

REAL-TIME MARKET NUMBERS

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MARKETING SUITE

NICEVILLE, FL 32578

Single-Family Homes

This week the median list price for Niceville, FL 32578 is \$540,000 with the market action index hovering around 62. This is less than last month's market action index of 67. Inventory has increased to 76.

MARKET ACTION INDEX

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



Strong Seller's Market

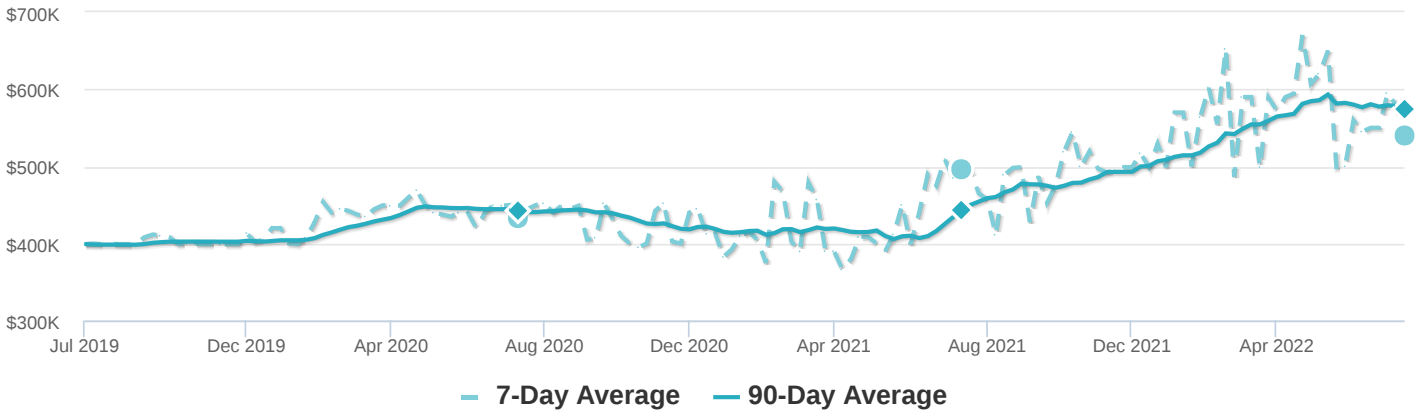
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward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

REAL-TIME MARKET PROFILE

Median List Price	\$540,000
Median Price of New Listings	\$451,950
Per Square Foot	\$246
Average Days on Market	38
Median Days on Market	25
Price Decreased	42%
Price Increased	0%
Relisted	3%
Inventory	76
Median Rent	\$2,550
Market Action	62

Strong Seller's Market

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
\$899,000	3,504	0.25 - 0.5 acre	4	3.5	16	0	3	35
\$614,900	2,458	0.25 - 0.5 acre	4	3	29	4	2	28
\$480,000	2,004	0.25 - 0.5 acre	4	2.5	32	7	2	35
\$339,700	1,449	8,000 - 10,000 sqft	3	2	37	5	6	14

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