



November 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
 Provided by Team Baranowski, Keller Williams Emerald Coast

Month of November Analysis	Nov-09	Nov-08	Percent Change
New Listings	68	109	-38%
Combined Residential Pending	48	19	153%
Combined Residential Sold	46	32	44%
Short Sale Foreclosure	20	13	54%
High	\$1,300,000	\$3,515,000	-63%
Low	\$100,000	\$114,000	-12%
Median	\$474,500	\$605,000	-22%
Average Price/sf	\$249.27	\$325.24	-23%
Days on Market	322	365	-12%

Year to Date Analysis	YTD 2009	YTD 2008	Percent Change
New Listings	1319	1598	-17%
Combined Residential Sold	539	404	33%
*Short Sale Foreclosure	185	48	285%
High	\$7,000,000	\$6,000,000	17%
Low	\$72,500	\$90,000	-19%
Median	\$457,250	\$591,250	-23%
Days on Market	276	278	-1%

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



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WaterColor Single Family Residential

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

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Month of November Analysis	Nov-09	Nov-08	Percent Change
Homes Under Contact			
Homes Sold	3	5	-40%
Short Sale Foreclosure	2	0	300%
High	\$765,000	\$888,000	-14%
Low	\$499,000	\$600,000	-17%
Median	\$660,000	\$790,000	-16%
Average Price/sf	\$272.52	\$413.84	-34%
Days on Market	146	381	-62%

Year to Date Analysis	YTD 2009	YTD 2008	Percent Change
Homes Sold	74	60	23%
*Short Sale Foreclosure	15	2	650%
High	\$2,750,000	\$3,800,000	-28%
Low	\$419,000	\$600,000	-30%
Median	\$822,500	\$1,196,250	-31%
Average Price/sf	\$350.53	\$466.46	-25%
Days on Market	238	327	-27%

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



Year to Date Lis Pendens Analysis - January to November

Emerald Coast Association Realtors

Data Sources: Metro Market Trends Real Estate Information Systems

Provided by Team Baranowski, Keller Williams Emerald Coast

Year to Date Lis Pendens Jan to Aug	YTD 2009	YTD 2008	Percent Change
Total Lis Pendens	1980	1616	23%
Condos	503	344	46%
Single Family Residential	810	721	12%
Vacant Land	510	406	26%
Town Homes	52	53	-2%