

August 2009 Market Summary and Analysis

WaterSound Beach Single Family Residential

Data Sources: Emerald Coast MLS and Metro Market Trends Real Estate Information Systems

Month of August Analysis	Aug-09	Aug-08	Percent Change
Homes Under Contact	1		
Homes Sold	3	2	50%
Short Sale Foreclosure	1	0	100%
High	\$2,240,000.00	\$2,400,000.00	-7%
Low	\$885,000.00	\$2,100,000.00	-58%
Median	\$1,565,000.00	\$2,250,000.00	-30%
Average Price/sf	\$435.96	\$738.79	-41%
Days on Market	252	198	27%

Year to Date Analysis	YTD 2009	YTD 2008	Percent Change
Homes Sold	8	6	33%
*Short Sale Foreclosure	5	0	500%
High	\$2,240,000.00	\$2,500,000.00	-10%
Low	\$715,000.00	\$870,000.00	-18%
Median	\$1,365,000.00	\$2,075,000.00	-34%
Average Price/sf	\$388.06	\$585.00	-34%
Days on Market	231	139	66%

** MLS was not recording short sales in a trackable manner until mid-2008*