

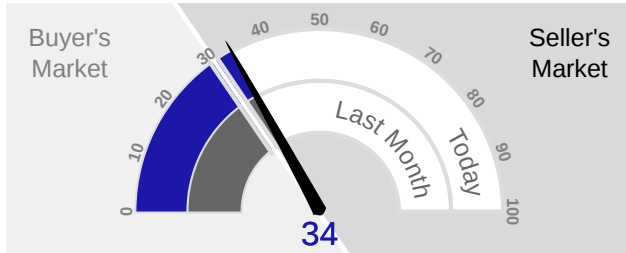


PENSACOLA, FL Single-Family Homes

This week the median list price for Pensacola, FL is \$310,000 with the market action index hovering around 34. This is about the same as last month's market action index of 34. Inventory has decreased to 917.

MARKET ACTION INDEX

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

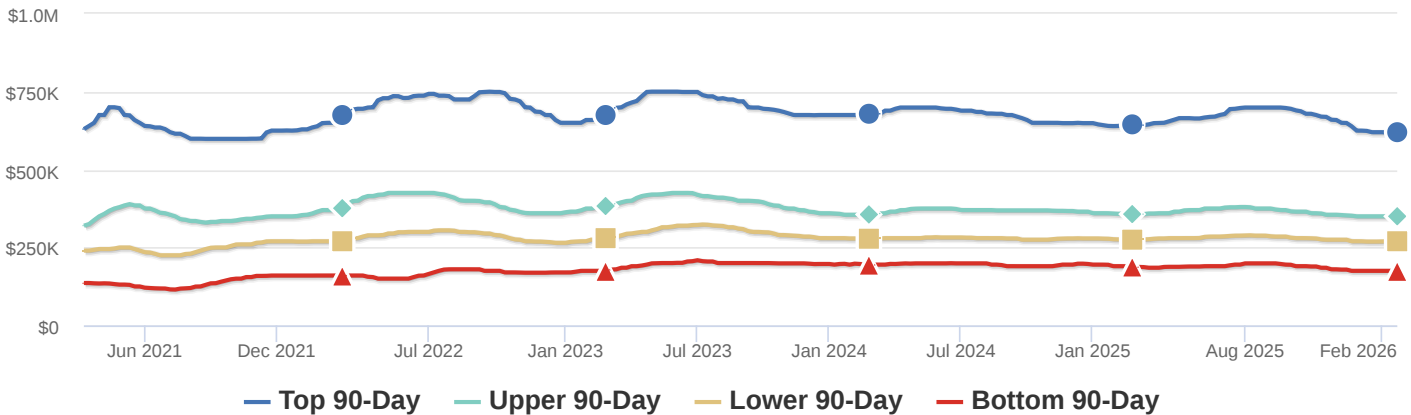


Slight Seller's Advantage

MARKET NARRATIVE

While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.

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
\$649,000	2,622	0.25 - 0.5 acre	4	3	22	13	19	91
\$353,500	1,868	8,000 - 10,000 sqft	3	2	30	13	23	70
\$275,000	1,515	8,000 - 10,000 sqft	3	2	40	15	15	63
\$176,250	1,173	8,000 - 10,000 sqft	3	2	65	11	29	77

REAL-TIME MARKET PROFILE

Median List Price		\$310,000
Median Price of New Listings		\$314,450
Per Square Foot		\$188
Average Days on Market		123
Median Days on Market		77
Price Decreased		39%
Price Increased		2%
Relisted		4%
Inventory		917
Median Rent		\$1,800
Market Action		34

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