

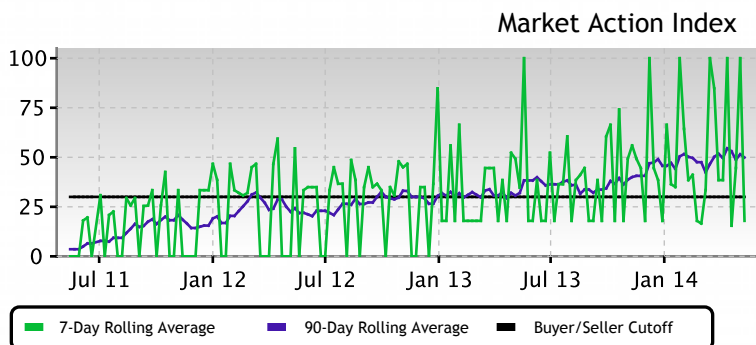
This Week

The median list price in TAMPA, FL 33634 this week is \$75,000.

The Market Action index has been trending down lately, while days-on-market is climbing, providing mostly bearish signs for the market.

Supply and Demand

- Market appears to have begun to cool. As we're still notably in the Seller's zone, prices have not yet adjusted. If the market continues to cool, then expect prices to follow lower. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect this condition if the index falls to the Buyer's zone.



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	\$ 87,500	1248	2.0	2.5	33	1	0	0	119	Most expensive 25% of properties
Upper/Second	\$ 80,000	1471	3.0	2.5	19	1	0	0	112	Upper-middle 25% of properties
Lower/Third	\$ 75,000	1024	2.0	2.5	30	1	0	0	560	Lower-middle 25% of properties
Bottom/Fourth	\$ 57,400	1030	2.0	1.2	35	2	0	0	77	Least expensive 25% of properties

Real-Time Market Profile			Trend
Median List Price	\$ 75,000		↑↑
Asking Price Per Square Foot	\$ 70		↑↑
Average Days on Market (DOM)	189		↑↑
Percent of Properties with Price Decrease	60 %		
Percent Relisted (reset DOM)	0 %		
Percent Flip (price increased)	0 %		
Median House Size (sq ft)	1062		
Median Number of Bedrooms	2.0		
Median Number of Bathrooms	2.5		
Market Action Index	Strong Seller's	49.9	↓

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

Price

- In this zip code this week saw relatively little price change from last week. However, we continue to demonstrate a nice up trend in general over the last several weeks.

