

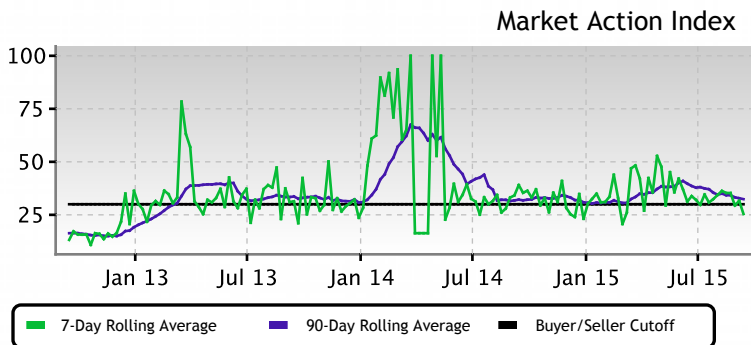
This Week

The median list price in SAN ANTONIO, TX 78209 this week is \$525,000.

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

Supply and Demand

- The market 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.



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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,100,000	4197	0.25 - 0.50 acre	4.0	4.0	65	45	1	2	133	Most expensive 25% of properties
Upper/Second	\$ 649,500	3041	0.25 - 0.50 acre	4.0	3.5	61	45	2	2	145	Upper-middle 25% of properties
Lower/Third	\$ 429,900	2189	0.25 - 0.50 acre	3.0	2.0	63	45	5	0	70	Lower-middle 25% of properties
Bottom/Fourth	\$ 277,870	1524	8,001 - 10,000 sqft	3.0	2.0	65	45	1	4	61	Least expensive 25% of properties

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Real-Time Market Profile

		Trend
Median List Price	\$ 525,000	↔↔
Asking Price Per Square Foot	\$ 208	↔↔
Average Days on Market (DOM)	102	↔↔
Percent of Properties with Price Decrease	53 %	
Percent Relisted (reset DOM)	6 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	2778	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	3.0	
Market Action Index Seller's Advantage	32.4	↓↓

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

Price

- In the last few weeks we've seen prices in this zip code bouncing around this plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

