

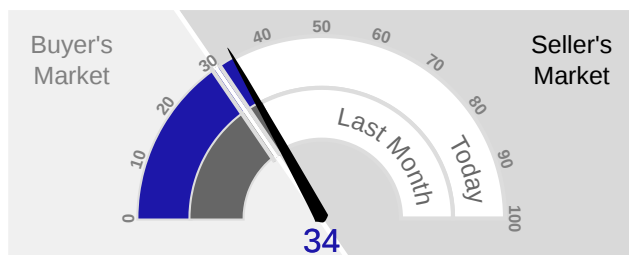


GULF BREEZE, FL Single-Family Homes

This week the median list price for Gulf Breeze, FL is \$567,450 with the market action index hovering around 34. This is less than last month's market action index of 35. Inventory has held steady at or around 222.

MARKET ACTION INDEX

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

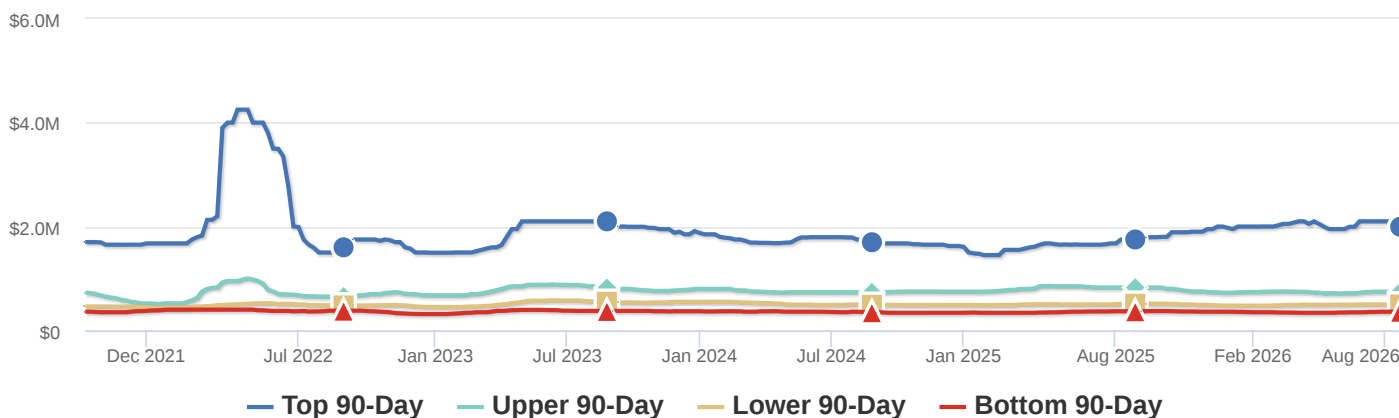


Slight Seller's Advantage

MARKET NARRATIVE

The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices have begun moving lower. Look for a persistent shift in Market Action before prices plateau or begin to rise again.

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
\$1,699,500	3,154	0.25 - 0.5 acre	4	3.5	21	4	1	98
\$699,000	2,414	0.25 - 0.5 acre	4	3	32	3	6	56
\$488,750	2,147	8,000 - 10,000 sqft	4	2.5	18	6	2	42
\$355,000	1,592	0.25 - 0.5 acre	3	2	22	2	4	70

REAL-TIME MARKET PROFILE

Median List Price	\$567,450
Median Price of New Listings	\$560,000
Per Square Foot	\$254
Average Days on Market	99
Median Days on Market	67
Price Decreased	46%
Price Increased	1%
Relisted	6%
Inventory	222
Median Rent	\$2,650
Market Action	34

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