

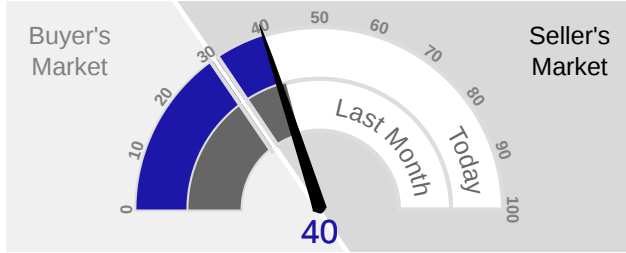


NICEVILLE, FL Single-Family Homes

This week the median list price for Niceville, FL is \$569,999 with the market action index hovering around 40. This is less than last month's market action index of 42. Inventory has increased to 112.

MARKET ACTION INDEX

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

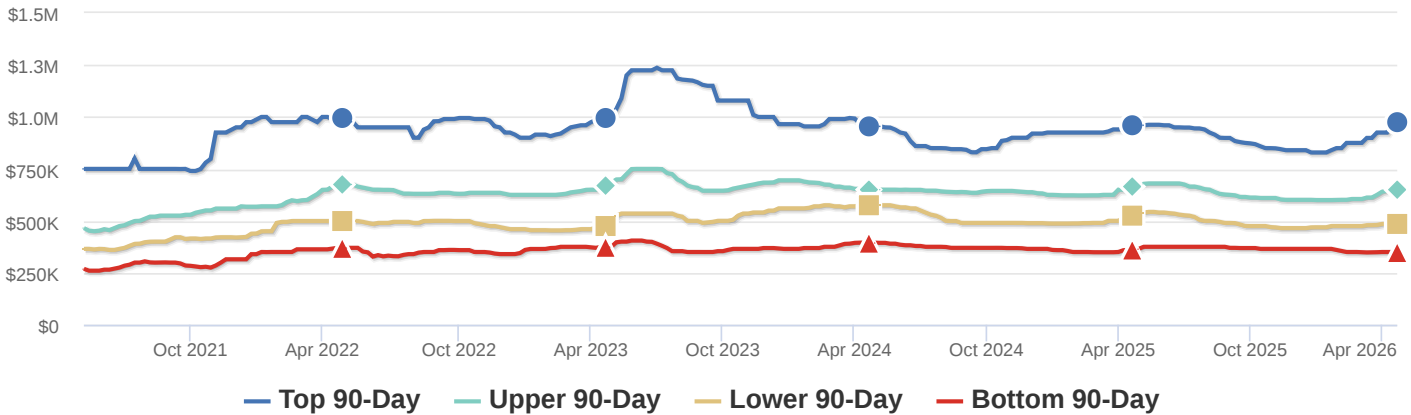


Slight Seller's Advantage

MARKET NARRATIVE

The market has been cooling off a bit in recent weeks, as more homes are available and demand is less. However, the market is still notably in the Seller's zone so we haven't yet seen prices move lower as a result. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect this condition if the index falls to the Buyer's zone.

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
\$987,500	3,243	0.25 - 0.5 acre	4	3.5	23	2	2	31
\$675,000	2,480	0.25 - 0.5 acre	4	2.8	23	3	0	45
\$495,000	1,978	0.25 - 0.5 acre	3	2	23	4	7	38
\$350,000	1,494	8,000 - 10,000 sqft	3	2	45	4	3	49

REAL-TIME MARKET PROFILE

Median List Price		\$569,999
Median Price of New Listings		\$499,900
Per Square Foot		\$263
Average Days on Market		109
Median Days on Market		42
Price Decreased		38%
Price Increased		1%
Relisted		4%
Inventory		112
Median Rent		\$2,385
Market Action		40

Slight Seller's Advantage