

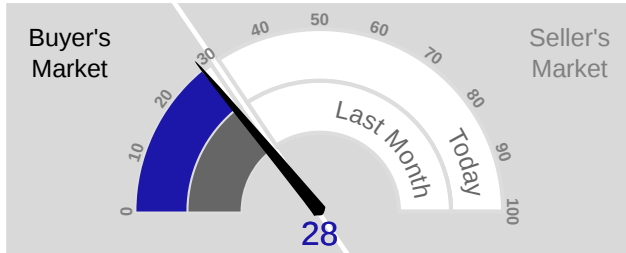


NICEVILLE, FL Condos/Townhomes

This week the median list price for Niceville, FL is \$269,990 with the market action index hovering around 28. This is less than last month's market action index of 29. Inventory has increased to 35.

MARKET ACTION INDEX

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

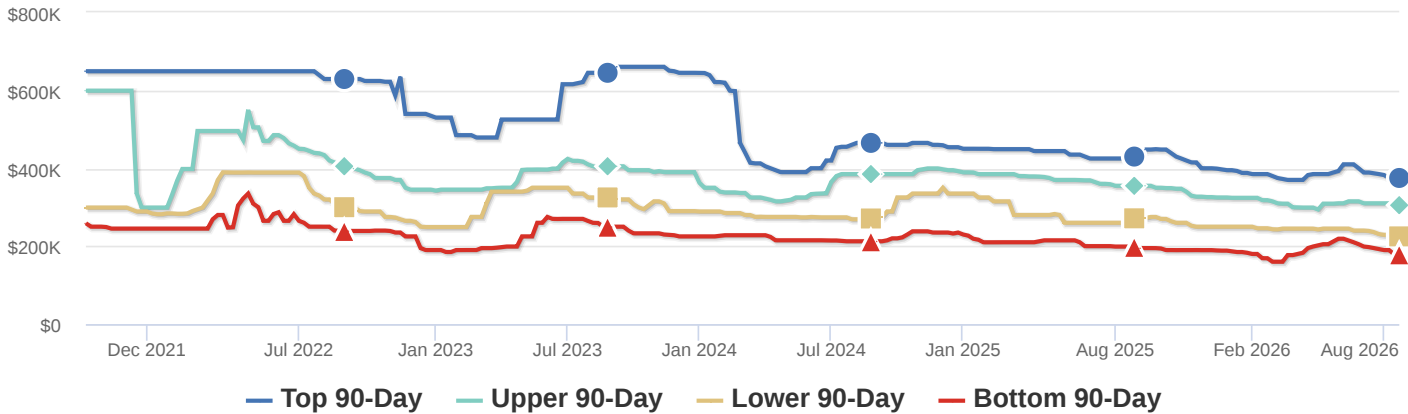


Slight Buyer's Advantage

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	1,428	0 - 4,500 sqft	3	2	42	1	1	77
\$299,000	1,412	-	3	2.5	41	0	0	56
\$224,900	1,198	-	2	2	27	0	0	210
\$187,000	812	-	1	1	41	0	0	49

REAL-TIME MARKET PROFILE

Median List Price	\$269,990
Median Price of New Listings	\$380,000
Per Square Foot	\$216
Average Days on Market	157
Median Days on Market	77
Price Decreased	43%
Price Increased	0%
Relisted	9%
Inventory	35
Median Rent	\$2,114
Market Action	28

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