

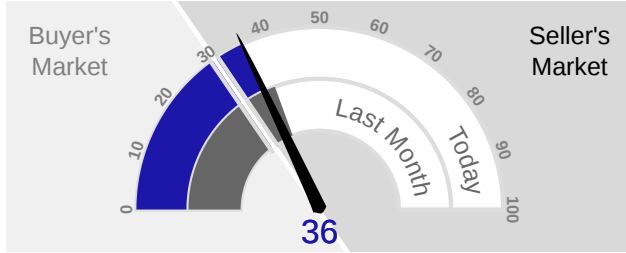


NICEVILLE, FL Single-Family Homes

This week the median list price for Niceville, FL is \$554,900 with the market action index hovering around 36. This is less than last month's market action index of 39. Inventory has increased to 123.

MARKET ACTION INDEX

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

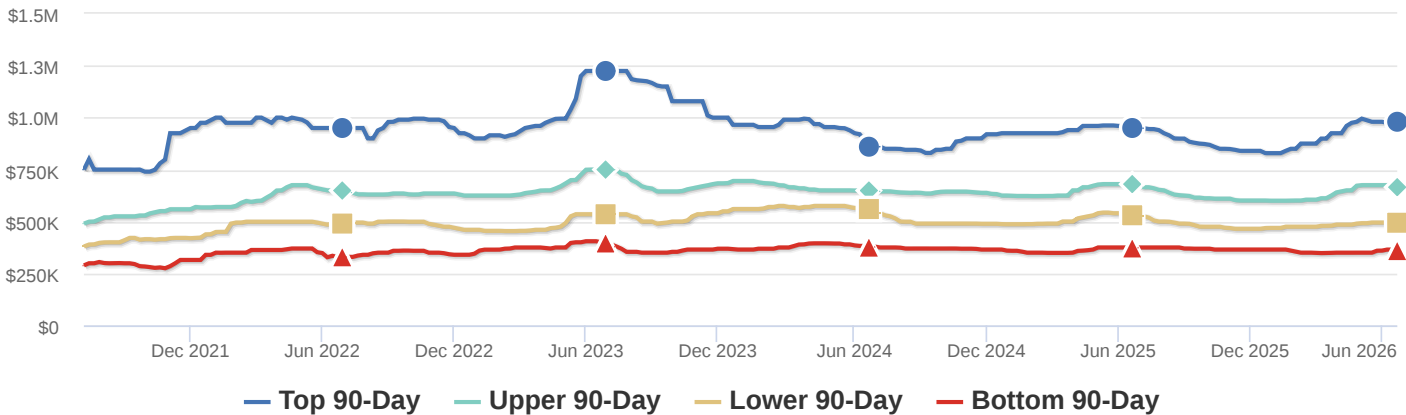


Slight Seller's Advantage

MARKET NARRATIVE

While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.

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
\$1,060,000	3,107	0.25 - 0.5 acre	4	3.5	21	2	2	56
\$619,000	2,310	0.25 - 0.5 acre	4	2.5	23	4	4	63
\$484,900	1,918	0.25 - 0.5 acre	3	2	34	2	3	56
\$352,500	1,483	6,500 - 8,000 sqft	3	2	47	2	4	45

REAL-TIME MARKET PROFILE

Median List Price		\$554,900
Median Price of New Listings		\$579,450
Per Square Foot		\$265
Average Days on Market		108
Median Days on Market		56
Price Decreased		42%
Price Increased		1%
Relisted		4%
Inventory		123
Median Rent		\$2,425
Market Action		36

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