

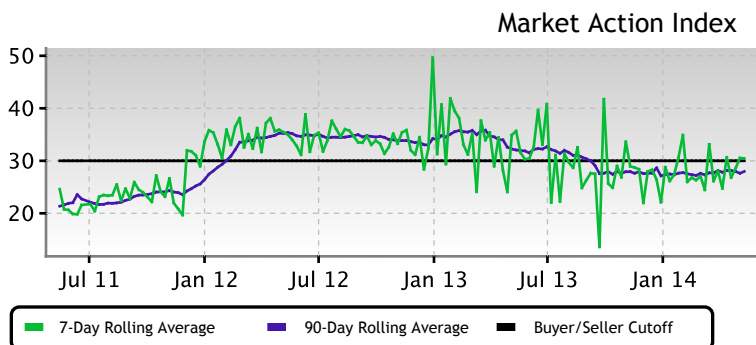
## This Week

The median list price in TAMPA, FL this week is \$126,300.

Inventory has been tightening and days-on-market decreasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

## Supply and Demand

- The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.



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

| Quartile      | Median Price | Square Feet | Beds | Baths | Age | Inventory | New | Absorbed | DOM |
|---------------|--------------|-------------|------|-------|-----|-----------|-----|----------|-----|
| Top/First     | \$ 369,000   | 1845        | 3.0  | 2.5   | 8   | 265       | 9   | 15       | 296 |
| Upper/Second  | \$ 180,400   | 1487        | 2.0  | 2.5   | 10  | 265       | 23  | 26       | 177 |
| Lower/Third   | \$ 90,000    | 1200        | 2.0  | 2.0   | 19  | 265       | 27  | 27       | 163 |
| Bottom/Fourth | \$ 47,000    | 949         | 2.0  | 1.5   | 31  | 266       | 27  | 28       | 168 |

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Most expensive 25% of properties

Upper-middle 25% of properties

Lower-middle 25% of properties

Least expensive 25% of properties

| Real-Time Market Profile                  |                        | Trend |
|---|------------------------|-------|
| Median List Price                         | \$ 126,300             | ↔     |
| Asking Price Per Square Foot              | \$ 96                  | ↔     |
| Average Days on Market (DOM)              | 201                    | ↕     |
| Percent of Properties with Price Decrease | 35 %                   |       |
| Percent Relisted (reset DOM)              | 32 %                   |       |
| Percent Flip (price increased)            | 5 %                    |       |
| Median House Size (sq ft)                 | 1275                   |       |
| Median Number of Bedrooms                 | 2.0                    |       |
| Median Number of Bathrooms                | 2.0                    |       |
| Market Action Index                       | Buyer's Advantage 28.0 | ↔     |

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

## Price

- The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.

