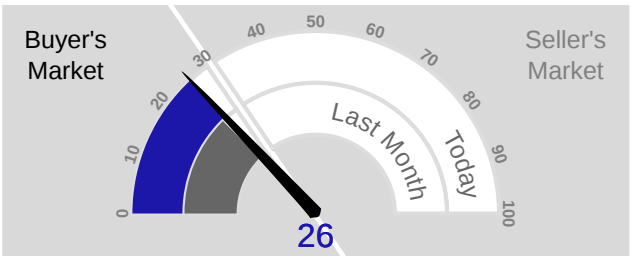
Gulf Shores, AL
Condos/Townhomes

This week the median list price for Gulf Shores, AL is $409,000 with the market action index hovering around 26. This is an increase over last month's market action index of 25. Inventory has decreased to 445.

Market Action Index

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Slight Buyer's Advantage

Market Narrative

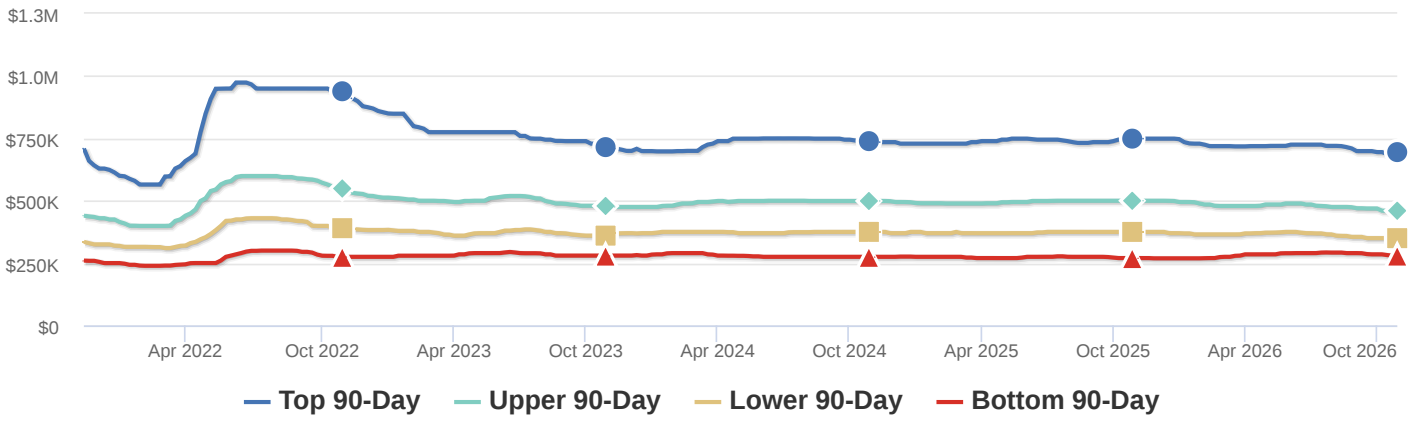
Home sales have begun exceeding new inventory. This is a Buyer’s market so prices are not yet moving higher as excess inventory is consumed. If the tightening continues and the market moves into the Seller’s zone, we may see upward pressure on pricing.

Real-Time Market Profile

Median List Price	$409,000
Median Price of New Listings	$399,000
Per Square Foot	$470
Average Days on Market	198
Median Days on Market	154
Price Decreased	33%
Price Increased	0%
Relisted	6%
Inventory	445
Median Rent	$1,798
Market Action	**26**

Slight Buyer's Advantage

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	1,397	-	3	3	21	7	5	143
$468,000	1,038	-	2	2	29	4	5	175
$349,900	785	-	2	2	39	2	5	175
$279,000	744	-	2	2	41	9	7	112

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