



This Week

The median list price in GALVESTON, TX 77550 this week is \$159,000.

The Market Action Index has been trending down lately, while inventory is climbing. These trends imply a weakening market.

Supply and Demand

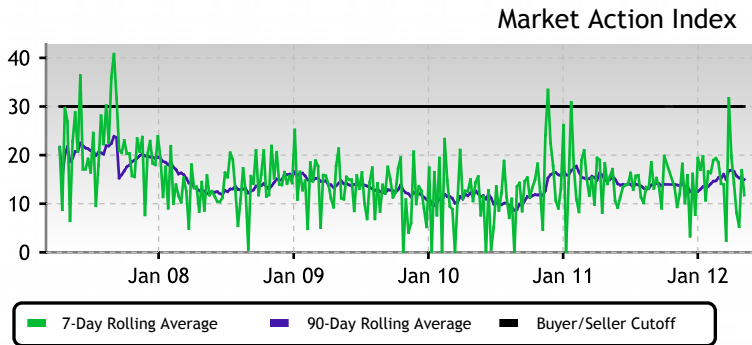
The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

Real-Time Market Profile			Trend
Median List Price	\$ 159,000		↔↔
Asking Price Per Square Foot	\$ 91		↔↔
Average Days on Market (DOM)	211		↔↔
Percent of Properties with Price Decrease	34 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	2 %		
Median House Size (sq ft)	1834		
Median Lot Size	4,501 - 6,500 sqft		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Buyer's	15.0	↓↓

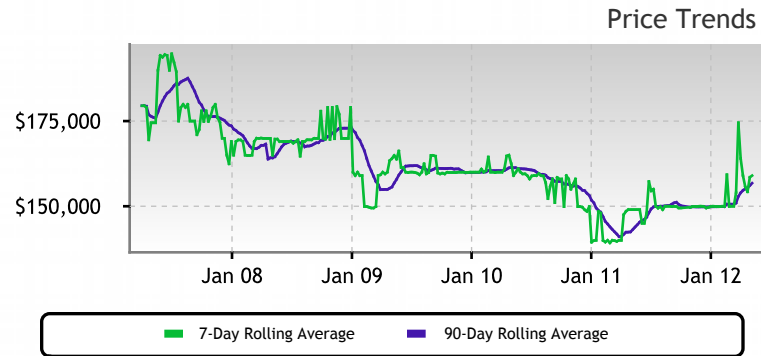
↔↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.



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	\$ 395,000	3155	6,501 - 8,000 sqft	4.0	3.0	108	43	2	1	306	Most expensive 25% of properties
Upper/Second	\$ 185,000	2004	4,501 - 6,500 sqft	3.0	2.0	58	43	2	1	195	Upper-middle 25% of properties
Lower/Third	\$ 137,000	1574	4,501 - 6,500 sqft	3.0	1.5	52	43	1	2	184	Lower-middle 25% of properties
Bottom/Fourth	\$ 84,750	1148	Less than 4,500 sqft	2.0	1.0	56	44	2	2	159	Least expensive 25% of properties

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