



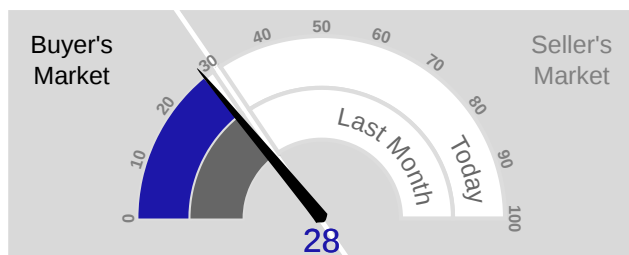
PENSACOLA, FL

Condos/Townhomes

This week the median list price for Pensacola, FL is \$330,000 with the market action index hovering around 28. This is about the same as last month's market action index of 28. Inventory has held steady at or around 343.

MARKET ACTION INDEX

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

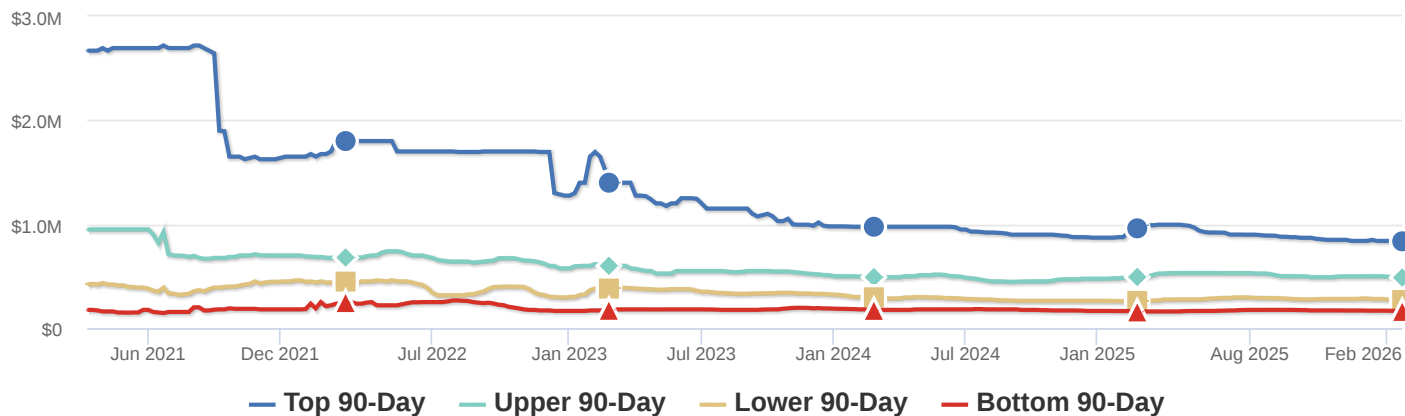


Slight Buyer's Advantage

MARKET NARRATIVE

The market has settled in at a relative stasis in inventory and sales conditions. It's a Buyer's market that has seen prices trend lower. Expect that consistent up trends in demand will be required before price trends change significantly.

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
\$799,000	1,944	0.5 - 1 acre	3	3	21	7	6	119
\$467,000	1,496	0.5 - 1 acre	2	2	20	6	4	133
\$260,000	1,344	4,500 - 6,500 sqft	2	2	40	2	3	133
\$159,995	1,050	6,500 - 8,000 sqft	2	2	42	5	5	63

REAL-TIME MARKET PROFILE

Median List Price	\$330,000
Median Price of New Listings	\$440,000
Per Square Foot	\$273
Average Days on Market	163
Median Days on Market	112
Price Decreased	34%
Price Increased	4%
Relisted	4%
Inventory	343
Median Rent	\$1,600
Market Action	28

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