

Lender-Mediated Report

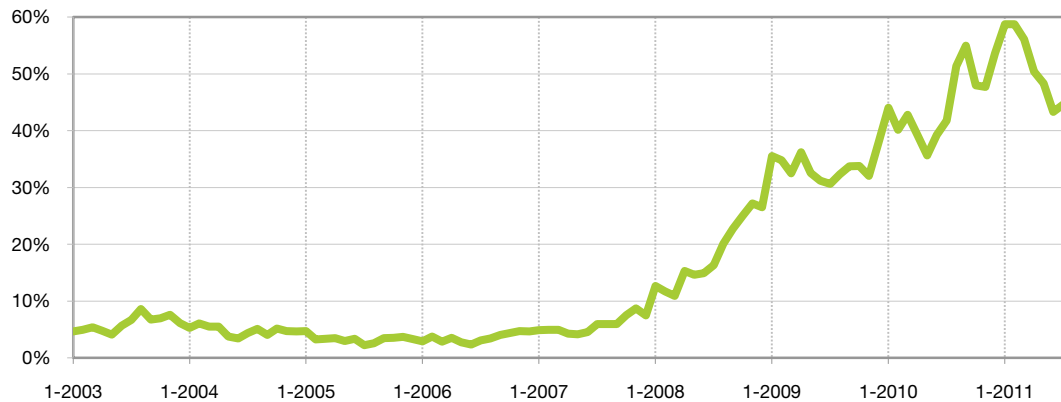
A RESEARCH TOOL PROVIDED BY THE **NORTHEAST FLORIDA ASSOCIATION OF REALTORS**



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."

August 2011

Share of Closed Sales that were Lender-Mediated: 42.8%

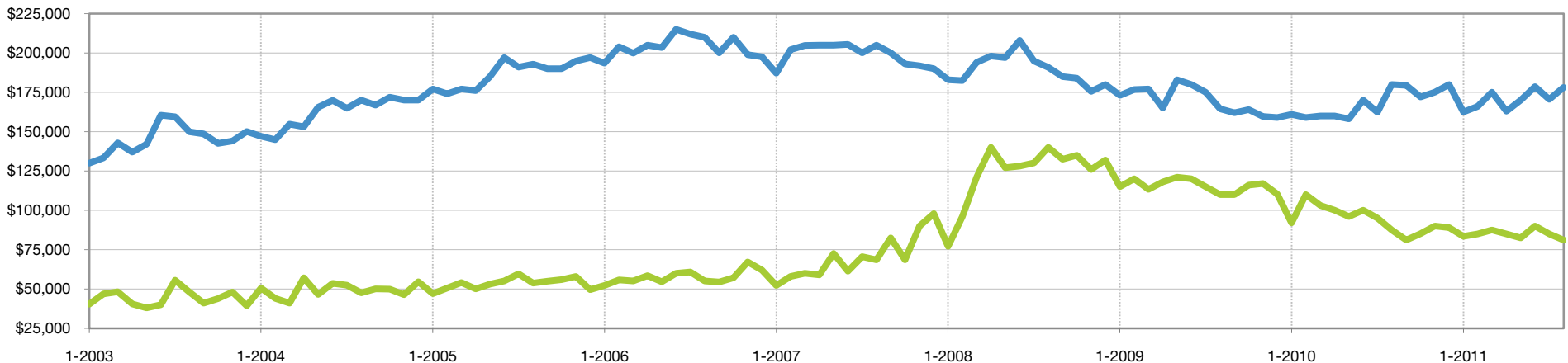


Closed Sales	8-2010	8-2011	+ / -
Traditional	691	835	+20.8%
Lender-Mediated	729	626	-14.1%
Total Market*	1,420	1,441	+1.5%

Median Sales Price	8-2010	8-2011	+ / -
Traditional	\$179,900	\$178,000	-1.1%
Lender-Mediated	\$87,450	\$81,000	-7.4%
Total Market*	\$135,000	\$138,000	+2.2%

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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August 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	8-2010	8-2011	+ / -	8-2010	8-2011	+ / -	8-2010	8-2011	+ / -	8-2010	8-2011	+ / -
011-SAN MARCO	142	26	18.3%	137	46	33.6%	\$45,000	\$140,000	+211.1%	\$212,000	\$220,000	+3.8%	\$90,028	\$150,650	+67.3%	\$287,194	\$314,777	+9.6%
012-SAN JOSE	222	66	29.7%	222	100	45.0%	\$59,000	\$54,000	-8.5%	\$96,000	\$89,950	-6.3%	\$82,699	\$69,181	-16.3%	\$131,814	\$196,013	+48.7%
013-BEAUCLERC/MANDARIN N	216	105	48.6%	370	182	49.2%	\$110,000	\$83,000	-24.5%	\$150,000	\$122,000	-18.7%	\$114,172	\$98,512	-13.7%	\$180,980	\$171,347	-5.3%
014-MANDARIN	307	104	33.9%	504	203	40.3%	\$153,000	\$140,000	-8.5%	\$190,000	\$178,000	-6.3%	\$183,947	\$151,567	-17.6%	\$225,367	\$235,718	+4.6%
015-BARTRAM	111	78	70.3%	308	160	51.9%	\$127,600	\$112,250	-12.0%	\$148,000	\$135,000	-8.8%	\$146,534	\$125,837	-14.1%	\$154,151	\$144,587	-6.2%
021-ST NICHOLAS	99	34	34.3%	149	73	49.0%	\$46,200	\$40,000	-13.4%	\$87,000	\$62,500	-28.2%	\$59,314	\$57,212	-3.5%	\$119,262	\$104,693	-12.2%
022-GROVE PK/SAN SOUCI	171	93	54.4%	425	282	66.4%	\$84,950	\$60,000	-29.4%	\$109,000	\$71,400	-34.5%	\$98,310	\$73,064	-25.7%	\$133,937	\$123,547	-7.8%
023-E OF SS BLVD	200	107	53.5%	508	339	66.7%	\$84,000	\$70,000	-16.7%	\$107,500	\$84,000	-21.9%	\$97,055	\$83,594	-13.9%	\$149,560	\$143,484	-4.1%
024-BAYMEADOWS/DEERWOOD	217	88	40.6%	466	246	52.8%	\$82,000	\$61,050	-25.5%	\$125,000	\$95,000	-24.0%	\$112,183	\$88,371	-21.2%	\$193,796	\$239,945	+23.8%
025-ICW N-BCH & S ATL	124	49	39.5%	227	91	40.1%	\$160,000	\$140,000	-12.5%	\$185,000	\$175,000	-5.4%	\$165,335	\$150,796	-8.8%	\$213,545	\$205,048	-4.0%
026-ICW S-BCH & N JTB	240	70	29.2%	425	197	46.4%	\$92,600	\$89,900	-2.9%	\$200,000	\$195,000	-2.5%	\$145,090	\$149,973	+3.4%	\$293,234	\$326,203	+11.2%
027-ICW S-JTB	88	20	22.7%	108	41	38.0%	\$105,000	\$133,500	+27.1%	\$197,500	\$209,500	+6.1%	\$176,420	\$179,030	+1.5%	\$257,901	\$318,264	+23.4%
031-RIVERSIDE	81	28	34.6%	74	36	48.6%	\$102,500	\$52,250	-49.0%	\$125,000	\$130,000	+4.0%	\$108,963	\$93,208	-14.5%	\$206,465	\$215,133	+4.2%
032-AVONDALE	142	25	17.6%	155	51	32.9%	\$124,400	\$125,450	+0.8%	\$180,000	\$176,000	-2.2%	\$181,616	\$160,873	-11.4%	\$227,525	\$244,442	+7.4%
033-ORTEGA/VENETIA	107	17	15.9%	78	17	21.8%	\$124,250	\$262,001	+110.9%	\$233,000	\$265,001	+13.7%	\$120,733	\$294,244	+143.7%	\$400,128	\$389,428	-2.7%
041-ARLINGTON	395	189	47.8%	531	278	52.4%	\$60,000	\$50,025	-16.6%	\$94,000	\$78,900	-16.1%	\$72,325	\$64,949	-10.2%	\$118,879	\$122,248	+2.8%
042-FT CAROLINE	219	105	47.9%	385	219	56.9%	\$120,000	\$80,000	-33.3%	\$142,000	\$112,000	-21.1%	\$122,660	\$100,351	-18.2%	\$179,443	\$174,747	-2.6%
043-ICW N-ATLANTIC BLVD	182	82	45.1%	247	137	55.5%	\$142,000	\$135,000	-4.9%	\$171,500	\$163,000	-5.0%	\$155,369	\$187,407	+20.6%	\$265,682	\$276,532	+4.1%
051-MURRAY HILL	96	41	42.7%	125	80	64.0%	\$37,750	\$30,000	-20.5%	\$55,615	\$40,000	-28.1%	\$48,219	\$38,571	-20.0%	\$90,306	\$82,805	-8.3%
052-LAKESHORE	73	28	38.4%	85	49	57.6%	\$35,500	\$31,298	-11.8%	\$46,000	\$41,000	-10.9%	\$46,955	\$35,506	-24.4%	\$82,909	\$79,968	-3.5%
053-HYDE GROVE AREA	73	41	56.2%	105	61	58.1%	\$36,250	\$31,000	-14.5%	\$85,000	\$46,600	-45.2%	\$53,036	\$40,862	-23.0%	\$93,153	\$91,783	-1.5%
054-CEDAR HILLS	59	23	39.0%	95	58	61.1%	\$42,000	\$35,000	-16.7%	\$65,500	\$40,500	-38.2%	\$49,576	\$37,950	-23.5%	\$86,808	\$76,671	-11.7%
055-CONF PT/ORTEGA FARMS	40	14	35.0%	42	22	52.4%	\$72,500	\$82,800	+14.2%	\$96,000	\$95,000	-1.0%	\$76,724	\$96,319	+25.5%	\$126,307	\$138,720	+9.8%
056-YUKN/WESC/OAK H	116	63	54.3%	194	127	65.5%	\$83,700	\$52,750	-37.0%	\$99,000	\$67,410	-31.9%	\$85,161	\$63,448	-25.5%	\$110,967	\$94,958	-14.4%
061-NORMANDY AREA	87	51	58.6%	119	71	59.7%	\$78,400	\$56,000	-28.6%	\$103,000	\$75,000	-27.2%	\$81,076	\$64,900	-20.0%	\$111,150	\$124,311	+11.8%
062-CRYSTAL SPR/COUNTRY CREEK	112	56	50.0%	250	149	59.6%	\$120,000	\$89,900	-25.1%	\$125,000	\$102,000	-18.4%	\$117,436	\$94,970	-19.1%	\$131,095	\$136,321	+4.0%
063-JACKSONVILLE HEIGHTS/OAK HILL	156	90	57.7%	193	137	71.0%	\$59,500	\$46,000	-22.7%	\$70,000	\$50,000	-28.6%	\$61,603	\$49,663	-19.4%	\$81,577	\$72,987	-10.5%
064-BENT CREEK/PLUM TREE	63	30	47.6%	100	53	53.0%	\$116,600	\$113,950	-2.3%	\$135,100	\$132,000	-2.3%	\$111,926	\$109,848	-1.9%	\$139,598	\$139,218	-0.3%
065-PANTHER CREEK/ADAMS LK/DUVAL SW	27	17	63.0%	37	25	67.6%	\$120,000	\$103,000	-14.2%	\$148,000	\$108,000	-27.0%	\$113,669	\$107,044	-5.8%	\$162,487	\$116,823	-28.1%
066-CECIL COMMERCE AREA	15	3	20.0%	41	6	14.6%	\$130,000	\$200,000	+53.8%	\$149,200	\$154,990	+3.9%	\$126,172	\$216,233	+71.4%	\$143,074	\$143,755	+0.5%
067-COLINS RD/ARGYLE/OAKLEAFPLNT-DUVAL	162	97	59.9%	333	192	57.7%	\$93,500	\$70,000	-25.1%	\$117,000	\$90,000	-23.1%	\$101,157	\$84,084	-16.9%	\$125,050	\$118,571	-5.2%
071-BRENTWOOD/EVERGREEN	124	53	42.7%	114	84	73.7%	\$15,800	\$14,957	-5.3%	\$18,050	\$14,914	-17.4%	\$19,355	\$19,941	+3.0%	\$43,259	\$37,144	-14.1%
072-SPRINGFIELD	104	35	33.7%	110	79	71.8%	\$17,000	\$16,050	-5.6%	\$22,750	\$37,950	+66.8%	\$40,773	\$52,296	+28.3%	\$92,052	\$133,143	+44.6%
073-DOWNTOWN JAX/NORTHBANK	24	4	16.7%	48	34	70.8%	\$116,050	\$75,000	-35.4%	\$116,100	\$78,900	-32.0%	\$121,158	\$71,255	-41.2%	\$121,771	\$118,475	-2.7%
074-PAXON	110	57	51.8%	166	116	69.9%	\$15,000	\$12,500	-16.7%	\$15,601	\$14,500	-7.1%	\$18,160	\$15,537	-14.4%	\$56,816	\$65,960	+16.1%
075-TROUT RIV/COLLEGE PRK/RIBAUTL MNR	294	128	43.5%	362	270	74.6%	\$19,950	\$17,900	-10.3%	\$20,500	\$20,500	0.0%	\$26,790	\$25,035	-6.6%	\$48,494	\$67,467	+39.1%

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August 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	8-2010	8-2011	+ / -	8-2010	8-2011	+ / -	8-2010	8-2011	+ / -	8-2010	8-2011	+ / -
081-MARIETA/WHITHSE/BALDWIN	107	43	40.2%	145	90	62.1%	\$119,400	\$88,450	-25.9%	\$131,450	\$110,000	-16.3%	\$109,493	\$91,025	-16.9%	\$141,383	\$139,701	-1.2%
082-DINSMORE/NORTHWEST DUVAL	17	5	29.4%	15	8	53.3%	\$35,000	\$40,000	+14.3%	\$48,250	\$34,001	-29.5%	\$85,418	\$66,543	-22.1%	\$78,042	\$69,029	-11.5%
091-GARDN CTY/AIRPORT	211	114	54.0%	324	217	67.0%	\$99,900	\$70,500	-29.4%	\$119,900	\$90,300	-24.7%	\$96,479	\$76,521	-20.7%	\$134,061	\$124,493	-7.1%
092-OCEANWAY/PECAN PARK	178	90	50.6%	279	156	55.9%	\$150,000	\$130,000	-13.3%	\$159,995	\$155,000	-3.1%	\$141,781	\$127,521	-10.1%	\$170,548	\$170,682	+0.1%
095-SAN MATEO/EASTPORT	17	4	23.5%	47	22	46.8%	\$82,750	\$59,950	-27.6%	\$102,270	\$94,000	-8.1%	\$114,730	\$110,548	-3.6%	\$155,786	\$150,014	-3.7%
096-FT GEORGE/BLOUNT IS/CEDAR PT	163	75	46.0%	187	91	48.7%	\$166,000	\$155,000	-6.6%	\$183,198	\$161,821	-11.7%	\$181,205	\$160,302	-11.5%	\$207,883	\$197,915	-4.8%
121-FLEMING ISLAND-NE	15	3	20.0%	14	9	64.3%	\$168,000	\$164,000	-2.4%	\$178,500	\$174,750	-2.1%	\$179,786	\$201,056	+11.8%	\$198,800	\$359,000	+80.6%
122-FLEMING ISLAND-NW	114	38	33.3%	159	52	32.7%	\$228,828	\$222,450	-2.8%	\$247,750	\$245,000	-1.1%	\$244,091	\$262,436	+7.5%	\$305,873	\$304,588	-0.4%
123-FLEMING ISLAND-SE	51	9	17.6%	92	38	41.3%	\$195,000	\$126,450	-35.2%	\$200,000	\$167,000	-16.5%	\$194,165	\$142,500	-26.6%	\$244,585	\$280,257	+14.6%
124-FLEMING ISLAND-SW	83	34	41.0%	198	102	51.5%	\$187,000	\$145,000	-22.5%	\$190,500	\$142,500	-25.2%	\$183,938	\$146,963	-20.1%	\$218,983	\$177,620	-18.9%
131-MDWBK/LOCH RANE	31	7	22.6%	86	43	50.0%	\$85,000	\$55,900	-34.2%	\$114,500	\$90,000	-21.4%	\$109,777	\$108,923	-0.8%	\$180,884	\$158,704	-12.3%
132-BELLAIR/GROVE PARK	39	18	46.2%	81	50	61.7%	\$59,625	\$53,575	-10.1%	\$98,000	\$61,000	-37.8%	\$80,120	\$57,688	-28.0%	\$108,196	\$92,063	-14.9%
133-NORTH ORANGE PK	16	7	43.8%	28	18	64.3%	\$119,900	\$35,900	-70.1%	\$136,000	\$85,000	-37.5%	\$109,307	\$68,694	-37.2%	\$178,025	\$316,052	+77.5%
134-SOUTH BLANDING	47	27	57.4%	75	37	49.3%	\$108,350	\$103,700	-4.3%	\$128,900	\$117,925	-8.5%	\$105,660	\$98,530	-6.7%	\$143,750	\$139,531	-2.9%
135-PARK W/MONTCLAIR	21	10	47.6%	36	13	36.1%	\$125,000	\$108,500	-13.2%	\$149,900	\$126,450	-15.6%	\$117,109	\$107,452	-8.2%	\$166,709	\$133,357	-20.0%
136-LAKESIDE EST	24	12	50.0%	54	30	55.6%	\$117,000	\$95,450	-18.4%	\$133,500	\$110,000	-17.6%	\$125,877	\$100,422	-20.2%	\$132,013	\$137,674	+4.3%
137-DOCTORS LAKE	50	7	14.0%	48	25	52.1%	\$174,900	\$187,000	+6.9%	\$209,900	\$178,000	-15.2%	\$189,404	\$235,029	+24.1%	\$281,512	\$224,385	-20.3%
138-TNGLWD/ORANGE PRK S	87	48	55.2%	218	135	61.9%	\$99,312	\$89,500	-9.9%	\$110,450	\$104,350	-5.5%	\$102,082	\$97,822	-4.2%	\$127,514	\$126,336	-0.9%
139-OAKLEAF PLNTN/ORANGE PARK NW	202	104	51.5%	483	303	62.7%	\$151,000	\$125,000	-17.2%	\$160,000	\$144,000	-10.0%	\$158,428	\$132,947	-16.1%	\$182,860	\$198,320	+8.5%
141-MIDDLEBURG	72	24	33.3%	105	58	55.2%	\$65,000	\$58,375	-10.2%	\$91,000	\$68,100	-25.2%	\$79,437	\$79,395	-0.1%	\$112,876	\$107,045	-5.2%
142-MIDDLEBURG E/LAKE ASBURY	164	60	36.6%	259	155	59.8%	\$125,000	\$102,000	-18.4%	\$137,500	\$125,000	-9.1%	\$124,144	\$115,799	-6.7%	\$173,986	\$167,940	-3.5%
143-FOXMEADOW AREA	48	19	39.6%	130	31	23.8%	\$130,000	\$102,750	-21.0%	\$169,702	\$157,000	-7.5%	\$146,153	\$110,813	-24.2%	\$186,920	\$174,359	-6.7%
144-MIDDLEBURG-SE	23	6	26.1%	23	11	47.8%	\$141,500	\$85,000	-39.9%	\$144,100	\$165,000	+14.5%	\$130,540	\$125,146	-4.1%	\$161,960	\$201,692	+24.5%
145-MIDDLEBURG-SW	68	23	33.8%	71	38	53.5%	\$66,000	\$42,000	-36.4%	\$80,000	\$82,750	+3.4%	\$80,227	\$71,752	-10.6%	\$96,112	\$105,285	+9.5%
151-KEYSTONE HGTS	154	16	10.4%	109	40	36.7%	\$55,950	\$47,800	-14.6%	\$72,250	\$75,000	+3.8%	\$67,938	\$62,029	-8.7%	\$100,297	\$109,864	+9.5%
152-KINGSLEY LAKE	7	0	0.0%	0	0	--	\$0	\$0	--	\$530,000	\$0	-100.0%	\$0	\$0	--	\$425,800	\$0	-100.0%
161-GREEN COVE SPRS	103	27	26.2%	102	57	55.9%	\$115,950	\$105,200	-9.3%	\$154,000	\$130,500	-15.3%	\$125,197	\$121,523	-2.9%	\$223,836	\$188,475	-15.8%
162-RUSS L/PEN FRMS	7	2	28.6%	18	4	22.2%	\$147,500	\$165,000	+11.9%	\$179,000	\$185,000	+3.4%	\$147,500	\$196,333	+33.1%	\$179,300	\$198,707	+10.8%
211-JACKSONVILLE BCH-NE	39	10	25.6%	61	26	42.6%	\$332,500	\$249,000	-25.1%	\$340,000	\$321,250	-5.5%	\$349,477	\$299,396	-14.3%	\$381,026	\$538,140	+41.2%
212-JACKSONVILLE BCH-SE	117	16	13.7%	130	40	30.8%	\$275,000	\$310,000	+12.7%	\$287,500	\$259,000	-9.9%	\$388,367	\$322,989	-16.8%	\$527,633	\$451,662	-14.4%
213-JACKSONVILLE BCH-NW	48	8	16.7%	75	34	45.3%	\$178,750	\$160,000	-10.5%	\$187,250	\$172,954	-7.6%	\$185,465	\$163,734	-11.7%	\$214,516	\$215,668	+0.5%
214-JACKSONVILLE BCH-SW	94	28	29.8%	196	99	50.5%	\$119,950	\$81,500	-32.1%	\$215,000	\$179,250	-16.6%	\$178,528	\$128,877	-27.8%	\$252,532	\$240,214	-4.9%
221-NEPTUNE BCH-EAST	22	4	18.2%	25	6	24.0%	\$282,900	\$395,000	+39.6%	\$427,000	\$392,500	-8.1%	\$282,900	\$367,450	+29.9%	\$463,483	\$649,447	+40.1%
222-NEPTUNE BCH-WEST	27	16	59.3%	44	17	38.6%	\$209,000	\$193,000	-7.7%	\$229,000	\$240,000	+4.8%	\$221,293	\$273,031	+23.4%	\$276,348	\$286,037	+3.5%
231-ATLANTIC BCH-EAST	100	27	27.0%	151	36	23.8%	\$209,750	\$110,000	-47.6%	\$272,500	\$277,500	+1.8%	\$223,523	\$226,014	+1.1%	\$409,873	\$459,946	+12.2%
232-ATLANTIC BCH/MAYPORT-WEST	36	13	36.1%	62	41	66.1%	\$86,000	\$70,000	-18.6%	\$99,000	\$80,000	-19.2%	\$89,584	\$76,162	-15.0%	\$129,171	\$120,078	-7.0%

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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	8-2010	8-2011	+ / -	8-2010	8-2011	+ / -	8-2010	8-2011	+ / -	8-2010	8-2011	+ / -
251-PVB E A1A-N CORONA	43	4	9.3%	47	5	10.6%	\$437,000	\$319,000	-27.0%	\$600,000	\$792,500	+32.1%	\$651,125	\$274,668	-57.8%	#####	#####	+9.9%
252-PVB W A1A-N SOLANA	110	26	23.6%	110	48	43.6%	\$126,000	\$85,105	-32.5%	\$214,000	\$190,250	-11.1%	\$313,237	\$179,747	-42.6%	\$585,785	\$632,361	+8.0%
261-PVB E A1A-S CORONA	148	20	13.5%	139	28	20.1%	\$162,000	\$129,000	-20.4%	\$275,000	\$283,000	+2.9%	\$219,679	\$227,704	+3.7%	\$433,604	\$574,259	+32.4%
262-PVB W A1A-S SOLANA/PALM VALLEY	139	22	15.8%	170	78	45.9%	\$66,500	\$142,000	+113.5%	\$332,500	\$277,000	-16.7%	\$140,828	\$215,331	+52.9%	\$466,242	\$404,450	-13.3%
263-PVB W A1A-S CR-210	77	16	20.8%	73	18	24.7%	\$273,500	\$382,000	+39.7%	\$437,500	\$425,000	-2.9%	\$320,655	\$376,691	+17.5%	\$637,556	\$532,520	-16.5%
264-SOUTH PVB/VILANO BCH	105	16	15.2%	95	32	33.7%	\$328,000	\$305,000	-7.0%	\$337,450	\$355,500	+5.3%	\$338,511	\$329,294	-2.7%	\$467,646	\$504,679	+7.9%
265-PONTE VEDRA/NOCATEE-STJ	95	16	16.8%	249	34	13.7%	\$214,500	\$181,500	-15.4%	\$293,388	\$270,757	-7.7%	\$244,425	\$214,997	-12.0%	\$336,712	\$305,967	-9.1%
301-JUL CK/SWITZ	382	95	24.9%	707	228	32.2%	\$197,000	\$175,000	-11.2%	\$253,925	\$230,000	-9.4%	\$217,144	\$197,979	-8.8%	\$280,232	\$282,133	+0.7%
302-ORANGEDALE AREA	39	8	20.5%	28	10	35.7%	\$548,500	\$250,000	-54.4%	\$290,000	\$255,000	-12.1%	\$483,875	\$278,822	-42.4%	\$283,112	\$283,309	+0.1%
303-PALMO/SIX MILE AREA	29	4	13.8%	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	100	50	50.0%	199	103	51.8%	\$184,375	\$170,500	-7.5%	\$233,990	\$204,450	-12.6%	\$199,379	\$174,835	-12.3%	\$269,361	\$261,215	-3.0%
305-WORLD GOLF V-CENTRAL	46	15	32.6%	53	15	28.3%	\$160,000	\$189,000	+18.1%	\$194,450	\$200,000	+2.9%	\$140,531	\$188,267	+34.0%	\$220,305	\$197,712	-10.3%
306-WORLD GOLF V-NE	7	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	3	0	0.0%	6	6	100.0%	\$78,500	\$57,000	-27.4%	\$108,990	\$57,000	-47.7%	\$82,500	\$53,460	-35.2%	\$119,203	\$0	-100.0%
308-WORLD GOLF V-SW	74	28	37.8%	149	57	38.3%	\$170,975	\$166,821	-2.4%	\$185,000	\$194,000	+4.9%	\$173,844	\$167,712	-3.5%	\$199,337	\$207,963	+4.3%
309-WORLD GOLF V-WEST	105	51	48.6%	158	100	63.3%	\$170,000	\$147,000	-13.5%	\$185,825	\$157,500	-15.2%	\$196,961	\$181,362	-7.9%	\$242,743	\$219,059	-9.8%
312-PALENCIA AREA	74	15	20.3%	106	48	45.3%	\$205,000	\$262,500	+28.0%	\$260,000	\$269,750	+3.8%	\$213,254	\$276,801	+29.8%	\$323,561	\$345,891	+6.9%
313-WHITECASTLE/AIRPORT AREA	10	5	50.0%	13	9	69.2%	\$92,450	\$97,000	+4.9%	\$147,250	\$86,500	-41.3%	\$178,800	\$131,711	-26.3%	\$170,544	\$67,475	-60.4%
321-NORTH CITY	19	4	21.1%	25	19	76.0%	\$99,450	\$96,450	-3.0%	\$108,000	\$96,450	-10.7%	\$109,615	\$142,042	+29.6%	\$180,029	\$113,000	-37.2%
322-DOWNTOWN ST AUGUSTINE	25	4	16.0%	35	10	28.6%	\$155,000	\$170,000	+9.7%	\$163,000	\$212,500	+30.4%	\$130,995	\$205,878	+57.2%	\$233,676	\$333,887	+42.9%
323-DAVIS SHORES	26	1	3.8%	26	9	34.6%	\$212,900	\$190,000	-10.8%	\$229,900	\$190,000	-17.4%	\$202,075	\$277,852	+37.5%	\$259,258	\$232,547	-10.3%
331-ST AUGUSTINE BCH	138	15	10.9%	157	40	25.5%	\$140,000	\$191,000	+36.4%	\$235,000	\$267,500	+13.8%	\$191,429	\$237,974	+24.3%	\$295,536	\$347,357	+17.5%
332-CRESCENT BCH/SUMMER HVN	29	3	10.3%	17	8	47.1%	\$205,200	\$392,450	+91.3%	\$262,000	\$342,900	+30.9%	\$264,100	\$434,838	+64.6%	\$386,933	\$227,767	-41.1%
333-ST JOHNS CO-SE	7	1	14.3%	10	3	30.0%	\$123,690	\$120,000	-3.0%	\$181,500	\$134,250	-26.0%	\$123,690	\$131,500	+6.3%	\$190,800	\$172,357	-9.7%
334-MOULTRIE/ST AUG SHORES	37	9	24.3%	80	25	31.3%	\$117,000	\$90,000	-23.1%	\$122,950	\$125,250	+1.9%	\$126,111	\$97,275	-22.9%	\$148,263	\$154,910	+4.5%
335-ST AUGUSTINE SOUTH	13	8	61.5%	29	15	51.7%	\$115,000	\$95,900	-16.6%	\$124,900	\$120,000	-3.9%	\$113,033	\$93,181	-17.6%	\$144,756	\$234,929	+62.3%
336-RAVENSWOOD/W AUGUSTINE	148	32	21.6%	191	73	38.2%	\$75,500	\$70,637	-6.4%	\$113,745	\$99,945	-12.1%	\$90,254	\$75,270	-16.6%	\$144,104	\$144,333	+0.2%
337-OLD MOULTRIE RD/WILDWOOD	39	12	30.8%	76	32	42.1%	\$95,000	\$74,000	-22.1%	\$174,800	\$171,000	-2.2%	\$124,611	\$111,425	-10.6%	\$193,259	\$195,385	+1.1%
341-FLAGLER EST/HASTINGS	27	4	14.8%	40	26	65.0%	\$41,000	\$31,250	-23.8%	\$47,400	\$44,000	-7.2%	\$45,973	\$35,800	-22.1%	\$65,668	\$81,208	+23.7%
342-ST JOHN SR 207 S/W I-95	16	5	31.3%	23	10	43.5%	\$174,000	\$147,250	-15.4%	\$173,000	\$167,987	-2.9%	\$174,650	\$143,845	-17.6%	\$175,540	\$174,889	-0.4%
343-MOLASSES JNCTN/ELKTON	6	2	33.3%	6	3	50.0%	\$93,500	\$75,000	-19.8%	\$93,000	\$86,090	-7.4%	\$93,500	\$71,417	-23.6%	\$86,817	\$197,393	+127.4%
344-HASTINGS/TOCOI/RVRDALE	20	6	30.0%	11	7	63.6%	\$48,100	\$47,200	-1.9%	\$60,500	\$83,750	+38.4%	\$48,100	\$45,475	-5.5%	\$179,950	\$157,625	-12.4%
410-FERNANDINA BCH DOWNTOWN-WEST	6	3	50.0%	16	10	62.5%	\$57,722	\$74,397	+28.9%	\$85,000	\$126,500	+48.8%	\$65,006	\$87,187	+34.1%	\$119,980	\$195,193	+62.7%
420-FERNANDINA BCH-DOWNTOWN-EAST	10	1	10.0%	9	9	100.0%	\$153,000	\$117,000	-23.5%	\$146,500	\$117,000	-20.1%	\$158,580	\$149,200	-5.9%	\$140,000	\$0	-100.0%
430-NASSAU CNTY BEACHES-N	9	2	22.2%	14	7	50.0%	\$151,600	\$185,000	+22.0%	\$213,546	\$259,500	+21.5%	\$151,600	\$197,771	+30.5%	\$249,446	\$427,741	+71.5%
431-NASSAU CNTY BEACHES-S	6	1	16.7%	14	13	92.9%	\$91,000	\$157,000	+72.5%	\$265,000	\$164,000	-38.1%	\$91,000	\$208,058	+128.6%	\$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.

August 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	8-2010	8-2011	+ / -	8-2010	8-2011	+ / -	8-2010	8-2011	+ / -	8-2010	8-2011	+ / -
440-FERNANDINA BCH DOWNTOWN-SOUTH	7	5	71.4%	23	19	82.6%	\$96,200	\$109,000	+13.3%	\$143,000	\$125,000	-12.6%	\$98,100	\$117,778	+20.1%	\$198,143	\$347,100	+75.2%
450-AMELIA ISLAND	40	2	5.0%	26	14	53.8%	\$145,000	\$148,500	+2.4%	\$220,000	\$227,750	+3.5%	\$131,345	\$175,307	+33.5%	\$351,999	\$268,208	-23.8%
470-PINEY ISL AND AREA	4	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	36	9	25.0%	63	34	54.0%	\$140,450	\$138,950	-1.1%	\$145,000	\$155,604	+7.3%	\$143,361	\$152,367	+6.3%	\$177,452	\$182,459	+2.8%
472-ONEIL,NASSAVILLE,HOLLY PT	50	8	16.0%	86	45	52.3%	\$156,750	\$115,000	-26.6%	\$170,000	\$170,500	+0.3%	\$161,547	\$133,383	-17.4%	\$173,595	\$202,646	+16.7%
480-N-A1A/W LOFN CK	1	1	100.0%	6	3	50.0%	\$122,000	\$43,500	-64.3%	\$81,000	\$87,500	+8.0%	\$122,000	\$134,833	+10.5%	\$40,000	\$161,667	+304.2%
481-S-A1A/W LOFN CK	25	10	40.0%	33	20	60.6%	\$125,000	\$106,000	-15.2%	\$130,100	\$107,950	-17.0%	\$109,221	\$98,049	-10.2%	\$123,682	\$111,146	-10.1%
490-CALLAHAN	25	9	36.0%	10	4	40.0%	\$151,250	\$127,478	-15.7%	\$159,750	\$127,478	-20.2%	\$134,688	\$129,739	-3.7%	\$162,143	\$134,667	-16.9%
491-HILLARD	15	4	26.7%	19	11	57.9%	\$68,500	\$95,000	+38.7%	\$110,000	\$95,000	-13.6%	\$72,817	\$87,700	+20.4%	\$126,336	\$109,125	-13.6%
492-W I-95/N FL LNE	80	22	27.5%	94	59	62.8%	\$153,000	\$120,000	-21.6%	\$150,000	\$125,500	-16.3%	\$142,714	\$114,003	-20.1%	\$154,775	\$160,445	+3.7%
501-MACCLENNY AREA	72	22	30.6%	66	29	43.9%	\$112,000	\$116,500	+4.0%	\$133,708	\$134,000	+0.2%	\$113,481	\$111,146	-2.1%	\$144,819	\$148,495	+2.5%
502-BAKER COUNTY-NW	31	7	22.6%	14	10	71.4%	\$138,750	\$42,000	-69.7%	\$155,000	\$80,000	-48.4%	\$150,250	\$75,429	-49.8%	\$194,167	\$141,750	-27.0%
503-BAKER COUNTY-SOUTH	16	6	37.5%	33	17	51.5%	\$67,000	\$86,000	+28.4%	\$91,001	\$103,500	+13.7%	\$64,600	\$96,757	+49.8%	\$138,122	\$153,203	+10.9%
521-BRADFORD COUNTY-NE	36	10	27.8%	15	5	33.3%	\$30,000	\$61,000	+103.3%	\$80,500	\$82,000	+1.9%	\$26,667	\$61,750	+131.6%	\$117,056	\$109,056	-6.8%
522-BRADFORD COUNTY-NW	58	10	17.2%	27	13	48.1%	\$50,501	\$58,900	+16.6%	\$125,000	\$64,900	-48.1%	\$84,583	\$71,377	-15.6%	\$115,667	\$92,143	-20.3%
523-BRADFORD COUNTY-SE	72	8	11.1%	28	12	42.9%	\$95,450	\$47,900	-49.8%	\$132,450	\$89,000	-32.8%	\$96,675	\$68,491	-29.2%	\$152,679	\$130,879	-14.3%
524-BRADFORD COUNTY-SW	23	2	8.7%	8	3	37.5%	\$42,000	\$55,000	+31.0%	\$110,725	\$123,000	+11.1%	\$44,667	\$103,167	+131.0%	\$125,606	\$143,680	+14.4%
541-UNION COUNTY-NORTH	2	1	50.0%	1	0	0.0%	\$75,000	\$0	-100.0%	\$62,000	\$110,000	+77.4%	\$75,000	\$0	-100.0%	\$49,000	\$110,000	+124.5%
542-UNION COUNTY-SOUTH	6	1	16.7%	7	3	42.9%	\$29,500	\$75,000	+154.2%	\$85,000	\$85,000	0.0%	\$29,500	\$94,000	+218.6%	\$125,873	\$118,750	-5.7%
561-GREATER PALATKA	146	24	16.4%	91	52	57.1%	\$52,000	\$52,700	+1.3%	\$74,900	\$65,500	-12.6%	\$63,285	\$67,160	+6.1%	\$100,367	\$94,864	-5.5%
562-BARDIN/WEST BOSTWICK	10	2	20.0%	7	4	57.1%	\$19,000	\$49,550	+160.8%	\$59,000	\$69,750	+18.2%	\$19,000	\$45,463	+139.3%	\$87,502	\$130,633	+49.3%
563-E BOSTWICK/BRIDGEPORT/CEDAR CR	48	6	12.5%	22	15	68.2%	\$85,000	\$150,000	+76.5%	\$82,500	\$146,250	+77.3%	\$90,200	\$134,773	+49.4%	\$113,215	\$170,357	+50.5%
564-E PALATKA/SAN MATEO/N SATSUMA	109	6	5.5%	63	17	27.0%	\$96,000	\$62,000	-35.4%	\$85,000	\$79,000	-7.1%	\$97,850	\$78,379	-19.9%	\$126,459	\$105,113	-16.9%
571-INTERLACHEN-SE	17	2	11.8%	15	5	33.3%	\$55,000	\$46,001	-16.4%	\$119,900	\$42,500	-64.6%	\$55,000	\$45,000	-18.2%	\$132,850	\$42,400	-68.1%
572-INTERLACHEN-NE	87	1	1.1%	52	12	23.1%	\$31,000	\$23,000	-25.8%	\$42,000	\$39,800	-5.2%	\$39,480	\$33,251	-15.8%	\$53,667	\$49,404	-7.9%
573-INTERLACHEN-SW	24	3	12.5%	18	5	27.8%	\$20,500	\$20,000	-2.4%	\$55,950	\$36,250	-35.2%	\$20,500	\$28,167	+37.4%	\$66,242	\$54,777	-17.3%
574-INTERLACHEN-NW	49	2	4.1%	28	13	46.4%	\$45,000	\$45,600	+1.3%	\$68,250	\$42,300	-38.0%	\$50,843	\$63,844	+25.6%	\$100,120	\$66,378	-33.7%
575-WEST OF SR21	19	2	10.5%	8	3	37.5%	\$0	\$88,000	--	\$50,000	\$59,000	+18.0%	\$0	\$93,667	--	\$85,500	\$174,300	+103.9%
576-GEORGES LAKE	15	3	20.0%	8	5	62.5%	\$51,500	\$39,900	-22.5%	\$51,250	\$121,500	+137.1%	\$51,500	\$74,330	+44.3%	\$51,000	\$199,997	+292.2%
581-SATSUMA/HOOT OWL RIDGE	60	5	8.3%	25	8	32.0%	\$32,000	\$20,000	-37.5%	\$51,000	\$35,000	-31.4%	\$72,057	\$22,250	-69.1%	\$68,240	\$74,406	+9.0%
582-POMONA PARK/WELAKA/LK COMO	93	6	6.5%	46	12	26.1%	\$78,000	\$45,000	-42.3%	\$66,500	\$69,800	+5.0%	\$73,019	\$60,286	-17.4%	\$112,746	\$97,692	-13.4%
583-CRESCENT CITY/GEORGETOWN/FRUIT	106	8	7.5%	46	10	21.7%	\$89,000	\$45,000	-49.4%	\$58,500	\$34,950	-40.3%	\$108,667	\$68,672	-36.8%	\$94,831	\$43,825	-53.8%
584-OCALA NATIONAL FOREST/OKLAWAHA	1	0	0.0%	1	0	0.0%	\$0	\$0	--	\$0	\$260,000	--	\$0	\$0	--	\$0	\$260,000	--