



This Week

The median list price in DALLAS, TX 75225 this week is \$1,649,000.

The Market Action Index has been trending down lately, while inventory and days-on-market are climbing. The trends imply a weakening market.

Supply and Demand

- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

Real-Time Market Profile

Median List Price	\$ 1,649,000	↔↔
Asking Price Per Square Foot	\$ 383	↑↑
Average Days on Market (DOM)	162	↑
Percent of Properties with Price Decrease	35 %	
Percent Relisted (reset DOM)	19 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	5200	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	5.0	
Market Action Index Seller's Advantage	33.2	↔↔

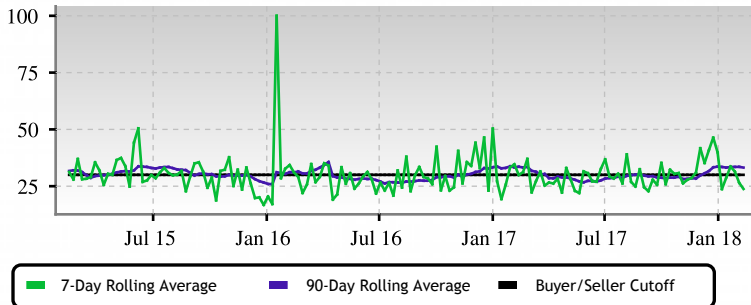
Trend

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

Price

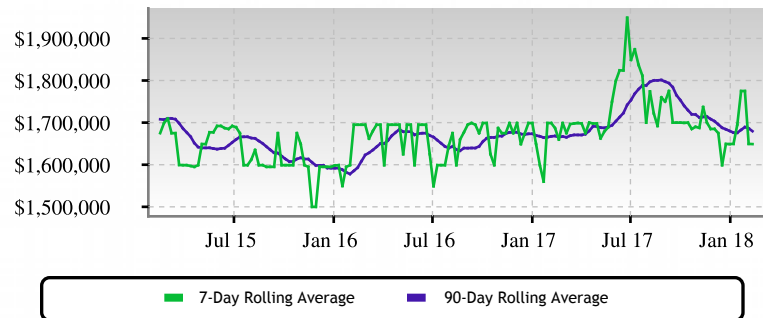
- Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

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	\$ 3,450,000	6812	0.25 - 0.50 acre	5.0	6.5	5	27	2	0	247	Most expensive 25% of properties
Upper/Second	\$ 2,295,000	5558	0.25 - 0.50 acre	5.0	5.5	11	27	4	2	150	Upper-middle 25% of properties
Lower/Third	\$ 1,499,000	4365	8,001 - 10,000 sqft	4.0	4.5	16	27	4	1	147	Lower-middle 25% of properties
Bottom/Fourth	\$ 887,000	2966	8,001 - 10,000 sqft	3.0	3.0	56	28	5	2	106	Least expensive 25% of properties