

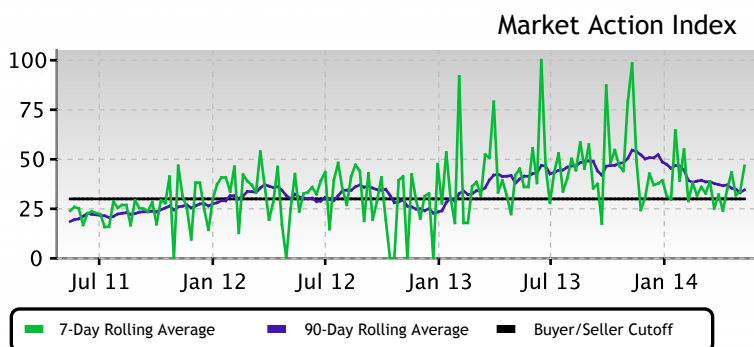
This Week

The median list price in TAMPA, FL 33626 this week is \$204,950.

The Market Action Index has been climbing lately while days-on-market are trending down, these point to a positive near-term outlook for the market.

Supply and Demand

- The market has been cooling off a bit in recent weeks, as more homes are available and demand is less. We're already seeing prices move lower as a result. Expect this trend to continue especially if the index falls to the Buyer's zone. Watch for a persistent up-turn in Market Action to signal prices rising again.



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	\$ 259,950	1973	3.0	2.5	10	12	1	1	121	Most expensive 25% of properties
Upper/Second	\$ 229,450	1799	3.0	2.5	10	12	1	3	72	Upper-middle 25% of properties
Lower/Third	\$ 194,900	1520	2.0	2.5	10	13	1	3	67	Lower-middle 25% of properties
Bottom/Fourth	\$ 80,000	1168	2.0	2.0	13	13	3	1	143	Least expensive 25% of properties

Real-Time Market Profile			Trend
Median List Price	\$ 204,950		↓↓↓
Asking Price Per Square Foot	\$ 120		↓↓↓
Average Days on Market (DOM)	101		↓
Percent of Properties with Price Decrease	32 %		
Percent Relisted (reset DOM)	8 %		
Percent Flip (price increased)	0 %		
Median House Size (sq ft)	1550		
Median Number of Bedrooms	2.0		
Median Number of Bathrooms	2.5		
Market Action Index	Seller's Advantage	34.6	↓↓↓

- ↔ No change
- ↑↑ Strong upward trend
- ↓↓ Strong downward trend
- ↑ Slight upward trend
- ↓ Slight downward trend

Price

- Again this week in this zip code we see a downward notch for prices. We continue to pull back from the market's highs. At this point, we will be looking for a persistent upward shift in the Market Action Index as a leading indicator for a trough in prices.

