



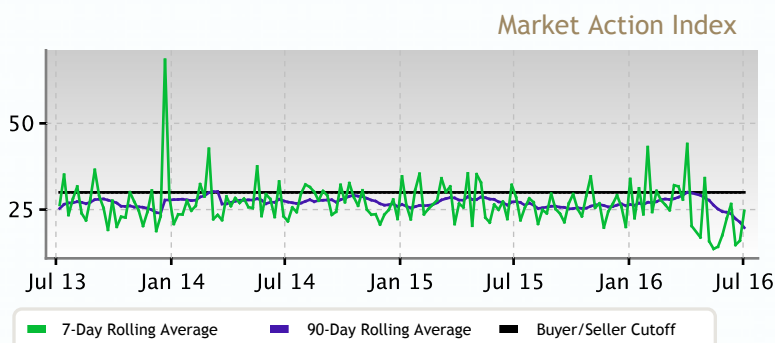
This Week

The median list price in BROWNSVILLE, TX 78520 this week is \$136,806.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the 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.



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	\$ 261,700	0	0.25 - 0.50 acre	4.0	3.5	10	42	1	2	178	Most expensive 25% of properties
Upper/Second	\$ 159,000	0	6,501 - 8,000 sqft	3.0	2.5	14	42	3	1	112	Upper-middle 25% of properties
Lower/Third	\$ 109,500	0	4,501 - 6,500 sqft	3.0	2.0	10	42	3	8	90	Lower-middle 25% of properties
Bottom/Fourth	\$ 66,500	0	4,501 - 6,500 sqft	2.0	1.5	37	42	5	2	92	Least expensive 25% of properties

Real-Time Market Profile			Trend
Median List Price	\$ 136,806		↔↔
Asking Price Per Square Foot	\$ 0		↔↔
Average Days on Market (DOM)	118		↑
Percent of Properties with Price Decrease	30 %		
Percent Relisted (reset DOM)	54 %		
Percent Flip (price increased)	2 %		
Median House Size (sq ft)	0		
Median Lot Size	6,501 - 8,000 sqft		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Buyer's	19.7	↓↓

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

Price

- Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

