



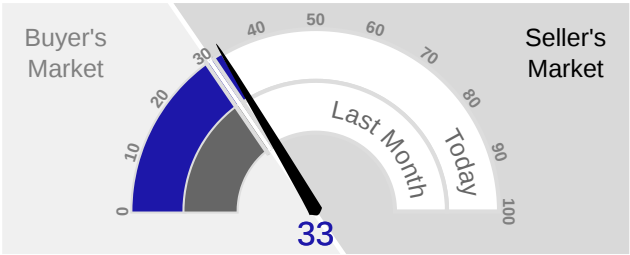
GULF BREEZE, FL

Single-Family Homes

This week the median list price for Gulf Breeze, FL is \$635,000 with the market action index hovering around 33. This is an increase over last month's market action index of 32. Inventory has decreased to 213.

MARKET ACTION INDEX

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

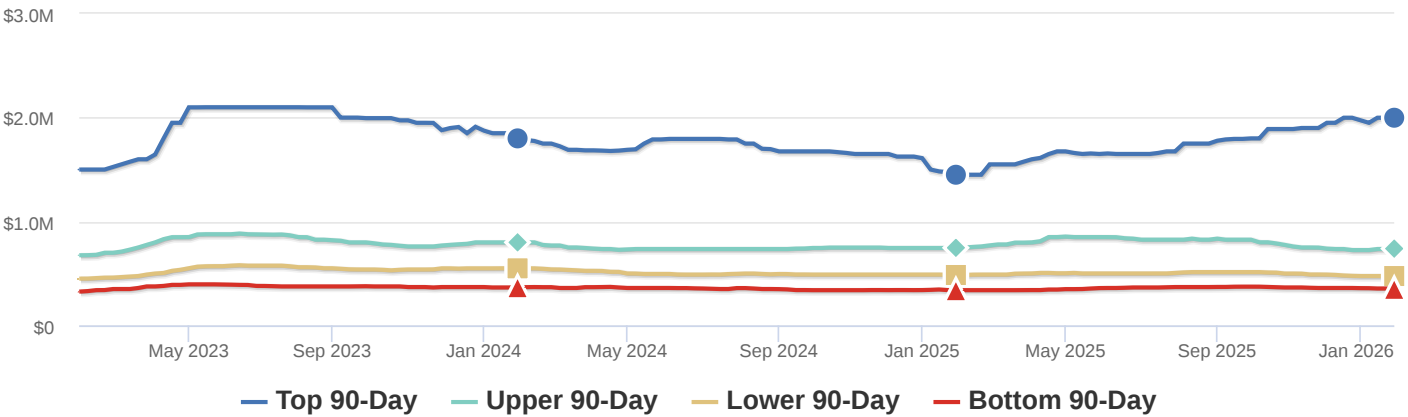


Slight Seller's Advantage

MARKET NARRATIVE

While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with 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
\$1,899,950	3,416	0.25 - 0.5 acre	4	3.5	29	1	5	126
\$749,000	2,684	0.25 - 0.5 acre	4	3	24	6	4	70
\$499,900	2,296	0.25 - 0.5 acre	4	2.5	20	6	5	84
\$348,700	1,568	8,000 - 10,000 sqft	3	2	23	5	5	91

REAL-TIME MARKET PROFILE

Median List Price	\$635,000
Median Price of New Listings	\$527,500
Per Square Foot	\$245
Average Days on Market	114
Median Days on Market	98
Price Decreased	35%
Price Increased	2%
Relisted	8%
Inventory	213
Median Rent	\$2,350
Market Action	33

Slight Seller's Advantage