

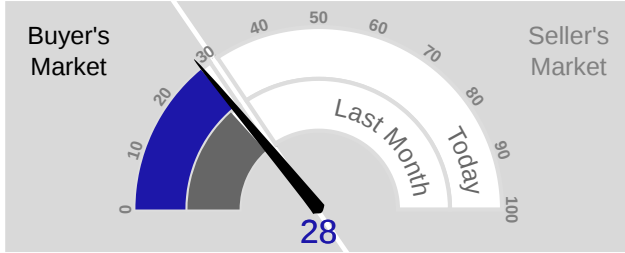


FORT WALTON BEACH, FL Condos/Townhomes

This week the median list price for Fort Walton Beach, FL is \$398,000 with the market action index hovering around 28. This is an increase over last month's market action index of 27. Inventory has held steady at or around 218.

MARKET ACTION INDEX

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

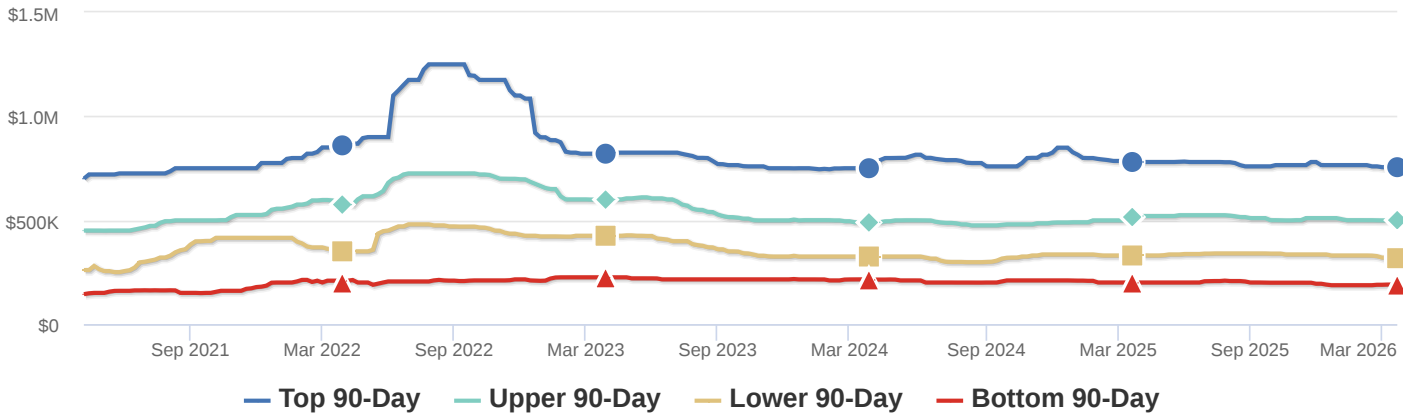


Slight Buyer's Advantage

MARKET NARRATIVE

The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.

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
\$799,000	1,453	-	3	2	23	3	0	98
\$509,225	1,074	-	2	2	27	1	3	255
\$315,000	1,064	-	2	2	43	3	5	105
\$199,900	960	-	2	1.3	43	0	5	108

REAL-TIME MARKET PROFILE

Median List Price	\$398,000
Median Price of New Listings	\$430,000
Per Square Foot	\$413
Average Days on Market	189
Median Days on Market	123
Price Decreased	30%
Price Increased	0%
Relisted	6%
Inventory	218
Median Rent	\$1,550
Market Action	28

Slight Buyer's Advantage