

This Week

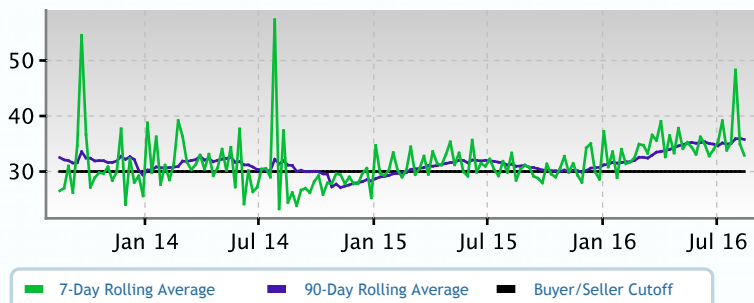
The median list price in PHILADELPHIA, PA this week is \$158,000.

Inventory is tightening and days-on-market is falling. But demand as measured by the Market Action Index is also trending down. The market is not giving strong up or down signals from these data.

Supply and Demand

- While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.

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

Quartile	Median Price	Square Feet	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 449,900	1744	3.0	2.5	13	1251	84	89	109	Most expensive 25% of properties
Upper/Second	\$ 210,000	1252	3.0	1.5	75	1251	111	123	96	Upper-middle 25% of properties
Lower/Third	\$ 124,000	1184	3.0	1.0	76	1251	107	94	126	Lower-middle 25% of properties
Bottom/Fourth	\$ 57,900	1120	3.0	1.0	86	1252	91	133	158	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	\$ 158,000	↔↔
Asking Price Per Square Foot	\$ 121	↔↔
Average Days on Market (DOM)	122	↓
Percent of Properties with Price Decrease	31 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	1216	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	1.5	
Market Action Index Seller's Advantage	35.8	↑

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

Price

- The market appears to be hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.

Price Trends

