



NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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Monthly Indicators

July 2009

Area breakouts of 28 submarkets begin after page 15.

June saw a huge spike upwards in pending sales in the Northeast Florida housing market. For the month there were 1,622 signed purchase agreements, which represents an increase of 42.2 percent from June 2008. Low mortgage rates and the \$8,000 tax credit for first time buyers appears to be getting buyers off the wall and onto the dance floor.

Because more of the market's activity is taking place in the lower price ranges and in the lender-mediated foreclosure and short sale segment, home prices continue to show overall declines. The median sales price in June was \$161,000, down 18.3 percent from last June.

As prices have softened and rates have dropped, the Housing Affordability Index has improved to 155, which means the median family income is 155 percent of what's necessary to qualify for the median priced home.

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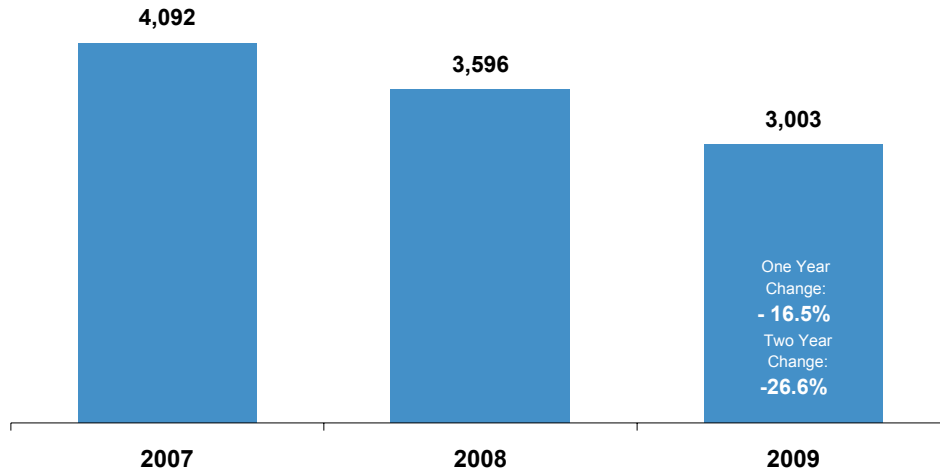
New Listings

A Monthly Indicator from the **Northeast Florida Association of REALTORS®**

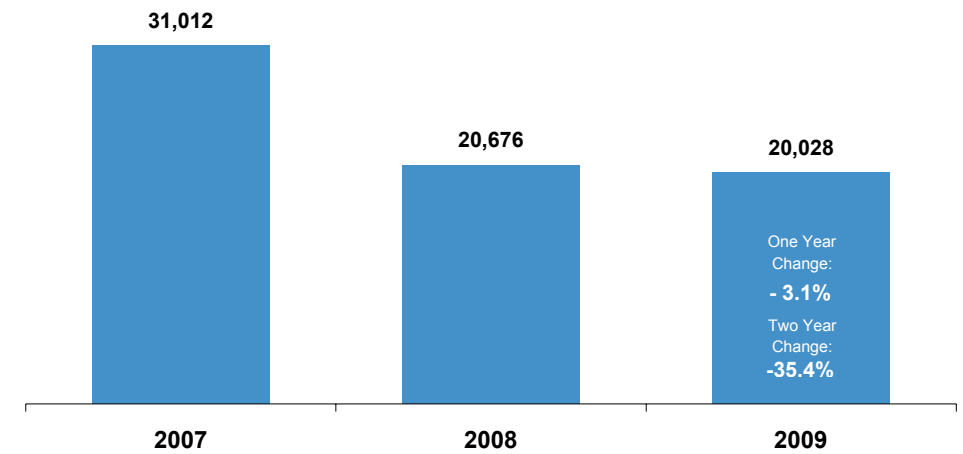


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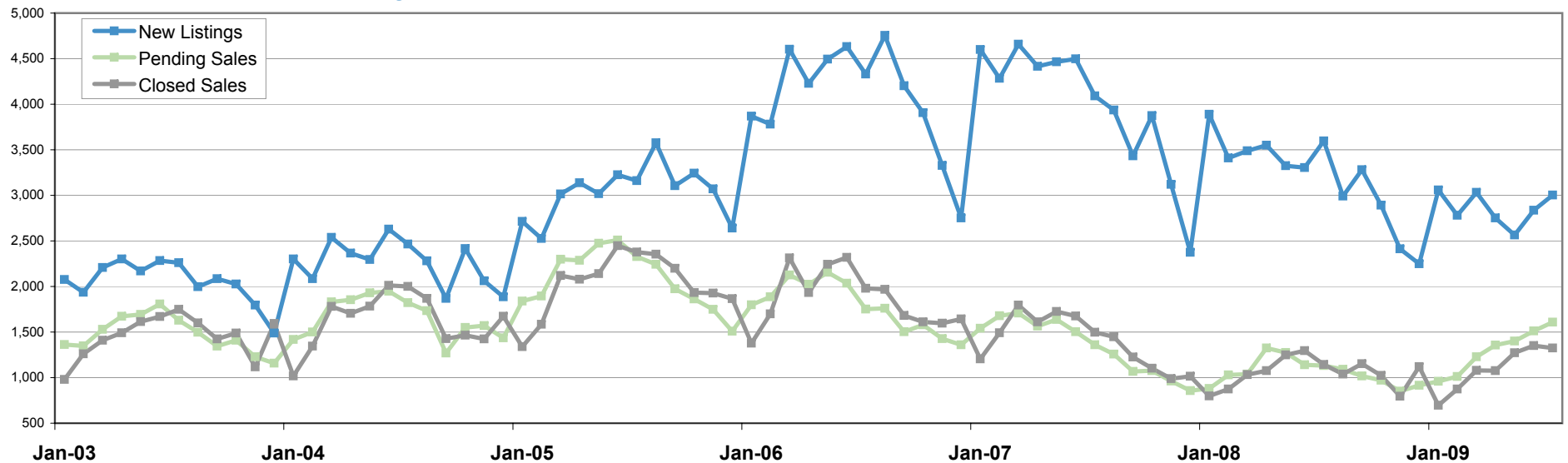
July



Year to Date



Historical Market Activity



Pending Sales

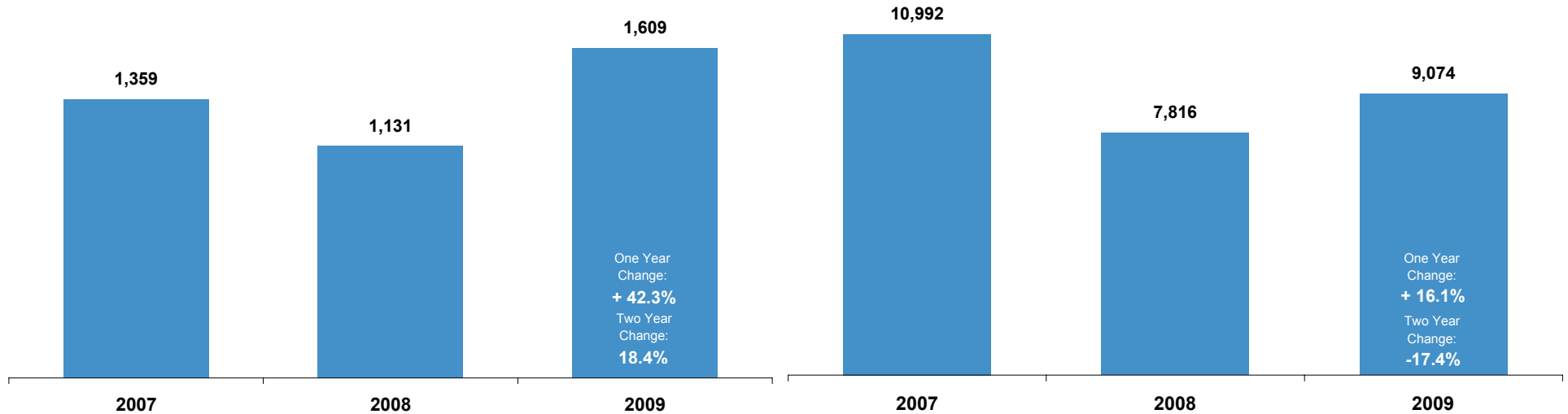
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



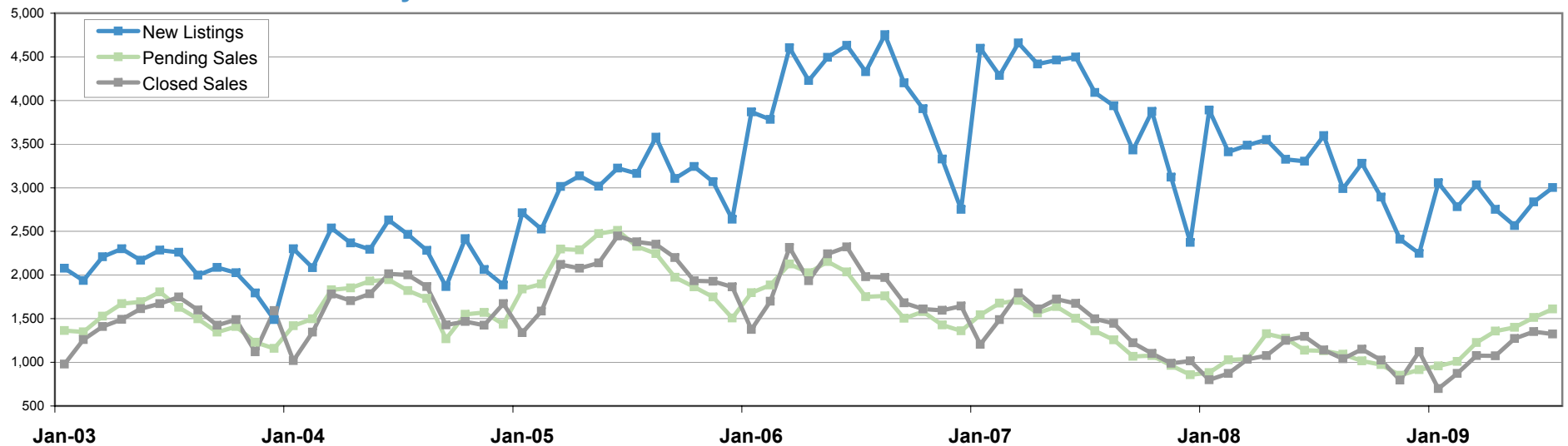
**NORTHEAST FLORIDA
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July

Year to Date



Historical Market Activity

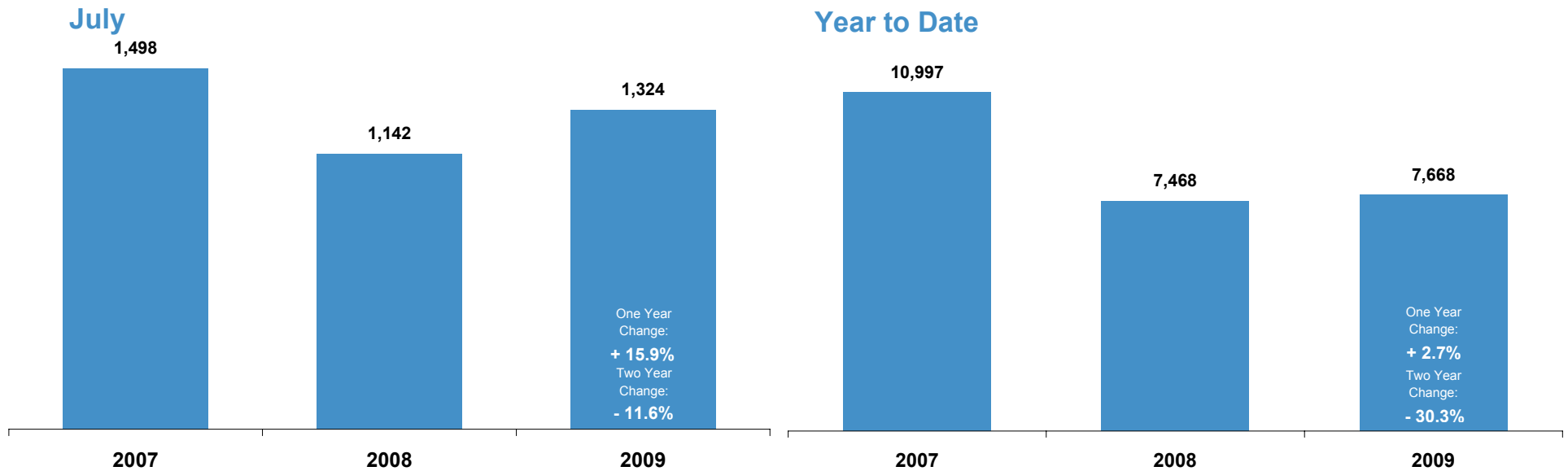


Closed Sales

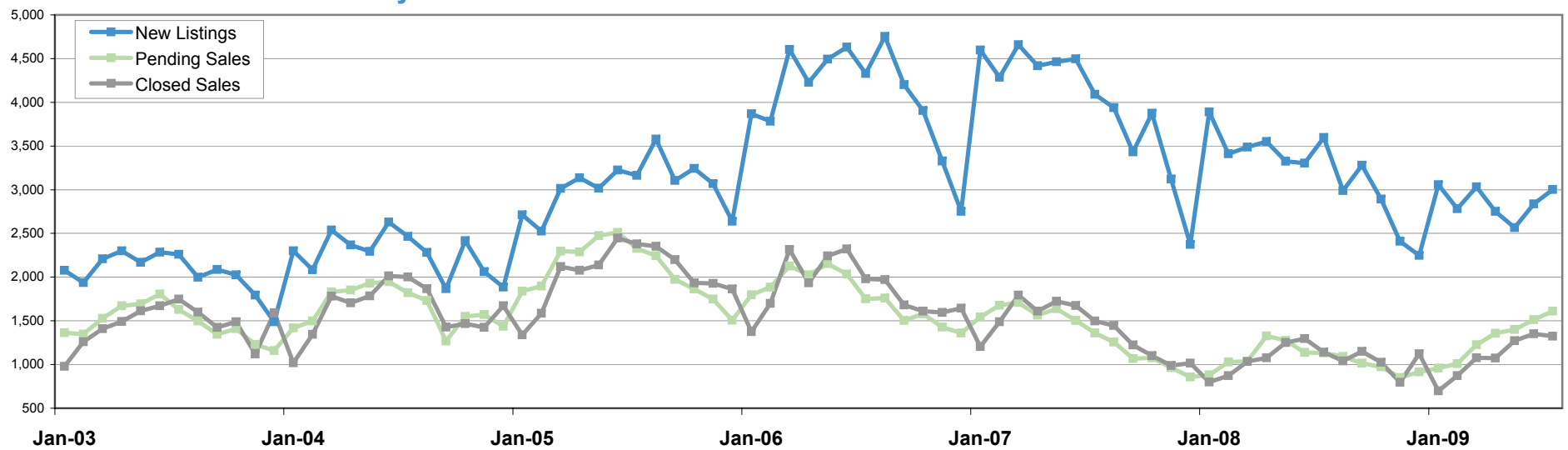
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Historical Market Activity



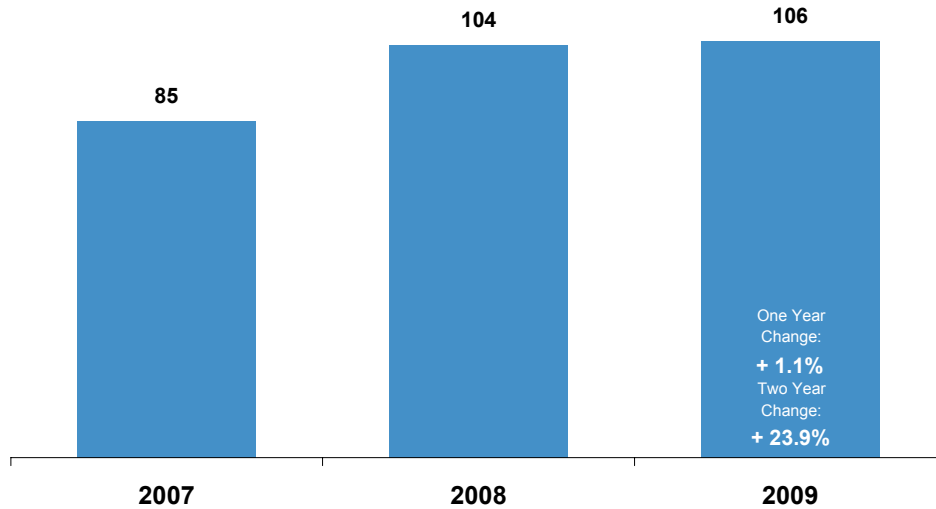
Days on Market Until Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

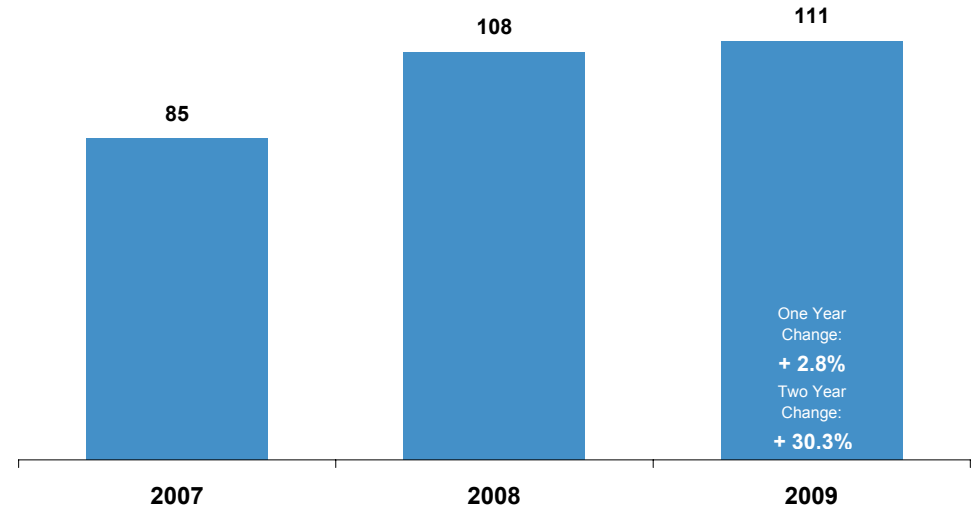


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July



Year to Date



Historical Market Activity



Median Sales Price

A Monthly Indicator from the Northeast Florida Association of REALTORS®

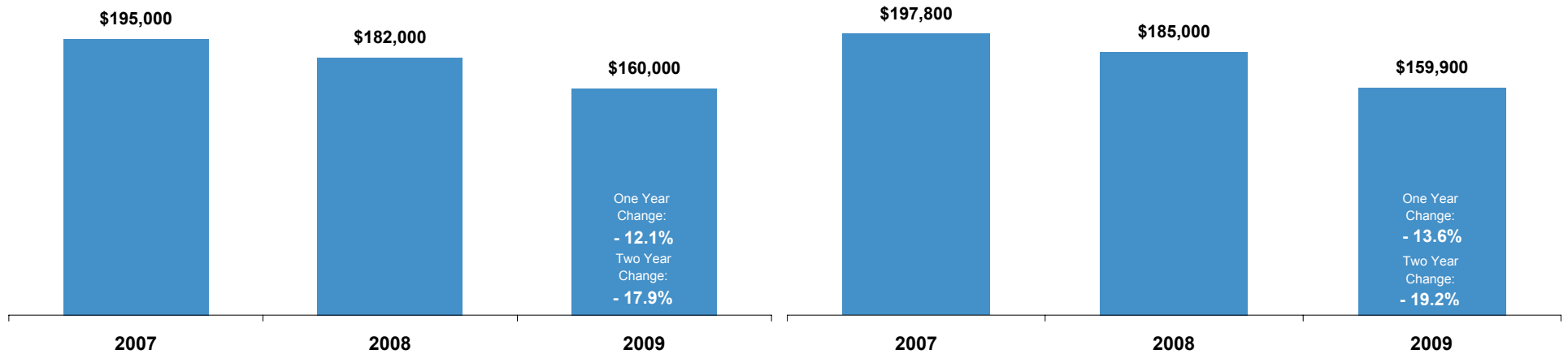


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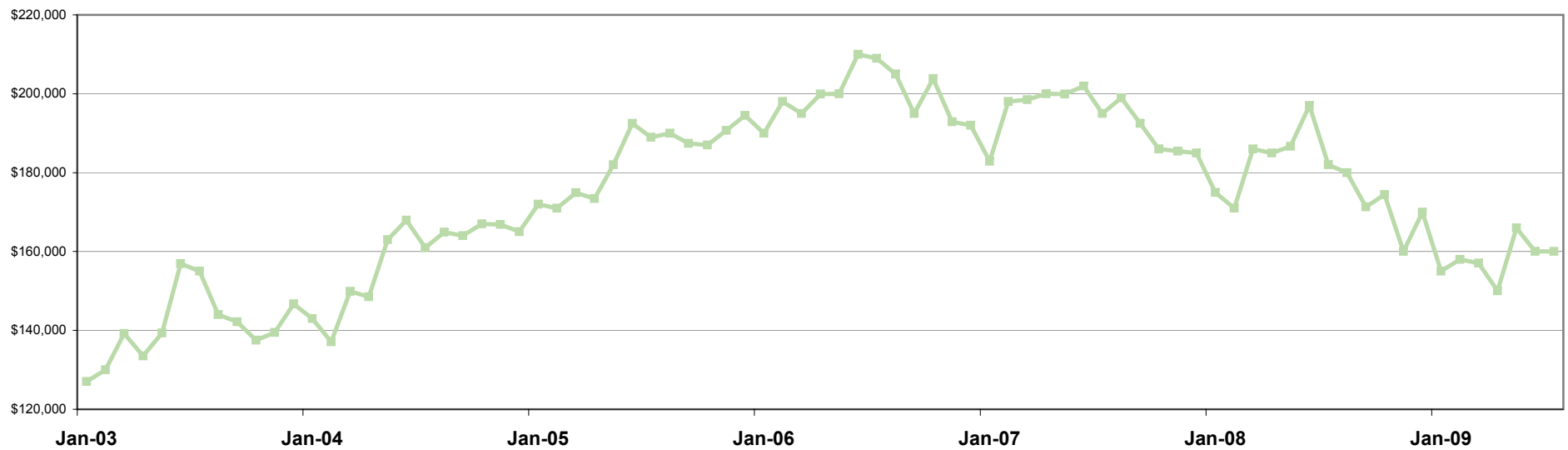
July

Year to Date

Figures do not take into account seller concessions.



Historical Median Prices



Average Sales Price

A Monthly Indicator from the Northeast Florida Association of REALTORS®

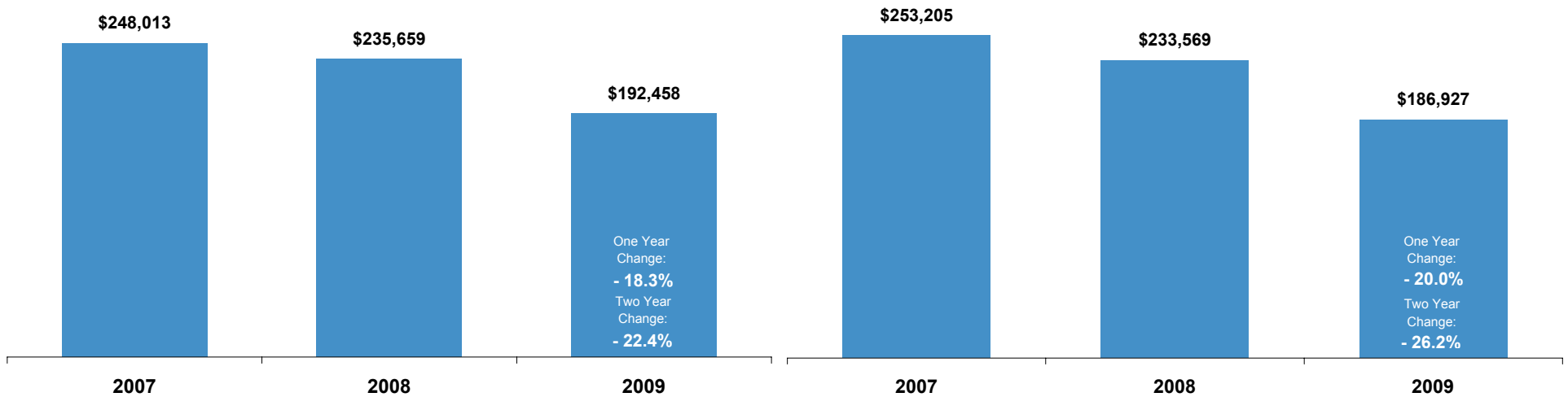


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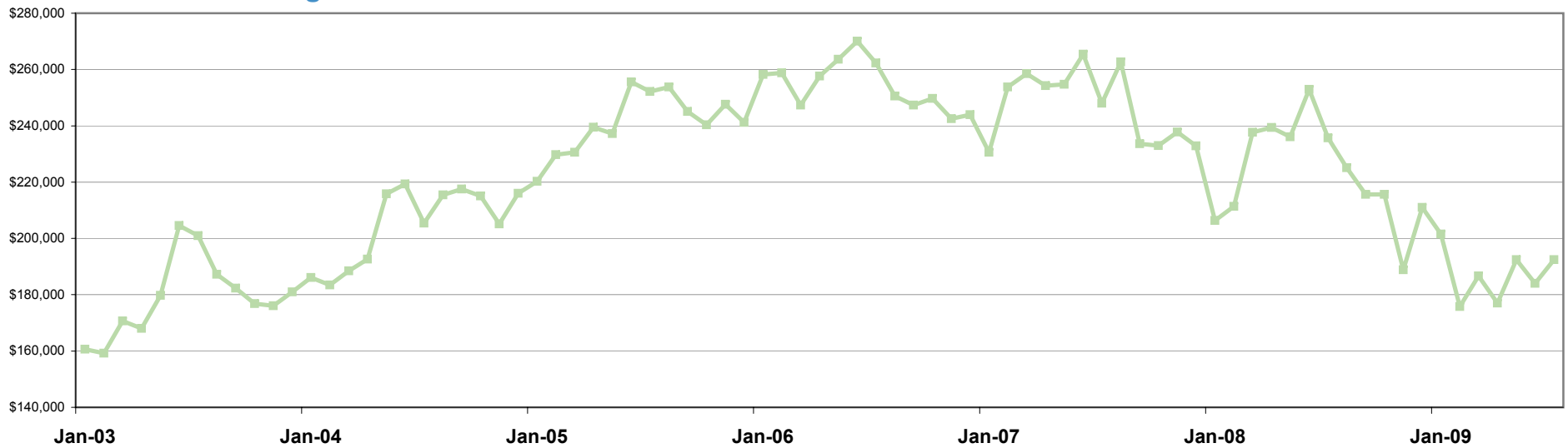
July

Year to Date

Figures do not take into account seller concessions.



Historical Average Prices

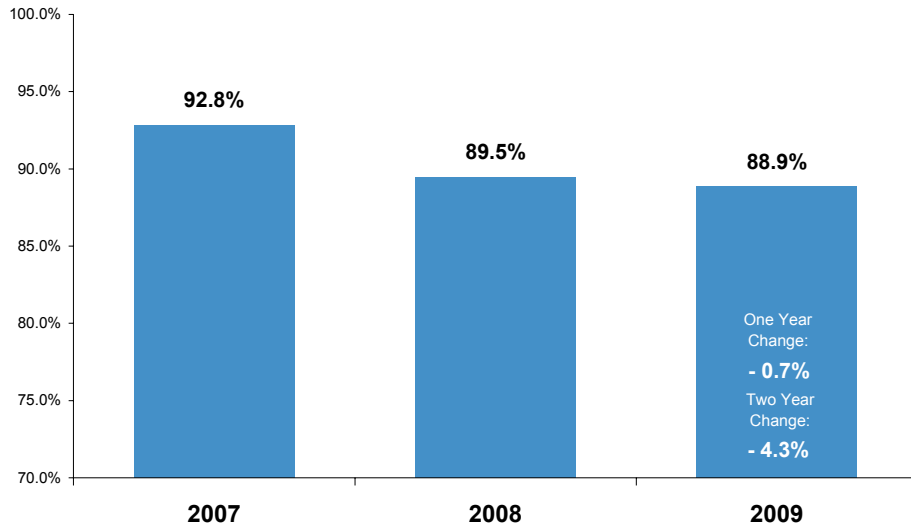


Percent of Original List Price Received at Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

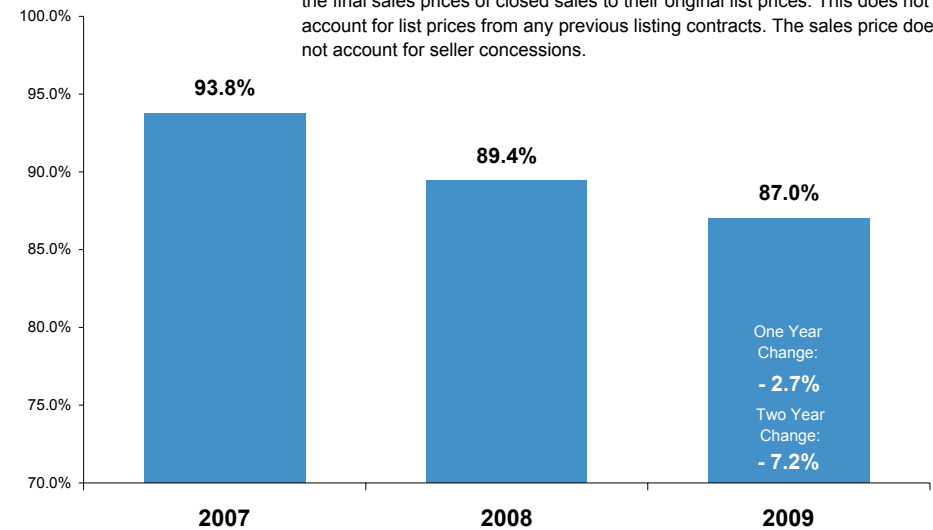


July

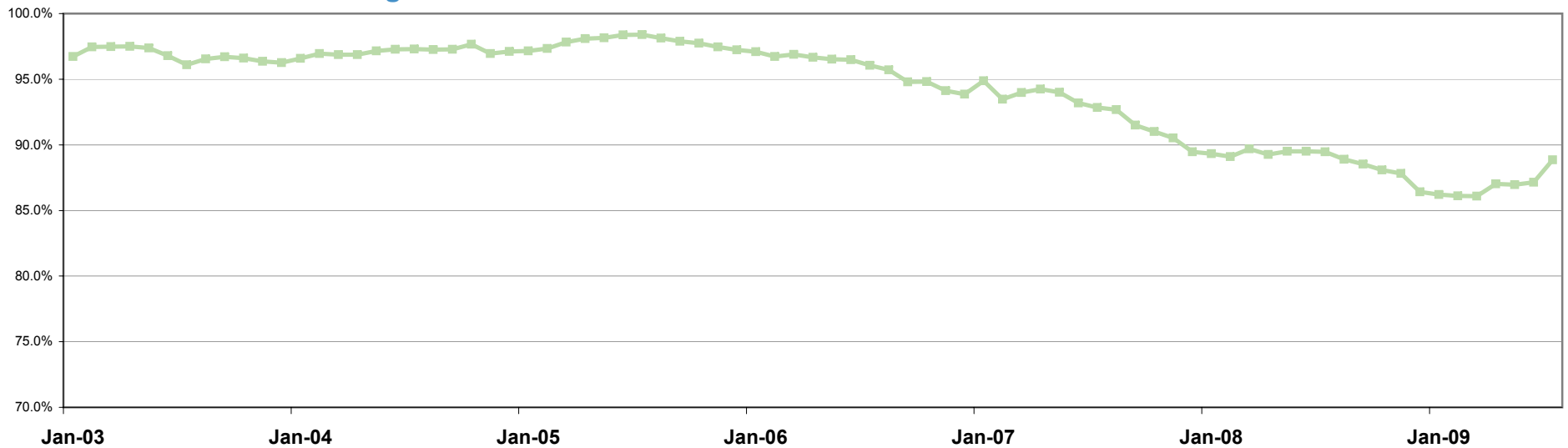


Year to Date

The Percent of Original List Price Received at Sale is calculated by comparing the final sales prices of closed sales to their original list prices. This does not account for list prices from any previous listing contracts. The sales price does not account for seller concessions.



Historical Percent of Original List Price Received at Sale



Housing Affordability Index

A Monthly Indicator from the **Northeast Florida Association of REALTORS®**

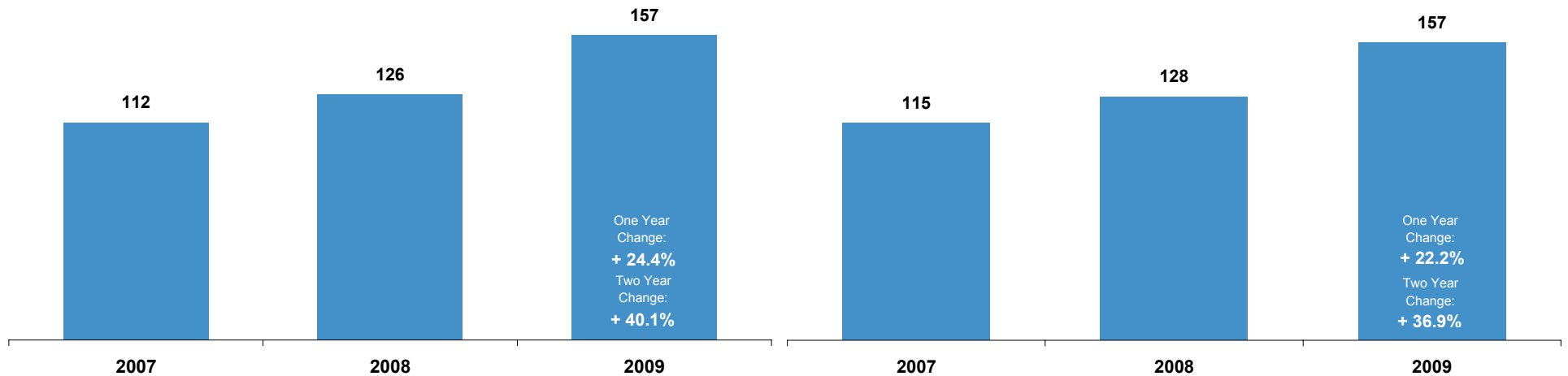


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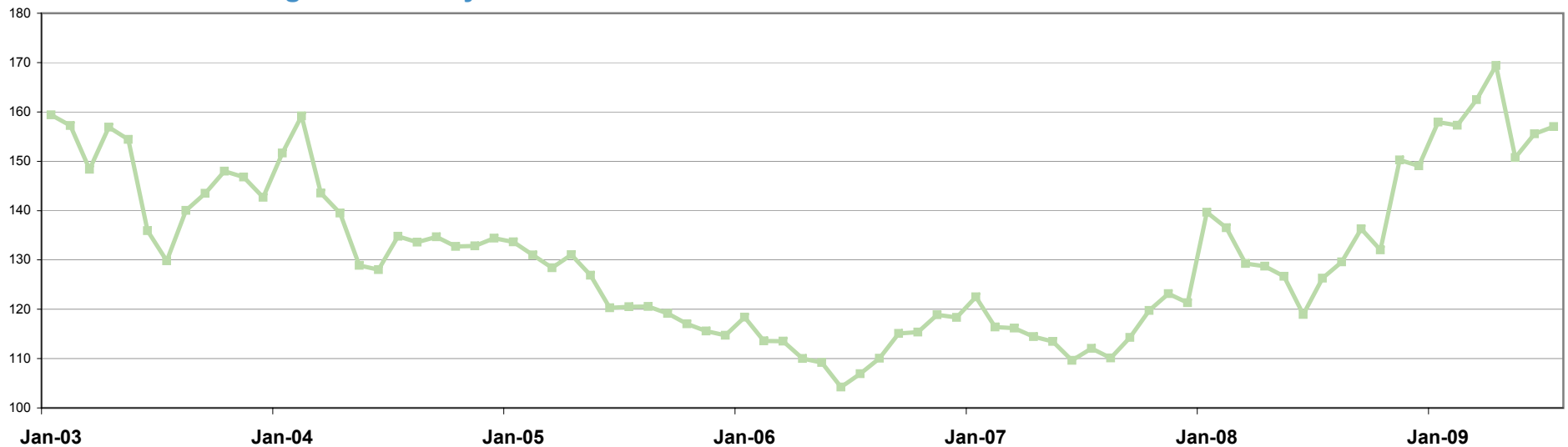
July

Year to Date

The HAI formula measures housing affordability for the Northeast Florida Housing Market. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using a 20% down, 30-year fixed rate mortgage.



Historical Housing Affordability Index

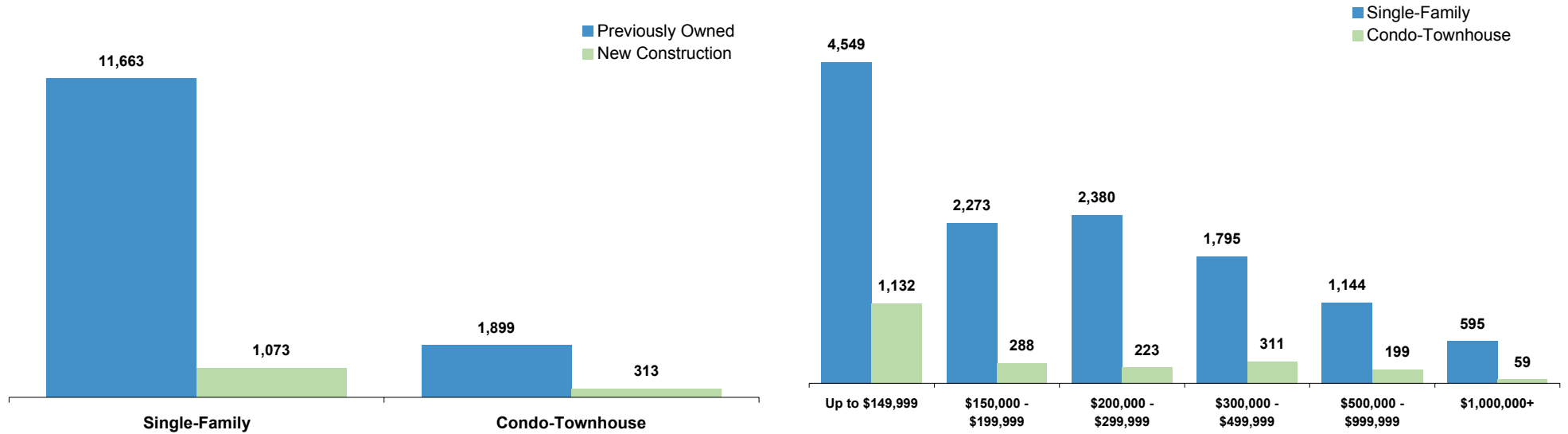


Housing Supply Outlook

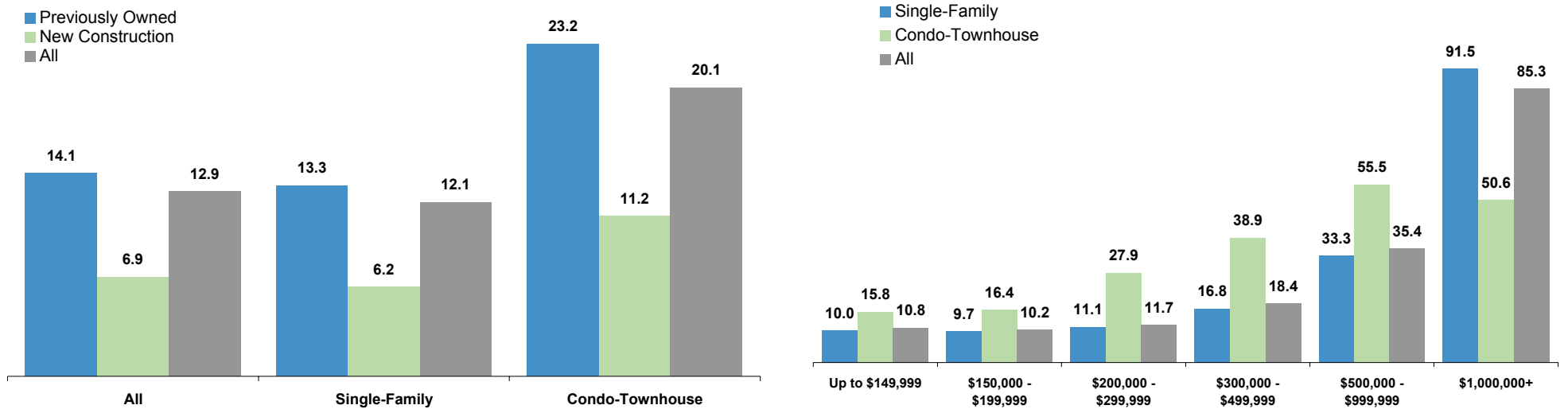
A Monthly Indicator from the Northeast Florida Association of REALTORS®



Inventory of Active Listings



Months Supply of Inventory



A market is considered balanced between buyers and sellers when there is roughly a 5 to 6-month supply of homes available for purchase

Housing Supply Outlook

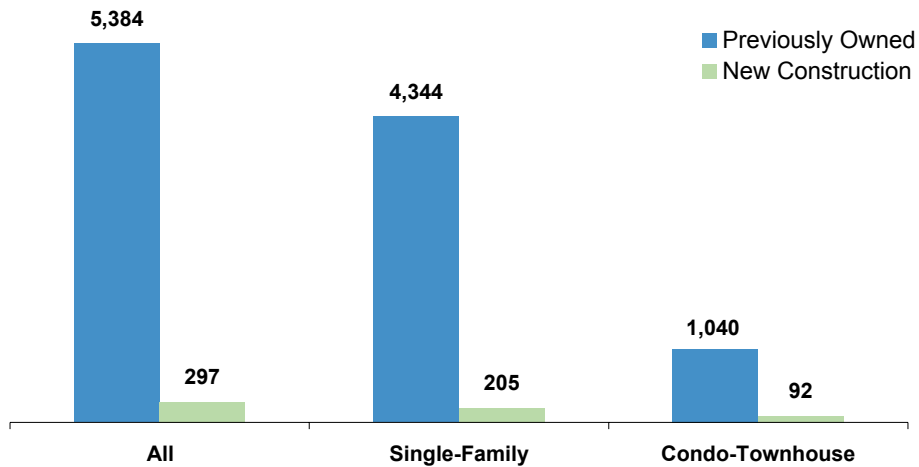
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



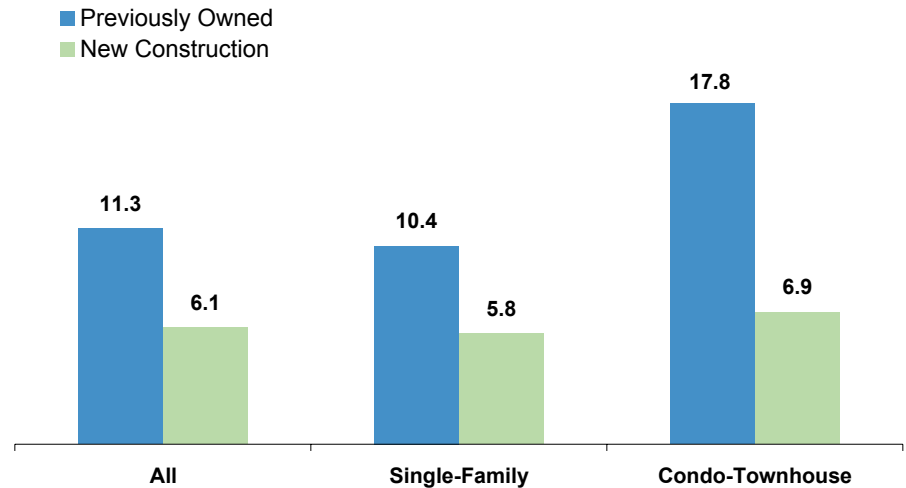
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Up to \$149,999

Inventory

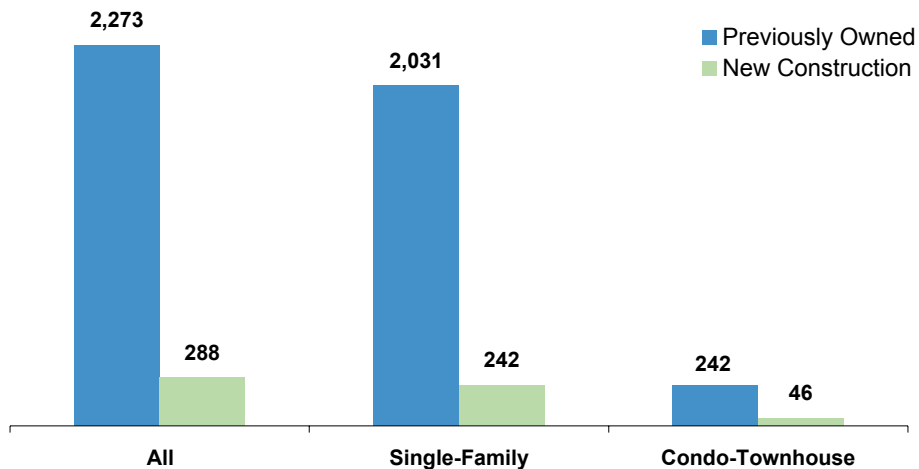


Months Supply

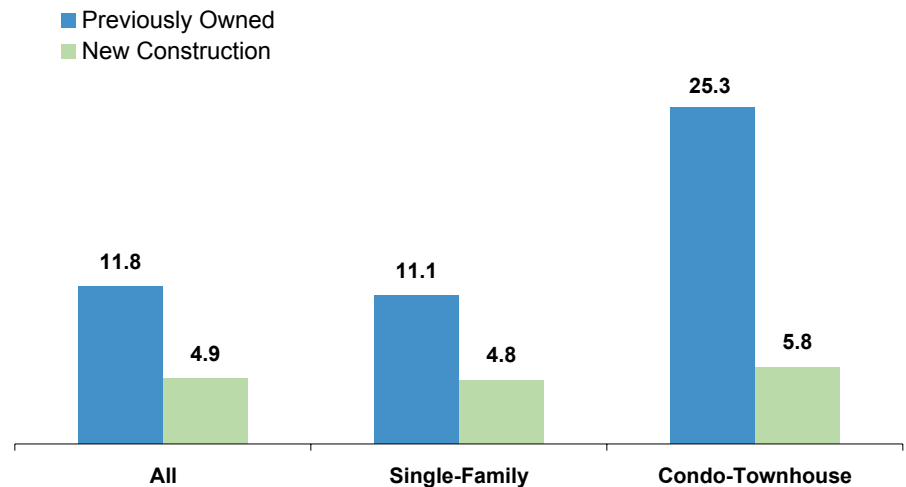


\$150,000 to \$199,999

Inventory



Months Supply



Housing Supply Outlook

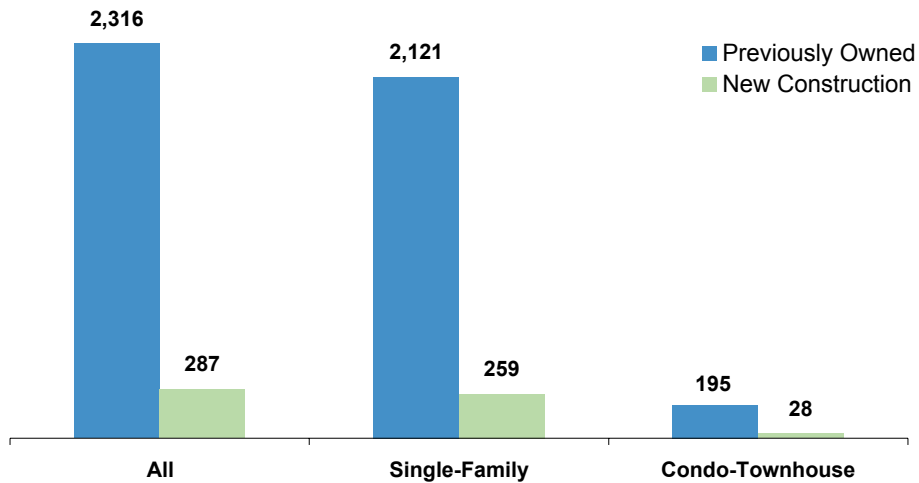
A Monthly Indicator from the Northeast Florida Association of REALTORS®



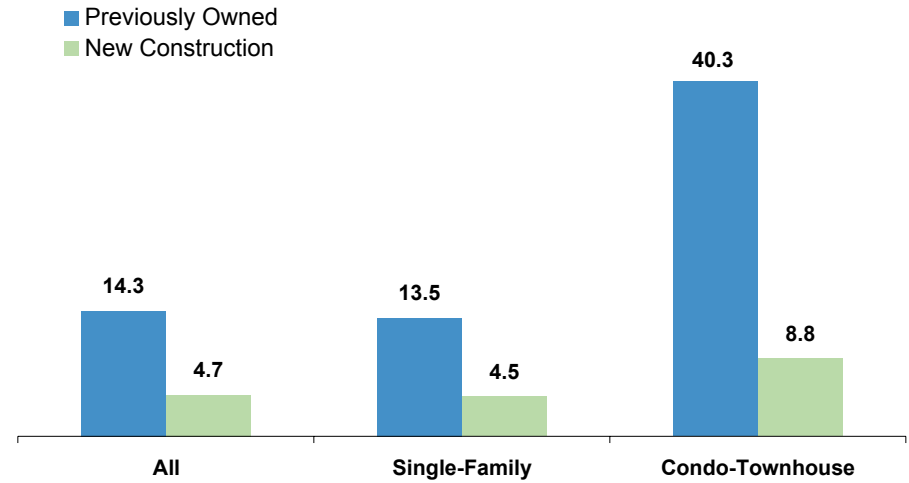
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\$200,000 to \$299,999

Inventory

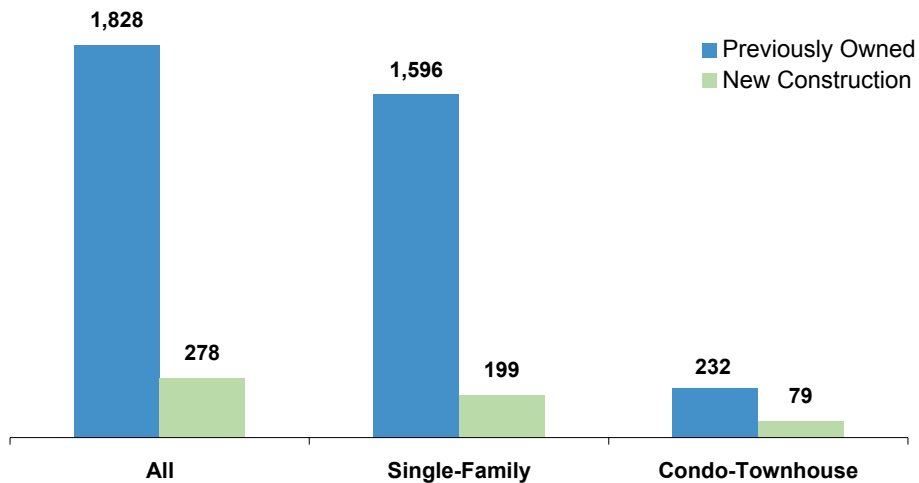


Months Supply

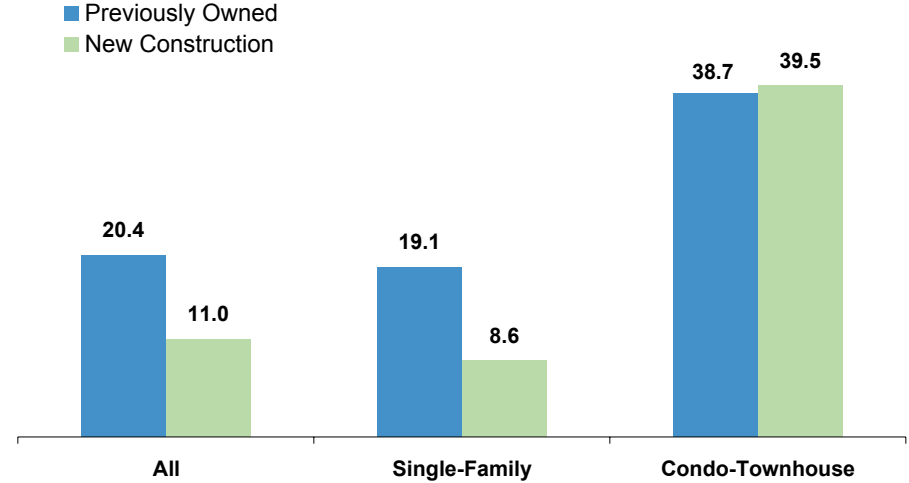


\$300,000 to \$499,999

Inventory



Months Supply



Housing Supply Outlook

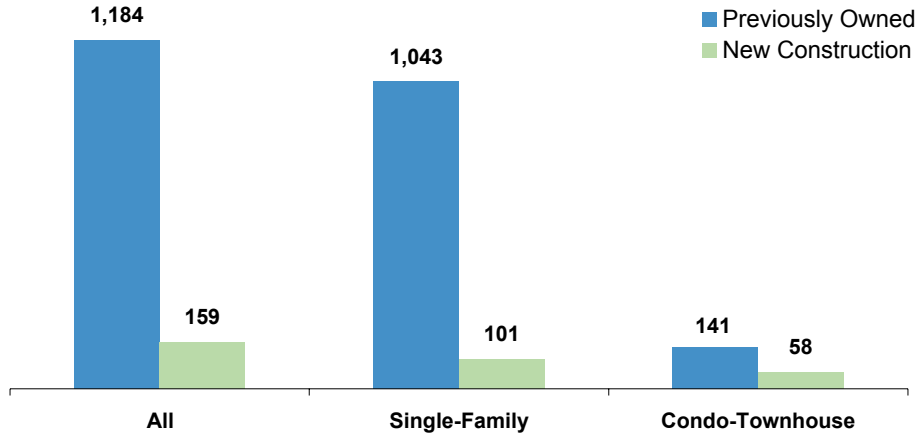
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



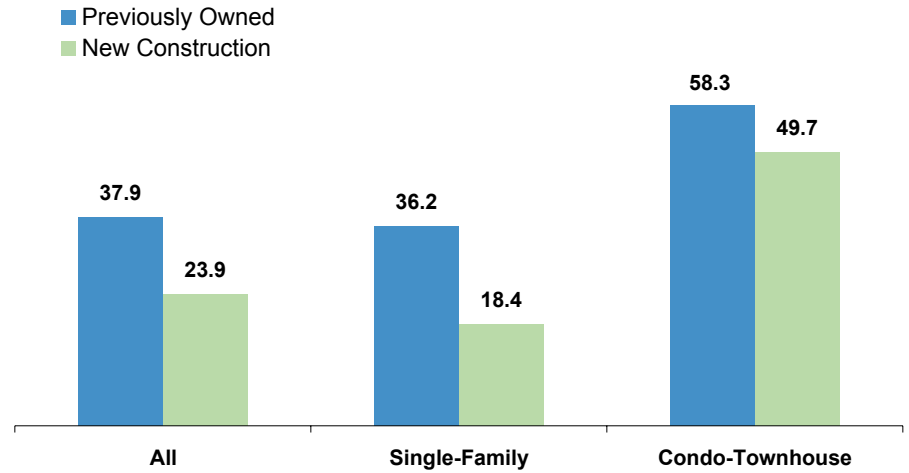
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\$500,000 to \$999,999

Inventory

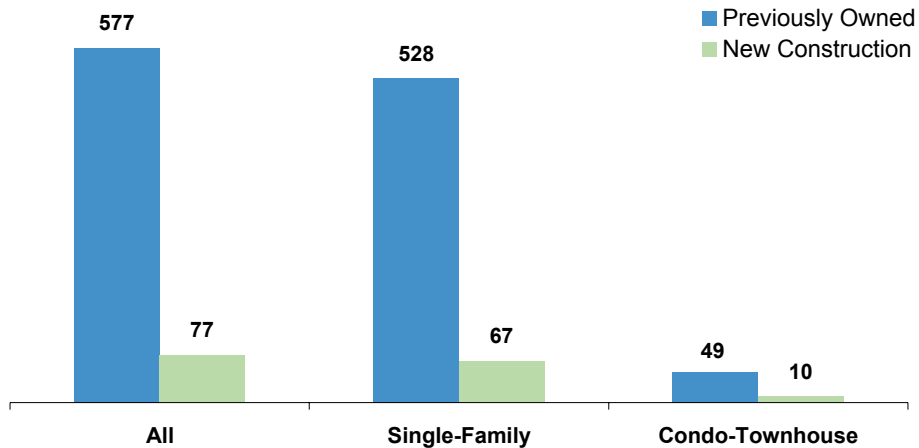


Months Supply

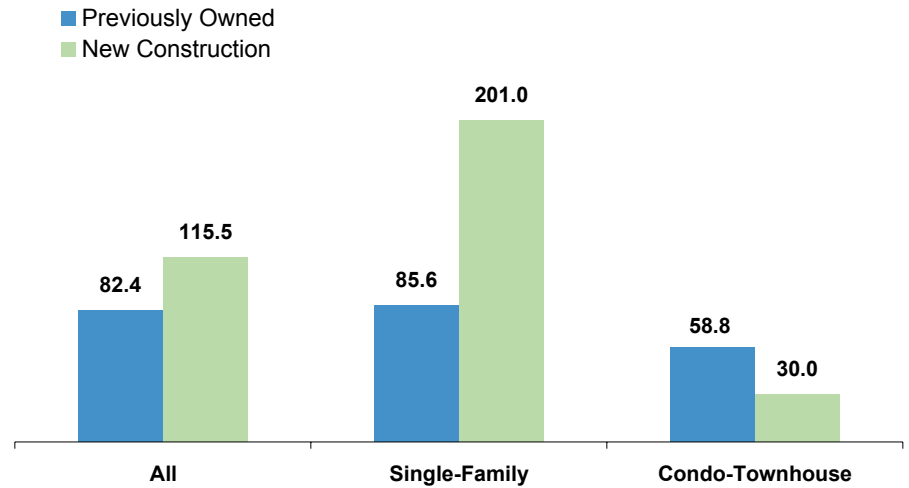


\$1,000,000 and above

Inventory



Months Supply



Market Overview



A Monthly Indicator from the Northeast Florida Association of REALTORS®

July 2009

		This Year	Previous Year	Percent Change	5-Year Average	This Year Year-to-Date	Previous Year Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	May	2,565	3,326	- 22.9%	3,574	14,189	17,663	- 19.7%	17,931
	Jun	2,836	3,305	- 14.2%	3,699	17,025	20,968	- 18.8%	21,630
	Jul	3,003	3,596	- 16.5%	3,637	20,028	20,676	- 3.1%	24,489
Pending Sales	May	1,400	1,274	+ 9.9%	1,788	5,952	5,546	+ 7.3%	8,082
	Jun	1,513	1,139	+ 32.8%	1,740	7,465	6,685	+ 11.7%	9,822
	Jul	1,609	1,131	+ 42.3%	1,635	9,074	7,816	+ 16.1%	11,457
Closed Sales	May	1,271	1,250	+ 1.7%	1,725	4,994	5,031	- 0.7%	7,336
	Jun	1,350	1,295	+ 4.2%	1,817	6,344	6,326	+ 0.3%	9,153
	Jul	1,324	1,142	+ 15.9%	1,664	7,668	7,468	+ 2.7%	10,817
Days on Market Until Sale	May	111	109	+ 2.3%	83	111	109	+ 2.5%	83
	Jun	113	106	+ 6.1%	83	112	108	+ 3.2%	83
	Jul	106	104	+ 1.1%	81	111	108	+ 2.8%	83
Median Sales Price	May	\$165,995	\$186,674	- 11.1%	\$186,914	\$159,000	\$183,000	- 13.1%	\$182,200
	Jun	\$160,000	\$197,000	- 18.8%	\$192,296	\$159,680	\$185,000	- 13.7%	\$184,116
	Jul	\$160,000	\$182,000	- 12.1%	\$186,995	\$159,900	\$185,000	- 13.6%	\$184,540
Average Sales Price	May	\$192,430	\$236,066	- 18.5%	\$236,805	\$186,236	\$228,102	- 18.4%	\$231,045
	Jun	\$184,058	\$252,968	- 27.2%	\$245,618	\$185,772	\$233,192	- 20.3%	\$233,940
	Jul	\$192,458	\$235,659	- 18.3%	\$238,115	\$186,927	\$233,569	- 20.0%	\$234,666
Total Active Listings Available	May	15,852	18,664	- 15.1%					
	Jun	15,449	18,496	- 16.5%	--	--	--	--	--
	Jul	14,948	18,407	- 18.8%					
Percent of Original List Price	May	87.0%	89.5%	- 2.8%	93.0%	93.0%	89.4%	+ 4.1%	86.5%
	Jun	87.2%	89.5%	- 2.6%	92.9%	92.9%	89.4%	+ 3.9%	86.7%
	Jul	88.9%	89.5%	- 0.7%	93.1%	93.1%	89.4%	+ 4.1%	87.0%
Housing Affordability Index	May	151	127	+ 19.0%	125	151	131	+ 14.7%	
	Jun	156	119	+ 30.8%	122	156	129	+ 20.7%	--
	Jul	157	126	+ 24.4%	125	157	128	+ 22.2%	
Months Supply of Inventory	May	14.6	16.4	- 11.4%					
	Jun	13.8	16.7	- 17.6%	--	--	--	--	--
	Jul	12.9	16.9	- 23.9%					

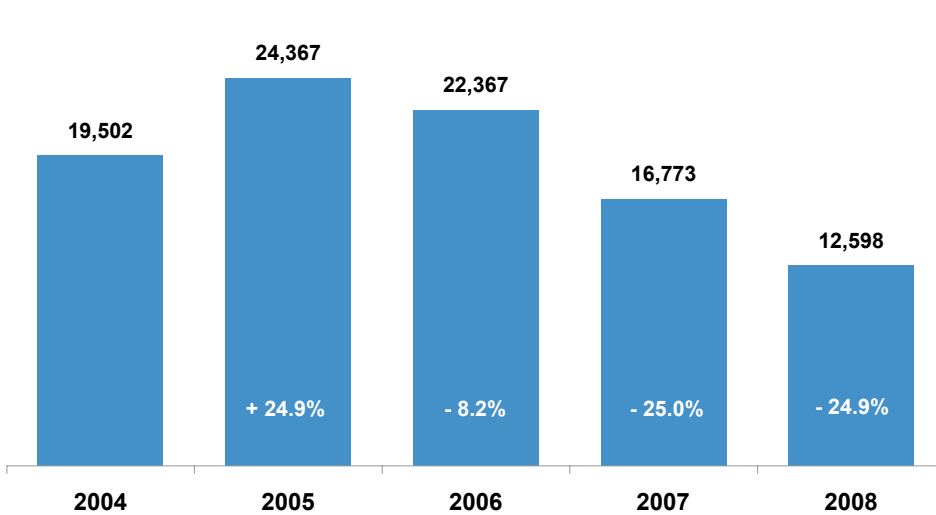
Annual Review

A Monthly Indicator from the Northeast Florida Association of REALTORS®

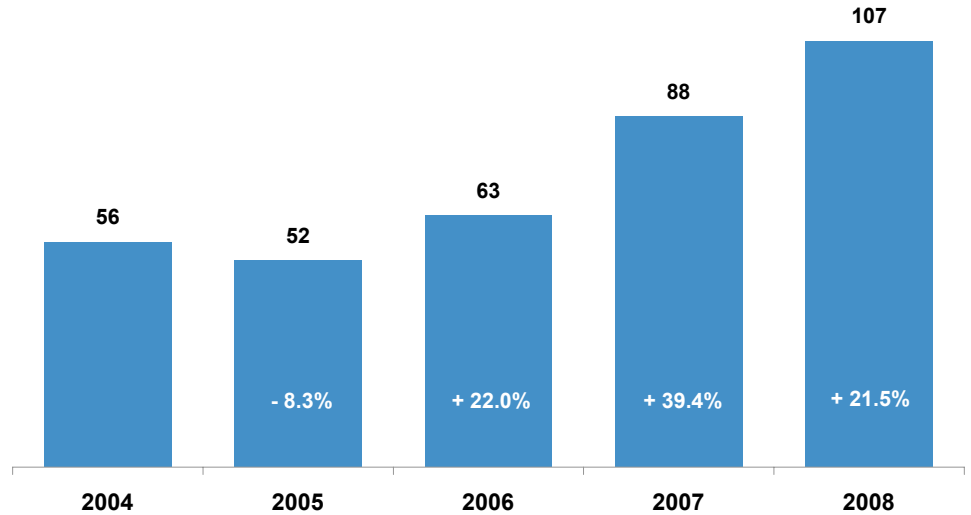


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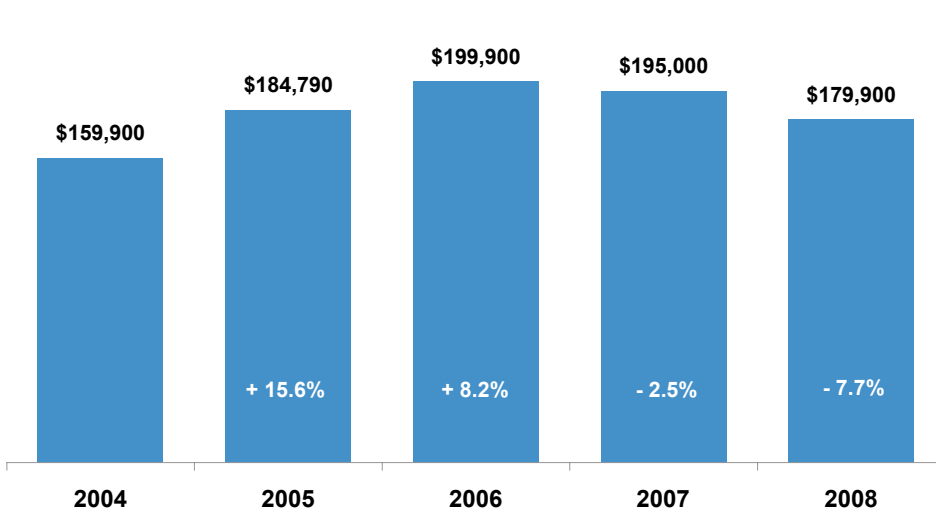
Closed Sales



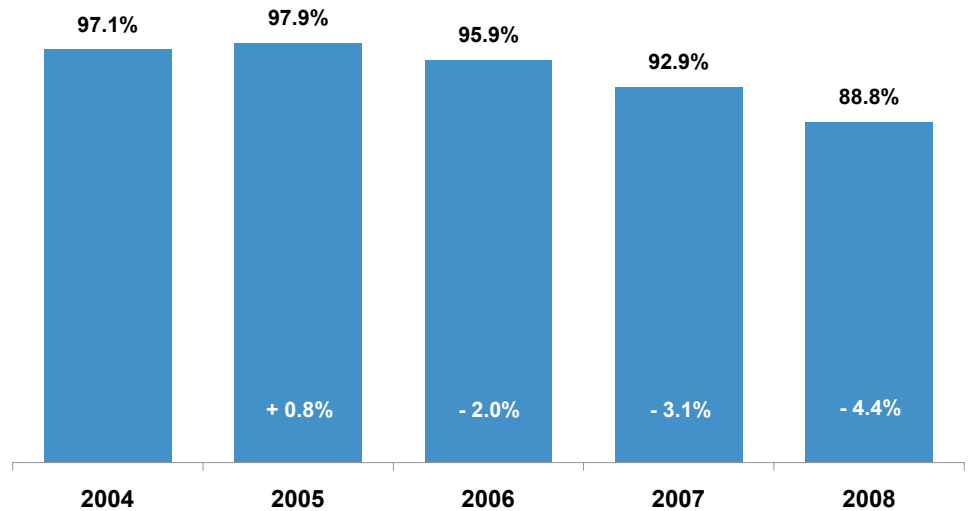
Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale



Local Market Updates

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Region 04 Arlington/Fort Caroline

July

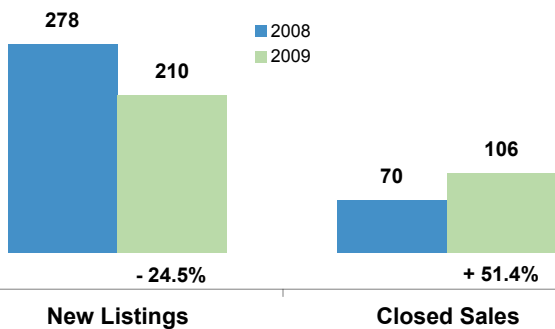
Year to Date

Duval County, FL

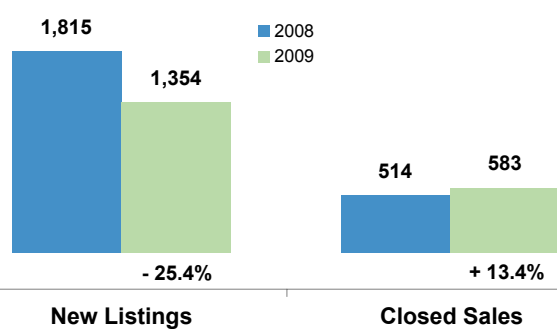
	2008	2009	Change	2008	2009	Change
New Listings	278	210	- 24.5%	1,815	1,354	- 25.4%
Closed Sales	70	106	+ 51.4%	514	583	+ 13.4%
Median Sales Price*	\$164,950	\$140,000	- 15.1%	\$172,000	\$140,000	- 18.6%
Percent of Original List Price Received at Sale*	89.1%	88.9%	- 0.2%	90.5%	86.7%	- 4.3%
Average Days on Market Until Sale	99	86	- 13.2%	100	106	+ 6.4%
Single-Family Detached Inventory	1,144	817	- 28.6%	--	--	--
Townhouse-Condo Inventory	109	108	- 0.9%	--	--	--

*Does not account for seller concessions

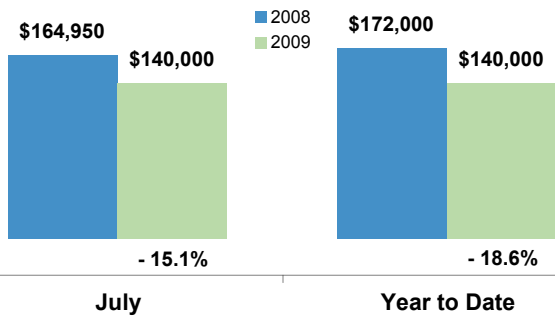
Activity—Most Recent Month



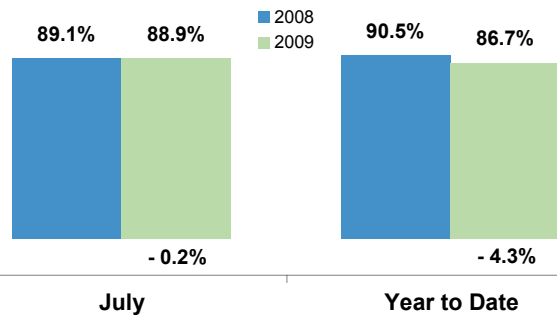
Activity—Year to Date



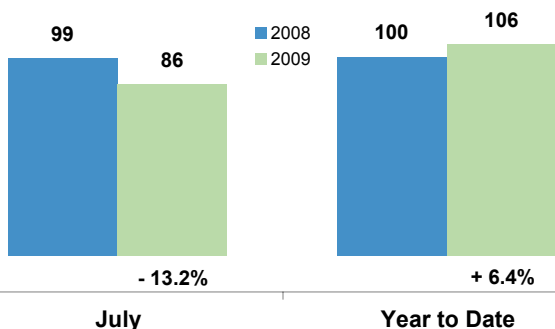
Median Sales Price



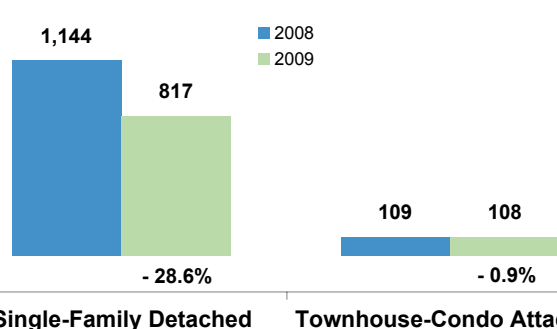
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 23

Atlantic Bch

July

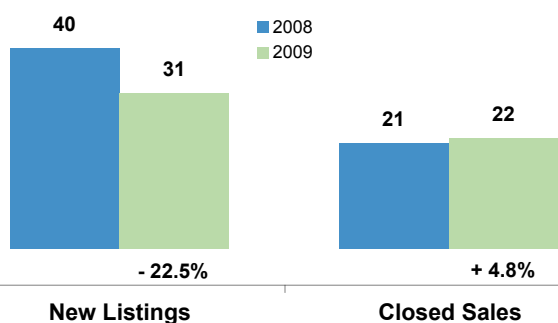
Year to Date

Duval County, FL

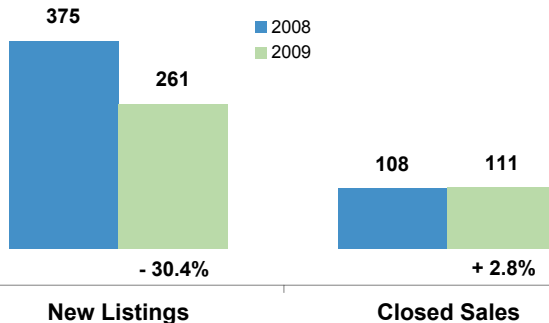
	2008	2009	Change	2008	2009	Change
New Listings	40	31	- 22.5%	375	261	- 30.4%
Closed Sales	21	22	+ 4.8%	108	111	+ 2.8%
Median Sales Price*	\$160,300	\$205,000	+ 27.9%	\$207,250	\$200,000	- 3.5%
Percent of Original List Price Received at Sale*	87.3%	85.9%	- 1.5%	85.3%	84.3%	- 1.2%
Average Days on Market Until Sale	92	122	+ 32.5%	136	122	- 10.5%
Single-Family Detached Inventory	222	171	- 23.0%	--	--	--
Townhouse-Condo Inventory	40	23	- 42.5%	--	--	--

*Does not account for seller concessions

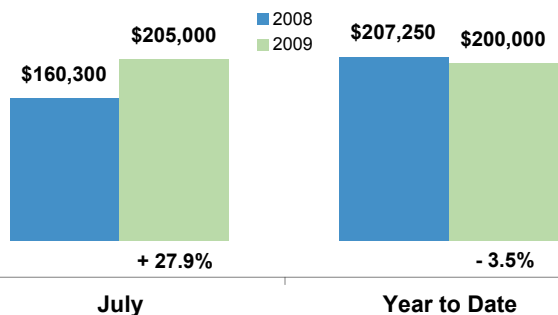
Activity—Most Recent Month



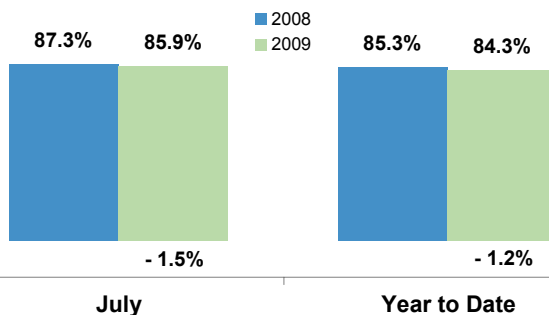
Activity—Year to Date



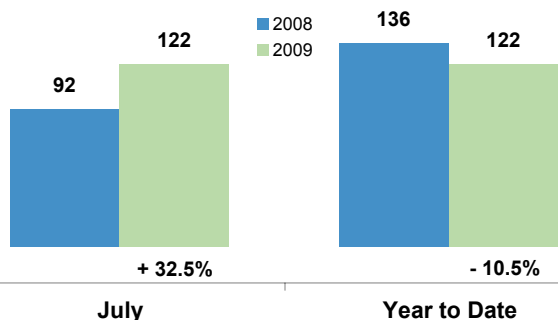
Median Sales Price



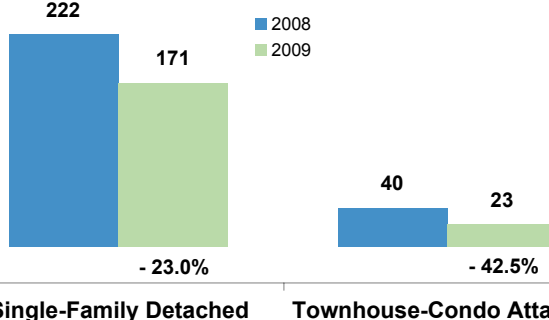
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 50

Baker County

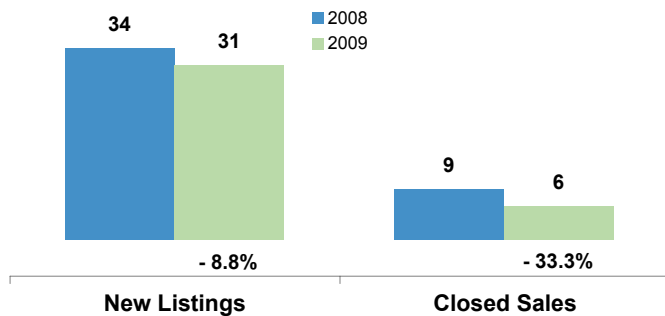
July

Year to Date

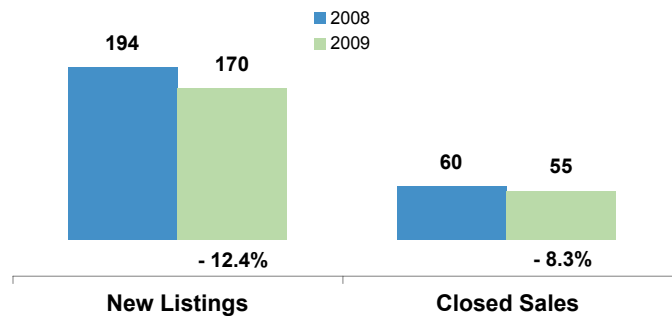
Baker County, FL	2008	2009	Change	2008	2009	Change
New Listings	34	31	- 8.8%	194	170	- 12.4%
Closed Sales	9	6	- 33.3%	60	55	- 8.3%
Median Sales Price*	\$165,025	\$175,000	+ 6.0%	\$145,975	\$155,000	+ 6.2%
Percent of Original List Price Received at Sale*	96.7%	98.0%	+ 1.4%	91.9%	88.8%	- 3.4%
Average Days on Market Until Sale	63	65	+ 3.6%	107	132	+ 23.1%
Single-Family Detached Inventory	147	129	- 12.2%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

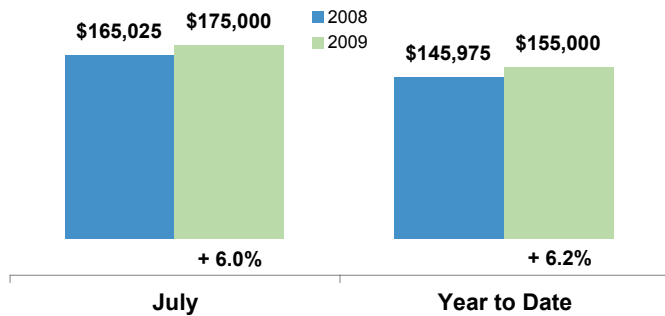
Activity—Most Recent Month



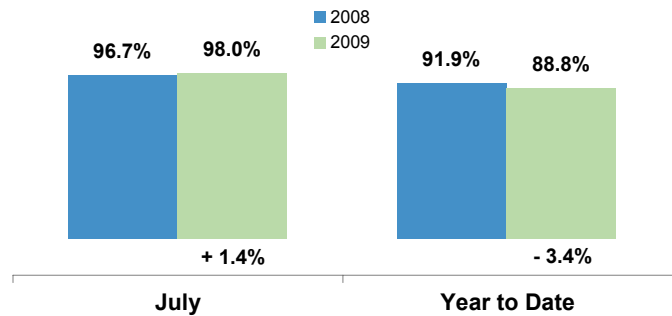
Activity—Year to Date



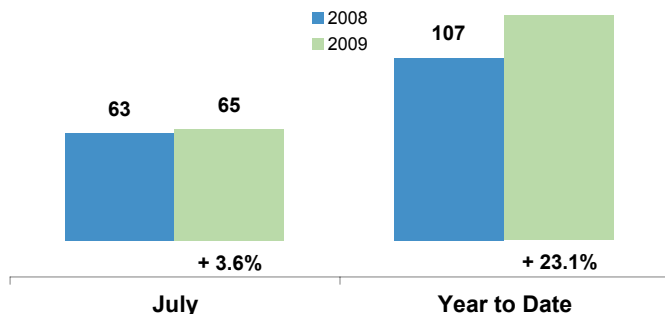
Median Sales Price



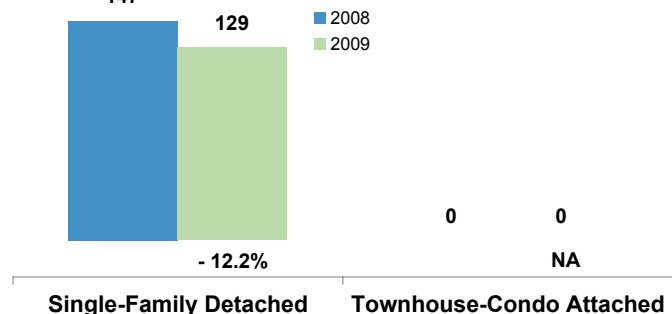
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 12

Fleming Island Area

July

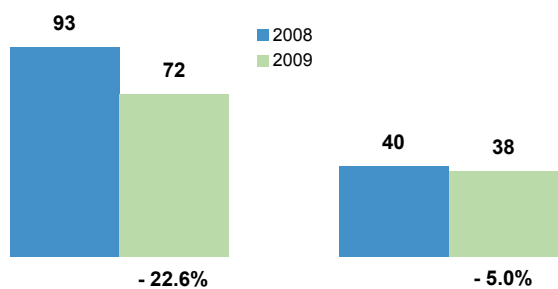
Year to Date

Clay County, FL

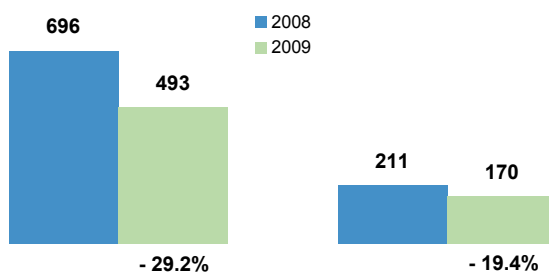
	2008	2009	Change	2008	2009	Change
New Listings	93	72	- 22.6%	696	493	- 29.2%
Closed Sales	40	38	- 5.0%	211	170	- 19.4%
Median Sales Price*	\$252,500	\$232,500	- 7.9%	\$244,500	\$223,875	- 8.4%
Percent of Original List Price Received at Sale*	90.8%	91.3%	+ 0.6%	90.1%	90.2%	+ 0.1%
Average Days on Market Until Sale	90	104	+ 15.7%	104	111	+ 6.4%
Single-Family Detached Inventory	388	300	- 22.7%	--	--	--
Townhouse-Condo Inventory	36	21	- 41.7%	--	--	--

*Does not account for seller concessions

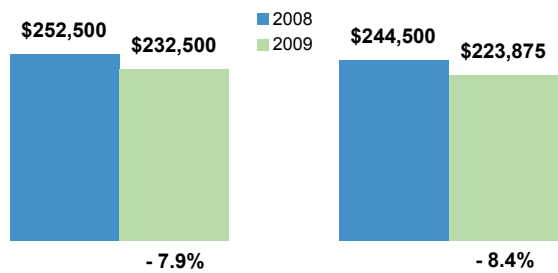
Activity—Most Recent Month



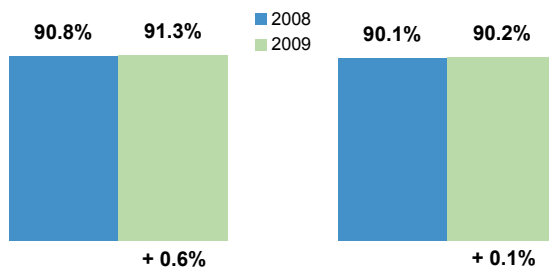
Activity—Year to Date



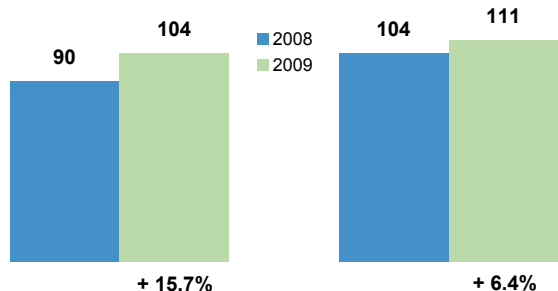
Median Sales Price



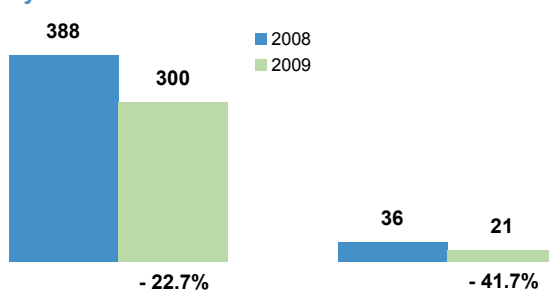
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 16

Green Cove Springs

July

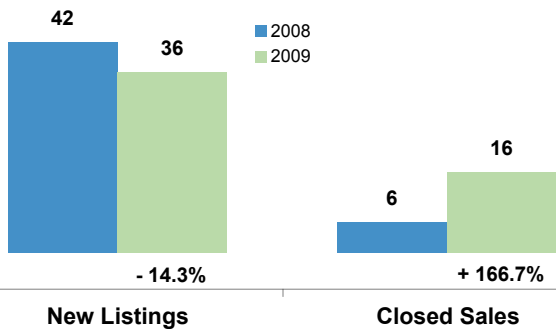
Year to Date

Clay County, FL

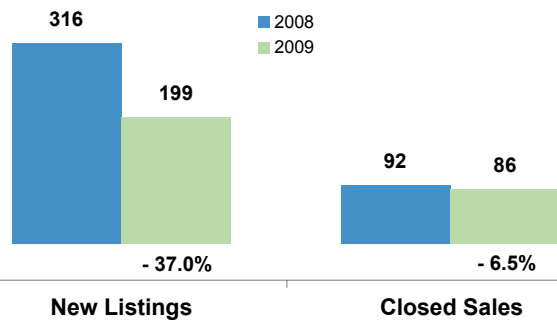
	2008	2009	Change	2008	2009	Change
New Listings	42	36	- 14.3%	316	199	- 37.0%
Closed Sales	6	16	+ 166.7%	92	86	- 6.5%
Median Sales Price*	\$242,500	\$186,500	- 23.1%	\$199,950	\$198,000	- 1.0%
Percent of Original List Price Received at Sale*	96.1%	88.4%	- 7.9%	90.8%	88.3%	- 2.9%
Average Days on Market Until Sale	61	124	+ 101.9%	137	132	- 3.6%
Single-Family Detached Inventory	265	159	- 40.0%	--	--	--
Townhouse-Condo Inventory	10	7	- 30.0%	--	--	--

*Does not account for seller concessions

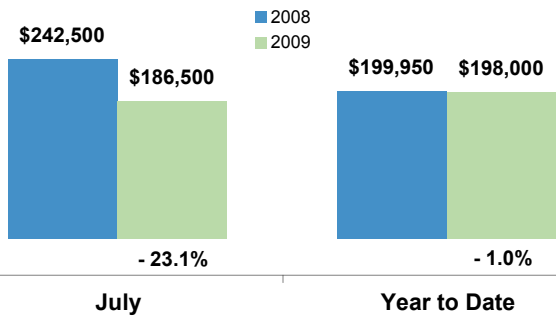
Activity—Most Recent Month



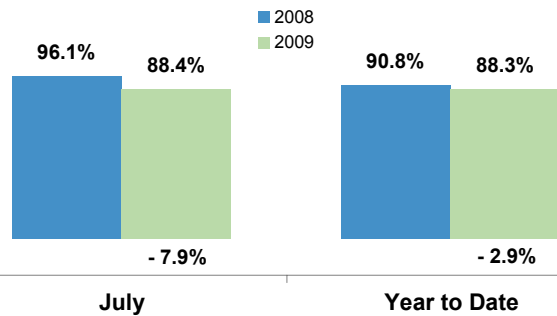
Activity—Year to Date



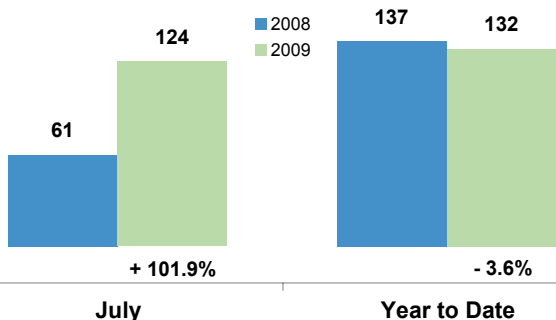
Median Sales Price



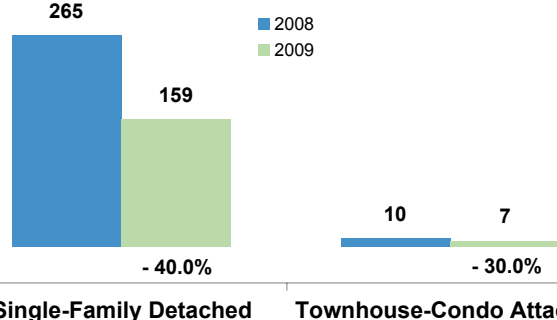
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 05

Hyde Grove/Murray Hill/Lakeshore/Wesconnett

July

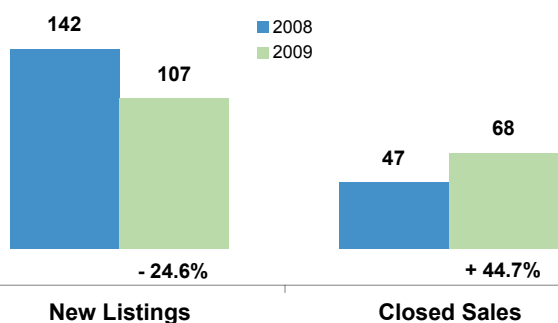
Year to Date

Duval County, FL

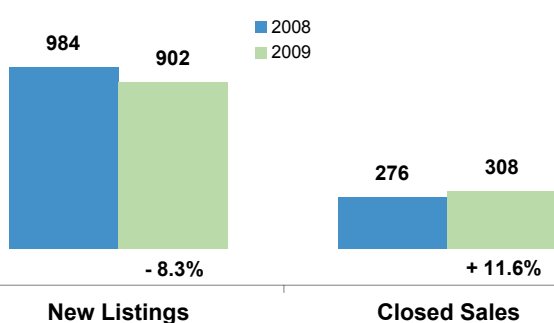
	2008	2009	Change	2008	2009	Change
New Listings	142	107	- 24.6%	984	902	- 8.3%
Closed Sales	47	68	+ 44.7%	276	308	+ 11.6%
Median Sales Price*	\$120,000	\$62,750	- 47.7%	\$125,900	\$71,250	- 43.4%
Percent of Original List Price Received at Sale*	89.4%	86.1%	- 3.6%	89.5%	84.5%	- 5.6%
Average Days on Market Until Sale	98	84	- 13.7%	94	85	- 9.8%
Single-Family Detached Inventory	634	540	- 14.8%	--	--	--
Townhouse-Condo Inventory	65	46	- 29.2%	--	--	--

*Does not account for seller concessions

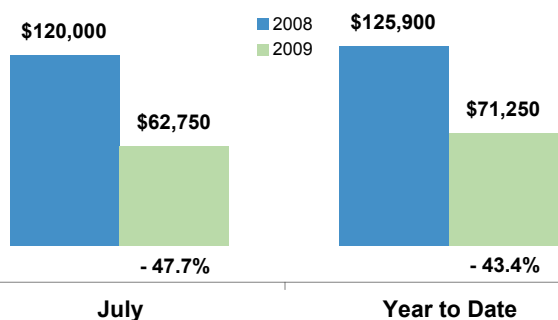
Activity—Most Recent Month



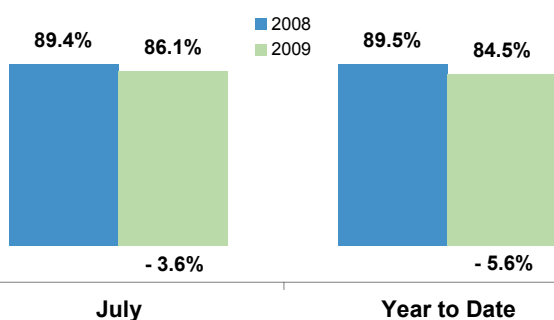
Activity—Year to Date



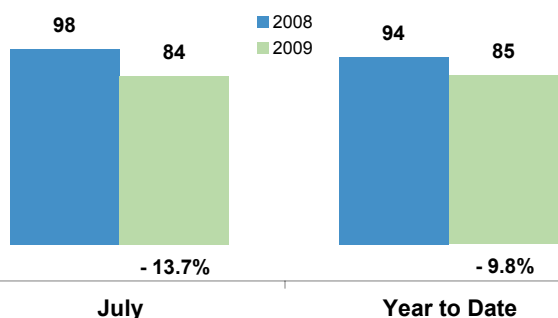
Median Sales Price



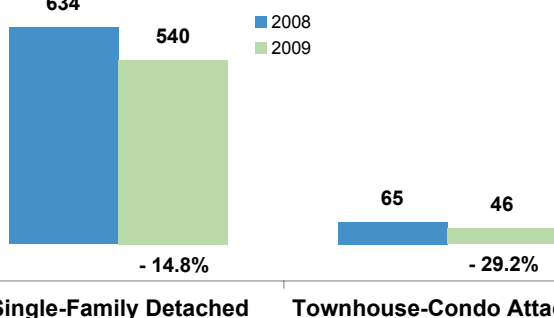
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 21

Jacksonville Bch

July

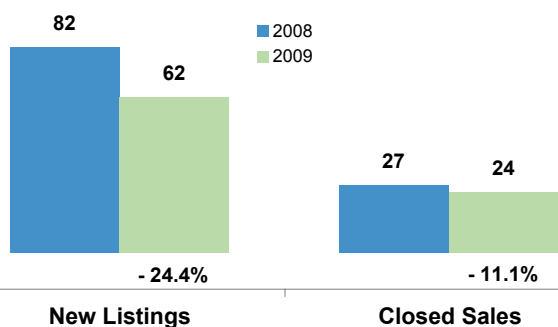
Year to Date

Duval County, FL

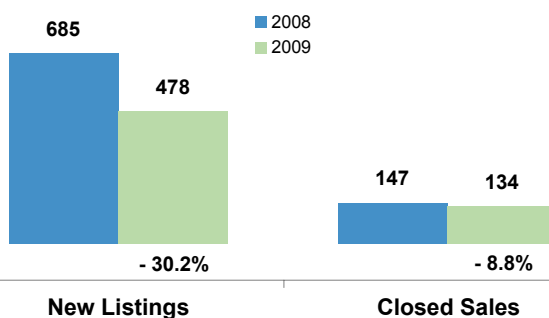
	2008	2009	Change	2008	2009	Change
New Listings	82	62	- 24.4%	685	478	- 30.2%
Closed Sales	27	24	- 11.1%	147	134	- 8.8%
Median Sales Price*	\$325,000	\$272,500	- 16.2%	\$326,000	\$260,000	- 20.2%
Percent of Original List Price Received at Sale*	88.8%	85.6%	- 3.6%	87.6%	86.0%	- 1.9%
Average Days on Market Until Sale	114	122	+ 6.8%	119	105	- 11.6%
Single-Family Detached Inventory	285	223	- 21.8%	--	--	--
Townhouse-Condo Inventory	331	220	- 33.5%	--	--	--

*Does not account for seller concessions

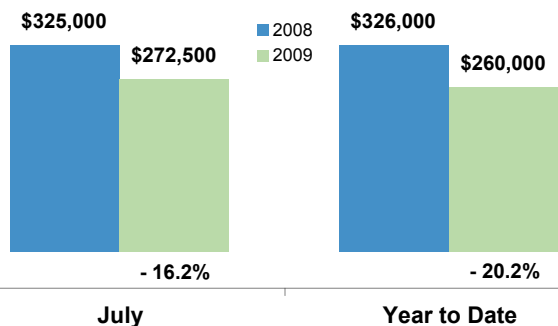
Activity—Most Recent Month



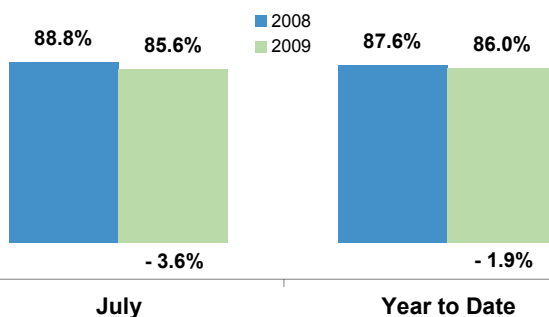
Activity—Year to Date



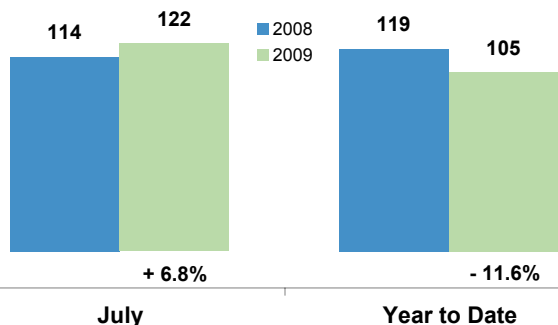
Median Sales Price



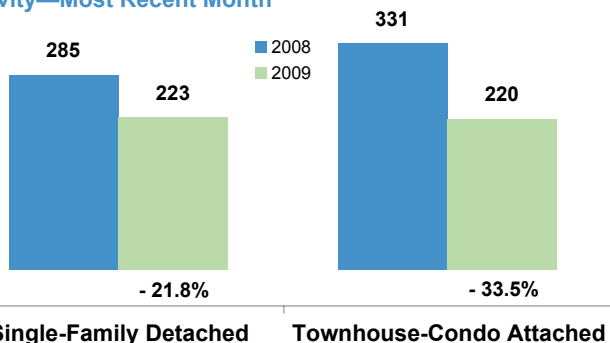
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 09

Jacksonville – North

July

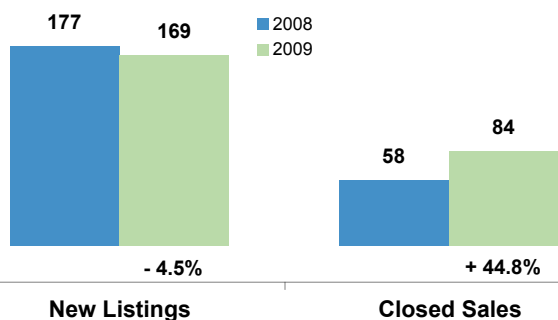
Year to Date

Duval County, FL

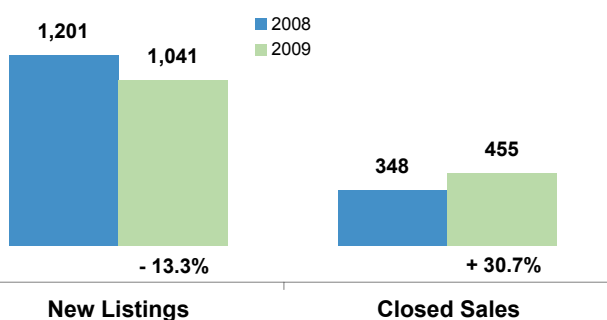
	2008	2009	Change	2008	2009	Change
New Listings	177	169	- 4.5%	1,201	1,041	- 13.3%
Closed Sales	58	84	+ 44.8%	348	455	+ 30.7%
Median Sales Price*	\$170,630	\$160,000	- 6.2%	\$180,519	\$159,963	- 11.4%
Percent of Original List Price Received at Sale*	91.2%	89.9%	- 1.4%	89.7%	88.0%	- 1.9%
Average Days on Market Until Sale	80	103	+ 29.2%	98	111	+ 12.7%
Single-Family Detached Inventory	900	688	- 23.6%	--	--	--
Townhouse-Condo Inventory	13	1	- 92.3%	--	--	--

*Does not account for seller concessions

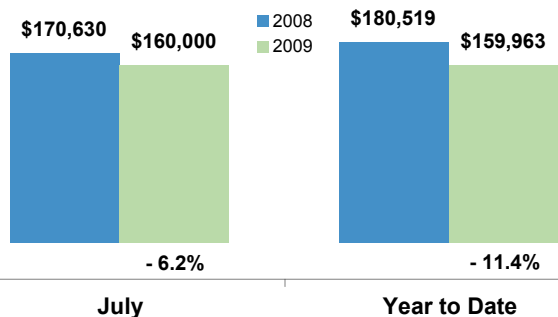
Activity—Most Recent Month



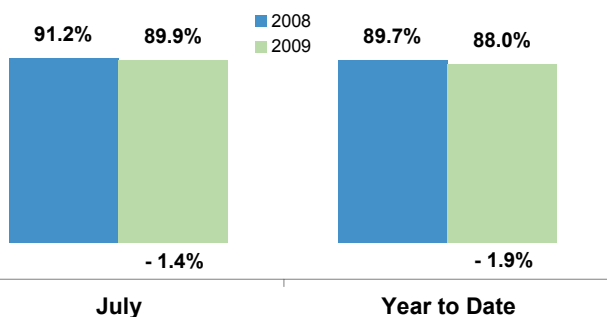
Activity—Year to Date



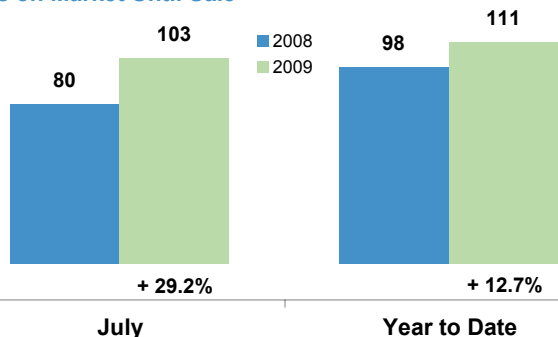
Median Sales Price



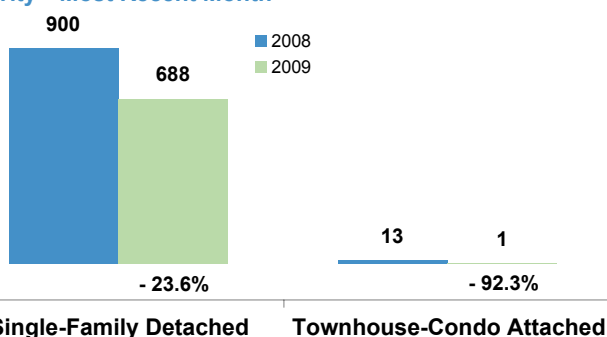
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 15 Keystone Heights Vicinity

Clay County, FL

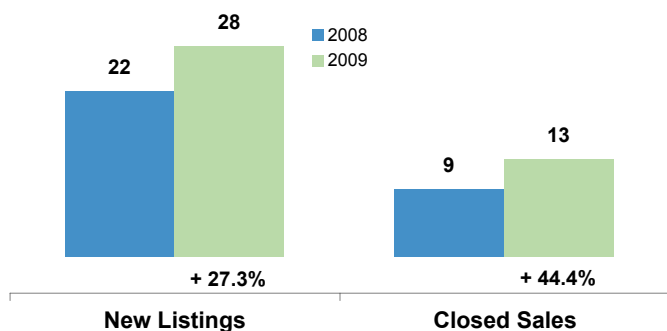
July

Year to Date

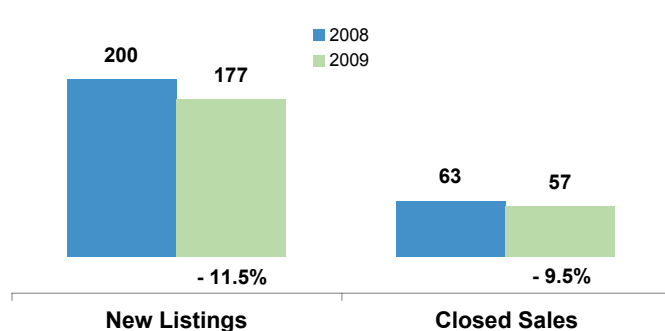
	2008	2009	Change	2008	2009	Change
New Listings	22	28	+ 27.3%	200	177	- 11.5%
Closed Sales	9	13	+ 44.4%	63	57	- 9.5%
Median Sales Price*	\$125,000	\$114,000	- 8.8%	\$122,400	\$106,000	- 13.4%
Percent of Original List Price Received at Sale*	94.4%	85.5%	- 9.4%	90.1%	86.0%	- 4.6%
Average Days on Market Until Sale	126	125	- 0.9%	151	132	- 12.8%
Single-Family Detached Inventory	222	179	- 19.4%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

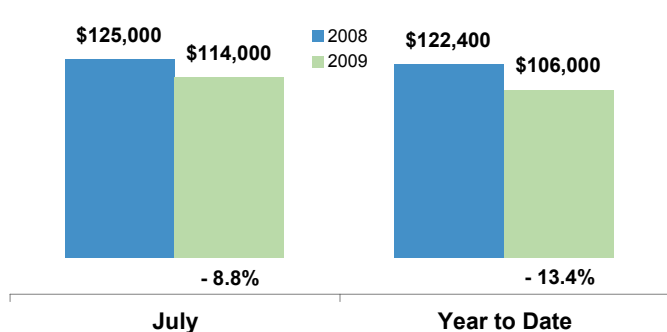
Activity—Most Recent Month



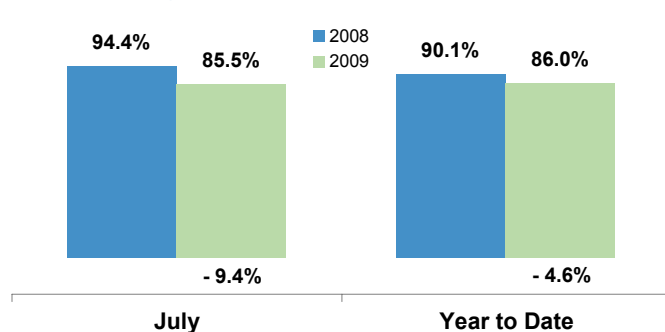
Activity—Year to Date



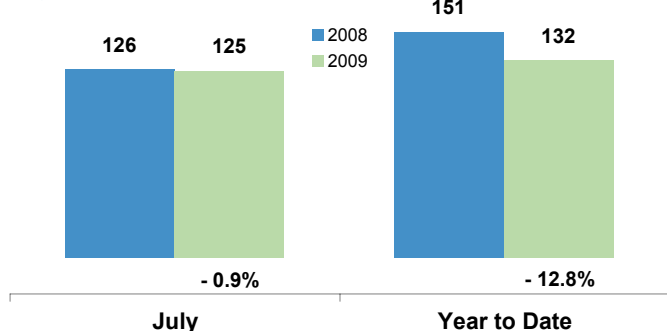
Median Sales Price



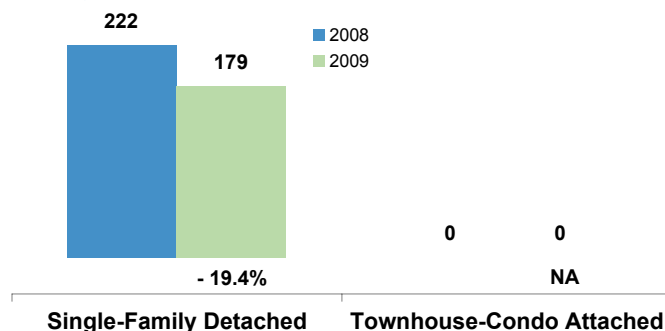
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 08

Marietta/Whitehouse/Baldwin/Garden
St/Dinsmore

July

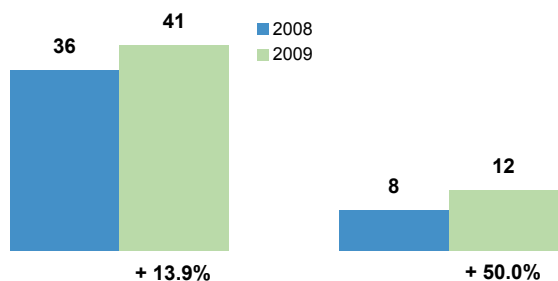
Year to Date

Duval County, FL

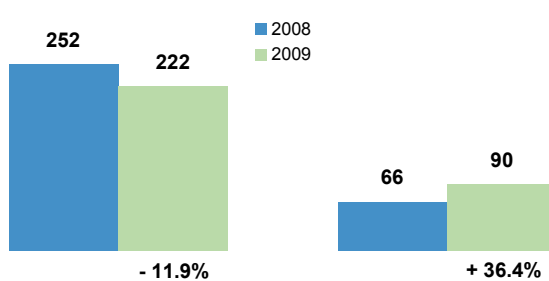
	2008	2009	Change	2008	2009	Change
New Listings	36	41	+ 13.9%	252	222	- 11.9%
Closed Sales	8	12	+ 50.0%	66	90	+ 36.4%
Median Sales Price*	\$187,718	\$153,700	- 18.1%	\$163,950	\$149,000	- 9.1%
Percent of Original List Price Received at Sale*	92.4%	92.8%	+ 0.4%	89.7%	86.4%	- 3.7%
Average Days on Market Until Sale	67	93	+ 39.2%	98	115	+ 17.8%
Single-Family Detached Inventory	175	164	- 6.3%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

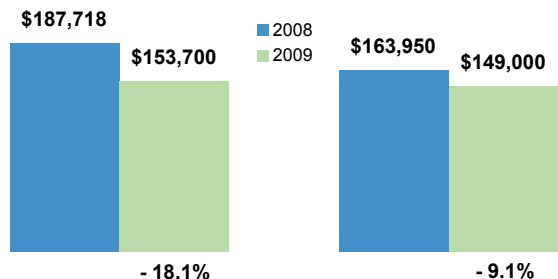
Activity—Most Recent Month



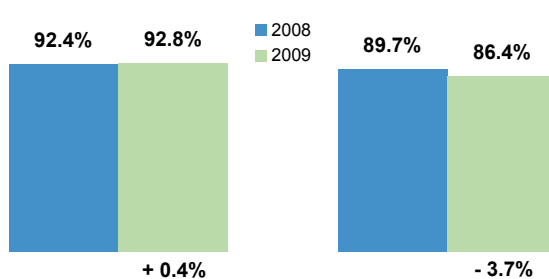
Activity—Year to Date



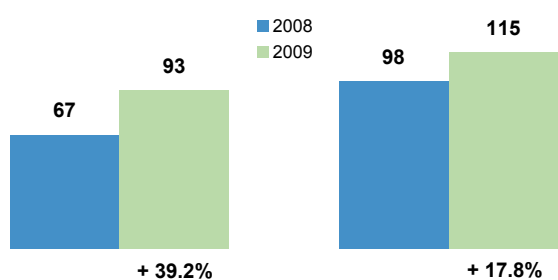
Median Sales Price



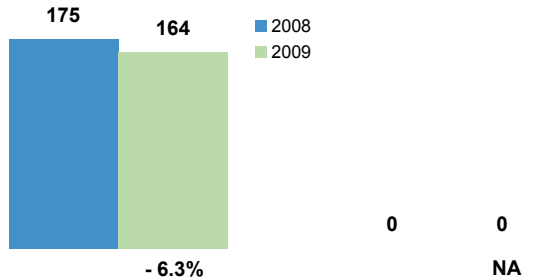
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 14

Middleburg Vicinity

July

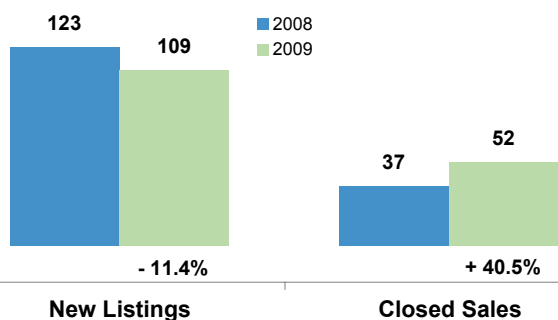
Year to Date

Clay County, FL

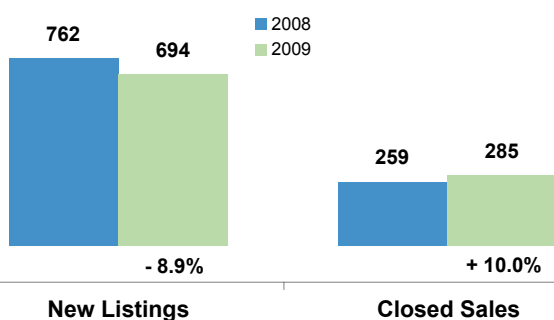
	2008	2009	Change	2008	2009	Change
New Listings	123	109	- 11.4%	762	694	- 8.9%
Closed Sales	37	52	+ 40.5%	259	285	+ 10.0%
Median Sales Price*	\$175,000	\$159,250	- 9.0%	\$170,000	\$162,000	- 4.7%
Percent of Original List Price Received at Sale*	90.8%	92.8%	+ 2.1%	90.3%	90.1%	- 0.3%
Average Days on Market Until Sale	106	85	- 19.9%	108	105	- 2.7%
Single-Family Detached Inventory	549	459	- 16.4%	--	--	--
Townhouse-Condo Inventory	4	8	+ 100.0%	--	--	--

*Does not account for seller concessions

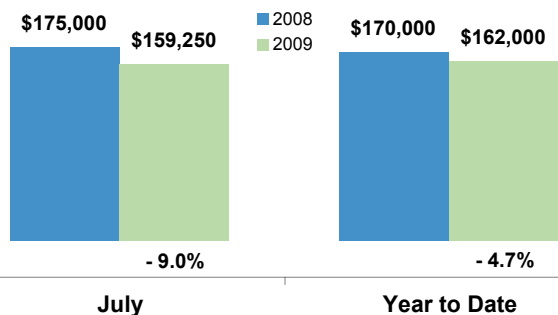
Activity—Most Recent Month



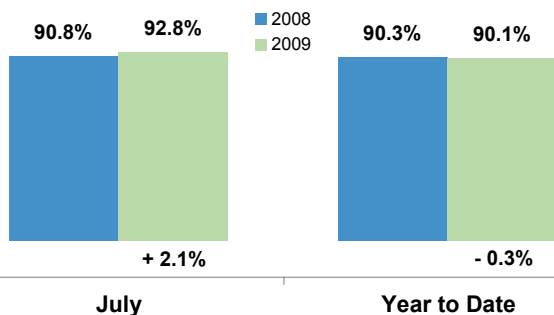
Activity—Year to Date



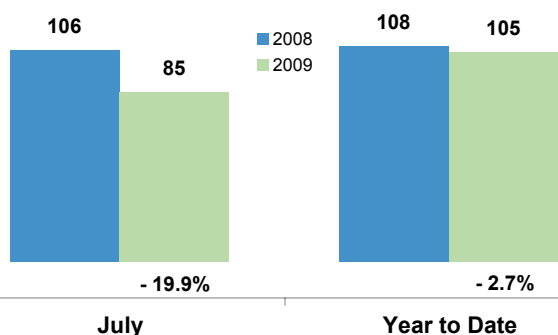
Median Sales Price



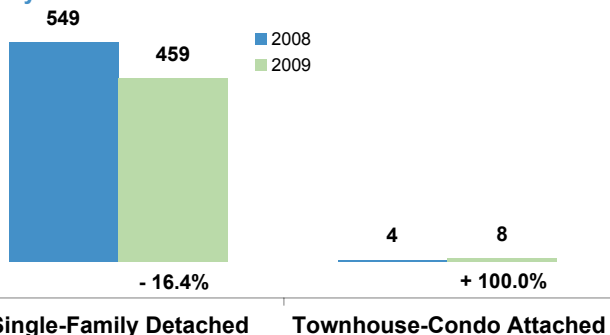
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 40

Nassau County

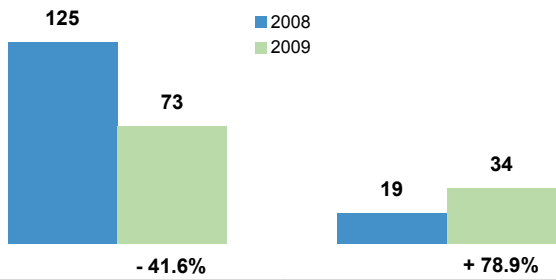
July

Year to Date

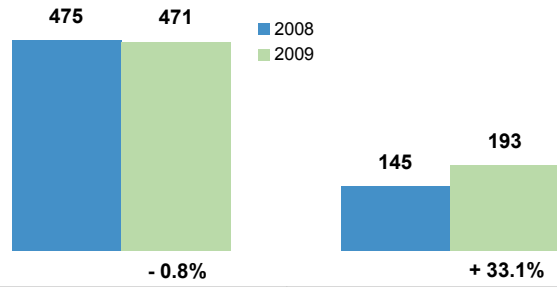
Nassau County, FL		2008	2009	Change	2008	2009	Change
New Listings		125	73	- 41.6%	475	471	- 0.8%
Closed Sales		19	34	+ 78.9%	145	193	+ 33.1%
Median Sales Price*		\$195,000	\$165,000	- 15.4%	\$195,990	\$180,000	- 8.2%
Percent of Original List Price Received at Sale*		89.2%	89.7%	+ 0.6%	89.5%	87.6%	- 2.1%
Average Days on Market Until Sale		147	107	- 27.3%	107	117	+ 8.7%
Single-Family Detached Inventory		361	328	- 9.1%	--	--	--
Townhouse-Condo Inventory		58	38	- 34.5%	--	--	--

*Does not account for seller concessions

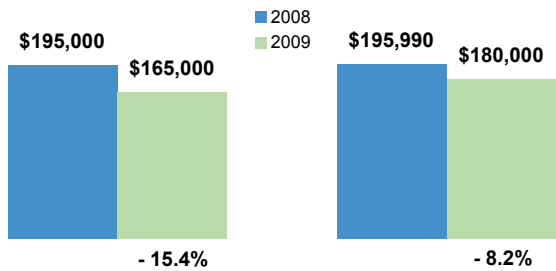
Activity—Most Recent Month



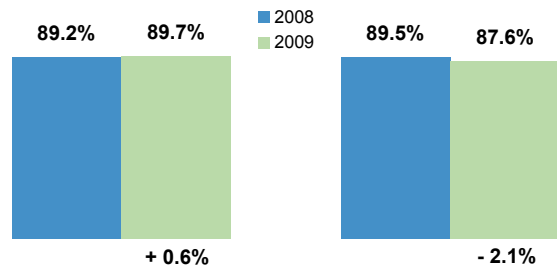
Activity—Year to Date



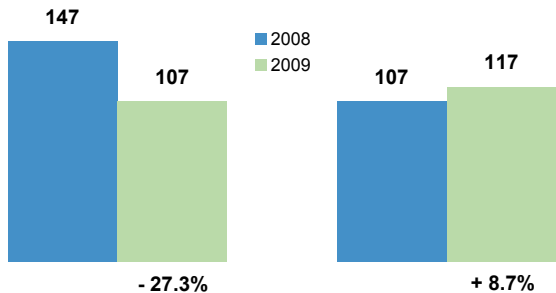
Median Sales Price



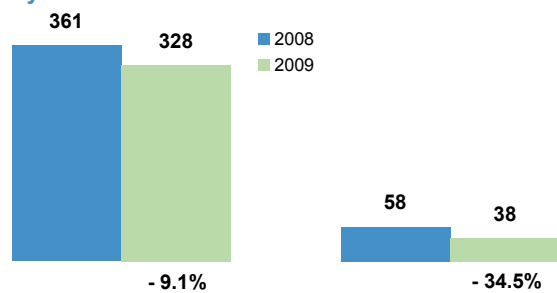
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 22

Neptune Bch

July

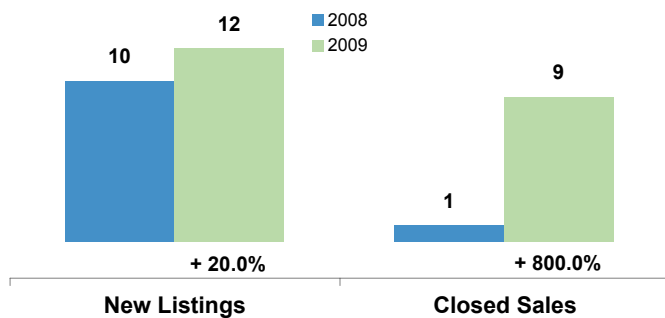
Year to Date

Duval County, FL

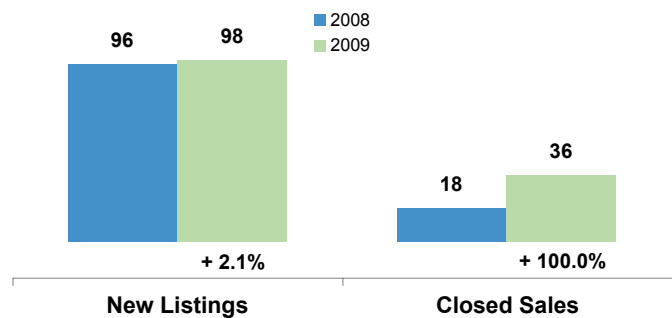
	2008	2009	Change	2008	2009	Change
New Listings	10	12	+ 20.0%	96	98	+ 2.1%
Closed Sales	1	9	+ 800.0%	18	36	+ 100.0%
Median Sales Price*	\$305,000	\$385,000	+ 26.2%	\$291,500	\$349,000	+ 19.7%
Percent of Original List Price Received at Sale*	65.0%	87.9%	+ 35.4%	85.9%	86.1%	+ 0.3%
Average Days on Market Until Sale	413	98	- 76.2%	159	119	- 25.1%
Single-Family Detached Inventory	81	71	- 12.3%	--	--	--
Townhouse-Condo Inventory	1	1	- 0.0%	--	--	--

*Does not account for seller concessions

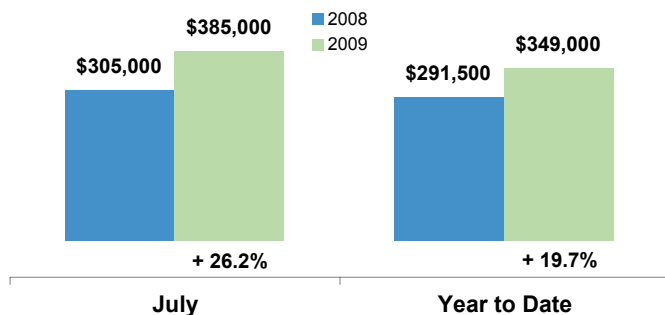
Activity—Most Recent Month



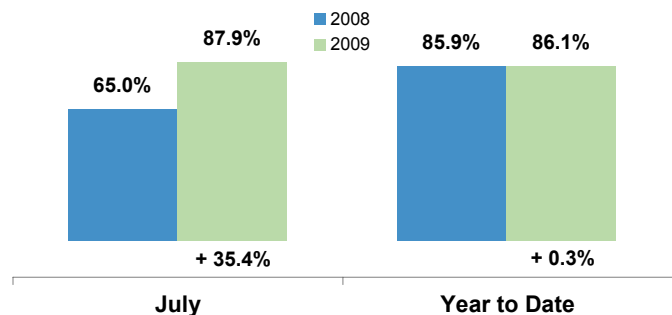
Activity—Year to Date



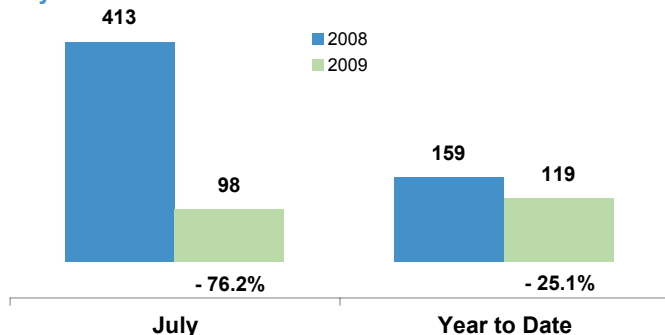
Median Sales Price



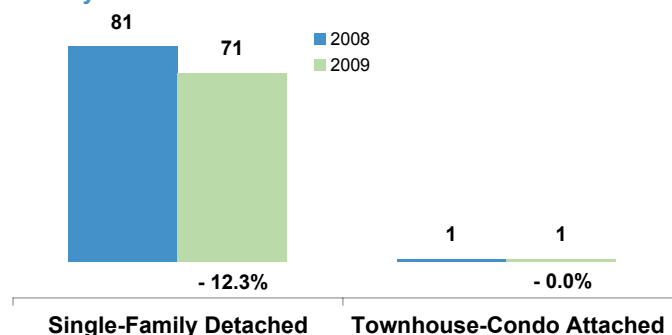
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 13

Orange Park

July

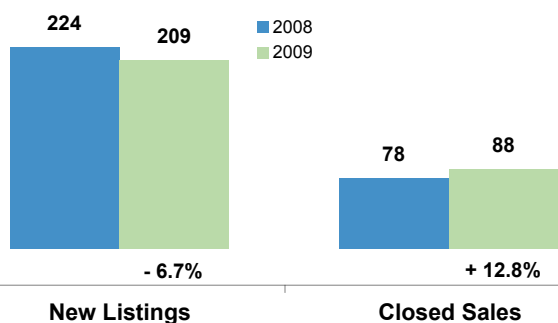
Year to Date

Clay County, FL

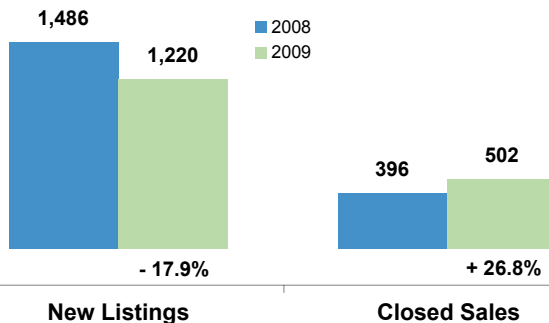
	2008	2009	Change	2008	2009	Change
New Listings	224	209	- 6.7%	1,486	1,220	- 17.9%
Closed Sales	78	88	+ 12.8%	396	502	+ 26.8%
Median Sales Price*	\$185,000	\$148,500	- 19.7%	\$176,000	\$156,700	- 11.0%
Percent of Original List Price Received at Sale*	89.6%	91.6%	+ 2.3%	91.2%	89.2%	- 2.2%
Average Days on Market Until Sale	110	93	- 15.1%	94	103	+ 10.2%
Single-Family Detached Inventory	910	736	- 19.1%	--	--	--
Townhouse-Condo Inventory	72	67	- 6.9%	--	--	--

*Does not account for seller concessions

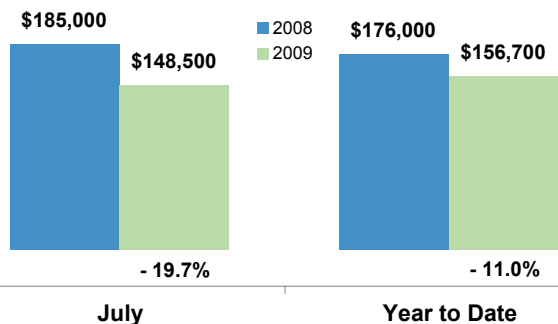
Activity—Most Recent Month



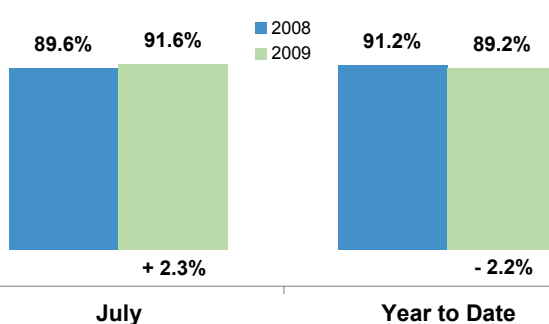
Activity—Year to Date



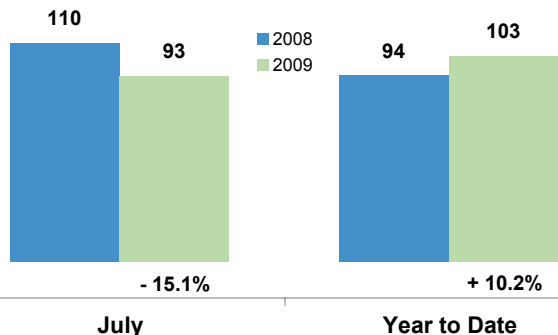
Median Sales Price



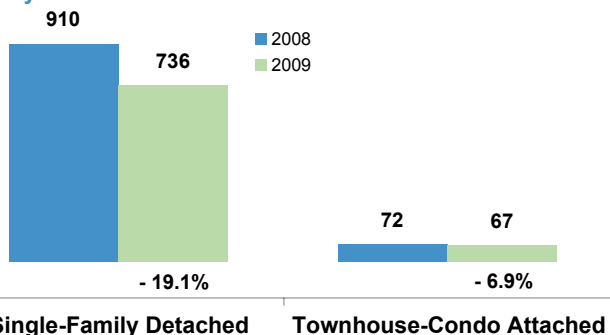
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 25 Ponte Vedra Bch North

July

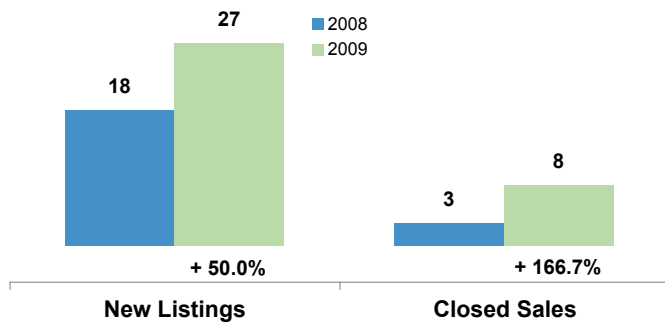
Year to Date

St. John's County, FL

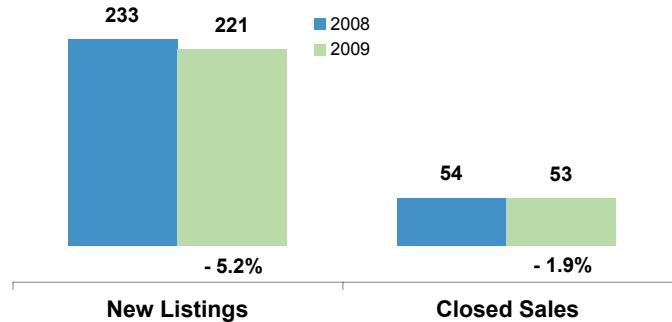
	2008	2009	Change	2008	2009	Change
New Listings	18	27	+ 50.0%	233	221	- 5.2%
Closed Sales	3	8	+ 166.7%	54	53	- 1.9%
Median Sales Price*	\$587,500	\$202,250	- 65.6%	\$650,500	\$270,375	- 58.4%
Percent of Original List Price Received at Sale*	89.3%	89.9%	+ 0.7%	87.3%	85.2%	- 2.5%
Average Days on Market Until Sale	149	93	- 37.8%	132	120	- 9.5%
Single-Family Detached Inventory	163	165	+ 1.2%	--	--	--
Townhouse-Condo Inventory	45	36	- 20.0%	--	--	--

*Does not account for seller concessions

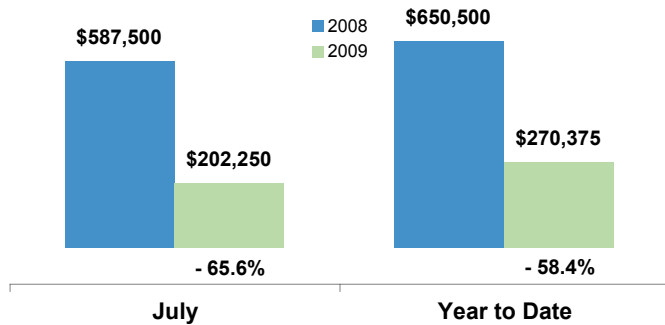
Activity—Most Recent Month



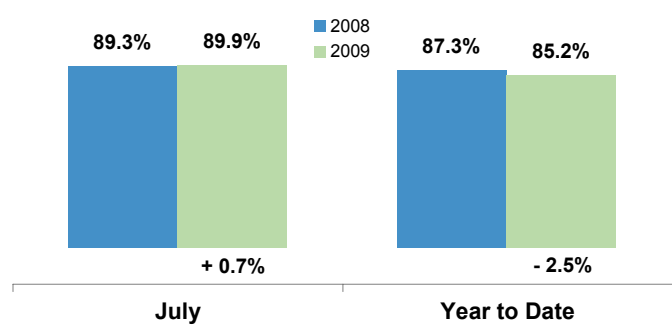
Activity—Year to Date



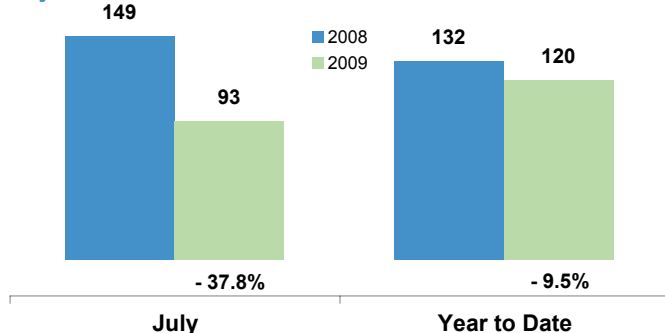
Median Sales Price



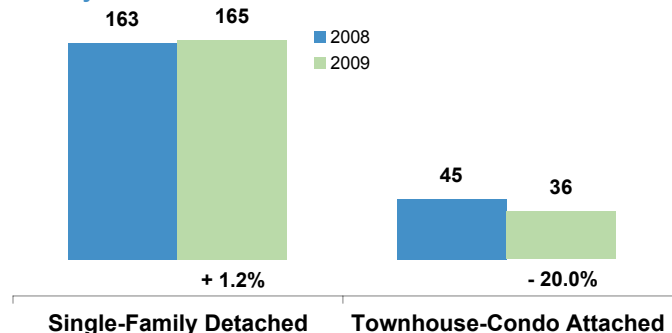
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 26

Ponte Vedra Bch/S Ponte Vedra
Beach/Vilano Bch/Palm Valley/Ponte
Vedra/Nocatee

July

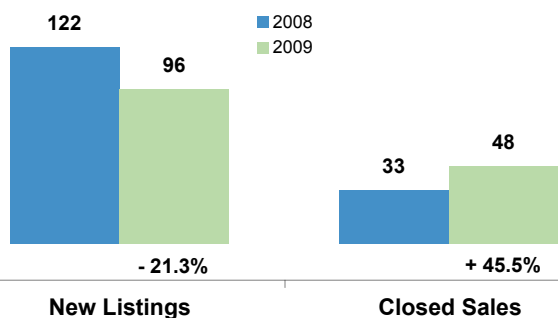
Year to Date

St. John's County, FL

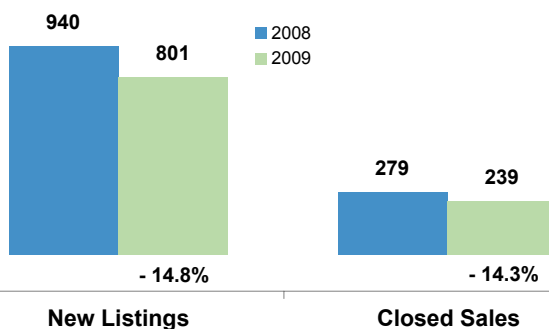
	2008	2009	Change	2008	2009	Change
New Listings	122	96	- 21.3%	940	801	- 14.8%
Closed Sales	33	48	+ 45.5%	279	239	- 14.3%
Median Sales Price*	\$400,000	\$356,248	- 10.9%	\$413,120	\$307,000	- 25.7%
Percent of Original List Price Received at Sale*	85.8%	85.7%	- 0.1%	87.7%	85.2%	- 2.9%
Average Days on Market Until Sale	146	130	- 10.7%	131	128	- 2.6%
Single-Family Detached Inventory	544	499	- 8.3%	--	--	--
Townhouse-Condo Inventory	253	221	- 12.6%	--	--	--

*Does not account for seller concessions

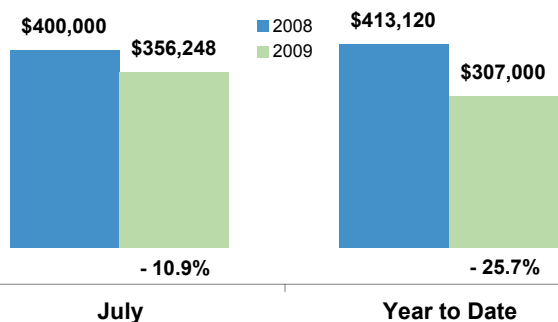
Activity—Most Recent Month



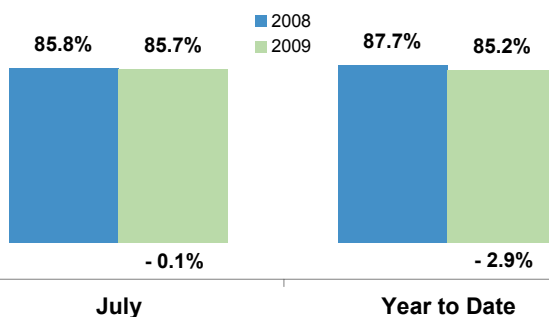
Activity—Year to Date



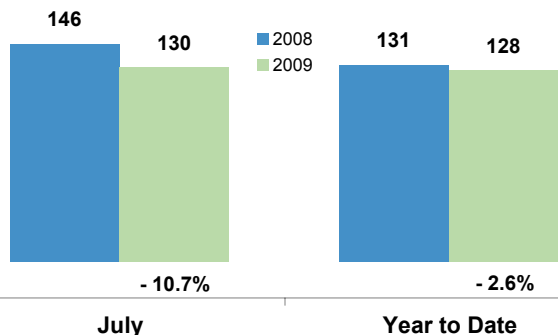
Median Sales Price



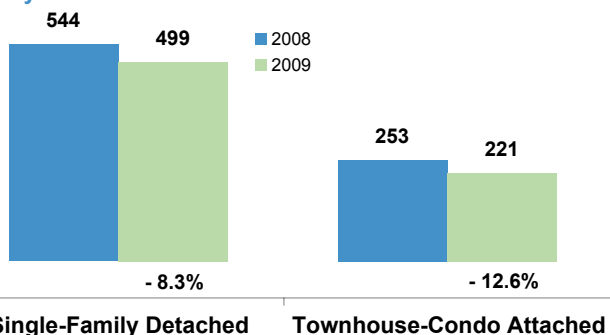
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 56

Putnam County NE

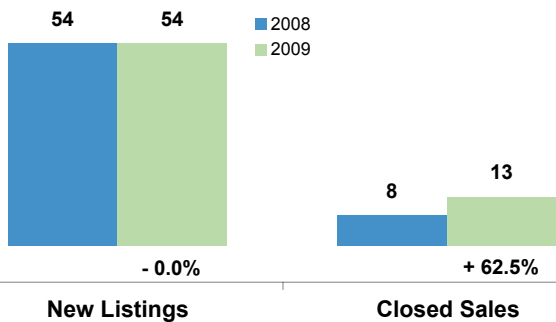
July

Year to Date

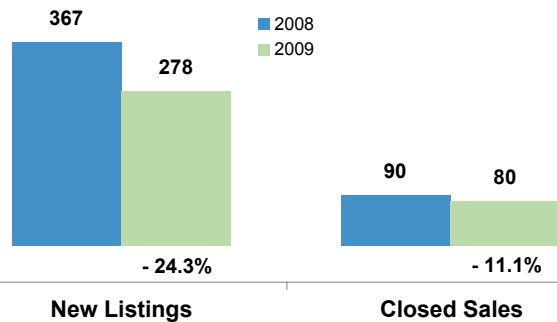
Putnam County, FL		2008	2009	Change	2008	2009	Change
New Listings		54	54	- 0.0%	367	278	- 24.3%
Closed Sales		8	13	+ 62.5%	90	80	- 11.1%
Median Sales Price*		\$144,999	\$147,500	+ 1.7%	\$128,000	\$92,250	- 27.9%
Percent of Original List Price Received at Sale*		97.4%	82.4%	- 15.5%	85.2%	81.1%	- 4.9%
Average Days on Market Until Sale		55	168	+ 205.8%	144	149	+ 3.6%
Single-Family Detached Inventory		411	340	- 17.3%	--	--	--
Townhouse-Condo Inventory		5	3	- 40.0%	--	--	--

*Does not account for seller concessions

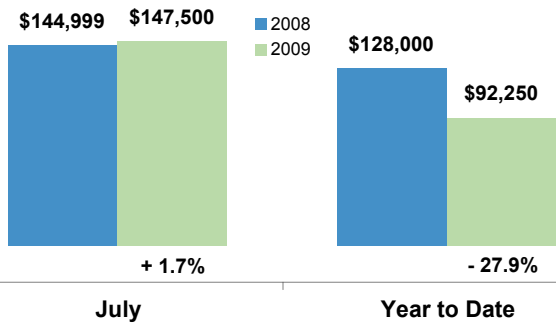
Activity—Most Recent Month



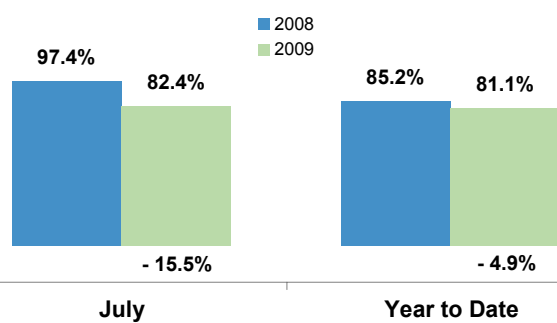
Activity—Year to Date



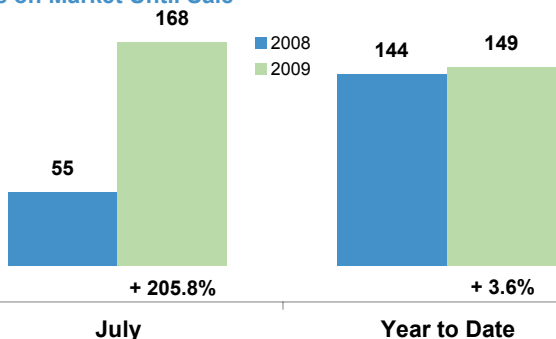
Median Sales Price



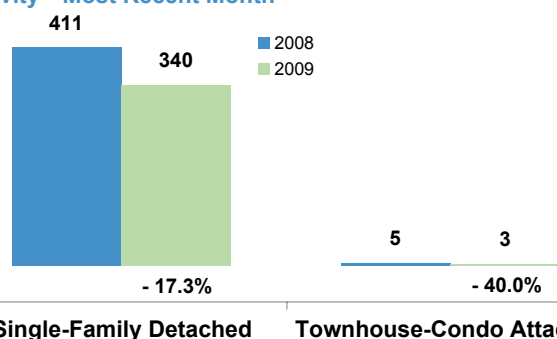
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 58 Putnam County - South

July

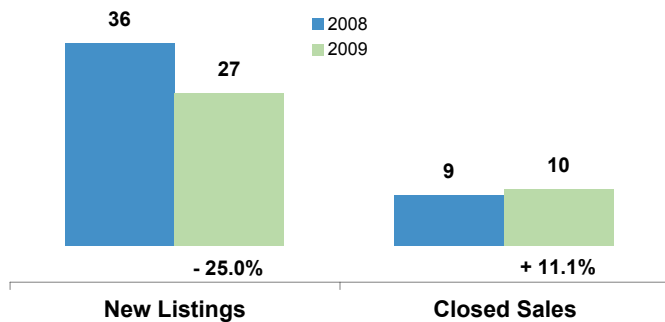
Year to Date

Putnam County, FL

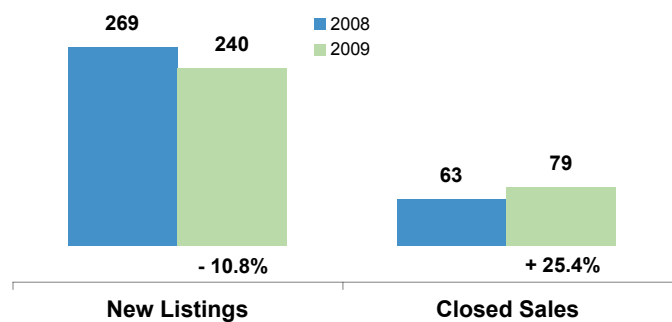
	2008	2009	Change	2008	2009	Change
New Listings	36	27	- 25.0%	269	240	- 10.8%
Closed Sales	9	10	+ 11.1%	63	79	+ 25.4%
Median Sales Price*	\$56,250	\$140,000	+ 148.9%	\$80,000	\$66,000	- 17.5%
Percent of Original List Price Received at Sale*	82.2%	79.0%	- 3.9%	82.7%	81.5%	- 1.5%
Average Days on Market Until Sale	143	187	+ 30.4%	158	168	+ 6.1%
Single-Family Detached Inventory	320	284	- 11.3%	--	--	--
Townhouse-Condo Inventory	8	5	- 37.5%	--	--	--

*Does not account for seller concessions

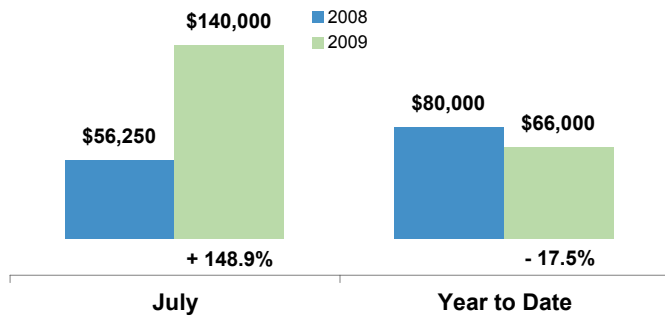
Activity—Most Recent Month



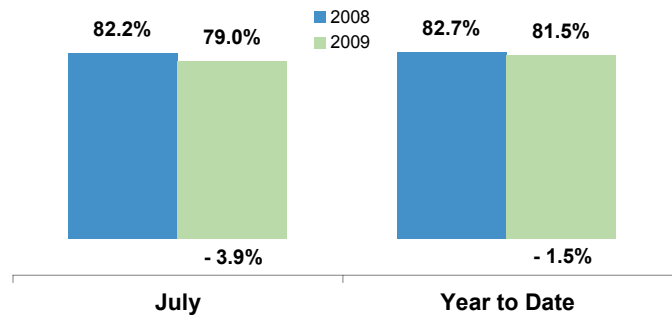
Activity—Year to Date



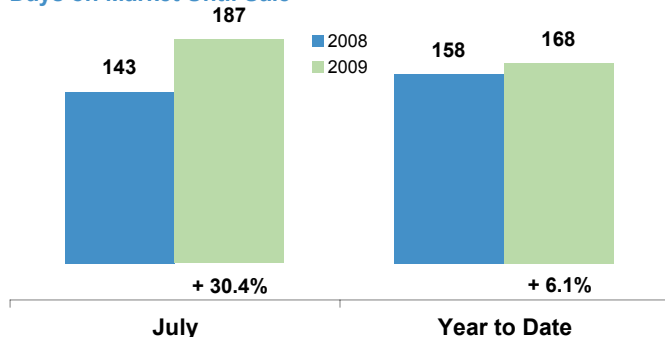
Median Sales Price



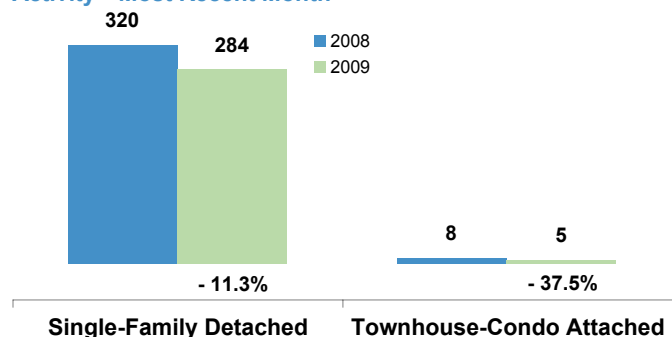
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 57 Putnam County – West

July

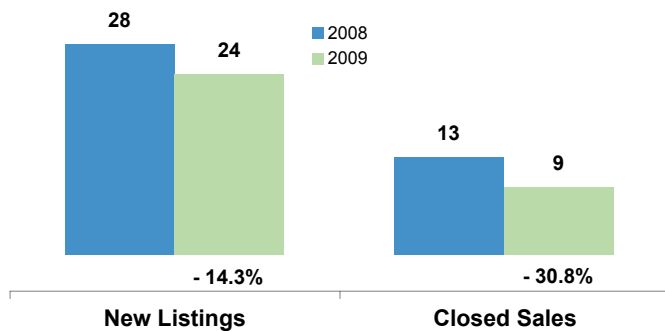
Year to Date

Putnam County, FL

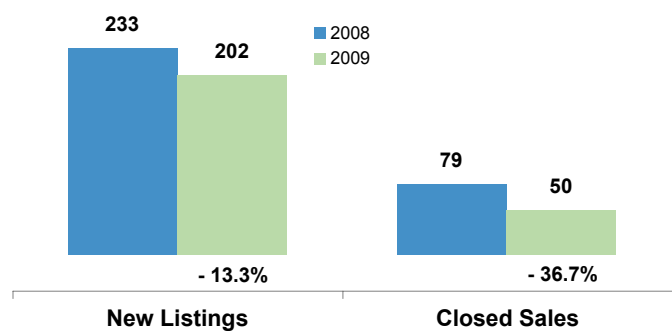
	2008	2009	Change	2008	2009	Change
New Listings	28	24	- 14.3%	233	202	- 13.3%
Closed Sales	13	9	- 30.8%	79	50	- 36.7%
Median Sales Price*	\$107,000	\$42,500	- 60.3%	\$74,950	\$42,500	- 43.3%
Percent of Original List Price Received at Sale*	80.0%	72.4%	- 9.4%	84.1%	77.8%	- 7.5%
Average Days on Market Until Sale	187	183	- 2.0%	155	160	+ 3.3%
Single-Family Detached Inventory	247	206	- 16.6%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

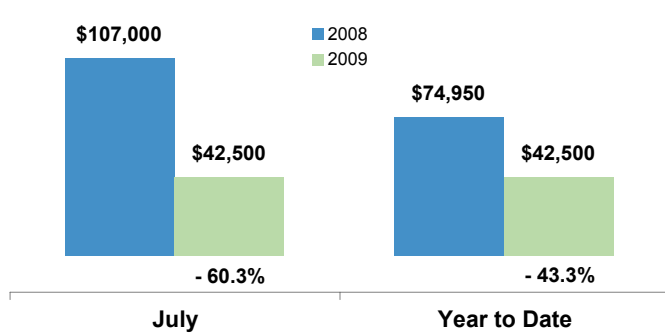
Activity—Most Recent Month



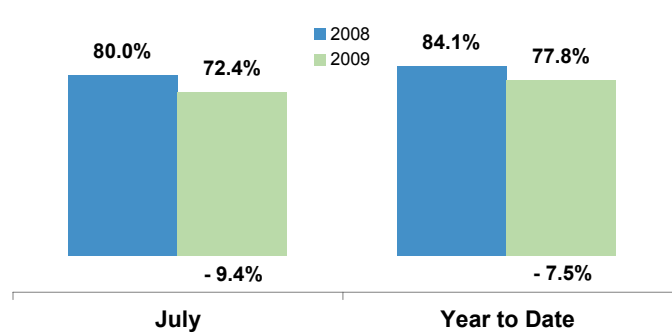
Activity—Year to Date



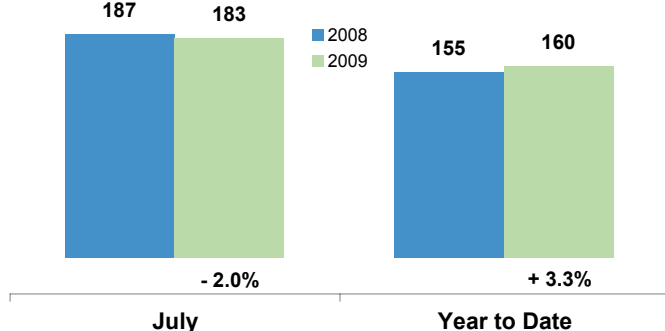
Median Sales Price



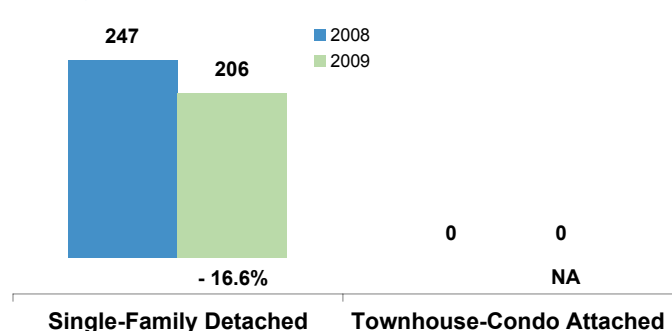
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 03

Riverside/Avondale/ Ortega

Duval County, FL

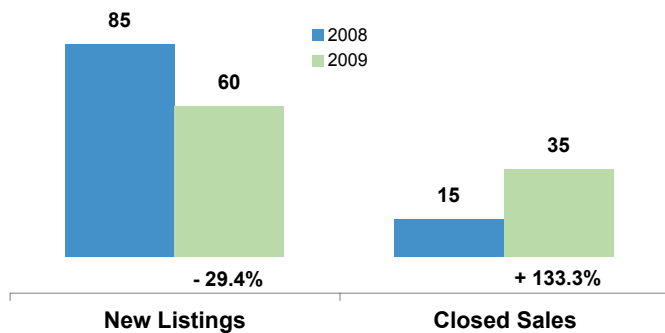
July

Year to Date

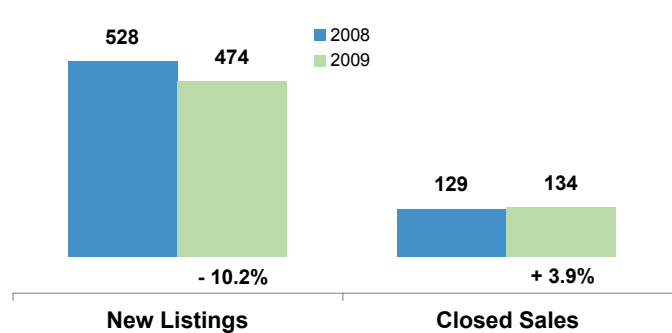
	2008	2009	Change	2008	2009	Change
New Listings	85	60	- 29.4%	528	474	- 10.2%
Closed Sales	15	35	+ 133.3%	129	134	+ 3.9%
Median Sales Price*	\$290,000	\$225,000	- 22.4%	\$249,000	\$196,000	- 21.3%
Percent of Original List Price Received at Sale*	83.0%	84.7%	+ 2.0%	88.6%	85.1%	- 3.9%
Average Days on Market Until Sale	122	180	+ 47.0%	110	130	+ 18.7%
Single-Family Detached Inventory	333	305	- 8.4%	--	--	--
Townhouse-Condo Inventory	94	78	- 17.0%	--	--	--

*Does not account for seller concessions

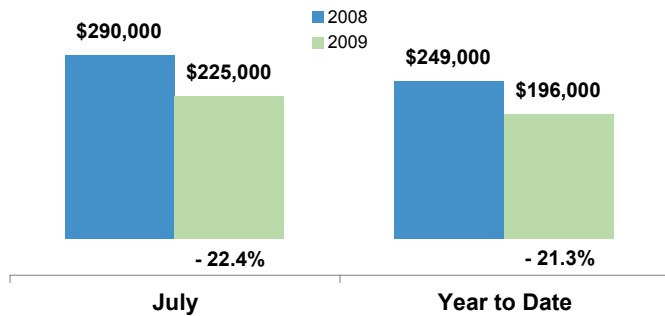
Activity—Most Recent Month



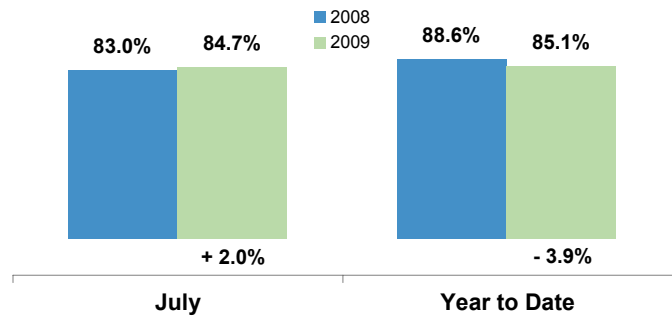
Activity—Year to Date



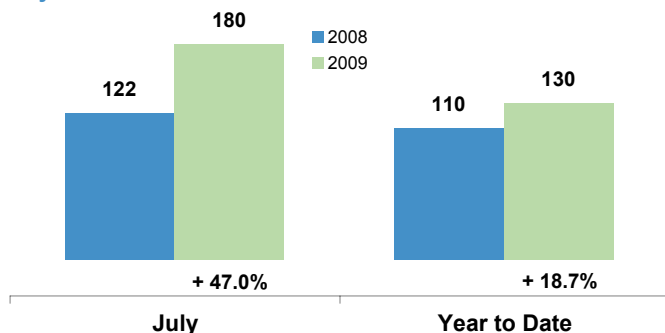
Median Sales Price



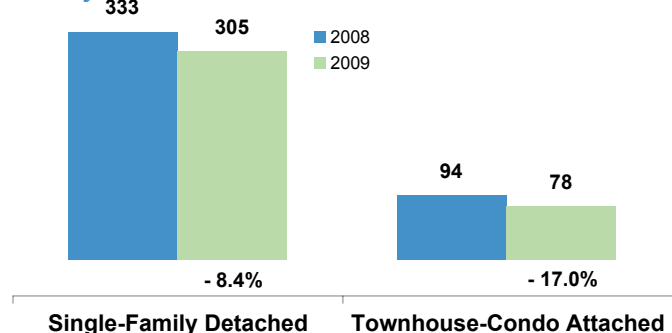
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 02

Southside

July

Year to Date

Duval County, FL

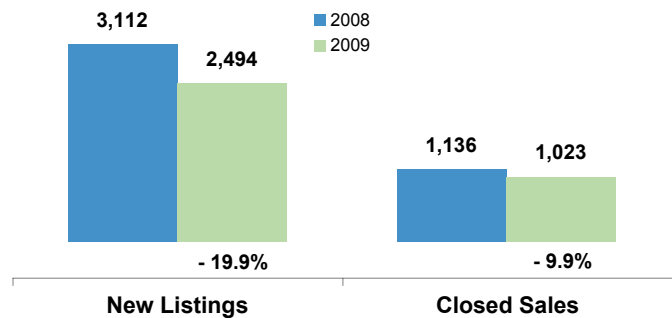
	2008	2009	Change	2008	2009	Change
New Listings	433	405	- 6.5%	3,112	2,494	- 19.9%
Closed Sales	180	189	+ 5.0%	1,136	1,023	- 9.9%
Median Sales Price*	\$178,250	\$161,500	- 9.4%	\$175,738	\$160,000	- 9.0%
Percent of Original List Price Received at Sale*	90.6%	89.5%	- 1.1%	91.9%	88.3%	- 3.9%
Average Days on Market Until Sale	99	98	- 1.1%	93	103	+ 10.6%
Single-Family Detached Inventory	1,391	1,122	- 19.3%	--	--	--
Townhouse-Condo Inventory	622	517	- 16.9%	--	--	--

*Does not account for seller concessions

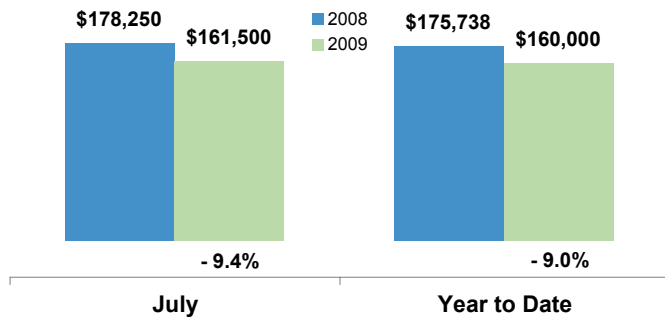
Activity—Most Recent Month



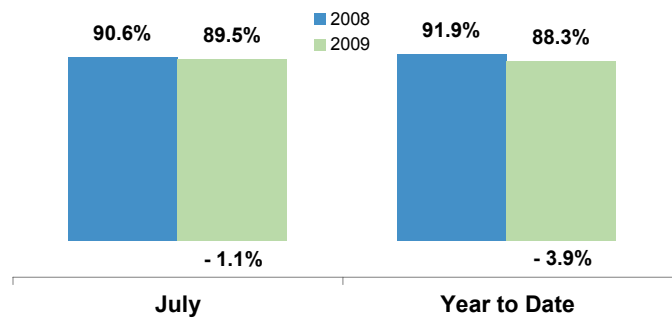
Activity—Year to Date



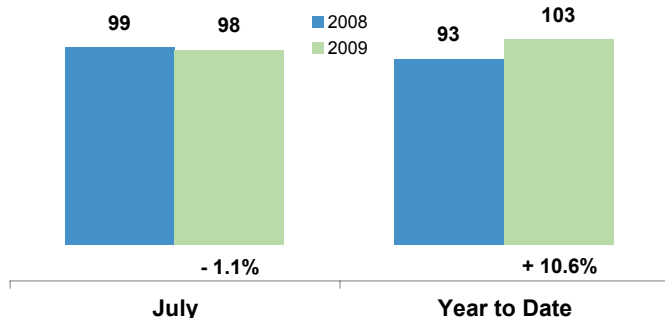
Median Sales Price



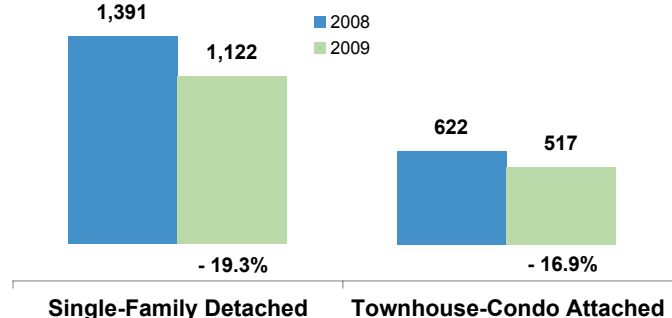
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 01 Southside/Mandarin/ Bartram

July

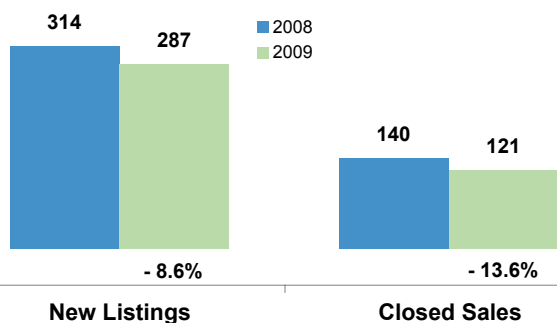
Year to Date

Duval County, FL

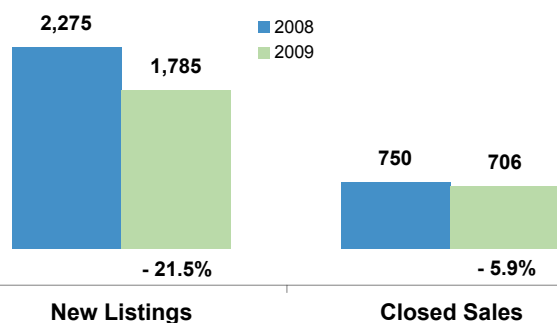
	2008	2009	Change	2008	2009	Change
New Listings	314	287	- 8.6%	2,275	1,785	- 21.5%
Closed Sales	140	121	- 13.6%	750	706	- 5.9%
Median Sales Price*	\$215,000	\$177,500	- 17.4%	\$215,000	\$177,750	- 17.3%
Percent of Original List Price Received at Sale*	90.5%	86.8%	- 4.1%	90.7%	87.8%	- 3.1%
Average Days on Market Until Sale	107	119	+ 10.5%	102	116	+ 13.0%
Single-Family Detached Inventory	1,256	981	- 21.9%	--	--	--
Townhouse-Condo Inventory	318	270	- 15.1%	--	--	--

*Does not account for seller concessions

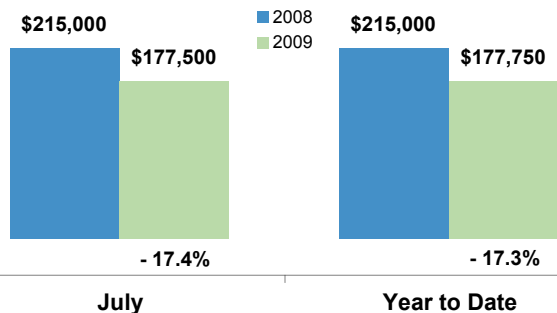
Activity—Most Recent Month



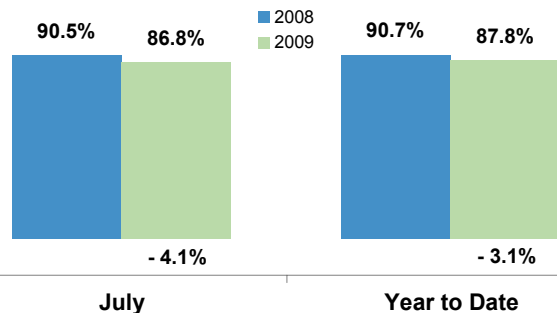
Activity—Year to Date



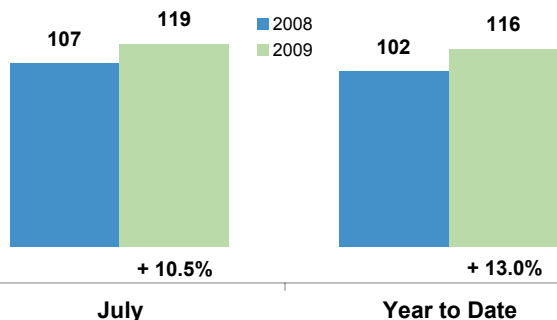
Median Sales Price



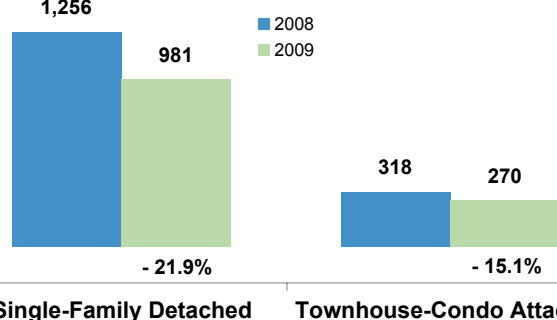
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 07

Springfield/Downtown/Paxon/Trout
River South

July

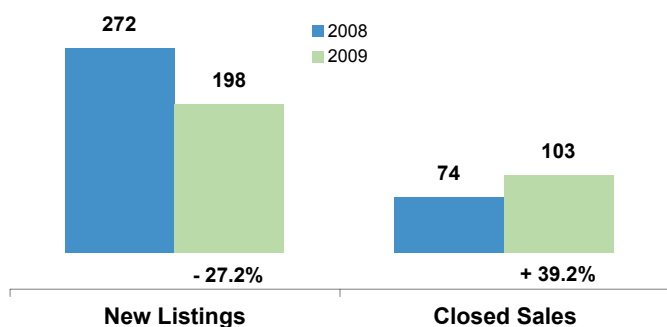
Year to Date

Duval County, FL

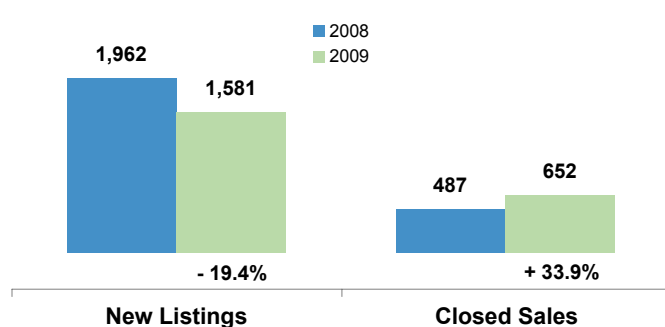
	2008	2009	Change	2008	2009	Change
New Listings	272	198	- 27.2%	1,962	1,581	- 19.4%
Closed Sales	74	103	+ 39.2%	487	652	+ 33.9%
Median Sales Price*	\$39,500	\$19,450	- 50.8%	\$45,900	\$22,100	- 51.9%
Percent of Original List Price Received at Sale*	82.5%	84.1%	+ 1.9%	84.1%	81.4%	- 3.2%
Average Days on Market Until Sale	71	87	+ 22.6%	82	92	+ 12.7%
Single-Family Detached Inventory	1,277	919	- 28.0%	--	--	--
Townhouse-Condo Inventory	97	84	- 13.4%	--	--	--

*Does not account for seller concessions

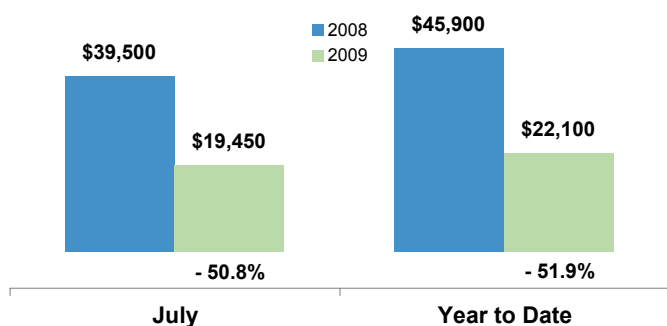
Activity—Most Recent Month



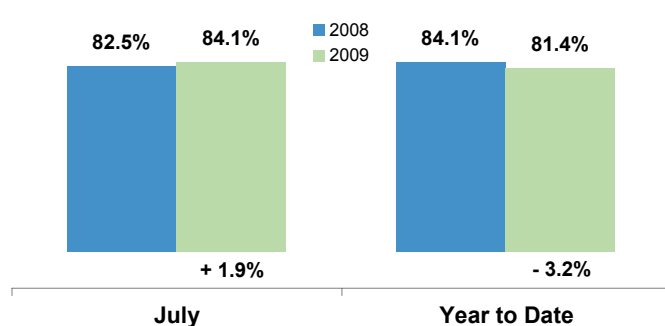
Activity—Year to Date



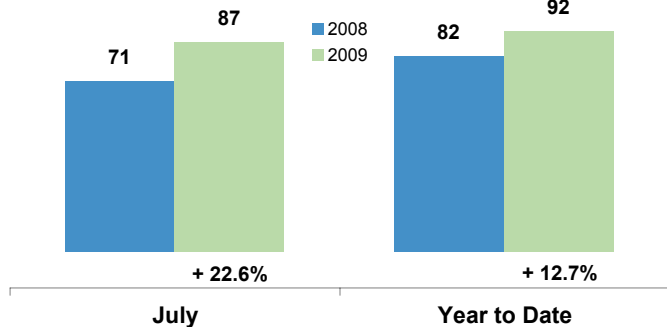
Median Sales Price



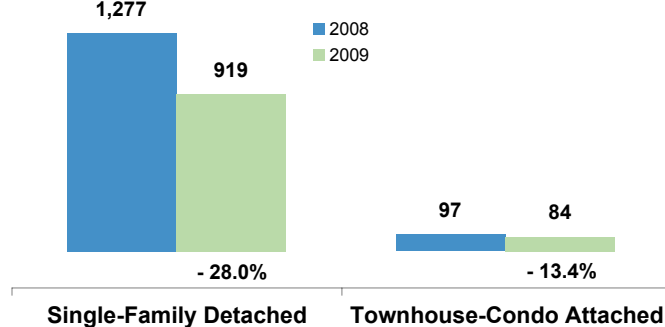
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 31 St. Johns County – NE (West of Intracoastal Waterway)

St. John's County, FL

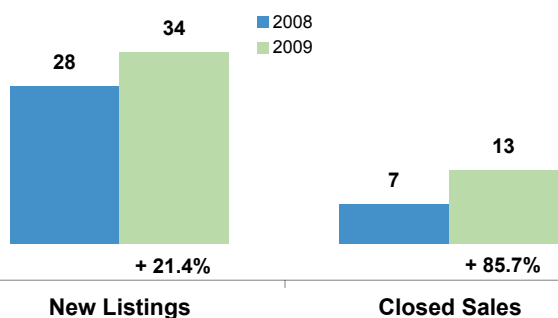
July

Year to Date

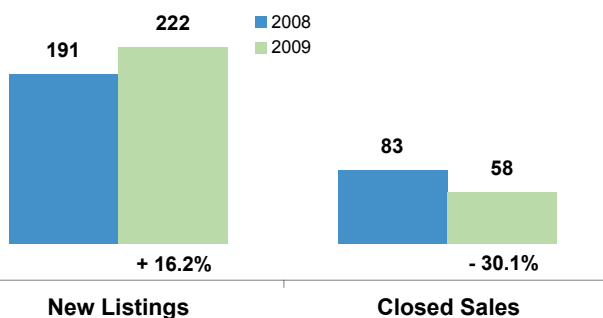
	2008	2009	Change	2008	2009	Change
New Listings	28	34	+ 21.4%	191	222	+ 16.2%
Closed Sales	7	13	+ 85.7%	83	58	- 30.1%
Median Sales Price*	\$203,260	\$269,000	+ 32.3%	\$210,010	\$235,773	+ 12.3%
Percent of Original List Price Received at Sale*	88.4%	90.2%	+ 2.0%	88.0%	85.1%	- 3.3%
Average Days on Market Until Sale	140	148	+ 5.3%	168	139	- 17.4%
Single-Family Detached Inventory	138	140	+ 1.4%	--	--	--
Townhouse-Condo Inventory	52	69	+ 32.7%	--	--	--

*Does not account for seller concessions

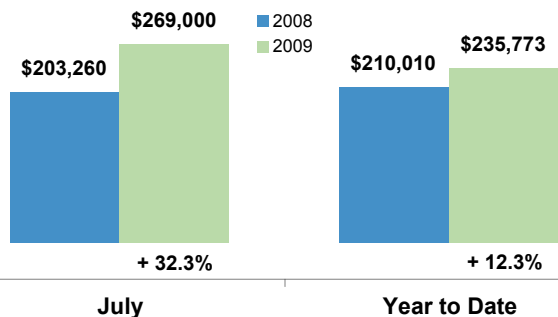
Activity—Most Recent Month



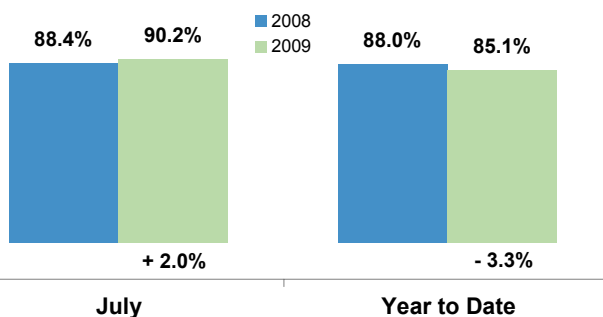
Activity—Year to Date



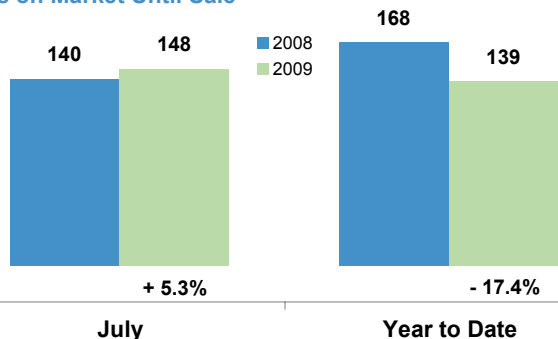
Median Sales Price



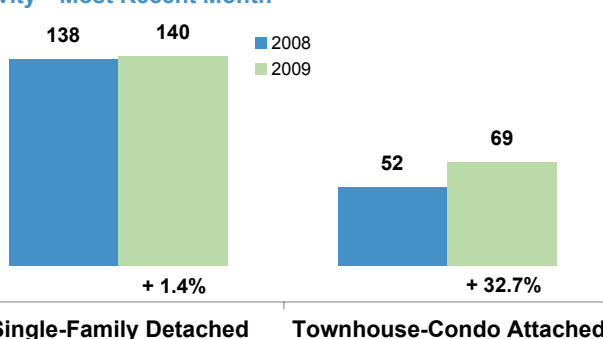
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 30 St. Johns County – NW

July

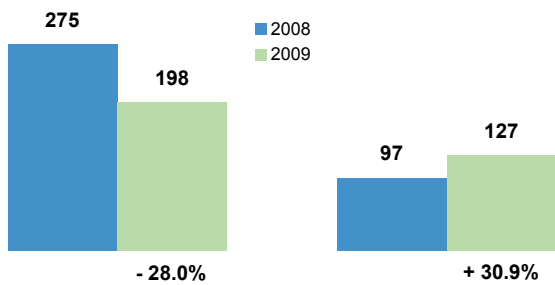
Year to Date

St. John's County, FL

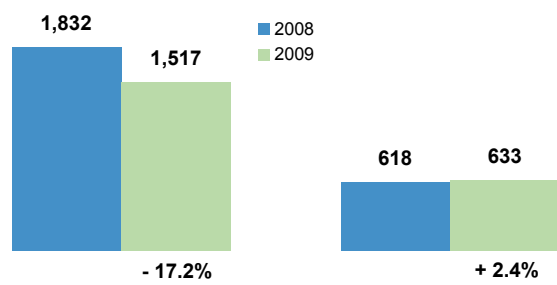
	2008	2009	Change	2008	2009	Change
New Listings	275	198	- 28.0%	1,832	1,517	- 17.2%
Closed Sales	97	127	+ 30.9%	618	633	+ 2.4%
Median Sales Price*	\$302,900	\$227,500	- 24.9%	\$279,000	\$235,000	- 15.8%
Percent of Original List Price Received at Sale*	89.8%	90.2%	+ 0.4%	88.7%	88.3%	- 0.4%
Average Days on Market Until Sale	116	112	- 3.0%	111	122	+ 10.1%
Single-Family Detached Inventory	1,165	955	- 18.0%	--	--	--
Townhouse-Condo Inventory	141	129	- 8.5%	--	--	--

*Does not account for seller concessions

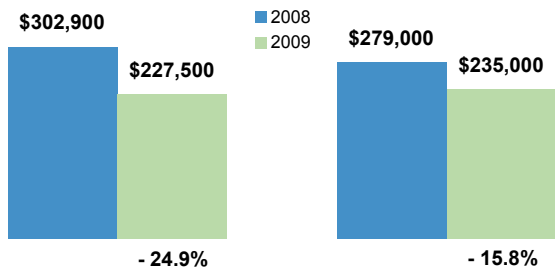
Activity—Most Recent Month



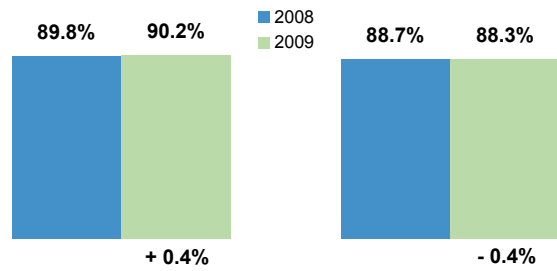
Activity—Year to Date



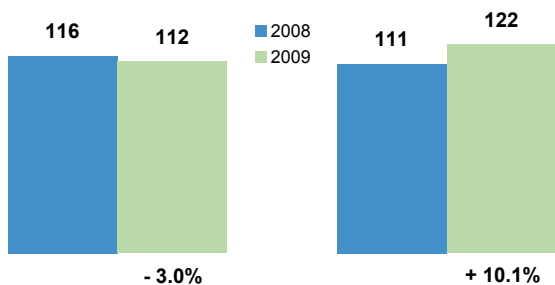
Median Sales Price



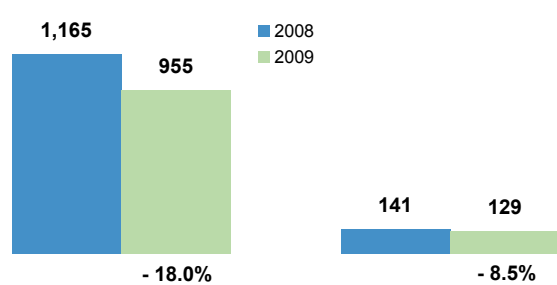
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 33 St. Johns County – SE

July

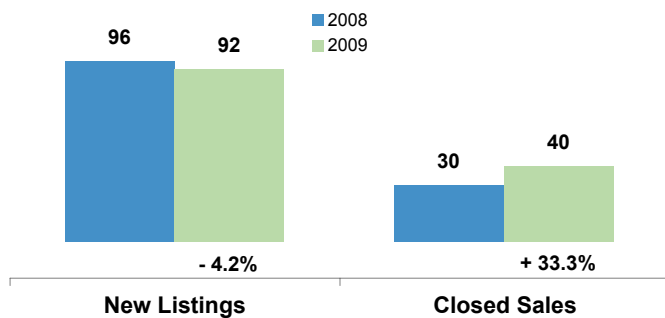
Year to Date

St. John's County, FL

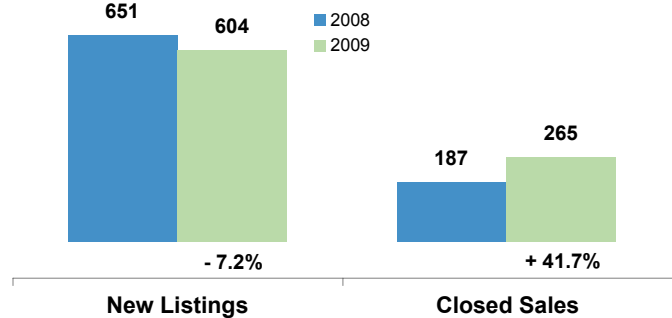
	2008	2009	Change	2008	2009	Change
New Listings	96	92	- 4.2%	651	604	- 7.2%
Closed Sales	30	40	+ 33.3%	187	265	+ 41.7%
Median Sales Price*	\$199,800	\$135,000	- 32.4%	\$204,950	\$169,350	- 17.4%
Percent of Original List Price Received at Sale*	86.0%	85.4%	- 0.6%	86.9%	87.4%	+ 0.7%
Average Days on Market Until Sale	140	122	- 13.2%	137	99	- 27.5%
Single-Family Detached Inventory	436	327	- 25.0%	--	--	--
Townhouse-Condo Inventory	122	123	+ 0.8%	--	--	--

*Does not account for seller concessions

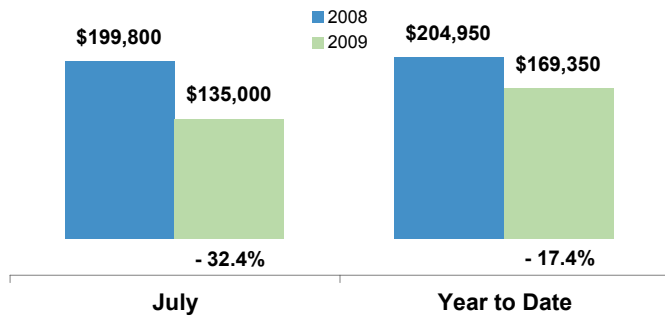
Activity—Most Recent Month



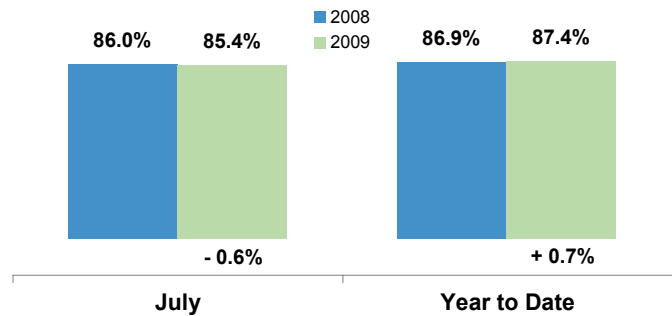
Activity—Year to Date



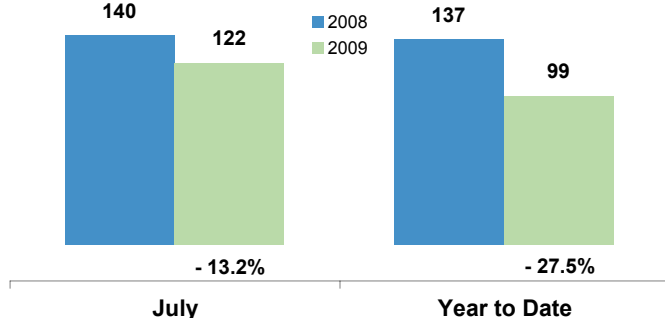
Median Sales Price



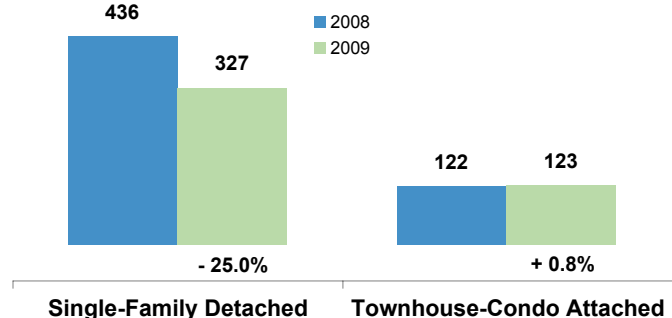
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 32 St. John's County — St. Augustine Area (East of US 1)

St. John's County, FL

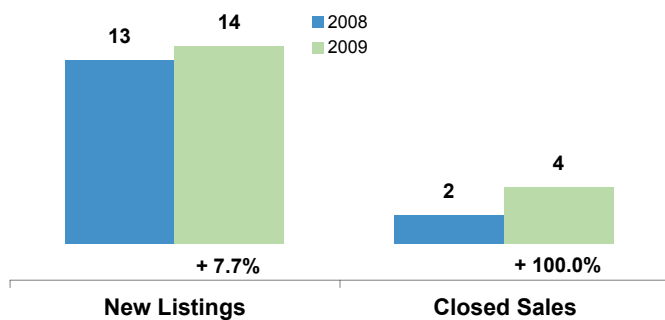
July

Year to Date

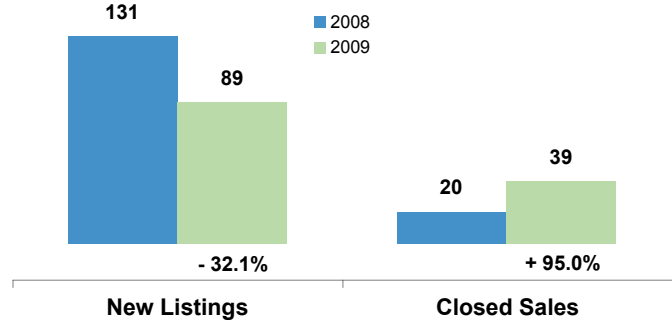
	2008	2009	Change	2008	2009	Change
New Listings	13	14	+ 7.7%	131	89	- 32.1%
Closed Sales	2	4	+ 100.0%	20	39	+ 95.0%
Median Sales Price*	\$193,830	\$165,000	- 14.9%	\$168,750	\$156,975	- 7.0%
Percent of Original List Price Received at Sale*	93.9%	87.1%	- 7.2%	83.9%	85.4%	+ 1.8%
Average Days on Market Until Sale	52	198	+ 284.5%	160	158	- 0.9%
Single-Family Detached Inventory	88	63	- 28.4%	--	--	--
Townhouse-Condo Inventory	35	32	- 8.6%	--	--	--

*Does not account for seller concessions

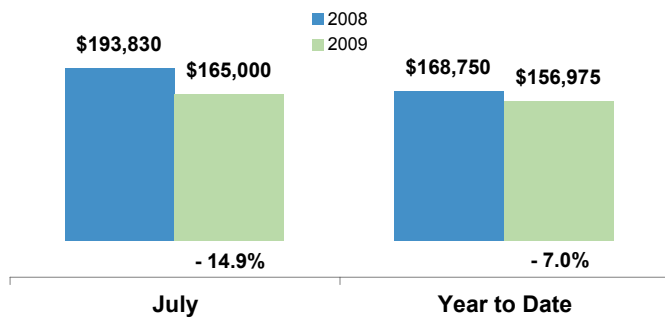
Activity—Most Recent Month



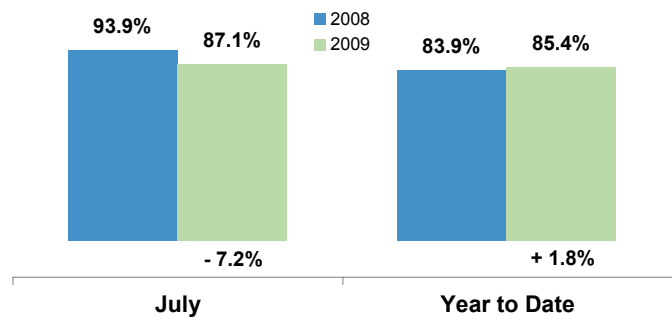
Activity—Year to Date



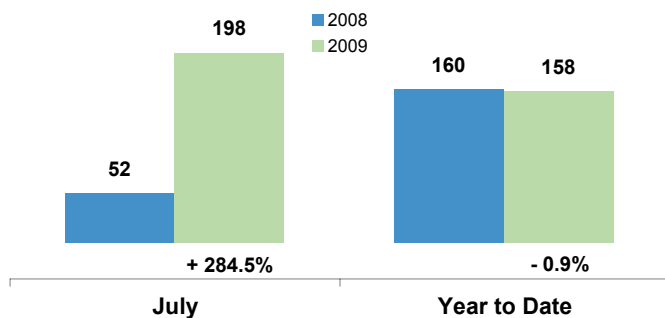
Median Sales Price



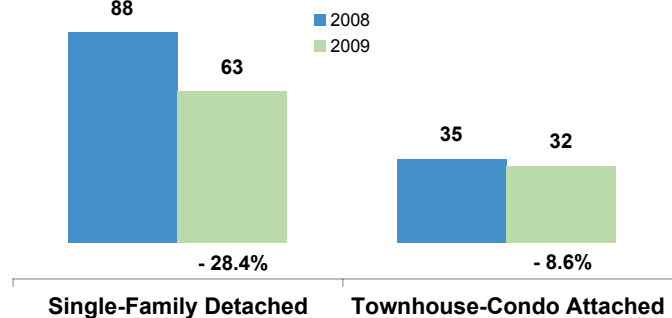
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 34 St. Johns County – SW

July

Year to Date

St. John's County, FL

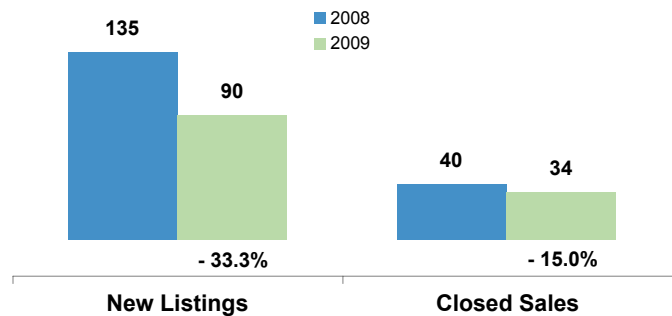
	2008	2009	Change	2008	2009	Change
New Listings	17	21	+ 23.5%	135	90	- 33.3%
Closed Sales	8	11	+ 37.5%	40	34	- 15.0%
Median Sales Price*	\$206,682	\$107,000	- 48.2%	\$165,000	\$160,000	- 3.0%
Percent of Original List Price Received at Sale*	85.7%	91.1%	+ 6.2%	85.3%	88.3%	+ 3.6%
Average Days on Market Until Sale	118	133	+ 12.4%	134	126	- 5.4%
Single-Family Detached Inventory	119	85	- 28.6%	--	--	--
Townhouse-Condo Inventory	2	1	- 50.0%	--	--	--

*Does not account for seller concessions

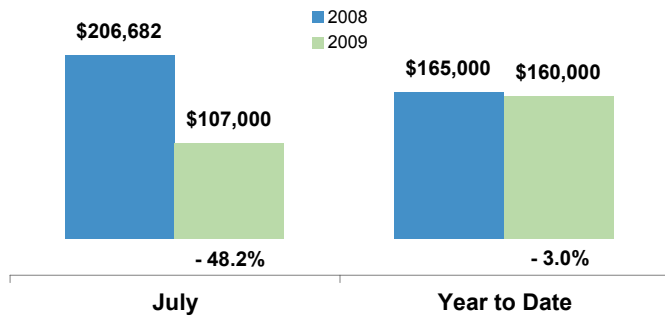
Activity—Most Recent Month



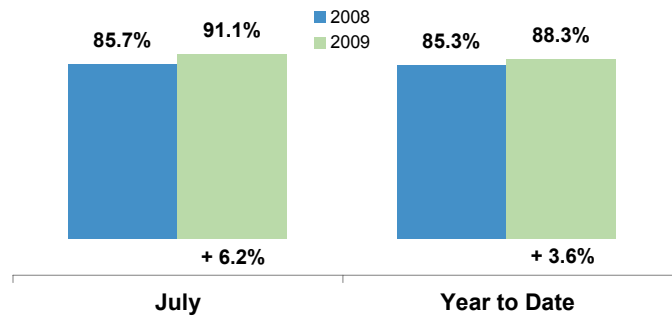
Activity—Year to Date



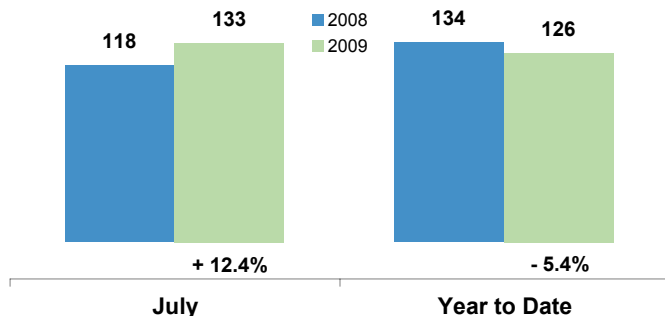
Median Sales Price



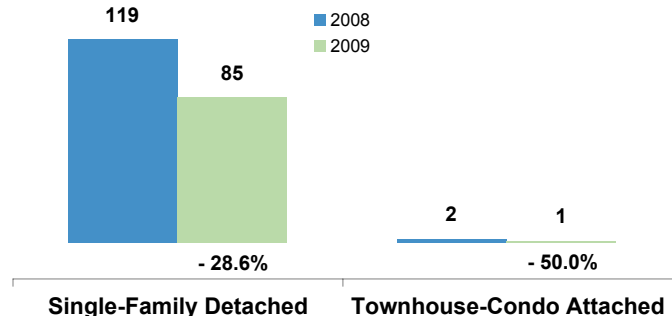
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 06

West Jacksonville

July

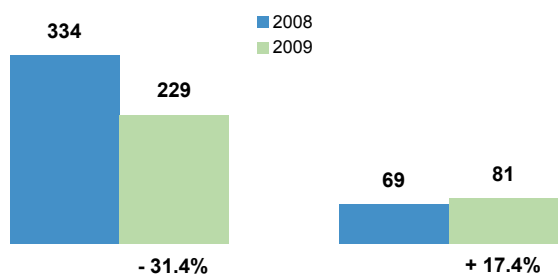
Year to Date

Duval County, FL

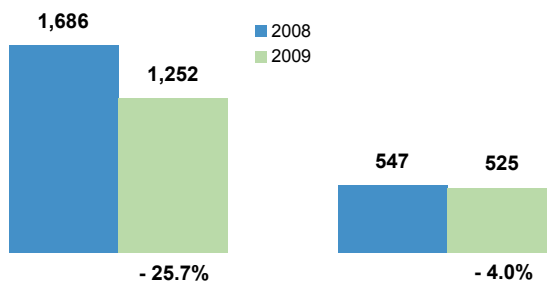
	2008	2009	Change	2008	2009	Change
New Listings	334	229	- 31.4%	1,686	1,252	- 25.7%
Closed Sales	69	81	+ 17.4%	547	525	- 4.0%
Median Sales Price*	\$149,900	\$129,500	- 13.6%	\$155,000	\$130,000	- 16.1%
Percent of Original List Price Received at Sale*	91.7%	92.7%	+ 1.1%	91.0%	87.6%	- 3.8%
Average Days on Market Until Sale	88	92	+ 4.7%	101	107	+ 6.6%
Single-Family Detached Inventory	1,087	781	- 28.2%	--	--	--
Townhouse-Condo Inventory	39	37	- 5.1%	--	--	--

*Does not account for seller concessions

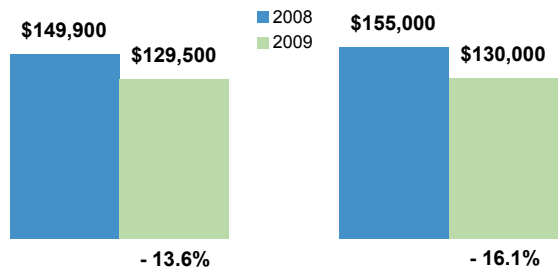
Activity—Most Recent Month



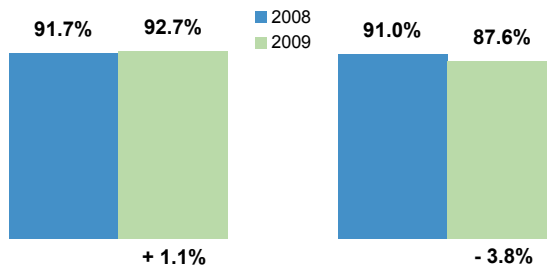
Activity—Year to Date



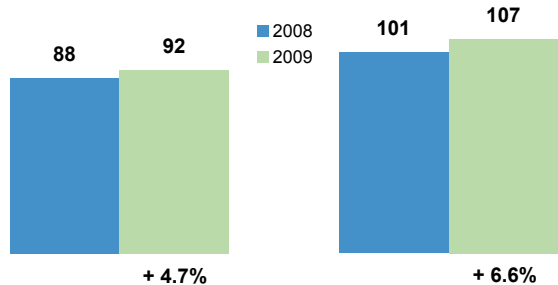
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

