

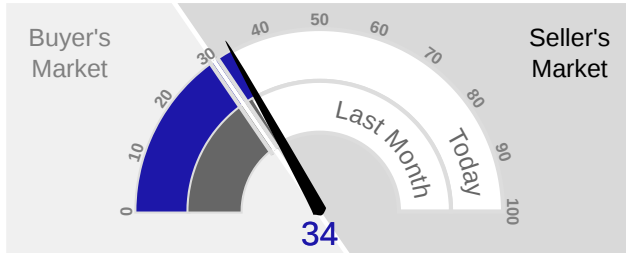


NICEVILLE, FL Condos/Townhomes

This week the median list price for Niceville, FL is \$285,500 with the market action index hovering around 34. This is an increase over last month's market action index of 33. Inventory has decreased to 33.

MARKET ACTION INDEX

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

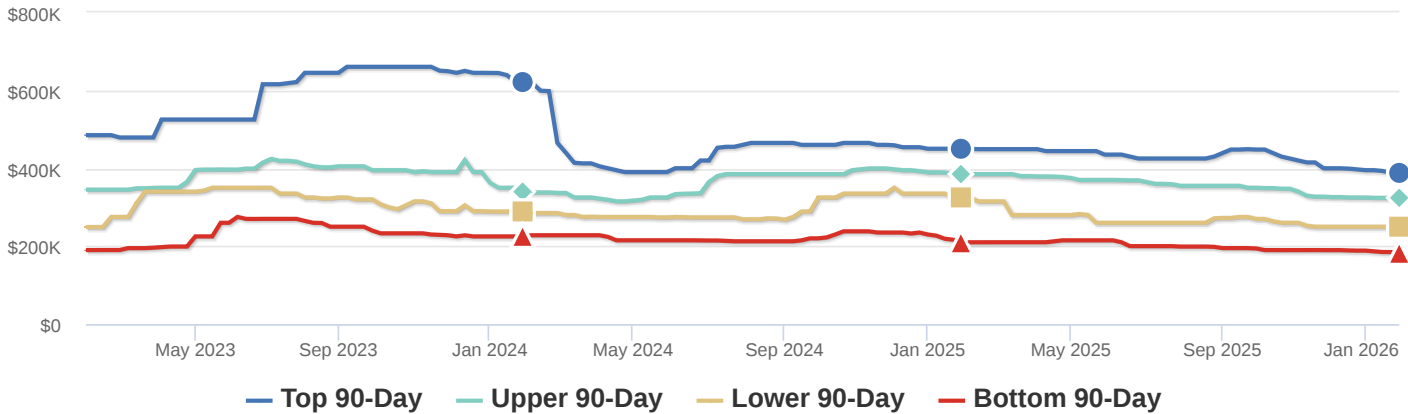


Slight Seller's Advantage

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
\$385,000	1,867	0 - 4,500 sqft	3	2.5	43	3	1	56
\$321,000	1,627	0 - 4,500 sqft	3	2.3	22	0	0	150
\$252,450	1,058	-	2	2	27	2	1	91
\$167,750	891	-	2	1.5	43	0	1	112

REAL-TIME MARKET PROFILE

Median List Price		\$285,500
Median Price of New Listings		\$350,000
Per Square Foot		\$212
Average Days on Market		145
Median Days on Market		98
Price Decreased		39%
Price Increased		3%
Relisted		3%
Inventory		33
Median Rent		\$1,999
Market Action		34

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