

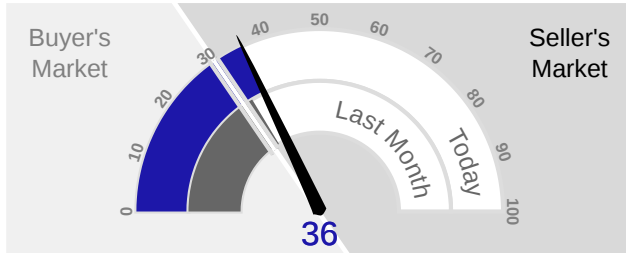


MILTON, FL Condos/Townhomes

This week the median list price for Milton, FL is \$257,900 with the market action index hovering around 36. This is an increase over last month's market action index of 33. Inventory has decreased to 9.

MARKET ACTION INDEX

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

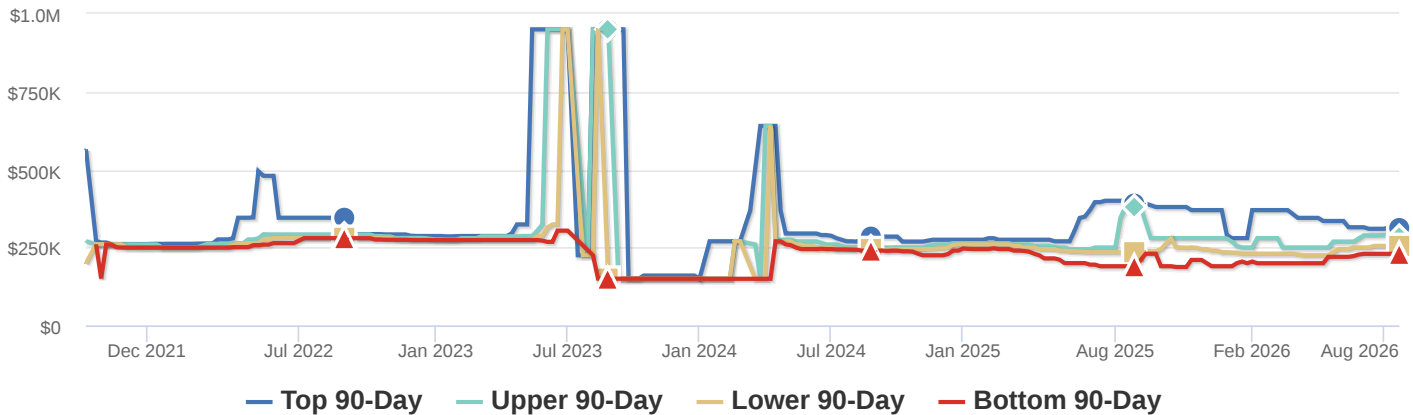


Slight Seller's Advantage

MARKET NARRATIVE

Home sales have been exceeding new inventory for several weeks. However prices have not yet stopped falling. Since the market is already in the Seller's zone, expect prices to level off very soon. Should the sales trend continue expect that prices could climb from there.

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	3	2	37	0	1	70
\$263,400	1,545	0 - 4,500 sqft	3	2.5	1	0	0	70
\$252,450	1,569	0 - 4,500 sqft	3	2.5	2	0	0	66
\$232,450	1,277	0 - 4,500 sqft	2	2	24	0	0	105

REAL-TIME MARKET PROFILE

Median List Price		\$257,900
Median Price of New Listings		\$0
Per Square Foot		\$166
Average Days on Market		74
Median Days on Market		77
Price Decreased		78%
Price Increased		0%
Relisted		0%
Inventory		9
Median Rent		\$1,900
Market Action		36

Slight Seller's Advantage