MARKET REPORTS BY ROB BROOKS REALTY
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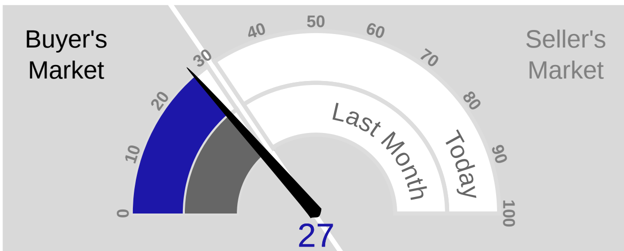
SANTA ROSA BEACH, FL

Condos/Townhomes

This week the median list price for Santa Rosa Beach, FL is $650,000 with the market action index hovering around 27. This is about the same as last month's market action index of 27. Inventory has decreased to 202.

MARKET ACTION INDEX

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



Slight Buyer's Advantage

MARKET NARRATIVE

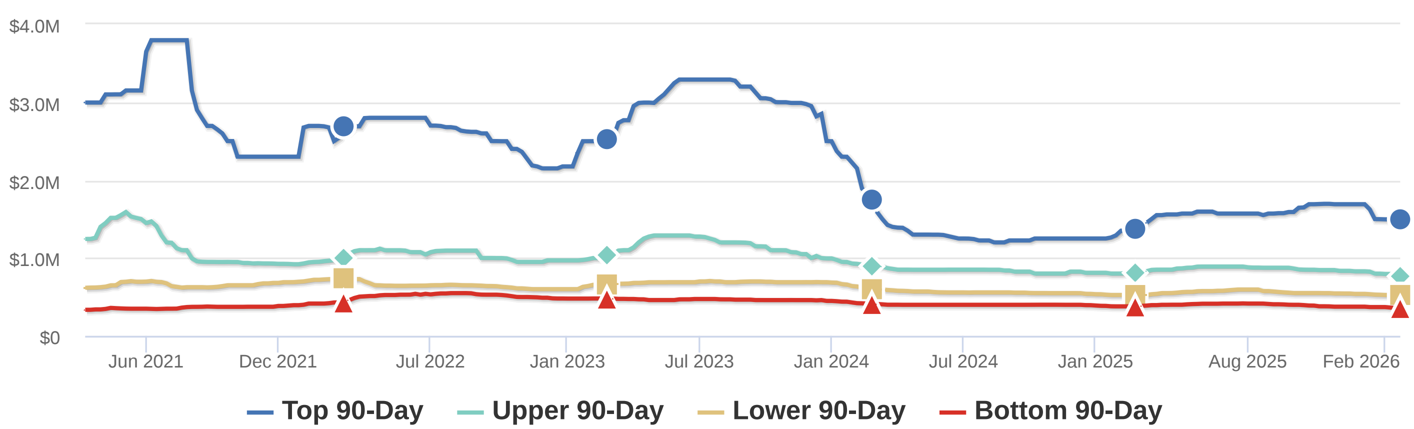
Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market prices are not yet moving higher as excess inventory is consumed. However, as the supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward pressure on pricing.

REAL-TIME MARKET PROFILE

Median List Price	$650,000
Median Price of New Listings	$867,500
Per Square Foot	$604
Average Days on Market	231
Median Days on Market	161
Price Decreased	25%
Price Increased	3%
Relisted	10%
Inventory	202
Median Rent	$1,935
Market Action	**27**

Slight Buyer's Advantage

MEDIAN LIST PRICE



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
$1,499,000	1,792	-	3	3	22	4	0	133
$774,250	1,169	-	2	2.3	21	2	0	248
$539,000	1,091	-	2	2	30	1	0	210
$359,450	940	-	2	2	21	1	4	133