

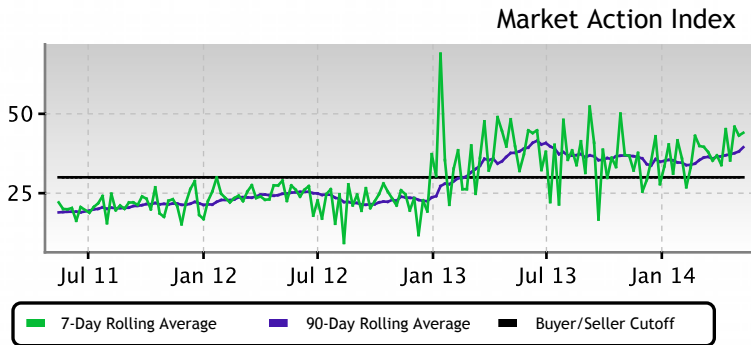
This Week

The median list price in TAMPA, FL 33615 this week is \$169,900.

Inventory is tightening and days-on-market is falling. But demand as measured by the Market Action Index is also trending down. The market is not giving strong up or down signals from these data.

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	Description
Top/First	\$ 475,000	2723	0.25 - 0.50 acre	4.0	2.5	30	29	4	3	165	Most expensive 25% of properties
Upper/Second	\$ 220,000	1812	8,001 - 10,000 sqft	3.0	2.0	44	29	2	3	147	Upper-middle 25% of properties
Lower/Third	\$ 149,900	1643	6,501 - 8,000 sqft	3.0	2.0	46	30	5	3	98	Lower-middle 25% of properties
Bottom/Fourth	\$ 100,950	1194	4,501 - 6,500 sqft	3.0	2.0	36	30	10	8	97	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 169,900	↔↔
Asking Price Per Square Foot	\$ 104	↔↔
Average Days on Market (DOM)	126	↓↓
Percent of Properties with Price Decrease	46 %	
Percent Relisted (reset DOM)	5 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	1722	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	39.5	↑↑

- ↔↔ 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.

