

Lender-Mediated Report

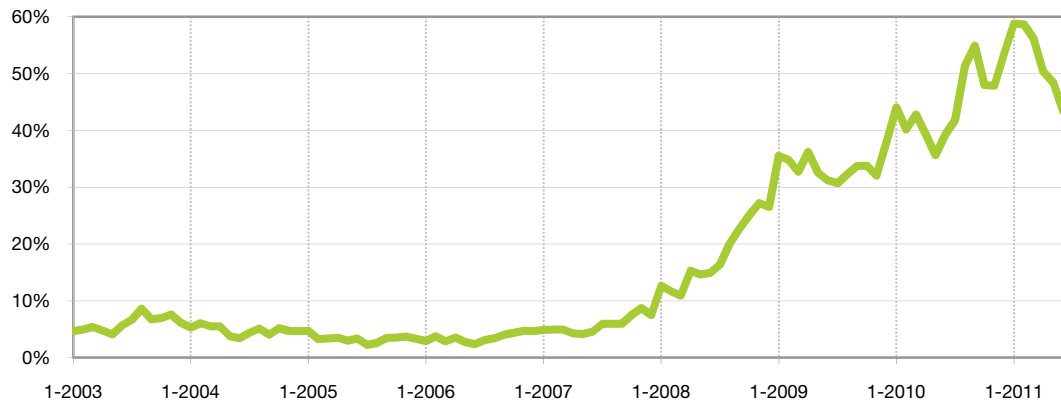
A RESEARCH TOOL PROVIDED BY THE **NORTHEAST FLORIDA ASSOCIATION OF REALTORS**



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

July 2011

Share of Closed Sales that were Lender-Mediated: 44.3%

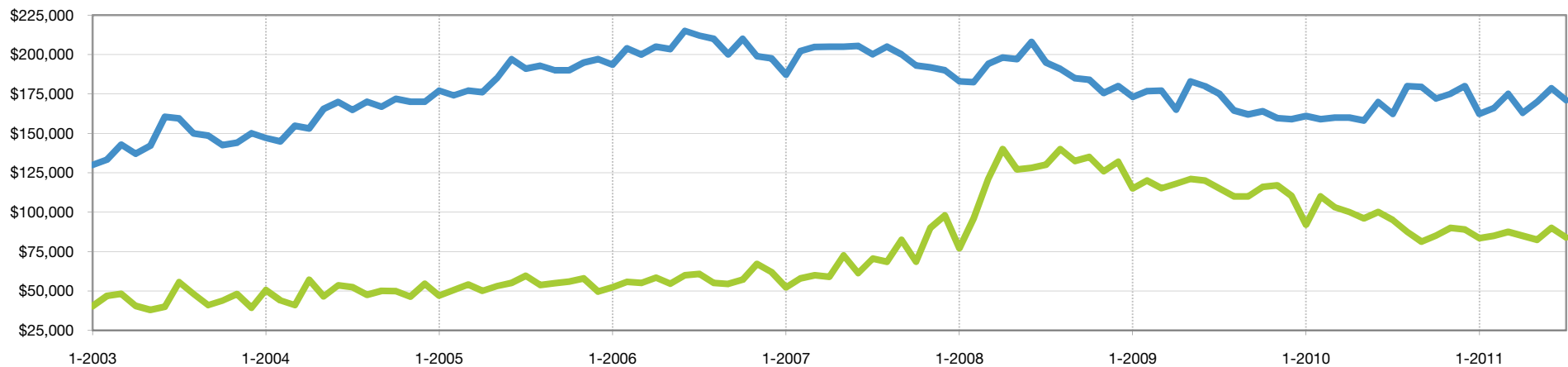


Closed Sales	7-2010	7-2011	+ / -
Traditional	796	754	-5.3%
Lender-Mediated	571	599	+4.9%
Total Market*	1,367	1,353	-1.0%

Median Sales Price	7-2010	7-2011	+ / -
Traditional	\$162,250	\$171,000	+5.4%
Lender-Mediated	\$95,000	\$84,000	-11.6%
Total Market*	\$137,990	\$130,199	-5.6%

Median Sales Prices

— Traditional — Lender-Mediated



*Total Market figures are not a summation of traditional and lender-mediated activity, as some lender-mediated homes are listed both as a foreclosure and short sale. All data provided by the Northeast Florida Multiple Listing Service. Powered by 10K Research and Marketing.

Lender-Mediated Report – Activity by Area

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Lender-mediated properties are those marked in the "Title" field of the Northeast Florida Multiple Listing Service as "Foreclosed", "REO", "Pre-Foreclosure" or "Short Sale." | **Total** represents all traditional and lender-mediated activity. **Share** represents the market share of lender-mediated activity for each area. | Inventory counts are based on **one month of activity** for the current month. Closed Sales, Median Sales Price and Average Sales Price figures are based on a **rolling 12-month timeframe** through the month indicated.

July 2011

	Homes for Sale			Closed Sales			Median Sales Price						Average Sales Price					
	Current Month			Last 12 Months			Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	7-2010	7-2011	+ / -	7-2010	7-2011	+ / -	7-2010	7-2011	+ / -	7-2010	7-2011	+ / -
011-SAN MARCO	131	24	18.3%	141	50	35.5%	\$47,000	\$139,819	+197.5%	\$230,000	\$210,000	-8.7%	\$112,149	\$142,292	+26.9%	\$293,516	\$315,875	+7.6%
012-SAN JOSE	228	65	28.5%	225	111	49.3%	\$68,250	\$48,825	-28.5%	\$105,000	\$85,000	-19.0%	\$90,372	\$64,303	-28.8%	\$133,771	\$193,276	+44.5%
013-BEAUCLERC/MANDARIN N	228	104	45.6%	359	173	48.2%	\$108,000	\$85,000	-21.3%	\$150,000	\$125,000	-16.7%	\$113,386	\$100,608	-11.3%	\$181,081	\$174,311	-3.7%
014-MANDARIN	305	102	33.4%	514	207	40.3%	\$154,000	\$140,000	-9.1%	\$191,126	\$179,950	-5.8%	\$171,297	\$158,939	-7.2%	\$223,484	\$240,667	+7.7%
015-BARTRAM	120	81	67.5%	303	156	51.5%	\$150,000	\$115,000	-23.3%	\$149,990	\$133,353	-11.1%	\$155,318	\$129,549	-16.6%	\$153,297	\$142,850	-6.8%
021-ST NICHOLAS	104	37	35.6%	149	72	48.3%	\$46,200	\$41,000	-11.3%	\$88,000	\$62,500	-29.0%	\$59,767	\$56,759	-5.0%	\$120,004	\$100,553	-16.2%
022-GROVE PK/SAN SOUCI	181	92	50.8%	425	285	67.1%	\$89,950	\$58,700	-34.7%	\$112,000	\$71,056	-36.6%	\$102,058	\$73,334	-28.1%	\$134,123	\$125,490	-6.4%
023-E OF SS BLVD	229	124	54.1%	506	335	66.2%	\$85,000	\$70,000	-17.6%	\$109,500	\$84,500	-22.8%	\$96,857	\$84,519	-12.7%	\$149,195	\$149,875	+0.5%
024-BAYMEADOWS/DEERWOOD	236	89	37.7%	459	248	54.0%	\$84,000	\$61,900	-26.3%	\$125,000	\$97,000	-22.4%	\$113,753	\$91,164	-19.9%	\$192,380	\$241,280	+25.4%
025-ICW N-BCH & S ATL	121	49	40.5%	229	93	40.6%	\$160,000	\$140,000	-12.5%	\$185,000	\$175,000	-5.4%	\$163,898	\$152,682	-6.8%	\$212,034	\$208,020	-1.9%
026-ICW S-BCH & N JTB	257	79	30.7%	411	193	47.0%	\$97,000	\$85,000	-12.4%	\$201,000	\$188,500	-6.2%	\$147,068	\$146,962	-0.1%	\$295,598	\$321,814	+8.9%
027-ICW S-JTB	96	17	17.7%	96	38	39.6%	\$107,450	\$150,000	+39.6%	\$189,000	\$214,540	+13.5%	\$200,394	\$185,298	-7.5%	\$248,421	\$319,954	+28.8%
031-RIVERSIDE	91	35	38.5%	69	36	52.2%	\$95,000	\$60,500	-36.3%	\$129,500	\$131,000	+1.2%	\$102,822	\$96,118	-6.5%	\$211,170	\$223,387	+5.8%
032-AVONDALE	144	22	15.3%	153	54	35.3%	\$129,950	\$128,950	-0.8%	\$185,000	\$175,000	-5.4%	\$182,347	\$170,785	-6.3%	\$221,373	\$247,585	+11.8%
033-ORTEGA/VENETIA	111	19	17.1%	77	16	20.8%	\$78,500	\$225,000	+186.6%	\$239,000	\$264,001	+10.5%	\$109,880	\$264,927	+141.1%	\$453,088	\$377,174	-16.8%
041-ARLINGTON	401	196	48.9%	521	277	53.2%	\$56,000	\$50,200	-10.4%	\$95,000	\$79,900	-15.9%	\$71,163	\$65,145	-8.5%	\$119,414	\$123,515	+3.4%
042-FT CAROLINE	212	90	42.5%	390	224	57.4%	\$121,750	\$80,000	-34.3%	\$142,950	\$120,000	-16.1%	\$127,772	\$101,776	-20.3%	\$179,102	\$171,298	-4.4%
043-ICW N-ATLANTIC BLVD	177	81	45.8%	267	149	55.8%	\$148,000	\$130,000	-12.2%	\$175,000	\$162,000	-7.4%	\$162,539	\$180,450	+11.0%	\$243,686	\$302,292	+24.1%
051-MURRAY HILL	104	42	40.4%	129	79	61.2%	\$39,500	\$30,250	-23.4%	\$55,900	\$40,000	-28.4%	\$50,379	\$38,404	-23.8%	\$91,370	\$84,870	-7.1%
052-LAKESHORE	70	28	40.0%	86	49	57.0%	\$36,000	\$29,000	-19.4%	\$48,250	\$41,500	-14.0%	\$47,963	\$35,657	-25.7%	\$84,094	\$71,725	-14.7%
053-HYDE GROVE AREA	75	42	56.0%	104	59	56.7%	\$38,250	\$31,600	-17.4%	\$85,000	\$53,000	-37.6%	\$55,065	\$44,321	-19.5%	\$93,119	\$92,899	-0.2%
054-CEDAR HILLS	60	24	40.0%	88	54	61.4%	\$42,000	\$35,250	-16.1%	\$66,750	\$41,500	-37.8%	\$49,333	\$38,695	-21.6%	\$88,067	\$79,448	-9.8%
055-CONF PT/ORTEGA FARMS	36	11	30.6%	35	19	54.3%	\$72,500	\$86,400	+19.2%	\$96,000	\$107,450	+11.9%	\$76,724	\$98,811	+28.8%	\$122,224	\$145,181	+18.8%
056-YUKN/WESC/OAK H	124	67	54.0%	201	134	66.7%	\$91,500	\$53,500	-41.5%	\$104,900	\$67,660	-35.5%	\$88,139	\$64,118	-27.3%	\$112,989	\$98,517	-12.8%
061-NORMANDY AREA	97	55	56.7%	124	71	57.3%	\$80,250	\$55,000	-31.5%	\$100,000	\$78,450	-21.6%	\$82,340	\$63,474	-22.9%	\$106,652	\$132,864	+24.6%
062-CRYSTAL SPR/COUNTRY CREEK	108	50	46.3%	247	154	62.3%	\$121,500	\$90,000	-25.9%	\$129,825	\$101,500	-21.8%	\$126,332	\$96,030	-24.0%	\$133,372	\$134,162	+0.6%
063-JACKSONVILLE HEIGHTS/OAK HILL	149	78	52.3%	190	133	70.0%	\$59,000	\$49,000	-16.9%	\$69,500	\$53,000	-23.7%	\$60,911	\$51,777	-15.0%	\$81,250	\$74,475	-8.3%
064-BENT CREEK/PLUM TREE	67	34	50.7%	93	50	53.8%	\$116,000	\$121,750	+5.0%	\$139,900	\$136,662	-2.3%	\$112,216	\$114,601	+2.1%	\$141,074	\$144,521	+2.4%
065-PANTHER CREEK/ADAMS LK/DUVAL SW	23	12	52.2%	38	25	65.8%	\$120,000	\$105,000	-12.5%	\$149,450	\$110,000	-26.4%	\$115,116	\$107,820	-6.3%	\$163,229	\$115,530	-29.2%
066-CECIL COMMERCE AREA	15	4	26.7%	39	6	15.4%	\$130,000	\$200,000	+53.8%	\$149,595	\$154,990	+3.6%	\$126,172	\$216,233	+71.4%	\$157,511	\$144,388	-8.3%
067-COLINS RD/ARGYLE/OAKLEAFPLNT-DUVAL	156	85	54.5%	333	189	56.8%	\$100,000	\$70,000	-30.0%	\$118,000	\$91,000	-22.9%	\$104,052	\$84,538	-18.8%	\$125,071	\$118,818	-5.0%
071-BRENTWOOD/EVERGREEN	120	49	40.8%	127	91	71.7%	\$16,500	\$14,957	-9.4%	\$18,500	\$15,000	-18.9%	\$19,634	\$19,459	-0.9%	\$42,478	\$37,630	-11.4%
072-SPRINGFIELD	105	29	27.6%	118	86	72.9%	\$18,050	\$15,000	-16.9%	\$24,500	\$29,500	+20.4%	\$43,923	\$49,282	+12.2%	\$95,513	\$131,100	+37.3%
073-DOWNTOWN JAX/NORTHBANK	30	8	26.7%	48	34	70.8%	\$115,550	\$78,900	-31.7%	\$116,100	\$79,000	-32.0%	\$108,898	\$77,213	-29.1%	\$121,771	\$99,700	-18.1%
074-PAXON	96	49	51.0%	166	118	71.1%	\$15,000	\$12,750	-15.0%	\$15,601	\$14,500	-7.1%	\$17,933	\$15,793	-11.9%	\$54,076	\$69,787	+29.1%
075-TROUT RIV/COLLEGE PRK/RIBAULT MNR	288	122	42.4%	370	276	74.6%	\$20,000	\$16,625	-16.9%	\$21,000	\$20,000	-4.8%	\$26,586	\$24,441	-8.1%	\$49,768	\$63,672	+27.9%

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July 2011

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	Current Month			Last 12 Months			Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	7-2010	7-2011	+ / -	7-2010	7-2011	+ / -	7-2010	7-2011	+ / -	7-2010	7-2011	+ / -
081-MARIETA/WHITHSE/BALDWIN	105	42	40.0%	150	97	64.7%	\$119,950	\$88,400	-26.3%	\$133,000	\$109,900	-17.4%	\$109,168	\$92,768	-15.0%	\$141,473	\$139,475	-1.4%
082-DINSMORE/NORTHWEST DUVAL	19	4	21.1%	18	10	55.6%	\$56,500	\$26,500	-53.1%	\$60,000	\$28,001	-53.3%	\$93,953	\$55,217	-41.2%	\$80,538	\$75,396	-6.4%
091-GARDN CTY/AIRPORT	226	132	58.4%	335	220	65.7%	\$102,000	\$69,000	-32.4%	\$120,000	\$91,300	-23.9%	\$98,565	\$75,875	-23.0%	\$134,367	\$126,250	-6.0%
092-OCEANWAY/PECAN PARK	189	95	50.3%	282	153	54.3%	\$150,000	\$129,000	-14.0%	\$160,000	\$155,000	-3.1%	\$145,503	\$128,007	-12.0%	\$169,726	\$173,355	+2.1%
095-SAN MATEO/EASTPORT	20	10	50.0%	46	23	50.0%	\$85,000	\$60,000	-29.4%	\$107,000	\$93,500	-12.6%	\$122,568	\$110,063	-10.2%	\$141,185	\$164,999	+16.9%
096-FT GEORGE/BLOUNT IS/CEDAR PT	183	74	40.4%	187	90	48.1%	\$170,000	\$155,000	-8.8%	\$186,000	\$161,141	-13.4%	\$183,529	\$159,013	-13.4%	\$210,460	\$202,705	-3.7%
121-FLEMING ISLAND-NE	14	4	28.6%	15	10	66.7%	\$178,000	\$162,000	-9.0%	\$182,000	\$164,000	-9.9%	\$186,643	\$193,950	+3.9%	\$193,125	\$359,000	+85.9%
122-FLEMING ISLAND-NW	110	33	30.0%	154	51	33.1%	\$225,000	\$230,000	+2.2%	\$250,000	\$247,850	-0.9%	\$248,592	\$264,858	+6.5%	\$301,322	\$308,752	+2.5%
123-FLEMING ISLAND-SE	64	15	23.4%	85	35	41.2%	\$195,000	\$123,000	-36.9%	\$197,500	\$171,750	-13.0%	\$196,087	\$148,857	-24.1%	\$238,218	\$269,992	+13.3%
124-FLEMING ISLAND-SW	86	33	38.4%	200	101	50.5%	\$179,950	\$142,500	-20.8%	\$187,000	\$132,000	-29.4%	\$183,654	\$146,285	-20.3%	\$217,417	\$173,089	-20.4%
131-MDWBK/LOCH RANE	37	8	21.6%	85	45	52.9%	\$99,101	\$52,500	-47.0%	\$115,000	\$88,700	-22.9%	\$136,701	\$103,334	-24.4%	\$176,382	\$157,912	-10.5%
132-BELLAIR/GROVE PARK	48	25	52.1%	83	49	59.0%	\$60,500	\$49,900	-17.5%	\$96,000	\$70,000	-27.1%	\$80,289	\$58,059	-27.7%	\$109,090	\$96,672	-11.4%
133-NORTH ORANGE PK	16	6	37.5%	29	17	58.6%	\$119,900	\$39,750	-66.8%	\$129,950	\$115,000	-11.5%	\$109,307	\$70,744	-35.3%	\$154,765	\$194,117	+25.4%
134-SOUTH BLANDING	46	26	56.5%	71	35	49.3%	\$108,350	\$106,500	-1.7%	\$129,450	\$120,500	-6.9%	\$107,555	\$102,540	-4.7%	\$143,451	\$140,925	-1.8%
135-PARK W/MONTCLAIR	27	11	40.7%	35	11	31.4%	\$125,000	\$121,000	-3.2%	\$149,950	\$127,900	-14.7%	\$117,109	\$117,852	+0.6%	\$171,010	\$133,358	-22.0%
136-LAKESIDE EST	29	17	58.6%	52	32	61.5%	\$113,000	\$95,950	-15.1%	\$137,450	\$107,900	-21.5%	\$126,515	\$101,614	-19.7%	\$136,036	\$134,637	-1.0%
137-DOCTORS LAKE	51	4	7.8%	49	27	55.1%	\$166,330	\$200,950	+20.8%	\$207,450	\$184,950	-10.8%	\$175,833	\$242,081	+37.7%	\$281,736	\$220,664	-21.7%
138-TNGLWD/ORANGE PRK S	83	44	53.0%	217	138	63.6%	\$102,250	\$89,000	-13.0%	\$114,950	\$100,000	-13.0%	\$109,890	\$96,158	-12.5%	\$125,441	\$127,791	+1.9%
139-OAKLEAF PLNTN/ORANGE PARK NW	205	104	50.7%	484	308	63.6%	\$154,000	\$125,000	-18.8%	\$160,000	\$144,000	-10.0%	\$163,155	\$133,244	-18.3%	\$181,965	\$196,397	+7.9%
141-MIDDLEBURG	71	24	33.8%	90	52	57.8%	\$76,950	\$53,100	-31.0%	\$94,000	\$64,500	-31.4%	\$81,864	\$73,389	-10.4%	\$113,420	\$100,961	-11.0%
142-MIDDLEBURG E/LAKE ASBURY	176	66	37.5%	242	150	62.0%	\$125,000	\$102,000	-18.4%	\$138,900	\$125,000	-10.0%	\$125,104	\$109,706	-12.3%	\$173,688	\$165,969	-4.4%
143-FOXMEADOW AREA	54	18	33.3%	132	32	24.2%	\$130,000	\$105,000	-19.2%	\$169,504	\$162,900	-3.9%	\$146,189	\$114,740	-21.5%	\$184,047	\$176,082	-4.3%
144-MIDDLEBURG-SE	24	7	29.2%	23	11	47.8%	\$134,750	\$143,200	+6.3%	\$145,000	\$165,000	+13.8%	\$127,375	\$130,436	+2.4%	\$161,960	\$201,692	+24.5%
145-MIDDLEBURG-SW	64	18	28.1%	69	39	56.5%	\$78,750	\$41,700	-47.0%	\$86,500	\$77,000	-11.0%	\$89,491	\$66,678	-25.5%	\$102,176	\$104,930	+2.7%
151-KEYSTONE HGTS	163	16	9.8%	104	40	38.5%	\$64,000	\$47,500	-25.8%	\$75,000	\$72,500	-3.3%	\$74,187	\$61,069	-17.7%	\$103,745	\$108,346	+4.4%
152-KINGSLEY LAKE	7	0	0.0%	1	0	0.0%	\$0	\$0	--	\$577,500	\$100,000	-82.7%	\$0	\$0	--	\$507,250	\$100,000	-80.3%
161-GREEN COVE SPRS	106	28	26.4%	103	62	60.2%	\$115,950	\$104,900	-9.5%	\$156,000	\$130,000	-16.7%	\$122,610	\$117,496	-4.2%	\$211,809	\$223,041	+5.3%
162-RUSS L/PEN FRMS	8	1	12.5%	17	3	17.6%	\$147,500	\$165,000	+11.9%	\$178,000	\$185,000	+3.9%	\$147,500	\$196,333	+33.1%	\$178,023	\$182,343	+2.4%
211-JACKSONVILLE BCH-NE	44	14	31.8%	64	27	42.2%	\$337,500	\$249,000	-26.2%	\$340,000	\$319,950	-5.9%	\$352,425	\$288,896	-18.0%	\$388,351	\$544,541	+40.2%
212-JACKSONVILLE BCH-SE	119	16	13.4%	128	40	31.3%	\$276,250	\$310,000	+12.2%	\$347,500	\$259,000	-25.5%	\$409,151	\$319,391	-21.9%	\$556,965	\$432,120	-22.4%
213-JACKSONVILLE BCH-NW	49	13	26.5%	77	34	44.2%	\$180,000	\$170,000	-5.6%	\$189,950	\$175,000	-7.9%	\$190,984	\$169,234	-11.4%	\$218,585	\$213,533	-2.3%
214-JACKSONVILLE BCH-SW	93	32	34.4%	187	96	51.3%	\$114,950	\$82,500	-28.2%	\$212,000	\$180,000	-15.1%	\$167,496	\$139,116	-16.9%	\$249,589	\$222,795	-10.7%
221-NEPTUNE BCH-EAST	23	3	13.0%	23	6	26.1%	\$282,900	\$395,000	+39.6%	\$425,000	\$467,500	+10.0%	\$282,900	\$367,450	+29.9%	\$435,150	\$712,912	+63.8%
222-NEPTUNE BCH-WEST	33	14	42.4%	41	18	43.9%	\$202,000	\$200,000	-1.0%	\$215,000	\$240,500	+11.9%	\$218,748	\$276,159	+26.2%	\$259,541	\$279,783	+7.8%
231-ATLANTIC BCH-EAST	98	22	22.4%	155	39	25.2%	\$210,000	\$115,500	-45.0%	\$270,000	\$283,000	+4.8%	\$238,616	\$225,892	-5.3%	\$396,969	\$472,772	+19.1%
232-ATLANTIC BCH/MAYPORT-WEST	30	9	30.0%	66	43	65.2%	\$85,500	\$66,000	-22.8%	\$111,000	\$74,000	-33.3%	\$90,420	\$74,509	-17.6%	\$138,299	\$119,161	-13.8%

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	Current Month			Last 12 Months			Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	7-2010	7-2011	+/-	7-2010	7-2011	+/-	7-2010	7-2011	+/-	7-2010	7-2011	+/-
251-PVB E A1A-N CORONA	45	3	6.7%	43	7	16.3%	\$344,500	\$330,000	-4.2%	\$600,000	\$752,500	+25.4%	\$466,688	\$487,620	+4.5%	#####	#####	+5.4%
252-PVB W A1A-N SOLANA	114	27	23.7%	109	46	42.2%	\$135,000	\$85,750	-36.5%	\$204,000	\$211,250	+3.6%	\$337,634	\$184,378	-45.4%	\$585,826	\$632,974	+8.0%
261-PVB E A1A-S CORONA	159	21	13.2%	144	33	22.9%	\$182,500	\$139,000	-23.8%	\$265,000	\$300,000	+13.2%	\$227,360	\$232,007	+2.0%	\$425,606	\$582,020	+36.8%
262-PVB W A1A-S SOLANA/PALM VALLEY	142	23	16.2%	166	84	50.6%	\$87,498	\$112,500	+28.6%	\$331,900	\$264,500	-20.3%	\$148,338	\$205,198	+38.3%	\$441,969	\$420,157	-4.9%
263-PVB W A1A-S CR-210	73	16	21.9%	70	17	24.3%	\$287,000	\$369,000	+28.6%	\$475,000	\$424,000	-10.7%	\$335,728	\$345,252	+2.8%	\$647,568	\$512,144	-20.9%
264-SOUTH PVB/VILANO BCH	107	15	14.0%	96	35	36.5%	\$318,950	\$312,000	-2.2%	\$343,000	\$345,000	+0.6%	\$346,408	\$329,350	-4.9%	\$521,086	\$479,676	-7.9%
265-PONTE VEDRA/NOCATTEE-STJ	97	18	18.6%	229	36	15.7%	\$195,000	\$181,500	-6.9%	\$290,000	\$273,000	-5.9%	\$198,044	\$235,483	+18.9%	\$337,407	\$308,170	-8.7%
301-JUL CK/SWITZ	392	91	23.2%	687	232	33.8%	\$195,500	\$175,000	-10.5%	\$255,000	\$227,000	-11.0%	\$217,474	\$196,266	-9.8%	\$279,138	\$282,051	+1.0%
302-ORANGEDALE AREA	40	9	22.5%	28	10	35.7%	\$548,500	\$250,000	-54.4%	\$277,500	\$255,000	-8.1%	\$483,875	\$278,822	-42.4%	\$270,650	\$283,309	+4.7%
303-PALMO/SIX MILE AREA	33	5	15.2%	10	9	90.0%	\$160,000	\$171,250	+7.0%	\$131,950	\$182,500	+38.3%	\$160,000	\$195,720	+22.3%	\$99,633	\$390,000	+291.4%
304- 210 SOUTH	96	41	42.7%	194	96	49.5%	\$189,000	\$170,000	-10.1%	\$234,995	\$209,995	-10.6%	\$208,545	\$172,970	-17.1%	\$266,210	\$269,789	+1.3%
305-WORLD GOLF V-CENTRAL	51	16	31.4%	53	16	30.2%	\$165,225	\$177,500	+7.4%	\$203,000	\$200,000	-1.5%	\$153,092	\$180,547	+17.9%	\$247,412	\$192,011	-22.4%
306-WORLD GOLF V-NE	4	0	0.0%	1	0	0.0%	\$0	\$0	--	\$239,990	\$199,990	-16.7%	\$0	\$0	--	\$240,660	\$199,990	-16.9%
307-WORLD GOLF V-SE	2	0	0.0%	6	6	100.0%	\$80,500	\$57,000	-29.2%	\$112,000	\$57,000	-49.1%	\$82,400	\$53,460	-35.1%	\$128,129	\$0	-100.0%
308-WORLD GOLF V-SW	89	31	34.8%	140	59	42.1%	\$172,425	\$163,200	-5.4%	\$185,000	\$193,600	+4.6%	\$173,052	\$168,218	-2.8%	\$199,290	\$209,173	+5.0%
309-WORLD GOLF V-WEST	110	46	41.8%	161	100	62.1%	\$177,450	\$152,000	-14.3%	\$190,000	\$162,500	-14.5%	\$206,936	\$185,265	-10.5%	\$242,465	\$218,671	-9.8%
312-PALENCIA AREA	95	19	20.0%	98	45	45.9%	\$210,000	\$260,000	+23.8%	\$260,002	\$271,518	+4.4%	\$219,097	\$276,322	+26.1%	\$317,868	\$358,434	+12.8%
313-WHITECASTLE/AIRPORT AREA	13	6	46.2%	14	10	71.4%	\$127,500	\$91,750	-28.0%	\$148,000	\$91,750	-38.0%	\$220,850	\$122,640	-44.5%	\$170,911	\$84,250	-50.7%
321-NORTH CITY	21	5	23.8%	27	19	70.4%	\$99,450	\$96,450	-3.0%	\$108,000	\$100,500	-6.9%	\$109,615	\$142,042	+29.6%	\$177,935	\$132,375	-25.6%
322-DOWNTOWN ST AUGUSTINE	23	3	13.0%	40	12	30.0%	\$155,000	\$168,500	+8.7%	\$160,000	\$220,000	+37.5%	\$139,295	\$201,990	+45.0%	\$216,642	\$329,253	+52.0%
323-DAVIS SHORES	20	1	5.0%	25	8	32.0%	\$212,900	\$218,285	+2.5%	\$230,000	\$196,500	-14.6%	\$202,075	\$288,834	+42.9%	\$265,628	\$231,453	-12.9%
331-ST AUGUSTINE BCH	144	18	12.5%	159	46	28.9%	\$144,375	\$190,000	+31.6%	\$233,000	\$261,750	+12.3%	\$192,935	\$228,997	+18.7%	\$293,280	\$332,622	+13.4%
332-CRESCENT BCH/SUMMER HVN	23	3	13.0%	20	10	50.0%	\$153,700	\$392,450	+155.3%	\$229,450	\$336,450	+46.6%	\$153,700	\$422,770	+175.1%	\$390,683	\$232,490	-40.5%
333-ST JOHNS CO-SE	6	1	16.7%	9	4	44.4%	\$138,000	\$158,690	+15.0%	\$181,500	\$195,000	+7.4%	\$138,000	\$147,970	+7.2%	\$190,800	\$214,700	+12.5%
334-MOULTRIE/ST AUG SHORES	32	7	21.9%	84	27	32.1%	\$119,000	\$90,000	-24.4%	\$124,500	\$123,450	-0.8%	\$130,059	\$95,831	-26.3%	\$148,879	\$154,228	+3.6%
335-ST AUGUSTINE SOUTH	12	7	58.3%	31	17	54.8%	\$115,000	\$99,000	-13.9%	\$120,000	\$120,000	0.0%	\$108,718	\$96,242	-11.5%	\$138,036	\$238,000	+72.4%
336-RAVENSWOOD/W AUGUSTINE	165	37	22.4%	179	73	40.8%	\$75,000	\$72,500	-3.3%	\$113,995	\$102,000	-10.5%	\$90,106	\$77,049	-14.5%	\$144,894	\$148,068	+2.2%
337-OLD MOULTRIE RD/WILDWOOD	33	8	24.2%	80	33	41.3%	\$142,750	\$70,300	-50.8%	\$179,460	\$169,945	-5.3%	\$139,167	\$105,930	-23.9%	\$197,053	\$191,616	-2.8%
341-FLAGLER EST/HASTINGS	26	6	23.1%	39	26	66.7%	\$48,000	\$31,250	-34.9%	\$48,750	\$43,000	-11.8%	\$64,754	\$35,713	-44.8%	\$65,668	\$83,224	+26.7%
342-ST JOHN SR 207 S/W I-95	13	3	23.1%	23	11	47.8%	\$180,000	\$140,000	-22.2%	\$173,000	\$165,000	-4.6%	\$185,321	\$134,896	-27.2%	\$165,156	\$178,585	+8.1%
343-MOLASSES JNCTN/ELKTON	5	1	20.0%	5	2	40.0%	\$93,500	\$69,625	-25.5%	\$93,000	\$90,000	-3.2%	\$93,500	\$69,625	-25.5%	\$86,817	\$197,393	+127.4%
344-HASTINGS/TOCOI/RVRDALE	19	5	26.3%	11	7	63.6%	\$81,000	\$37,500	-53.7%	\$81,000	\$67,500	-16.7%	\$81,000	\$39,420	-51.3%	\$179,950	\$157,625	-12.4%
410-FERNANDINA BCH DOWNTOWN-WEST	4	2	50.0%	18	11	61.1%	\$52,551	\$80,000	+52.2%	\$57,722	\$126,000	+118.3%	\$54,591	\$91,244	+67.1%	\$79,475	\$179,438	+125.8%
420-FERNANDINA BCH-DOWNTOWN-EAST	3	1	33.3%	9	9	100.0%	\$111,500	\$207,000	+85.7%	\$140,000	\$207,000	+47.9%	\$125,725	\$170,311	+35.5%	\$140,000	\$0	-100.0%
430-NASSAU CNTY BEACHES-N	9	2	22.2%	14	7	50.0%	\$151,600	\$185,000	+22.0%	\$248,892	\$259,500	+4.3%	\$151,600	\$197,771	+30.5%	\$257,964	\$427,741	+65.8%
431-NASSAU CNTY BEACHES-S	4	1	25.0%	12	11	91.7%	\$91,000	\$150,000	+64.8%	\$265,000	\$159,000	-40.0%	\$91,000	\$212,064	+133.0%	\$339,000	\$193,600	-42.9%

Lender-Mediated Report – Activity by Area

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS



Lender-mediated properties are those marked in the "Title" field of the Northeast Florida Multiple Listing Service as "Foreclosed", "REO", "Pre-Foreclosure" or "Short Sale." | **Total** represents all traditional and lender-mediated activity. **Share** represents the market share of lender-mediated activity for each area. | Inventory counts are based on **one month of activity** for the current month. Closed Sales, Median Sales Price and Average Sales Price figures are based on a **rolling 12-month timeframe** through the month indicated.

July 2011

	Homes for Sale			Closed Sales			Median Sales Price			Average Sales Price								
	Current Month			Last 12 Months			Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	7-2010	7-2011	+ / -	7-2010	7-2011	+ / -	7-2010	7-2011	+ / -	7-2010	7-2011	+ / -
440-FERNANDINA BCH DOWNTOWN-SOUTH	8	7	87.5%	20	17	85.0%	\$96,200	\$120,000	+24.7%	\$136,500	\$127,500	-6.6%	\$98,100	\$121,928	+24.3%	\$179,625	\$393,633	+119.1%
450-AMELIA ISLAND	40	2	5.0%	27	14	51.9%	\$110,200	\$168,500	+52.9%	\$225,500	\$225,000	-0.2%	\$125,888	\$180,307	+43.2%	\$376,444	\$262,577	-30.2%
470-PINEY ISL AND AREA	3	0	0.0%	3	3	100.0%	\$357,750	\$178,500	-50.1%	\$315,250	\$178,500	-43.4%	\$357,750	\$177,833	-50.3%	\$264,000	\$0	-100.0%
471-NASSAU CO N-CHESTER/PIRATES WOOD	38	11	28.9%	60	31	51.7%	\$140,450	\$128,200	-8.7%	\$145,500	\$159,000	+9.3%	\$143,361	\$148,519	+3.6%	\$181,425	\$183,902	+1.4%
472-ONEIL,NASSAVILLE,HOLLY PT	57	9	15.8%	86	47	54.7%	\$162,325	\$127,500	-21.5%	\$171,745	\$169,950	-1.0%	\$163,765	\$139,043	-15.1%	\$175,074	\$202,379	+15.6%
480-N-A1A/W LOFN CK	1	1	100.0%	6	4	66.7%	\$122,000	\$43,500	-64.3%	\$122,000	\$85,000	-30.3%	\$122,000	\$134,833	+10.5%	\$85,025	\$87,500	+2.9%
481-S-A1A/W LOFN CK	25	11	44.0%	36	22	61.1%	\$127,600	\$90,100	-29.4%	\$129,550	\$109,900	-15.2%	\$114,124	\$94,597	-17.1%	\$121,232	\$114,993	-5.1%
490-CALLAHAN	19	8	42.1%	10	3	30.0%	\$145,000	\$135,000	-6.9%	\$159,750	\$144,000	-9.9%	\$130,357	\$133,000	+2.0%	\$166,579	\$144,729	-13.1%
491-HILLARD	13	1	7.7%	17	11	64.7%	\$62,000	\$95,000	+53.2%	\$104,950	\$104,900	-0.0%	\$65,557	\$87,700	+33.8%	\$126,336	\$120,750	-4.4%
492-W I-95/N FL LNE	85	25	29.4%	92	57	62.0%	\$162,625	\$120,750	-25.7%	\$150,000	\$125,500	-16.3%	\$147,626	\$117,327	-20.5%	\$149,769	\$159,182	+6.3%
501-MACCLENNY AREA	70	24	34.3%	64	27	42.2%	\$115,000	\$114,500	-0.4%	\$133,708	\$134,000	+0.2%	\$115,270	\$108,000	-6.3%	\$145,544	\$149,047	+2.4%
502-BAKER COUNTY-NW	28	7	25.0%	17	9	52.9%	\$138,750	\$42,000	-69.7%	\$117,500	\$128,500	+9.4%	\$150,250	\$75,429	-49.8%	\$169,700	\$183,250	+8.0%
503-BAKER COUNTY-SOUTH	17	6	35.3%	32	16	50.0%	\$66,000	\$85,000	+28.8%	\$93,001	\$106,750	+14.8%	\$63,300	\$98,874	+56.2%	\$139,372	\$152,837	+9.7%
521-BRADFORD COUNTY-NE	39	13	33.3%	15	4	26.7%	\$30,000	\$61,000	+103.3%	\$79,000	\$82,500	+4.4%	\$26,667	\$61,750	+131.6%	\$115,611	\$106,450	-7.9%
522-BRADFORD COUNTY-NW	52	10	19.2%	28	14	50.0%	\$125,000	\$54,950	-56.0%	\$130,250	\$63,700	-51.1%	\$99,036	\$68,636	-30.7%	\$119,325	\$90,321	-24.3%
523-BRADFORD COUNTY-SE	76	7	9.2%	28	11	39.3%	\$95,450	\$45,950	-51.9%	\$130,000	\$105,000	-19.2%	\$96,675	\$69,440	-28.2%	\$146,652	\$133,487	-9.0%
524-BRADFORD COUNTY-SW	23	2	8.7%	9	5	55.6%	\$46,000	\$54,000	+17.4%	\$110,725	\$82,500	-25.5%	\$46,000	\$87,875	+91.0%	\$123,345	\$145,600	+18.0%
541-UNION COUNTY-NORTH	2	1	50.0%	1	0	0.0%	\$75,000	\$0	-100.0%	\$75,000	\$110,000	+46.7%	\$75,000	\$0	-100.0%	\$127,500	\$110,000	-13.7%
542-UNION COUNTY-SOUTH	4	1	25.0%	6	2	33.3%	\$29,500	\$56,500	+91.5%	\$85,000	\$80,000	-5.9%	\$29,500	\$56,500	+91.5%	\$125,873	\$118,750	-5.7%
561-GREATER PALATKA	150	25	16.7%	94	56	59.6%	\$55,000	\$43,000	-21.8%	\$75,000	\$65,000	-13.3%	\$69,066	\$62,345	-9.7%	\$101,949	\$96,658	-5.2%
562-BARDIN/WEST BOSTWICK	9	2	22.2%	8	4	50.0%	\$19,000	\$49,550	+160.8%	\$43,004	\$70,875	+64.8%	\$19,000	\$45,463	+139.3%	\$63,669	\$137,725	+116.3%
563-E BOSTWICK/BRIDGEPORT/CEDAR CR	46	3	6.5%	22	15	68.2%	\$92,500	\$150,000	+62.2%	\$92,500	\$138,750	+50.0%	\$109,625	\$132,812	+21.2%	\$122,776	\$152,357	+24.1%
564-E PALATKA/SAN MATEO/N SATSUMA	105	4	3.8%	64	19	29.7%	\$94,000	\$90,250	-4.0%	\$85,000	\$80,000	-5.9%	\$91,427	\$88,146	-3.6%	\$130,377	\$102,777	-21.2%
571-INTERLACHEN-SE	15	2	13.3%	15	6	40.0%	\$0	\$47,001	--	\$128,450	\$45,000	-65.0%	\$0	\$47,000	--	\$132,850	\$43,222	-67.5%
572-INTERLACHEN-NE	82	3	3.7%	53	13	24.5%	\$39,750	\$25,200	-36.6%	\$45,750	\$38,375	-16.1%	\$42,500	\$32,763	-22.9%	\$54,598	\$47,415	-13.2%
573-INTERLACHEN-SW	24	4	16.7%	16	5	31.3%	\$23,000	\$20,000	-13.0%	\$57,000	\$36,250	-36.4%	\$52,833	\$28,167	-46.7%	\$66,242	\$61,143	-7.7%
574-INTERLACHEN-NW	49	2	4.1%	28	13	46.4%	\$43,000	\$52,750	+22.7%	\$62,750	\$45,600	-27.3%	\$47,983	\$64,260	+33.9%	\$99,293	\$66,712	-32.8%
575-WEST OF SR21	15	1	6.7%	7	3	42.9%	\$0	\$88,000	--	\$50,000	\$88,000	+76.0%	\$0	\$93,667	--	\$85,500	\$210,375	+146.1%
576-GEORGES LAKE	16	3	18.8%	9	6	66.7%	\$0	\$45,700	--	\$35,200	\$108,000	+206.8%	\$0	\$70,525	--	\$38,067	\$199,997	+425.4%
581-SATSUMA/HOOT OWL RIDGE	62	7	11.3%	22	6	27.3%	\$32,000	\$20,000	-37.5%	\$51,000	\$35,000	-31.4%	\$72,057	\$23,000	-68.1%	\$70,174	\$77,181	+10.0%
582-POMONA PARK/WELAKA/LK COMO	95	5	5.3%	45	13	28.9%	\$78,000	\$43,500	-44.2%	\$70,000	\$69,800	-0.3%	\$84,519	\$54,938	-35.0%	\$110,604	\$96,769	-12.5%
583-CRESCENT CITY/GEORGETOWN/FRUIT	105	7	6.7%	47	11	23.4%	\$199,000	\$45,000	-77.4%	\$65,000	\$35,500	-45.4%	\$199,000	\$67,732	-66.0%	\$93,353	\$43,825	-53.1%
584-OCALA NATIONAL FOREST/OKLAWAHA	1	0	0.0%	1	0	0.0%	\$0	\$0	--	\$0	\$260,000	--	\$0	\$0	--	\$0	\$260,000	--