

Lender-Mediated Report



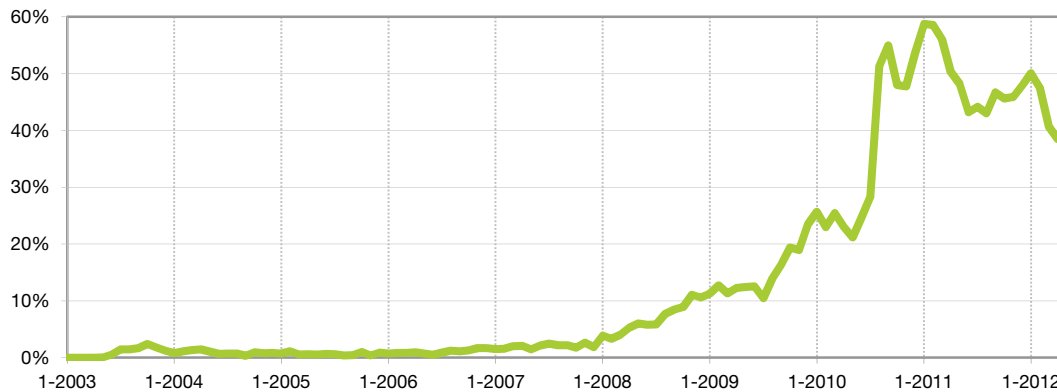
A RESEARCH TOOL PROVIDED BY THE **NORTHEAST FLORIDA ASSOCIATION OF REALTORS**

Residential real estate activity comprised of single-family properties, townhomes, and condominiums combined.

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."

May 2012

Share of Closed Sales that were Lender-Mediated: 37.8%

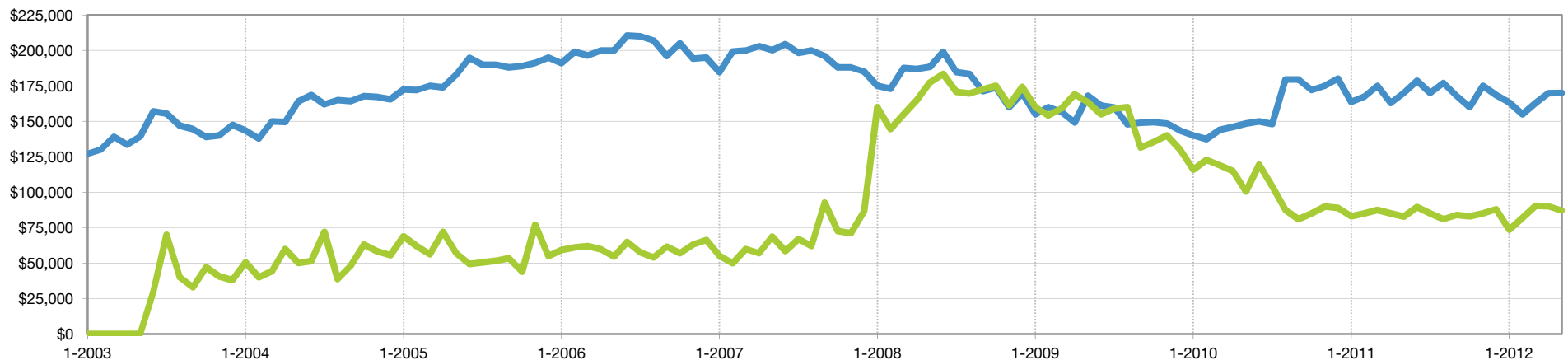


Closed Sales	5-2011	5-2012	+ / -
Traditional	751	935	+24.5%
Lender-Mediated	699	568	-18.7%
Total Market*	1,450	1,503	+3.7%

Median Sales Price	5-2011	5-2012	+ / -
Traditional	\$170,000	\$170,000	0.0%
Lender-Mediated	\$82,750	\$87,000	+5.1%
Total Market*	\$130,000	\$133,900	+3.0%

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. Current as of June 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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May 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	5-2011	5-2012	+ / -	5-2011	5-2012	+ / -	5-2011	5-2012	+ / -	5-2011	5-2012	+ / -
011-SAN MARCO	99	13	13.1%	145	24	16.6%	\$139,819	\$135,000	-3.4%	\$204,250	\$222,500	+8.9%	\$135,650	\$187,680	+38.4%	\$294,439	\$301,431	+2.4%
012-SAN JOSE	170	46	27.1%	253	103	40.7%	\$50,150	\$60,700	+21.0%	\$90,000	\$95,000	+5.6%	\$69,076	\$74,986	+8.6%	\$188,764	\$223,019	+18.1%
013-BEAUCLERC/MANDARIN N	175	58	33.1%	424	197	46.5%	\$86,900	\$85,100	-2.1%	\$127,500	\$123,700	-3.0%	\$102,246	\$100,639	-1.6%	\$173,293	\$165,290	-4.6%
014-MANDARIN	242	99	40.9%	514	196	38.1%	\$135,225	\$149,900	+10.9%	\$180,000	\$175,000	-2.8%	\$157,070	\$156,894	-0.1%	\$226,917	\$218,431	-3.7%
015-BARTRAM	75	41	54.7%	311	182	58.5%	\$120,000	\$111,500	-7.1%	\$135,000	\$145,000	+7.4%	\$134,487	\$120,938	-10.1%	\$146,606	\$164,765	+12.4%
021-ST NICHOLAS	96	38	39.6%	149	64	43.0%	\$43,250	\$38,000	-12.1%	\$74,000	\$55,000	-25.7%	\$58,467	\$54,870	-6.2%	\$100,944	\$91,938	-8.9%
022-GROVE PK/SAN SOUCI	118	66	55.9%	388	240	61.9%	\$60,000	\$66,100	+10.2%	\$73,000	\$75,000	+2.7%	\$75,923	\$79,202	+4.3%	\$124,519	\$109,257	-12.3%
023-E OF SS BLVD	168	82	48.8%	516	288	55.8%	\$70,000	\$71,775	+2.5%	\$85,000	\$88,220	+3.8%	\$85,430	\$84,184	-1.5%	\$142,506	\$137,705	-3.4%
024-BAYMEADOWS/DEERWOOD	179	68	38.0%	485	247	50.9%	\$62,500	\$61,550	-1.5%	\$110,000	\$95,100	-13.5%	\$98,036	\$89,193	-9.0%	\$219,152	\$232,123	+5.9%
025-ICW N-BCH & S ATL	78	30	38.5%	230	99	43.0%	\$142,000	\$146,500	+3.2%	\$179,000	\$173,000	-3.4%	\$151,800	\$153,814	+1.3%	\$212,621	\$210,548	-1.0%
026-ICW S-BCH & N JTB	209	39	18.7%	477	195	40.9%	\$95,000	\$83,500	-12.1%	\$192,000	\$210,000	+9.4%	\$153,788	\$131,123	-14.7%	\$301,023	\$336,027	+11.6%
027-ICW S-JTB	74	16	21.6%	131	36	27.5%	\$155,000	\$93,000	-40.0%	\$207,650	\$194,500	-6.3%	\$189,730	\$167,572	-11.7%	\$278,349	\$282,185	+1.4%
031-RIVERSIDE	51	12	23.5%	80	38	47.5%	\$60,500	\$122,000	+101.7%	\$125,000	\$141,500	+13.2%	\$87,039	\$109,917	+26.3%	\$179,324	\$240,547	+34.1%
032-AVONDALE	126	27	21.4%	190	52	27.4%	\$129,950	\$93,000	-28.4%	\$165,625	\$165,000	-0.4%	\$167,045	\$129,719	-22.3%	\$235,474	\$280,796	+19.2%
033-ORTEGA/VENETIA	86	12	14.0%	102	25	24.5%	\$265,001	\$215,000	-18.9%	\$240,000	\$233,000	-2.9%	\$303,900	\$266,558	-12.3%	\$339,199	\$319,704	-5.7%
041-ARLINGTON	299	140	46.8%	613	323	52.7%	\$50,200	\$46,500	-7.4%	\$85,000	\$73,500	-13.5%	\$66,207	\$62,310	-5.9%	\$123,007	\$107,253	-12.8%
042-FT CAROLINE	146	77	52.7%	367	176	48.0%	\$82,003	\$86,100	+5.0%	\$125,000	\$118,000	-5.6%	\$103,540	\$105,060	+1.5%	\$173,924	\$176,297	+1.4%
043-ICW N-ATLANTIC BLVD	124	48	38.7%	267	153	57.3%	\$138,000	\$125,000	-9.4%	\$163,900	\$145,000	-11.5%	\$184,846	\$151,648	-18.0%	\$273,172	\$246,896	-9.6%
051-MURRAY HILL	84	42	50.0%	130	67	51.5%	\$30,500	\$36,000	+18.0%	\$39,100	\$42,625	+9.0%	\$39,763	\$43,326	+9.0%	\$76,972	\$69,695	-9.5%
052-LAKESHORE	62	32	51.6%	88	44	50.0%	\$35,050	\$33,250	-5.1%	\$43,000	\$46,000	+7.0%	\$44,985	\$34,433	-23.5%	\$65,641	\$80,190	+22.2%
053-HYDE GROVE AREA	49	28	57.1%	108	61	56.5%	\$33,750	\$29,950	-11.3%	\$56,750	\$39,900	-29.7%	\$42,589	\$37,370	-12.3%	\$94,123	\$79,663	-15.4%
054-CEDAR HILLS	49	19	38.8%	106	51	48.1%	\$36,451	\$34,275	-6.0%	\$45,864	\$38,500	-16.1%	\$39,540	\$36,247	-8.3%	\$78,810	\$59,436	-24.6%
055-CONF PT/ORTEGA FARMS	34	14	41.2%	57	21	36.8%	\$81,400	\$63,551	-21.9%	\$90,000	\$88,000	-2.2%	\$91,675	\$74,330	-18.9%	\$136,338	\$141,786	+4.0%
056-YUKN/WESC/OAK H	105	55	52.4%	262	152	58.0%	\$54,450	\$53,600	-1.6%	\$70,550	\$75,000	+6.3%	\$64,368	\$68,321	+6.1%	\$93,827	\$91,594	-2.4%
061-NORMANDY AREA	89	48	53.9%	168	108	64.3%	\$62,500	\$58,000	-7.2%	\$83,000	\$65,000	-21.7%	\$70,238	\$64,189	-8.6%	\$117,101	\$95,354	-18.6%
062-CRYSTAL SPR/COUNTRY CREEK	103	55	53.4%	173	82	47.4%	\$92,000	\$85,000	-7.6%	\$105,000	\$110,000	+4.8%	\$100,256	\$90,828	-9.4%	\$129,367	\$141,395	+9.3%
063-JACKSONVILLE HEIGHTS/OAK HILL	92	54	58.7%	240	149	62.1%	\$49,500	\$40,000	-19.2%	\$57,500	\$48,000	-16.5%	\$52,790	\$46,271	-12.3%	\$73,095	\$63,941	-12.5%
064-BENT CREEK/PLUM TREE	67	36	53.7%	95	39	41.1%	\$120,000	\$100,450	-16.3%	\$132,000	\$132,106	+0.1%	\$117,500	\$103,536	-11.9%	\$135,682	\$136,051	+0.3%
065-PANTHER CREEK/ADAMS LK/DUVAL SW	26	12	46.2%	31	24	77.4%	\$110,000	\$102,500	-6.8%	\$135,500	\$109,900	-18.9%	\$110,121	\$106,585	-3.2%	\$145,001	\$104,757	-27.8%
066-CECIL COMMERCE AREA	12	2	16.7%	19	4	21.1%	\$92,400	\$196,000	+112.1%	\$145,000	\$145,000	0.0%	\$179,686	\$183,750	+2.3%	\$134,845	\$137,676	+2.1%
067-COLINS RD/ARGYLE/OAKLEAFPLNT-DUVAL	153	89	58.2%	297	168	56.6%	\$71,750	\$74,000	+3.1%	\$95,000	\$97,950	+3.1%	\$86,754	\$84,284	-2.8%	\$118,592	\$113,828	-4.0%
071-BRENTWOOD/EVERGREEN	95	47	49.5%	134	80	59.7%	\$14,914	\$16,000	+7.3%	\$15,500	\$18,250	+17.7%	\$19,864	\$19,801	-0.3%	\$31,941	\$35,614	+11.5%
072-SPRINGFIELD	78	29	37.2%	98	59	60.2%	\$15,000	\$32,450	+116.3%	\$39,500	\$38,250	-3.2%	\$47,767	\$54,000	+13.0%	\$134,970	\$82,202	-39.1%
073-DOWNTOWN JAX/NORTHBANK	20	8	40.0%	33	14	42.4%	\$78,950	\$89,250	+13.0%	\$80,000	\$95,500	+19.4%	\$84,437	\$97,525	+15.5%	\$95,767	\$132,791	+38.7%
074-PAXON	112	58	51.8%	146	86	58.9%	\$12,900	\$13,500	+4.7%	\$15,100	\$15,100	0.0%	\$15,444	\$14,892	-3.6%	\$65,176	\$58,427	-10.4%
075-TROUT RIV/COLLEGE PRK/RIBAUT MNR	232	100	43.1%	374	234	62.6%	\$15,225	\$18,000	+18.2%	\$18,000	\$20,000	+11.1%	\$25,322	\$25,044	-1.1%	\$50,427	\$44,588	-11.6%

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May 2012

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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	5-2011	5-2012	+ / -	5-2011	5-2012	+ / -	5-2011	5-2012	+ / -	5-2011	5-2012	+ / -
081-MARIETA/WHITSE/BALDWIN	109	48	44.0%	125	66	52.8%	\$98,900	\$82,950	-16.1%	\$111,745	\$115,000	+2.9%	\$97,403	\$94,576	-2.9%	\$136,124	\$140,459	+3.2%
082-DINSMORE/NORTHWEST DUVAL	8	4	50.0%	15	8	53.3%	\$28,250	\$61,900	+119.1%	\$35,000	\$104,450	+198.4%	\$63,304	\$110,275	+74.2%	\$78,312	\$123,300	+57.4%
091-GARDN CTY/AIRPORT	150	81	54.0%	324	211	65.1%	\$75,000	\$75,150	+0.2%	\$99,250	\$86,000	-13.4%	\$79,909	\$76,974	-3.7%	\$122,657	\$122,468	-0.2%
092-OCEANWAY/PECAN PARK	121	66	54.5%	285	133	46.7%	\$130,900	\$121,000	-7.6%	\$156,000	\$156,988	+0.6%	\$130,850	\$117,244	-10.4%	\$171,940	\$175,605	+2.1%
095-SAN MATEO/EASTPORT	22	8	36.4%	49	14	28.6%	\$79,000	\$46,950	-40.6%	\$91,970	\$100,000	+8.7%	\$118,188	\$94,229	-20.3%	\$160,830	\$156,397	-2.8%
096-FT GEORGE/BLOUNT IS/CEDAR PT	126	57	45.2%	176	99	56.3%	\$153,500	\$140,000	-8.8%	\$163,000	\$150,000	-8.0%	\$160,529	\$158,946	-1.0%	\$200,547	\$197,364	-1.6%
121-FLEMING ISLAND-NE	19	7	36.8%	12	4	33.3%	\$164,000	\$138,250	-15.7%	\$175,000	\$150,000	-14.3%	\$191,409	\$136,125	-28.9%	\$417,500	\$166,625	-60.1%
122-FLEMING ISLAND-NW	97	22	22.7%	146	48	32.9%	\$222,450	\$209,000	-6.0%	\$242,000	\$239,950	-0.8%	\$263,037	\$238,790	-9.2%	\$298,523	\$303,710	+1.7%
123-FLEMING ISLAND-SE	40	10	25.0%	76	24	31.6%	\$124,950	\$132,500	+6.0%	\$173,500	\$174,250	+0.4%	\$143,071	\$151,985	+6.2%	\$278,425	\$267,266	-4.0%
124-FLEMING ISLAND-SW	65	32	49.2%	167	74	44.3%	\$150,000	\$102,000	-32.0%	\$150,000	\$142,750	-4.8%	\$151,944	\$150,430	-1.0%	\$183,775	\$185,367	+0.9%
131-MDWBK/LOCH RANE	39	12	30.8%	64	21	32.8%	\$60,000	\$57,000	-5.0%	\$99,501	\$117,500	+18.1%	\$102,321	\$114,052	+11.5%	\$174,274	\$174,188	-0.0%
132-BELLAIR/GROVE PARK	39	14	35.9%	73	38	52.1%	\$53,575	\$61,750	+15.3%	\$70,500	\$81,000	+14.9%	\$58,411	\$64,263	+10.0%	\$99,183	\$94,920	-4.3%
133-NORTH ORANGE PK	14	5	35.7%	26	13	50.0%	\$44,500	\$35,900	-19.3%	\$122,000	\$67,500	-44.7%	\$74,393	\$44,281	-40.5%	\$206,957	\$340,271	+64.4%
134-SOUTH BLANDING	42	21	50.0%	80	37	46.3%	\$106,500	\$99,179	-6.9%	\$116,125	\$117,500	+1.2%	\$102,328	\$97,395	-4.8%	\$135,459	\$134,029	-1.1%
135-PARK W/MONTCLAIR	12	6	50.0%	40	18	45.0%	\$101,750	\$87,250	-14.3%	\$123,500	\$130,500	+5.7%	\$98,921	\$90,953	-8.1%	\$136,081	\$146,305	+7.5%
136-LAKESIDE EST	26	10	38.5%	51	24	47.1%	\$100,000	\$94,248	-5.8%	\$104,477	\$125,000	+19.6%	\$103,013	\$103,756	+0.7%	\$124,274	\$135,865	+9.3%
137-DOCTORS LAKE	52	12	23.1%	46	15	32.6%	\$210,000	\$135,000	-35.7%	\$202,900	\$170,000	-16.2%	\$234,157	\$181,074	-22.7%	\$237,116	\$273,705	+15.4%
138-TNGLWD/ORANGE PRK S	85	51	60.0%	178	98	55.1%	\$90,000	\$85,000	-5.6%	\$102,850	\$101,500	-1.3%	\$98,686	\$94,930	-3.8%	\$123,510	\$118,708	-3.9%
139-OAKLEAF PLNTN/ORANGE PARK NW	192	92	47.9%	459	258	56.2%	\$128,500	\$114,000	-11.3%	\$149,000	\$138,950	-6.7%	\$135,280	\$123,624	-8.6%	\$194,354	\$185,562	-4.5%
141-MIDDLEBURG	51	17	33.3%	109	52	47.7%	\$49,900	\$91,952	+84.3%	\$64,440	\$85,000	+31.9%	\$76,501	\$102,151	+33.5%	\$105,818	\$104,701	-1.1%
142-MIDDLEBURG E/LAKE ASBURY	144	67	46.5%	248	125	50.4%	\$110,000	\$105,000	-4.5%	\$129,000	\$135,000	+4.7%	\$112,593	\$124,212	+10.3%	\$162,366	\$184,269	+13.5%
143-FOXMEADOW AREA	63	21	33.3%	117	33	28.2%	\$104,000	\$110,000	+5.8%	\$158,500	\$155,000	-2.2%	\$114,655	\$123,562	+7.8%	\$177,194	\$177,091	-0.1%
144-MIDDLEBURG-SE	16	3	18.8%	23	11	47.8%	\$111,600	\$90,000	-19.4%	\$162,500	\$158,199	-2.6%	\$126,233	\$98,454	-22.0%	\$180,800	\$225,325	+24.6%
145-MIDDLEBURG-SW	52	14	26.9%	78	29	37.2%	\$50,000	\$85,500	+71.0%	\$74,900	\$86,000	+14.8%	\$73,198	\$77,531	+5.9%	\$85,492	\$95,491	+11.7%
151-KEYSTONE HGTS	153	27	17.6%	102	30	29.4%	\$46,601	\$53,750	+15.3%	\$71,230	\$70,000	-1.7%	\$62,080	\$64,275	+3.5%	\$105,587	\$100,779	-4.6%
152-KINGSLEY LAKE	4	0	0.0%	0	0	--	\$0	\$0	--	\$100,000	\$0	-100.0%	\$0	\$0	--	\$100,000	\$0	-100.0%
161-GREEN COVE SPRS	95	35	36.8%	121	47	38.8%	\$107,400	\$108,000	+0.6%	\$130,000	\$137,500	+5.8%	\$123,858	\$117,897	-4.8%	\$217,608	\$185,502	-14.8%
162-RUSS L/PEN FRMS	3	1	33.3%	6	3	50.0%	\$165,000	\$131,200	-20.5%	\$175,900	\$158,400	-9.9%	\$196,333	\$131,200	-33.2%	\$177,984	\$256,133	+43.9%
211-JACKSONVILLE BCH-NE	34	10	29.4%	51	18	35.3%	\$299,000	\$299,000	0.0%	\$321,250	\$302,500	-5.8%	\$304,280	\$315,000	+3.5%	\$523,092	\$370,661	-29.1%
212-JACKSONVILLE BCH-SE	74	10	13.5%	133	30	22.6%	\$322,500	\$252,500	-21.7%	\$259,000	\$301,500	+16.4%	\$344,061	\$279,080	-18.9%	\$411,865	\$441,869	+7.3%
213-JACKSONVILLE BCH-NW	28	7	25.0%	85	26	30.6%	\$160,000	\$141,350	-11.7%	\$176,250	\$170,000	-3.5%	\$156,415	\$157,875	+0.9%	\$219,419	\$198,385	-9.6%
214-JACKSONVILLE BCH-SW	62	19	30.6%	212	86	40.6%	\$82,250	\$85,500	+4.0%	\$165,000	\$207,000	+25.5%	\$138,007	\$131,258	-4.9%	\$218,417	\$269,375	+23.3%
221-NEPTUNE BCH-EAST	25	1	4.0%	21	4	19.0%	\$395,000	\$307,450	-22.2%	\$426,000	\$355,000	-16.7%	\$367,450	\$353,725	-3.7%	\$615,731	\$601,588	-2.3%
222-NEPTUNE BCH-WEST	18	8	44.4%	55	19	34.5%	\$196,500	\$213,750	+8.8%	\$202,000	\$238,500	+18.1%	\$242,305	\$250,211	+3.3%	\$280,333	\$291,960	+4.1%
231-ATLANTIC BCH-EAST	75	17	22.7%	156	33	21.2%	\$120,450	\$204,950	+70.2%	\$275,000	\$295,050	+7.3%	\$225,719	\$206,597	-8.5%	\$468,263	\$425,911	-9.0%
232-ATLANTIC BCH/MAYPORT-WEST	21	11	52.4%	72	43	59.7%	\$64,000	\$83,750	+30.9%	\$73,000	\$90,000	+23.3%	\$71,650	\$90,090	+25.7%	\$109,111	\$126,104	+15.6%

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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	5-2011	5-2012	+ / -	5-2011	5-2012	+ / -	5-2011	5-2012	+ / -	5-2011	5-2012	+ / -
251-PVB E A1A-N CORONA	44	3	6.8%	58	6	10.3%	\$329,570	\$284,950	-13.5%	\$700,000	\$850,000	+21.4%	\$513,890	\$267,667	-47.9%	\$989,287	\$1,170,529	+18.3%
252-PVB W A1A-N SOLANA	92	19	20.7%	140	50	35.7%	\$87,900	\$87,500	-0.5%	\$202,000	\$172,500	-14.6%	\$206,287	\$156,322	-24.2%	\$613,412	\$573,007	-6.6%
261-PVB E A1A-S CORONA	129	13	10.1%	147	32	21.8%	\$145,000	\$154,000	+6.2%	\$298,750	\$268,000	-10.3%	\$240,470	\$224,760	-6.5%	\$595,989	\$437,604	-26.6%
262-PVB W A1A-S SOLANA/PALM VALLEY	130	22	16.9%	191	58	30.4%	\$101,000	\$145,500	+44.1%	\$242,500	\$315,000	+29.9%	\$196,813	\$219,672	+11.6%	\$426,755	\$413,346	-3.1%
263-PVB W A1A-S CR-210	97	11	11.3%	74	13	17.6%	\$349,500	\$405,000	+15.9%	\$418,500	\$468,750	+12.0%	\$350,364	\$460,358	+31.4%	\$537,946	\$579,779	+7.8%
264-SOUTH PVB/VILANO BCH	86	15	17.4%	70	19	27.1%	\$325,000	\$245,000	-24.6%	\$342,000	\$377,813	+10.5%	\$346,097	\$344,189	-0.6%	\$454,877	\$577,582	+27.0%
265-PONTE VEDRA/NOCATEE-STJ	75	13	17.3%	310	30	9.7%	\$178,000	\$188,250	+5.8%	\$274,646	\$268,749	-2.1%	\$234,271	\$225,003	-4.0%	\$313,093	\$294,179	-6.0%
301-JUL CK/SWITZ	331	70	21.1%	752	182	24.2%	\$175,000	\$175,000	0.0%	\$228,563	\$240,883	+5.4%	\$196,863	\$195,875	-0.5%	\$273,114	\$288,145	+5.5%
302-ORANGEDALE AREA	34	4	11.8%	25	11	44.0%	\$250,000	\$280,000	+12.0%	\$275,000	\$243,078	-11.6%	\$301,200	\$299,200	-0.7%	\$344,986	\$281,243	-18.5%
303-PALMO/SIX MILE AREA	18	1	5.6%	14	8	57.1%	\$160,000	\$163,000	+1.9%	\$214,500	\$175,750	-18.1%	\$224,630	\$168,201	-25.1%	\$390,000	\$343,417	-11.9%
304- 210 SOUTH	102	40	39.2%	222	98	44.1%	\$171,000	\$169,500	-0.9%	\$212,250	\$208,840	-1.6%	\$176,048	\$173,540	-1.4%	\$256,486	\$248,279	-3.2%
305-WORLD GOLF V-CENTRAL	61	16	26.2%	77	17	22.1%	\$162,500	\$189,900	+16.9%	\$211,525	\$231,574	+9.5%	\$175,268	\$185,871	+6.0%	\$203,574	\$245,573	+20.6%
306-WORLD GOLF V-NE	6	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%	1	1	100.0%	\$53,900	\$57,000	+5.8%	\$59,900	\$57,000	-4.8%	\$52,575	\$57,000	+8.4%	\$74,990	\$0	-100.0%
308-WORLD GOLF V-SW	60	23	38.3%	161	54	33.5%	\$168,200	\$160,000	-4.9%	\$193,000	\$191,574	-0.7%	\$171,659	\$153,531	-10.6%	\$203,294	\$218,040	+7.3%
309-WORLD GOLF V-WEST	104	35	33.7%	144	86	59.7%	\$159,000	\$143,500	-9.7%	\$169,990	\$154,900	-8.9%	\$194,059	\$168,428	-13.2%	\$216,579	\$205,291	-5.2%
312-PALENCIA AREA	73	19	26.0%	123	38	30.9%	\$245,000	\$226,000	-7.8%	\$255,000	\$256,495	+0.6%	\$244,805	\$243,093	-0.7%	\$313,526	\$321,103	+2.4%
313-WHITECASTLE/AIRPORT AREA	16	1	6.3%	17	12	70.6%	\$82,750	\$81,500	-1.5%	\$86,500	\$98,500	+13.9%	\$83,930	\$112,992	+34.6%	\$155,803	\$159,475	+2.4%
321-NORTH CITY	15	2	13.3%	17	4	23.5%	\$99,000	\$107,350	+8.4%	\$106,000	\$127,500	+20.3%	\$133,815	\$106,225	-20.6%	\$185,889	\$191,769	+3.2%
322-DOWNTOWN ST AUGUSTINE	25	1	4.0%	23	5	21.7%	\$121,000	\$208,750	+72.5%	\$200,000	\$208,750	+4.4%	\$181,238	\$370,150	+104.2%	\$280,821	\$313,550	+11.7%
323-DAVIS SHORES	31	2	6.5%	30	5	16.7%	\$218,285	\$260,000	+19.1%	\$187,000	\$156,490	-16.3%	\$288,834	\$374,000	+29.5%	\$236,790	\$224,693	-5.1%
331-ST AUGUSTINE BCH	129	20	15.5%	163	37	22.7%	\$190,000	\$202,000	+6.3%	\$267,500	\$271,750	+1.6%	\$230,108	\$226,411	-1.6%	\$316,486	\$352,965	+11.5%
332-CRESCENT BCH/SUMMER HVN	23	3	13.0%	16	6	37.5%	\$369,450	\$338,000	-8.5%	\$342,900	\$353,250	+3.0%	\$417,213	\$406,833	-2.5%	\$310,900	\$446,900	+43.7%
333-ST JOHNS CO-SE	4	0	0.0%	3	1	33.3%	\$158,690	\$246,200	+55.1%	\$188,250	\$79,000	-58.0%	\$147,970	\$246,200	+66.4%	\$209,167	\$66,500	-68.2%
334-MOULTRIE/ST AUG SHORES	38	9	23.7%	53	17	32.1%	\$91,000	\$115,000	+26.4%	\$125,000	\$124,700	-0.2%	\$100,267	\$153,265	+52.9%	\$147,286	\$141,396	-4.0%
335-ST AUGUSTINE SOUTH	15	6	40.0%	32	15	46.9%	\$93,500	\$100,000	+7.0%	\$119,500	\$121,500	+1.7%	\$92,159	\$101,647	+10.3%	\$192,800	\$146,676	-23.9%
336-RAVENSWOOD/W AUGUSTINE	102	21	20.6%	223	68	30.5%	\$72,500	\$79,500	+9.7%	\$99,495	\$104,000	+4.5%	\$74,198	\$90,791	+22.4%	\$145,747	\$130,265	-10.6%
337-OLD MOULTRIE RD/WILDWOOD	39	8	20.5%	64	24	37.5%	\$82,000	\$127,500	+55.5%	\$169,945	\$164,500	-3.2%	\$105,931	\$115,823	+9.3%	\$189,277	\$208,794	+10.3%
341-FLAGLER EST/HASTINGS	18	2	11.1%	43	23	53.5%	\$36,000	\$33,288	-7.5%	\$45,000	\$45,000	0.0%	\$41,385	\$38,299	-7.5%	\$72,113	\$74,200	+2.9%
342-ST JOHN SR 207 S/W I-95	18	2	11.1%	22	8	36.4%	\$150,000	\$152,000	+1.3%	\$170,000	\$163,445	-3.9%	\$145,454	\$138,288	-4.9%	\$185,839	\$179,369	-3.5%
343-MOLASSES JNCTN/ELKTON	9	2	22.2%	3	3	100.0%	\$69,625	\$75,000	+7.7%	\$90,000	\$75,000	-16.7%	\$69,625	\$106,500	+53.0%	\$147,736	\$0	-100.0%
344-HASTINGS/TOCOI/RVRDALE	19	4	21.1%	12	7	58.3%	\$47,200	\$50,551	+7.1%	\$67,500	\$57,500	-14.8%	\$44,275	\$49,813	+12.5%	\$126,833	\$169,700	+33.8%
410-FERNANDINA BCH DOWNTOWN-WEST	4	1	25.0%	14	5	35.7%	\$105,000	\$68,794	-34.5%	\$130,000	\$210,083	+61.6%	\$107,950	\$63,759	-40.9%	\$159,967	\$264,573	+65.4%
420-FERNANDINA BCH-DOWNTOWN-EAST	8	1	12.5%	15	9	60.0%	\$207,000	\$99,900	-51.7%	\$207,000	\$120,000	-42.0%	\$192,557	\$111,991	-41.8%	\$0	\$164,225	--
430-NASSAU CNTY BEACHES-N	16	3	18.8%	7	5	71.4%	\$185,000	\$231,000	+24.9%	\$281,250	\$231,000	-17.9%	\$190,580	\$221,200	+16.1%	\$427,741	\$456,000	+6.6%
431-NASSAU CNTY BEACHES-S	5	0	0.0%	9	7	77.8%	\$141,000	\$157,000	+11.3%	\$193,600	\$157,000	-18.9%	\$223,856	\$134,261	-40.0%	\$229,300	\$206,500	-9.9%

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.

May 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	5-2011	5-2012	+ / -	5-2011	5-2012	+ / -	5-2011	5-2012	+ / -	5-2011	5-2012	+ / -
440-FERNANDINA BCH DOWNTOWN-SOUTH	1	0	0.0%	17	11	64.7%	\$114,500	\$101,850	-11.0%	\$122,500	\$124,000	+1.2%	\$119,393	\$124,741	+4.5%	\$139,500	\$272,567	+95.4%
450-AMELIA ISLAND	30	4	13.3%	32	10	31.3%	\$175,000	\$150,000	-14.3%	\$250,000	\$270,500	+8.2%	\$188,482	\$169,890	-9.9%	\$257,586	\$284,161	+10.3%
470-PINEY ISL AND AREA	4	0	0.0%	3	1	33.3%	\$154,250	\$225,000	+45.9%	\$154,250	\$480,000	+211.2%	\$154,250	\$225,000	+45.9%	\$0	\$505,000	--
471-NASSAU CO N-CHESTER/PIRATES WOOD	46	14	30.4%	59	23	39.0%	\$140,000	\$119,200	-14.9%	\$159,000	\$143,760	-9.6%	\$159,279	\$130,235	-18.2%	\$181,897	\$166,407	-8.5%
472-ONEIL,NASSAVILLE,HOLLY PT	45	13	28.9%	73	28	38.4%	\$120,000	\$126,000	+5.0%	\$167,000	\$182,000	+9.0%	\$142,665	\$149,211	+4.6%	\$192,105	\$189,738	-1.2%
480-N-A1A/W LOFN CK	0	0	--	2	1	50.0%	\$43,500	\$112,000	+157.5%	\$85,000	\$211,000	+148.2%	\$134,833	\$112,000	-16.9%	\$87,500	\$310,000	+254.3%
481-S-A1A/W LOFN CK	27	11	40.7%	34	17	50.0%	\$109,900	\$99,000	-9.9%	\$99,000	\$124,500	+25.8%	\$100,949	\$97,495	-3.4%	\$98,929	\$138,829	+40.3%
490-CALLAHAN	16	3	18.8%	17	10	58.8%	\$150,000	\$98,000	-34.7%	\$135,000	\$111,500	-17.4%	\$141,000	\$106,811	-24.2%	\$136,964	\$144,875	+5.8%
491-HILLARD	15	3	20.0%	14	8	57.1%	\$104,900	\$65,000	-38.0%	\$111,450	\$75,000	-32.7%	\$95,614	\$70,286	-26.5%	\$109,389	\$95,000	-13.2%
492-W I-95/N FL LNE	73	20	27.4%	107	59	55.1%	\$121,500	\$79,761	-34.4%	\$126,500	\$119,500	-5.5%	\$119,468	\$89,926	-24.7%	\$146,881	\$146,729	-0.1%
501-MACCLENNY AREA	60	14	23.3%	70	32	45.7%	\$121,500	\$113,800	-6.3%	\$136,950	\$121,000	-11.6%	\$110,689	\$117,280	+6.0%	\$147,581	\$134,081	-9.1%
502-BAKER COUNTY-NW	31	7	22.6%	19	8	42.1%	\$42,000	\$65,000	+54.8%	\$104,250	\$110,000	+5.5%	\$63,429	\$75,486	+19.0%	\$192,429	\$159,673	-17.0%
503-BAKER COUNTY-SOUTH	11	2	18.2%	31	16	51.6%	\$85,000	\$87,500	+2.9%	\$98,825	\$114,750	+16.1%	\$95,183	\$108,838	+14.3%	\$142,090	\$164,450	+15.7%
521-BRADFORD COUNTY-NE	23	6	26.1%	25	13	52.0%	\$34,500	\$52,237	+51.4%	\$83,000	\$82,000	-1.2%	\$53,167	\$76,467	+43.8%	\$123,938	\$104,945	-15.3%
522-BRADFORD COUNTY-NW	57	14	24.6%	33	17	51.5%	\$55,550	\$37,000	-33.4%	\$91,000	\$58,900	-35.3%	\$74,750	\$70,419	-5.8%	\$105,152	\$83,438	-20.7%
523-BRADFORD COUNTY-SE	60	7	11.7%	35	8	22.9%	\$38,601	\$64,950	+68.3%	\$84,000	\$90,000	+7.1%	\$51,700	\$85,131	+64.7%	\$143,850	\$114,592	-20.3%
524-BRADFORD COUNTY-SW	26	1	3.8%	14	8	57.1%	\$54,000	\$48,000	-11.1%	\$99,000	\$71,500	-27.8%	\$87,875	\$70,386	-19.9%	\$115,856	\$138,333	+19.4%
541-UNION COUNTY-NORTH	1	0	0.0%	2	1	50.0%	\$0	\$34,199	--	\$92,500	\$35,100	-62.1%	\$0	\$34,199	--	\$92,500	\$36,000	-61.1%
542-UNION COUNTY-SOUTH	5	1	20.0%	5	2	40.0%	\$56,500	\$102,100	+80.7%	\$85,000	\$169,000	+98.8%	\$56,500	\$102,100	+80.7%	\$141,720	\$202,167	+42.7%
561-GREATER PALATKA	142	38	26.8%	103	37	35.9%	\$58,450	\$43,500	-25.6%	\$66,200	\$57,750	-12.8%	\$66,121	\$64,922	-1.8%	\$98,496	\$81,547	-17.2%
562-BARDIN/WEST BOSTWICK	11	3	27.3%	9	2	22.2%	\$66,500	\$28,050	-57.8%	\$70,875	\$35,000	-50.6%	\$49,750	\$28,050	-43.6%	\$121,980	\$63,429	-48.0%
563-E BOSTWICK/BRIDGEPORT/CEDAR CR	38	4	10.5%	25	11	44.0%	\$154,450	\$40,975	-73.5%	\$147,500	\$59,750	-59.5%	\$137,667	\$53,119	-61.4%	\$156,643	\$129,659	-17.2%
564-E PALATKA/SAN MATEO/N SATSUMA	116	15	12.9%	61	19	31.1%	\$116,500	\$52,500	-54.9%	\$85,000	\$75,000	-11.8%	\$91,081	\$63,884	-29.9%	\$121,314	\$118,228	-2.5%
571-INTERLACHEN-SE	15	1	6.7%	15	9	60.0%	\$45,000	\$53,000	+17.8%	\$45,000	\$47,001	+4.4%	\$46,667	\$65,900	+41.2%	\$61,563	\$32,800	-46.7%
572-INTERLACHEN-NE	69	6	8.7%	57	5	8.8%	\$23,000	\$36,580	+59.0%	\$37,500	\$36,613	-2.4%	\$31,936	\$40,415	+26.5%	\$50,593	\$53,180	+5.1%
573-INTERLACHEN-SW	22	3	13.6%	16	5	31.3%	\$20,000	\$45,000	+125.0%	\$37,500	\$45,000	+20.0%	\$28,167	\$39,800	+41.3%	\$67,063	\$47,490	-29.2%
574-INTERLACHEN-NW	37	4	10.8%	22	4	18.2%	\$52,750	\$42,050	-20.3%	\$55,000	\$59,900	+8.9%	\$63,400	\$42,050	-33.7%	\$75,247	\$79,141	+5.2%
575-WEST OF SR21	18	2	11.1%	6	2	33.3%	\$88,000	\$111,500	+26.7%	\$88,000	\$71,000	-19.3%	\$93,667	\$111,500	+19.0%	\$210,375	\$46,725	-77.8%
576-GEORGES LAKE	13	2	15.4%	11	6	54.5%	\$45,700	\$137,000	+199.8%	\$79,750	\$143,500	+79.9%	\$70,525	\$131,400	+86.3%	\$185,000	\$134,800	-27.1%
581-SATSUMA/HOOT OWL RIDGE	52	2	3.8%	36	13	36.1%	\$31,000	\$36,000	+16.1%	\$44,900	\$48,450	+7.9%	\$91,750	\$37,138	-59.5%	\$95,228	\$49,214	-48.3%
582-POMONA PARK/WELAKA/LK COMO	104	11	10.6%	51	4	7.8%	\$45,000	\$39,550	-12.1%	\$63,500	\$57,000	-10.2%	\$64,944	\$70,275	+8.2%	\$88,377	\$89,640	+1.4%
583-CRESCENT CITY/GEORGETOWN/FRUIT	98	5	5.1%	43	8	18.6%	\$51,950	\$75,000	+44.4%	\$40,000	\$42,250	+5.6%	\$78,671	\$98,234	+24.9%	\$62,961	\$63,735	+1.2%
584-OCALA NATIONAL FOREST/OKLAWAHA	1	0	0.0%	1	0	0.0%	\$0	\$0	--	\$0	\$260,000	--	\$0	\$0	--	\$0	\$260,000	--