



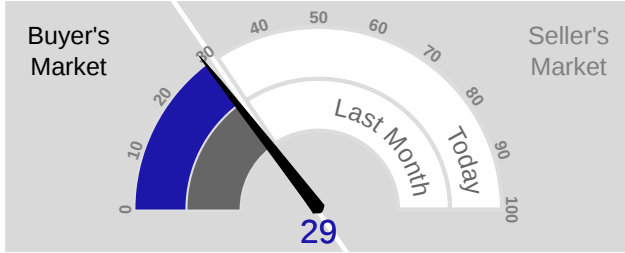
PENSACOLA, FL

Condos/Townhomes

This week the median list price for Pensacola, FL is \$369,000 with the market action index hovering around 29. This is about the same as last month's market action index of 29. Inventory has decreased to 343.

MARKET ACTION INDEX

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

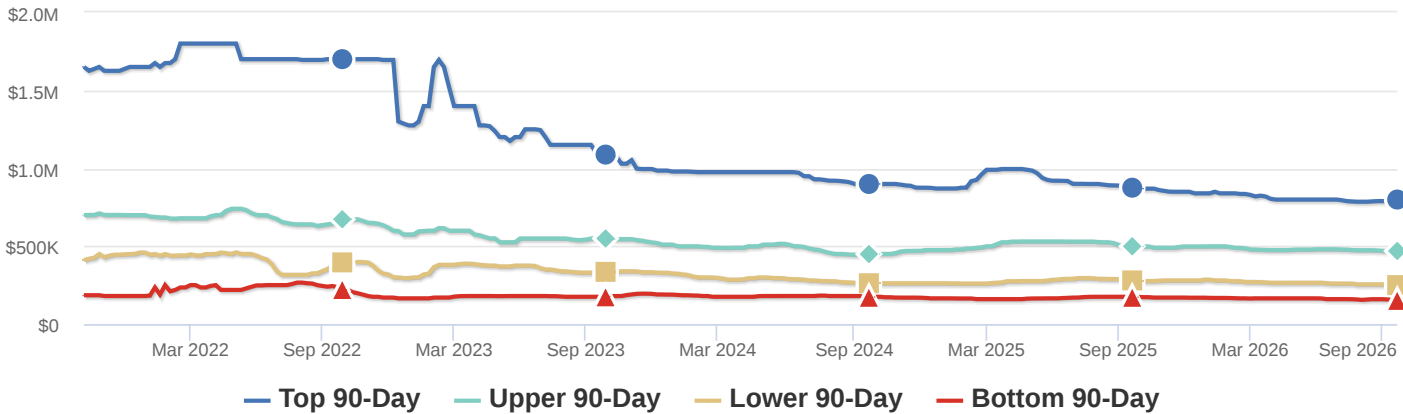


Slight Buyer's Advantage

MARKET NARRATIVE

The Market 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.

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
\$847,400	1,978	0.5 - 1 acre	3	3	22	0	4	119
\$460,000	1,485	0.25 - 0.5 acre	2	2	20	7	2	101
\$249,950	1,335	0 - 4,500 sqft	2	2	42	4	5	143
\$150,000	1,014	1 - 2.5 acres	2	2	43	5	8	91

REAL-TIME MARKET PROFILE

Median List Price		\$369,000
Median Price of New Listings		\$350,750
Per Square Foot		\$277
Average Days on Market		161
Median Days on Market		112
Price Decreased		35%
Price Increased		2%
Relisted		4%
Inventory		343
Median Rent		\$1,609
Market Action		29

Slight Buyer's Advantage