

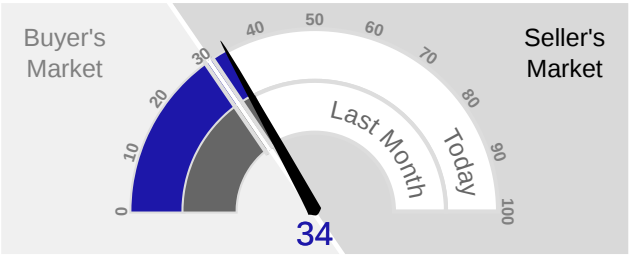
Niceville, FL

Single-Family Homes

This week the median list price for Niceville, FL is $540,000 with the market action index hovering around 34. This is less than last month's market action index of 35. Inventory has decreased to 103.

Market Action Index

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Slight Seller's Advantage

Market Narrative

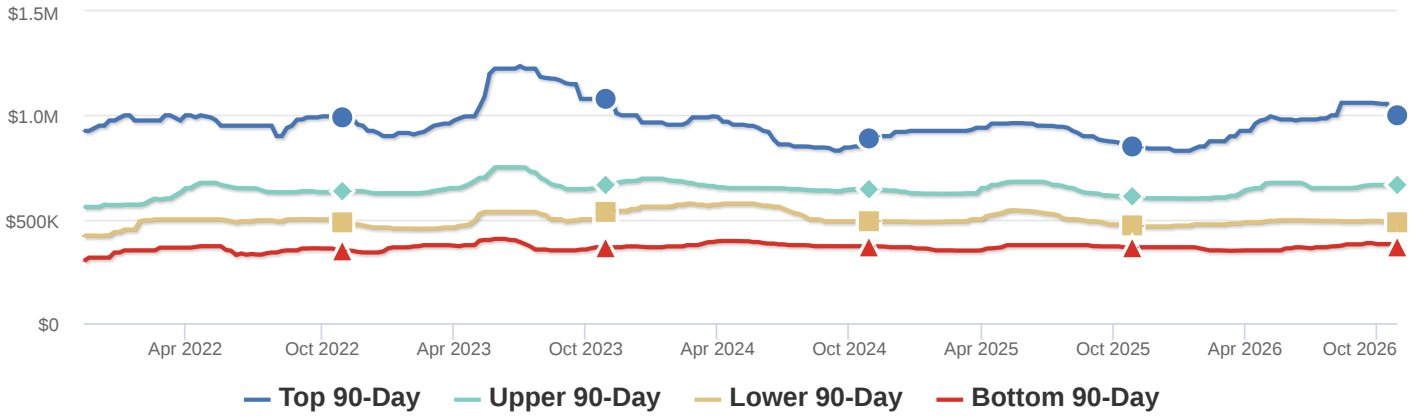
Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller’s market so watch for upward pricing pressure in the near future if the trend continues.

Real-Time Market Profile

Median List Price	$540,000
Median Price of New Listings	$443,950
Per Square Foot	$262
Average Days on Market	118
Median Days on Market	63
Price Decreased	35%
Price Increased	2%
Relisted	1%
Inventory	103
Median Rent	$2,400
Market Action	**34**

Slight Seller's Advantage

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
$996,750	3,163	0.25 - 0.5 acre	4	3.5	18	1	0	80
$622,450	2,354	0.25 - 0.5 acre	4	2.8	31	0	2	77
$479,700	1,913	8,000 - 10,000 sqft	3	2	23	1	8	56
$365,000	1,506	0.25 - 0.5 acre	3	2	38	2	0	63

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