



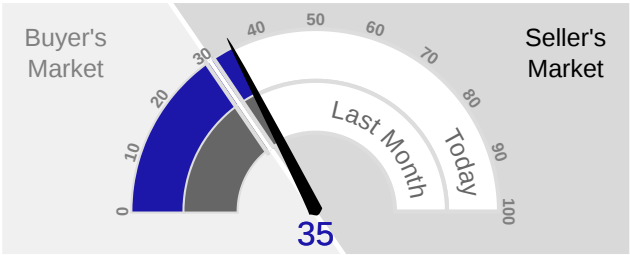
FORT WALTON BEACH, FL

Single-Family Homes

This week the median list price for Fort Walton Beach, FL is \$390,000 with the market action index hovering around 35. This is less than last month's market action index of 36. Inventory has increased to 155.

MARKET ACTION INDEX

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

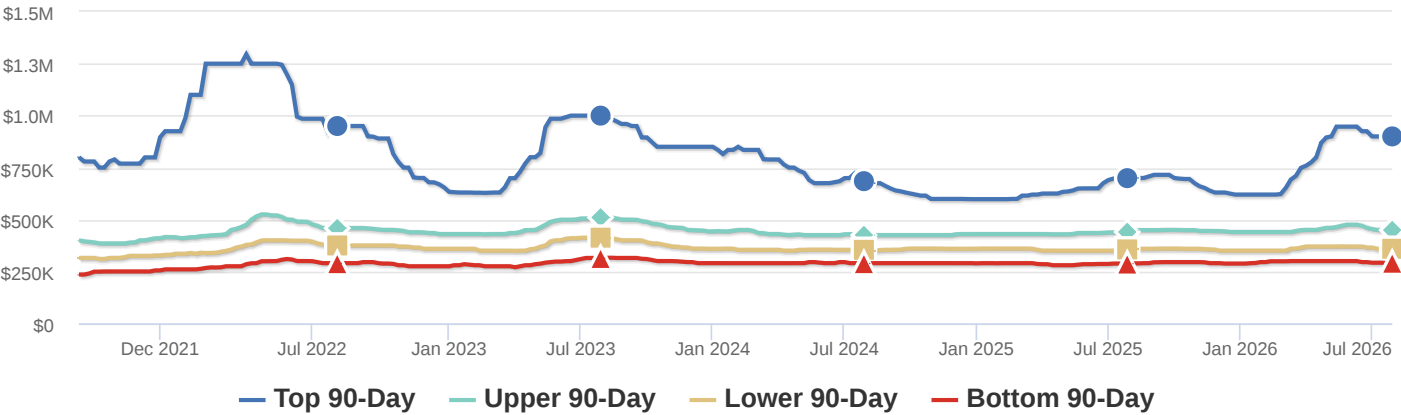


Slight Seller's Advantage

MARKET NARRATIVE

The market has started cooling and prices have been flat for several weeks. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

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	2,615	0.25 - 0.5 acre	4	3	42	2	2	98
\$430,000	2,015	0.25 - 0.5 acre	4	2	51	4	5	56
\$350,000	1,510	8,000 - 10,000 sqft	3	2	48	3	2	42
\$298,850	1,232	8,000 - 10,000 sqft	3	2	60	2	5	63

REAL-TIME MARKET PROFILE

Median List Price	\$390,000
Median Price of New Listings	\$410,000
Per Square Foot	\$237
Average Days on Market	110
Median Days on Market	63
Price Decreased	55%
Price Increased	2%
Relisted	2%
Inventory	155
Median Rent	\$1,963
Market Action	35

Slight Seller's Advantage