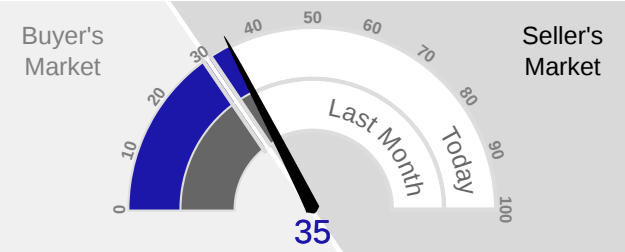
MILTON, FL
Single-Family Homes

This week the median list price for Milton, FL is $349,900 with the market action index hovering around 35. This is less than last month's market action index of 36. Inventory has held steady at or around 480.

MARKET ACTION INDEX

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Slight Seller's Advantage

MARKET NARRATIVE

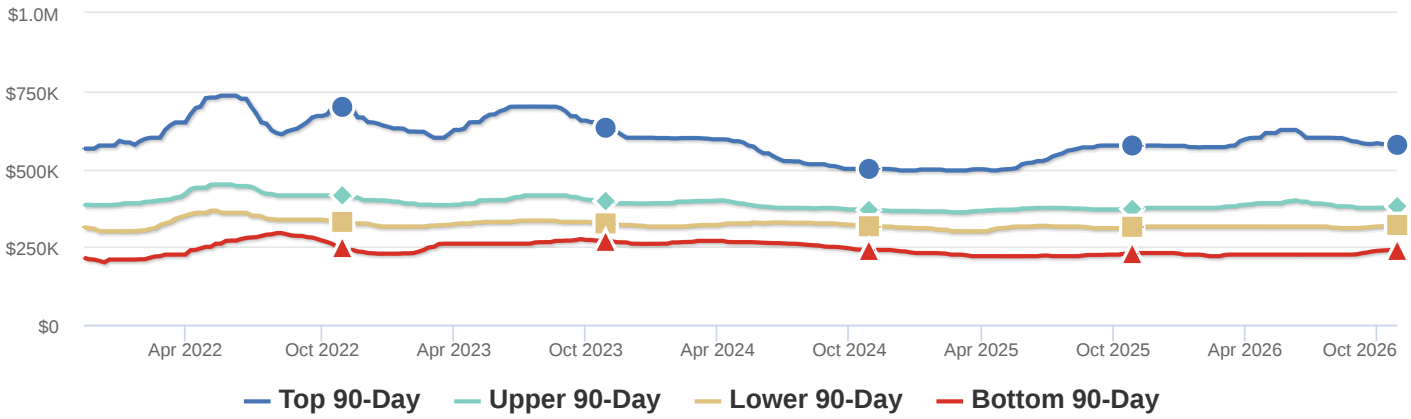
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we’re in the Seller’s zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer’s zone, watch for downward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

REAL-TIME MARKET PROFILE

Median List Price	$349,900
Median Price of New Listings	$317,400
Per Square Foot	$183
Average Days on Market	103
Median Days on Market	70
Price Decreased	42%
Price Increased	3%
Relisted	5%
Inventory	480
Median Rent	$1,950
Market Action	**35**

Slight Seller's Advantage

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
$579,900	2,630	0.5 - 1 acre	4	3	10	5	1	84
$387,990	2,140	0.25 - 0.5 acre	4	2	4	12	8	56
$320,000	1,799	8,000 - 10,000 sqft	3	2	2	11	14	73
$239,400	1,371	0.25 - 0.5 acre	3	2	29	12	12	70

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