

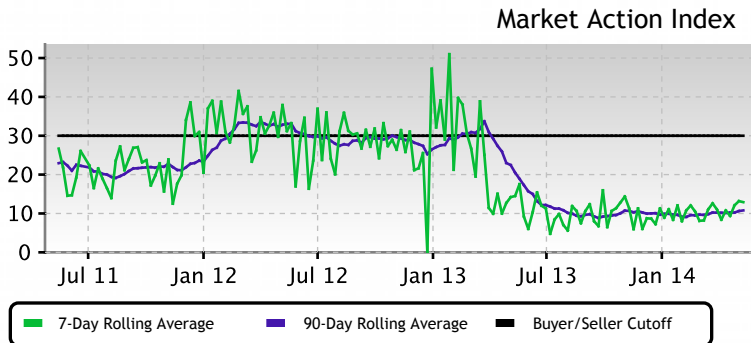
This Week

The median list price in TAMPA, FL 33602 this week is \$332,340.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

Supply and Demand

- Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market, prices are not yet moving higher as excess inventory is consumed. However, as the supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward pressure on pricing.



The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

Quartiles

Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Square Feet	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 749,000	2435	3.0	2.5	7	35	1	2	373	Most expensive 25% of properties
Upper/Second	\$ 400,000	1320	2.0	2.0	7	36	0	3	456	Upper-middle 25% of properties
Lower/Third	\$ 257,500	1234	2.0	2.0	9	36	1	0	447	Lower-middle 25% of properties
Bottom/Fourth	\$ 189,450	836	1.0	1.0	7	36	0	0	358	Least expensive 25% of properties

Real-Time Market Profile			Trend
Median List Price	\$ 332,340		↔↔
Asking Price Per Square Foot	\$ 250		↑↑
Average Days on Market (DOM)	409		↑↑
Percent of Properties with Price Decrease	26 %		
Percent Relisted (reset DOM)	79 %		
Percent Flip (price increased)	15 %		
Median House Size (sq ft)	1312		
Median Number of Bedrooms	2.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Buyer's	10.8	↑↑

↔↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- We continue to see prices in this zip code bounce around these current levels. Look for a persistent down-shift in the Market Action Index before we see prices dip. A persistent increase in Market Action could indicate prices will test their previous high points.

