

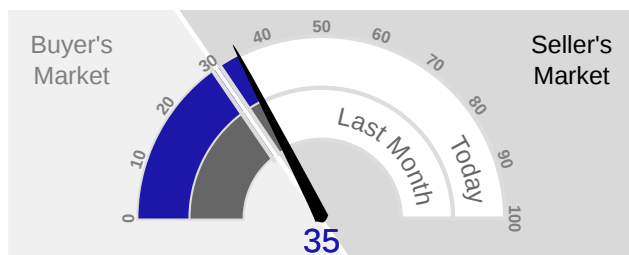


PENSACOLA, FL Single-Family Homes

This week the median list price for Pensacola, FL is \$314,900 with the market action index hovering around 35. This is about the same as last month's market action index of 35. Inventory has increased to 959.

MARKET ACTION INDEX

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

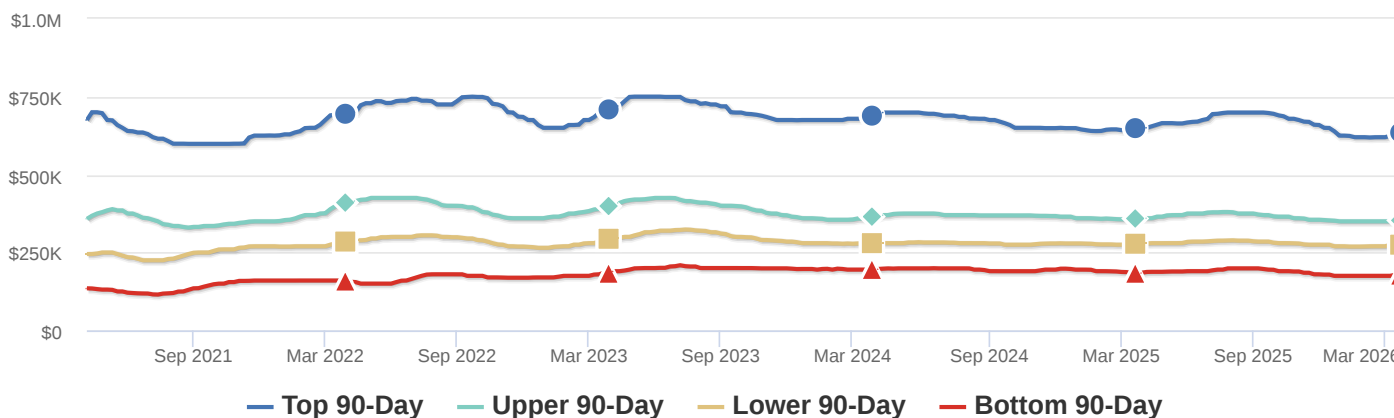


Slight Seller's Advantage

MARKET NARRATIVE

The market remains in a relative stasis in terms of sales to inventory. Prices have not been moving higher for several weeks. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up persistently, prices are likely to resume an upward climb.

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
\$650,000	2,620	0.25 - 0.5 acre	4	3	23	17	20	70
\$369,000	1,888	0.25 - 0.5 acre	4	2	31	11	20	63
\$277,000	1,515	8,000 - 10,000 sqft	3	2	39	11	22	56
\$175,000	1,200	8,000 - 10,000 sqft	3	2	66	22	29	63

REAL-TIME MARKET PROFILE

Median List Price		\$314,900
Median Price of New Listings		\$299,000
Per Square Foot		\$189
Average Days on Market		115
Median Days on Market		63
Price Decreased		42%
Price Increased		2%
Relisted		4%
Inventory		959
Median Rent		\$1,850
Market Action		35

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