

This Week

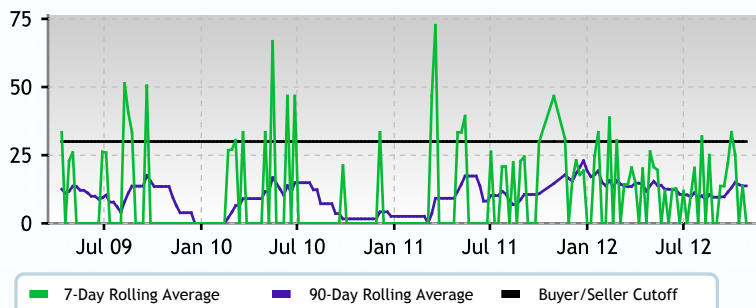
The median list price in PHILADELPHIA, PA 19123 this week is \$544,450.

Inventory has been tightening and days-on-market increasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

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.

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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 639,950	3439	not available	4.0	3.5	100	6	0	0	192	Most expensive 25% of properties
Upper/Second	\$ 567,500	3528	not available	4.0	3.5	0	6	0	0	205	Upper-middle 25% of properties
Lower/Third	\$ 499,000	2231	not available	3.0	2.5	0	6	1	0	134	Lower-middle 25% of properties
Bottom/Fourth	\$ 375,000	2400	not available	3.0	2.5	0	6	0	0	31	Least expensive 25% of properties

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Real-Time Market Profile			Trend
Median List Price	\$ 544,450		↑↑
Asking Price Per Square Foot	\$ 175		↑↑
Average Days on Market (DOM)	140		↑↑
Percent of Properties with Price Decrease	38 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	0 %		
Median House Size (sq ft)	2800		
Median Lot Size	not available		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	3.0		
Market Action Index	Strong Buyer's	13.7	↔

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

Price

- While this week the median price in this zip code didn't fluctuate much, we continue to sit at all time high prices. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.

Price Trends

