

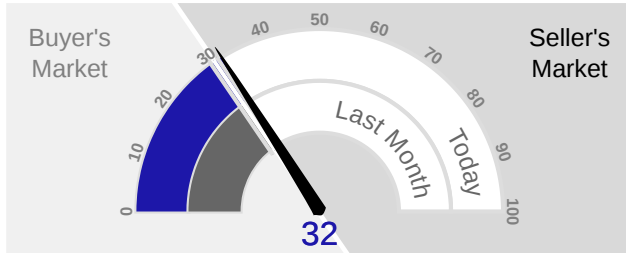


NICEVILLE, FL Condos/Townhomes

This week the median list price for Niceville, FL is \$255,000 with the market action index hovering around 32. This is an increase over last month's market action index of 30. Inventory has decreased to 27.

MARKET ACTION INDEX

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

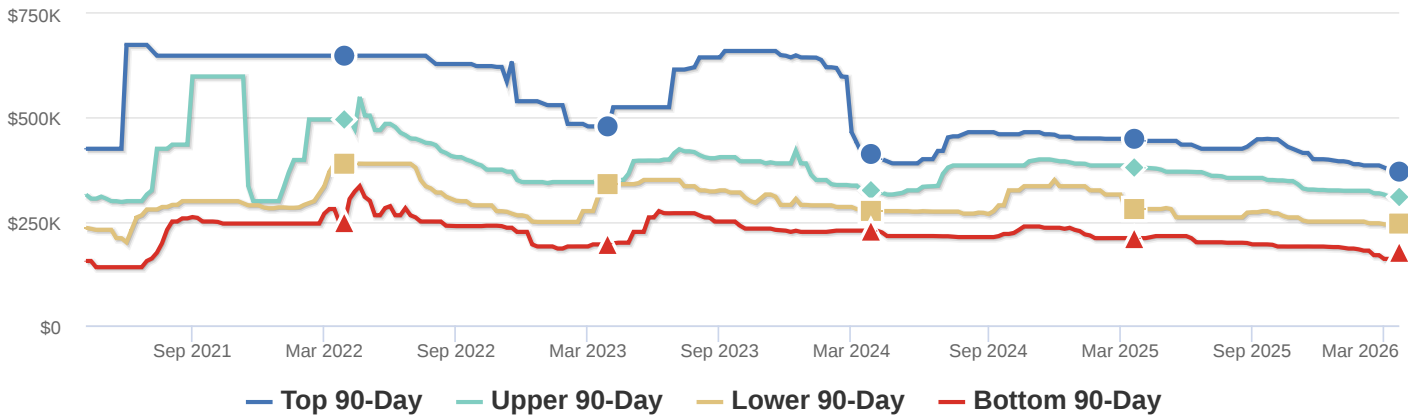


Slight Seller's Advantage

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
\$364,900	1,617	-	2	2.5	43	0	0	126
\$275,000	1,392	-	2	2	27	0	2	56
\$240,000	1,003	-	2	2	27	1	0	175
\$191,000	966	-	2	2	34	0	0	101

REAL-TIME MARKET PROFILE

Median List Price		\$255,000
Median Price of New Listings		\$233,000
Per Square Foot		\$225
Average Days on Market		175
Median Days on Market		133
Price Decreased		41%
Price Increased		0%
Relisted		0%
Inventory		27
Median Rent		\$1,995
Market Action		32

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