

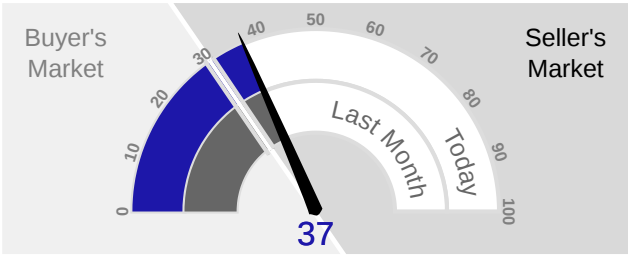


MILTON, FL
Single-Family Homes

This week the median list price for Milton, FL is \$335,000 with the market action index hovering around 37. This is about the same as last month's market action index of 37. Inventory has increased to 486.

MARKET ACTION INDEX

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

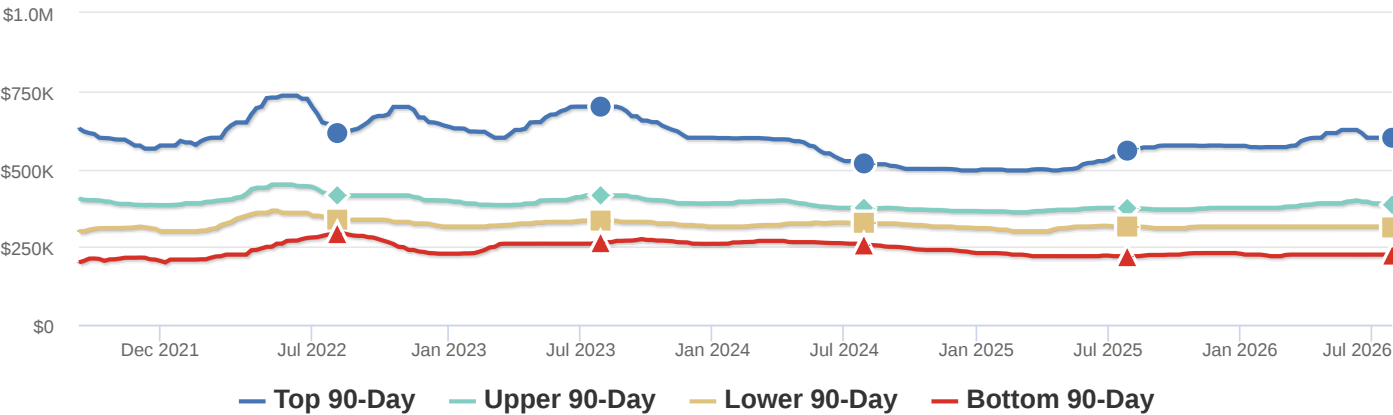


Slight Seller's Advantage

MARKET NARRATIVE

The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

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
\$573,450	2,550	0.5 - 1 acre	4	3	11	6	8	91
\$370,000	2,030	0.25 - 0.5 acre	4	2	6	21	11	42
\$309,750	1,695	0.25 - 0.5 acre	3	2	7	13	9	38
\$225,000	1,279	0.25 - 0.5 acre	3	2	34	12	17	56

REAL-TIME MARKET PROFILE

Median List Price	\$335,000
Median Price of New Listings	\$338,475
Per Square Foot	\$185
Average Days on Market	96
Median Days on Market	53
Price Decreased	42%
Price Increased	3%
Relisted	5%
Inventory	486
Median Rent	\$1,975
Market Action	37

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