



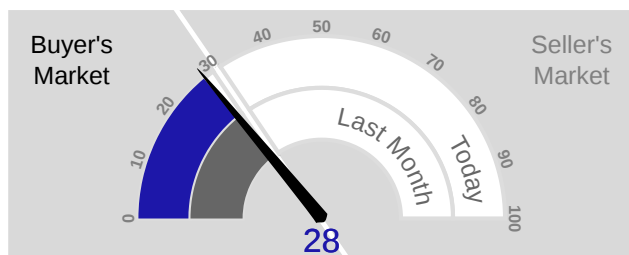
PENSACOLA, FL

Condos/Townhomes

This week the median list price for Pensacola, FL is \$359,000 with the market action index hovering around 28. This is about the same as last month's market action index of 28. Inventory has decreased to 371.

MARKET ACTION INDEX

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

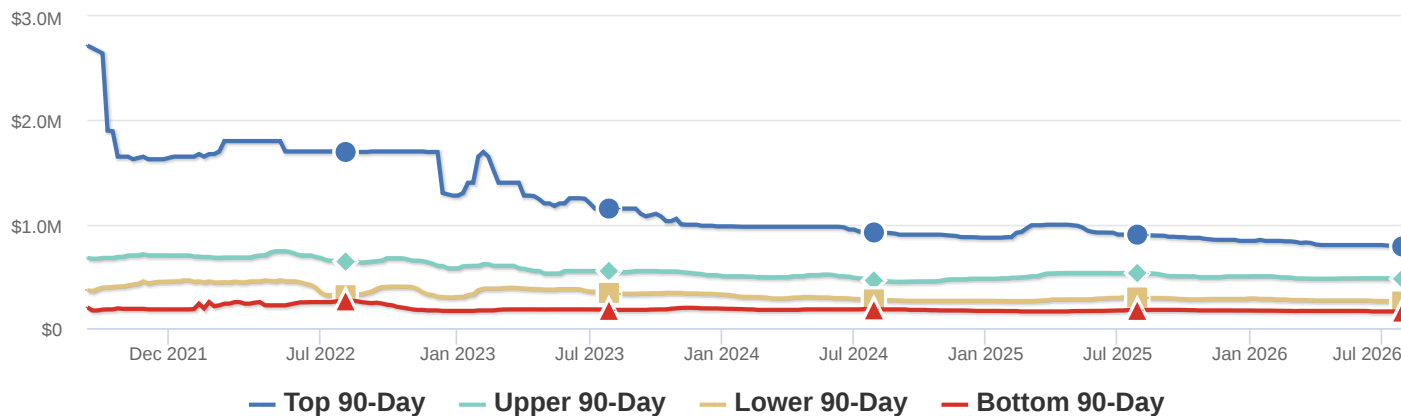


Slight Buyer's Advantage

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
\$775,000	1,842	0.5 - 1 acre	3	3	25	6	4	119
\$464,000	1,478	0.5 - 1 acre	2	2	25	2	5	126
\$250,000	1,338	4,500 - 6,500 sqft	2	2	40	3	12	112
\$152,500	1,014	1 - 2.5 acres	2	2	43	1	6	94

REAL-TIME MARKET PROFILE

Median List Price	\$359,000
Median Price of New Listings	\$570,000
Per Square Foot	\$277
Average Days on Market	160
Median Days on Market	112
Price Decreased	44%
Price Increased	1%
Relisted	3%
Inventory	371
Median Rent	\$1,641
Market Action	28

Slight Buyer's Advantage