

## This Week

The median list price in PHILADELPHIA, PA this week is \$189,900.

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

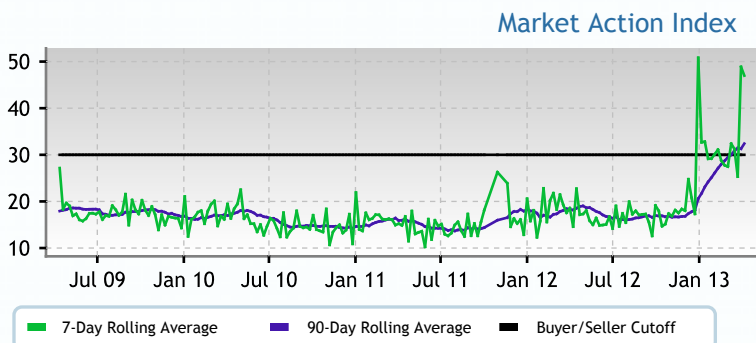
- Home sales have been exceeding new inventory for several weeks. However prices have not yet stopped falling. Since the market is already in the Seller's zone, expect prices to level off very soon. Should the sales trend continue expect that prices could climb from there.

Real-Time Market Profile		Trend
Median List Price	\$ 189,900	↓↓↓
Asking Price Per Square Foot	\$ 129	↓↓↓
Average Days on Market (DOM)	126	↓↓↓
Percent of Properties with Price Decrease	25 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	1474	
Median Lot Size	Less than 4,500	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	32.4	↑↑

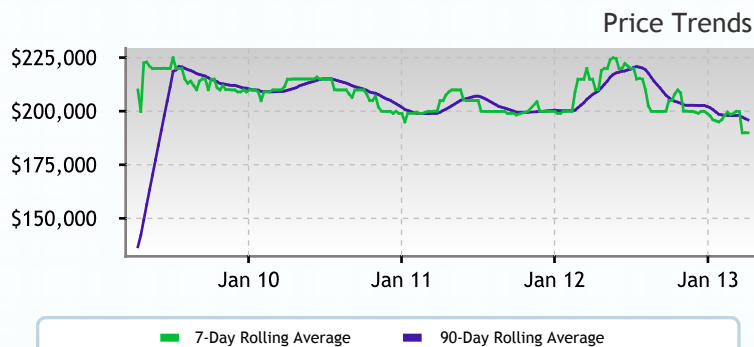
↔ No change    ↑↑ Strong upward trend    ↓↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

- The market has 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	
Top/First	\$ 375,000	2252	4,501 - 6,500 sqft	4.0	2.5	60	341	39	20	142	Most expensive 25% of properties
Upper/Second	\$ 224,900	1440	Less than 4,500 sqft	3.0	2.0	60	341	28	22	118	Upper-middle 25% of properties
Lower/Third	\$ 164,900	1350	Less than 4,500 sqft	3.0	2.0	63	342	37	22	105	Lower-middle 25% of properties
Bottom/Fourth	\$ 84,950	1284	Less than 4,500 sqft	3.0	1.5	80	342	21	20	139	Least expensive 25% of properties