

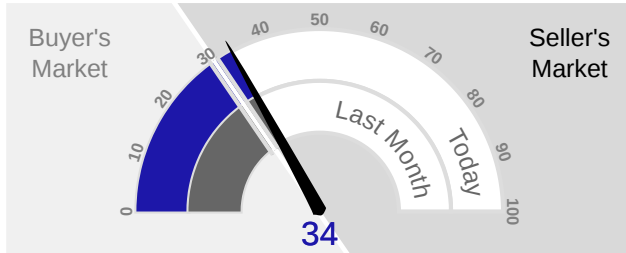


GULF BREEZE, FL Single-Family Homes

This week the median list price for Gulf Breeze, FL is \$514,950 with the market action index hovering around 34. This is about the same as last month's market action index of 34. Inventory has decreased to 212.

MARKET ACTION INDEX

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

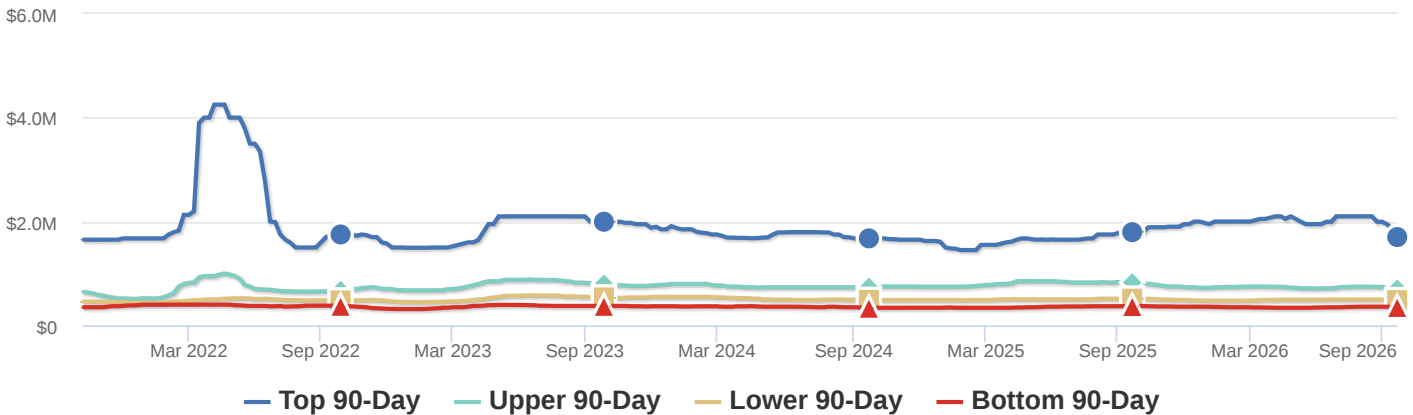


Slight Seller's Advantage

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
\$1,480,000	3,085	0.25 - 0.5 acre	4	3.5	21	0	5	126
\$625,000	2,434	0.25 - 0.5 acre	4	3	32	3	10	70
\$458,000	2,022	8,000 - 10,000 sqft	3	2	23	2	4	42
\$339,900	1,469	0.25 - 0.5 acre	3	2	21	3	5	70

REAL-TIME MARKET PROFILE

Median List Price	\$514,950
Median Price of New Listings	\$440,000
Per Square Foot	\$248
Average Days on Market	104
Median Days on Market	70
Price Decreased	49%
Price Increased	2%
Relisted	6%
Inventory	212
Median Rent	\$2,750
Market Action	34

Slight Seller's Advantage