

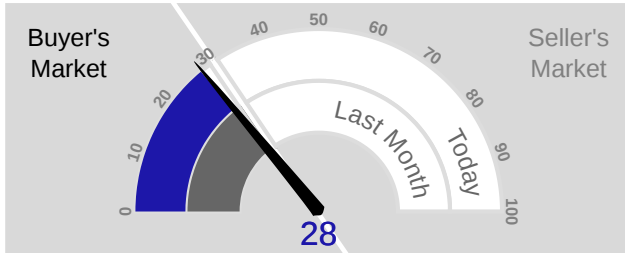


GULF BREEZE, FL Condos/Townhomes

This week the median list price for Gulf Breeze, FL is \$596,975 with the market action index hovering around 28. This is less than last month's market action index of 30. Inventory has increased to 126.

MARKET ACTION INDEX

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

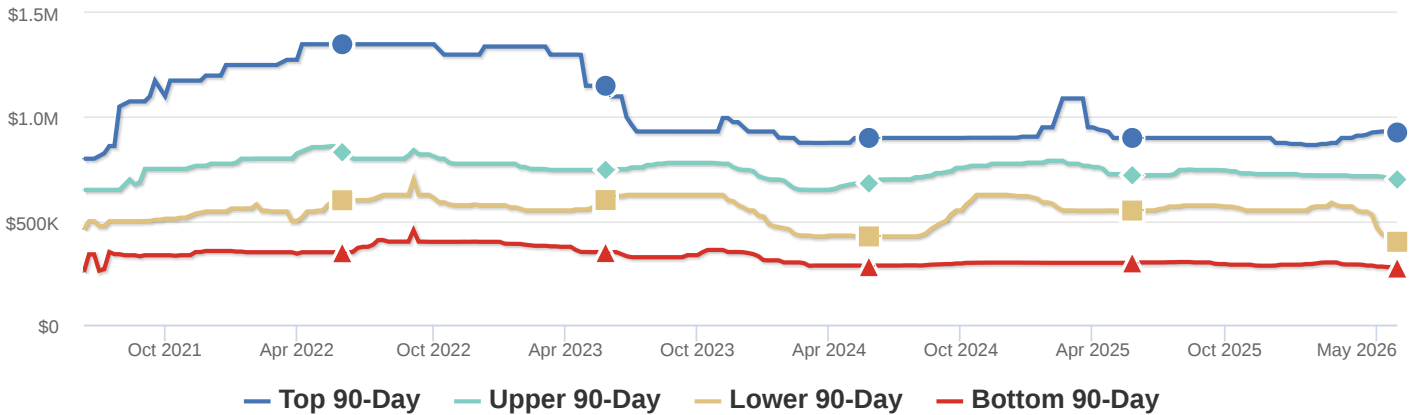


Slight Buyer's Advantage

MARKET NARRATIVE

While prices have been at a plateau for a number of weeks, this is a Buyer's market and the supply of homes listed has started growing relative to demand. This indicates that prices could easily resume a downward trend in conjunction with the MAI. Prices are unlikely to move significantly higher until there is a persistent upward shift in the MAI.

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
\$887,000	1,374	1 - 2.5 acres	2	2.5	23	1	2	105
\$685,000	1,333	2.5 - 5 acres	2	2.5	29	3	1	98
\$392,000	1,156	0 - 4,500 sqft	2	2	41	0	2	70
\$274,900	1,001	0 - 4,500 sqft	2	2	43	0	2	49

REAL-TIME MARKET PROFILE

Median List Price	\$596,975
Median Price of New Listings	\$667,500
Per Square Foot	\$486
Average Days on Market	143
Median Days on Market	70
Price Decreased	34%
Price Increased	2%
Relisted	4%
Inventory	126
Median Rent	\$1,815
Market Action	28

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