

# This Week

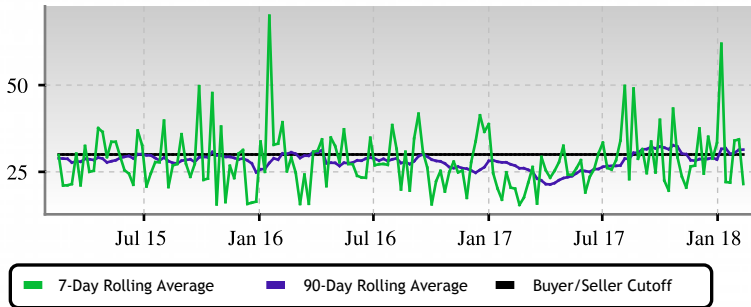
The median list price in DALLAS, TX 75201 this week is \$975,000.

Inventory is up and Market Action is trending down recently. While days-on-market appears to be trending lower, the overall conditions are weakening a bit.

# Supply and Demand

- In the last few weeks, the market has been at a stasis point in terms of sales to inventory. However, prices seem to continue to fall a bit. Technically supply levels indicate this is a Seller's market so it is likely that the downward pricing pressure will be light or variable. Watch for an up-shift in the MAI before price stability is achieved.

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	Square Feet	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 2,545,000	3292	2.0	2.5	9	11	0	1	142	Most expensive 25% of properties
Upper/Second	\$ 1,699,000	2784	2.0	2.2	10	11	0	0	288	Upper-middle 25% of properties
Lower/Third	\$ 762,000	1777	2.0	2.0	13	11	1	0	77	Lower-middle 25% of properties
Bottom/Fourth	\$ 395,000	1668	1.0	1.5	61	12	0	0	82	Least expensive 25% of properties

## Real-Time Market Profile

Metric	Value	Trend
Median List Price	\$ 975,000	↓↓
Asking Price Per Square Foot	\$ 524	↔
Average Days on Market (DOM)	146	↓↓
Percent of Properties with Price Decrease	36 %	
Percent Relisted (reset DOM)	4 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	2386	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	31.4	↔

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

# Price

- Again this week in this zip code we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high level. At this point, we will be looking for a persistent upward shift in the Market Action Index as a leading indicator for a trough in prices.

Price Trends

