

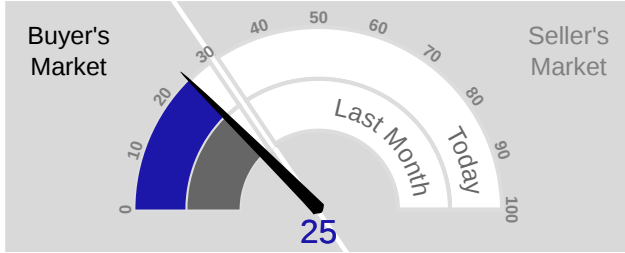


DESTIN, FL Condos/Townhomes

This week the median list price for Destin, FL is \$495,000 with the market action index hovering around 25. This is about the same as last month's market action index of 25. Inventory has decreased to 409.

MARKET ACTION INDEX

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

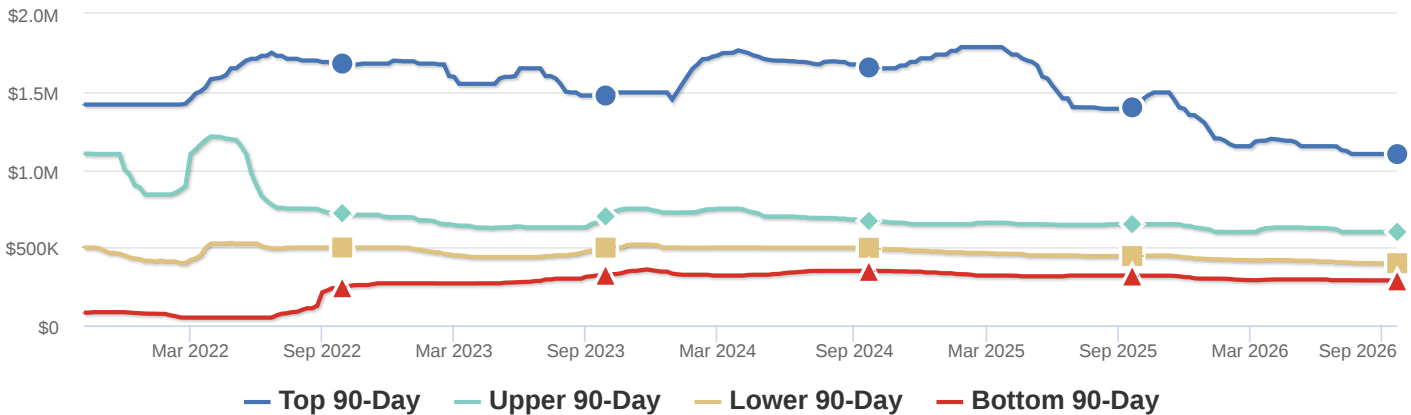


Slight Buyer's Advantage

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
\$1,050,000	1,869	-	3	3	25	1	7	161
\$616,500	1,155	-	2	2	32	2	1	147
\$399,000	970	-	2	2	42	2	5	154
\$282,499	970	-	2	2	38	6	6	143

REAL-TIME MARKET PROFILE

Median List Price	\$495,000
Median Price of New Listings	\$320,000
Per Square Foot	\$455
Average Days on Market	221
Median Days on Market	147
Price Decreased	38%
Price Increased	1%
Relisted	2%
Inventory	409
Median Rent	\$2,107
Market Action	25

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