

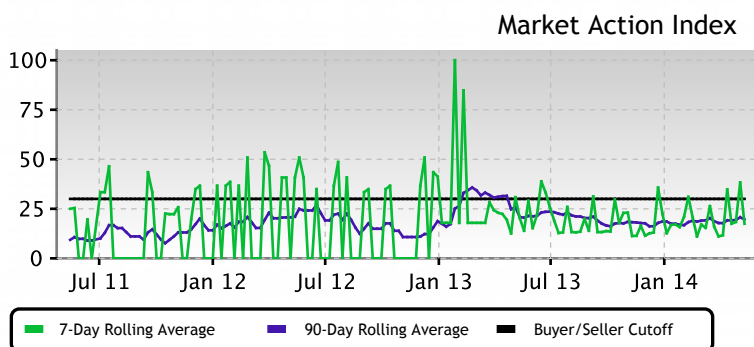
## This Week

The median list price in TAMPA, FL 33616 this week is \$273,761.

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

- Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market, prices are not yet moving higher as excess inventory is consumed. However, as the supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward pressure on pricing.



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	\$ 579,000	2150	3.0	2.5	7	7	0	0	370	Most expensive 25% of properties
Upper/Second	\$ 309,877	2435	4.0	3.5	0	7	0	1	381	Upper-middle 25% of properties
Lower/Third	\$ 204,450	1537	3.0	2.5	0	8	1	0	319	Lower-middle 25% of properties
Bottom/Fourth	\$ 162,400	1264	2.0	2.0	8	8	0	0	356	Least expensive 25% of properties

Real-Time Market Profile			Trend
Median List Price	\$ 273,761		↔↔
Asking Price Per Square Foot	\$ 134		↔↔
Average Days on Market (DOM)	355		↑↑
Percent of Properties with Price Decrease	33 %		
Percent Relisted (reset DOM)	47 %		
Percent Flip (price increased)	17 %		
Median House Size (sq ft)	2000		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.5		
Market Action Index	Strong Buyer's	19.7	↑↑

- ↔↔ 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.

