

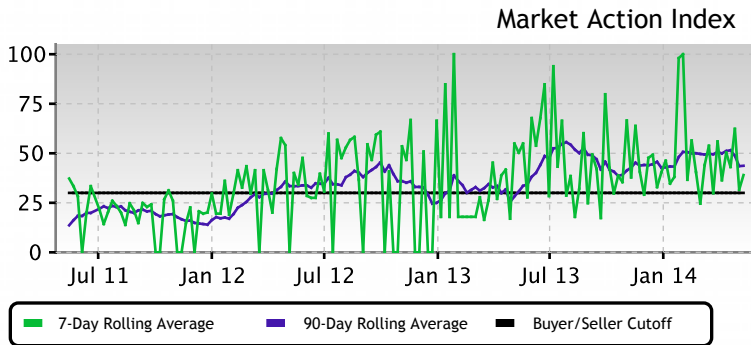
This Week

The median list price in TAMPA, FL 33610 this week is \$110,000.

Inventory has been decreasing lately but the Market Action Index is falling also. With days-on-market climbing, these are relatively negative implications for the market.

Supply and Demand

- The market has been cooling over time and prices have recently flattened. Despite the consistent decrease in Market Action Index (MAI), we're in a Seller's Market (where significant demand leaves little inventory available). If the MAI begins to climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



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	\$ 129,800	1793	3.0	2.5	8	6	1	0	120	Most expensive 25% of properties
Upper/Second	\$ 118,450	1320	2.5	2.5	8	6	0	0	232	Upper-middle 25% of properties
Lower/Third	\$ 103,450	1504	2.5	2.5	6	6	0	0	89	Lower-middle 25% of properties
Bottom/Fourth	\$ 69,900	1364	2.5	2.5	38	7	0	2	143	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 110,000	↔↔
Asking Price Per Square Foot	\$ 71	↔↔
Average Days on Market (DOM)	146	↑
Percent of Properties with Price Decrease	16 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	1504	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.5	
Market Action Index	Seller's Advantage 43.7	↓↓

- ↔↔ 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.

