

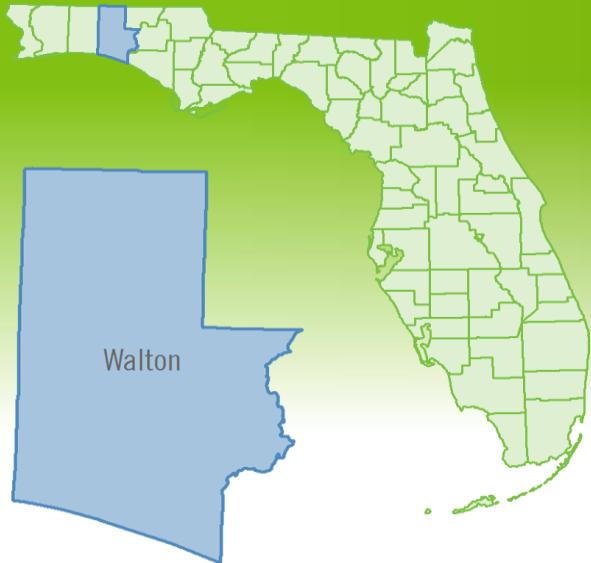
Monthly Market Detail - August 2013

Single Family Homes

Walton County



Florida Realtors®
The Voice for Real Estate® in Florida



Summary Statistics	August 2013	August 2012	Percent Change Year-over-Year
Closed Sales	153	146	4.8%
Paid in Cash	43	36	19.4%
New Pending Sales	148	133	11.3%
New Listings	224	219	2.3%
Median Sale Price	\$375,000	\$270,000	38.9%
Average Sale Price	\$590,055	\$406,678	45.1%
Median Days on Market	78	122	-36.1%
Average Percent of Original List Price Received	92.9%	92.1%	0.9%
Pending Inventory	385	(No Data)	N/A
Inventory (Active Listings)	1,218	1,350	-9.8%
Months Supply of Inventory	8.9	11.3	-20.6%

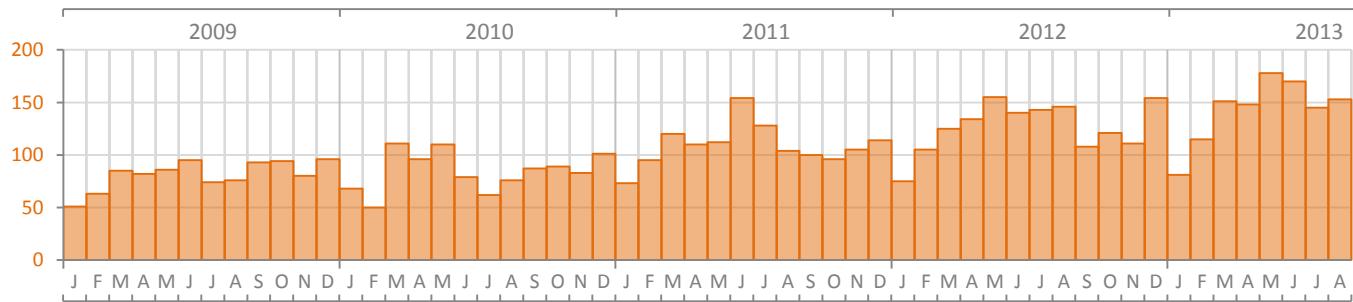
Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Month	Closed Sales	Percent Change Year-over-Year
August 2013	153	4.8%
July 2013	145	1.4%
June 2013	170	21.4%
May 2013	178	14.8%
April 2013	148	10.4%
March 2013	151	20.8%
February 2013	115	9.5%
January 2013	81	8.0%
December 2012	154	35.1%
November 2012	111	5.7%
October 2012	121	26.0%
September 2012	108	8.0%
August 2012	146	40.4%

Closed Sales



Monthly Market Detail - August 2013

Single Family Homes

Walton County



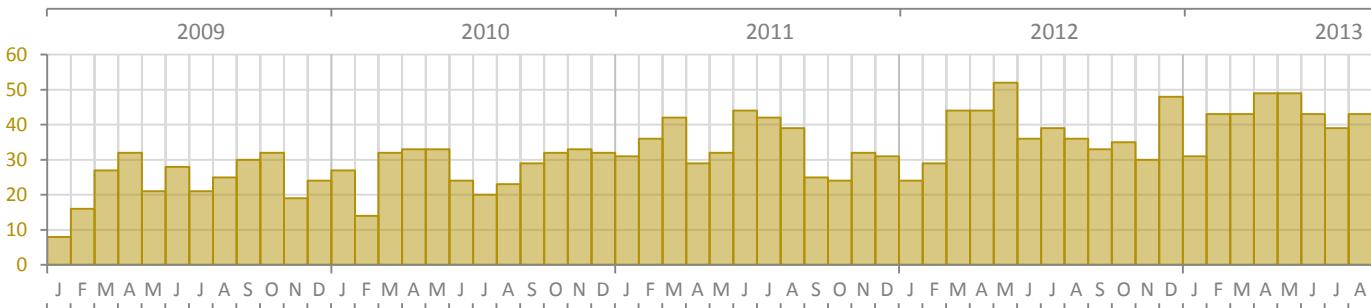
Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
August 2013	43	19.4%
July 2013	39	0.0%
June 2013	43	19.4%
May 2013	49	-5.8%
April 2013	49	11.4%
March 2013	43	-2.3%
February 2013	43	48.3%
January 2013	31	29.2%
December 2012	48	54.8%
November 2012	30	-6.3%
October 2012	35	45.8%
September 2012	33	32.0%
August 2012	36	-7.7%

Cash Sales



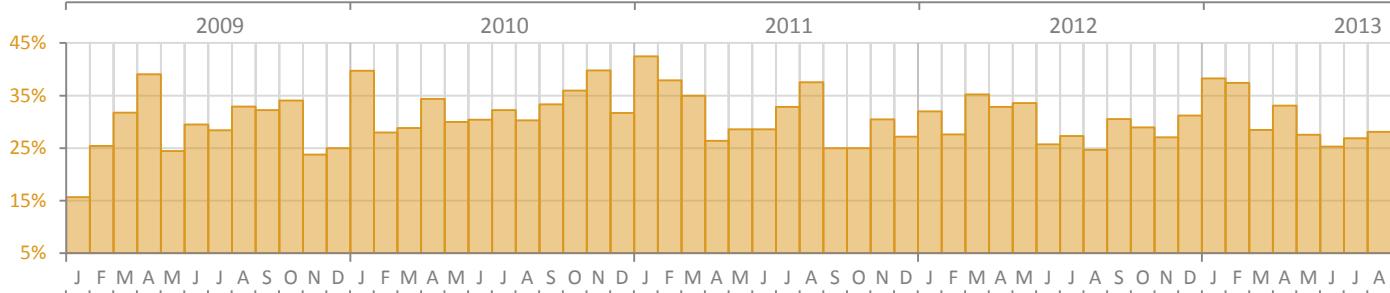
Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
August 2013	28.1%	14.0%
July 2013	26.9%	-1.4%
June 2013	25.3%	-1.6%
May 2013	27.5%	-17.9%
April 2013	33.1%	0.8%
March 2013	28.5%	-19.1%
February 2013	37.4%	35.4%
January 2013	38.3%	19.6%
December 2012	31.2%	14.6%
November 2012	27.0%	-11.3%
October 2012	28.9%	15.7%
September 2012	30.6%	22.2%
August 2012	24.7%	-34.2%

Pct. of Closed Sales Paid in Cash



Monthly Market Detail - August 2013

Single Family Homes

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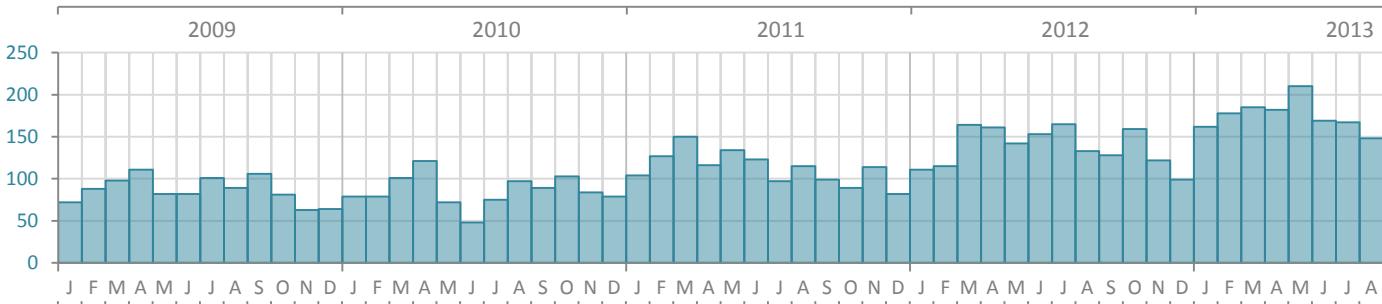
New Pending Sales

The number of property listings that went from "Active" to "Pending" status during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
August 2013	148	11.3%
July 2013	167	1.2%
June 2013	169	10.5%
May 2013	210	47.9%
April 2013	182	13.0%
March 2013	185	12.8%
February 2013	178	54.8%
January 2013	162	45.9%
December 2012	99	20.7%
November 2012	122	7.0%
October 2012	159	78.7%
September 2012	128	29.3%
August 2012	133	15.7%

Pending Sales



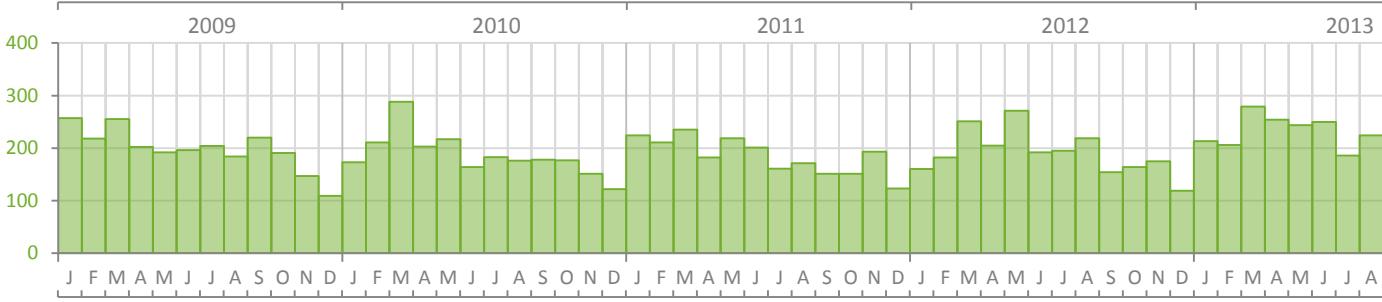
New Listings

The number of properties put onto the market during the month

Economists' note: In a recovering market, we expect that new listings will eventually rise as sellers raise their estimations of value. But this increase will take place only after the market has turned up, so New Listings are a *lagging* indicator of the health of the market. Also be aware of properties which have been withdrawn from the market and then relisted. These are not really New Listings.

Month	New Listings	Percent Change Year-over-Year
August 2013	224	2.3%
July 2013	186	-4.6%
June 2013	250	30.2%
May 2013	244	-10.0%
April 2013	254	23.9%
March 2013	279	11.2%
February 2013	206	13.2%
January 2013	213	33.1%
December 2012	119	-3.3%
November 2012	175	-9.3%
October 2012	164	8.6%
September 2012	154	2.0%
August 2012	219	28.1%

New Listings



Monthly Market Detail - August 2013

Single Family Homes

Walton County

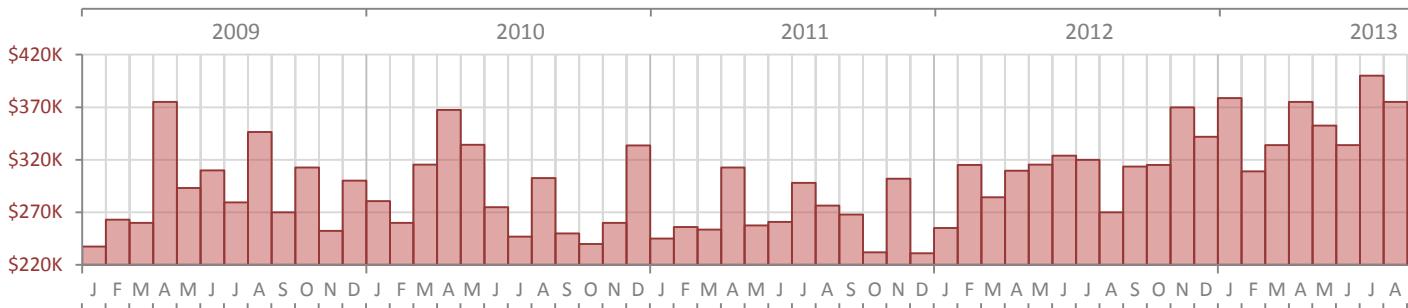


Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area.

Month	Median Sale Price	Percent Change Year-over-Year
August 2013	\$375,000	38.9%
July 2013	\$399,900	25.0%
June 2013	\$333,928	3.1%
May 2013	\$352,500	11.7%
April 2013	\$375,000	21.2%
March 2013	\$333,853	17.5%
February 2013	\$309,025	-1.9%
January 2013	\$378,750	48.5%
December 2012	\$341,750	47.9%
November 2012	\$370,000	22.5%
October 2012	\$315,000	35.8%
September 2012	\$313,420	17.1%
August 2012	\$270,000	-2.3%

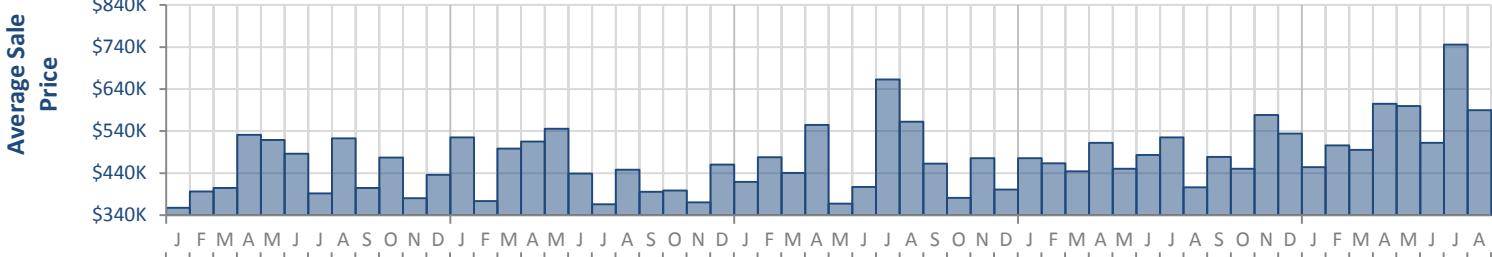


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: As noted above, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
August 2013	\$590,055	45.1%
July 2013	\$745,663	42.0%
June 2013	\$512,408	6.0%
May 2013	\$599,396	32.9%
April 2013	\$605,141	18.1%
March 2013	\$495,592	11.6%
February 2013	\$506,412	9.2%
January 2013	\$454,335	-4.4%
December 2012	\$534,216	33.1%
November 2012	\$578,596	21.7%
October 2012	\$450,491	18.1%
September 2012	\$478,650	3.5%
August 2012	\$406,678	-27.7%



Monthly Market Detail - August 2013

Single Family Homes

Walton County



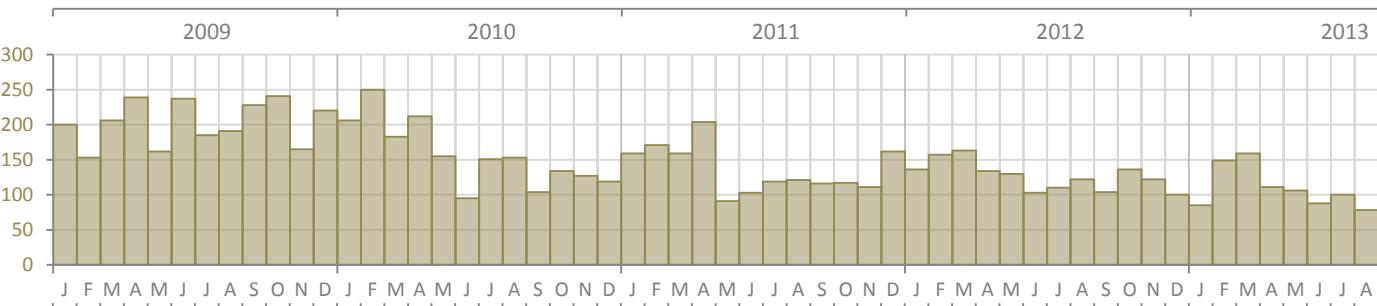
Median Days on Market

The median number of days that properties sold during the month were on the market

Economists' note: Median Days on Market is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. We use the median rather than the average because the median is not particularly sensitive to sales of homes that took an unusually large amount of time to sell relative to the vast majority of homes in the market.

Month	Median Days on Market	Percent Change Year-over-Year
August 2013	78	-36.1%
July 2013	100	-9.1%
June 2013	88	-14.6%
May 2013	106	-18.5%
April 2013	111	-17.2%
March 2013	159	-2.5%
February 2013	149	-5.1%
January 2013	85	-37.5%
December 2012	100	-38.3%
November 2012	122	9.9%
October 2012	136	16.2%
September 2012	104	-10.3%
August 2012	122	0.8%

Median Days on Market

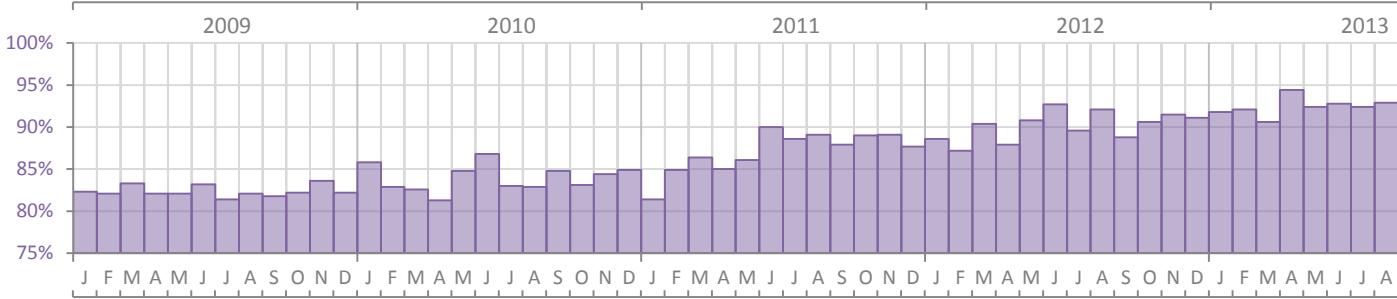


Average Percent of Original List Price Received

The average of the sale price (as a percentage of the original list price) across all properties selling during the month

Month	Avg. Pct. of Orig. List Price Received	Percent Change Year-over-Year
August 2013	92.9%	0.9%
July 2013	92.4%	3.1%
June 2013	92.8%	0.1%
May 2013	92.4%	1.8%
April 2013	94.4%	7.4%
March 2013	90.6%	0.2%
February 2013	92.1%	5.6%
January 2013	91.8%	3.6%
December 2012	91.1%	3.9%
November 2012	91.5%	2.7%
October 2012	90.6%	1.8%
September 2012	88.8%	1.0%
August 2012	92.1%	3.4%

Avg. Pct. of Orig. List Price Received



Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to calculate Inventory, so these numbers may not match up to others you see in your market. We calculate Inventory by counting the number of active listings on the last day of the month, and hold this number to compare with the same month the following year.

Month	Inventory	Percent Change Year-over-Year
August 2013	1,218	-9.8%
July 2013	1,181	-12.1%
June 2013	1,211	-13.9%
May 2013	1,160	-18.9%
April 2013	1,187	-15.8%
March 2013	1,137	-20.6%
February 2013	1,092	-24.4%
January 2013	1,082	-25.5%
December 2012	1,127	-25.5%
November 2012	1,152	-25.9%
October 2012	1,178	-24.0%
September 2012	1,277	-18.7%
August 2012	1,350	-16.3%



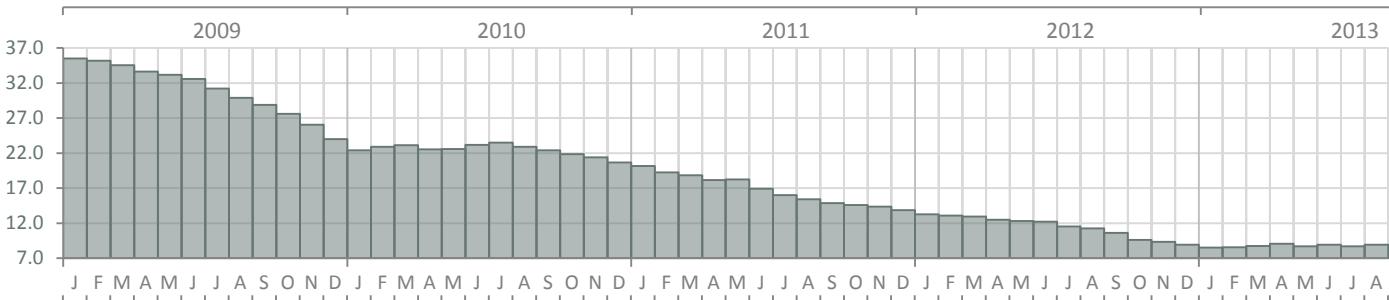
Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: This is an indicator of the state of the market, whether it is a buyers' market or a sellers' market. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 Months of Inventory. Higher numbers indicate a buyers' market, lower numbers a sellers' market.

Month	Months Supply	Percent Change Year-over-Year
August 2013	8.9	-20.6%
July 2013	8.7	-24.6%
June 2013	8.9	-26.9%
May 2013	8.7	-29.1%
April 2013	9.1	-27.6%
March 2013	8.8	-32.4%
February 2013	8.5	-34.7%
January 2013	8.5	-35.8%
December 2012	8.9	-35.6%
November 2012	9.4	-34.9%
October 2012	9.6	-34.1%
September 2012	10.6	-28.7%
August 2012	11.3	-26.9%

Months Supply of
 Inventory



Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	4	33.3%
\$50,000 - \$99,999	4	-33.3%
\$100,000 - \$149,999	9	-35.7%
\$150,000 - \$199,999	7	-61.1%
\$200,000 - \$249,999	23	4.5%
\$250,000 - \$299,999	12	-29.4%
\$300,000 - \$399,999	23	35.3%
\$400,000 - \$599,999	29	7.4%
\$600,000 - \$999,999	16	0.0%
\$1,000,000 or more	26	333.3%

Closed Sales



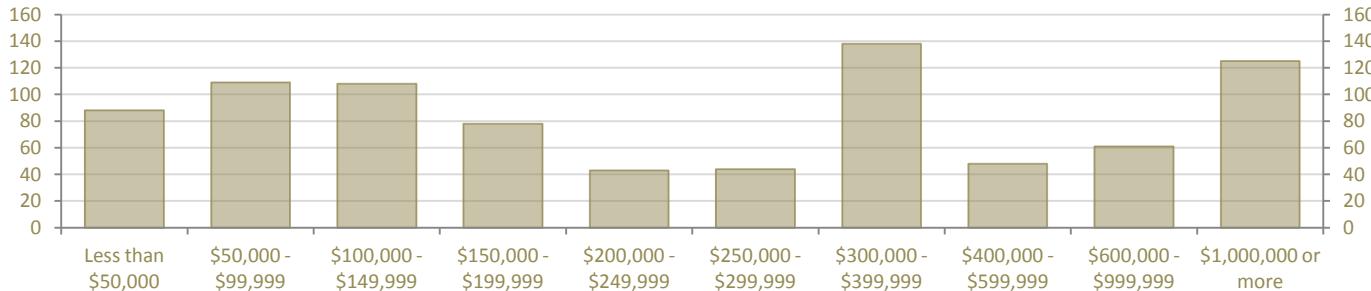
Median Days on Market by Sale Price

The median number of days that properties sold during the month were on the market

Economists' note: Median Days on Market is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took less time to sell, and 50% of homes took more time to sell. We use the median rather than the average because the median is not particularly sensitive to sales of homes that took an unusually large amount of time to sell relative to the vast majority of homes in the market.

Sale Price	Median Days on Market	Percent Change Year-over-Year
Less than \$50,000	88	158.8%
\$50,000 - \$99,999	109	94.6%
\$100,000 - \$149,999	108	120.4%
\$150,000 - \$199,999	78	-39.1%
\$200,000 - \$249,999	43	-65.9%
\$250,000 - \$299,999	44	-68.8%
\$300,000 - \$399,999	138	-10.4%
\$400,000 - \$599,999	48	-51.0%
\$600,000 - \$999,999	61	-67.4%
\$1,000,000 or more	125	31.6%

Median Days on Market



Monthly Market Detail - August 2013

Single Family Homes

Walton County



New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: In a recovering market, we expect that new listings will eventually rise as sellers raise their estimations of value. But this increase will take place only after the market has turned up, so New Listings are a lagging indicator of the health of the market. Also be aware of properties which have been withdrawn from the market and then relisted. These are not really New Listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	4	33.3%
\$50,000 - \$99,999	10	-47.4%
\$100,000 - \$149,999	10	-52.4%
\$150,000 - \$199,999	22	15.8%
\$200,000 - \$249,999	23	-25.8%
\$250,000 - \$299,999	23	109.1%
\$300,000 - \$399,999	24	-33.3%
\$400,000 - \$599,999	35	-2.8%
\$600,000 - \$999,999	34	21.4%
\$1,000,000 or more	39	160.0%



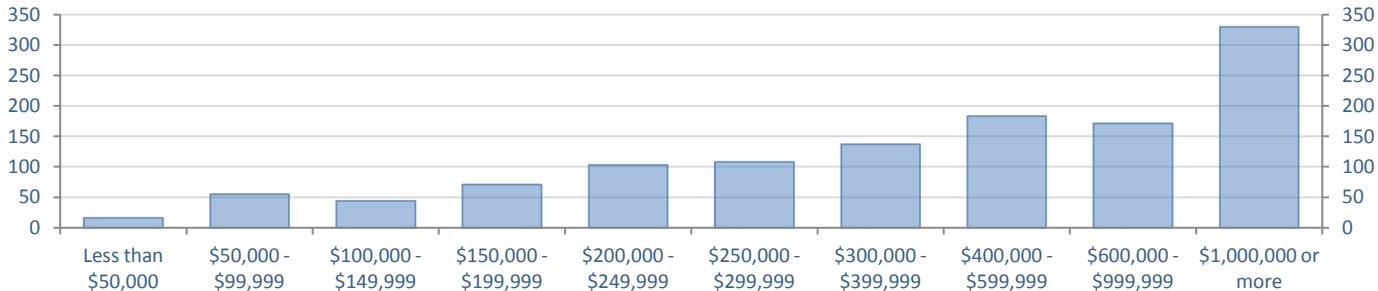
Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to calculate Inventory, so these numbers may not match up to others you see in your market. We calculate Inventory by counting the number of active listings on the last day of the month, and hold this number to compare with the same month the following year.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	16	0.0%
\$50,000 - \$99,999	55	-23.6%
\$100,000 - \$149,999	44	-50.0%
\$150,000 - \$199,999	71	-22.0%
\$200,000 - \$249,999	103	-18.9%
\$250,000 - \$299,999	108	16.1%
\$300,000 - \$399,999	137	-18.0%
\$400,000 - \$599,999	183	-3.2%
\$600,000 - \$999,999	171	-9.5%
\$1,000,000 or more	330	3.8%

Inventory



Monthly Market Detail - August 2013

Single Family Homes

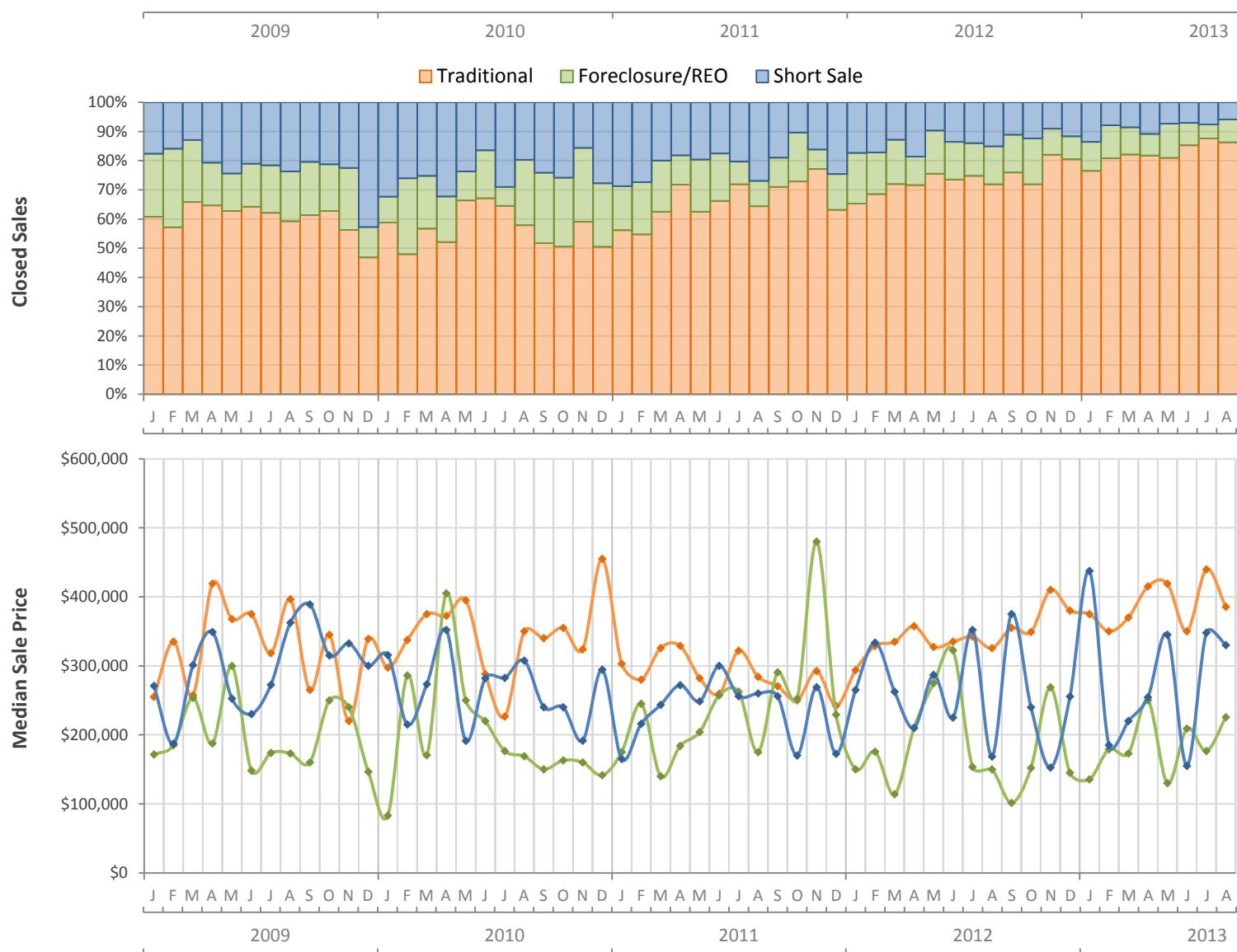
Walton County



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		August 2013	August 2012	Percent Change Year-over-Year
Traditional	Closed Sales	132	105	25.7%
	Median Sale Price	\$385,500	\$325,587	18.4%
Foreclosure/REO	Closed Sales	12	19	-36.8%
	Median Sale Price	\$225,572	\$150,000	50.4%
Short Sale	Closed Sales	9	22	-59.1%
	Median Sale Price	\$330,000	\$168,500	95.8%



Monthly Market Detail - August 2013

Townhouses and Condos

Walton County



Florida Realtors®
The Voice for Real Estate® in Florida



Summary Statistics	August 2013	August 2012	Percent Change Year-over-Year
Closed Sales	89	81	9.9%
Paid in Cash	38	45	-15.6%
New Pending Sales	84	75	12.0%
New Listings	111	95	16.8%
Median Sale Price	\$270,000	\$250,000	8.0%
Average Sale Price	\$365,793	\$321,442	13.8%
Median Days on Market	74	102	-27.5%
Average Percent of Original List Price Received	93.1%	88.3%	5.4%
Pending Inventory	125	(No Data)	N/A
Inventory (Active Listings)	668	778	-14.1%
Months Supply of Inventory	9.2	10.8	-15.0%

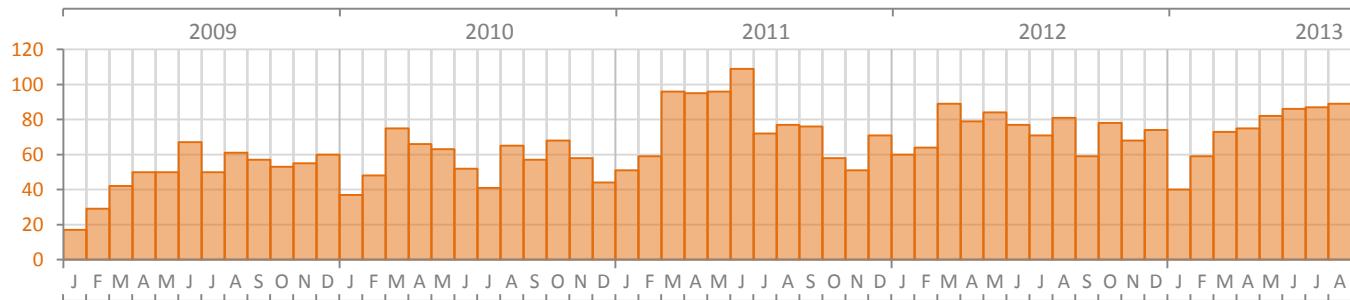
Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Month	Closed Sales	Percent Change Year-over-Year
August 2013	89	9.9%
July 2013	87	22.5%
June 2013	86	11.7%
May 2013	82	-2.4%
April 2013	75	-5.1%
March 2013	73	-18.0%
February 2013	59	-7.8%
January 2013	40	-33.3%
December 2012	74	4.2%
November 2012	68	33.3%
October 2012	78	34.5%
September 2012	59	-22.4%
August 2012	81	5.2%

Closed Sales



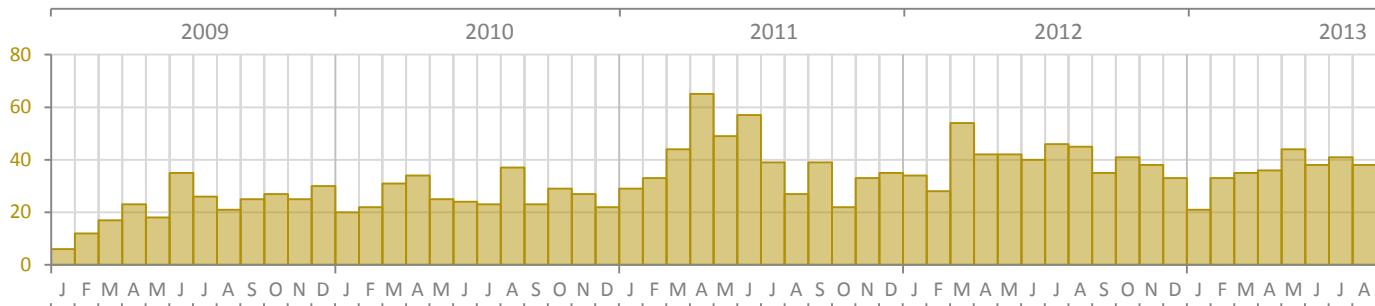
Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
August 2013	38	-15.6%
July 2013	41	-10.9%
June 2013	38	-5.0%
May 2013	44	4.8%
April 2013	36	-14.3%
March 2013	35	-35.2%
February 2013	33	17.9%
January 2013	21	-38.2%
December 2012	33	-5.7%
November 2012	38	15.2%
October 2012	41	86.4%
September 2012	35	-10.3%
August 2012	45	66.7%

Cash Sales



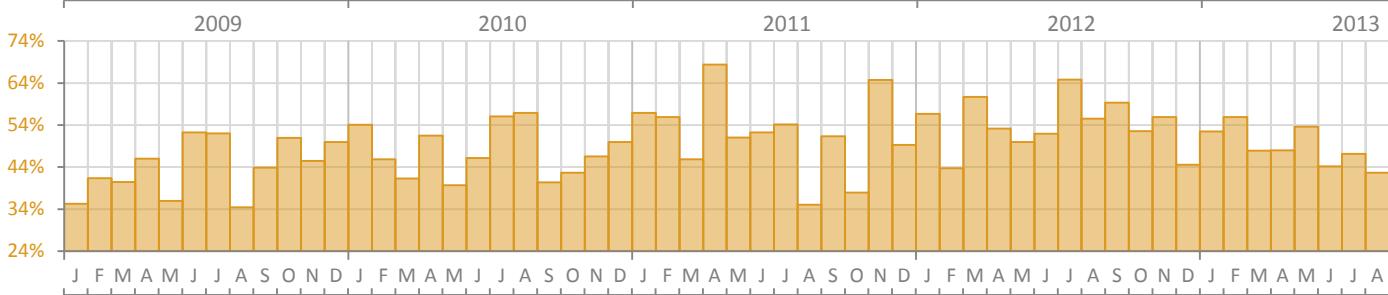
Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
August 2013	42.7%	-23.1%
July 2013	47.1%	-27.3%
June 2013	44.2%	-14.9%
May 2013	53.7%	7.3%
April 2013	48.0%	-9.7%
March 2013	47.9%	-21.0%
February 2013	55.9%	27.8%
January 2013	52.5%	-7.4%
December 2012	44.6%	-9.5%
November 2012	55.9%	-13.6%
October 2012	52.6%	38.6%
September 2012	59.3%	15.6%
August 2012	55.6%	58.4%

Pct. of Closed Sales Paid in Cash



Monthly Market Detail - August 2013

Townhouses and Condos

Walton County



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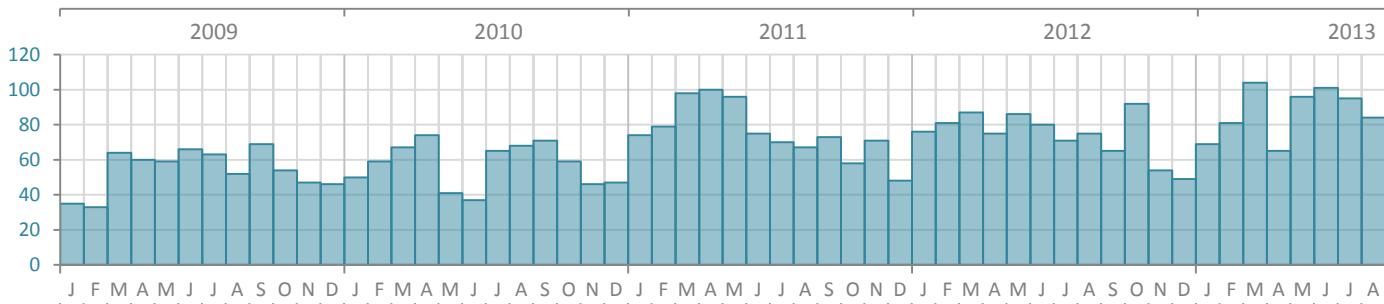
New Pending Sales

The number of property listings that went from "Active" to "Pending" status during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
August 2013	84	12.0%
July 2013	95	33.8%
June 2013	101	26.3%
May 2013	96	11.6%
April 2013	65	-13.3%
March 2013	104	19.5%
February 2013	81	0.0%
January 2013	69	-9.2%
December 2012	49	2.1%
November 2012	54	-23.9%
October 2012	92	58.6%
September 2012	65	-11.0%
August 2012	75	11.9%

Pending Sales



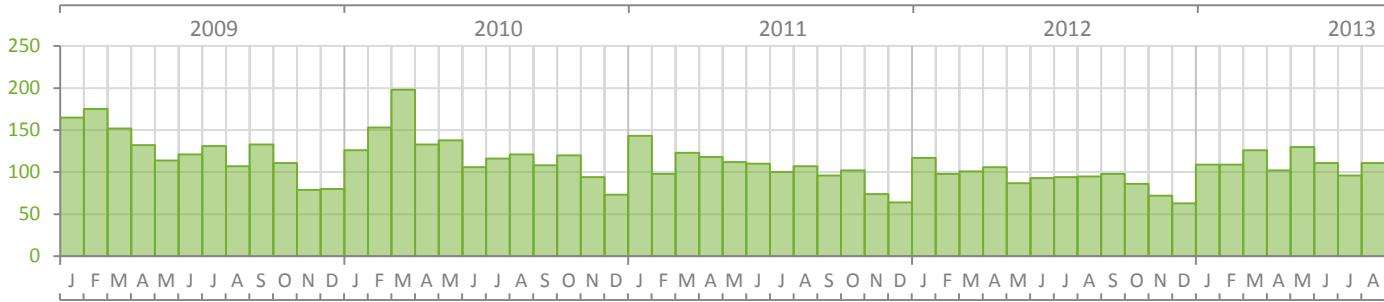
New Listings

The number of properties put onto the market during the month

Economists' note: In a recovering market, we expect that new listings will eventually rise as sellers raise their estimations of value. But this increase will take place only after the market has turned up, so New Listings are a *lagging* indicator of the health of the market. Also be aware of properties which have been withdrawn from the market and then relisted. These are not really New Listings.

Month	New Listings	Percent Change Year-over-Year
August 2013	111	16.8%
July 2013	96	2.1%
June 2013	111	19.4%
May 2013	130	49.4%
April 2013	102	-3.8%
March 2013	126	24.8%
February 2013	109	11.2%
January 2013	109	-6.8%
December 2012	63	-1.6%
November 2012	72	-2.7%
October 2012	86	-15.7%
September 2012	98	2.1%
August 2012	95	-11.2%

New Listings



Monthly Market Detail - August 2013

Townhouses and Condos

Walton County



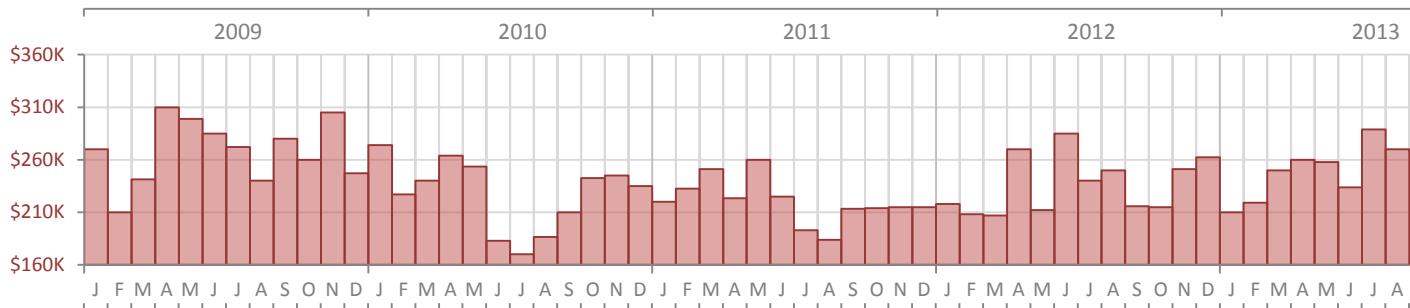
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Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area.

Month	Median Sale Price	Percent Change Year-over-Year
August 2013	\$270,000	8.0%
July 2013	\$288,840	20.4%
June 2013	\$233,625	-18.0%
May 2013	\$257,750	21.4%
April 2013	\$260,000	-3.7%
March 2013	\$250,000	20.8%
February 2013	\$219,000	5.2%
January 2013	\$210,000	-3.6%
December 2012	\$262,500	22.1%
November 2012	\$251,000	16.7%
October 2012	\$215,000	0.5%
September 2012	\$215,700	1.0%
August 2012	\$250,000	36.0%



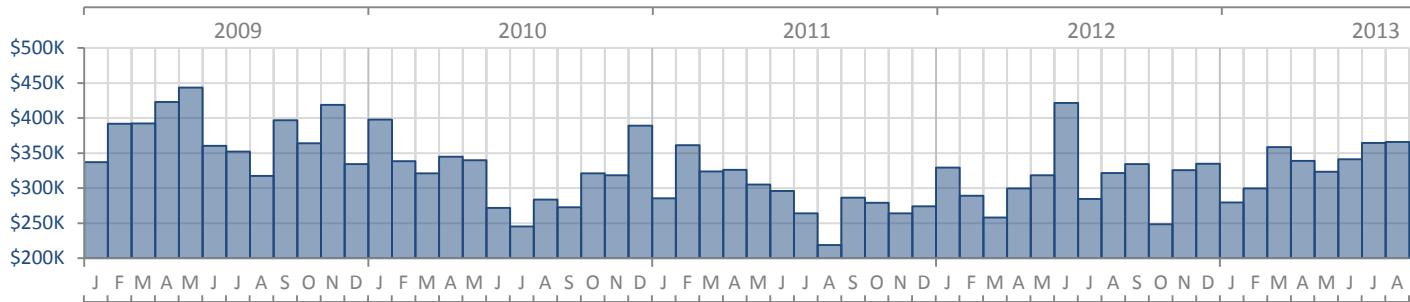
Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: As noted above, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
August 2013	\$365,793	13.8%
July 2013	\$364,601	28.0%
June 2013	\$341,176	-19.1%
May 2013	\$323,547	1.7%
April 2013	\$339,141	13.1%
March 2013	\$358,556	38.9%
February 2013	\$299,706	3.6%
January 2013	\$279,428	-15.2%
December 2012	\$334,636	22.1%
November 2012	\$325,763	23.4%
October 2012	\$248,329	-11.1%
September 2012	\$334,227	16.7%
August 2012	\$321,442	46.8%

Average Sale Price



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Townhouses and Condos
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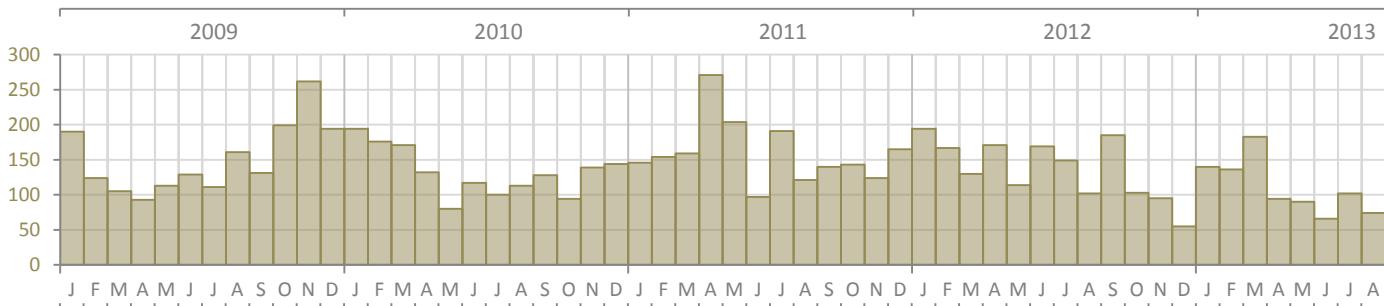
Median Days on Market

The median number of days that properties sold during the month were on the market

Economists' note: Median Days on Market is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. We use the median rather than the average because the median is not particularly sensitive to sales of homes that took an unusually large amount of time to sell relative to the vast majority of homes in the market.

Month	Median Days on Market	Percent Change Year-over-Year
August 2013	74	-27.5%
July 2013	102	-31.5%
June 2013	66	-60.9%
May 2013	90	-21.1%
April 2013	94	-45.0%
March 2013	183	40.8%
February 2013	136	-18.6%
January 2013	140	-27.8%
December 2012	55	-66.7%
November 2012	95	-23.4%
October 2012	103	-28.0%
September 2012	185	32.1%
August 2012	102	-15.7%

Median Days on Market

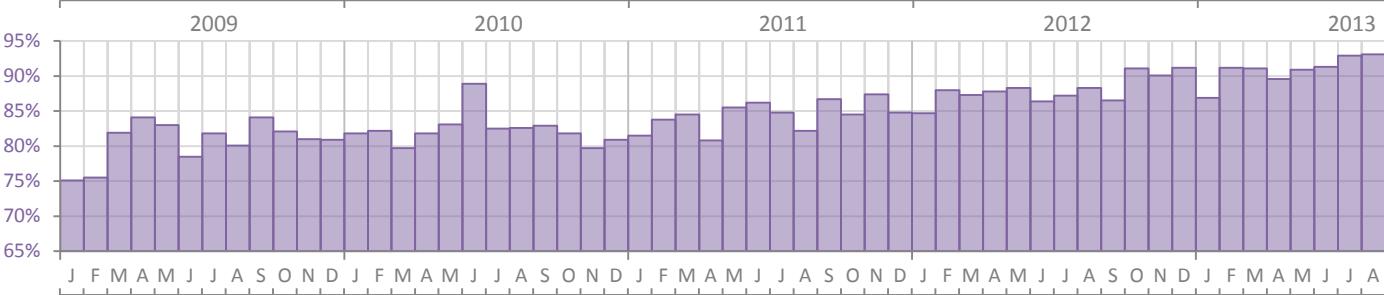


Average Percent of Original List Price Received

The average of the sale price (as a percentage of the original list price) across all properties selling during the month

Month	Avg. Pct. of Orig. List Price Received	Percent Change Year-over-Year
August 2013	93.1%	5.4%
July 2013	92.9%	6.5%
June 2013	91.3%	5.7%
May 2013	90.9%	2.9%
April 2013	89.6%	2.1%
March 2013	91.1%	4.4%
February 2013	91.2%	3.6%
January 2013	86.9%	2.6%
December 2012	91.2%	7.5%
November 2012	90.1%	3.1%
October 2012	91.1%	7.8%
September 2012	86.5%	-0.2%
August 2012	88.3%	7.4%

Avg. Pct. of Orig. List Price Received



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Townhouses and Condos

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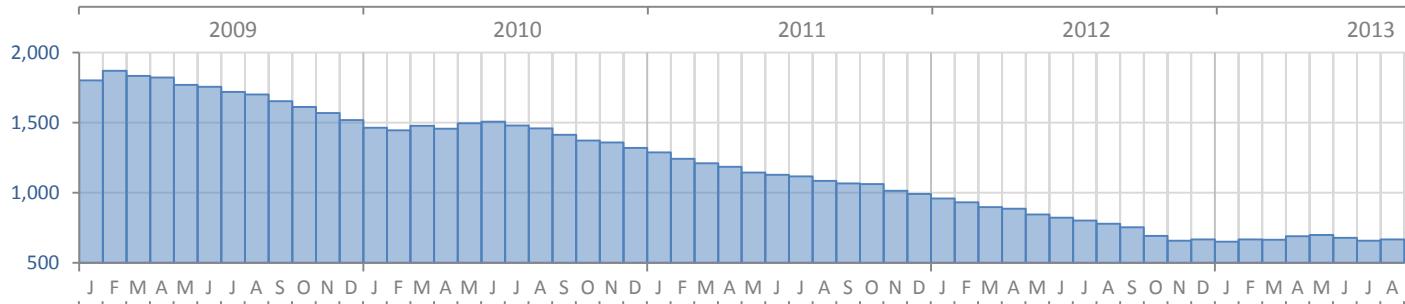
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Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to calculate Inventory, so these numbers may not match up to others you see in your market. We calculate Inventory by counting the number of active listings on the last day of the month, and hold this number to compare with the same month the following year.

Month	Inventory	Percent Change Year-over-Year
August 2013	668	-14.1%
July 2013	659	-17.7%
June 2013	679	-17.4%
May 2013	699	-17.4%
April 2013	690	-22.2%
March 2013	664	-26.1%
February 2013	668	-28.4%
January 2013	651	-32.2%
December 2012	668	-32.6%
November 2012	657	-35.3%
October 2012	693	-34.7%
September 2012	755	-29.2%
August 2012	778	-28.4%



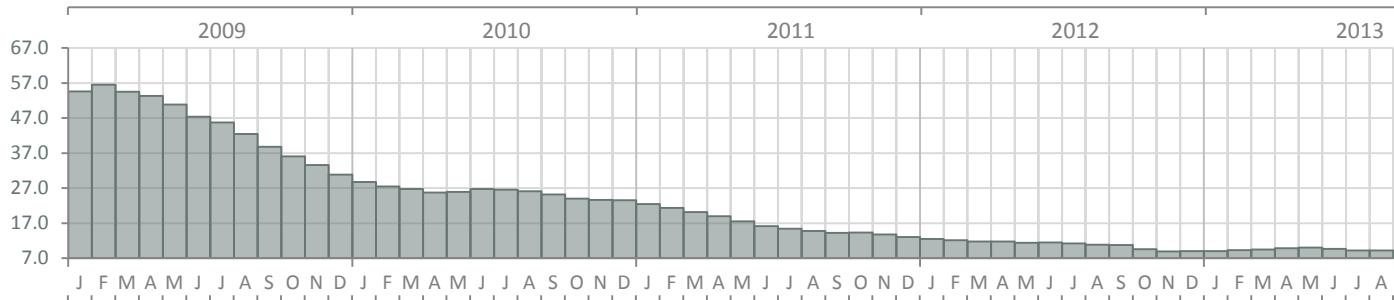
Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: This is an indicator of the state of the market, whether it is a buyers' market or a sellers' market. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 Months of Inventory. Higher numbers indicate a buyers' market, lower numbers a sellers' market.

Month	Months Supply	Percent Change Year-over-Year
August 2013	9.2	-15.0%
July 2013	9.2	-18.2%
June 2013	9.6	-16.2%
May 2013	10.0	-12.1%
April 2013	9.9	-16.4%
March 2013	9.5	-19.5%
February 2013	9.3	-22.9%
January 2013	9.0	-27.8%
December 2012	9.1	-30.5%
November 2012	8.9	-35.1%
October 2012	9.6	-32.7%
September 2012	10.7	-24.4%
August 2012	10.8	-26.6%

Months Supply of Inventory



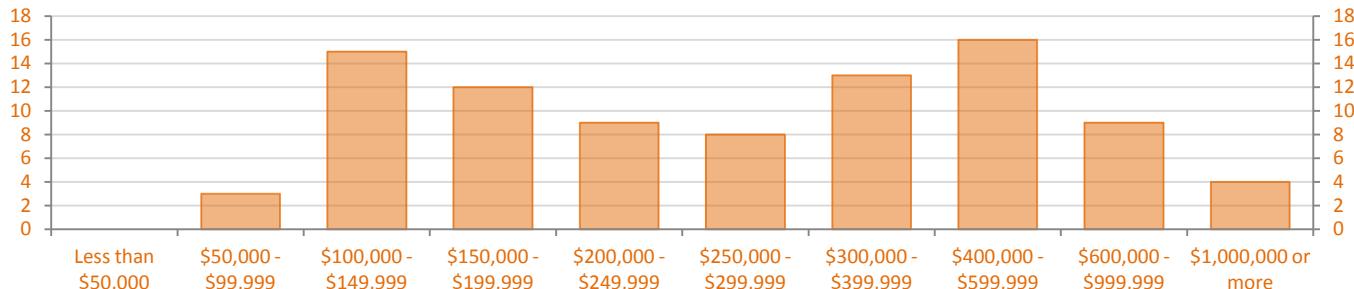
Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	3	-62.5%
\$100,000 - \$149,999	15	25.0%
\$150,000 - \$199,999	12	0.0%
\$200,000 - \$249,999	9	50.0%
\$250,000 - \$299,999	8	-42.9%
\$300,000 - \$399,999	13	0.0%
\$400,000 - \$599,999	16	220.0%
\$600,000 - \$999,999	9	50.0%
\$1,000,000 or more	4	0.0%

Closed Sales



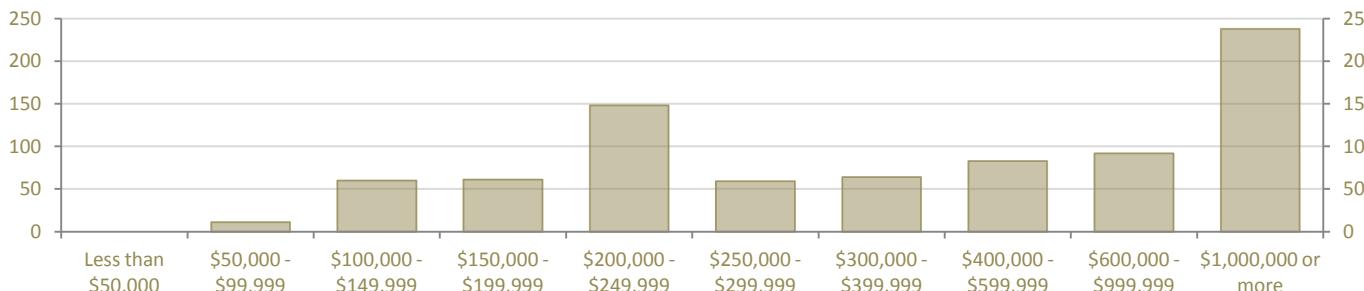
Median Days on Market by Sale Price

The median number of days that properties sold during the month were on the market

Economists' note: Median Days on Market is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took less time to sell, and 50% of homes took more time to sell. We use the median rather than the average because the median is not particularly sensitive to sales of homes that took an unusually large amount of time to sell relative to the vast majority of homes in the market.

Sale Price	Median Days on Market	Percent Change Year-over-Year
Less than \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	11	-87.6%
\$100,000 - \$149,999	60	-37.5%
\$150,000 - \$199,999	61	-50.8%
\$200,000 - \$249,999	148	78.3%
\$250,000 - \$299,999	59	-73.7%
\$300,000 - \$399,999	64	204.8%
\$400,000 - \$599,999	83	-93.6%
\$600,000 - \$999,999	92	-34.8%
\$1,000,000 or more	238	72.5%

Median Days on Market





New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: In a recovering market, we expect that new listings will eventually rise as sellers raise their estimations of value. But this increase will take place only after the market has turned up, so New Listings are a lagging indicator of the health of the market. Also be aware of properties which have been withdrawn from the market and then relisted. These are not really New Listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	8	33.3%
\$100,000 - \$149,999	10	-41.2%
\$150,000 - \$199,999	12	9.1%
\$200,000 - \$249,999	16	77.8%
\$250,000 - \$299,999	6	-14.3%
\$300,000 - \$399,999	22	69.2%
\$400,000 - \$599,999	18	5.9%
\$600,000 - \$999,999	10	11.1%
\$1,000,000 or more	9	50.0%



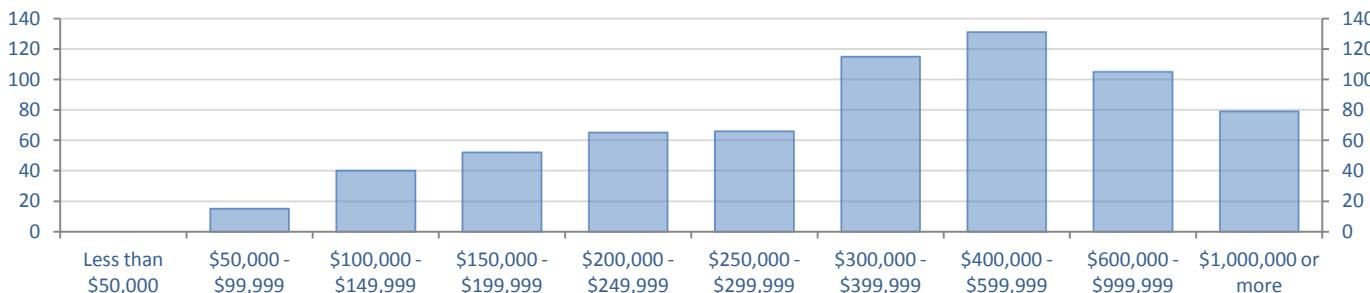
Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to calculate Inventory, so these numbers may not match up to others you see in your market. We calculate Inventory by counting the number of active listings on the last day of the month, and hold this number to compare with the same month the following year.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	15	-46.4%
\$100,000 - \$149,999	40	-25.9%
\$150,000 - \$199,999	52	-38.8%
\$200,000 - \$249,999	65	1.6%
\$250,000 - \$299,999	66	-19.5%
\$300,000 - \$399,999	115	-10.2%
\$400,000 - \$599,999	131	-5.8%
\$600,000 - \$999,999	105	4.0%
\$1,000,000 or more	79	-18.6%

Inventory



Monthly Market Detail - August 2013

Townhouses and Condos Walton County



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		August 2013	August 2012	Percent Change Year-over-Year
Traditional	Closed Sales	81	61	32.8%
	Median Sale Price	\$270,000	\$250,000	8.0%
Foreclosure/REO	Closed Sales	6	5	20.0%
	Median Sale Price	\$439,750	\$375,000	17.3%
Short Sale	Closed Sales	2	15	-86.7%
	Median Sale Price	\$205,750	\$225,000	-8.6%

