

## August 2009 Market Summary and Analysis

### South Santa Rosa Beach and South Walton East Areas Combined Residential - Single Family, Multi-Family, Condo

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

Month of August Analysis	Aug-09	Aug-08	Percent Change
<b>New Listings</b>	85	143	<b>-41%</b>
<b>Combined Residential Pending</b>	71	30	<b>137%</b>
<b>Combined Residential Sold</b>	45	35	<b>29%</b>
<b>Short Sale Foreclosure</b>	11	5	<b>120%</b>
<b>High</b>	\$2,350,000.00	\$2,400,000.00	<b>-2%</b>
<b>Low</b>	\$104,500.00	\$135,000.00	<b>-23%</b>
<b>Median</b>	\$565,000.00	\$451,050.00	<b>25%</b>
<b>Average Price/sf</b>	\$302.36	\$309.56	<b>-2%</b>
<b>Days on Market</b>	238	325	<b>-27%</b>

Year to Date Analysis	YTD 2009	YTD 2008	Percent Change
<b>Combined Residential Sold</b>	364	321	<b>13%</b>
<b>*Short Sale Foreclosure</b>	112	<b>22</b>	<b>409%</b>
<b>High</b>	\$7,000,000.00	\$6,000,000.00	<b>17%</b>
<b>Low</b>	\$85,000.00	\$90,000.00	<b>-6%</b>
<b>Median</b>	\$495,000.00	\$695,000.00	<b>-29%</b>
<b>Average Price/sf</b>	\$283.41	\$377.35	<b>-25%</b>
<b>Days on Market</b>	249	238	<b>5%</b>

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