

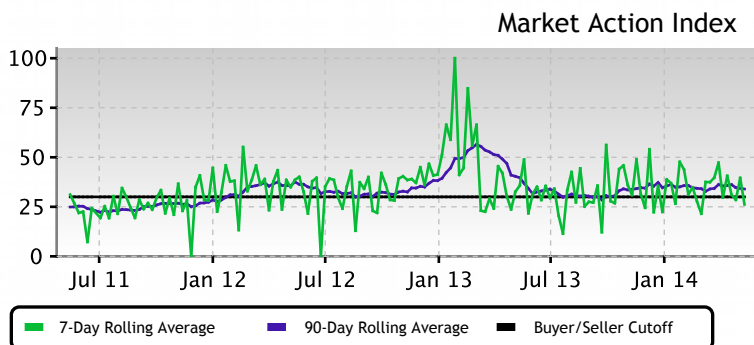
This Week

The median list price in TAMPA, FL 33614 this week is \$43,500.

The Market Action Index has been trending down recently, but as days-on-market decreases also, there are not strong signals for the direction of the market.

Supply and Demand

- The market has started cooling and prices have been flat for several weeks. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes it's 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	\$ 83,838	1201	2.0	2.0	31	14	0	0	196	Most expensive 25% of properties
Upper/Second	\$ 55,500	916	2.0	1.0	41	14	0	1	106	Upper-middle 25% of properties
Lower/Third	\$ 34,000	684	1.0	1.0	26	14	0	1	255	Lower-middle 25% of properties
Bottom/Fourth	\$ 20,250	684	1.0	1.0	26	14	1	2	185	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 43,500	↔
Asking Price Per Square Foot	\$ 53	↑↑
Average Days on Market (DOM)	185	↓↓
Percent of Properties with Price Decrease	38 %	
Percent Relisted (reset DOM)	36 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	881	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	1.0	
Market Action Index	Seller's Advantage 34.0	↓

- ↔ 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.

