

This Week

The median list price in PHILADELPHIA, PA 19123 this week is \$465,900.

Days-on-market has been trending up recently but the Market Action Index and inventory levels are basically flat and not providing strong indications for the market.

Supply and Demand

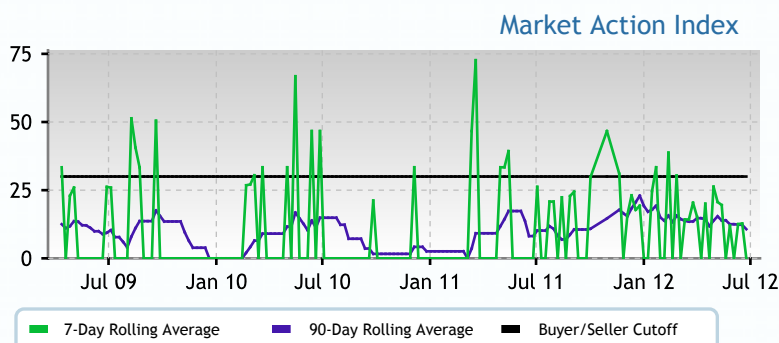
- The market has settled in at a relative stasis in inventory and sales conditions. It's a Buyer's market that has seen prices trend lower. Expect that consistent up trends in demand will be required before price trends change significantly.

Real-Time Market Profile			Trend
Median List Price	\$ 465,900		↓↓
Asking Price Per Square Foot	\$ 194		↔
Average Days on Market (DOM)	118		↑↑
Percent of Properties with Price Decrease	26 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	3 %		
Median House Size (sq ft)	2763		
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	10.7	↔

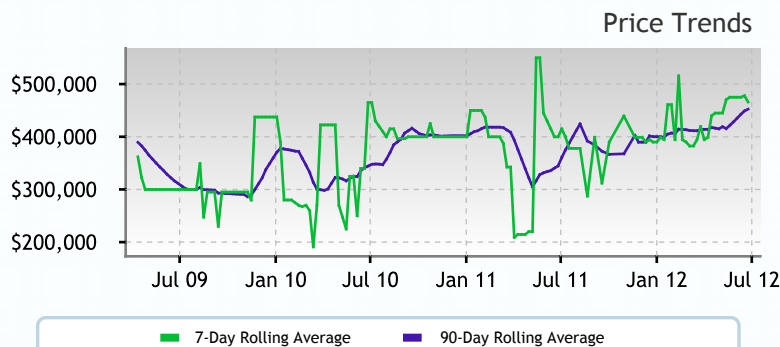
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- Again this week in this zip code we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high level. At this point, we will be looking for a persistent upward shift in the Market Action Index as a leading indicator for a trough in prices.



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	\$ 675,000	4000	Less than 4,500 sqft	4.0	3.5	100	7	0	0	50	Most expensive 25% of properties
Upper/Second	\$ 569,900	2854	Less than 4,500 sqft	4.0	3.0	0	8	0	0	98	Upper-middle 25% of properties
Lower/Third	\$ 444,950	2068	1.0 - 2.5 acres	3.5	2.0	0	8	0	0	103	Lower-middle 25% of properties
Bottom/Fourth	\$ 362,500	3004	Less than 4,500 sqft	3.0	2.5	0	8	1	0	212	Least expensive 25% of properties

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