



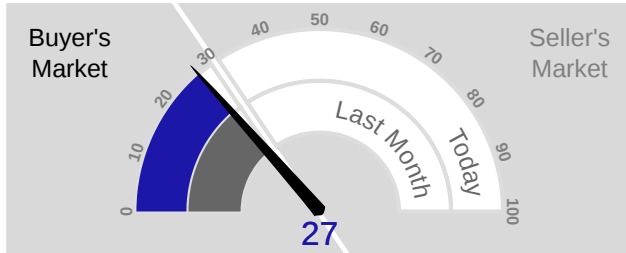
FORT WALTON BEACH, FL

Condos/Townhomes

This week the median list price for Fort Walton Beach, FL is \$349,950 with the market action index hovering around 27. This is less than last month's market action index of 28. Inventory has increased to 248.

MARKET ACTION INDEX

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

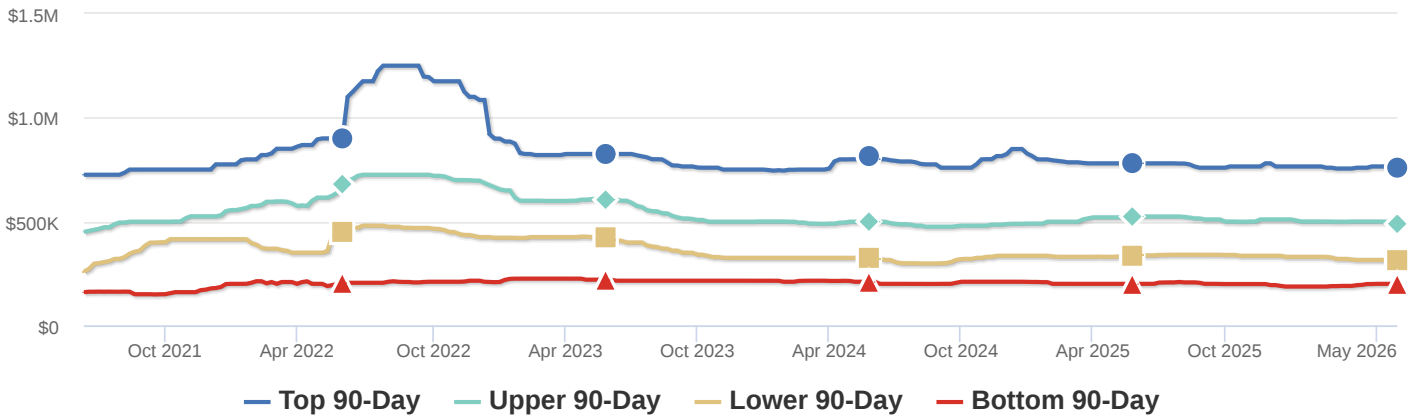


Slight Buyer's Advantage

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
\$725,000	1,422	-	3	2	25	2	4	129
\$458,500	1,060	-	2	2	32	2	2	80
\$302,500	866	-	2	2	43	0	1	77
\$199,900	980	-	2	1.3	43	2	1	87

REAL-TIME MARKET PROFILE

Median List Price		\$349,950
Median Price of New Listings		\$510,000
Per Square Foot		\$390
Average Days on Market		174
Median Days on Market		98
Price Decreased		36%
Price Increased		1%
Relisted		4%
Inventory		248
Median Rent		\$1,625
Market Action		27

Slight Buyer's Advantage