



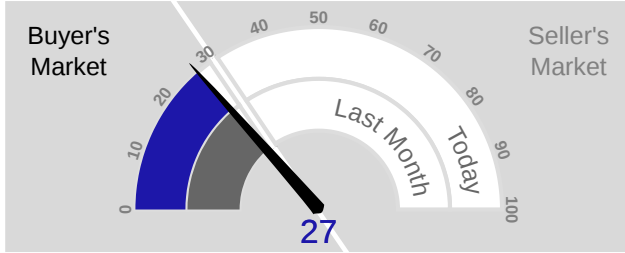
FORT WALTON BEACH, FL

Condos/Townhomes

This week the median list price for Fort Walton Beach, FL is \$374,500 with the market action index hovering around 27. This is about the same as last month's market action index of 27. Inventory has held steady at or around 260.

MARKET ACTION INDEX

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

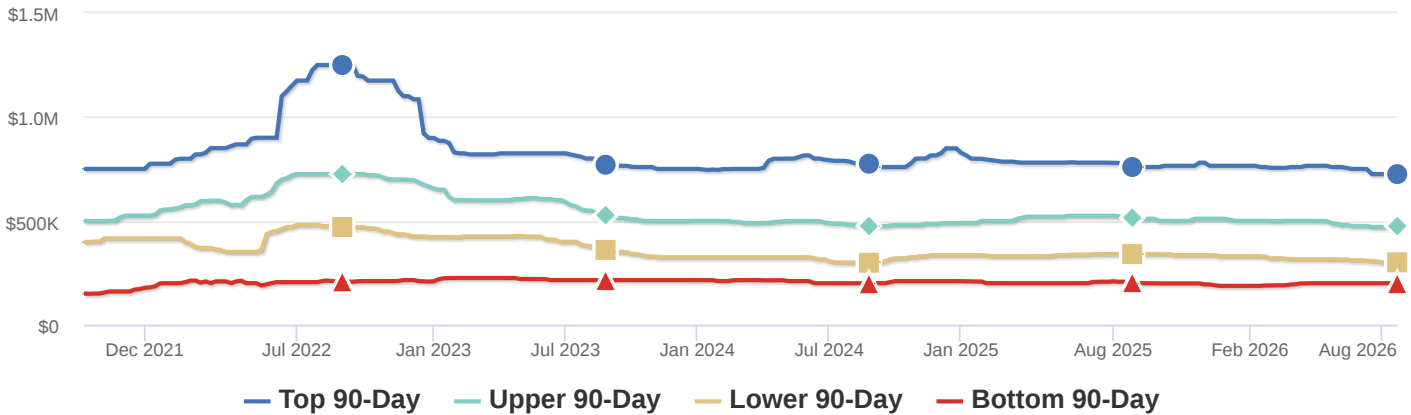


Slight Buyer's Advantage

MARKET NARRATIVE

In terms of supply and demand, the market is getting cooler - more supply is coming on the market relative to the sales demand. However, in recent weeks prices have been moving higher. Since it is technically a Buyers market, this price trend may be a result of improved quality of the homes being listed. Look at the descriptive statistics where you may notice the homes being listed are larger and younger than they have been in the past.

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
\$799,000	1,453	-	3	2.5	24	4	0	119
\$475,000	1,035	-	2	2	27	1	2	98
\$300,000	1,035	-	2	2	43	0	0	119
\$200,000	960	-	2	1.5	44	6	5	105

REAL-TIME MARKET PROFILE

Median List Price		\$374,500
Median Price of New Listings		\$245,000
Per Square Foot		\$397
Average Days on Market		170
Median Days on Market		116
Price Decreased		38%
Price Increased		2%
Relisted		4%
Inventory		260
Median Rent		\$1,550
Market Action		27

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