

This Week

The median list price in PHILADELPHIA, PA 19123 this week is \$239,900.

The Market Action Index has been trending down lately, while inventory and days-on-market are climbing. The trends imply a weakening market.

Supply and Demand

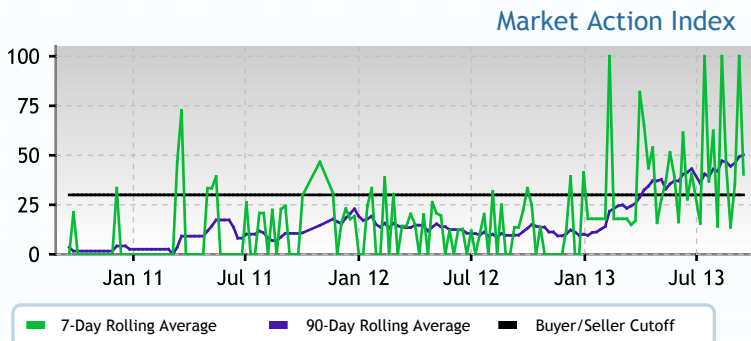
- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

Real-Time Market Profile			Trend
Median List Price	\$ 239,900		↔↔
Asking Price Per Square Foot	\$ 153		↓↓↓
Average Days on Market (DOM)	140		↑↑↑
Percent of Properties with Price Decrease	43 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	14 %		
Median House Size (sq ft)	1287		
Median Lot Size	Less than 4,500		
Median Number of Bedrooms	2.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Seller's	50.3	↑↑

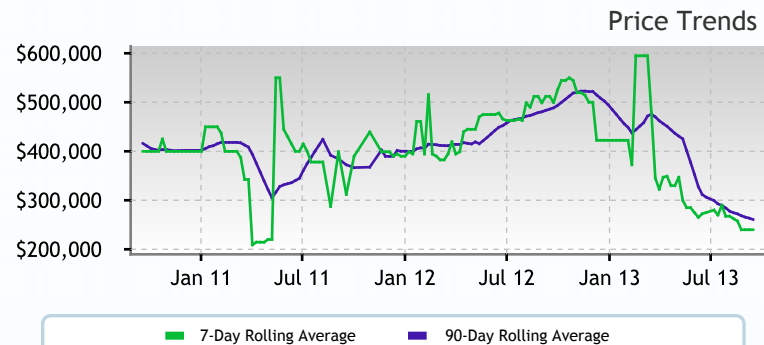
↔↔ No change ↑↑ Strong upward trend ↓↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- Recently prices in this zip have settled at a plateau even though they dipped this week. Look for a persistent up-shift in the Market Action Index before we see prices significantly move from these levels.



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	\$ 329,900	1258	not available	2.0	2.0	5	1	0	0	126	Most expensive 25% of properties
Upper/Second	\$ 280,000	1287	Less than 4,500 sqft	2.5	1.5	0	2	0	0	140	Upper-middle 25% of properties
Lower/Third	\$ 227,400	1600	Less than 4,500 sqft	2.0	2.0	0	2	0	0	144	Lower-middle 25% of properties
Bottom/Fourth	\$ 129,500	1170	Less than 4,500 sqft	3.0	1.0	0	2	0	0	144	Least expensive 25% of properties