

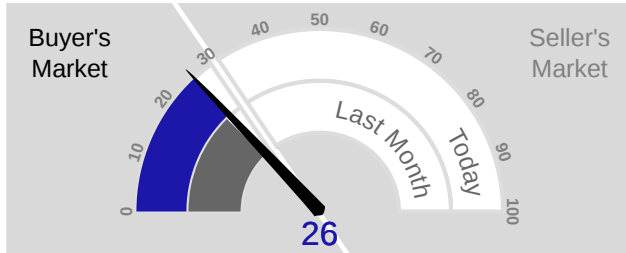


GULF SHORES, AL Condos/Townhomes

This week the median list price for Gulf Shores, AL is \$405,000 with the market action index hovering around 26. This is an increase over last month's market action index of 25. Inventory has held steady at or around 461.

MARKET ACTION INDEX

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

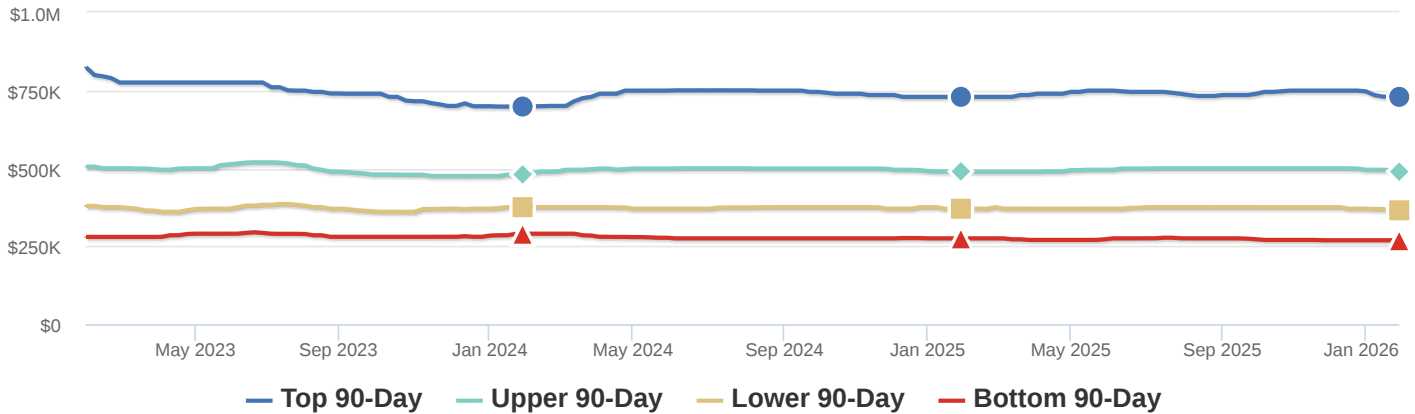


Slight Buyer's Advantage

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



REAL-TIME MARKET PROFILE

Median List Price	\$405,000
Median Price of New Listings	\$472,450
Per Square Foot	\$468
Average Days on Market	218
Median Days on Market	147
Price Decreased	24%
Price Increased	1%
Relisted	7%
Inventory	461
Median Rent	\$1,719
Market Action	26

Slight Buyer's Advantage

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
\$689,000	1,251	-	3	3	24	2	8	147
\$474,900	1,030	-	2	2	31	9	4	154
\$365,000	882	-	2	2	41	3	1	168
\$275,000	750	-	2	1.5	42	2	6	140