

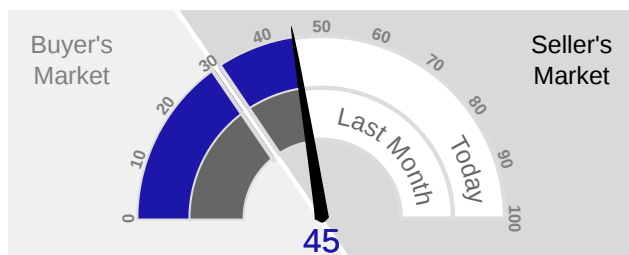


MILTON, FL Condos/Townhomes

This week the median list price for Milton, FL is \$284,000 with the market action index hovering around 45. This is about the same as last month's market action index of 45. Inventory has increased to 10.

MARKET ACTION INDEX

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

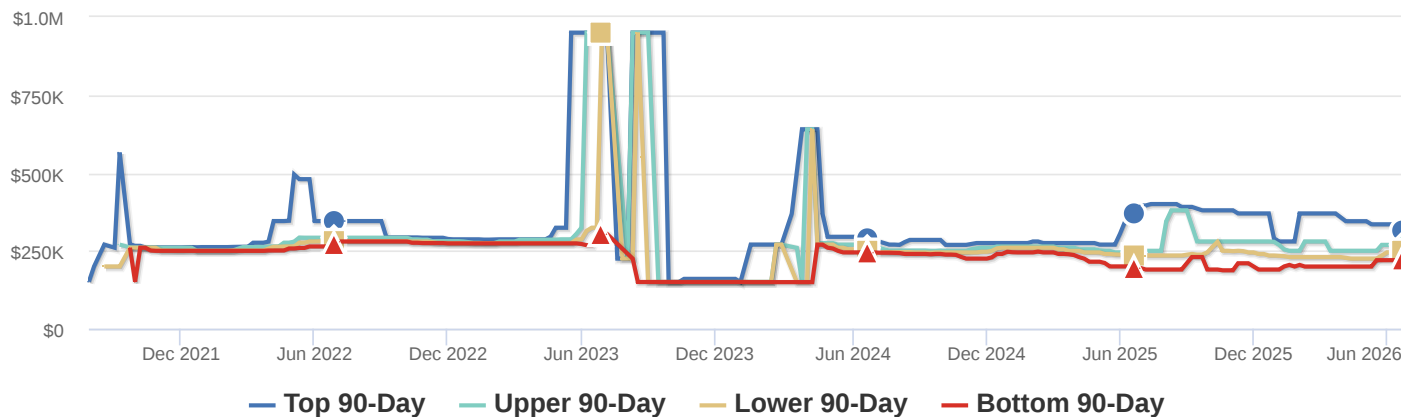


Strong Seller's Market

MARKET NARRATIVE

In terms of supply and demand, the market is getting cooler - more supply is coming on the market relative to the sales demand. However, in recent weeks prices have been moving higher. Since it is technically a Buyer's market, this price trend may be a result of improved quality (newer, larger homes) of the homes being listed. Look at the descriptive statistics where you may notice the homes being listed are larger and younger than they have been in the past.

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
\$315,000	1,876	0.25 - 0.5 acre	4	2	5	0	0	14
\$302,999	1,589	6,500 - 8,000 sqft	3	2	6	0	0	28
\$268,900	1,553	0 - 4,500 sqft	3	2.5	2	0	0	35
\$224,750	1,182	6,500 - 8,000 sqft	2	1.8	33	0	0	150

REAL-TIME MARKET PROFILE

Median List Price		\$284,000
Median Price of New Listings		\$0
Per Square Foot		\$172
Average Days on Market		54
Median Days on Market		39
Price Decreased		30%
Price Increased		0%
Relisted		0%
Inventory		10
Median Rent		\$1,988
Market Action		45

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