

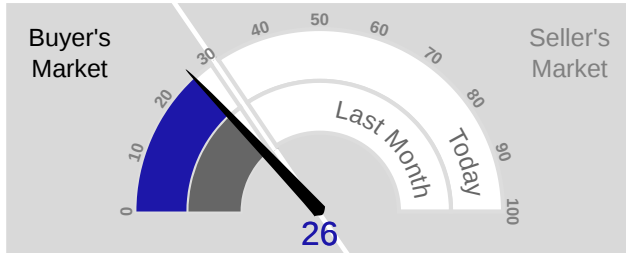


FORT WALTON BEACH, FL Condos/Townhomes

This week the median list price for Fort Walton Beach, FL is \$364,900 with the market action index hovering around 26. This is less than last month's market action index of 27. Inventory has increased to 263.

MARKET ACTION INDEX

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

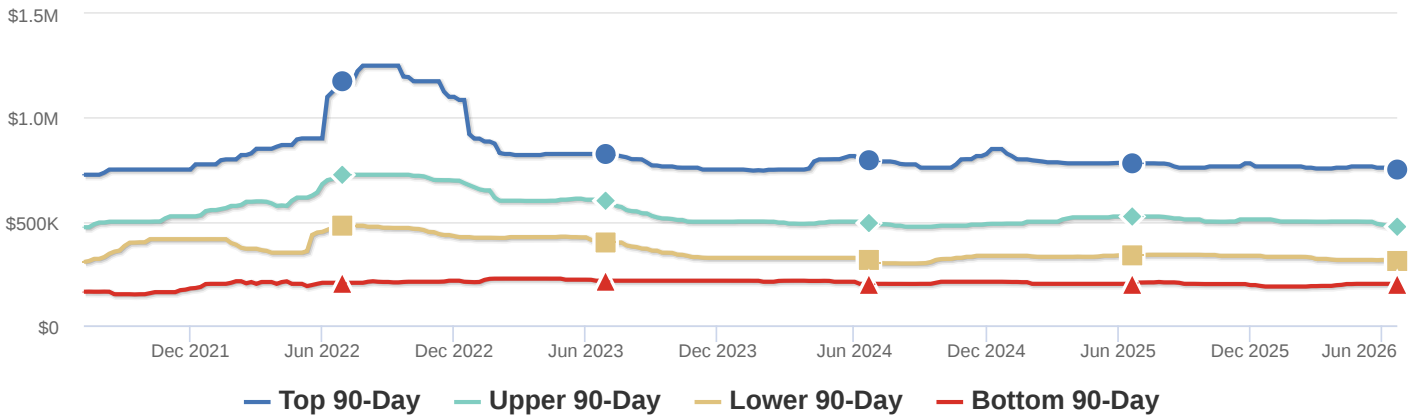


Slight Buyer's Advantage

MARKET NARRATIVE

The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices continue to fall. Look for a persistent shift in Market Action before prices plateau or begin to rise again.

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
\$721,000	1,383	-	3	2	23	2	1	126
\$463,950	1,050	-	2	2	29	2	3	87
\$300,000	922	-	2	2	43	2	0	94
\$195,500	960	-	2	1	43	3	5	98

REAL-TIME MARKET PROFILE

Median List Price		\$364,900
Median Price of New Listings		\$300,000
Per Square Foot		\$398
Average Days on Market		173
Median Days on Market		105
Price Decreased		39%
Price Increased		2%
Relisted		5%
Inventory		263
Median Rent		\$1,650
Market Action		26

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