

SEG · NYSE · WEEK ENDED 24 JUL 2026

Weekly Investor Report

Seaport Entertainment Group Inc. · Real Estate · Real Estate Services

LATEST CLOSE

26.04 USD

-1.7% latest week

Weekly setup

Mixed setup

The weekly trend is active. Price is 14.7% above the Trend Line and sits at 78.3% of its 52-week range. The latest completed week returned -1.7%, after a -3.8% four-week move. The latest factor snapshot indicates quality ranks weakly versus its universe; growth is moderate; valuation is neither clearly cheap nor expensive. Options positioning is mixed with 31/100 conviction, while the latest news-sentiment score is 50/100. Near-term considerations: volume confirmation is below normal; earnings are due in 6d.

Technical setup score 61/100. This score describes the weekly technical setup; the conclusion above also considers fundamentals, positioning, sentiment, and event risk.

LATEST CLOSE

26.04 USD

24 Jul 2026

1W RETURN

-1.7%

latest completed week

4W RETURN

-3.8%

short-term follow-through

12W RETURN

16.8%

quarterly tape

TREND BREADTH

44.2%

23 of 52 weeks active

VOLUME RATIO

0.8x

vs 13-week average

What is working

- The trend backdrop is active with a 11-week active streak.
- Price is above the Trend Line, keeping the weekly tape constructive.
- Price is above Fair Value, showing premium demand versus the model.
- Activity pressure is positive on the latest completed week.

What could go wrong

- No major top-level risk cluster is currently dominant.

What to watch next

- Trend Line remains the key weekly regime level.
- Activity pressure is the gauge to monitor for confirmation or fade.
- A volume ratio above 1.5x would show stronger participation in the next move.

This week's evidence at a glance

PRICE FOLLOW-THROUGH

-1.7%

Latest completed week; four-week move -3.8%.

INDICATOR STACK

62/71

Trend and activity pressure are weighted against the latest 12-week confirmation window.

TREND BACKDROP

Active

The trend backdrop defines the current weekly regime.

PATIENT CAPITAL

Quiet

Activity-pressure buy-signal status for institutional accumulation timing.

NEXT-WEEK EXPECTANCY

Positive 59.57%

Historical one-week expectancy contributes to the evidence score when direction is confirmed.

OPTIONS PRESSURE

Mixed

31/100 conviction; expected move 8.1%.

NEWS SENTIMENT

50/100

28 relevant articles in the latest sentiment read.

EVENT RISK

6d

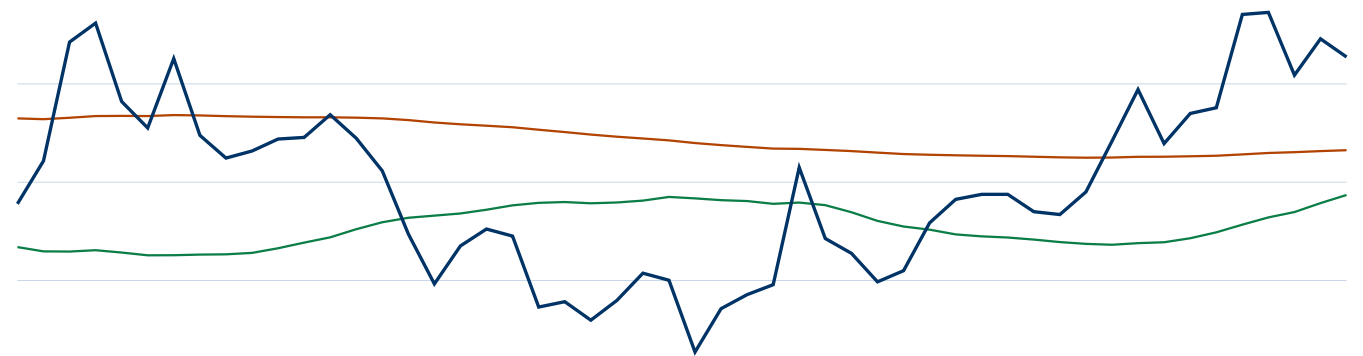
Next report is scheduled for 05 Aug 2026; event risk rises as the date approaches.

01 · PRICE ACTION

Where price is—and whether the trend supports it

The weekly trend is active. Price is 14.7% above the Trend Line and sits at 78.3% of its 52-week range. The latest completed week returned -1.7%, after a -3.8% four-week move.

52-week price path



Blue: weekly close · Green: Trend Line · Orange: Sharemaestro Fair Value

Position in the 52-week range TrendFairClose 17.74 USD28.34 USD Latest close sits at 78.3% of the 52-week range.	RANGE LOCATION 78.3% Shows where the latest close sits between the 52-week low and high.	TREND DISTANCE 14.7% Price premium or discount versus the weekly Trend Line.
	FAIR-VALUE GAP 9.5% Premium demand or model discount versus Sharemaestro Fair Value.	HIGH-WATER GAP -8.1% Distance from the latest 52-week high.

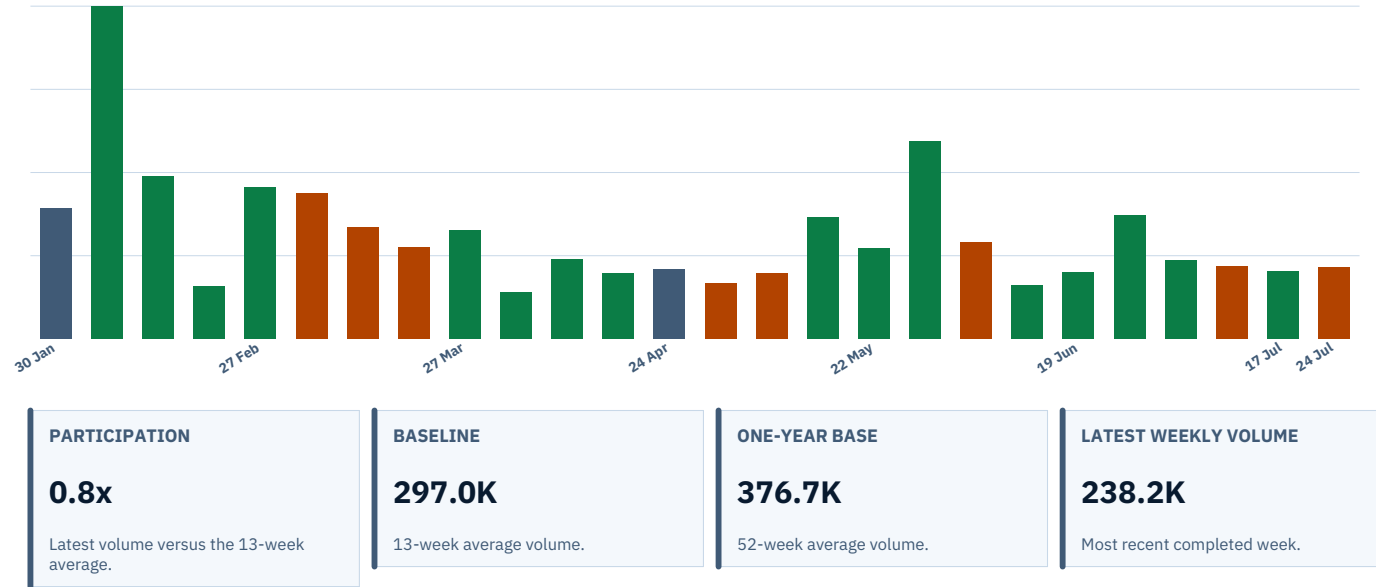
02 · VOLUME AND DEMAND

Is real participation confirming the move?

Latest weekly volume is 0.8x the 13-week average. Participation is below its recent norm, so price strength is not receiving full volume confirmation.

26-week volume confirmation

Bar height shows weekly volume. Green marks an up week; orange marks a down week.



Demand beneath price

Activity pressure and institutional-style signals

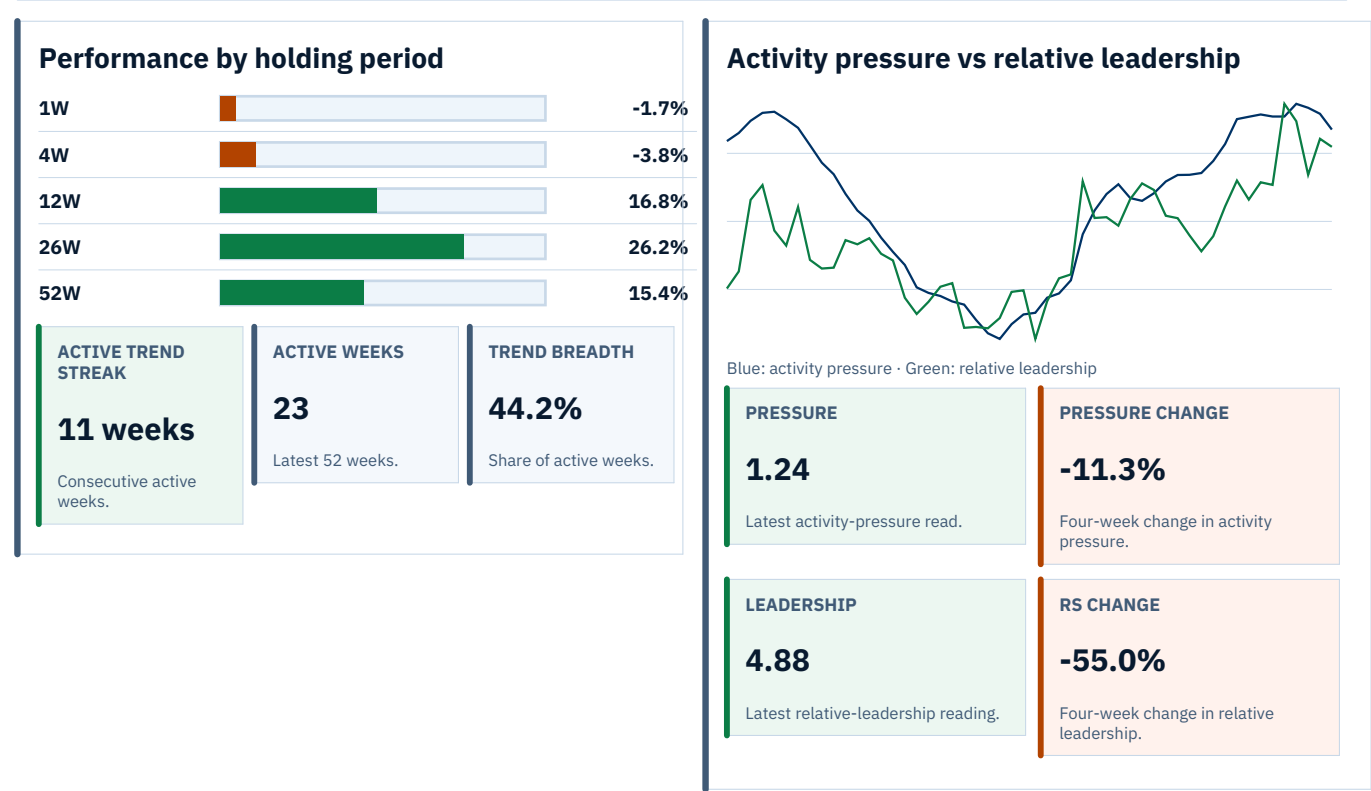
These indicators assess whether participation is improving beneath price. They are supporting evidence, not proof of institutional buying.



03 · MOMENTUM AND LEADERSHIP

Is performance persistent—and is the stock leading?

Performance is -3.8% over four weeks, 16.8% over 12 weeks, and 15.4% over one year. The current trend has remained active for 11 consecutive weeks.



Technical setup scorecard

Trend		62
Momentum		56
Activity Pressure		71
Relative Leadership		60
Next-Week Expectancy		80
Volume		34
Smart Money		59
Risk Control		66

04 · FUNDAMENTALS AND VALUATION

What investors are paying for—and the quality behind it

The latest factor snapshot indicates quality ranks weakly versus its universe; growth is moderate; valuation is neither clearly cheap nor expensive.

FACTOR WEEK 26 Jul 2026 Latest published factor snapshot.	STATEMENTS THROUGH 31 Dec 2025 Financial reporting period used.	FIELD COVERAGE 82% Available factor fields.	MODEL CONFIDENCE 78% Snapshot confidence.
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Relative factor standing

Higher display scores are better. Each score is converted from the underlying universe rank, where rank 1 is best.

Overall factor strength		57/100
Value		69/100
Quality		3/100
Momentum		68/100
Growth		73/100

Valuation

How much investors are paying for earnings, sales, and cash flow.

P/E	-
Price divided by trailing earnings.	
PRICE / SALES	2.6x
Market value relative to trailing revenue.	
EV / EBITDA	-
Enterprise value relative to operating cash earnings.	
FREE-CASH-FLOW YIELD	-7.7%
Free cash flow as a share of enterprise value.	

Business quality

Margins and the return generated on invested capital.

GROSS MARGIN	-18.0%
Gross profit retained from each unit of revenue.	
OPERATING MARGIN	-100.2%
Operating profit retained from revenue.	
FREE-CASH-FLOW MARGIN	-17.9%
Free cash flow generated from revenue.	
RETURN ON INVESTED CAPITAL	-26.3%
Operating return generated on invested capital.	

04 · FUNDAMENTALS AND VALUATION · CONTINUED

Growth, shareholder returns, and balance-sheet strength

The second half of the fundamental read separates recent business growth from cash returned to shareholders and financial leverage.

Growth and financial strength	Shareholder return and balance sheet
Recent business growth and accounting strength.	Cash returned to owners and financial leverage.
REVENUE GROWTH12.9% Latest one-year revenue growth.	DIVIDEND YIELD- Cash dividends relative to market value.
EPS GROWTH- Latest one-year earnings-per-share growth.	BUYBACK YIELD0.1% Net share repurchases relative to market value.
FREE-CASH-FLOW GROWTH- Latest one-year free-cash-flow growth.	SHAREHOLDER YIELD0.1% Dividend yield plus net buyback yield.
PIOTROSKI F-SCORE4/9 Nine-point accounting-strength checklist.	NET DEBT / EBITDA0.6x Balance-sheet debt relative to operating cash earnings.

How to read this

Quality and valuation are separate questions. A strong company can still carry a demanding valuation, so profitability, growth, balance-sheet strength, and the price paid for those characteristics should be assessed independently.

The latest factor snapshot indicates quality ranks weakly versus its universe; growth is moderate; valuation is neither clearly cheap nor expensive.

05 · OWNERSHIP, OPTIONS, AND SENTIMENT

What other market participants are doing

Options, insider transactions, market sentiment, and activity-pressure signals can confirm or challenge the price story. None should be used alone.

Options positioning

Mixed

SEG shows mixed options pressure with a 31/100 conviction score, put-call volume ratio of n/a, expected move of 8.1%, and Sharemaestro trend signal active.

CONVICTION

31/100

Options signal conviction.

EXPECTED MOVE

8.1%

Nearest-chain pricing.

PUT/CALL VOLUME

0.00

Contract volume balance.

Pressure

3

Speculation

0

Volatility

55

Trend agreement

92

Insider activity

-

No recent insider transactions are stored.
Acquisitions / disposals over the latest 180 days. Insider activity is context, not a stand-alone signal.

News sentiment

50/100

Weighted news tone is neutral across 28 relevant articles.

2 positive · 25 neutral · 1 negative

Patient Capital

Quiet

Activity-pressure buy-signal evidence highlights potential institutional accumulation windows.
No recent buy signal

06 · CATALYSTS AND RISK

What can move the shares—and how volatile the path has been

Event timing, options-implied movement, drawdown, and weekly gains and losses frame the risk around the current setup.

NEXT EARNINGS
6d
Next report is scheduled for 05 Aug 2026; event risk rises as the date approaches.

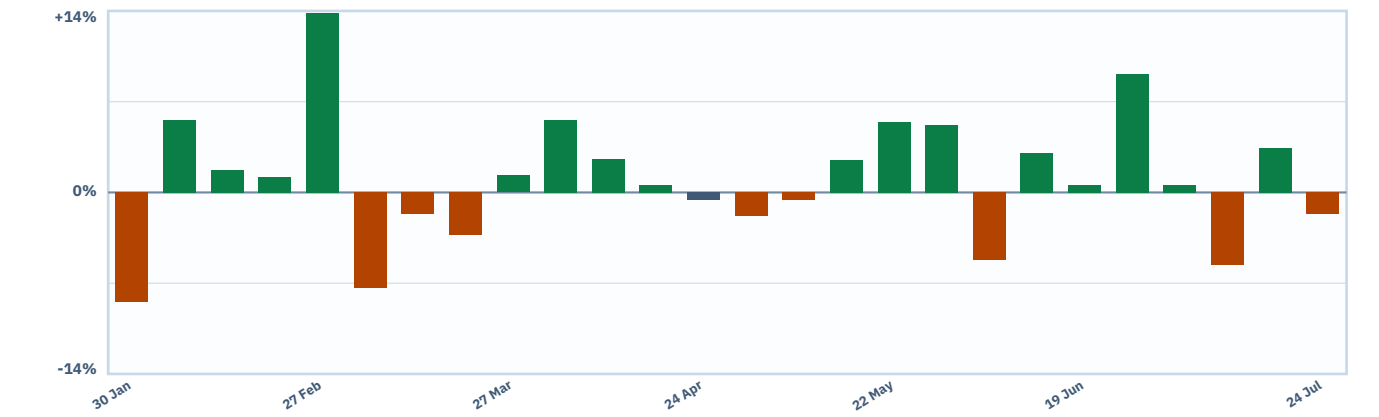
OPTIONS EXPECTED MOVE
8.1%
Nearest-chain priced movement where available.

52-WEEK DRAWDOWN
-8.1%
Distance below the 52-week high.

13-WEEK VOLATILITY
4.1%
Standard deviation of weekly returns.

Weekly gains and losses

Each bar is one completed week. Gains rise above zero; losses fall below it. Taller bars mean a larger move.



WEEKS HIGHER
16 of 26
9 weeks finished lower.

BEST WEEK
+13.8%
Week of 27 Feb.

WORST WEEK
-8.4%
Week of 30 Jan.

LATEST WEEK
-1.7%
Week of 24 Jul.

Shape of recent returns

Strong gains		6
Modest gains		10
Flat weeks		1
Modest losses		5
Sharp losses		4

RECENT VOL
4.1%
13-week weekly-return volatility.

BASE VOL
4.7%
52-week weekly-return volatility.

UP/DOWN SPLIT
29/22
Count of positive and negative weeks in the 52-week window.

AVERAGE SKEW
3.6% / -3.8%
Average positive week versus average negative week.

07 · SECTOR AND PEER CONTEXT

Is this stock leading—or simply moving with its group?

Sector and industry breadth distinguish company-specific strength from a broad group move.

Sector · US Real Estate

4-WEEK RANK - / 100 Standing within the tracked group.	GROUP AVERAGE 1.4% Average four-week return.	TREND BREADTH 66.0% Share of peers with an active trend.
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Peer	Exchange	1W return	4W return	Trend
REXR	NYSE	4.1%	15.0%	Inactive
SBRA	NASDAQ	11.2%	14.4%	Active
VTR	NYSE	4.6%	13.6%	Active
AHR	NYSE	0.5%	13.2%	Active
BEKE	NYSE	-8.7%	11.4%	Inactive

Industry · US Real Estate Services

4-WEEK RANK 18 / 42 Standing within the tracked group.	GROUP AVERAGE -5.8% Average four-week return.	TREND BREADTH 31.0% Share of peers with an active trend.
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Peer	Exchange	1W return	4W return	Trend
LHAI	NASDAQ	-11.5%	38.6%	Inactive
HBNB	NASDAQ	2.6%	17.5%	Inactive
BEKE	NYSE	-8.7%	11.4%	Inactive
CIGI	NASDAQ	-4.3%	5.3%	Inactive
BPYPP	NASDAQ	3.5%	4.6%	Active

08 · EVIDENCE AND WEEKLY DATA

The underlying research record

Every top-level statement should be traceable to a stored market, fundamental, event, or positioning observation.

Cross-signal evidence matrix

Evidence pillar	Score / read	Summary	Detail
Weekly tape	63/100	Trend, activity pressure, participation, and risk combine to a 63/100 tape read.	
Indicator analysis	79/100	Latest 12-week confirmation: trend 11/12, activity pressure 12/12, relative leadership 6/12.	Activity pressure 0.95; No reversal markers
Next-Week Expectancy	Positive 59.57%	Next-week expectancy is positive with a 59.57% historical one-week setup read.	Adds short-term historical context without overriding trend, activity, or relative leadership.
Factors	47/100	O'Shaughnessy factor stack blends value, quality, momentum, and confidence.	Buyback Yield rank 42; Small Cap Core rank 42
Patient Capital	Quiet	Activity-pressure buy-signal evidence highlights potential institutional accumulation windows.	No recent buy signal
Options	57/100	SEG shows mixed options pressure with a 31/100 conviction score, put-call volume ratio of n/a, expected move of 8.1%, and Sharemaestro trend signal active.	Mixed · Options-market disagreement · Expected move 8.1%
Sentiment	50/100	Weighted news tone is neutral across 28 relevant articles.	Q1 Earnings Roundup: The Real Brokerage (NASDAQ:REAX) And The Rest Of The Consumer Discretionary - Real Estate Services Segment
Insiders	50/100	No recent insider transaction evidence is stored.	Not currently available.
Earnings	6d	Next report is scheduled for 05 Aug 2026; event risk rises as the date approaches.	

Current evidence clusters

PRICE FOLLOW-THROUGH -1.7% Latest completed week; four-week move -3.8%.	INDICATOR STACK 62/71 Trend and activity pressure are weighted against the latest 12-week confirmation window.	TREND BACKDROP Active The trend backdrop defines the current weekly regime.	PATIENT CAPITAL Quiet Activity-pressure buy-signal status for institutional accumulation timing.
NEXT-WEEK EXPECTANCY Positive 59.57% Historical one-week expectancy contributes to the evidence score when direction is confirmed.	OPTIONS PRESSURE Mixed 31/100 conviction; expected move 8.1%.	NEWS SENTIMENT 50/100 28 relevant articles in the latest sentiment read.	EVENT RISK 6d Next report is scheduled for 05 Aug 2026; event risk rises as the date approaches.

08 · EVIDENCE AND WEEKLY DATA · CONTINUED

Recent completed weeks

The completed weekly bars behind the report provide a compact audit trail for price, trend, Fair Value, activity pressure, leadership, and volume.

Week	Close	Return	Trend Line	Fair Value	Pressure	Leadership	Volume	Trend
24 Jul 2026	26.04 USD	-1.7%	22.70 USD	23.78 USD	1.24	4.88	238.2K	On
17 Jul 2026	26.48 USD	3.4%	22.50 USD	23.76 USD	1.43	5.99	223.7K	On
10 Jul 2026	25.60 USD	-5.6%	22.28 USD	23.73 USD	1.51	1.00	240.8K	On
03 Jul 2026	27.12 USD	0.2%	22.15 USD	23.71 USD	1.55	8.42	262.8K	On
26 Jun 2026	27.07 USD	9.1%	21.98 USD	23.68 USD	1.40	10.83	410.8K	On
19 Jun 2026	24.81 USD	0.6%	21.79 USD	23.65 USD	1.40	-0.40	221.5K	On
12 Jun 2026	24.67 USD	3.0%	21.65 USD	23.63 USD	1.43	-0.03	178.2K	On
05 Jun 2026	23.94 USD	-5.2%	21.55 USD	23.62 USD	1.40	-2.43	322.2K	On
29 May 2026	25.25 USD	5.2%	21.53 USD	23.62 USD	1.37	0.20	656.6K	On
22 May 2026	24.00 USD	5.4%	21.49 USD	23.60 USD	1.07	-3.38	300.1K	On
15 May 2026	22.77 USD	2.5%	21.51 USD	23.60 USD	0.86	-7.51	403.5K	On
08 May 2026	22.22 USD	-0.3%	21.55 USD	23.61 USD	0.72	-9.59	217.9K	Off
01 May 2026	22.29 USD	-1.8%	21.61 USD	23.62 USD	0.70	-7.39	184.1K	Off
24 Apr 2026	22.71 USD	0.0%	21.66 USD	23.64 USD	0.69	-5.01	229.9K	Off

How to use this report

This is a completed-week research summary. It explains the available evidence and its conflicts; it does not predict a guaranteed outcome or replace your own risk assessment. Fundamental figures may refer to an earlier financial reporting period, which is shown in the fundamentals section.

Educational market research only. Not financial, investment, trading, tax, or legal advice. Market data, indicators, summaries, and reports may be delayed, incomplete, or inaccurate. You are responsible for your own decisions and should seek independent professional advice where appropriate.

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