



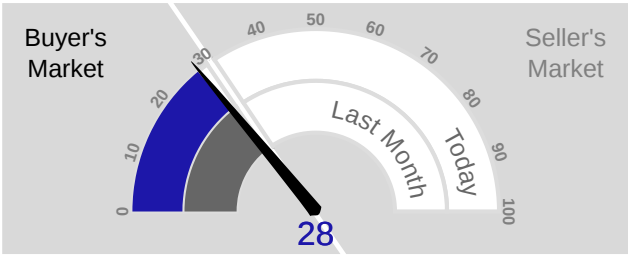
GULF SHORES, AL

Single-Family Homes

This week the median list price for Gulf Shores, AL is \$765,000 with the market action index hovering around 28. This is less than last month's market action index of 29. Inventory has increased to 336.

MARKET ACTION INDEX

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

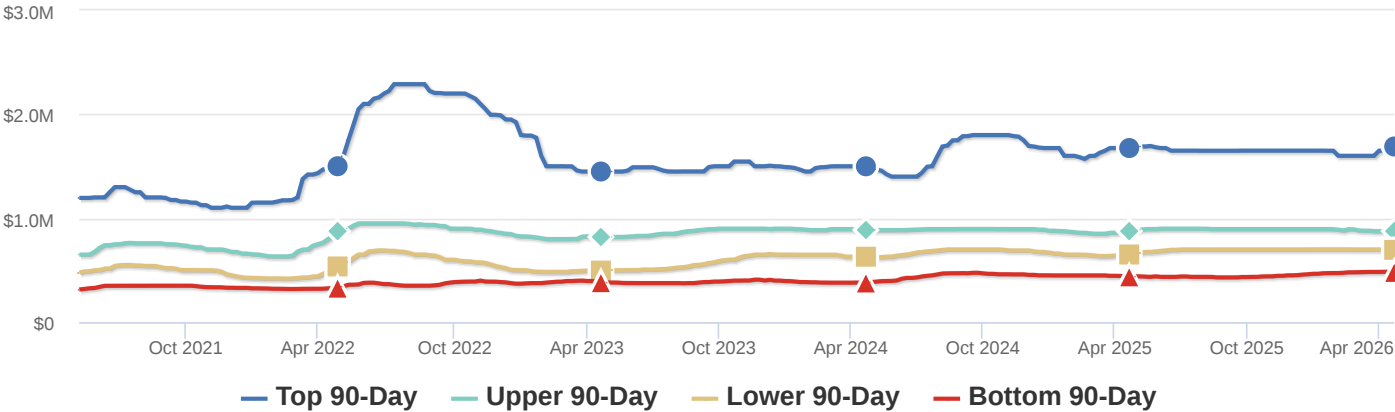


Slight Buyer's Advantage

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
\$1,724,999	2,911	0.25 - 0.5 acre	4	4	20	2	0	87
\$862,450	2,084	0.25 - 0.5 acre	3	3	22	6	4	178
\$667,450	2,000	0.25 - 0.5 acre	3	3	20	4	7	98
\$457,449	1,918	8,000 - 10,000 sqft	3	2	8	10	10	45

REAL-TIME MARKET PROFILE

Median List Price	\$765,000
Median Price of New Listings	\$649,999
Per Square Foot	\$373
Average Days on Market	173
Median Days on Market	88
Price Decreased	36%
Price Increased	2%
Relisted	9%
Inventory	336
Median Rent	\$2,225
Market Action	28

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