



This Week

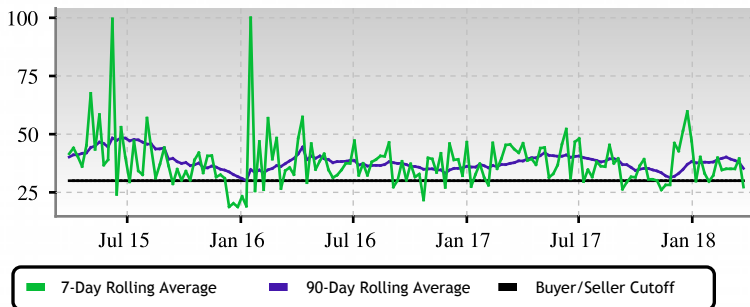
The median list price in DALLAS, TX 75214 this week is \$709,500.

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

- Market conditions have been consistently cooling in the past several weeks. Because we're still in the Seller's zone, prices have not yet begun to drop. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect prices to fall if the index persistently falls to the Buyer's zone.

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	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,299,000	4508	0.25 - 0.50 acre	4.0	4.5	10	40	0	1	111	Most expensive 25% of properties
Upper/Second	\$ 942,000	3710	8,001 - 10,000 sqft	4.0	3.5	14	40	7	1	85	Upper-middle 25% of properties
Lower/Third	\$ 615,000	2459	8,001 - 10,000 sqft	3.0	2.5	63	41	5	2	78	Lower-middle 25% of properties
Bottom/Fourth	\$ 429,900	1589	8,001 - 10,000 sqft	3.0	2.0	65	41	7	5	62	Least expensive 25% of properties

Real-Time Market Profile

Median List Price	\$ 709,500	Trend	↑↑
Asking Price Per Square Foot	\$ 265		↔↔
Average Days on Market (DOM)	84		↑
Percent of Properties with Price Decrease	33 %		
Percent Relisted (reset DOM)	7 %		
Percent Flip (price increased)	1 %		
Median House Size (sq ft)	2868		
Median Lot Size	8,001 - 10,000 sqft		
Median Number of Bedrooms	4.0		
Median Number of Bathrooms	3.0		
Market Action Index Seller's Advantage	35.3		↓↓

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

Price

- The market for this zip code continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index to predict how long this trend will last.

Price Trends

