

Annual Report on the Northeast Florida Housing Market

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



2016

With a new U.S. president from a different political party taking office in 2017, few are expecting federal policies to remain as they have under prior leadership. The incoming president has a deep history in real estate development and has shown a strong interest in funding massive infrastructure projects, two points that provide intrigue for the immediate future of residential real estate.

After several years of housing market improvement, 2016, as predicted, was not a pronounced triumph but more of a measured success. Markets took a steady and mostly profitable walk from month to month. Even as supply was short and shrinking, sales and prices were often increasing.

Interest rates were expected to rise throughout 2016, but they did not. Just as happened in 2015, the Federal Reserve waited until December 2016 to make a short-term rate increase. Incremental rate hikes are again expected in 2017. An economy that shows unemployment at a nine-year low coupled with higher wages inspires confidence.

Mortgage rates are not expected to grow by more than .75 percent throughout 2017, which should keep them below 5.0 percent. If they rise above that mark, we could see rate lock, and that could cause homeowners to stay put at locked-in rates instead of trading up for higher-rate properties. Such a situation would put a damper on an already strained inventory environment.

Sales: Pending sales increased 1.5 percent to 27,964 to close out the year. Meanwhile, closed sales increased 3.8 percent to 27,873 for 2016

Listings: Inventory was lower in year-over-year comparisons. There were 7,699 active listings at the end of 2016. New listings decreased by 1.9 percent to finish the year at 36,122. Low home supply is expected to continue throughout 2017.

Lender-Mediated Properties: The days of a dominating foreclosure market appear to be well behind us. In 2016, the percentage of closed sales that were either foreclosure or short sale dropped by 38.0 percent to land at 16.5 percent of the market.

New Construction: New homes are being built but at roughly half the rate the nation needs in order to sustain a solid inventory foundation. Another factor is that a lot of new homes are being built as rental units, and expensive ones at that. Locally in 2016, new construction inventory was up 18,834 units compared to 16,996 in 2015.

Prices: Home prices rose compared to last year. The overall median sales price was up 8.8 percent to \$185,000 for the year. When inventory is low and demand is high, prices will rise. Prices should increase in most areas in 2017 but at a slower growth rate. Single Family homes were up 9.0 percent compared to last year, and Townhouse-Condo homes were up 10.0 percent. We will likely need years of improved wage growth to account for recent price gains.

Millennials continue to command attention as the next wave of home buyers, yet the rate at which this massive population is entering the market has been less than stellar. This may be due to a cultural change away from settling into marriage and parenthood until later in life, high student loan debt, or even reservations about a home being a wise investment in the wake of what the last recession did to their elders. That said, some have suggested that this group is simply willing to wait longer to buy, thus skipping the entry-level purchase altogether to land in their preferred home.

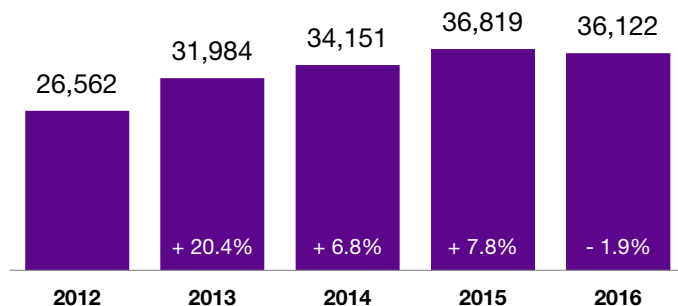
At the other end of the age and price spectrum, baby boomers are expected to make up nearly one-third of all buyers in 2017. By and large, this group is not looking to invest in oversized homes, yet we could see improvement in higher price ranges as a hedge against inflation and risk. Shifting wealth away from the stock market into valuable homes may be seen as a safer bet during a transition of power and a period of pronounced change.

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Quick Facts

New Listings



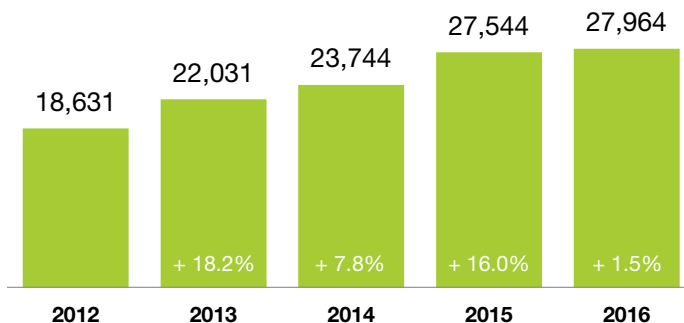
Top 5 Areas: Change in New Listings from 2015

St. Johns County - SE: Region 33	+14.4%
St. Johns County - NW: Region 30	+12.1%
Ponte Vedra / Nocatee (St. Johns County): Region 27	+11.0%
Keystone Heights Vicinity: Region 15	+10.2%
St. Johns County	+8.7%

Bottom 5 Areas: Change in New Listings from 2015

Putnam County	-11.9%
Nassau County	-14.3%
Jacksonville Beach: Region 21	-15.8%
Putnam County NE: Region 56	-16.0%
Green Cove Springs: Region 16	-22.2%

Pending Sales



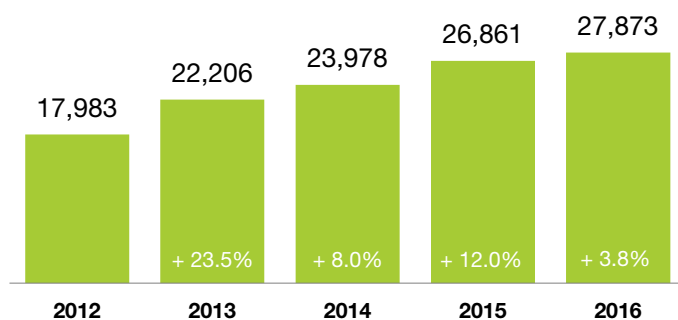
Top 5 Areas: Change in Pending Sales from 2015

Putnam County - South: Region 58	+16.9%
St. Johns County - SE: Region 33	+15.0%
St. Johns County - NE: Region 31	+14.3%
Springfield / Dwntrn / Paxon / Trout River S / Dwntrn J'ville - E: Rgn 07	+13.7%
St. Johns County - NW: Region 30	+12.2%

Bottom 5 Areas: Change in Pending Sales from 2015

Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	-8.7%
Putnam County - West: Region 57	-10.5%
Neptune Beach: Region 22	-12.3%
Jacksonville Beach: Region 21	-13.2%
Green Cove Springs: Region 16	-18.0%

Closed Sales



Top 5 Areas: Change in Closed Sales from 2015

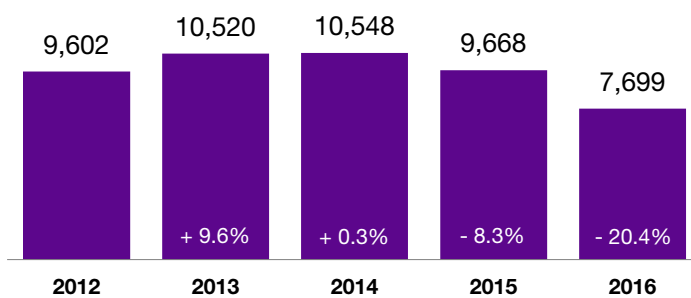
Ponte Vedra / Nocatee (St. Johns County): Region 27	+25.1%
St. Johns County - NE: Region 31	+24.2%
St. Johns County - SE: Region 33	+18.7%
Putnam County - South: Region 58	+16.2%
Nassau County	+12.4%

Bottom 5 Areas: Change in Closed Sales from 2015

Green Cove Springs: Region 16	-4.9%
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	-5.5%
Orange Park: Region 13	-5.8%
Neptune Beach: Region 22	-7.0%
Jacksonville Beach: Region 21	-10.6%

Inventory of Homes for Sale

At the end of the year.



Top 5 Areas: Change in Homes for Sale from 2015

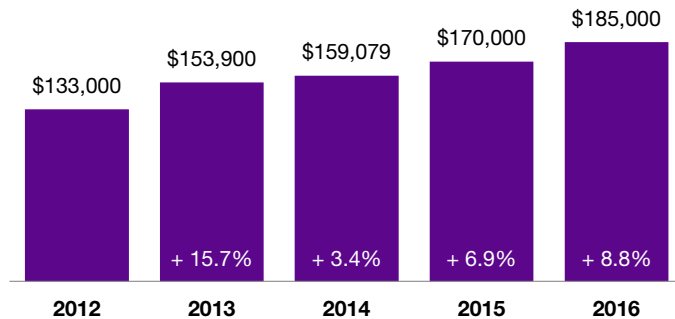
Neptune Beach: Region 22	+33.3%
Ponte Vedra / Nocatee (St. Johns County): Region 27	+15.5%
Fleming Island Area: Region 12	0.0%
St. Johns County - SE: Region 33	-0.7%
NE St. Johns County - Ponte Vedra Beach North: Region 25	-5.4%

Bottom 5 Areas: Change in Homes for Sale from 2015

Putnam County NE: Region 56	-39.4%
Orange Park: Region 13	-39.9%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	-40.6%
West Jacksonville: Region 06	-43.3%
St. Johns County - SW: Region 34	-45.0%

Quick Facts

Median Sales Price



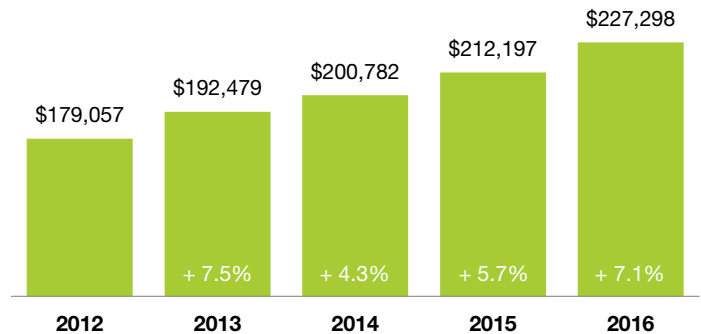
Top 5 Areas: Change in Median Sales Price from 2015

Springfield / Dwntrn / Paxon / Trout River S / Dwntrn J'ville - E: Rgn 07	+40.0%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	+38.8%
Putnam County - South: Region 58	+30.2%
Green Cove Springs: Region 16	+28.5%
Keystone Heights Vicinity: Region 15	+25.0%

Bottom 5 Areas: Change in Median Sales Price from 2015

Baker County	-0.7%
Ponte Vedra / Nocatee (St. Johns County): Region 27	-1.1%
St. Johns County - St. Augustine Area - East of US 1: Region 32	-1.1%
St. Johns County - SW: Region 34	-7.1%
NE St. Johns County - Ponte Vedra Beach North: Region 25	-28.3%

Average Sales Price



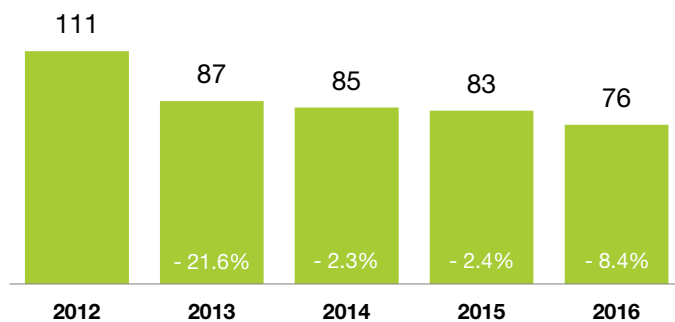
Top 5 Areas: Change in Avg. Sales Price from 2015

Green Cove Springs: Region 16	+27.6%
Putnam County - South: Region 58	+27.5%
Springfield / Dwntrn / Paxon / Trout River S / Dwntrn J'ville - E: Rgn 07	+23.6%
Putnam County NE: Region 56	+22.1%
Putnam County	+21.6%

Bottom 5 Areas: Change in Avg. Sales Price from 2015

Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	-0.7%
Baker County	-0.8%
St. Johns County - SW: Region 34	-1.1%
Jacksonville Beach: Region 21	-1.2%
Nassau County	-5.7%

Days on Market Until Sale



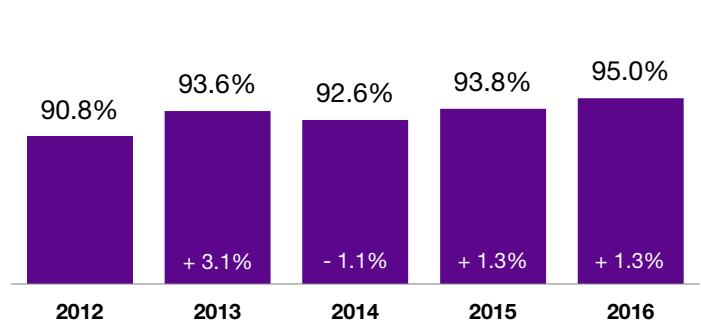
Top 5 Areas: Change in Days on Market from 2015

St. Johns County - St. Augustine Area - East of US 1: Region 32	+16.5%
Ponte Vedra / Nocatee (St. Johns County): Region 27	+15.8%
Nassau County	+4.6%
Green Cove Springs: Region 16	+1.1%
St. Johns County - SE: Region 33	+1.1%

Bottom 5 Areas: Change in Days on Market from 2015

NE St. Johns County - Ponte Vedra Beach North: Region 25	-16.0%
St. Johns County - SW: Region 34	-18.4%
Neptune Beach: Region 22	-19.0%
Putnam County - West: Region 57	-19.1%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	-22.7%

Percent of Original List Price Received



Top 5 Areas: Change in Pct. of Orig. Price Received from 2015

Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	+4.7%
St. Johns County - SW: Region 34	+4.5%
Putnam County - South: Region 58	+4.2%
Putnam County	+3.2%
Putnam County - West: Region 57	+3.0%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2015

Atlantic Beach: Region 23	0.0%
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	0.0%
St. Johns County - St. Augustine Area - East of US 1: Region 32	-0.4%
Ponte Vedra / Nocatee (St. Johns County): Region 27	-0.6%
St. Johns County - NE: Region 31	-0.8%

Property Type Review

77

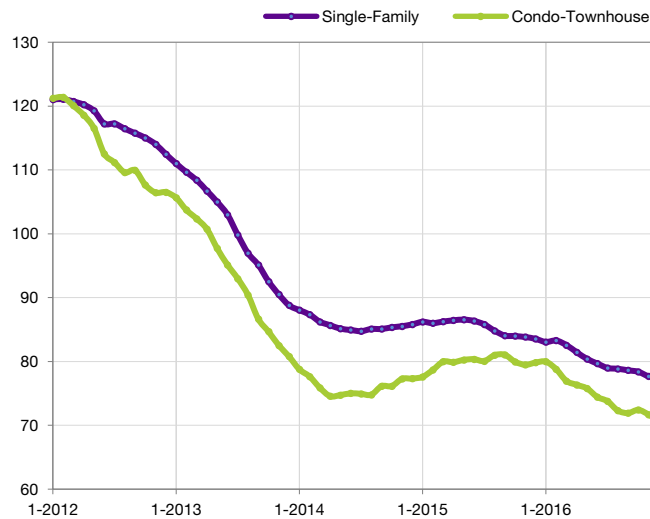
Average Days on Market
Single-Family Detached

71

Average Days on Market
Condo-Townhouse

Days on Market Until Sale

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



Top Areas: Condo-Townhouse Market Share in 2016

Entire MLS	14.7%
Jacksonville Beach: Region 21	44.0%
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	37.8%
St. Johns County - SE: Region 33	32.6%
Southside: Region 02	30.3%
NE St. Johns County - Ponte Vedra Beach North: Region 25	27.0%
St. Johns County - St. Augustine Area - East of US 1: Region 32	26.0%
Southside / Mandarin / Bartram: Region 01	24.1%
Atlantic Beach: Region 23	20.3%
Duval County	17.4%
St. Johns County	16.3%
Fleming Island Area: Region 12	15.2%
Neptune Beach: Region 22	15.0%
Arlington / Fort Caroline: Region 04	11.9%
Riverside / Avondale / Ortega: Region 03	11.3%
St. Johns County - NE: Region 31	10.7%
Orange Park: Region 13	10.6%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	9.6%
Nassau County	9.1%
St. Johns County - NW: Region 30	8.1%
Clay County	8.0%
West Jacksonville: Region 06	6.9%
Jacksonville - North: Region 09	4.5%
	4.5%
Ponte Vedra / Nocatee (St. Johns County): Region 27	3.5%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 0	3.2%

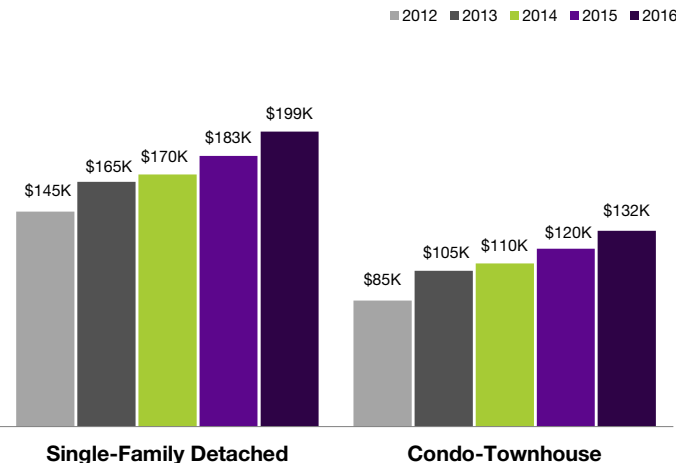
+ 9.0%

One-Year Change in Price
Single-Family Detached

+ 10.0%

One-Year Change in Price
Condo-Townhouse

Median Sales Price



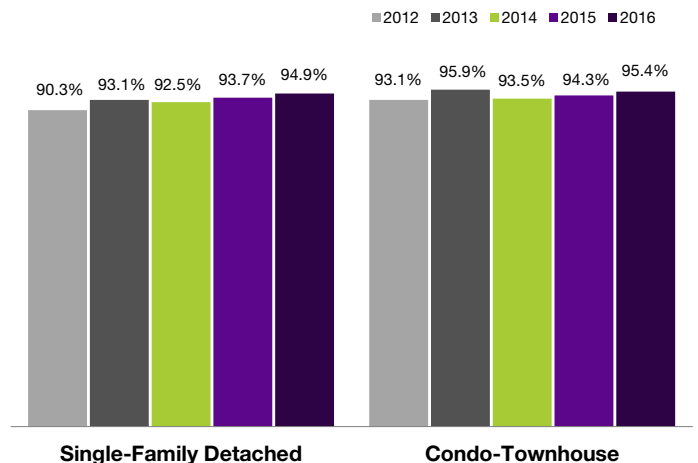
94.9%

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

95.4%

Pct. of Orig. List Price
Received Condo-Townhouse

Percent of Original List Price Received



Lender-Mediated Review

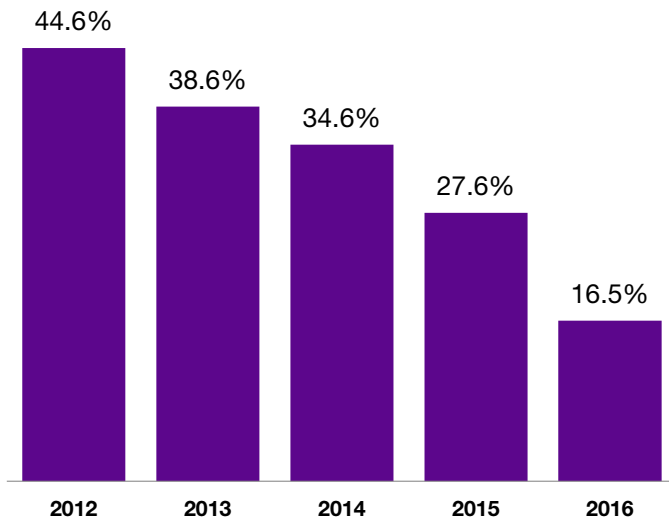
16.5%

% of Closed Sales in 2016
That Were Lender-Mediated

- 38.0%

One-Year Change in Sales of
Lender-Mediated

% of Sales That Were Lender-Mediated



Top Areas: Lender-Mediated Market Share in 2016

Entire MLS	16.5%
Putnam County - West: Region 57	39.0%
Springfield / Dwntrwn / Paxon / Trout River S / Dwntrwn J'ville - E: Rgn 07	32.4%
Baker County	30.5%
Putnam County NE: Region 56	30.4%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	29.9%
Putnam County	29.5%
West Jacksonville: Region 06	26.0%
Nassau County	25.7%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	25.7%
Keystone Heights Vicinity: Region 15	25.1%
Jacksonville - North: Region 09	22.1%
Putnam County - South: Region 58	20.9%
Middleburg Vicinity: Region 14	19.8%
St. Johns County - SW: Region 34	19.2%
Arlington / Fort Caroline: Region 04	19.1%
Orange Park: Region 13	19.1%
Clay County	18.3%
Duval County	17.9%
Fleming Island Area: Region 12	13.8%
Southside: Region 02	13.8%
Green Cove Springs: Region 16	12.2%
Southside / Mandarin / Bartram: Region 01	11.8%
Atlantic Beach: Region 23	10.8%
NE St. Johns County - Ponte Vedra Beach North: Region 25	9.2%
St. Johns County - NE: Region 31	7.6%

+ 39.1%

Five-Year Change in Price
All Properties

+ 8.0%

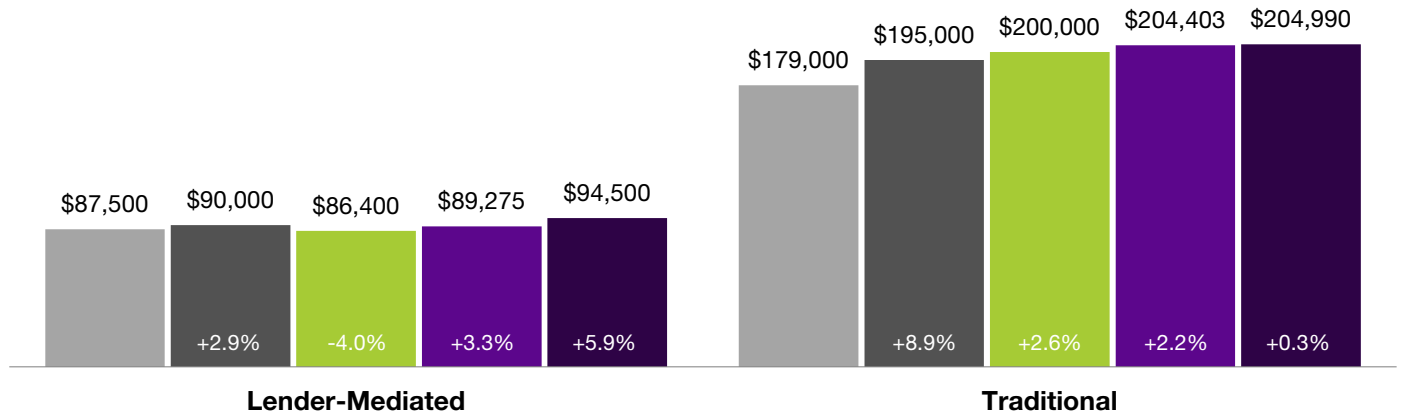
Five-Year Change in Price
Lender-Mediated Properties

+ 14.5%

Five-Year Change in Price
Traditional Properties

Median Sales Price

■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016



New Construction Review

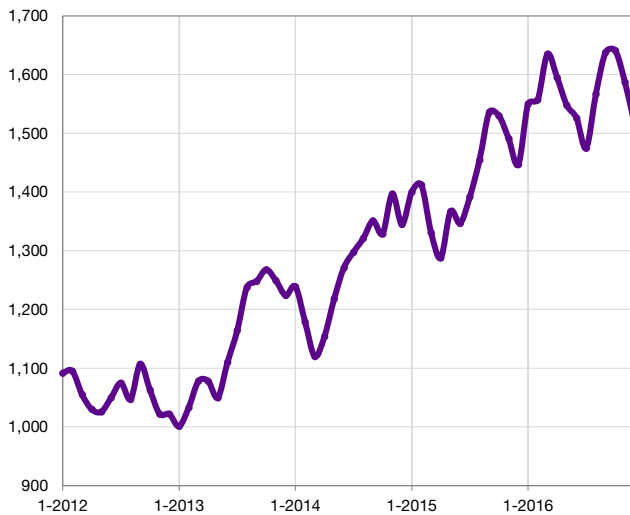
Oct '16

Peak of
New Construction Inventory

126

Drop in New Construction
Inventory from Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2016

Entire MLS	15.2%
Ponte Vedra / Nocatee (St. Johns County): Region 27	67.6%
St. Johns County - NE: Region 31	47.0%
Green Cove Springs: Region 16	37.3%
St. Johns County	30.9%
St. Johns County - NW: Region 30	30.8%
Nassau County	26.8%
St. Johns County - SE: Region 33	24.0%
Jacksonville - North: Region 09	23.3%
Middleburg Vicinity: Region 14	18.6%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	17.1%
Clay County	16.0%
Orange Park: Region 13	15.3%
West Jacksonville: Region 06	12.6%
Southside: Region 02	11.8%
Jacksonville Beach: Region 21	10.9%
Southside / Mandarin / Bartram: Region 01	9.9%
Duval County	9.7%
Fleming Island Area: Region 12	8.6%
St. Johns County - St. Augustine Area - East of US 1: Region 32	6.1%
Atlantic Beach: Region 23	6.1%
St. Johns County - SW: Region 34	4.8%
Arlington / Fort Caroline: Region 04	4.7%
Neptune Beach: Region 22	4.2%
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	3.4%
Baker County	3.3%

4.4

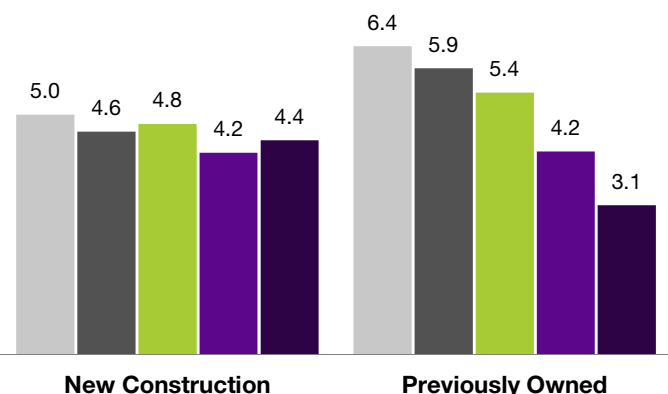
Year-End Months Supply
New Construction

3.1

Year-End Months Supply
Previously Owned

Months Supply of Inventory

■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016



99.5%

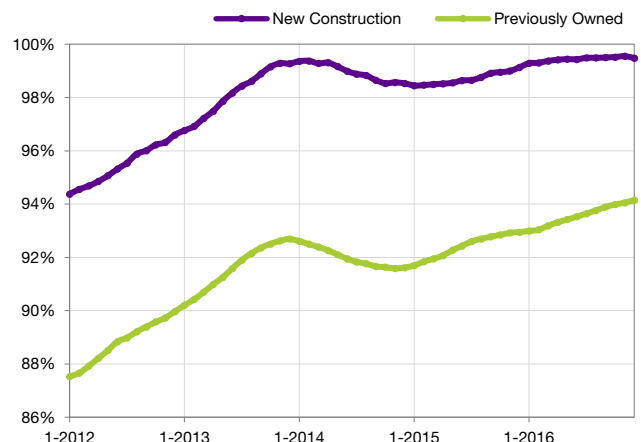
Pct. of Orig. List Price
Received
New Construction

94.1%

Pct. of Orig. List Price
Received
Previously Owned

Percent of Original List Price Received

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



Area Overviews

	Total Closed Sales	Change from 2015	Percent New Construction	Percent Condo- Townhouse	Percent Lender- Mediated	Days on Market	Pct. of Orig. Price Received
Entire MLS	27,873	+ 3.8%	15.2%	14.7%	16.5%	76	95.0%
Arlington / Fort Caroline: Region 04	1,974	- 0.3%	4.7%	11.9%	19.1%	64	95.7%
Atlantic Beach: Region 23	344	- 0.3%	6.1%	20.3%	10.8%	71	94.5%
Baker County	210	- 4.5%	3.3%	0.0%	30.5%	99	92.0%
Clay County	3,777	- 2.3%	16.0%	8.0%	18.3%	76	95.3%
Duval County	15,542	+ 1.9%	9.7%	17.4%	17.9%	68	95.2%
Fleming Island Area: Region 12	631	+ 6.1%	8.6%	15.2%	13.8%	69	95.9%
Green Cove Springs: Region 16	271	- 4.9%	37.3%	1.8%	12.2%	89	95.8%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	1,177	+ 5.2%	0.8%	9.6%	25.7%	64	94.1%
Jacksonville - North: Region 09	1,427	+ 7.5%	23.3%	4.5%	22.1%	80	96.0%
Jacksonville Beach: Region 21	596	- 10.6%	10.9%	44.0%	6.0%	79	95.1%
Keystone Heights Vicinity: Region 15	179	+ 2.3%	0.6%	0.0%	25.1%	119	89.4%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	298	+ 4.9%	17.1%	0.0%	29.9%	75	95.9%
Middleburg Vicinity: Region 14	1,003	+ 0.9%	18.6%	2.1%	19.8%	79	94.5%
Nassau County	1,082	+ 12.4%	26.8%	9.1%	25.7%	91	95.2%
Neptune Beach: Region 22	120	- 7.0%	4.2%	15.0%	4.2%	68	94.9%
Orange Park: Region 13	1,739	- 5.8%	15.3%	10.6%	19.1%	70	95.9%
Ponte Vedra / Nocatee (St. Johns County): Region 27	846	+ 25.1%	67.6%	3.5%	1.2%	66	98.3%
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	648	- 5.5%	3.4%	37.8%	5.1%	105	93.3%
NE St. Johns County – Ponte Vedra Beach North: Region 25	196	- 3.0%	3.1%	27.0%	9.2%	84	93.3%
Putnam County	914	+ 2.9%	0.4%	1.2%	29.5%	125	87.4%
Putnam County - South: Region 58	287	+ 16.2%	0.0%	2.4%	20.9%	143	87.0%
Putnam County - West: Region 57	236	- 4.5%	0.4%	0.0%	39.0%	123	86.5%
Putnam County NE: Region 56	388	- 2.5%	0.8%	1.0%	30.4%	112	88.2%
Riverside / Avondale / Ortega: Region 03	595	+ 3.1%	1.2%	11.3%	6.6%	82	93.1%
Southside: Region 02	3,506	+ 1.7%	11.8%	30.3%	13.8%	63	96.0%
Southside / Mandarin / Bartram: Region 01	2,686	+ 2.4%	9.9%	24.1%	11.8%	64	95.7%
Springfield / Dwntrwn / Paxon / Trout River S / Dwntrwn J'ville - E: Rgn 07	1,062	+ 5.6%	1.1%	3.2%	32.4%	81	90.0%
St. Johns County	5,848	+ 12.3%	30.9%	16.3%	6.1%	84	95.8%
St. Johns County - NE: Region 31	328	+ 24.2%	47.0%	10.7%	7.6%	109	95.7%
St. Johns County - NW: Region 30	2,534	+ 12.3%	30.8%	8.1%	7.2%	75	96.5%
St. Johns County - SE: Region 33	1,111	+ 18.7%	24.0%	32.6%	5.6%	92	95.3%
St. Johns County - St. Augustine Area - East of US 1: Region 32	131	+ 8.3%	6.1%	26.0%	4.6%	113	91.6%
St. Johns County - SW: Region 34	104	- 1.0%	4.8%	0.0%	19.2%	80	93.5%
West Jacksonville: Region 06	1,644	- 0.4%	12.6%	6.9%	26.0%	65	95.9%

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Area Historical Median Prices



	2012	2013	2014	2015	2016	Change From 2015	Change From 2012
Entire MLS	\$133,000	\$153,900	\$159,079	\$170,000	\$185,000	+ 8.8%	+ 39.1%
Arlington / Fort Caroline: Region 04	\$101,350	\$120,368	\$125,000	\$140,000	\$158,000	+ 12.9%	+ 55.9%
Atlantic Beach: Region 23	\$179,125	\$217,500	\$189,450	\$220,000	\$263,450	+ 19.8%	+ 47.1%
Baker County	\$131,000	\$130,000	\$123,000	\$135,950	\$135,000	- 0.7%	+ 3.1%
Clay County	\$132,000	\$145,000	\$153,875	\$159,000	\$172,990	+ 8.8%	+ 31.1%
Duval County	\$110,000	\$132,000	\$135,000	\$150,000	\$164,000	+ 9.3%	+ 49.1%
Fleming Island Area: Region 12	\$195,000	\$210,000	\$228,900	\$225,000	\$249,900	+ 11.1%	+ 28.2%
Green Cove Springs: Region 16	\$151,500	\$148,500	\$157,000	\$160,325	\$206,000	+ 28.5%	+ 36.0%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	\$50,000	\$53,100	\$57,500	\$72,000	\$99,900	+ 38.8%	+ 99.8%
Jacksonville - North: Region 09	\$125,350	\$148,000	\$158,000	\$168,750	\$183,000	+ 8.4%	+ 46.0%
Jacksonville Beach: Region 21	\$245,000	\$275,000	\$299,062	\$310,000	\$322,325	+ 4.0%	+ 31.6%
Keystone Heights Vicinity: Region 15	\$70,000	\$75,000	\$77,000	\$76,000	\$95,000	+ 25.0%	+ 35.7%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	\$115,250	\$120,500	\$116,000	\$129,950	\$150,000	+ 15.4%	+ 30.2%
Middleburg Vicinity: Region 14	\$128,750	\$135,000	\$145,500	\$153,250	\$167,000	+ 9.0%	+ 29.7%
Nassau County	\$152,750	\$170,000	\$181,490	\$199,000	\$209,150	+ 5.1%	+ 36.9%
Neptune Beach: Region 22	\$280,000	\$310,000	\$300,000	\$335,000	\$365,000	+ 9.0%	+ 30.4%
Orange Park: Region 13	\$119,000	\$135,000	\$140,688	\$150,000	\$160,000	+ 6.7%	+ 34.5%
Ponte Vedra / Nocatee (St. Johns County): Region 27	\$280,015	\$294,750	\$349,907	\$380,425	\$376,254	- 1.1%	+ 34.4%
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	\$350,000	\$370,300	\$399,450	\$405,000	\$424,500	+ 4.8%	+ 21.3%
NE St. Johns County – Ponte Vedra Beach North: Region 25	\$455,000	\$460,000	\$442,000	\$430,500	\$308,500	- 28.3%	- 32.2%
Putnam County	\$54,950	\$55,000	\$55,000	\$53,995	\$65,000	+ 20.4%	+ 18.3%
Putnam County - South: Region 58	\$51,900	\$59,000	\$55,000	\$49,900	\$64,950	+ 30.2%	+ 25.1%
Putnam County - West: Region 57	\$45,250	\$37,000	\$46,500	\$38,000	\$45,000	+ 18.4%	- 0.6%
Putnam County NE: Region 56	\$68,000	\$64,800	\$60,000	\$64,000	\$75,000	+ 17.2%	+ 10.3%
Riverside / Avondale / Ortega: Region 03	\$174,500	\$205,000	\$220,000	\$230,000	\$244,900	+ 6.5%	+ 40.3%
Southside: Region 02	\$119,900	\$139,900	\$144,900	\$165,900	\$180,000	+ 8.5%	+ 50.1%
Southside / Mandarin / Bartram: Region 01	\$149,705	\$167,480	\$173,000	\$185,001	\$200,000	+ 8.1%	+ 33.6%
Springfield / Dwntrn / Paxon / Trout River S / Dwntrn J'ville - E: Rgn 07	\$21,000	\$25,400	\$22,600	\$25,000	\$35,000	+ 40.0%	+ 66.7%
St. Johns County	\$231,450	\$251,197	\$273,896	\$284,000	\$295,000	+ 3.9%	+ 27.5%
St. Johns County - NE: Region 31	\$249,550	\$292,000	\$340,000	\$354,500	\$355,000	+ 0.1%	+ 42.3%
St. Johns County - NW: Region 30	\$224,664	\$249,821	\$268,995	\$264,900	\$285,000	+ 7.6%	+ 26.9%
St. Johns County - SE: Region 33	\$158,500	\$184,990	\$185,000	\$205,000	\$225,000	+ 9.8%	+ 42.0%
St. Johns County - St. Augustine Area - East of US 1: Region 32	\$200,000	\$218,000	\$232,000	\$268,000	\$265,000	- 1.1%	+ 32.5%
St. Johns County - SW: Region 34	\$89,900	\$145,000	\$140,000	\$150,700	\$139,975	- 7.1%	+ 55.7%
West Jacksonville: Region 06	\$90,000	\$100,150	\$113,000	\$120,000	\$134,000	+ 11.7%	+ 48.9%