Market Reports by Rob Brooks Realty

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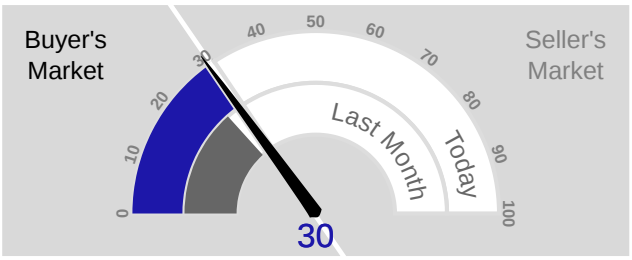
Gulf Breeze, FL

Condos/Townhomes

This week the median list price for Gulf Breeze, FL is $432,450 with the market action index hovering around 30. This is an increase over last month's market action index of 27. Inventory has decreased to 116.

Market Action Index

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Slight Seller's Advantage

Market Narrative

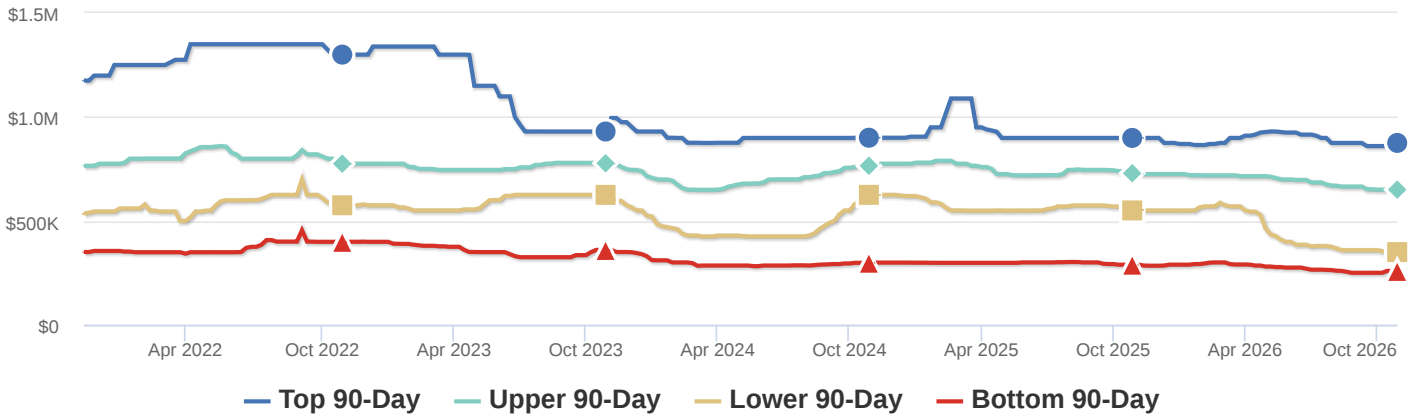
Market conditions have recently resumed tightening. As the rate of home sales increases relative to the number of homes on the market, the Market Action Index increases. Even though the MAI is technically in the Seller’s zone, prices have not yet started climbing along with the changes in Market Action, but expect them to do so if the trend continues.

Real-Time Market Profile

Median List Price	$432,450
Median Price of New Listings	$549,000
Per Square Foot	$428
Average Days on Market	153
Median Days on Market	98
Price Decreased	36%
Price Increased	0%
Relisted	3%
Inventory	116
Median Rent	$1,900
Market Action	**30**

Slight Seller's Advantage

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
$875,000	1,333	1 - 2.5 acres	2	2.5	23	0	0	140
$650,000	1,280	2.5 - 5 acres	2	2	40	3	3	119
$325,000	1,449	0 - 4,500 sqft	3	2.5	29	0	3	98
$279,900	1,300	0 - 4,500 sqft	3	2	39	0	2	84

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