



April 2010 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 March Analysis	Apr-10	Apr-09	Percent Change
New Listings	109	122	-11%
Combined Residential Pending	106	78	36%
Combined Residential Sold	52	59	-12%
Short Sale Foreclosure	25	15	67%
High	\$3,100,000	\$3,200,000	-3%
Low	\$94,500	\$80,000	18%
Average Price Sold	\$659,033	\$670,883	-2%
Average Price/sf	\$285.13	\$281.89	1%
Days on Market	421	275	53%

**April 2010: 9 homes and 1 condo sold over \$1mil*

Year to Date Analysis	YTD 2010	YTD 2009	Percent Change
New Listings	521	580	-10%
Combined Residential Sold	207	158	31%
Short Sale Foreclosure	86	45	91%
High	\$3,100,000	\$3,200,000	-3%
Low	\$50,000	\$72,500	-31%
Average Price Sold	\$654,459	\$623,732	5%
Days on Market	323	267	21%

** Distressed property was 41.5% of all combined residential sold Year-to-Date in 2010 on 30A.*



April 2010 Market Summary and Analysis

WaterColor Single Family Residential

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Month of March Analysis	Apr-10	Apr-09	Percent Change
Homes Under Contact - Pending	10	13	-23%
Homes Sold	4	13	-69%
Short Sale Foreclosure	0	2	-100%
High	\$3,100,000	\$2,000,000	55%
Low	\$775,000	\$419,000	85%
Average Price Sold	\$1,713,750	\$955,307	79%
Average Price/sf	\$495.39	\$337.86	47%
Days on Market	394	267	48%

Year to Date Analysis	YTD 2010	YTD 2009	Percent Change
Homes Sold	15	27	-44%
Short Sale Foreclosure	3	5	-40%
High	\$3,100,000	\$2,000,000	55%
Low	\$499,000	\$419,000	19%
Average Price Sold	\$1,260,900	\$961,736	31%
Average Price/sf	\$387.85	\$343.86	13%
Days on Market	246	247	0%



April 2010 Market Summary and Analysis

Rosemary Beach Single Family Residential

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Month of March Analysis	Apr-10	Apr-09	Percent Change
Homes Under Contact - Pending	8	2	300%
Homes Sold	7	2	250%
Short Sale Foreclosure	2	1	300%
High	\$1,560,000	\$1,700,000	300%
Low	\$587,000	\$605,000	-3%
Average Price Sold	\$969,571	\$1,152,500	-16%
Average Price/sf	\$360.33	\$471.32	-24%
Days on Market	677	309	119%

Year to Date Analysis	YTD 2010	YTD 2009	Percent Change
Homes Sold	17	2	750%
Short Sale Foreclosure	4	1	300%
High	\$2,300,000	\$1,700,000	35%
Low	\$560,000	\$605,000	-7%
Average Price Sold	\$822,500	\$1,152,500	-29%
Average Price/sf	\$406.41	\$471.32	-14%



April 2010 Market Summary and Analysis
 Emerald Coast MLS
 Residential Land

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Residential Land Year to Date Analysis	YTD 2010	YTD 2009	Percent Change
New Listings	1242	963	29%
Active Listings	3741		
Short Sale or Foreclosure (14% of active listings)	507		
Pending Listings	374	189	98%
Residential Lots Sold	283	144	97%
Percent Sold vs Active	8%		
*Short Sale Foreclosure	85	27	215%
High	\$1,137,500	\$2,130,000	-47%
Low	\$2,200	\$3,000	-27%
Average Price Listed	\$133,365	\$166,585	-20%
Average Price Sold	\$105,003	\$152,810	-31%
Percent of Selling Price/Listing Price	79%	92%	-14%
Days on Market	296	266	11%

**APRIL 2010: Gulf Front lot in Paradise by The Sea sold as REO for \$1mil*



April 2010 Market Summary and Analysis

Emerald Coast MLS

Single Family Residential

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Single Family Residential Year to Date Analysis	YTD 2010	YTD 2009	Percent Change
New Listings	2947	2867	3%
Active Listings	4088		
Short Sale or Foreclosure (19% of active listings)	768		
Pending Listings	1745	1400	25%
Residential Homes Sold	1147	1033	11%
Percent Sold of Active	28%		
Inventory on Hand in Months	14.5	15.9	-9%
Short Sale Foreclosure	386	305	27%
High	\$3,100,000	\$3,200,000	-3%
Low	\$7,500	\$12,100	-38%
Average Price Listed of Sold Homes	\$309,958	\$292,168	6%
Average Price Sold	\$285,151	\$266,143	7%
Percent of Selling Price/Listing Price	92%	91%	1%
Days on Market	162	158	3%

**45 Homes year to date sold \$1,000,000 and above*