

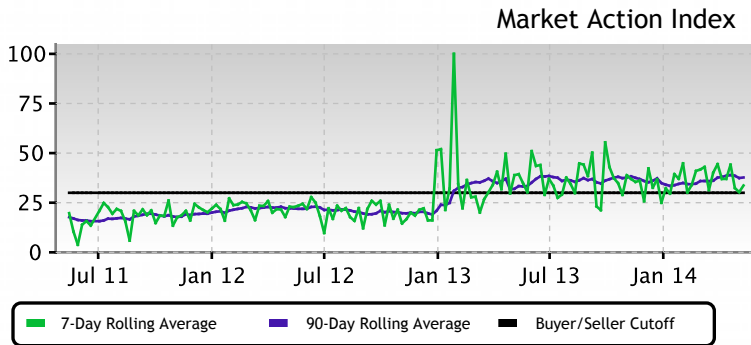
This Week

The median list price in TAMPA, FL 33610 this week is \$64,000.

The Market Action index has been trending down lately, while days-on-market is climbing, providing mostly bearish signs for the market.

Supply and Demand

- The market has started cooling and prices have recently plateaued. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



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	\$ 132,400	1464	0.25 - 0.50 acre	3.0	2.0	53	30	0	3	161	Most expensive 25% of properties
Upper/Second	\$ 79,900	1339	6,501 - 8,000 sqft	3.0	2.0	56	30	3	0	138	Upper-middle 25% of properties
Lower/Third	\$ 54,900	1069	4,501 - 6,500 sqft	3.0	1.0	58	30	3	1	129	Lower-middle 25% of properties
Bottom/Fourth	\$ 35,000	948	4,501 - 6,500 sqft	3.0	1.0	61	31	1	6	135	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 64,000	↔↔
Asking Price Per Square Foot	\$ 54	↔↔
Average Days on Market (DOM)	140	↑
Percent of Properties with Price Decrease	41 %	
Percent Relisted (reset DOM)	7 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	1198	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	1.5	
Market Action Index	Seller's Advantage 37.7	↓

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

Price

- We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

