

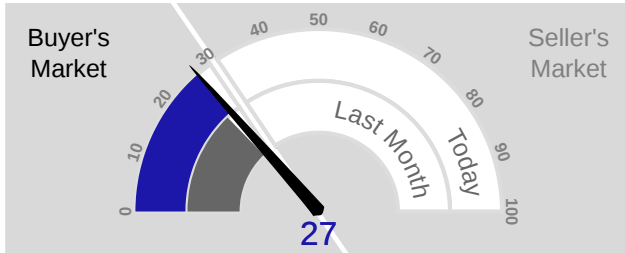


DESTIN, FL Condos/Townhomes

This week the median list price for Destin, FL is \$499,000 with the market action index hovering around 27. This is an increase over last month's market action index of 26. Inventory has increased to 407.

MARKET ACTION INDEX

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

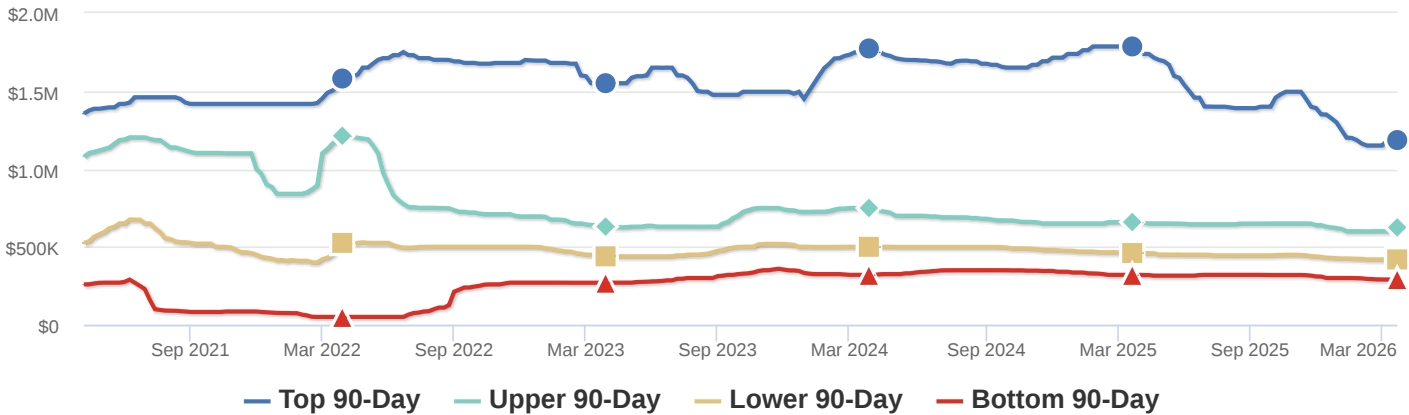


Slight Buyer's Advantage

MARKET NARRATIVE

While prices have been at a plateau for a number of weeks, this is a Buyer's market and the supply of homes listed has started growing relative to demand. This indicates that prices could easily resume a downward trend in conjunction with the MAI. Prices are unlikely to move significantly higher until there is a persistent upward shift in the MAI.

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
\$1,180,000	1,880	-	3	3	25	4	5	129
\$634,950	1,175	-	2	2	31	3	5	150
\$421,845	987	-	2	2	42	6	5	147
\$299,900	970	-	2	2	38	8	6	140

REAL-TIME MARKET PROFILE

Median List Price	\$499,000
Median Price of New Listings	\$425,000
Per Square Foot	\$470
Average Days on Market	210
Median Days on Market	140
Price Decreased	32%
Price Increased	1%
Relisted	8%
Inventory	407
Median Rent	\$1,950
Market Action	27

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