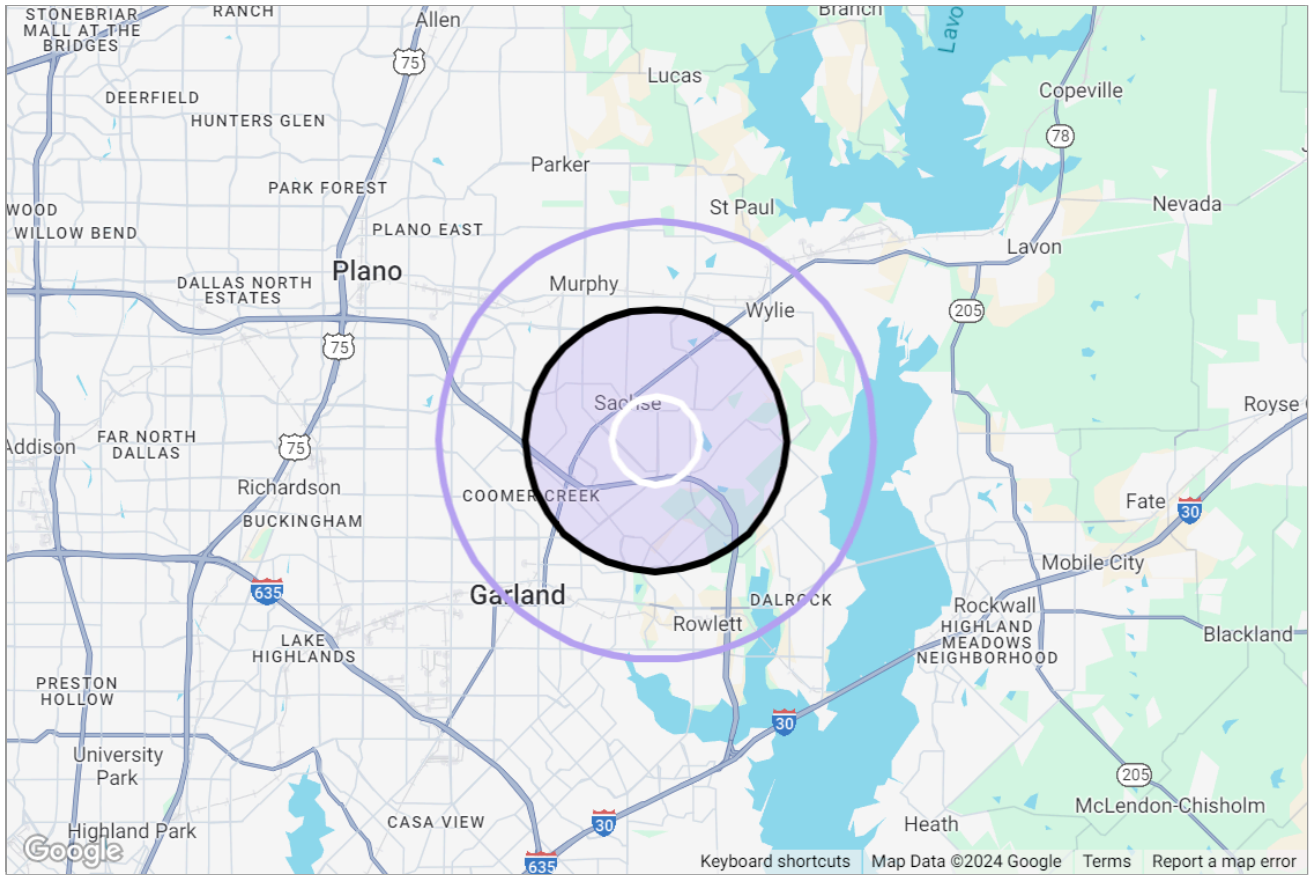TRADE AREA REPORT

3 Mile Sachse

Presented by

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Ready Real Estate

10440 N. Central Expressway, Suite 800
Dallas, TX 75231

11/8/2024

Criteria Used for Analysis

Median Household Income	Median Age	Total Population	1st Dominant Segment
$114,552	**36.8**	**32,104**	**Workday Drive**

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Family Landscapes

Successful young families in their first homes

Urbanization

Where do people like this usually live?

Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments

	Workday Drive	Boomburbs	Up and Coming Families	Green Acres	Middleburg
% of Households	4,772 (46.5%)	2,899 (28.2%)	1,019 (9.9%)	808 (7.9%)	771 (7.5%)
% of Dallas County	28,289 (2.9%)	4,957 (0.5%)	21,512 (2.2%)	2,678 (0.3%)	5,668 (0.6%)
Lifestyle Group	Family Landscapes	Affluent Estates	Sprouting Explorers	Cozy Country Living	Family Landscapes
Urbanization Group	Suburban Periphery	Suburban Periphery	Suburban Periphery	Rural	Semirural
Residence Type	Single Family	Single Family	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	2.88	3.15	3.05	2.65	2.69
Median Age	37.5	34.5	32.3	44.8	37.2
Diversity Index	62.1	72.4	81.6	37.4	59.5
Median Household Income	$108,600	$137,000	$91,700	$95,600	$77,300
Median Net Worth	$363,200	$512,800	$186,900	$346,700	$181,000
Median Home Value	$358,100	$467,300	$311,300	$329,300	$260,900
Homeownership	85.4 %	83.5 %	74.7 %	88 %	76.1 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	Bachelor's Degree	Some College No Degree	High School Diploma	High School Diploma
Preferred Activities	Prefer outdoor activities and sports . Family-oriented purchases and activities dominate.	Physical fitness is a priority . Own the latest devices.	Busy with work and family . Shop around for the best deals.	Pursue physical fitness vigorously, . Active in communities and social organizations.	Spending priorities also focus on family . Enjoy hunting, fishing, bowling and baseball.
Financial	Well insured, invest in a range of funds, high debt	Highest rate of mortgages	Carry debt, but also maintain retirement plans	Comfortable with debt, and investments.	Carry some debt; invest for future
Media	Connected, with a host of wireless devices	Own, use latest devices	Rely on the Internet for entertainment and information	Provided by satellite service, radio and television	TV and magazines provide entertainment and information
Vehicle	Own 2+ vehicles (minivans, SUVs)	Prefer late model imports, primarily SUVs.	Own late model import SUVs or compacts	Late model trucks SUVs, ATVs and motorcycles	Like to drive trucks, SUVs, or motorcycles

About this segment
Workday Drive

This is the	In this area	In the United States
#1	**46.5%**	**3.1%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

Our Neighborhood

- Workday Drive residents prefer the suburban periphery of metropolitan areas. Predominantly single family, homes are in newer neighborhoods, 34% built in the 1990s, 31% built since 2000. Owner-occupied homes have high rate of mortgages at 68%, and low rate vacancy at 4%. Median home value is $257,400. Most households are married couples with children; average household size is 2.97. Most households have 2 or 3 vehicles; long travel time to work including a disproportionate number commuting from a different county

Socioeconomic Traits

- Education: 40.5% college graduates; more than 72% with some college education. High labor force participation rate at 71%; 2 out of 3 households include 2+ workers. Connected, with a host of wireless devices, anything that enables convenience, like banking, paying bills, or even shopping online. Well insured and invested in a range of funds, from savings accounts or bonds to stocks. Carry a higher level of debt, including first and second mortgages and auto loans.

Market Profile

- Most households own at least 2 vehicles; the most popular types are minivans and SUVs. Family-oriented purchases and activities dominate, like 4+ televisions, movie purchases or rentals, children's apparel and toys, and visits to theme parks or zoos. Outdoor activities and sports are characteristic of life in the suburban periphery. They attend sporting events, as well as participate in them like bicycling, jogging, golfing, and boating. Home maintenance services are frequently contracted, but these families also like their gardens and own the tools for minor upkeep, like lawn mowers, trimmers, and blowers.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

About this segment

Boomburbs

This is the	In this area	In the United States
#2	**28.2%**	**1.9%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity.

Our Neighborhood

- Growth markets are in the suburban periphery of large metropolitan areas. Young families are married with children; average household size is 3.25. Homeownership is 84% (Index 134), with the highest rate of mortgages, 71.5%. Primarily single-family homes in new neighborhoods, 66% built since 2000. Median home value is $350,000. Lower housing vacancy rate at 3.7%. The cost of affordable new housing comes at the expense of one of the longest commutes to work, over 30 minutes average, including a disproportionate number (33.6%) commuting across county lines.

Socioeconomic Traits

- Well-educated young professionals, 55% are college graduates. High labor force participation at 71.3%; most households have more than two workers. Longer commute times from the suburban growth corridors have created more home workers. Well connected, own the latest devices and understand how to use them efficiently; biggest complaints —too many devices and too many intrusions on personal time. Financial planning is well under way for these professionals.

Market Profile

- Boomburbs residents prefer late model imports, primarily SUVs, and also luxury cars and minivans. This is one of the top markets for the latest in technology, from smartphones to tablets to internet connectable televisions. Style matters in the Boomburbs, from personal appearance to their homes. These consumers are still furnishing their new homes and already remodeling. Enjoy gardening but more often contract for home services. Physical fitness is a priority, including club memberships and home equipment. Leisure includes a range of activities from sports (hiking, bicycling, swimming, golf) to visits to theme parks or water parks. Residents are generous supporters of charitable organizations.

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About this segment

Up and Coming Families

This is the	In this area	In the United States
#3	**9.9%**	**2.8%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Up and Coming Families is a market in transition. Residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

Our Neighborhood

- New suburban periphery: new families in new housing subdivisions. Building began in the housing boom of the 2000s and continues in this fast-growing market. Single-family homes with a median value of $194,400 and a lower vacancy rate. The price of affordable housing: longer commute times

Socioeconomic Traits

- Education: 67% have some college education or degree(s). Hard-working labor force with a participation rate of 71%. Most households (61%) have 2 or more workers. Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions. Seek the latest and best in technology. Young families still feathering the nest and establishing their style.

Market Profile

- Rely on the Internet for entertainment, information, shopping, and banking. Prefer imported SUVs or compact cars, late models. Carry debt from credit card balances to student loans and mortgages, but also maintain retirement plans and make charitable contributions. Busy with work and family; use home and landscaping services to save time. Find leisure in family activities, movies at home, trips to theme parks or the zoo, and sports; from golfing, weight lifting, to taking a jog or run.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

About this segment

Green Acres

This is the	In this area	In the United States
#4	**7.9%**	**3.3%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

The Green Acres lifestyle features country living and self-reliance. Avid do-it-yourselfers, they maintain and remodel their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf.

Our Neighborhood

- This large segment is concentrated in rural enclaves in metropolitan areas. Primarily (not exclusively) older homes with acreage; new housing growth in the past 15 years. Single-family, owner-occupied housing, with a median value of $235,500. An older market, primarily married couples, most with no children.

Socioeconomic Traits

- Education: More than 60% are college educated. Labor force participation rate is high at 66.8%. Income is derived not only from wages and salaries but also from self-employment (more than 13% of households), investments (27% of households), and increasingly, from retirement. They are cautious consumers with a focus on quality and durability. Comfortable with technology, more as a tool than a trend: banking or paying bills online is convenient; but the Internet is not viewed as entertainment. Economic outlook is professed as pessimistic, but consumers are comfortable with debt, primarily as home and auto loans, and investments.

Market Profile

- Purchasing choices reflect Green Acres residents' country life, including a variety of vehicles, from trucks and SUVs to ATVs and motorcycles, preferably late model. Homeowners favor DIY home improvement projects and gardening. Media of choice are provided by satellite service, radio, and television, also with an emphasis on country and home and garden. Green Acres residents pursue physical fitness vigorously, from working out on home exercise equipment to playing a variety of sports. Residents are active in their communities and a variety of social organizations, from charitable to veterans' clubs.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

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About this segment
Middleburg

This is the	In this area	In the United States
#5	**7.5%**	**3.1%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, as the housing boom spread beyond large metropolitan cities. Residents are traditional, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

Our Neighborhood

- Semirural locales within metropolitan areas. Neighborhoods changed rapidly in the previous decade with the addition of new single-family homes. Include a number of mobile homes. Affordable housing, median value of $175,000 with a low vacancy rate. Young couples, many with children; average household size is 2.75.

Socioeconomic Traits

- Education: 65% with a high school diploma or some college. Labor force participation typical of a younger population at 66.7%. Traditional values are the norm here, faith, country, and family. Prefer to buy American and for a good price. Comfortable with the latest in technology, for convenience (online banking or saving money on landlines) and entertainment.

Market Profile

- Residents are partial to domestic vehicles; they like to drive trucks, SUVs, or motorcycles. Entertainment is primarily family-oriented, TV and movie rentals or theme parks and family restaurants. Spending priorities also focus on family (children's toys and apparel) or home DIY projects. Sports include hunting, fishing, bowling, and baseball. TV and magazines provide entertainment and information. Media preferences include country and Christian channels.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

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3 Mile Sachse: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)

	2023	2028 (Projected)
1 mile	10,640	13,665
3 Mile Sachse	80,050	86,307
5 miles	238,292	247,074

Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)

	2023	2028 (Projected)
1 mile	3,217.5	3,610.9
3 Mile Sachse	3,595.8	3,659.1
5 miles	928.9	991.9

Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2023, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)

	2023	2028 (Projected)
1 mile	17.31%	28.43%
3 Mile Sachse	7.87%	7.82%
5 miles	5.10%	3.69%

Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 1 mile

	1 mile
1 mile	6,549
3 Mile Sachse	58,433
5 miles	192,562

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Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 1 mile

Area	Value
1 mile	2,261.8
3 Mile Sachse	4,442.8
5 miles	929.0

Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)

Area	2023	2028 (Projected)
1 mile	3.39	3.43
3 Mile Sachse	2.97	2.95
5 miles	3.00	2.98

Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)

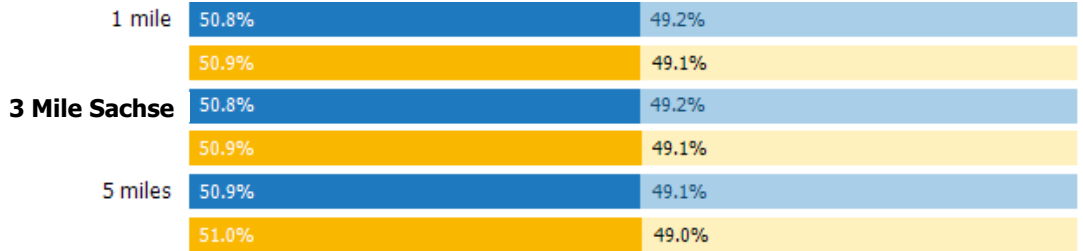| Area	2023	2028 (Projected)
1 mile	9,869	12,671
3 Mile Sachse	73,508	79,265
5 miles	214,786	222,634

Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ Women 2023
■ Men 2023
■ Women 2028 (Projected)
■ Men 2028 (Projected)

Area	Women 2023	Men 2023	Women 2028 (Projected)	Men 2028 (Projected)
1 mile	50.8%	49.2%	50.9%	49.1%
3 Mile Sachse	50.8%	49.2%	50.9%	49.1%
5 miles	50.9%	49.1%	51.0%	49.0%

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3 Mile Sachse: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually
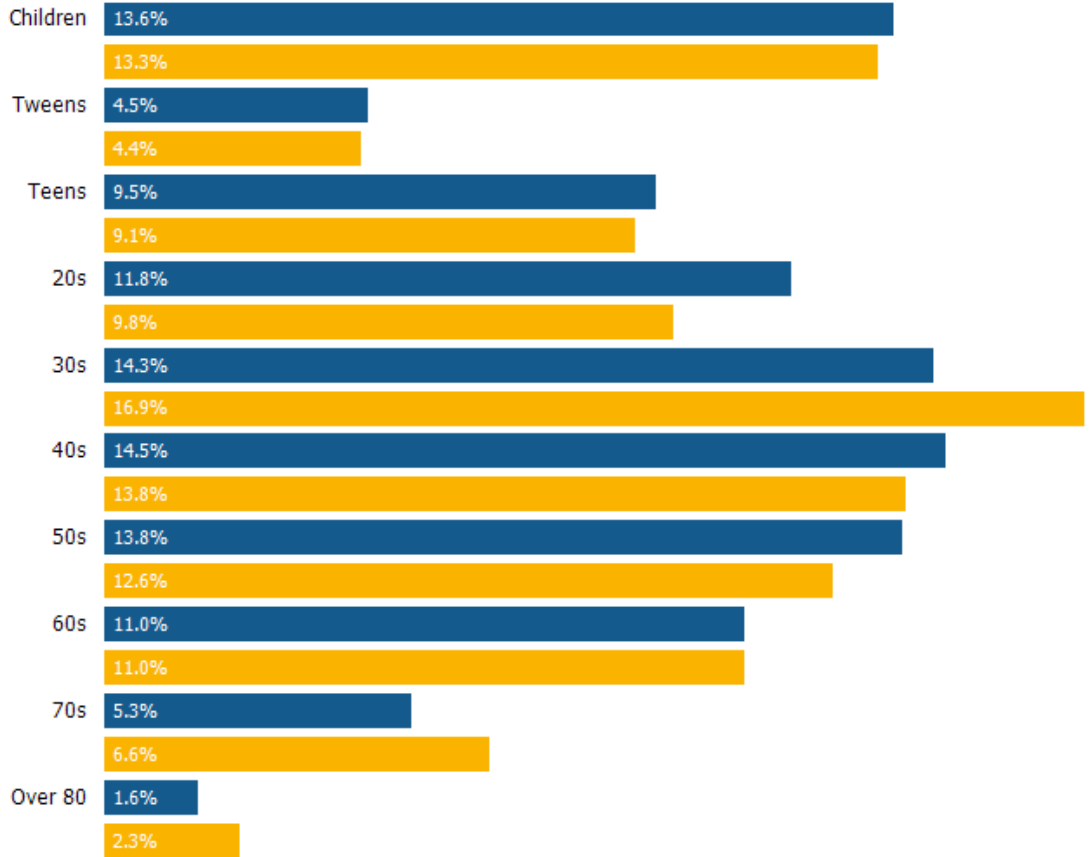
■ 2023
■ 2028 (Projected)

Geography	2023	2028 (Projected)
1 mile	35.9	37.2
3 Mile Sachse	36.9	37.3
5 miles	35.7	35.9

Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually
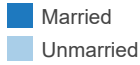
■ 2023
■ 2028 (Projected)

Age Group	2023	2028 (Projected)
Children	13.6%	13.3%
Tweens	4.5%	4.4%
Teens	9.5%	9.1%
20s	11.8%	9.8%
30s	14.3%	16.9%
40s	14.5%	13.8%
50s	13.8%	12.6%
60s	11.0%	11.0%
70s	5.3%	6.6%
Over 80	1.6%	2.3%

3 Mile Sachse: Marital Status Comparison

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ Married
■ Unmarried

	Married	Unmarried
1 mile	60.3%	39.7%
3 Mile Sachse	62.5%	37.5%
5 miles	59.5%	40.5%

Married

This chart shows the number of people in an area who are married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

1 mile	60.3%
3 Mile Sachse	62.5%
5 miles	59.5%

Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

1 mile	26.0%
3 Mile Sachse	26.4%
5 miles	28.9%

Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

1 mile	4.3%
3 Mile Sachse	3.6%
5 miles	3.7%

Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

1 mile	9.4%
3 Mile Sachse	7.6%
5 miles	7.8%

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3 Mile Sachse: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

- 2023
- 2028 (Projected)

1 mile	$137,360
	$152,407
3 Mile Sachse	$139,358
	$157,022
5 miles	$125,177
	$140,675

Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

- 2023
- 2028 (Projected)

1 mile	$115,783
	$125,919
3 Mile Sachse	$105,955
	$117,439
5 miles	$95,401
	$105,562

Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

- 2023
- 2028 (Projected)

1 mile	$40,601
	$44,423
3 Mile Sachse	$46,943
	$53,129
5 miles	$41,685
	$47,122

Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

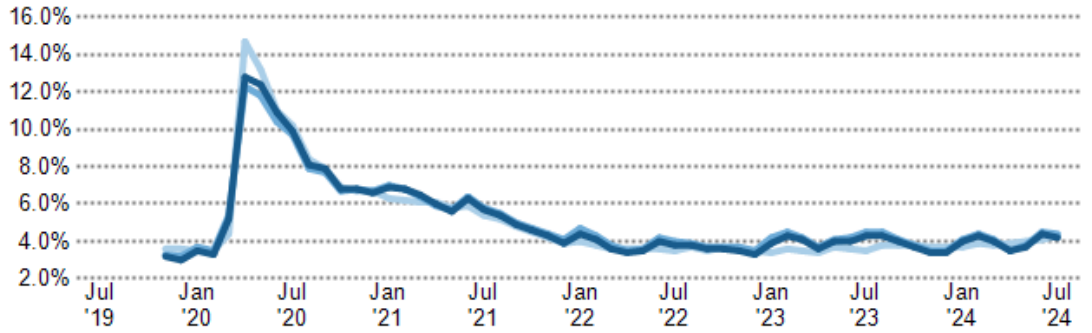|	
1 mile	$107,034
3 Mile Sachse	$105,557
5 miles	$96,368

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Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly
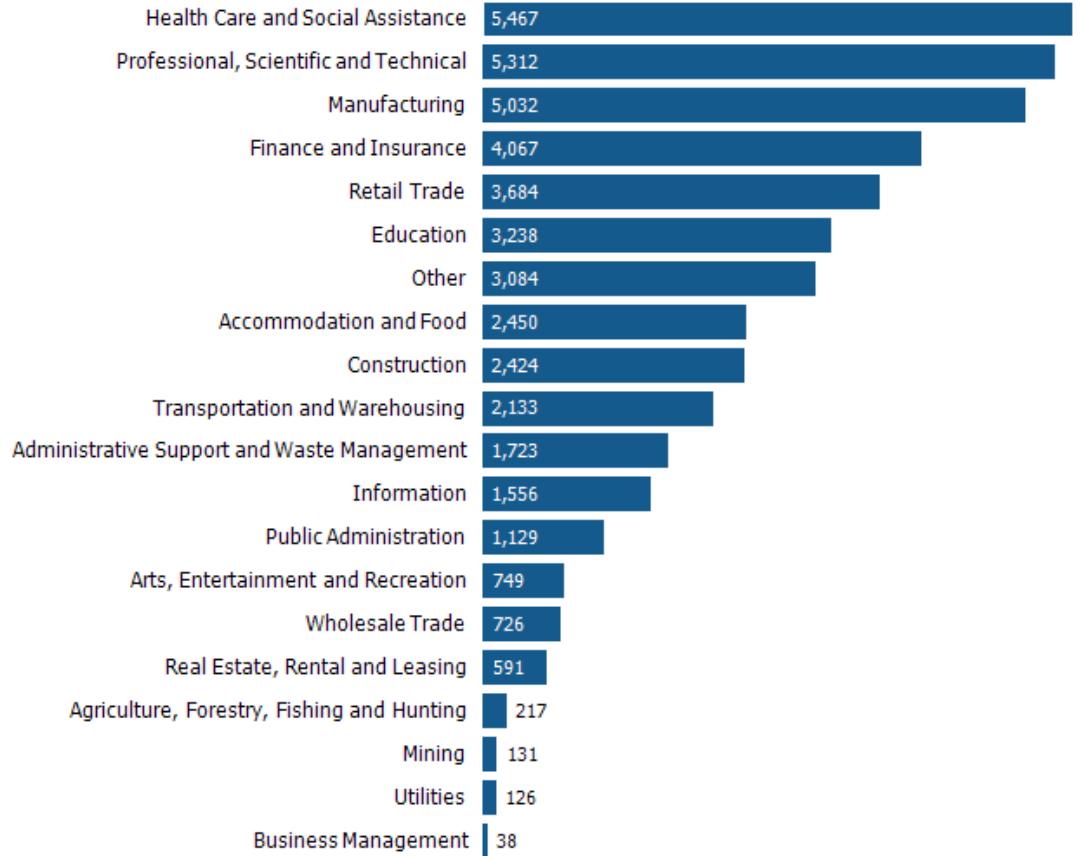
■ Dallas County
■ Texas
■ USA

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2023

Update Frequency: Annually

Industry	Count
Health Care and Social Assistance	5,467
Professional, Scientific and Technical	5,312
Manufacturing	5,032
Finance and Insurance	4,067
Retail Trade	3,684
Education	3,238
Other	3,084
Accommodation and Food	2,450
Construction	2,424
Transportation and Warehousing	2,133
Administrative Support and Waste Management	1,723
Information	1,556
Public Administration	1,129
Arts, Entertainment and Recreation	749
Wholesale Trade	726
Real Estate, Rental and Leasing	591
Agriculture, Forestry, Fishing and Hunting	217
Mining	131
Utilities	126
Business Management	38

3 Mile Sachse: Education Comparison

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

1 mile	2.8%
3 Mile Sachse	3.0%
5 miles	4.9%

Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

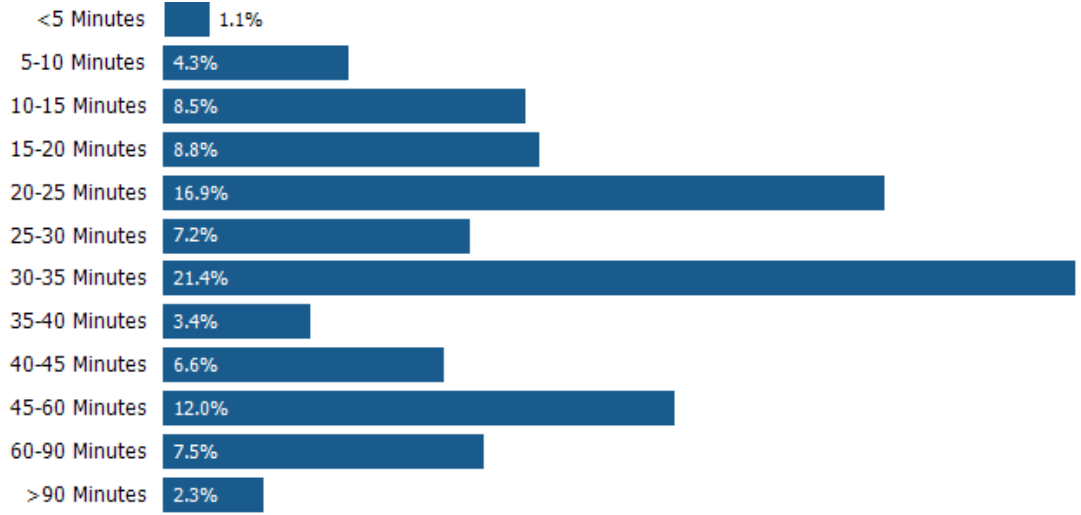|	
1 mile	0.5%
3 Mile Sachse	3.5%
5 miles	4.9%

High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

1 mile	1.2%
3 Mile Sachse	2.5%
5 miles	3.1%

High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

1 mile	18.6%
3 Mile Sachse	18.3%
5 miles	19.3%

Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

1 mile	28.7%
3 Mile Sachse	19.1%
5 miles	19.0%

Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

1 mile	10.3%
3 Mile Sachse	9.2%
5 miles	8.8%

Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

1 mile	23.2%
3 Mile Sachse	29.8%
5 miles	26.2%

Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

1 mile	14.7%
3 Mile Sachse	14.6%
5 miles	13.8%

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3 Mile Sachse: Commute Comparison

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 3 Mile Sachse

Time	Percentage
<5 Minutes	1.1%
5-10 Minutes	4.3%
10-15 Minutes	8.5%
15-20 Minutes	8.8%
20-25 Minutes	16.9%
25-30 Minutes	7.2%
30-35 Minutes	21.4%
35-40 Minutes	3.4%
40-45 Minutes	6.6%
45-60 Minutes	12.0%
60-90 Minutes	7.5%
>90 Minutes	2.3%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 3 Mile Sachse

Transportation	Percentage
Drive Alone	85.7%
Work at Home	18.9%
Carpool	9.7%
Public Transit	1.8%
Other	1.7%
Subway/El	0.9%
Walk	0.6%
Train	0.5%
Motorcycle	0.4%
Streetcar/Trolley	0.3%
Bus	0.2%
Taxi	0.1%
Bicycle	0.1%

11/8/2024
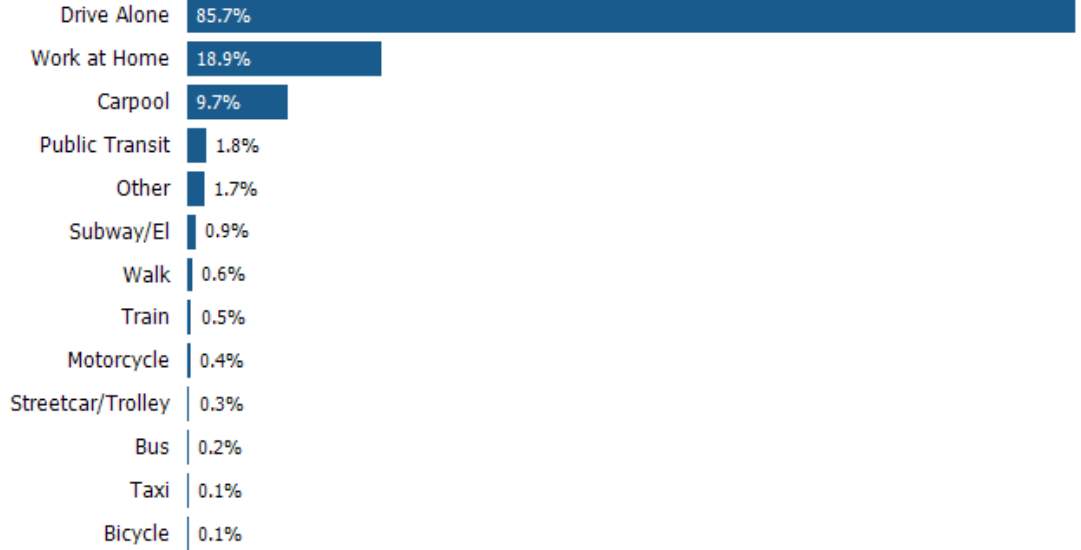
3 Mile Sachse: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Northeast Dallas	$347,000
Dallas County	$327,830
Texas	$328,320

12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Northeast Dallas	0.
Dallas County	-0.4%
Texas	-1.6%

Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Data Source: Listing data

Update Frequency: Monthly

Northeast Dallas	$428,400
Dallas County	$399,900
Texas	$375,000

12 mo. Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: Listing data

Update Frequency: Monthly

Northeast Dallas	-0.4%
Dallas County	+0.2%
Texas	+1.4%
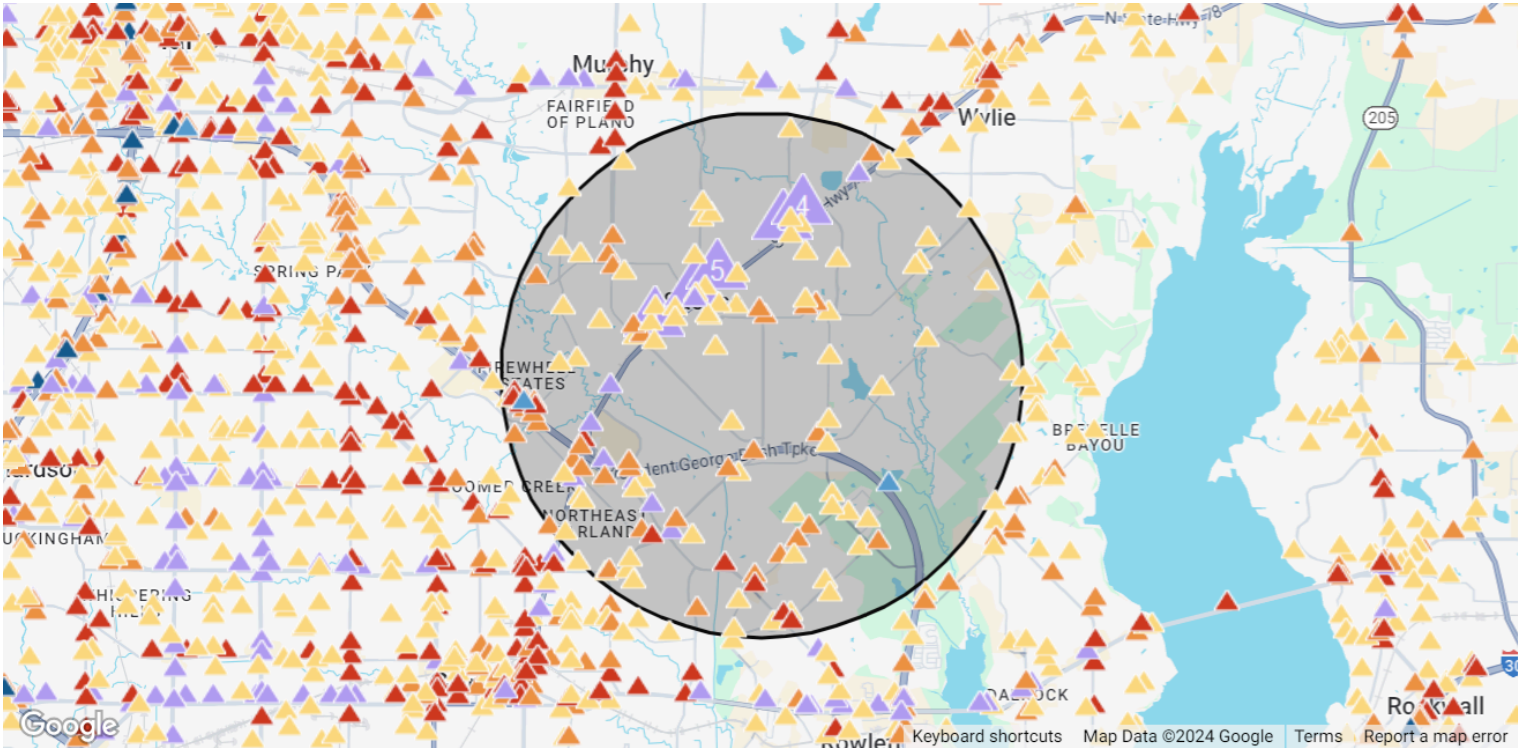
Traffic Counts

Daily Traffic Counts: ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day ▲ Up 6,000 / day

▲ 1	▲ 2	▲ 3	▲ 4	▲ 5
48,971	**38,093**	**35,570**	**32,384**	**32,274**
2023 Est. daily traffic counts	**2023 Est. daily traffic counts**	**2023 Est. daily traffic counts**	**2023 Est. daily traffic counts**	**2023 Est. daily traffic counts**
Street: **State Hwy 78**	Street: **State Hwy 78**	Street: **State Hwy 78**	Street: **State Hwy 78**	Street: **7th St**
Cross: **Murphy Rd**	Cross: **3rd St**	Cross: **Sable Ln**	Cross: **Hooper Rd**	Cross: **Hwy 78**
Cross Dir: **SW**	Cross Dir: **NE**	Cross Dir: **NE**	Cross Dir: **SW**	Cross Dir: **SE**
Dist: **0.15 miles**	Dist: **0.03 miles**	Dist: **0.09 miles**	Dist: **0.12 miles**	Dist: **–**

Historical counts			Historical counts			Historical counts			Historical counts			Historical counts		
Year	Count	Type	Year	Count	Type	Year	Count	Type	Year	Count	Type	Year	Count	Type
2009 ▲ 40,420		AADT	2020 ▲ 36,087		AADT	2004 ▲ 35,000		AADT	2013 ▲ 33,940		ADT	2009 ▲ 31,560		AADT
2004 ▲ 41,430		ADT	2019 ▲ 46,636		AADT				2009 ▲ 30,920		AADT			
			2018 ▲ 37,394		AADT				2004 ▲ 30,000		AADT			
			2016 ▲ 34,082		AADT				1997 ▲ 12,100		AADT			
			2015 ▲ 32,459		AADT									

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.

- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.

- This report has been provided to you by a member of the NAR.

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com

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11/8/2024