

INSIGHT  
INTO WHAT'S  
HAPPENING  
IN THE REAL  
ESTATE MARKET

Dear Dallas Business Community,

In the dynamic world of real estate, Catherine Cole Collective firmly upholds the belief that “KNOWLEDGE IS POWER.” We’re dedicated to remaining well-informed about market trends, financial developments, and current events, enabling us to serve as agile problem solvers for our esteemed clients. Our commitment extends to understanding the unique needs of successful business leaders and their families, ensuring their homes align with their ambitions and aspirations. We appreciate that, for Executives and their families, choosing a residence extends beyond four walls; it’s about curating a lifestyle that mirrors their values, including top-notch education, proximity to cultural events, parks, and more.

Reflecting on 2023, we have garnered key insights to illuminate the path for 2024:

- Despite a slight delay, the Spring Market retained its robustness, presenting opportunities for both buyers and sellers.
- Dallas’s real estate market continued to outshine many major U.S. metros, underlining the city’s enduring appeal.
- Persistent low inventory and soaring buyer demand remained dominant features, requiring deft navigation.
- Amid quiet sales, homes securing top offers exemplified the importance of professional representation.
- Heightened cases of fraud underscore the need for expert guidance.
- The average home sale price within the ABA network surpassed an impressive \$1.3 million, making homeownership not just a lifestyle choice but also a significant financial investment.

Given these insights, our outlook for the 2024 real estate market radiates optimism:

- ABA has astoundingly closed just shy of \$2.7 billion in sales for our clients through the end of third quarter, a testament to our commitment to delivering exceptional results.
- While inventory remains lean, home prices in sought-after areas have maintained stability, offering sound investments.
- The competition for well-priced homes in desirable neighborhoods continues, emphasizing the significance of well-informed decisions.
- We’ve noticed a consistent demand for homes in premium Dallas Neighborhoods, where access to excellent educational institutions is a top priority for many families.
- North Texas’s diverse and thriving economy, coupled with ongoing migration, fortifies the market’s stability, reinforcing our positive outlook for the year ahead.

We anticipate that the DFW real estate market will sustain its growth momentum. While challenges may arise, our team is well-equipped to assist you in navigating them. When you choose Catherine Cole Collective and Allie Beth Allman and Associates, you’re choosing the best. Allow us to handle the heavy lifting and make your real estate journey not just successful but delightful.



Furthermore, as we look to the future, it’s clear that Texas, with cities like Dallas, Houston, and Austin, is poised to become America’s triumvirate of major cities by 2100, as predicted by BuddhaMove.Com. We are excited to continue serving you in 2024 and beyond. Let’s embark on this journey together.

Feel free to explore this map, which I’ve created after a quarter-century of experience navigating through DISD schools and the Private School Corridor in Dallas. I’ve put together this information with a focus on meeting my own family’s requirements and those of my valued clients. I trust that you’ll discover it to be a valuable resource as you make informed decisions about your family’s education and real estate investments.

With warm regards and enthusiasm,

CATHERINE COLE  
BROKER, REALTOR®, GRI, ABR®  
214.641.5760  
catherine.cole@alliebeth.com  
dallasrealestatebroker.net

| Private School Corridor + Preferred DISD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| PRIVATE SCHOOLS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | PUBLIC SCHOOLS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <div><div>1</div>St. Mark's School of Texas (All male)</div> <div><div>2</div>Greenhill School</div> <div><div>3</div>The Hockaday School (All female)</div> <div><div>4</div>Dallas International School</div> <div><div>5</div>Alcuin School</div> <div><div>6</div>The Westwood School</div> <div><div>7</div>The Episcopal School of Dallas</div> <div><div>8</div>Parish Episcopal School</div> <div><div>9</div>The Winston School</div> <div><div>10</div>Good Shepherd Episcopal School</div> <div><div>11</div>St. Monica Catholic School</div> <div><div>12</div>St. Rita Catholic School</div> <div><div>13</div>The Lamplighter School</div> <div><div>14</div>Providence Christian School of Texas</div> <div><div>15</div>Wesley Prep</div> <div><div>16</div>Christ the King Catholic School</div> <div><div>17</div>The Day School at HP Presbyterian</div> <div><div>18</div>Ursuline Academy of Dallas (All female)</div> <div><div>19</div>Jesuit College Preparatory of Dallas (All male)</div> <div><div>20</div>Preston Hollow Presbyterian School</div> <div><div>21</div>The Cambridge School of Dallas</div> | <div><div>1</div>Harry C. Withers</div> <div><div>2</div>William B Travis TAG</div> <div><div>3</div>Walnut Hill International Leadership Academy</div> <div><div>4</div>Hillcrest High School</div> <div><div>5</div>Benjamin Franklin Middle School</div> <div><div>6</div>Arthur Kramer Elementary School</div> <div><div>7</div>Preston Hollow Elementary School</div> <div><div>8</div>George Bannerman Dealey Montessori</div> <div><div>9</div>Booker T. Washington School for the Performing Arts</div> <div><div>10</div>Sudie L. Williams TAG</div>    |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <div>PRE-SCHOOLS:</div> <div><div>1</div>Compass School of Texas</div> <div><div>2</div>Da Vinci School</div> <div><div>3</div>Temple Emanu-El Early Childhood Education</div> <div><div>4</div>Meadowbrook School</div> <div><div>5</div>Preston Royal Preschool</div> <div><div>6</div>Preston Hollow Presbyterian School</div> <div><div>7</div>The Dealey Child Care Center</div> <div><div>8</div>Good Shepherd Episcopal School</div> <div><div>9</div>Primrose School of Park Cities</div> <div><div>10</div>St. Michael Episcopal School Preschool</div> |  |
| LAKEWOOD AREA:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <div><div>1</div>Bishop Lynch (Private)</div> <div><div>2</div>St. John's Episcopal School (Private)</div> <div><div>3</div>St. Thomas Aquinas Catholic School (Private)</div> <div><div>4</div>Lakewood Elementary</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <div><div>5</div>Mockingbird Elementary School</div> <div><div>6</div>J.L. Long Middle School</div> <div><div>7</div>Woodrow Wilson High School</div>                                                                                                                                                                                                                                                                                                                                                                                                            |  |

