

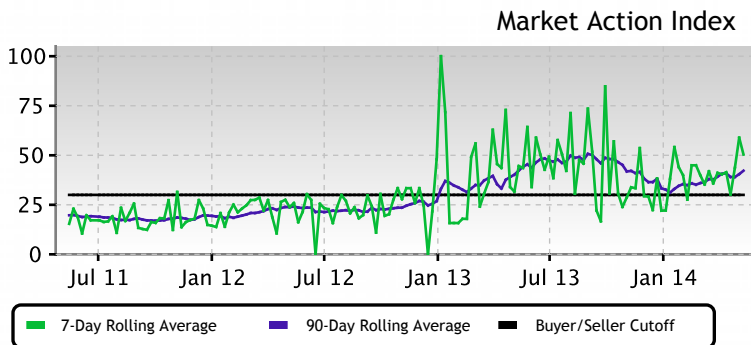
This Week

The median list price in TAMPA, FL 33635 this week is \$259,000.

Inventory is tightening and days-on-market is falling. The Market Action Index shows demand heating up. These are relatively bullish signs for prices.

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	\$ 379,990	2464	0.25 - 0.50 acre	4.0	2.5	8	7	4	1	156	Most expensive 25% of properties
Upper/Second	\$ 270,000	2040	8,001 - 10,000 sqft	4.0	2.0	25	7	0	1	140	Upper-middle 25% of properties
Lower/Third	\$ 249,000	2014	6,501 - 8,000 sqft	3.0	2.0	21	7	2	2	73	Lower-middle 25% of properties
Bottom/Fourth	\$ 182,500	1496	4,501 - 6,500 sqft	3.0	2.0	27	8	0	1	94	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 259,000	↔↔
Asking Price Per Square Foot	\$ 132	↑↑
Average Days on Market (DOM)	115	↓↓
Percent of Properties with Price Decrease	38 %	
Percent Relisted (reset DOM)	0 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2031	
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 42.2	↑↑

- ↔↔ 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.

