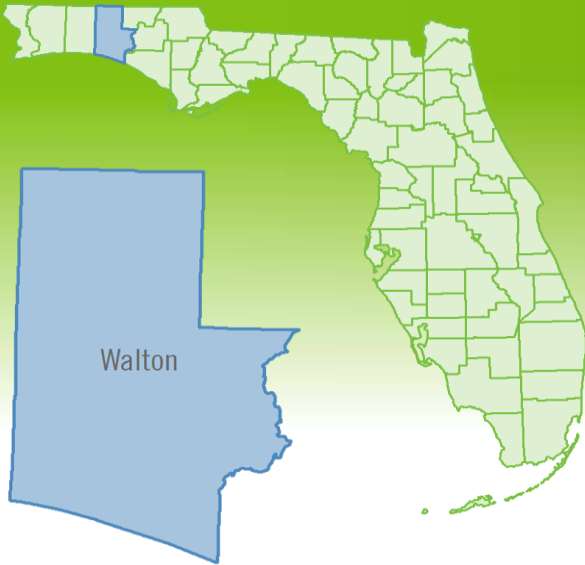


Monthly Market Detail - October 2014

Single Family Homes

Walton County



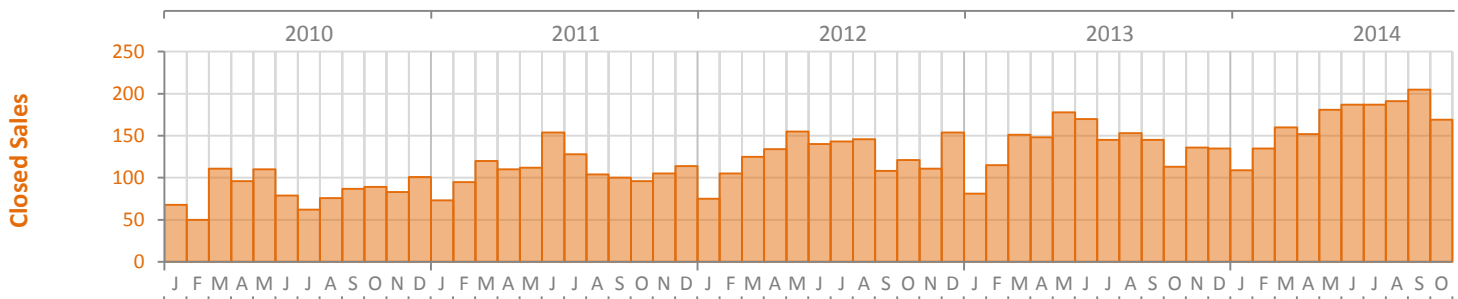
Summary Statistics	October 2014	October 2013	Percent Change Year-over-Year
Closed Sales	169	113	49.6%
Paid in Cash	49	42	16.7%
New Pending Sales	210	136	54.4%
New Listings	235	237	-0.8%
Median Sale Price	\$291,900	\$293,950	-0.7%
Average Sale Price	\$518,770	\$446,643	16.1%
Median Days on Market	87	54	61.1%
Average Percent of Original List Price Received	92.2%	93.5%	-1.4%
Pending Inventory	391	364	7.4%
Inventory (Active Listings)	1,540	1,292	19.2%
Months Supply of Inventory	9.5	9.3	1.9%

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
October 2014	169	49.6%
September 2014	205	41.4%
August 2014	191	24.8%
July 2014	187	29.0%
June 2014	187	10.0%
May 2014	181	1.7%
April 2014	152	2.7%
March 2014	160	6.0%
February 2014	135	17.4%
January 2014	109	34.6%
December 2013	135	-12.3%
November 2013	136	22.5%
October 2013	113	-6.6%

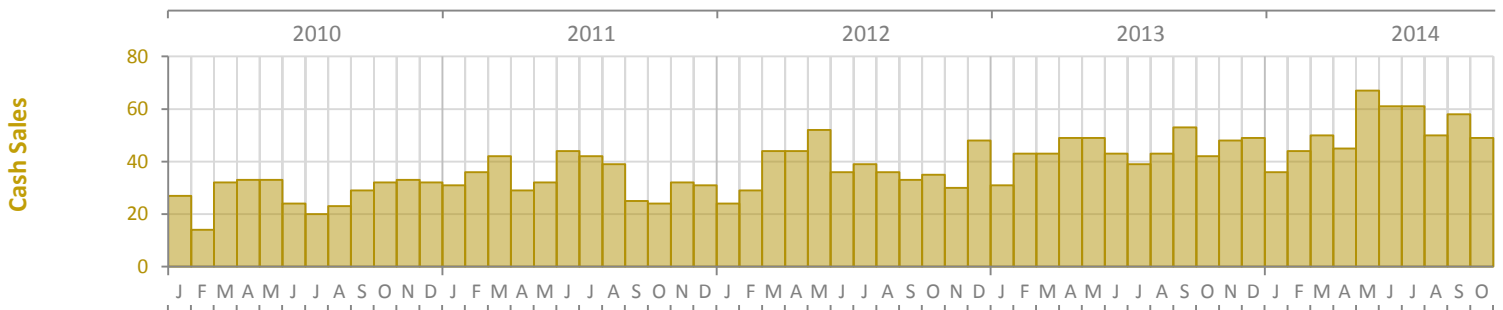


Cash Sales

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
October 2014	49	16.7%
September 2014	58	9.4%
August 2014	50	16.3%
July 2014	61	56.4%
June 2014	61	41.9%
May 2014	67	36.7%
April 2014	45	-8.2%
March 2014	50	16.3%
February 2014	44	2.3%
January 2014	36	16.1%
December 2013	49	2.1%
November 2013	48	60.0%
October 2013	42	20.0%

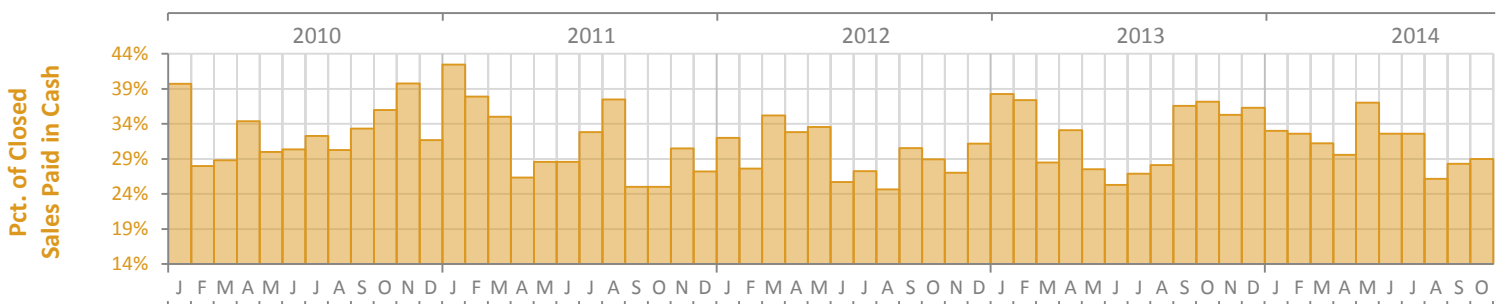


Cash Sales as a Percentage of Closed Sales

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
October 2014	29.0%	-22.0%
September 2014	28.3%	-22.6%
August 2014	26.2%	-6.9%
July 2014	32.6%	21.3%
June 2014	32.6%	29.0%
May 2014	37.0%	34.5%
April 2014	29.6%	-10.6%
March 2014	31.3%	9.7%
February 2014	32.6%	-12.8%
January 2014	33.0%	-13.7%
December 2013	36.3%	16.5%
November 2013	35.3%	30.6%
October 2013	37.2%	28.5%

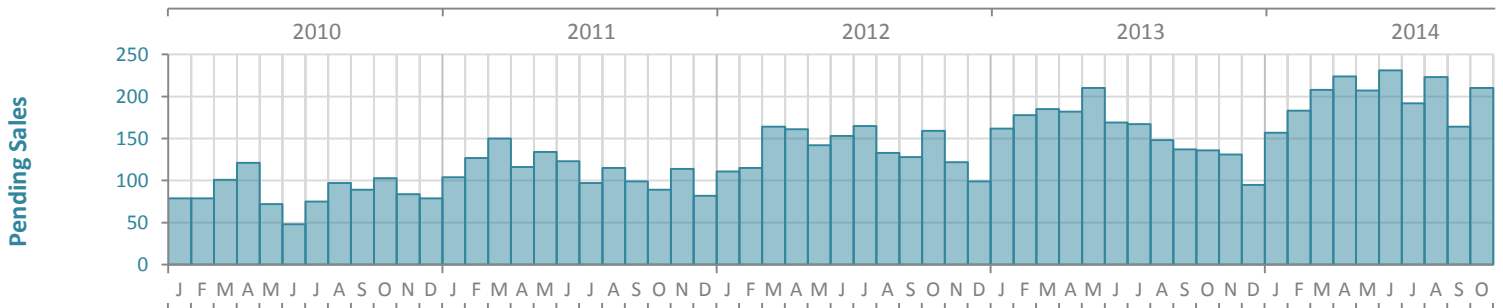


New Pending Sales

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
October 2014	210	54.4%
September 2014	164	19.7%
August 2014	223	50.7%
July 2014	192	15.0%
June 2014	231	36.7%
May 2014	207	-1.4%
April 2014	224	23.1%
March 2014	208	12.4%
February 2014	183	2.8%
January 2014	157	-3.1%
December 2013	95	-4.0%
November 2013	131	7.4%
October 2013	136	-14.5%

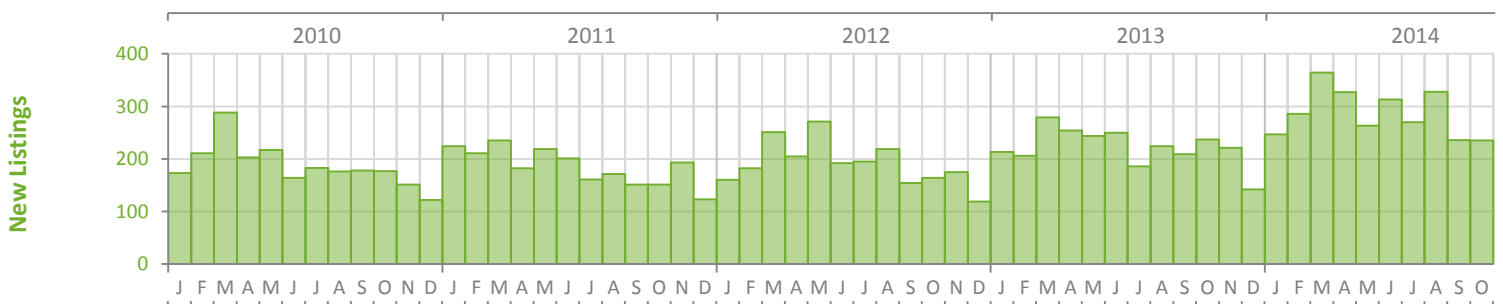


New Listings

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
October 2014	235	-0.8%
September 2014	236	12.9%
August 2014	328	46.4%
July 2014	270	45.2%
June 2014	313	25.2%
May 2014	263	7.8%
April 2014	327	28.7%
March 2014	364	30.5%
February 2014	286	38.8%
January 2014	247	16.0%
December 2013	142	19.3%
November 2013	221	26.3%
October 2013	237	44.5%



Monthly Market Detail - October 2014

Single Family Homes

Walton County

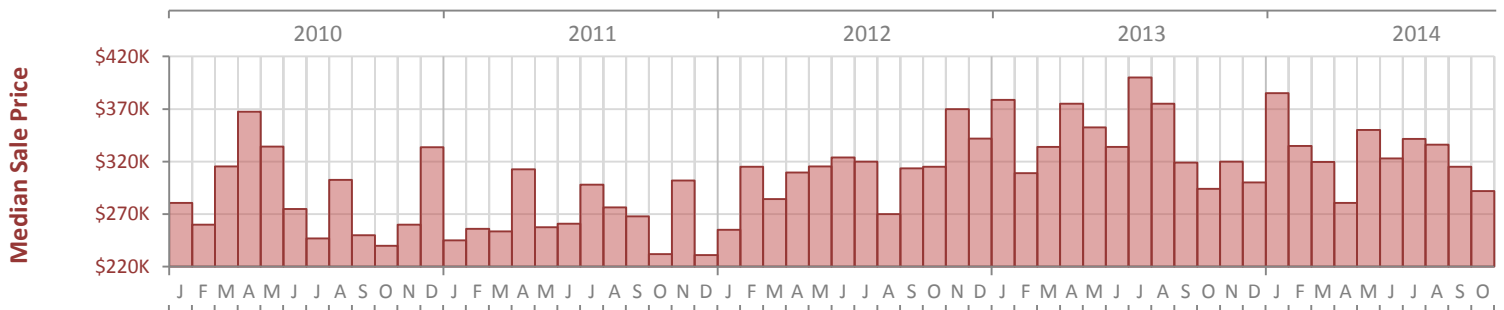


Median Sale Price

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
October 2014	\$291,900	-0.7%
September 2014	\$315,000	-1.3%
August 2014	\$336,000	-10.4%
July 2014	\$341,591	-14.6%
June 2014	\$323,000	-3.3%
May 2014	\$350,000	-0.7%
April 2014	\$280,750	-25.1%
March 2014	\$319,500	-4.3%
February 2014	\$335,000	8.4%
January 2014	\$385,000	1.7%
December 2013	\$300,000	-12.2%
November 2013	\$320,000	-13.5%
October 2013	\$293,950	-6.7%

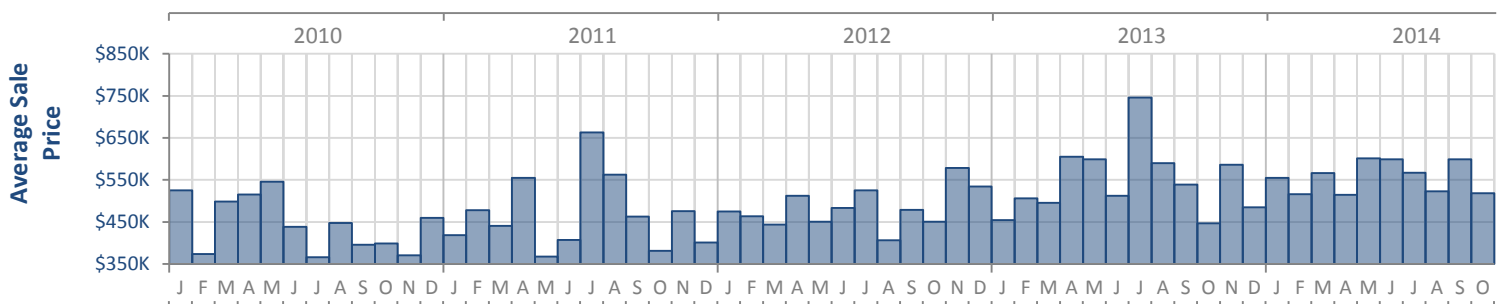


Average Sale Price

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
October 2014	\$518,770	16.1%
September 2014	\$598,807	11.1%
August 2014	\$523,165	-11.3%
July 2014	\$566,814	-24.0%
June 2014	\$599,270	17.0%
May 2014	\$601,005	0.3%
April 2014	\$514,667	-15.0%
March 2014	\$566,134	14.2%
February 2014	\$516,165	1.9%
January 2014	\$555,003	22.2%
December 2013	\$484,568	-9.3%
November 2013	\$585,945	1.3%
October 2013	\$446,643	-0.9%

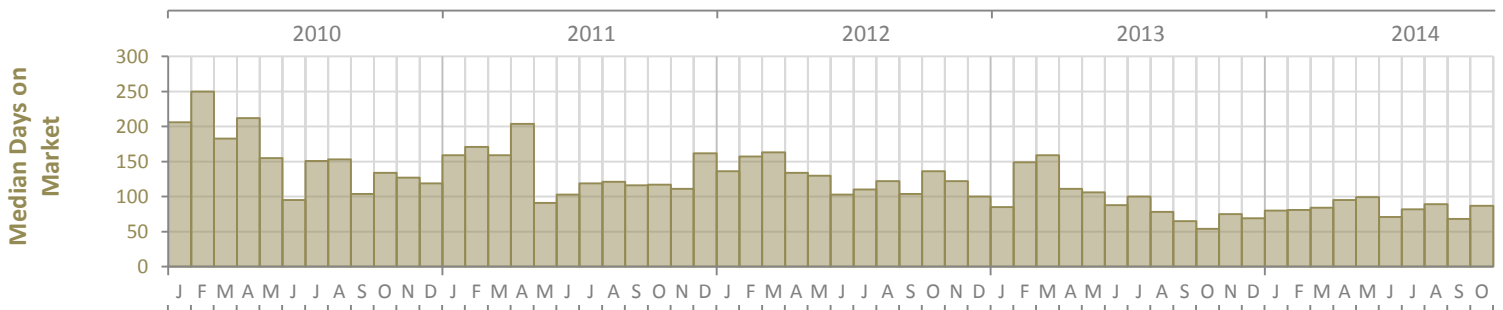


Median Days on Market

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
October 2014	87	61.1%
September 2014	68	4.6%
August 2014	89	14.1%
July 2014	82	-18.0%
June 2014	71	-19.3%
May 2014	99	-6.6%
April 2014	95	-14.4%
March 2014	84	-47.2%
February 2014	81	-45.6%
January 2014	80	-5.9%
December 2013	69	-31.0%
November 2013	75	-38.5%
October 2013	54	-60.3%

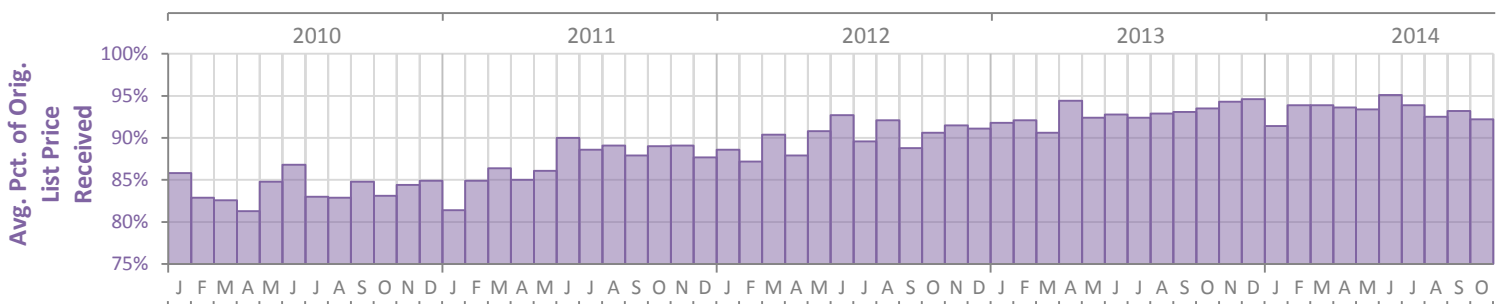


Average Percent of Original List Price Received

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

Economists' note: The Average Percent of Original List Price Received is an indicator of market conditions, in that in a recovering market, the measure rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market that has shifted from down to up, and is another *lagging* indicator.

Month	Avg. Pct. of Orig. List Price Received	Percent Change Year-over-Year
October 2014	92.2%	-1.4%
September 2014	93.2%	0.1%
August 2014	92.5%	-0.4%
July 2014	93.9%	1.6%
June 2014	95.1%	2.5%
May 2014	93.4%	1.1%
April 2014	93.6%	-0.8%
March 2014	93.9%	3.6%
February 2014	93.9%	2.0%
January 2014	91.4%	-0.4%
December 2013	94.6%	3.8%
November 2013	94.3%	3.1%
October 2013	93.5%	3.2%

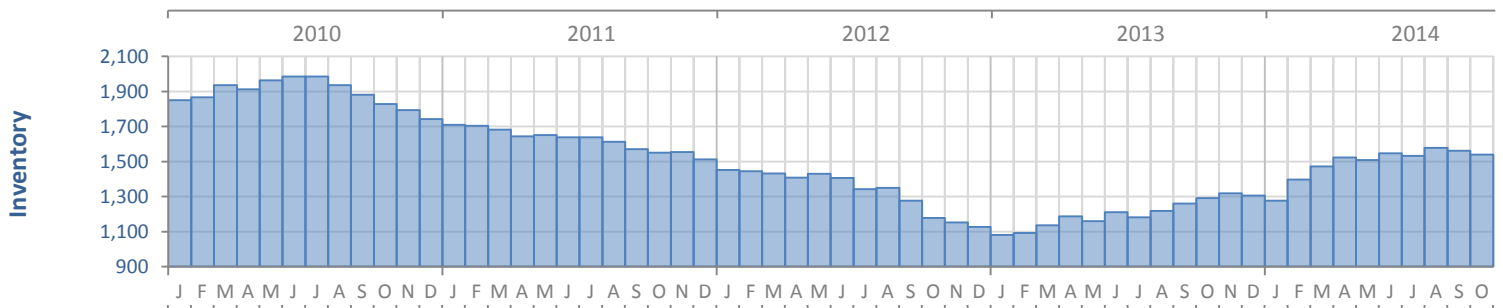


Inventory (Active Listings)

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
October 2014	1,540	19.2%
September 2014	1,561	23.8%
August 2014	1,579	29.6%
July 2014	1,532	29.7%
June 2014	1,547	27.7%
May 2014	1,509	30.1%
April 2014	1,524	28.4%
March 2014	1,472	29.5%
February 2014	1,398	28.0%
January 2014	1,276	17.9%
December 2013	1,306	15.9%
November 2013	1,319	14.5%
October 2013	1,292	9.7%

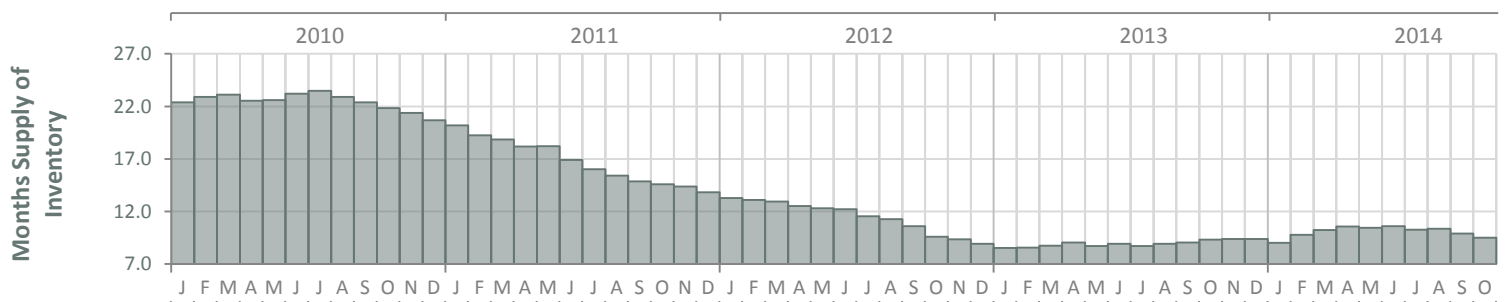


Months Supply of Inventory

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
October 2014	9.5	1.9%
September 2014	9.9	9.5%
August 2014	10.3	15.8%
July 2014	10.3	17.8%
June 2014	10.6	18.6%
May 2014	10.4	19.7%
April 2014	10.6	16.7%
March 2014	10.2	16.9%
February 2014	9.8	14.2%
January 2014	9.0	5.8%
December 2013	9.4	5.3%
November 2013	9.4	0.1%
October 2013	9.3	-3.0%

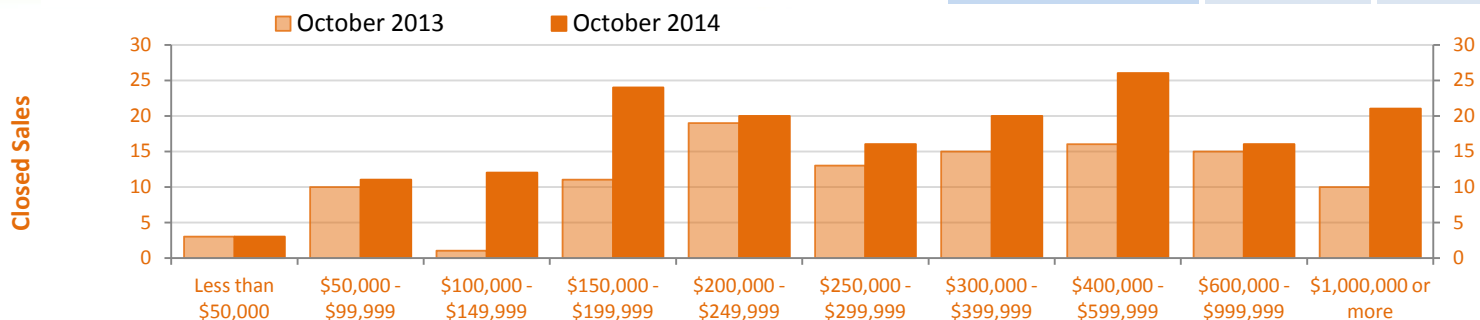


Closed Sales by Sale Price

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	3	0.0%
\$50,000 - \$99,999	11	10.0%
\$100,000 - \$149,999	12	1100.0%
\$150,000 - \$199,999	24	118.2%
\$200,000 - \$249,999	20	5.3%
\$250,000 - \$299,999	16	23.1%
\$300,000 - \$399,999	20	33.3%
\$400,000 - \$599,999	26	62.5%
\$600,000 - \$999,999	16	6.7%
\$1,000,000 or more	21	110.0%

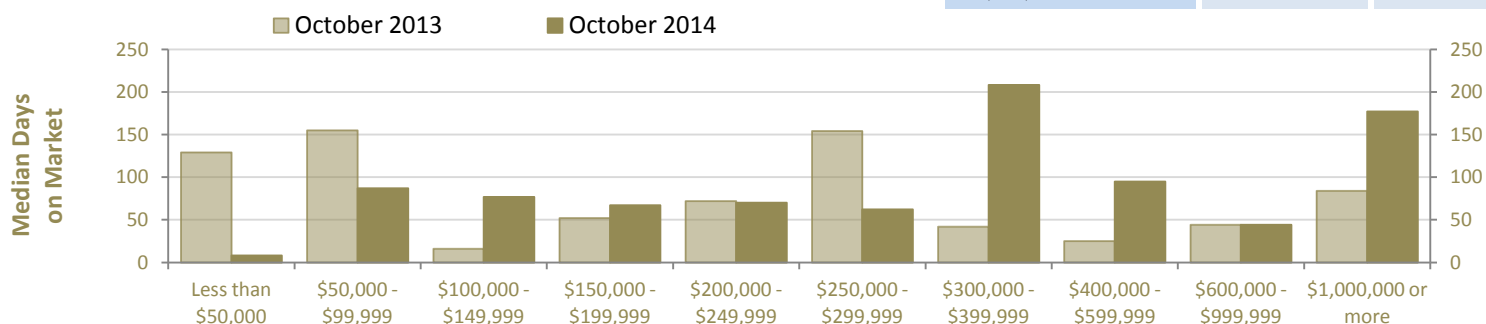


Median Days on Market by Sale Price

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	8	-93.8%
\$50,000 - \$99,999	87	-43.9%
\$100,000 - \$149,999	77	381.3%
\$150,000 - \$199,999	67	28.8%
\$200,000 - \$249,999	70	-2.8%
\$250,000 - \$299,999	62	-59.7%
\$300,000 - \$399,999	208	395.2%
\$400,000 - \$599,999	95	280.0%
\$600,000 - \$999,999	44	0.0%
\$1,000,000 or more	177	110.7%



Monthly Market Detail - October 2014

Single Family Homes

Walton County

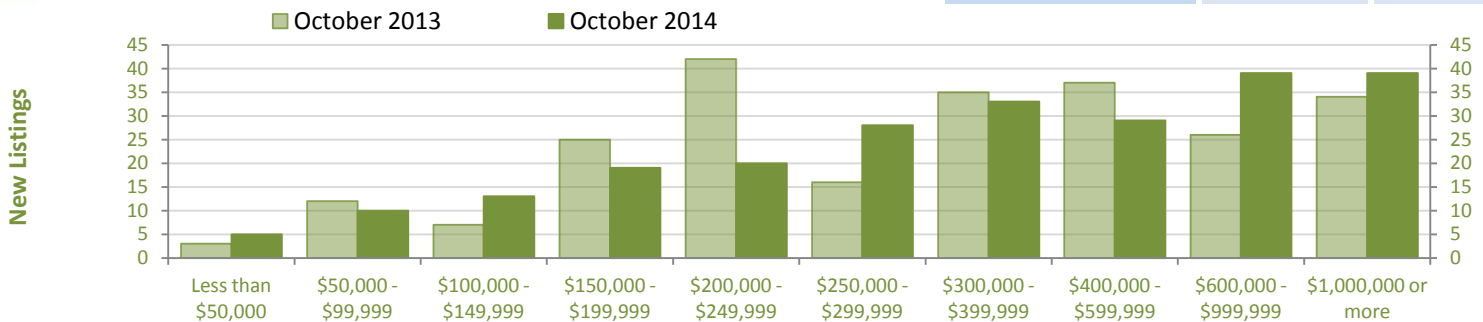


New Listings by Initial Listing Price

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	5	66.7%
\$50,000 - \$99,999	10	-16.7%
\$100,000 - \$149,999	13	85.7%
\$150,000 - \$199,999	19	-24.0%
\$200,000 - \$249,999	20	-52.4%
\$250,000 - \$299,999	28	75.0%
\$300,000 - \$399,999	33	-5.7%
\$400,000 - \$599,999	29	-21.6%
\$600,000 - \$999,999	39	50.0%
\$1,000,000 or more	39	14.7%

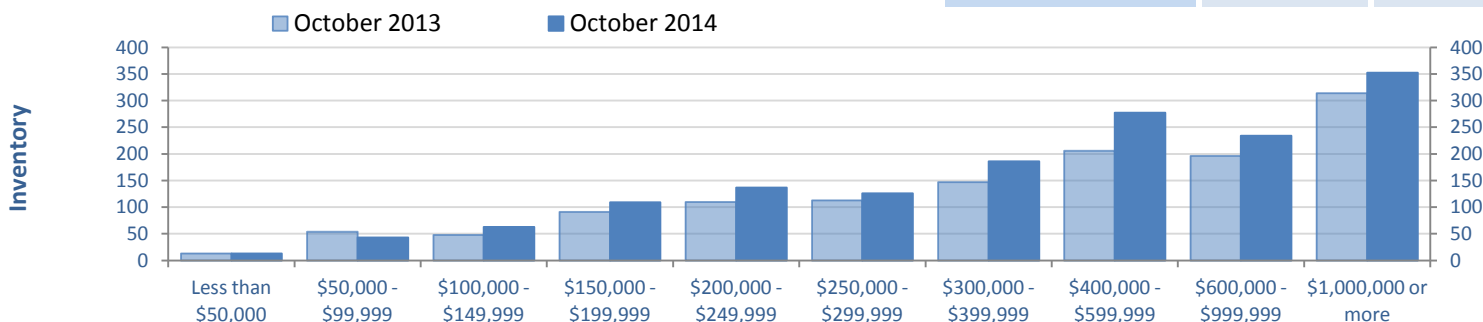


Inventory by Current Listing Price

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	13	0.0%
\$50,000 - \$99,999	43	-20.4%
\$100,000 - \$149,999	63	31.3%
\$150,000 - \$199,999	109	19.8%
\$200,000 - \$249,999	137	24.5%
\$250,000 - \$299,999	126	11.5%
\$300,000 - \$399,999	186	26.5%
\$400,000 - \$599,999	277	34.5%
\$600,000 - \$999,999	234	19.4%
\$1,000,000 or more	352	12.1%



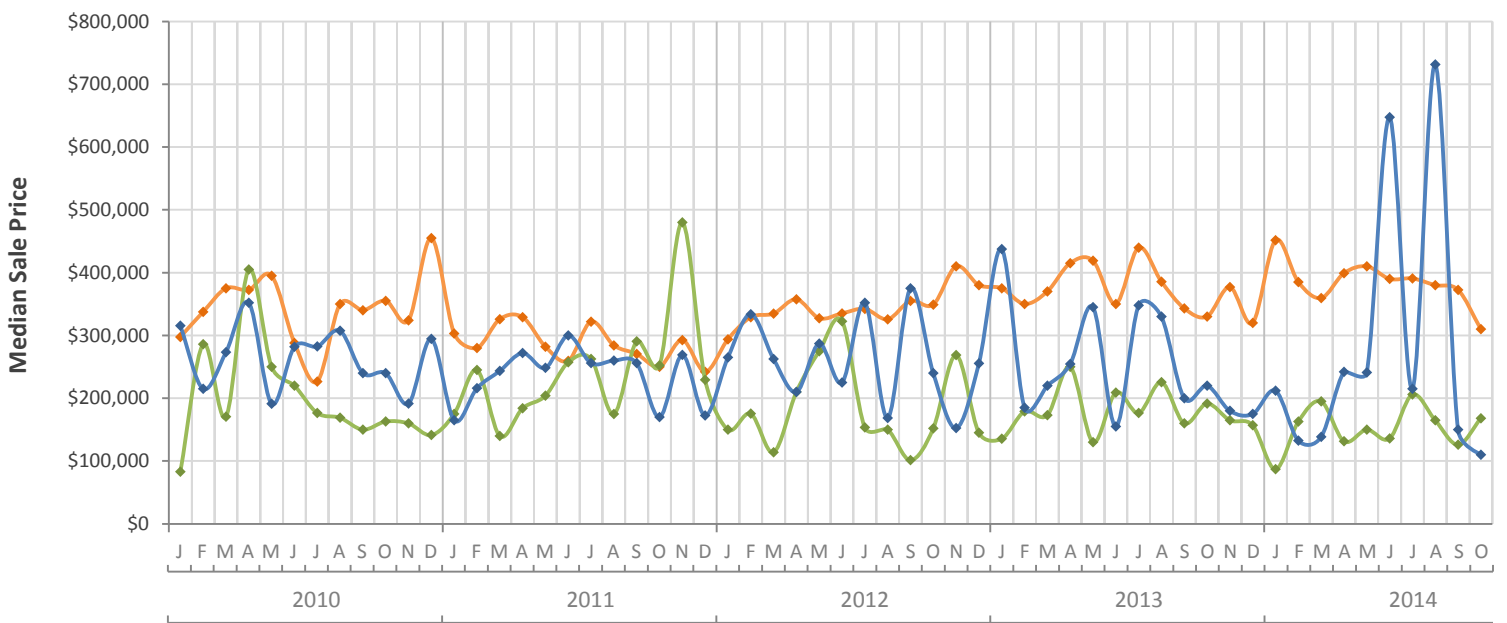
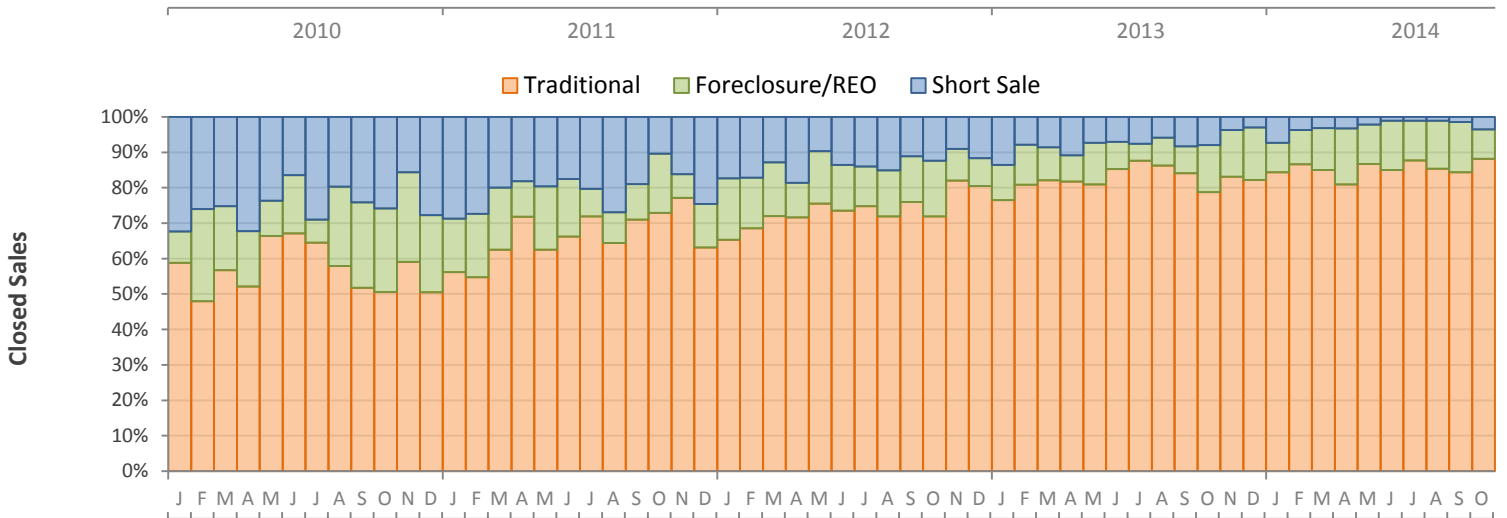
Monthly Distressed Market - October 2014

Single Family Homes

Walton County



		October 2014	October 2013	Percent Change Year-over-Year
Traditional	Closed Sales	149	89	67.4%
	Median Sale Price	\$310,000	\$330,000	-6.1%
Foreclosure/REO	Closed Sales	14	15	-6.7%
	Median Sale Price	\$168,000	\$191,500	-12.3%
Short Sale	Closed Sales	6	9	-33.3%
	Median Sale Price	\$110,000	\$220,000	-50.0%



Monthly Market Detail - October 2014

Townhouses and Condos

Walton County



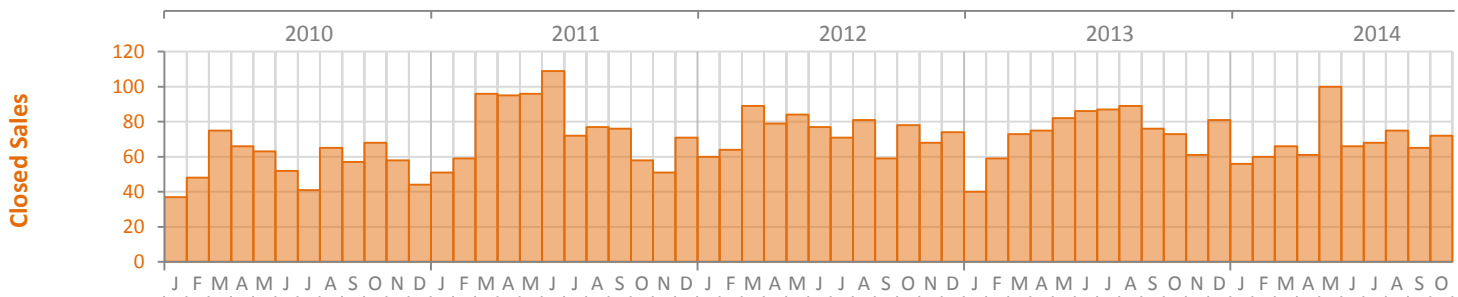
Summary Statistics	October 2014	October 2013	Percent Change Year-over-Year
Closed Sales	72	73	-1.4%
Paid in Cash	29	29	0.0%
New Pending Sales	83	80	3.8%
New Listings	87	141	-38.3%
Median Sale Price	\$253,000	\$300,000	-15.7%
Average Sale Price	\$328,970	\$427,383	-23.0%
Median Days on Market	100	63	58.7%
Average Percent of Original List Price Received	92.5%	91.9%	0.7%
Pending Inventory	120	97	23.7%
Inventory (Active Listings)	689	741	-7.0%
Months Supply of Inventory	9.9	10.1	-1.3%

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
October 2014	72	-1.4%
September 2014	65	-14.5%
August 2014	75	-15.7%
July 2014	68	-21.8%
June 2014	66	-23.3%
May 2014	100	22.0%
April 2014	61	-18.7%
March 2014	66	-9.6%
February 2014	60	1.7%
January 2014	56	40.0%
December 2013	81	9.5%
November 2013	61	-10.3%
October 2013	73	-6.4%

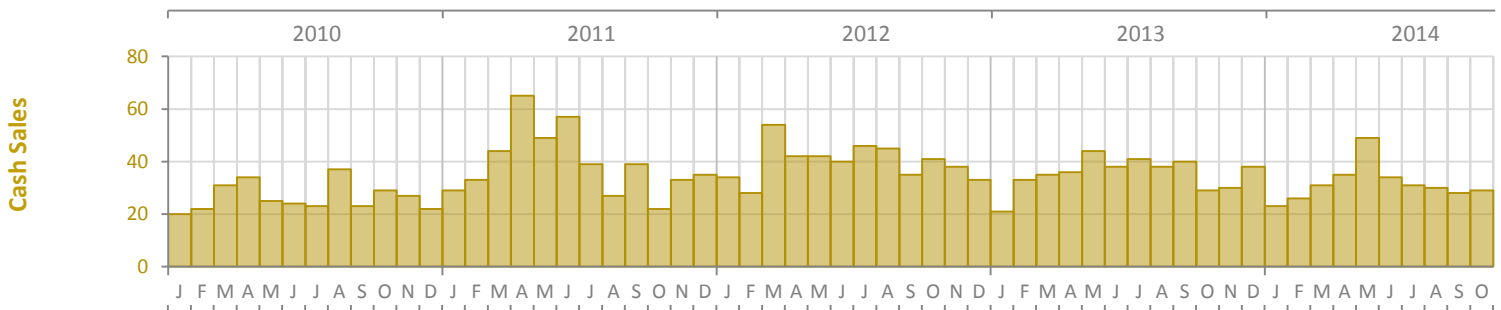


Cash Sales

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
October 2014	29	0.0%
September 2014	28	-30.0%
August 2014	30	-21.1%
July 2014	31	-24.4%
June 2014	34	-10.5%
May 2014	49	11.4%
April 2014	35	-2.8%
March 2014	31	-11.4%
February 2014	26	-21.2%
January 2014	23	9.5%
December 2013	38	15.2%
November 2013	30	-21.1%
October 2013	29	-29.3%

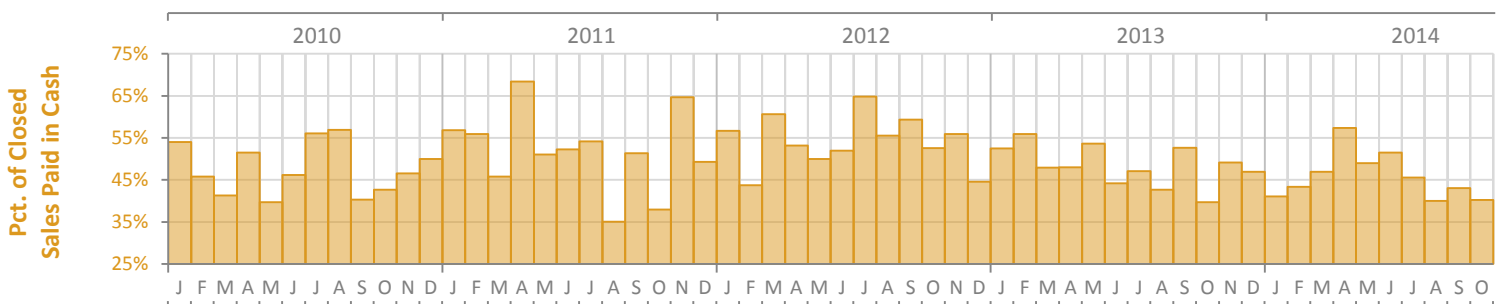


Cash Sales as a Percentage of Closed Sales

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
October 2014	40.3%	1.4%
September 2014	43.1%	-18.2%
August 2014	40.0%	-6.3%
July 2014	45.6%	-3.3%
June 2014	51.5%	16.6%
May 2014	49.0%	-8.7%
April 2014	57.4%	19.5%
March 2014	47.0%	-2.0%
February 2014	43.3%	-22.5%
January 2014	41.1%	-21.8%
December 2013	46.9%	5.2%
November 2013	49.2%	-12.0%
October 2013	39.7%	-24.4%

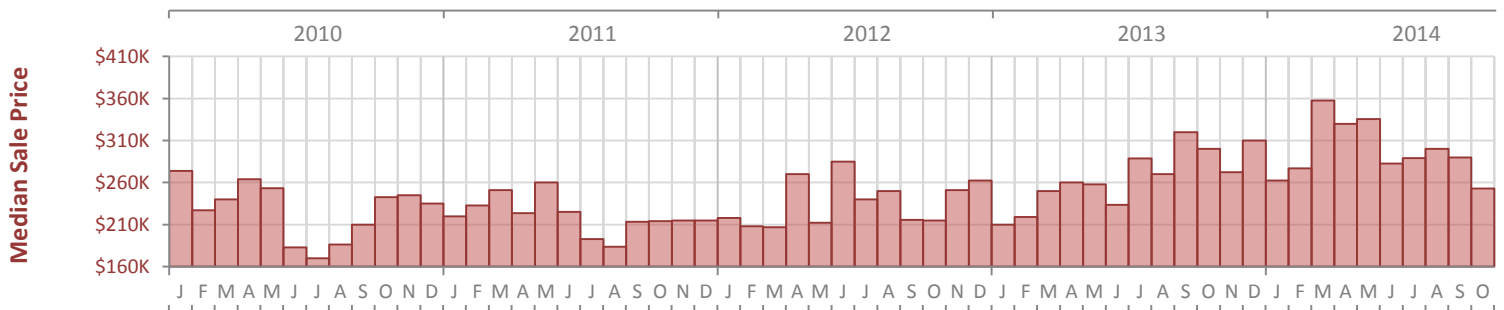


Median Sale Price

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
October 2014	\$253,000	-15.7%
September 2014	\$290,000	-9.4%
August 2014	\$300,000	11.1%
July 2014	\$289,250	0.1%
June 2014	\$282,500	20.9%
May 2014	\$335,625	30.2%
April 2014	\$330,000	26.9%
March 2014	\$357,500	43.0%
February 2014	\$277,000	26.5%
January 2014	\$262,500	25.0%
December 2013	\$310,000	18.1%
November 2013	\$272,500	8.6%
October 2013	\$300,000	39.5%



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
October 2014	\$328,970	-23.0%
September 2014	\$419,245	-2.9%
August 2014	\$381,963	4.4%
July 2014	\$390,146	7.0%
June 2014	\$432,575	26.8%
May 2014	\$414,977	28.3%
April 2014	\$440,373	29.8%
March 2014	\$511,112	42.5%
February 2014	\$357,535	19.3%
January 2014	\$341,196	22.1%
December 2013	\$378,191	13.0%
November 2013	\$345,347	6.0%
October 2013	\$427,383	72.1%

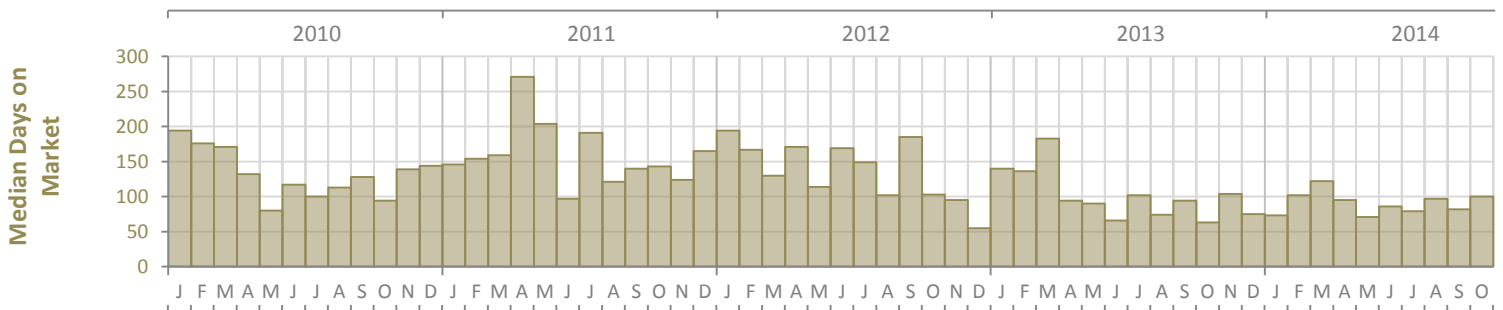


Median Days on Market

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
October 2014	100	58.7%
September 2014	82	-12.8%
August 2014	97	31.1%
July 2014	79	-22.5%
June 2014	86	30.3%
May 2014	71	-21.1%
April 2014	95	1.1%
March 2014	122	-33.3%
February 2014	102	-25.0%
January 2014	73	-47.9%
December 2013	75	36.4%
November 2013	104	9.5%
October 2013	63	-38.8%

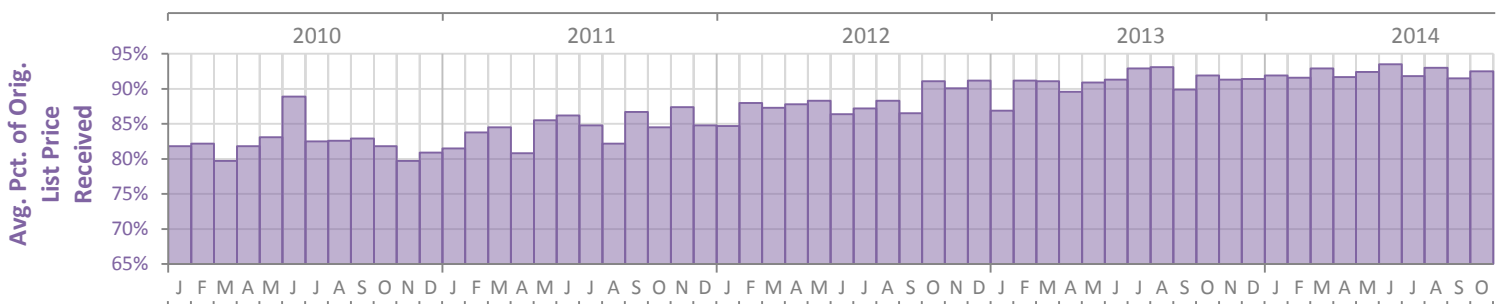


Average Percent of Original List Price Received

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

Economists' note: The Average Percent of Original List Price Received is an indicator of market conditions, in that in a recovering market, the measure rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market that has shifted from down to up, and is another *lagging* indicator.

Month	Avg. Pct. of Orig. List Price Received	Percent Change Year-over-Year
October 2014	92.5%	0.7%
September 2014	91.5%	1.8%
August 2014	93.0%	-0.1%
July 2014	91.8%	-1.2%
June 2014	93.5%	2.4%
May 2014	92.4%	1.7%
April 2014	91.7%	2.3%
March 2014	92.9%	2.0%
February 2014	91.6%	0.4%
January 2014	91.9%	5.8%
December 2013	91.4%	0.2%
November 2013	91.3%	1.3%
October 2013	91.9%	0.9%

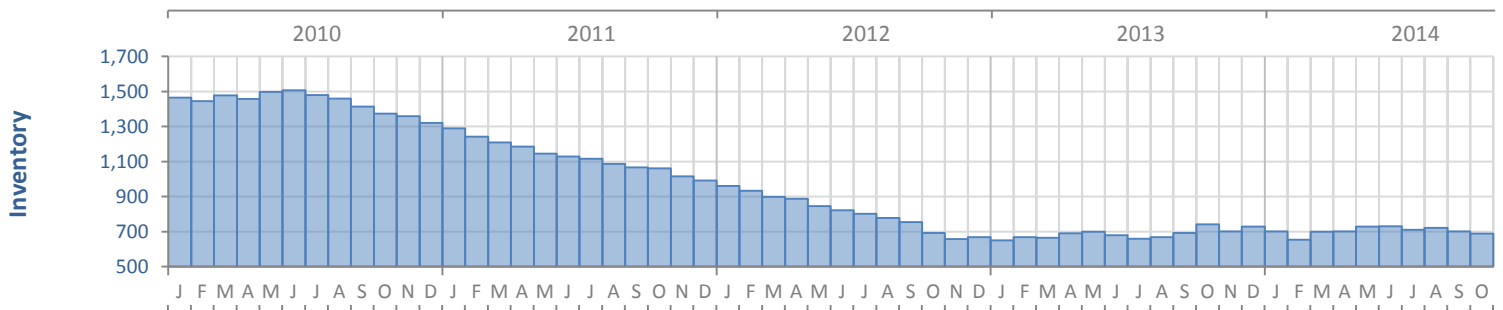


Inventory (Active Listings)

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
October 2014	689	-7.0%
September 2014	702	1.3%
August 2014	722	8.1%
July 2014	711	7.9%
June 2014	731	7.7%
May 2014	728	4.1%
April 2014	702	1.7%
March 2014	699	5.3%
February 2014	653	-2.2%
January 2014	701	7.7%
December 2013	729	9.1%
November 2013	701	6.7%
October 2013	741	6.9%

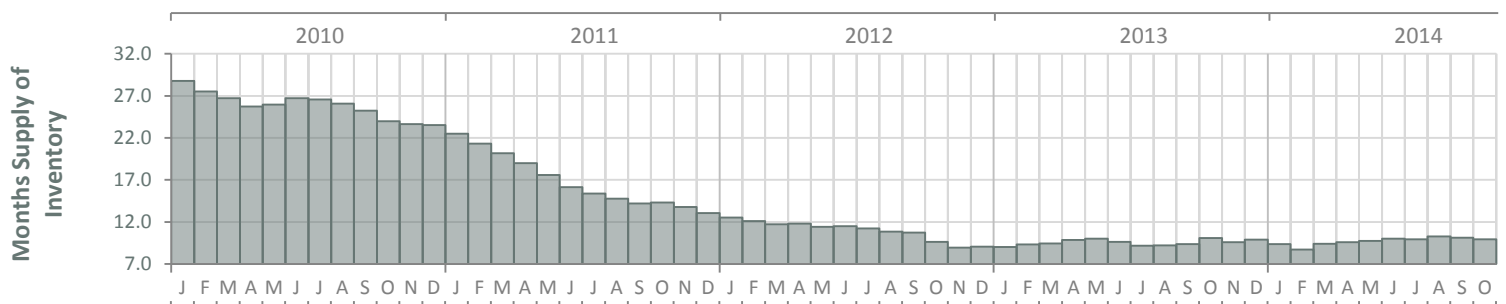


Months Supply of Inventory

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
October 2014	9.9	-1.3%
September 2014	10.1	8.0%
August 2014	10.3	11.5%
July 2014	10.0	8.5%
June 2014	10.0	4.0%
May 2014	9.8	-2.7%
April 2014	9.6	-2.8%
March 2014	9.4	-0.5%
February 2014	8.7	-6.6%
January 2014	9.4	3.6%
December 2013	9.9	9.4%
November 2013	9.6	7.4%
October 2013	10.1	4.7%

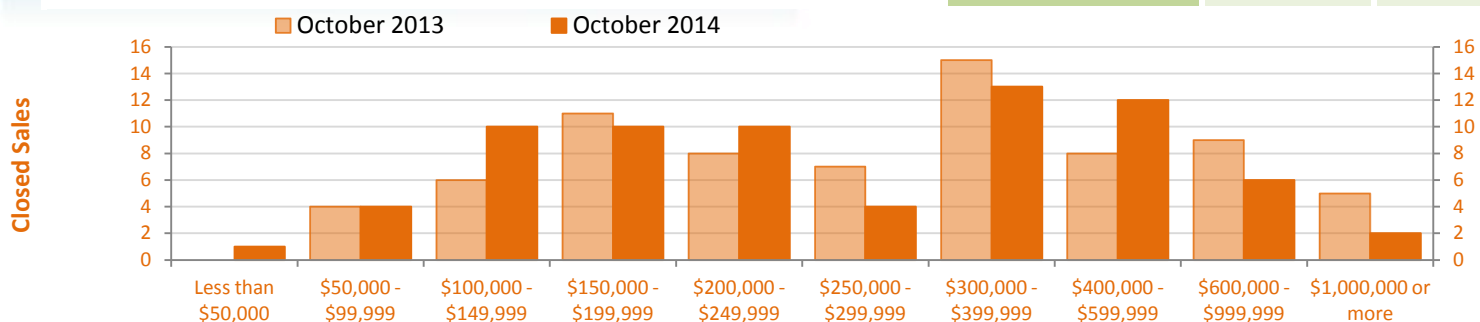


Closed Sales by Sale Price

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	1	N/A
\$50,000 - \$99,999	4	0.0%
\$100,000 - \$149,999	10	66.7%
\$150,000 - \$199,999	10	-9.1%
\$200,000 - \$249,999	10	25.0%
\$250,000 - \$299,999	4	-42.9%
\$300,000 - \$399,999	13	-13.3%
\$400,000 - \$599,999	12	50.0%
\$600,000 - \$999,999	6	-33.3%
\$1,000,000 or more	2	-60.0%

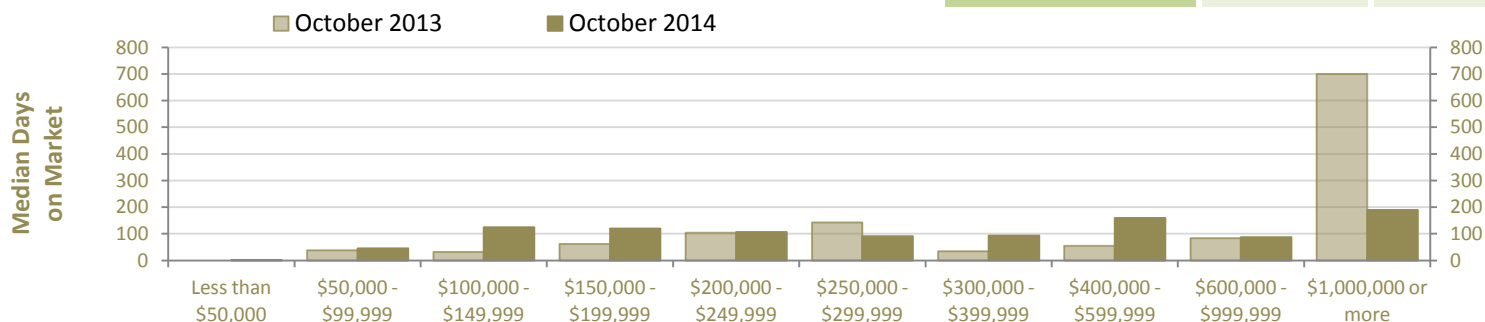


Median Days on Market by Sale Price

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	2	N/A
\$50,000 - \$99,999	45	18.4%
\$100,000 - \$149,999	124	287.5%
\$150,000 - \$199,999	120	93.5%
\$200,000 - \$249,999	107	2.9%
\$250,000 - \$299,999	91	-35.9%
\$300,000 - \$399,999	93	173.5%
\$400,000 - \$599,999	159	189.1%
\$600,000 - \$999,999	87	3.6%
\$1,000,000 or more	189	-73.0%

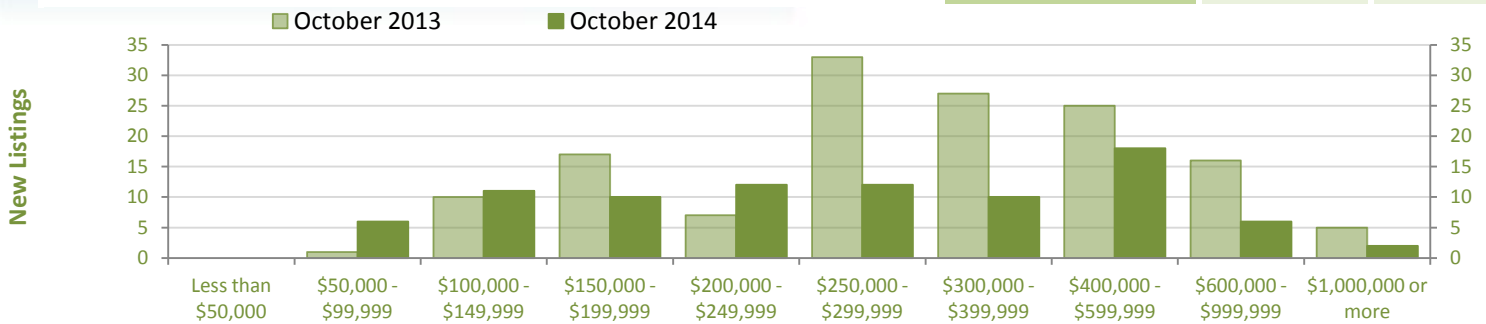


New Listings by Initial Listing Price

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	6	500.0%
\$100,000 - \$149,999	11	10.0%
\$150,000 - \$199,999	10	-41.2%
\$200,000 - \$249,999	12	71.4%
\$250,000 - \$299,999	12	-63.6%
\$300,000 - \$399,999	10	-63.0%
\$400,000 - \$599,999	18	-28.0%
\$600,000 - \$999,999	6	-62.5%
\$1,000,000 or more	2	-60.0%

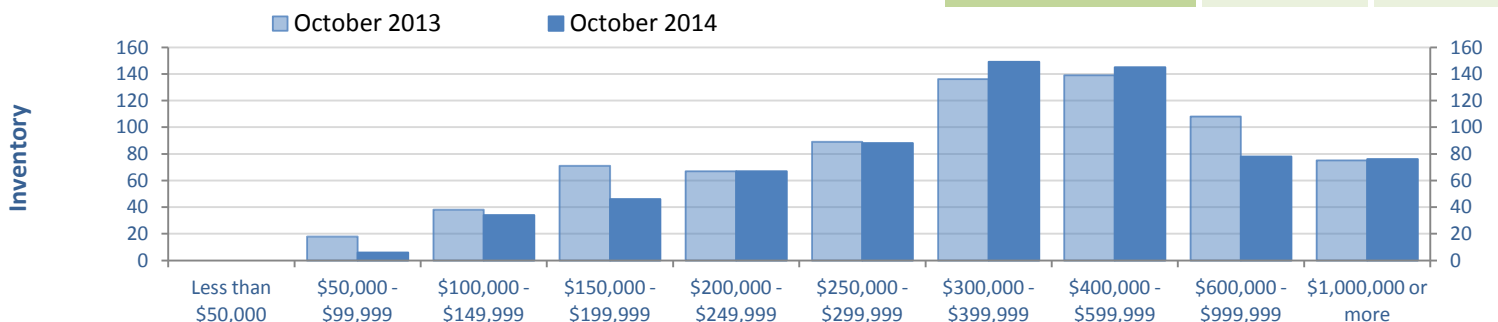


Inventory by Current Listing Price

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	6	-66.7%
\$100,000 - \$149,999	34	-10.5%
\$150,000 - \$199,999	46	-35.2%
\$200,000 - \$249,999	67	0.0%
\$250,000 - \$299,999	88	-1.1%
\$300,000 - \$399,999	149	9.6%
\$400,000 - \$599,999	145	4.3%
\$600,000 - \$999,999	78	-27.8%
\$1,000,000 or more	76	1.3%



Monthly Distressed Market - October 2014

Townhouses and Condos

Walton County



		October 2014	October 2013	Percent Change Year-over-Year
Traditional	Closed Sales	63	61	3.3%
	Median Sale Price	\$252,000	\$312,000	-19.2%
Foreclosure/REO	Closed Sales	6	4	50.0%
	Median Sale Price	\$352,000	\$160,950	118.7%
Short Sale	Closed Sales	3	8	-62.5%
	Median Sale Price	\$425,000	\$220,000	93.2%

