



Altos Market Data for Realtors

Keller, TX 76244

REPORT FOR 7/20/2022

Single-Family Homes



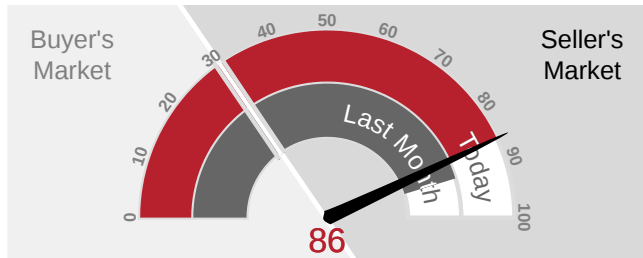
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This week the median list price for Keller, TX 76244 is \$460,000 with the market action index hovering around 86. This is less than last month's market action index of 91. Inventory has increased to 130.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Strong Seller's Market

The market has been cooling over time and prices have recently flattened. Despite the consistent decrease in Market Action Index (MAI), we're in a Seller's Market (where significant demand leaves little inventory available). If the MAI begins to climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

| Median Price | Sq. Ft. | Lot Size | Beds | Bath | Age | New | Absorbed | DOM |
|--------------|---------|--------------------|------|------|-----|-----|----------|-----|
| \$623,831 | 3,338 | 6,500 - 8,000 sqft | 4 | 3.5 | 14 | 6 | 6 | 7 |
| \$499,994 | 2,863 | 6,500 - 8,000 sqft | 4 | 2.5 | 15 | 4 | 0 | 7 |
| \$425,000 | 2,452 | 6,500 - 8,000 sqft | 4 | 2.5 | 17 | 7 | 2 | 21 |
| \$369,000 | 1,822 | 4,500 - 6,500 sqft | 3 | 2 | 19 | 8 | 0 | 7 |

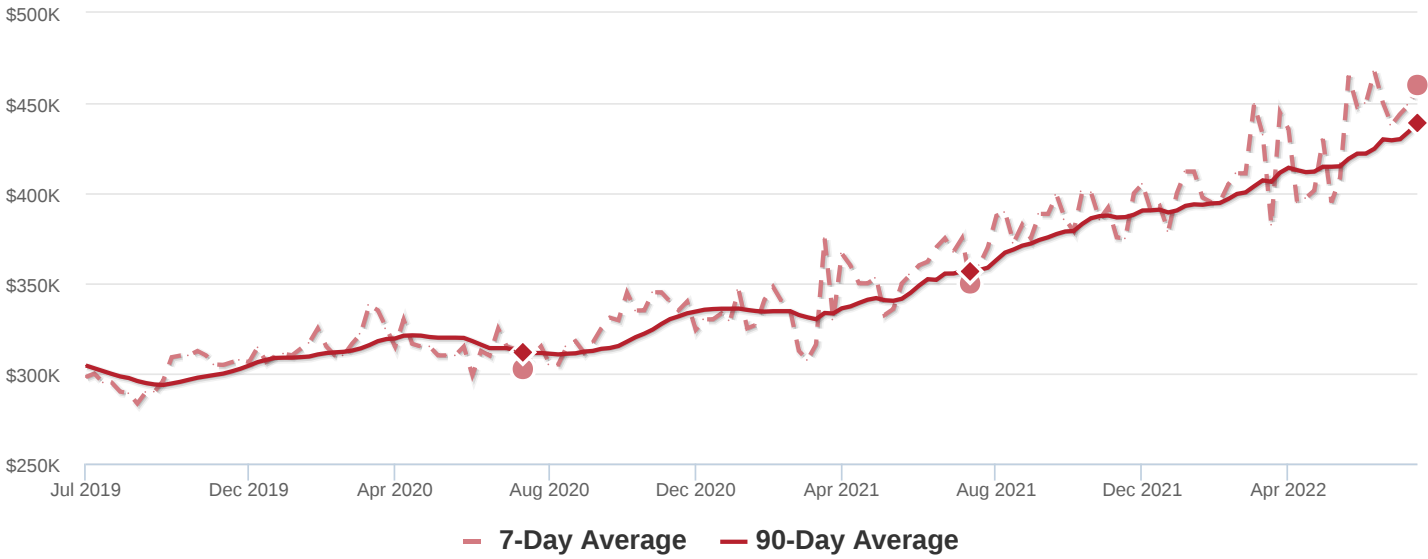
REAL-TIME MARKET PROFILE

| | | |
|------------------------------|--|-----------|
| Median List Price | | \$460,000 |
| Median Price of New Listings | | \$430,000 |
| Per Square Foot | | \$182 |
| Average Days on Market | | 17 |
| Median Days on Market | | 7 |
| Price Decreased | | 42% |
| Price Increased | | 2% |
| Relisted | | 2% |
| Inventory | | 130 |
| Median Rent | | \$2,570 |
| Market Action | | 86 |

Strong Seller's Market

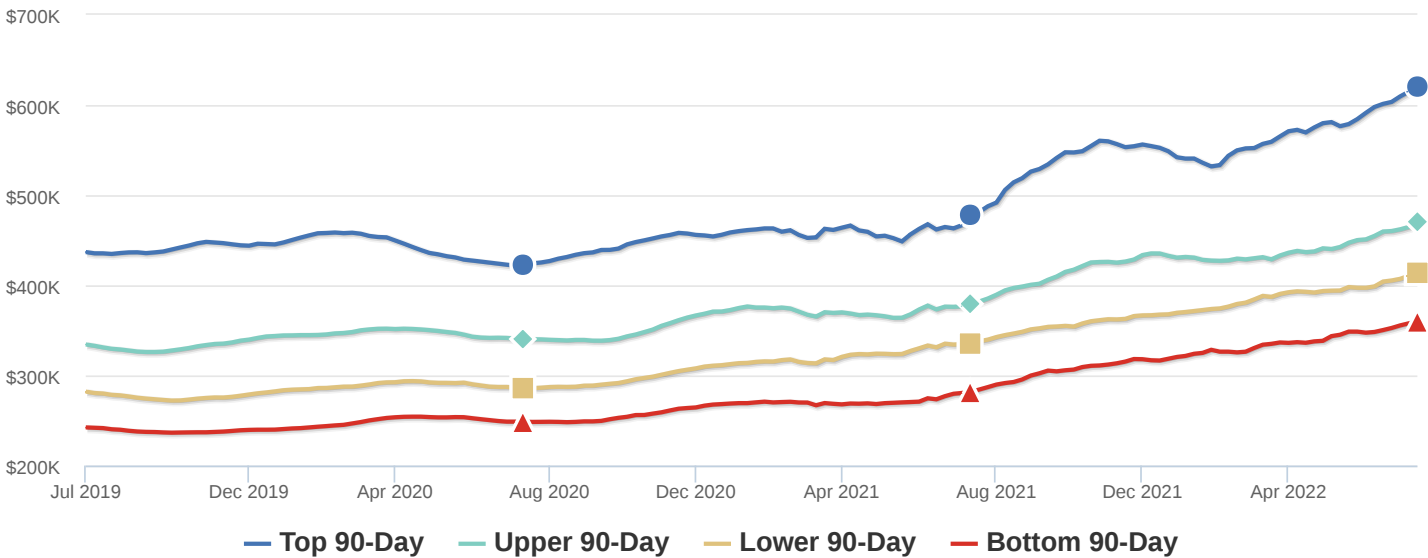
MEDIAN LIST PRICE

While the median price in this zip code hasn't moved much in the last few weeks, we are relatively close to the market's high-water mark. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.



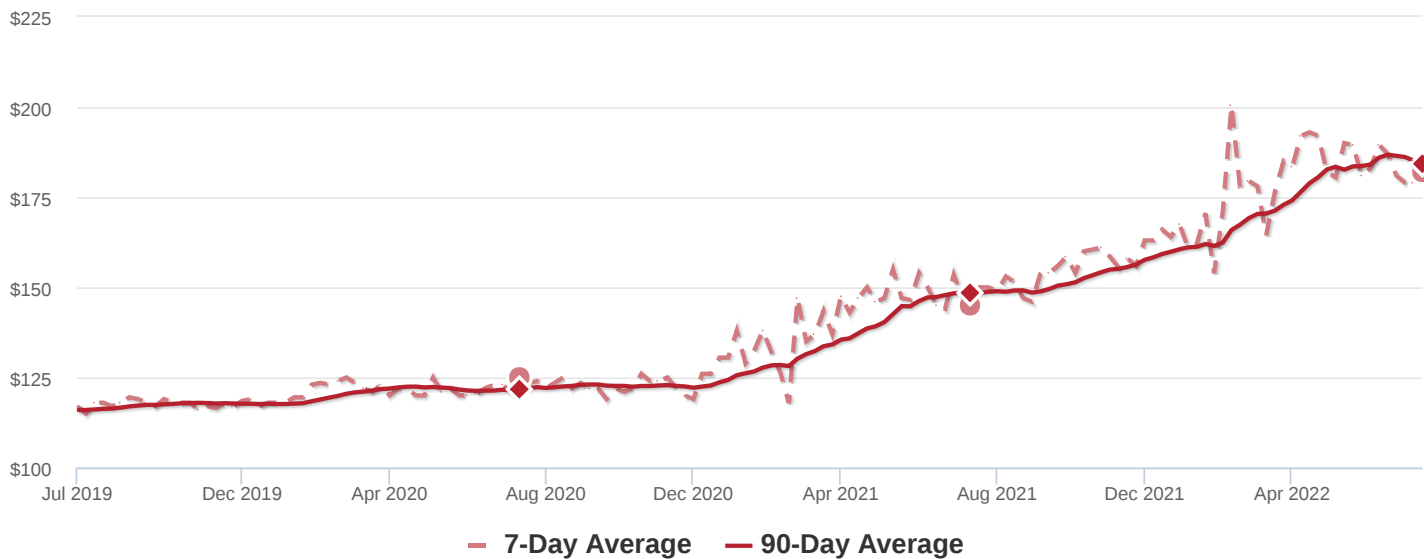
SEGMENTS

In the quartile market segments, we see prices in this zip code have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



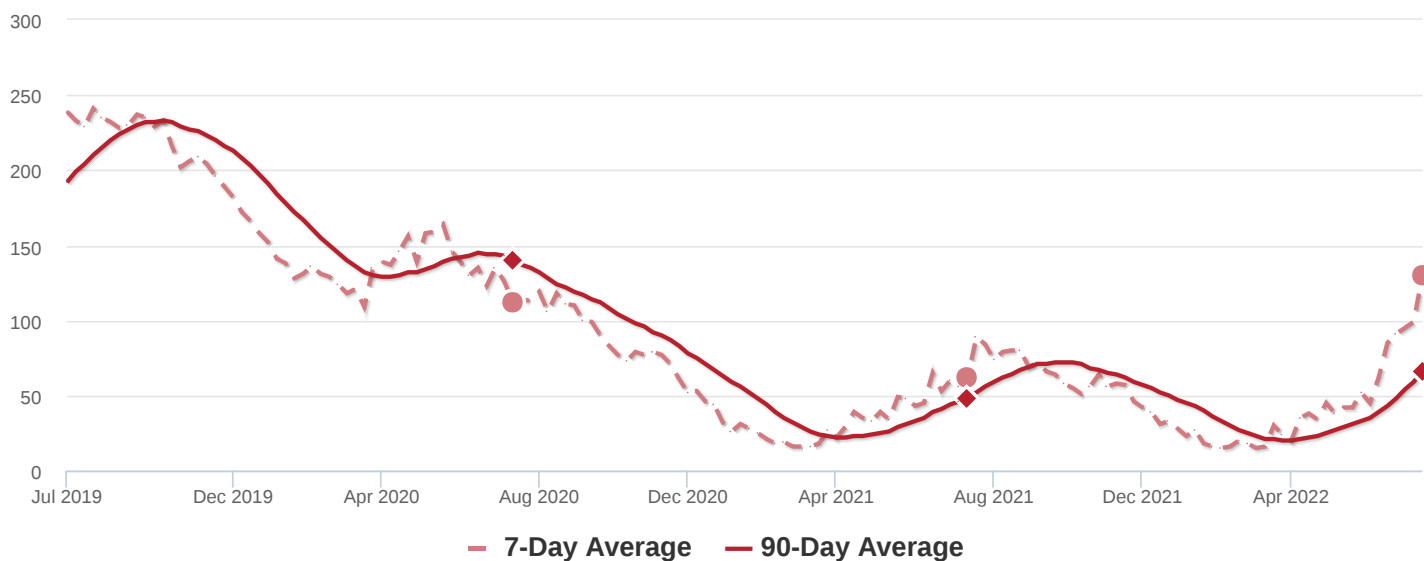
PRICE PER SQUARE FOOT

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



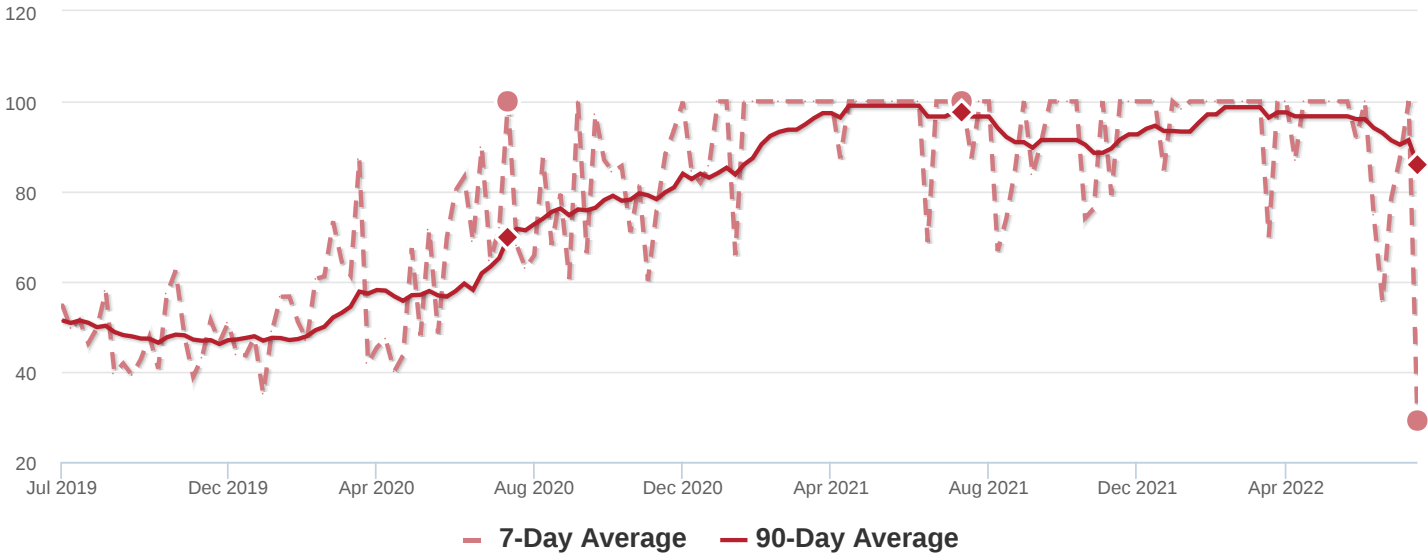
INVENTORY

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



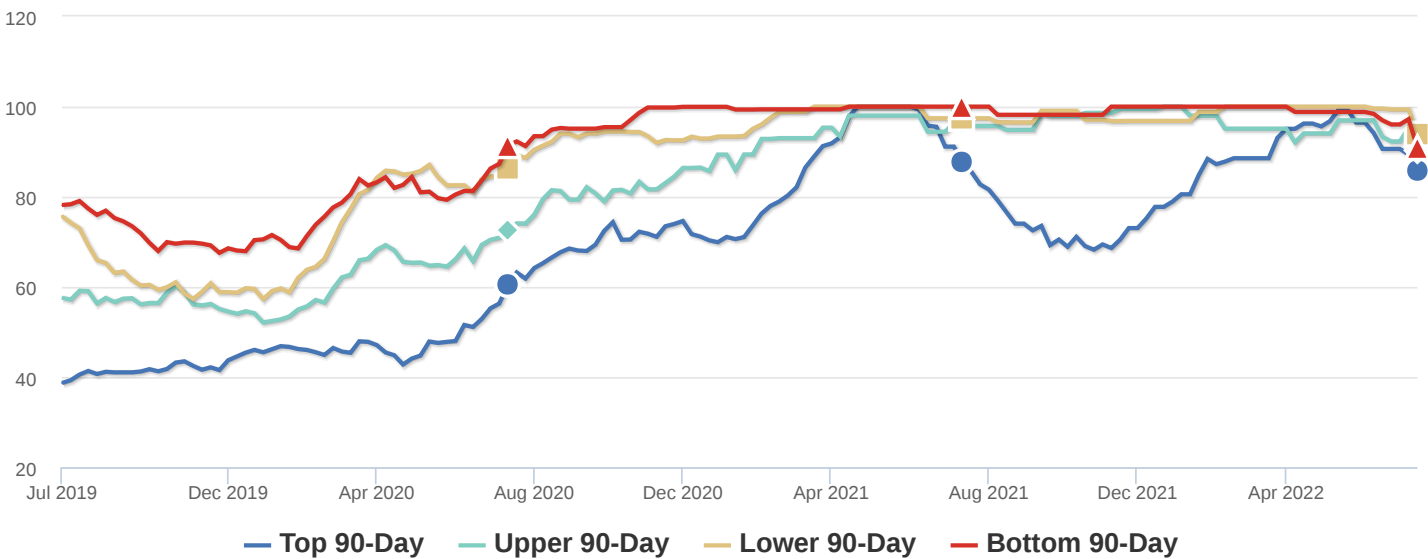
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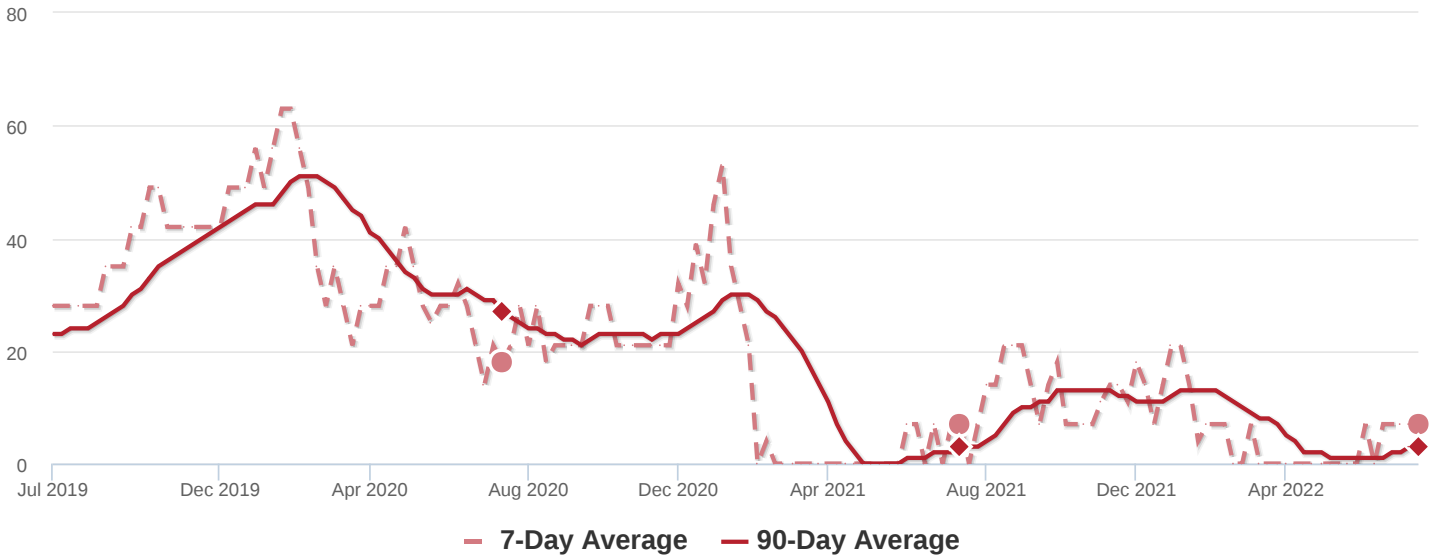
MARKET ACTION SEGMENTS

Not surprisingly, all segments in this zip code are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 15 days. Half of the listings have come newly on the market in the past 3 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

