

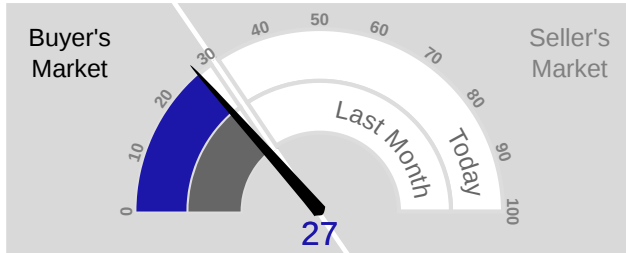


FORT WALTON BEACH, FL Condos/Townhomes

This week the median list price for Fort Walton Beach, FL is \$380,000 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 251.

MARKET ACTION INDEX

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

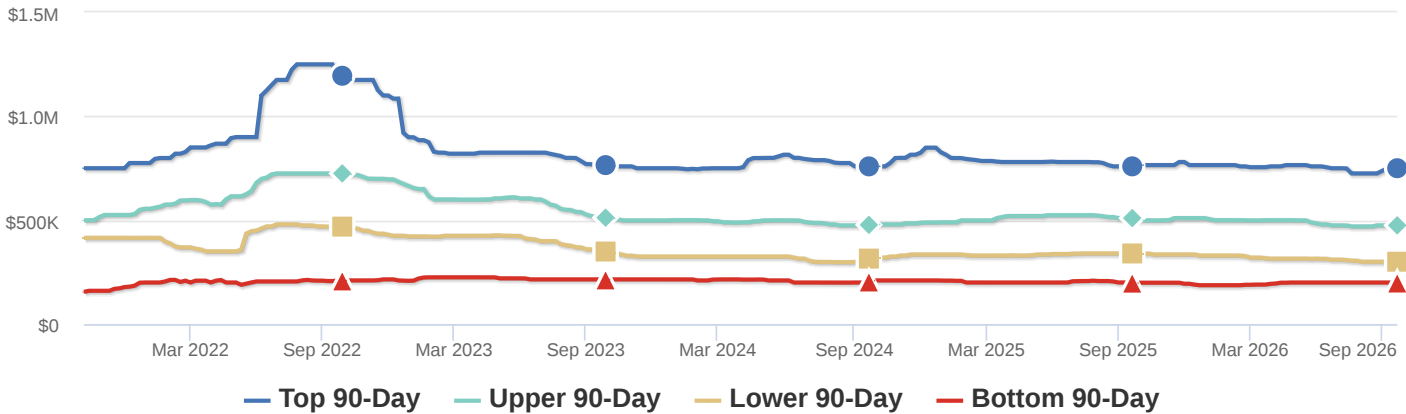


Slight Buyer's Advantage

MARKET NARRATIVE

Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

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
\$790,000	1,453	-	3	3	24	2	3	126
\$475,000	1,035	-	2	2	27	1	6	105
\$307,000	978	-	2	2	43	2	4	147
\$205,450	980	-	2	1	44	0	5	126

REAL-TIME MARKET PROFILE

Median List Price		\$380,000
Median Price of New Listings		\$580,000
Per Square Foot		\$413
Average Days on Market		175
Median Days on Market		126
Price Decreased		37%
Price Increased		1%
Relisted		6%
Inventory		251
Median Rent		\$1,550
Market Action		27

Slight Buyer's Advantage