

# Lender-Mediated Report

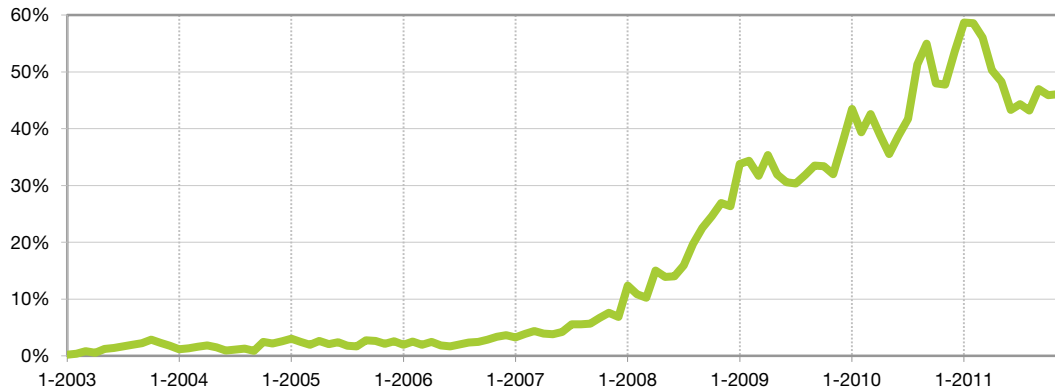
A RESEARCH TOOL PROVIDED BY THE **NORTHEAST FLORIDA ASSOCIATION OF REALTORS**



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."

## December 2011

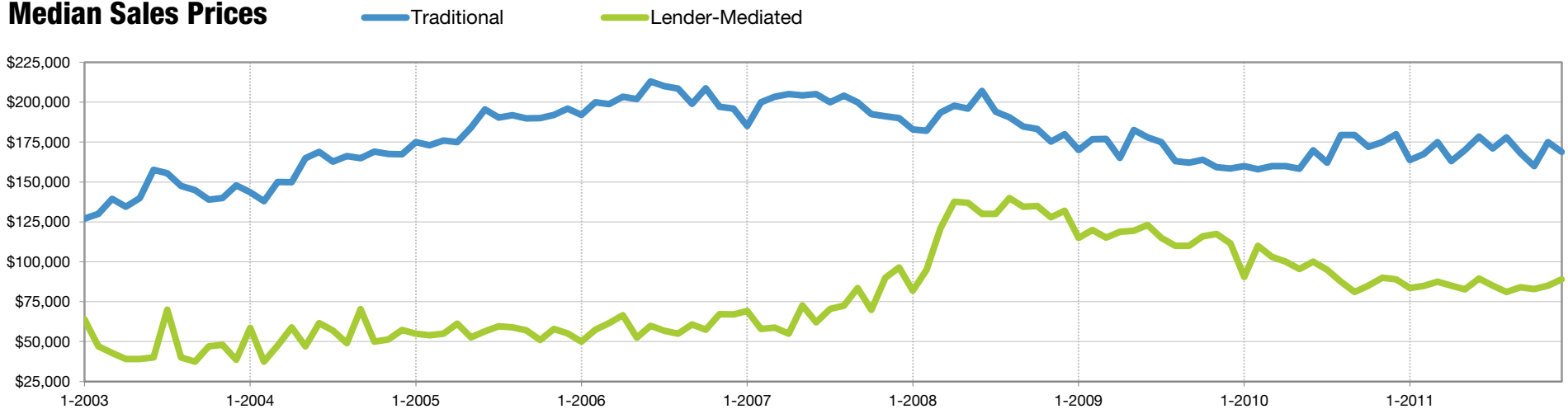
### Share of Closed Sales that were Lender-Mediated: 48.2%



Closed Sales	12-2010	12-2011	+ / -
Traditional	681	721	+5.9%
Lender-Mediated	787	672	-14.6%
Total Market*	1,468	1,393	-5.1%

Median Sales Price	12-2010	12-2011	+ / -
Traditional	\$180,000	\$168,900	-6.2%
Lender-Mediated	\$89,000	\$89,000	0.0%
Total Market*	\$130,000	\$126,500	-2.7%

### Median Sales Prices



\*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. Current as of January 12, 2012. All data from Northeast Florida Multiple Listing Service. Powered by 10K Research and Marketing.

# Lender-Mediated Report – Activity by Area

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## December 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	12-2010	12-2011	+ / -	12-2010	12-2011	+ / -	12-2010	12-2011	+ / -	12-2010	12-2011	+ / -
011-SAN MARCO	123	23	18.7%	135	33	24.4%	\$94,875	\$137,000	+44.4%	\$197,500	\$215,000	+8.9%	\$127,013	\$180,850	+42.4%	\$286,777	\$293,530	+2.4%
012-SAN JOSE	178	59	33.1%	245	106	43.3%	\$54,000	\$51,075	-5.4%	\$75,000	\$90,000	+20.0%	\$74,773	\$65,635	-12.2%	\$138,207	\$191,938	+38.9%
013-BEAUCLERC/MANDARIN N	189	81	42.9%	407	199	48.9%	\$95,500	\$77,750	-18.6%	\$139,900	\$120,000	-14.2%	\$105,757	\$104,106	-1.6%	\$183,720	\$161,875	-11.9%
014-MANDARIN	241	104	43.2%	491	200	40.7%	\$157,000	\$139,000	-11.5%	\$189,700	\$175,000	-7.7%	\$181,996	\$145,852	-19.9%	\$220,922	\$236,241	+6.9%
015-BARTRAM	95	59	62.1%	299	172	57.5%	\$120,500	\$113,380	-5.9%	\$138,000	\$136,990	-0.7%	\$134,550	\$125,182	-7.0%	\$152,024	\$149,999	-1.3%
021-ST NICHOLAS	85	35	41.2%	146	72	49.3%	\$44,425	\$35,000	-21.2%	\$85,000	\$58,000	-31.8%	\$53,332	\$56,197	+5.4%	\$117,966	\$93,532	-20.7%
022-GROVE PK/SAN SOUCI	144	78	54.2%	408	273	66.9%	\$71,000	\$60,500	-14.8%	\$92,250	\$71,750	-22.2%	\$84,681	\$74,662	-11.8%	\$135,613	\$110,679	-18.4%
023-E OF SS BLVD	182	103	56.6%	530	348	65.7%	\$73,500	\$67,950	-7.6%	\$97,500	\$83,300	-14.6%	\$88,779	\$81,635	-8.0%	\$150,093	\$144,186	-3.9%
024-BAYMEADOWS/DEERWOOD	174	73	42.0%	490	258	52.7%	\$71,000	\$55,351	-22.0%	\$119,945	\$88,750	-26.0%	\$110,042	\$81,395	-26.0%	\$209,496	\$230,609	+10.1%
025-ICW N-BCH & S ATL	88	46	52.3%	231	100	43.3%	\$149,950	\$140,000	-6.6%	\$181,275	\$175,000	-3.5%	\$161,519	\$150,536	-6.8%	\$212,949	\$209,821	-1.5%
026-ICW S-BCH & N JTB	211	55	26.1%	471	220	46.7%	\$99,150	\$80,000	-19.3%	\$202,528	\$195,000	-3.7%	\$166,511	\$127,984	-23.1%	\$292,970	\$346,422	+18.2%
027-ICW S-JTB	64	16	25.0%	113	39	34.5%	\$145,000	\$115,000	-20.7%	\$207,650	\$204,995	-1.3%	\$190,044	\$172,511	-9.2%	\$264,770	\$319,078	+20.5%
031-RIVERSIDE	57	19	33.3%	75	36	48.0%	\$59,500	\$125,000	+110.1%	\$125,000	\$136,000	+8.8%	\$85,615	\$115,950	+35.4%	\$217,786	\$225,679	+3.6%
032-AVONDALE	126	25	19.8%	173	52	30.1%	\$115,950	\$110,000	-5.1%	\$175,000	\$165,000	-5.7%	\$172,602	\$150,763	-12.7%	\$230,951	\$263,010	+13.9%
033-ORTEGA/VENETIA	88	18	20.5%	81	19	23.5%	\$232,500	\$259,000	+11.4%	\$258,250	\$250,000	-3.2%	\$273,090	\$293,376	+7.4%	\$400,791	\$360,044	-10.2%
041-ARLINGTON	339	168	49.6%	561	310	55.3%	\$59,900	\$47,113	-21.3%	\$88,000	\$77,000	-12.5%	\$71,643	\$64,281	-10.3%	\$123,580	\$110,409	-10.7%
042-FT CAROLINE	163	80	49.1%	410	219	53.4%	\$105,000	\$79,500	-24.3%	\$138,000	\$118,000	-14.5%	\$119,600	\$101,081	-15.5%	\$175,831	\$172,076	-2.1%
043-ICW N-ATLANTIC BLVD	143	74	51.7%	277	155	56.0%	\$140,000	\$129,900	-7.2%	\$170,000	\$150,500	-11.5%	\$162,744	\$170,650	+4.9%	\$280,151	\$256,435	-8.5%
051-MURRAY HILL	107	51	47.7%	127	77	60.6%	\$33,500	\$32,750	-2.2%	\$44,550	\$45,000	+1.0%	\$42,233	\$42,186	-0.1%	\$83,799	\$78,138	-6.8%
052-LAKESHORE	49	17	34.7%	91	50	54.9%	\$35,000	\$28,000	-20.0%	\$41,000	\$41,600	+1.5%	\$45,092	\$34,103	-24.4%	\$67,381	\$83,483	+23.9%
053-HYDE GROVE AREA	64	36	56.3%	94	53	56.4%	\$38,000	\$30,700	-19.2%	\$78,000	\$40,500	-48.1%	\$51,244	\$40,587	-20.8%	\$98,368	\$89,772	-8.7%
054-CEDAR HILLS	55	20	36.4%	97	58	59.8%	\$37,250	\$34,275	-8.0%	\$48,678	\$37,000	-24.0%	\$42,770	\$37,328	-12.7%	\$80,675	\$66,590	-17.5%
055-CONF PT/ORTEGA FARMS	38	13	34.2%	50	23	46.0%	\$78,000	\$81,400	+4.4%	\$96,000	\$95,000	-1.0%	\$78,016	\$92,491	+18.6%	\$132,646	\$142,374	+7.3%
056-YUKN/WESC/OAK H	141	90	63.8%	222	137	61.7%	\$64,900	\$53,800	-17.1%	\$88,000	\$67,500	-23.3%	\$75,249	\$63,668	-15.4%	\$104,967	\$87,943	-16.2%
061-NORMANDY AREA	79	44	55.7%	145	91	62.8%	\$66,400	\$60,000	-9.6%	\$92,000	\$74,950	-18.5%	\$76,758	\$70,217	-8.5%	\$112,006	\$108,176	-3.4%
062-CRYSTAL SPR/COUNTRY CREEK	92	48	52.2%	205	112	54.6%	\$103,500	\$90,000	-13.0%	\$119,900	\$105,000	-12.4%	\$104,073	\$96,071	-7.7%	\$132,792	\$138,987	+4.7%
063-JACKSONVILLE HEIGHTS/OAK HILL	133	75	56.4%	210	147	70.0%	\$54,900	\$42,000	-23.5%	\$63,000	\$47,500	-24.6%	\$57,573	\$46,492	-19.2%	\$75,124	\$68,293	-9.1%
064-BENT CREEK/PLUM TREE	54	24	44.4%	102	58	56.9%	\$116,798	\$105,000	-10.1%	\$134,368	\$128,500	-4.4%	\$112,787	\$103,321	-8.4%	\$137,624	\$136,265	-1.0%
065-PANTHER CREEK/ADAMS LK/DUVAL SW	35	22	62.9%	26	18	69.2%	\$118,450	\$101,500	-14.3%	\$142,990	\$104,000	-27.3%	\$112,863	\$107,536	-4.7%	\$151,331	\$99,925	-34.0%
066-CECIL COMMERCE AREA	12	3	25.0%	35	8	22.9%	\$121,125	\$196,000	+61.8%	\$148,675	\$145,000	-2.5%	\$162,942	\$177,800	+9.1%	\$141,735	\$137,204	-3.2%
067-COLINS RD/ARGYLE/OAKLEAFPLNT-DUVAL	140	90	64.3%	351	195	55.6%	\$85,625	\$70,000	-18.2%	\$108,000	\$89,500	-17.1%	\$94,710	\$81,026	-14.4%	\$125,742	\$113,907	-9.4%
071-BRENTWOOD/EVERGREEN	116	52	44.8%	108	76	70.4%	\$17,000	\$15,325	-9.9%	\$17,500	\$16,000	-8.6%	\$19,208	\$21,251	+10.6%	\$35,376	\$38,385	+8.5%
072-SPRINGFIELD	91	35	38.5%	108	75	69.4%	\$16,250	\$27,000	+66.2%	\$30,000	\$35,000	+16.7%	\$48,245	\$54,726	+13.4%	\$101,754	\$106,552	+4.7%
073-DOWNTOWN JAX/NORTHBANK	16	4	25.0%	36	25	69.4%	\$95,500	\$80,500	-15.7%	\$95,750	\$81,000	-15.4%	\$99,782	\$88,268	-11.5%	\$95,711	\$147,633	+54.2%
074-PAXON	102	51	50.0%	164	106	64.6%	\$14,000	\$13,150	-6.1%	\$15,218	\$15,150	-0.4%	\$17,560	\$14,911	-15.1%	\$59,386	\$68,387	+15.2%
075-TROUT RIV/COLLEGE PRK/RIBAUTL MNR	264	130	49.2%	356	254	71.3%	\$16,375	\$18,000	+9.9%	\$19,000	\$20,000	+5.3%	\$25,041	\$25,410	+1.5%	\$53,281	\$55,952	+5.0%

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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	12-2010	12-2011	+ / -	12-2010	12-2011	+ / -	12-2010	12-2011	+ / -	12-2010	12-2011	+ / -
081-MARIETA/WHITSE/BALDWIN	103	46	44.7%	143	83	58.0%	\$107,000	\$85,000	-20.6%	\$126,500	\$109,900	-13.1%	\$104,637	\$89,713	-14.3%	\$142,415	\$136,920	-3.9%
082-DINSMORE/NORTHWEST DUVAL	16	6	37.5%	12	5	41.7%	\$30,000	\$34,000	+13.3%	\$35,000	\$28,001	-20.0%	\$77,740	\$36,100	-53.6%	\$66,502	\$73,300	+10.2%
091-GARDN CTY/AIRPORT	187	107	57.2%	333	220	66.1%	\$85,600	\$73,250	-14.4%	\$109,650	\$89,900	-18.0%	\$88,012	\$76,669	-12.9%	\$129,941	\$122,671	-5.6%
092-OCEANWAY/PECAN PARK	142	76	53.5%	271	149	55.0%	\$144,100	\$126,900	-11.9%	\$160,000	\$152,000	-5.0%	\$140,160	\$119,955	-14.4%	\$173,231	\$171,218	-1.2%
095-SAN MATEO/EASTPORT	20	5	25.0%	45	17	37.8%	\$60,000	\$55,000	-8.3%	\$93,685	\$91,500	-2.3%	\$101,694	\$121,559	+19.5%	\$151,824	\$157,804	+3.9%
096-FT GEORGE/BLOUNT IS/CEDAR PT	143	69	48.3%	178	95	53.4%	\$159,900	\$142,675	-10.8%	\$171,000	\$155,000	-9.4%	\$172,551	\$159,326	-7.7%	\$208,373	\$203,167	-2.5%
121-FLEMING ISLAND-NE	16	5	31.3%	15	9	60.0%	\$149,000	\$150,000	+0.7%	\$175,000	\$160,000	-8.6%	\$199,000	\$149,889	-24.7%	\$292,400	\$250,667	-14.3%
122-FLEMING ISLAND-NW	83	27	32.5%	159	57	35.8%	\$234,950	\$192,500	-18.1%	\$242,500	\$239,950	-1.1%	\$258,592	\$241,687	-6.5%	\$300,048	\$307,568	+2.5%
123-FLEMING ISLAND-SE	46	12	26.1%	93	32	34.4%	\$150,000	\$121,500	-19.0%	\$178,000	\$170,000	-4.5%	\$173,228	\$143,784	-17.0%	\$247,818	\$271,344	+9.5%
124-FLEMING ISLAND-SW	87	38	43.7%	169	84	49.7%	\$175,000	\$110,000	-37.1%	\$175,000	\$138,750	-20.7%	\$171,628	\$138,119	-19.5%	\$195,302	\$189,889	-2.8%
131-MDWBK/LOCH RANE	28	9	32.1%	81	35	43.2%	\$83,500	\$50,000	-40.1%	\$118,900	\$88,600	-25.5%	\$111,830	\$103,987	-7.0%	\$190,586	\$162,342	-14.8%
132-BELLAIR/GROVE PARK	41	21	51.2%	73	43	58.9%	\$56,500	\$59,213	+4.8%	\$86,900	\$71,400	-17.8%	\$64,626	\$61,972	-4.1%	\$106,715	\$90,602	-15.1%
133-NORTH ORANGE PK	12	4	33.3%	33	21	63.6%	\$85,000	\$35,450	-58.3%	\$129,950	\$59,925	-53.9%	\$91,341	\$59,178	-35.2%	\$171,510	\$335,460	+95.6%
134-SOUTH BLANDING	41	17	41.5%	85	47	55.3%	\$106,000	\$103,950	-1.9%	\$117,850	\$119,900	+1.7%	\$102,433	\$101,510	-0.9%	\$140,512	\$139,864	-0.5%
135-PARK W/MONTCLAIR	20	8	40.0%	32	12	37.5%	\$102,000	\$125,000	+22.5%	\$131,150	\$136,000	+3.7%	\$105,278	\$114,208	+8.5%	\$146,288	\$148,000	+1.2%
136-LAKESIDE EST	22	12	54.5%	51	30	58.8%	\$119,000	\$95,950	-19.4%	\$127,000	\$111,250	-12.4%	\$124,162	\$103,342	-16.8%	\$125,544	\$141,830	+13.0%
137-DOCTORS LAKE	48	12	25.0%	47	21	44.7%	\$175,000	\$144,400	-17.5%	\$207,500	\$180,000	-13.3%	\$219,608	\$212,248	-3.4%	\$267,955	\$282,094	+5.3%
138-TNGLWD/ORANGE PRK S	83	46	55.4%	201	125	62.2%	\$95,750	\$90,000	-6.0%	\$104,500	\$100,000	-4.3%	\$101,345	\$95,442	-5.8%	\$118,511	\$121,984	+2.9%
139-OAKLEAF PLNTN/ORANGE PARK NW	176	90	51.1%	494	299	60.5%	\$149,950	\$118,000	-21.3%	\$159,000	\$137,250	-13.7%	\$150,360	\$128,132	-14.8%	\$186,557	\$192,054	+2.9%
141-MIDDLEBURG	66	26	39.4%	113	57	50.4%	\$62,150	\$64,750	+4.2%	\$83,725	\$69,900	-16.5%	\$79,283	\$85,672	+8.1%	\$114,534	\$102,573	-10.4%
142-MIDDLEBURG E/LAKE ASBURY	144	58	40.3%	264	148	56.1%	\$120,000	\$105,000	-12.5%	\$132,000	\$129,450	-1.9%	\$116,763	\$121,177	+3.8%	\$174,169	\$171,664	-1.4%
143-FOXMEADOW AREA	81	22	27.2%	132	41	31.1%	\$129,500	\$104,000	-19.7%	\$164,900	\$156,200	-5.3%	\$134,302	\$116,923	-12.9%	\$176,362	\$178,285	+1.1%
144-MIDDLEBURG-SE	15	6	40.0%	23	10	43.5%	\$128,000	\$97,450	-23.9%	\$151,600	\$170,000	+12.1%	\$125,200	\$108,240	-13.5%	\$184,113	\$212,885	+15.6%
145-MIDDLEBURG-SW	63	23	36.5%	74	34	45.9%	\$57,500	\$86,000	+49.6%	\$74,900	\$85,000	+13.5%	\$74,796	\$79,712	+6.6%	\$86,732	\$96,873	+11.7%
151-KEYSTONE HGTS	157	22	14.0%	108	37	34.3%	\$47,800	\$51,253	+7.2%	\$73,000	\$75,000	+2.7%	\$58,741	\$66,283	+12.8%	\$107,971	\$104,607	-3.1%
152-KINGSLEY LAKE	3	0	0.0%	0	0	--	\$0	\$0	--	\$387,000	\$0	-100.0%	\$0	\$0	--	\$399,750	\$0	-100.0%
161-GREEN COVE SPRS	79	20	25.3%	121	50	41.3%	\$107,400	\$74,000	-31.1%	\$134,420	\$130,500	-2.9%	\$125,126	\$107,136	-14.4%	\$232,595	\$187,577	-19.4%
162-RUSS L/PEN FRMS	6	4	66.7%	11	2	18.2%	\$170,000	\$165,000	-2.9%	\$179,000	\$175,000	-2.2%	\$198,000	\$165,000	-16.7%	\$173,479	\$201,633	+16.2%
211-JACKSONVILLE BCH-NE	31	7	22.6%	57	19	33.3%	\$315,000	\$311,000	-1.3%	\$325,000	\$358,900	+10.4%	\$296,107	\$361,472	+22.1%	\$404,852	\$505,457	+24.8%
212-JACKSONVILLE BCH-SE	114	16	14.0%	121	38	31.4%	\$275,000	\$300,000	+9.1%	\$259,000	\$276,000	+6.6%	\$296,495	\$327,743	+10.5%	\$431,429	\$430,097	-0.3%
213-JACKSONVILLE BCH-NW	42	15	35.7%	80	32	40.0%	\$170,000	\$155,000	-8.8%	\$180,000	\$175,000	-2.8%	\$162,316	\$169,265	+4.3%	\$216,360	\$209,269	-3.3%
214-JACKSONVILLE BCH-SW	75	25	33.3%	222	102	45.9%	\$118,950	\$80,000	-32.7%	\$180,500	\$190,000	+5.3%	\$173,248	\$121,126	-30.1%	\$235,288	\$257,347	+9.4%
221-NEPTUNE BCH-EAST	17	1	5.9%	16	3	18.8%	\$410,000	\$419,900	+2.4%	\$395,000	\$479,450	+21.4%	\$384,313	\$446,633	+16.2%	\$524,718	\$668,346	+27.4%
222-NEPTUNE BCH-WEST	26	15	57.7%	50	19	38.0%	\$208,500	\$190,000	-8.9%	\$233,000	\$228,500	-1.9%	\$222,796	\$264,158	+18.6%	\$269,139	\$275,461	+2.3%
231-ATLANTIC BCH-EAST	86	24	27.9%	142	41	28.9%	\$209,500	\$117,500	-43.9%	\$283,325	\$253,750	-10.4%	\$197,198	\$223,215	+13.2%	\$471,494	\$393,804	-16.5%
232-ATLANTIC BCH/MAYPORT-WEST	34	12	35.3%	60	39	65.0%	\$74,000	\$70,000	-5.4%	\$88,900	\$85,500	-3.8%	\$79,857	\$85,350	+6.9%	\$124,813	\$121,484	-2.7%

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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	12-2010	12-2011	+ / -	12-2010	12-2011	+ / -	12-2010	12-2011	+ / -	12-2010	12-2011	+ / -
251-PVB E A1A-N CORONA	37	2	5.4%	43	4	9.3%	\$382,570	\$286,500	-25.1%	\$700,000	\$806,150	+15.2%	\$547,136	\$288,500	-47.3%	\$1,146,243	\$1,096,455	-4.3%
252-PVB W A1A-N SOLANA	82	22	26.8%	113	42	37.2%	\$90,575	\$88,000	-2.8%	\$204,000	\$187,750	-8.0%	\$228,815	\$137,718	-39.8%	\$637,859	\$561,337	-12.0%
261-PVB E A1A-S CORONA	126	9	7.1%	150	38	25.3%	\$120,000	\$151,500	+26.3%	\$299,000	\$272,500	-8.9%	\$180,773	\$267,535	+48.0%	\$453,526	\$575,518	+26.9%
262-PVB W A1A-S SOLANA/PALM VALLEY	101	17	16.8%	180	76	42.2%	\$61,500	\$171,450	+178.8%	\$260,000	\$294,500	+13.3%	\$137,575	\$251,096	+82.5%	\$443,831	\$388,171	-12.5%
263-PVB W A1A-S CR-210	65	9	13.8%	75	15	20.0%	\$369,000	\$330,000	-10.6%	\$423,000	\$482,500	+14.1%	\$348,667	\$412,630	+18.3%	\$644,092	\$551,610	-14.4%
264-SOUTH PVB/VILANO BCH	92	18	19.6%	93	29	31.2%	\$328,000	\$314,900	-4.0%	\$355,750	\$367,500	+3.3%	\$340,294	\$374,517	+10.1%	\$499,249	\$541,418	+8.4%
265-PONTE VEDRA/NOCATTEE-STJ	88	20	22.7%	272	34	12.5%	\$204,500	\$189,495	-7.3%	\$288,990	\$269,990	-6.6%	\$233,123	\$226,375	-2.9%	\$317,923	\$298,379	-6.1%
301-JUL CK/SWITZ	338	81	24.0%	713	202	28.3%	\$184,000	\$175,000	-4.9%	\$244,500	\$230,250	-5.8%	\$206,360	\$193,325	-6.3%	\$279,222	\$284,501	+1.9%
302-ORANGEDALE AREA	35	4	11.4%	29	13	44.8%	\$420,000	\$213,950	-49.1%	\$280,000	\$250,000	-10.7%	\$410,200	\$256,242	-37.5%	\$295,515	\$271,667	-8.1%
303-PALMO/SIX MILE AREA	29	4	13.8%	8	6	75.0%	\$160,000	\$196,806	+23.0%	\$149,000	\$196,806	+32.1%	\$131,667	\$221,794	+68.5%	\$92,000	\$232,500	+152.7%
304- 210 SOUTH	85	40	47.1%	195	98	50.3%	\$180,666	\$165,600	-8.3%	\$219,500	\$200,000	-8.9%	\$189,304	\$162,905	-13.9%	\$260,249	\$249,650	-4.1%
305-WORLD GOLF V-CENTRAL	44	14	31.8%	75	18	24.0%	\$85,000	\$197,500	+132.4%	\$195,400	\$235,000	+20.3%	\$132,970	\$198,217	+49.1%	\$212,302	\$246,754	+16.2%
306-WORLD GOLF V-NE	6	0	0.0%	5	0	0.0%	\$0	\$0	--	\$0	\$211,500	--	\$0	\$0	--	\$0	\$198,298	--
307-WORLD GOLF V-SE	4	1	25.0%	4	4	100.0%	\$67,950	\$52,450	-22.8%	\$76,000	\$52,450	-31.0%	\$67,950	\$51,850	-23.7%	\$84,994	\$0	-100.0%
308-WORLD GOLF V-SW	71	21	29.6%	164	66	40.2%	\$163,200	\$160,000	-2.0%	\$192,500	\$189,945	-1.3%	\$166,467	\$162,296	-2.5%	\$206,540	\$209,644	+1.5%
309-WORLD GOLF V-WEST	100	49	49.0%	168	101	60.1%	\$168,000	\$147,000	-12.5%	\$180,000	\$159,500	-11.4%	\$187,265	\$188,300	+0.6%	\$235,922	\$220,033	-6.7%
312-PALENCIA AREA	76	17	22.4%	119	45	37.8%	\$232,500	\$248,500	+6.9%	\$257,500	\$265,000	+2.9%	\$228,105	\$271,930	+19.2%	\$300,677	\$341,142	+13.5%
313-WHITECASTLE/AIRPORT AREA	10	2	20.0%	19	14	73.7%	\$104,250	\$88,000	-15.6%	\$135,000	\$97,000	-28.1%	\$160,400	\$113,564	-29.2%	\$167,451	\$137,580	-17.8%
321-NORTH CITY	20	6	30.0%	22	11	50.0%	\$99,000	\$111,699	+12.8%	\$99,900	\$113,350	+13.5%	\$123,721	\$144,827	+17.1%	\$158,710	\$149,773	-5.6%
322-DOWNTOWN ST AUGUSTINE	25	3	12.0%	28	9	32.1%	\$82,250	\$309,950	+276.8%	\$171,000	\$244,900	+43.2%	\$96,992	\$333,050	+243.4%	\$282,086	\$320,272	+13.5%
323-DAVIS SHORES	29	1	3.4%	32	10	31.3%	\$242,500	\$225,000	-7.2%	\$201,750	\$190,000	-5.8%	\$215,167	\$347,767	+61.6%	\$232,185	\$253,430	+9.2%
331-ST AUGUSTINE BCH	143	21	14.7%	150	36	24.0%	\$172,500	\$186,432	+8.1%	\$247,000	\$262,500	+6.3%	\$201,266	\$230,567	+14.6%	\$302,685	\$335,955	+11.0%
332-CRESCENT BCH/SUMMER HVN	19	2	10.5%	19	7	36.8%	\$425,000	\$405,000	-4.7%	\$342,900	\$350,000	+2.1%	\$499,750	\$442,100	-11.5%	\$341,129	\$323,083	-5.3%
333-ST JOHNS CO-SE	5	1	20.0%	7	1	14.3%	\$197,380	\$120,000	-39.2%	\$181,500	\$142,500	-21.5%	\$157,293	\$120,000	-23.7%	\$146,500	\$180,083	+22.9%
334-MOULTRIE/ST AUG SHORES	23	4	17.4%	74	24	32.4%	\$95,450	\$90,000	-5.7%	\$120,950	\$125,500	+3.8%	\$109,704	\$128,583	+17.2%	\$160,479	\$147,403	-8.1%
335-ST AUGUSTINE SOUTH	14	5	35.7%	25	14	56.0%	\$112,750	\$96,450	-14.5%	\$119,000	\$103,000	-13.4%	\$102,951	\$96,707	-6.1%	\$207,427	\$152,864	-26.3%
336-RAVENSWOOD/W AUGUSTINE	137	24	17.5%	209	74	35.4%	\$70,000	\$73,000	+4.3%	\$100,000	\$107,000	+7.0%	\$77,476	\$79,969	+3.2%	\$147,344	\$142,558	-3.2%
337-OLD MOULTRIE RD/WILDWOOD	30	4	13.3%	71	30	42.3%	\$72,150	\$135,500	+87.8%	\$164,550	\$174,000	+5.7%	\$110,197	\$127,430	+15.6%	\$195,118	\$195,329	+0.1%
341-FLAGLER EST/HASTINGS	24	7	29.2%	38	22	57.9%	\$30,000	\$34,750	+15.8%	\$39,115	\$47,750	+22.1%	\$38,900	\$36,364	-6.5%	\$50,776	\$91,419	+80.0%
342-ST JOHN SR 207 S/W I-95	20	7	35.0%	19	9	47.4%	\$164,850	\$154,500	-6.3%	\$169,950	\$165,000	-2.9%	\$160,469	\$157,606	-1.8%	\$177,899	\$177,444	-0.3%
343-MOLASSES JNCTN/ELKTON	6	1	16.7%	4	3	75.0%	\$71,375	\$75,000	+5.1%	\$87,590	\$82,500	-5.8%	\$71,375	\$74,000	+3.7%	\$130,947	\$100,000	-23.6%
344-HASTINGS/TOCOI/RVRDALE	13	1	7.7%	13	9	69.2%	\$37,500	\$54,000	+44.0%	\$81,000	\$67,500	-16.7%	\$44,567	\$49,100	+10.2%	\$153,725	\$223,875	+45.6%
410-FERNANDINA BCH DOWNTOWN-WEST	7	1	14.3%	15	8	53.3%	\$60,443	\$68,794	+13.8%	\$85,000	\$126,500	+48.8%	\$79,116	\$72,213	-8.7%	\$119,980	\$251,594	+109.7%
420-FERNANDINA BCH-DOWNTOWN-EAST	15	2	13.3%	10	6	60.0%	\$211,000	\$108,500	-48.6%	\$211,000	\$121,940	-42.2%	\$181,150	\$138,483	-23.6%	\$0	\$147,588	--
430-NASSAU CNTY BEACHES-N	11	2	18.2%	11	6	54.5%	\$151,600	\$181,750	+19.9%	\$218,946	\$256,500	+17.2%	\$150,525	\$210,667	+40.0%	\$413,020	\$458,200	+10.9%
431-NASSAU CNTY BEACHES-S	6	1	16.7%	10	9	90.0%	\$105,000	\$166,000	+58.1%	\$123,000	\$168,000	+36.6%	\$223,257	\$161,988	-27.4%	\$265,000	\$193,600	-26.9%

# 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.

## December 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	12-2010	12-2011	+ / -	12-2010	12-2011	+ / -	12-2010	12-2011	+ / -	12-2010	12-2011	+ / -
440-FERNANDINA BCH DOWNTOWN-SOUTH	10	8	80.0%	20	16	80.0%	\$125,000	\$83,628	-33.1%	\$149,000	\$101,500	-31.9%	\$129,167	\$99,786	-22.7%	\$207,333	\$347,100	+67.4%
450-AMELIA ISLAND	45	6	13.3%	24	13	54.2%	\$112,500	\$217,001	+92.9%	\$225,000	\$244,750	+8.8%	\$123,925	\$194,869	+57.2%	\$349,553	\$281,536	-19.5%
470-PINEY ISL AND AREA	4	0	0.0%	3	2	66.7%	\$340,500	\$177,500	-47.9%	\$290,000	\$225,000	-22.4%	\$298,000	\$177,500	-40.4%	\$264,000	\$530,000	+100.8%
471-NASSAU CO N-CHESTER/PIRATES WOOD	32	9	28.1%	64	33	51.6%	\$140,000	\$129,000	-7.9%	\$149,945	\$146,120	-2.6%	\$154,313	\$146,264	-5.2%	\$187,300	\$165,700	-11.5%
472-ONEIL,NASSAVILLE,HOLLY PT	49	8	16.3%	88	41	46.6%	\$132,500	\$129,350	-2.4%	\$169,450	\$175,000	+3.3%	\$148,826	\$137,755	-7.4%	\$180,483	\$193,887	+7.4%
480-N-A1A/W LOFN CK	1	1	100.0%	4	2	50.0%	\$82,750	\$180,500	+118.1%	\$90,000	\$197,500	+119.4%	\$82,750	\$180,500	+118.1%	\$90,000	\$197,500	+119.4%
481-S-A1A/W LOFN CK	15	4	26.7%	43	23	53.5%	\$122,750	\$98,050	-20.1%	\$125,000	\$113,950	-8.8%	\$106,120	\$96,651	-8.9%	\$111,513	\$126,130	+13.1%
490-CALLAHAN	14	3	21.4%	13	7	53.8%	\$99,000	\$119,000	+20.2%	\$147,250	\$119,000	-19.2%	\$104,800	\$124,539	+18.8%	\$155,100	\$121,167	-21.9%
491-HILLARD	13	5	38.5%	17	9	52.9%	\$77,500	\$95,000	+22.6%	\$94,900	\$84,500	-11.0%	\$86,063	\$77,900	-9.5%	\$124,686	\$87,688	-29.7%
492-W I-95/N FL LNE	82	27	32.9%	104	62	59.6%	\$133,000	\$96,250	-27.6%	\$138,995	\$124,250	-10.6%	\$129,139	\$103,197	-20.1%	\$140,583	\$156,236	+11.1%
501-MACCLENNY AREA	57	14	24.6%	66	31	47.0%	\$106,000	\$112,600	+6.2%	\$134,000	\$127,000	-5.2%	\$107,909	\$110,514	+2.4%	\$149,384	\$148,341	-0.7%
502-BAKER COUNTY-NW	27	7	25.9%	17	8	47.1%	\$80,000	\$41,500	-48.1%	\$142,500	\$85,000	-40.4%	\$127,214	\$64,250	-49.5%	\$206,500	\$126,322	-38.8%
503-BAKER COUNTY-SOUTH	15	2	13.3%	40	22	55.0%	\$66,000	\$88,000	+33.3%	\$89,001	\$110,000	+23.6%	\$77,850	\$100,215	+28.7%	\$122,106	\$161,874	+32.6%
521-BRADFORD COUNTY-NE	19	3	15.8%	21	11	52.4%	\$33,000	\$32,500	-1.5%	\$80,500	\$57,000	-29.2%	\$46,250	\$49,838	+7.8%	\$114,500	\$85,611	-25.2%
522-BRADFORD COUNTY-NW	53	13	24.5%	28	13	46.4%	\$47,751	\$60,100	+25.9%	\$91,000	\$64,700	-28.9%	\$76,275	\$81,069	+6.3%	\$104,319	\$88,267	-15.4%
523-BRADFORD COUNTY-SE	70	7	10.0%	31	10	32.3%	\$42,000	\$62,000	+47.6%	\$95,500	\$89,450	-6.3%	\$43,488	\$77,195	+77.5%	\$156,939	\$105,353	-32.9%
524-BRADFORD COUNTY-SW	26	4	15.4%	10	4	40.0%	\$55,000	\$53,000	-3.6%	\$113,225	\$107,500	-5.1%	\$99,500	\$83,667	-15.9%	\$131,223	\$155,983	+18.9%
541-UNION COUNTY-NORTH	1	0	0.0%	0	0	--	\$75,000	\$0	-100.0%	\$92,500	\$0	-100.0%	\$75,000	\$0	-100.0%	\$110,000	\$0	-100.0%
542-UNION COUNTY-SOUTH	6	1	16.7%	5	4	80.0%	\$29,500	\$56,500	+91.5%	\$85,000	\$75,000	-11.8%	\$29,500	\$79,300	+168.8%	\$133,730	\$200,000	+49.6%
561-GREATER PALATKA	125	22	17.6%	96	43	44.8%	\$54,500	\$43,000	-21.1%	\$69,750	\$65,000	-6.8%	\$63,232	\$64,820	+2.5%	\$102,343	\$89,786	-12.3%
562-BARDIN/WEST BOSTWICK	7	0	0.0%	8	4	50.0%	\$44,375	\$28,050	-36.8%	\$64,375	\$33,800	-47.5%	\$44,375	\$33,900	-23.6%	\$93,752	\$81,475	-13.1%
563-E BOSTWICK/BRIDGEPORT/CEDAR CR	38	4	10.5%	28	16	57.1%	\$150,000	\$62,275	-58.5%	\$85,000	\$73,275	-13.8%	\$164,500	\$93,543	-43.1%	\$145,536	\$130,394	-10.4%
564-E PALATKA/SAN MATEO/N SATSUMA	99	16	16.2%	57	15	26.3%	\$120,000	\$55,000	-54.2%	\$85,800	\$78,000	-9.1%	\$114,977	\$67,418	-41.4%	\$122,852	\$117,162	-4.6%
571-INTERLACHEN-SE	16	4	25.0%	15	7	46.7%	\$55,000	\$45,000	-18.2%	\$80,500	\$37,000	-54.0%	\$55,000	\$42,700	-22.4%	\$89,700	\$33,750	-62.4%
572-INTERLACHEN-NE	64	2	3.1%	59	13	22.0%	\$31,000	\$31,299	+1.0%	\$44,200	\$36,250	-18.0%	\$37,780	\$35,187	-6.9%	\$66,514	\$53,004	-6.2%
573-INTERLACHEN-SW	24	3	12.5%	24	9	37.5%	\$23,000	\$38,000	+65.2%	\$47,000	\$37,750	-19.7%	\$23,000	\$33,500	+45.7%	\$65,113	\$57,727	-11.3%
574-INTERLACHEN-NW	39	4	10.3%	25	6	24.0%	\$45,600	\$38,600	-15.4%	\$57,000	\$65,000	+14.0%	\$53,445	\$70,533	+32.0%	\$82,500	\$83,565	+1.3%
575-WEST OF SR21	17	1	5.9%	6	2	33.3%	\$129,000	\$58,000	-55.0%	\$116,500	\$30,000	-74.2%	\$129,000	\$58,000	-55.0%	\$164,625	\$109,125	-33.7%
576-GEORGES LAKE	11	1	9.1%	13	9	69.2%	\$112,625	\$59,950	-46.8%	\$93,250	\$114,000	+22.3%	\$112,625	\$89,738	-20.3%	\$93,000	\$191,248	+105.6%
581-SATSUMA/HOOT OWL RIDGE	55	5	9.1%	28	10	35.7%	\$31,000	\$30,000	-3.2%	\$43,650	\$42,000	-3.8%	\$73,167	\$36,525	-50.1%	\$81,146	\$45,522	-43.9%
582-POMONA PARK/WELAKA/LK COMO	104	7	6.7%	38	4	10.5%	\$47,000	\$38,000	-19.1%	\$54,450	\$63,000	+15.7%	\$70,389	\$39,033	-44.5%	\$101,865	\$97,923	-3.9%
583-CRESCENT CITY/GEORGETOWN/FRUIT	99	3	3.0%	47	12	25.5%	\$73,950	\$45,000	-39.1%	\$50,609	\$33,950	-32.9%	\$88,142	\$90,152	+2.3%	\$89,558	\$40,488	-54.8%
584-OCALA NATIONAL FOREST/OKLAWAHA	1	0	0.0%	1	0	0.0%	\$0	\$0	--	\$0	\$260,000	--	\$0	\$0	--	\$0	\$260,000	--