

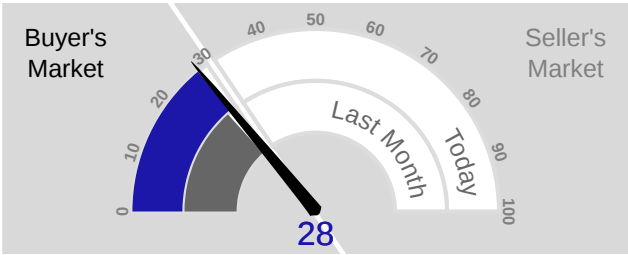


DESTIN, FL
Single-Family Homes

This week the median list price for Destin, FL is \$1,388,500 with the market action index hovering around 28. This is an increase over last month's market action index of 27. Inventory has increased to 228.

MARKET ACTION INDEX

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

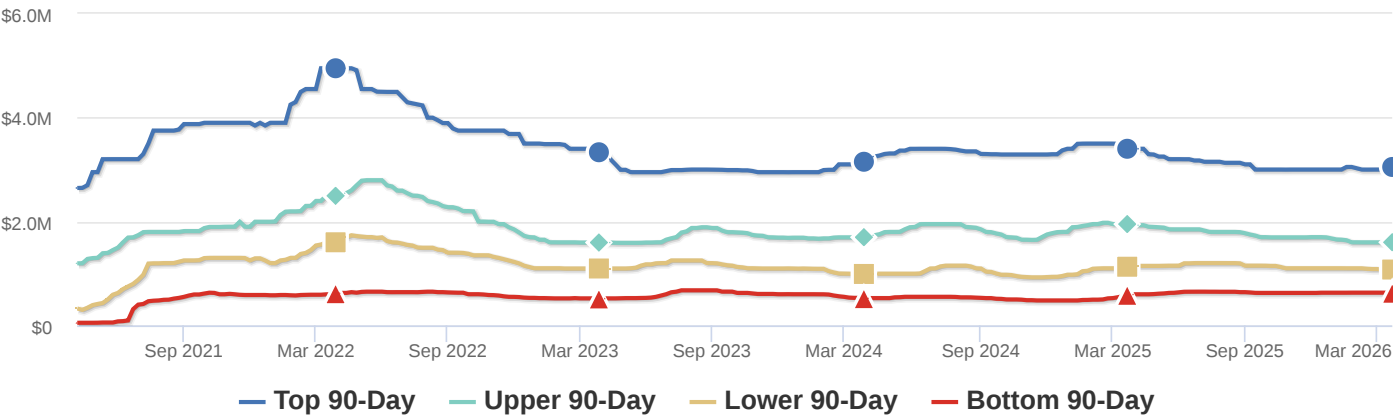


Slight Buyer's Advantage

MARKET NARRATIVE

Home sales have been exceeding new inventory for several weeks. While still a Buyer's market, prices seem to have responded by moving upward. If the demand trends continue, expect prices to keep marching upward, especially once we see a Seller's Market.

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
\$3,150,000	4,238	6,500 - 8,000 sqft	6	6	13	5	3	238
\$1,790,000	2,992	8,000 - 10,000 sqft	4	4	24	4	2	126
\$1,098,000	2,475	4,500 - 6,500 sqft	4	3	26	4	4	133
\$625,000	1,943	6,500 - 8,000 sqft	3	2	29	4	6	98

REAL-TIME MARKET PROFILE

Median List Price	\$1,388,500
Median Price of New Listings	\$1,625,000
Per Square Foot	\$509
Average Days on Market	202
Median Days on Market	133
Price Decreased	35%
Price Increased	1%
Relisted	10%
Inventory	228
Median Rent	\$2,700
Market Action	28

Slight Buyer's Advantage