



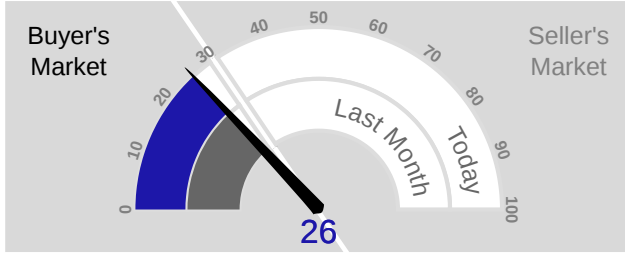
FORT WALTON BEACH, FL

Condos/Townhomes

This week the median list price for Fort Walton Beach, FL is \$399,250 with the market action index hovering around 26. This is about the same as last month's market action index of 26. Inventory has decreased to 216.

MARKET ACTION INDEX

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

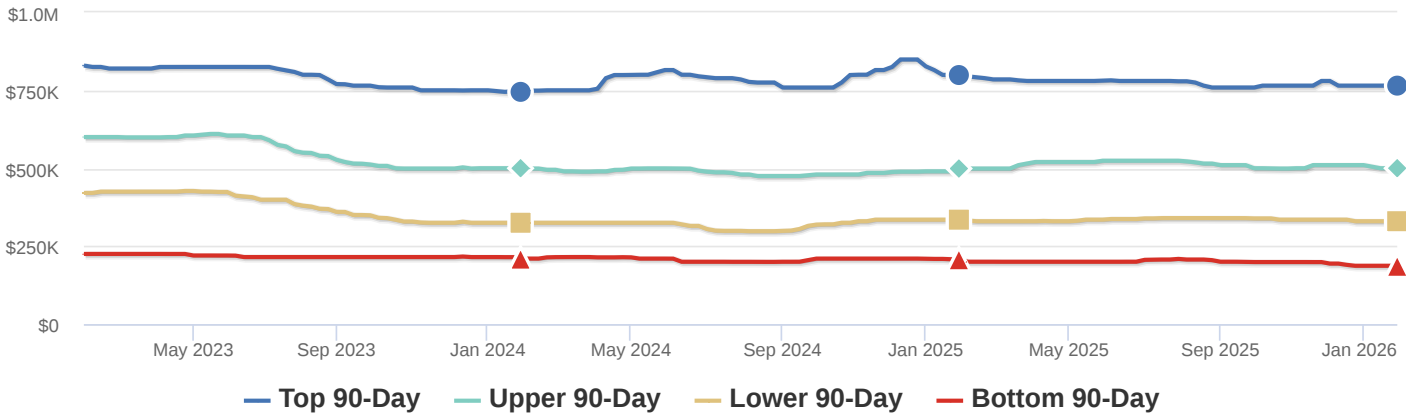


Slight Buyer's Advantage

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
\$755,000	1,292	-	3	2	23	2	2	150
\$492,450	1,068	-	2	2	27	0	2	147
\$322,400	1,048	-	2	2	43	5	3	84
\$188,500	980	-	2	1.5	43	2	1	133

REAL-TIME MARKET PROFILE

Median List Price	\$399,250
Median Price of New Listings	\$350,000
Per Square Foot	\$411
Average Days on Market	181
Median Days on Market	133
Price Decreased	32%
Price Increased	2%
Relisted	5%
Inventory	216
Median Rent	\$1,550
Market Action	26

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