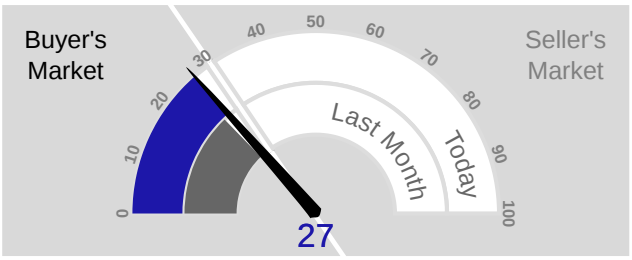


Santa Rosa Beach, FL
Condos/Townhomes

This week the median list price for Santa Rosa Beach, FL is $619,900 with the market action index hovering around 27. This is an increase over last month's market action index of 26. Inventory has held steady at or around 175.

Market Action Index

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



Slight Buyer's Advantage

Market Narrative

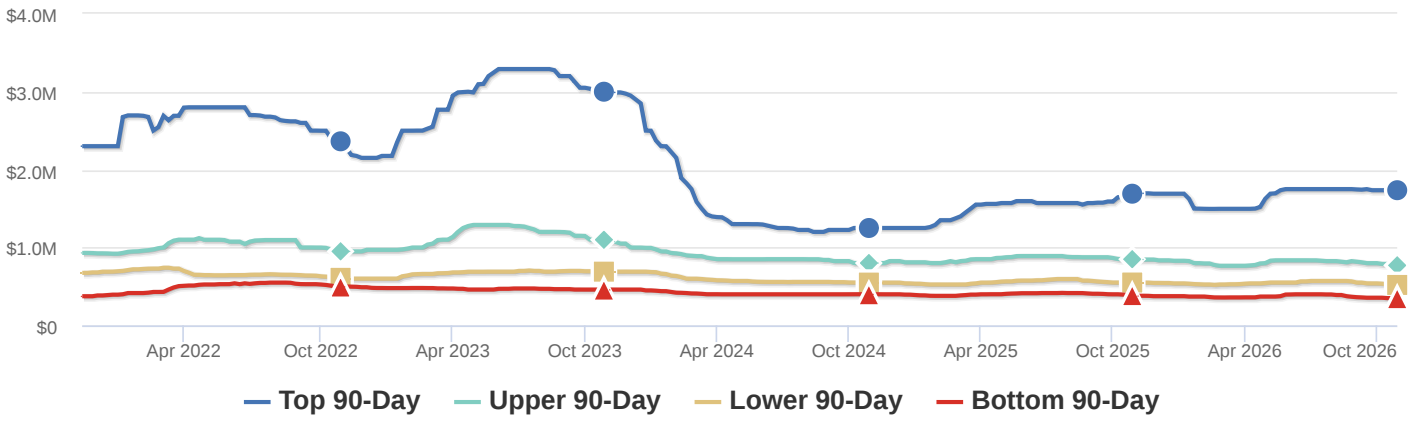
Home sales have been exceeding new inventory for several weeks. Since this is a Buyer’s market, prices are not yet moving higher as excess inventory is consumed. However, as the supply and demand trends continue, the market moves into the Seller’s zone, and we are likely to see upward pressure on pricing.

Real-Time Market Profile

Median List Price	$619,900
Median Price of New Listings	$395,000
Per Square Foot	$548
Average Days on Market	216
Median Days on Market	140
Price Decreased	29%
Price Increased	1%
Relisted	4%
Inventory	175
Median Rent	$2,100
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
$1,722,000	2,214	-	4	3.5	22	1	3	164
$725,000	1,249	-	3	2.3	23	0	3	157
$496,500	940	-	2	2	25	0	0	147
$349,990	1,410	-	3	2.5	19	4	5	63

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