

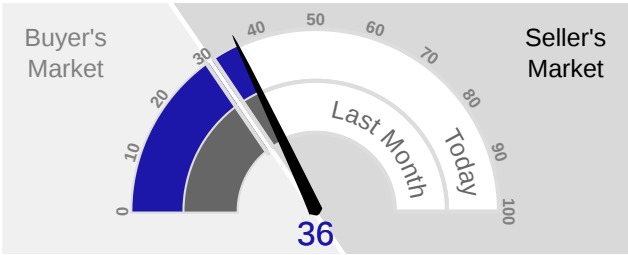


NICEVILLE, FL
Single-Family Homes

This week the median list price for Niceville, FL is \$583,500 with the market action index hovering around 36. This is about the same as last month's market action index of 36. Inventory has decreased to 116.

MARKET ACTION INDEX

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

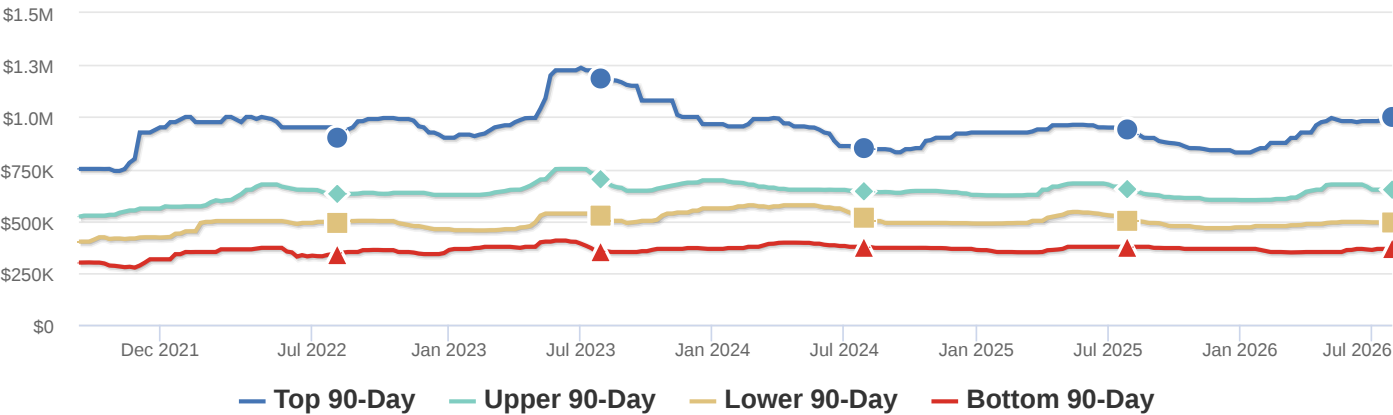


Slight Seller's Advantage

MARKET NARRATIVE

The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

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
\$1,099,000	3,255	0.25 - 0.5 acre	4	3.5	21	3	1	49
\$688,500	2,481	0.25 - 0.5 acre	4	3	23	2	2	70
\$492,000	1,967	0.25 - 0.5 acre	3	2	26	0	2	91
\$399,000	1,508	6,500 - 8,000 sqft	3	2	36	3	3	49

REAL-TIME MARKET PROFILE

Median List Price	\$583,500
Median Price of New Listings	\$597,450
Per Square Foot	\$277
Average Days on Market	115
Median Days on Market	63
Price Decreased	53%
Price Increased	0%
Relisted	1%
Inventory	116
Median Rent	\$2,350
Market Action	36

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