

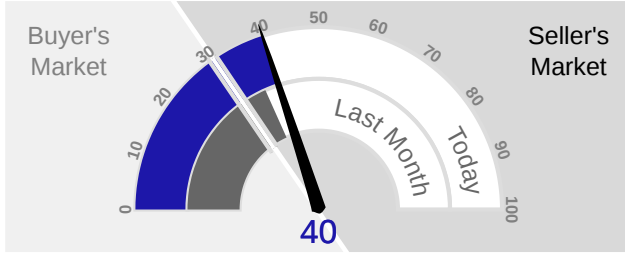


## NICEVILLE, FL Single-Family Homes

This week the median list price for Niceville, FL is \$564,950 with the market action index hovering around 40. This is an increase over last month's market action index of 37. Inventory has decreased to 98.

### MARKET ACTION INDEX

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

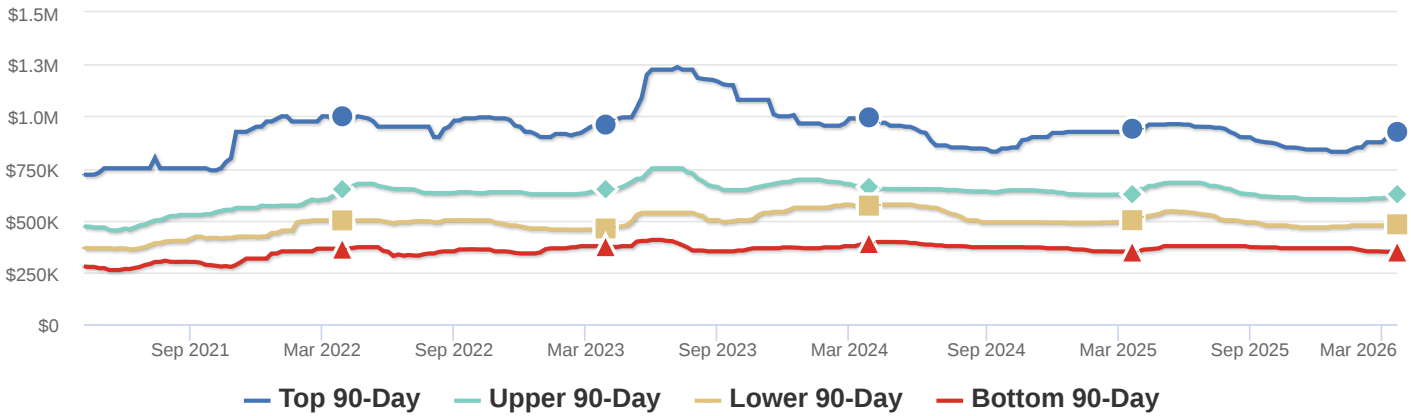


**Slight Seller's Advantage**

### MARKET NARRATIVE

The market continues to get hotter. More sales demand and fewer homes listed have contributed to a relatively long run of increasing prices. Current supply and demand levels show no sign of prices changing from their current trend.

### 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 |
|--------------|---------|--------------------|------|------|-----|-----|----------|-----|
| \$995,900    | 3,107   | 0.25 - 0.5 acre    | 4    | 3.5  | 21  | 4   | 1        | 63  |
| \$684,500    | 2,497   | 0.25 - 0.5 acre    | 4    | 3    | 15  | 1   | 6        | 70  |
| \$492,000    | 1,934   | 6,500 - 8,000 sqft | 3    | 2    | 30  | 5   | 3        | 21  |
| \$367,400    | 1,455   | 6,500 - 8,000 sqft | 3    | 2    | 46  | 1   | 6        | 59  |

### REAL-TIME MARKET PROFILE

|                              |  |           |
|------------------------------|--|-----------|
| Median List Price            |  | \$564,950 |
| Median Price of New Listings |  | \$559,900 |
| Per Square Foot              |  | \$269     |
| Average Days on Market       |  | 126       |
| Median Days on Market        |  | 63        |
| Price Decreased              |  | 39%       |
| Price Increased              |  | 0%        |
| Relisted                     |  | 8%        |
| Inventory                    |  | 98        |
| Median Rent                  |  | \$2,200   |
| Market Action                |  | 40        |

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