

## This Week

The median list price in PHILADELPHIA, PA 19123 this week is \$445,000.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

## Supply and Demand

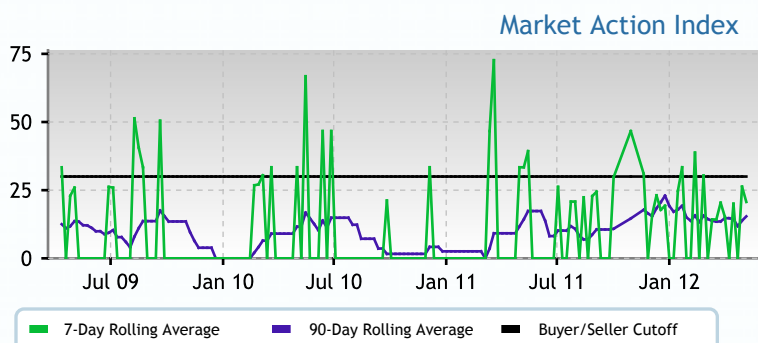
- Home sales have been exceeding new inventory for several weeks. While still a Buyer's market, prices seem to have responded by moving upward. If the demand trends continue, expect prices to keep marching upward, especially once we see a Seller's Market.

Real-Time Market Profile			Trend
Median List Price	\$ 445,000		↑↑
Asking Price Per Square Foot	\$ 213		↑↑
Average Days on Market (DOM)	115		↓↓
Percent of Properties with Price Decrease	38 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	0 %		
Median House Size (sq ft)	2700		
Median Lot Size	Less than 4,500		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.5		
Market Action Index	Strong Buyer's	15.4	↑↑

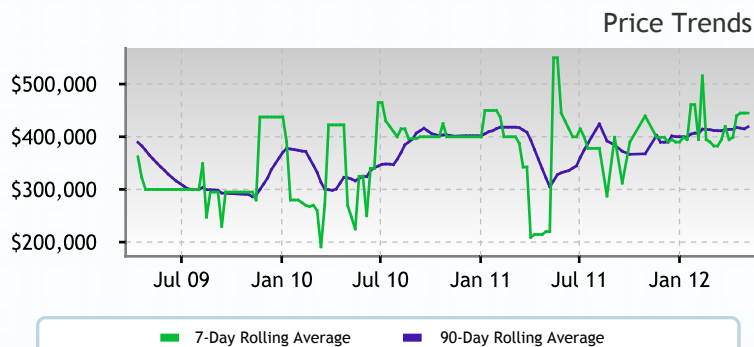
↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

- In this zip code this week saw relatively little price change from last week. However, we continue to demonstrate a nice up trend in general over the last several weeks.



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	\$ 629,900	2878	Less than 4,500 sqft	4.0	3.5	100	5	0	0	72	Most expensive 25% of properties
Upper/Second	\$ 465,900	2242	1.0 - 2.5 acres	3.0	2.0	0	5	1	1	97	Upper-middle 25% of properties
Lower/Third	\$ 434,900	1924	0.50 - 1.0 acre	3.0	2.0	0	5	2	0	20	Lower-middle 25% of properties
Bottom/Fourth	\$ 324,950	2402	Less than 4,500 sqft	3.0	2.5	0	6	0	1	246	Least expensive 25% of properties