

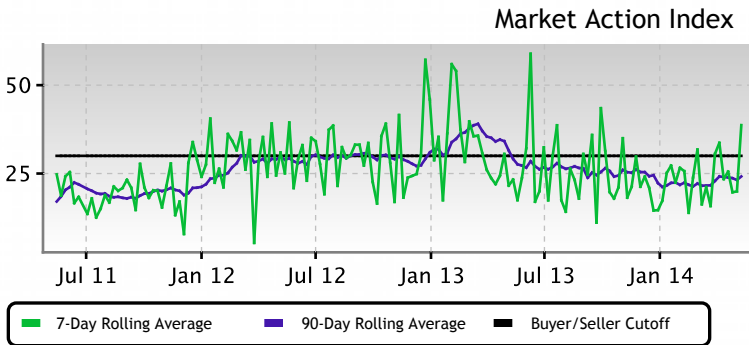
This Week

The median list price in TAMPA, FL 33611 this week is \$189,000.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

Supply and Demand

- The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.



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	\$ 374,990	2176	3.0	2.5	26	15	1	2	196	Most expensive 25% of properties
Upper/Second	\$ 235,000	1745	2.0	2.5	12	15	0	3	144	Upper-middle 25% of properties
Lower/Third	\$ 135,000	1054	2.0	2.0	15	15	1	0	300	Lower-middle 25% of properties
Bottom/Fourth	\$ 84,950	780	1.0	1.0	30	16	3	4	216	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 189,000	↔
Asking Price Per Square Foot	\$ 135	↔
Average Days on Market (DOM)	214	↑↑
Percent of Properties with Price Decrease	38 %	
Percent Relisted (reset DOM)	46 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	1308	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	2.5	
Market Action Index	Buyer's Advantage 24.2	↔

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

Price

- Again this week we see prices in this zip code remain roughly at the level they've been for several weeks. Since we're significantly below the top of the market, look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

