



This Week

The median list price in DALLAS, TX 75206 this week is \$650,000.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

Supply and Demand

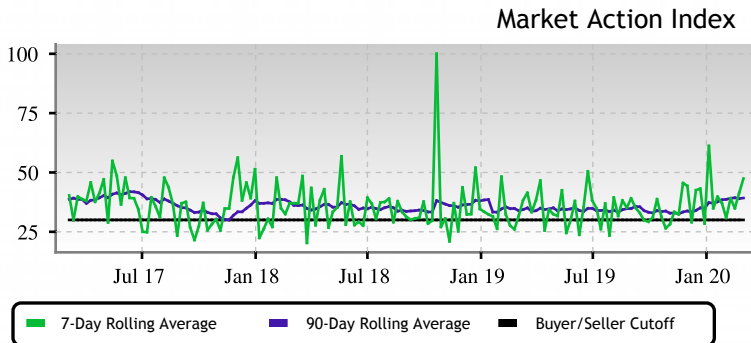
- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

Real-Time Market Profile		Trend
Median List Price	\$ 650,000	↔
Asking Price Per Square Foot	\$ 274	↔
Average Days on Market (DOM)	119	↔
Percent of Properties with Price Decrease	32 %	↔
Percent Relisted (reset DOM)	14 %	↔
Percent Flip (price increased)	6 %	↔
Median House Size (sq ft)	2532	↔
Median Lot Size	6,501 - 8,000 sqft	↔
Median Number of Bedrooms	3.0	↔
Median Number of Bathrooms	2.5	↔
Market Action Index Seller's Advantage	39.2	↔

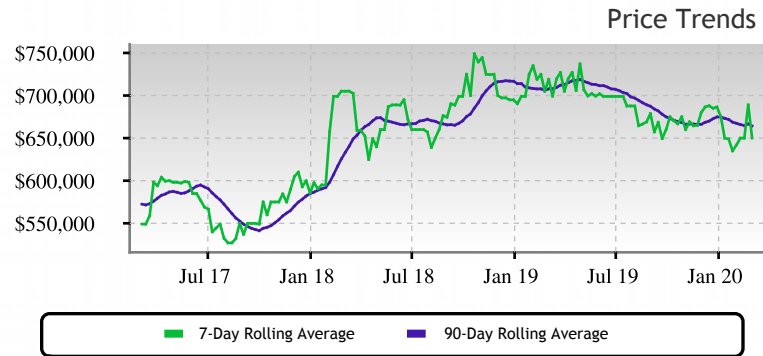
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

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.



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	\$ 925,000	3604	6,501 - 8,000 sqft	4.0	3.5	13	19	3	6	111	Most expensive 25% of properties
Upper/Second	\$ 725,000	2532	6,501 - 8,000 sqft	3.0	3.0	17	19	1	2	140	Upper-middle 25% of properties
Lower/Third	\$ 595,000	2471	4,501 - 6,500 sqft	3.0	2.5	75	19	4	3	144	Lower-middle 25% of properties
Bottom/Fourth	\$ 409,000	1471	6,501 - 8,000 sqft	2.0	2.0	80	20	3	2	83	Least expensive 25% of properties