

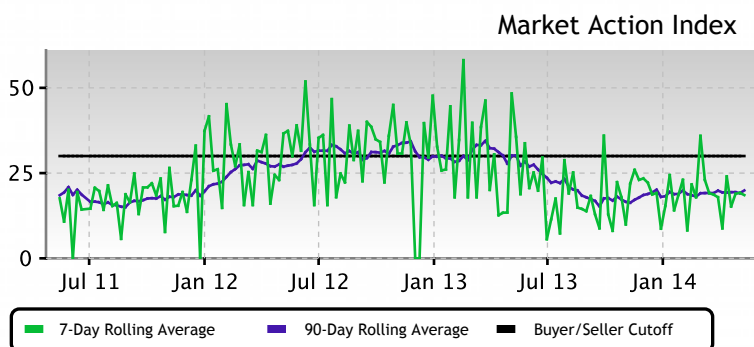
## This Week

The median list price in TAMPA, FL 33606 this week is \$319,900.

The Market Action Index has been trending down lately, while inventory and days-on-market are climbing. The trends imply a weakening 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	\$ 499,990	2155	3.0	2.5	8	11	0	0	239	Most expensive 25% of properties
Upper/Second	\$ 359,950	1696	2.0	2.5	8	12	0	1	239	Upper-middle 25% of properties
Lower/Third	\$ 298,750	1448	2.0	2.5	17	12	0	0	257	Lower-middle 25% of properties
Bottom/Fourth	\$ 154,450	852	2.0	1.0	71	12	1	1	262	Least expensive 25% of properties

Real-Time Market Profile			Trend
Median List Price	\$ 319,900		↔↔
Asking Price Per Square Foot	\$ 208		↔↔
Average Days on Market (DOM)	250		↑↑
Percent of Properties with Price Decrease	38 %		
Percent Relisted (reset DOM)	51 %		
Percent Flip (price increased)	2 %		
Median House Size (sq ft)	1572		
Median Number of Bedrooms	2.0		
Median Number of Bathrooms	2.5		
Market Action Index	Strong Buyer's	19.9	↑↑

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

## Price

- In the last few weeks we've seen prices in this zip code bouncing around this plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

