TAMPA	33606	0.14	1906	2,640	\$635,000	\$241
COMMERCIAL CONDO	13302 WINDING OAK CT	TAMPA	33612	-	1987	2,016	\$285,000	\$141
PROFESSIONAL OFFICE	7820 N 56TH ST	TAMPA	33617	0.23	1974	2,245	\$238,000	\$106
MEDICAL OFFICE 	12500 N DALE MABRY HWY	TAMPA	33618	3.72	1996	25,114	\$12,700,000	\$506
PROFESSIONAL OFFICE	1723 W KENNEDY BLVD	TAMPA	33606	0.34	1960	8,816	\$1,750,000	\$199
PROFESSIONAL OFFICE	3302 W AZEELE ST	TAMPA	33609	0.53	1967	5,568	\$1,500,000	\$269

\$20,455,900



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