

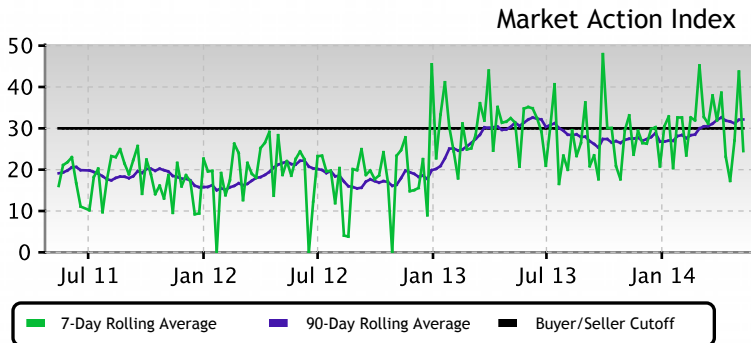
This Week

The median list price in TAMPA, FL 33606 this week is \$950,000.

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

- 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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,900,000	4732	8,001 - 10,000 sqft	5.0	4.8	14	18	1	1	220	Most expensive 25% of properties
Upper/Second	\$ 1,225,000	4259	0.25 - 0.50 acre	4.0	4.5	24	19	2	0	116	Upper-middle 25% of properties
Lower/Third	\$ 791,500	3044	6,501 - 8,000 sqft	4.0	3.5	61	19	2	0	112	Lower-middle 25% of properties
Bottom/Fourth	\$ 399,000	1655	4,501 - 6,500 sqft	3.0	2.0	62	19	3	2	82	Least expensive 25% of properties

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

Real-Time Market Profile			Trend
Median List Price	\$ 950,000		↔
Asking Price Per Square Foot	\$ 290		↓↓
Average Days on Market (DOM)	131		↑
Percent of Properties with Price Decrease	29 %		
Percent Relisted (reset DOM)	7 %		
Percent Flip (price increased)	5 %		
Median House Size (sq ft)	3240		
Median Lot Size	8,001 - 10,000 sqft		
Median Number of Bedrooms	4.0		
Median Number of Bathrooms	3.5		
Market Action Index	Seller's Advantage	32.1	↔

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

Price

- In the last few weeks we've seen prices in this zip code bouncing around this plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

