

This Week

The median list price in TAMPA, FL 33626 this week is \$374,900.

With inventory trending up but days-on-market and the Market Action Index essentially flat recently, conditions do not seem to have strong up or down pull.

Supply and Demand

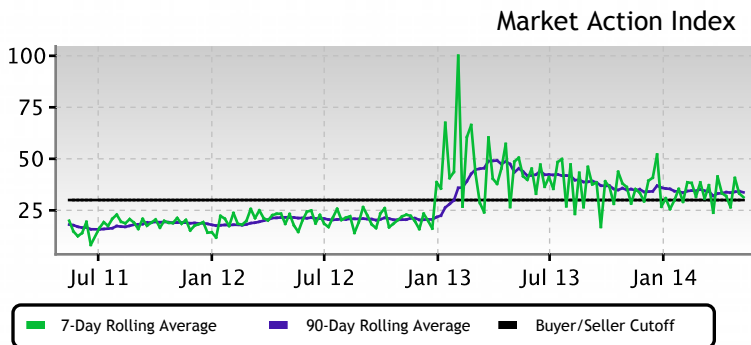
- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

Real-Time Market Profile		Trend
Median List Price	\$ 374,900	↔↔
Asking Price Per Square Foot	\$ 157	↔↔
Average Days on Market (DOM)	77	↔↔
Percent of Properties with Price Decrease	40 %	
Percent Relisted (reset DOM)	3 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	2355	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index Seller's Advantage	33.7	↔↔

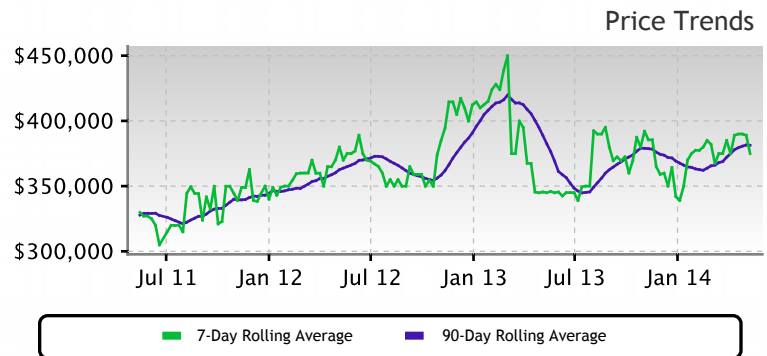
↔↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- In the last few weeks we've seen prices in this zip code bouncing around this plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.



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	
Top/First	\$ 635,000	3578	0.25 - 0.50 acre	4.0	3.5	12	43	7	4	85	Most expensive 25% of properties
Upper/Second	\$ 439,900	2781	6,501 - 8,000 sqft	4.0	3.0	14	43	4	6	70	Upper-middle 25% of properties
Lower/Third	\$ 321,000	2090	4,501 - 6,500 sqft	4.0	2.0	14	43	7	2	55	Lower-middle 25% of properties
Bottom/Fourth	\$ 239,750	1720	4,501 - 6,500 sqft	3.0	2.0	18	44	5	1	100	Least expensive 25% of properties