



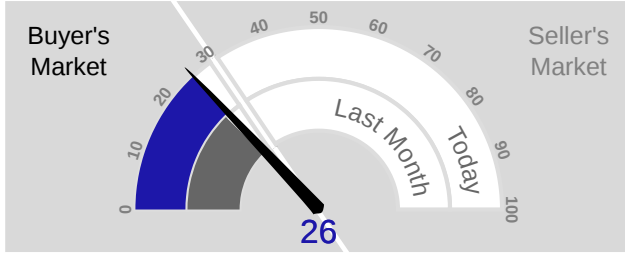
GULF SHORES, AL

Condos/Townhomes

This week the median list price for Gulf Shores, AL is \$418,450 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 454.

MARKET ACTION INDEX

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

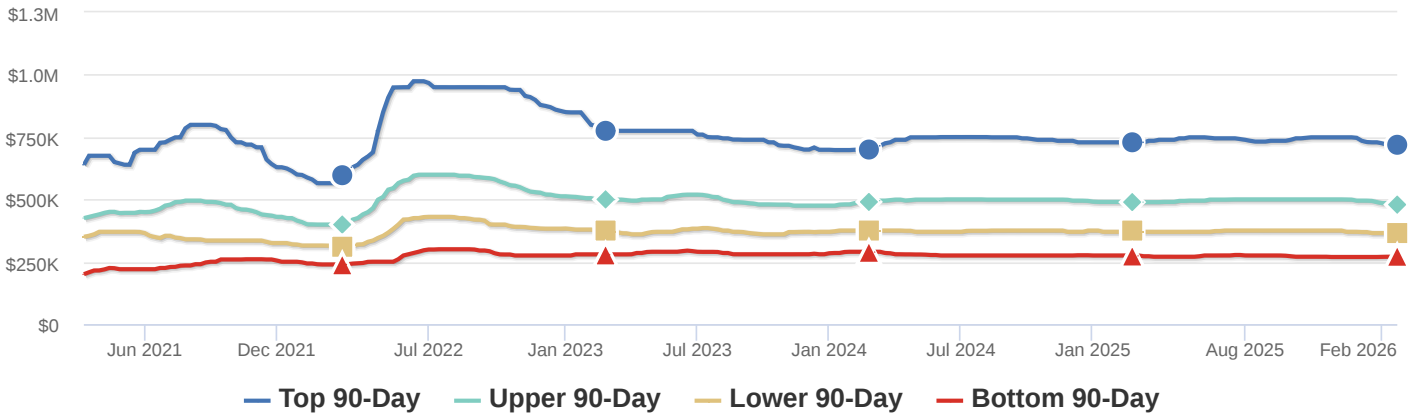


Slight Buyer's Advantage

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
\$718,500	1,251	-	3	3	21	2	4	157
\$479,000	1,038	-	2	2	31	4	9	175
\$369,450	873	-	2	2	38	3	4	157
\$289,900	750	-	2	2	42	2	13	147

REAL-TIME MARKET PROFILE

Median List Price	\$418,450
Median Price of New Listings	\$440,000
Per Square Foot	\$468
Average Days on Market	223
Median Days on Market	158
Price Decreased	28%
Price Increased	0%
Relisted	9%
Inventory	454
Median Rent	\$1,653
Market Action	26

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