

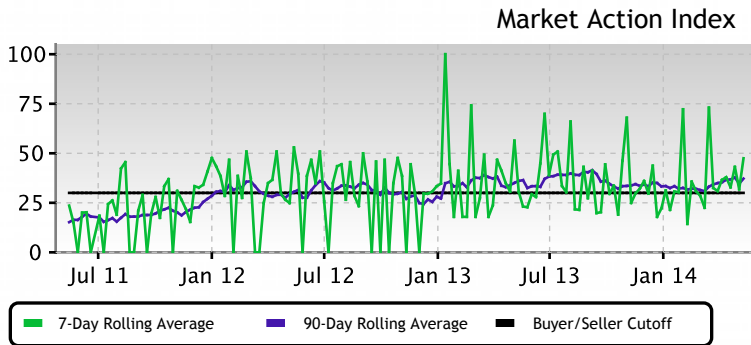
This Week

The median list price in TAMPA, FL 33612 this week is \$43,900.

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

- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.



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	\$ 149,900	2312	2.5	2.5	28	9	0	1	150	Most expensive 25% of properties
Upper/Second	\$ 59,900	1139	2.0	2.0	44	10	1	2	126	Upper-middle 25% of properties
Lower/Third	\$ 28,500	899	2.0	1.0	35	10	0	3	303	Lower-middle 25% of properties
Bottom/Fourth	\$ 16,250	476	1.0	1.0	30	10	0	1	188	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 43,900	↔
Asking Price Per Square Foot	\$ 41	↓↓
Average Days on Market (DOM)	193	↑↑
Percent of Properties with Price Decrease	36 %	
Percent Relisted (reset DOM)	28 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	916	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	1.0	
Market Action Index Seller's Advantage	37.2	↔

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

Price

- Recently prices in this zip have settled at a plateau even though they dipped this week. Look for a persistent up-shift in the Market Action Index before we see prices significantly move from these levels.

