

# TAMPA OFFICE SALES COMPS REPORT

## SNAPSHOT YEAR-OVER-YEAR 2020/2019

In November, total sales volume (as recorded by the printing of this piece) was at \$15,142,500.

Although this is a dip from the October volume of \$67,805,000, it is higher than what was recorded in October of 2019.

- The total transaction volume for NOV 2020 was \$15,142,500 versus \$27,861,800 in NOV 2019.
- A total of 16 transactions took place in the Hillsborough County/ Tampa area, five fewer than the 21 executed in NOV 2019.
- Out of the 16 sales transactions, there were 13 professional offices and 3 medical office sales.
- In NOV 2020, the AVG \$/SF was \$216--a +15% YOY increase from \$188/SF in 2019.

| OCTOBER |                   |              |               |         | NOVEMBER          |              |               |         |
|---------|-------------------|--------------|---------------|---------|-------------------|--------------|---------------|---------|
|         | # of Transactions | Volume       | Highest Price | AVG /SF | # of Transactions | Volume       | Highest Price | AVG /SF |
| 2020    | 16                | \$67,805,000 | \$56,500,000  | \$194   | 16                | \$15,142,500 | \$4,593,000   | \$216   |
| 2019    | 11                | \$9,006,400  | \$4,600,000   | \$163   | 21                | \$27,861,800 | \$10,700,000  | \$188   |

## NOV 2020 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

### LARGEST DEAL OF THE MONTH:

The largest sales transaction value for the month of November was for a medical office property in Valrico, FL. The medical office property sold for \$4,593,000.

1291 E BLOOMINGDALE AVE, VALRICO, FL 33596. Property specs:

- Built in 2020
- 9,907 SF
- Price/SF \$464

| PROPERTY TYPE       | ADDRESS                        | CITY         | ZIP   | ACRES | BUILT | SF    | SALE PRICE  | \$/SF |
|---------------------|--------------------------------|--------------|-------|-------|-------|-------|-------------|-------|
| COMMERCIAL CONDO    | 212 APOLLO BEACH BLVD, UNIT A  | APOLLO BEACH | 33572 | 0.00  | 1988  | 1,942 | \$340,000   | \$175 |
| PROFESSIONAL OFFICE | 705 N PARSONS AVE              | BRANDON      | 33510 | 0.24  | 1961  | 1,517 | \$245,000   | \$162 |
| PROFESSIONAL OFFICE | 1765 S KINGS AVE               | BRANDON      | 33511 | 0.06  | 2005  | 2,520 | \$470,000   | \$187 |
| PROFESSIONAL OFFICE | 787 W LUMSDEN RD               | BRANDON      | 33511 | 0.72  | 1990  | 6,550 | \$2,000,000 | \$305 |
| PROFESSIONAL OFFICE | 1216 OAKFIELD DR               | BRANDON      | 33511 | 0.29  | 1981  | 3,887 | \$600,000   | \$154 |
| PROFESSIONAL OFFICE | 204 N COLLINS ST               | PLANT CITY   | 33563 | 0.13  | 1931  | 1,225 | \$290,000   | \$237 |
| PROFESSIONAL OFFICE | 1701 JAMES L REDMAN PKWY       | PLANT CITY   | 33563 | 0.39  | 1954  | 3,409 | \$610,000   | \$179 |
| COMMERCIAL CONDO    | 3140 S FALKENBURG RD, UNIT 102 | RIVERVIEW    | 33578 | 0.00  | 2015  | 4,812 | \$2,100,000 | \$436 |
| PROFESSIONAL OFFICE | 2307 N FLORIDA AVE             | TAMPA        | 33602 | 0.10  | 1929  | 2,250 | \$350,000   | \$156 |
| PROFESSIONAL OFFICE | 8325 W HILLSBOROUGH AVE        | TAMPA        | 33615 | 0.79  | 1967  | 2,368 | \$452,500   | \$191 |
| MEDICAL OFFICE      | 4178 N ARMENIA AVE             | TAMPA        | 33607 | 0.40  | 1974  | 5,793 | \$815,000   | \$141 |
| MEDICAL OFFICE      | 13015 W LINEBAUGH AVE          | TAMPA        | 33626 | 0.08  | 2016  | 3,300 | \$650,000   | \$197 |
| PROFESSIONAL OFFICE | 3347 W BEARSS AVE              | TAMPA        | 33618 | 0.06  | 1999  | 2,484 | \$452,000   | \$182 |
| PROFESSIONAL OFFICE | 3106 W BAY TO BAY BLVD         | TAMPA        | 33629 | 0.11  | 1985  | 2,660 | \$515,000   | \$194 |
| PROFESSIONAL OFFICE | 3840 N 50TH ST                 | TAMPA        | 33605 | 0.53  | 1983  | 6,853 | \$660,000   | \$96  |
| MEDICAL OFFICE      | 1291 E BLOOMINGDALE AVE        | VALRICO      | 33596 | 2.01  | 2020  | 9,907 | \$4,593,000 | \$464 |

\$15,142,500



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