

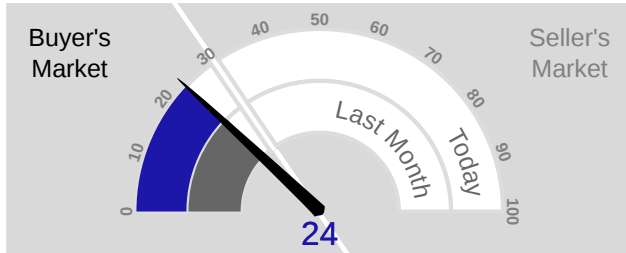


GULF SHORES, AL Condos/Townhomes

This week the median list price for Gulf Shores, AL is \$399,000 with the market action index hovering around 24. This is less than last month's market action index of 25. Inventory has increased to 511.

MARKET ACTION INDEX

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

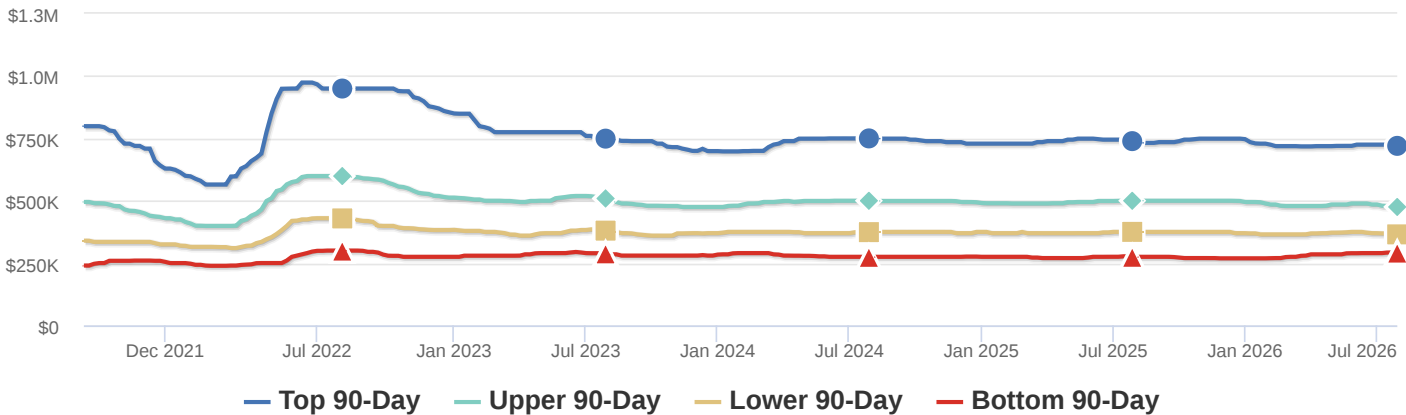


Slight Buyer's Advantage

MARKET NARRATIVE

The market has 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
\$677,000	1,268	-	3	3	21	5	5	147
\$457,000	1,000	-	2	2	40	4	3	140
\$349,900	792	-	2	2	41	5	1	136
\$280,000	737	-	2	1.5	41	13	1	126

REAL-TIME MARKET PROFILE

Median List Price	\$399,000
Median Price of New Listings	\$349,500
Per Square Foot	\$468
Average Days on Market	210
Median Days on Market	133
Price Decreased	32%
Price Increased	1%
Relisted	7%
Inventory	511
Median Rent	\$1,699
Market Action	24

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