



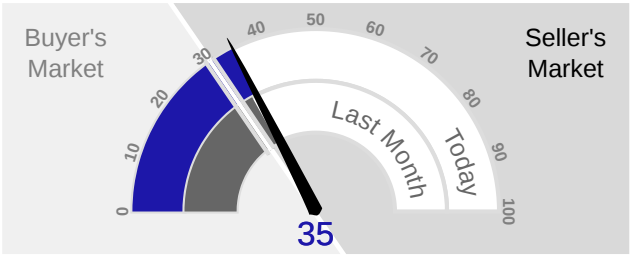
FORT WALTON BEACH, FL

Single-Family Homes

This week the median list price for Fort Walton Beach, FL is \$385,250 with the market action index hovering around 35. This is an increase over last month's market action index of 34. Inventory has decreased to 148.

MARKET ACTION INDEX

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

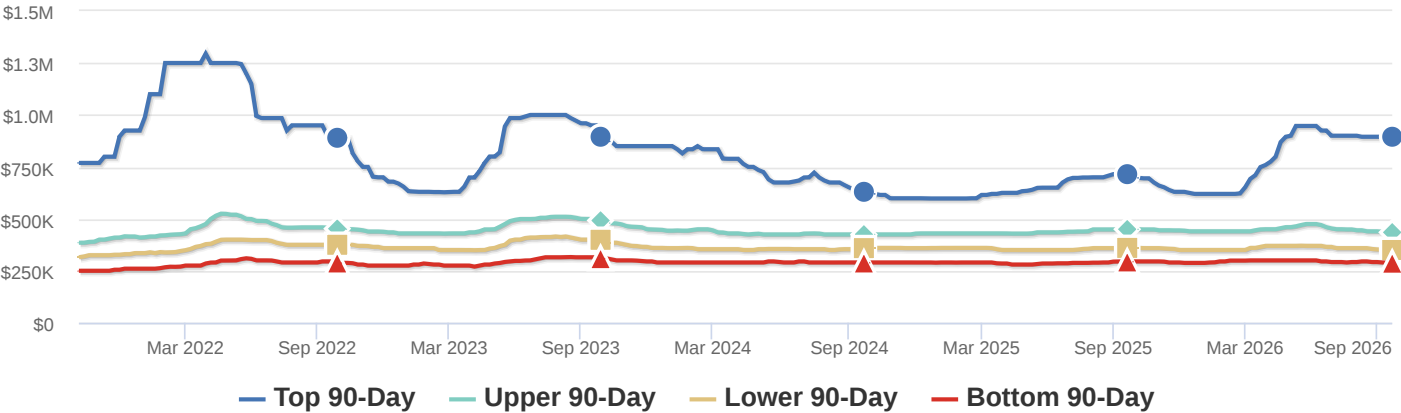


Slight Seller's Advantage

MARKET NARRATIVE

The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, 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
\$1,145,000	3,182	0.25 - 0.5 acre	4	3.5	42	4	3	133
\$435,000	2,047	0.25 - 0.5 acre	4	2	57	2	4	49
\$349,900	1,485	8,000 - 10,000 sqft	3	2	47	4	2	42
\$285,000	1,256	8,000 - 10,000 sqft	3	2	62	1	3	77

REAL-TIME MARKET PROFILE

Median List Price	\$385,250
Median Price of New Listings	\$389,700
Per Square Foot	\$239
Average Days on Market	102
Median Days on Market	63
Price Decreased	52%
Price Increased	1%
Relisted	5%
Inventory	148
Median Rent	\$1,850
Market Action	35

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