

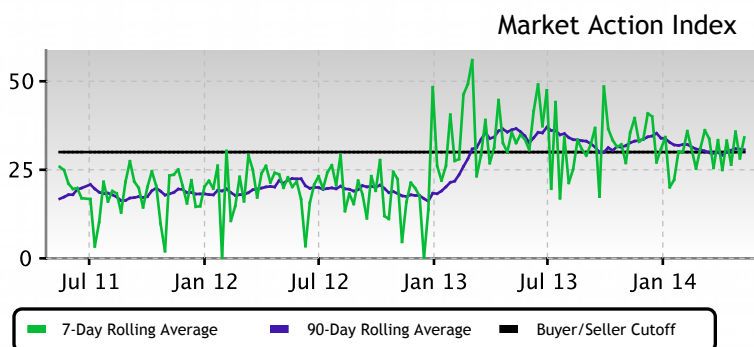
This Week

The median list price in TAMPA, FL 33609 this week is \$619,000.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

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	\$ 1,300,000	4396	0.25 - 0.50 acre	5.0	4.0	14	21	1	2	187	Most expensive 25% of properties
Upper/Second	\$ 850,000	3610	8,001 - 10,000 sqft	5.0	3.5	51	21	5	2	86	Upper-middle 25% of properties
Lower/Third	\$ 425,000	2068	8,001 - 10,000 sqft	3.0	2.0	56	21	4	3	71	Lower-middle 25% of properties
Bottom/Fourth	\$ 218,950	1108	6,501 - 8,000 sqft	2.0	1.0	60	22	1	1	209	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 619,000	↔↔
Asking Price Per Square Foot	\$ 226	↔↔
Average Days on Market (DOM)	139	↓
Percent of Properties with Price Decrease	33 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	2644	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index Seller's Advantage	30.7	↔↔

- ↔↔ 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.

