

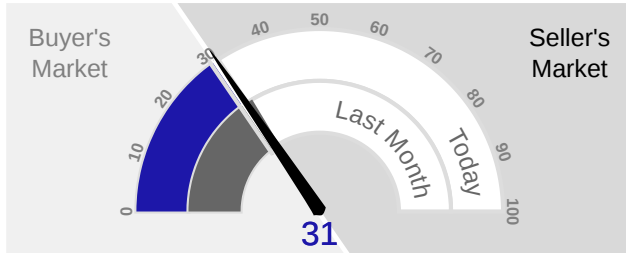


NICEVILLE, FL Condos/Townhomes

This week the median list price for Niceville, FL is \$259,900 with the market action index hovering around 31. This is less than last month's market action index of 33. Inventory has decreased to 30.

MARKET ACTION INDEX

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

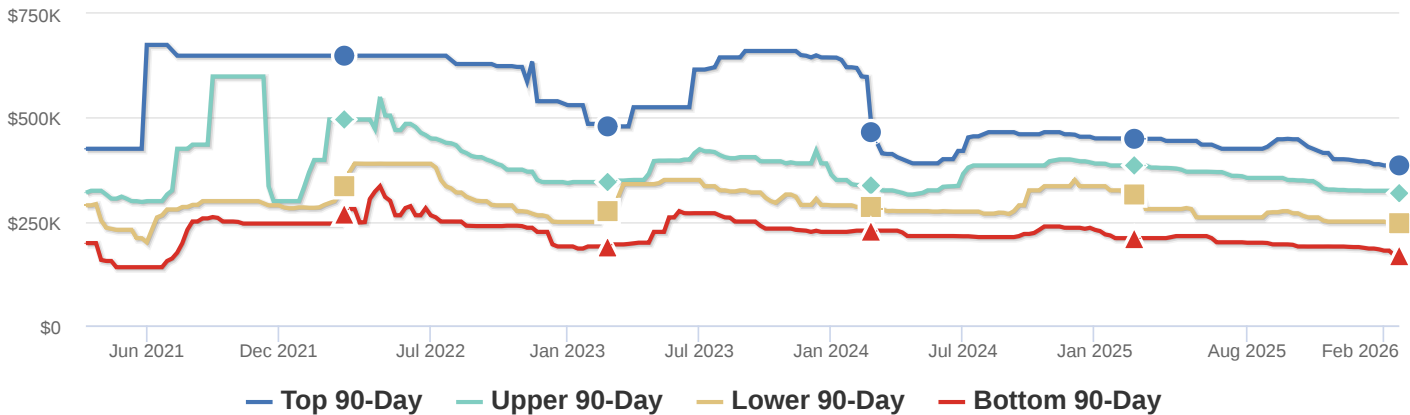


Slight Seller's Advantage

MARKET NARRATIVE

The market has started cooling and prices have recently plateaued. Since 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.

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
\$357,450	1,578	0 - 4,500 sqft	2	2.5	43	0	0	63
\$289,000	1,428	0 - 4,500 sqft	2	2	27	0	0	168
\$237,450	985	-	2	2	27	0	1	196
\$152,500	816	-	2	1	45	0	0	140

REAL-TIME MARKET PROFILE

Median List Price		\$259,900
Median Price of New Listings		\$0
Per Square Foot		\$217
Average Days on Market		174
Median Days on Market		126
Price Decreased		37%
Price Increased		0%
Relisted		7%
Inventory		30
Median Rent		\$1,980
Market Action		31

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