



## This Week

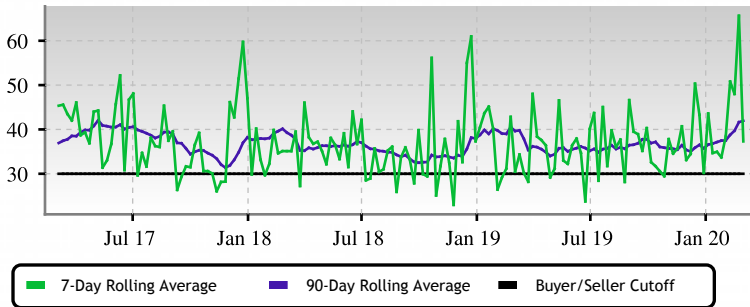
The median list price in DALLAS, TX 75214 this week is \$639,995.

Inventory is tightening and days-on-market is falling. But demand as measured by the Market Action Index is also trending down. The market is not giving strong up or down signals from these data.

## 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.

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	\$ 1,482,000	4746	0.25 - 0.50 acre	5.0	4.8	7	26	9	2	170	Most expensive 25% of properties
Upper/Second	\$ 896,500	3393	8,001 - 10,000 sqft	4.0	3.5	20	26	4	1	103	Upper-middle 25% of properties
Lower/Third	\$ 572,500	2130	8,001 - 10,000 sqft	3.0	2.0	66	26	5	6	80	Lower-middle 25% of properties
Bottom/Fourth	\$ 399,500	1599	6,501 - 8,000 sqft	3.0	2.0	66	27	6	3	101	Least expensive 25% of properties

### Real-Time Market Profile

		Trend
Median List Price	\$ 639,995	↔↔
Asking Price Per Square Foot	\$ 287	↔↔
Average Days on Market (DOM)	113	↕↕
Percent of Properties with Price Decrease	42 %	
Percent Relisted (reset DOM)	12 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	2631	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Seller's Advantage 42.0	↑↑

- ↔↔ 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

