



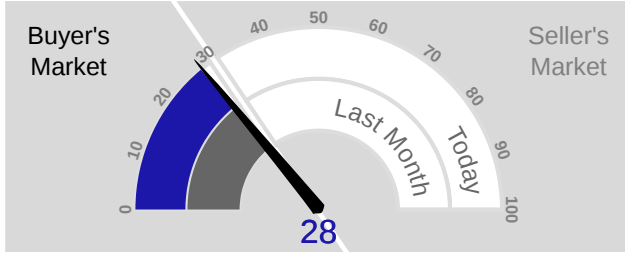
PENSACOLA, FL

Condos/Townhomes

This week the median list price for Pensacola, FL is \$362,450 with the market action index hovering around 28. This is about the same as last month's market action index of 28. Inventory has held steady at or around 384.

MARKET ACTION INDEX

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

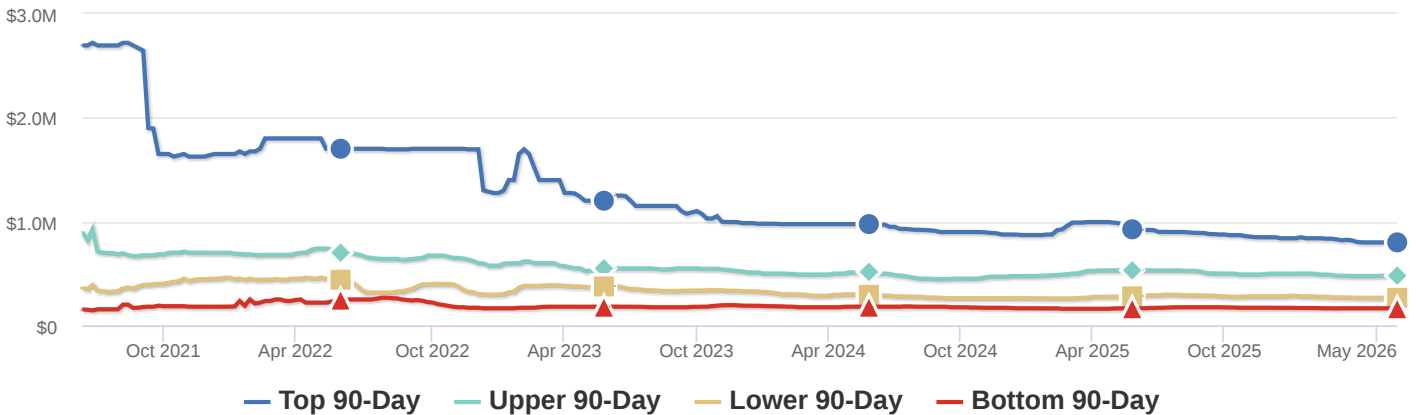


Slight Buyer's Advantage

MARKET NARRATIVE

The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices continue to fall. Look for a persistent shift in Market Action before prices plateau or begin to rise again.

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	1,896	0.5 - 1 acre	3	3	22	6	2	91
\$479,000	1,506	0.5 - 1 acre	2	2	20	6	4	94
\$257,450	1,392	4,500 - 6,500 sqft	2	2	39	4	5	115
\$156,500	1,036	8,000 - 10,000 sqft	2	2	43	8	8	70

REAL-TIME MARKET PROFILE

Median List Price	\$362,450
Median Price of New Listings	\$391,950
Per Square Foot	\$282
Average Days on Market	152
Median Days on Market	91
Price Decreased	37%
Price Increased	2%
Relisted	2%
Inventory	384
Median Rent	\$1,607
Market Action	28

Slight Buyer's Advantage