

Lender-Mediated Report

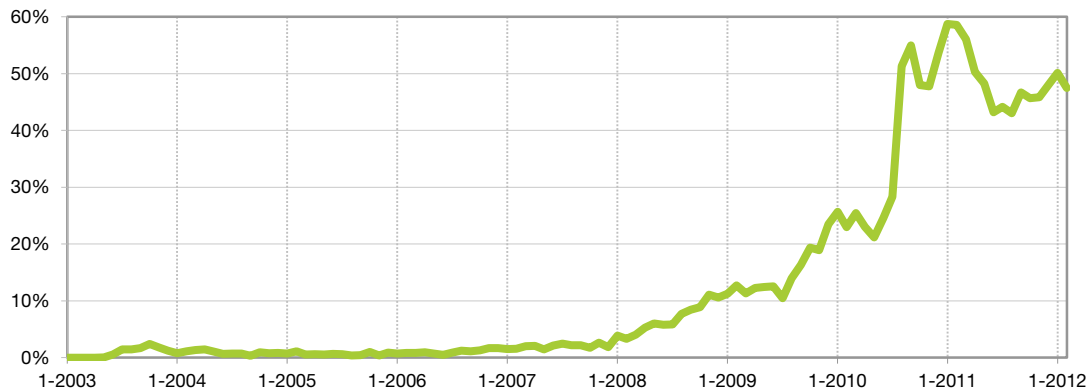
A RESEARCH TOOL PROVIDED BY THE **NORTHEAST FLORIDA ASSOCIATION OF REALTORS**



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."

February 2012

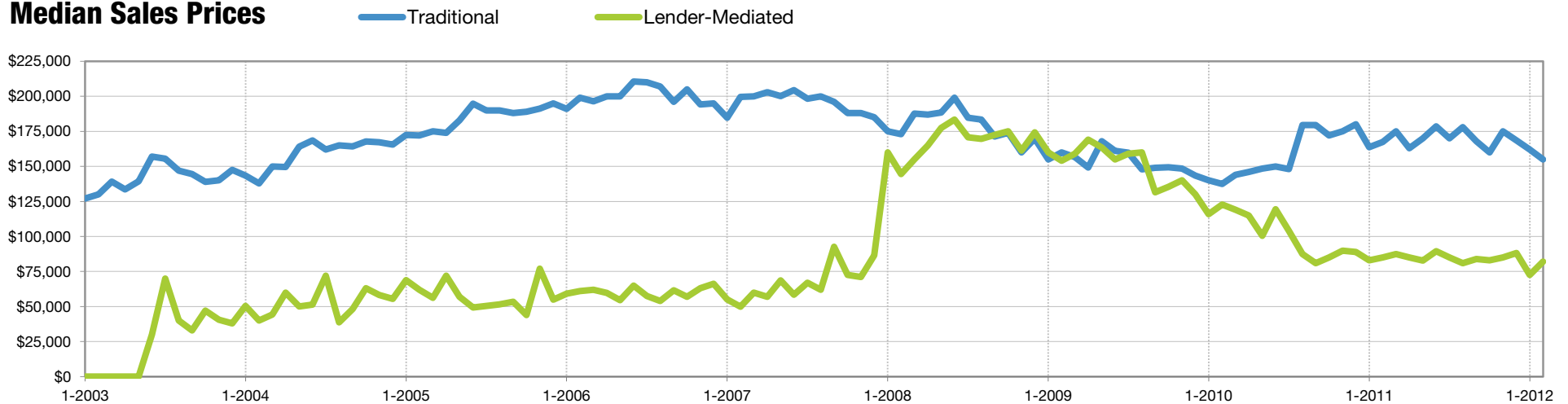
Share of Closed Sales that were Lender-Mediated: 47.5%



Closed Sales	2-2011	2-2012	+ / -
Traditional	502	620	+23.5%
Lender-Mediated	710	560	-21.1%
Total Market*	1,212	1,180	-2.6%

Median Sales Price	2-2011	2-2012	+ / -
Traditional	\$167,500	\$155,000	-7.5%
Lender-Mediated	\$84,950	\$82,000	-3.5%
Total Market*	\$120,000	\$119,700	-0.2%

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 March 8, 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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February 2012

	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	2-2011	2-2012	+ / -	2-2011	2-2012	+ / -	2-2011	2-2012	+ / -	2-2011	2-2012	+ / -
011-SAN MARCO	116	16	13.8%	144	30	20.8%	\$144,860	\$132,500	-8.5%	\$203,500	\$220,000	+8.1%	\$139,134	\$179,554	+29.1%	\$281,769	\$300,406	+6.6%
012-SAN JOSE	183	51	27.9%	236	108	45.8%	\$54,788	\$50,900	-7.1%	\$76,000	\$88,750	+16.8%	\$73,909	\$62,690	-15.2%	\$130,684	\$222,126	+70.0%
013-BEAUCLERC/MANDARIN N	208	84	40.4%	408	197	48.3%	\$91,500	\$74,991	-18.0%	\$139,900	\$119,900	-14.3%	\$109,324	\$99,086	-9.4%	\$177,057	\$166,115	-6.2%
014-MANDARIN	268	108	40.3%	488	197	40.4%	\$141,500	\$145,300	+2.7%	\$184,750	\$175,000	-5.3%	\$165,372	\$153,973	-6.9%	\$220,639	\$231,975	+5.1%
015-BARTRAM	98	57	58.2%	308	177	57.5%	\$127,500	\$113,260	-11.2%	\$135,995	\$140,365	+3.2%	\$139,232	\$123,877	-11.0%	\$147,786	\$152,825	+3.4%
021-ST NICHOLAS	79	39	49.4%	142	65	45.8%	\$48,250	\$35,000	-27.5%	\$85,500	\$53,000	-38.0%	\$59,940	\$54,577	-8.9%	\$114,688	\$87,710	-23.5%
022-GROVE PK/SAN SOUCI	143	81	56.6%	407	269	66.1%	\$69,900	\$61,100	-12.6%	\$85,900	\$71,750	-16.5%	\$83,791	\$74,791	-10.7%	\$125,705	\$108,967	-13.3%
023-E OF SS BLVD	186	97	52.2%	519	324	62.4%	\$71,700	\$67,000	-6.6%	\$92,500	\$84,500	-8.6%	\$89,443	\$81,570	-8.8%	\$137,114	\$143,313	+4.5%
024-BAYMEADOWS/DEERWOOD	181	75	41.4%	491	250	50.9%	\$67,096	\$61,100	-8.9%	\$115,000	\$91,000	-20.9%	\$104,029	\$83,623	-19.6%	\$197,341	\$227,125	+15.1%
025-ICW N-BCH & S ATL	80	36	45.0%	222	92	41.4%	\$145,000	\$148,000	+2.1%	\$179,000	\$180,000	+0.6%	\$159,030	\$152,799	-3.9%	\$203,967	\$213,360	+4.6%
026-ICW S-BCH & N JTB	210	50	23.8%	480	218	45.4%	\$106,000	\$80,700	-23.9%	\$200,000	\$190,000	-5.0%	\$172,277	\$123,479	-28.3%	\$290,398	\$332,271	+14.4%
027-ICW S-JTB	62	14	22.6%	116	39	33.6%	\$155,000	\$115,000	-25.8%	\$210,315	\$210,000	-0.1%	\$201,141	\$182,847	-9.1%	\$298,626	\$289,581	-3.0%
031-RIVERSIDE	60	18	30.0%	70	33	47.1%	\$48,500	\$135,000	+178.4%	\$120,000	\$145,000	+20.8%	\$74,535	\$122,753	+64.7%	\$194,149	\$234,218	+20.6%
032-AVONDALE	126	24	19.0%	176	53	30.1%	\$118,900	\$105,500	-11.3%	\$168,625	\$172,000	+2.0%	\$159,289	\$150,419	-5.6%	\$223,139	\$264,324	+18.5%
033-ORTEGA/VENETIA	98	15	15.3%	88	20	22.7%	\$232,500	\$242,000	+4.1%	\$240,000	\$254,500	+6.0%	\$275,790	\$299,750	+8.7%	\$385,474	\$362,678	-5.9%
041-ARLINGTON	313	146	46.6%	587	323	55.0%	\$55,000	\$47,000	-14.5%	\$86,588	\$70,875	-18.1%	\$68,249	\$62,955	-7.8%	\$118,359	\$106,569	-10.0%
042-FT CAROLINE	160	81	50.6%	395	201	50.9%	\$96,000	\$81,753	-14.8%	\$135,000	\$118,500	-12.2%	\$112,436	\$105,729	-6.0%	\$173,281	\$172,582	-0.4%
043-ICW N-ATLANTIC BLVD	156	76	48.7%	278	158	56.8%	\$145,000	\$126,000	-13.1%	\$169,000	\$150,000	-11.2%	\$177,572	\$166,644	-6.2%	\$249,239	\$260,384	+4.5%
051-MURRAY HILL	105	54	51.4%	124	73	58.9%	\$31,250	\$33,100	+5.9%	\$42,750	\$40,000	-6.4%	\$39,805	\$41,213	+3.5%	\$77,658	\$71,400	-8.1%
052-LAKESHORE	58	24	41.4%	90	47	52.2%	\$36,700	\$29,298	-20.2%	\$41,000	\$42,000	+2.4%	\$48,324	\$32,539	-32.7%	\$59,792	\$84,947	+42.1%
053-HYDE GROVE AREA	54	27	50.0%	100	56	56.0%	\$34,000	\$30,000	-11.8%	\$67,000	\$40,000	-40.3%	\$46,726	\$39,477	-15.5%	\$97,163	\$86,911	-10.6%
054-CEDAR HILLS	57	21	36.8%	103	56	54.4%	\$36,000	\$34,550	-4.0%	\$45,001	\$39,250	-12.8%	\$38,478	\$37,467	-2.6%	\$73,265	\$63,808	-12.9%
055-CONF PT/ORTEGA FARMS	36	13	36.1%	51	23	45.1%	\$52,500	\$85,000	+61.9%	\$80,000	\$100,000	+25.0%	\$69,557	\$95,871	+37.8%	\$128,944	\$139,152	+7.9%
056-YUKN/WESC/OAK H	119	61	51.3%	241	141	58.5%	\$53,250	\$53,800	+1.0%	\$80,500	\$70,300	-12.7%	\$65,487	\$64,354	-1.7%	\$97,055	\$91,197	-6.0%
061-NORMANDY AREA	90	52	57.8%	157	102	65.0%	\$66,400	\$61,200	-7.8%	\$87,500	\$71,250	-18.6%	\$75,937	\$67,718	-10.8%	\$109,607	\$103,454	-5.6%
062-CRYSTAL SPR/COUNTRY CREEK	95	57	60.0%	190	98	51.6%	\$96,000	\$89,950	-6.3%	\$115,000	\$110,000	-4.3%	\$101,776	\$97,783	-3.9%	\$129,151	\$140,467	+8.8%
063-JACKSONVILLE HEIGHTS/OAK HILL	117	68	58.1%	226	154	68.1%	\$53,000	\$42,000	-20.8%	\$60,751	\$45,675	-24.8%	\$56,472	\$46,217	-18.2%	\$70,334	\$66,264	-5.8%
064-BENT CREEK/PLUM TREE	62	27	43.5%	99	53	53.5%	\$118,000	\$102,516	-13.1%	\$132,868	\$128,000	-3.7%	\$122,816	\$102,077	-16.9%	\$128,793	\$137,112	+6.5%
065-PANTHER CREEK/ADAMS LK/DUVAL SW	36	21	58.3%	28	20	71.4%	\$120,000	\$91,500	-23.8%	\$139,500	\$104,000	-25.4%	\$113,798	\$102,520	-9.9%	\$142,618	\$111,288	-22.0%
066-CECIL COMMERCE AREA	11	1	9.1%	27	6	22.2%	\$85,250	\$196,000	+129.9%	\$149,990	\$141,490	-5.7%	\$167,950	\$177,900	+5.9%	\$146,724	\$124,878	-14.9%
067-COLINS RD/ARGYLE/OAKLEAFPLNT-DUVAL	151	97	64.2%	344	187	54.4%	\$80,450	\$70,000	-13.0%	\$105,000	\$91,000	-13.3%	\$92,164	\$81,802	-11.2%	\$121,029	\$114,644	-5.3%
071-BRENTWOOD/EVERGREEN	111	46	41.4%	115	78	67.8%	\$15,000	\$15,650	+4.3%	\$17,250	\$17,000	-1.4%	\$16,835	\$22,151	+31.6%	\$30,022	\$36,093	+20.2%
072-SPRINGFIELD	79	36	45.6%	104	67	64.4%	\$15,000	\$28,000	+86.7%	\$30,000	\$38,250	+27.5%	\$47,320	\$52,020	+9.9%	\$93,272	\$95,500	+2.4%
073-DOWNTOWN JAX/NORTHBANK	26	10	38.5%	36	23	63.9%	\$79,000	\$81,000	+2.5%	\$87,000	\$83,000	-4.6%	\$89,269	\$86,481	-3.1%	\$102,617	\$150,250	+46.4%
074-PAXON	115	62	53.9%	149	95	63.8%	\$13,000	\$13,350	+2.7%	\$15,400	\$15,000	-2.6%	\$15,891	\$14,770	-7.1%	\$53,955	\$62,877	+16.5%
075-TROUT RIV/COLLEGE PRK/RIBAUT MNR	243	129	53.1%	385	266	69.1%	\$16,750	\$17,638	+5.3%	\$19,000	\$20,000	+5.3%	\$27,118	\$24,550	-9.5%	\$40,888	\$51,271	+25.4%

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February 2012

	Homes for Sale Current Month			Closed Sales Last 12 Months			Median Sales Price						Average Sales Price					
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
							2-2011	2-2012	+ / -	2-2011	2-2012	+ / -	2-2011	2-2012	+ / -	2-2011	2-2012	+ / -
081-MARIETA/WHITSE/BALDWIN	105	57	54.3%	143	84	58.7%	\$106,000	\$85,000	-19.8%	\$118,900	\$109,950	-7.5%	\$101,846	\$93,677	-8.0%	\$126,779	\$142,102	+12.1%
082-DINSMORE/NORTHWEST DUVAL	9	3	33.3%	13	7	53.8%	\$28,250	\$50,000	+77.0%	\$40,000	\$50,000	+25.0%	\$76,368	\$59,880	-21.6%	\$80,834	\$81,350	+0.6%
091-GARDN CTY/AIRPORT	168	98	58.3%	346	224	64.7%	\$80,850	\$70,000	-13.4%	\$109,775	\$85,199	-22.4%	\$85,642	\$74,980	-12.4%	\$124,257	\$118,013	-5.0%
092-OCEANWAY/PECAN PARK	119	67	56.3%	277	150	54.2%	\$132,950	\$127,950	-3.8%	\$160,000	\$154,995	-3.1%	\$129,937	\$124,456	-4.2%	\$171,200	\$173,701	+1.5%
095-SAN MATEO/EASTPORT	24	7	29.2%	51	18	35.3%	\$83,750	\$47,750	-43.0%	\$95,400	\$87,750	-8.0%	\$128,082	\$89,689	-30.0%	\$138,403	\$150,363	+8.6%
096-FT GEORGE/BLOUNT IS/CEDAR PT	158	79	50.0%	177	96	54.2%	\$156,000	\$147,000	-5.8%	\$165,000	\$155,000	-6.1%	\$167,006	\$167,513	+0.3%	\$198,819	\$203,655	+2.4%
121-FLEMING ISLAND-NE	20	8	40.0%	13	7	53.8%	\$168,000	\$150,000	-10.7%	\$185,500	\$151,000	-18.6%	\$206,286	\$146,857	-28.8%	\$297,250	\$172,500	-42.0%
122-FLEMING ISLAND-NW	88	25	28.4%	158	53	33.5%	\$239,600	\$191,250	-20.2%	\$242,500	\$238,200	-1.8%	\$264,661	\$241,227	-8.9%	\$295,829	\$298,719	+1.0%
123-FLEMING ISLAND-SE	46	13	28.3%	85	29	34.1%	\$147,000	\$123,000	-16.3%	\$178,000	\$170,000	-4.5%	\$166,692	\$146,486	-12.1%	\$290,182	\$240,657	-17.1%
124-FLEMING ISLAND-SW	75	29	38.7%	162	79	48.8%	\$168,000	\$123,500	-26.5%	\$165,000	\$136,950	-17.0%	\$158,298	\$147,670	-6.7%	\$186,339	\$182,976	-1.8%
131-MDWBK/LOCH RANE	33	8	24.2%	69	30	43.5%	\$69,000	\$50,000	-27.5%	\$110,000	\$90,000	-18.2%	\$111,503	\$108,338	-2.8%	\$166,639	\$171,732	+3.1%
132-BELLAIR/GROVE PARK	47	23	48.9%	73	46	63.0%	\$47,797	\$59,900	+25.3%	\$86,000	\$71,400	-17.0%	\$63,052	\$62,020	-1.6%	\$102,040	\$91,200	-10.6%
133-NORTH ORANGE PK	12	3	25.0%	33	20	60.6%	\$85,000	\$35,000	-58.8%	\$136,250	\$54,925	-59.7%	\$90,767	\$55,192	-39.2%	\$183,647	\$313,501	+70.7%
134-SOUTH BLANDING	48	21	43.8%	91	47	51.6%	\$105,000	\$103,000	-1.9%	\$116,000	\$116,890	+0.8%	\$99,481	\$100,341	+0.9%	\$134,367	\$134,588	+0.2%
135-PARK W/MONTCLAIR	14	7	50.0%	35	12	34.3%	\$108,500	\$125,000	+15.2%	\$131,150	\$140,000	+6.7%	\$105,041	\$108,138	+2.9%	\$135,086	\$150,943	+11.7%
136-LAKESIDE EST	23	10	43.5%	53	28	52.8%	\$114,000	\$94,248	-17.3%	\$125,000	\$108,500	-13.2%	\$114,758	\$100,591	-12.3%	\$129,354	\$138,129	+6.8%
137-DOCTORS LAKE	54	12	22.2%	41	14	34.1%	\$204,500	\$138,000	-32.5%	\$214,000	\$180,000	-15.9%	\$226,665	\$206,700	-8.8%	\$250,252	\$283,202	+13.2%
138-TNGLWD/ORANGE PRK S	83	50	60.2%	202	117	57.9%	\$91,000	\$89,500	-1.6%	\$102,250	\$103,700	+1.4%	\$98,976	\$96,358	-2.6%	\$117,847	\$123,674	+4.9%
139-OAKLEAF PLNTN/ORANGE PARK NW	179	85	47.5%	492	295	60.0%	\$140,000	\$116,500	-16.8%	\$155,000	\$138,000	-11.0%	\$144,583	\$126,118	-12.8%	\$185,971	\$188,759	+1.5%
141-MIDDLEBURG	58	25	43.1%	116	59	50.9%	\$63,500	\$66,100	+4.1%	\$76,250	\$80,000	+4.9%	\$88,943	\$93,636	+5.3%	\$102,505	\$103,176	+0.7%
142-MIDDLEBURG E/LAKE ASBURY	152	72	47.4%	266	145	54.5%	\$115,750	\$105,930	-8.5%	\$133,000	\$130,000	-2.3%	\$115,492	\$119,561	+3.5%	\$162,002	\$175,870	+8.6%
143-FOXMEADOW AREA	76	24	31.6%	125	35	28.0%	\$122,875	\$102,450	-16.6%	\$161,900	\$156,100	-3.6%	\$127,795	\$114,424	-10.5%	\$176,093	\$177,966	+1.1%
144-MIDDLEBURG-SE	16	5	31.3%	25	11	44.0%	\$80,000	\$120,000	+50.0%	\$143,200	\$171,000	+19.4%	\$118,645	\$123,327	+3.9%	\$182,621	\$213,036	+16.7%
145-MIDDLEBURG-SW	43	14	32.6%	76	32	42.1%	\$52,000	\$86,000	+65.4%	\$70,950	\$85,000	+19.8%	\$73,894	\$79,720	+7.9%	\$83,543	\$96,525	+15.5%
151-KEYSTONE HGTS	151	27	17.9%	112	40	35.7%	\$40,001	\$51,877	+29.7%	\$74,450	\$75,500	+1.4%	\$51,681	\$67,620	+30.8%	\$106,725	\$105,144	-1.5%
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	97	32	33.0%	124	51	41.1%	\$119,150	\$111,975	-6.0%	\$134,420	\$131,500	-2.2%	\$135,685	\$115,660	-14.8%	\$197,190	\$180,307	-8.6%
162-RUSS L/PEN FRMS	3	2	66.7%	9	3	33.3%	\$170,000	\$138,700	-18.4%	\$178,000	\$175,000	-1.7%	\$198,000	\$138,700	-29.9%	\$181,875	\$198,633	+9.2%
211-JACKSONVILLE BCH-NE	35	8	22.9%	54	18	33.3%	\$317,000	\$299,000	-5.7%	\$332,500	\$353,950	+6.5%	\$326,022	\$336,844	+3.3%	\$417,781	\$478,456	+14.5%
212-JACKSONVILLE BCH-SE	91	14	15.4%	117	33	28.2%	\$277,500	\$300,000	+8.1%	\$259,000	\$271,500	+4.8%	\$293,662	\$335,197	+14.1%	\$431,974	\$405,501	-6.1%
213-JACKSONVILLE BCH-NW	32	14	43.8%	75	25	33.3%	\$166,500	\$160,000	-3.9%	\$179,000	\$175,000	-2.2%	\$159,644	\$170,846	+7.0%	\$213,094	\$208,086	-2.4%
214-JACKSONVILLE BCH-SW	59	20	33.9%	222	97	43.7%	\$97,500	\$80,000	-17.9%	\$179,500	\$191,750	+6.8%	\$150,602	\$117,577	-21.9%	\$239,497	\$257,233	+7.4%
221-NEPTUNE BCH-EAST	16	0	0.0%	19	5	26.3%	\$410,000	\$300,000	-26.8%	\$395,000	\$390,000	-1.3%	\$384,313	\$342,980	-10.8%	\$524,718	\$643,821	+22.7%
222-NEPTUNE BCH-WEST	27	14	51.9%	51	21	41.2%	\$238,000	\$205,000	-13.9%	\$241,000	\$232,500	-3.5%	\$236,571	\$272,800	+15.3%	\$283,775	\$268,080	-5.5%
231-ATLANTIC BCH-EAST	86	21	24.4%	146	43	29.5%	\$165,000	\$154,000	-6.7%	\$275,000	\$276,000	+0.4%	\$192,681	\$227,240	+17.9%	\$458,499	\$395,061	-13.8%
232-ATLANTIC BCH/MAYPORT-WEST	37	22	59.5%	63	39	61.9%	\$67,000	\$80,075	+19.5%	\$85,000	\$89,750	+5.6%	\$72,344	\$91,846	+27.0%	\$120,418	\$114,509	-4.9%

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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	2-2011	2-2012	+ / -	2-2011	2-2012	+ / -	2-2011	2-2012	+ / -	2-2011	2-2012	+ / -
251-PVB E A1A-N CORONA	34	4	11.8%	41	3	7.3%	\$340,140	\$330,000	-3.0%	\$695,000	\$852,750	+22.7%	\$590,477	\$317,000	-46.3%	\$1,113,017	\$1,106,630	-0.6%
252-PVB W A1A-N SOLANA	86	23	26.7%	122	45	36.9%	\$86,500	\$89,000	+2.9%	\$193,000	\$189,500	-1.8%	\$213,802	\$158,137	-26.0%	\$604,606	\$535,577	-11.4%
261-PVB E A1A-S CORONA	127	11	8.7%	150	34	22.7%	\$129,500	\$154,000	+18.9%	\$300,000	\$270,000	-10.0%	\$236,647	\$225,127	-4.9%	\$499,420	\$561,950	+12.5%
262-PVB W A1A-S SOLANA/PALM VALLEY	117	22	18.8%	178	63	35.4%	\$87,450	\$199,900	+128.6%	\$247,000	\$297,500	+20.4%	\$180,092	\$245,202	+36.2%	\$422,379	\$380,614	-9.9%
263-PVB W A1A-S CR-210	79	10	12.7%	77	17	22.1%	\$369,000	\$332,500	-9.9%	\$423,000	\$455,000	+7.6%	\$349,000	\$416,585	+19.4%	\$623,263	\$540,560	-13.3%
264-SOUTH PVB/VILANO BCH	84	14	16.7%	92	27	29.3%	\$309,000	\$314,900	+1.9%	\$337,450	\$370,000	+9.6%	\$326,093	\$376,467	+15.4%	\$474,565	\$514,458	+8.4%
265-PONTE VEDRA/NOCATEE-STJ	107	15	14.0%	295	35	11.9%	\$197,500	\$189,000	-4.3%	\$280,000	\$273,000	-2.5%	\$226,237	\$239,971	+6.1%	\$304,543	\$304,627	+0.0%
301-JUL CK/SWITZ	376	100	26.6%	698	180	25.8%	\$181,500	\$176,000	-3.0%	\$240,000	\$233,750	-2.6%	\$202,051	\$193,360	-4.3%	\$279,478	\$285,199	+2.0%
302-ORANGEDALE AREA	37	4	10.8%	29	11	37.9%	\$255,250	\$317,500	+24.4%	\$280,000	\$260,000	-7.1%	\$309,733	\$312,200	+0.8%	\$303,224	\$295,774	-2.5%
303-PALMO/SIX MILE AREA	19	1	5.3%	6	4	66.7%	\$160,000	\$169,750	+6.1%	\$160,000	\$169,750	+6.1%	\$213,858	\$149,903	-29.9%	\$191,333	\$240,000	+25.4%
304- 210 SOUTH	99	47	47.5%	206	93	45.1%	\$184,375	\$162,500	-11.9%	\$218,500	\$205,000	-6.2%	\$189,210	\$157,369	-16.8%	\$256,870	\$249,719	-2.8%
305-WORLD GOLF V-CENTRAL	55	12	21.8%	76	17	22.4%	\$160,000	\$202,000	+26.3%	\$196,400	\$232,917	+18.6%	\$163,625	\$196,988	+20.4%	\$196,750	\$245,857	+25.0%
306-WORLD GOLF V-NE	7	0	0.0%	4	0	0.0%	\$0	\$0	--	\$199,990	\$213,250	+6.6%	\$0	\$0	--	\$199,990	\$197,875	-1.1%
307-WORLD GOLF V-SE	4	2	50.0%	3	3	100.0%	\$59,900	\$57,000	-4.8%	\$74,990	\$57,000	-24.0%	\$56,467	\$57,967	+2.7%	\$82,745	\$0	-100.0%
308-WORLD GOLF V-SW	70	23	32.9%	164	65	39.6%	\$168,100	\$160,000	-4.8%	\$190,000	\$189,995	-0.0%	\$166,227	\$158,820	-4.5%	\$200,442	\$211,520	+5.5%
309-WORLD GOLF V-WEST	114	44	38.6%	155	94	60.6%	\$160,000	\$144,000	-10.0%	\$176,000	\$156,000	-11.4%	\$189,839	\$175,688	-7.5%	\$225,414	\$218,548	-3.0%
312-PALENCIA AREA	80	25	31.3%	110	40	36.4%	\$242,450	\$245,000	+1.1%	\$260,000	\$262,495	+1.0%	\$255,364	\$247,487	-3.1%	\$297,297	\$341,662	+14.9%
313-WHITECASTLE/AIRPORT AREA	9	1	11.1%	20	15	75.0%	\$74,700	\$79,000	+5.8%	\$130,500	\$88,000	-32.6%	\$126,867	\$109,327	-13.8%	\$160,241	\$137,580	-14.1%
321-NORTH CITY	17	5	29.4%	17	6	35.3%	\$94,000	\$119,600	+27.2%	\$102,000	\$111,699	+9.5%	\$122,513	\$172,817	+41.1%	\$151,175	\$143,318	-5.2%
322-DOWNTOWN ST AUGUSTINE	26	2	7.7%	27	6	22.2%	\$121,000	\$207,450	+71.4%	\$175,000	\$244,900	+39.9%	\$191,667	\$323,650	+68.9%	\$247,049	\$347,855	+40.8%
323-DAVIS SHORES	29	2	6.9%	30	7	23.3%	\$286,000	\$190,000	-33.6%	\$187,000	\$160,000	-14.4%	\$251,714	\$374,586	+48.8%	\$235,942	\$240,865	+2.1%
331-ST AUGUSTINE BCH	152	25	16.4%	147	35	23.8%	\$170,750	\$215,000	+25.9%	\$241,500	\$270,000	+11.8%	\$196,096	\$269,270	+37.3%	\$289,500	\$334,179	+15.4%
332-CRESCENT BCH/SUMMER HVN	20	2	10.0%	18	9	50.0%	\$379,900	\$359,000	-5.5%	\$336,450	\$310,500	-7.7%	\$475,780	\$377,756	-20.6%	\$321,878	\$362,556	+12.6%
333-ST JOHNS CO-SE	5	2	40.0%	4	1	25.0%	\$197,380	\$120,000	-39.2%	\$196,190	\$99,500	-49.3%	\$157,293	\$120,000	-23.7%	\$222,500	\$91,833	-58.7%
334-MOULTRIE/ST AUG SHORES	28	5	17.9%	65	21	32.3%	\$95,900	\$109,350	+14.0%	\$125,000	\$122,350	-2.1%	\$105,962	\$134,760	+27.2%	\$153,219	\$146,356	-4.5%
335-ST AUGUSTINE SOUTH	17	5	29.4%	28	15	53.6%	\$102,000	\$99,000	-2.9%	\$115,000	\$109,900	-4.4%	\$97,081	\$101,180	+4.2%	\$185,895	\$147,808	-20.5%
336-RAVENSWOOD/W AUGUSTINE	124	26	21.0%	211	69	32.7%	\$72,500	\$77,000	+6.2%	\$97,900	\$109,000	+11.3%	\$76,743	\$85,969	+12.0%	\$136,190	\$137,468	+0.9%
337-OLD MOULTRIE RD/WILDWOOD	42	9	21.4%	71	27	38.0%	\$70,300	\$133,250	+89.5%	\$164,550	\$175,000	+6.4%	\$102,219	\$129,398	+26.6%	\$179,609	\$209,654	+16.7%
341-FLAGLER EST/HASTINGS	22	7	31.8%	39	22	56.4%	\$32,500	\$32,500	0.0%	\$40,058	\$46,500	+16.1%	\$39,785	\$34,746	-12.7%	\$44,557	\$90,976	+104.2%
342-ST JOHN SR 207 S/W I-95	11	3	27.3%	20	10	50.0%	\$150,000	\$152,250	+1.5%	\$171,500	\$159,225	-7.2%	\$140,436	\$147,045	+4.7%	\$189,825	\$171,164	-9.8%
343-MOLASSES JNCTN/ELKTON	6	0	0.0%	4	4	100.0%	\$49,250	\$82,500	+67.5%	\$93,000	\$82,500	-11.3%	\$49,250	\$102,375	+107.9%	\$122,398	\$0	-100.0%
344-HASTINGS/TOCOI/RVRDALE	19	1	5.3%	15	10	66.7%	\$26,350	\$55,450	+110.4%	\$60,500	\$67,500	+11.6%	\$26,350	\$53,942	+104.7%	\$94,000	\$183,300	+95.0%
410-FERNANDINA BCH DOWNTOWN-WEST	7	2	28.6%	15	7	46.7%	\$130,000	\$60,497	-53.5%	\$85,000	\$143,500	+68.8%	\$120,100	\$62,416	-48.0%	\$90,875	\$250,145	+175.3%
420-FERNANDINA BCH-DOWNTOWN-EAST	13	3	23.1%	10	4	40.0%	\$207,000	\$99,950	-51.7%	\$207,000	\$146,440	-29.3%	\$177,238	\$116,225	-34.4%	\$0	\$163,392	--
430-NASSAU CNTY BEACHES-N	13	1	7.7%	10	7	70.0%	\$181,600	\$231,000	+27.2%	\$255,696	\$243,750	-4.7%	\$165,525	\$225,000	+35.9%	\$457,847	\$398,667	-12.9%
431-NASSAU CNTY BEACHES-S	7	0	0.0%	9	7	77.8%	\$141,000	\$166,000	+17.7%	\$141,000	\$166,000	+17.7%	\$242,114	\$163,650	-32.4%	\$171,000	\$163,300	-4.5%

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.

February 2012

	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	2-2011	2-2012	+ / -	2-2011	2-2012	+ / -	2-2011	2-2012	+ / -	2-2011	2-2012	+ / -
440-FERNANDINA BCH DOWNTOWN-SOUTH	9	3	33.3%	16	12	75.0%	\$120,000	\$83,628	-30.3%	\$127,500	\$101,500	-20.4%	\$124,075	\$98,063	-21.0%	\$186,643	\$347,100	+86.0%
450-AMELIA ISLAND	35	4	11.4%	28	13	46.4%	\$112,500	\$217,001	+92.9%	\$225,000	\$244,750	+8.8%	\$141,500	\$197,715	+39.7%	\$292,530	\$270,620	-7.5%
470-PINEY ISL AND AREA	3	0	0.0%	2	1	50.0%	\$178,500	\$225,000	+26.1%	\$264,000	\$377,500	+43.0%	\$227,833	\$225,000	-1.2%	\$289,500	\$530,000	+83.1%
471-NASSAU CO N-CHESTER/PIRATES WOOD	31	11	35.5%	58	29	50.0%	\$165,000	\$125,450	-24.0%	\$151,890	\$148,239	-2.4%	\$161,488	\$137,028	-15.1%	\$181,488	\$172,377	-5.0%
472-ONEIL,NASSAVILLE,HOLLY PT	49	11	22.4%	88	42	47.7%	\$150,250	\$106,200	-29.3%	\$170,000	\$169,950	-0.0%	\$156,951	\$127,108	-19.0%	\$169,857	\$195,248	+14.9%
480-N-A1A/W LOFN CK	1	0	0.0%	3	1	33.3%	\$122,000	\$42,000	-65.6%	\$106,000	\$85,000	-19.8%	\$161,500	\$42,000	-74.0%	\$90,000	\$197,500	+119.4%
481-S-A1A/W LOFN CK	24	9	37.5%	41	23	56.1%	\$134,900	\$98,050	-27.3%	\$130,100	\$120,000	-7.8%	\$105,200	\$96,833	-8.0%	\$112,754	\$134,589	+19.4%
490-CALLAHAN	18	4	22.2%	14	9	64.3%	\$117,000	\$108,500	-7.3%	\$150,000	\$119,000	-20.7%	\$117,375	\$121,222	+3.3%	\$147,862	\$155,825	+5.4%
491-HILLARD	11	3	27.3%	13	7	53.8%	\$100,000	\$80,000	-20.0%	\$94,900	\$79,750	-16.0%	\$94,067	\$73,733	-21.6%	\$103,677	\$86,417	-16.6%
492-W I-95/N FL LNE	75	24	32.0%	101	58	57.4%	\$127,450	\$84,381	-33.8%	\$140,780	\$115,000	-18.3%	\$124,130	\$95,728	-22.9%	\$142,797	\$154,767	+8.4%
501-MACCLENNY AREA	53	10	18.9%	64	29	45.3%	\$115,000	\$115,000	0.0%	\$132,000	\$132,500	+0.4%	\$115,217	\$117,168	+1.7%	\$133,571	\$153,706	+15.1%
502-BAKER COUNTY-NW	23	6	26.1%	14	4	28.6%	\$63,000	\$65,000	+3.2%	\$129,250	\$125,000	-3.3%	\$89,667	\$88,667	-1.1%	\$216,000	\$131,140	-39.3%
503-BAKER COUNTY-SOUTH	10	3	30.0%	38	20	52.6%	\$69,900	\$93,875	+34.3%	\$95,000	\$110,000	+15.8%	\$84,933	\$101,731	+19.8%	\$132,486	\$162,521	+22.7%
521-BRADFORD COUNTY-NE	26	6	23.1%	23	13	56.5%	\$105,000	\$40,987	-61.0%	\$80,500	\$69,750	-13.4%	\$105,000	\$58,117	-44.7%	\$94,538	\$101,850	+7.7%
522-BRADFORD COUNTY-NW	50	12	24.0%	31	15	48.4%	\$50,751	\$58,900	+16.1%	\$88,000	\$60,100	-31.7%	\$78,450	\$70,593	-10.0%	\$96,189	\$88,656	-7.8%
523-BRADFORD COUNTY-SE	61	10	16.4%	34	11	32.4%	\$38,500	\$60,500	+57.1%	\$105,000	\$89,000	-15.2%	\$39,350	\$72,275	+83.7%	\$139,062	\$108,133	-22.2%
524-BRADFORD COUNTY-SW	26	1	3.8%	12	6	50.0%	\$55,000	\$48,000	-12.7%	\$116,450	\$71,500	-38.6%	\$99,500	\$67,500	-32.2%	\$133,395	\$137,483	+3.1%
541-UNION COUNTY-NORTH	1	0	0.0%	0	0	--	\$0	\$0	--	\$92,500	\$0	-100.0%	\$0	\$0	--	\$92,500	\$0	-100.0%
542-UNION COUNTY-SOUTH	4	1	25.0%	4	2	50.0%	\$56,500	\$102,100	+80.7%	\$85,000	\$184,500	+117.1%	\$56,500	\$102,100	+80.7%	\$115,514	\$235,000	+103.4%
561-GREATER PALATKA	131	37	28.2%	92	36	39.1%	\$59,900	\$55,150	-7.9%	\$66,200	\$66,750	+0.8%	\$71,821	\$69,120	-3.8%	\$92,539	\$92,506	-0.0%
562-BARDIN/WEST BOSTWICK	8	1	12.5%	9	4	44.4%	\$69,750	\$28,050	-59.8%	\$69,750	\$35,000	-49.8%	\$69,750	\$33,900	-51.4%	\$93,752	\$89,080	-5.0%
563-E BOSTWICK/BRIDGEPORT/CEDAR CR	39	6	15.4%	26	13	50.0%	\$150,000	\$50,000	-66.7%	\$85,000	\$73,275	-13.8%	\$140,914	\$86,428	-38.7%	\$133,750	\$128,441	-4.0%
564-E PALATKA/SAN MATEO/N SATSUMA	104	18	17.3%	61	18	29.5%	\$121,500	\$55,000	-54.7%	\$92,000	\$76,500	-16.8%	\$113,250	\$66,085	-41.6%	\$120,231	\$115,506	-3.9%
571-INTERLACHEN-SE	18	5	27.8%	13	6	46.2%	\$50,000	\$47,001	-6.0%	\$55,000	\$40,000	-27.3%	\$50,000	\$45,300	-9.4%	\$72,786	\$34,833	-52.1%
572-INTERLACHEN-NE	64	5	7.8%	59	11	18.6%	\$15,000	\$31,299	+108.7%	\$42,900	\$32,787	-23.6%	\$28,080	\$34,173	+21.7%	\$53,713	\$50,355	-6.3%
573-INTERLACHEN-SW	25	5	20.0%	23	8	34.8%	\$12,000	\$41,500	+245.8%	\$50,950	\$38,000	-25.4%	\$12,000	\$37,083	+209.0%	\$71,100	\$54,636	-23.2%
574-INTERLACHEN-NW	41	4	9.8%	23	5	21.7%	\$59,900	\$35,550	-40.7%	\$58,450	\$55,000	-5.9%	\$66,833	\$35,550	-46.8%	\$73,710	\$85,040	+15.4%
575-WEST OF SR21	19	2	10.5%	5	2	40.0%	\$129,000	\$58,000	-55.0%	\$157,500	\$30,000	-81.0%	\$129,000	\$58,000	-55.0%	\$239,625	\$28,833	-88.0%
576-GEORGES LAKE	12	2	16.7%	12	8	66.7%	\$51,500	\$80,000	+55.3%	\$51,500	\$120,000	+133.0%	\$88,383	\$96,857	+9.6%	\$93,000	\$191,248	+105.6%
581-SATSUMA/HOOT OWL RIDGE	55	4	7.3%	33	11	33.3%	\$31,000	\$32,000	+3.2%	\$47,400	\$40,000	-15.6%	\$91,750	\$35,620	-61.2%	\$85,364	\$45,245	-47.0%
582-POMONA PARK/WELAKA/LK COMO	103	8	7.8%	46	5	10.9%	\$46,000	\$33,550	-27.1%	\$51,800	\$52,250	+0.9%	\$68,313	\$31,775	-53.5%	\$87,864	\$96,922	+10.3%
583-CRESCENT CITY/GEORGETOWN/FRUIT	104	7	6.7%	46	11	23.9%	\$97,500	\$37,600	-61.4%	\$52,805	\$33,950	-35.7%	\$103,031	\$73,872	-28.3%	\$84,036	\$42,274	-49.7%
584-OCALA NATIONAL FOREST/OKLAWAHA	0	0	--	1	0	0.0%	\$0	\$0	--	\$0	\$260,000	--	\$0	\$0	--	\$0	\$260,000	--