

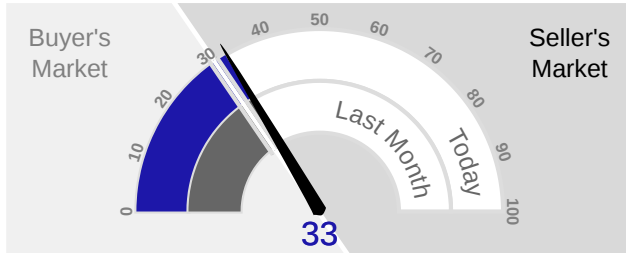


## GULF BREEZE, FL Single-Family Homes

This week the median list price for Gulf Breeze, FL is \$649,900 with the market action index hovering around 33. This is about the same as last month's market action index of 33. Inventory has decreased to 213.

### MARKET ACTION INDEX

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

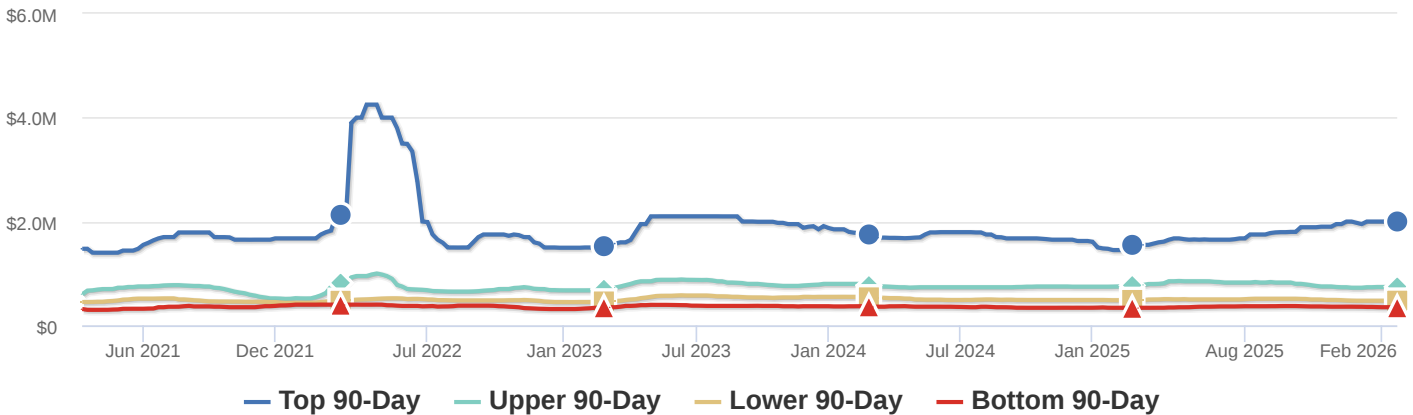


**Slight Seller's Advantage**

### MARKET NARRATIVE

In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

### 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 |
|--------------|---------|---------------------|------|------|-----|-----|----------|-----|
| \$2,195,000  | 3,389   | 0.25 - 0.5 acre     | 4    | 3.5  | 29  | 4   | 2        | 143 |
| \$760,000    | 2,653   | 0.25 - 0.5 acre     | 4    | 3    | 27  | 1   | 2        | 98  |
| \$519,900    | 2,282   | 0.25 - 0.5 acre     | 4    | 2    | 23  | 6   | 7        | 98  |
| \$338,900    | 1,538   | 8,000 - 10,000 sqft | 3    | 2    | 22  | 3   | 11       | 77  |

### REAL-TIME MARKET PROFILE

|                              |           |
|------------------------------|-----------|
| Median List Price            | \$649,900 |
| Median Price of New Listings | \$582,450 |
| Per Square Foot              | \$248     |
| Average Days on Market       | 119       |
| Median Days on Market        | 98        |
| Price Decreased              | 39%       |
| Price Increased              | 2%        |
| Relisted                     | 9%        |
| Inventory                    | 213       |
| Median Rent                  | \$2,300   |
| Market Action                | 33        |

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