

This Week

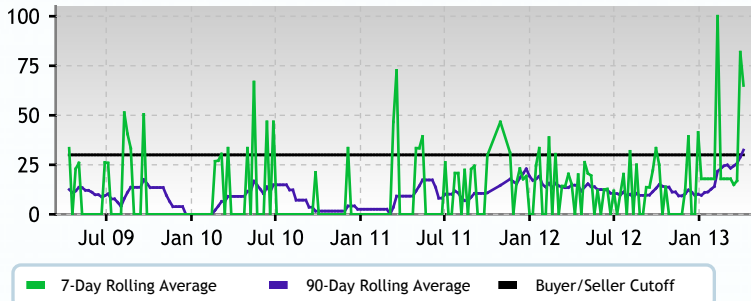
The median list price in PHILADELPHIA, PA 19123 this week is \$347,000.

Demand measured by the Market Action Index is increasing and days-on-market is holding steady. With more properties coming available, conditions are mildly positive.

Supply and Demand

- Home sales have been exceeding new inventory for several weeks. However prices have not yet stopped falling. Since the market is already in the Seller's zone, expect prices to level off very soon. Should the sales trend continue expect that prices could climb from there.

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	\$ 799,000	3100	Less than 4,500 sqft	3.0	3.5	0	3	0	0	208	Most expensive 25% of properties
Upper/Second	\$ 399,900	1533	Less than 4,500 sqft	3.0	2.0	80	3	1	1	80	Upper-middle 25% of properties
Lower/Third	\$ 299,900	738	not available	1.0	1.0	6	3	0	0	61	Lower-middle 25% of properties
Bottom/Fourth	\$ 150,000	1330	Less than 4,500 sqft	2.5	2.0	5	3	0	1	227	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	\$ 347,000	↓↓↓
Asking Price Per Square Foot	\$ 254	↓↓↓
Average Days on Market (DOM)	144	↔↔
Percent of Properties with Price Decrease	33 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	1533	
Median Lot Size	Less than 4,500	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	32.5	↑↑

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

Price

- This week prices in this zip code bumped up a bit but the trend of recent weeks is generally downward. A pickup in demand will be reflected in the Market Action Index, so watch that chart to try to identify a trough in the market.

Price Trends

