

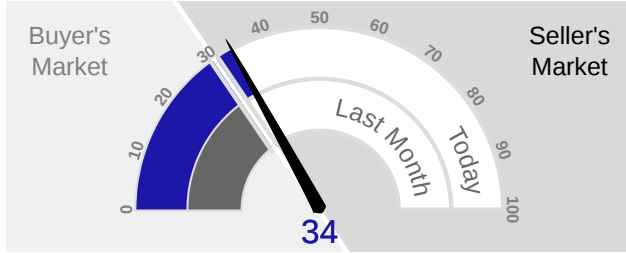


NICEVILLE, FL Single-Family Homes

This week the median list price for Niceville, FL is \$519,950 with the market action index hovering around 34. This is an increase over last month's market action index of 32. Inventory has decreased to 110.

MARKET ACTION INDEX

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

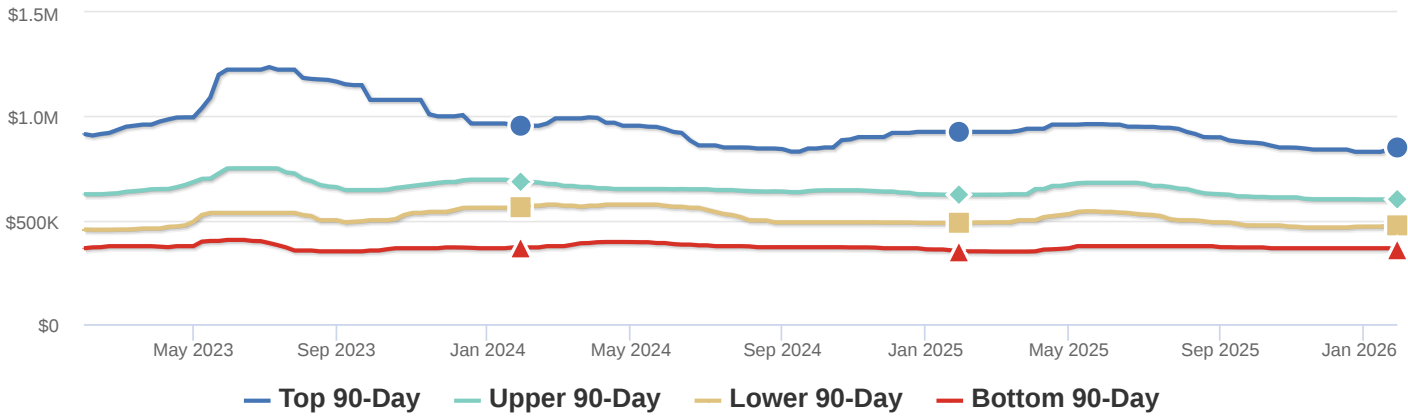


Slight Seller's Advantage

MARKET NARRATIVE

Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

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
\$891,950	2,818	0.25 - 0.5 acre	4	3	9	3	3	70
\$605,000	2,278	0.25 - 0.5 acre	4	2.5	23	1	3	84
\$472,500	1,886	8,000 - 10,000 sqft	3	2	33	1	0	122
\$345,000	1,510	6,500 - 8,000 sqft	3	2	42	4	2	112

REAL-TIME MARKET PROFILE

Median List Price	\$519,950
Median Price of New Listings	\$424,900
Per Square Foot	\$265
Average Days on Market	135
Median Days on Market	102
Price Decreased	40%
Price Increased	1%
Relisted	5%
Inventory	110
Median Rent	\$2,300
Market Action	34

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