



This Week

The median list price in DALLAS, TX 75205 this week is \$2,900,000.

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

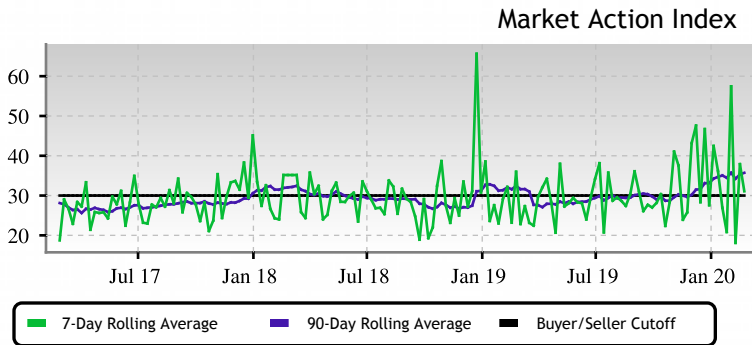
- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

Real-Time Market Profile		Trend
Median List Price	\$ 2,900,000	↔
Asking Price Per Square Foot	\$ 532	↑
Average Days on Market (DOM)	170	↓↓
Percent of Properties with Price Decrease	23 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	5447	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	5.0	
Median Number of Bathrooms	5.0	
Market Action Index Seller's Advantage	35.7	↑↑

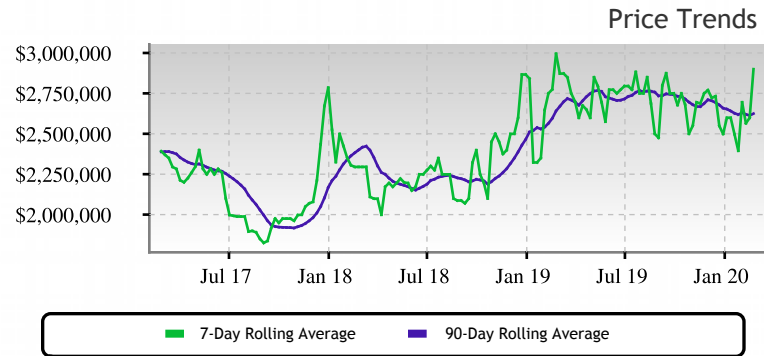
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

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	Description
Top/First	\$ 9,750,000	9067	0.50 - 1.0 acre	5.0	6.5	79	19	1	0	310	Most expensive 25% of properties
Upper/Second	\$ 3,995,000	6111	0.25 - 0.50 acre	5.0	5.5	13	19	1	0	182	Upper-middle 25% of properties
Lower/Third	\$ 2,295,000	4869	8,001 - 10,000 sqft	4.0	4.5	16	19	3	1	81	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,337,500	3612	6,501 - 8,000 sqft	4.0	3.5	36	20	1	5	111	Least expensive 25% of properties