



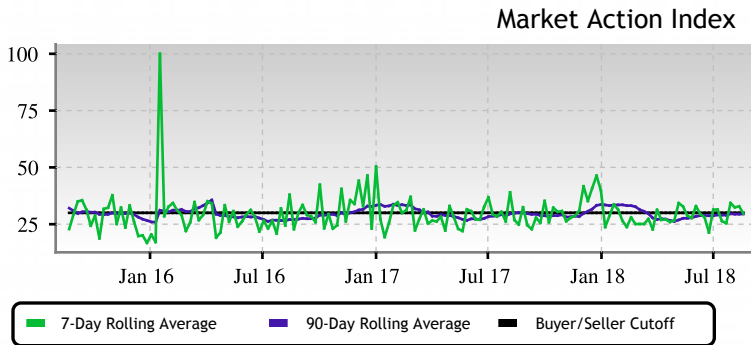
## This Week

The median list price in DALLAS, TX 75225 this week is \$1,870,000.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications 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.



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	\$ 2,995,000	6576	0.25 - 0.50 acre	5.0	6.0	9	39	2	2	133	Most expensive 25% of properties
Upper/Second	\$ 2,200,000	5705	0.25 - 0.50 acre	5.0	5.5	12	39	1	3	147	Upper-middle 25% of properties
Lower/Third	\$ 1,598,000	4836	8,001 - 10,000 sqft	4.0	4.5	18	40	3	2	127	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,010,000	3106	8,001 - 10,000 sqft	3.0	3.0	58	40	1	4	106	Least expensive 25% of properties

### Real-Time Market Profile

Real-Time Market Profile	Trend
Median List Price	\$ 1,870,000 ↔
Asking Price Per Square Foot	\$ 383 ↔
Average Days on Market (DOM)	128 ↑↑
Percent of Properties with Price Decrease	50 %
Percent Relisted (reset DOM)	9 %
Percent Flip (price increased)	2 %
Median House Size (sq ft)	5175
Median Lot Size	0.25 - 0.50 acre
Median Number of Bedrooms	4.0
Median Number of Bathrooms	5.0
Market Action Index Buyer's Advantage	29.5 ↔

- ↔ 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.

