



## This Week

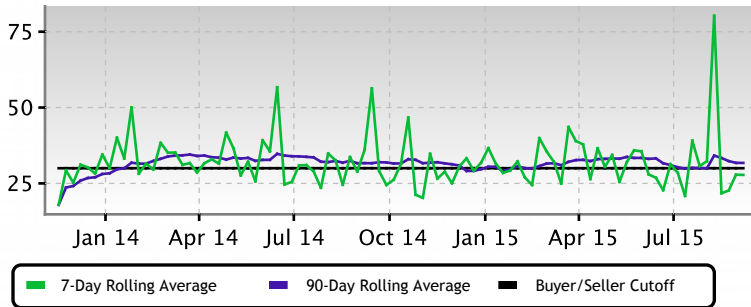
The median list price in BEAUMONT, TX 77706 this week is \$189,900.

The Market Action Index has been trending down lately, while inventory and days-on-market are climbing. The trends imply a weakening market.

## Supply and Demand

- 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 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	\$ 549,950	4405	0.50 - 1.0 acre	4.0	3.0	17	46	1	1	196	Most expensive 25% of properties
Upper/Second	\$ 234,950	2749	0.25 - 0.50 acre	4.0	2.0	24	46	2	4	99	Upper-middle 25% of properties
Lower/Third	\$ 169,000	2100	0.25 - 0.50 acre	3.0	2.0	31	46	2	3	85	Lower-middle 25% of properties
Bottom/Fourth	\$ 105,900	1430	8,001 - 10,000 sqft	3.0	2.0	53	47	7	4	64	Least expensive 25% of properties

### Real-Time Market Profile

		Trend
Median List Price	\$ 189,900	↓↓
Asking Price Per Square Foot	\$ 84	↔
Average Days on Market (DOM)	111	↑↑
Percent of Properties with Price Decrease	45 %	
Percent Relisted (reset DOM)	16 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2315	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	31.8	↓↓

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

## Price

- Again this week in this zip code we see a downward notch for prices. We continue to pull back from the market's highs. 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.

Price Trends

