

This Week

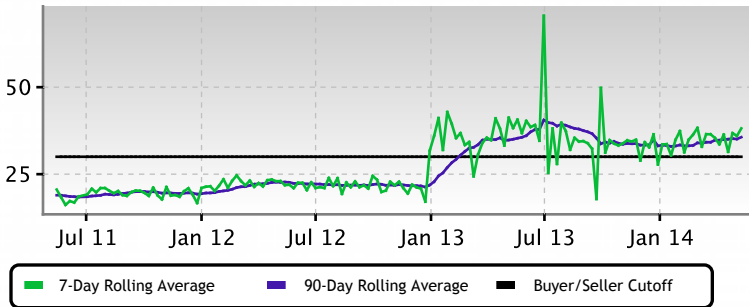
The median list price in TAMPA, FL this week is \$221,900.

The Market Action Index has been climbing lately while days-on-market are trending down, these point to a positive near-term outlook for the market.

Supply and Demand

- The market has not shown strong directional trends in terms of supply and demand. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have been moving upward as evidence.

Market Action Index



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	\$ 650,000	3462	0.25 - 0.50 acre	4.0	3.5	16	667	59	57	138	Most expensive 25% of properties
Upper/Second	\$ 289,900	2238	8,001 - 10,000 sqft	4.0	2.5	19	668	72	64	111	Upper-middle 25% of properties
Lower/Third	\$ 160,500	1564	6,501 - 8,000 sqft	3.0	2.0	41	668	72	79	122	Lower-middle 25% of properties
Bottom/Fourth	\$ 69,000	1151	6,501 - 8,000 sqft	3.0	1.0	56	668	73	99	153	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 221,900	↑↑
Asking Price Per Square Foot	\$ 114	↔
Average Days on Market (DOM)	131	↓↓
Percent of Properties with Price Decrease	42 %	
Percent Relisted (reset DOM)	6 %	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	1862	
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	35.6	↔

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

Price

- Price trends continued their recent uptrend this week. While still below the market's price high-point, we've seen a nice run recently.

Price Trends

