

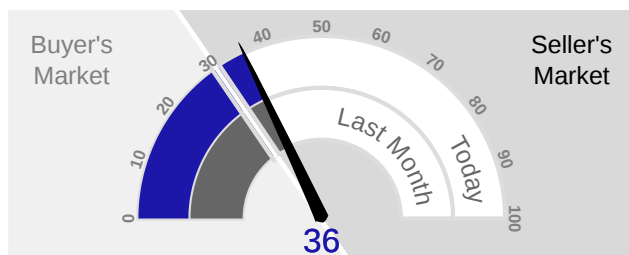


PENSACOLA, FL Single-Family Homes

This week the median list price for Pensacola, FL is \$317,625 with the market action index hovering around 36. This is about the same as last month's market action index of 36. Inventory has decreased to 950.

MARKET ACTION INDEX

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

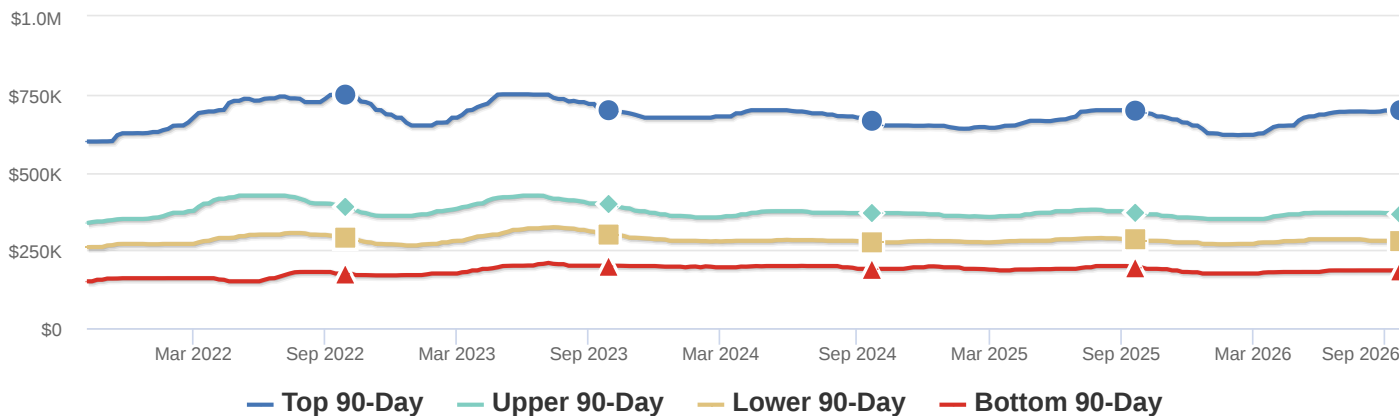


Slight Seller's Advantage

MARKET NARRATIVE

Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

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
\$709,500	2,651	0.25 - 0.5 acre	4	3	27	13	15	105
\$365,000	1,884	0.25 - 0.5 acre	3	2	32	14	27	70
\$279,000	1,535	8,000 - 10,000 sqft	3	2	40	18	22	63
\$185,000	1,188	8,000 - 10,000 sqft	3	2	65	27	37	70

REAL-TIME MARKET PROFILE

Median List Price		\$317,625
Median Price of New Listings		\$292,700
Per Square Foot		\$189
Average Days on Market		115
Median Days on Market		77
Price Decreased		46%
Price Increased		1%
Relisted		5%
Inventory		950
Median Rent		\$1,850
Market Action		36

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