

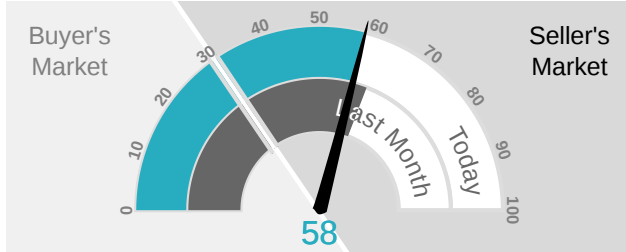
NICEVILLE, FL 32578

Condos/Townhomes

This week the median list price for Niceville, FL 32578 is \$524,375 with the market action index hovering around 58. This is less than last month's market action index of 62. Inventory has held steady at or around 4.

MARKET ACTION INDEX

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



Strong Seller's Market

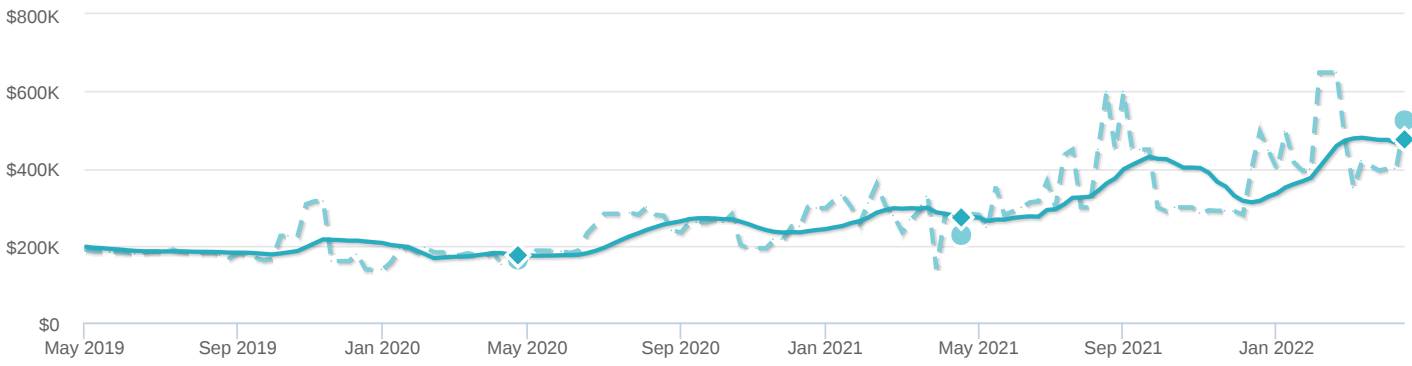
In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

REAL-TIME MARKET PROFILE

Median List Price	\$524,375
Median Price of New Listings	\$2,900,000
Per Square Foot	\$290
Average Days on Market	102
Median Days on Market	28
Price Decreased	0%
Price Increased	0%
Relisted	0%
Inventory	4
Median Rent	\$1,595
Market Action	58

Strong Seller's Market

MEDIAN LIST PRICE



7-Day Average 90-Day Average

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
\$2,900,000	6,549	1 - 2.5 acres	2	1.5	16	1	0	14
\$649,000	1,726	4,500 - 6,500 sqft	2	2	24	0	0	336
\$399,750	1,950	0 - 4,500 sqft	4	2.5	10	0	0	21
\$389,000	2,130	4,500 - 6,500 sqft	3	2	36	0	0	35