

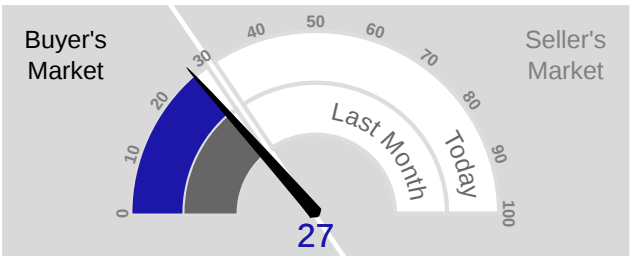
Gulf Shores, AL

Single-Family Homes

This week the median list price for Gulf Shores, AL is $809,000 with the market action index hovering around 27. This is about the same as last month's market action index of 27. Inventory has held steady at or around 323.

Market Action Index

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Slight Buyer's Advantage

Market Narrative

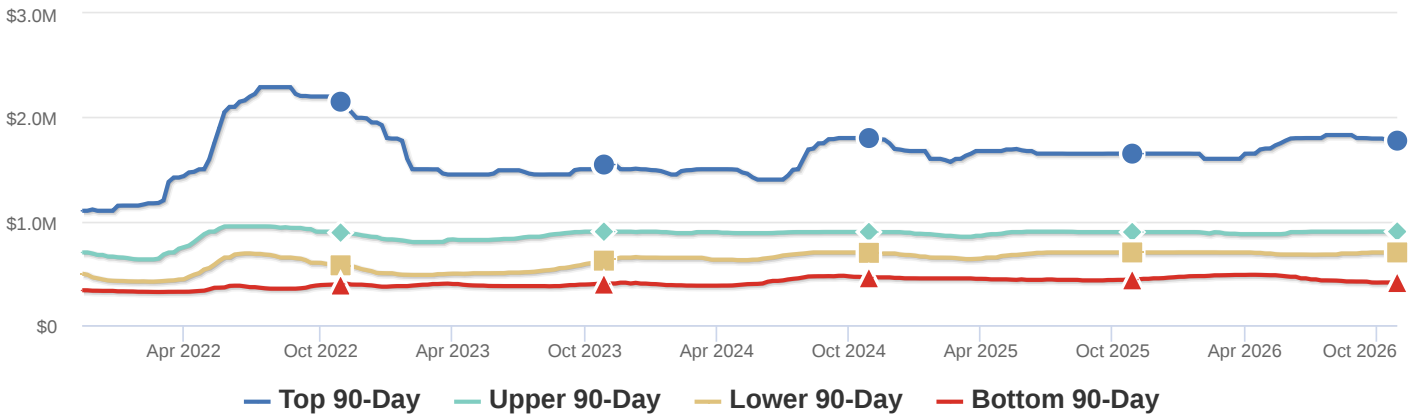
The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

Real-Time Market Profile

Median List Price	$809,000
Median Price of New Listings	$702,450
Per Square Foot	$396
Average Days on Market	194
Median Days on Market	140
Price Decreased	32%
Price Increased	2%
Relisted	8%
Inventory	323
Median Rent	$3,025
Market Action	**27**

Slight Buyer's Advantage

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
$1,649,000	3,170	0.25 - 0.5 acre	4	4	21	2	3	154
$899,000	2,160	0 - 4,500 sqft	4	3.5	13	3	4	154
$700,000	2,017	4,500 - 6,500 sqft	3	3	21	9	2	112
$462,450	1,817	8,000 - 10,000 sqft	3	2	12	4	6	122

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