

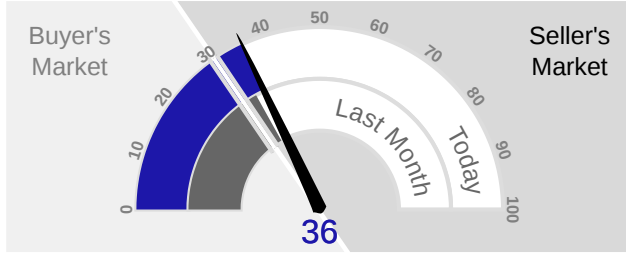


FORT WALTON BEACH, FL Single-Family Homes

This week the median list price for Fort Walton Beach, FL is \$420,000 with the market action index hovering around 36. This is an increase over last month's market action index of 34. Inventory has increased to 147.

MARKET ACTION INDEX

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

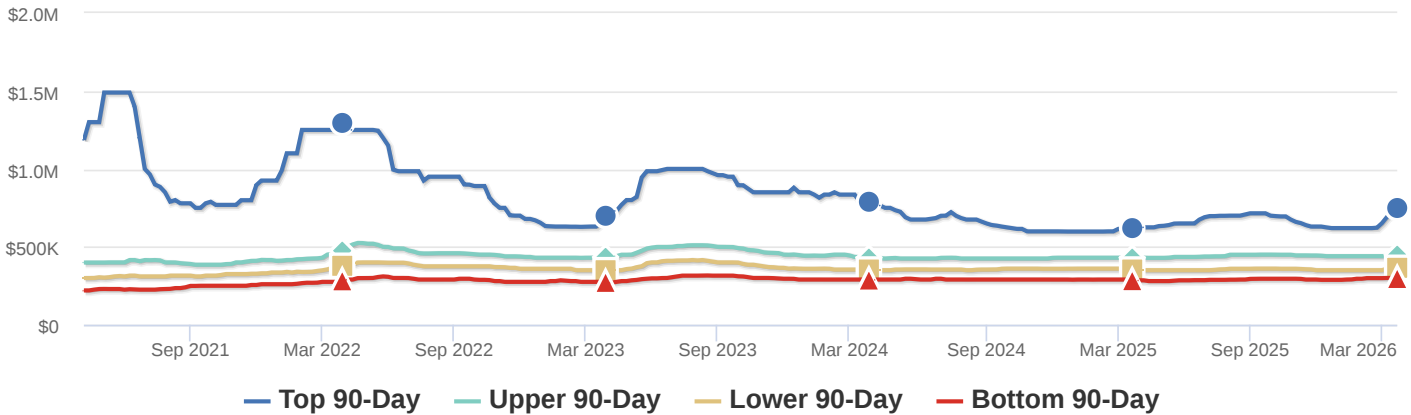


Slight Seller's Advantage

MARKET NARRATIVE

The market has been cooling off a bit in recent weeks, as more homes are available and demand is less. However, the market is still notably in the Seller's zone so we haven't yet seen prices move lower as a result. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect this condition if the index falls to the Buyer's zone.

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
\$950,000	2,895	0.25 - 0.5 acre	4	3	33	4	0	35
\$475,000	2,015	8,000 - 10,000 sqft	4	2	46	2	4	56
\$384,900	1,630	8,000 - 10,000 sqft	3	2	47	4	4	49
\$309,950	1,325	8,000 - 10,000 sqft	3	2	55	4	4	91

REAL-TIME MARKET PROFILE

Median List Price	\$420,000
Median Price of New Listings	\$420,000
Per Square Foot	\$240
Average Days on Market	103
Median Days on Market	56
Price Decreased	42%
Price Increased	1%
Relisted	4%
Inventory	147
Median Rent	\$1,900
Market Action	36

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