



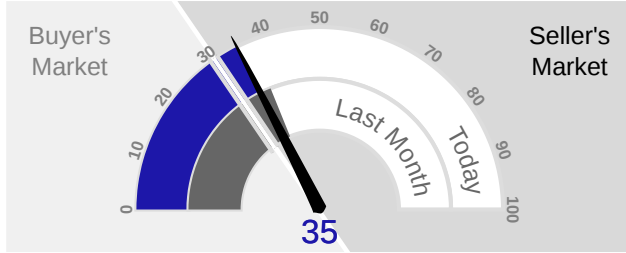
FORT WALTON BEACH, FL

Single-Family Homes

This week the median list price for Fort Walton Beach, FL is \$399,900 with the market action index hovering around 35. This is less than last month's market action index of 38. Inventory has increased to 159.

MARKET ACTION INDEX

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

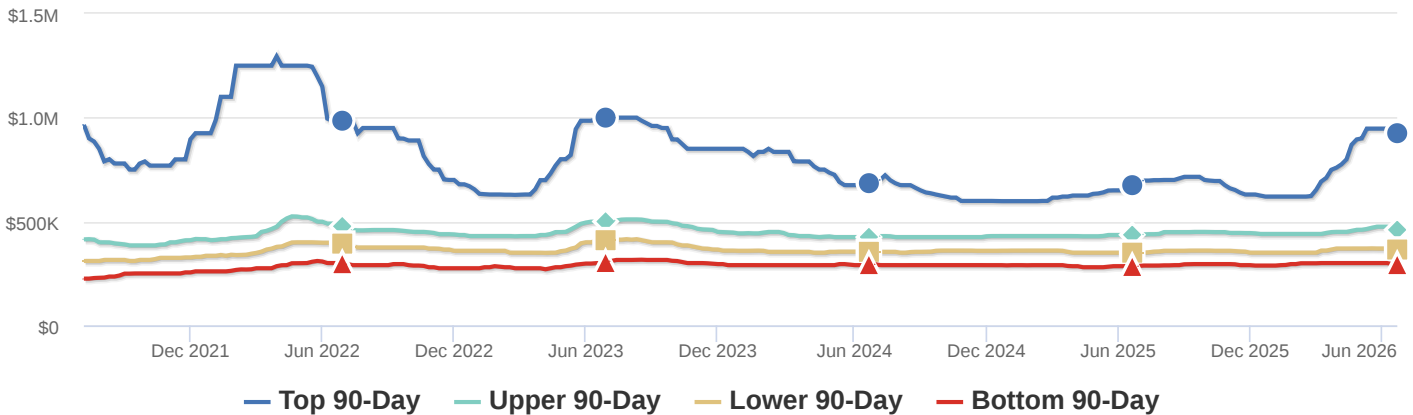


Slight Seller's Advantage

MARKET NARRATIVE

The market has been cooling off consistently for several weeks, as more homes are available and demand is less. We have begun to see prices move lower as a result. If the MAI falls into the Buyer's zone, it is likely that prices continue their downward trend until we see some turnaround in Market Action.

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
\$897,450	2,714	0.25 - 0.5 acre	4	3	48	1	2	94
\$442,500	1,962	0.25 - 0.5 acre	4	2	49	2	2	49
\$359,000	1,600	8,000 - 10,000 sqft	3	2	49	4	4	70
\$285,000	1,266	8,000 - 10,000 sqft	3	2	61	6	3	42

REAL-TIME MARKET PROFILE

Median List Price		\$399,900
Median Price of New Listings		\$370,000
Per Square Foot		\$237
Average Days on Market		108
Median Days on Market		70
Price Decreased		48%
Price Increased		1%
Relisted		3%
Inventory		159
Median Rent		\$2,000
Market Action		35

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