

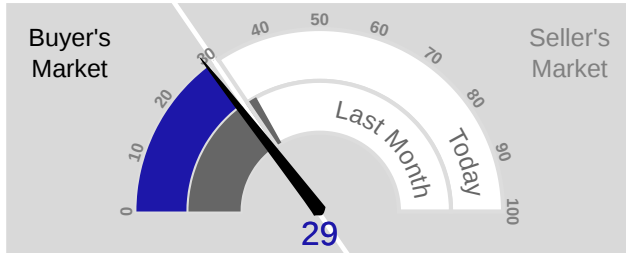


MILTON, FL Condos/Townhomes

This week the median list price for Milton, FL is \$266,900 with the market action index hovering around 29. This is less than last month's market action index of 34. Inventory has increased to 12.

MARKET ACTION INDEX

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

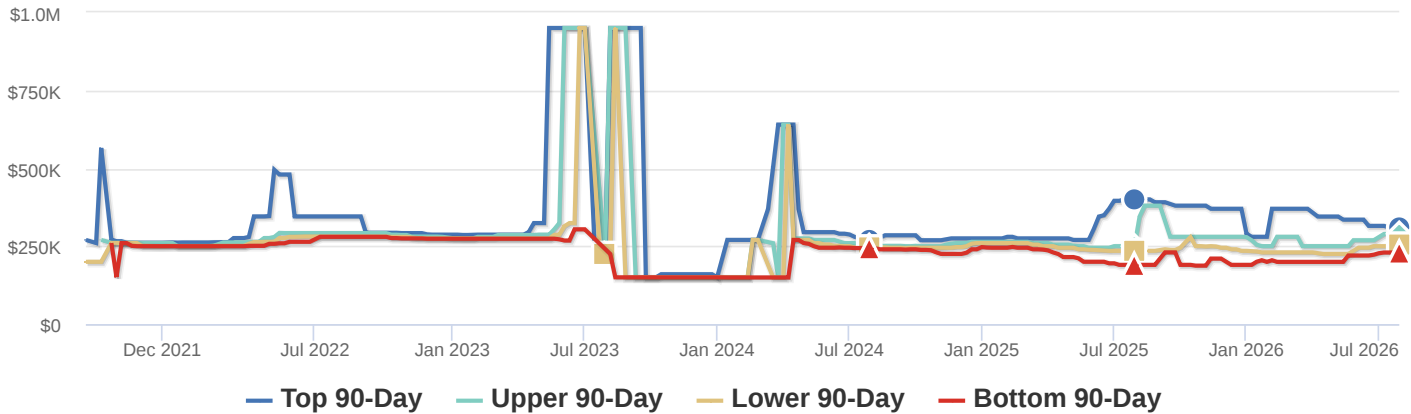


Slight Buyer's Advantage

MARKET NARRATIVE

Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

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
\$306,999	1,876	0.25 - 0.5 acre	4	2	6	0	1	49
\$269,000	1,537	0 - 4,500 sqft	3	2.5	4	0	0	49
\$255,000	1,537	0 - 4,500 sqft	3	2.5	2	0	0	49
\$229,500	1,363	0 - 4,500 sqft	3	2	19	1	0	84

REAL-TIME MARKET PROFILE

Median List Price	\$266,900
Median Price of New Listings	\$229,900
Per Square Foot	\$169
Average Days on Market	71
Median Days on Market	49
Price Decreased	50%
Price Increased	0%
Relisted	0%
Inventory	12
Median Rent	\$2,100
Market Action	29

Slight Buyer's Advantage