

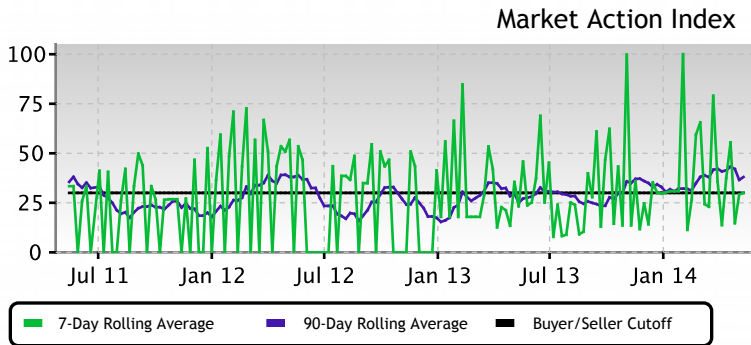
This Week

The median list price in TAMPA, FL 33605 this week is \$98,500.

Inventory is tightening and days-on-market is falling. But demand as measured by the Market Action Index is also trending down. The market is not giving strong up or down signals from these data.

Supply and Demand

- Market appears to have begun to cool. As we're still notably in a Seller's market, prices have not yet adjusted. If the market continues to cool, then expect prices to follow lower. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect this condition if the index falls to the Buyer's zone.



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	\$ 220,000	1544	2.0	1.5	9	3	0	0	208	Most expensive 25% of properties
Upper/Second	\$ 139,900	976	2.0	2.0	13	3	0	1	343	Upper-middle 25% of properties
Lower/Third	\$ 87,550	1186	2.0	2.0	31	3	0	0	273	Lower-middle 25% of properties
Bottom/Fourth	\$ 59,900	1538	0.0	0.0	90	4	0	0	191	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 98,500	↑
Asking Price Per Square Foot	\$ 83	↓↓↓
Average Days on Market (DOM)	249	↓↓↓
Percent of Properties with Price Decrease	54 %	
Percent Relisted (reset DOM)	15 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	1234	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	38.0	↓

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

Price

- Prices in this zip code this week saw relatively little change from last week. However the market appears to be trying to establish an uptrend. Keep an eye on the Market Action Index to determine if demand will help push prices higher.

