

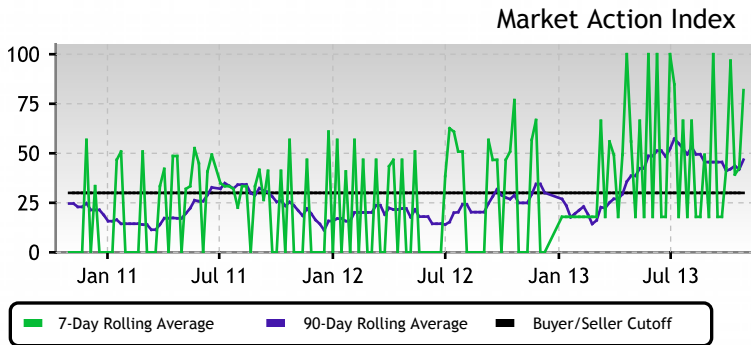
This Week

The median list price in TAMPA, FL 33635 this week is \$99,950.

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

- The market continues to get hotter. More sales demand and fewer homes listed have contributed to a relatively long run of increasing prices. Current supply and demand levels show no sign of prices changing from their current trend.



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	\$ 149,900	1672	3.0	2.5	8	1	0	0	56	Most expensive 25% of properties
Upper/Second	\$ 135,200	1680	3.0	2.5	7	1	0	1	217	Upper-middle 25% of properties
Lower/Third	\$ 99,950	1403	2.5	2.0	10	2	0	1	74	Lower-middle 25% of properties
Bottom/Fourth	\$ 85,500	1216	2.0	2.5	8	2	1	0	217	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 99,950	↑↑
Asking Price Per Square Foot	\$ 77	↑↑
Average Days on Market (DOM)	142	↑↑
Percent of Properties with Price Decrease	17 %	
Percent Relisted (reset DOM)	17 %	
Percent Flip (price increased)	17 %	
Median House Size (sq ft)	1444	
Median Number of Bedrooms	2.5	
Median Number of Bathrooms	2.5	
Market Action Index	Strong Seller's 46.8	↑↑

- ↔ 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.

