



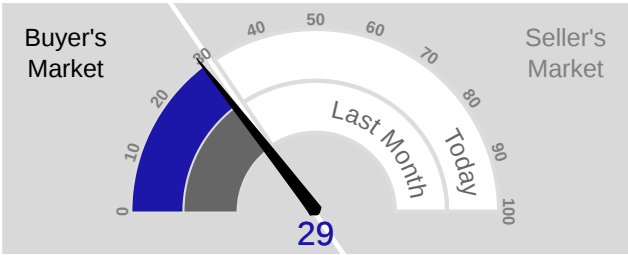
GULF SHORES, AL

Single-Family Homes

This week the median list price for Gulf Shores, AL is \$780,175 with the market action index hovering around 29. This is about the same as last month's market action index of 29. Inventory has decreased to 270.

MARKET ACTION INDEX

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

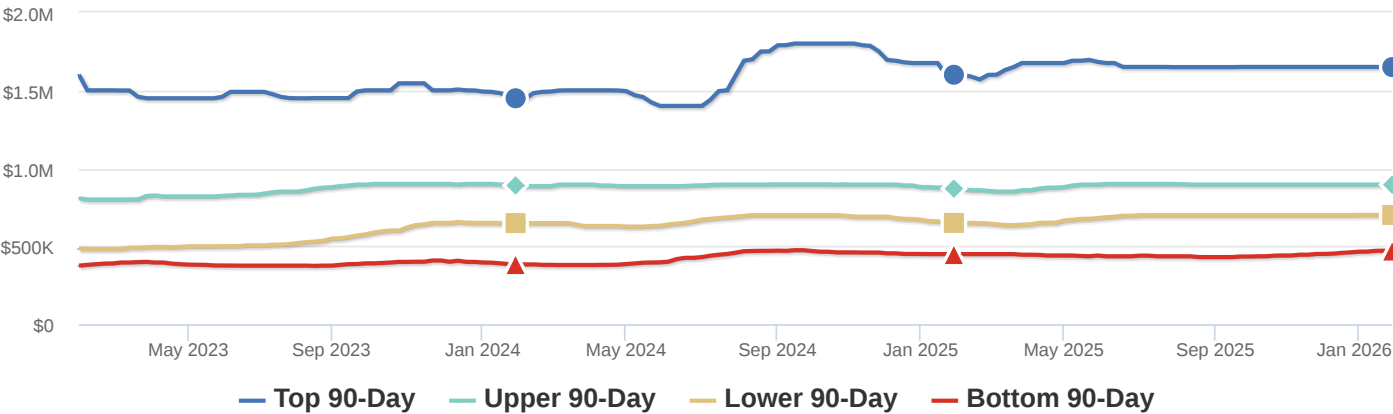


Slight Buyer's Advantage

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
\$1,585,000	2,677	0.25 - 0.5 acre	4	4	21	2	1	168
\$879,000	2,208	0.25 - 0.5 acre	4	3	21	2	4	133
\$699,000	1,880	0.25 - 0.5 acre	3	3	20	5	5	129
\$482,500	1,987	8,000 - 10,000 sqft	3	2	7	5	5	84

REAL-TIME MARKET PROFILE

Median List Price		\$780,175
Median Price of New Listings		\$687,000
Per Square Foot		\$376
Average Days on Market		197
Median Days on Market		133
Price Decreased		31%
Price Increased		4%
Relisted		7%
Inventory		270
Median Rent		\$2,450
Market Action		29

Slight Buyer's Advantage