

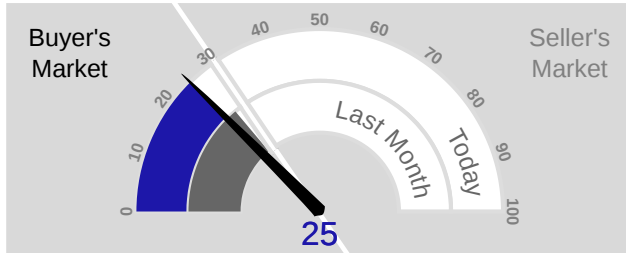


GULF BREEZE, FL Condos/Townhomes

This week the median list price for Gulf Breeze, FL is \$437,000 with the market action index hovering around 25. This is less than last month's market action index of 28. Inventory has increased to 138.

MARKET ACTION INDEX

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

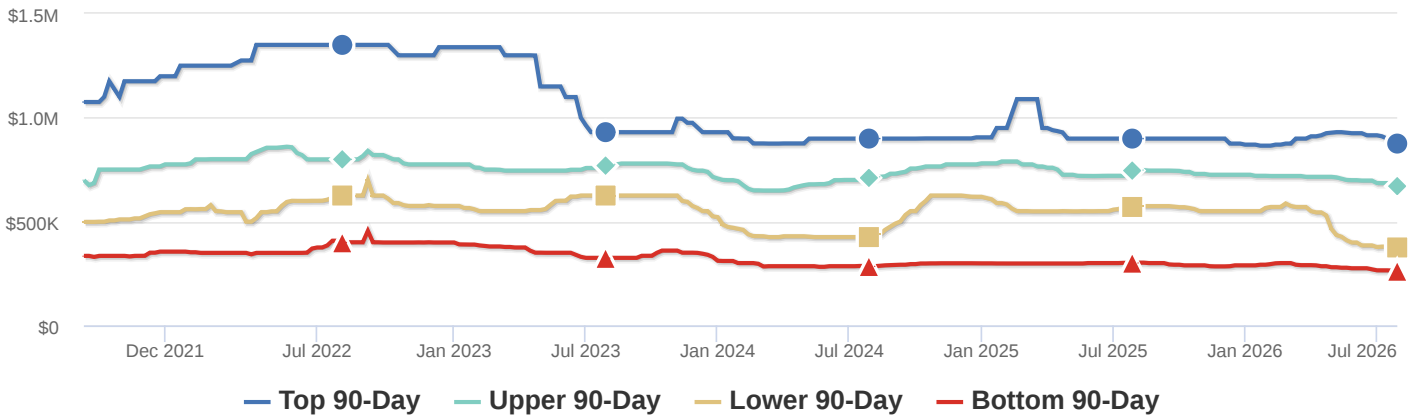


Slight Buyer's Advantage

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
\$850,000	1,333	1 - 2.5 acres	2	2.5	23	0	1	119
\$624,500	1,280	2.5 - 5 acres	2	2	42	1	1	119
\$347,777	1,214	0 - 4,500 sqft	2	2	40	1	0	91
\$244,950	1,009	0 - 4,500 sqft	2	1.8	43	2	1	63

REAL-TIME MARKET PROFILE

Median List Price		\$437,000
Median Price of New Listings		\$329,000
Per Square Foot		\$425
Average Days on Market		137
Median Days on Market		109
Price Decreased		33%
Price Increased		1%
Relisted		2%
Inventory		138
Median Rent		\$1,700
Market Action		25

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