

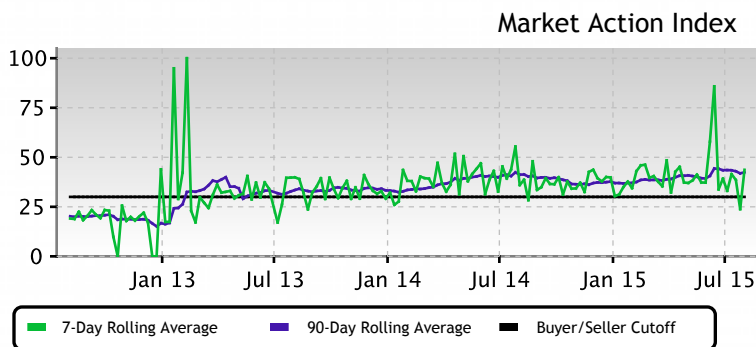
This Week

The median list price in BURLESON, TX 76028 this week is \$205,500.

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

- The market has started cooling and prices have been flat for several weeks. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



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	\$ 438,975	3291	1.0 - 2.5 acres	4.0	3.2	12	86	15	8	113	Most expensive 25% of properties
Upper/Second	\$ 245,530	2602	0.25 - 0.50 acre	4.0	3.0	8	87	12	9	76	Upper-middle 25% of properties
Lower/Third	\$ 174,900	2054	8,001 - 10,000 sqft	3.0	2.0	10	87	11	18	49	Lower-middle 25% of properties
Bottom/Fourth	\$ 102,000	1420	0.50 - 1.0 acre	3.0	2.0	40	87	9	14	66	Least expensive 25% of properties

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Real-Time Market Profile

		Trend
Median List Price	\$ 205,500	↔
Asking Price Per Square Foot	\$ 96	↔
Average Days on Market (DOM)	76	↓
Percent of Properties with Price Decrease	31 %	
Percent Relisted (reset DOM)	4 %	
Percent Flip (price increased)	7 %	
Median House Size (sq ft)	2338	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Market Action Index Seller's Advantage	42.4	↓

- ↔ 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.

