



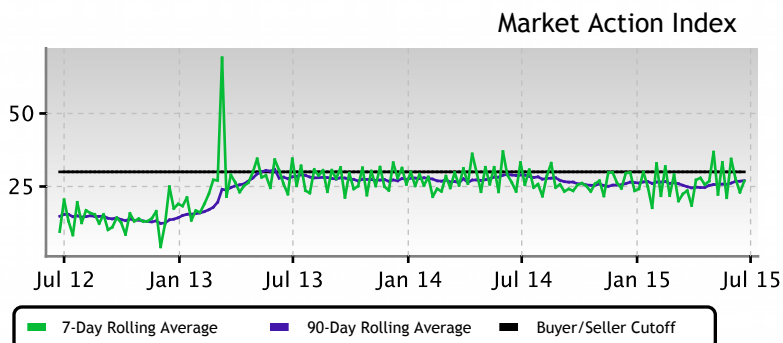
## This Week

The median list price in DOYLESTOWN, PA this week is \$577,500.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

## Supply and Demand

- Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market prices are not yet moving higher as excess inventory is consumed. However, as the supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward pressure on pricing.



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	\$ 1,150,000	4438	1.0 - 2.5 acres	4.0	3.5	15	94	2	4	261	Most expensive 25% of properties
Upper/Second	\$ 679,900	3550	1.0 - 2.5 acres	4.0	3.5	21	95	3	3	170	Upper-middle 25% of properties
Lower/Third	\$ 509,000	2892	0.50 - 1.0 acre	4.0	2.5	20	95	3	5	136	Lower-middle 25% of properties
Bottom/Fourth	\$ 375,000	2020	0.50 - 1.0 acre	3.0	2.2	44	95	9	9	96	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 577,500	↔↔
Asking Price Per Square Foot	\$ 188	↔↔
Average Days on Market (DOM)	165	↑
Percent of Properties with Price Decrease	45 %	
Percent Relisted (reset DOM)	10 %	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	3164	
Median Lot Size	1.0 - 2.5 acres	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Buyer's Advantage 27.0	↑↑

- ↔↔ 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.

