

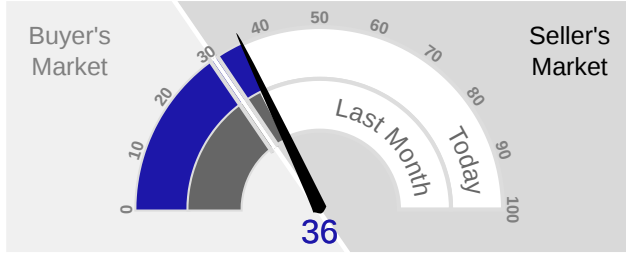


MILTON, FL Single-Family Homes

This week the median list price for Milton, FL is \$346,873 with the market action index hovering around 36. This is an increase over last month's market action index of 35. Inventory has decreased to 396.

MARKET ACTION INDEX

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

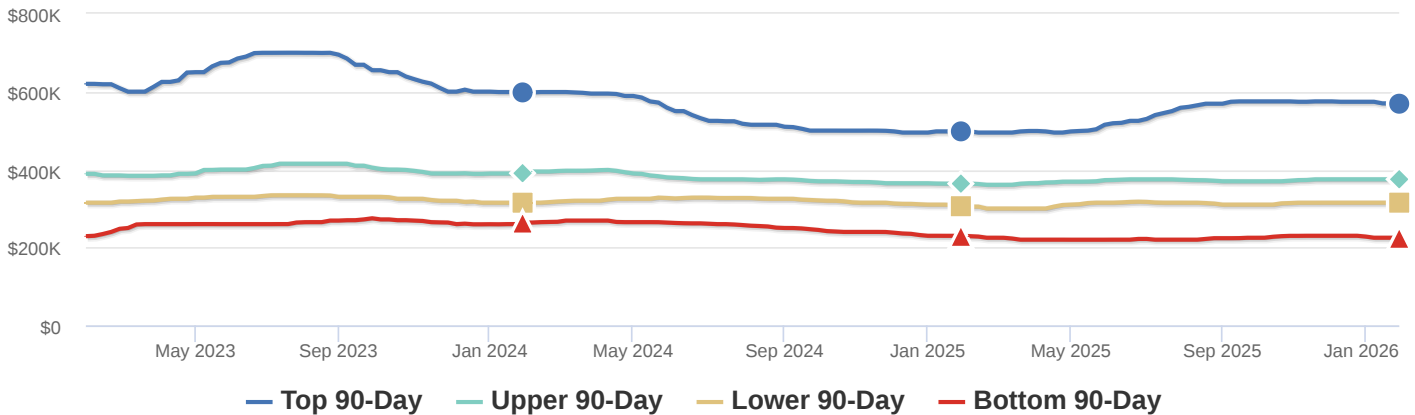


Slight Seller's Advantage

MARKET NARRATIVE

The market remains in a relative stasis in terms of sales to inventory. Prices have not been moving higher for several weeks. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up persistently, prices are likely to resume an upward climb.

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
\$569,000	2,632	0.5 - 1 acre	4	3	13	8	9	98
\$380,857	2,143	0.25 - 0.5 acre	4	2	7	10	10	70
\$319,000	1,820	8,000 - 10,000 sqft	3	2	7	1	12	91
\$225,000	1,324	0.25 - 0.5 acre	3	2	34	8	23	70

REAL-TIME MARKET PROFILE

Median List Price	\$346,873
Median Price of New Listings	\$394,900
Per Square Foot	\$179
Average Days on Market	114
Median Days on Market	81
Price Decreased	40%
Price Increased	2%
Relisted	7%
Inventory	396
Median Rent	\$1,863
Market Action	36

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