



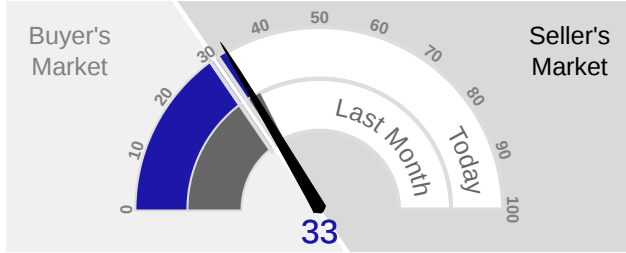
FORT WALTON BEACH, FL

Single-Family Homes

This week the median list price for Fort Walton Beach, FL is \$389,895 with the market action index hovering around 33. This is less than last month's market action index of 35. Inventory has increased to 158.

MARKET ACTION INDEX

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

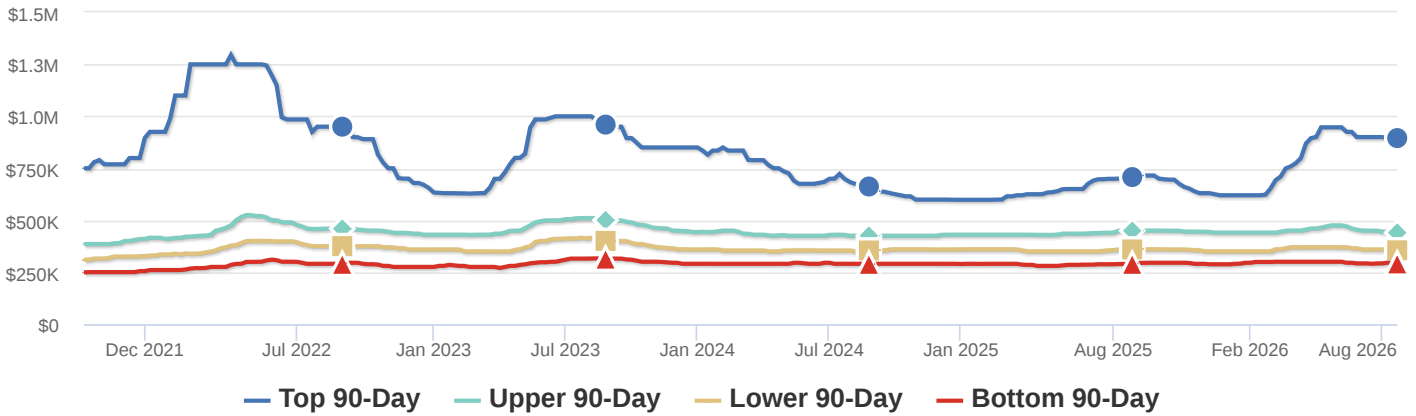


Slight Seller's Advantage

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.

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
\$875,250	2,775	0.25 - 0.5 acre	4	3.5	41	1	0	119
\$435,000	2,006	0.25 - 0.5 acre	4	2	51	3	3	63
\$350,000	1,536	8,000 - 10,000 sqft	3	2	51	4	2	49
\$289,000	1,254	8,000 - 10,000 sqft	3	2	62	6	4	84

REAL-TIME MARKET PROFILE

Median List Price		\$389,895
Median Price of New Listings		\$344,000
Per Square Foot		\$237
Average Days on Market		111
Median Days on Market		74
Price Decreased		53%
Price Increased		1%
Relisted		3%
Inventory		158
Median Rent		\$1,998
Market Action		33

Slight Seller's Advantage