

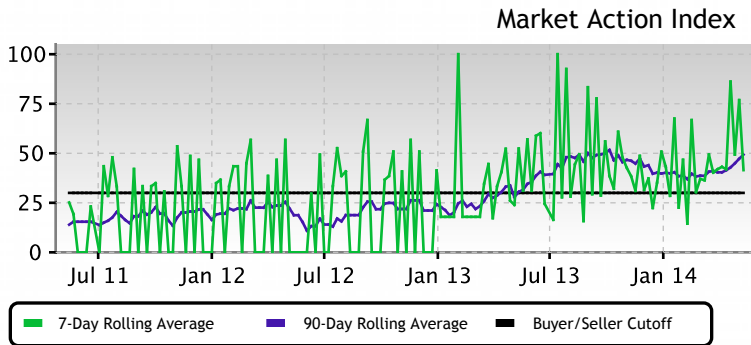
This Week

The median list price in TAMPA, FL 33604 this week is \$59,900.

Inventory has been tightening and days-on-market increasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

Supply and Demand

- The market continues to get hotter. More sales demand and fewer homes listed have contributed to a relatively long run of increasing prices. Current supply and demand levels show no sign of prices changing from their current trend.



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	\$ 109,900	1715	3.0	1.0	53	5	2	1	53	Most expensive 25% of properties
Upper/Second	\$ 68,900	1152	2.0	2.0	39	5	1	1	105	Upper-middle 25% of properties
Lower/Third	\$ 49,995	1152	2.0	1.8	30	5	1	0	185	Lower-middle 25% of properties
Bottom/Fourth	\$ 24,500	918	2.0	1.0	34	5	0	0	81	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 59,900	↑↑
Asking Price Per Square Foot	\$ 49	↓
Average Days on Market (DOM)	106	↑
Percent of Properties with Price Decrease	40 %	
Percent Relisted (reset DOM)	30 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	1152	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	1.0	
Market Action Index	Strong Seller's 49.3	↑↑

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

Price

- The market for this zip code continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index to predict how long this trend will last.

