

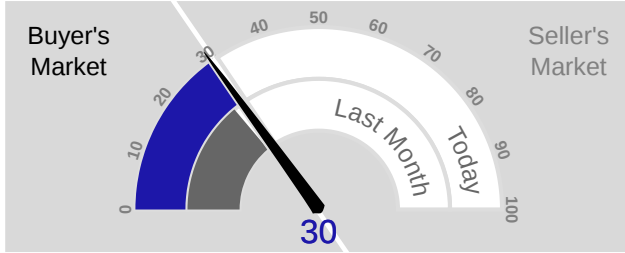


GULF BREEZE, FL Condos/Townhomes

This week the median list price for Gulf Breeze, FL is \$657,450 with the market action index hovering around 30. This is an increase over last month's market action index of 28. Inventory has decreased to 86.

MARKET ACTION INDEX

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

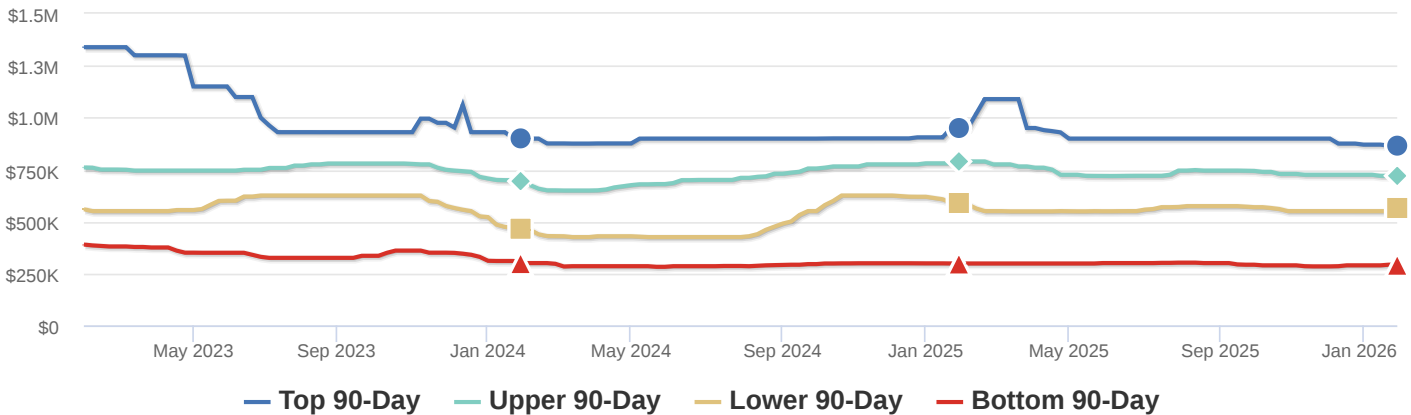


Slight Seller's Advantage

MARKET NARRATIVE

Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market, prices are not yet moving higher as excess inventory is consumed. However, as the supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward 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
\$879,500	1,376	1 - 2.5 acres	2	2.5	23	3	1	94
\$719,000	1,333	1 - 2.5 acres	2	2.5	29	0	2	119
\$617,500	1,216	2.5 - 5 acres	2	2	45	1	3	112
\$310,000	1,009	0 - 4,500 sqft	2	2	44	1	3	140

REAL-TIME MARKET PROFILE

Median List Price	\$657,450
Median Price of New Listings	\$925,000
Per Square Foot	\$513
Average Days on Market	163
Median Days on Market	119
Price Decreased	35%
Price Increased	2%
Relisted	2%
Inventory	86
Median Rent	\$1,850
Market Action	30

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