

This Week

The median list price in COLLEGE STATION, TX 77845 this week is \$317,250.

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 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.

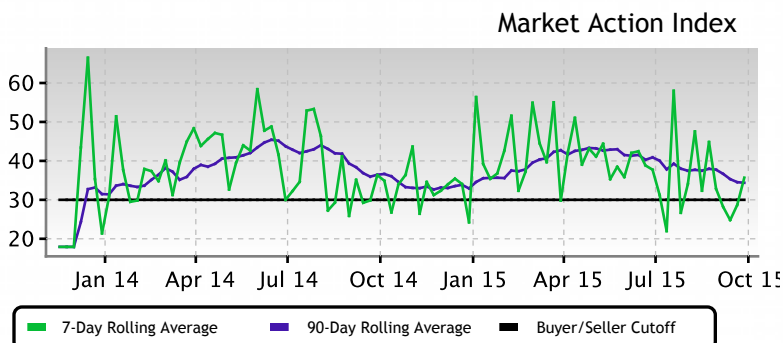
Real-Time Market Profile

Real-Time Market Profile		Trend
Median List Price	\$ 317,250	↔↔
Asking Price Per Square Foot	\$ 135	↔↔
Average Days on Market (DOM)	90	↓
Percent of Properties with Price Decrease	21 %	
Percent Relisted (reset DOM)	17 %	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	2432	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index Seller's Advantage	34.4	↓↓

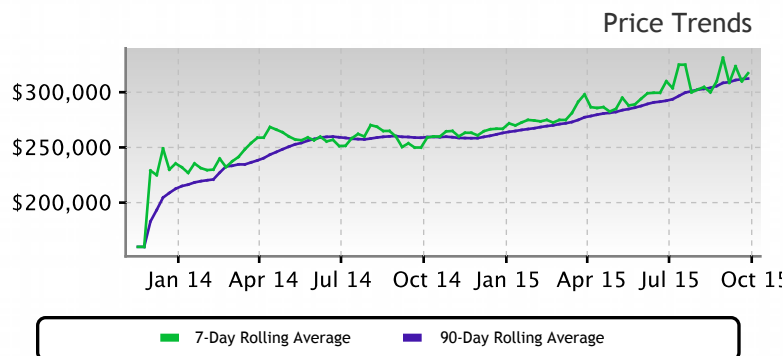
↔↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

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.



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	Description
Top/First	\$ 650,000	3732	1.0 - 2.5 acres	4.0	3.0	8	71	3	3	129	Most expensive 25% of properties
Upper/Second	\$ 374,900	2668	8,001 - 10,000 sqft	4.0	3.0	0	71	1	5	80	Upper-middle 25% of properties
Lower/Third	\$ 279,200	2115	6,501 - 8,000 sqft	4.0	2.0	0	71	5	7	80	Lower-middle 25% of properties
Bottom/Fourth	\$ 194,900	1626	4,501 - 6,500 sqft	3.0	2.0	6	71	9	15	70	Least expensive 25% of properties