



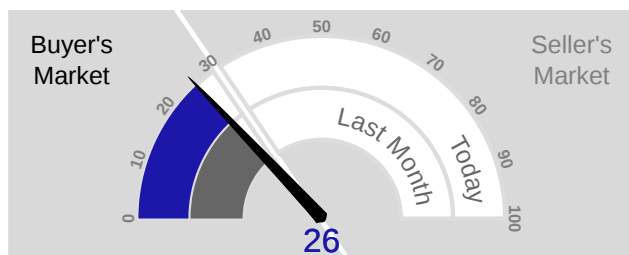
SANTA ROSA BEACH, FL

Condos/Townhomes

This week the median list price for Santa Rosa Beach, FL is \$625,000 with the market action index hovering around 26. This is less than last month's market action index of 27. Inventory has increased to 184.

MARKET ACTION INDEX

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

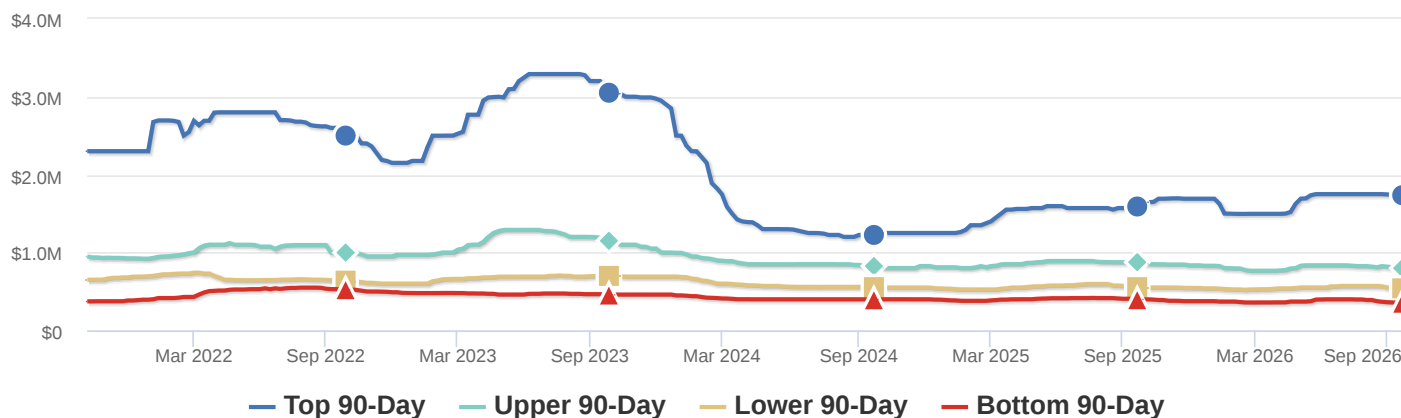


Slight Buyer's Advantage

MARKET NARRATIVE

The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices have begun moving lower. Look for a persistent shift in Market Action before prices plateau or begin to rise again.

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
\$1,585,000	2,196	-	3	3	22	3	0	164
\$752,500	1,249	-	2	2	23	3	2	168
\$515,000	1,072	-	2	2	22	0	0	147
\$349,945	1,019	-	3	2	20	3	2	119

REAL-TIME MARKET PROFILE

Median List Price	\$625,000
Median Price of New Listings	\$649,000
Per Square Foot	\$548
Average Days on Market	232
Median Days on Market	137
Price Decreased	32%
Price Increased	1%
Relisted	7%
Inventory	184
Median Rent	\$1,995
Market Action	26

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