

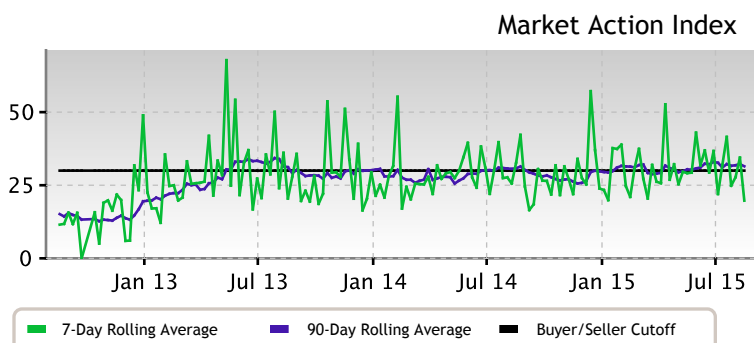
This Week

The median list price in BLUE BELL, PA 19422 this week is \$625,000.

The Market Action index has been trending down lately, while days-on-market is climbing, providing mostly bearish signs for the market.

Supply and Demand

The market has started cooling and prices have been flat for several weeks. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,479,450	5214	1.0 - 2.5 acres	4.0	3.8	0	16	0	0	204	Most expensive 25% of properties
Upper/Second	\$ 761,950	4320	1.0 - 2.5 acres	4.5	3.5	17	16	0	1	147	Upper-middle 25% of properties
Lower/Third	\$ 569,450	3036	0.50 - 1.0 acre	4.0	2.5	28	16	1	0	174	Lower-middle 25% of properties
Bottom/Fourth	\$ 337,500	1924	0.25 - 0.50 acre	3.0	2.5	50	17	3	0	227	Least expensive 25% of properties

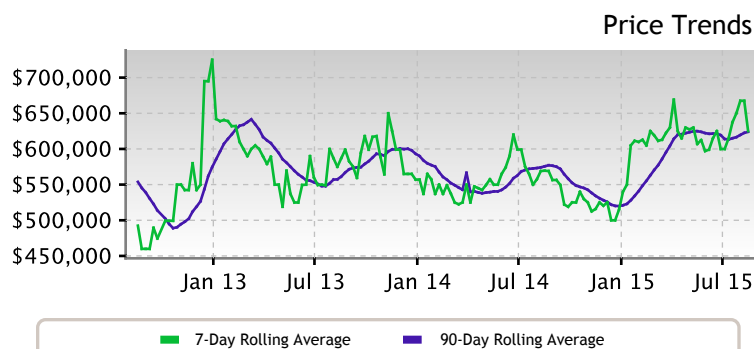
Real-Time Market Profile

		Trend
Median List Price	\$ 625,000	↔
Asking Price Per Square Foot	\$ 188	↓
Average Days on Market (DOM)	189	↑↑
Percent of Properties with Price Decrease	37 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	8 %	
Median House Size (sq ft)	3326	
Median Lot Size	0.50 - 1.0 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Seller's Advantage	31.5 ↓

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

Price

Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.



Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.