



Altos Market Data for Realtors

Southlake, TX 76092

REPORT FOR 7/20/2022

Single-Family Homes



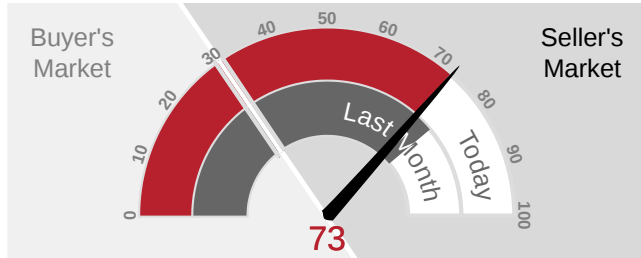
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This week the median list price for Southlake, TX 76092 is \$1,599,500 with the market action index hovering around 73. This is less than last month's market action index of 78. Inventory has increased to 74.

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 off a bit in recent weeks, as more homes are available and demand is less. We're already seeing prices move lower as a result. Expect this trend to continue especially if the index falls to the Buyer's zone. Watch for a persistent up-turn in Market Action to signal prices rising again.

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
\$3,100,000	6,828	1 - 2.5 acres	5	6.3	17	3	1	35
\$1,856,500	5,260	0.5 - 1 acre	5	4.5	22	4	3	21
\$1,388,000	4,430	0.5 - 1 acre	4	4	25	3	2	21
\$970,000	3,600	0.25 - 0.5 acre	4	3.5	29	6	4	7

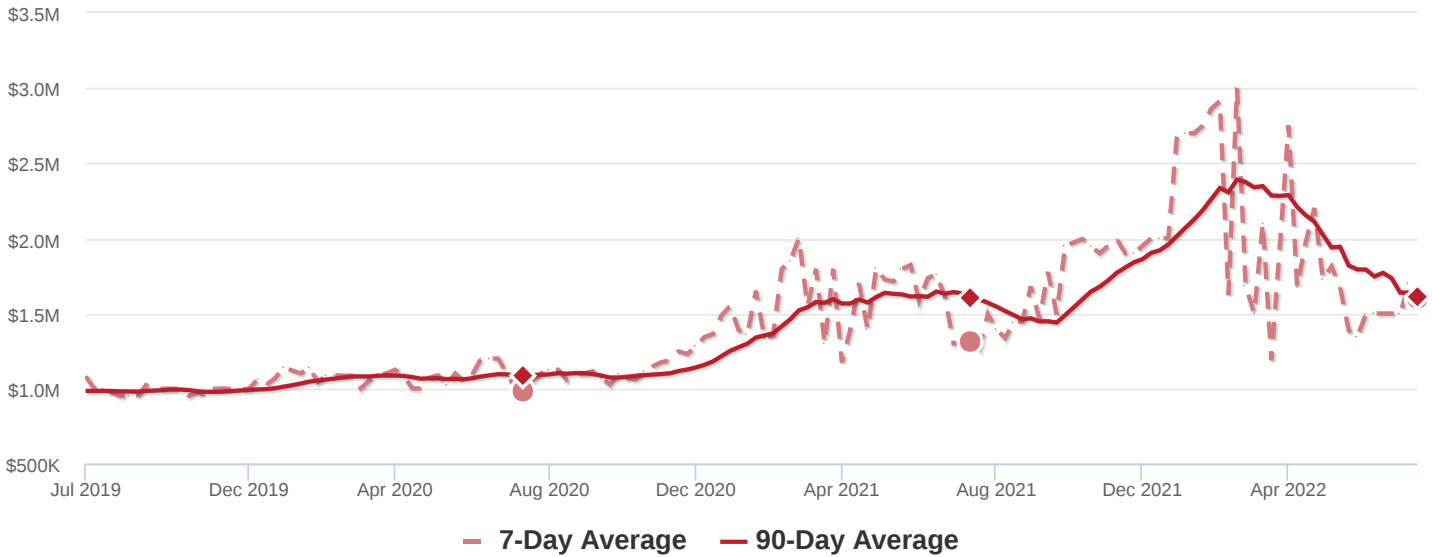
REAL-TIME MARKET PROFILE

Median List Price		\$1,599,500
Median Price of New Listings		\$1,375,000
Per Square Foot		\$336
Average Days on Market		28
Median Days on Market		18
Price Decreased		31%
Price Increased		4%
Relisted		5%
Inventory		74
Median Rent		\$5,500
Market Action		73

Strong Seller's Market

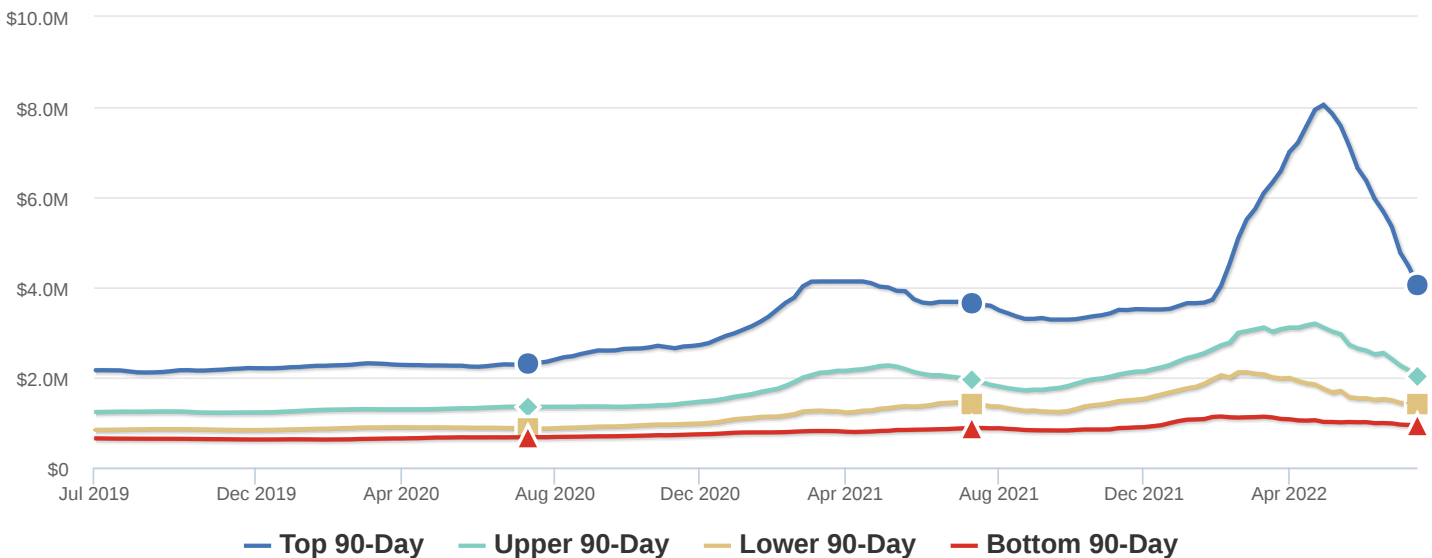
MEDIAN LIST PRICE

Again this week in this zip code we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high level. At this point, we will be looking for a persistent upward shift in the Market Action Index as a leading indicator for a trough in prices.



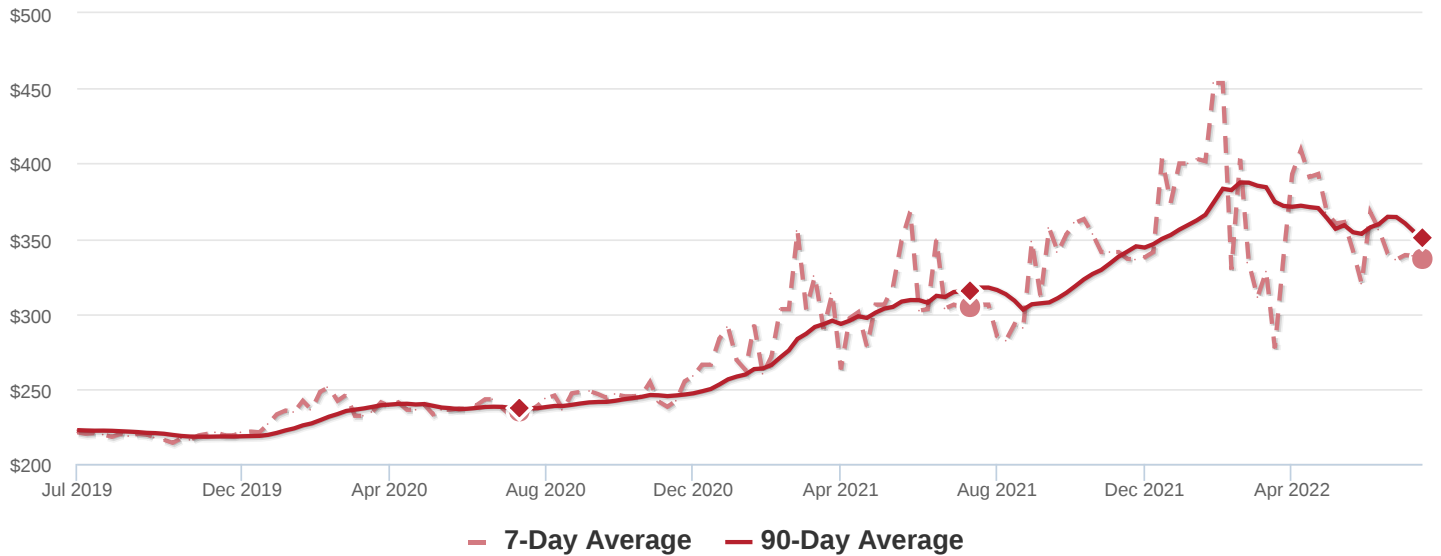
SEGMENTS

In the quartile market segments, we see the market's price weakness evident across the board. All four quartiles have been in price decline in recent weeks. Look to the Market Action Index as a leading indicator of the bottom of the market.



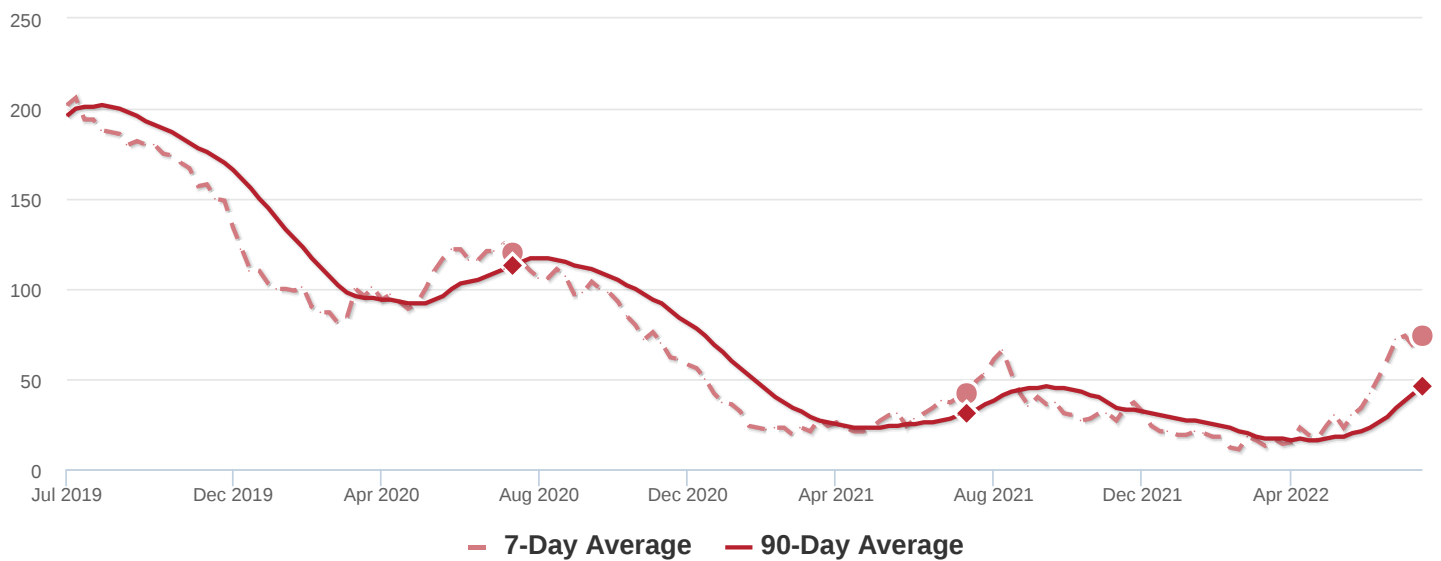
PRICE PER SQUARE FOOT

The market's downward trends are shared across both price and value. People are recently placing less value on homes (you can see the recent declines in price per square foot as evidence.) Look for significant changes in the Market Action Index as a precursor to price and value changes, possibly as inflection points for good investment opportunities.



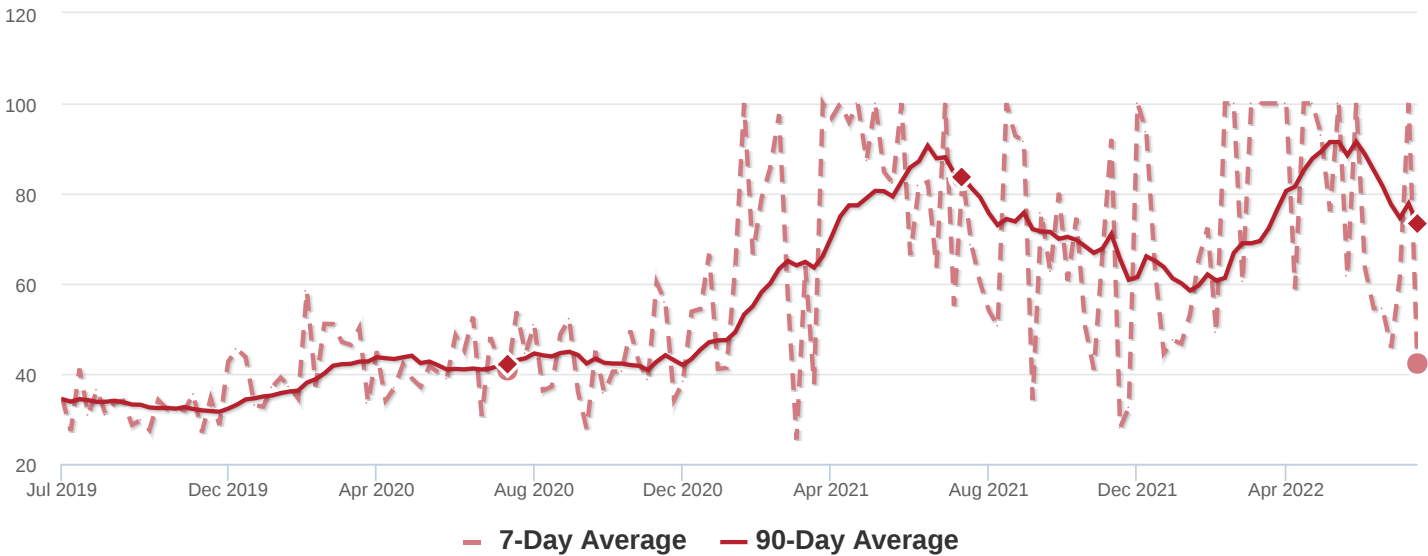
INVENTORY

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.



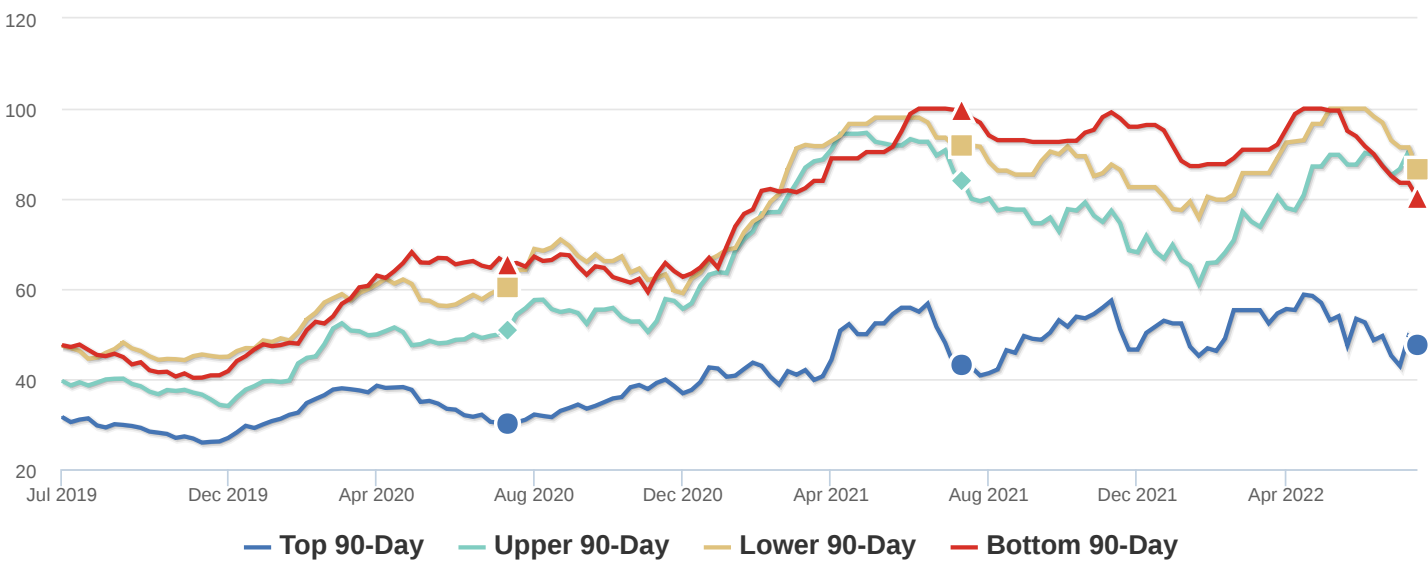
MARKET ACTION INDEX

The market has been cooling off a bit in recent weeks, as more homes are available and demand is less. We're already seeing prices move lower as a result. Expect this trend to continue especially if the index falls to the Buyer's zone. Watch for a persistent up-turn in Market Action to signal prices rising again.



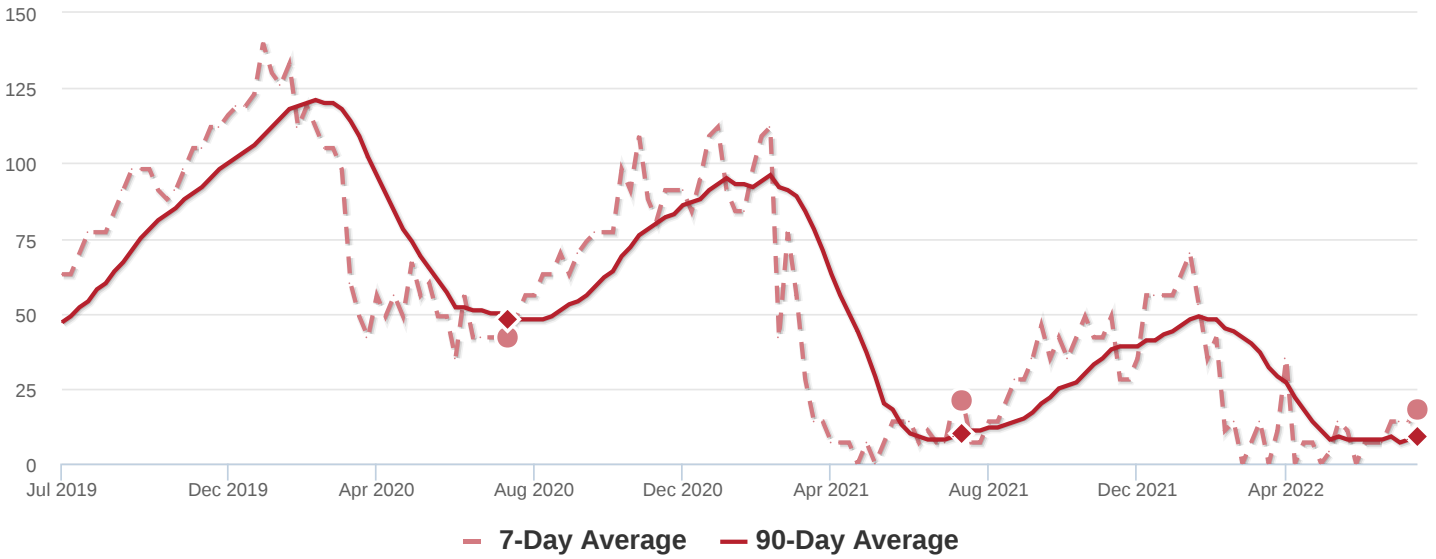
MARKET ACTION SEGMENTS

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 34 days. Half of the listings have come newly on the market in the past 9 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.

