

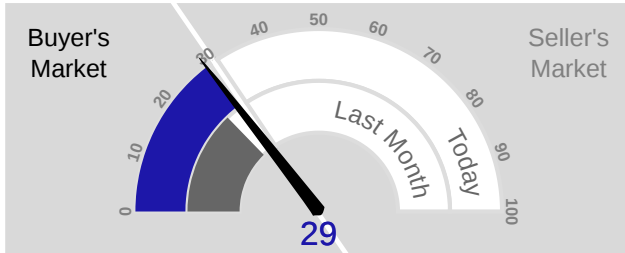


GULF BREEZE, FL Condos/Townhomes

This week the median list price for Gulf Breeze, FL is \$482,000 with the market action index hovering around 29. This is an increase over last month's market action index of 26. Inventory has decreased to 116.

MARKET ACTION INDEX

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

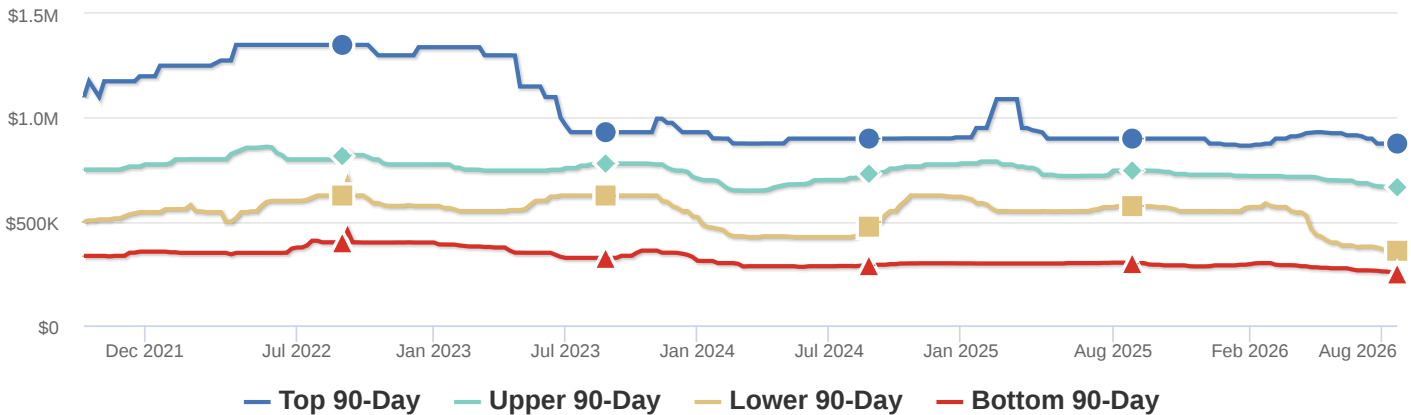


Slight Buyer's Advantage

MARKET NARRATIVE

Home sales have been exceeding new inventory for several weeks. However prices have not yet stopped falling. Since the market is already in the Seller's zone, expect prices to level off very soon. Should the sales trend continue expect that prices could climb from there.

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	2	105
\$650,000	1,280	2.5 - 5 acres	2	2.5	41	2	1	147
\$370,000	1,150	0 - 4,500 sqft	2	2	40	2	2	49
\$250,000	1,009	0 - 4,500 sqft	2	2	43	1	5	63

REAL-TIME MARKET PROFILE

Median List Price	\$482,000
Median Price of New Listings	\$435,000
Per Square Foot	\$453
Average Days on Market	141
Median Days on Market	98
Price Decreased	28%
Price Increased	3%
Relisted	2%
Inventory	116
Median Rent	\$1,925
Market Action	29

Slight Buyer's Advantage