



March 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	Mar-10	Mar-09	Percent Change
New Listings	180	159	13%
Combined Residential Pending	95	80	19%
Combined Residential Sold	79	50	58%
Short Sale Foreclosure	25	15	67%
High	\$3,100,000	\$2,000,000	55%
Low	\$50,000	\$77,000	-35%
Average Price Sold	\$607,258	\$584,482	4%
Average Price/sf	\$274.78	\$265.59	3%
Days on Market	275	207	33%

**March 2010: 1 Condos Sold \$995K and higher. 13 homes sold over \$1mil*

Year to Date Analysis	YTD 2010	YTD 2009	Percent Change
New Listings	411	458	-10%
Combined Residential Sold	154	99	56%
Short Sale Foreclosure	61	30	103%
High	\$3,100,000	\$2,370,000	31%
Low	\$50,000	\$72,500	-31%
Average Price Sold	\$653,853	\$595,631	10%
Days on Market	287	263	9%

** Distressed property was 32% of all combined residential sold in March 2010 on 30A.
 Down from **62% in February** of 2010!*



March 2010 Market Summary and Analysis

WaterColor Single Family Residential

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Month of March Analysis	Mar-10	Mar-09	Percent Change
Homes Under Contact	12	15	-20%
Homes Sold	7	12	-42%
Short Sale Foreclosure	1	3	-67%
High	\$3,100,000	\$2,000,000	55%
Low	\$523,000	\$424,000	23%
Average Price Sold	\$1,205,643	\$893,990	35%
Average Price/sf	\$371.48	\$335.05	11%
Days on Market	198	237	-16%

Year to Date Analysis	YTD 2010	YTD 2009	Percent Change
Homes Sold	11	14	-21%
Short Sale Foreclosure	3	3	0%
High	\$3,100,000	\$2,000,000	55%
Low	\$499,000	\$424,000	18%
Average Price Sold	\$1,096,227	\$967,705	13%
Average Price/sf	\$348.74	\$349.43	0%
Days on Market	193	228	-15%



March 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	2211	2168	2%
Active Listings	4172		
Short Sale or Foreclosure (19% of active listings)	785		
Pending Listings	1213	962	26%
Residential Homes Sold	805	688	17%
Percent Sold of Active	19%		
Inventory on Hand in Months	12.48	19.6	-36%
Short Sale Foreclosure	278	207	34%
High	\$3,100,000	\$2,370,000	31%
Low	\$7,500	\$12,100	-38%
Average Price Listed of Sold Homes	\$307,509	\$284,079	8%
Average Price Sold	\$282,644	\$256,181	10%
Percent of Selling Price/Listing Price	92%	90%	2%
Days on Market	160	150	7%

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



March 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	969	963	1%
Active Listings	3741		
Short Sale or Foreclosure (14% of active listings)	516		
Pending Listings	268	117	129%
Residential Lots Sold	205	87	136%
Percent Sold vs Active	5%		
*Short Sale Foreclosure	59	14	321%
High	\$1,137,500	\$2,130,000	-47%
Low	\$2,200	\$3,000	-27%
Average Price Listed	\$136,412	\$207,198	-34%
Average Price Sold	\$105,115	\$167,145	-37%
Percent of Selling Price/Listing Price	77%	81%	-4%
Days on Market	290	274	6%

** March 2010: Park Row Lot in WaterColor sold for \$485,000*

Gulf front lot in Retreat sold for \$1,137,500



March 2010 Market Summary and Analysis

Panama City MLS

Bay County - Beach Condos

Data Sources: Bay County MLS and Metro Market Trends Real Estate Information Systems

Provided by Team Baranowski, Keller Williams Emerald Coast

Bay County Beach Condos Year to Date Analysis	YTD 2010	YTD 2009	Percent Change
New Listings	471	493	-4%
Active Listings	1274		
Short Sale or Foreclosure (17% of active listings)	212		
Pending Listings	193	156	24%
Condos Sold	180	131	37%
Percent Sold of Active	14%		
Short Sale or Foreclosure Sold	68	42	62%
High	\$680,000	\$545,000	25%
Low	\$20,000	\$39,500	-49%
Average Price Listed When Sold	\$264,328	\$263,612	0%
Average Price Sold	\$244,047	\$230,202	6%
Percent of Selling Price/Listing Price	92%	87%	6%
Days on Market	146	146	0%

* Grand Panama Beach Resort top selling condo year to date with 23 sales