



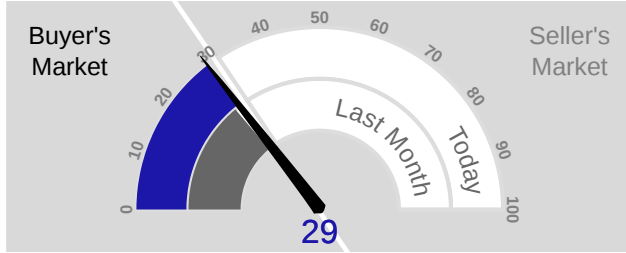
GULF SHORES, AL

Single-Family Homes

This week the median list price for Gulf Shores, AL is \$799,000 with the market action index hovering around 29. This is an increase over last month's market action index of 28. Inventory has increased to 339.

MARKET ACTION INDEX

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

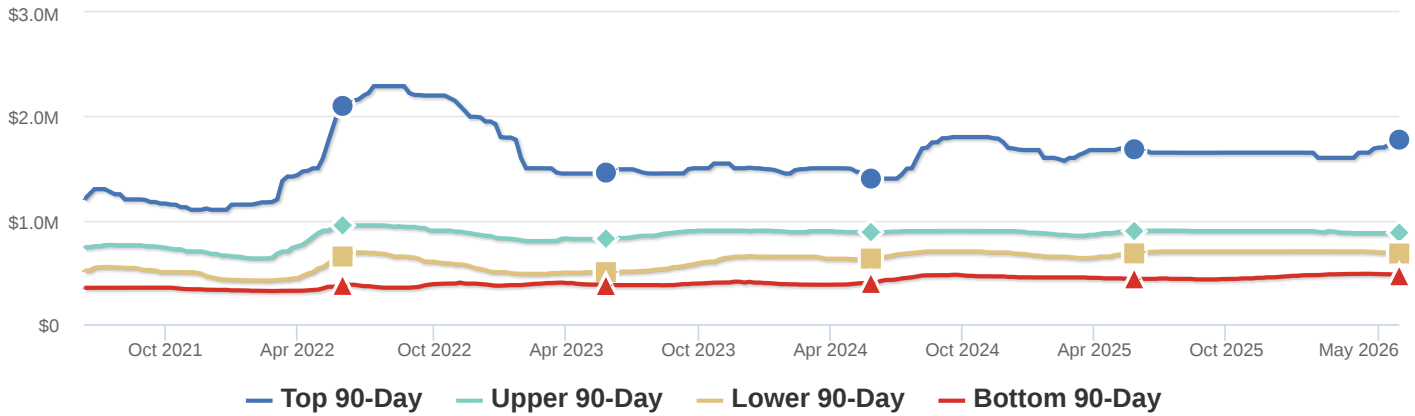


Slight Buyer's Advantage

MARKET NARRATIVE

The market has been strong for several consecutive weeks. Reflecting these inventory conditions, with the MAI in the Seller's zone, it is not surprising that prices have recently resumed their climb.

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
\$1,850,000	3,050	0.25 - 0.5 acre	4	4	21	6	1	91
\$899,000	2,250	8,000 - 10,000 sqft	4	3.5	21	16	3	91
\$685,000	1,944	0.25 - 0.5 acre	3	3	21	7	11	112
\$429,450	1,826	8,000 - 10,000 sqft	3	2	9	10	9	49

REAL-TIME MARKET PROFILE

Median List Price	\$799,000
Median Price of New Listings	\$799,000
Per Square Foot	\$396
Average Days on Market	168
Median Days on Market	84
Price Decreased	36%
Price Increased	1%
Relisted	7%
Inventory	339
Median Rent	\$2,225
Market Action	29

Slight Buyer's Advantage