



Altos Market Data for Realtors

Aransas Pass, TX 78336

REPORT FOR 11/28/2021

Single-Family Homes



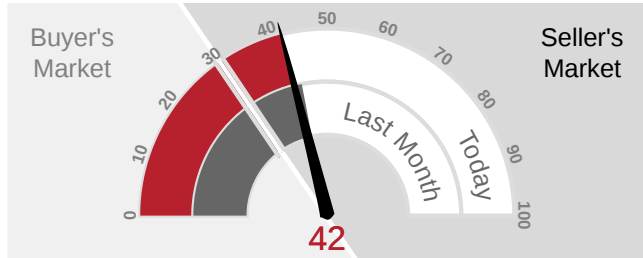
Presented by Mike Simonsen
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This week the median list price for Aransas Pass, TX 78336 is \$253,900 with the market action index hovering around 42. This is less than last month's market action index of 44. Inventory has held steady at or around 38.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

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 SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$650,000	2,640	0.25 - 0.5 acre	3	2.5	22	1	0	49
\$310,000	1,800	6,500 - 8,000 sqft	4	2	18	1	2	49
\$203,500	1,323	8,000 - 10,000 sqft	3	2	46	1	1	28
\$157,000	1,139	0.25 - 0.5 acre	3	2	60	1	0	31

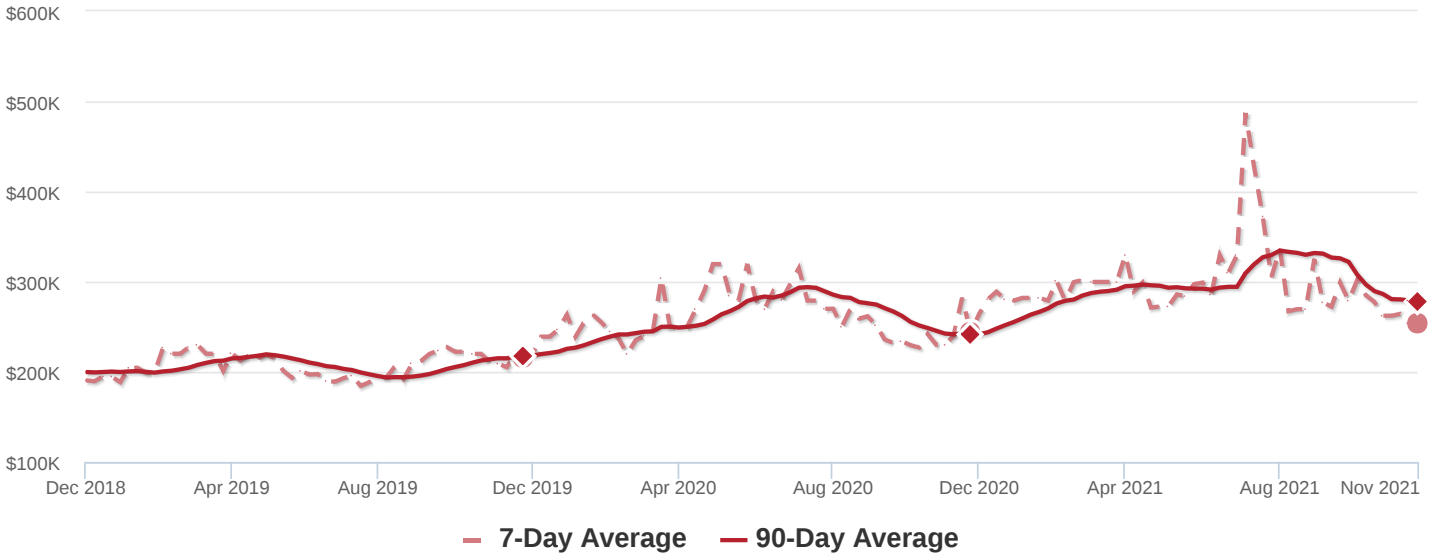
REAL-TIME MARKET PROFILE

Median List Price		\$253,900
Median Price of New Listings		\$232,900
Per Square Foot		\$167
Average Days on Market		71
Median Days on Market		42
Price Decreased		29%
Price Increased		0%
Relisted		5%
Inventory		38
Median Rent		\$1,650
Market Action		42

Slight Seller's Advantage

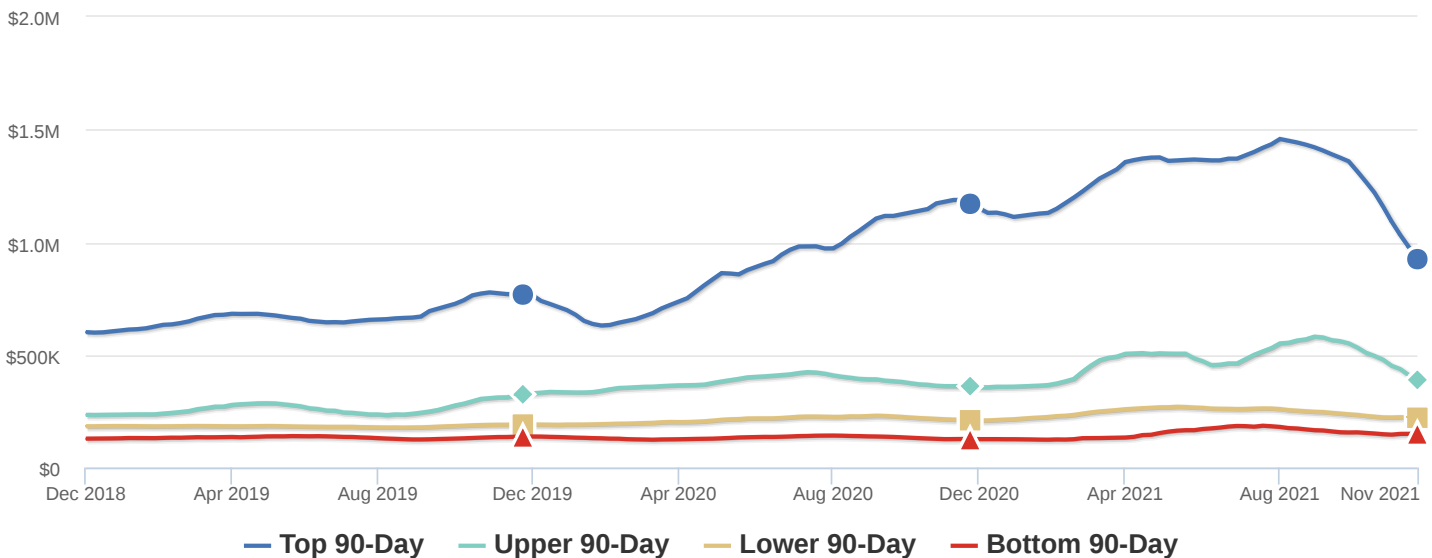
MEDIAN LIST PRICE

Prices in this zip code have been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.



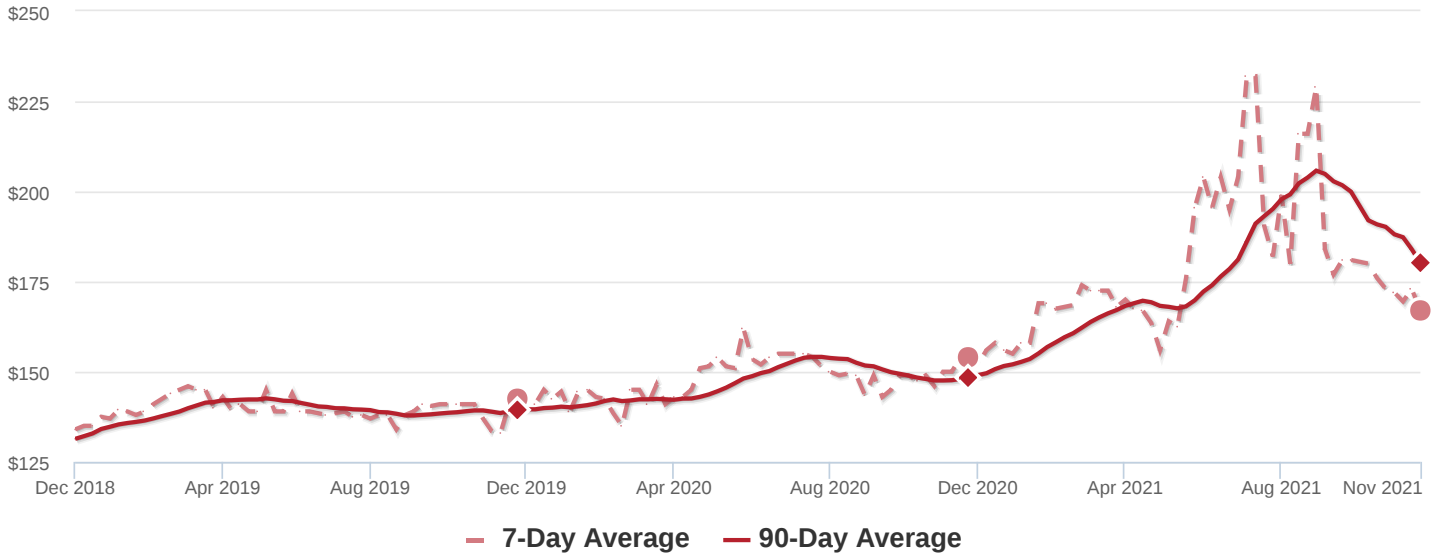
SEGMENTS

In the quartile market segments, we see the upper end of the market in this zip code showing weakness. While there is enough demand in the low end (Quartiles 3 and 4) to keep prices flat, unless there is a persistent up-shift in the Market Action Index, the entire market may resume a down trend soon.



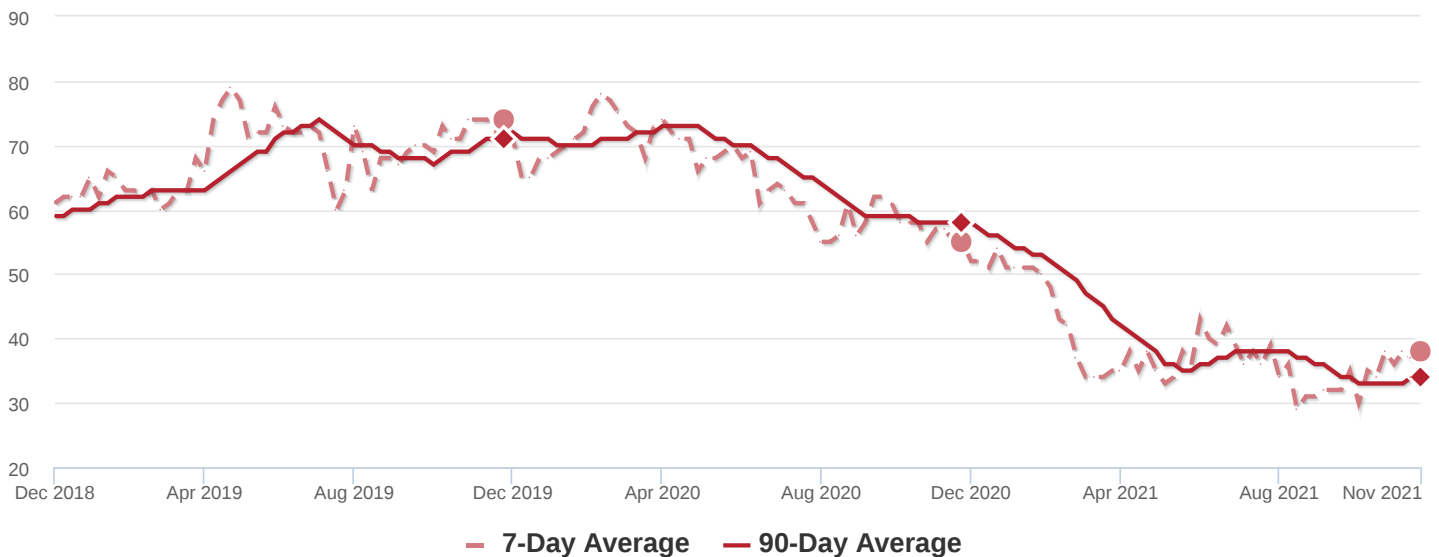
PRICE PER SQUARE FOOT

The market's downward trends are shared across both price and value. People are recently placing less value on homes (you can see the recent declines in price per square foot as evidence.) Look for significant changes in the Market Action Index as a precursor to price and value changes, possibly as inflection points for good investment opportunities.



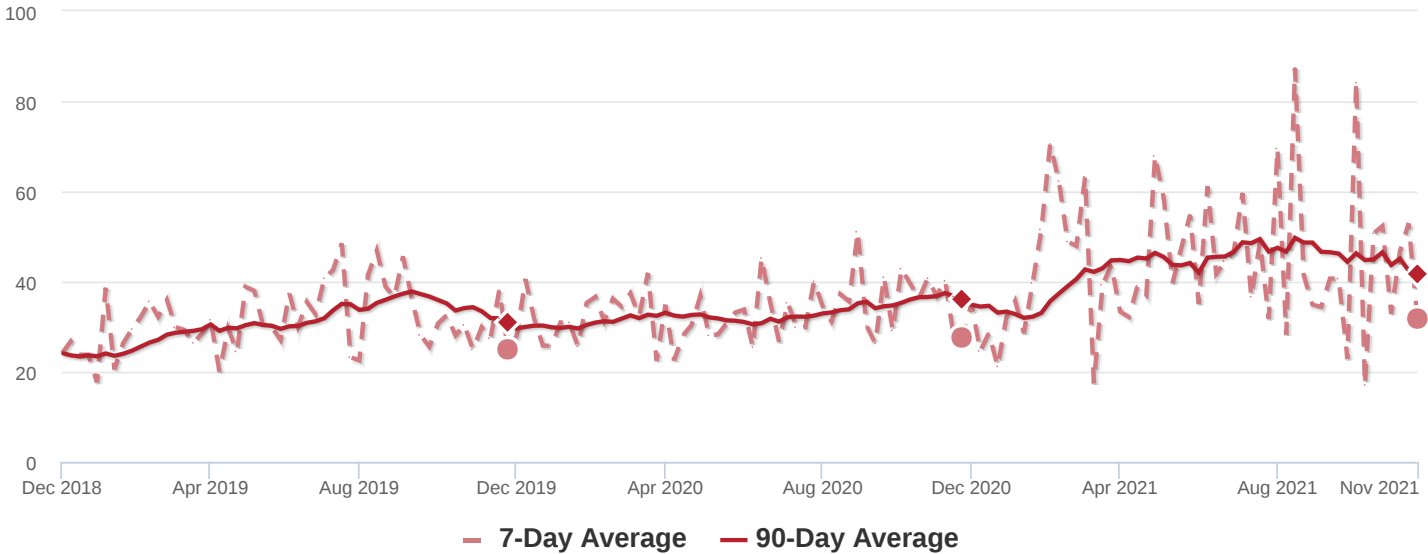
INVENTORY

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



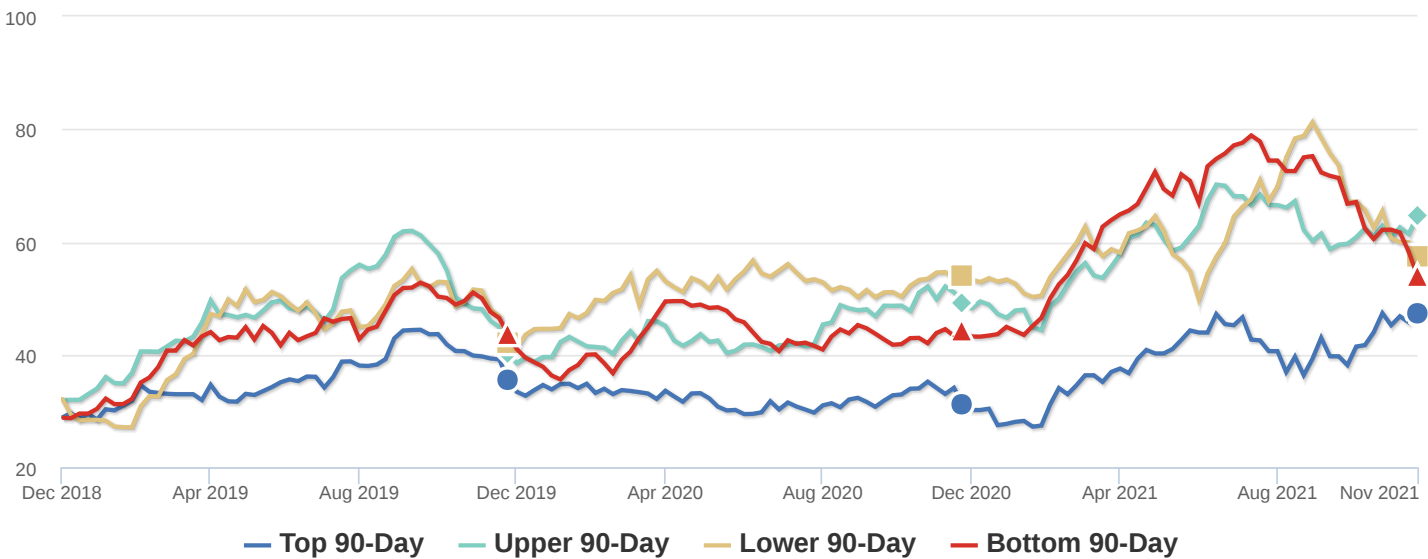
MARKET ACTION INDEX

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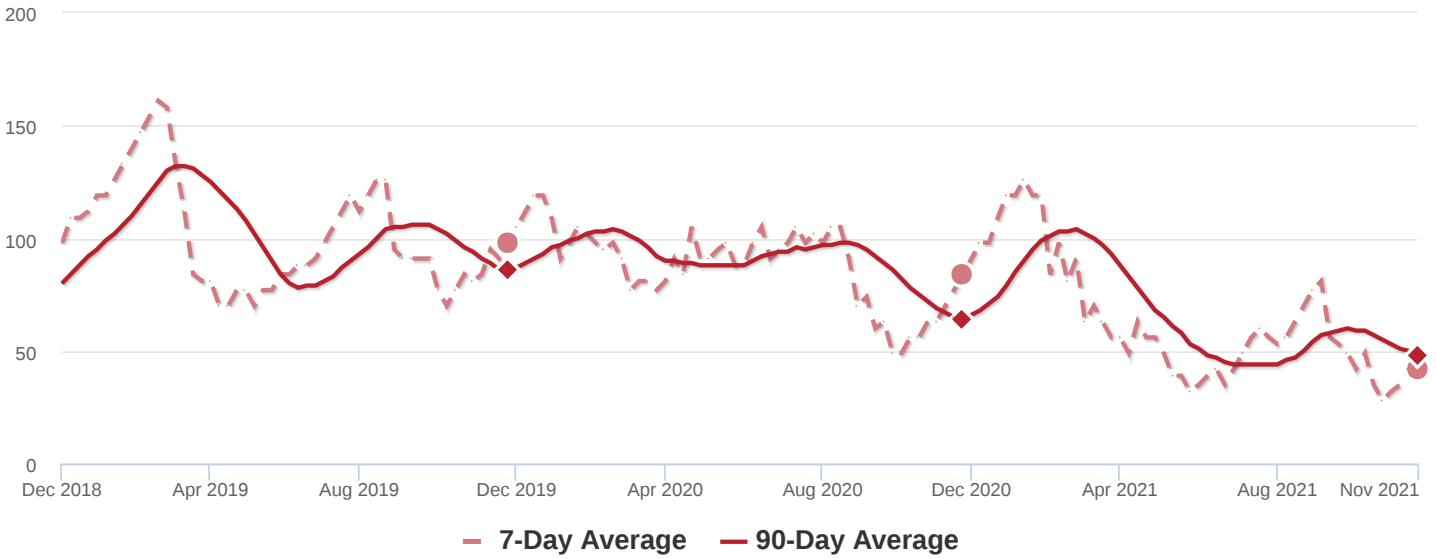
MARKET ACTION SEGMENTS

Not surprisingly, all segments in this zip code are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 79 days. Half of the listings have come newly on the market in the past 50 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

