

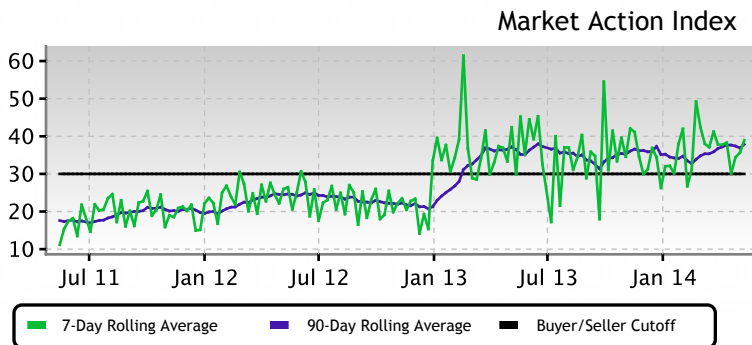
This Week

The median list price in TAMPA, FL 33604 this week is \$99,950.

With inventory trending up but days-on-market and the Market Action Index essentially flat recently, conditions do not seem to have strong up or down pull.

Supply and Demand

In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. 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, 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	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 220,000	1485	6,501 - 8,000 sqft	3.0	2.0	66	53	7	2	75	Most expensive 25% of properties
Upper/Second	\$ 129,900	1309	6,501 - 8,000 sqft	3.0	2.0	64	53	6	4	115	Upper-middle 25% of properties
Lower/Third	\$ 80,000	1151	6,501 - 8,000 sqft	3.0	1.0	64	53	7	4	174	Lower-middle 25% of properties
Bottom/Fourth	\$ 50,900	1014	4,501 - 6,500 sqft	3.0	1.0	62	53	6	12	142	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 99,950	↔↔
Asking Price Per Square Foot	\$ 84	↑↑
Average Days on Market (DOM)	127	↔↔
Percent of Properties with Price Decrease	43 %	
Percent Relisted (reset DOM)	6 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	1256	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Seller's Advantage 37.9	↔↔

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

Price

We continue to see prices in this zip code hovering around these current levels, even though they bumped up a bit this week. Look for a persistent up-shift in the Market Action Index before we see prices move significantly from here.

