



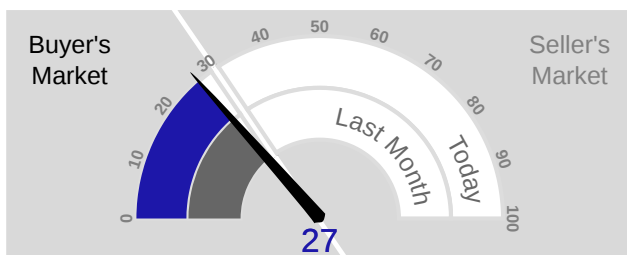
FORT WALTON BEACH, FL

Condos/Townhomes

This week the median list price for Fort Walton Beach, FL is \$379,499 with the market action index hovering around 27. This is about the same as last month's market action index of 27. Inventory has decreased to 212.

MARKET ACTION INDEX

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

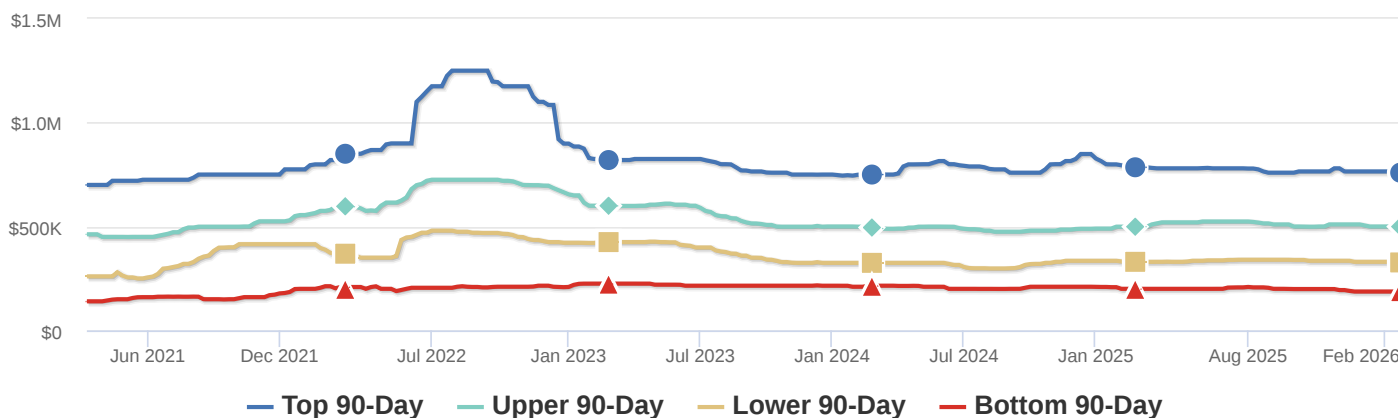


Slight Buyer's Advantage

MARKET NARRATIVE

Home sales have begun exceeding new inventory. This is a Buyer's market so prices are not yet moving higher as excess inventory is consumed. If the tightening continues and the market moves into the Seller's zone, we may 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
\$755,000	1,376	-	3	2	21	1	1	140
\$499,000	1,073	-	2	2	28	0	4	175
\$314,000	1,064	-	2	2	43	0	2	105
\$190,000	980	-	2	1.5	44	4	3	147

REAL-TIME MARKET PROFILE

Median List Price	\$379,499
Median Price of New Listings	\$229,900
Per Square Foot	\$408
Average Days on Market	192
Median Days on Market	144
Price Decreased	29%
Price Increased	0%
Relisted	7%
Inventory	212
Median Rent	\$1,502
Market Action	27

Slight Buyer's Advantage