

This Week

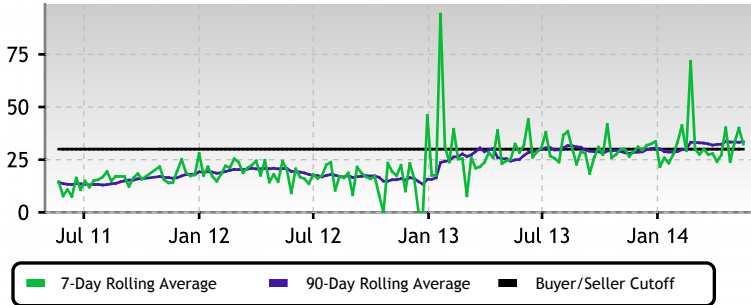
The median list price in DALLAS, TX 75205 this week is \$1,950,000.

Inventory is up and Market Action is trending down recently. While days-on-market appears to be trending lower, the overall conditions are weakening a bit.

Supply and Demand

- The market remains in a relative stasis in terms of sales to inventory. Prices have not been moving higher for several weeks. 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 persistently, prices are likely to resume an upward climb.

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	\$ 4,622,500	7422	0.25 - 0.50 acre	5.0	7.0	17	28	0	1	168	Most expensive 25% of properties
Upper/Second	\$ 2,584,000	5418	0.25 - 0.50 acre	5.0	6.0	46	28	1	1	81	Upper-middle 25% of properties
Lower/Third	\$ 1,649,500	4580	8,001 - 10,000 sqft	4.0	5.0	40	28	2	2	77	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,050,000	3144	8,001 - 10,000 sqft	4.0	4.0	74	29	4	5	71	Least expensive 25% of properties

Real-Time Market Profile

Metric	Value	Trend
Median List Price	\$ 1,950,000	↔
Asking Price Per Square Foot	\$ 444	↑
Average Days on Market (DOM)	99	↓↓
Percent of Properties with Price Decrease	26 %	
Percent Relisted (reset DOM)	2 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	4776	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	5.0	
Market Action Index Seller's Advantage	33.5	↔

↔ 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.

Price Trends

