

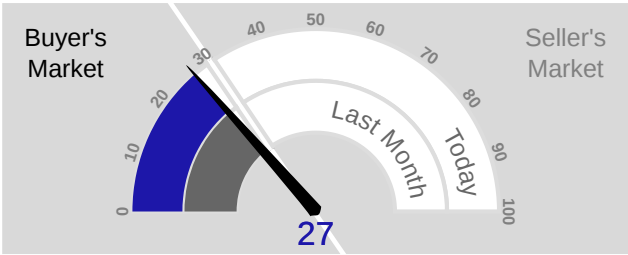


DESTIN, FL  
Single-Family Homes

This week the median list price for Destin, FL is \$1,454,500 with the market action index hovering around 27. This is about the same as last month's market action index of 27. Inventory has increased to 246.

MARKET ACTION INDEX

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

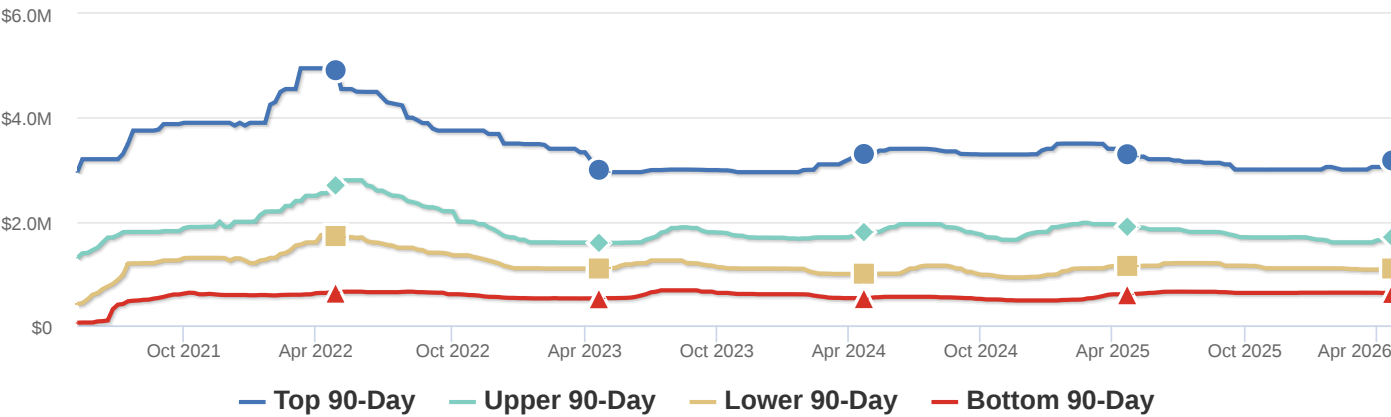


Slight Buyer's Advantage

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 |
|--------------|---------|---------------------|------|------|-----|-----|----------|-----|
| \$3,299,500  | 4,493   | 8,000 - 10,000 sqft | 6    | 6    | 10  | 4   | 2        | 171 |
| \$1,850,000  | 3,260   | 6,500 - 8,000 sqft  | 5    | 4.5  | 22  | 2   | 1        | 77  |
| \$1,099,450  | 2,494   | 4,500 - 6,500 sqft  | 4    | 3.3  | 27  | 2   | 6        | 115 |
| \$590,000    | 1,926   | 6,500 - 8,000 sqft  | 3    | 2    | 27  | 5   | 6        | 84  |

REAL-TIME MARKET PROFILE

|                              |             |
|------------------------------|-------------|
| Median List Price            | \$1,454,500 |
| Median Price of New Listings | \$1,049,000 |
| Per Square Foot              | \$517       |
| Average Days on Market       | 193         |
| Median Days on Market        | 95          |
| Price Decreased              | 36%         |
| Price Increased              | 1%          |
| Relisted                     | 7%          |
| Inventory                    | 246         |
| Median Rent                  | \$2,650     |
| Market Action                | 27          |

Slight Buyer's Advantage