

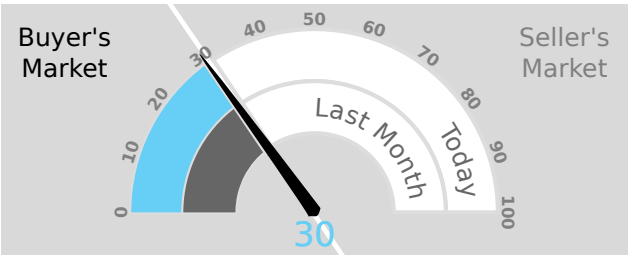


MIRAMAR BEACH, FL 32550  
Single-Family Homes

This week the median list price for Miramar Beach, FL 32550 is \$1,350,000 with the market action index hovering around 30. This is about the same as last month's market action index of 30. Inventory has increased to 203.

MARKET ACTION INDEX

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



Slight Seller's Advantage

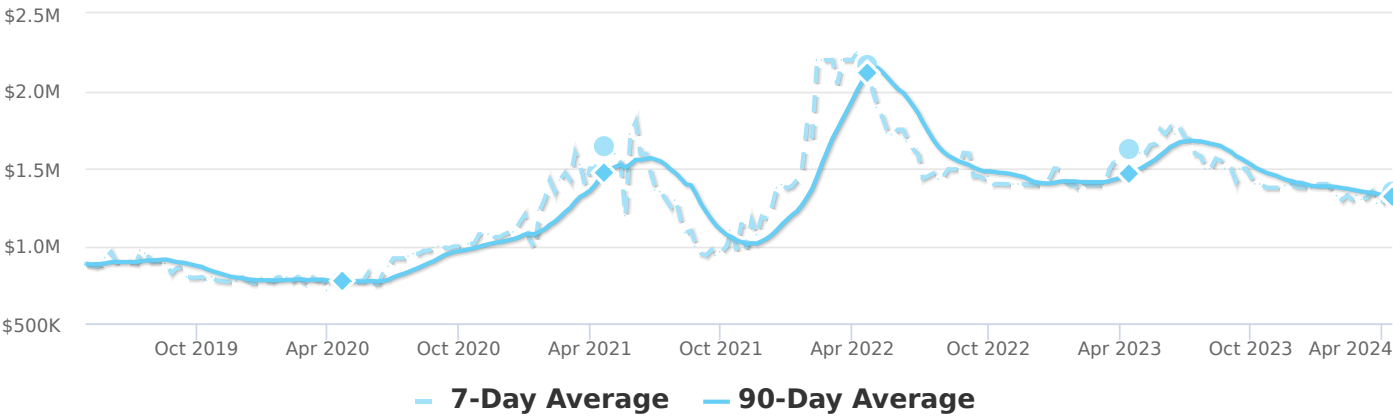
The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.

REAL-TIME MARKET PROFILE

Median List Price	\$1,350,000
Median Price of New Listings	\$1,399,000
Per Square Foot	\$561
Average Days on Market	144
Median Days on Market	98
Price Decreased	40%
Price Increased	1%
Relisted	10%
Inventory	203
Median Rent	\$4,150
Market Action	30

Slight Seller's Advantage

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
\$3,374,500	4,637	0.25 - 0.5 acre	6	6.5	8	3	2	143
\$1,699,000	2,856	8,000 - 10,000 sqft	4	4	20	4	1	119
\$1,149,000	2,182	4,500 - 6,500 sqft	4	3.5	18	1	3	140
\$725,000	1,701	4,500 - 6,500 sqft	3	2	26	5	4	77