

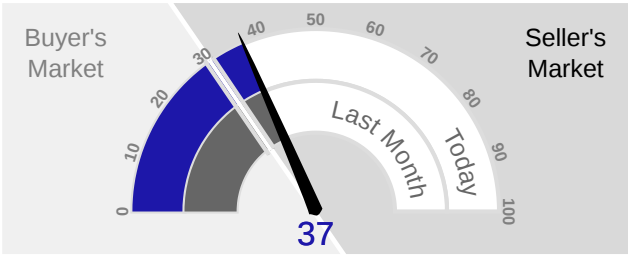


MILTON, FL
Single-Family Homes

This week the median list price for Milton, FL is \$349,900 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 448.

MARKET ACTION INDEX

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

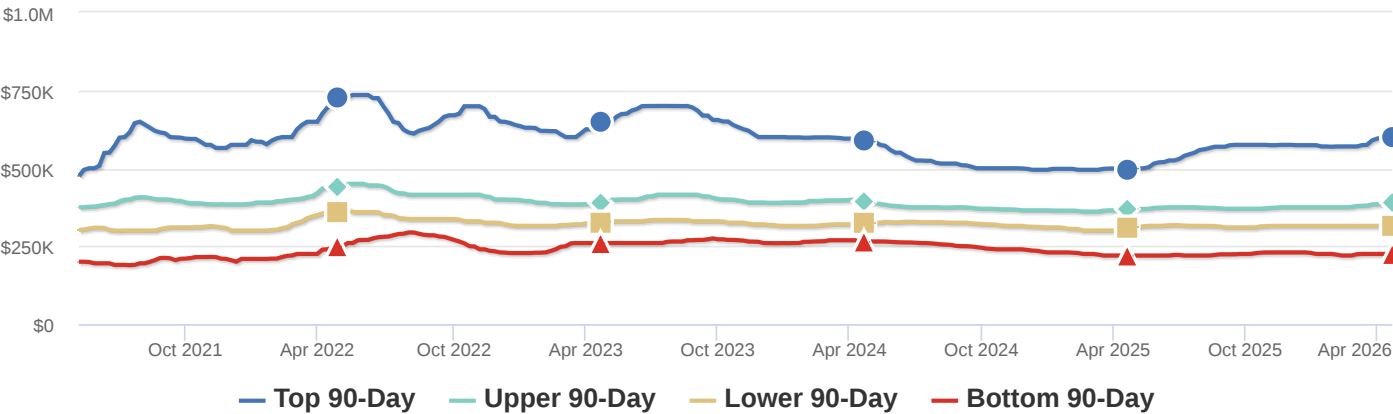


Slight Seller's Advantage

MARKET NARRATIVE

Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

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
\$615,000	2,627	0.5 - 1 acre	4	3	14	12	8	49
\$399,000	2,198	0.25 - 0.5 acre	4	2	7	12	20	52
\$314,450	1,787	0.25 - 0.5 acre	3	2	6	6	17	49
\$220,000	1,320	0.25 - 0.5 acre	3	2	34	12	14	52

REAL-TIME MARKET PROFILE

Median List Price	\$349,900
Median Price of New Listings	\$382,000
Per Square Foot	\$185
Average Days on Market	95
Median Days on Market	49
Price Decreased	42%
Price Increased	3%
Relisted	4%
Inventory	448
Median Rent	\$1,950
Market Action	37

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