

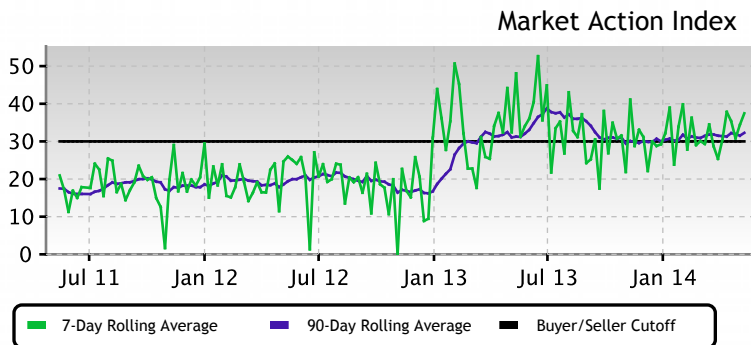
This Week

The median list price in TAMPA, FL 33617 this week is \$169,950.

The Market Action Index has been basically flat recently, and days-on-market decreasing, there are not strong signals for the direction of the market.

Supply and Demand

The market continues to get hotter. More sales demand and fewer homes listed have contributed to a relatively long run of increasing prices. Current supply and demand levels show no sign of prices changing from their current trend.



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	\$ 395,000	3210	0.25 - 0.50 acre	4.0	3.0	30	33	1	4	183	Most expensive 25% of properties
Upper/Second	\$ 219,000	2276	0.25 - 0.50 acre	4.0	2.5	41	33	5	1	120	Upper-middle 25% of properties
Lower/Third	\$ 132,400	1600	8,001 - 10,000 sqft	3.0	2.0	52	34	4	4	148	Lower-middle 25% of properties
Bottom/Fourth	\$ 70,950	1186	6,501 - 8,000 sqft	3.0	1.5	52	34	3	6	202	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 169,950	↑↑
Asking Price Per Square Foot	\$ 89	↔↔
Average Days on Market (DOM)	163	↓↓
Percent of Properties with Price Decrease	38 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	1885	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	32.3	↑↑

↔↔ 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.

