

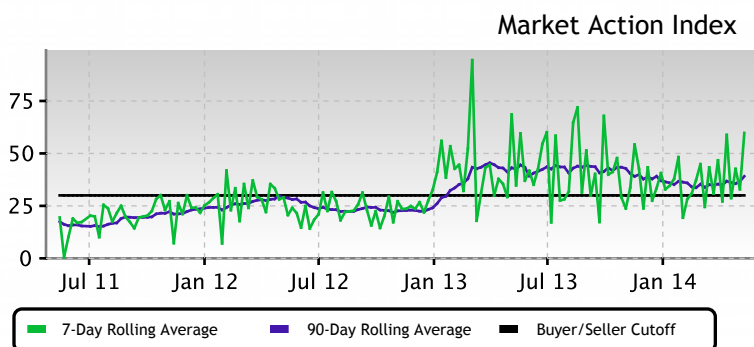
This Week

The median list price in TAMPA, FL 33634 this week is \$140,900.

Days-on-market has been trending up recently but the Market Action Index and inventory levels are basically flat and not providing strong indications for the market.

Supply and Demand

- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.



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	\$ 475,000	2546	8,001 - 10,000 sqft	4.0	2.5	37	15	2	1	94	Most expensive 25% of properties
Upper/Second	\$ 187,500	1878	6,501 - 8,000 sqft	3.0	2.0	41	16	2	7	110	Upper-middle 25% of properties
Lower/Third	\$ 121,000	1296	6,501 - 8,000 sqft	3.0	2.0	49	16	1	4	142	Lower-middle 25% of properties
Bottom/Fourth	\$ 69,825	1155	6,501 - 8,000 sqft	3.0	1.0	49	16	0	2	206	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 140,900	↔↔
Asking Price Per Square Foot	\$ 98	↓
Average Days on Market (DOM)	139	↑
Percent of Properties with Price Decrease	44 %	
Percent Relisted (reset DOM)	5 %	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	1638	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Seller's Advantage 39.1	↑↑

↔↔ 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.

