

## This Week

The median list price in PHILADELPHIA, PA 19145 this week is \$172,450.

Inventory is tightening and days-on-market is falling. The Market Action Index shows demand heating up. These are relatively bullish signs for prices.

## 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.

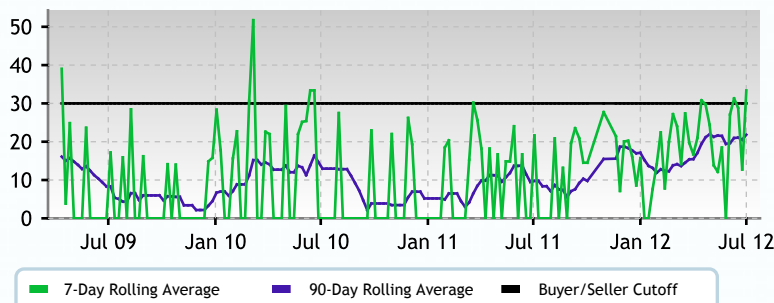
Real-Time Market Profile			Trend
Median List Price	\$ 172,450		↔↔
Asking Price Per Square Foot	\$ 136		↓↓↓
Average Days on Market (DOM)	114		↓↓↓
Percent of Properties with Price Decrease	13 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	3 %		
Median House Size (sq ft)	1152		
Median Lot Size	Less than 4,500		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	1.5		
Market Action Index	Strong Buyer's	21.8	↑↑

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

## Price

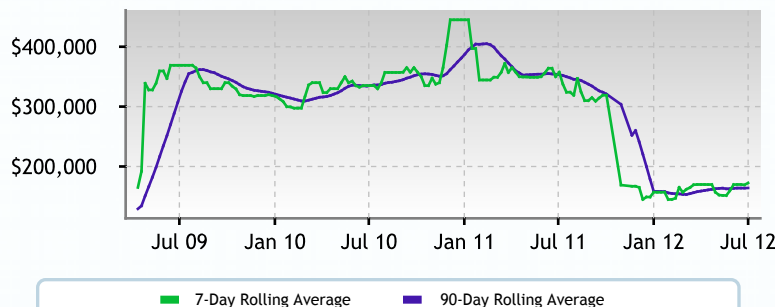
- We continue to see prices in this zip code hovering around these current levels, even though they bumped up a bit this week. Look for a persistent up-shift in the Market Action Index before we see prices move significantly from here.

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.

Price Trends



## 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	\$ 369,900	1584	Less than 4,500 sqft	3.0	2.5	0	7	0	1	88	Most expensive 25% of properties
Upper/Second	\$ 209,900	1152	Less than 4,500 sqft	3.0	1.5	0	7	1	0	110	Upper-middle 25% of properties
Lower/Third	\$ 162,400	1418	Less than 4,500 sqft	3.5	1.5	0	8	0	2	80	Lower-middle 25% of properties
Bottom/Fourth	\$ 72,400	1020	Less than 4,500 sqft	3.0	1.0	0	8	0	1	175	Least expensive 25% of properties

MIKE MCCANN | PRUDENTIAL FOX & ROACH REALTORS | 215-440-8345