

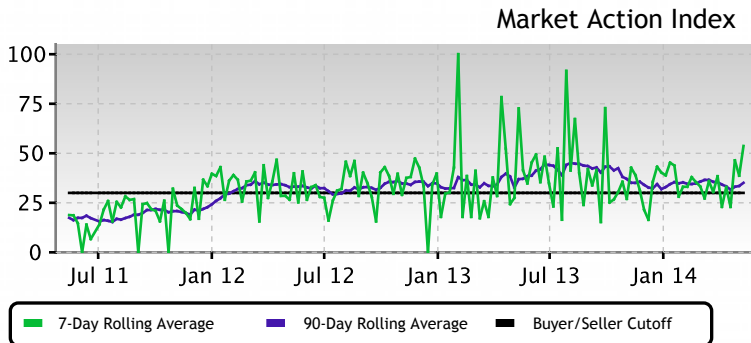
This Week

The median list price in TAMPA, FL 33618 this week is \$153,200.

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

- While the Market Action Index shows some strengthening in the last few weeks, prices have settled in a bit of a plateau. We currently in a Seller's market so prices will likely resume their climb should this trend persist.



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	\$ 289,900	2403	3.0	2.5	29	11	1	1	105	Most expensive 25% of properties
Upper/Second	\$ 179,900	1500	3.0	2.0	29	11	1	2	79	Upper-middle 25% of properties
Lower/Third	\$ 140,400	1405	2.0	2.2	26	12	1	1	47	Lower-middle 25% of properties
Bottom/Fourth	\$ 86,700	1169	2.0	2.0	32	12	2	5	69	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 153,200	↔
Asking Price Per Square Foot	\$ 105	↑↑
Average Days on Market (DOM)	74	↑
Percent of Properties with Price Decrease	37 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	1475	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	35.1	↑

- ↔ 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.

