

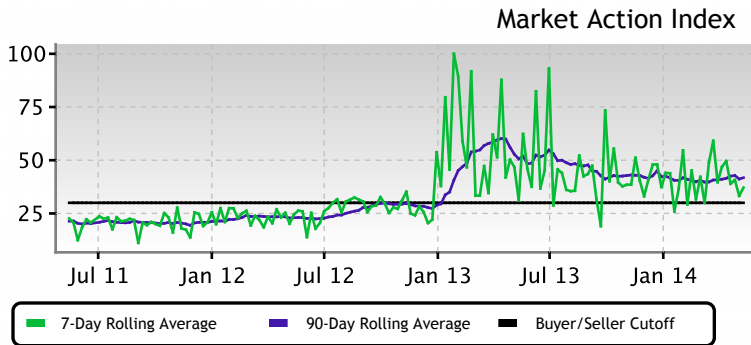
## This Week

The median list price in TAMPA, FL 33624 this week is \$209,900.

The Market Action Index has been trending down lately, while inventory is climbing. These trends imply a weakening market.

## Supply and Demand

- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.



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	\$ 339,000	2940	0.25 - 0.50 acre	4.0	3.0	30	27	6	2	83	Most expensive 25% of properties
Upper/Second	\$ 245,000	2014	8,001 - 10,000 sqft	4.0	2.5	32	28	4	4	94	Upper-middle 25% of properties
Lower/Third	\$ 178,450	1574	6,501 - 8,000 sqft	3.0	2.0	32	28	6	4	50	Lower-middle 25% of properties
Bottom/Fourth	\$ 119,900	1226	Less than 4,500 sqft	3.0	2.0	34	28	4	2	101	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 209,900	↔↔
Asking Price Per Square Foot	\$ 114	↔↔
Average Days on Market (DOM)	82	↔↔
Percent of Properties with Price Decrease	45 %	
Percent Relisted (reset DOM)	5 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	1825	
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 41.8	↔↔

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

## Price

- Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

