

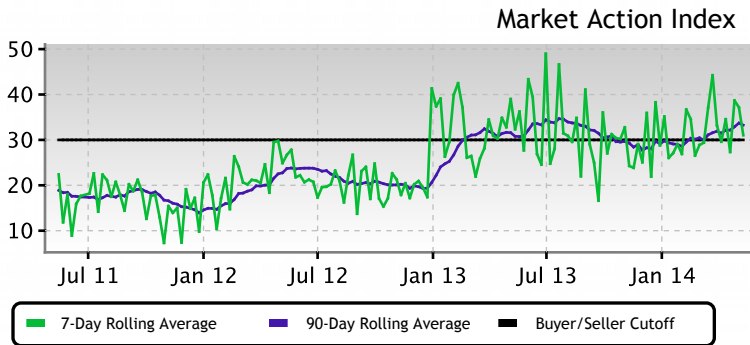
This Week

The median list price in TAMPA, FL 33611 this week is \$354,000.

The Market Action Index has been trending down recently, but as days-on-market decreases also, there are not strong signals for the direction of the market.

Supply and Demand

- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.



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	\$ 1,099,000	3925	8,001 - 10,000 sqft	5.0	4.0	14	39	1	2	180	Most expensive 25% of properties
Upper/Second	\$ 556,200	2895	6,501 - 8,000 sqft	4.0	2.8	12	40	5	4	102	Upper-middle 25% of properties
Lower/Third	\$ 241,950	1616	6,501 - 8,000 sqft	3.0	2.0	60	40	5	1	123	Lower-middle 25% of properties
Bottom/Fourth	\$ 127,700	992	6,501 - 8,000 sqft	2.0	1.0	57	40	4	5	158	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 354,000	↔↔
Asking Price Per Square Foot	\$ 179	↑↑
Average Days on Market (DOM)	141	↓↓
Percent of Properties with Price Decrease	42 %	
Percent Relisted (reset DOM)	6 %	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	2044	
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	33.3	↑↑

↔↔ 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 these current levels. Look for a persistent change in the Market Action Index before we see prices deviate significantly from here.

