

This Week

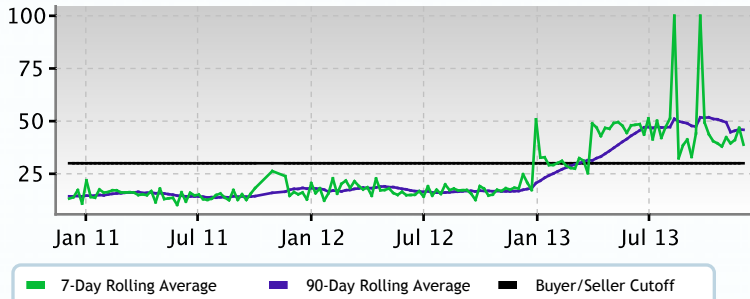
The median list price in PHILADELPHIA, PA this week is \$225,000.

The Market Action Index has been trending down lately, indicating demand falling along with supply. Conditions point to mildly negative 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.

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

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	\$ 470,000	2768	8,001 - 10,000 sqft	4.0	3.0	50	183	5	5	151	Most expensive 25% of properties
Upper/Second	\$ 269,898	1730	4,501 - 6,500 sqft	3.0	2.2	60	183	6	9	143	Upper-middle 25% of properties
Lower/Third	\$ 185,000	1410	Less than 4,500 sqft	3.0	2.0	60	184	2	10	168	Lower-middle 25% of properties
Bottom/Fourth	\$ 99,300	1280	Less than 4,500 sqft	3.0	1.0	75	184	8	8	192	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 225,000	↔↔
Asking Price Per Square Foot	\$ 138	↔↔
Average Days on Market (DOM)	164	↔↔
Percent of Properties with Price Decrease	37 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	1620	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Seller's 45.9	↓↓

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

Price

- The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.

Price Trends

