

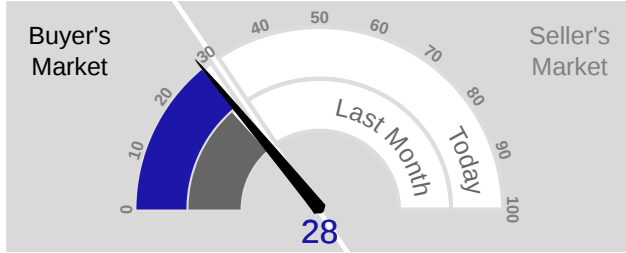


DESTIN, FL Condos/Townhomes

This week the median list price for Destin, FL is \$499,000 with the market action index hovering around 28. This is an increase over last month's market action index of 27. Inventory has decreased to 381.

MARKET ACTION INDEX

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

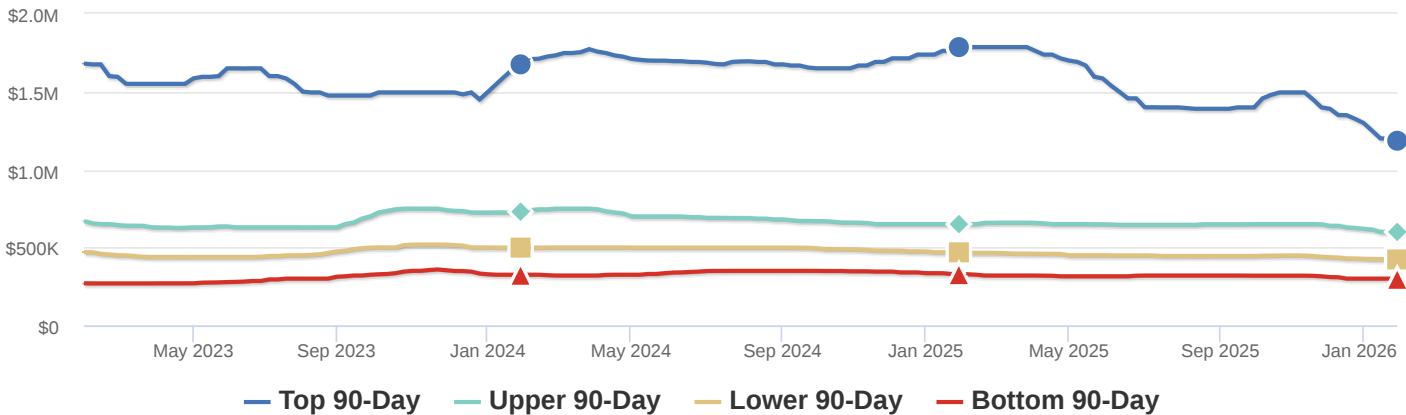


Slight Buyer's Advantage

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
\$1,192,000	1,850	-	3	3	25	7	3	136
\$624,200	1,220	-	2	2	40	6	2	203
\$422,000	970	-	2	2	41	1	8	273
\$292,900	970	-	2	2	41	4	8	175

REAL-TIME MARKET PROFILE

Median List Price	\$499,000
Median Price of New Listings	\$719,500
Per Square Foot	\$463
Average Days on Market	234
Median Days on Market	175
Price Decreased	34%
Price Increased	1%
Relisted	6%
Inventory	381
Median Rent	\$1,994
Market Action	28

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