



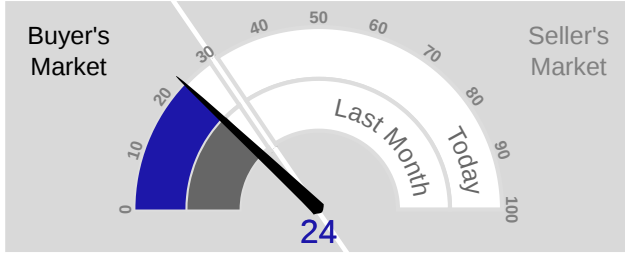
GULF SHORES, AL

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 held steady at or around 501.

MARKET ACTION INDEX

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

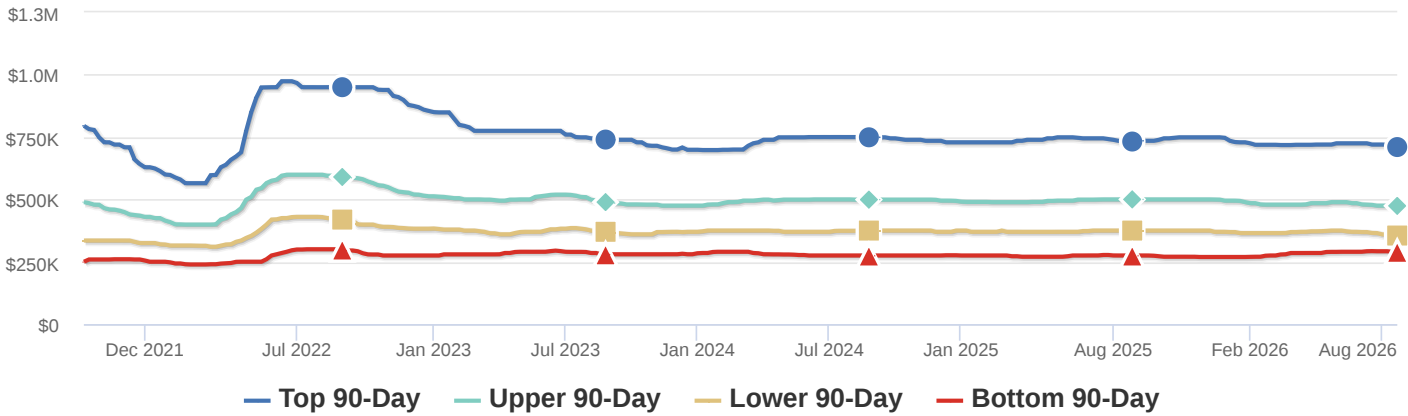


Slight Buyer's Advantage

MARKET NARRATIVE

The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

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
\$682,450	1,276	-	3	2.8	21	8	2	136
\$450,000	1,008	-	2	2	39	4	0	161
\$349,850	792	-	2	2	39	1	2	133
\$285,000	785	-	2	1.5	41	5	3	133

REAL-TIME MARKET PROFILE

Median List Price	\$399,000
Median Price of New Listings	\$454,000
Per Square Foot	\$465
Average Days on Market	208
Median Days on Market	147
Price Decreased	35%
Price Increased	0%
Relisted	7%
Inventory	501
Median Rent	\$1,564
Market Action	24

Slight Buyer's Advantage