

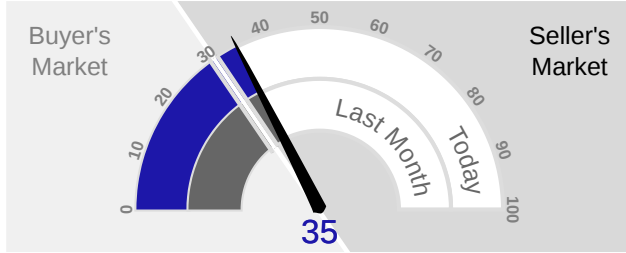


GULF BREEZE, FL Single-Family Homes

This week the median list price for Gulf Breeze, FL is \$537,500 with the market action index hovering around 35. This is less than last month's market action index of 36. Inventory has increased to 224.

MARKET ACTION INDEX

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

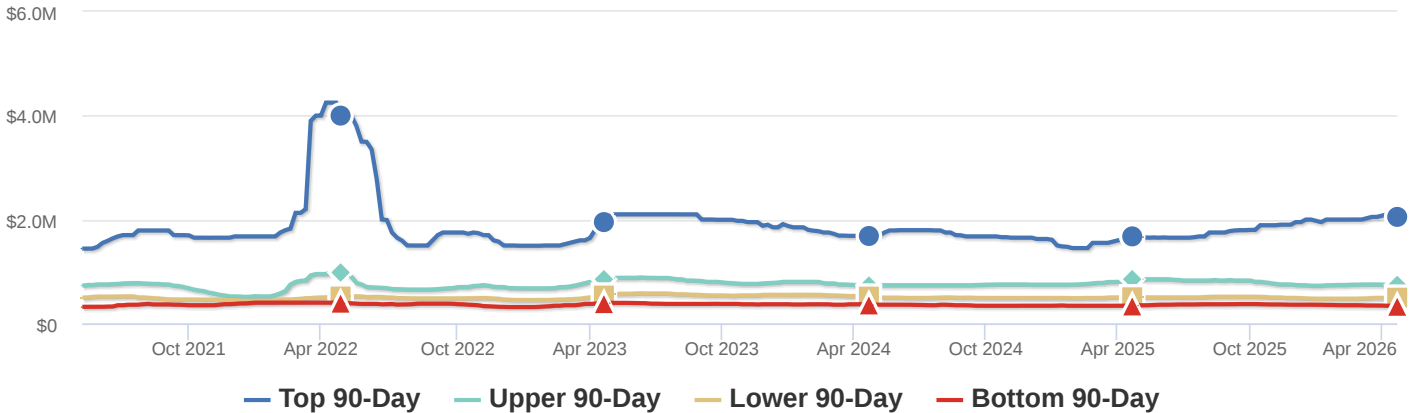


Slight Seller's Advantage

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
\$1,797,000	3,254	0.25 - 0.5 acre	4	3.5	29	3	9	101
\$652,500	2,398	0.25 - 0.5 acre	4	2.8	27	7	13	52
\$488,000	2,294	8,000 - 10,000 sqft	4	2.5	18	5	0	35
\$332,450	1,456	8,000 - 10,000 sqft	3	2	22	7	8	45

REAL-TIME MARKET PROFILE

Median List Price	\$537,500
Median Price of New Listings	\$507,000
Per Square Foot	\$242
Average Days on Market	105
Median Days on Market	56
Price Decreased	41%
Price Increased	1%
Relisted	6%
Inventory	224
Median Rent	\$2,300
Market Action	35

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