



## This Week

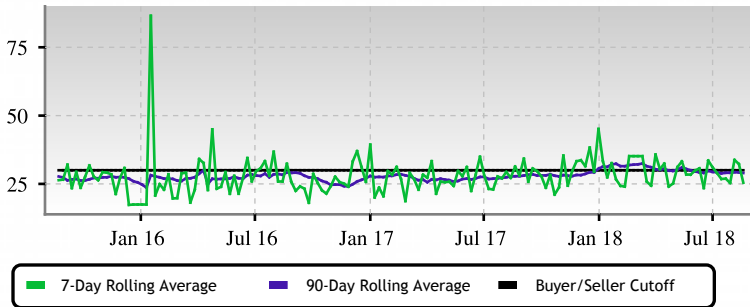
The median list price in DALLAS, TX 75205 this week is \$2,099,000.

Inventory has been decreasing lately but the Market Action Index is falling also. With days-on-market climbing, these are relatively negative implications for the market.

## Supply and Demand

- The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.

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	\$ 5,872,500	8268	0.25 - 0.50 acre	5.0	6.2	18	32	0	0	237	Most expensive 25% of properties
Upper/Second	\$ 3,100,000	5642	0.25 - 0.50 acre	5.0	5.5	26	32	0	2	244	Upper-middle 25% of properties
Lower/Third	\$ 1,767,000	4492	8,001 - 10,000 sqft	4.0	4.5	55	32	1	3	92	Lower-middle 25% of properties
Bottom/Fourth	\$ 939,500	2622	6,501 - 8,000 sqft	3.0	3.0	39	33	3	1	105	Least expensive 25% of properties

### Real-Time Market Profile

		Trend
Median List Price	\$ 2,099,000	↔
Asking Price Per Square Foot	\$ 491	↔
Average Days on Market (DOM)	169	↑↑
Percent of Properties with Price Decrease	47 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	4970	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	5.0	
Market Action Index	Buyer's Advantage 29.0	↔

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

## Price

- Again this week we see prices in this zip code remain roughly at the level they've been for several weeks. Since we're significantly below the top of the market, look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

Price Trends

