

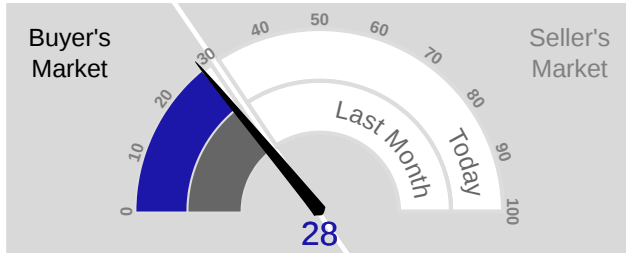


GULF BREEZE, FL Condos/Townhomes

This week the median list price for Gulf Breeze, FL is \$450,000 with the market action index hovering around 28. This is about the same as last month's market action index of 28. Inventory has decreased to 118.

MARKET ACTION INDEX

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

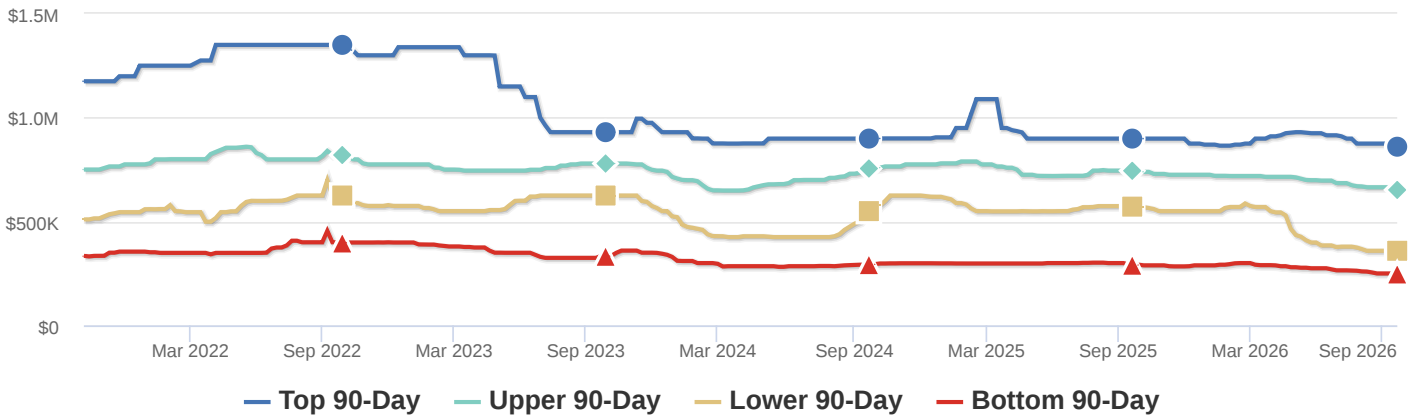


Slight Buyer's Advantage

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
\$867,450	1,333	1 - 2.5 acres	2	2.5	23	0	1	126
\$649,000	1,280	2.5 - 5 acres	2	2.5	41	0	1	175
\$354,450	1,175	0 - 4,500 sqft	2	2	40	2	0	77
\$259,000	980	0 - 4,500 sqft	2	2	43	2	1	70

REAL-TIME MARKET PROFILE

Median List Price	\$450,000
Median Price of New Listings	\$312,400
Per Square Foot	\$446
Average Days on Market	156
Median Days on Market	116
Price Decreased	32%
Price Increased	1%
Relisted	2%
Inventory	118
Median Rent	\$1,775
Market Action	28

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