

## This Week

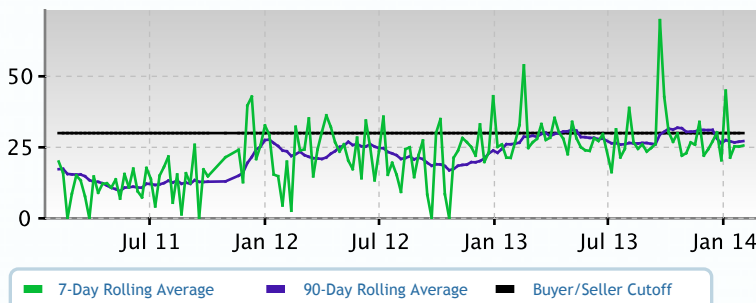
The median list price in PHILADELPHIA, PA 19123 this week is \$350,000.

The Market Action index has been trending down lately, while days-on-market is climbing, providing mostly bearish signs for the market.

## Supply and Demand

- In terms of supply and demand, the market is getting cooler - more supply is coming on the market relative to the sales demand. However, in recent weeks prices have been moving higher. Since it is technically a Buyer's market, this price trend may be a result of improved quality (newer, larger homes) of the homes being listed. Look at the descriptive statistics where you may notice the homes being listed are larger and younger than they have been in the past.

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	Square Feet	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 666,950	2780	3.0	3.0	6	34	1	0	196	Most expensive 25% of properties
Upper/Second	\$ 440,250	1550	3.0	2.5	85	34	3	3	173	Upper-middle 25% of properties
Lower/Third	\$ 319,950	1230	1.0	1.5	97	34	2	4	205	Lower-middle 25% of properties
Bottom/Fourth	\$ 229,000	990	1.0	1.0	113	35	2	0	141	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	\$ 350,000	↑↑
Asking Price Per Square Foot	\$ 251	↔
Average Days on Market (DOM)	179	↑↑
Percent of Properties with Price Decrease	22 %	
Percent Relisted (reset DOM)	13 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	1489	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	2.0	
Market Action Index	Buyer's Advantage 27.2	↓↓

- ↔ 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 are relatively close to the market's high-water mark. 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

