

## This Week

The median list price in PHILADELPHIA, PA 19123 this week is \$444,900.

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

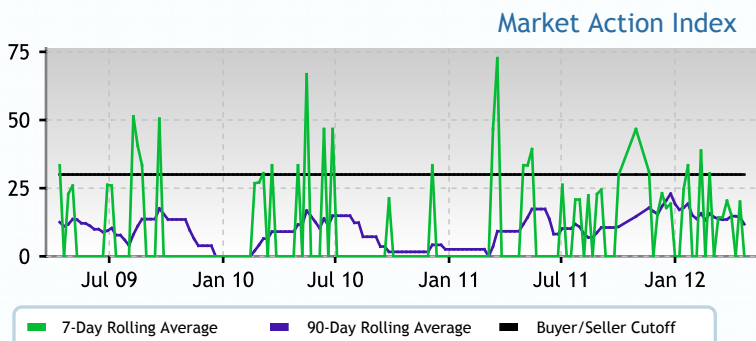
- Inventory levels have been relatively consistent relative to sales. Despite the fact that there is a relatively high amount of available inventory, this Buyer's market is still seeing prices move higher. Given inventory levels, these price conditions are relatively fragile. If the market cools off further, the price trend is likely to reverse.

Real-Time Market Profile			Trend
Median List Price	\$ 444,900		↑↑
Asking Price Per Square Foot	\$ 210		↑↑
Average Days on Market (DOM)	127		↔
Percent of Properties with Price Decrease	45 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	0 %		
Median House Size (sq ft)	2582		
Median Lot Size	Less than 4,500		
Median Number of Bedrooms	4.0		
Median Number of Bathrooms	2.5		
Market Action Index	Strong Buyer's	11.8	↔

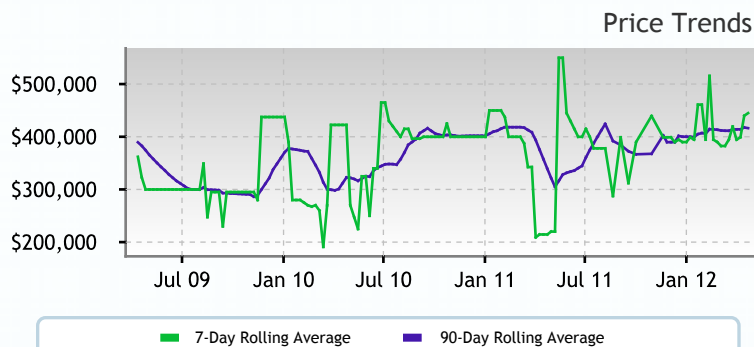
↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

- The market for this zip code continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index to predict how long this trend will last.



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	Description
Top/First	\$ 629,900	2878	Less than 4,500 sqft	4.0	3.5	100	5	0	0	58	Most expensive 25% of properties
Upper/Second	\$ 549,900	2708	0.50 - 1.0 acre	4.0	2.5	0	5	1	0	124	Upper-middle 25% of properties
Lower/Third	\$ 439,900	2010	0.50 - 1.0 acre	3.0	2.0	0	6	0	0	69	Lower-middle 25% of properties
Bottom/Fourth	\$ 324,950	2402	Less than 4,500 sqft	3.0	2.5	0	6	0	0	245	Least expensive 25% of properties