MIDDLETON
TAMPA BAY

A NEIGHBORHOOD GUIDE · 2026 EDITION

SOUTH TAMPA / HILLSBOROUGH BAY / 33606

Living on *Davis Islands*



Two islands raised from the bay in 1924, Mediterranean streets, and downtown five minutes away. Everything you would want to know before you call it home.

COMPASS

BY MARK MIDDLETON, BROKER ASSOCIATE · COVER: MARJORIE PARK YACHT BASIN AND THE ISLAND FROM ABOVE

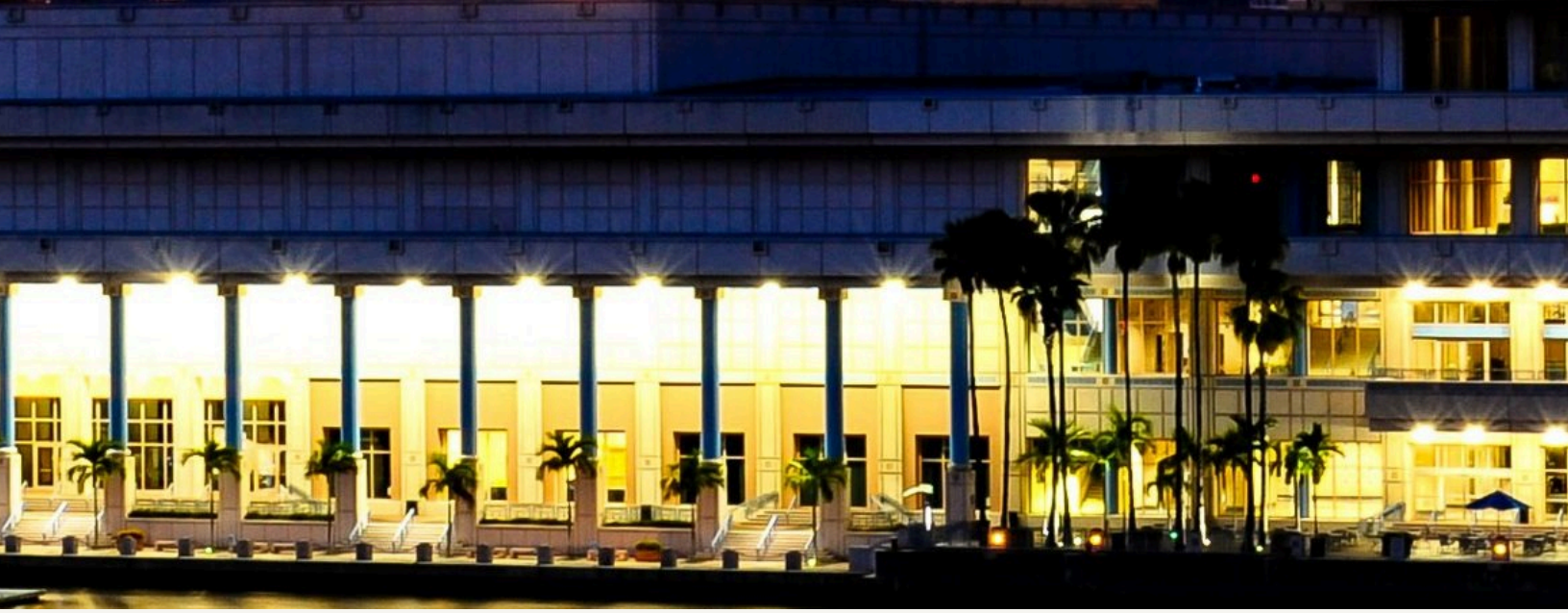


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Masts reflected in a Davis Islands marina on a still morning.



THE TAMPA CONVENTION CENTER AT DUSK, ACROSS THE SEDDON CHANNEL FROM THE ISLAND

A LETTER FROM MARK

An island built on *a single idea*

Cross the short bridge from Bayshore Boulevard and the city changes its pace. The traffic thins, the streets curve, the roofs turn to red barrel tile, and the bay appears at the end of almost every block. Downtown Tampa is still right there across the channel, but it feels a long way off.

Davis Islands exists because one man believed Tampa deserved a Miami-style island resort of its own. In 1924, D. P. Davis began pumping sand from the bottom of Hillsborough Bay onto two small grassy keys. On the first day of sales, buyers took every available lot in about three hours. A century later, his Mediterranean hotels still stand on Davis Boulevard, and the island remains one of the most sought-after addresses in Tampa Bay.

I wrote this guide for two readers. One is deciding whether island life is right for them. The other already owns here and is weighing what comes next. Both deserve the full picture, so the history sits alongside the practical questions: elevation, insurance, the 2024 storms and what homes are actually selling for.

If a street or a house in these pages catches your eye, call me. Showing someone the island for the first time never gets old.

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Founded on sand, built on vision.

DAVIS ISLANDS, SINCE 1924

Mark Middleton

Realtor® Broker Associate
Middleton Tampa Bay | Compass
727-871-7653
mark@middletontampabay.com

02 · AT A GLANCE

Davis Islands *in brief*

33606

ZIP CODE

South Tampa, Hillsborough County, at the mouth of the Hillsborough River in Hillsborough Bay.

1924

FIRST LAND SALE

On October 4, buyers took all 300 lots offered in about three hours, for $1,683,000.

2

ISLANDS

A canal divides the land, which is why the name is plural. There were originally three.

1927

TAMPA GENERAL

The hospital opened on the island as Tampa Municipal Hospital, with 186 beds.

1935

THE AIRPORT

Peter O. Knight Airport opened with a seaplane basin. It was Tampa's main airport until 1945.

$1.48M

MEDIAN SALE PRICE

Redfin, September 2026. Medians swing widely here because few homes sell each month.

Two islands, *one short bridge*

Davis Islands sits in Hillsborough Bay at the mouth of the Hillsborough River, just south of downtown Tampa and a few hundred yards off Bayshore Boulevard.

The island runs north to south for roughly two miles. Tampa General Hospital fills the northern end beside the bridges. Davis Boulevard is the spine, with the small village of shops and restaurants along East Davis Boulevard near the entrance. Homes, parks and canals fill the middle, and Peter O. Knight Airport, the seaplane basin and the yacht club hold the southern tip.

A canal cuts all the way across the land, so Davis Islands is technically an archipelago, which explains the plural name. The Seddon Channel separates it from downtown and Harbour Island to the east. Hillsborough Bay opens to the west and south, with long views toward Bayshore and the Interbay peninsula.

There is only one way on and off by car, over the Davis Islands bridges from Bayshore Boulevard and Plant Avenue. That makes the island quiet and walkable, and it also means storm planning matters, a point covered later in this guide.

Neighborhood lines vary between sources and real estate websites. If a precise boundary matters for a purchase, ask me to confirm the subdivision and flood map for that address.



BAYSHORE BOULEVARD AND HILLSBOROUGH BAY, THE APPROACH TO THE ISLAND

APPROXIMATE DRIVE DISTANCES

Downtown Tampa	2 mi
Hyde Park Village	3 mi
Bayshore Boulevard	1 mi
Tampa International Airport	9 mi
Raymond James Stadium	8 mi
Downtown St. Petersburg	24 mi
Clearwater Beach	30 mi

Road miles are approximate and measured from the Davis Islands bridges. Drive times vary with traffic and route.

5,474
RESIDENTS
Population at the 2010 census.

I
ROAD ON AND OFF
The Davis Islands bridges from Bayshore and Plant Avenue.

5 min
TO DOWNTOWN
A short drive across the channel, traffic permitting.



04 · HISTORY

SUNSET OVER HILLSBOROUGH BAY FROM DAVIS ISLANDS

Before *the islands*

Long before the bridge, the mouth of the Hillsborough River held only marsh, oyster bars and two small grassy keys.

Grassy keys, *and a boyhood idea*

The first maps. The two small islands that became Davis Islands appear, unnamed, on early sixteenth century Spanish maps of Tampa Bay and Hillsborough Bay. For centuries they were little more than marsh grass, mangrove and sand at the mouth of the Hillsborough River.

Big and Little Grassy Key. By the late 1800s the islands were known as Big Grassy Key and Little Grassy Key. Soldiers camped on them, and Tampa children rowed out to explore. According to his brother Milton, one of those boys was David Paul Davis, who would return as a grown man with a very different plan.

The city sells. In 1924, swept up in Florida's land boom, the City of Tampa agreed to sell the mud flat islands to Davis. His deal with the city included a promise to build a bridge from the mainland. Dredges began pumping sand from the bay bottom to enlarge and shape the keys into the island that Tampa came to call simply The Island.

Why it worked. Carl Fisher had shown in Miami Beach that dredged and filled islands could become fashionable resort addresses. Davis believed Tampa was ready for the same thing, and that buyers would pay a premium for a waterfront lot five minutes from downtown. He was right, at least for a while.

THE ISLAND, IN BRIEF

"Davis Islands, the Island."

- Built on two natural keys in Hillsborough Bay, Big Grassy Key and Little Grassy Key.
- Shaped from sand pumped from the bay bottom beginning in 1924.
- Originally three islands. Today a canal still divides the land in two.
- The plural name reflects that it is, technically, an archipelago.

300

LOTS OFFERED

At the first sale, October 4, 1924.

3 hrs

TO SELL THEM ALL

About three hours, by contemporary accounts.

$1.68M

IN SALES

$1,683,000 on the first day.

The man who *made land*

Few developers in Florida history rose as fast, or fell as suddenly, as David Paul Davis.

Davis was born in Green Cove Springs in 1885, and his family moved to Tampa in the 1890s after the great freezes of 1894 and 1895. He worked in real estate sales, moved to Jacksonville, and married Marjorie Merritt. In 1920 he went to Miami at the start of the land boom and made his name there. Marjorie died in 1922.

He came home to Tampa in 1924 with the Davis Islands plan. The opening sale on October 4 of that year was a sensation, and specially painted buses brought buyers from as far as Sarasota, Orlando and Miami. Davis named Marjorie Park for his late wife and donated it to the city.

By 1926 the boom was ending. Buyers stopped paying on their lots, and Davis had moved on to an even larger project, Davis Shores in St. Augustine. In August 1926, with Peter O. Knight's help, the Boston engineering firm Stone and Webster formed Davis Islands Investment Company and bought the project. Davis received stock in the new company.

Weeks later, in October 1926, Davis went overboard from the ocean liner Majestic on a voyage to Europe. His body was never recovered, and whether it was an accident remains one of Tampa's enduring mysteries. Stone and Webster went on to finish the islands.

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"As time goes by, men of means will pay any price to satisfy their desire to live right here."

D. P. DAVIS, PROMOTING THE YACHT CLUB SECTION

Venice and Florence *on Davis Boulevard*

Davis planned his island in districts: a hotel section by the bridge, a business district, a Yacht Club Section of large waterfront lots, and parks, a golf course and a great Coliseum. The hotels came first, because he expected winter visitors to become the island's future homeowners.

The buildings that rose along Davis Boulevard in 1925 and 1926 borrowed freely from Italy and Spain: towers, loggias, arcades, iron balconies, carved stone and tile. The hotel trade never met Davis's hopes. By 1929 occupancy had fallen, and one by one the hotels became apartment buildings. That change probably saved them.

On August 3, 1989, several of these buildings and a group of early homes were listed together on the National Register of Historic Places as the Mediterranean Revival Style Buildings of Davis Islands. They remain the clearest picture of what Davis intended.

Not everything survived. The Davis Islands Coliseum on Danube Avenue, completed in 1925 with seating for 5,000, was destroyed by fire in 1967. The Biscayne Hotel is gone, and the golf course that opened at the end of 1928 became a neighborhood of homes in the 1950s.

LISTED TOGETHER, 1989

Mediterranean Revival Style Buildings of Davis Islands, a National Register multiple property listing that includes the Palace of Florence, the Palmerin Hotel, the Spanish Apartments and a group of early houses.

The Mirasol

DAVIS BOULEVARD · 1925 TO 1926

A seven-story Venetian-inspired apartment hotel and the island's tallest historic building. It backs onto its own yacht basin, so residents could arrive by car, on foot or by boat.

Palace of Florence

45 EAST DAVIS BOULEVARD · 1925

Modeled on the Palazzo Vecchio in Florence and designed by M. Leo Elliott with Athos Menaboni. Its 28 apartments were fully restored in 2002 and 2003.

Palmerin Hotel

115 EAST DAVIS BOULEVARD · 1920S

Built as a hotel around an arcaded courtyard, later the Mirasol Plaza Hotel, and known today as Hudson Manor.

Spanish Apartments

16 EAST DAVIS BOULEVARD · 1920S

A village of parapet roofs and balconies that greets everyone arriving on the island.

Bay Isle Building

238 EAST DAVIS BOULEVARD · 1925

Designed by Tampa architect Franklin O. Adams, and still the anchor of the island's small business district.

Two neighbors *Davis never planned*

Neither Tampa General Hospital nor Peter O. Knight Airport appeared in the original plans. Both arrived after Davis was gone, and both now define the island's two ends.

Tampa General Hospital

Local legend says the hospital's site was chosen in a sand trap at the Palma Ceia golf course, where Davis sketched the islands for a city hospital committee member. Tampa Municipal Hospital opened on the northern end of the island in 1927 with 186 beds and the Gordon Keller School of Nursing. It took the name Tampa General Hospital in the 1950s.

Today it is a teaching hospital of more than 1,000 beds and a Level I trauma center, one of the largest employers in the region. Because it sits on the water, the hospital raises a portable AquaFence flood barrier around its campus when a hurricane threatens, a system it first deployed in 2019.

Peter O. Knight Airport

In 1935, with $105,343 in Works Progress Administration funding, the city opened an airport and seaplane basin on the southern end of the island. It was named for Peter O. Knight, the Tampa attorney and civic leader who had brought in Stone and Webster to rescue Davis Islands. Its original terminal had a restaurant and a dance floor.

From 1935 to 1945 it was Tampa's principal airport, served by Eastern and National. Today it is a busy general aviation field with runways of 3,580 and 2,688 feet. Watching small planes come in over the bay, with the skyline behind them, is part of daily life here.

186

BEDS IN 1927
Tampa Municipal Hospital on opening day.

1,040

BEDS TODAY
Tampa General, a Level I trauma center.

10 yrs

TAMPA'S MAIN AIRPORT
Peter O. Knight, from 1935 to 1945.

Peter O. Knight, "the savior of Davis Islands," gave his name to its airport.

RODNEY KITE-POWELL
TAMPA BAY HISTORY CENTER

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A Davis Islands *timeline*

1500s	**On the map.** Two unnamed islands appear on Spanish maps of Tampa Bay.
1885	**Davis is born.** David Paul Davis is born in Green Cove Springs.
1924	**The sale.** The city sells the Grassy Keys to Davis. Dredging begins, and on October 4 all 300 lots sell in about three hours.
1925	**The Boom builds.** The Coliseum, the Bay Isle Building and the first hotels rise.
1926	**A turning point.** Stone and Webster buy the project in August. Davis is lost at sea in October.
1927	**A hospital.** Tampa Municipal Hospital opens on the northern end.
1928	**Golf.** The Davis Islands golf course opens on December 31.
1929	**A bridge and a pool.** The promised bridge is dedicated and the $75,000 Davis Islands Pool opens.

300

Lots sold on the first morning of sales.

OCTOBER 4, 1924

From the Depression *to today*

1935	**Wings.** Peter O. Knight Airport opens with a seaplane basin.
1945	**New owners.** Crest View Realty buys the remaining island holdings.
1950s	**Growth.** The golf course becomes homes, and Fire Station 17 opens in 1958.
1960s	**New bridges.** Two wider bridges replace the original 1920s span.
1967	**Fire.** The Coliseum on Danube Avenue burns.
1989	**National Register.** The Mediterranean Revival buildings are listed.
2010	**The trail.** The Davis Islands Trail linear park is completed.
2014	**The pool returns.** The Roy E. Jenkins Pool reopens after rebuilding.
2024	**Helene.** Record storm surge floods nearly every street.
2026	**Renewal.** Rebuilding continues, and new elevated homes replace older ranches.

A century on reclaimed land, still being written.

DAVIS ISLANDS, 1924 TO TODAY

Red tile, open towers *and the new island house*

Davis Islands holds Tampa's densest collection of 1920s Mediterranean Revival homes, alongside mid-century houses and some of the most ambitious new construction in the city.

Mediterranean Revival

1924 TO 1930S

Stucco walls, barrel-tile roofs, arched openings, wrought iron, courtyards and the small open towers Davis popularized even on modest houses.

Spanish Eclectic

1920S

Asymmetrical facades, decorative tile, carved doors and deep window reveals, often on the older streets near the bridge.

The Davis era. Davis set design standards for the first homes, and builders answered with stucco, tile and arches. Streets such as Adalia, Adriatic, Aegean and Danube still hold strong concentrations of these early houses. A walk down Adalia Avenue near the bridge shows Boom-era homes beside very modern neighbors.

After Stone and Webster. When ownership changed in 1926, the design rules relaxed. Through the Depression and after the war, the island filled in with a wider mix of styles.

What survives, and what is protected. Davis Islands is not a locally designated historic district, so most homes are not under design review. A group of early buildings is on the National Register, and owners of any historic home should confirm its status before planning major exterior work.

The waterfront. Homes on the bay and the canals, many with docks and lifts, sit at the top of the market. The western shore faces open water toward Bayshore, while canal lots offer sheltered moorage.

Even modest early houses carried a small open tower, a Davis signature.

THE DAVIS ISLANDS HOUSE, 1924 TO 1926

SIGNATURE DETAILS

- Barrel-tile roofs
- Arched windows and loggias
- Wrought-iron balconies
- Decorative tile and carved doors
- Courtyards and open towers

After the storms, *a new island skyline*

Mid-century homes

1950S AND 1960S

Single-story block homes on the former golf course land and southern lots. Many have been updated, and many have been replaced.

New construction

2000S TO TODAY

Large custom homes, often elevated well above the street, in transitional, coastal and contemporary styles.

Condominiums

1920S TO TODAY

From restored 1920s apartment hotels to mid-rise buildings along Davis Boulevard and the canals.

Rebuilding after Helene. Hurricane Helene's surge in September 2024 reached nearly every street on the island. In the two years since, many owners have repaired, many have raised their homes, and many have sold. In September 2026, local news reported that on a single Davis Islands street seven homes had been demolished since the storm, with new, larger homes rising in place of single-story ranches.

Why elevation matters. New homes built to current flood and wind codes, with living space above the base flood elevation, often carry real advantages in insurance cost and resilience. That shift is changing the look of the island, with taller homes on raised foundations and parking below.

What it means for buyers. A restored 1925 Mediterranean home, an older ground-level ranch and a 2025 elevated waterfront home can sit on the same block and trade at very different prices per square foot. Elevation, storm history, water frontage and lot size often matter more than the neighborhood median.

Condominiums. Island condominiums range from restored 1920s buildings to newer mid-rise towers. Building age, reserves, recent assessments and storm repairs deserve as much attention as the view.

On Davis Islands, the address matters. The elevation certificate matters just as much.

ASK FOR EVERY HOME

- Year built and any additions
- Elevation certificate
- 2024 storm history
- Permits for repairs
- Seawall and dock records

Adalia *to Severn*

Adalia	Adriatic	Aegean	Baltic
Barbados	Blanca	Bosphorous	Chesapeake
Columbia	Danube	Ladoga	Lucerne
Marmora	Ontario	Riviera	Severn

A SELECTION OF DAVIS ISLANDS STREET NAMES, NORTH TO SOUTH

Davis gave his streets the names of seas, lakes, rivers and islands from around the world. They run loosely in alphabetical order, beginning with Adalia Avenue, the first street you cross after the bridge, and ending with Severn Avenue near the southern tip. Locals use the alphabet to find their way, and visitors quickly learn that an address on a B street is near the village and one on an S street is close to the yacht club.

Davis Boulevard runs the length of the island and splits into East and West Davis Boulevard around the center. East Davis Boulevard holds the village. Columbia Drive and Channel Drive trace the eastern shore along the Seddon Channel, a favorite stretch for fishing and for watching cruise ships and freighters glide by.

The Davis Islands Trail, a ten-foot paved path completed in 2010, gives walkers, runners and cyclists a continuous route along the western side of the island.

STREETS TO KNOW

- Davis Boulevard
- East Davis Boulevard
- Columbia Drive
- Channel Drive
- Adalia Avenue
- Danube Avenue
- Riviera Drive
- Severn Avenue

Adalia by the bridge, Severn by the sea.
Locals navigate by the alphabet.

STREET PLAN
OF THE 1920S



PILINGS ON THE SEDDON CHANNEL, WITH THE PORT OF TAMPA BEYOND

11 · ISLAND LIFE

Sails, wings *and pirates*

Some of the island's most familiar sights are moving ones. Small planes bank over the bay on approach to Peter O. Knight Airport, with the downtown skyline behind them. Sailboats from the Davis Island Yacht Club work the bay on weeknight race evenings. Cruise ships and freighters slide past in the Seddon Channel, close enough to wave.

Each January, the Gasparilla invasion brings a different kind of traffic. The pirate ship José Gasparilla and its flotilla sail up Hillsborough Bay toward downtown, passing right alongside the airport, and the southern end of the island becomes one of the best places in Tampa to watch.

Island traditions are homegrown too, from the annual golf cart parade that starts at Seaplane Basin Park to holiday markets and neighbors gathering at the dog beach at sunset.

Davis Island Yacht Club

1315 SEVERN AVENUE

A member-owned sailing club at the southern tip, with racing, cruising and a youth sailing foundation. Its Egmont Key Race dates to the 1930s.

Golf cart parade

SEAPLANE BASIN PARK

Residents decorate golf carts and parade through the island each year.



12 · OUTDOORS

THE DAVIS ISLAND YACHT CLUB AT DUSK

The waterfront *and the parks*

On an island this size, the water is never more than a few minutes' walk away.

Marjorie Park *and the island pool*

Marjorie Park and the Marjorie Park Yacht Basin. At 115 Columbia Drive, on the island's east side, this waterfront park wraps around the city's municipal yacht basin. Davis named it for his first wife, Marjorie Merritt Davis, and gave it to the City of Tampa. It is a lovely walk along the water, beside the Davis Island Garden Club, with views across the Seddon Channel to downtown.

The Roy E. Jenkins Pool. One of the original amenities, the Davis Islands Pool opened in 1929 at a cost of $75,000, a scaled-back version of a grander plan. It was renamed in 1965 for Roy E. Jenkins, a water safety advocate. After years of debate and construction, a rebuilt pool reopened in 2014, set above a Mediterranean-style building near Davis Islands Park, with lap lanes and a splash area.

Davis Islands Park. At the center of the island, with ball fields, tennis courts, a playground and open lawn. It is where island children learn to ride a bike and where weekend games draw neighbors from every street.

After the storms. Helene's flooding was followed by Milton's winds in October 2024, and the City of Tampa reported damage at nearly all of its parks. Facilities across the city reopened in stages through 2025. Check current hours with Tampa Parks and Recreation before you go.

MIDDLETON
TAMPA BAY

Downtown across the channel. The bay at the end of the street.

MARJORIE PARK, COLUMBIA DRIVE

GOOD TO KNOW

- Marjorie Park, 115 Columbia Drive
- Seaplane Basin Park, 650 Severn Avenue
- Dog beach, Severn Avenue near the yacht club
- Parking at the beach and dog park is free

The southern tip, *sand and sails*

The far end of the island is where Davis Islands feels most like a beach town, with a small public beach, a fenced dog beach and a park facing open water.

Davis Islands Beach and the dog beach. Beside the Davis Island Yacht Club, a small sandy beach faces Hillsborough Bay. Next door, the fenced Davis Island Dog Beach is one of the few places in Tampa where dogs can run off leash into the water, with a rinse station and free parking. On weekends it is the island's social center.

Seaplane Basin Park. At 650 Severn Avenue, this green space overlooks the old seaplane basin beside the airport. The Davis Islands Civic Association has added trees and benches here, and the annual golf cart parade starts from the park.

The Davis Island Yacht Club. The grand yacht club Davis promised for his Yacht Club Section was never built. The club that took its place grew up at the southern tip, where its grounds form a natural harbor beside the seaplane basin. It is member-owned and calls itself the sailingest club in the South, with weeknight racing series, an active cruising fleet and a strong youth sailing program.

On the water. Paddleboarders and kayakers launch from the shoreline, boaters run out the Seddon Channel into the bay, and anglers line Channel Drive. Owners with docks are a short run from open water in Hillsborough Bay and Tampa Bay beyond.

The Davis Islands Trail. Completed in 2010, the ten-foot paved trail links the island's parks for walkers, runners and cyclists, with benches and water fountains along the way.

Bayshore next door. Across the bridge, Bayshore Boulevard's waterfront sidewalk, often described as among the longest continuous sidewalks in the country, runs south along the bay for about four and a half miles.

1315
SEVERN AVENUE
The Davis Island Yacht Club.

650
SEVERN AVENUE
Seaplane Basin Park.

115
COLUMBIA DRIVE
Marjorie Park and Yacht Basin.

Dining, errands, *schools and getting around*

The village. East Davis Boulevard holds a compact, walkable strip of restaurants, coffee shops, a pharmacy and neighborhood services, anchored by the 1925 Bay Isle Building. Longtime favorites include 220 East, Oggi Italian with its Florentine-style wine window, Islands Pizza, the Anchor Bar, Molly Malone's Irish pub, DI Coffee Bar and TeBella Tea Company. Several were flooded by Helene in 2024 and rebuilt, so check current hours before you go.

Beyond the bridge. Hyde Park Village, the restaurants of SoHo, Water Street Tampa, Sparkman Wharf and the Tampa Riverwalk are all minutes away.

Health care. Tampa General Hospital, a Level I trauma center and academic medical center, is on the island itself.

Getting around. The island is made for walking, bicycles and golf carts. By car, the bridges lead to Bayshore Boulevard, Plant Avenue and downtown in minutes, with quick access to the Selmon Expressway. Tampa International Airport is about nine miles away. Peter O. Knight Airport serves private and charter flights.



DOWNTOWN TAMPA AND THE HILLSBOROUGH RIVER, MINUTES FROM THE ISLAND

SCHOOLS

Public school assignment in Hillsborough County depends on the address. Recent Davis Islands listings show Gorrie Elementary, Wilson Middle and Plant High, three of South Tampa's most sought-after schools. Confirm any home with the Hillsborough County Public Schools boundary locator, and ask about magnet and choice programs.

VILLAGE NAMES TO KNOW, EAST DAVIS BOULEVARD

220 East

220 E. DAVIS BLVD.

A cozy neighborhood restaurant and longtime island staple.

Oggi Italian

236 E. DAVIS BLVD.

Handmade pasta and a Florence-style wine window.

Islands Pizza

235 E. DAVIS BLVD.

The island's go-to slice, small room, big flavor.

DI Coffee Bar

214 E. DAVIS BLVD.

A morning ritual for more than a decade.

TeBella Tea Company

227 E. DAVIS BLVD.

An intimate tea room and neighborhood gathering spot.

Molly Malone's

304 E. DAVIS BLVD.

The island's Irish pub, beside the Anchor Bar.

What Davis Islands *homes sell for*

Davis Islands is one of Tampa's highest-priced neighborhoods, and a small one. With only a few dozen sales a month, a handful of waterfront closings can move the median sharply.

$1.48M

MEDIAN SALE PRICE

Redfin, September 2026. Up 55.7% year over year, a swing driven by the mix of homes sold.

$470

PER SQUARE FOOT

Redfin median, up 6.9% year over year.

96.1%

SALE TO LIST

Redfin, September 2026. Median time on market was 88 days.

THREE VIEWS OF THE SAME MARKET

SOURCE	PERIOD	MEDIAN PRICE	PER SQ. FT.	DAYS ON MARKET	NOTES
Redfin	September 2026	$1,479,585	$470	88 days	24 homes sold in the month
Stellar MLS data, Momentum Research	12 months to mid-2026	$1,280,000	n/a	n/a	Down 24.4% from the prior 12 months
Stellar MLS data, Momentum Research	Snapshot, July 18, 2026	$1,800,000	$600	120 days	55 recent closings, 4.8 months of supply

Each source draws the neighborhood and the time period differently, and the numbers move with them. The honest reading is that a typical Davis Islands sale lands somewhere between about $1.3 million and $1.8 million, with condominiums below that range and waterfront estates far above it.

Homes are taking longer to sell than they did a year ago, and Redfin reports about 40% of listings with a price reduction. Since Helene, the gap between elevated, updated homes and older ground-level houses has widened. For a specific home, I build the comparisons by hand.

The median tells you where the market is. The comparables tell you what your home is worth.

ASK MARK FOR A CUSTOM VALUATION

Buy the house, *and the island*

Davis Islands rewards buyers who know what they are looking at. The same things that make it special, the water, the older homes and the location, also call for careful due diligence.

Know the micro-location

Bayfront, canal-front and interior lots behave differently on price, insurance and flood exposure. Two homes a block apart can have very different elevation certificates.

Read the house's history

Ask for permits, renovation dates and any 2024 flood or storm claims. After Helene, the quality of repairs matters as much as the finishes.

Price the whole picture

Get insurance quotes before you write an offer. Elevation, roof age, wind mitigation features and flood zone can change premiums meaningfully.

Consider the lot as well as the house

Many buyers are purchasing older homes to rebuild. A survey, setbacks, flood requirements and the cost to elevate belong in the plan from the start.

Expect a civic association, not an HOA

Most single-family homes are not in a mandatory HOA. The Davis Islands Civic Association is the island's voluntary civic voice. Condominiums have their own associations and budgets.

MIDDLETON
TAMPA BAY

A to S

Every street on the island has its own elevation, its own breeze and its own view.

KNOW THE BLOCK BEFORE THE HOUSE

Flood, insurance *and island homes*

Davis Islands sits only a few feet above Hillsborough Bay. Flood risk is real, it varies street by street, and it deserves a clear-eyed look before any purchase.

What the data says. First Street's climate model, as reported by Redfin, rates flood risk on Davis Islands as extreme, with about 99% of properties likely to be severely affected over the next 30 years. Wind risk is rated extreme as well, as it is across coastal Tampa Bay.

What Helene showed. In September 2024, Hurricane Helene pushed about seven feet of storm surge into Davis Islands. Aerial views showed almost every street underwater, rescuers needed boats because high-water vehicles could not get through, and the island was closed the next day. Fire Station 17, which also houses the city's marine rescue unit, flooded, and its crews worked from trailers for many months afterward.

Elevation and the 50% rule. Request the elevation certificate and FEMA flood zone for any home. Older homes below the required elevation can face limits on how much renovation or repair is allowed before the whole structure must be brought up to current flood standards. If you plan major work, talk with the City of Tampa early.

Insurance. Lenders require flood insurance in high-risk zones, and most island owners carry it. Wind mitigation and four-point inspections, roof age and elevation all shape premiums. Get real quotes before you commit.

BEFORE YOU WRITE AN OFFER, REQUEST

- Elevation certificate and flood zone
- Flood and storm claim history
- Wind mitigation report
- Four-point inspection for older homes
- Roof age and permit records
- Seawall and dock condition
- Sewer line camera inspection
- Insurance quotes in writing

88

DAYS ON MARKET
Redfin median, September 2026.

96.1%

SALE TO LIST
Redfin, September 2026.

40%

WITH PRICE DROPS
Share of Redfin listings with a reduction.

Sell the story, *document the facts*

Buyers come to Davis Islands for the setting, and the right marketing tells that story: the architecture, the walk to the water, the view of the skyline and the village down the street. A home here deserves editorial photography and copy that place it within the island's century of history.

Then the facts close the sale. Buyers and their insurers will ask about elevation, flood history, roof age and storm hardening. Sellers who have those answers ready before the first showing remove doubt and protect their price.

Pricing takes judgment. With few sales each month and wide swings in the median, the right comparisons come from carefully matched homes, adjusted for era, renovation, elevation and water frontage. Well-prepared, well-priced homes consistently outperform the averages.

A SELLER'S FILE

- Elevation certificate
- Wind mitigation and four-point reports
- Permits and renovation history
- Roof, HVAC and water heater ages
- 2024 storm history and repairs
- Survey, seawall and dock records
- The house's own history and photos

Davis Islands, *answered*

Where is Davis Islands?

Davis Islands is a neighborhood of the City of Tampa in Hillsborough Bay, just south of downtown, in ZIP code 33606. It connects to the mainland by bridges from Bayshore Boulevard and Plant Avenue.

Why is it called Davis Islands?

It is named for developer D. P. Davis, who began building it in 1924. A canal divides the land, so it is technically more than one island. There were originally three.

Is Davis Islands man-made?

Mostly. Davis enlarged two small natural islands, Big Grassy Key and Little Grassy Key, with sand dredged from the bottom of Hillsborough Bay.

What do homes cost on Davis Islands?

Redfin reported a median sale price of about $1.48 million in September 2026. Other MLS-based measures in 2026 ranged from about $1.28 million to $1.8 million. Condominiums sell for less, and waterfront estates far more.

Is Davis Islands in a flood zone?

Much of the island is in FEMA special flood hazard areas, and Hurricane Helene flooded nearly every street in 2024. Ask for the elevation certificate, flood zone and storm history for any home.

Does Davis Islands have an HOA?

Most single-family homes are not in a mandatory HOA. The Davis Islands Civic Association is a voluntary civic group. Condominiums have their own associations.

What schools serve Davis Islands?

Recent listings show Gorrie Elementary, Wilson Middle and Plant High. Always confirm the zoned schools for a specific address with Hillsborough County Public Schools.

Can planes land on the island?

Yes. Peter O. Knight Airport, a general aviation airport, sits at the southern tip. It opened in 1935 and served as Tampa's main airport until 1945.

Is there a beach?

Yes. There is a small public beach and a fenced dog beach beside the Davis Island Yacht Club at the southern end, with free parking.

How far is it from downtown Tampa?

About two miles, usually a five to ten minute drive. Tampa International Airport is about nine miles away.



ABOUT MARK

Mark Middleton

Mark Middleton is a Realtor® Broker Associate with Compass and leads Middleton Tampa Bay, advising buyers and sellers across Pinellas, Hillsborough and Pasco. He specializes in historic, character and waterfront homes, the qualities that define Davis Islands. He holds a degree in history from the University of South Florida, has lived in Dunedin since 2013, and serves on the Florida Realtors® and National Association of Realtors® Boards of Directors and as Vice President of the Suncoast Tampa Association of Realtors®.

He hosts the YouTube channel *Living and Buying in Tampa Bay* and produced the documentary *Delightful Dunedin*. His team's philosophy: **People. Planet. Purpose.**

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TALK WITH MARK

727-871-7653
mark@middletontampabay.com
middletontampabay.com

Middleton Tampa Bay | Compass
3615 Bromley Grand Ave., Suite 230
Tampa, FL 33607
Office visits by appointment

Where this guide's *facts come from*

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Information is deemed reliable but not guaranteed and should be independently verified. Neighborhood boundaries, school assignments, park facilities, business hours, flood zones and market figures change and vary by source. Drive distances are approximate. This guide is for general information and is not legal, tax, insurance, engineering or financial advice. Photographs by Mark Middleton, presented without filters. If your property is currently listed with another real estate broker, please disregard this material. It is not our intention to solicit the offerings of other real estate brokers. Compass is a licensed real estate broker in Florida and abides by Equal Housing Opportunity laws. Mark Middleton, Broker Associate, Compass Florida, LLC.

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Thinking about Davis Islands? Let's walk it together.

MARK MIDDLETON · REALTOR® BROKER ASSOCIATE · MIDDLETON TAMPA BAY | COMPASS

727-871-7653 · mark@middletontampabay.com · middletontampabay.com

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