



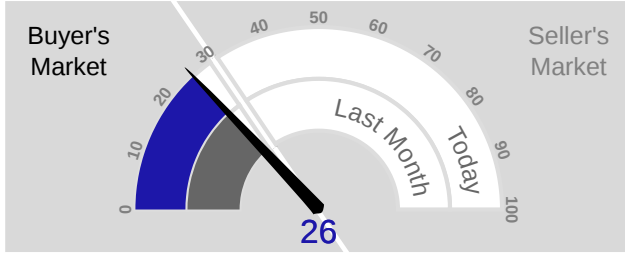
GULF SHORES, AL

Condos/Townhomes

This week the median list price for Gulf Shores, AL is \$425,000 with the market action index hovering around 26. This is about the same as last month's market action index of 26. Inventory has increased to 489.

MARKET ACTION INDEX

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

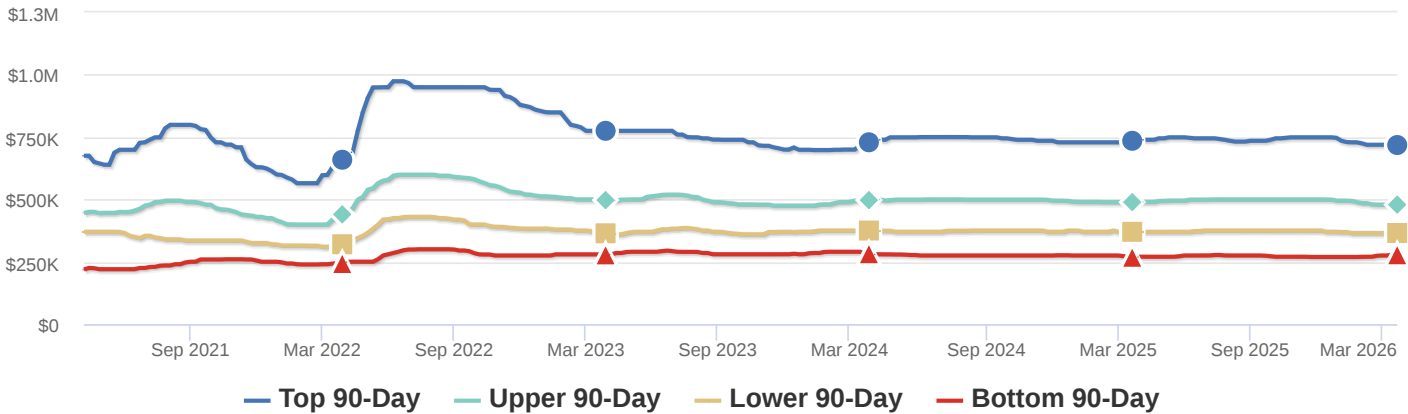


Slight Buyer's Advantage

MARKET NARRATIVE

The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.

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
\$724,900	1,250	-	3	3	22	9	4	133
\$494,999	1,033	-	2	2	31	12	7	150
\$375,000	860	-	2	2	39	5	4	154
\$285,000	736	-	2	1.8	42	11	7	126

REAL-TIME MARKET PROFILE

Median List Price		\$425,000
Median Price of New Listings		\$450,000
Per Square Foot		\$480
Average Days on Market		201
Median Days on Market		140
Price Decreased		30%
Price Increased		1%
Relisted		7%
Inventory		489
Median Rent		\$1,680
Market Action		26

Slight Buyer's Advantage