

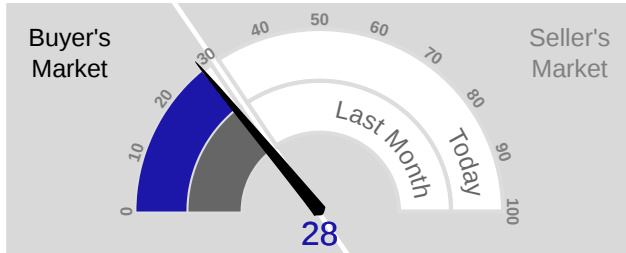


NICEVILLE, FL Condos/Townhomes

This week the median list price for Niceville, FL is \$257,495 with the market action index hovering around 28. This is less than last month's market action index of 29. Inventory has increased to 34.

MARKET ACTION INDEX

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

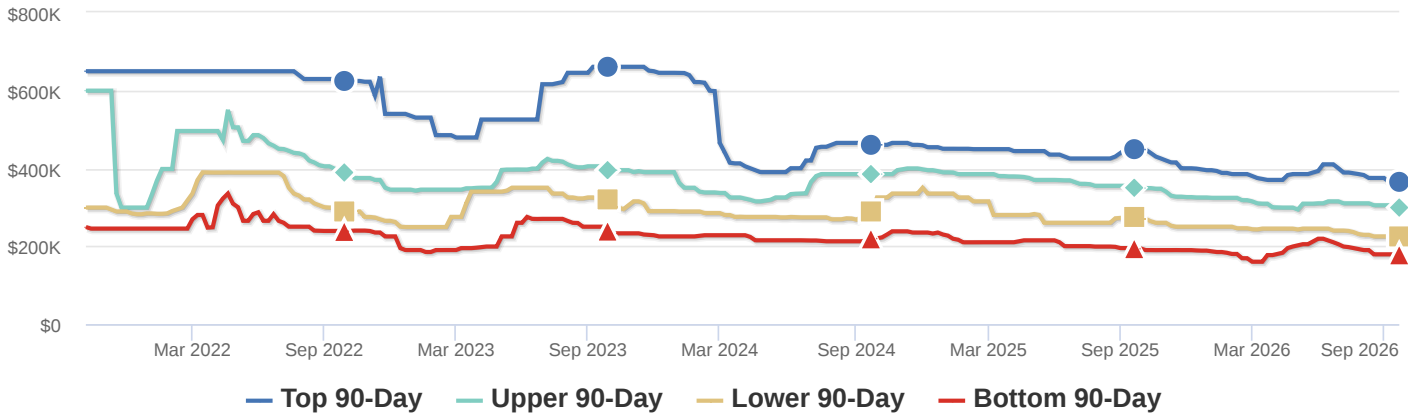


Slight Buyer's Advantage

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.

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	1,664	-	3	2.5	26	1	0	77
\$295,000	1,417	0 - 4,500 sqft	3	2.5	42	0	0	122
\$219,000	1,198	-	2	2	27	0	1	196
\$174,500	812	-	1	1	41	0	0	66

REAL-TIME MARKET PROFILE

Median List Price		\$257,495
Median Price of New Listings		\$365,000
Per Square Foot		\$210
Average Days on Market		170
Median Days on Market		88
Price Decreased		53%
Price Increased		0%
Relisted		3%
Inventory		34
Median Rent		\$2,173
Market Action		28

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