

Lender-Mediated Report

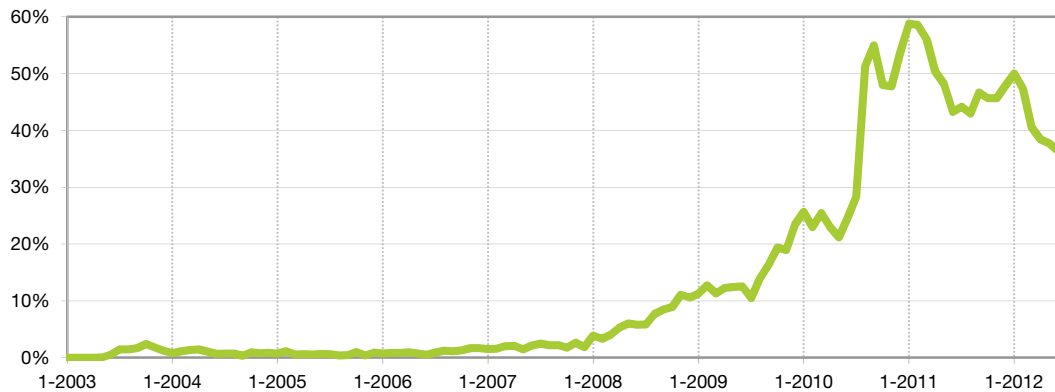
A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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."

July 2012

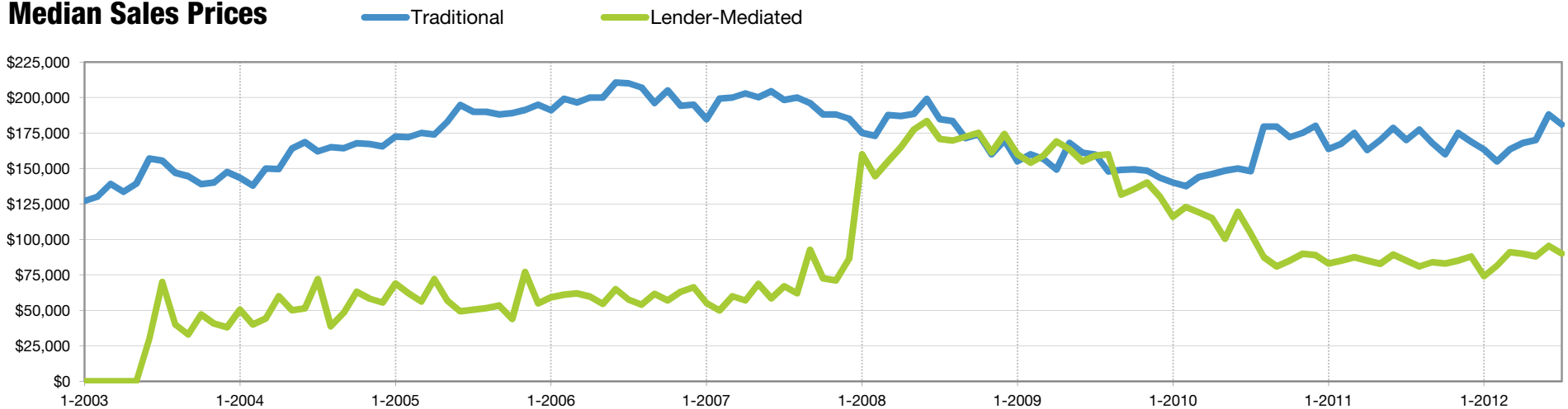
Share of Closed Sales that were Lender-Mediated: 39.0%



Closed Sales	7-2011	7-2012	+ / -
Traditional	791	875	+10.6%
Lender-Mediated	625	559	-10.6%
Total Market*	1,416	1,434	+1.3%

Median Sales Price	7-2011	7-2012	+ / -
Traditional	\$170,000	\$181,028	+6.5%
Lender-Mediated	\$85,000	\$90,000	+5.9%
Total Market*	\$130,000	\$140,000	+7.7%

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 August 8, 2012. All data from Northeast Florida Multiple Listing Service. Powered by 10K Research and Marketing.

Lender-Mediated Report – Activity by Area

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS



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

July 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	7-2011	7-2012	+ / -	7-2011	7-2012	+ / -	7-2011	7-2012	+ / -	7-2011	7-2012	+ / -
011-SAN MARCO	102	16	15.7%	152	26	17.1%	\$139,819	\$150,500	+7.6%	\$210,000	\$218,800	+4.2%	\$142,292	\$196,098	+37.8%	\$314,974	\$342,905	+8.9%
012-SAN JOSE	158	41	25.9%	269	105	39.0%	\$48,825	\$60,700	+24.3%	\$85,000	\$98,000	+15.3%	\$64,303	\$75,321	+17.1%	\$193,276	\$223,428	+15.6%
013-BEAUCLERC/MANDARIN N	191	75	39.3%	426	195	45.8%	\$85,000	\$85,050	+0.1%	\$125,000	\$124,950	-0.0%	\$100,640	\$99,553	-1.1%	\$174,511	\$167,193	-4.2%
014-MANDARIN	245	88	35.9%	518	198	38.2%	\$139,500	\$149,950	+7.5%	\$179,900	\$175,000	-2.7%	\$158,835	\$156,141	-1.7%	\$239,735	\$207,208	-13.6%
015-BARTRAM	62	34	54.8%	310	173	55.8%	\$115,000	\$110,720	-3.7%	\$132,745	\$148,395	+11.8%	\$129,178	\$122,246	-5.4%	\$142,730	\$167,190	+17.1%
021-ST NICHOLAS	91	33	36.3%	151	57	37.7%	\$41,000	\$40,500	-1.2%	\$65,000	\$63,250	-2.7%	\$56,759	\$51,647	-9.0%	\$101,730	\$95,124	-6.5%
022-GROVE PK/SAN SOUCI	107	56	52.3%	391	230	58.8%	\$58,700	\$68,000	+15.8%	\$71,111	\$76,300	+7.3%	\$73,334	\$81,988	+11.8%	\$125,608	\$112,092	-10.8%
023-E OF SS BLVD	154	75	48.7%	534	291	54.5%	\$70,000	\$71,000	+1.4%	\$85,000	\$89,000	+4.7%	\$84,748	\$83,392	-1.6%	\$151,338	\$141,012	-6.8%
024-BAYMEADOWS/DEERWOOD	157	58	36.9%	487	239	49.1%	\$62,000	\$60,600	-2.3%	\$95,000	\$105,000	+10.5%	\$91,003	\$93,640	+2.9%	\$241,184	\$228,972	-5.1%
025-ICW N-BCH & S ATL	78	28	35.9%	226	98	43.4%	\$140,000	\$148,000	+5.7%	\$175,000	\$174,000	-0.6%	\$150,752	\$149,820	-0.6%	\$208,020	\$214,329	+3.0%
026-ICW S-BCH & N JTB	176	37	21.0%	480	184	38.3%	\$85,000	\$85,000	0.0%	\$185,000	\$216,695	+17.1%	\$146,138	\$137,200	-6.1%	\$320,538	\$327,750	+2.3%
027-ICW S-JTB	76	15	19.7%	130	33	25.4%	\$145,000	\$94,000	-35.2%	\$212,270	\$194,000	-8.6%	\$181,647	\$168,712	-7.1%	\$319,954	\$265,512	-17.0%
031-RIVERSIDE	48	12	25.0%	76	34	44.7%	\$60,500	\$125,000	+106.6%	\$131,000	\$138,450	+5.7%	\$96,118	\$113,298	+17.9%	\$223,387	\$209,020	-6.4%
032-AVONDALE	127	27	21.3%	180	45	25.0%	\$128,950	\$91,500	-29.0%	\$175,000	\$159,000	-9.1%	\$170,785	\$122,497	-28.3%	\$247,585	\$276,069	+11.5%
033-ORTEGA/VENETIA	88	18	20.5%	99	25	25.3%	\$225,000	\$222,500	-1.1%	\$264,001	\$235,000	-11.0%	\$264,927	\$365,032	+37.8%	\$377,174	\$309,905	-17.8%
041-ARLINGTON	291	106	36.4%	642	334	52.0%	\$50,550	\$49,750	-1.6%	\$80,500	\$74,900	-7.0%	\$65,453	\$63,611	-2.8%	\$123,265	\$109,883	-10.9%
042-FT CAROLINE	136	64	47.1%	365	179	49.0%	\$80,000	\$90,000	+12.5%	\$122,000	\$119,750	-1.8%	\$102,044	\$107,509	+5.4%	\$171,250	\$180,770	+5.6%
043-ICW N-ATLANTIC BLVD	119	44	37.0%	281	150	53.4%	\$130,000	\$122,500	-5.8%	\$162,000	\$147,000	-9.3%	\$180,450	\$157,825	-12.5%	\$301,445	\$244,650	-18.8%
051-MURRAY HILL	75	36	48.0%	138	71	51.4%	\$30,500	\$39,000	+27.9%	\$40,000	\$40,053	+0.1%	\$38,717	\$43,819	+13.2%	\$84,870	\$64,518	-24.0%
052-LAKESHORE	56	29	51.8%	83	38	45.8%	\$29,000	\$34,750	+19.8%	\$41,500	\$42,000	+1.2%	\$35,657	\$36,385	+2.0%	\$71,725	\$79,166	+10.4%
053-HYDE GROVE AREA	51	21	41.2%	103	54	52.4%	\$31,600	\$29,500	-6.6%	\$53,000	\$40,000	-24.5%	\$44,321	\$36,917	-16.7%	\$92,899	\$79,615	-14.3%
054-CEDAR HILLS	37	13	35.1%	106	50	47.2%	\$35,500	\$34,000	-4.2%	\$42,000	\$38,000	-9.5%	\$39,505	\$35,525	-10.1%	\$79,448	\$58,502	-26.4%
055-CONF PT/ORTEGA FARMS	35	16	45.7%	56	22	39.3%	\$86,400	\$67,101	-22.3%	\$107,450	\$112,500	+4.7%	\$98,811	\$101,748	+3.0%	\$145,181	\$140,015	-3.6%
056-YUKN/WESC/OAK H	102	56	54.9%	256	152	59.4%	\$54,000	\$51,750	-4.2%	\$70,925	\$71,000	+0.1%	\$64,151	\$67,905	+5.9%	\$101,900	\$88,704	-12.9%
061-NORMANDY AREA	76	37	48.7%	178	109	61.2%	\$55,000	\$62,900	+14.4%	\$78,450	\$75,000	-4.4%	\$63,474	\$68,931	+8.6%	\$132,864	\$98,202	-26.1%
062-CRYSTAL SPR/COUNTRY CREEK	88	42	47.7%	168	75	44.6%	\$90,000	\$86,500	-3.9%	\$101,500	\$113,000	+11.3%	\$96,030	\$92,608	-3.6%	\$134,162	\$143,167	+6.7%
063-JACKSONVILLE HEIGHTS/OAK HILL	98	59	60.2%	242	148	61.2%	\$49,000	\$40,000	-18.4%	\$53,500	\$47,250	-11.7%	\$51,777	\$46,055	-11.1%	\$75,034	\$62,594	-16.6%
064-BENT CREEK/PLUM TREE	57	21	36.8%	95	42	44.2%	\$121,000	\$100,450	-17.0%	\$136,662	\$125,000	-8.5%	\$114,217	\$101,992	-10.7%	\$144,685	\$132,768	-8.2%
065-PANTHER CREEK/ADAMS LK/DUVAL SW	25	12	48.0%	35	27	77.1%	\$105,000	\$102,000	-2.9%	\$110,000	\$110,000	0.0%	\$107,820	\$106,205	-1.5%	\$121,918	\$135,725	+11.3%
066-CECIL COMMERCE AREA	13	1	7.7%	18	4	22.2%	\$200,000	\$145,000	-27.5%	\$154,990	\$143,245	-7.6%	\$216,233	\$152,225	-29.6%	\$144,388	\$135,581	-6.1%
067-COLINS RD/ARGYLE/OAKLEAFPLNT-DUVAL	118	72	61.0%	308	175	56.8%	\$70,000	\$74,000	+5.7%	\$90,000	\$99,550	+10.6%	\$84,370	\$84,535	+0.2%	\$118,439	\$112,667	-4.9%
071-BRENTWOOD/EVERGREEN	84	33	39.3%	130	77	59.2%	\$14,914	\$16,000	+7.3%	\$15,000	\$18,000	+20.0%	\$19,517	\$20,348	+4.3%	\$37,630	\$27,358	-27.3%
072-SPRINGFIELD	80	28	35.0%	89	52	58.4%	\$15,000	\$35,000	+133.3%	\$30,000	\$39,950	+33.2%	\$48,262	\$56,900	+17.9%	\$134,740	\$81,284	-39.7%
073-DOWNTOWN JAX/NORTHBANK	14	6	42.9%	35	16	45.7%	\$78,900	\$89,250	+13.1%	\$79,000	\$102,000	+29.1%	\$77,213	\$102,943	+33.3%	\$99,700	\$145,577	+46.0%
074-PAXON	116	50	43.1%	153	89	58.2%	\$12,750	\$13,550	+6.3%	\$14,500	\$15,200	+4.8%	\$15,793	\$14,572	-7.7%	\$69,787	\$57,116	-18.2%
075-TROUT RIV/COLLEGE PRK/RIBAUT MNR	234	85	36.3%	364	225	61.8%	\$16,500	\$18,000	+9.1%	\$20,000	\$19,100	-4.5%	\$24,400	\$25,153	+3.1%	\$64,115	\$40,298	-37.1%

Lender-Mediated Report – Activity by Area

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS



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

July 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	7-2011	7-2012	+ / -	7-2011	7-2012	+ / -	7-2011	7-2012	+ / -	7-2011	7-2012	+ / -
081-MARIETA/WHITSE/BALDWIN	93	32	34.4%	126	62	49.2%	\$88,450	\$92,500	+4.6%	\$109,900	\$122,990	+11.9%	\$93,043	\$98,853	+6.2%	\$137,466	\$137,647	+0.1%
082-DINSMORE/NORTHWEST DUVAL	6	1	16.7%	11	8	72.7%	\$26,500	\$61,900	+133.6%	\$28,001	\$112,450	+301.6%	\$55,217	\$110,275	+99.7%	\$75,396	\$156,633	+107.7%
091-GARDN CTY/AIRPORT	146	71	48.6%	313	202	64.5%	\$69,000	\$79,050	+14.6%	\$92,150	\$88,000	-4.5%	\$75,875	\$80,805	+6.5%	\$126,120	\$121,329	-3.8%
092-OCEANWAY/PECAN PARK	138	61	44.2%	277	133	48.0%	\$129,000	\$121,000	-6.2%	\$155,000	\$157,000	+1.3%	\$127,490	\$117,463	-7.9%	\$173,619	\$179,605	+3.4%
095-SAN MATEO/EASTPORT	21	9	42.9%	48	18	37.5%	\$60,000	\$54,450	-9.3%	\$94,000	\$90,000	-4.3%	\$110,063	\$93,013	-15.5%	\$165,964	\$151,226	-8.9%
096-FT GEORGE/BLOUNT IS/CEDAR PT	113	47	41.6%	180	99	55.0%	\$155,000	\$138,950	-10.4%	\$161,141	\$147,000	-8.8%	\$159,013	\$160,456	+0.9%	\$202,705	\$198,210	-2.2%
121-FLEMING ISLAND-NE	20	5	25.0%	14	4	28.6%	\$162,000	\$145,000	-10.5%	\$164,000	\$164,000	0.0%	\$193,950	\$137,667	-29.0%	\$359,000	\$212,950	-40.7%
122-FLEMING ISLAND-NW	89	20	22.5%	146	52	35.6%	\$230,000	\$215,000	-6.5%	\$245,700	\$235,000	-4.4%	\$264,858	\$227,813	-14.0%	\$308,543	\$287,143	-6.9%
123-FLEMING ISLAND-SE	49	10	20.4%	74	20	27.0%	\$121,500	\$136,370	+12.2%	\$168,500	\$190,000	+12.8%	\$147,000	\$144,282	-1.8%	\$267,392	\$278,796	+4.3%
124-FLEMING ISLAND-SW	60	25	41.7%	165	75	45.5%	\$143,750	\$137,500	-4.3%	\$132,000	\$154,000	+16.7%	\$146,272	\$154,589	+5.7%	\$173,378	\$191,894	+10.7%
131-MDWBK/LOCH RANE	38	14	36.8%	56	18	32.1%	\$52,500	\$58,250	+11.0%	\$88,700	\$136,000	+53.3%	\$103,334	\$111,007	+7.4%	\$157,912	\$178,938	+13.3%
132-BELLAIR/GROVE PARK	29	10	34.5%	73	38	52.1%	\$49,900	\$61,750	+23.7%	\$70,000	\$75,000	+7.1%	\$58,059	\$63,123	+8.7%	\$96,672	\$90,453	-6.4%
133-NORTH ORANGE PK	11	2	18.2%	26	12	46.2%	\$39,750	\$38,500	-3.1%	\$115,000	\$87,500	-23.9%	\$70,744	\$50,513	-28.6%	\$194,117	\$316,966	+63.3%
134-SOUTH BLANDING	52	28	53.8%	89	42	47.2%	\$106,500	\$93,250	-12.4%	\$120,500	\$114,950	-4.6%	\$102,540	\$93,693	-8.6%	\$140,925	\$132,971	-5.6%
135-PARK W/MONTCLAIR	16	7	43.8%	39	17	43.6%	\$121,000	\$85,000	-29.8%	\$127,900	\$109,900	-14.1%	\$117,852	\$83,244	-29.4%	\$133,358	\$137,755	+3.3%
136-LAKESIDE EST	21	8	38.1%	44	18	40.9%	\$95,950	\$89,000	-7.2%	\$107,900	\$129,000	+19.6%	\$101,614	\$106,829	+5.1%	\$134,637	\$134,096	-0.4%
137-DOCTORS LAKE	48	9	18.8%	45	14	31.1%	\$200,950	\$148,750	-26.0%	\$184,950	\$170,000	-8.1%	\$242,081	\$144,000	-40.5%	\$223,525	\$284,936	+27.5%
138-TNGLWD/ORANGE PRK S	64	46	71.9%	180	102	56.7%	\$89,000	\$89,900	+1.0%	\$99,312	\$102,000	+2.7%	\$96,421	\$98,066	+1.7%	\$127,005	\$112,306	-11.6%
139-OAKLEAF PLNTN/ORANGE PARK NW	178	81	45.5%	458	242	52.8%	\$125,000	\$113,500	-9.2%	\$144,000	\$140,000	-2.8%	\$133,244	\$122,252	-8.2%	\$196,397	\$189,313	-3.6%
141-MIDDLEBURG	64	23	35.9%	103	49	47.6%	\$53,100	\$104,000	+95.9%	\$65,000	\$87,900	+35.2%	\$73,389	\$116,023	+58.1%	\$109,274	\$95,984	-12.2%
142-MIDDLEBURG E/LAKE ASBURY	133	64	48.1%	268	131	48.9%	\$102,000	\$115,250	+13.0%	\$125,000	\$135,900	+8.7%	\$109,366	\$126,658	+15.8%	\$164,232	\$178,642	+8.8%
143-FOXMEADOW AREA	58	17	29.3%	125	34	27.2%	\$105,000	\$105,000	0.0%	\$162,900	\$155,000	-4.8%	\$114,740	\$119,293	+4.0%	\$176,082	\$174,449	-0.9%
144-MIDDLEBURG-SE	14	1	7.1%	24	12	50.0%	\$114,100	\$99,950	-12.4%	\$162,500	\$126,000	-22.5%	\$126,650	\$106,500	-15.9%	\$201,692	\$189,908	-5.8%
145-MIDDLEBURG-SW	42	10	23.8%	81	32	39.5%	\$41,700	\$98,450	+136.1%	\$77,000	\$89,900	+16.8%	\$66,678	\$94,464	+41.7%	\$104,930	\$92,188	-12.1%
151-KEYSTONE HGTS	155	30	19.4%	109	37	33.9%	\$47,500	\$59,900	+26.1%	\$72,500	\$70,000	-3.4%	\$61,069	\$66,305	+8.6%	\$109,161	\$103,106	-5.5%
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	96	34	35.4%	126	49	38.9%	\$104,900	\$110,000	+4.9%	\$130,000	\$139,900	+7.6%	\$117,496	\$131,644	+12.0%	\$223,041	\$208,516	-6.5%
162-RUSS L/PEN FRMS	3	1	33.3%	5	3	60.0%	\$165,000	\$131,200	-20.5%	\$185,000	\$154,200	-16.6%	\$196,333	\$131,200	-33.2%	\$182,343	\$291,700	+60.0%
211-JACKSONVILLE BCH-NE	26	7	26.9%	55	24	43.6%	\$249,000	\$293,000	+17.7%	\$321,250	\$299,900	-6.6%	\$288,896	\$290,335	+0.5%	\$560,303	\$406,853	-27.4%
212-JACKSONVILLE BCH-SE	78	11	14.1%	130	27	20.8%	\$310,000	\$250,000	-19.4%	\$259,000	\$277,000	+6.9%	\$319,391	\$277,719	-13.0%	\$432,120	\$432,346	+0.1%
213-JACKSONVILLE BCH-NW	27	6	22.2%	84	25	29.8%	\$170,000	\$143,500	-15.6%	\$175,000	\$170,000	-2.9%	\$169,234	\$149,070	-11.9%	\$213,533	\$208,581	-2.3%
214-JACKSONVILLE BCH-SW	54	12	22.2%	211	80	37.9%	\$82,500	\$88,000	+6.7%	\$180,000	\$215,000	+19.4%	\$139,359	\$134,239	-3.7%	\$222,710	\$267,476	+20.1%
221-NEPTUNE BCH-EAST	19	1	5.3%	25	5	20.0%	\$395,000	\$405,000	+2.5%	\$467,500	\$355,000	-24.1%	\$367,450	\$363,980	-0.9%	\$712,912	\$470,825	-34.0%
222-NEPTUNE BCH-WEST	16	5	31.3%	54	21	38.9%	\$200,000	\$180,000	-10.0%	\$240,500	\$228,500	-5.0%	\$276,159	\$202,320	-26.7%	\$279,783	\$295,550	+5.6%
231-ATLANTIC BCH-EAST	77	18	23.4%	149	32	21.5%	\$115,500	\$225,000	+94.8%	\$279,000	\$296,000	+6.1%	\$225,892	\$211,507	-6.4%	\$469,688	\$428,189	-8.8%
232-ATLANTIC BCH/MAYPORT-WEST	18	6	33.3%	68	37	54.4%	\$66,000	\$65,000	-1.5%	\$74,000	\$90,000	+21.6%	\$74,509	\$85,450	+14.7%	\$119,161	\$116,943	-1.9%

Lender-Mediated Report – Activity by Area

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS



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

July 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	7-2011	7-2012	+ / -	7-2011	7-2012	+ / -	7-2011	7-2012	+ / -	7-2011	7-2012	+ / -
251-PVB E A1A-N CORONA	31	2	6.5%	59	6	10.2%	\$330,000	\$264,950	-19.7%	\$752,500	\$910,000	+20.9%	\$487,620	\$257,667	-47.2%	\$1,165,144	\$1,163,604	-0.1%
252-PVB W A1A-N SOLANA	82	21	25.6%	144	48	33.3%	\$85,750	\$88,500	+3.2%	\$211,250	\$175,000	-17.2%	\$184,378	\$172,602	-6.4%	\$632,974	\$521,410	-17.6%
261-PVB E A1A-S CORONA	121	14	11.6%	150	29	19.3%	\$139,000	\$153,000	+10.1%	\$297,500	\$275,000	-7.6%	\$232,007	\$228,814	-1.4%	\$575,601	\$446,943	-22.4%
262-PVB W A1A-S SOLANA/PALM VALLEY	125	21	16.8%	208	55	26.4%	\$112,500	\$145,500	+29.3%	\$264,500	\$315,000	+19.1%	\$205,198	\$211,704	+3.2%	\$420,157	\$437,743	+4.2%
263-PVB W A1A-S CR-210	73	10	13.7%	79	15	19.0%	\$349,500	\$440,000	+25.9%	\$423,000	\$455,000	+7.6%	\$340,914	\$468,833	+37.5%	\$512,144	\$580,950	+13.4%
264-SOUTH PVB/VILANO BCH	85	12	14.1%	71	18	25.4%	\$312,000	\$260,000	-16.7%	\$345,000	\$385,000	+11.6%	\$329,350	\$358,200	+8.8%	\$479,676	\$578,363	+20.6%
265-PONTE VEDRA/NOCATEE-STJ	81	13	16.0%	340	32	9.4%	\$181,500	\$188,250	+3.7%	\$273,000	\$273,435	+0.2%	\$235,483	\$259,550	+10.2%	\$308,491	\$301,111	-2.4%
301-JUL CK/SWITZ	326	59	18.1%	786	184	23.4%	\$175,000	\$175,000	0.0%	\$228,563	\$240,000	+5.0%	\$195,802	\$192,863	-1.5%	\$282,079	\$281,532	-0.2%
302-ORANGEDALE AREA	37	7	18.9%	26	8	30.8%	\$250,000	\$175,000	-30.0%	\$260,000	\$248,000	-4.6%	\$278,822	\$274,429	-1.6%	\$285,903	\$354,760	+24.1%
303-PALMO/SIX MILE AREA	16	1	6.3%	14	5	35.7%	\$171,250	\$157,000	-8.3%	\$182,500	\$163,000	-10.7%	\$195,720	\$180,600	-7.7%	\$390,000	\$293,444	-24.8%
304- 210 SOUTH	101	35	34.7%	226	91	40.3%	\$170,000	\$169,000	-0.6%	\$211,000	\$211,750	+0.4%	\$172,970	\$175,493	+1.5%	\$268,478	\$245,545	-8.5%
305-WORLD GOLF V-CENTRAL	51	16	31.4%	88	17	19.3%	\$177,500	\$189,000	+6.5%	\$203,000	\$236,000	+16.3%	\$180,547	\$185,724	+2.9%	\$196,090	\$251,447	+28.2%
306-WORLD GOLF V-NE	8	0	0.0%	6	0	0.0%	\$0	\$0	--	\$199,990	\$224,000	+12.0%	\$0	\$0	--	\$199,990	\$211,167	+5.6%
307-WORLD GOLF V-SE	2	2	100.0%	2	2	100.0%	\$57,000	\$58,000	+1.8%	\$57,000	\$58,000	+1.8%	\$53,460	\$58,000	+8.5%	\$0	\$0	--
308-WORLD GOLF V-SW	58	22	37.9%	164	54	32.9%	\$163,200	\$160,000	-2.0%	\$194,263	\$189,945	-2.2%	\$168,218	\$156,677	-6.9%	\$209,657	\$214,560	+2.3%
309-WORLD GOLF V-WEST	90	22	24.4%	151	79	52.3%	\$152,000	\$140,225	-7.7%	\$162,500	\$156,000	-4.0%	\$185,265	\$163,989	-11.5%	\$218,671	\$209,003	-4.4%
312-PALENCIA AREA	71	20	28.2%	123	37	30.1%	\$260,000	\$215,000	-17.3%	\$271,518	\$247,000	-9.0%	\$276,322	\$243,057	-12.0%	\$358,434	\$296,915	-17.2%
313-WHITECASTLE/AIRPORT AREA	15	2	13.3%	20	14	70.0%	\$91,750	\$86,000	-6.3%	\$91,750	\$112,000	+22.1%	\$122,640	\$88,421	-27.9%	\$84,250	\$158,580	+88.2%
321-NORTH CITY	8	2	25.0%	21	7	33.3%	\$96,450	\$82,700	-14.3%	\$100,500	\$111,699	+11.1%	\$142,042	\$83,414	-41.3%	\$132,375	\$193,500	+46.2%
322-DOWNTOWN ST AUGUSTINE	19	1	5.3%	21	4	19.0%	\$168,500	\$216,925	+28.7%	\$220,000	\$208,750	-5.1%	\$201,990	\$376,463	+86.4%	\$329,253	\$279,412	-15.1%
323-DAVIS SHORES	27	3	11.1%	37	5	13.5%	\$218,285	\$260,000	+19.1%	\$196,500	\$181,950	-7.4%	\$288,834	\$374,000	+29.5%	\$231,453	\$238,485	+3.0%
331-ST AUGUSTINE BCH	128	15	11.7%	163	38	23.3%	\$186,482	\$195,950	+5.1%	\$261,000	\$280,000	+7.3%	\$225,649	\$226,339	+0.3%	\$332,622	\$342,074	+2.8%
332-CRESCENT BCH/SUMMER HVN	27	4	14.8%	14	4	28.6%	\$392,450	\$248,000	-36.8%	\$336,450	\$302,500	-10.1%	\$422,770	\$387,750	-8.3%	\$232,490	\$455,500	+95.9%
333-ST JOHNS CO-SE	5	0	0.0%	5	3	60.0%	\$158,690	\$131,200	-17.3%	\$195,000	\$127,000	-34.9%	\$147,970	\$168,133	+13.6%	\$214,700	\$66,500	-69.0%
334-MOULTRIE/ST AUG SHORES	46	10	21.7%	46	15	32.6%	\$90,000	\$124,700	+38.6%	\$123,450	\$125,000	+1.3%	\$95,831	\$166,420	+73.7%	\$154,228	\$131,179	-14.9%
335-ST AUGUSTINE SOUTH	18	5	27.8%	23	10	43.5%	\$99,000	\$98,500	-0.5%	\$120,000	\$114,900	-4.3%	\$96,242	\$95,080	-1.2%	\$238,000	\$142,654	-40.1%
336-RAVENSWOOD/W AUGUSTINE	103	24	23.3%	216	59	27.3%	\$72,500	\$74,000	+2.1%	\$104,000	\$99,250	-4.6%	\$77,049	\$84,220	+9.3%	\$148,366	\$130,234	-12.2%
337-OLD MOULTRIE RD/WILDWOOD	36	2	5.6%	63	19	30.2%	\$72,150	\$133,250	+84.7%	\$169,945	\$175,000	+3.0%	\$106,206	\$126,118	+18.7%	\$192,207	\$215,030	+11.9%
341-FLAGLER EST/HASTINGS	14	1	7.1%	40	21	52.5%	\$31,250	\$37,100	+18.7%	\$44,000	\$47,000	+6.8%	\$35,713	\$43,004	+20.4%	\$81,208	\$69,453	-14.5%
342-ST JOHN SR 207 S/W I-95	18	1	5.6%	23	9	39.1%	\$140,000	\$154,000	+10.0%	\$165,000	\$161,000	-2.4%	\$134,896	\$138,633	+2.8%	\$178,585	\$185,373	+3.8%
343-MOLASSES JNCTN/ELKTON	4	1	25.0%	4	3	75.0%	\$69,625	\$75,000	+7.7%	\$90,000	\$107,500	+19.4%	\$69,625	\$106,500	+53.0%	\$197,393	\$140,000	-29.1%
344-HASTINGS/TOCOI/RVRDALE	21	4	19.0%	13	7	53.8%	\$37,500	\$54,000	+44.0%	\$67,500	\$57,500	-14.8%	\$39,420	\$60,030	+52.3%	\$157,625	\$121,167	-23.1%
410-FERNANDINA BCH DOWNTOWN-WEST	6	2	33.3%	9	3	33.3%	\$80,000	\$68,794	-14.0%	\$126,000	\$229,990	+82.5%	\$91,244	\$69,265	-24.1%	\$179,438	\$281,498	+56.9%
420-FERNANDINA BCH-DOWNTOWN-EAST	10	1	10.0%	18	11	61.1%	\$207,000	\$100,000	-51.7%	\$207,000	\$123,440	-40.4%	\$170,311	\$111,504	-34.5%	\$0	\$166,479	--
430-NASSAU CNTY BEACHES-N	15	2	13.3%	6	4	66.7%	\$185,000	\$248,000	+34.1%	\$259,500	\$248,000	-4.4%	\$197,771	\$256,125	+29.5%	\$427,741	\$456,000	+6.6%
431-NASSAU CNTY BEACHES-S	7	3	42.9%	9	6	66.7%	\$150,000	\$164,000	+9.3%	\$159,000	\$172,000	+8.2%	\$212,064	\$149,513	-29.5%	\$193,600	\$257,667	+33.1%

Lender-Mediated Report – Activity by Area

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS



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

July 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	7-2011	7-2012	+ / -	7-2011	7-2012	+ / -	7-2011	7-2012	+ / -	7-2011	7-2012	+ / -
440-FERNANDINA BCH DOWNTOWN-SOUTH	2	0	0.0%	13	10	76.9%	\$120,000	\$97,925	-18.4%	\$127,500	\$110,000	-13.7%	\$121,928	\$120,965	-0.8%	\$393,633	\$151,500	-61.5%
450-AMELIA ISLAND	30	3	10.0%	39	9	23.1%	\$168,500	\$196,000	+16.3%	\$227,750	\$284,000	+24.7%	\$180,307	\$190,433	+5.6%	\$267,750	\$295,948	+10.5%
470-PINEY ISL AND AREA	1	0	0.0%	2	0	0.0%	\$178,500	\$0	-100.0%	\$178,500	\$505,000	+182.9%	\$177,833	\$0	-100.0%	\$0	\$505,000	--
471-NASSAU CO N-CHESTER/PIRATES WOOD	42	15	35.7%	53	21	39.6%	\$139,900	\$123,550	-11.7%	\$157,302	\$143,000	-9.1%	\$151,502	\$131,908	-12.9%	\$180,203	\$163,854	-9.1%
472-ONEIL,NASSAVILLE,HOLLY PT	48	12	25.0%	77	28	36.4%	\$127,500	\$115,900	-9.1%	\$169,975	\$186,000	+9.4%	\$139,043	\$141,213	+1.6%	\$202,519	\$199,306	-1.6%
480-N-A1A/W LOFN CK	1	1	100.0%	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	37	13	35.1%	36	18	50.0%	\$90,100	\$105,500	+17.1%	\$109,900	\$126,750	+15.3%	\$94,597	\$108,717	+14.9%	\$114,993	\$141,506	+23.1%
490-CALLAHAN	10	1	10.0%	18	11	61.1%	\$150,000	\$89,000	-40.7%	\$153,000	\$104,000	-32.0%	\$141,000	\$99,630	-29.3%	\$144,729	\$140,132	-3.2%
491-HILLARD	15	3	20.0%	12	6	50.0%	\$95,000	\$65,000	-31.6%	\$104,900	\$75,000	-28.5%	\$87,700	\$74,400	-15.2%	\$120,750	\$95,000	-21.3%
492-W I-95/N FL LNE	89	26	29.2%	106	54	50.9%	\$114,600	\$76,500	-33.2%	\$124,950	\$123,500	-1.2%	\$115,150	\$90,146	-21.7%	\$159,182	\$145,460	-8.6%
501-MACCLENNY AREA	63	20	31.7%	76	34	44.7%	\$114,500	\$112,500	-1.7%	\$134,000	\$126,900	-5.3%	\$108,000	\$115,570	+7.0%	\$149,047	\$139,547	-6.4%
502-BAKER COUNTY-NW	30	8	26.7%	18	8	44.4%	\$42,000	\$65,000	+54.8%	\$128,500	\$95,000	-26.1%	\$75,429	\$81,200	+7.7%	\$183,250	\$166,440	-9.2%
503-BAKER COUNTY-SOUTH	15	5	33.3%	29	16	55.2%	\$85,000	\$98,953	+16.4%	\$110,000	\$119,500	+8.6%	\$98,874	\$118,447	+19.8%	\$153,222	\$154,531	+0.9%
521-BRADFORD COUNTY-NE	30	11	36.7%	25	13	52.0%	\$61,000	\$40,237	-34.0%	\$82,500	\$75,000	-9.1%	\$61,750	\$70,517	+14.2%	\$106,450	\$109,945	+3.3%
522-BRADFORD COUNTY-NW	49	10	20.4%	33	21	63.6%	\$54,950	\$46,500	-15.4%	\$64,900	\$60,000	-7.6%	\$68,636	\$73,987	+7.8%	\$92,967	\$76,500	-17.7%
523-BRADFORD COUNTY-SE	58	4	6.9%	31	8	25.8%	\$47,900	\$60,750	+26.8%	\$97,000	\$90,000	-7.2%	\$68,491	\$89,906	+31.3%	\$133,487	\$117,991	-11.6%
524-BRADFORD COUNTY-SW	28	1	3.6%	15	8	53.3%	\$54,000	\$48,000	-11.1%	\$82,500	\$78,750	-4.5%	\$87,875	\$70,386	-19.9%	\$145,600	\$130,857	-10.1%
541-UNION COUNTY-NORTH	1	0	0.0%	3	1	33.3%	\$0	\$34,199	--	\$110,000	\$36,000	-67.3%	\$0	\$34,199	--	\$110,000	\$100,500	-8.6%
542-UNION COUNTY-SOUTH	8	2	25.0%	7	4	57.1%	\$56,500	\$44,000	-22.1%	\$80,000	\$136,500	+70.6%	\$56,500	\$73,050	+29.3%	\$118,750	\$202,167	+70.2%
561-GREATER PALATKA	161	44	27.3%	103	34	33.0%	\$43,000	\$47,500	+10.5%	\$65,000	\$57,750	-11.2%	\$62,345	\$63,779	+2.3%	\$96,658	\$84,918	-12.1%
562-BARDIN/WEST BOSTWICK	7	2	28.6%	12	3	25.0%	\$49,550	\$33,500	-32.4%	\$70,875	\$38,750	-45.3%	\$45,463	\$37,333	-17.9%	\$137,725	\$70,378	-48.9%
563-E BOSTWICK/BRIDGEPORT/CEDAR CR	39	5	12.8%	27	12	44.4%	\$150,000	\$40,975	-72.7%	\$138,750	\$72,000	-48.1%	\$132,812	\$57,451	-56.7%	\$152,357	\$128,015	-16.0%
564-E PALATKA/SAN MATEO/N SATSUMA	113	14	12.4%	64	24	37.5%	\$90,250	\$63,701	-29.4%	\$80,000	\$75,700	-5.4%	\$88,146	\$82,207	-6.7%	\$102,777	\$127,354	+23.9%
571-INTERLACHEN-SE	15	4	26.7%	16	8	50.0%	\$47,001	\$58,000	+23.4%	\$45,000	\$54,000	+20.0%	\$47,000	\$65,207	+38.7%	\$43,222	\$61,580	+42.5%
572-INTERLACHEN-NE	58	6	10.3%	58	6	10.3%	\$25,200	\$27,400	+8.7%	\$38,375	\$32,787	-14.6%	\$32,763	\$34,075	+4.0%	\$47,415	\$64,591	+36.2%
573-INTERLACHEN-SW	22	2	9.1%	17	5	29.4%	\$20,000	\$45,000	+125.0%	\$36,250	\$45,000	+24.1%	\$28,167	\$39,800	+41.3%	\$61,143	\$70,700	+15.6%
574-INTERLACHEN-NW	36	6	16.7%	24	5	20.8%	\$52,750	\$45,500	-13.7%	\$45,600	\$59,500	+30.5%	\$64,260	\$59,500	-7.4%	\$66,712	\$69,939	+4.8%
575-WEST OF SR21	20	3	15.0%	8	3	37.5%	\$88,000	\$93,000	+5.7%	\$88,000	\$71,000	-19.3%	\$93,667	\$91,967	-1.8%	\$210,375	\$90,880	-56.8%
576-GEORGES LAKE	12	1	8.3%	11	7	63.6%	\$45,700	\$108,500	+137.4%	\$108,000	\$128,500	+19.0%	\$70,525	\$117,833	+67.1%	\$178,333	\$127,250	-28.6%
581-SATSUMA/HOOT OWL RIDGE	50	2	4.0%	35	13	37.1%	\$20,000	\$36,000	+80.0%	\$35,000	\$50,400	+44.0%	\$23,000	\$36,825	+60.1%	\$77,181	\$55,743	-27.8%
582-POMONA PARK/WELAKA/LK COMO	104	8	7.7%	57	7	12.3%	\$43,500	\$50,000	+14.9%	\$69,800	\$57,000	-18.3%	\$54,938	\$66,693	+21.4%	\$96,769	\$87,850	-9.2%
583-CRESCENT CITY/GEORGETOWN/FRUIT	99	6	6.1%	49	9	18.4%	\$45,000	\$128,750	+186.1%	\$35,500	\$52,250	+47.2%	\$67,732	\$116,862	+72.5%	\$43,825	\$68,238	+55.7%
584-OCALA NATIONAL FOREST/OKLAWAHA	2	0	0.0%	0	0	--	\$0	\$0	--	\$260,000	\$0	-100.0%	\$0	\$0	--	\$260,000	\$0	-100.0%