

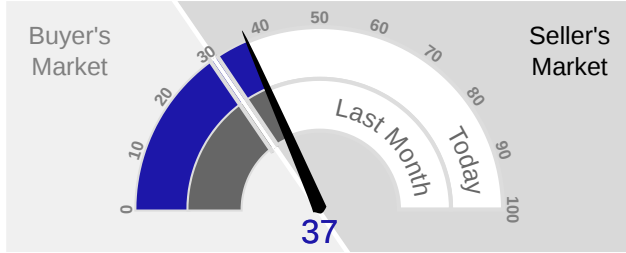


PENSACOLA, FL Single-Family Homes

This week the median list price for Pensacola, FL is \$319,900 with the market action index hovering around 37. This is about the same as last month's market action index of 37. Inventory has increased to 1,024.

MARKET ACTION INDEX

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

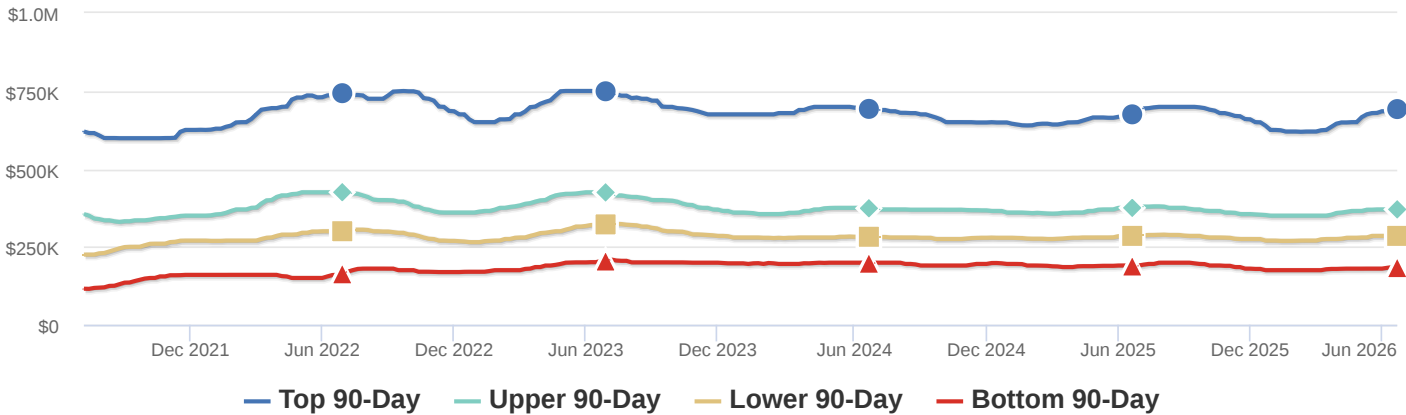


Slight Seller's Advantage

MARKET NARRATIVE

The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

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
\$675,150	2,611	0.25 - 0.5 acre	4	3	26	10	21	84
\$366,500	1,926	0.25 - 0.5 acre	3	2	30	19	22	56
\$280,000	1,579	8,000 - 10,000 sqft	3	2	38	22	32	56
\$181,249	1,194	8,000 - 10,000 sqft	3	2	66	27	28	59

REAL-TIME MARKET PROFILE

Median List Price		\$319,900
Median Price of New Listings		\$275,000
Per Square Foot		\$187
Average Days on Market		110
Median Days on Market		63
Price Decreased		46%
Price Increased		1%
Relisted		6%
Inventory		1,024
Median Rent		\$1,900
Market Action		37

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