

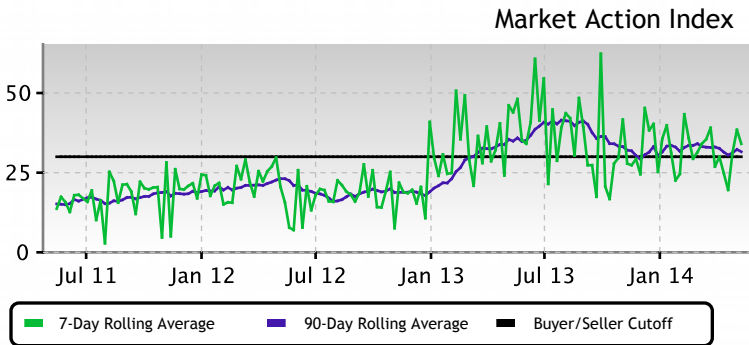
This Week

The median list price in TAMPA, FL 33616 this week is \$188,000.

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

- 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.



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	\$ 397,495	2840	6,501 - 8,000 sqft	4.0	3.5	4	18	1	1	95	Most expensive 25% of properties
Upper/Second	\$ 235,000	1920	4,501 - 6,500 sqft	4.0	2.5	13	19	1	2	113	Upper-middle 25% of properties
Lower/Third	\$ 155,000	1163	4,501 - 6,500 sqft	3.0	1.5	47	19	1	1	98	Lower-middle 25% of properties
Bottom/Fourth	\$ 99,900	1138	4,501 - 6,500 sqft	3.0	1.0	47	19	2	3	134	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 188,000	↑↑
Asking Price Per Square Foot	\$ 129	↔
Average Days on Market (DOM)	111	↓↓
Percent of Properties with Price Decrease	47 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	7 %	
Median House Size (sq ft)	1519	
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	31.6	↔

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

Price

- In this zip code this week saw relatively little price change from last week. However, we continue to demonstrate a nice up trend in general over the last several weeks.

