



December 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 December Analysis	Dec-09	Dec-08	Percent Change
New Listings	74	103	-28%
Combined Residential Pending	54	21	157%
Combined Residential Sold	55	21	162%
Short Sale Foreclosure	31	5	520%
High	\$1,940,000	\$4,750,000	-59%
Low	\$76,000	\$215,000	-65%
Median	\$399,500	\$750,976	-47%
Average Price/sf	\$283.88	\$370.29	-23%
Days on Market	260	228	14%

Year to Date Analysis	YTD 2009	YTD 2008	Percent Change
New Listings	1403	1700	-17%
Combined Residential Sold	597	425	40%
*Short Sale Foreclosure	217	53	309%
High	\$7,000,000	\$6,000,000	17%
Low	\$72,500	\$90,000	-19%
Median	\$455,000	\$592,500	-23%
Days on Market	274	275	0%

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



December 2009 Market Summary and Analysis

WaterColor Single Family Residential

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

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Month of December Analysis	Dec-09	Dec-08	Percent Change
Homes Under Contact			
Homes Sold	6	1	500%
Short Sale Foreclosure	2	0	300%
High	\$1,525,000	\$1,050,000	45%
Low	\$499,000	\$1,050,000	-52%
Median	\$762,500	\$1,050,000	-27%
Average Price/sf	\$329.79	\$832.00	-60%
Days on Market	100	188	-47%

Year to Date Analysis	YTD 2009	YTD 2008	Percent Change
Homes Sold	80	61	31%
*Short Sale Foreclosure	17	2	750%
High	\$2,750,000	\$3,800,000	-28%
Low	\$419,000	\$600,000	-30%
Median	\$822,500	\$1,192,500	-31%
Average Price/sf	\$348.97	\$472.45	-26%
Days on Market	228	324	-30%

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December 2009 Market Summary and Analysis

Emerald Coast MLS

Single Family Residential

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

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Single Family Residential Year to Date Analysis	YTD 2009	YTD 2008	Percent Change
New Listings	7716	9009	-14%
Active Listings	3900		
Short Sale or Foreclosure (20% of active listings)	794		
Pending Listings	4480	3631	23%
Residential Homes Sold	3890	3456	13%
Percent Sold of Active	100%		
Inventory on Hand in Months	17	23	-26%
*Short Sale Foreclosure	1146	371	209%
High	\$7,000,000	\$6,000,000	17%
Low	\$7,637	\$39,000	-80%
Average Price Listed	\$297,358	\$335,543	-11%
Average Price Sold	\$271,416	\$306,902	-12%
Percent of Selling Price/Listing Price	91%	91%	0%
Days on Market	152	149	2%

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December 2009 Market Summary and Analysis

Emerald Coast MLS

Residential Land

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

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Residential Land Year to Date Analysis	YTD 2009	YTD 2008	Percent Change
New Listings	3419	4102	-17%
Active Listings	3732		
Short Sale or Foreclosure (12% of active listings)	442		
Pending Listings	771	577	34%
Residential Lots Sold	643	579	11%
Percent Sold vs Active	17%		
*Short Sale Foreclosure	171	32	434%
High	\$3,150,000	\$3,500,000	-10%
Low	\$1,200	\$2,000	-40%
Average Price Listed	\$210,800	\$233,593	-10%
Average Price Sold	\$172,382	\$195,549	-12%
Percent of Selling Price/Listing Price	82%	84%	-2%
Days on Market	277	249	11%

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



Year to Date Lis Pendens Analysis - January to December

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 Dec	YTD 2009	YTD 2008	Percent Change
Total Lis Pendens	2239	1848	21%
Condos	570	400	43%
Single Family Residential	918	839	9%
Vacant Land	563	453	24%
Town Homes	61	58	5%