

# REAL-TIME MARKET NUMBERS

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MARKETING SUITE

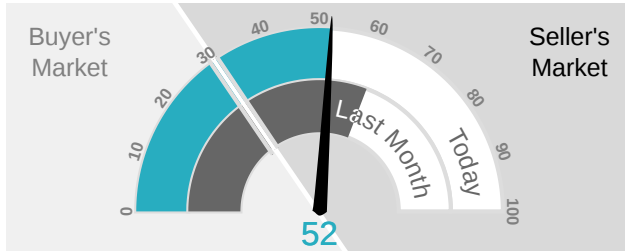
## NICEVILLE, FL 32578

Condos/Townhomes

This week the median list price for Niceville, FL 32578 is \$449,000 with the market action index hovering around 52. This is less than last month's market action index of 62. Inventory has decreased to 4.

### MARKET ACTION INDEX

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



**Strong Seller's Market**

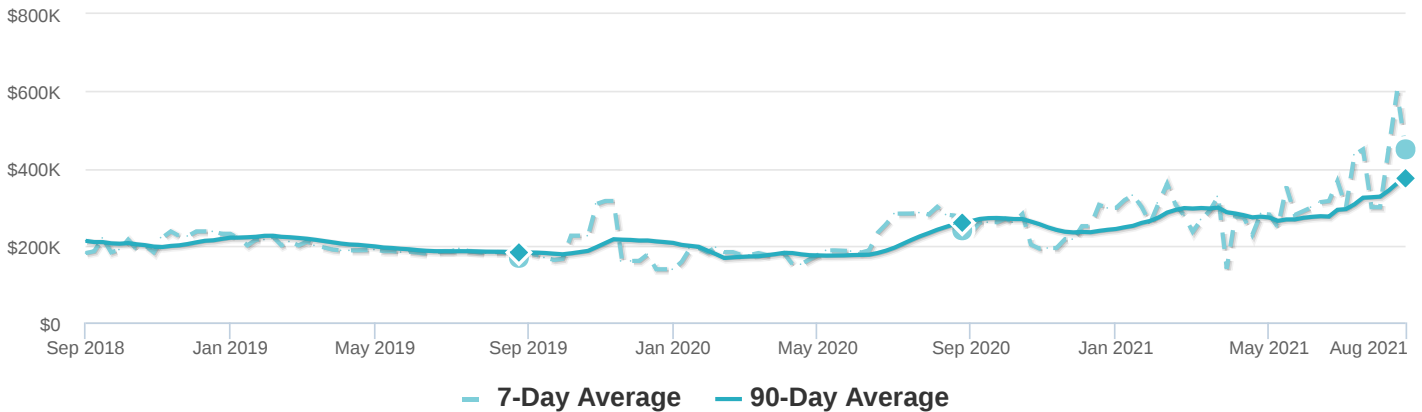
Market conditions have been consistently cooling in the past several weeks. Because we're still in the Seller's zone, prices have not yet begun to drop. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect prices to fall if the index persistently falls to the Buyer's zone.

### REAL-TIME MARKET PROFILE

Median List Price		\$449,000
Median Price of New Listings		\$210,000
Per Square Foot		\$238
Average Days on Market		67
Median Days on Market		84
Price Decreased		25%
Price Increased		0%
Relisted		0%
Inventory		4
Median Rent		\$1,500
Market Action		52

**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
\$649,000	1,726	4,500 - 6,500 sqft	2	2	23	0	0	98
\$599,000	2,130	4,500 - 6,500 sqft	3	2	35	0	0	84
\$299,000	1,531	-	3	2	55	0	0	84
\$210,000	1,374	-	2	2	37	1	0	0

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