

MLS SALES / DETACHED HOMES / NICEVILLE 1303/1304/1305/1306/1308					
	2016	2015	2014	2013	2012
Total Sales	702	682	591	556	468
Avg. Sold Price	\$327,183	\$305,814	\$285,555	\$293,419	\$275,098
Median Price	\$300,000	\$275,000	\$270,000	\$275,000	\$258,500
Sale Price to List Price %	98%	98%	98%	97%	97%
Average Days on the Market	67	75	75	74	100
Cumulative Days On Market	81	88	90	93	133

The preceding table indicates increasing values over the past five years. And past 12 months. The sub areas include all of Niceville except City of Valparaiso and sparse sub areas east of Niceville that overlap with Freeport.

Notice the **average** sold price has increased 19%, or 4.75% per annum, from 2012 through 2016.

Notice the **median** sold price has increased 16%, or 4% per annum, from 2012 through 2016.

Summary: Data extracted from the market using a *Five-Year Trend* analysis from 2012 through 2014 supports increasing values between 4% and 4.75% per annum.

There were 20 more sales in 2016 than in 2015. Sales have increased each year. The sales price to list ratio is stable at 98% meaning properties are selling very close to list price. Supply and demand are not in balance. There is an under supply. The absorption rate is 58.5 per month with 136 actives resulting in a 2.3 months' inventory. The average DOM is 67 with a CDOM of 91. These are signs of a very good market.