

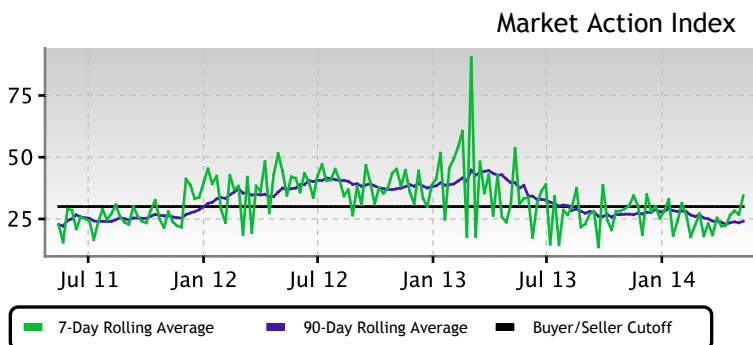
This Week

The median list price in TAMPA, FL 33647 this week is \$103,200.

Inventory has been lightening lately and the Market Action Index has been trending up. These are mildly positive indications for the 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.



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	\$ 187,250	1934	3.0	2.5	6	28	5	3	192	Most expensive 25% of properties
Upper/Second	\$ 123,950	1411	2.0	2.5	9	28	4	6	104	Upper-middle 25% of properties
Lower/Third	\$ 89,900	1184	2.0	2.0	14	28	2	1	230	Lower-middle 25% of properties
Bottom/Fourth	\$ 62,950	1164	2.0	2.0	18	28	2	3	288	Least expensive 25% of properties

Real-Time Market Profile			Trend
Median List Price	\$ 103,200		↔↔
Asking Price Per Square Foot	\$ 80		↔↔
Average Days on Market (DOM)	204		↔↔
Percent of Properties with Price Decrease	46 %		
Percent Relisted (reset DOM)	35 %		
Percent Flip (price increased)	4 %		
Median House Size (sq ft)	1278		
Median Number of Bedrooms	2.0		
Median Number of Bathrooms	2.5		
Market Action Index	Buyer's Advantage	24.1	↑

- ↔↔ 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.

