

This Week

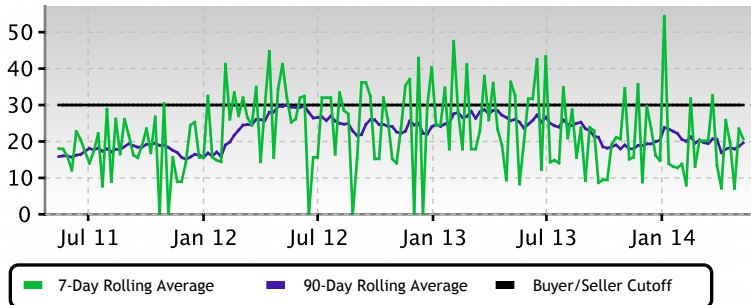
The median list price in TAMPA, FL 33629 this week is \$404,950.

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

- Home sales have begun exceeding new inventory. This is a Buyer's market so prices are not yet moving higher as excess inventory is consumed. If the tightening continues and the market moves into the Seller's zone, we may see upward pressure on pricing.

Market Action Index



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	\$ 872,450	3068	3.0	3.8	8	8	1	0	593	Most expensive 25% of properties
Upper/Second	\$ 499,000	1938	3.0	2.5	30	8	0	0	325	Upper-middle 25% of properties
Lower/Third	\$ 359,900	1448	2.0	2.2	32	8	1	0	84	Lower-middle 25% of properties
Bottom/Fourth	\$ 176,950	1005	2.0	1.5	50	8	1	2	267	Least expensive 25% of properties

Real-Time Market Profile			Trend
Median List Price	\$ 404,950		↔
Asking Price Per Square Foot	\$ 229		↑↑
Average Days on Market (DOM)	317		↑↑
Percent of Properties with Price Decrease	22 %		
Percent Relisted (reset DOM)	62 %		
Percent Flip (price increased)	0 %		
Median House Size (sq ft)	1729		
Median Number of Bedrooms	2.0		
Median Number of Bathrooms	2.5		
Market Action Index	Strong Buyer's	19.6	↑

- ↔ 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.

Price Trends

