

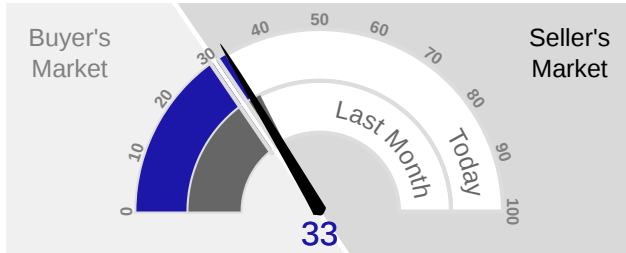


NICEVILLE, FL Condos/Townhomes

This week the median list price for Niceville, FL is \$260,000 with the market action index hovering around 33. This is less than last month's market action index of 35. Inventory has decreased to 27.

MARKET ACTION INDEX

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

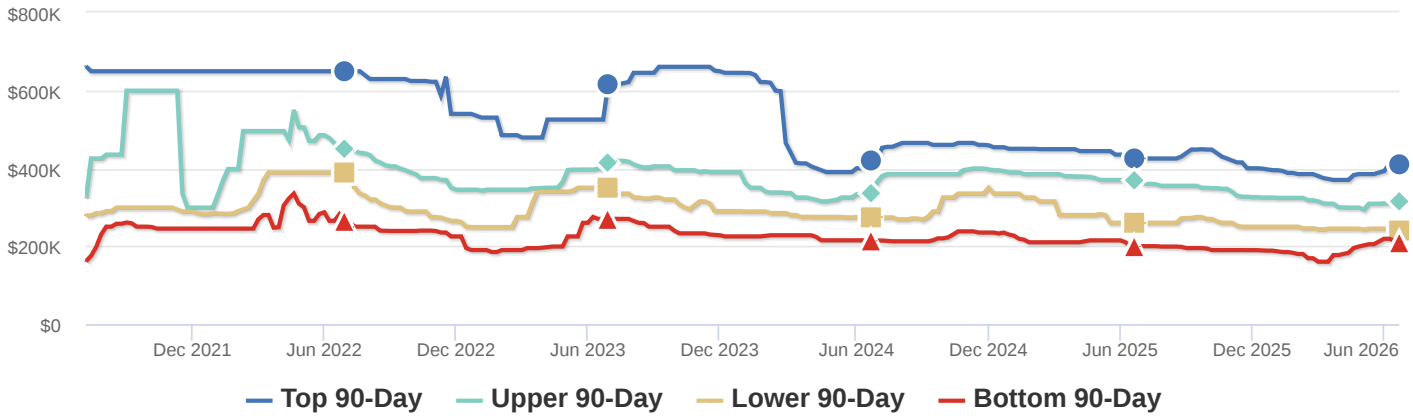


Slight Seller's Advantage

MARKET NARRATIVE

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
\$365,000	1,412	0 - 4,500 sqft	3	2	42	0	1	35
\$310,000	1,412	-	3	2	41	0	3	77
\$225,000	1,168	-	2	2	40	0	1	147
\$174,900	907	-	2	1.3	25	2	0	24

REAL-TIME MARKET PROFILE

Median List Price	\$260,000
Median Price of New Listings	\$175,950
Per Square Foot	\$223
Average Days on Market	144
Median Days on Market	63
Price Decreased	56%
Price Increased	0%
Relisted	4%
Inventory	27
Median Rent	\$2,200
Market Action	33

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