

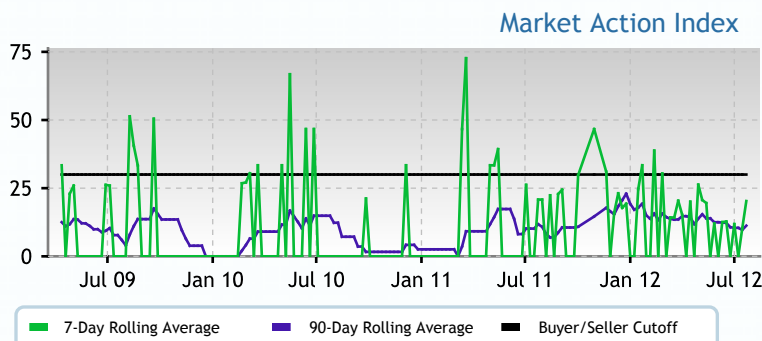
This Week

The median list price in PHILADELPHIA, PA 19123 this week is \$465,800.

Even though the days-on-market is trending higher, so is the Market Action Index at these inventory levels, providing a neutral outlook for the market.

Supply and Demand

- Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market prices are not yet moving higher as excess inventory is consumed. However, as the supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward pressure on pricing.



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	\$ 625,000	3439	Less than 4,500 sqft	4.0	3.5	100	7	0	0	111	Most expensive 25% of properties
Upper/Second	\$ 524,950	2763	Less than 4,500 sqft	3.5	2.8	0	8	0	1	90	Upper-middle 25% of properties
Lower/Third	\$ 448,600	2179	1.0 - 2.5 acres	3.0	2.0	0	8	0	1	118	Lower-middle 25% of properties
Bottom/Fourth	\$ 375,000	3004	Less than 4,500 sqft	3.0	2.5	0	8	0	1	198	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 465,800	↔↔
Asking Price Per Square Foot	\$ 185	↓↓↓
Average Days on Market (DOM)	130	↑↑↑
Percent of Properties with Price Decrease	42 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2830	
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 11.3	↑↑

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

Price

- We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

