



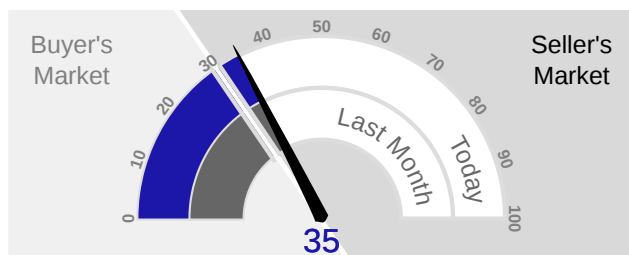
FORT WALTON BEACH, FL

Single-Family Homes

This week the median list price for Fort Walton Beach, FL is \$405,000 with the market action index hovering around 35. This is less than last month's market action index of 36. Inventory has held steady at or around 128.

MARKET ACTION INDEX

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

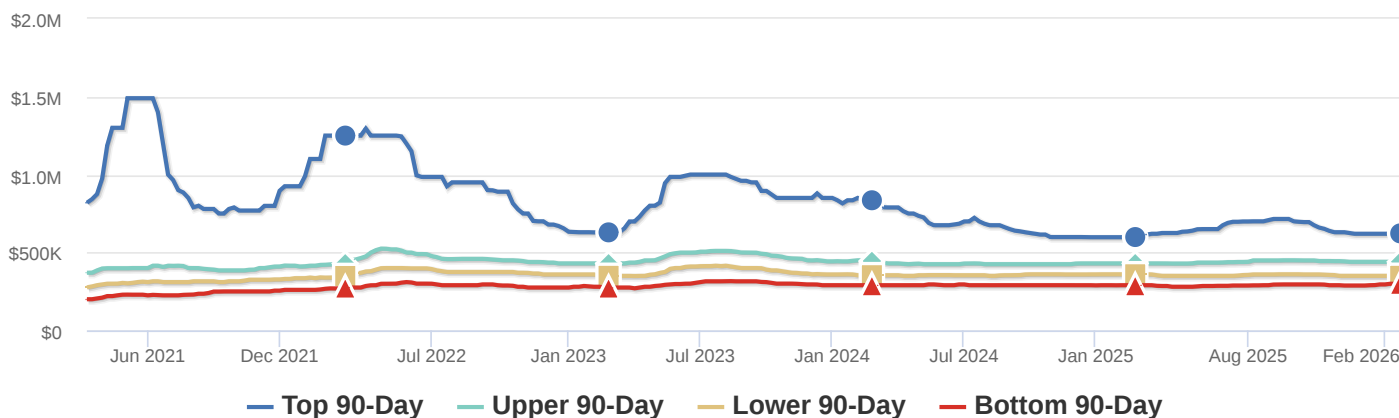


Slight Seller's Advantage

MARKET NARRATIVE

The market remains in a relative stasis in terms of sales to inventory. Prices have not been moving higher for several weeks. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up persistently, prices are likely to resume an upward climb.

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
\$948,500	2,892	0.25 - 0.5 acre	4	3	35	5	2	31
\$450,000	2,089	8,000 - 10,000 sqft	3	2	42	1	4	70
\$373,200	1,537	8,000 - 10,000 sqft	3	2	49	3	3	70
\$299,450	1,278	8,000 - 10,000 sqft	3	2	57	2	4	101

REAL-TIME MARKET PROFILE

Median List Price		\$405,000
Median Price of New Listings		\$529,000
Per Square Foot		\$238
Average Days on Market		113
Median Days on Market		70
Price Decreased		34%
Price Increased		1%
Relisted		6%
Inventory		128
Median Rent		\$1,950
Market Action		35

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