

This Week

The median list price in PHILADELPHIA, PA 19123 this week is \$285,000.

Inventory and days-on-market are both trending higher recently. However, the improving Market Action Index implies some increased demand will temper the negative trends.

Supply and Demand

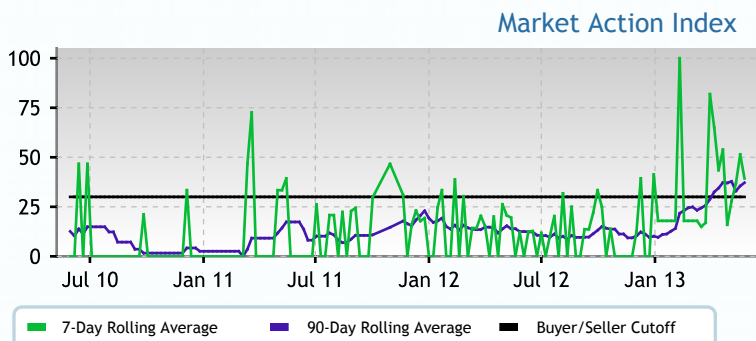
- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

Real-Time Market Profile		Trend
Median List Price	\$ 285,000	↔
Asking Price Per Square Foot	\$ 230	↓↓
Average Days on Market (DOM)	76	↑↑
Percent of Properties with Price Decrease	25 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	1230	
Median Lot Size	Less than 4,500	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	37.2	↔

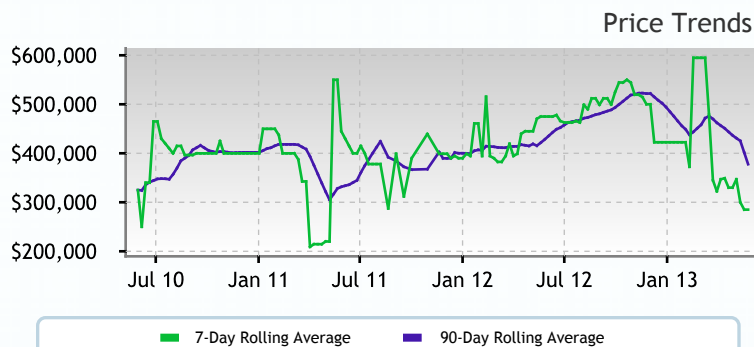
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- Prices in this zip code have been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.



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	\$ 569,900	2150	Less than 4,500 sqft	2.5	2.8	0	4	0	0	167	Most expensive 25% of properties
Upper/Second	\$ 314,450	1533	Less than 4,500 sqft	2.0	2.0	0	4	0	0	43	Upper-middle 25% of properties
Lower/Third	\$ 262,000	756	not available	1.0	1.0	0	4	0	0	38	Lower-middle 25% of properties
Bottom/Fourth	\$ 207,450	1260	Less than 4,500 sqft	3.0	2.0	6	4	1	0	55	Least expensive 25% of properties