

Downtown Tampa

Residential Update



Presented by:

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The information contained in this report is as of 3/20/18 as per verbal surveys & information derived from MFRMLS. Information regarding proposed developments based on published media sources. Provided for general reference only. All pertinent facts should be verified.

Downtown Tampa

Residential Overview

Grand Central at Kennedy

1208 E Kennedy Blvd

392 Residences

Sold in 2017

61 Sold • \$261/sf

Current Market

2 Active • \$315/sf

6 Pending • \$266/sf

1 Sold YTD • \$257/sf



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Skypoint

777 North Ashley Street

380 Residences

Sold in 2017

55 Sold • \$397/sf

Current Market

7 Active • \$406/sf

10 Pending • \$439/sf

11 Sold YTD • \$401/sf

Towers of Channelside

1211 E. Cumberland Ave

257 Residences

Sold in 2017

9 Sold • \$399/sf

Current Market

9 Active • \$410/sf

0 Pending

3 Sold YTD • \$396/sf



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Ventana

1227 E. Madison

84 Residences

Sold in 2017

13 Sold • \$247/sf

Current Market

0 Active

0 Pending

3 Sold YTD • \$249/sf



The Plaza Harbor Island

450 Knights Run Ave.

141 Residences

Sold in 2017

7 Sold • \$365/sf

Current Market

4 Active • \$399/sf

0 Pending

2 Sold YTD • \$348/sf



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The Grandview

371 Channelside Walkway



65 Residences

Sold in 2017

1 Sold • \$380/sf

Current Market

0 Active

0 Pending

0 Sold YTD

Parkcrest Harbour Island

700 S. Harbor Island Blvd

334 Residences

Sold in 2017

25 Sold • \$244/sf

Current Market

6 Active • \$300/sf

3 Pending • \$274/sf

6 Sold YTD • \$245/sf



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New Construction

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ONE St. Petersburg

100 1st Avenue North

ONStPetersburg.com

41 Stories | 253 Residences

Completion: Late 2018

Under Construction

95% Sold • \$605/sf

Kolter Group



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Virage Bayshore

3401 Bayshore Boulevard

VirageBayshore.com

25 Stories | 71 Residences

Completion: Late 2019

Under Construction

70% Sold • \$590/sf

Ascentia Development Group



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Marina Pointe

4900 Bridge Street

MarinaPointe.com

17 Stories | 120 Residences

3 Phases | 360 Total Residences

Completion: Late 2020

From the \$600,000's

\$35M Reserved

BTI Partners



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Riverwalk Place

Ashley Drive on Riverwalk

RiverwalkPlace.com

50+ Stories

200+ Residences

Sales to begin Summer 2018

Completion: Late 2021

From the \$600,000's



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Eleve 61

Corner of E. Whiting Street & Channelside Drive

Eleve61.com

35 Stories | 61 Residences

Sales to begin Spring 2018

Completion: Late 2020

2,200 SF Each

Mercury Advisors



Condominium Market

Miami vs. Tampa

Current Market	Tampa	Miami
Available for sale* List Price of \$1,000,000+	16	2,800 [†]
Proposed Residences List price of \$500K+	Bayshore Blvd - 115 Downtown Tampa - 475 Westshore - 360 Less than 1,000 Proposed	47,500 [†]
Available for sale** List Price of \$500K+	44	

*MLS Search criteria 03/20/18: List price - \$1,000,000+, Tampa, Condominiums.

** MLS Search criteria 03/20/18 : List price - \$500,000+, Tampa, Condominiums.

[†]Source: As quoted by Condo Vultures in The Real Deal published Feb. 28, 2018.