

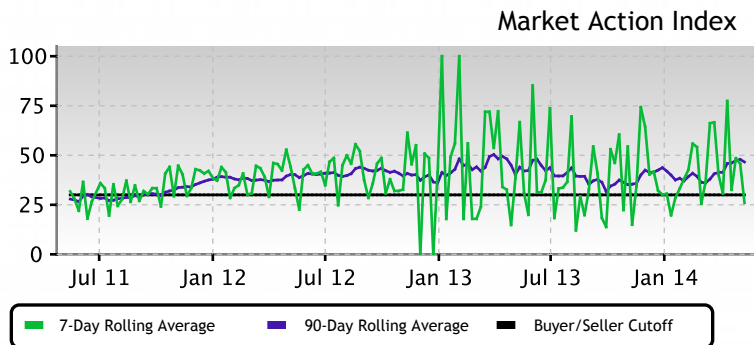
This Week

The median list price in TAMPA, FL 33624 this week is \$84,950.

The Market Action Index has been trending down lately, while inventory and days-on-market are climbing. The trends imply a weakening 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	\$ 134,900	1300	2.0	2.5	30	9	3	1	142	Most expensive 25% of properties
Upper/Second	\$ 94,900	1314	2.0	2.5	30	9	2	0	91	Upper-middle 25% of properties
Lower/Third	\$ 72,900	1008	2.0	1.8	24	9	2	1	124	Lower-middle 25% of properties
Bottom/Fourth	\$ 55,900	738	1.0	1.0	24	9	0	0	243	Least expensive 25% of properties

Real-Time Market Profile			Trend
Median List Price	\$ 84,950		↔
Asking Price Per Square Foot	\$ 74		↔
Average Days on Market (DOM)	150		↑
Percent of Properties with Price Decrease	42 %		
Percent Relisted (reset DOM)	17 %		
Percent Flip (price increased)	0 %		
Median House Size (sq ft)	1189		
Median Number of Bedrooms	2.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Seller's	46.6	↔

- ↔ 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.

