



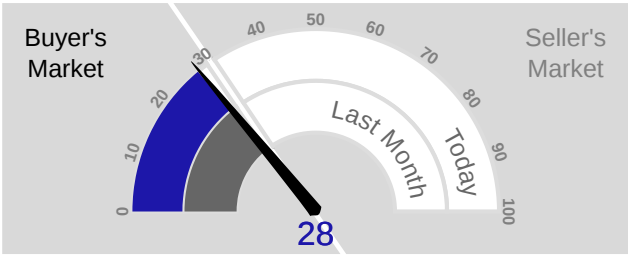
GULF SHORES, AL

Single-Family Homes

This week the median list price for Gulf Shores, AL is \$799,000 with the market action index hovering around 28. This is less than last month's market action index of 29. Inventory has held steady at or around 326.

MARKET ACTION INDEX

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

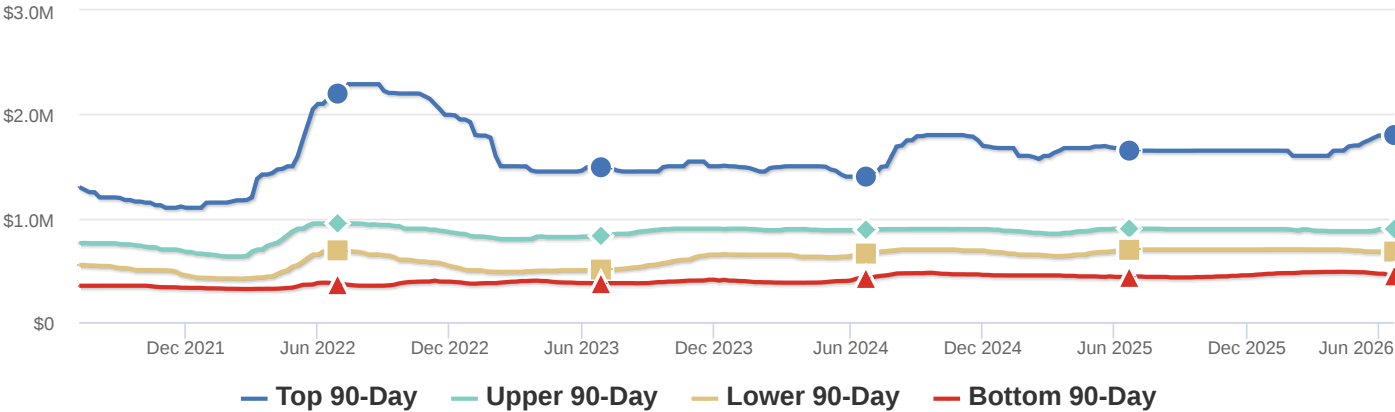


Slight Buyer's Advantage

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
\$1,839,500	3,085	0.25 - 0.5 acre	4	4	21	1	2	105
\$899,000	2,160	8,000 - 10,000 sqft	4	3.5	21	2	1	84
\$679,000	1,980	0.25 - 0.5 acre	3	3	14	1	5	122
\$439,500	1,728	8,000 - 10,000 sqft	3	2	11	3	4	63

REAL-TIME MARKET PROFILE

Median List Price	\$799,000
Median Price of New Listings	\$650,000
Per Square Foot	\$396
Average Days on Market	166
Median Days on Market	84
Price Decreased	42%
Price Increased	3%
Relisted	6%
Inventory	326
Median Rent	\$2,250
Market Action	28

Slight Buyer's Advantage