

Market Conditions Overview by MMT, Inc.
SantaRosa County

Area: Casablanca Subdivision - Gulf Breeze, Florida
 Date Range: 2/1/2008 to 01/31/2009
 Structure Type: Single Family Residential

	Prior 7-12 Months	Prior 4-6 Months	Current 3 Months
Total # of Comparable Sales	13	10	6
Absorption Rate (Sales/Month)	2.17	3.33	2.00
Median Comparable Sales Price	\$189,500	\$216,250	\$183,650
Average Comparable Sales Price	\$225,769	\$221,460	\$187,883
Foreclosure Sales (REO "L")	0	0	2
Foreclosure Sales Median Price	\$0	\$0	\$177,500
Foreclosure Sales Average Price	\$0	\$0	\$177,500
Foreclosure Sale Median Price/Regular Sale Median Price Ratio (Pct)	0.0000 (0.00%)	0.0000 (0.00%)	0.9665 (96.65%)
Foreclosure Sale Avg Price/Regular Sale Avg Price Ratio (Pct)	0.0000 (0.00%)	0.0000 (0.00%)	0.9447 (94.47%)

Single Family Comparable Sales Summary - SantaRosa County
Casablanca Subdivision - Gulf Breeze, Florida

TaxID	Parcel Address	Price	Sale Date	SqFt		Yr Built		Per SqFt		Transaction Type
				H/C	Eff	Act	Eff	H/C	Eff	
063S290540038000050	3 San Carlos Ave	\$128,000	10/10/2008	1428	1602	1957	1967	\$89.64	\$79.90	Regular
063S290540057000030	302 Shoreline Dr	\$130,000	09/12/2008	1359	1719	1958	1958	\$95.66	\$75.63	Regular
063S290540041000100	113 Gilmore Dr	\$134,000	07/01/2008	1131	1460	1959	1974	\$118.48	\$91.78	Regular
063S290540037000060	7 Gilmore Dr	\$135,000	03/11/2008	1271	1488	1959	1959	\$106.22	\$90.73	Regular
063S290540034000290	102 San Carlos Ave	\$136,500	09/30/2008	1069	1278	1957	1967	\$127.69	\$106.81	Regular
063S290540028000590	14 San Carlos Ave	\$160,000	12/22/2008	1748	1811	1957	1957	\$91.53	\$88.35	REO
063S290540060000210	203 Norwich Dr	\$160,000	06/12/2008	1447	1844	1971	1971	\$110.57	\$86.77	Regular
063S290540038000240	18 Gilmore Dr	\$160,000	05/23/2008	1427	1652	1955	1955	\$112.12	\$96.85	Regular
063S290540061000040	206 Norwich Dr	\$173,000	07/28/2008	1710	1734	1971	1971	\$101.17	\$99.77	Regular
063S290540035000050	103 San Carlos Ave	\$176,000	05/06/2008	1490	2053	1952	1952	\$118.12	\$85.73	Regular
063S290540012000010	201 N Sunset Blvd	\$177,000	01/16/2009	2100	2441	1957	1967	\$84.29	\$72.51	Regular
063S290540062000190	175 Camelia St	\$177,800	12/16/2008	1898		1957		\$93.68	\$0.00	Foreclosure
063S290540060000210	203 Norwich Dr	\$189,500	11/20/2008	1447	1844	1971	1971	\$130.96	\$102.77	Regular
063S290540064000140	204 Bear Dr	\$195,000	11/25/2008	1936	2439	1970	1970	\$100.72	\$79.95	REO
063S290540006000100	208 Oviedo St	\$199,000	06/12/2008	1781	2036	1960	1960	\$111.74	\$97.74	Regular
063S290540063000090	303 Fairpoint Dr	\$200,000	03/12/2008	1476	1596	1972	1972	\$135.50	\$125.31	Regular
063S290540052000060	430 Fairpoint Dr	\$207,000	05/21/2008	2267	2450	1958	1958	\$91.31	\$84.49	Regular
063S290540029000290	422 Cumberland Ave	\$209,000	08/29/2008	1410	1455	1958	1958	\$148.23	\$143.64	Regular
063S290540059000090	413 Dolphin St	\$210,000	09/19/2008	1742	2158	1973	1973	\$120.55	\$97.31	Regular
063S290540067000080	111 S Sunset Blvd	\$222,500	08/04/2008	2098	2360	1969	1969	\$106.05	\$94.28	Regular
063S290540004000460	314 Valencia St	\$228,000	12/30/2008	1898	2155	1965	1975	\$120.13	\$105.80	Regular
063S290540059000220	310 Florida Ave	\$235,000	07/25/2008	1624	1902	1974	1974	\$144.70	\$123.55	Regular
063S290540053000150	103 Berry Ave	\$265,000	10/21/2008	1784	2165	1965	1965	\$148.54	\$122.40	Regular

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				H/C	Eff	Act	Eff	H/C	Eff	
063S290540058000150	424 Dolphin St	\$268,500	10/21/2008	1882	2187	1972	1972	\$142.67	\$122.77	Regular
063S290540053000090	438 Montrose Blvd	\$289,000	03/11/2008	2165	2591	1962	1962	\$133.49	\$111.54	Regular
063S290540037000110	17 Gilmore Dr	\$310,000	10/27/2008	2683	3013	1969	1989	\$115.54	\$102.89	Regular
063S290540058000060		\$335,100	09/17/2008	1584	1815	1976	1976	\$211.55	\$184.63	Regular
063S290540005000120	303 Cordoba St	\$362,000	05/01/2008	2456	2808	1995	1995	\$147.39	\$128.92	Regular
063S290540010000030	252 Fairpoint Dr	\$505,000	03/27/2008	1594	1950	1962	1962	\$316.81	\$258.97	Regular