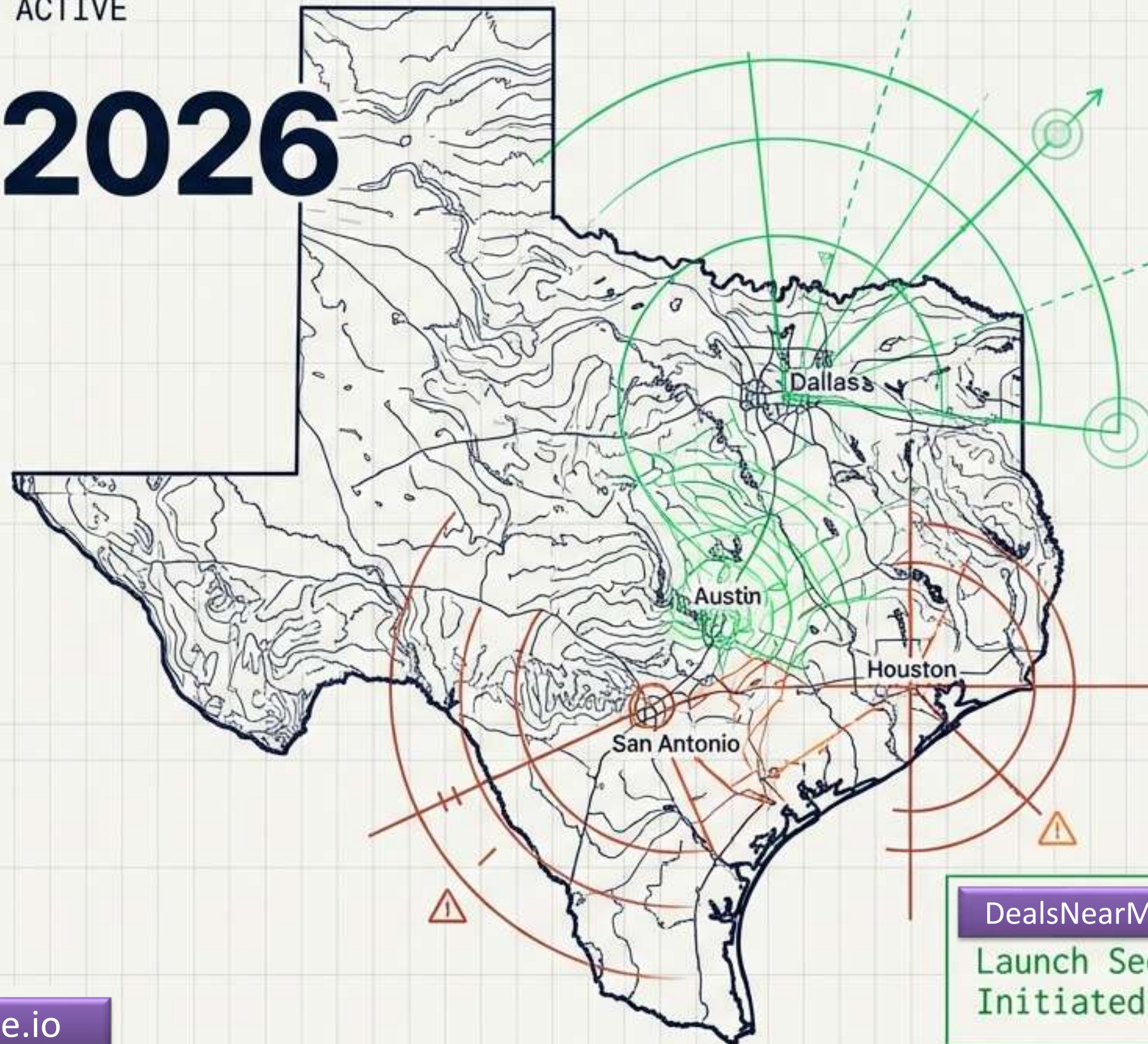


DATE: 2026-04-02 | SYSTEM STATUS: ACTIVE

# The April 2026 Leverage Window

Confidential  
Market Intelligence  
Briefing



DealsNearMe.io Alpha  
Launch Sequence  
Initiated.

Real Estate IQ

DealsNearMe.io

# A Rare Convergence of Market Pressures

**Record Inventory**  
Texas active listings surge past 291K (+9.5% YoY). Sellers are bleeding time.



**Softening Prices**  
Austin down 3.5%;  
San Antonio down 2.5%.  
Price cuts widening up to 32% in key metros.

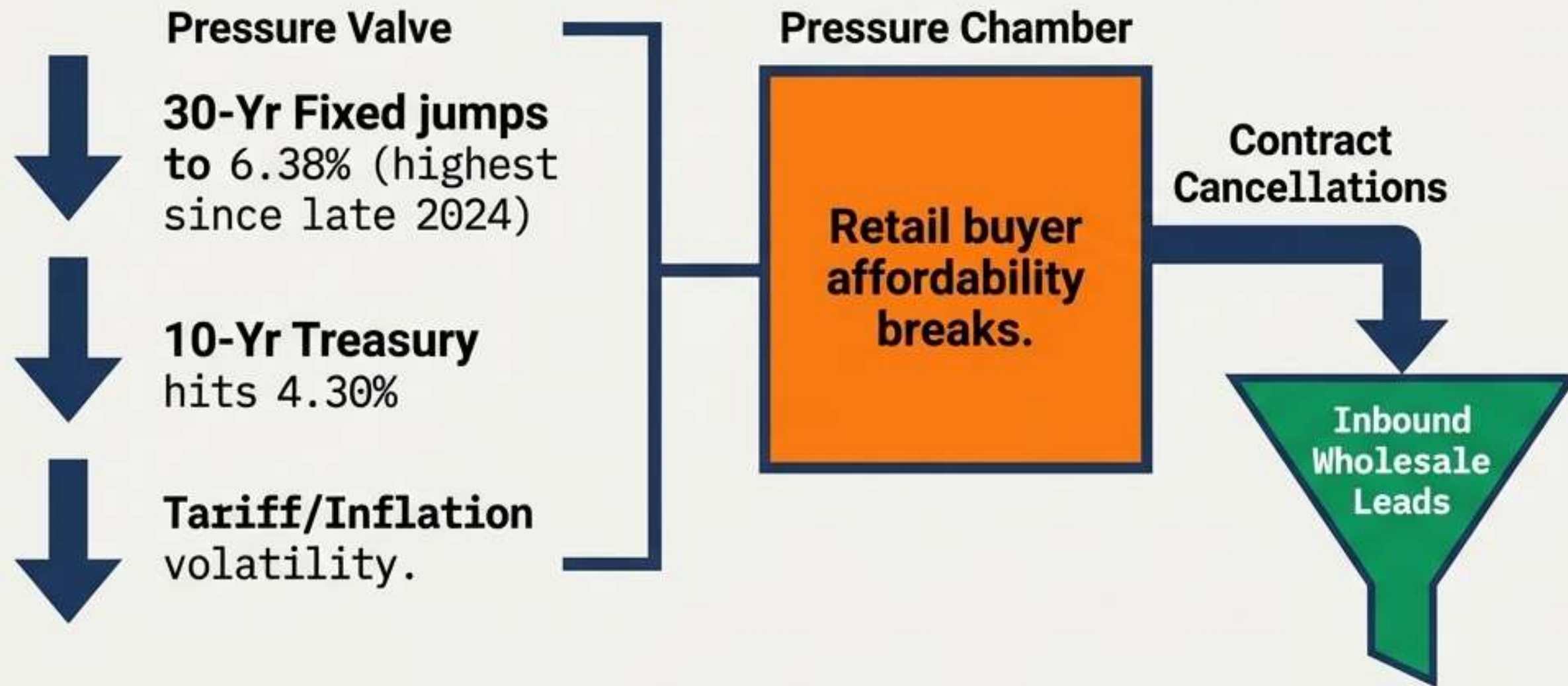
**Rising Distress**  
12 consecutive months of rising foreclosure filings nationwide.

**The Ultimate Buyer's Market**

## KEY TAKEAWAY:

These three forces have created prime wholesaling conditions across all four Texas metros. The window to deploy capital at peak leverage is open now.

# The Fall-Through Squeeze Manufacturing Motivated Sellers



	1	2
Metro	Cancellation Rate	
San Antonio	21.2%	
Houston	16.6%	
Dallas	15.1%	
Austin	13.3%	

**TACTICAL DIRECTIVE:** Failed retail contracts equal immediate urgency. A 6.38% rate spike triggers buyer fall-throughs—your cash offer is their only exit.

# 291,000 Active Listings Bleeding Time

## Statewide Median Listing

~\$349K (-1.27% YoY)

## TRERC 2026 Forecast

Sales +2.5% to ~349K units; Price growth muted at +1.3%



**The Leverage Metric:** DOM is stretching between 75 and 100+ days statewide. Supply sits at 4.7 to 5.8 months.

Days on Market



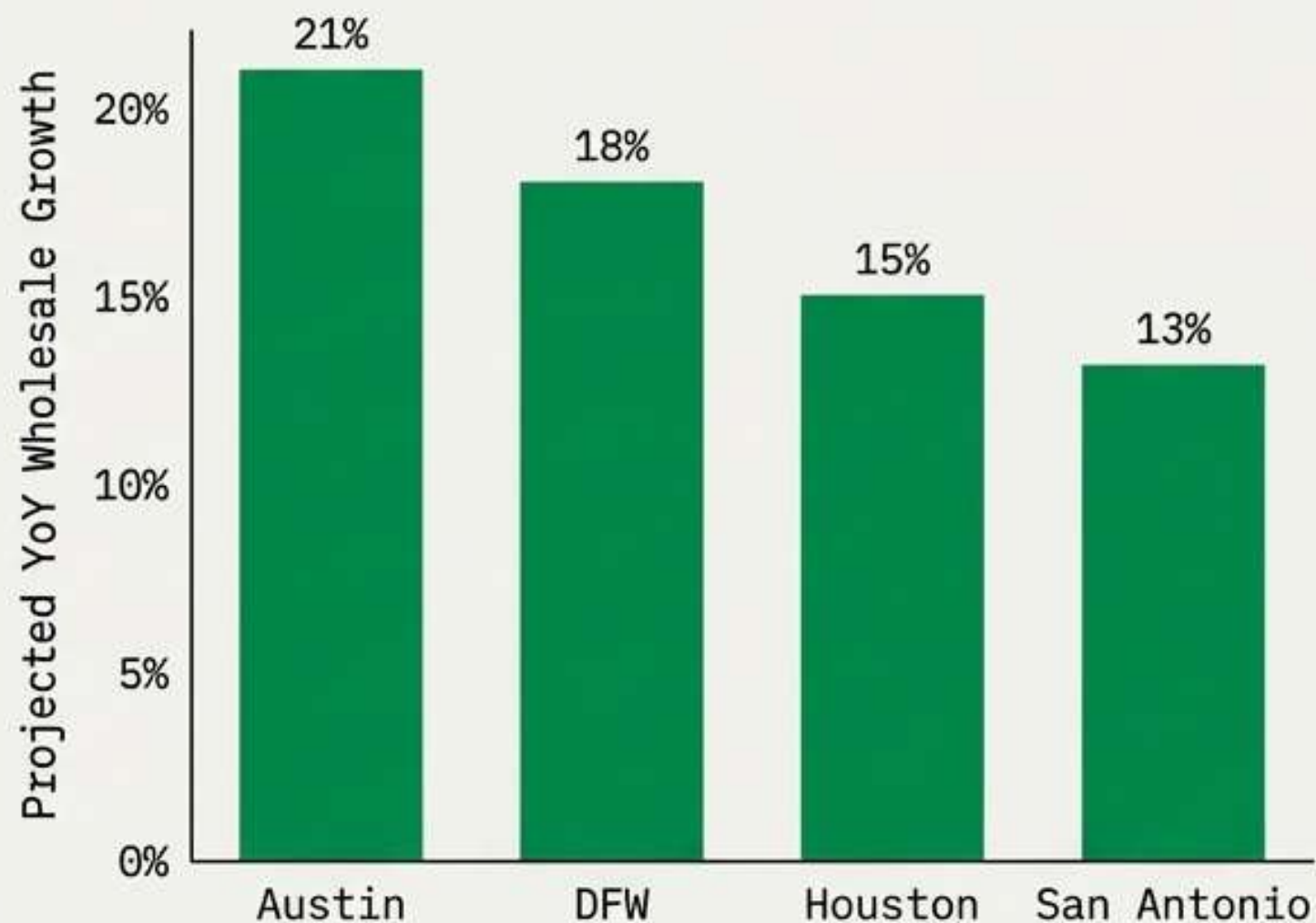
**Strategic Pivot:** Target 90+ DOM listings. Extended market time + high inventory choice gives you the leverage to extract 10-20% negotiated discounts.

# The 4-Metro Diagnostic Matrix

Metro	Market Reality	Price & YoY	DOM	Volume	Inventory	Target Strategy
<b>Austin</b>	<b>Deepest Correction</b>	\$489K avg (-3.5% YoY)	99	-6.8%	~9K (+6.6%)	<b>Sub-\$450K prime assigns.</b>
<b>San Antonio</b>	<b>#1 Buyer's Market</b>	\$310K-\$318K (-2.5% YoY)	83+	-9.9%	~12K (+15%)	<b>Tourism foreclosures.</b>
<b>Houston</b>	<b>Volume Leader</b>	\$322K median (-0.9% YoY)	77+	-3.9%	~30K	<b>Energy/Midtown concessions.</b>
<b>DFW</b>	<b>Market Anchor</b>	\$348K-\$370K (-2.4% YoY)	72+	-6.1%	~23K (+6%)	<b>Frisco/Collin suburban assigns.</b>

# The Deepest Spread Opportunities in Years

**Texas Context: The #1 wholesale market nationally. Average profit sits at ~\$50K/deal. Projected 2026 volume: ~1,900 deals statewide (+10% YoY).**



**Austin (+21% YoY Growth):** The deepest correction metro is generating unprecedented sub-\$450K distress.

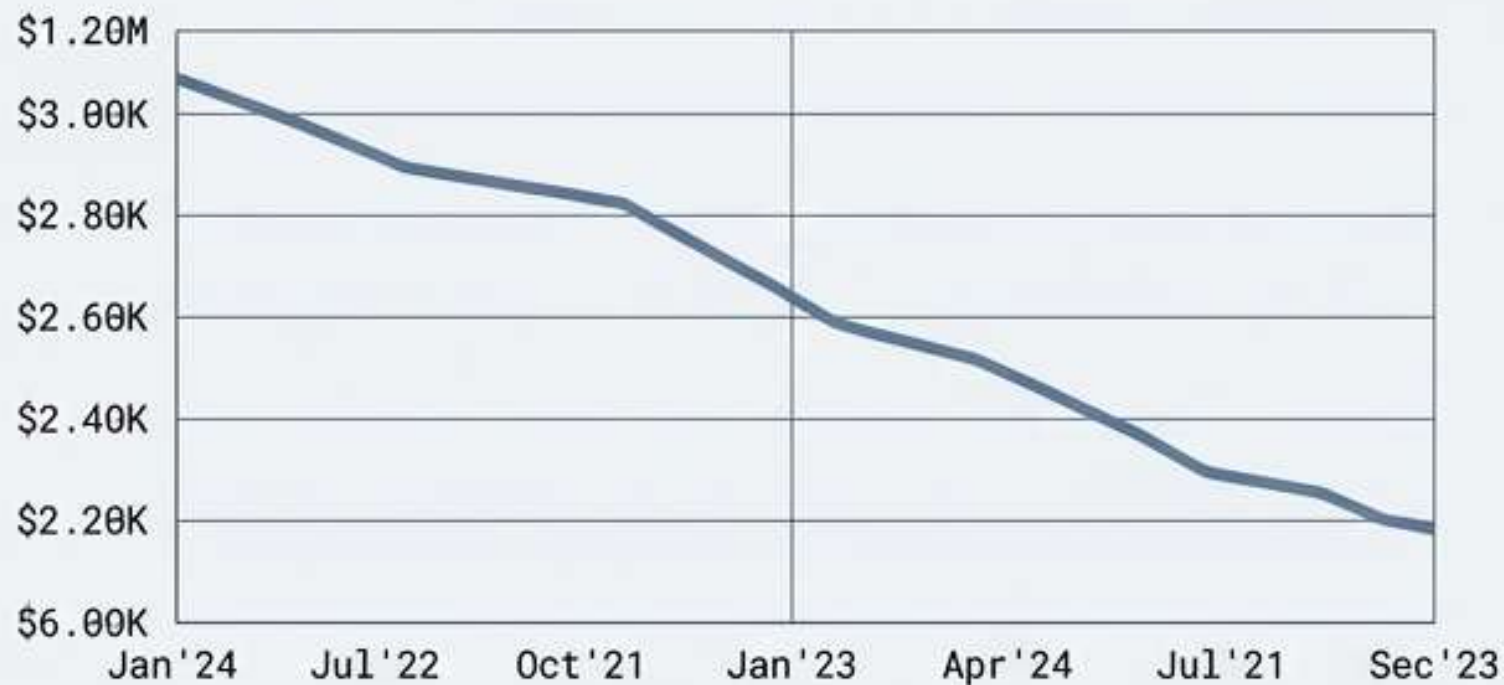
**DFW (+18% YoY Growth):** A supply shock is triggering heavy builder closeout assignments.

**Houston (+15% YoY Growth):** High-volume fast assigns on failed contracts in the energy corridor.

**San Antonio (+13% YoY Growth):** +15% inventory spike is driving entry-level, off-market capture.

# Rental Yield Divergence

## Panel 1: Long-Term Rental (Cooling)



**Trend:** Statewide rents down **4.6%** to **6.0%** YoY due to a persistent multifamily glut.

- **Austin:** **-5.8%** YoY (Heavy concession market; avoid LTR until 2027 absorption).
- **Houston:** **-5.6%** YoY (But showing **+4%** Zumper near-term recovery signal).
- **DFW:** **-6.0%** YoY (Job suburbs sustain baseline demand).

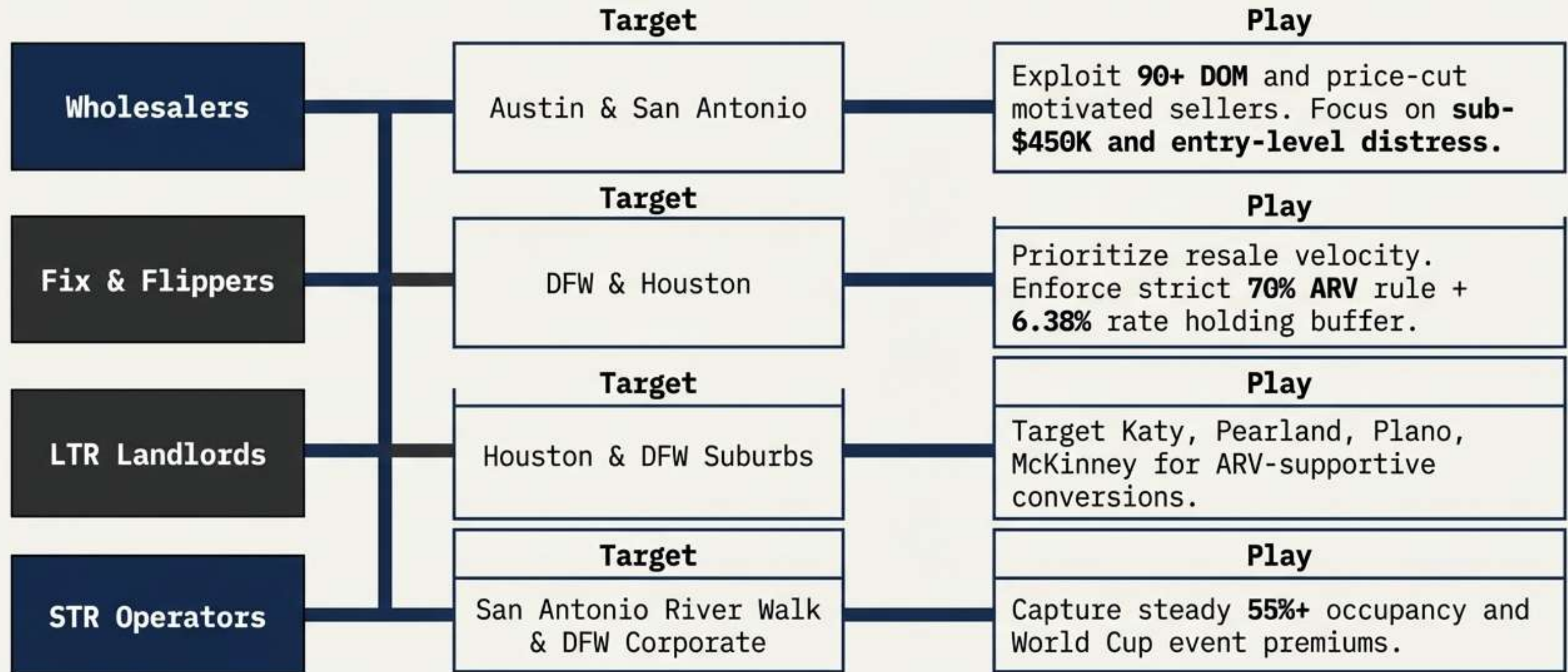
## Panel 2: Short-Term Rental (Resilient)



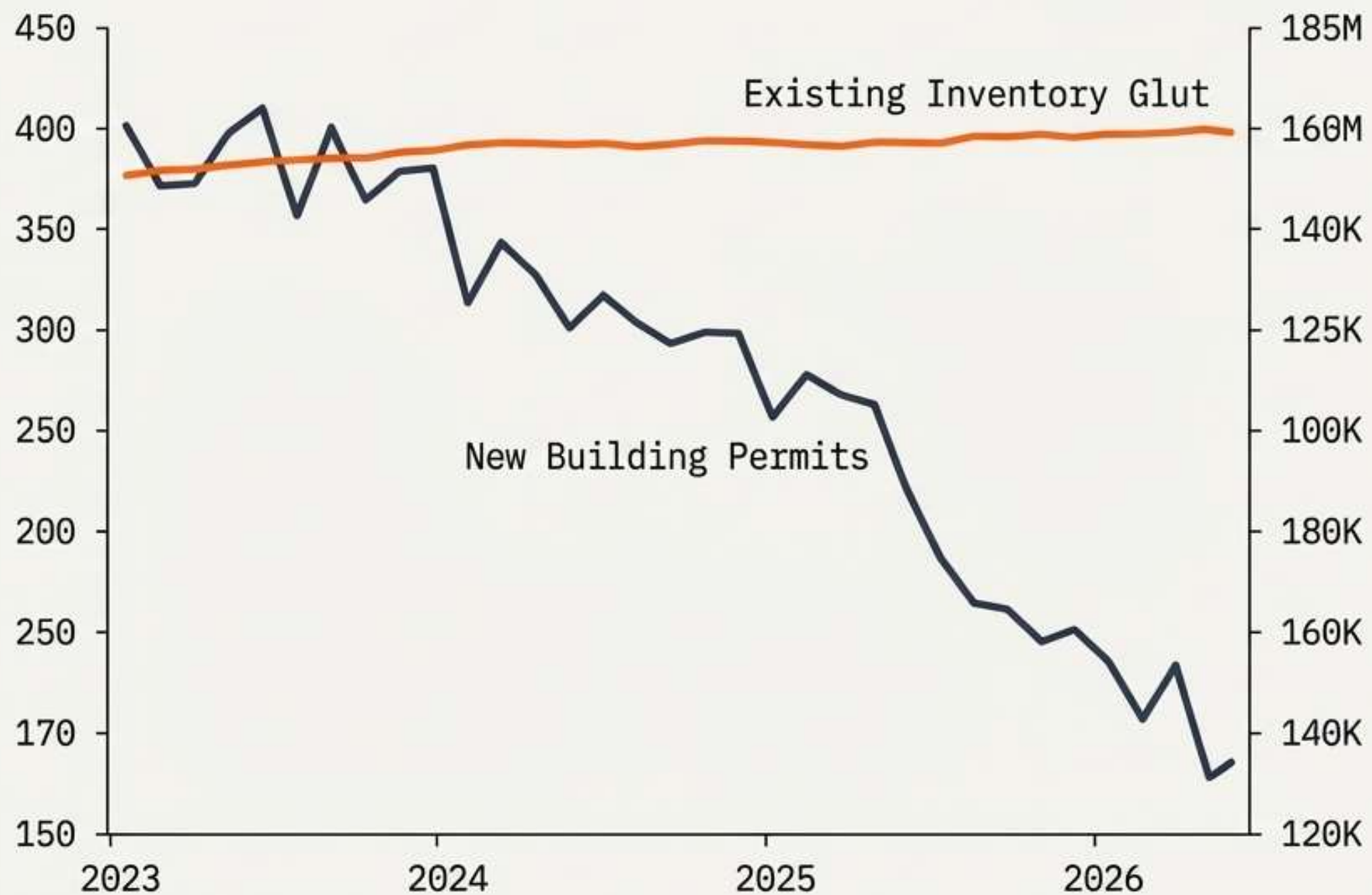
**Trend:** Statewide ADR up **+3%** YoY. Resilient occupancy at 52-57%.

- **Revenue:** Annual yields ranging from **\$19K** to **\$110K**.
- **The Catalyst:** World Cup 2026 hosting in DFW & Houston acts as an imminent, massive incremental revenue multiplier.

# Tactical Deployment by Investor Class



# The Builder Caution Signal



## National Context

Jan 2026 building permits fell -4.7% MoM to 1.386M (lowest since Aug 2025).

## Texas Trajectory

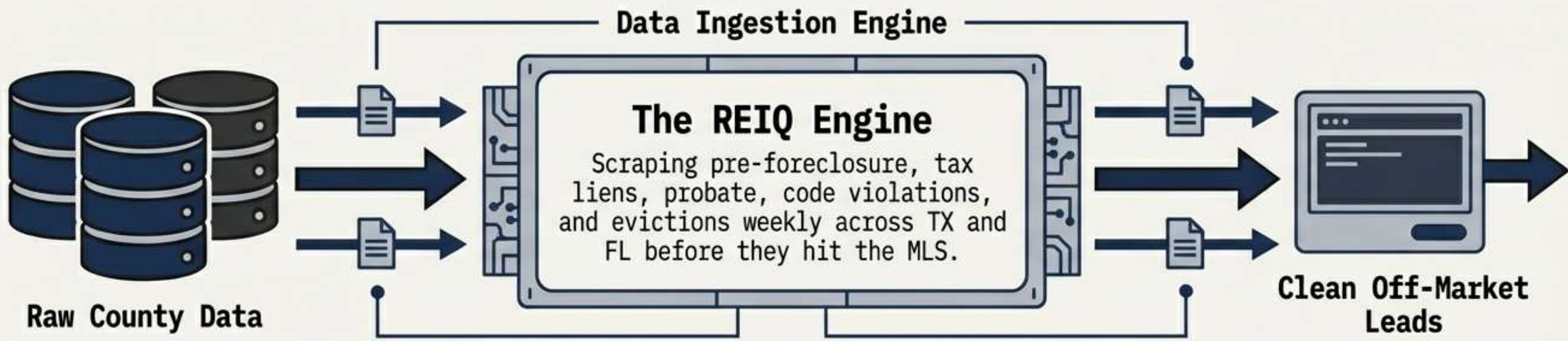
2024 Permits hit 225,756.  
2026 Projected Permits falling to ~169K.

## Strategic Impact

Texas supply is moderating. Falling permits equal a shrinking new-home pipeline. This will support existing-home values in 12-18 months, making today's inventory glut a strictly short-term assignment window.

# Capturing the Foreclosure Surge

**The Macro Threat:** 38,840 U.S. foreclosure filings in Feb 2026. Completed REOs up 35% YoY. Texas rate: 1 in 3,156 units.



Processing Status Grid	
Harris (TX) / Miami (FL)	<input checked="" type="checkbox"/> Fully Updated
Dallas / Bexar / Triangle (FL)	<input type="checkbox"/> In Progress

**Status Alert:** ~40% of county data is currently in REIQ processing—this represents the largest, immediate off-market opportunity window.

# Weaponize the Data: DealNearMe.io Alpha is LIVE

BREAKING — Patent-pending off-market intelligence engine activated.

Dashboard

Filter by: HOA Liens   Filter by: Tax Liens   Filter by: High DOM   Filter by: Distress

**ACCESS GRANTED**

Address	Status	Status	DOM	Status
4501 ELH ST, HOUSTON, TX	HOA LIEN	TAX PRE-AUCTION	96+ DOM	DISTRESS
2234 NAZN AVE, MIAMI, FL	HOA LIEN	TAX PRE-AUCTION	90+ DOM	DISTRESS
7890 OAK LN, DALLAS, TX	HOA LIEN	TAX PRE-AUCTION	90+ DOM	DISTRESS
7391 RER AVE, OREGON, TX	HOA LIEN	TAX PRE-AUCTION	90+ DOM	DISTRESS
2234 EARN AVE, HOUSTON, TX	HOA LIEN	TAX PRE-AUCTION	90+ DOM	DISTRESS
4501 EARN AVE, HOUSTON, TX	HOA LIEN	TAX PRE-AUCTION	96+ DOM	DISTRESS
2234 NAZN AVE, ORSAON, TX	HOA LIEN	TAX PRE-AUCTION	90+ DOM	DISTRESS
7890 OAK LN, DALLAS, TX	HOA LIEN	TAX PRE-AUCTION	90+ DOM	DISTRESS
2234 RVA AVE, MIAMI, FL	HOA LIEN	TAX PRE-AUCTION	90+ DOM	DISTRESS
7890 OAK LN, BALLAS, TX	HOA LIEN	TAX PRE-AUCTION	90+ DOM	DISTRESS

## The Unfair Advantage

While the community debates \$200 pay-per-lead costs on Reddit, you gain direct access to verified county-source data.

## Capabilities

Instantly filter for HOA-driven evictions, 90+ DOM investor-owned distress, and pre-auction tax liens.

## The Reality

Rising distress creates opportunity. Execution, speed, and proprietary data separate the winners.

# Execute Before the Window Closes

- Scan 90+ DOM listings in Austin/San Antonio this week. Pitch the “oversupply + rate stability” reality.
- Audit 3 active deals using the strict 70% ARV rule against the 6.38% rate buffer.
- Build targeted cash buyer lists: Houston energy corridor, DFW builder closeouts, Austin sub-\$450K.

## Unlock Free Cohort Access



Scan for live deal reviews, ARV comp sessions, and DealNearMe.io Alpha onboarding.