

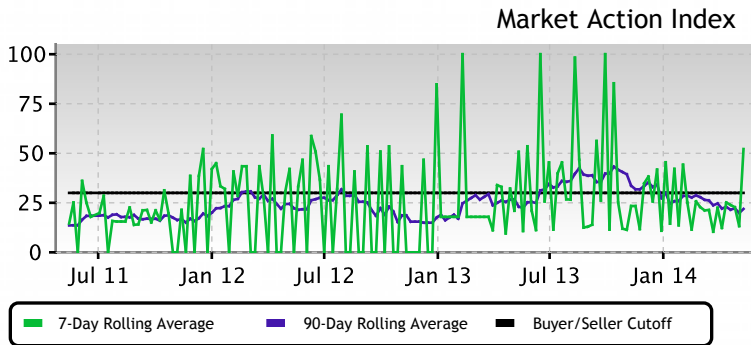
## This Week

The median list price in TAMPA, FL 33607 this week is \$106,450.

Inventory is tightening and days-on-market is falling. The Market Action Index shows demand heating up. These are relatively bullish signs for prices.

## Supply and Demand

- The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward 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	\$ 124,900	1080	2.0	2.0	17	3	0	1	142	Most expensive 25% of properties
Upper/Second	\$ 115,000	1080	2.0	2.0	13	3	0	1	243	Upper-middle 25% of properties
Lower/Third	\$ 94,950	1022	1.0	1.0	60	4	0	0	172	Lower-middle 25% of properties
Bottom/Fourth	\$ 65,000	1142	1.0	1.0	48	4	0	1	149	Least expensive 25% of properties

Real-Time Market Profile			Trend
Median List Price	\$ 106,450		↔↔
Asking Price Per Square Foot	\$ 105		↓↓↓
Average Days on Market (DOM)	174		↓↓↓
Percent of Properties with Price Decrease	50 %		
Percent Relisted (reset DOM)	43 %		
Percent Flip (price increased)	0 %		
Median House Size (sq ft)	1080		
Median Number of Bedrooms	1.0		
Median Number of Bathrooms	1.0		
Market Action Index	Strong Buyer's	21.9	↓↓↓

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

## Price

- We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

