

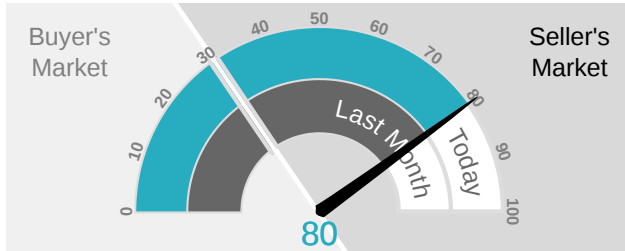
NICEVILLE, FL 32578

Single-Family Homes

This week the median list price for Niceville, FL 32578 is \$498,000 with the market action index hovering around 80. This is about the same as last month's market action index of 80. Inventory has held steady at or around 39.

MARKET ACTION INDEX

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



Strong Seller's Market

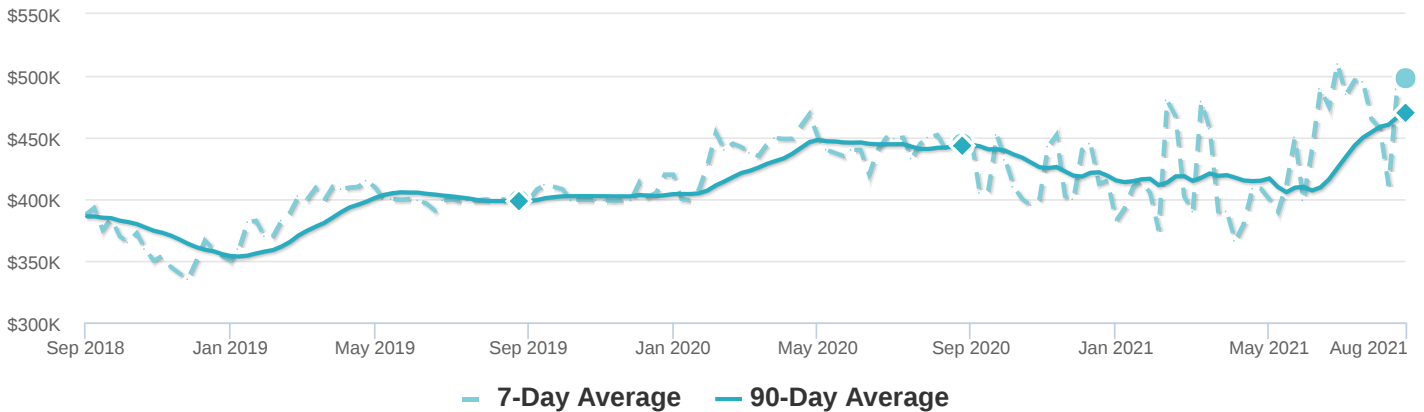
The market has started cooling and prices have recently plateaued. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

Median List Price		\$498,000
Median Price of New Listings		\$457,000
Per Square Foot		\$212
Average Days on Market		35
Median Days on Market		14
Price Decreased		33%
Price Increased		3%
Relisted		0%
Inventory		39
Median Rent		\$1,713
Market Action		80

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
\$749,000	3,066	0.25 - 0.5 acre	4	3	25	1	2	28
\$554,500	2,472	0.25 - 0.5 acre	4	2	24	2	3	10
\$423,000	2,152	0.25 - 0.5 acre	4	2	32	3	3	7
\$284,950	1,376	8,000 - 10,000 sqft	3	2	43	2	5	17