

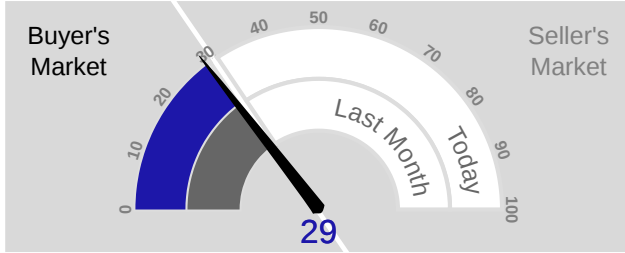


GULF BREEZE, FL Condos/Townhomes

This week the median list price for Gulf Breeze, FL is \$589,000 with the market action index hovering around 29. This is about the same as last month's market action index of 29. Inventory has decreased to 115.

MARKET ACTION INDEX

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

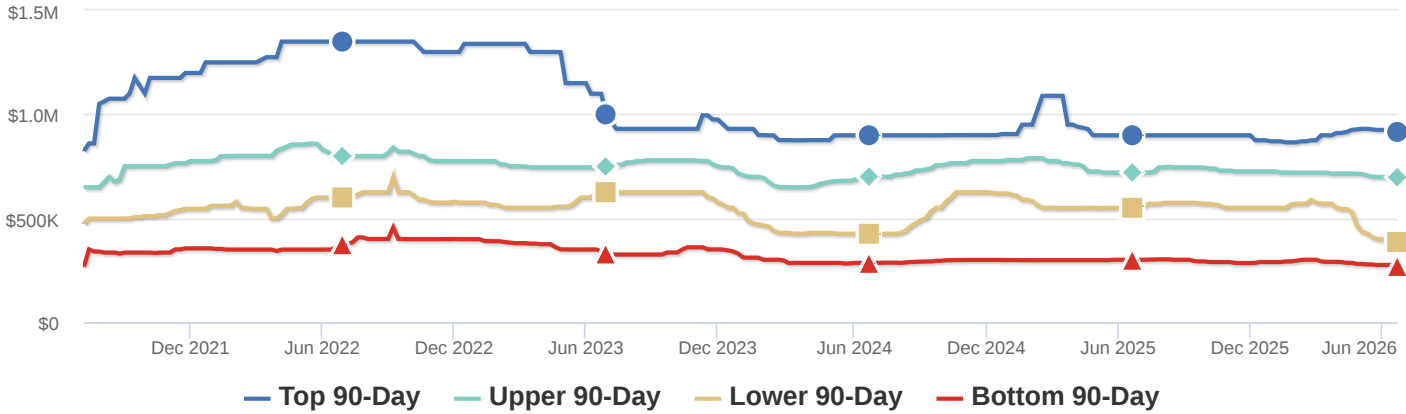


Slight Buyer's Advantage

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
\$885,000	1,333	1 - 2.5 acres	2	2.5	23	0	3	105
\$669,000	1,314	2.5 - 5 acres	2	2	36	0	0	112
\$375,000	1,144	0 - 4,500 sqft	2	2	42	1	0	98
\$247,450	1,009	0 - 4,500 sqft	2	2	43	1	2	77

REAL-TIME MARKET PROFILE

Median List Price	\$589,000
Median Price of New Listings	\$394,500
Per Square Foot	\$477
Average Days on Market	144
Median Days on Market	98
Price Decreased	37%
Price Increased	2%
Relisted	4%
Inventory	115
Median Rent	\$1,875
Market Action	29

Slight Buyer's Advantage