

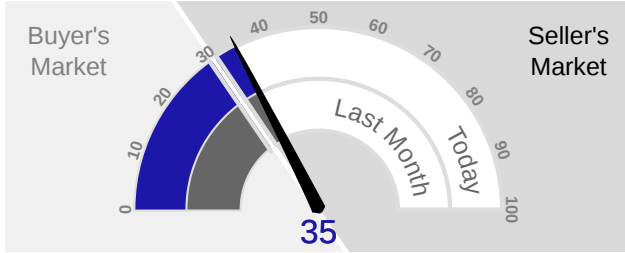


NICEVILLE, FL Single-Family Homes

This week the median list price for Niceville, FL is \$562,400 with the market action index hovering around 35. This is less than last month's market action index of 36. Inventory has increased to 126.

MARKET ACTION INDEX

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

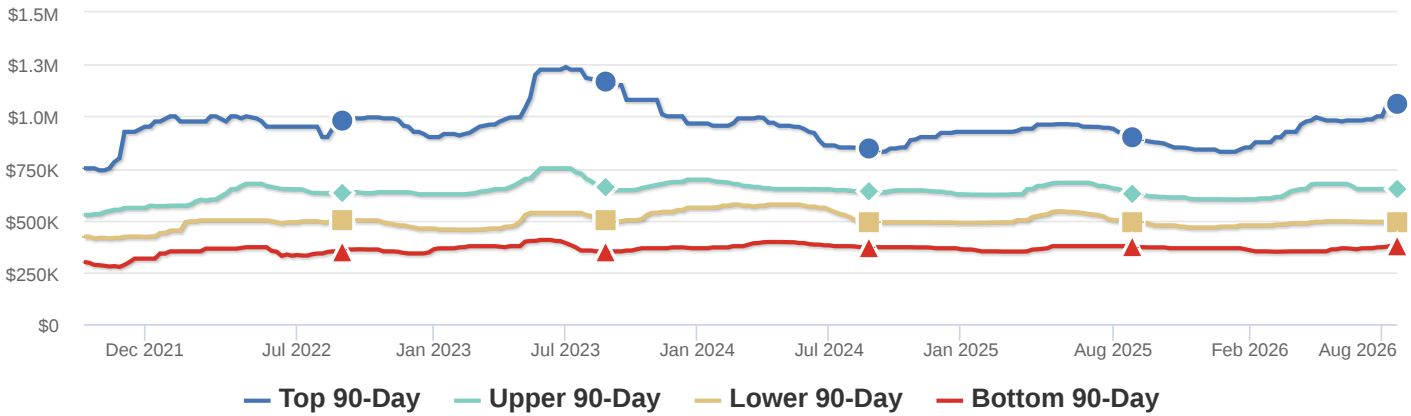


Slight Seller's Advantage

MARKET NARRATIVE

The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

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
\$1,030,000	3,161	0.25 - 0.5 acre	4	3.5	28	1	1	77
\$659,000	2,352	0.25 - 0.5 acre	4	3	21	2	1	77
\$474,950	1,932	0.25 - 0.5 acre	3	2	35	0	2	105
\$355,000	1,506	8,000 - 10,000 sqft	3	2	36	8	0	28

REAL-TIME MARKET PROFILE

Median List Price	\$562,400
Median Price of New Listings	\$399,900
Per Square Foot	\$267
Average Days on Market	115
Median Days on Market	77
Price Decreased	47%
Price Increased	1%
Relisted	4%
Inventory	126
Median Rent	\$2,350
Market Action	35

Slight Seller's Advantage