

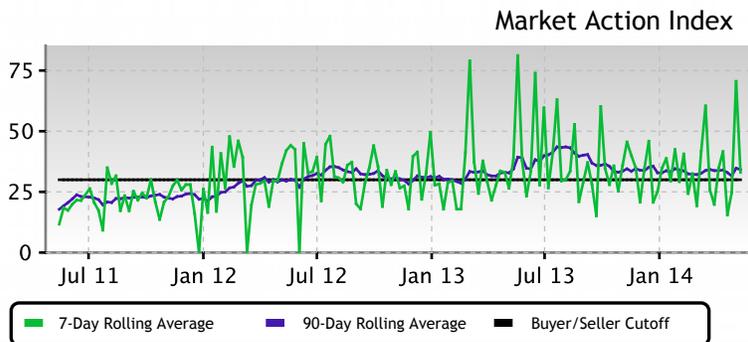
## This Week

The median list price in TAMPA, FL 33613 this week is \$51,950.

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

- 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     | \$ 256,226   | 2204        | 3.0  | 2.5   | 25  | 8         | 1   | 0        | 158 | Most expensive 25% of properties  |
| Upper/Second  | \$ 56,750    | 943         | 2.0  | 2.0   | 32  | 8         | 0   | 1        | 136 | Upper-middle 25% of properties    |
| Lower/Third   | \$ 49,900    | 912         | 2.0  | 2.0   | 32  | 8         | 0   | 1        | 157 | Lower-middle 25% of properties    |
| Bottom/Fourth | \$ 38,375    | 884         | 2.0  | 1.0   | 32  | 8         | 2   | 1        | 82  | Least expensive 25% of properties |

| Real-Time Market Profile                  |           | Trend |
|---|-----------|-------|
| Median List Price                         | \$ 51,950 | ↔     |
| Asking Price Per Square Foot              | \$ 56     | ↑↑    |
| Average Days on Market (DOM)              | 133       | ↑↑    |
| Percent of Properties with Price Decrease | 28 %      |       |
| Percent Relisted (reset DOM)              | 16 %      |       |
| Percent Flip (price increased)            | 3 %       |       |
| Median House Size (sq ft)                 | 912       |       |
| Median Number of Bedrooms                 | 2.0       |       |
| Median Number of Bathrooms                | 2.0       |       |
| Market Action Index Seller's Advantage    | 34.2      | ↔     |

- ↔ 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.

