

# New Housing Types

## DEFINITIONS AND CHANGES TO HOUSING TYPES EFFECTIVE APRIL 1, 2005

### SFD (Single-Family-Detached) Units.

These are conventional subdivision-tract housing units that are detached from any other house. They are permanent one-unit structures of conventional, or prefabrication construction.

**Change: Replaced the old SF (single-family unit), which was a blend of SFD (single-family detached) and SFA (single-family attached) units.**

### SFA (Condominium Units and Townhomes).

Each structure has 2 or more housing units. All single-family attached, townhouse, duplex, condominium and multi-unit structure owned, or rented units are included here.

**Change: Broken out from the old SF (single-family), this new category blends SFA (single-family attached), Duplex (Dx) and condominiums.**

### APT (Apartment Units).

Each structure has three or more housing units. These structures are intended to be renter-occupied.

**Change: Replaces the MF (multi-family) category; condominiums are now coded to SFA.**

### MH - Mobile Home

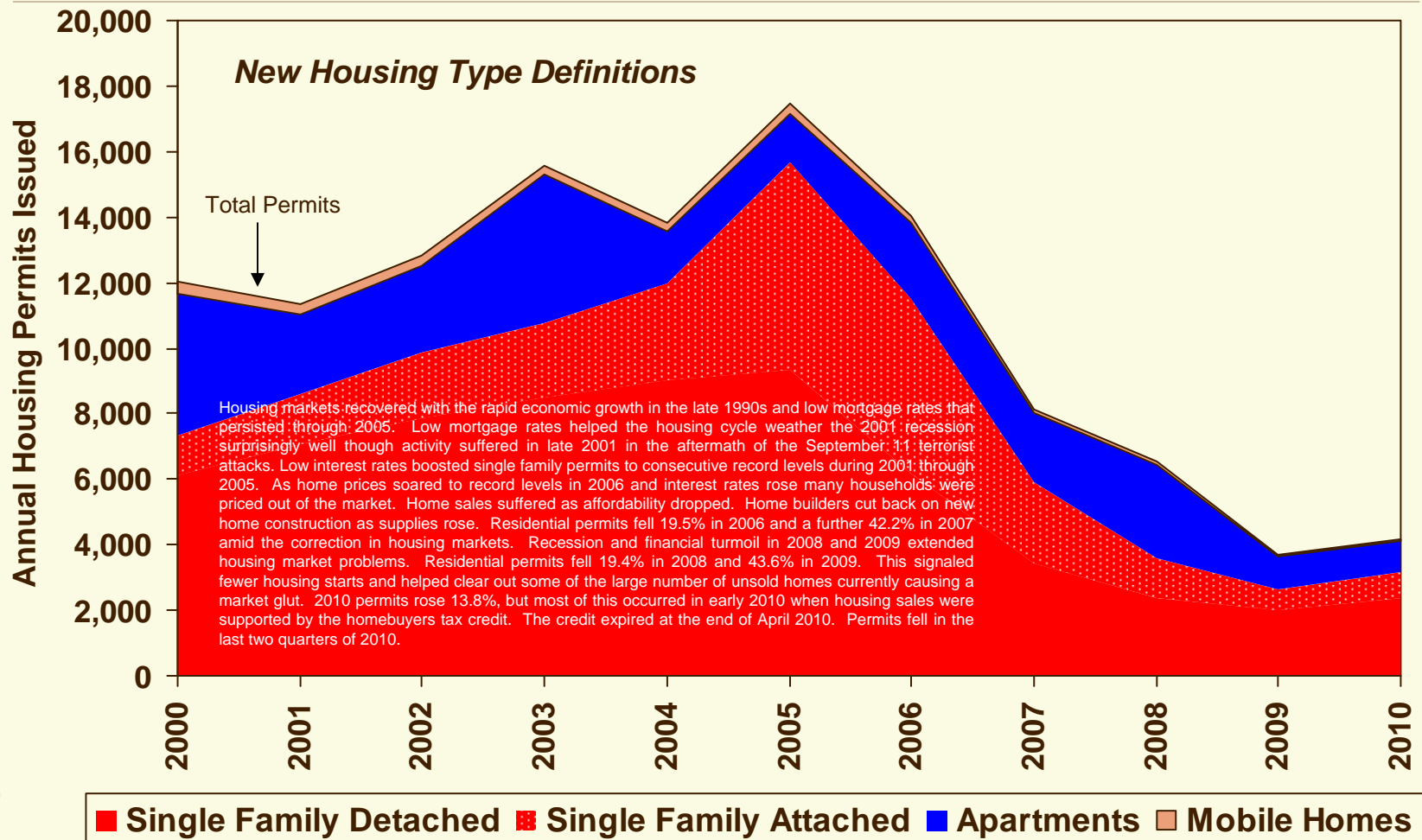
These single housing units prefabricated constructed units are intended to be mobile. Single scattered mobile home units are usually placed on an individual's owned property. In the event of a new mobile home park, spaces are counted as mobile home units.

**Change: No Change.**

Source: Hillsborough County City-County Planning Commission

# Hillsborough Countywide Building Permits

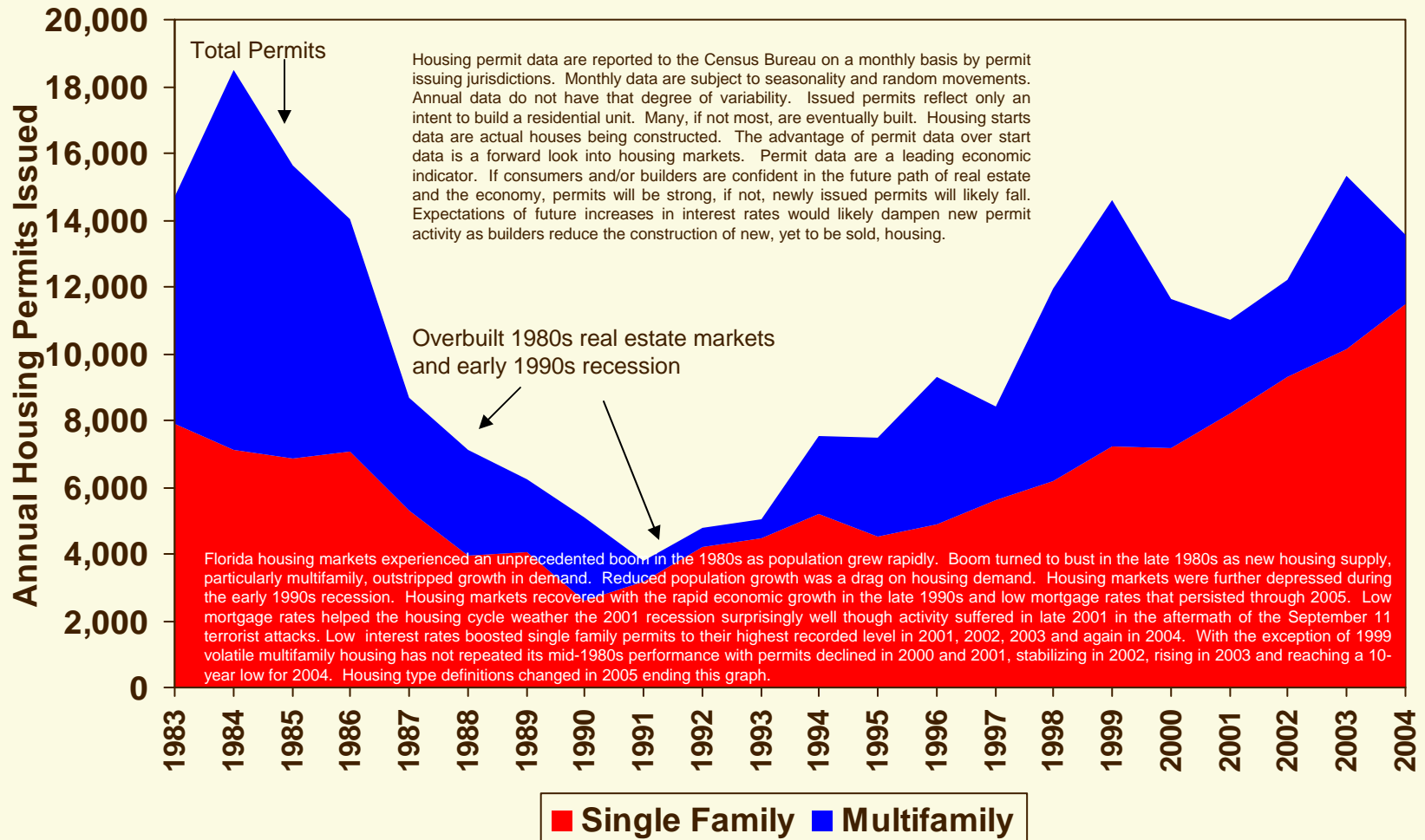
## Residential, 2000 onward



Source: Hillsborough County City-County Planning Commission

DATA

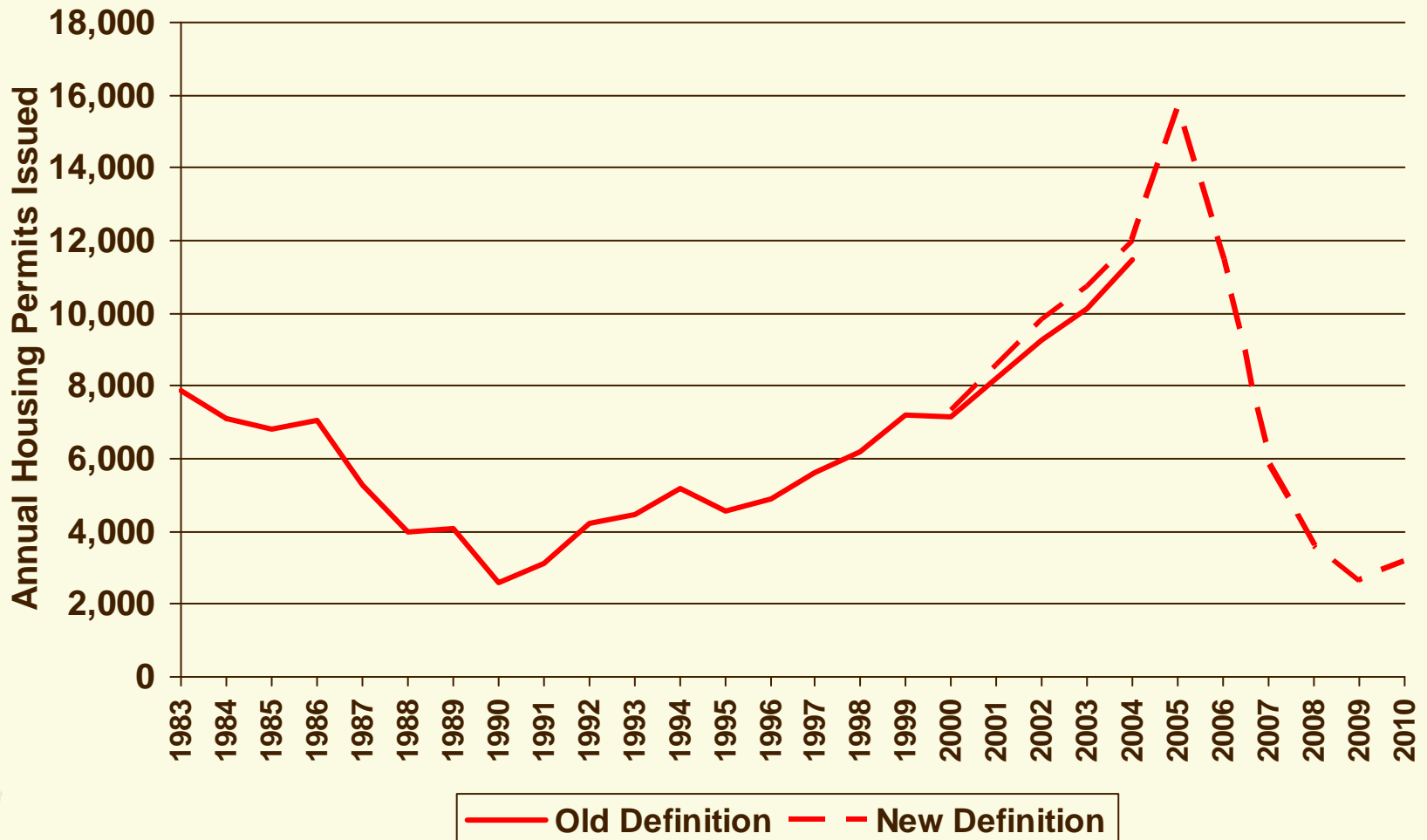
# Hillsborough Countywide Building Permits Residential



Source: Hillsborough County City-County Planning Commission

DATA

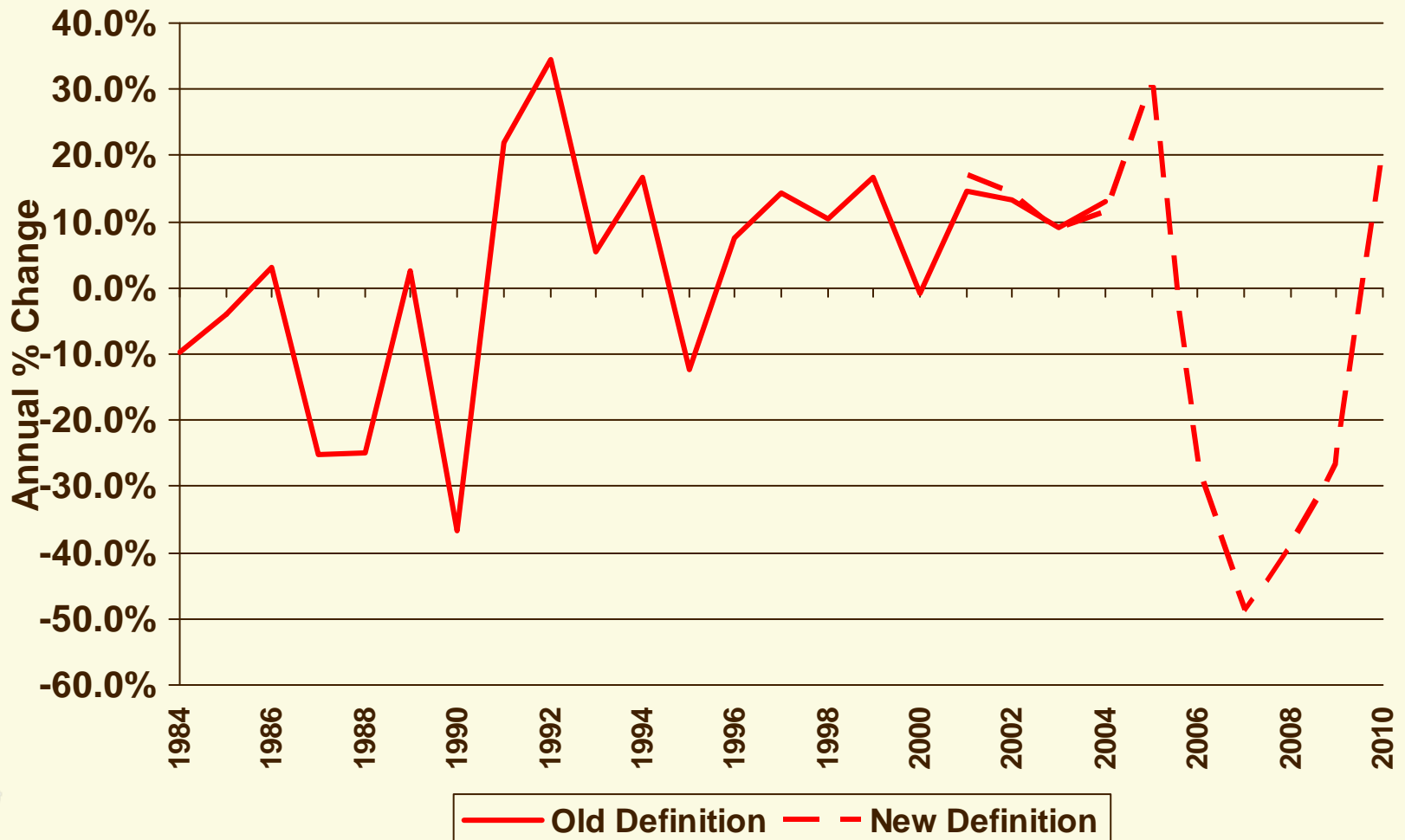
# Hillsborough Residential Single Family Housing Building Permits



Source: Hillsborough County City-County Planning Commission

DATA

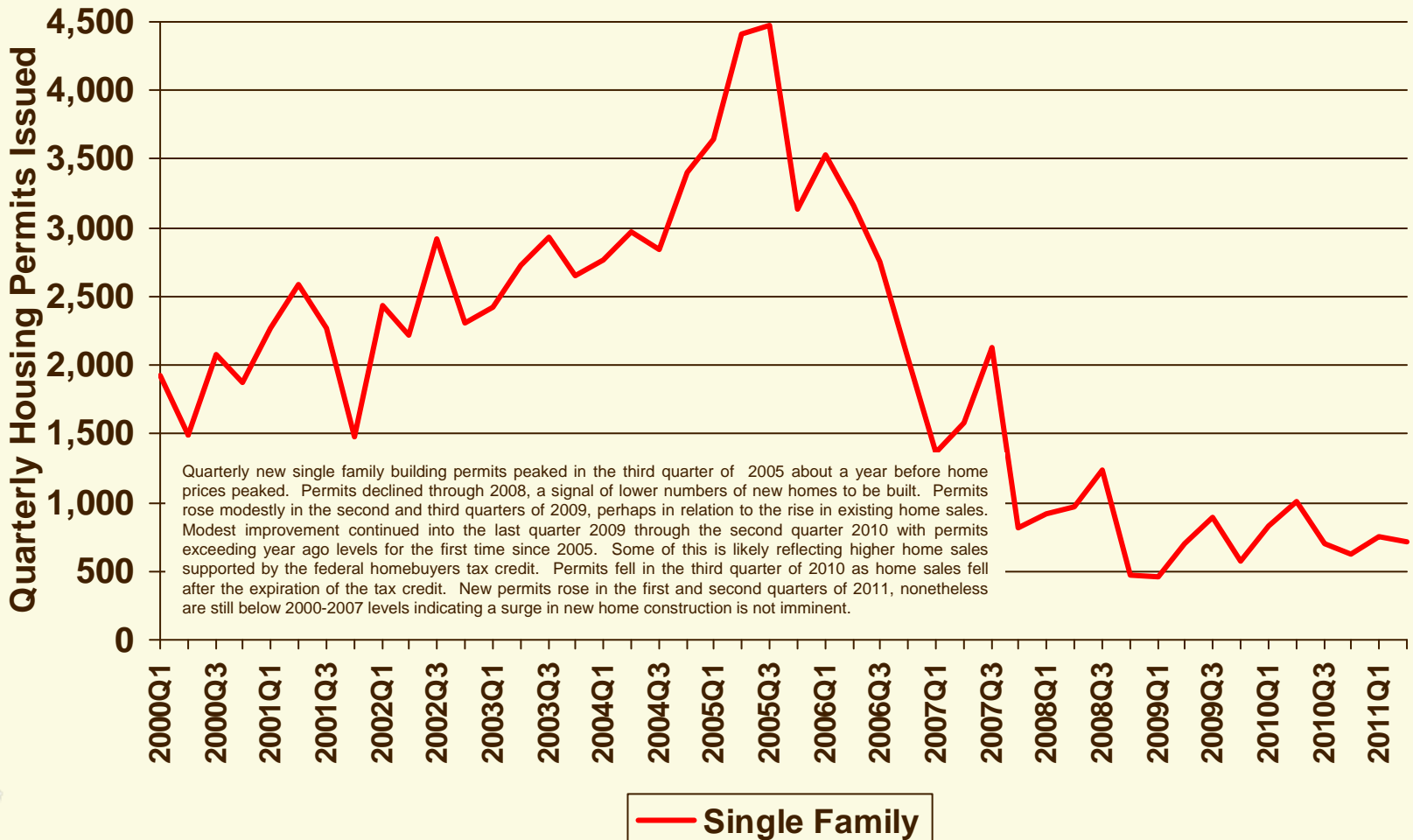
# Hillsborough Residential Single Family Housing Building Permits - Growth Rate



Source: Hillsborough County City-County Planning Commission

DATA

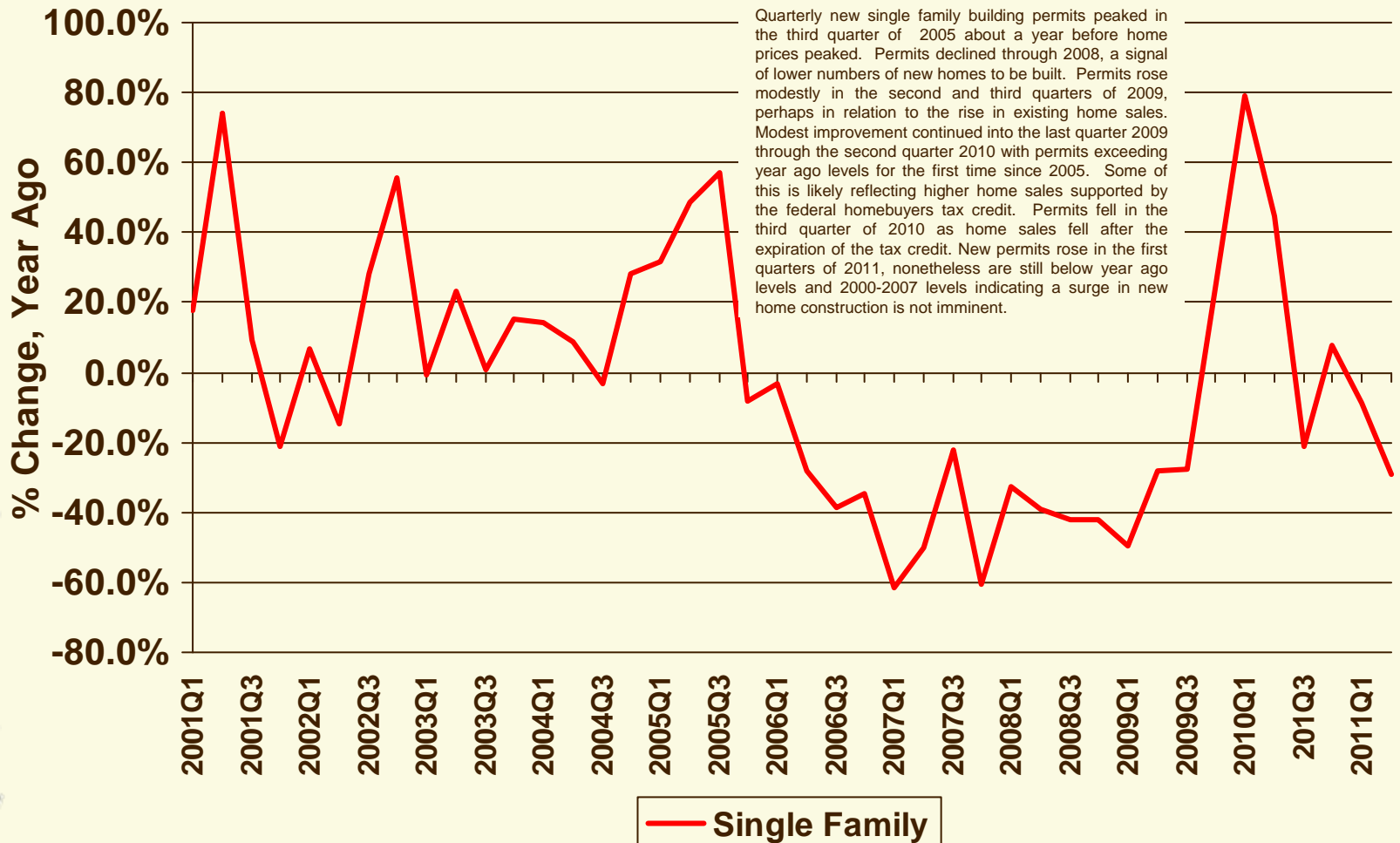
# Hillsborough Residential Single Family Housing Building Permits - Quarterly



Source: Hillsborough County City-County Planning Commission

DATA

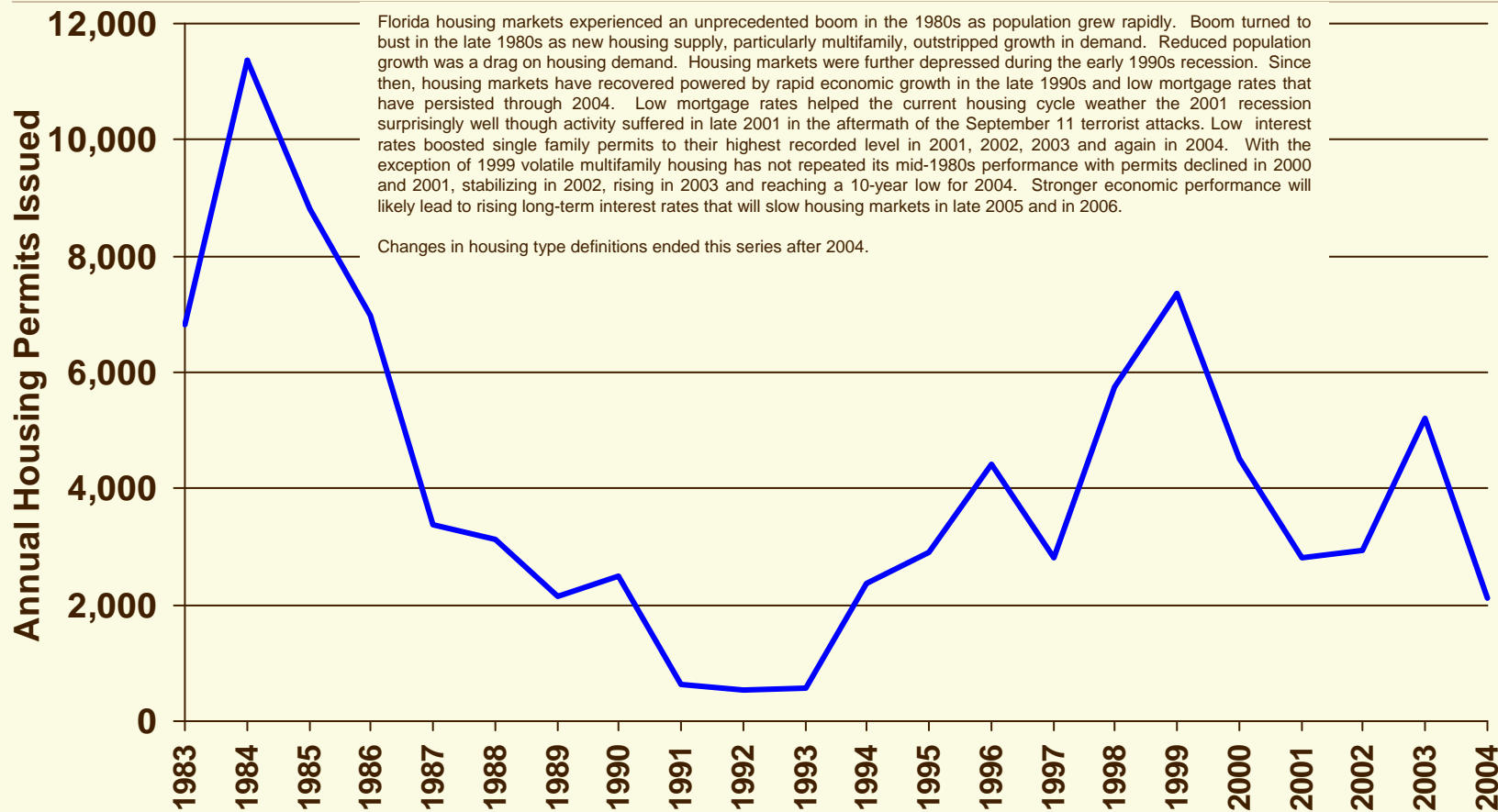
# Hillsborough Residential Single Family Housing Building Permits – Quarterly Growth Rate



Source: Hillsborough County City-County Planning Commission

DATA

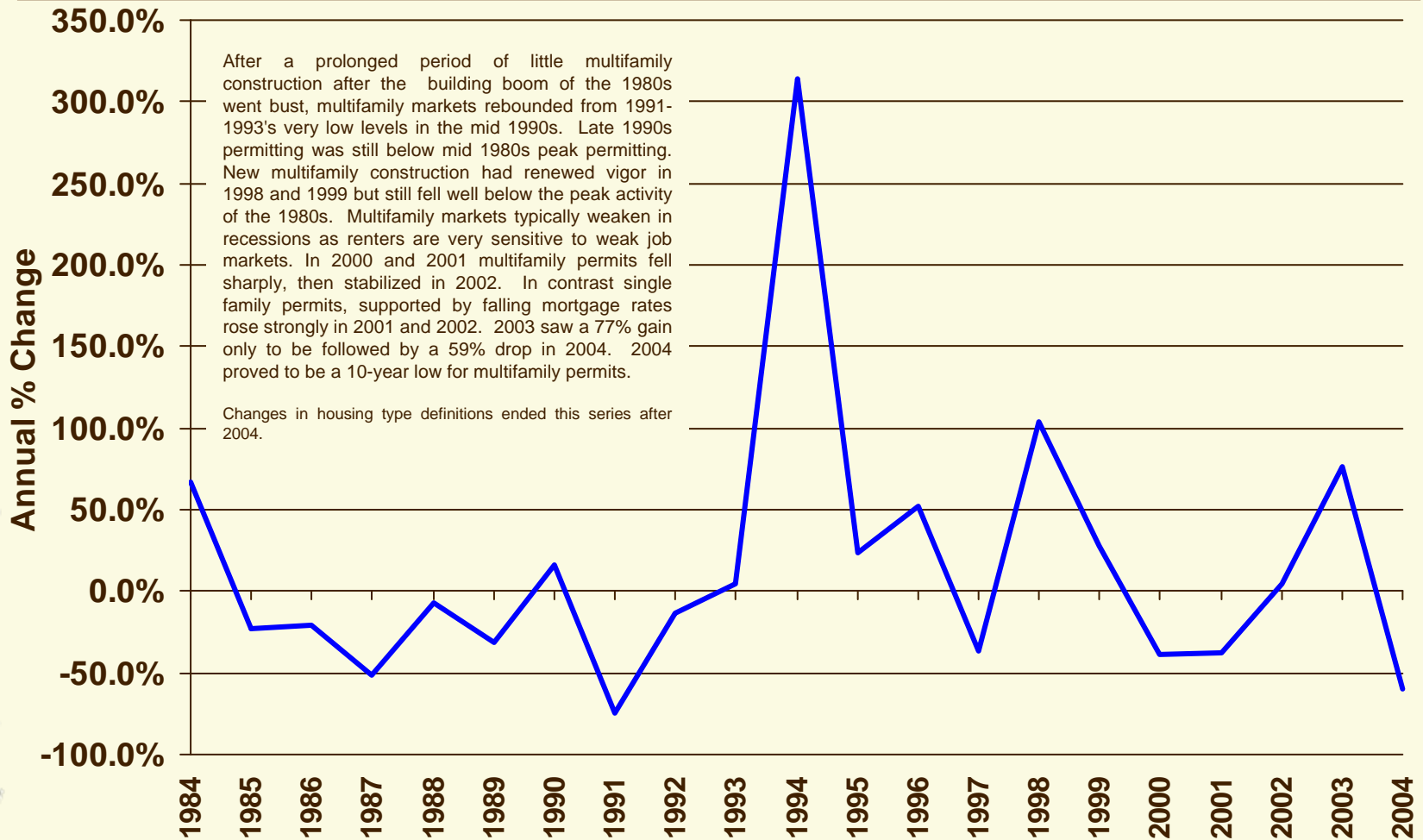
# Hillsborough Residential Multifamily Housing Building Permits



Source: Hillsborough County City-County Planning Commission

DATA

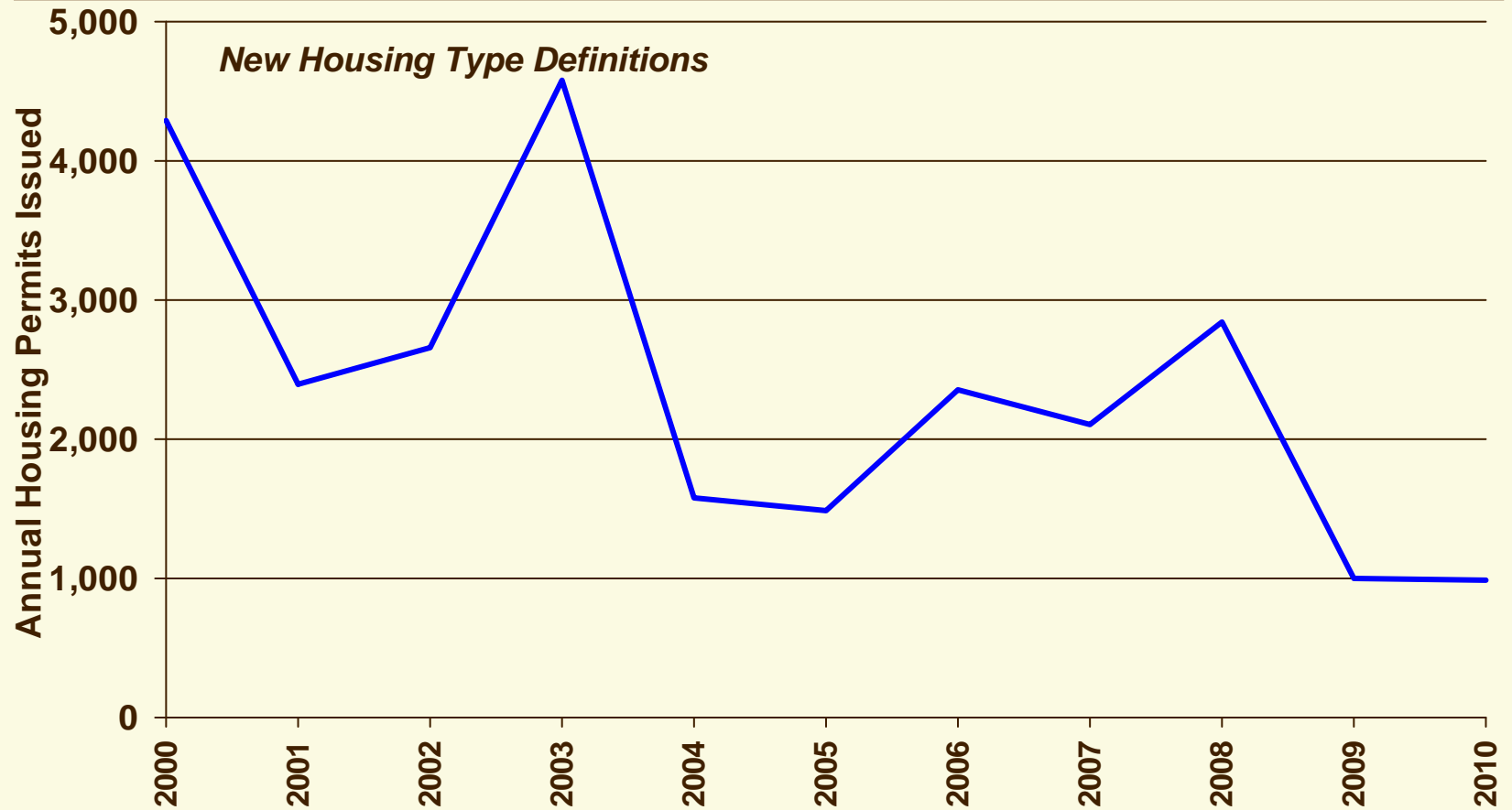
# Hillsborough Residential Multifamily Housing Building Permits - Growth Rate



Source: Hillsborough County City-County Planning Commission

DATA

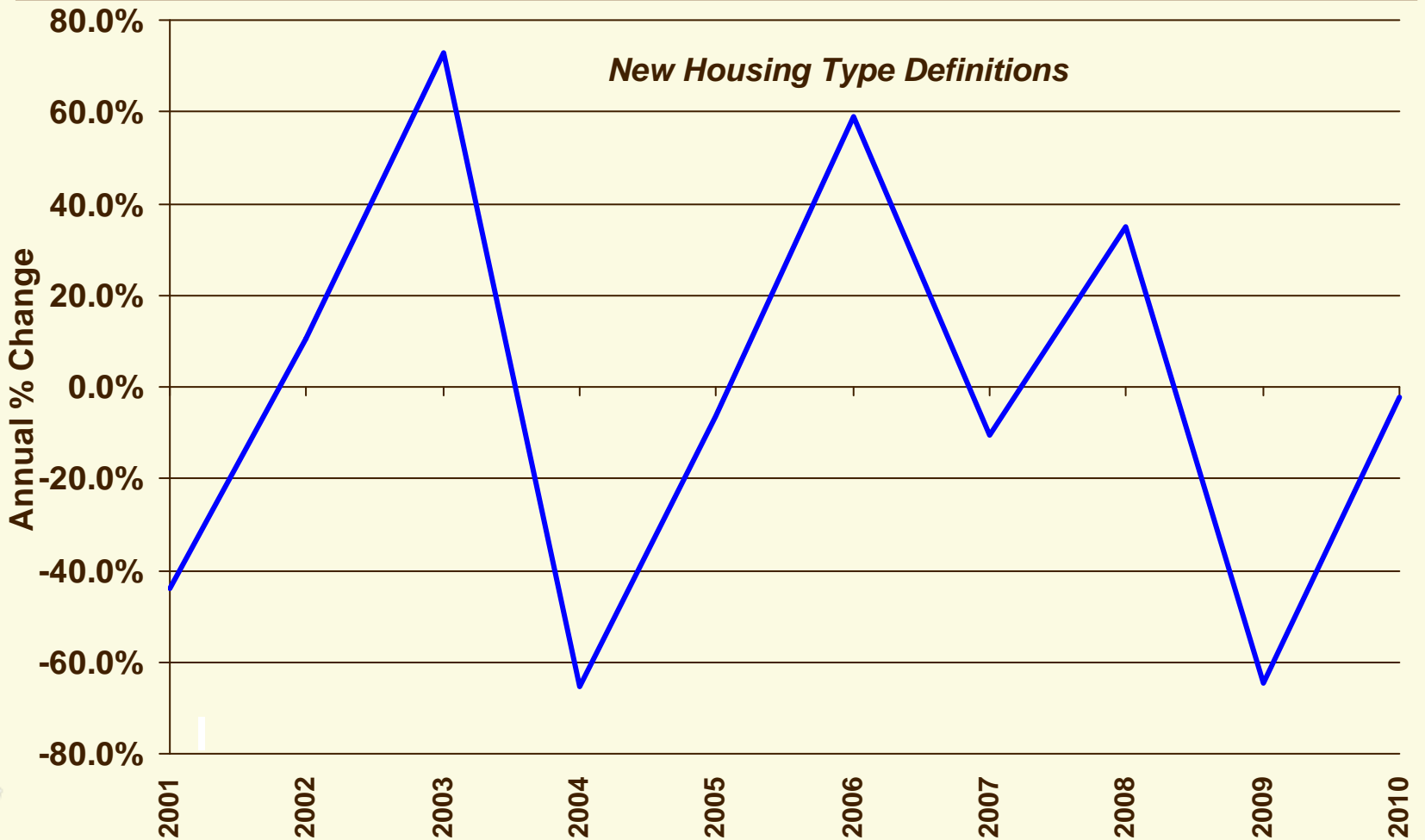
# Hillsborough Residential Apartment Building Permits, 2000 onward



Source: Hillsborough County City-County Planning Commission

DATA

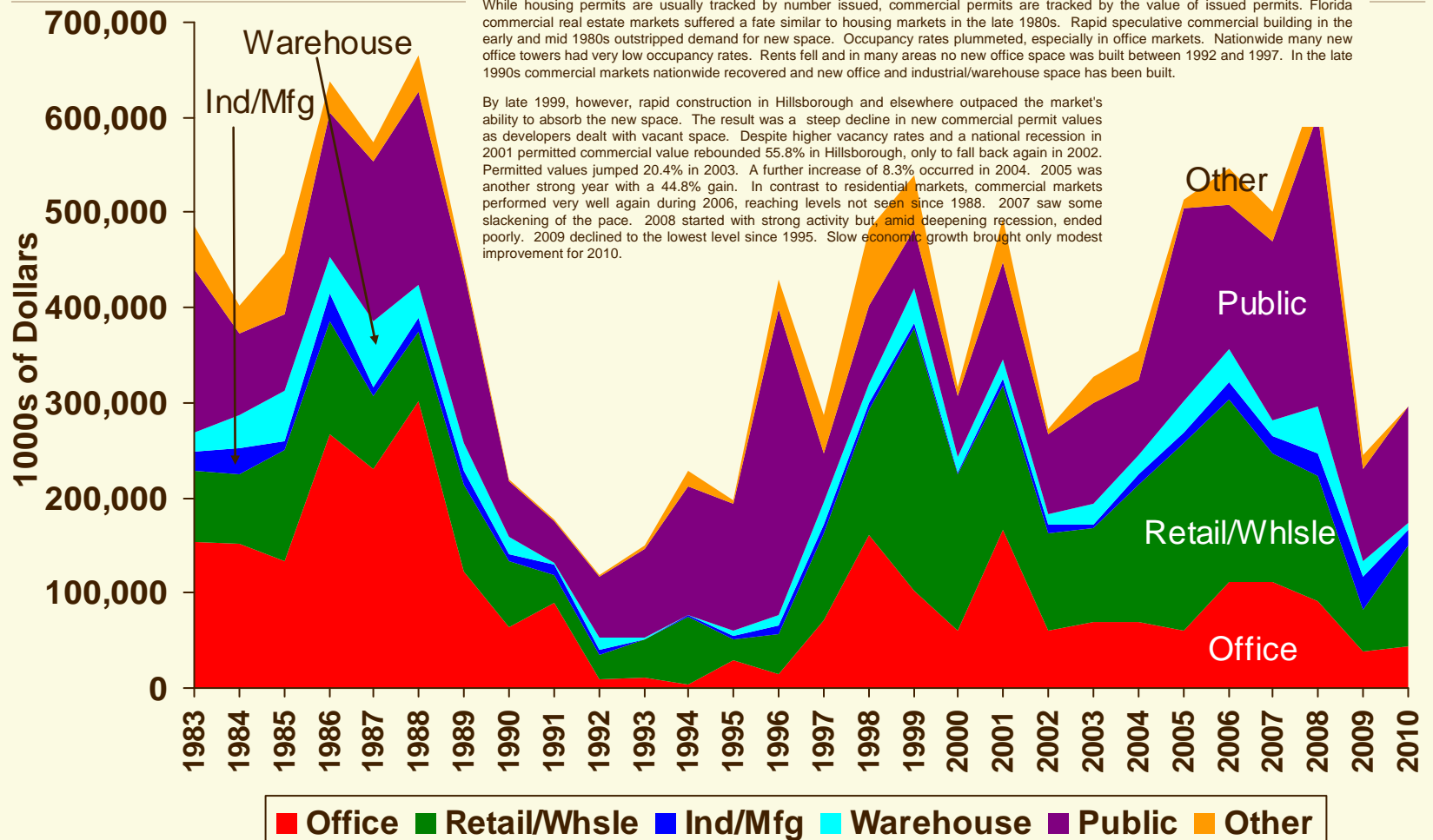
# Hillsborough Residential Apartment Building Permits - Growth Rate, 2001 onward



Source: Hillsborough County City-County Planning Commission

DATA

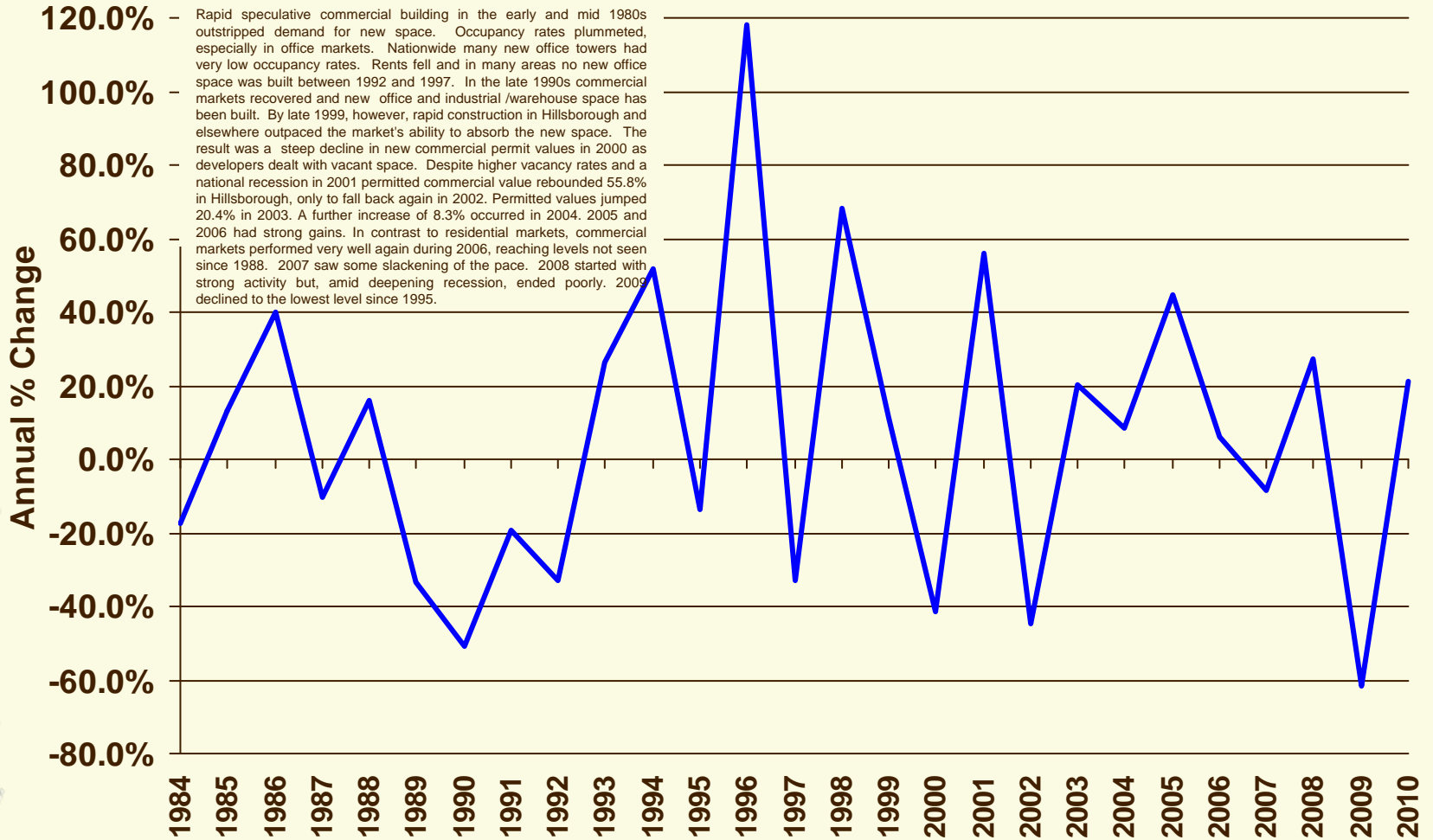
# Annual Value of Hillsborough Nonresidential Building Permits



Source: Hillsborough County City-County Planning Commission

DATA

# Annual Value of Hillsborough Nonresidential Building Permits - Growth Rate



Source: Hillsborough County City-County Planning Commission

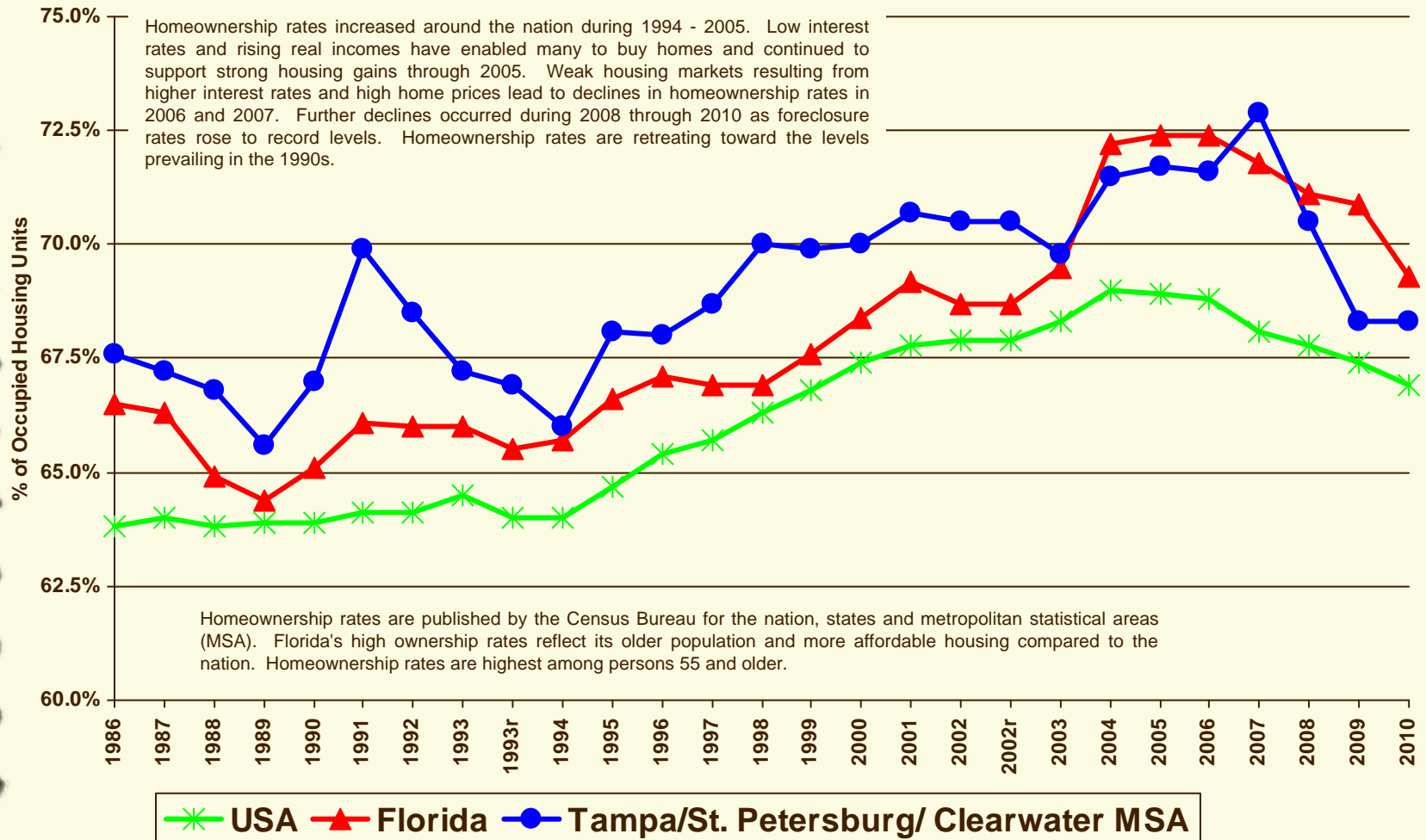
DATA

# Housing Vacancies and Homeownership Rates

- ◆ [Annual Homeownership Rates](#)
- ◆ [Quarterly Homeownership Rates](#)
- ◆ [Annual Homeowner Vacancy Rates](#)
- ◆ [Quarterly Homeowner Vacancy Rates](#)
- ◆ [Annual Rental Vacancy Rates](#)
- ◆ [Quarterly Rental Vacancy Rates](#)

Link to **Data** in Excel Format

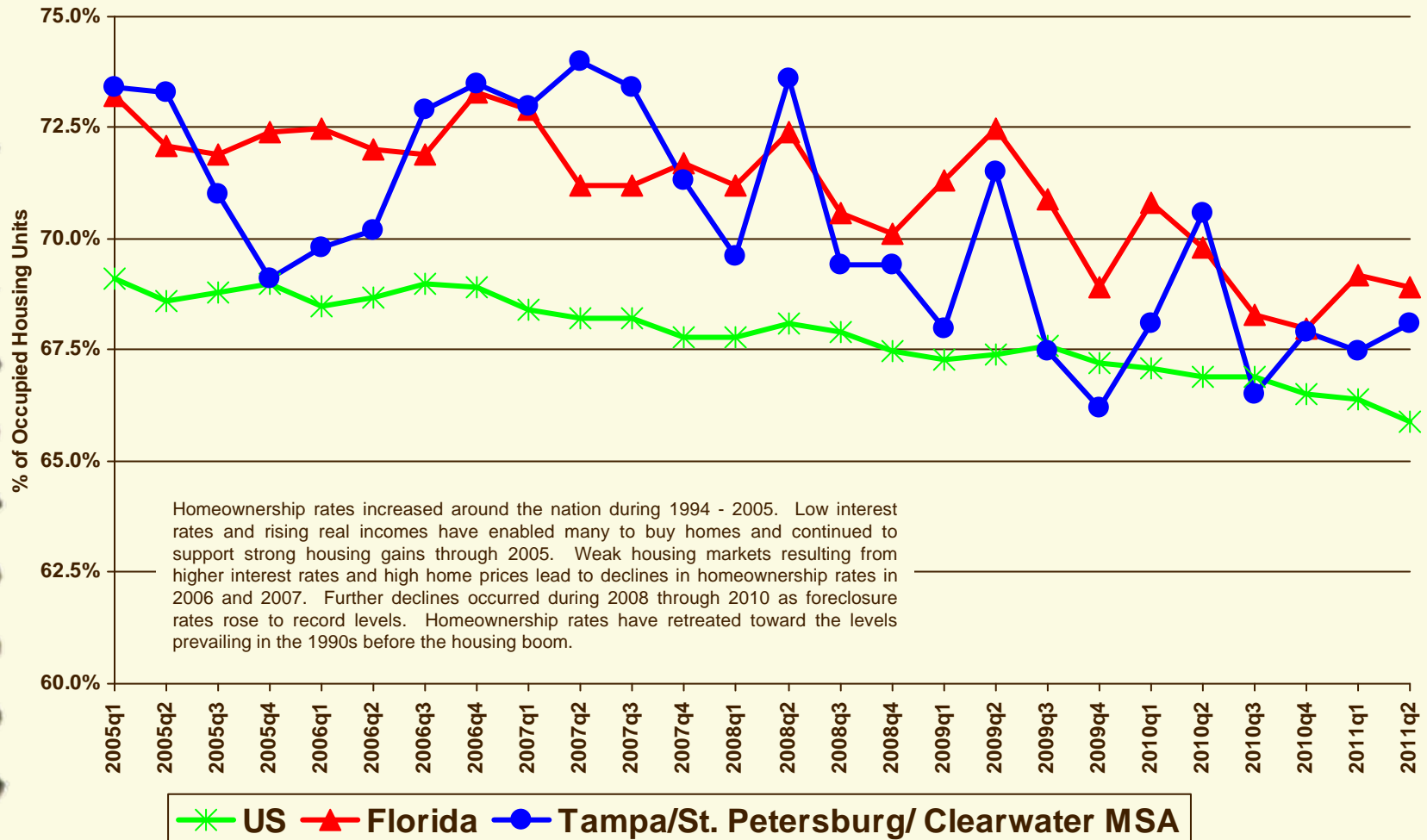
# Annual Homeownership Rates



Source: US Census Bureau, Housing Vacancy Survey

DATA

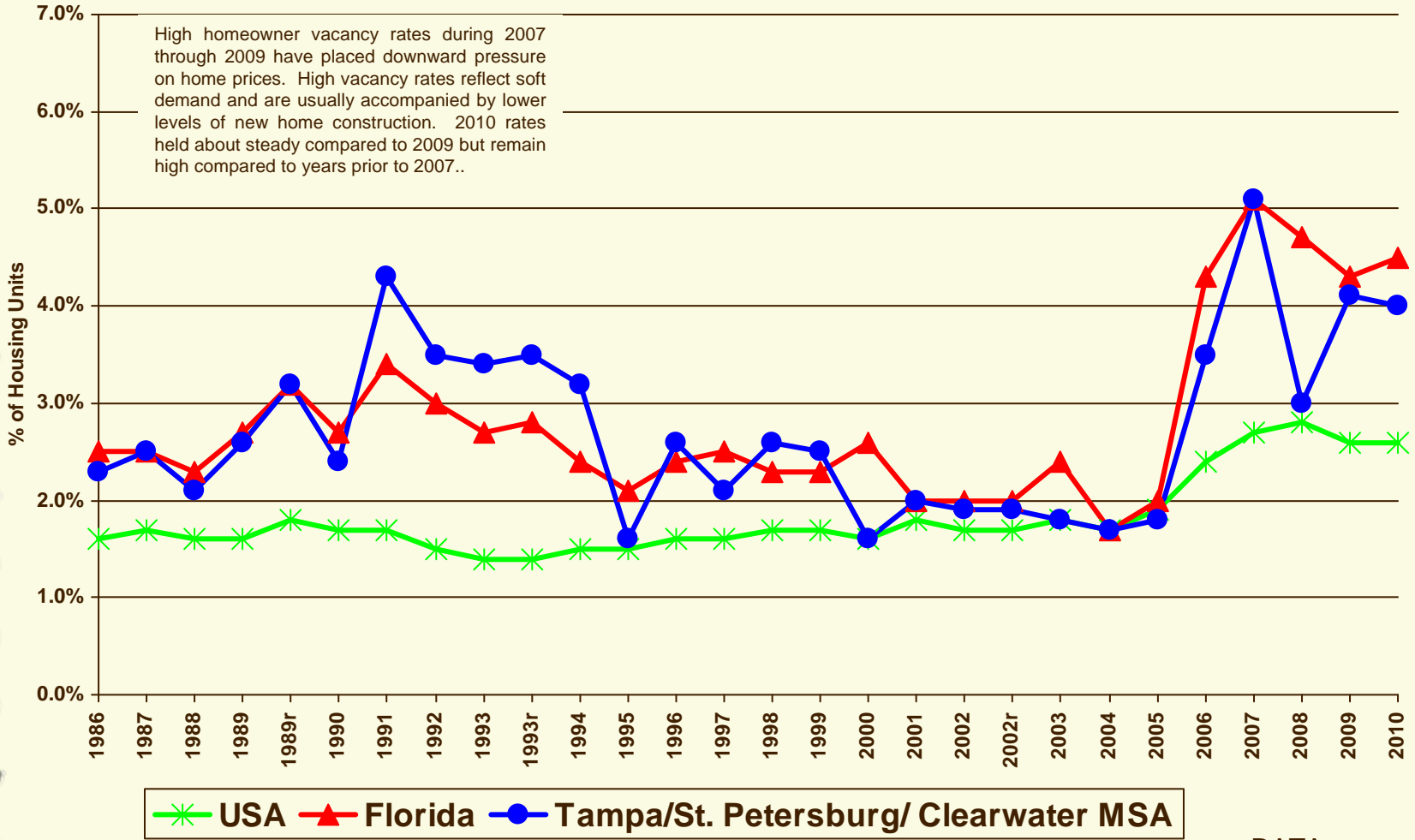
# Quarterly Homeownership Rates



Source: US Census Bureau, Housing Vacancy Survey

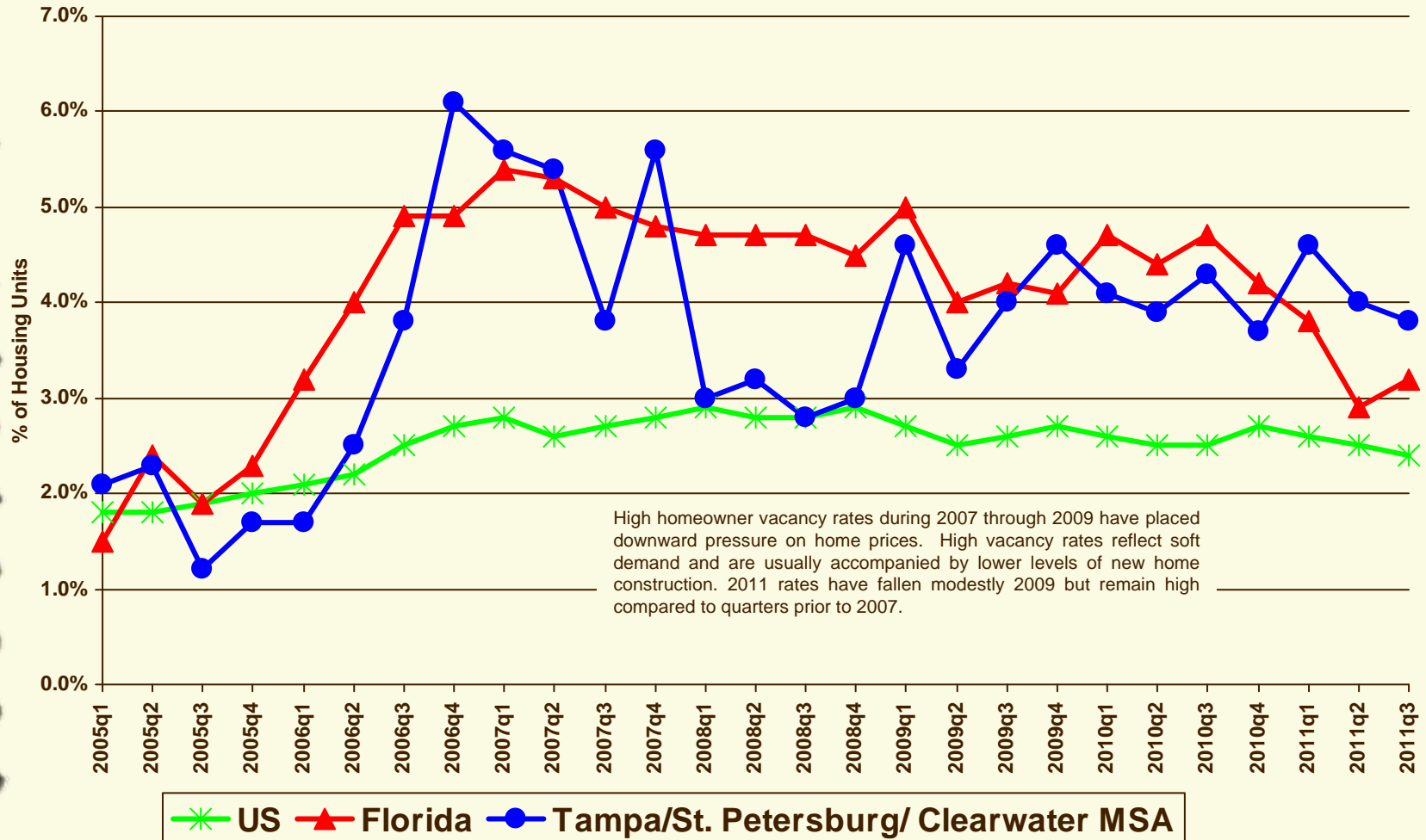
DATA

# Annual Homeowner Vacancy Rates



Source: US Census Bureau, Housing Vacancy Survey

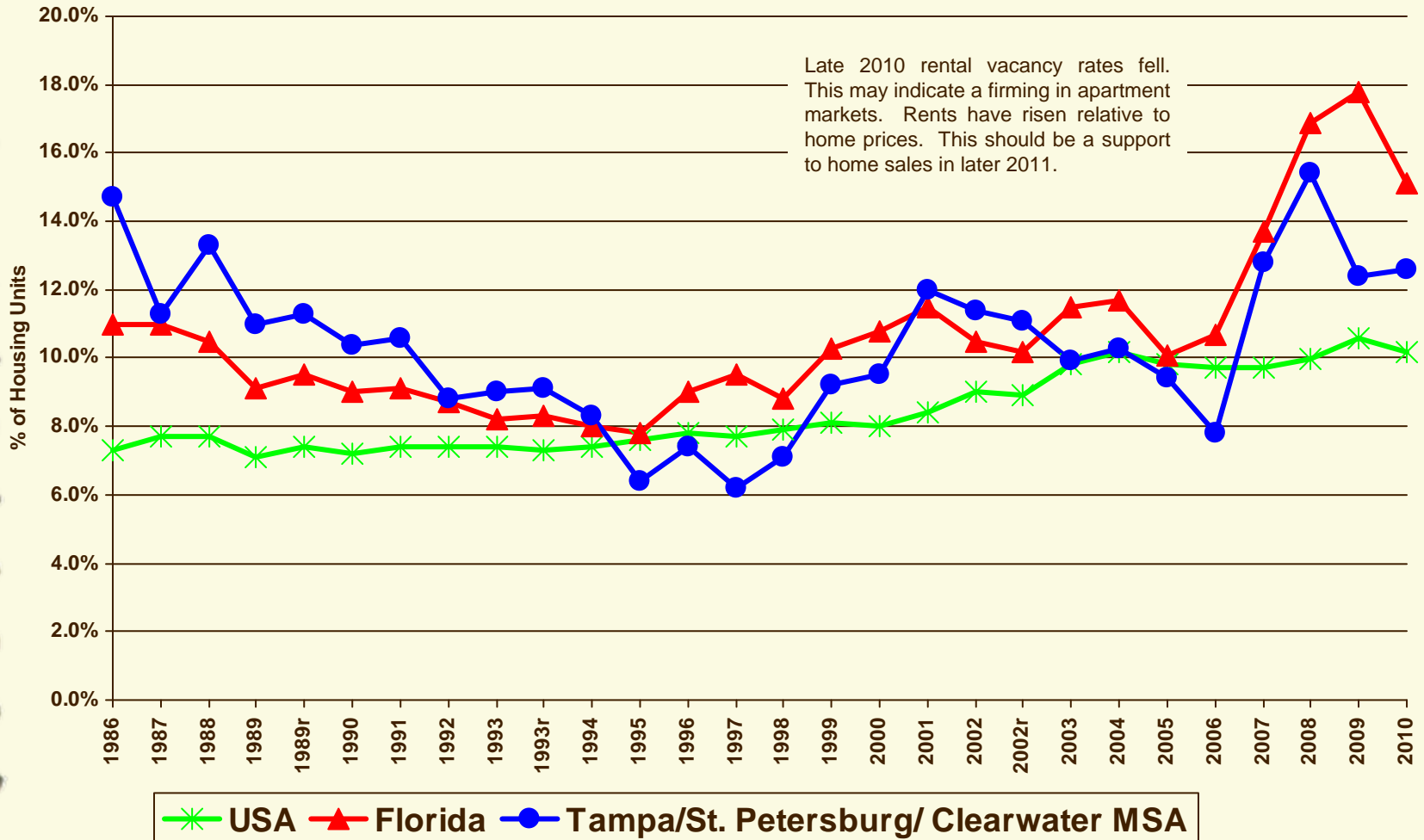
# Quarterly Homeowner Vacancy Rates



Source: US Census Bureau, Housing Vacancy Survey

DATA

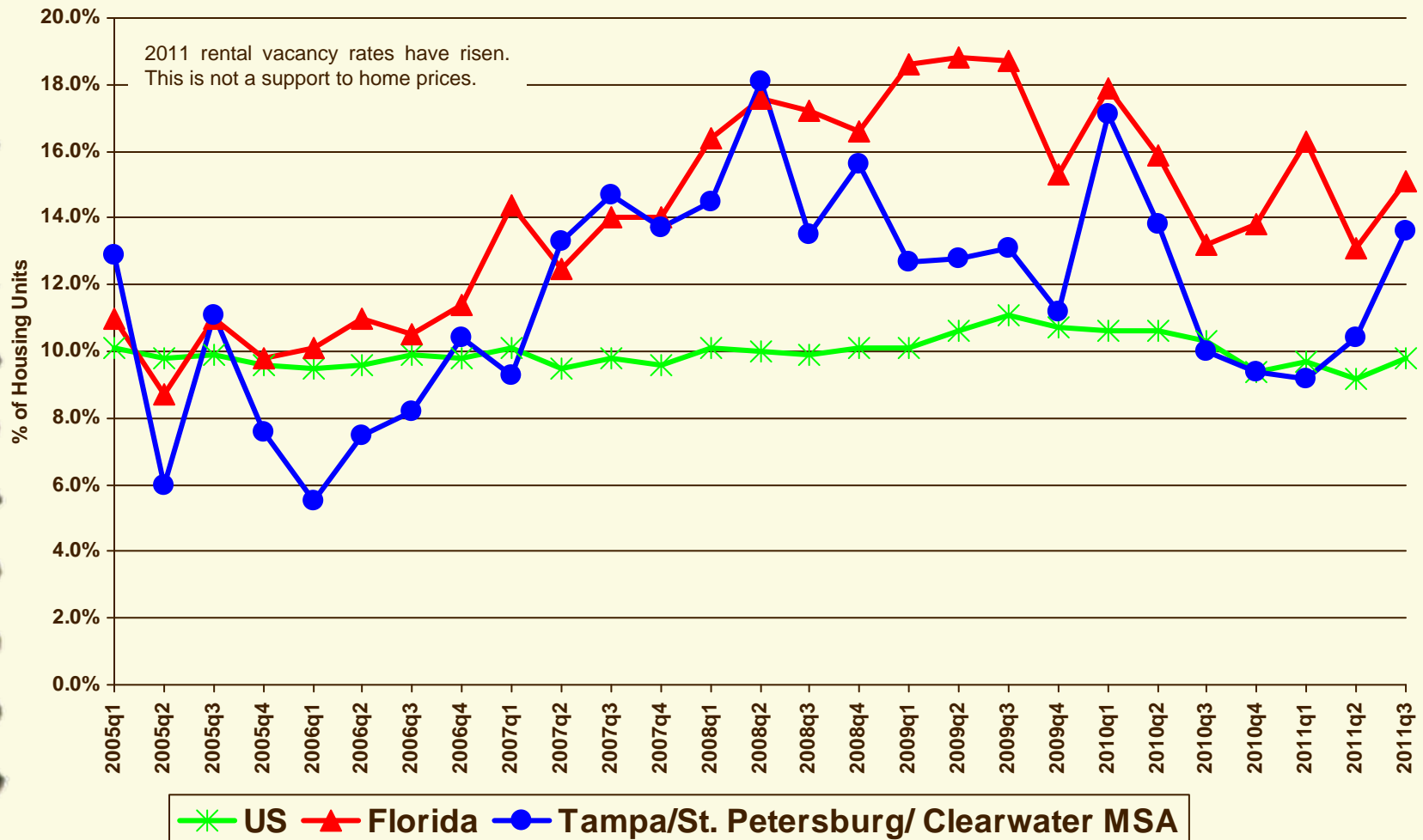
# Annual Rental Vacancy Rates



Source: US Census Bureau, Housing Vacancy Survey

DATA

# Quarterly Rental Vacancy Rates



Source: US Census Bureau, Housing Vacancy Survey

DATA

## Median Housing Prices

Link to **Data and Graphs** in Adobe Acrobat

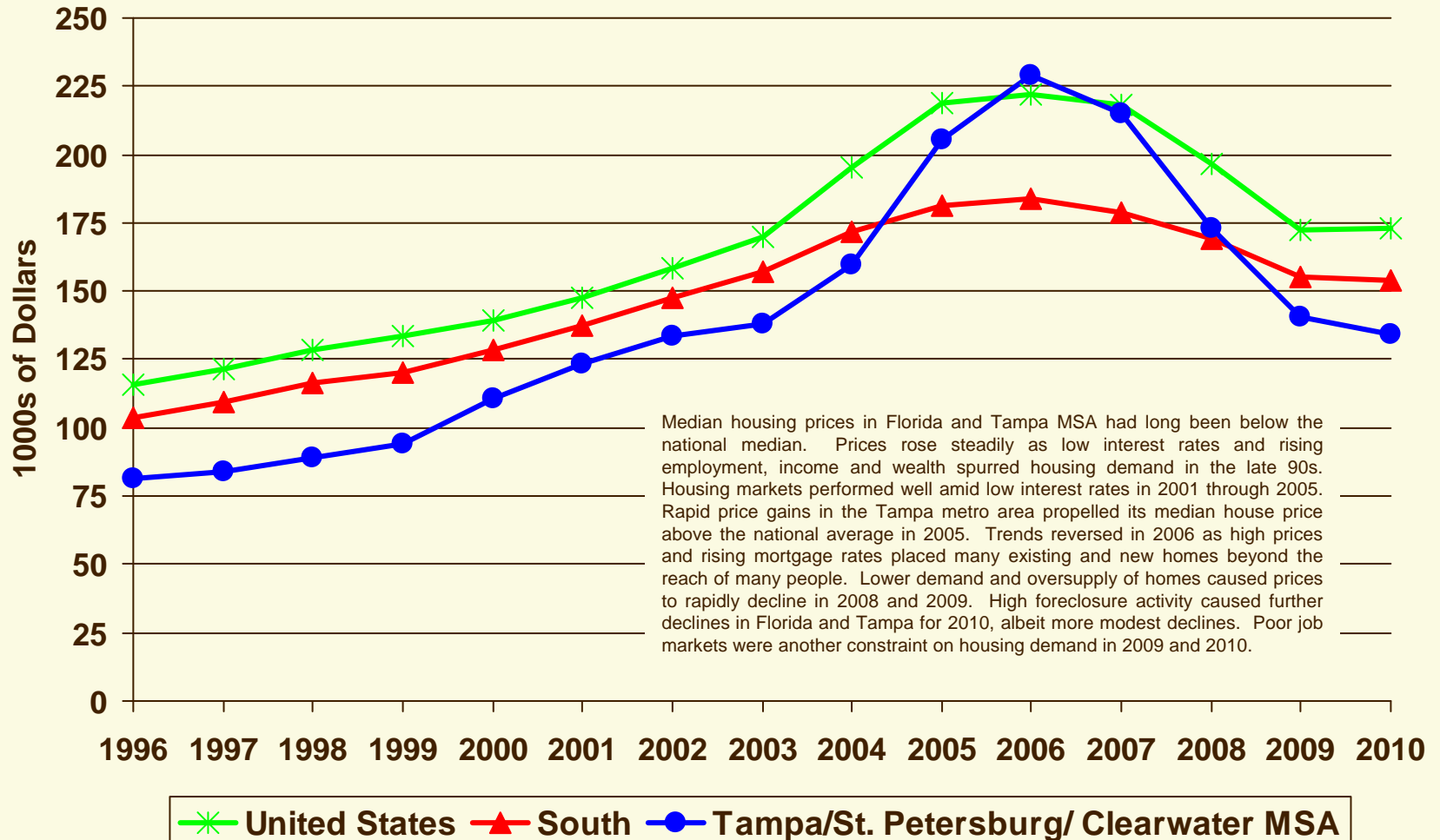
◆ [NAR Median House Price](#)

◆ [NAR Median House Price](#)

Link to **Data** in Excel Format

# NAR Median House Price

Annual

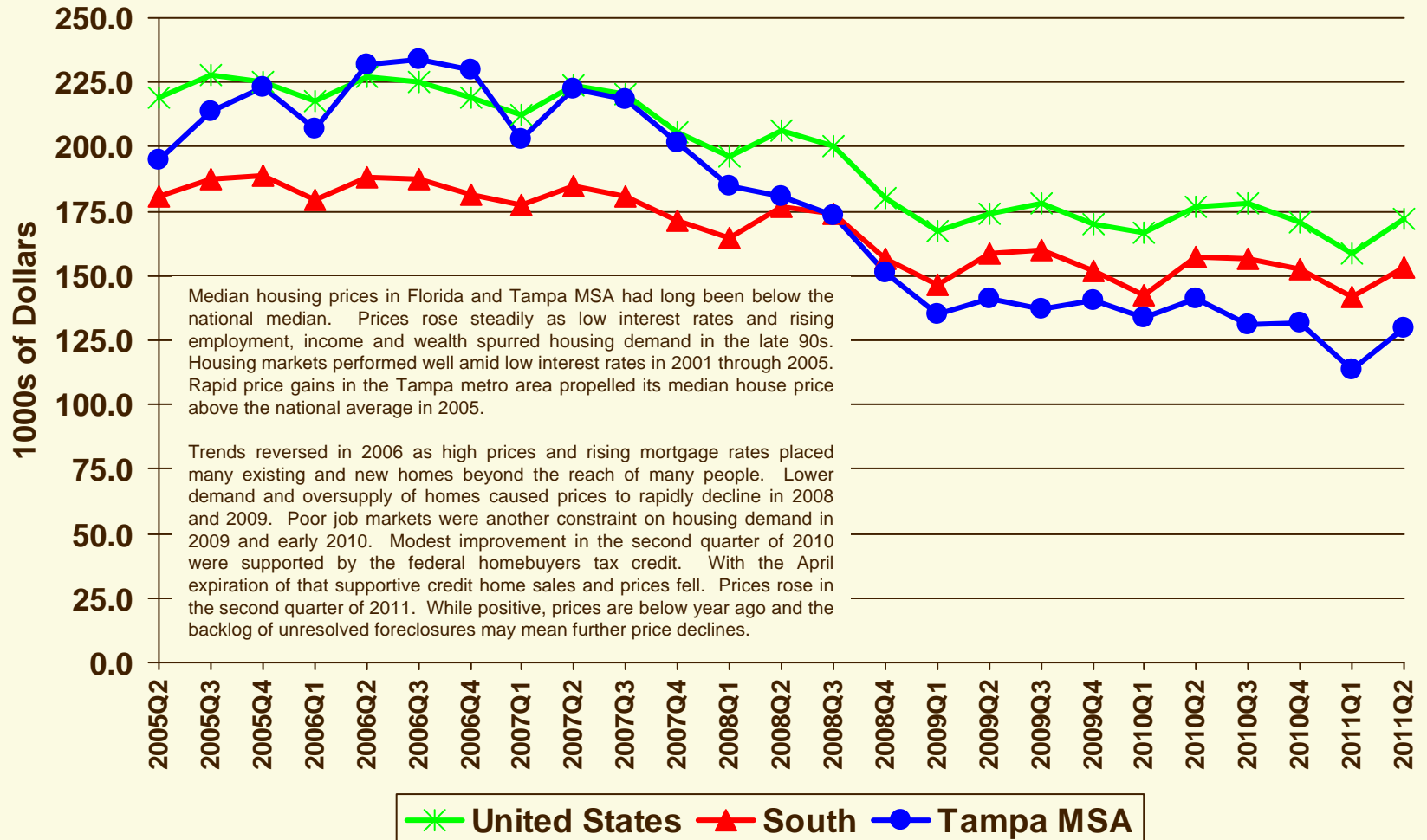


Sources: National Association of Realtors

DATA

# NAR Median House Price

## Quarterly



Sources: National Association of Realtors

DATA

# S&P/Case-Shiller Home Price Indices

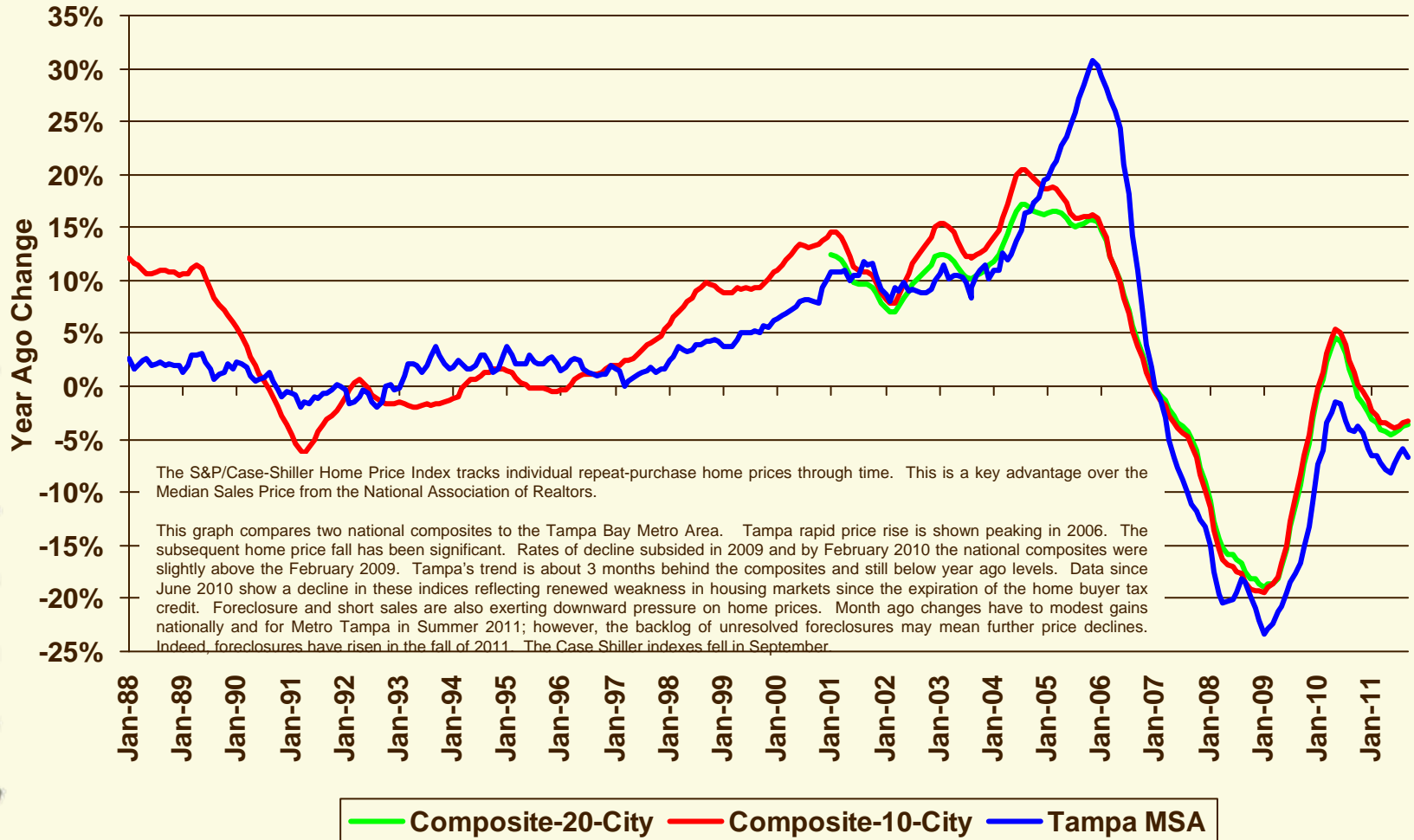
Link to **Data and Graphs** in Adobe Acrobat

◆ [S&P/Case-Shiller Home Price Indices - Annual](#)     ◆ [NAR Median House Price – Semi-Annual](#)

Link to **Data** in Excel Format

# S&P/Case-Shiller Home Price Indices

Not Seasonally Adjusted

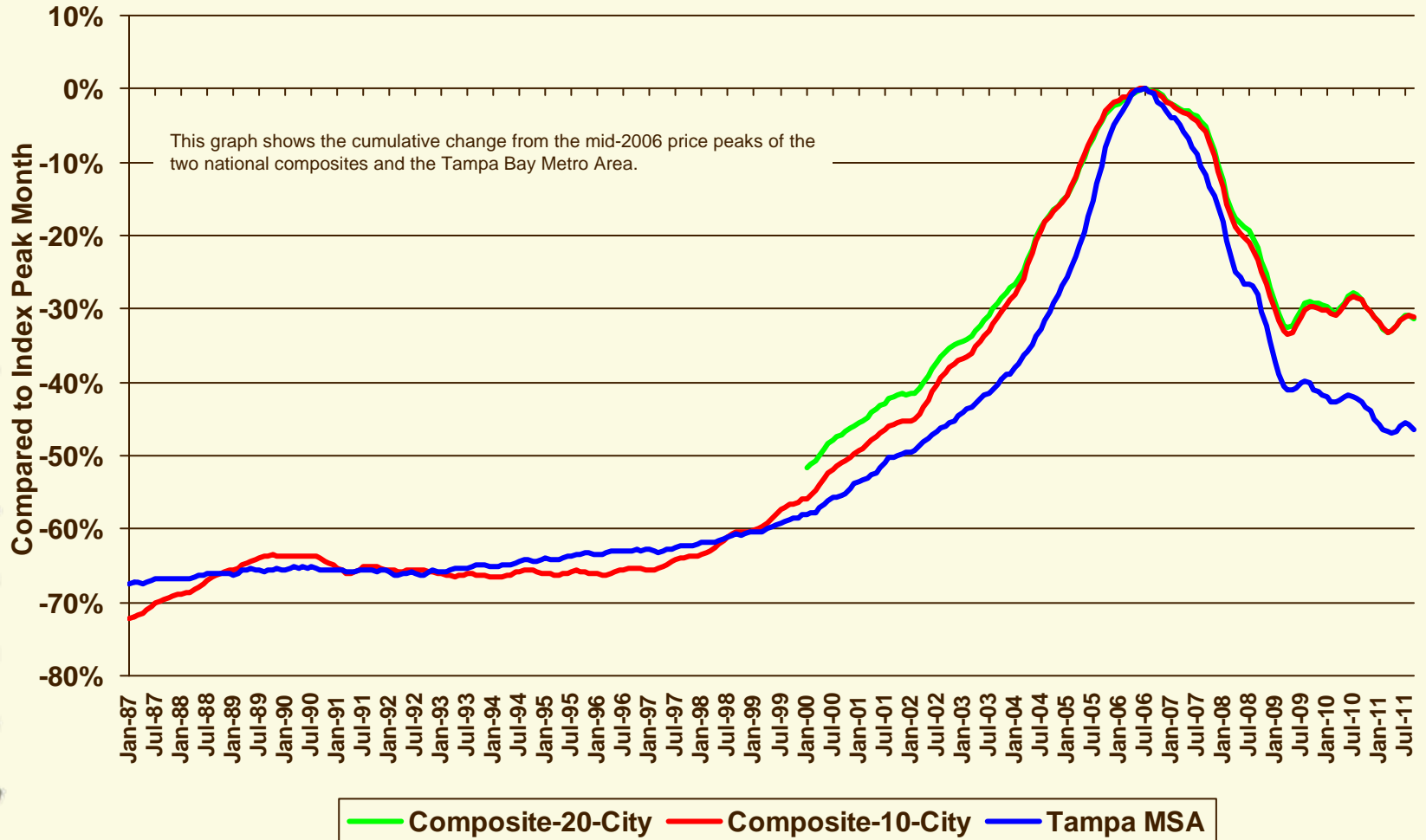


Sources: S&P/Case-Shiller Home Price Indices

DATA

# S&P/Case-Shiller Home Price Indices

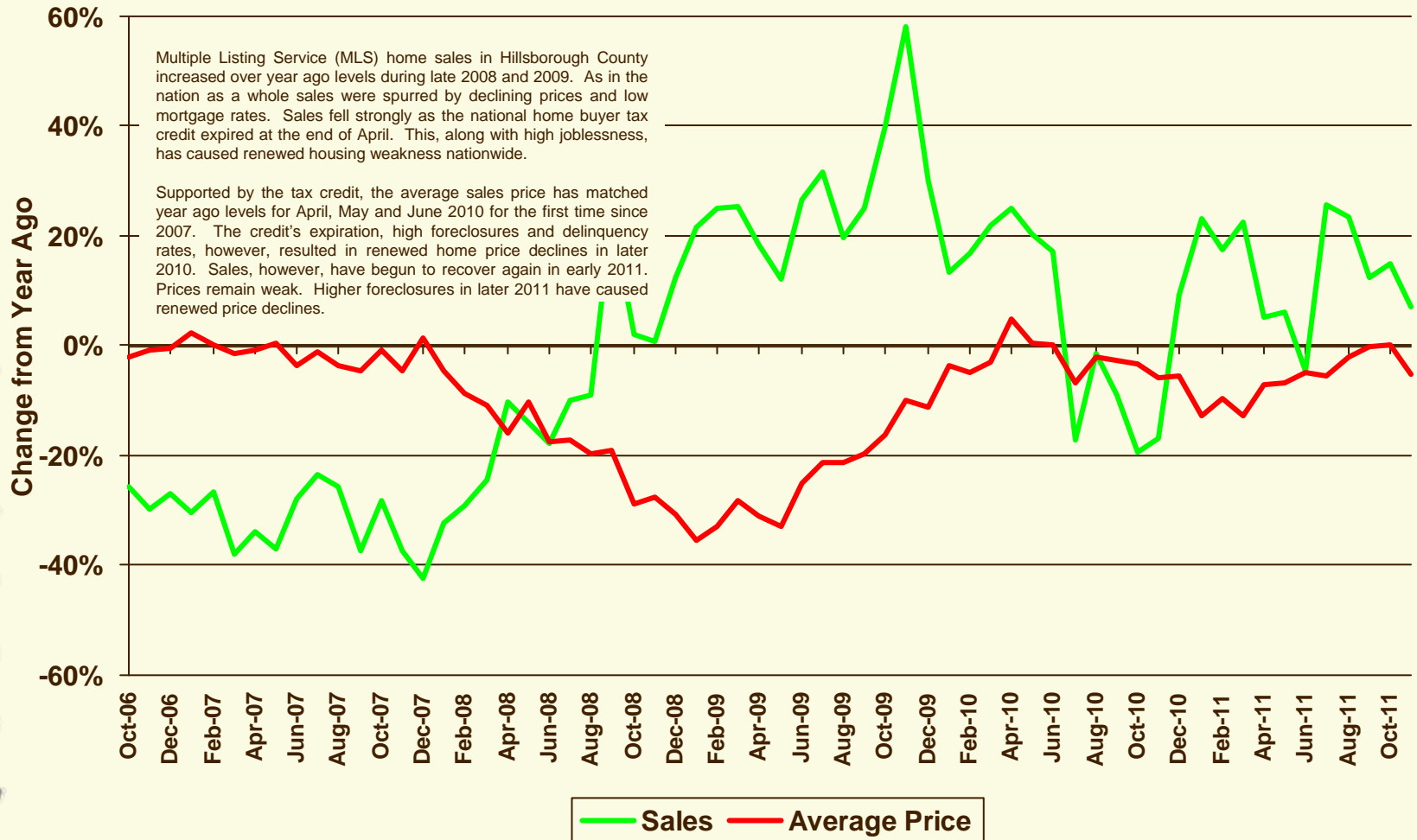
Not Seasonally Adjusted



Sources: S&P/Case-Shiller Home Price Indices

DATA

# Greater Tampa Association of Realtors Hillsborough MLS Sales



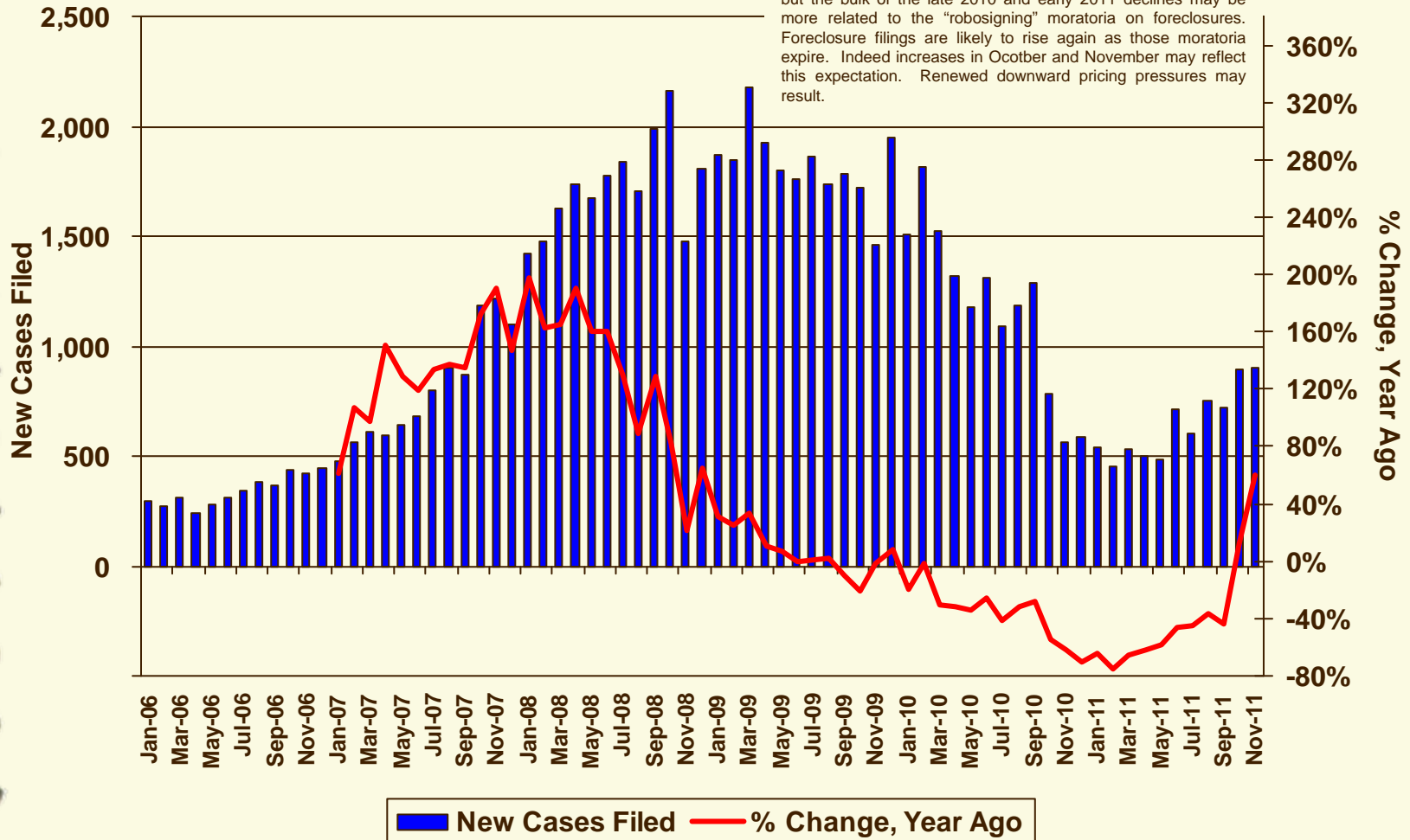
Sources: Greater Tampa Association of Realtors

DATA

# Foreclosure Filings Hillsborough County

The rapid increase in national and Hillsborough home foreclosures led to more rapid home price declines in 2008 and 2009. Late 2010 and early 2011 filings have dropped to about 500 monthly, a large decline from more than 1,500 monthly during 2008 and 2009.

Some of this decline is due to better mortgage market conditions but the bulk of the late 2010 and early 2011 declines may be more related to the "robo-signing" moratoria on foreclosures. Foreclosure filings are likely to rise again as those moratoria expire. Indeed increases in October and November may reflect this expectation. Renewed downward pricing pressures may result.

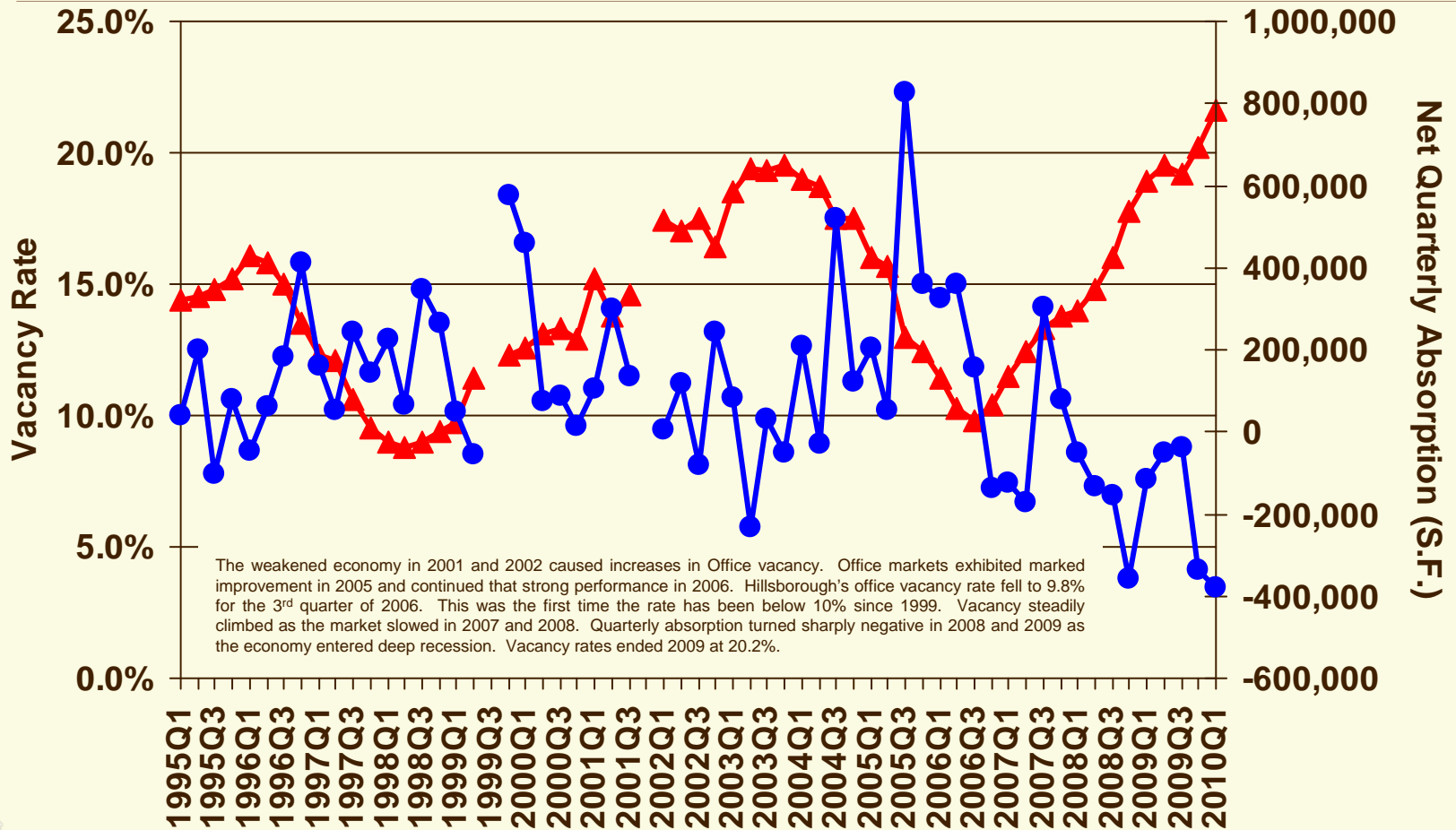


Sources: Hillsborough County Clerk of the Circuit Court

# Hillsborough Office Market

## Vacancy Rates and Net Quarterly Absorption

With the exception of permit data, most commercial real estate data are compiled by private real estate brokers and research consultancies. [The Maddux Report](#) magazine compiles and publishes commercial data for Tampa Bay markets on a quarterly basis.



Source: Maddux Report

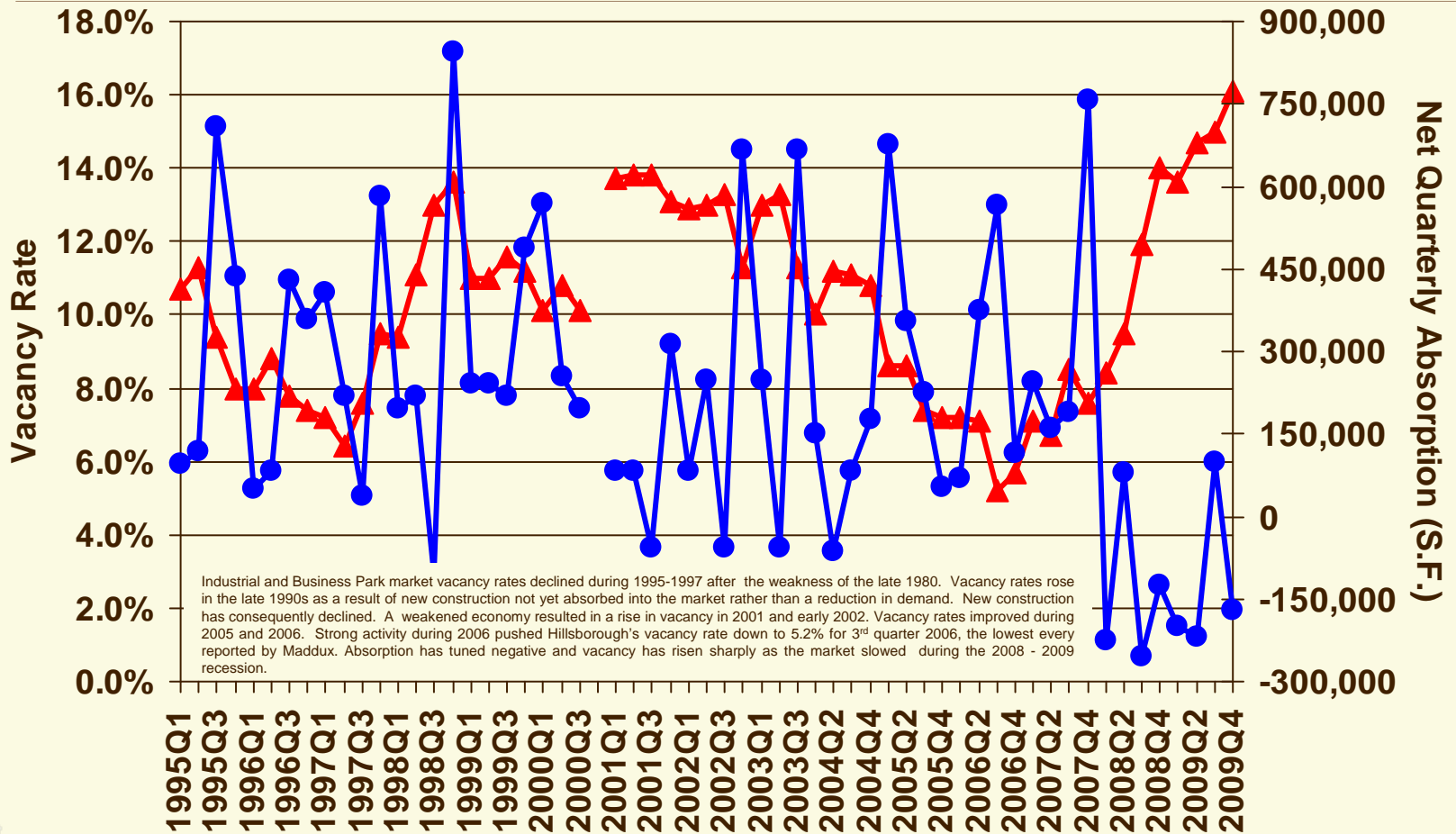
▲ Vacancy ● Net Quarterly Absorption (S.F.)

S.F. = Square Feet

DATA

# Hillsborough Business Park Market

## Vacancy Rates and Net Quarterly Absorption



Source: Maddux Report

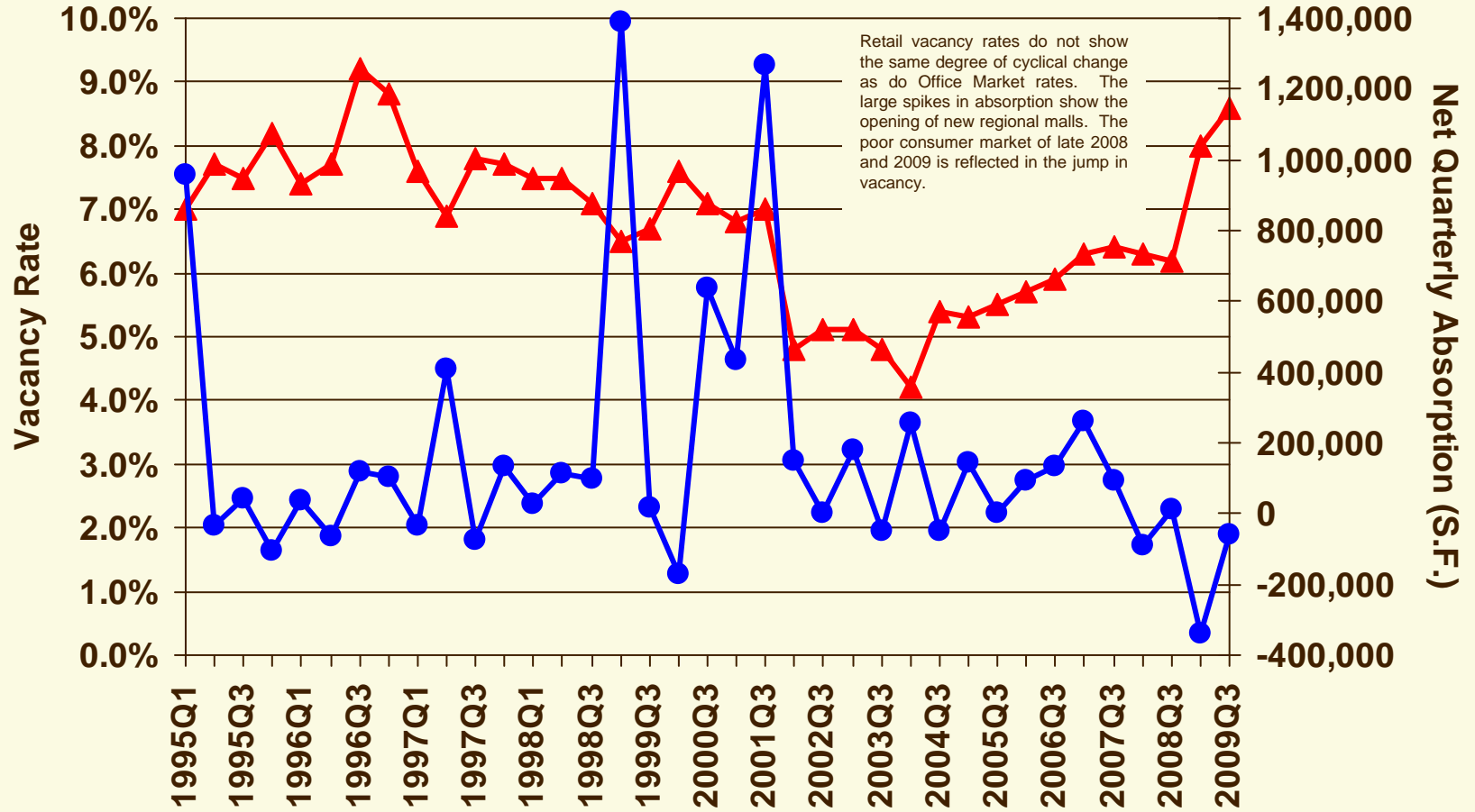
▲ Vacancy ● Net Quarterly Absorption (S.F.)

S.F. = Square Feet

DATA

# Hillsborough Retail Market

## Vacancy Rates and Net Quarterly Absorption



Source: Maddux Report

▲ Vacancy ● Net Quarterly Absorption (S.F.)

S.F. = Square Feet

DATA