

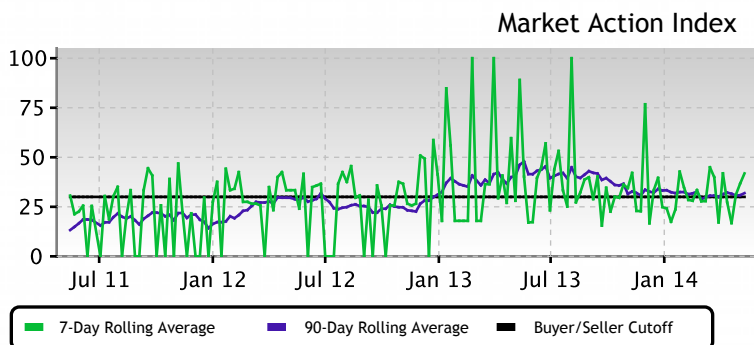
This Week

The median list price in TAMPA, FL 33637 this week is \$174,000.

Inventory and days-on-market are both trending higher recently. However, the improving Market Action Index implies some increased demand will temper the negative trends.

Supply and Demand

- The market remains in a relative stasis in terms of sales to inventory. Prices have not been moving higher for several weeks. 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 persistently, 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	\$ 189,990	1885	3.0	2.5	1	9	1	0	97	Most expensive 25% of properties
Upper/Second	\$ 184,990	1609	3.0	2.5	1	9	1	1	164	Upper-middle 25% of properties
Lower/Third	\$ 79,900	1394	3.0	2.0	15	9	0	2	54	Lower-middle 25% of properties
Bottom/Fourth	\$ 59,250	1082	2.0	1.5	19	10	2	2	125	Least expensive 25% of properties

Real-Time Market Profile			Trend
Median List Price	\$ 174,000		↔
Asking Price Per Square Foot	\$ 95		↔
Average Days on Market (DOM)	110		↑↑
Percent of Properties with Price Decrease	57 %		
Percent Relisted (reset DOM)	8 %		
Percent Flip (price increased)	14 %		
Median House Size (sq ft)	1550		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.0		
Market Action Index	Seller's Advantage	31.9	↔

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

Price

- Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

