

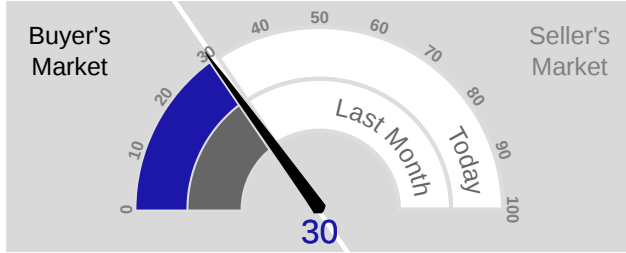


NICEVILLE, FL Condos/Townhomes

This week the median list price for Niceville, FL is \$284,495 with the market action index hovering around 30. This is less than last month's market action index of 31. Inventory has increased to 30.

MARKET ACTION INDEX

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

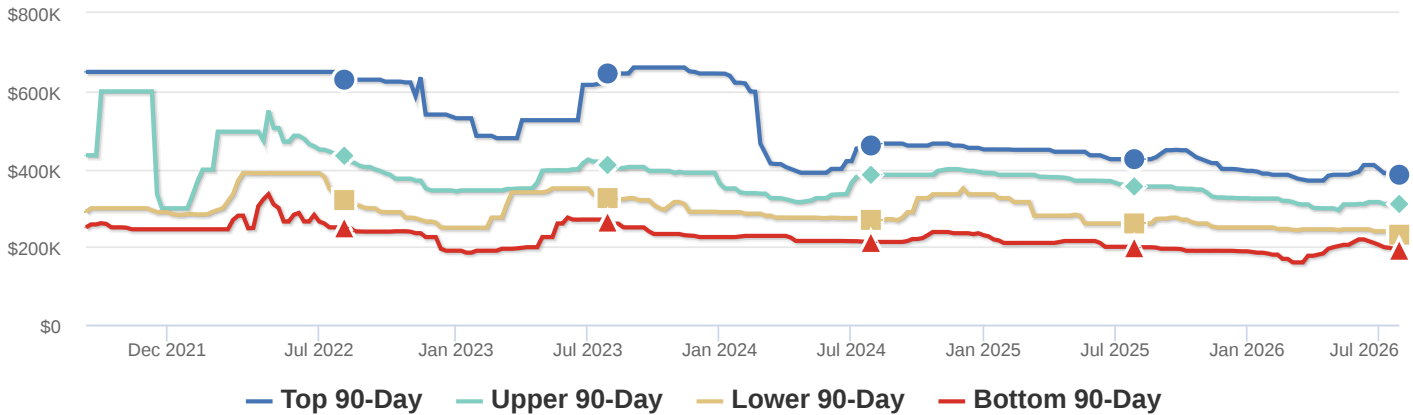


Slight Seller's Advantage

MARKET NARRATIVE

In terms of supply and demand, the market is getting cooler - more supply is coming on the market relative to the sales demand. However, in recent weeks prices have been moving higher. Since it is technically a Buyer's market, this price trend may be a result of improved quality (newer, larger homes) of the homes being listed. Look at the descriptive statistics where you may notice the homes being listed are larger and younger than they have been in the past.

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
\$370,000	1,569	0 - 4,500 sqft	3	2.3	34	1	0	59
\$305,000	1,424	-	3	2.5	42	0	0	77
\$224,950	1,101	-	2	2	33	0	0	224
\$195,000	816	-	2	1	41	0	1	28

REAL-TIME MARKET PROFILE

Median List Price	\$284,495
Median Price of New Listings	\$339,000
Per Square Foot	\$217
Average Days on Market	170
Median Days on Market	74
Price Decreased	47%
Price Increased	0%
Relisted	10%
Inventory	30
Median Rent	\$2,100
Market Action	30

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