

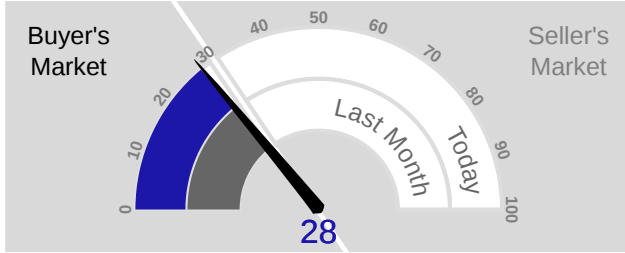


DESTIN, FL Single-Family Homes

This week the median list price for Destin, FL is \$1,286,500 with the market action index hovering around 28. This is about the same as last month's market action index of 28. Inventory has decreased to 192.

MARKET ACTION INDEX

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

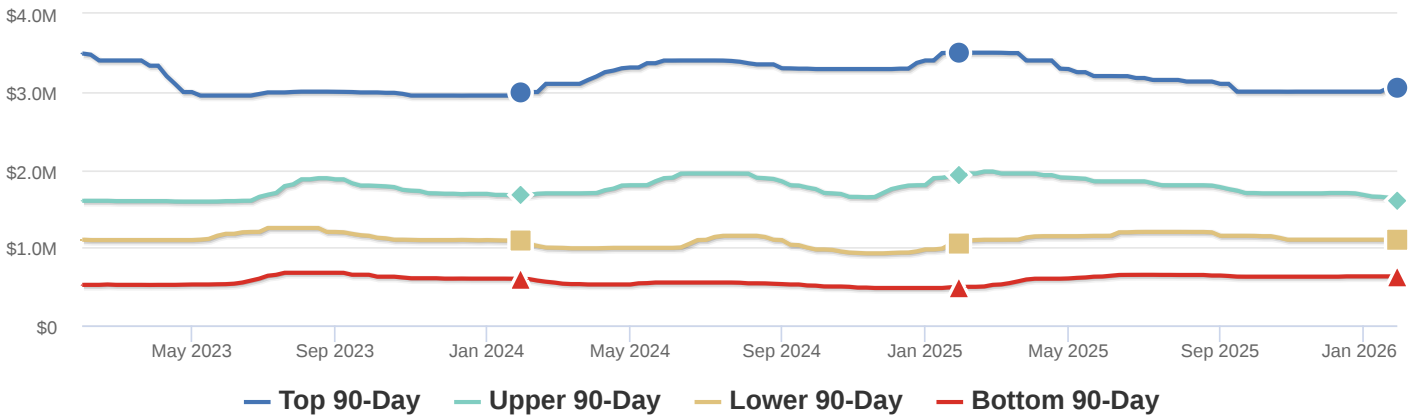


Slight Buyer's Advantage

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
\$2,974,999	4,351	0.25 - 0.5 acre	5	5.5	12	2	1	241
\$1,514,500	2,952	8,000 - 10,000 sqft	4	3.5	24	4	2	147
\$1,099,499	2,529	6,500 - 8,000 sqft	4	3	24	1	2	175
\$646,375	1,939	6,500 - 8,000 sqft	3	2	28	4	7	129

REAL-TIME MARKET PROFILE

Median List Price	\$1,286,500
Median Price of New Listings	\$1,398,000
Per Square Foot	\$488
Average Days on Market	215
Median Days on Market	165
Price Decreased	33%
Price Increased	2%
Relisted	7%
Inventory	192
Median Rent	\$2,500
Market Action	28

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