

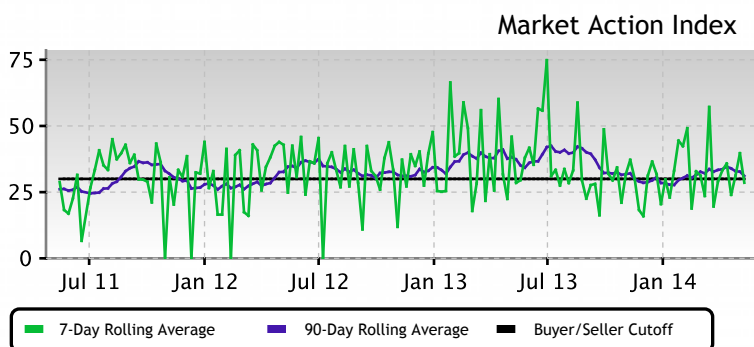
This Week

The median list price in TAMPA, FL 33617 this week is \$54,800.

The Market Action Index has been trending down lately, while inventory is climbing. These trends imply a weakening market.

Supply and Demand

- The market has started cooling and prices have recently plateaued. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its 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	\$ 89,950	1288	3.0	2.5	11	20	2	0	123	Most expensive 25% of properties
Upper/Second	\$ 64,950	1156	2.0	2.5	30	20	4	2	170	Upper-middle 25% of properties
Lower/Third	\$ 47,250	960	2.0	2.0	31	20	1	2	121	Lower-middle 25% of properties
Bottom/Fourth	\$ 31,900	975	2.0	1.5	33	21	5	1	155	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 54,800	↔↔
Asking Price Per Square Foot	\$ 53	↑↑
Average Days on Market (DOM)	142	↔↔
Percent of Properties with Price Decrease	35 %	
Percent Relisted (reset DOM)	6 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	1118	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	31.1	↓

- ↔↔ 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.

