



This Week

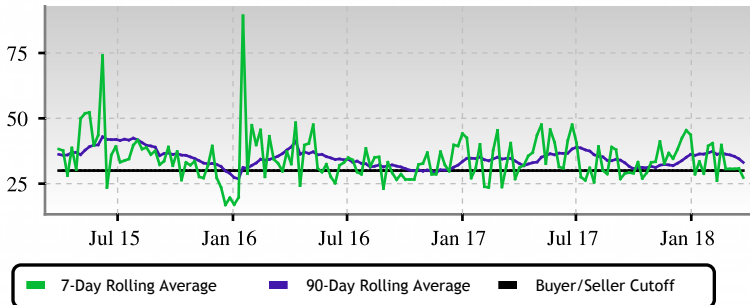
The median list price in DALLAS, TX 75229 this week is \$795,000.

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

- The market has been cooling over time and prices have recently flattened. Despite the consistent decrease in Market Action Index (MAI), we're in a Seller's Market (where significant demand leaves little inventory available). If the MAI begins to climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

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	\$ 3,249,500	7265	1.0 - 2.5 acres	5.0	6.0	15	38	5	0	140	Most expensive 25% of properties
Upper/Second	\$ 1,199,000	4275	0.25 - 0.50 acre	4.0	4.5	50	39	1	1	138	Upper-middle 25% of properties
Lower/Third	\$ 519,000	2670	0.25 - 0.50 acre	4.0	3.0	56	39	7	4	63	Lower-middle 25% of properties
Bottom/Fourth	\$ 329,900	1650	0.25 - 0.50 acre	3.0	2.0	59	39	7	4	68	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 795,000	↔↔
Asking Price Per Square Foot	\$ 234	↔↔
Average Days on Market (DOM)	102	↔↔
Percent of Properties with Price Decrease	33 %	↔↔
Percent Relisted (reset DOM)	10 %	↔↔
Percent Flip (price increased)	5 %	↔↔
Median House Size (sq ft)	3318	↔↔
Median Lot Size	0.25 - 0.50 acre	↔↔
Median Number of Bedrooms	4.0	↔↔
Median Number of Bathrooms	3.5	↔↔
Market Action Index Seller's Advantage	33.1	↔↔

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

Price

- In the last few weeks we've seen prices in this zip code bouncing around these current levels. Look for a persistent change in the Market Action Index before we see prices deviate significantly from here.

Price Trends

