

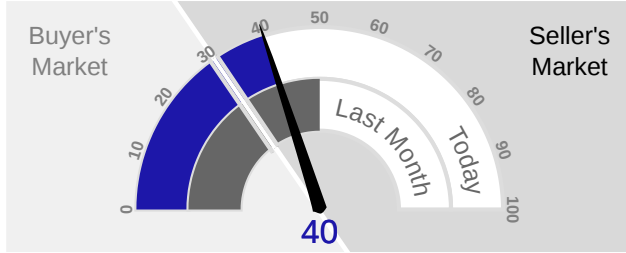


MILTON, FL Condos/Townhomes

This week the median list price for Milton, FL is \$261,900 with the market action index hovering around 40. This is less than last month's market action index of 50. Inventory has increased to 10.

MARKET ACTION INDEX

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

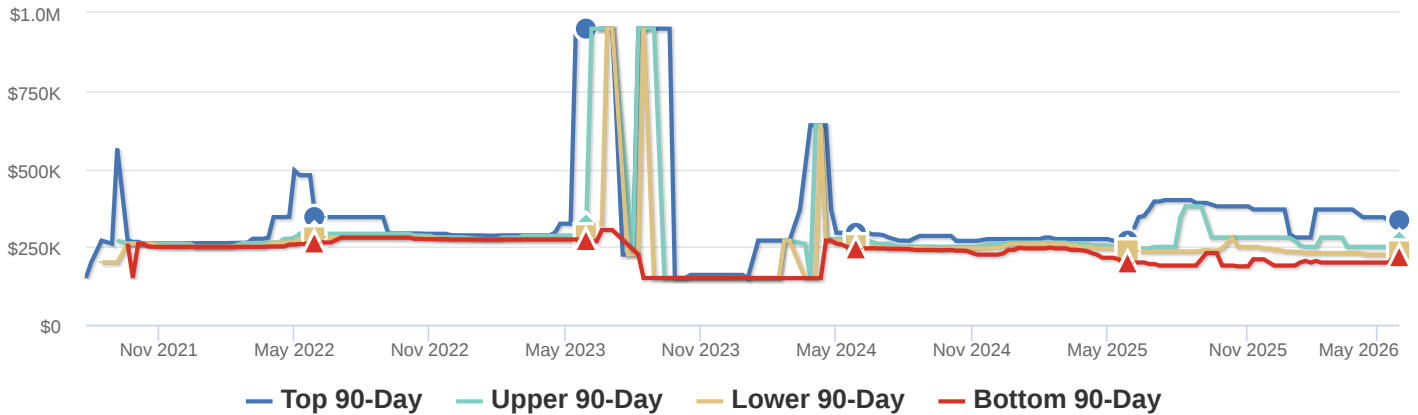


Slight Seller's Advantage

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 Buyers market, this price trend may be a result of improved quality 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
\$475,000	2,980	0.25 - 0.5 acre	5	3	4	1	0	7
\$287,949	1,645	4,500 - 6,500 sqft	3	2.3	4	0	0	28
\$249,900	1,553	0 - 4,500 sqft	3	2.5	0	2	0	0
\$224,750	1,182	6,500 - 8,000 sqft	2	1.8	33	0	0	122

REAL-TIME MARKET PROFILE

Median List Price	\$261,900
Median Price of New Listings	\$254,900
Per Square Foot	\$169
Average Days on Market	33
Median Days on Market	11
Price Decreased	20%
Price Increased	0%
Relisted	0%
Inventory	10
Median Rent	\$1,850
Market Action	40

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