



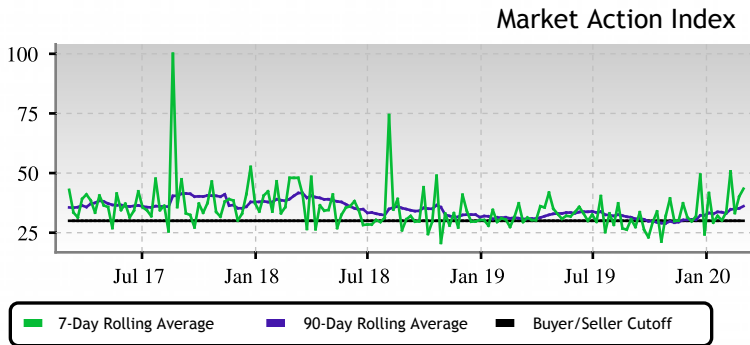
This Week

The median list price in DALLAS, TX 75204 this week is \$434,000.

Inventory is tightening and days-on-market is falling. The Market Action Index shows demand heating up. These are relatively bullish signs for prices.

Supply and Demand

- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.



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	Square Feet	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 699,000	2496	3.0	3.0	14	34	0	2	121	Most expensive 25% of properties
Upper/Second	\$ 504,950	2044	2.0	2.5	7	34	5	7	79	Upper-middle 25% of properties
Lower/Third	\$ 399,900	1585	2.0	2.5	13	35	1	6	89	Lower-middle 25% of properties
Bottom/Fourth	\$ 264,900	1030	2.0	1.5	35	35	3	5	101	Least expensive 25% of properties

Real-Time Market Profile			Trend
Median List Price	\$ 434,000		↔↔
Asking Price Per Square Foot	\$ 253		↔↔
Average Days on Market (DOM)	98		↕↕
Percent of Properties with Price Decrease	36 %		
Percent Relisted (reset DOM)	10 %		
Percent Flip (price increased)	1 %		
Median House Size (sq ft)	1815		
Median Number of Bedrooms	2.0		
Median Number of Bathrooms	2.5		
Market Action Index	Seller's Advantage	36.1	↑↑

- ↔↔ 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.

