



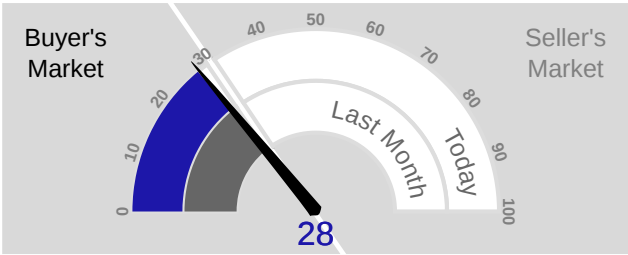
GULF SHORES, AL

Single-Family Homes

This week the median list price for Gulf Shores, AL is \$775,000 with the market action index hovering around 28. This is about the same as last month's market action index of 28. Inventory has increased to 307.

MARKET ACTION INDEX

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

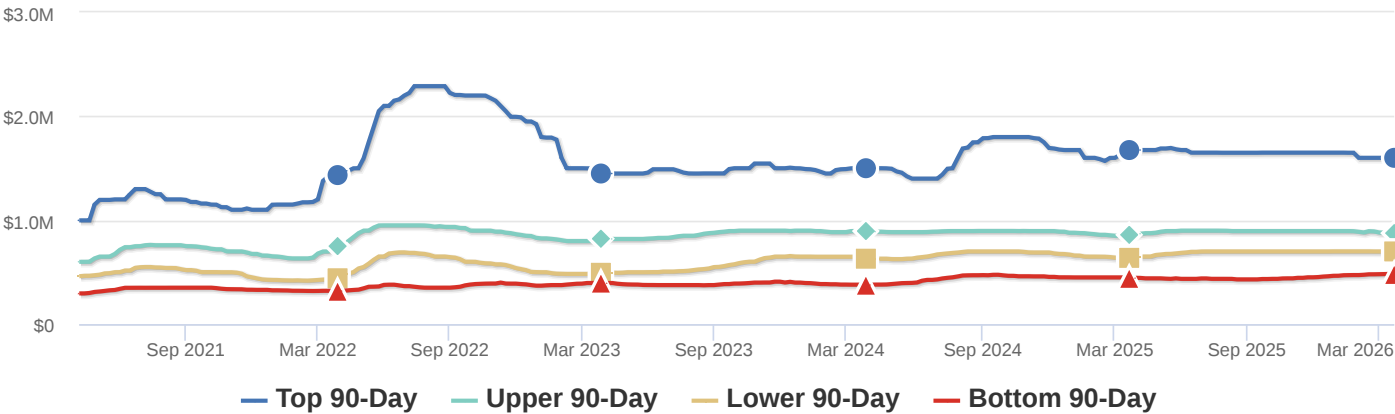


Slight Buyer's Advantage

MARKET NARRATIVE

Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

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
\$1,749,999	3,017	0.25 - 0.5 acre	5	4	22	7	2	91
\$875,000	2,208	0.25 - 0.5 acre	4	3	21	5	9	182
\$695,000	1,951	0.25 - 0.5 acre	3	3	20	2	2	154
\$494,491	1,971	8,000 - 10,000 sqft	3	2	13	8	10	49

REAL-TIME MARKET PROFILE

Median List Price	\$775,000
Median Price of New Listings	\$847,000
Per Square Foot	\$381
Average Days on Market	181
Median Days on Market	126
Price Decreased	36%
Price Increased	3%
Relisted	7%
Inventory	307
Median Rent	\$2,300
Market Action	28

Slight Buyer's Advantage