

## This Week

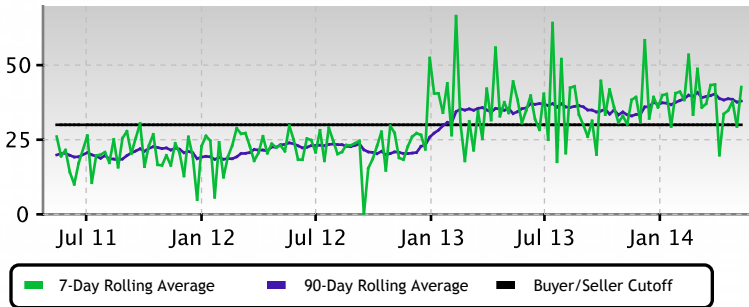
The median list price in TAMPA, FL 33607 this week is \$109,250.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

## Supply and Demand

- The market has not shown strong directional trends in terms of supply and demand. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have been moving upward as evidence.

Market Action Index



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	\$ 216,000	1596	4,501 - 6,500 sqft	3.0	2.0	53	14	1	1	154	Most expensive 25% of properties
Upper/Second	\$ 149,950	1609	4,501 - 6,500 sqft	3.0	2.0	60	15	1	3	126	Upper-middle 25% of properties
Lower/Third	\$ 89,000	1309	4,501 - 6,500 sqft	3.0	2.0	64	15	0	1	208	Lower-middle 25% of properties
Bottom/Fourth	\$ 49,900	1043	4,501 - 6,500 sqft	3.0	1.0	68	15	3	3	127	Least expensive 25% of properties

### Real-Time Market Profile

		Trend
Median List Price	\$ 109,250	↑↑
Asking Price Per Square Foot	\$ 76	↔
Average Days on Market (DOM)	154	↑
Percent of Properties with Price Decrease	46 %	
Percent Relisted (reset DOM)	3 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	1465	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Seller's Advantage 38.0	↔

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

## Price

- The market for this zip code continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index to predict how long this trend will last.

Price Trends

