

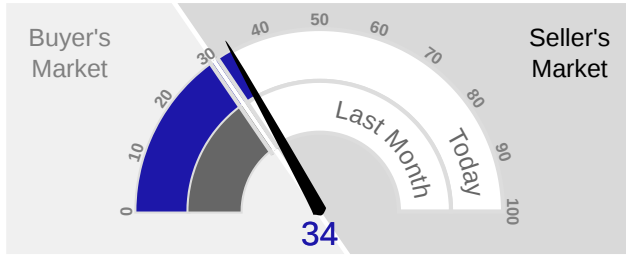


NICEVILLE, FL Condos/Townhomes

This week the median list price for Niceville, FL is \$254,450 with the market action index hovering around 34. This is an increase over last month's market action index of 32. Inventory has held steady at or around 30.

MARKET ACTION INDEX

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

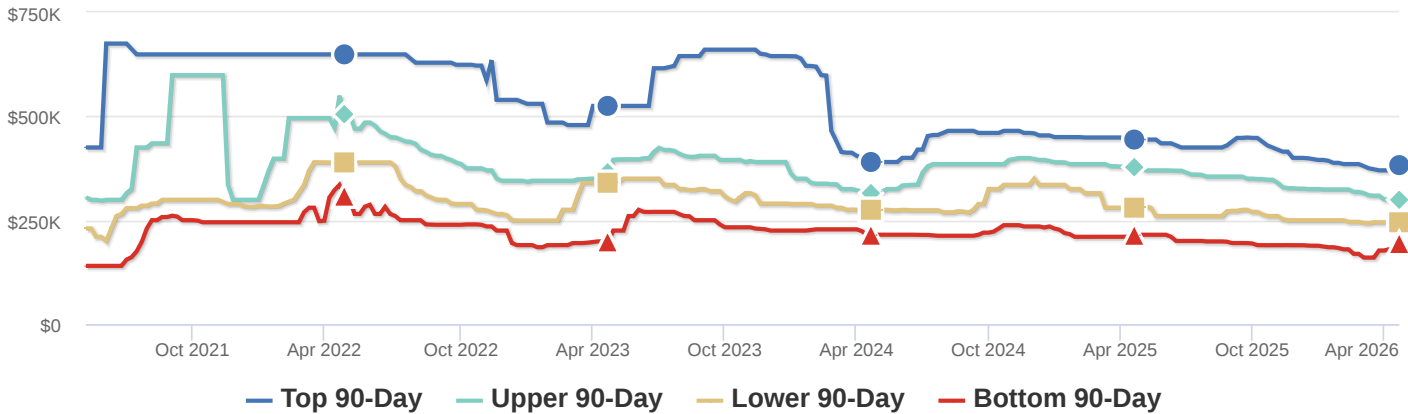


Slight Seller's Advantage

MARKET NARRATIVE

The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

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
\$399,516	1,716	0 - 4,500 sqft	3	2.8	30	1	0	21
\$309,000	1,374	-	2	2	33	1	1	161
\$238,950	1,141	-	2	2	27	0	0	105
\$205,000	966	-	2	2	27	1	0	84

REAL-TIME MARKET PROFILE

Median List Price	\$254,450
Median Price of New Listings	\$335,000
Per Square Foot	\$218
Average Days on Market	156
Median Days on Market	63
Price Decreased	40%
Price Increased	0%
Relisted	3%
Inventory	30
Median Rent	\$2,024
Market Action	34

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