



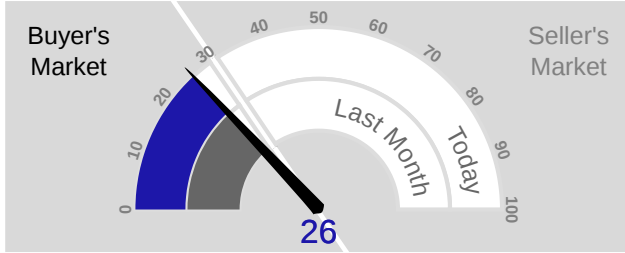
FORT WALTON BEACH, FL

Condos/Townhomes

This week the median list price for Fort Walton Beach, FL is \$352,250 with the market action index hovering around 26. This is about the same as last month's market action index of 26. Inventory has held steady at or around 258.

MARKET ACTION INDEX

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

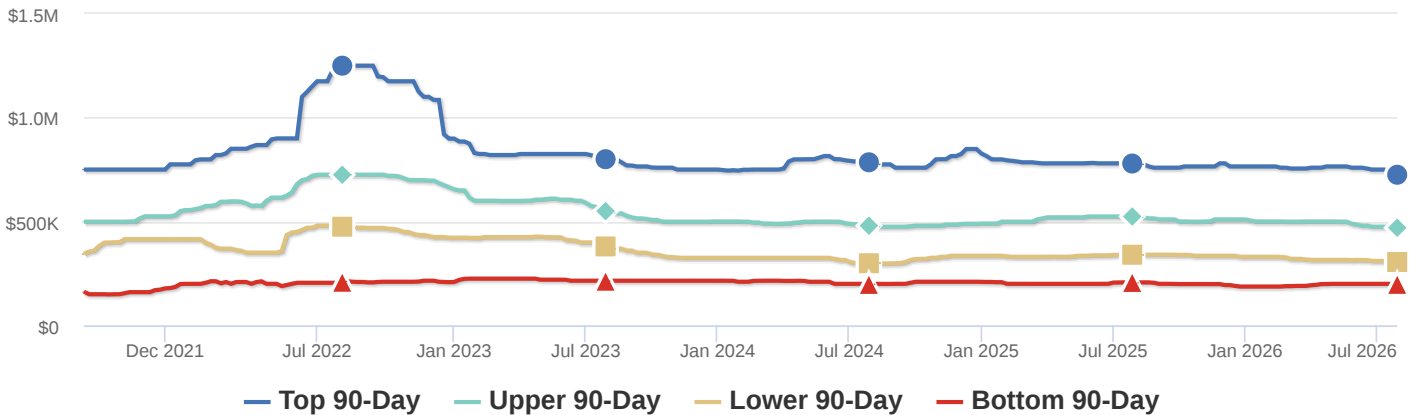


Slight Buyer's Advantage

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
\$717,000	1,347	-	3	2	23	4	1	133
\$475,000	1,050	-	2	2	27	3	5	91
\$299,900	1,002	-	2	2	43	4	4	91
\$199,899	960	-	2	1.5	44	1	5	94

REAL-TIME MARKET PROFILE

Median List Price	\$352,250
Median Price of New Listings	\$397,500
Per Square Foot	\$390
Average Days on Market	169
Median Days on Market	98
Price Decreased	38%
Price Increased	1%
Relisted	3%
Inventory	258
Median Rent	\$1,575
Market Action	26

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