



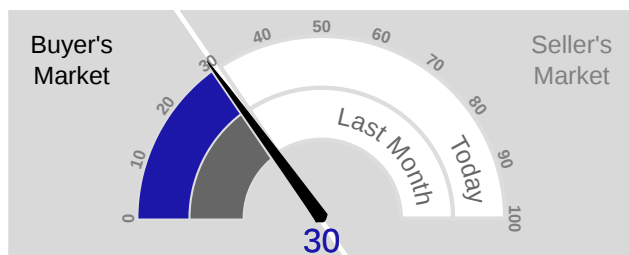
GULF BREEZE, FL

Condos/Townhomes

This week the median list price for Gulf Breeze, FL is \$609,750 with the market action index hovering around 30. This is less than last month's market action index of 32. Inventory has increased to 116.

MARKET ACTION INDEX

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

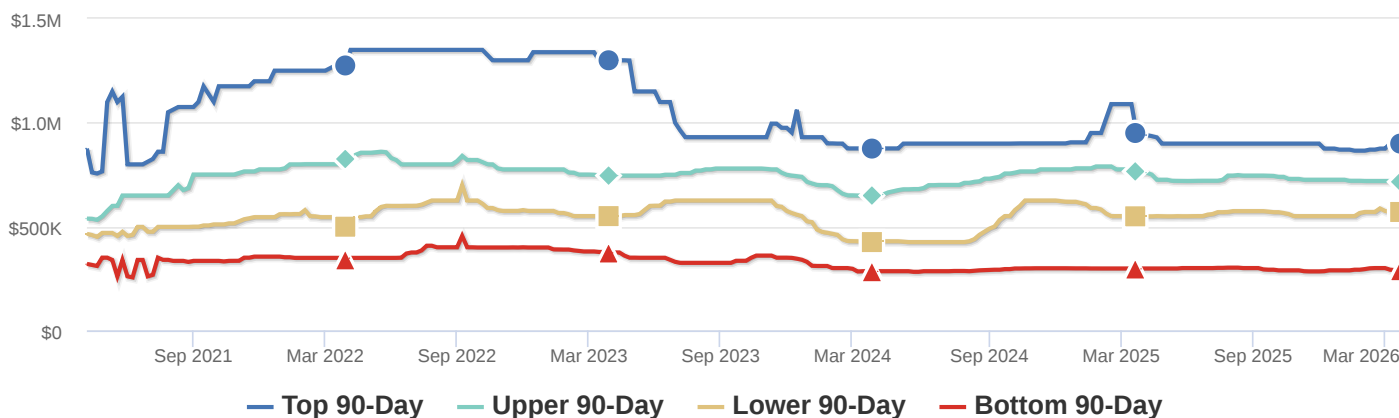


Slight Seller's Advantage

MARKET NARRATIVE

The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices continue to fall. Look for a persistent shift in Market Action before prices plateau or begin to rise again.

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
\$915,000	1,333	1 - 2.5 acres	2	2.5	23	0	1	84
\$712,500	1,333	0 - 4,500 sqft	2	2	36	0	0	175
\$430,000	1,216	0 - 4,500 sqft	2	2	42	1	0	126
\$288,900	1,200	0 - 4,500 sqft	3	2	30	3	3	21

REAL-TIME MARKET PROFILE

Median List Price	\$609,750
Median Price of New Listings	\$299,900
Per Square Foot	\$468
Average Days on Market	143
Median Days on Market	88
Price Decreased	34%
Price Increased	1%
Relisted	8%
Inventory	116
Median Rent	\$1,750
Market Action	30

Slight Seller's Advantage