

TAMPA OFFICE SALES COMPS REPORT

SNAPSHOT YEAR-OVER-YEAR 2020/2019

In December 2020, the total sales volume was \$26,606,600, verses \$23,285,400 in DEC of 2019, exhibiting a +14.3% increase YOY in transaction volume

- There were a total of 19 transactions in DEC 2020: 15 of professional office properties, and 4 of medical office properties. While the sales volume went up YOY, there were three fewer transactions executed in DEC 2020 vs DEC 2019.
- In DEC, the AVG \$/SF went up slightly from \$185 in 2019 to \$186 in 2020--a slight +0.5% increase YOY.
- The total transaction volume for NOV 2020 was \$15,142,500 versus \$27,861,800 in NOV 2019, with a total of 16 transactions.
- The AVG \$/SF was \$216 in NOV 2020 vs, \$188 in 2019.

	NOVEMBER				DECEMBER			
	# of Transactions	Volume	Highest Price	AVG \$/SF	# of Transactions	Volume	Highest Price	AVG \$/SF
2020	16	\$15,142,500	\$4,593,000	\$216	19	\$26,606,600	\$9,538,400	\$186
2019	21	\$27,861,800	\$10,700,000	\$188	22	\$23,285,400	\$7,691,200	\$185

DEC 2020 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

LARGEST DEAL OF THE MONTH:

The largest sales transaction value for the month of December was for a professional office property in Tampa, FL. The property sold for \$49,538,400.

610 E ZACK ST, TAMPA, FLORIDA, 33602. Property specs:

- Built-in 1976
- 233,697 SF | 1.01 Acres
- Price/SF \$41

PROPERTY TYPE	ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$/SF
MEDICAL OFFICE	2007 W REYNOLDS ST	PLANT CITY	33563	0.37	1978	1,824	\$250,000	\$137
PROFESSIONAL OFFICE	2915 N BOULEVARD ST	TAMPA	33602	0.23	1920	2,258	\$400,000	\$177
PROFESSIONAL OFFICE	6015 N 56TH ST	TAMPA	33610	1.61	1963	8,748	\$950,000	\$109
MEDICAL OFFICE	2808 W DR MARTIN LUTHER KING JR BLVD	TAMPA	33607	0.95	1977	9,895	\$5,400,000	\$546
PROFESSIONAL OFFICE	217 N LOIS AVE	TAMPA	33609	0.19	1973	2,370	\$699,000	\$295
PROFESSIONAL OFFICE	810 S STERLING AVE	TAMPA	33609	0.30	1999	3,290	\$1,020,000	\$310
COMMERCIAL CONDO	417 APOLLO BEACH BLVD UNIT O	APOLLO BEACH	33572	0.04	2006	1,890	\$450,000	\$238
PROFESSIONAL OFFICE	1444 BLOOMINGDALE AVE	VALRICO	33596	0.12	2005	3,142	\$575,000	\$183
MEDICAL OFFICE	13117 ELK MOUNTAIN DR	RIVERVIEW	33579	0.04	2007	1,800	\$369,000	\$205
PROFESSIONAL OFFICE	1004 W LINEBAUGH AVE	TAMPA	33612	0.29	1948	2,279	\$350,000	\$154
PROFESSIONAL OFFICE	610 E ZACK ST	TAMPA	33602	1.01	1976	233,697	\$9,538,400	\$41
MEDICAL OFFICE	901 N PARSONS AVE	BRANDON	33510	0.67	1958	4,125	\$500,000	\$121
COMMERCIAL CONDO	330 W BEARSS AVE UNIT 6	TAMPA	33613	0.00	1986	2,112	\$280,000	\$133
PROFESSIONAL OFFICE	13919 CARROLLWOOD VILLAGE RUN	TAMPA	33618	0.13	2000	5,610	\$847,000	\$151
COMMERCIAL CONDO	7401 TEMPLE TERRACE HWY UNIT A	TEMPLE TERRACE	33637	0.00	1983	648	\$75,200	\$116
PROFESSIONAL OFFICE	607 W HORATIO ST	TAMPA	33606	0.19	1984	4,224	\$1,275,000	\$302
PROFESSIONAL OFFICE	901 W DR MARTIN LUTHER KING JR BLVD	PLANT CITY	33563	0.45	1984	4,920	\$430,000	\$87
PROFESSIONAL OFFICE	3812 COCONUT PALM DR	TAMPA	33610	3.21	2007	27,122	\$2,800,000	\$103
PROFESSIONAL OFFICE	6718 N HIMES AVE	TAMPA	33614	0.28	1987	3,024	\$398,000	\$132

\$26,606,600



Considering selling your commercial property?
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opinion of value for your property.

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