

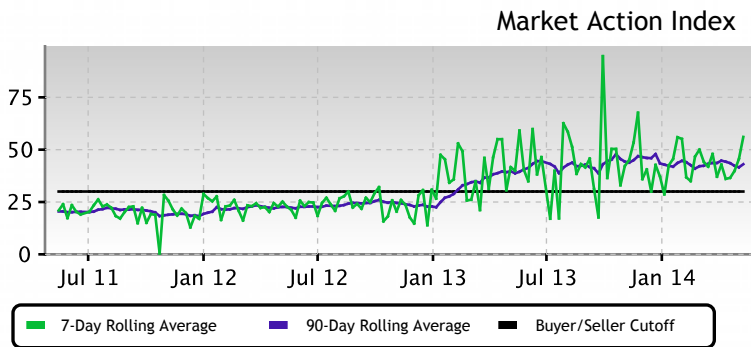
This Week

The median list price in TAMPA, FL 33625 this week is \$189,900.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

Supply and Demand

- The market has started cooling and prices have been flat for several weeks. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



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	\$ 333,788	2717	8,001 - 10,000 sqft	4.0	3.0	10	14	1	3	92	Most expensive 25% of properties
Upper/Second	\$ 225,000	1991	6,501 - 8,000 sqft	3.0	2.0	26	15	1	3	108	Upper-middle 25% of properties
Lower/Third	\$ 185,000	1597	8,001 - 10,000 sqft	3.0	2.0	30	15	1	0	115	Lower-middle 25% of properties
Bottom/Fourth	\$ 142,500	1197	8,001 - 10,000 sqft	3.0	2.0	33	15	1	6	208	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 189,900	↔
Asking Price Per Square Foot	\$ 114	↑
Average Days on Market (DOM)	131	↑↑
Percent of Properties with Price Decrease	41 %	
Percent Relisted (reset DOM)	3 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	1742	
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 43.1	↓

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

Price

- Again this week we see prices in this zip code remain roughly at the level they've been for several weeks. Since we're significantly below the top of the market, look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

