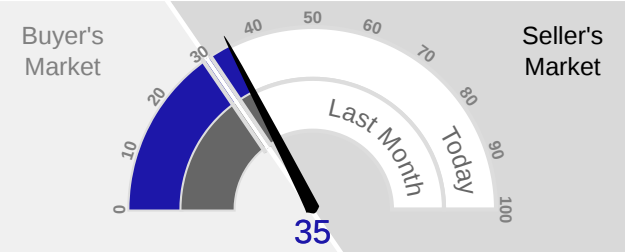
Fort Walton Beach, FL
Single-Family Homes

This week the median list price for Fort Walton Beach, FL is $399,650 with the market action index hovering around 35. This is about the same as last month's market action index of 35. Inventory has increased to 154.

Market Action Index

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Slight Seller's Advantage

Market Narrative

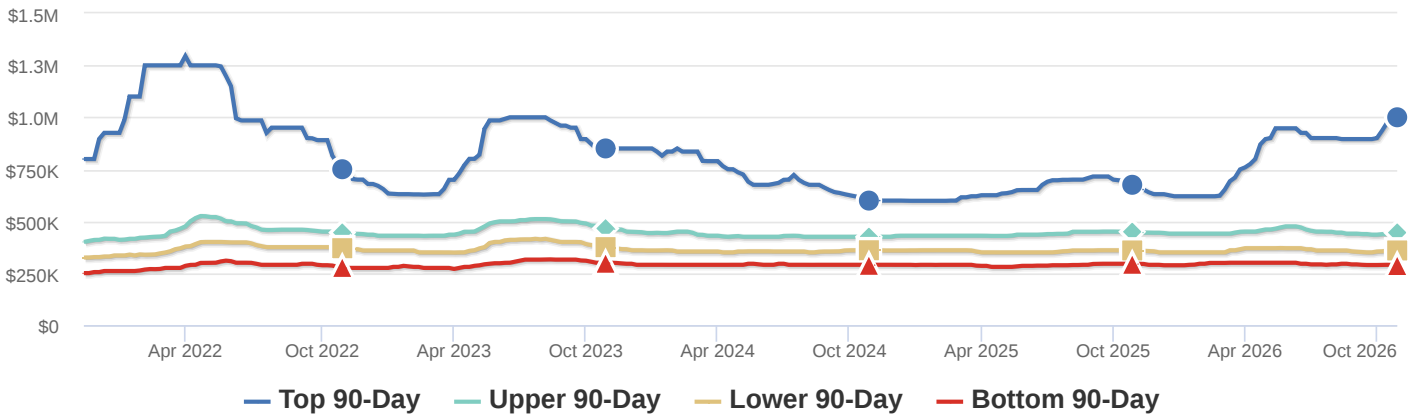
The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

Real-Time Market Profile

Median List Price	$399,650
Median Price of New Listings	$495,000
Per Square Foot	$237
Average Days on Market	105
Median Days on Market	63
Price Decreased	45%
Price Increased	1%
Relisted	5%
Inventory	154
Median Rent	$2,000
Market Action	**35**

Slight Seller's Advantage

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	2,736	0.25 - 0.5 acre	4	3	40	3	3	112
$477,000	2,048	0.25 - 0.5 acre	4	2	53	3	1	77
$359,900	1,598	8,000 - 10,000 sqft	3	2	50	2	3	56
$279,500	1,327	8,000 - 10,000 sqft	3	2	60	3	0	87

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