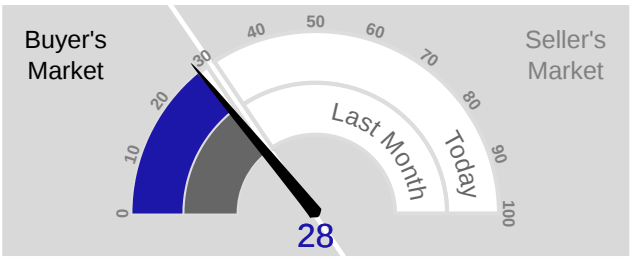


Niceville, FL
Condos/Townhomes

This week the median list price for Niceville, FL is $274,250 with the market action index hovering around 28. This is less than last month's market action index of 29. Inventory has increased to 39.

Market Action Index

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Slight Buyer's Advantage

Market Narrative

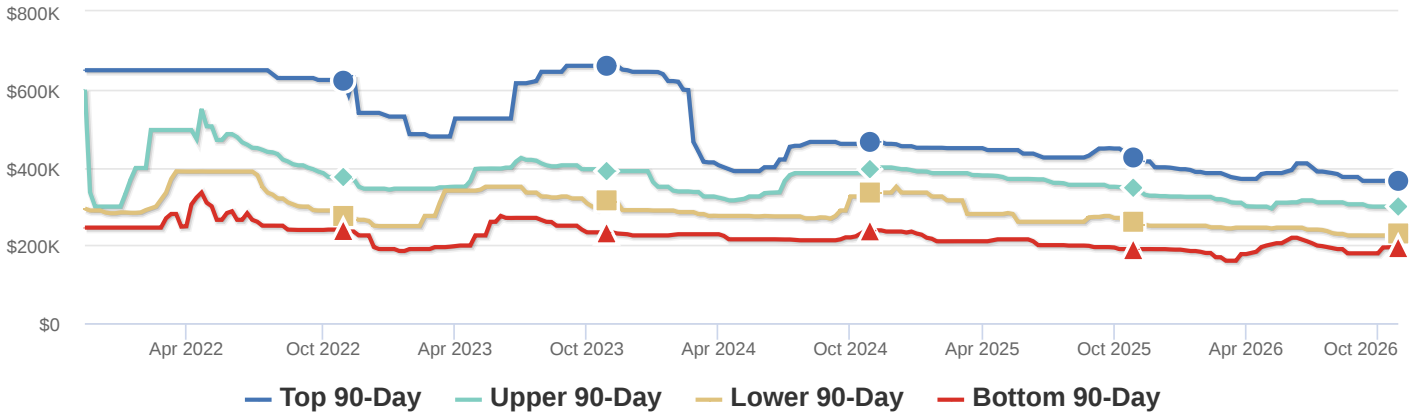
The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

Real-Time Market Profile

Median List Price		$274,250
Median Price of New Listings		$265,000
Per Square Foot		$207
Average Days on Market		134
Median Days on Market		77
Price Decreased		33%
Price Increased		0%
Relisted		3%
Inventory		39
Median Rent		$2,350
Market Action		**28**

Slight Buyer's Advantage

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
$392,000	1,819	0 - 4,500 sqft	3	3	39	1	2	52
$299,660	1,560	-	3	2.5	31	0	0	63
$245,000	1,237	-	2	2	34	2	0	63
$195,000	816	-	2	1	27	0	0	98

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