

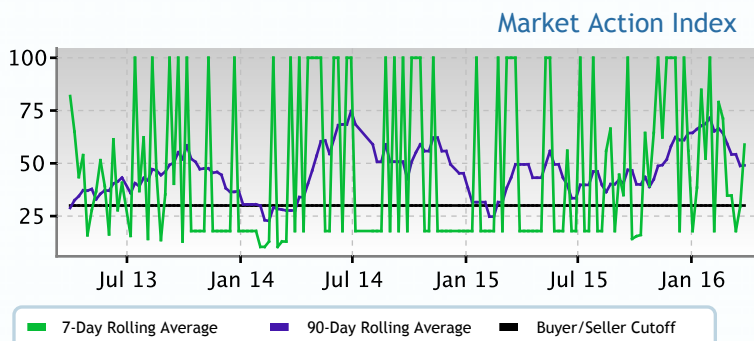
This Week

The median list price in PHILADELPHIA, PA 19123 this week is \$474,000.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

Supply and Demand

- The market has been cooling over time and prices have recently flattened. Despite the consistent decrease in Market Action Index (MAI), we're in a Seller's Market (where significant demand leaves little inventory available). If the MAI begins to climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 895,000	3192	Less than 4,500 sqft	3.0	3.5	0	3	0	0	93	Most expensive 25% of properties
Upper/Second	\$ 550,000	1662	Less than 4,500 sqft	2.5	2.2	6	3	0	0	63	Upper-middle 25% of properties
Lower/Third	\$ 434,500	2352	Less than 4,500 sqft	4.0	2.0	58	4	0	1	228	Lower-middle 25% of properties
Bottom/Fourth	\$ 359,000	1088	Less than 4,500 sqft	2.0	1.2	101	4	0	0	128	Least expensive 25% of properties

Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Real-Time Market Profile		Trend
Median List Price	\$ 474,000	↔↔
Asking Price Per Square Foot	\$ 300	↔↔
Average Days on Market (DOM)	135	↘↘
Percent of Properties with Price Decrease	36 %	
Percent Relisted (reset DOM)	0 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	1516	
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 49.0	↘↘

- ↔↔ 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.

