

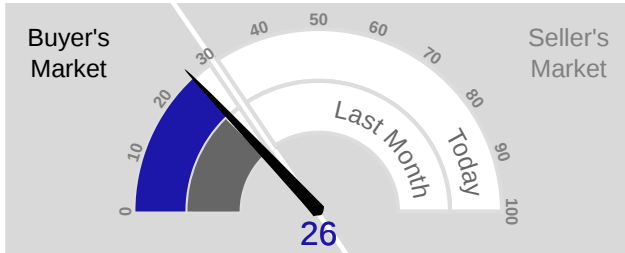


CRESTVIEW, FL Condos/Townhomes

This week the median list price for Crestview, FL is \$190,000 with the market action index hovering around 26. This is an increase over last month's market action index of 25. Inventory has held steady at or around 18.

MARKET ACTION INDEX

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

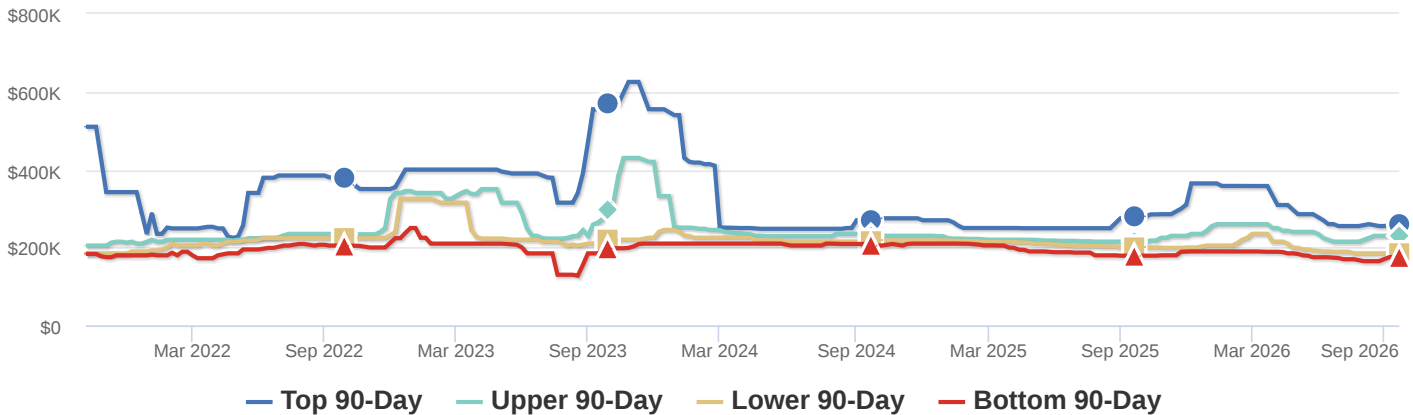


Slight Buyer's Advantage

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.

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
\$249,900	1,548	0 - 4,500 sqft	3	2.5	14	0	1	119
\$207,500	1,575	0 - 4,500 sqft	3	2.5	17	0	0	87
\$185,000	1,440	0 - 4,500 sqft	3	2.5	21	0	0	105
\$172,900	1,564	0 - 4,500 sqft	3	2.3	20	0	0	115

REAL-TIME MARKET PROFILE

Median List Price		\$190,000
Median Price of New Listings		\$0
Per Square Foot		\$130
Average Days on Market		133
Median Days on Market		105
Price Decreased		61%
Price Increased		0%
Relisted		6%
Inventory		18
Median Rent		\$1,753
Market Action		26

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