

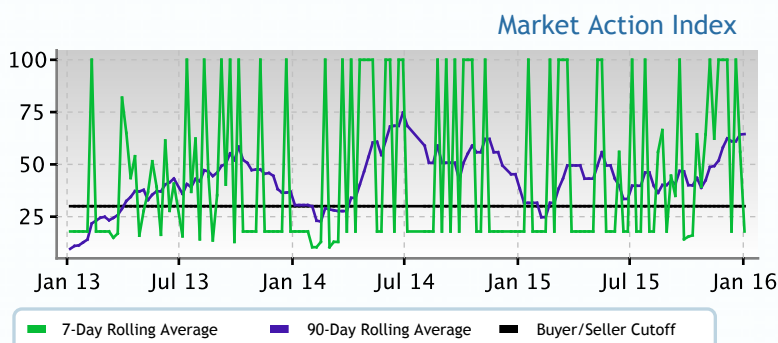
## This Week

The median list price in PHILADELPHIA, PA 19123 this week is \$475,000.

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

- The market has been strong for several consecutive weeks. Reflecting these inventory conditions, with the MAI in the Seller's zone, it is not surprising that prices have recently resumed their climb.



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	\$ 990,000	3690	Less than 4,500 sqft	4.0	4.5	4	1	0	0	28	Most expensive 25% of properties
Upper/Second	\$ 639,000	1516	not available	2.0	2.5	7	1	0	0	21	Upper-middle 25% of properties
Lower/Third	\$ 475,000	3561	Less than 4,500 sqft	6.0	0.0	108	2	0	0	186	Lower-middle 25% of properties
Bottom/Fourth	\$ 322,500	1504	Less than 4,500 sqft	2.0	1.0	101	2	0	0	245	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	\$ 475,000		↑
Asking Price Per Square Foot	\$ 228		↓
Average Days on Market (DOM)	152		↑↑
Percent of Properties with Price Decrease	0 %		
Percent Relisted (reset DOM)	0 %		
Percent Flip (price increased)	0 %		
Median House Size (sq ft)	2509		
Median Lot Size	Less than 4,500		
Median Number of Bedrooms	2.0		
Median Number of Bathrooms	2.5		
Market Action Index	Strong Seller's	64.5	↑↑

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

## Price

- The market for this zip code continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index to predict how long this trend will last.

