

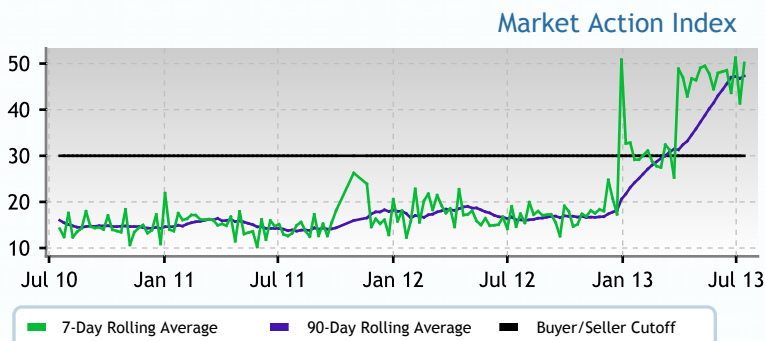
This Week

The median list price in PHILADELPHIA, PA this week is \$189,994.

Inventory and days-on-market are both trending higher recently. However, the improving Market Action Index implies some increased demand will temper the negative trends.

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.



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	\$ 389,000	2300	6,501 - 8,000 sqft	4.0	2.5	65	367	34	25	120	Most expensive 25% of properties
Upper/Second	\$ 224,900	1536	4,501 - 6,500 sqft	3.0	2.0	60	367	29	24	107	Upper-middle 25% of properties
Lower/Third	\$ 169,900	1356	Less than 4,500 sqft	3.0	2.0	60	367	31	23	112	Lower-middle 25% of properties
Bottom/Fourth	\$ 100,000	1280	Less than 4,500 sqft	3.0	1.5	75	367	30	34	146	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	\$ 189,994		↔↔
Asking Price Per Square Foot	\$ 130		↔↔
Average Days on Market (DOM)	121		↑↑
Percent of Properties with Price Decrease	41 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	3 %		
Median House Size (sq ft)	1508		
Median Lot Size	Less than 4,500		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Seller's	47.3	↑↑

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

Price

- Again this week we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high levels. The Market Action Index is a good leading indicator for the durability of this trend.

