Market Reports by Rob Brooks Realty

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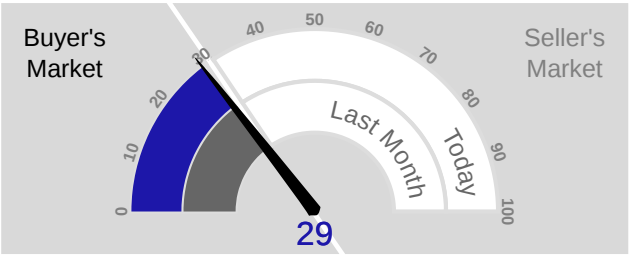
Pensacola, FL

Condos/Townhomes

This week the median list price for Pensacola, FL is $384,900 with the market action index hovering around 29. This is less than last month's market action index of 30. Inventory has decreased to 339.

Market Action Index

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Slight Buyer's Advantage

Market Narrative

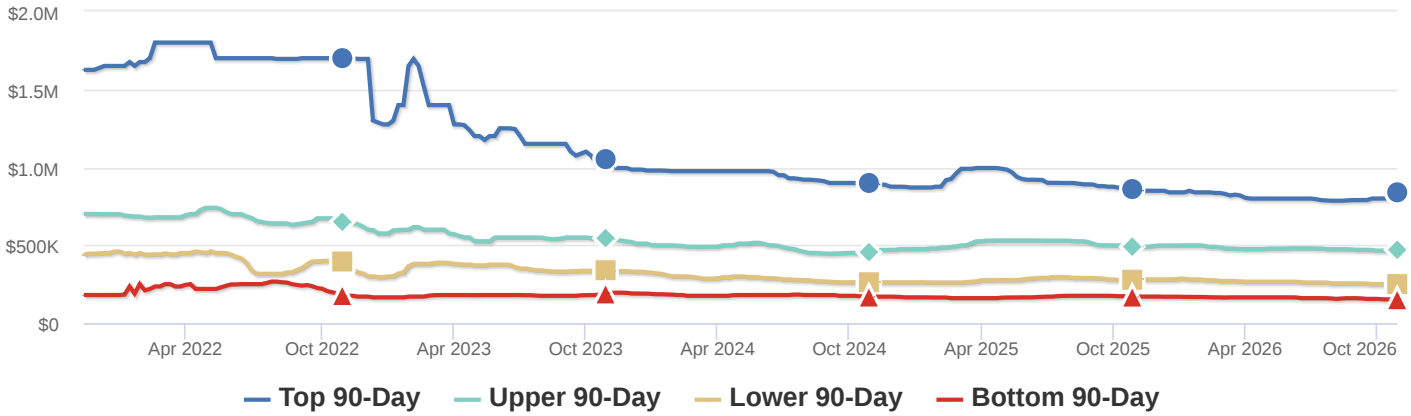
The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

Real-Time Market Profile

Median List Price	$384,900
Median Price of New Listings	$299,000
Per Square Foot	$282
Average Days on Market	164
Median Days on Market	112
Price Decreased	35%
Price Increased	1%
Relisted	6%
Inventory	339
Median Rent	$1,600
Market Action	**29**

Slight Buyer's Advantage

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
$849,900	2,006	0.5 - 1 acre	3	3	22	3	5	140
$469,900	1,496	0.25 - 0.5 acre	2	2	20	4	3	112
$265,000	1,317	0 - 4,500 sqft	3	2	40	5	3	119
$155,000	1,014	1 - 2.5 acres	2	2	43	3	6	73

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