



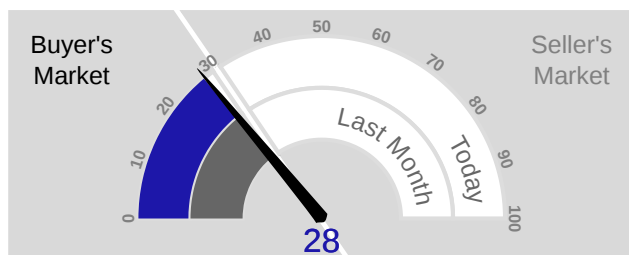
PENSACOLA, FL

Condos/Townhomes

This week the median list price for Pensacola, FL is \$399,000 with the market action index hovering around 28. This is less than last month's market action index of 29. Inventory has increased to 383.

MARKET ACTION INDEX

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

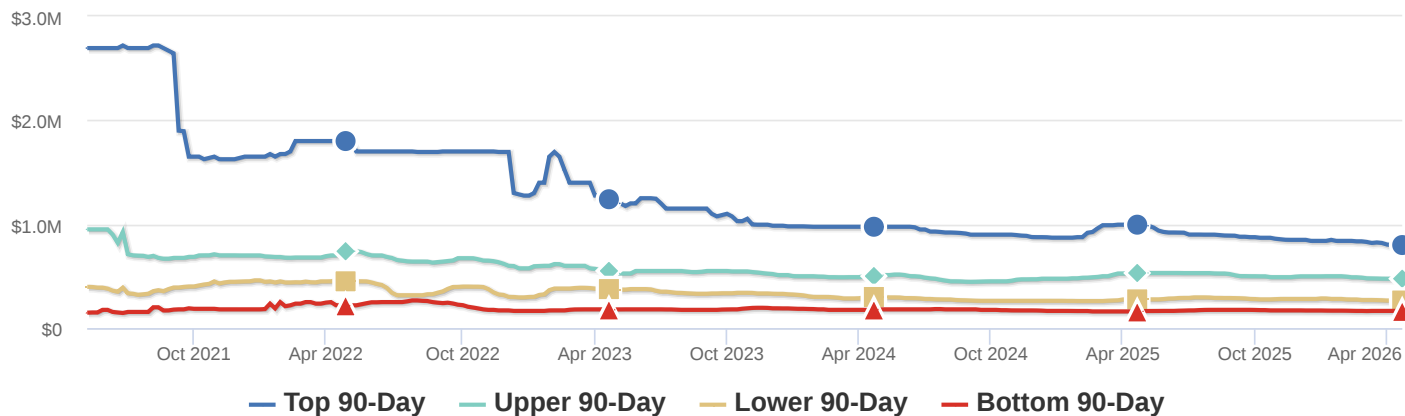


Slight Buyer's Advantage

MARKET NARRATIVE

The market continues to get hotter. More sales demand and fewer homes listed have contributed to a relatively long run of increasing prices. Current supply and demand levels show no sign of prices changing from their current trend.

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
\$812,000	2,005	0.5 - 1 acre	3	3	21	3	5	84
\$499,000	1,506	0.5 - 1 acre	2	2	20	4	4	98
\$270,000	1,415	0 - 4,500 sqft	2	2	30	8	9	94
\$165,000	1,058	8,000 - 10,000 sqft	2	2	43	6	9	77

REAL-TIME MARKET PROFILE

Median List Price		\$399,000
Median Price of New Listings		\$245,000
Per Square Foot		\$292
Average Days on Market		151
Median Days on Market		91
Price Decreased		40%
Price Increased		2%
Relisted		3%
Inventory		383
Median Rent		\$1,609
Market Action		28

Slight Buyer's Advantage