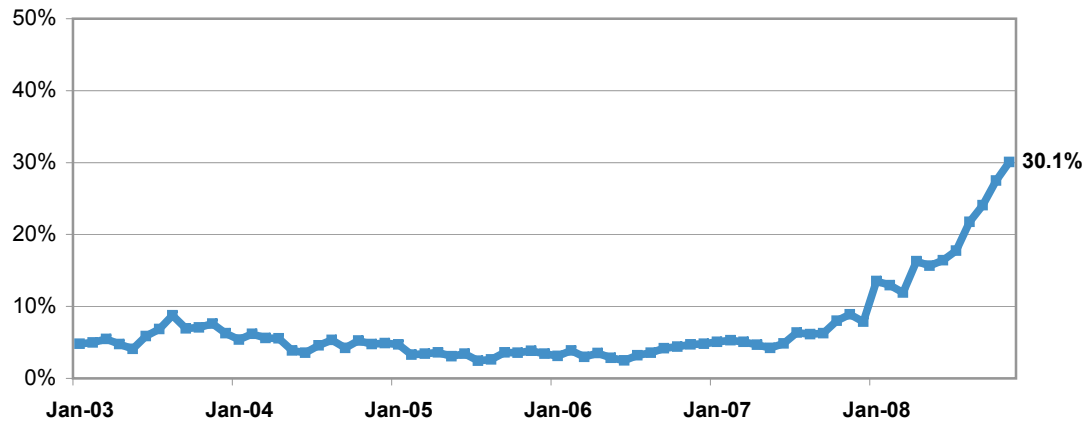


FORECLOSURES AND SHORT SALES REPORT



November 2008

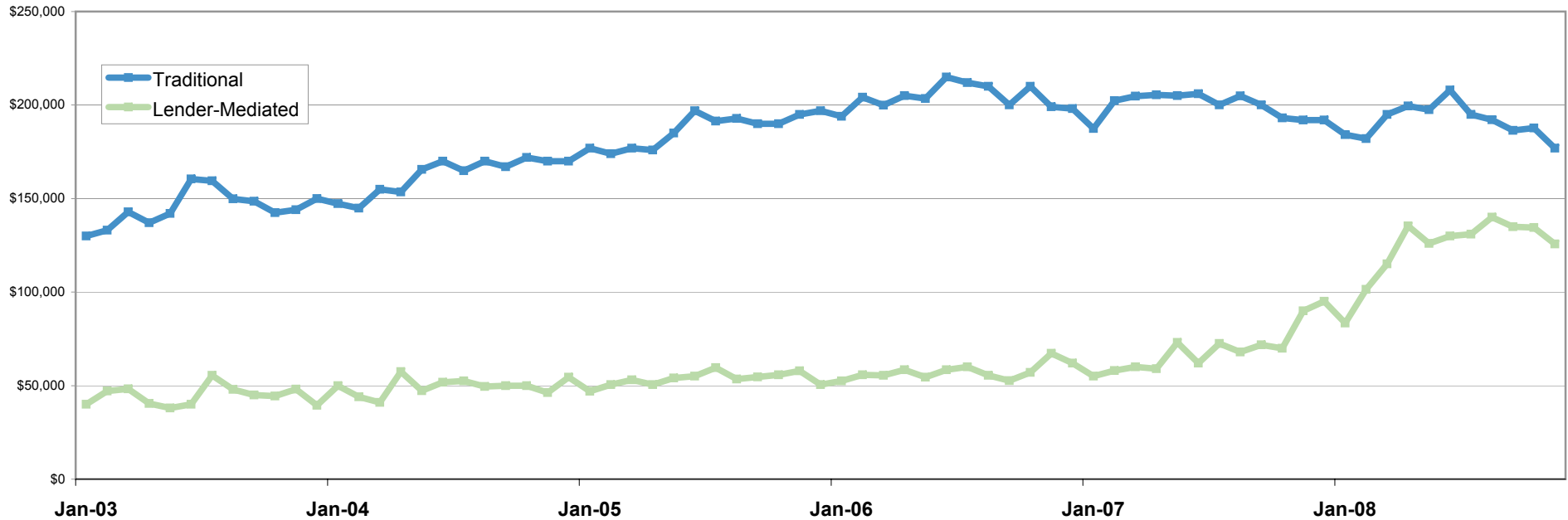
Share of Sales that are Lender-Mediated



| | Closed Sales | | | Median Sales Price | | |
|---------------------|--------------|------------|----------------|--------------------|------------------|----------------|
| | 11-2007 | 11-2008 | +/- | 11-2007 | 11-2008 | +/- |
| Traditional | 901 | 556 | - 38.3% | \$191,900 | \$176,983 | - 7.8% |
| Lender-Mediated | 88 | 239 | + 171.6% | \$90,000 | \$125,650 | + 39.6% |
| Total Market | 989 | 795 | - 19.6% | \$185,450 | \$160,025 | - 13.7% |

Lender-mediated properties are marked in the "Title" field of the Northeast Florida Multiple Listing Service as "Foreclosed," "REO," "Pre-Foreclosure," or "Short Sale."

Median Sales Prices



FORECLOSURES AND SHORT SALES REPORT



November 2008

| Area | Inventory of Homes for Sale | | | Last Twelve Months Closed Sales | | | Area | Inventory of Homes for Sale | | | Last Twelve Months Closed Sales | | |
|--|-----------------------------|-----------------|-------|---------------------------------|-----------------|-------|----------------------------------|-----------------------------|-----------------|-------|---------------------------------|-----------------|-------|
| | Total | Lender-Mediated | Share | Total | Lender-Mediated | Share | | Total | Lender-Mediated | Share | Total | Lender-Mediated | Share |
| 011-SAN MARCO | 202 | 29 | 14.4% | 115 | 9 | 7.8% | 081-MARIETA/WHITSE/BALDWIN | 169 | 46 | 27.2% | 104 | 18 | 17.3% |
| 012-SAN JOSE | 240 | 42 | 17.5% | 140 | 19 | 13.6% | 082-DINSMORE/NORTHWEST DUVAL | 22 | 5 | 22.7% | 7 | 1 | 14.3% |
| 013-BEAUCLERC/MANDARIN N | 298 | 59 | 19.8% | 234 | 35 | 15.0% | 091-GARDN CTY/AIRPORT | 349 | 139 | 39.8% | 242 | 58 | 24.0% |
| 014-MANDARIN | 540 | 116 | 21.5% | 662 | 76 | 11.5% | 092-OCEANWAY/PECAN PARK | 252 | 86 | 34.1% | 181 | 39 | 21.5% |
| 015-BARTRAM | 127 | 65 | 51.2% | 116 | 14 | 12.1% | 095-SAN MATEO/EASTPORT | 36 | 8 | 22.2% | 24 | 3 | 12.5% |
| 021-ST NICHOLAS | 180 | 48 | 26.7% | 115 | 21 | 18.3% | 096-FT GEORGE/BLOUNT IS/CEDAR PT | 221 | 64 | 29.0% | 156 | 26 | 16.7% |
| 022-GROVE PK/SAN SOUCI | 292 | 93 | 31.8% | 228 | 50 | 21.9% | 121-FLEMING ISLAND-NE | 23 | 4 | 17.4% | 9 | 1 | 11.1% |
| 023-E OF SS BLVD | 361 | 128 | 35.5% | 426 | 64 | 15.0% | 122-FLEMING ISLAND-NW | 132 | 27 | 20.5% | 149 | 10 | 6.7% |
| 024-BAYMEADOWS/DEERWOOD | 401 | 94 | 23.4% | 440 | 39 | 8.9% | 123-FLEMING ISLAND-SE | 76 | 20 | 26.3% | 98 | 7 | 7.1% |
| 025-ICW N-BCH & S ATL | 235 | 61 | 26.0% | 190 | 27 | 14.2% | 124-FLEMING ISLAND-SW | 129 | 31 | 24.0% | 122 | 19 | 15.6% |
| 026-ICW S-BCH & N JTB | 338 | 87 | 25.7% | 352 | 45 | 12.8% | 131-MDWBK/LOCH RANE | 62 | 10 | 16.1% | 45 | 7 | 15.6% |
| 027-ICW S-JTB | 87 | 12 | 13.8% | 81 | 3 | 3.7% | 132-BELLAIR/GROVE PARK | 74 | 22 | 29.7% | 52 | 6 | 11.5% |
| 031-RIVERSIDE | 97 | 22 | 22.7% | 50 | 14 | 28.0% | 133-NORTH ORANGE PK | 31 | 8 | 25.8% | 21 | 3 | 14.3% |
| 032-AVONDALE | 187 | 26 | 13.9% | 114 | 10 | 8.8% | 134-SOUTH BLANDING | 87 | 23 | 26.4% | 74 | 13 | 17.6% |
| 033-ORTEGA/VENETIA | 102 | 7 | 6.9% | 56 | 2 | 3.6% | 135-PARK W/MONTCLAIR | 30 | 6 | 20.0% | 24 | 7 | 29.2% |
| 041-ARLINGTON | 549 | 182 | 33.2% | 427 | 105 | 24.6% | 136-LAKESIDE EST | 44 | 7 | 15.9% | 40 | 5 | 12.5% |
| 042-FT CAROLINE | 327 | 114 | 34.9% | 236 | 51 | 21.6% | 137-DOCTOR'S LAKE | 74 | 10 | 13.5% | 24 | 3 | 12.5% |
| 043-ICW N-ATLANTIC BLVD | 294 | 86 | 29.3% | 245 | 58 | 23.7% | 138-TNGLWD/ORANGE PRK S | 180 | 50 | 27.8% | 117 | 13 | 11.1% |
| 051-MURRAY HILL | 155 | 43 | 27.7% | 100 | 24 | 24.0% | 139-OAKLEAF PLNTN/ORANGE PARK NW | 384 | 171 | 44.5% | 321 | 70 | 21.8% |
| 052-LAKESHORE | 104 | 16 | 15.4% | 82 | 22 | 26.8% | 141-MIDDLEBURG | 165 | 36 | 21.8% | 194 | 29 | 14.9% |
| 053-HYDE GROVE AREA | 105 | 32 | 30.5% | 96 | 18 | 18.8% | 142-MIDDLEBURG E/LAKE ASBURY | 190 | 60 | 31.6% | 132 | 18 | 13.6% |
| 054-CEDAR HILLS | 85 | 28 | 32.9% | 49 | 16 | 32.7% | 143-FOXMEADOW AREA | 69 | 18 | 26.1% | 41 | 12 | 29.3% |
| 055-CONF PT/ORTEGA FARMS | 69 | 10 | 14.5% | 32 | 11 | 34.4% | 144-MIDDLEBURG-SE | 30 | 5 | 16.7% | 14 | 1 | 7.1% |
| 056-YUKN/WESC/OAK H | 212 | 74 | 34.9% | 121 | 29 | 24.0% | 145-MIDDLEBURG-SW | 48 | 12 | 25.0% | 51 | 9 | 17.6% |
| 061-NORMANDY AREA | 157 | 54 | 34.4% | 167 | 40 | 24.0% | 151-KEYSTONE HGTS | 214 | 13 | 6.1% | 95 | 5 | 5.3% |
| 062-CRYSTAL SPR/COUNTRY CREEK | 188 | 44 | 23.4% | 141 | 32 | 22.7% | 152-KINGSLEY LAKE | 3 | 0 | 0.0% | 2 | 0 | 0.0% |
| 063-JACKSONVILLE HEIGHTS/OAK HILL | 192 | 67 | 34.9% | 146 | 41 | 28.1% | 161-GREEN COVE SPRS | 184 | 36 | 19.6% | 109 | 12 | 11.0% |
| 064-BENT CREEK/PLUM TREE | 167 | 48 | 28.7% | 92 | 30 | 32.6% | 162-RUSS L/PEN FRMS | 36 | 9 | 25.0% | 45 | 5 | 11.1% |
| 065-PANTHER CREEK/ADAMS LK/DUVAL SW | 49 | 13 | 26.5% | 39 | 5 | 12.8% | 211-JACKSONVILLE BCH-NE | 119 | 15 | 12.6% | 45 | 2 | 4.4% |
| 066-CECIL COMMERCE AREA | 42 | 9 | 21.4% | 67 | 11 | 16.4% | 212-JACKSONVILLE BCH-SE | 198 | 19 | 9.6% | 66 | 3 | 4.5% |
| 067-COLINS RD/ARGYLE/OAKLEAFPLNT-DUVAL | 284 | 95 | 33.5% | 277 | 50 | 18.1% | 213-JACKSONVILLE BCH-NW | 71 | 16 | 22.5% | 40 | 5 | 12.5% |
| 071-BRENTWOOD/EVERGREEN | 167 | 57 | 34.1% | 137 | 75 | 54.7% | 214-JACKSONVILLE BCH-SW | 158 | 28 | 17.7% | 86 | 8 | 9.3% |
| 072-SPRINGFIELD | 235 | 101 | 43.0% | 101 | 54 | 53.5% | 221-NEPTUNE BCH-EAST | 31 | 12 | 38.7% | 6 | 1 | 16.7% |
| 073-DOWNTOWN JAX/NORTHBANK | 141 | 16 | 11.3% | 37 | 8 | 21.6% | 222-NEPTUNE BCH-WEST | 50 | 11 | 22.0% | 27 | 2 | 7.4% |
| 074-PAXON | 221 | 85 | 38.5% | 165 | 104 | 63.0% | 231-ATLANTIC BCH-EAST | 165 | 29 | 17.6% | 89 | 13 | 14.6% |
| 075-TROUT RIV/COLLEGE PRK/RIBAULT MNR | 546 | 241 | 44.1% | 380 | 205 | 53.9% | 232-ATLANTIC BCH/MAYPORT-WEST | 86 | 22 | 25.6% | 67 | 12 | 17.9% |

FORECLOSURES AND SHORT SALES REPORT



November 2008

| Area | Inventory of Homes for Sale | | | Last Twelve Months Closed Sales | | | Area | Inventory of Homes for Sale | | | Last Twelve Months Closed Sales | | |
|------------------------------------|-----------------------------|-----------------|-------|---------------------------------|-----------------|-------|--------------------------------------|-----------------------------|-----------------|-------|---------------------------------|-----------------|-------|
| | Total | Lender-Mediated | Share | Total | Lender-Mediated | Share | | Total | Lender-Mediated | Share | Total | Lender-Mediated | Share |
| 251-PVB E A1A-N CORONA | 72 | 7 | 9.7% | 25 | 1 | 4.0% | 440-FERNANDINA BCH DOWNTOWN-SOUTH | 34 | 2 | 5.9% | 1 | 0 | 0.0% |
| 252-PVB W A1A-N SOLANA | 120 | 18 | 15.0% | 66 | 7 | 10.6% | 450-AMELIA ISLAND | 53 | 3 | 5.7% | 19 | 2 | 10.5% |
| 261-PVB E A1A-S CORONA | 215 | 19 | 8.8% | 115 | 5 | 4.3% | 470-PINEY ISL AND AREA | 9 | 0 | 0.0% | 3 | 0 | 0.0% |
| 262-PVB W A1A-S SOLANA/PALM VALLEY | 31 | 8 | 25.8% | 21 | 3 | 14.3% | 471-NASSAU CO N-CHESTER/PIRATES WOOD | 33 | 8 | 24.2% | 33 | 7 | 21.2% |
| 263-PVB W A1A-S CR-210 | 87 | 23 | 26.4% | 74 | 13 | 17.6% | 472-ONEIL,NASSAVILLE,HOLLY PT | 76 | 9 | 11.8% | 58 | 5 | 8.6% |
| 264-SOUTH PVB/VILANO BCH | 30 | 6 | 20.0% | 24 | 7 | 29.2% | 480-N-A1A/W LOFN CK | 18 | 3 | 16.7% | 5 | 0 | 0.0% |
| 265-PONTE VEDRA/NOCATEE-STJ | 44 | 7 | 15.9% | 40 | 5 | 12.5% | 481-S-A1A/W LOFN CK | 63 | 5 | 7.9% | 43 | 3 | 7.0% |
| 301-JUL CK/SWITZ | 74 | 10 | 13.5% | 24 | 3 | 12.5% | 490-CALLAHAN | 60 | 10 | 16.7% | 40 | 4 | 10.0% |
| 302-ORANGEDALE AREA | 180 | 50 | 27.8% | 117 | 13 | 11.1% | 491-HILLARD | 26 | 3 | 11.5% | 14 | 4 | 28.6% |
| 303-PALMO/SIX MILE AREA | 384 | 171 | 44.5% | 321 | 70 | 21.8% | 492-W I-95/N FL LNE | 58 | 12 | 20.7% | 41 | 13 | 31.7% |
| 304- 210 SOUTH | 165 | 36 | 21.8% | 194 | 29 | 14.9% | 501-MACCLENNY AREA | 83 | 14 | 16.9% | 64 | 7 | 10.9% |
| 305-WORLD GOLF V-CENTRAL | 190 | 60 | 31.6% | 132 | 18 | 13.6% | 502-BAKER COUNTY-NW | 37 | 3 | 8.1% | 27 | 3 | 11.1% |
| 306-WORLD GOLF V-NE | 69 | 18 | 26.1% | 41 | 12 | 29.3% | 503-BAKER COUNTY-SOUTH | 20 | 0 | 0.0% | 8 | 2 | 25.0% |
| 307-WORLD GOLF V-SE | 30 | 5 | 16.7% | 14 | 1 | 7.1% | 521-BRADFORD COUNTY-NE | 48 | 0 | 0.0% | 17 | 5 | 29.4% |
| 308-WORLD GOLF V-SW | 48 | 12 | 25.0% | 51 | 9 | 17.6% | 522-BRADFORD COUNTY-NW | 41 | 3 | 7.3% | 33 | 6 | 18.2% |
| 309-WORLD GOLF V-WEST | 214 | 13 | 6.1% | 95 | 5 | 5.3% | 523-BRADFORD COUNTY-SE | 63 | 3 | 4.8% | 35 | 2 | 5.7% |
| 312-PALENCIA AREA | 3 | 0 | 0.0% | 2 | 0 | 0.0% | 524-BRADFORD COUNTY-SW | 32 | 2 | 6.3% | 20 | 1 | 5.0% |
| 313-WHITECASTLE/AIRPORT AREA | 184 | 36 | 19.6% | 109 | 12 | 11.0% | 541-UNION COUNTY-NORTH | 2 | 0 | 0.0% | 2 | 1 | 50.0% |
| 321-NORTH CITY | 36 | 9 | 25.0% | 45 | 5 | 11.1% | 542-UNION COUNTY-SOUTH | 14 | 2 | 14.3% | 3 | 0 | 0.0% |
| 322-DOWNTOWN ST AUGUSTINE | 119 | 15 | 12.6% | 45 | 2 | 4.4% | 561-GREATER PALATKA | 187 | 18 | 9.6% | 79 | 9 | 11.4% |
| 323-DAVIS SHORES | 198 | 19 | 9.6% | 66 | 3 | 4.5% | 562-BARDIN/WEST BOSTWICK | 10 | 1 | 10.0% | 3 | 1 | 33.3% |
| 331-ST AUGUSTINE BCH | 71 | 16 | 22.5% | 40 | 5 | 12.5% | 563-E BOSTWICK/BRIDGEPORT/CEDAR CR | 59 | 7 | 11.9% | 14 | 1 | 7.1% |
| 332-CRESCENT BCH/SUMMER HVN | 158 | 28 | 17.7% | 86 | 8 | 9.3% | 564-E PALATKA/SAN MATEO/N SATSUMA | 149 | 8 | 5.4% | 48 | 9 | 18.8% |
| 333-ST JOHNS CO-SE | 31 | 12 | 38.7% | 6 | 1 | 16.7% | 571-INTERLACHEN-SE | 26 | 0 | 0.0% | 16 | 3 | 18.8% |
| 334-MOULTRIE/ST AUG SHORES | 50 | 11 | 22.0% | 27 | 2 | 7.4% | 572-INTERLACHEN-NE | 90 | 3 | 3.3% | 53 | 6 | 11.3% |
| 335-ST AUGUSTINE SOUTH | 165 | 29 | 17.6% | 89 | 13 | 14.6% | 573-INTERLACHEN-SW | 36 | 4 | 11.1% | 15 | 1 | 6.7% |
| 336-RAVENSWOOD/W AUGUSTINE | 86 | 22 | 25.6% | 67 | 12 | 17.9% | 574-INTERLACHEN-NW | 45 | 5 | 11.1% | 26 | 1 | 3.8% |
| 337-OLD MOULTRIE RD/WILDWOOD | 72 | 7 | 9.7% | 25 | 1 | 4.0% | 575-WEST OF SR21 | 21 | 4 | 19.0% | 5 | 0 | 0.0% |
| 341-FLAGLER EST/HASTINGS | 120 | 18 | 15.0% | 66 | 7 | 10.6% | 576-GEORGES LAKE | 21 | 1 | 4.8% | 6 | 1 | 16.7% |
| 342-ST JOHN SR 207 S/W I-95 | 215 | 19 | 8.8% | 115 | 5 | 4.3% | 581-SATSUMA/HOOT OWL RIDGE | 67 | 4 | 6.0% | 31 | 3 | 9.7% |
| 343-MOLASSES JNCTN/ELKTON | 223 | 30 | 13.5% | 127 | 13 | 10.2% | 582-POMONA PARK/WELAKA/LK COMO | 107 | 4 | 3.7% | 27 | 1 | 3.7% |
| 344-HASTINGS/TOCOII/RVRDALE | 106 | 5 | 4.7% | 46 | 3 | 6.5% | 583-CRESCENT CITY/GEORGETOWN/FRUIT | 151 | 5 | 3.3% | 41 | 1 | 2.4% |
| 410-FERNANDINA BCH DOWNTOWN-WEST | 147 | 23 | 15.6% | 49 | 6 | 12.2% | 584-OCALA NATIONAL FOREST/OKLAWAHA | 1 | 0 | 0.0% | 1 | 0 | 0.0% |
| 420-FERNANDINA BCH-DOWNTOWN-EAST | 4 | 2 | 50.0% | 2 | 0 | 0.0% | | | | | | | |
| 430-NASSAU CNTY BEACHES-N | 12 | 2 | 16.7% | 6 | 2 | 33.3% | | | | | | | |
| 431-NASSAU CNTY BEACHES-S | 13 | 1 | 7.7% | 2 | 0 | 0.0% | | | | | | | |

FORECLOSURES AND SHORT SALES REPORT



November 2008

| Area | Lender-Mediated Average Sales Price | | | Traditional Properties Average Sales Price | | | Area | Lender-Mediated Average Sales Price | | | Traditional Properties Average Sales Price | | |
|--|-------------------------------------|-------------------------|---------|--|-------------------------|---------|----------------------------------|-------------------------------------|-------------------------|----------|--|-------------------------|---------|
| | 12-2006 through 11-2007 | 12-2007 through 11-2008 | +/- | 12-2006 through 11-2007 | 12-2007 through 11-2008 | +/- | | 12-2006 through 11-2007 | 12-2007 through 11-2008 | +/- | 12-2006 through 11-2007 | 12-2007 through 11-2008 | +/- |
| 011-SAN MARCO | \$108,000 | \$193,000 | + 78.7% | \$305,000 | \$309,000 | + 1.3% | 081-MARIETA/WHITHSE/BALDWIN | \$63,251 | \$132,000 | + 108.7% | \$175,000 | \$176,500 | + 0.9% |
| 012-SAN JOSE | \$155,000 | \$110,000 | - 29.0% | \$168,500 | \$186,250 | + 10.5% | 082-DINSMORE/NORTHWEST DUVAL | \$48,719 | \$138,020 | + 183.3% | \$77,380 | \$130,250 | + 68.3% |
| 013-BEAUCLERC/MANDARIN N | \$220,990 | \$149,500 | - 32.3% | \$195,000 | \$187,000 | - 4.1% | 091-GARDN CTY/AIRPORT | \$89,600 | \$125,000 | + 39.5% | \$187,315 | \$163,575 | - 12.7% |
| 014-MANDARIN | \$239,950 | \$188,000 | - 21.7% | \$240,900 | \$231,000 | - 4.1% | 092-OCEANWAY/PECAN PARK | \$170,000 | \$179,900 | + 5.8% | \$229,785 | \$194,990 | - 15.1% |
| 015-BARTRAM | \$0 | \$215,900 | NA | \$237,900 | \$178,995 | - 24.8% | 095-SAN MATEO/EASTPORT | \$130,000 | \$87,000 | - 33.1% | \$162,450 | \$259,750 | + 59.9% |
| 021-ST NICHOLAS | \$96,000 | \$90,000 | - 6.3% | \$160,000 | \$140,500 | - 12.2% | 096-FT GEORGE/BLOUNT IS/CEDAR PT | \$59,900 | \$191,250 | + 219.3% | \$247,815 | \$205,285 | - 17.2% |
| 022-GROVE PK/SAN SOUCI | \$126,950 | \$121,000 | - 4.7% | \$162,400 | \$157,500 | - 3.0% | 121-FLEMING ISLAND-NE | \$0 | \$164,900 | NA | \$248,000 | \$217,000 | - 12.5% |
| 023-E OF SS BLVD | \$120,000 | \$127,000 | + 5.8% | \$189,400 | \$169,000 | - 10.8% | 122-FLEMING ISLAND-NW | \$0 | \$220,000 | NA | \$334,580 | \$265,000 | - 20.8% |
| 024-BAYMEADOWS/DEERWOOD | \$315,000 | \$126,000 | - 60.0% | \$170,000 | \$155,656 | - 8.4% | 123-FLEMING ISLAND-SE | \$208,750 | \$166,000 | - 20.5% | \$153,120 | \$209,950 | + 37.1% |
| 025-ICW N-BCH & S ATL | \$235,000 | \$173,200 | - 26.3% | \$245,500 | \$230,595 | - 6.1% | 124-FLEMING ISLAND-SW | \$400,000 | \$240,000 | - 40.0% | \$236,500 | \$211,000 | - 10.8% |
| 026-ICW S-BCH & N JTB | \$265,000 | \$220,000 | - 17.0% | \$248,000 | \$255,000 | + 2.8% | 131-MDWBK/LOCH RANE | \$190,000 | \$232,000 | + 22.1% | \$176,900 | \$284,900 | + 61.1% |
| 027-ICW S-JTB | \$0 | \$350,000 | NA | \$267,090 | \$293,115 | + 9.7% | 132-BELLAIR/GROVE PARK | \$109,000 | \$106,500 | - 2.3% | \$170,000 | \$144,000 | - 15.3% |
| 031-RIVERSIDE | \$73,000 | \$90,000 | + 23.3% | \$225,000 | \$220,777 | - 1.9% | 133-NORTH ORANGE PK | \$192,200 | \$125,000 | - 35.0% | \$184,950 | \$169,500 | - 8.4% |
| 032-AVONDALE | \$119,450 | \$189,900 | + 59.0% | \$253,500 | \$240,000 | - 5.3% | 134-SOUTH BLANDING | \$210,000 | \$173,659 | - 17.3% | \$189,000 | \$175,500 | - 7.1% |
| 033-ORTEGA/VENETIA | \$235,000 | \$311,500 | + 32.6% | \$408,500 | \$346,250 | - 15.2% | 135-PARK W/MONTCLAIR | \$0 | \$169,360 | NA | \$205,000 | \$211,000 | + 2.9% |
| 041-ARLINGTON | \$107,500 | \$100,000 | - 7.0% | \$159,500 | \$148,900 | - 6.6% | 136-LAKESIDE EST | \$164,900 | \$111,000 | - 32.7% | \$201,000 | \$176,000 | - 12.4% |
| 042-FT CAROLINE | \$170,500 | \$145,000 | 0.0% | \$207,250 | \$189,900 | - 8.4% | 137-DOCTOR'S LAKE | \$270,000 | \$259,000 | - 4.1% | \$280,000 | \$225,000 | - 19.6% |
| 043-ICW N-ATLANTIC BLVD | \$250,000 | \$185,000 | - 26.0% | \$230,000 | \$225,000 | - 2.2% | 138-TNGLWD/ORANGE PRK S | \$126,000 | \$134,000 | + 6.3% | \$170,500 | \$155,000 | - 9.1% |
| 051-MURRAY HILL | \$80,300 | \$67,250 | - 16.3% | \$215,000 | \$130,000 | - 39.5% | 139-OAKLEAF PLNTN/ORANGE PARK NW | \$189,500 | \$189,750 | + 0.1% | \$230,000 | \$199,000 | - 13.5% |
| 052-LAKESHORE | \$137,900 | \$65,000 | - 52.9% | \$217,750 | \$124,000 | - 43.1% | 141-MIDDLEBURG | \$134,000 | \$135,500 | + 1.1% | \$169,900 | \$168,900 | - 0.6% |
| 053-HYDE GROVE AREA | \$101,000 | \$69,000 | - 31.7% | \$199,900 | \$122,995 | - 38.5% | 142-MIDDLEBURG E/LAKE ASBURY | \$173,000 | \$146,500 | - 15.3% | \$195,000 | \$182,000 | - 6.7% |
| 054-CEDAR HILLS | \$105,561 | \$66,807 | - 36.7% | \$130,000 | \$127,500 | - 1.9% | 143-FOXMEADOW AREA | \$0 | \$162,250 | NA | \$232,000 | \$206,000 | - 11.2% |
| 055-CONF PT/ORTEGA FARMS | \$0 | \$111,200 | NA | \$206,850 | \$157,000 | - 24.1% | 144-MIDDLEBURG-SE | \$80,750 | \$126,500 | + 56.7% | \$172,000 | \$220,000 | + 27.9% |
| 056-YUKN/WESC/OAK H | \$97,900 | \$120,000 | + 22.6% | \$148,900 | \$149,000 | + 0.1% | 145-MIDDLEBURG-SW | \$73,000 | \$149,900 | + 105.3% | \$148,000 | \$110,000 | - 25.7% |
| 061-NORMANDY AREA | \$141,500 | \$122,000 | - 13.8% | \$175,000 | \$155,700 | - 11.0% | 151-KEYSTONE HGTS | \$85,000 | \$37,000 | - 56.5% | \$123,250 | \$126,750 | + 2.8% |
| 062-CRYSTAL SPR/COUNTRY CREEK | \$90,500 | \$145,000 | + 60.2% | \$169,995 | \$178,950 | + 5.3% | 152-KINGSLEY LAKE | \$0 | \$0 | NA | \$650,000 | \$431,250 | - 33.7% |
| 063-JACKSONVILLE HEIGHTS/OAK HILL | \$67,500 | \$92,000 | + 36.3% | \$143,000 | \$134,900 | - 5.7% | 161-GREEN COVE SPRS | \$98,450 | \$94,000 | - 4.5% | \$193,700 | \$199,900 | + 3.2% |
| 064-BENT CREEK/PLUM TREE | \$85,950 | \$122,000 | + 41.9% | \$144,990 | \$146,000 | + 0.7% | 162-RUSS L/PEN FRMS | \$0 | \$158,000 | NA | \$219,900 | \$222,450 | + 1.2% |
| 065-PANTHER CREEK/ADAMS LK/DUVAL SW | \$152,900 | \$140,000 | - 8.4% | \$182,990 | \$162,384 | - 11.3% | 211-JACKSONVILLE BCH-NE | \$0 | \$380,500 | NA | \$579,500 | \$432,500 | - 25.4% |
| 066-CECIL COMMERCE AREA | \$144,450 | \$114,500 | - 20.7% | \$158,000 | \$187,950 | + 19.0% | 212-JACKSONVILLE BCH-SE | \$0 | \$514,100 | NA | \$630,000 | \$360,000 | - 42.9% |
| 067-COLINS RD/ARGYLE/OAKLEAFPLNT-DUVAL | \$142,900 | \$136,700 | - 4.3% | \$177,000 | \$157,500 | - 11.0% | 213-JACKSONVILLE BCH-NW | \$0 | \$215,000 | NA | \$270,000 | \$241,000 | - 10.7% |
| 071-BRENTFIELD/EVERGREEN | \$45,000 | \$32,000 | - 28.9% | \$77,250 | \$44,000 | - 43.0% | 214-JACKSONVILLE BCH-SW | \$477,000 | \$266,950 | - 44.0% | \$329,500 | \$290,000 | - 12.0% |
| 072-SPRINGFIELD | \$40,000 | \$38,250 | - 4.4% | \$93,000 | \$138,000 | + 48.4% | 221-NEPTUNE BCH-EAST | \$0 | \$595,000 | NA | \$573,500 | \$850,000 | + 48.2% |
| 073-DOWNTOWN JAX/NORTHBANK | \$50,000 | \$15,863 | - 68.3% | \$75,000 | \$70,450 | - 6.1% | 222-NEPTUNE BCH-WEST | \$215,000 | \$312,350 | + 45.3% | \$371,750 | \$283,500 | - 23.7% |
| 074-PAXON | \$46,000 | \$29,950 | - 34.9% | \$82,450 | \$43,825 | - 46.8% | 231-ATLANTIC BCH-EAST | \$166,500 | \$431,250 | + 159.0% | \$365,000 | \$338,000 | - 7.4% |
| 075-TROUT RIV/COLLEGE PRK/RIBAULT MNR | \$49,900 | \$35,000 | - 29.9% | \$105,000 | \$59,988 | - 42.9% | 232-ATLANTIC BCH/MAYPORT-WEST | \$122,450 | \$79,375 | - 35.2% | \$175,000 | \$160,150 | - 8.5% |

FORECLOSURES AND SHORT SALES REPORT



November 2008

| Area | Lender-Mediated Average Sales Price | | | Traditional Properties Average Sales Price | | | Area | Lender-Mediated Average Sales Price | | | Traditional Properties Average Sales Price | | |
|------------------------------------|-------------------------------------|-------------------------|----------|--|-------------------------|---------|--------------------------------------|-------------------------------------|-------------------------|----------|--|-------------------------|---------|
| | 12-2006 through 11-2007 | 12-2007 through 11-2008 | +/- | 12-2006 through 11-2007 | 12-2007 through 11-2008 | +/- | | 12-2006 through 11-2007 | 12-2007 through 11-2008 | +/- | 12-2006 through 11-2007 | 12-2007 through 11-2008 | +/- |
| 251-PVB E A1A-N CORONA | \$0 | \$765,000 | NA | \$1,057,500 | \$1,102,500 | + 4.3% | 440-FERNANDINA BCH DOWNTOWN-SOUTH | \$0 | \$0 | NA | \$306,500 | \$115,000 | - 62.5% |
| 252-PVB W A1A-N SOLANA | \$173,300 | \$244,950 | + 41.3% | \$320,000 | \$465,000 | + 45.3% | 450-AMELIA ISLAND | \$0 | \$237,450 | NA | \$383,281 | \$315,000 | - 17.8% |
| 261-PVB E A1A-S CORONA | \$0 | \$301,000 | NA | \$318,000 | \$342,500 | + 7.7% | 470-PINEY ISL AND AREA | \$0 | \$0 | NA | \$450,000 | \$325,000 | - 27.8% |
| 262-PVB W A1A-S SOLANA/PALM VALLEY | \$512,000 | \$114,900 | - 77.6% | \$442,000 | \$468,800 | + 6.1% | 471-NASSAU CO N-CHESTER/PIRATES WOOD | \$97,500 | \$118,000 | + 21.0% | \$188,500 | \$198,450 | + 5.3% |
| 263-PVB W A1A-S CR-210 | \$0 | \$491,000 | NA | \$520,000 | \$461,500 | - 11.3% | 472-ONEIL,NASSAVILLE,HOLLY PT | \$0 | \$79,000 | NA | \$200,000 | \$220,000 | + 10.0% |
| 264-SOUTH PVB/VILANO BCH | \$0 | \$318,000 | NA | \$546,000 | \$445,000 | - 18.5% | 480-N-A1A/W LOFN CK | \$146,500 | \$0 | - 100.0% | \$274,990 | \$156,000 | - 43.3% |
| 265-PONTE VEDRA/NOCATEE-STJ | \$0 | \$249,000 | NA | \$333,000 | \$369,990 | + 11.1% | 481-S-A1A/W LOFN CK | \$0 | \$168,200 | NA | \$189,990 | \$173,995 | - 8.4% |
| 301-JUL CK/SWITZ | \$215,500 | \$220,000 | + 2.1% | \$343,200 | \$300,000 | - 12.6% | 490-CALLAHAN | \$81,000 | \$177,865 | + 119.6% | \$199,990 | \$187,771 | - 6.1% |
| 302-ORANGEDALE AREA | \$0 | \$382,000 | NA | \$216,450 | \$145,000 | - 33.0% | 491-HILLARD | \$112,300 | \$111,427 | - 0.8% | \$183,550 | \$149,000 | - 18.8% |
| 303-PALMO/SIX MILE AREA | \$0 | \$0 | NA | \$278,750 | \$225,000 | - 19.3% | 492-W I-95/N FL LNE | \$70,000 | \$108,125 | + 54.5% | \$173,900 | \$204,990 | + 17.9% |
| 304- 210 SOUTH | \$285,000 | \$260,000 | - 8.8% | \$312,350 | \$315,000 | + 0.8% | 501-MACCLENNY AREA | \$78,500 | \$109,500 | + 39.5% | \$197,610 | \$177,000 | - 10.4% |
| 305-WORLD GOLF V-CENTRAL | \$425,000 | \$0 | - 100.0% | \$250,000 | \$261,755 | + 4.7% | 502-BAKER COUNTY-NW | \$130,950 | \$122,000 | - 6.8% | \$181,950 | \$115,000 | - 36.8% |
| 306-WORLD GOLF V-NE | #N/A | #N/A | #N/A | #N/A | #N/A | #N/A | 503-BAKER COUNTY-SOUTH | \$45,750 | \$193,500 | + 323.0% | \$141,000 | \$138,000 | - 2.1% |
| 307-WORLD GOLF V-SE | \$0 | \$145,900 | NA | \$310,000 | \$160,900 | - 48.1% | 521-BRADFORD COUNTY-NE | \$110,000 | \$81,500 | - 25.9% | \$173,000 | \$93,750 | - 45.8% |
| 308-WORLD GOLF V-SW | \$123,300 | \$209,900 | + 70.2% | \$175,150 | \$230,978 | + 31.9% | 522-BRADFORD COUNTY-NW | \$48,000 | \$88,000 | + 83.3% | \$115,000 | \$102,250 | - 11.1% |
| 309-WORLD GOLF V-WEST | \$0 | \$192,500 | NA | \$294,400 | \$259,900 | - 11.7% | 523-BRADFORD COUNTY-SE | \$55,000 | \$60,500 | + 10.0% | \$137,250 | \$122,900 | - 10.5% |
| 312-PALENCIA AREA | \$0 | \$502,500 | NA | \$275,989 | \$426,000 | + 54.4% | 524-BRADFORD COUNTY-SW | \$30,250 | \$0 | - 100.0% | \$153,000 | \$139,000 | - 9.2% |
| 313-WHITECASTLE/AIRPORT AREA | \$0 | \$44,000 | NA | \$505,000 | \$189,885 | - 62.4% | 541-UNION COUNTY-NORTH | \$61,450 | \$82,000 | + 33.4% | \$107,500 | \$80,000 | - 25.6% |
| 321-NORTH CITY | \$0 | \$172,500 | NA | \$220,900 | \$150,000 | - 32.1% | 542-UNION COUNTY-SOUTH | \$0 | \$0 | NA | \$173,000 | \$132,000 | - 23.7% |
| 322-DOWNTOWN ST AUGUSTINE | \$100,000 | \$239,000 | + 139.0% | \$202,500 | \$150,000 | - 25.9% | 561-GREATER PALATKA | \$75,600 | \$69,900 | - 7.5% | \$130,450 | \$136,000 | + 4.3% |
| 323-DAVIS SHORES | \$307,350 | \$130,000 | - 57.7% | \$325,000 | \$288,000 | - 11.4% | 562-BARDIN/WEST BOSTWICK | \$160,500 | \$49,000 | - 69.5% | \$185,000 | \$83,865 | - 54.7% |
| 331-ST AUGUSTINE BCH | \$0 | \$255,000 | NA | \$305,000 | \$318,780 | + 4.5% | 563-E BOSTWICK/BRIDGEPORT/CEDAR CR | \$45,900 | \$156,500 | + 241.0% | \$115,500 | \$101,000 | - 12.6% |
| 332-CRESCENT BCH/SUMMER HVN | \$690,000 | \$400,000 | - 42.0% | \$395,000 | \$460,000 | + 16.5% | 564-E PALATKA/SAN MATEO/N SATSUMA | \$63,500 | \$70,000 | + 10.2% | \$150,000 | \$121,000 | - 19.3% |
| 333-ST JOHNS CO-SE | \$0 | \$0 | NA | \$415,000 | \$236,250 | - 43.1% | 571-INTERLACHEN-SE | \$0 | \$98,000 | NA | \$76,000 | \$67,000 | - 11.8% |
| 334-MOULTRIE/ST AUG SHORES | \$150,000 | \$186,788 | + 24.5% | \$324,900 | \$160,540 | - 50.6% | 572-INTERLACHEN-NE | \$62,700 | \$64,950 | + 3.6% | \$59,950 | \$67,000 | + 11.8% |
| 335-ST AUGUSTINE SOUTH | \$246,000 | \$165,000 | - 32.9% | \$199,950 | \$196,350 | - 1.8% | 573-INTERLACHEN-SW | \$41,000 | \$35,000 | - 14.6% | \$81,000 | \$68,700 | - 15.2% |
| 336-RAVENSWOOD/W AUGUSTINE | \$0 | \$89,950 | NA | \$217,000 | \$159,750 | - 26.4% | 574-INTERLACHEN-NW | \$47,000 | \$0 | - 100.0% | \$117,000 | \$69,900 | - 40.3% |
| 337-OLD MOULTRIE RD/WILDWOOD | \$111,450 | \$199,900 | + 79.4% | \$208,616 | \$198,000 | - 5.1% | 575-WEST OF SR21 | \$0 | \$0 | NA | \$117,500 | \$140,000 | + 19.1% |
| 341-FLAGLER EST/HASTINGS | \$265,000 | \$60,525 | - 77.2% | \$224,500 | \$80,500 | - 64.1% | 576-GEORGES LAKE | \$59,500 | \$67,800 | + 13.9% | \$107,450 | \$88,000 | - 18.1% |
| 342-ST JOHN SR 207 S/W I-95 | \$45,000 | \$200,000 | + 344.4% | \$124,500 | \$221,000 | + 77.5% | 581-SATSUMA/HOOT OWL RIDGE | \$52,950 | \$48,050 | - 9.3% | \$69,900 | \$64,200 | - 8.2% |
| 343-MOLASSES JNCTN/ELKTON | \$18,100 | \$0 | - 100.0% | \$260,000 | \$207,500 | - 20.2% | 582-POMONA PARK/WELAKA/LK COMO | \$47,700 | \$19,000 | - 60.2% | \$109,950 | \$125,000 | + 13.7% |
| 344-HASTINGS/TOCOI/RVRDALE | \$0 | \$67,000 | NA | \$271,490 | \$182,500 | - 32.8% | 583-CRESCENT CITY/GEORGETOWN/FRUIT | \$33,000 | \$115,000 | + 248.5% | \$82,950 | \$66,500 | - 19.8% |
| 410-FERNANDINA BCH DOWNTOWN-WEST | \$0 | \$175,000 | NA | \$300,000 | \$215,000 | - 28.3% | 584-OCALA NATIONAL FOREST/OKLAWAHA | \$70,101 | \$0 | - 100.0% | \$200,900 | \$211,000 | + 5.0% |
| 420-FERNANDINA BCH DOWNTOWN-EAST | \$0 | \$0 | NA | \$324,700 | \$154,500 | - 52.4% | | | | | | | |
| 430-NASSAU CNTY BEACHES-N | \$0 | \$158,000 | NA | \$279,000 | \$369,250 | + 32.3% | | | | | | | |
| 431-NASSAU CNTY BEACHES-S | \$0 | \$0 | NA | \$375,000 | \$507,500 | + 35.3% | | | | | | | |