



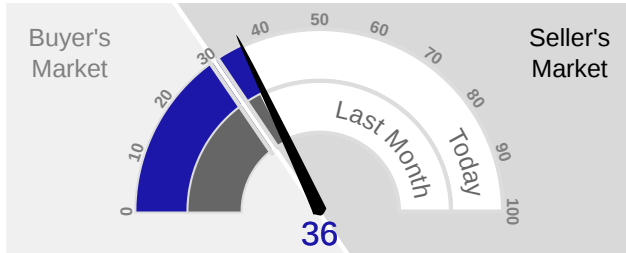
FORT WALTON BEACH, FL

Single-Family Homes

This week the median list price for Fort Walton Beach, FL is \$392,500 with the market action index hovering around 36. This is an increase over last month's market action index of 35. Inventory has decreased to 122.

MARKET ACTION INDEX

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

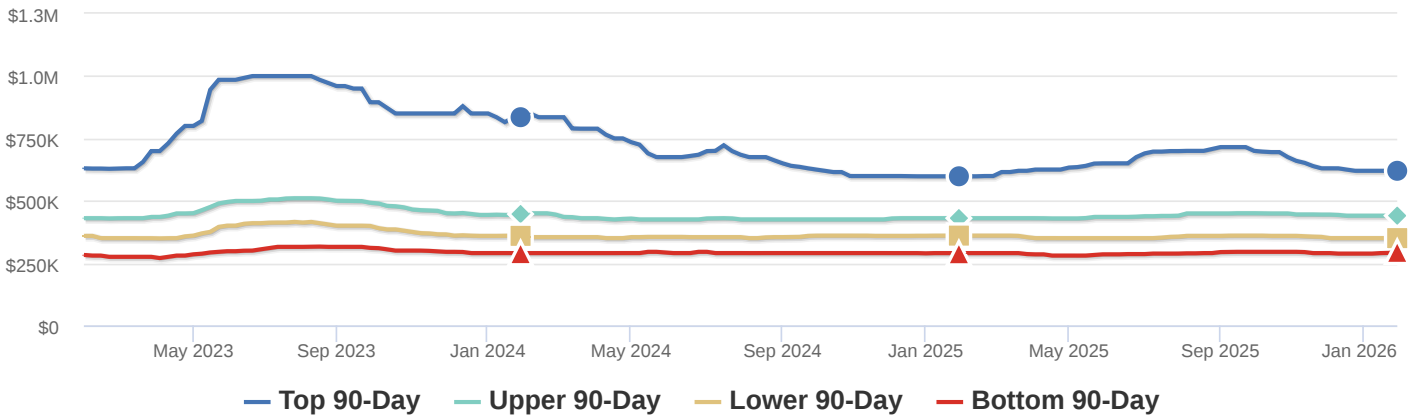


Slight Seller's Advantage

MARKET NARRATIVE

While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.

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
\$595,900	2,316	0.25 - 0.5 acre	4	3	32	3	3	140
\$434,000	1,893	0.25 - 0.5 acre	4	2	49	2	4	105
\$350,000	1,662	8,000 - 10,000 sqft	3	2	57	4	2	84
\$299,450	1,237	8,000 - 10,000 sqft	3	2	50	1	6	105

REAL-TIME MARKET PROFILE

Median List Price	\$392,500
Median Price of New Listings	\$403,500
Per Square Foot	\$236
Average Days on Market	128
Median Days on Market	105
Price Decreased	39%
Price Increased	1%
Relisted	2%
Inventory	122
Median Rent	\$1,950
Market Action	36

Slight Seller's Advantage