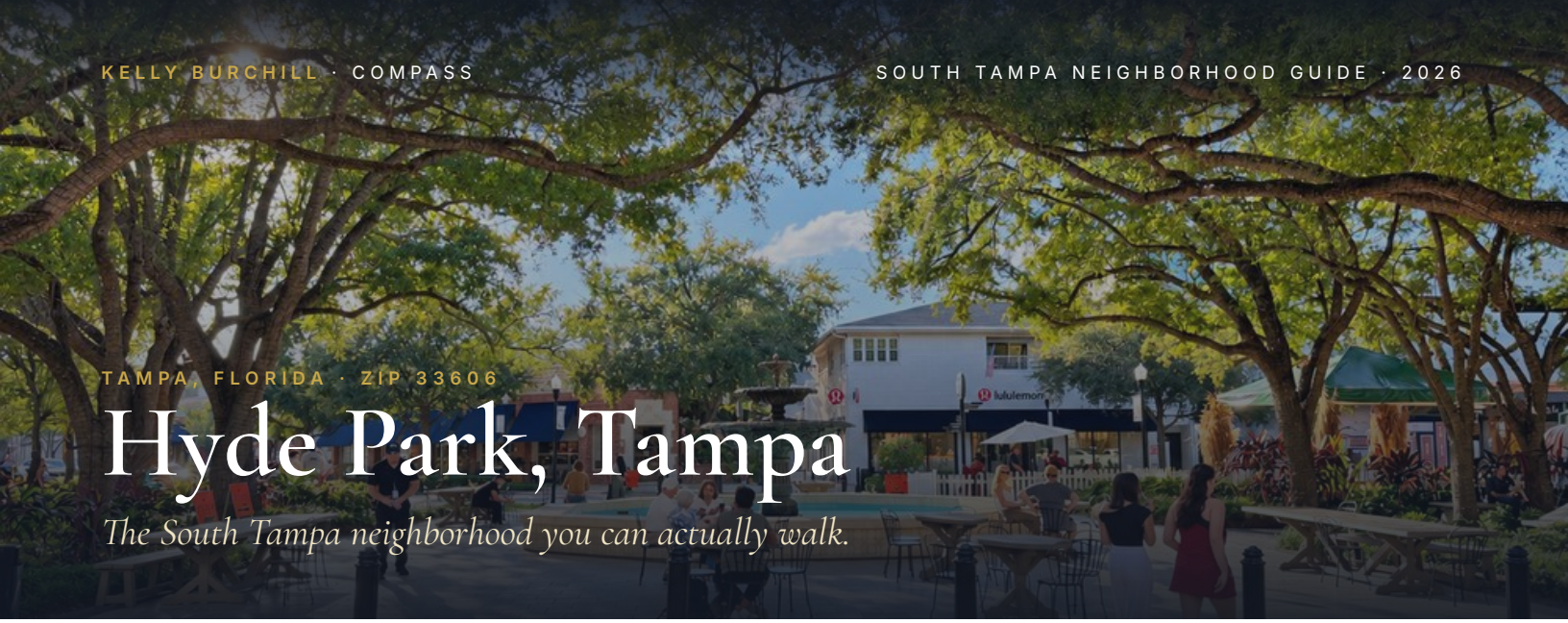


TAMPA, FLORIDA · ZIP 33606

Hyde Park, Tampa

The South Tampa neighborhood you can actually walk.

What is Hyde Park, Tampa? Hyde Park is one of Tampa's oldest neighborhoods, a historic area of 1910s and 1920s homes on oak-lined streets between Kennedy Boulevard and Bayshore Boulevard, just across the Hillsborough River from downtown. It's home to Hyde Park Village, an outdoor shopping and dining district, and part of it sits in a City of Tampa local historic district.

THE MARKET

Hyde Park at a Glance

$1.94M	$646	41
MEDIAN SALE	PER SQ FT	HOMES SOLD

Median sale price	**$1,937,500**
Median price per sq. ft.	**$646**
Homes sold, last 12 months	**41**
Sale-to-list price	**95.7% median**
Median days on market	**26**
Sold for $2 million or more	**20 of 41**
Active listings	**9 · $1.77M median list**
ZIP code	**33606**
Public schools	**Gorrie Elementary, Wilson Middle, Plant High (verify by address)**
Getting around	**Walk to Hyde Park Village and Bayshore; downtown is across the river**
Flood zone	**Varies by address; higher risk near Bayshore**
Historic district	**Check the address; inside it, exterior changes need City approval**

Source: Stellar MLS, residential sales Oct. 2025–Oct. 2026, Hyde Park south of Kennedy Blvd. Pulled Oct. 21, 2026, by Kelly Burchill.

THE HOMES

What Kind of Homes Are in Hyde Park?

Craftsman bungalows, Colonial Revival and Mediterranean Revival homes, most built in the 1910s and 1920s. **Most of the homes that sold here this year were built before 1930.** Newer townhomes and infill homes fill in around the Village.

You're paying for location, walkability and the house's history, not new construction.

WHERE TO BUY

Hyde Park's Sub-Areas

Bayshore Boulevard. The trophy addresses on the water. Sales this year ran about $2M to $4.55M; the top active listing is $5.95M.

Near the Village. Walk to dinner, walk home. Townhomes and older single-family homes around Swann, Snow and Dakota.

Hyde Park West. Watrous, Hills, Jetton and Dakota. Mostly 1910s–'20s homes on about a sixth of an acre; sales ran about $1M to $4.4M.

The east end, toward the University of Tampa. Older, smaller homes, the lowest prices in the neighborhood, and the closest walk to downtown.

HISTORY & LANDMARKS

How Old Is Hyde Park, Tampa?







Hyde Park Village, back when it was our middle school hangout, including the old Jacobson's.

1886	O.H. Platt subdivides 20 acres on the west side of the river and names it Hyde Park, after his hometown outside Chicago.
1887	Hyde Park becomes one of the original four wards when Tampa re-incorporates.
1891	Henry Plant opens the Tampa Bay Hotel at the neighborhood's north end. It's now Plant Hall at the University of Tampa.
1900s–'20s	Surrounding citrus groves are subdivided, and the revival-style homes you see today go up until the Great Depression.
1915	Woodrow Wilson Middle School opens on Swann Avenue as one of the first junior high schools in the U.S.
1983	The Village Circle fountain is built.
1985	Hyde Park is listed on the National Register of Historic Places. Hyde Park Village opens, with Ralph Lauren among its first stores.
2013–'19	WS Development buys the Village and remakes it, finishing the Snow Avenue building in 2019.
2026	Ralph Lauren returns to the Village, its only store in the Tampa Bay area.
2027	Hermès is scheduled to open a two-story boutique near Village Circle.

Sources: City of Tampa; Hyde Park Village; Tampa Bay Times; Business Observer; tourtampabayarchitecture.com.

> *"In middle school, around 1995, we'd tell our parents we were going to a movie at the Village, then walk around with our friends instead. We got caught about every other time. The hallway to the bathrooms still looks the same, minus the payphone we used to call home for a ride."*
>
> KELLY BURCHILL · THIRD-GENERATION SOUTH TAMPA NATIVE

Is Hyde Park a Historic District?

Yes, Hyde Park has a City of Tampa local historic district. If a home is inside it, exterior changes, additions and new construction go before the Architectural Review Commission, which can set conditions down to details like soffits. Check whether the address is inside the boundary before you write an offer, and get a structural inspection. Most of these homes are about 100 years old.

LANDMARKS

What to Know Nearby

- **Hyde Park Village** · shops and restaurants around Village Circle
- **Bayshore Boulevard** · waterfront sidewalk along Hillsborough Bay
- **Plant Hall, University of Tampa** · the 1891 Tampa Bay Hotel
- **Woodrow Wilson Middle School** · 1915 brick school on Swann
- **South Howard (SoHo)** · bar and restaurant strip on the east edge
- **Downtown Tampa** · just across the Hillsborough River

MY PICKS

Where I Actually Go in Hyde Park



Forbici Modern Italian

1633 W. SNOW AVE.

Our Sunday spot for spritzes and a late-afternoon snack. Get the cup-and-char pepperoni pizza or the cacio e pepe.



Meat Market

1606 W. SNOW AVE.

Great happy hour cocktails, but it gets sceney fast. Go early and leave before the crowd shows up.



bartaco

1601 W. SNOW AVE.

My kids love it. Order from your phone, everyone pays separately. Easy for a big group.



West Elm

700 S. VILLAGE CIRCLE

One of my favorite places to shop.

BEFORE YOU BUY

The Honest Part

Gasparilla. The parade comes down Bayshore every January. Road closures, crowds, people in your yard. Some neighbors host a party; some leave town.

SoHo isn't New York's SoHo. In Tampa it's South Howard Avenue, a bar and restaurant strip with a busy late-night scene. Near Howard, go by on a Saturday night before you buy.

Flood risk. Not known as a high-risk area overall, but homes on or near Bayshore are a different story. Check the specific address.

Parking. Older streets are narrow; street parking is tight near the Village.

Historic rules. Inside the district, exterior changes need City approval.

QUICK ANSWERS

Is Hyde Park, Tampa walkable?
Yes. Most homes are within walking distance of Hyde Park Village, and many are a short walk from Bayshore Boulevard.

What is the median home price in Hyde Park, Tampa?
$1,937,500 for the 12 months ending October 2026, based on 41 residential sales in Stellar MLS.

What schools serve Hyde Park?
Most of Hyde Park is zoned for Gorrie Elementary, Wilson Middle and Plant High. Verify the address with Hillsborough County Public Schools.

Hyde Park vs. North Hyde Park?
North Hyde Park is a separate neighborhood north of Kennedy Boulevard, with different homes, prices and, in some areas, school zones.

COMPARE

Hyde Park vs. Palma Ceia

Choose Hyde Park if you want to walk to dinner, love old houses, and don't mind City review of exterior changes if your house is in the historic district.

Choose Palma Ceia if you want a little more yard, a quieter street, and fewer rules about what you can do to your house. Palma Ceia guide

Thinking About Hyde Park?

I'm a third-generation South Tampa native and I've walked these streets since middle school. Call me before you fall in love with a house, and I'll tell you what you need to know about that street.

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More South Tampa guides at kellyburchill.com: Palma Ceia · Davis Islands · Beach Park · Sunset Park · New Suburb Beautiful

Market data from Stellar MLS, deemed reliable but not guaranteed. School zones, flood zones and historic district boundaries change; verify by address. Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. This is not intended to solicit property already listed. © 2026 Kelly Burchill.