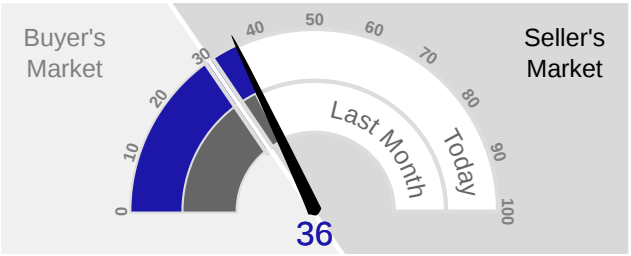



## Gulf Breeze, FL
Single-Family Homes

This week the median list price for Gulf Breeze, FL is $577,950 with the market action index hovering around 36. This is an increase over last month's market action index of 35. Inventory has decreased to 168.

## Market Action Index

This answers “How’s the Market?” by comparing rate of sales versus inventory.




**Slight Seller's Advantage**

## Market Narrative

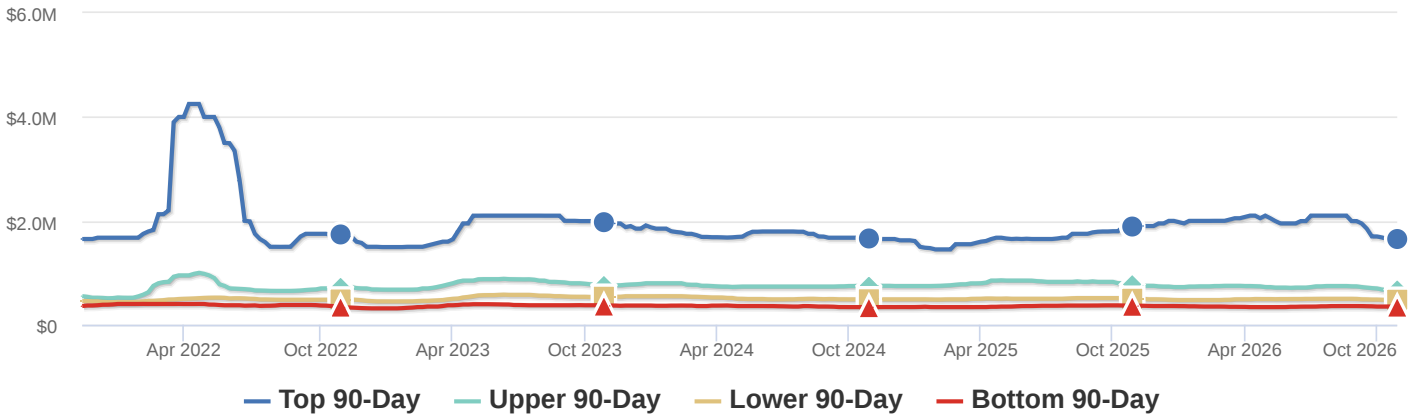
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we’re in the Seller’s zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer’s zone, watch for downward pressure on prices.

## Real-Time Market Profile

| | | |
|---|---|---|
| Median List Price |  | $577,950 |
| Median Price of New Listings |  | $479,900 |
| Per Square Foot |  | $256 |
| Average Days on Market |  | 116 |
| Median Days on Market |  | 77 |
| Price Decreased |  | 46% |
| Price Increased |  | 3% |
| Relisted |  | 5% |
| Inventory |  | 168 |
| Median Rent |  | $2,695 |
| Market Action |  | **36** |

**Slight Seller's Advantage**

## 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 |
|---|---|---|---|---|---|---|---|---|
| $1,825,000 | 3,248 | 0.25 - 0.5 acre | 4 | 3.5 | 20 | 1 | 5 | 122 |
| $720,000 | 2,429 | 0.25 - 0.5 acre | 3 | 3 | 32 | 1 | 4 | 73 |
| $499,900 | 2,250 | 0.25 - 0.5 acre | 4 | 2.5 | 18 | 2 | 4 | 70 |
| $337,499 | 1,477 | 0.25 - 0.5 acre | 3 | 2 | 21 | 1 | 3 | 70 |



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