



# **Cole Blair Properties Market Report**

## **Inlet Beach, FL 32461**

REPORT FOR 2/18/2020

Single-Family Homes

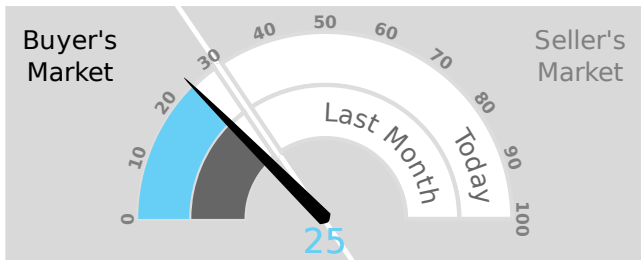


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This week the median list price for Inlet Beach, FL 32461 is \$1,337,450 with the market action index hovering around 25. This is about the same as last month's market action index of 25. Inventory has held steady at or around 268.

**MARKET ACTION INDEX**

This answers "How's the Market?" by comparing rate of sales versus inventory.



**Slight Buyer's Advantage**

The market has been cooling in recent weeks. Since this is a Buyer's market where there is excess inventory to satisfy the demand levels, prices have also been moving lower.

**REAL-TIME MARKET PROFILE**

Median List Price		\$1,337,450
Per Square Foot		\$452
Days on Market		197
Price Decreased		22%
Price Increased		8%
Relisted		11%
Inventory		268
Median Rent		\$3,150
Most Expensive		\$14,000,000
Least Expensive		\$295,000
Market Action		<b>25</b>

**Slight Buyer's Advantage**

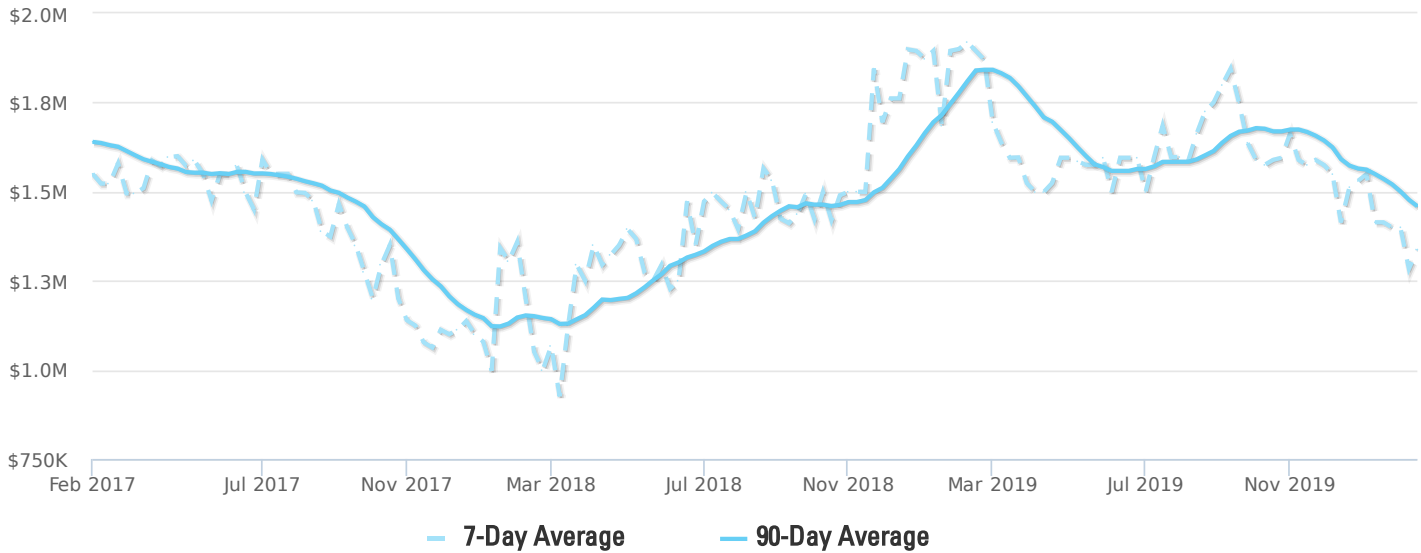
**MARKET SEGMENTS**

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$4,125,000	4,214	4,500 - 6,500 sqft	5	5	4	2	1	265
\$1,995,000	3,212	4,500 - 6,500 sqft	5	5	12	0	4	264
\$949,900	2,580	4,500 - 6,500 sqft	4	4	6	1	3	130
\$559,000	1,930	0 - 4,500 sqft	3	3	1	1	10	127

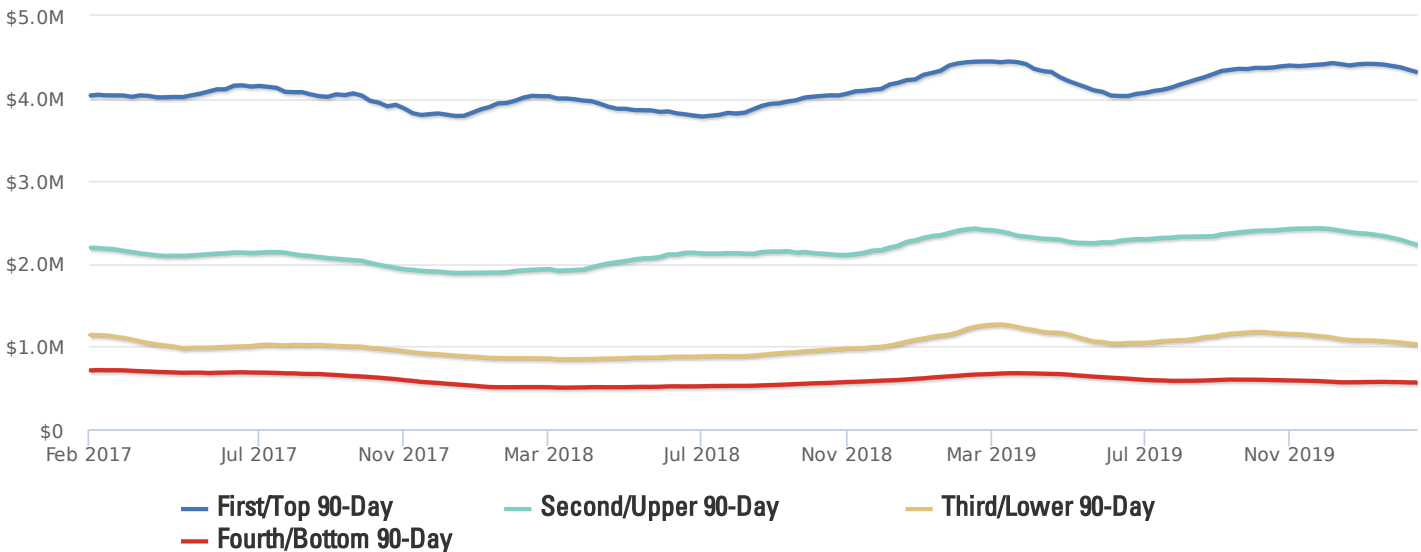
MEDIAN LIST PRICE

Again this week in this zip code we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high level. At this point, we will be looking for a persistent upward shift in the Market Action Index as a leading indicator for a trough in prices.



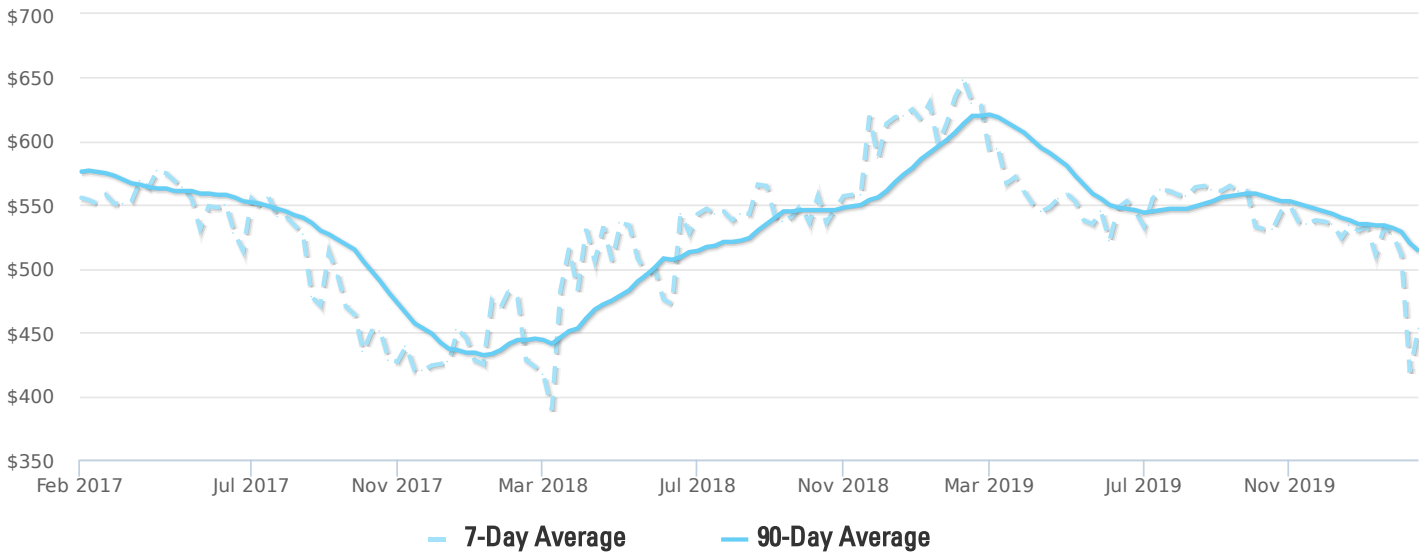
SEGMENTS

In the quartile market segments, we see prices across the quartiles of this zip code not tightly correlated recently. Prices in Quartile 1 and 4 have been mixed recently, while the rest of the market is trending downward. Look to a strong, persistent up shift in the Market Action Index as a leading indicator of the trough in the market.



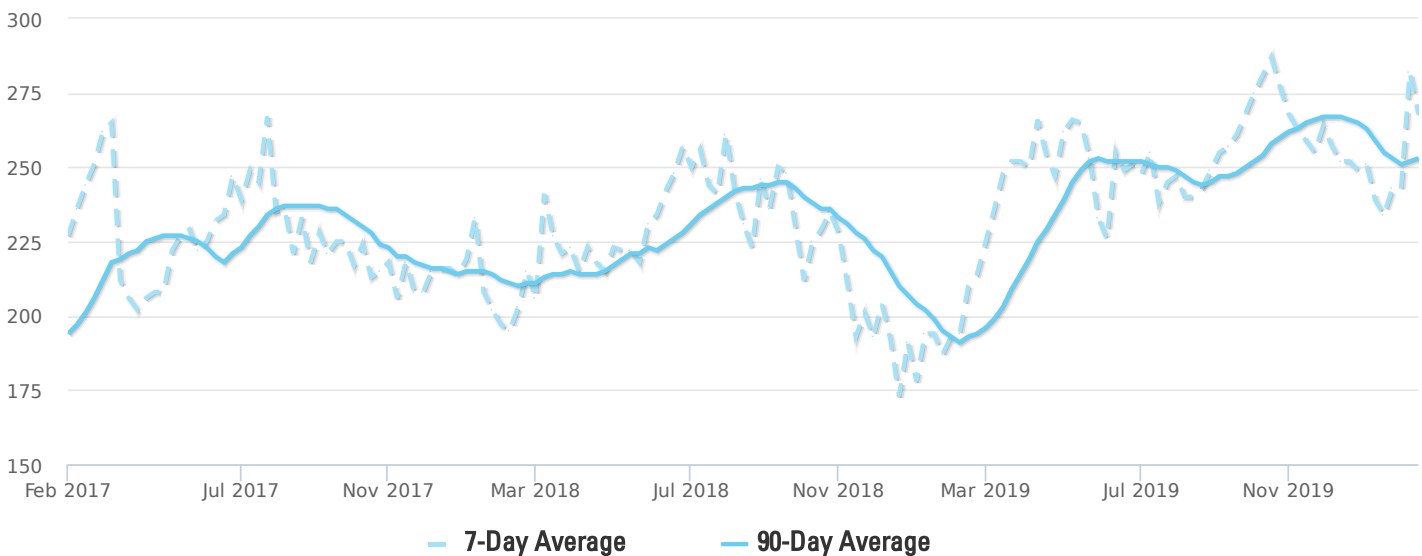
PRICE PER SQUARE FOOT

The market's downward trends are shared across both price and value. People are recently placing less value on homes (you can see the recent declines in price per square foot as evidence.) Look for significant changes in the Market Action Index as a precursor to price and value changes, possibly as inflection points for good investment opportunities.



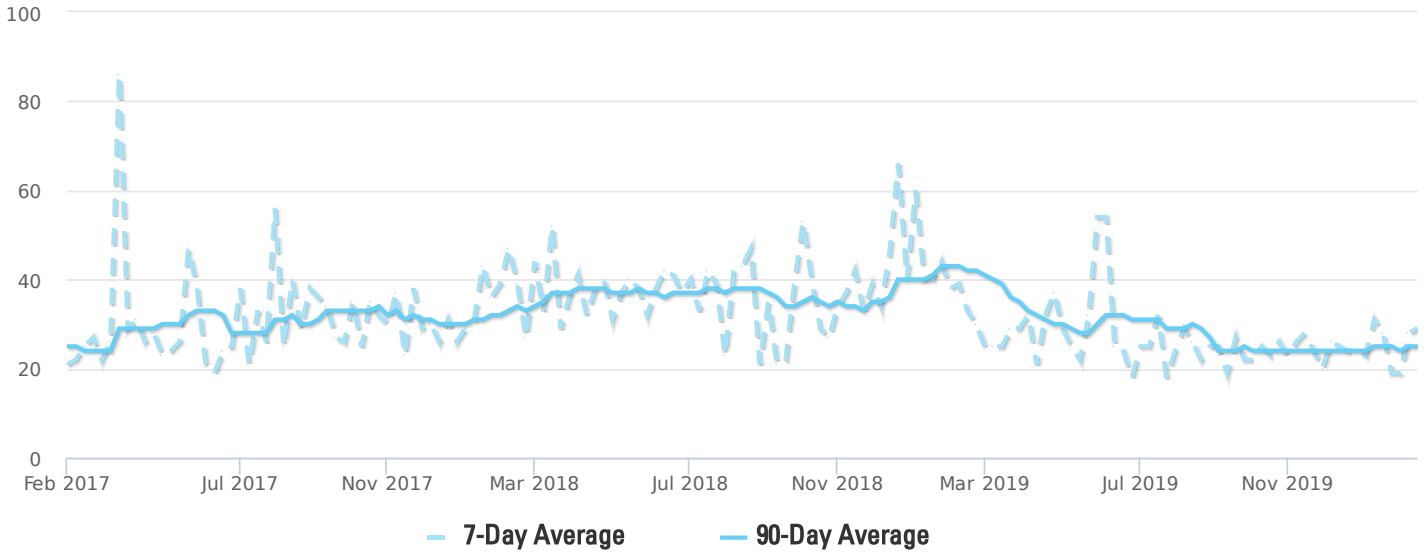
INVENTORY

Inventory has been relatively steady around these levels in recent weeks.



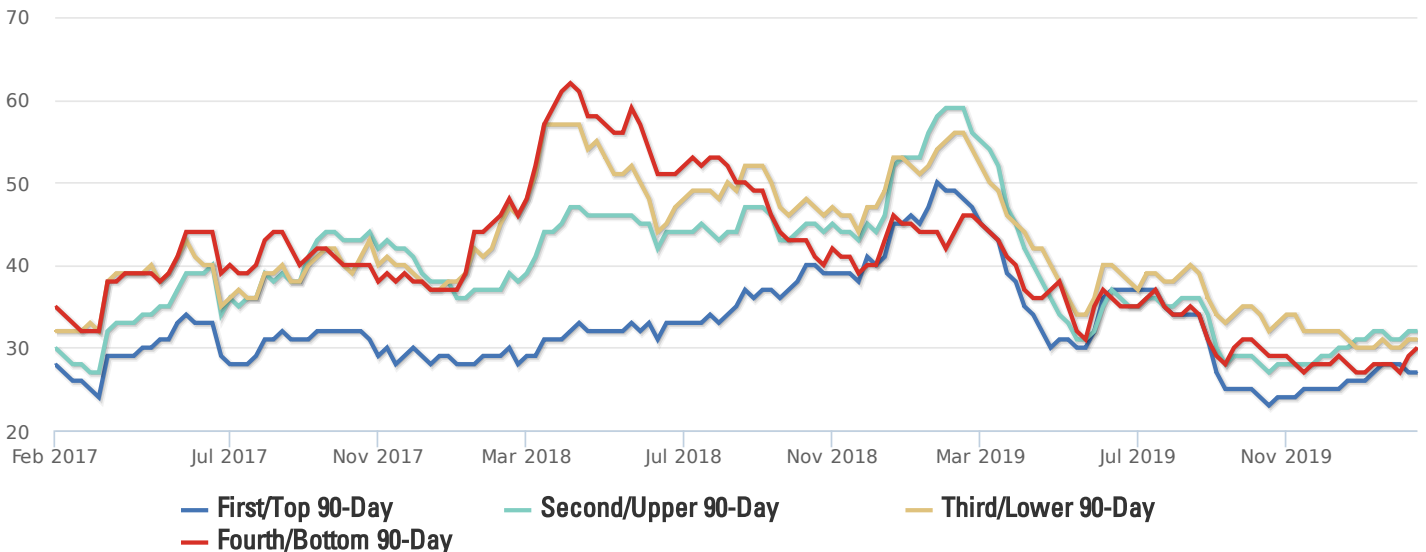
### MARKET ACTION INDEX

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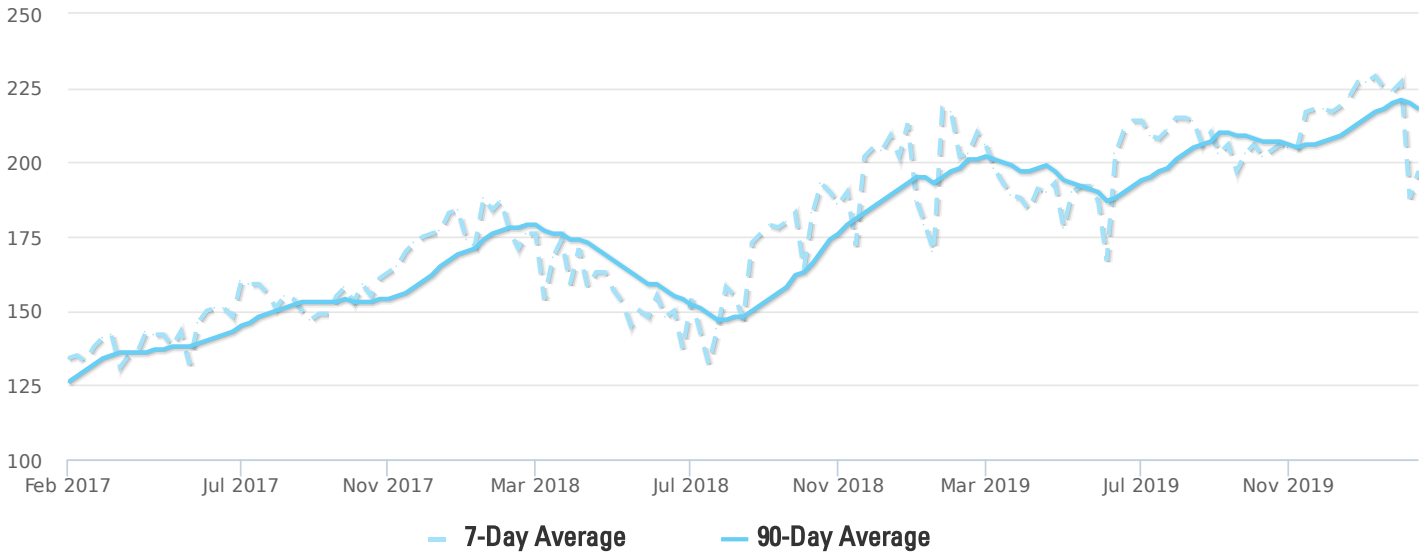
### MARKET ACTION SEGMENTS

Three of the four quartiles of this zip code are in the Seller's Market zone with relatively low amounts of inventory given the current levels of demand. It's not uncommon that the premium segment of the market takes longer to sell than the rest of the group.



AVERAGE DAYS ON MARKET (DOM)

The properties have been on the market for an average of 218 days. Half of the listings have come newly on the market in the past 139 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

