# Annual Report on the Northeast Florida Housing Market

FOR RESIDENTIAL REAL ESTATE ACTIVITY FROM THE
NORTHEAST FLORIDA ASSOCIATION OF REALTORS® MLS

NORTHEAST FLORIDA
ASSOCIATION OF REALTORS

REALTOR®

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# 2012

# Annual Report on the Northeast Florida Housing Market

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

FOR RESIDENTIAL REAL ESTATE ACTIVITY FROM THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS® MLS

**With** a mean crossover dribble and a wicked head fake, housing is again driving the lane with authority.

Between 2007 and 2011, housing markets were overburdened with distressed properties, excessive supply and weak consumer demand. But a timeout was taken in 2012, and the market was able to rehydrate and breathe easier. Yearlong evidence points to market recovery – just in time to alleviate beleaguered homeowners and relieve a dwindling tax base.

Housing has been the center of attention in 2012 – and it's lonely at the top. For the first time since 2006, housing is on track to be a net positive contributor to GDP. Some have claimed that an accommodating Federal Reserve policy has driven down interest rates so much that it's enabled families to purchase up to 50 percent more house than they otherwise could. Others make a more "market fundamentals" argument, asserting that dramatic declines in supply and solid increases in demand have led to the year's successful turnaround jump shot. The truth lies somewhere in the paint.

Low mortgage rates, affordable prices and rising rents created a three-point play that bolstered consumer confidence. On a national scale, natural disasters, fiscal cliffs, contested elections and sovereign debt crises could not slow down buyers. Consequently, home values are ticking higher in many regions.

In addition to the feel-good nature of a housing recovery, it has tangible benefits to homeowners – particularly those still in underwater mortgage situations. Rising prices should convince more sellers to re-enter the marketplace, passing the rock to buyers.

**Listings** In general, sellers remained along the baseline, but there are hints of change in the listings playbook. Traditional sellers are returning just as banks seem to be listing fewer distressed properties. In 2012, sellers introduced 26,487 new properties to the marketplace, a modest 2.1 percent or 563-unit decrease from 2011.

**Sales** The buyer rebound remained strong throughout the year. Better still, housing demand strengthened without performance-enhancing government incentives. Closed sales were up 7.1 percent to 17,872 for the year. And only 44.5 percent of them were distressed, compared to about 52.0 percent the past two years.

**Inventory** Buyers currently have 8,186 properties from which to choose, 28.1 percent fewer than last year at this time. Changing teams, sellers have 28.1 percent less competition with which to contend. Supply-side correction is generally a positive, but many local communities are on the brink of a housing shortage, which has given rise to new and infill construction in certain neighborhoods. High-quality, move-in ready inventory isn't always easy to find. Thus, restoring seller confidence is a slam dunk to continued recovery. Well-priced and well-presented listings are fetching 90.8 percent of original list price at sale, significantly higher than in recent years.

**Prices** Both locally and nationally, home prices are turning a corner. In fact, we ended 2012 with a 2.1 percent median price gain compared to 2011. At $133,500, prices have come down roughly 32.0 percent from their bubbly apex in 2006. They have, however, recovered from the air ball lows of 2011.

Sustaining a healthy, equitable and bubble-free housing market is of paramount importance. It will require both public and private cooperation – something that was difficult to achieve last year. This recovery is fragile, and an injury at this juncture could be challenging. Given the importance of housing to the overall economy, it's also critical to the health of our nation. Here's to continued improvement and a breakaway year!

## Table of Contents



Click on desired metric to jump to that page.

2012 Annual Report on the Northeast Florida Housing Market

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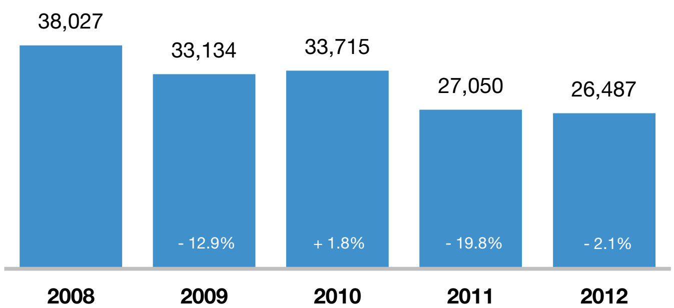
# Quick Facts

## New Listings



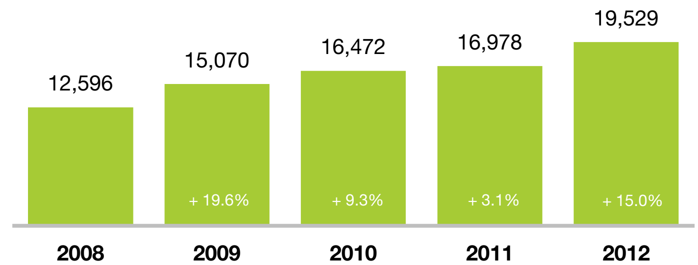

### Top 5 Areas: Change in New Listings from 2011

| | |
|---|---|
| Region 56: Putnam County NE | + 16.7% |
| Reg. 26: P Ved Bch / S P Ved Bch / Vil Bch / Plm Vly / P Ved / Nctee | + 15.7% |
| Region 22: Neptune Bch | + 11.8% |
| Region 01: Southside / Mandarin / Bartram | + 7.1% |
| Region 30: St. Johns County – NW | + 4.5% |

### Bottom 5 Areas: Change in New Listings from 2011

| | |
|---|---|
| Region 31: St. Johns County – NE | - 11.3% |
| Region 21: Jacksonville Bch | - 11.6% |
| Region 14: Middleburg Vicinity | - 12.8% |
| Region 12: Fleming Island Area | - 13.5% |
| Region 03: Riverside / Avondale / Ortega | - 13.7% |

## Pending Sales



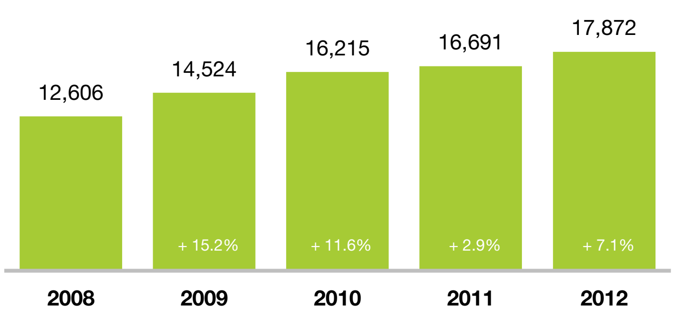

### Top 5 Areas: Change in Pending Sales from 2011

| | |
|---|---|
| Region 22: Neptune Bch | + 36.2% |
| Region 58: Putnam County – South | + 31.9% |
| Region 25: Ponte Vedra Bch North | + 31.3% |
| Reg. 26: P Ved Bch / S P Ved Bch / Vil Bch / Plm Vly / P Ved / Nctee | + 29.9% |
| Region 34: St. Johns County – SW | + 27.2% |

### Bottom 5 Areas: Change in Pending Sales from 2011

| | |
|---|---|
| Region 14: Middleburg Vicinity | - 0.5% |
| Region 15: Keystone Heights Vicinity | - 2.6% |
| Region 50: Baker County | - 3.3% |
| Region 16: Green Cove Springs | - 5.9% |
| Region 57: Putnam County – West | - 13.5% |

## Closed Sales




### Top 5 Areas: Change in Closed Sales from 2011

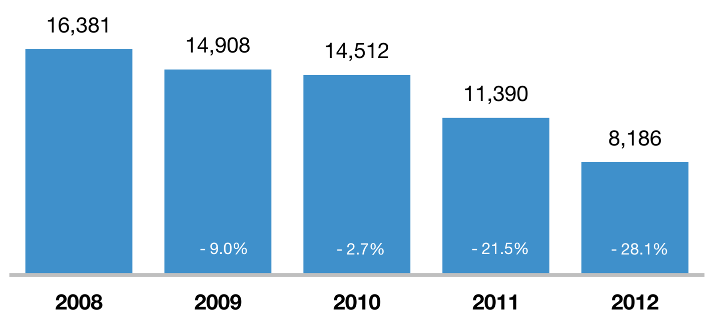
| | |
|---|---|
| Region 22: Neptune Bch | + 36.4% |
| Region 25: Ponte Vedra Bch North | + 36.3% |
| Region 58: Putnam County – South | + 33.3% |
| Reg. 26: P Ved Bch / S P Ved Bch / Vil Bch / Plm Vly / P Ved / Nctee | + 27.4% |
| Region 34: St. Johns County – SW | + 21.1% |

### Bottom 5 Areas: Change in Closed Sales from 2011

| | |
|---|---|
| Region 12: Fleming Island Area | - 6.6% |
| Region 14: Middleburg Vicinity | - 8.5% |
| Region 16: Green Cove Springs | - 11.3% |
| Region 50: Baker County | - 13.9% |
| Region 57: Putnam County – West | - 19.0% |

## Inventory of Homes for Sale

At the end of the year.




### Top 5 Areas: Change in Homes for Sale from 2011

| | |
|---|---|
| Region 16: Green Cove Springs | + 4.0% |
| Region 56: Putnam County NE | + 2.7% |
| Region 57: Putnam County – West | + 2.6% |
| Region 50: Baker County | - 3.5% |
| Region 40: Nassau County | - 10.1% |

### Bottom 5 Areas: Change in Homes for Sale from 2011

| | |
|---|---|
| Region 21: Jacksonville Bch | - 39.9% |
| Region 09: Jacksonville – North | - 40.3% |
| Region 12: Fleming Island Area | - 41.5% |
| Region 06: West Jacksonville | - 42.6% |
| Region 25: Ponte Vedra Bch North | - 44.6% |

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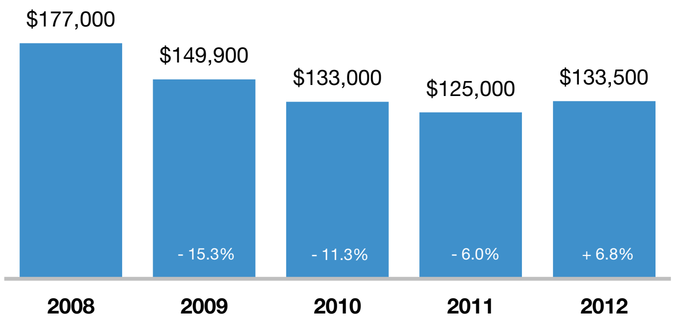
# Quick Facts

## Median Sales Price



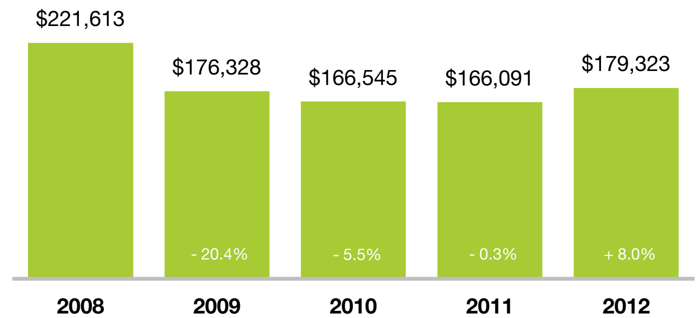

### Top 5 Areas: Change in Median Sales Price from 2011

| | |
|---|---|
| Region 34: St. Johns County – SW | + 34.0% |
| Region 58: Putnam County – South | + 29.8% |
| Region 02: Southside | + 23.7% |
| Region 57: Putnam County – West | + 22.3% |
| Region 32: St John's Cty – St Augustine Area (E of US 1) | + 21.7% |

### Bottom 5 Areas: Change in Median Sales Price from 2011

| | |
|---|---|
| Region 05: Hyde Gr. / Murr. Hill / Lkshr. / Wesconnett | 0.0% |
| Region 31: St. Johns County – NE | - 1.1% |
| Region 04: Arlington / Fort Caroline | - 1.8% |
| Region 15: Keystone Heights Vicinity | - 6.0% |
| Region 23: Atlantic Bch | - 6.2% |

## Average Sales Price



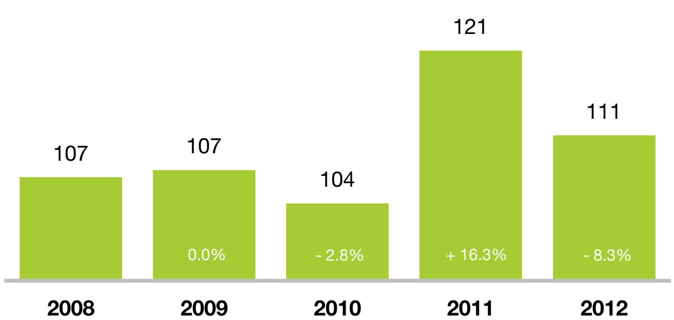

### Top 5 Areas: Change in Average Sales Price from 2011

| | |
|---|---|
| Region 58: Putnam County – South | + 31.0% |
| Region 25: Ponte Vedra Bch North | + 19.6% |
| Region 08: Mretta. / Whthse. / Baldw. / Gard. St / Dnsmr. | + 18.3% |
| Region 16: Green Cove Springs | + 17.7% |
| Region 40: Nassau County | + 17.4% |

### Bottom 5 Areas: Change in Average Sales Price from 2011

| | |
|---|---|
| Region 31: St. Johns County – NE | - 1.1% |
| Region 15: Keystone Heights Vicinity | - 3.4% |
| Region 22: Neptune Bch | - 3.5% |
| Region 07: Springfld. / Dwntwn. / Paxon / Trout Riv. S. | - 3.8% |
| Region 32: St John's Cty – St Augustine Area (E of US 1) | - 5.4% |

## Days on Market Until Sale



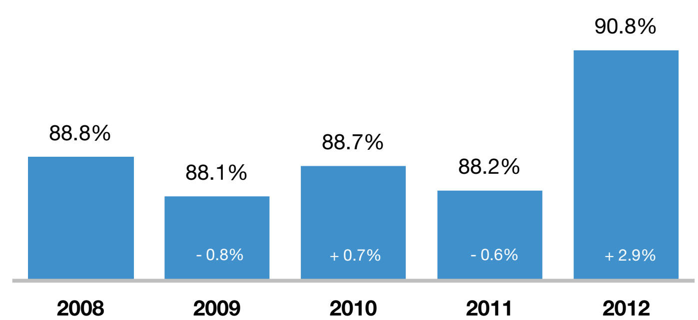

### Top 5 Areas: Change in Days on Market from 2011

| | |
|---|---|
| Region 58: Putnam County – South | + 17.2% |
| Region 08: Mretta. / Whthse. / Baldw. / Gard. St / Dnsmr. | + 11.8% |
| Region 07: Springfld. / Dwntwn. / Paxon / Trout Riv. S. | + 8.1% |
| Region 22: Neptune Bch | + 7.4% |
| Region 31: St. Johns County – NE | + 6.5% |

### Bottom 5 Areas: Change in Days on Market from 2011

| | |
|---|---|
| Region 01: Southside / Mandarin / Bartram | - 16.4% |
| Region 56: Putnam County NE | - 18.1% |
| Region 32: St John's Cty – St Augustine Area (E of US 1) | - 23.5% |
| Reg. 26: P Ved Bch / S P Ved Bch / Vil Bch / Plm Vly / P Ved / Nctee | - 25.9% |
| Region 15: Keystone Heights Vicinity | - 29.4% |

## Percent of Original List Price Received




### Top 5 Areas: Change in Pct. of Orig. Price Received from 2011

| | |
|---|---|
| Region 25: Ponte Vedra Bch North | + 5.9% |
| Region 15: Keystone Heights Vicinity | + 5.3% |
| Region 32: St John's Cty – St Augustine Area (E of US 1) | + 5.1% |
| Region 23: Atlantic Bch | + 4.9% |
| Region 16: Green Cove Springs | + 4.4% |

### Bottom 5 Areas: Change in Pct. of Orig.Price Received from 2011

| | |
|---|---|
| Region 07: Springfld. / Dwntwn. / Paxon / Trout Riv. S. | 0.0% |
| Region 03: Riverside / Avondale / Ortega | - 0.1% |
| Region 50: Baker County | - 0.8% |
| Region 58: Putnam County – South | - 1.2% |
| Region 57: Putnam County – West | - 1.3% |

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# Property Type Review

**112**

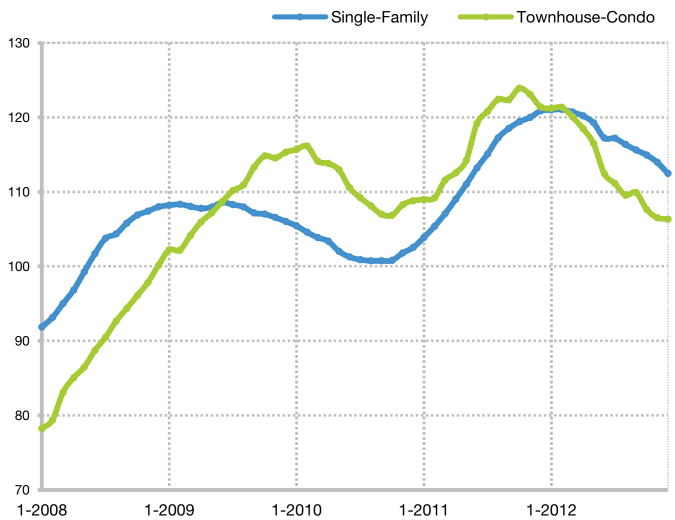
Average Days on Market Single-Family Detached

**106**

Average Days on Market Townhouse-Condo

## Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.




### Top Areas: Townhouse-Condo Market Share in 2012

| | |
|---|---|
| **Entire MLS** | **17.5%** |
| Region 21: Jacksonville Bch | 53.9% |
| Region 32: St John's Cty – St Augustine Area (E of US 1) | 39.3% |
| Region 02: Southside | 34.4% |
| Region 33: St. Johns County – SE | 32.2% |
| Region 23: Atlantic Bch | 28.2% |
| Region 01: Southside / Mandarin / Bartram | 25.4% |
| Region 25: Ponte Vedra Bch North | 24.3% |
| Region 31: St. Johns County – NE | 22.4% |
| Reg. 26: P Ved Bch / S P Ved Bch / Vil Bch / Plm Vly / P Ved / Nctee | 20.6% |
| Region 12: Fleming Island Area | 17.0% |
| Region 03: Riverside / Avondale / Ortega | 13.7% |
| Region 22: Neptune Bch | 13.3% |
| Region 04: Arlington / Fort Caroline | 12.8% |
| Region 05: Hyde Gr. / Murr. Hill / Lkshr. / Wesconnett | 12.8% |
| Region 13: Orange Park | 11.8% |
| Region 06: West Jacksonville | 9.8% |
| Region 30: St. Johns County – NW | 9.7% |
| Region 40: Nassau County | 7.6% |
| Region 09: Jacksonville – North | 6.4% |
| Region 07: Springfld. / Dwntwn. / Paxon / Trout Riv. S. | 5.7% |
| Region 58: Putnam County – South | 5.3% |
| Region 14: Middleburg Vicinity | 1.6% |
| Region 15: Keystone Heights Vicinity | 0.9% |
| Region 16: Green Cove Springs | 0.8% |
| Region 08: Mretta. / Whthse. / Baldw. / Gard. St / Dnsmr. | 0.0% |

**+ 4.7%**

One-Year Change in Price Single-Family Detached

**+ 15.6%**

One-Year Change in Price Townhouse-Condo

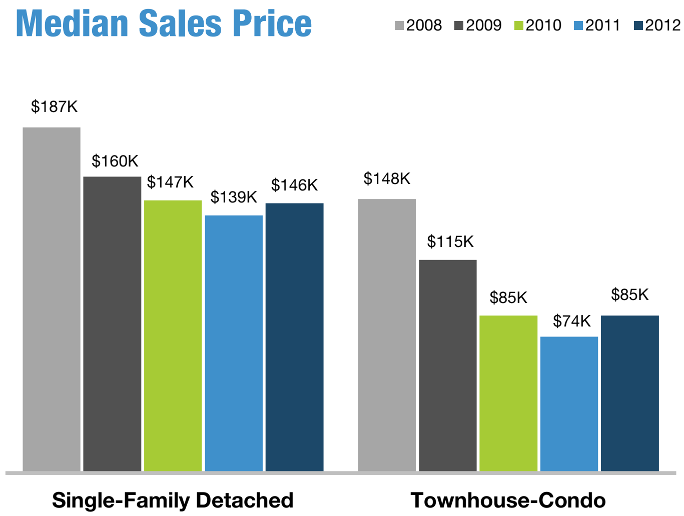
**90.4%**

Pct. of Orig. List Price Received Single-Family Detached

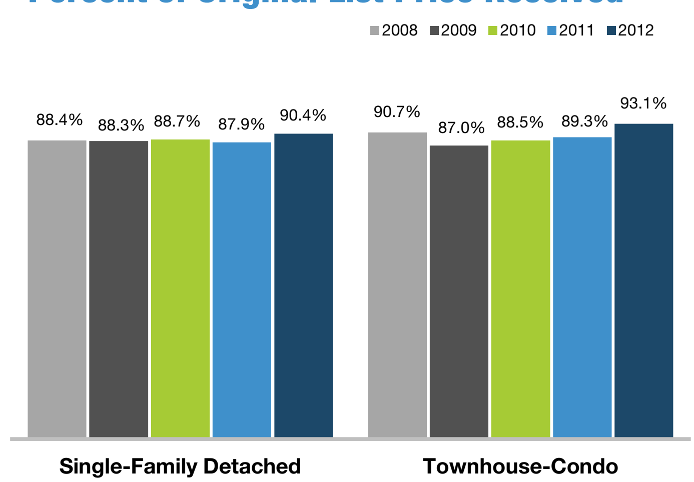
**93.1%**

Pct. of Orig. List Price Received Townhouse-Condo

## Median Sales Price




## Percent of Original List Price Received



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# Lender-Mediated Review

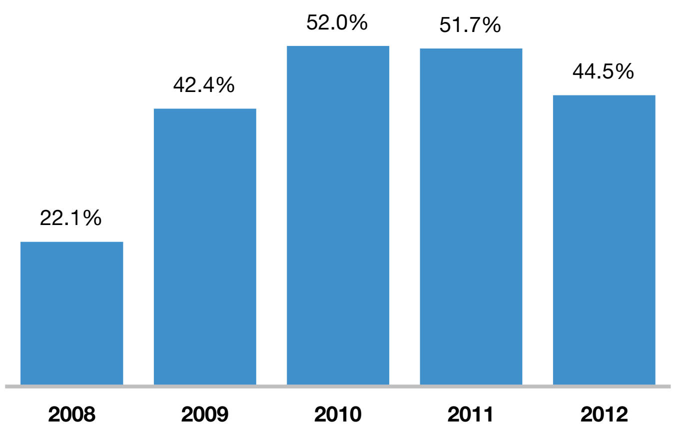
**44.5%**

Percent of Closed Sales in 2012 that were Lender-Mediated

**- 7.7%**

One-Year Change in Sales of Lender-Mediated

## Percent of Sales That Were Lender-Mediated




## Top Areas: Lender-Mediated Market Share in 2012

| | |
|---|---|
| **Entire MLS** | **44.5%** |
| Region 08: Mretta. / Whthse. / Baldw. / Gard. St / Dnsmr. | 62.1% |
| Region 07: Springfld. / Dwntwn. / Paxon / Trout Riv. S. | 62.0% |
| Region 05: Hyde Gr. / Murr. Hill / Lkshr. / Wesconnett | 60.2% |
| Region 06: West Jacksonville | 59.8% |
| Region 04: Arlington / Fort Caroline | 53.4% |
| Region 34: St. Johns County – SW | 51.1% |
| Region 13: Orange Park | 50.5% |
| Region 16: Green Cove Springs | 50.0% |
| Region 02: Southside | 48.6% |
| Region 14: Middleburg Vicinity | 48.1% |
| Region 40: Nassau County | 47.3% |
| Region 50: Baker County | 46.7% |
| Region 31: St. Johns County – NE | 42.5% |
| Region 01: Southside / Mandarin / Bartram | 42.3% |
| Region 56: Putnam County NE | 40.3% |
| Region 15: Keystone Heights Vicinity | 37.5% |
| Region 12: Fleming Island Area | 37.5% |
| Region 23: Atlantic Bch | 36.7% |
| Region 03: Riverside / Avondale / Ortega | 32.2% |
| Region 22: Neptune Bch | 31.1% |
| Region 25: Ponte Vedra Bch North | 29.9% |
| Region 30: St. Johns County – NW | 29.7% |
| Region 21: Jacksonville Bch | 29.6% |
| Region 33: St. Johns County – SE | 28.6% |

**- 24.6%**

Five-Year Change in Price
All Properties

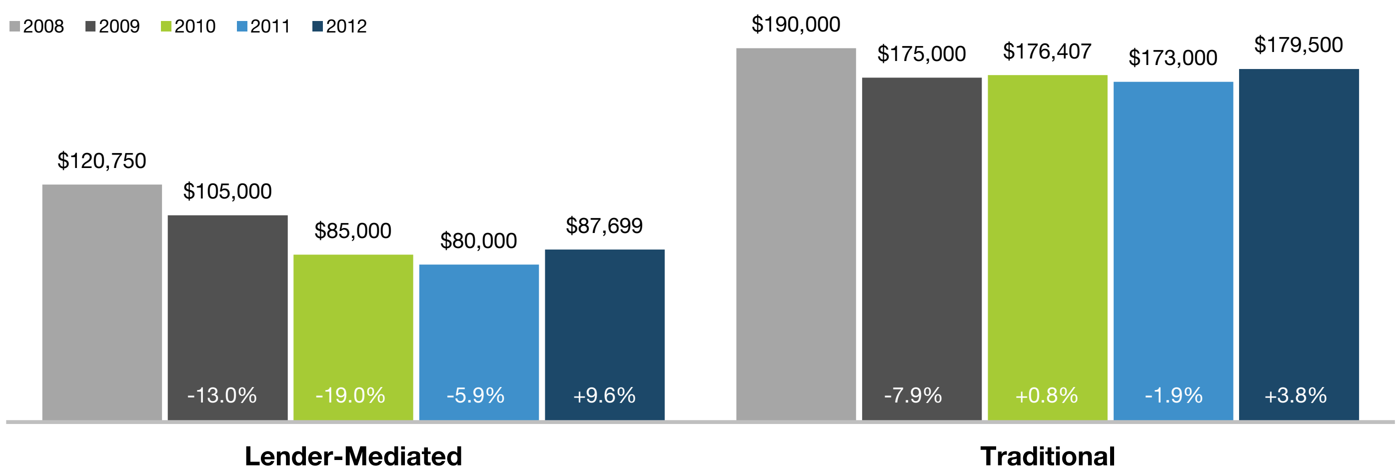
**- 27.4%**

Five-Year Change in Price
Lender-Mediated Properties

**- 5.5%**

Five-Year Change in Price
Traditional Properties

## Median Sales Price



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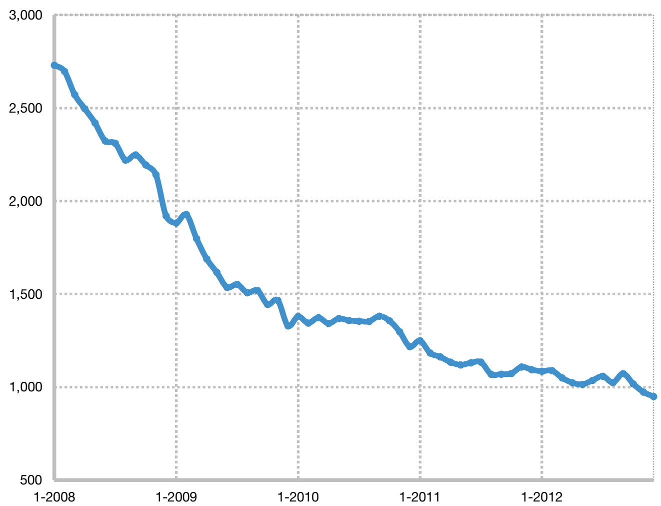
# New Construction Review

| Jan '08 | 1,781 |
|---|---|
| Peak of New Construction Inventory | Drop in New Construction Inventory from Peak |

## New Construction Homes for Sale

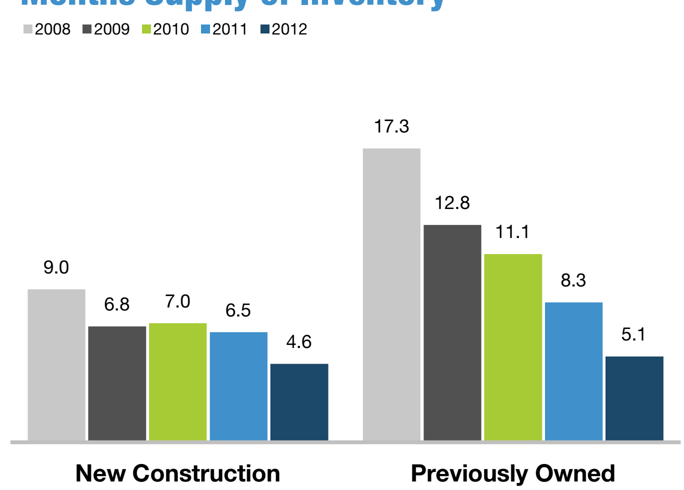



## Top Areas: New Construction Market Share in 2012

| | |
|---|---|
| **Entire MLS** | **12.6%** |
| Reg. 26: P Ved Bch / S P Ved Bch / Vil Bch / Plm Vly / P Ved / Nctee | 34.7% |
| Region 30: St. Johns County – NW | 32.6% |
| Region 31: St. Johns County – NE | 25.4% |
| Region 40: Nassau County | 23.9% |
| Region 09: Jacksonville – North | 20.5% |
| Region 14: Middleburg Vicinity | 20.2% |
| Region 33: St. Johns County – SE | 19.4% |
| Region 34: St. Johns County – SW | 18.5% |
| Region 32: St John's Cty – St Augustine Area (E of US 1) | 16.7% |
| Region 21: Jacksonville Bch | 15.0% |
| Region 13: Orange Park | 14.6% |
| Region 16: Green Cove Springs | 12.7% |
| Region 08: Mretta. / Whthse. / Baldw. / Gard. St / Dnsmr. | 11.8% |
| Region 06: West Jacksonville | 10.5% |
| Region 50: Baker County | 9.5% |
| Region 01: Southside / Mandarin / Bartram | 8.4% |
| Region 12: Fleming Island Area | 7.1% |
| Region 02: Southside | 5.9% |
| Region 22: Neptune Bch | 5.6% |
| Region 05: Hyde Gr. / Murr. Hill / Lkshr. / Wesconnett | 3.0% |
| Region 58: Putnam County – South | 2.6% |
| Region 04: Arlington / Fort Caroline | 2.5% |
| Region 07: Springfld. / Dwntwn. / Paxon / Trout Riv. S. | 2.0% |
| Region 56: Putnam County NE | 1.9% |
| Region 03: Riverside / Avondale / Ortega | 1.1% |

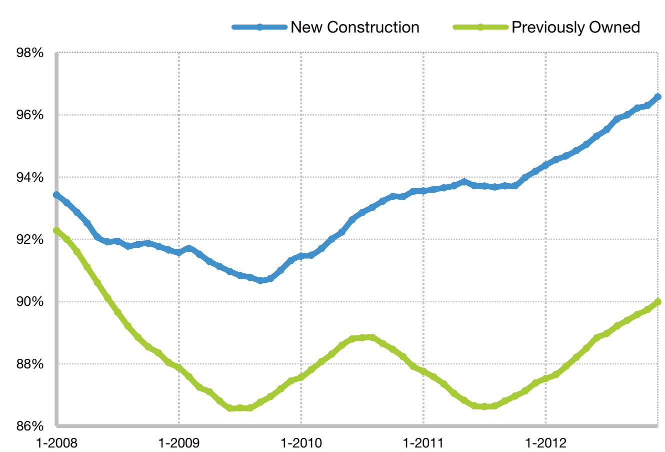
| 4.6 | 5.1 | 96.6% | 90.0% |
|---|---|---|---|
| Year-End Months Supply New Construction | Year-End Months Supply Previously Owned | Pct. of Orig. List Price Received New Construction | Pct. of Orig. List Price Received Previously Owned |

## Months Supply of Inventory




## Percent of Original List Price Received

This chart uses a Rolling 12 Month Average for each data point.



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# Area Overviews

| | Total Closed Sales | Change from 2011 | Percent New Construction | Percent Townhouse-Condo | Percent Lender Mediated | Days on Market | Pct. of Orig. Price Received |
|---|---|---|---|---|---|---|---|
| **Entire MLS** | **17,872** | **+ 7.1%** | **12.6%** | **17.5%** | **44.5%** | **111** | **90.8%** |
| Region 01: Southside / Mandarin / Bartram | 1,841 | + 15.5% | 8.4% | 25.4% | 42.3% | 102 | 91.6% |
| Region 02: Southside | 2,445 | + 1.6% | 5.9% | 34.4% | 48.6% | 102 | 92.4% |
| Region 03: Riverside / Avondale / Ortega | 379 | + 15.2% | 1.1% | 13.7% | 32.2% | 127 | 86.3% |
| Region 04: Arlington / Fort Caroline | 1,363 | + 8.4% | 2.5% | 12.8% | 53.4% | 107 | 89.8% |
| Region 05: Hyde Gr. / Murr. Hill / Lkshr. / Wesconnett | 797 | + 14.8% | 3.0% | 12.8% | 60.2% | 105 | 88.3% |
| Region 06: West Jacksonville | 1,128 | + 4.4% | 10.5% | 9.8% | 59.8% | 105 | 90.5% |
| Region 07: Springfld. / Dwntwn. / Paxon / Trout Riv. S. | 789 | + 0.4% | 2.0% | 5.7% | 62.0% | 107 | 86.9% |
| Region 08: Mretta. / Whthse. / Baldw. / Gard. St / Dnsmr. | 161 | + 1.9% | 11.8% | 0.0% | 62.1% | 133 | 89.3% |
| Region 09: Jacksonville – North | 923 | + 10.8% | 20.5% | 6.4% | 58.5% | 119 | 91.4% |
| Region 12: Fleming Island Area | 411 | - 6.6% | 7.1% | 17.0% | 37.5% | 114 | 92.1% |
| Region 13: Orange Park | 1,137 | + 3.2% | 14.6% | 11.8% | 50.5% | 105 | 92.1% |
| Region 14: Middleburg Vicinity | 563 | - 8.5% | 20.2% | 1.6% | 48.1% | 119 | 91.5% |
| Region 15: Keystone Heights Vicinity | 112 | + 2.8% | 0.0% | 0.9% | 37.5% | 125 | 84.0% |
| Region 16: Green Cove Springs | 118 | - 11.3% | 12.7% | 0.8% | 50.0% | 124 | 90.1% |
| Region 21: Jacksonville Bch | 486 | + 1.0% | 15.0% | 53.9% | 29.6% | 101 | 94.1% |
| Region 22: Neptune Bch | 90 | + 36.4% | 5.6% | 13.3% | 31.1% | 131 | 92.0% |
| Region 23: Atlantic Bch | 245 | + 20.7% | 0.0% | 28.2% | 36.7% | 110 | 90.7% |
| Region 25: Ponte Vedra Bch North | 214 | + 36.3% | 0.5% | 24.3% | 29.9% | 145 | 89.9% |
| Reg. 26: P Ved Bch / S P Ved Bch / Vil Bch / Plm Vly / P Ved / Nctee | 982 | + 27.4% | 34.7% | 20.6% | 17.4% | 109 | 93.1% |
| Region 30: St. Johns County – NW | 1,593 | + 15.9% | 32.6% | 9.7% | 29.7% | 107 | 94.2% |
| Region 31: St. Johns County – NE | 134 | - 2.9% | 25.4% | 22.4% | 42.5% | 148 | 89.7% |
| Region 32: St John's Cty – St Augustine Area (E of US 1) | 84 | + 1.2% | 16.7% | 39.3% | 20.2% | 117 | 88.5% |
| Region 33: St. Johns County – SE | 566 | + 0.5% | 19.4% | 32.2% | 28.6% | 128 | 89.6% |
| Region 34: St. Johns County – SW | 92 | + 21.1% | 18.5% | 0.0% | 51.1% | 103 | 88.5% |
| Region 40: Nassau County | 410 | - 5.5% | 23.9% | 7.6% | 47.3% | 118 | 90.0% |
| Region 50: Baker County | 105 | - 13.9% | 9.5% | 0.0% | 46.7% | 112 | 87.5% |
| Region 56: Putnam County NE | 216 | + 13.7% | 1.9% | 0.0% | 40.3% | 140 | 82.8% |
| Region 57: Putnam County – West | 115 | - 19.0% | 0.0% | 0.0% | 23.5% | 165 | 77.7% |
| Region 58: Putnam County – South | 152 | + 33.3% | 2.6% | 5.3% | 21.1% | 198 | 79.8% |

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

# Area Historical Median Prices

| | 2008 | 2009 | 2010 | 2011 | 2012 | Change From 2011 | Change From 2008 |
|---|---|---|---|---|---|---|---|
| **Entire MLS** | **$177,000** | **$149,900** | **$133,000** | **$125,000** | **$133,500** | **+ 6.8%** | **- 24.6%** |
| Region 01: Southside / Mandarin / Bartram | $204,995 | $175,000 | $149,900 | $142,500 | $149,705 | + 5.1% | - 27.0% |
| Region 02: Southside | $172,950 | $146,000 | $125,000 | $97,000 | $120,000 | + 23.7% | - 30.6% |
| Region 03: Riverside / Avondale / Ortega | $235,000 | $185,500 | $183,750 | $167,900 | $174,000 | + 3.6% | - 26.0% |
| Region 04: Arlington / Fort Caroline | $164,900 | $136,500 | $117,700 | $103,900 | $102,000 | - 1.8% | - 38.1% |
| Region 05: Hyde Gr. / Murr. Hill / Lkshr. / Wesconnett | $119,000 | $80,000 | $51,950 | $50,000 | $50,000 | 0.0% | - 58.0% |
| Region 06: West Jacksonville | $149,900 | $119,000 | $100,000 | $83,000 | $90,000 | + 8.4% | - 40.0% |
| Region 07: Springfld. / Dwntwn. / Paxon / Trout Riv. S. | $34,700 | $19,000 | $17,500 | $18,500 | $21,000 | + 13.5% | - 39.5% |
| Region 08: Mretta. / Whthse. / Baldw. / Gard. St / Dnsmr. | $160,000 | $137,050 | $116,500 | $102,500 | $115,500 | + 12.7% | - 27.8% |
| Region 09: Jacksonville – North | $179,000 | $155,000 | $141,025 | $123,500 | $125,200 | + 1.4% | - 30.1% |
| Region 12: Fleming Island Area | $230,000 | $222,750 | $192,500 | $189,000 | $195,000 | + 3.2% | - 15.2% |
| Region 13: Orange Park | $175,600 | $153,300 | $134,000 | $118,635 | $119,010 | + 0.3% | - 32.2% |
| Region 14: Middleburg Vicinity | $168,900 | $153,000 | $130,000 | $123,326 | $128,375 | + 4.1% | - 24.0% |
| Region 15: Keystone Heights Vicinity | $118,000 | $100,000 | $71,365 | $74,500 | $70,000 | - 6.0% | - 40.7% |
| Region 16: Green Cove Springs | $199,950 | $178,500 | $150,000 | $132,000 | $151,500 | + 14.8% | - 24.2% |
| Region 21: Jacksonville Bch | $317,500 | $255,000 | $216,000 | $226,000 | $248,000 | + 9.7% | - 21.9% |
| Region 22: Neptune Bch | $325,000 | $286,450 | $250,750 | $259,000 | $282,500 | + 9.1% | - 13.1% |
| Region 23: Atlantic Bch | $245,000 | $185,500 | $165,000 | $190,000 | $178,250 | - 6.2% | - 27.2% |
| Region 25: Ponte Vedra Bch North | $651,000 | $320,000 | $449,500 | $405,000 | $460,000 | + 13.6% | - 29.3% |
| Reg. 26: P Ved Bch / S P Ved Bch / Vil Bch / Plm Vly / P Ved / Nctee | $405,000 | $309,950 | $308,000 | $295,000 | $310,000 | + 5.1% | - 23.5% |
| Region 30: St. Johns County – NW | $268,000 | $233,000 | $220,000 | $213,500 | $225,000 | + 5.4% | - 16.0% |
| Region 31: St. Johns County – NE | $246,880 | $225,000 | $247,000 | $252,000 | $249,275 | - 1.1% | + 1.0% |
| Region 32: St John's Cty – St Augustine Area (E of US 1) | $166,000 | $160,000 | $155,000 | $170,000 | $206,875 | + 21.7% | + 24.6% |
| Region 33: St. Johns County – SE | $197,495 | $164,495 | $145,000 | $152,750 | $158,000 | + 3.4% | - 20.0% |
| Region 34: St. Johns County – SW | $159,900 | $133,245 | $75,000 | $67,500 | $90,450 | + 34.0% | - 43.4% |
| Region 40: Nassau County | $189,990 | $173,000 | $145,000 | $142,000 | $153,500 | + 8.1% | - 19.2% |
| Region 50: Baker County | $145,000 | $136,200 | $129,850 | $121,250 | $128,000 | + 5.6% | - 11.7% |
| Region 56: Putnam County NE | $128,000 | $85,675 | $70,000 | $65,000 | $68,000 | + 4.6% | - 46.9% |
| Region 57: Putnam County – West | $69,450 | $44,000 | $51,250 | $37,000 | $45,250 | + 22.3% | - 34.8% |
| Region 58: Putnam County – South | $72,000 | $65,000 | $45,000 | $40,000 | $51,900 | + 29.8% | - 27.9% |