Lender-Mediated Report

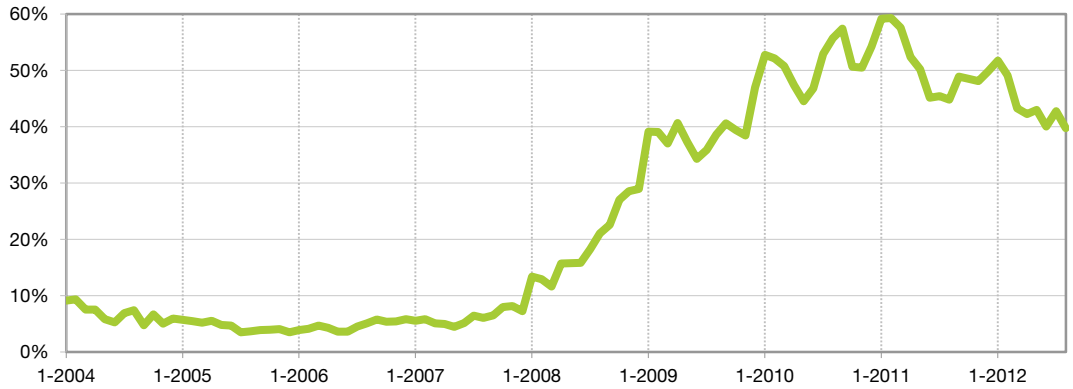
NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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 tagged in the Northeast Florida Multiple Listing Service as a Foreclosure, Short Sale and/or REO. Foreclosures are those noted in the "Title" field as "Foreclosure". Short Sales are those noted the "Title" field as "Short Sale/3rd Party" and "Pre-Foreclosure". REOs are those noted in the "Property Owner" field as "REO", "HUD Owned" and "VA Owned".

August 2012

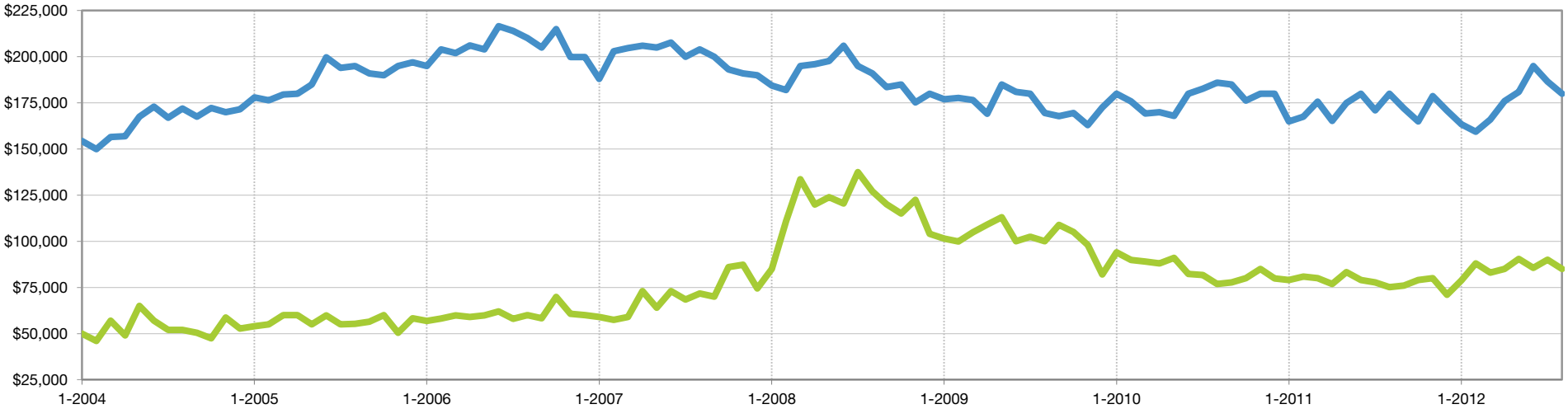
Share of Closed Sales that were Lender-Mediated: 39.7%



Closed Sales	8-2011	8-2012	+ / –
Traditional	854	914	+7.0%
Lender-Mediated	693	602	-13.1%
Total Market*	1,547	1,516	-2.0%

Median Sales Price	8-2011	8-2012	+ / –
Traditional	$180,000	$180,000	0.0%
Lender-Mediated	$77,800	$90,000	+15.7%
Total Market*	$137,000	$141,750	+3.5%

Historical Median Sales Prices



Current as of September 18, 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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August 2012

	Homes for Sale Current Month			Closed Sales Last 12 Months			Median Sales Price Lender-Mediated			Median Sales Price Traditional Properties			Average Sales Price Lender-Mediated			Average Sales Price Traditional Properties		
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	8-2011	8-2012	+ / –	8-2011	8-2012	+ / –	8-2011	8-2012	+ / –	8-2011	8-2012	+ / –
011-SAN MARCO	110	16	**14.5%**	161	37	**23.0%**	$139,860	$148,500	**+6.2%**	$250,000	$246,000	**-1.6%**	$145,657	$210,042	**+44.2%**	$315,997	$352,566	**+11.6%**
012-SAN JOSE	165	39	**23.6%**	277	122	**44.0%**	$47,000	$54,500	**+16.0%**	$128,000	$154,700	**+20.9%**	$68,377	$73,574	**+7.6%**	$194,500	$237,975	**+22.4%**
013-BEAUCLERC/MANDARIN N	186	76	**40.9%**	434	212	**48.8%**	$78,250	$83,500	**+6.7%**	$155,000	$150,000	**-3.2%**	$96,457	$99,873	**+3.5%**	$170,942	$172,335	**+0.8%**
014-MANDARIN	231	77	**33.3%**	541	218	**40.3%**	$140,000	$145,000	**+3.6%**	$205,000	$185,750	**-9.4%**	$149,861	$151,742	**+1.3%**	$235,984	$208,378	**-11.7%**
015-BARTRAM	49	31	**63.3%**	300	178	**59.3%**	$110,000	$113,380	**+3.1%**	$141,950	$158,566	**+11.7%**	$125,034	$125,269	**+0.2%**	$146,319	$168,497	**+15.2%**
021-ST NICHOLAS	94	38	**40.4%**	141	65	**46.1%**	$37,000	$40,000	**+8.1%**	$90,000	$88,500	**-1.7%**	$54,226	$49,022	**-9.6%**	$110,812	$105,557	**-4.7%**
022-GROVE PK/SAN SOUCI	85	49	**57.6%**	383	241	**62.9%**	$59,950	$67,000	**+11.8%**	$119,900	$106,750	**-11.0%**	$71,995	$82,063	**+14.0%**	$125,294	$117,794	**-6.0%**
023-E OF SS BLVD	127	68	**53.5%**	523	312	**59.7%**	$68,500	$67,000	**-2.2%**	$146,500	$137,216	**-6.3%**	$81,269	$80,727	**-0.7%**	$150,092	$149,421	**-0.4%**
024-BAYMEADOWS/DEERWOOD	149	59	**39.6%**	488	268	**54.9%**	$60,000	$62,001	**+3.3%**	$218,500	$220,000	**+0.7%**	$86,476	$96,758	**+11.9%**	$241,523	$233,317	**-3.4%**
025-ICW N-BCH & S ATL	80	26	**32.5%**	241	104	**43.2%**	$140,000	$145,000	**+3.6%**	$199,900	$196,450	**-1.7%**	$149,360	$147,552	**-1.2%**	$206,803	$213,103	**+3.0%**
026-ICW S-BCH &N JTB	163	33	**20.2%**	483	198	**41.0%**	$89,450	$81,000	**-9.4%**	$263,860	$270,000	**+2.3%**	$147,505	$132,069	**-10.5%**	$327,822	$325,204	**-0.8%**
027-ICW S-JTB	66	11	**16.7%**	126	33	**26.2%**	$122,500	$95,000	**-22.4%**	$228,500	$205,000	**-10.3%**	$174,189	$170,200	**-2.3%**	$320,563	$287,934	**-10.2%**
031-RIVERSIDE	48	12	**25.0%**	72	35	**48.6%**	$45,100	$126,000	**+179.4%**	$179,999	$145,000	**-19.4%**	$90,504	$112,153	**+23.9%**	$215,998	$208,217	**-3.6%**
032-AVONDALE	112	24	**21.4%**	189	47	**24.9%**	$120,000	$94,000	**-21.7%**	$194,000	$190,000	**-2.1%**	$152,153	$127,597	**-16.1%**	$243,360	$283,287	**+16.4%**
033-ORTEGA/VENETIA	90	17	**18.9%**	100	25	**25.0%**	$259,000	$220,000	**-15.1%**	$276,000	$249,000	**-9.8%**	$278,700	$337,771	**+21.2%**	$389,428	$323,305	**-17.0%**
041-ARLINGTON	301	125	**41.5%**	640	371	**58.0%**	$47,750	$47,000	**-1.6%**	$116,000	$102,000	**-12.1%**	$60,742	$62,094	**+2.2%**	$131,578	$117,472	**-10.7%**
042-FT CAROLINE	144	72	**50.0%**	380	205	**53.9%**	$77,875	$90,000	**+15.6%**	$159,500	$155,250	**-2.7%**	$97,688	$108,377	**+10.9%**	$175,072	$181,864	**+3.9%**
043-ICW N-ATLANTIC BLVD	108	45	**41.7%**	293	164	**56.0%**	$135,000	$122,000	**-9.6%**	$176,500	$173,598	**-1.6%**	$183,738	$162,885	**-11.3%**	$281,136	$264,252	**-6.0%**
051-MURRAY HILL	72	30	**41.7%**	140	78	**55.7%**	$29,500	$35,000	**+18.6%**	$70,659	$47,450	**-32.8%**	$36,926	$40,668	**+10.1%**	$85,085	$65,288	**-23.3%**
052-LAKESHORE	56	30	**53.6%**	88	45	**51.1%**	$29,064	$34,250	**+17.8%**	$80,000	$70,000	**-12.5%**	$33,805	$36,191	**+7.1%**	$83,448	$70,128	**-16.0%**
053-HYDE GROVE AREA	59	29	**49.2%**	107	64	**59.8%**	$30,400	$32,095	**+5.6%**	$85,050	$75,000	**-11.8%**	$39,637	$41,171	**+3.9%**	$93,301	$83,872	**-10.1%**
054-CEDAR HILLS	36	15	**41.7%**	101	58	**57.4%**	$35,000	$34,950	**-0.1%**	$77,500	$64,000	**-17.4%**	$37,107	$35,770	**-3.6%**	$78,827	$61,205	**-22.4%**
055-CONF PT/ORTEGA FARMS	27	11	**40.7%**	53	25	**47.2%**	$80,000	$83,000	**+3.8%**	$114,000	$126,200	**+10.7%**	$91,248	$100,493	**+10.1%**	$144,600	$139,797	**-3.3%**
056-YUKN/WESC/OAK H	103	56	**54.4%**	268	183	**68.3%**	$50,000	$50,000	**0.0%**	$110,495	$92,000	**-16.7%**	$60,972	$63,608	**+4.3%**	$103,627	$97,618	**-5.8%**
061-NORMANDY AREA	78	44	**56.4%**	182	126	**69.2%**	$55,440	$59,000	**+6.4%**	$115,500	$115,000	**-0.4%**	$66,476	$66,738	**+0.4%**	$128,901	$112,398	**-12.8%**
062-CRYSTAL SPR/COUNTRY CREEK	86	42	**48.8%**	176	86	**48.9%**	$85,500	$88,950	**+4.0%**	$137,000	$130,000	**-5.1%**	$93,081	$95,992	**+3.1%**	$139,308	$141,796	**+1.8%**
063-JACKSONVILLE HEIGHTS/OAK HILL	89	59	**66.3%**	245	171	**69.8%**	$42,500	$41,000	**-3.5%**	$81,000	$66,450	**-18.0%**	$47,399	$46,852	**-1.2%**	$75,095	$66,887	**-10.9%**
064-BENT CREEK/PLUM TREE	52	20	**38.5%**	88	44	**50.0%**	$107,700	$95,450	**-11.4%**	$148,450	$144,356	**-2.8%**	$108,368	$99,386	**-8.3%**	$139,218	$144,511	**+3.8%**
065-PANTHER CREEK/ADAMS LK/DUVAL SW	28	16	**57.1%**	39	31	**79.5%**	$101,500	$105,000	**+3.4%**	$140,950	$121,500	**-13.8%**	$101,525	$107,449	**+5.8%**	$137,117	$135,725	**-1.0%**
066-CECIL COMMERCE AREA	12	1	**8.3%**	16	6	**37.5%**	$126,200	$64,000	**-49.3%**	$154,990	$150,790	**-2.7%**	$177,363	$118,233	**-33.3%**	$148,785	$157,367	**+5.8%**
067-COLINS RD/ARGYLE/OAKLEAFPLNT-DUVAL	119	79	**66.4%**	306	193	**63.1%**	$70,000	$75,000	**+7.1%**	$120,000	$114,700	**-4.4%**	$81,316	$84,557	**+4.0%**	$121,729	$116,292	**-4.5%**
071-BRENTWOOD/EVERGREEN	96	37	**38.5%**	136	92	**67.6%**	$14,600	$15,750	**+7.9%**	$31,000	$25,000	**-19.4%**	$18,646	$20,288	**+8.8%**	$48,495	$29,537	**-39.1%**
072-SPRINGFIELD	83	31	**37.3%**	90	55	**61.1%**	$14,589	$32,500	**+122.8%**	$103,000	$50,000	**-51.5%**	$45,238	$56,178	**+24.2%**	$122,466	$78,908	**-35.6%**
073-DOWNTOWN JAX/NORTHBANK	14	6	**42.9%**	30	14	**46.7%**	$61,500	$22,559	**-63.3%**	$85,000	$118,000	**+38.8%**	$65,775	$70,670	**+7.4%**	$117,958	$139,907	**+18.6%**
074-PAXON	116	51	**44.0%**	157	104	**66.2%**	$13,000	$13,600	**+4.6%**	$31,000	$40,000	**+29.0%**	$15,411	$15,870	**+3.0%**	$66,649	$63,666	**-4.5%**
075-TROUT RIV/COLLEGE PRK/RIBAULT MNR	246	102	**41.5%**	359	238	**66.3%**	$17,500	$17,500	**0.0%**	$60,500	$23,500	**-61.2%**	$24,016	$23,439	**-2.4%**	$65,742	$39,004	**-40.7%**

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	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	8-2011	8-2012	+ / –	8-2011	8-2012	+ / –	8-2011	8-2012	+ / –	8-2011	8-2012	+ / –
081-MARIETA/WHITHSE/BALDWIN	91	36	**39.6%**	125	72	**57.6%**	$82,000	$81,760	**-0.3%**	$139,990	$148,000	**+5.7%**	$84,307	$90,468	**+7.3%**	$151,300	$154,730	**+2.3%**
082-DINSMORE/NORTHWEST DUVAL	8	3	**37.5%**	12	9	**75.0%**	$34,001	$61,900	**+82.1%**	$40,000	$160,000	**+300.0%**	$55,700	$96,014	**+72.4%**	$87,400	$156,633	**+79.2%**
091-GARDN CTY/AIRPORT	133	69	**51.9%**	333	227	**68.2%**	$67,000	$68,950	**+2.9%**	$120,000	$135,495	**+12.9%**	$73,748	$74,528	**+1.1%**	$123,604	$132,299	**+7.0%**
092-OCEANWAY/PECAN PARK	125	56	**44.8%**	272	136	**50.0%**	$127,685	$116,500	**-8.8%**	$179,814	$179,950	**+0.1%**	$120,224	$115,166	**-4.2%**	$175,665	$183,667	**+4.6%**
095-SAN MATEO/EASTPORT	27	8	**29.6%**	43	22	**51.2%**	$57,450	$49,000	**-14.7%**	$134,900	$137,500	**+1.9%**	$98,415	$83,632	**-15.0%**	$161,351	$171,600	**+6.4%**
096-FT GEORGE/BLOUNT IS/CEDAR PT	109	44	**40.4%**	190	111	**58.4%**	$155,000	$140,000	**-9.7%**	$180,000	$175,000	**-2.8%**	$159,646	$156,007	**-2.3%**	$209,271	$224,579	**+7.3%**
121-FLEMING ISLAND-NE	18	5	**27.8%**	14	4	**28.6%**	$164,000	$161,500	**-1.5%**	$245,000	$179,500	**-26.7%**	$201,056	$178,250	**-11.3%**	$359,000	$212,950	**-40.7%**
122-FLEMING ISLAND-NW	93	21	**22.6%**	142	55	**38.7%**	$214,900	$205,000	**-4.6%**	$275,000	$252,000	**-8.4%**	$259,937	$234,727	**-9.7%**	$306,009	$285,133	**-6.8%**
123-FLEMING ISLAND-SE	48	9	**18.8%**	67	17	**25.4%**	$123,000	$150,000	**+22.0%**	$213,000	$227,950	**+7.0%**	$140,948	$162,444	**+15.3%**	$278,449	$267,060	**-4.1%**
124-FLEMING ISLAND-SW	57	22	**38.6%**	164	76	**46.3%**	$142,000	$132,900	**-6.4%**	$140,000	$175,000	**+25.0%**	$144,196	$152,155	**+5.5%**	$181,151	$189,086	**+4.4%**
131-MDWBK/LOCH RANE	35	11	**31.4%**	51	24	**47.1%**	$52,000	$52,000	**0.0%**	$156,450	$170,450	**+8.9%**	$101,532	$96,696	**-4.8%**	$167,227	$181,843	**+8.7%**
132-BELLAIR/GROVE PARK	35	13	**37.1%**	75	44	**58.7%**	$48,500	$50,500	**+4.1%**	$89,950	$95,000	**+5.6%**	$57,046	$57,447	**+0.7%**	$94,983	$97,850	**+3.0%**
133-NORTH ORANGE PK	8	2	**25.0%**	25	12	**48.0%**	$35,450	$39,000	**+10.0%**	$161,200	$200,000	**+24.1%**	$65,983	$51,013	**-22.7%**	$316,052	$228,608	**-27.7%**
134-SOUTH BLANDING	43	19	**44.2%**	90	45	**50.0%**	$102,000	$99,129	**-2.8%**	$137,900	$136,000	**-1.4%**	$94,295	$97,250	**+3.1%**	$146,570	$131,884	**-10.0%**
135-PARK W/MONTCLAIR	18	8	**44.4%**	36	16	**44.4%**	$101,750	$75,000	**-26.3%**	$136,000	$131,250	**-3.5%**	$106,169	$82,197	**-22.6%**	$133,357	$140,855	**+5.6%**
136-LAKESIDE EST	21	9	**42.9%**	49	23	**46.9%**	$95,000	$102,000	**+7.4%**	$142,500	$125,500	**-11.9%**	$99,521	$107,528	**+8.0%**	$140,717	$127,388	**-9.5%**
137-DOCTORS LAKE	44	6	**13.6%**	45	14	**31.1%**	$175,000	$158,200	**-9.6%**	$180,000	$243,500	**+35.3%**	$227,328	$158,429	**-30.3%**	$226,834	$307,454	**+35.5%**
138-TNGLWD/ORANGE PRK S	64	41	**64.1%**	177	112	**63.3%**	$85,000	$85,000	**0.0%**	$128,000	$114,950	**-10.2%**	$93,996	$92,428	**-1.7%**	$134,385	$116,429	**-13.4%**
139-OAKLEAF PLNTN/ORANGE PARK NW	162	72	**44.4%**	474	259	**54.6%**	$123,250	$112,000	**-9.1%**	$189,900	$187,500	**-1.3%**	$131,380	$121,463	**-7.5%**	$201,113	$193,907	**-3.6%**
141-MIDDLEBURG	64	22	**34.4%**	89	52	**58.4%**	$45,499	$63,000	**+38.5%**	$92,000	$86,450	**-6.0%**	$71,402	$96,094	**+34.6%**	$114,867	$106,005	**-7.7%**
142-MIDDLEBURG E/LAKE ASBURY	119	53	**44.5%**	259	135	**52.1%**	$102,000	$112,000	**+9.8%**	$159,990	$170,000	**+6.3%**	$112,494	$120,085	**+6.7%**	$167,887	$179,050	**+6.6%**
143-FOXMEADOW AREA	57	16	**28.1%**	126	39	**31.0%**	$102,000	$109,100	**+7.0%**	$172,383	$172,500	**+0.1%**	$106,026	$118,905	**+12.1%**	$177,282	$177,051	**-0.1%**
144-MIDDLEBURG-SE	13	2	**15.4%**	30	14	**46.7%**	$85,000	$97,000	**+14.1%**	$191,950	$177,500	**-7.5%**	$125,146	$103,000	**-17.7%**	$201,692	$188,931	**-6.3%**
145-MIDDLEBURG-SW	47	20	**42.6%**	82	41	**50.0%**	$42,000	$69,000	**+64.3%**	$112,500	$92,500	**-17.8%**	$68,617	$81,849	**+19.3%**	$112,430	$99,105	**-11.9%**
151-KEYSTONE HGTS	156	28	**17.9%**	106	38	**35.8%**	$46,551	$55,000	**+18.2%**	$92,000	$78,750	**-14.4%**	$57,439	$62,495	**+8.8%**	$108,353	$102,843	**-5.1%**
152-KINGSLEY LAKE	4	0	**0.0%**	0	0	**--**	$0	$0	**--**	$0	$0	**--**	$0	$0	**--**	$0	$0	**--**
161-GREEN COVE SPRS	106	36	**34.0%**	126	52	**41.3%**	$97,500	$103,900	**+6.6%**	$169,900	$173,000	**+1.8%**	$116,794	$136,619	**+17.0%**	$189,287	$223,222	**+17.9%**
162-RUSS L/PEN FRMS	3	1	**33.3%**	2	1	**50.0%**	$105,700	$150,000	**+41.9%**	$185,000	$158,400	**-14.4%**	$129,567	$150,000	**+15.8%**	$210,762	$158,400	**-24.8%**
211-JACKSONVILLE BCH-NE	23	4	**17.4%**	55	24	**43.6%**	$265,000	$277,500	**+4.7%**	$370,000	$320,000	**-13.5%**	$350,606	$265,335	**-24.3%**	$548,627	$401,788	**-26.8%**
212-JACKSONVILLE BCH-SE	81	14	**17.3%**	127	27	**21.3%**	$325,900	$240,000	**-26.4%**	$259,000	$305,000	**+17.8%**	$375,024	$256,638	**-31.6%**	$451,662	$461,522	**+2.2%**
213-JACKSONVILLE BCH-NW	30	6	**20.0%**	86	30	**34.9%**	$158,750	$155,000	**-2.4%**	$185,000	$217,000	**+17.3%**	$160,433	$158,046	**-1.5%**	$215,668	$216,651	**+0.5%**
214-JACKSONVILLE BCH-SW	56	13	**23.2%**	200	75	**37.5%**	$80,500	$96,500	**+19.9%**	$225,000	$250,000	**+11.1%**	$127,149	$140,157	**+10.2%**	$240,239	$258,067	**+7.4%**
221-NEPTUNE BCH-EAST	19	2	**10.5%**	23	5	**21.7%**	$410,000	$405,000	**-1.2%**	$390,000	$407,250	**+4.4%**	$528,708	$363,980	**-31.2%**	$649,447	$512,861	**-21.0%**
222-NEPTUNE BCH-WEST	14	5	**35.7%**	52	20	**38.5%**	$193,000	$174,950	**-9.4%**	$253,000	$245,000	**-3.2%**	$260,494	$199,570	**-23.4%**	$286,037	$299,222	**+4.6%**
231-ATLANTIC BCH-EAST	77	17	**22.1%**	155	41	**26.5%**	$109,500	$135,000	**+23.3%**	$321,000	$350,000	**+9.0%**	$222,375	$183,562	**-17.5%**	$456,303	$444,420	**-2.6%**
232-ATLANTIC BCH/MAYPORT-WEST	22	6	**27.3%**	68	40	**58.8%**	$70,000	$64,100	**-8.4%**	$117,500	$107,000	**-8.9%**	$74,395	$85,684	**+15.2%**	$116,550	$117,971	**+1.2%**

Lender-Mediated Report – Activity by Area

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

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

Residential real estate activity comprised of single-family properties, townhomes, and condominiums combined. Lender-mediated properties are those tagged in the Northeast Florida Multiple Listing Service as a Foreclosure, Short Sale and/or REO. Foreclosures are those noted in the "Title" field as "Foreclosure". Short Sales are those noted the "Title" field as "Short Sale/3rd Party" and "Pre-Foreclosure". REOs are those noted in the "Property Owner" field as "REO", "HUD Owned" and "VA Owned". | **Total** represents all traditional and lender-mediated activity. **Share**represents the market share of lender-mediated activity for each area. | Inventory counts are based on **one month of activity** for the current month. Closed Sales, Median Sales Price and Average Sales Price figures are **based on a rolling 12-month timeframe** through the month indicated.

August 2012

	Homes for Sale Current Month			Closed Sales Last 12 Months			Median Sales Price Lender-Mediated			Median Sales Price Traditional Properties			Average Sales Price Lender-Mediated			Average Sales Price Traditional Properties		
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	8-2011	8-2012	+ / –	8-2011	8-2012	+ / –	8-2011	8-2012	+ / –	8-2011	8-2012	+ / –
251-PVB E A1A-N CORONA	31	2	**6.5%**	59	7	**11.9%**	$324,500	$270,000	**-16.8%**	$865,000	$937,500	**+8.4%**	$412,223	$417,857	**+1.4%**	$1,229,294	$1,269,111	**+3.2%**
252-PVB W A1A-N SOLANA	73	17	**23.3%**	143	50	**35.0%**	$85,053	$88,000	**+3.5%**	$608,750	$450,000	**-26.1%**	$177,367	$178,269	**+0.5%**	$623,532	$543,687	**-12.8%**
261-PVB E A1A-S CORONA	122	17	**13.9%**	151	27	**17.9%**	$129,000	$153,000	**+18.6%**	$342,000	$328,750	**-3.9%**	$231,577	$238,964	**+3.2%**	$575,901	$472,017	**-18.0%**
262-PVB W A1A-S SOLANA/PALM VALLEY	108	20	**18.5%**	213	61	**28.6%**	$142,000	$129,000	**-9.2%**	$345,000	$385,700	**+11.8%**	$218,814	$191,802	**-12.3%**	$402,789	$431,860	**+7.2%**
263-PVB W A1A-S CR-210	76	11	**14.5%**	84	16	**19.0%**	$382,000	$440,000	**+15.2%**	$498,500	$429,500	**-13.8%**	$376,691	$446,233	**+18.5%**	$532,520	$526,113	**-1.2%**
264-SOUTH PVB/VILANO BCH	99	12	**12.1%**	72	22	**30.6%**	$309,950	$310,000	**+0.0%**	$375,000	$394,000	**+5.1%**	$333,847	$441,390	**+32.2%**	$500,496	$562,353	**+12.4%**
265-PONTE VEDRA/NOCATEE-STJ	76	8	**10.5%**	337	36	**10.7%**	$181,500	$188,250	**+3.7%**	$289,870	$288,270	**-0.6%**	$214,997	$249,850	**+16.2%**	$306,867	$305,793	**-0.3%**
301-JUL CK/SWITZ	330	70	**21.2%**	797	203	**25.5%**	$175,000	$175,000	**0.0%**	$255,000	$255,000	**0.0%**	$198,166	$189,641	**-4.3%**	$283,014	$282,778	**-0.1%**
302-ORANGEDALE AREA	43	8	**18.6%**	32	10	**31.3%**	$215,500	$245,000	**+13.7%**	$262,500	$255,500	**-2.7%**	$232,873	$279,810	**+20.2%**	$285,903	$350,758	**+22.7%**
303-PALMO/SIX MILE AREA	20	4	**20.0%**	14	5	**35.7%**	$160,000	$157,000	**-1.9%**	$390,000	$327,500	**-16.0%**	$183,240	$180,600	**-1.4%**	$390,000	$293,444	**-24.8%**
304- 210 SOUTH	96	32	**33.3%**	218	94	**43.1%**	$170,000	$162,500	**-4.4%**	$241,500	$239,900	**-0.7%**	$172,703	$170,573	**-1.2%**	$262,367	$251,471	**-4.2%**
305-WORLD GOLF V-CENTRAL	56	20	**35.7%**	94	21	**22.3%**	$189,000	$185,000	**-2.1%**	$219,950	$250,000	**+13.7%**	$188,267	$176,633	**-6.2%**	$200,921	$252,808	**+25.8%**
306-WORLD GOLF V-NE	8	0	**0.0%**	8	0	**0.0%**	$0	$0	**--**	$199,990	$228,400	**+14.2%**	$0	$0	**--**	$199,990	$217,600	**+8.8%**
307-WORLD GOLF V-SE	2	2	**100.0%**	2	2	**100.0%**	$58,450	$58,000	**-0.8%**	$0	$0	**--**	$62,050	$58,000	**-6.5%**	$0	$0	**--**
308-WORLD GOLF V-SW	61	20	**32.8%**	156	56	**35.9%**	$166,821	$155,000	**-7.1%**	$208,900	$212,067	**+1.5%**	$167,712	$149,330	**-11.0%**	$208,101	$215,264	**+3.4%**
309-WORLD GOLF V-WEST	89	24	**27.0%**	153	80	**52.3%**	$147,000	$141,975	**-3.4%**	$182,500	$190,000	**+4.1%**	$181,362	$168,117	**-7.3%**	$219,059	$214,050	**-2.3%**
312-PALENCIA AREA	62	16	**25.8%**	119	47	**39.5%**	$265,000	$198,350	**-25.2%**	$273,000	$265,000	**-2.9%**	$274,221	$223,828	**-18.4%**	$349,591	$325,794	**-6.8%**
313-WHITECASTLE/AIRPORT AREA	14	2	**14.3%**	19	15	**78.9%**	$97,000	$85,000	**-12.4%**	$54,950	$156,500	**+184.8%**	$131,711	$84,227	**-36.1%**	$67,475	$183,250	**+171.6%**
321-NORTH CITY	12	3	**25.0%**	20	10	**50.0%**	$102,000	$80,350	**-21.2%**	$105,000	$166,750	**+58.8%**	$139,934	$82,737	**-40.9%**	$129,714	$200,083	**+54.2%**
322-DOWNTOWN ST AUGUSTINE	19	1	**5.3%**	20	5	**25.0%**	$92,000	$216,925	**+135.8%**	$225,000	$217,000	**-3.6%**	$183,218	$376,463	**+105.5%**	$337,867	$290,625	**-14.0%**
323-DAVIS SHORES	27	3	**11.1%**	37	5	**13.5%**	$190,000	$280,000	**+47.4%**	$196,500	$218,525	**+11.2%**	$277,852	$420,000	**+51.2%**	$249,986	$256,954	**+2.8%**
331-ST AUGUSTINE BCH	122	16	**13.1%**	168	45	**26.8%**	$191,500	$202,000	**+5.5%**	$295,000	$300,000	**+1.7%**	$252,549	$244,535	**-3.2%**	$351,580	$339,735	**-3.4%**
332-CRESCENT BCH/SUMMER HVN	24	6	**25.0%**	17	5	**29.4%**	$392,450	$225,000	**-42.7%**	$220,000	$304,500	**+38.4%**	$434,838	$330,200	**-24.1%**	$227,767	$421,250	**+84.9%**
333-ST JOHNS CO-SE	4	0	**0.0%**	3	3	**100.0%**	$87,000	$131,200	**+50.8%**	$168,750	$0	**-100.0%**	$112,125	$168,133	**+50.0%**	$192,083	$0	**-100.0%**
334-MOULTRIE/ST AUG SHORES	42	7	**16.7%**	51	19	**37.3%**	$90,000	$125,000	**+38.9%**	$132,900	$124,822	**-6.1%**	$94,584	$163,858	**+73.2%**	$153,366	$139,235	**-9.2%**
335-ST AUGUSTINE SOUTH	21	7	**33.3%**	22	11	**50.0%**	$95,900	$97,000	**+1.1%**	$145,000	$150,000	**+3.4%**	$93,181	$93,255	**+0.1%**	$224,467	$159,818	**-28.8%**
336-RAVENSWOOD/W AUGUSTINE	118	26	**22.0%**	208	60	**28.8%**	$69,637	$75,000	**+7.7%**	$140,058	$116,990	**-16.5%**	$73,863	$83,851	**+13.5%**	$143,604	$129,706	**-9.7%**
337-OLD MOULTRIE RD/WILDWOOD	44	4	**9.1%**	69	19	**27.5%**	$74,000	$134,125	**+81.3%**	$185,500	$202,500	**+9.2%**	$110,371	$125,342	**+13.6%**	$195,694	$212,555	**+8.6%**
341-FLAGLER EST/HASTINGS	21	5	**23.8%**	42	22	**52.4%**	$31,250	$38,400	**+22.9%**	$60,000	$57,950	**-3.4%**	$35,435	$42,663	**+20.4%**	$84,446	$72,980	**-13.6%**
342-ST JOHN SR 207 S/W I-95	15	1	**6.7%**	25	10	**40.0%**	$147,250	$148,500	**+0.8%**	$171,950	$161,990	**-5.8%**	$143,845	$125,320	**-12.9%**	$174,889	$180,778	**+3.4%**
343-MOLASSES JNCTN/ELKTON	5	2	**40.0%**	5	4	**80.0%**	$78,590	$73,450	**-6.5%**	$255,000	$140,000	**-45.1%**	$74,107	$94,794	**+27.9%**	$255,000	$140,000	**-45.1%**
344-HASTINGS/TOCOI/RVRDALE	21	4	**19.0%**	13	8	**61.5%**	$56,900	$38,501	**-32.3%**	$140,250	$100,000	**-28.7%**	$116,271	$46,556	**-60.0%**	$157,625	$139,700	**-11.4%**
410-FERNANDINA BCH DOWNTOWN-WEST	6	1	**16.7%**	7	2	**28.6%**	$64,397	$69,500	**+7.9%**	$210,083	$260,000	**+23.8%**	$79,739	$69,500	**-12.8%**	$195,193	$291,800	**+49.5%**
420-FERNANDINA BCH-DOWNTOWN-EAST	9	1	**11.1%**	22	10	**45.5%**	$117,000	$102,760	**-12.2%**	$0	$188,500	**--**	$149,200	$112,654	**-24.5%**	$0	$172,862	**--**
430-NASSAU CNTY BEACHES-N	18	3	**16.7%**	7	4	**57.1%**	$185,000	$248,000	**+34.1%**	$370,000	$256,000	**-30.8%**	$197,771	$256,125	**+29.5%**	$427,741	$389,333	**-9.0%**
431-NASSAU CNTY BEACHES-S	5	2	**40.0%**	8	4	**50.0%**	$150,000	$129,000	**-14.0%**	$193,600	$320,000	**+65.3%**	$196,285	$145,891	**-25.7%**	$193,600	$449,500	**+132.2%**

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August 2012

	Homes for Sale Current Month			Closed Sales Last 12 Months			Median Sales Price Lender-Mediated			Median Sales Price Traditional Properties			Average Sales Price Lender-Mediated			Average Sales Price Traditional Properties		
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	8-2011	8-2012	+ / –	8-2011	8-2012	+ / –	8-2011	8-2012	+ / –	8-2011	8-2012	+ / –
440-FERNANDINA BCH DOWNTOWN-SOUTH	1	0	**0.0%**	11	8	**72.7%**	$109,000	$105,925	**-2.8%**	$248,700	$135,000	**-45.7%**	$117,778	$130,581	**+10.9%**	$347,100	$284,667	**-18.0%**
450-AMELIA ISLAND	34	5	**14.7%**	42	10	**23.8%**	$148,500	$242,450	**+63.3%**	$295,500	$323,250	**+9.4%**	$175,307	$223,550	**+27.5%**	$273,346	$298,396	**+9.2%**
470-PINEY ISL AND AREA	1	0	**0.0%**	2	0	**0.0%**	$178,500	$0	**-100.0%**	$0	$505,000	**--**	$177,833	$0	**-100.0%**	$0	$505,000	**--**
471-NASSAU CO N-CHESTER/PIRATES WOOD	50	21	**42.0%**	54	22	**40.7%**	$138,950	$123,550	**-11.1%**	$172,179	$152,250	**-11.6%**	$152,367	$126,561	**-16.9%**	$182,459	$165,507	**-9.3%**
472-ONEIL,NASSAVILLE,HOLLY PT	44	10	**22.7%**	76	30	**39.5%**	$98,600	$127,950	**+29.8%**	$185,250	$202,950	**+9.6%**	$127,445	$140,250	**+10.0%**	$204,283	$223,268	**+9.3%**
480-N-A1A/W LOFN CK	2	2	**100.0%**	1	1	**100.0%**	$43,500	$112,000	**+157.5%**	$90,000	$0	**-100.0%**	$134,833	$112,000	**-16.9%**	$161,667	$0	**-100.0%**
481-S-A1A/W LOFN CK	38	13	**34.2%**	37	20	**54.1%**	$106,000	$113,500	**+7.1%**	$145,000	$149,000	**+2.8%**	$99,721	$109,828	**+10.1%**	$120,362	$144,321	**+19.9%**
490-CALLAHAN	14	3	**21.4%**	18	12	**66.7%**	$127,478	$68,818	**-46.0%**	$134,000	$119,800	**-10.6%**	$129,739	$87,213	**-32.8%**	$134,667	$138,775	**+3.1%**
491-HILLARD	14	4	**28.6%**	11	7	**63.6%**	$80,000	$55,000	**-31.3%**	$102,250	$110,250	**+7.8%**	$75,291	$64,571	**-14.2%**	$109,125	$105,375	**-3.4%**
492-W I-95/N FL LNE	96	33	**34.4%**	104	58	**55.8%**	$105,000	$75,000	**-28.6%**	$162,450	$151,995	**-6.4%**	$108,944	$89,918	**-17.5%**	$171,422	$142,039	**-17.1%**
501-MACCLENNY AREA	55	13	**23.6%**	72	33	**45.8%**	$114,500	$110,000	**-3.9%**	$142,663	$137,000	**-4.0%**	$106,987	$111,746	**+4.4%**	$151,092	$141,702	**-6.2%**
502-BAKER COUNTY-NW	32	7	**21.9%**	18	8	**44.4%**	$40,000	$65,000	**+62.5%**	$161,000	$155,000	**-3.7%**	$60,364	$80,371	**+33.1%**	$141,750	$162,673	**+14.8%**
503-BAKER COUNTY-SOUTH	13	6	**46.2%**	27	15	**55.6%**	$85,000	$114,703	**+34.9%**	$147,250	$145,000	**-1.5%**	$103,398	$125,368	**+21.2%**	$167,643	$154,531	**-7.8%**
521-BRADFORD COUNTY-NE	30	12	**40.0%**	25	13	**52.0%**	$61,000	$33,000	**-45.9%**	$82,000	$95,500	**+16.5%**	$61,750	$59,998	**-2.8%**	$109,056	$105,692	**-3.1%**
522-BRADFORD COUNTY-NW	50	13	**26.0%**	32	23	**71.9%**	$58,900	$54,000	**-8.3%**	$98,750	$60,000	**-39.2%**	$71,377	$74,162	**+3.9%**	$92,143	$64,278	**-30.2%**
523-BRADFORD COUNTY-SE	61	8	**13.1%**	34	7	**20.6%**	$45,950	$62,000	**+34.9%**	$109,500	$99,000	**-9.6%**	$65,846	$97,500	**+48.1%**	$126,087	$119,950	**-4.9%**
524-BRADFORD COUNTY-SW	27	0	**0.0%**	15	9	**60.0%**	$55,000	$43,250	**-21.4%**	$136,000	$88,000	**-35.3%**	$103,167	$64,254	**-37.7%**	$143,680	$130,000	**-9.5%**
541-UNION COUNTY-NORTH	1	0	**0.0%**	3	1	**33.3%**	$0	$34,199	**--**	$110,000	$100,500	**-8.6%**	$0	$34,199	**--**	$110,000	$100,500	**-8.6%**
542-UNION COUNTY-SOUTH	7	2	**28.6%**	7	3	**42.9%**	$75,000	$36,000	**-52.0%**	$115,500	$215,000	**+86.1%**	$94,000	$41,067	**-56.3%**	$118,750	$209,125	**+76.1%**
561-GREATER PALATKA	154	34	**22.1%**	108	45	**41.7%**	$40,500	$41,750	**+3.1%**	$85,000	$68,000	**-20.0%**	$57,961	$58,272	**+0.5%**	$98,735	$90,179	**-8.7%**
562-BARDIN/WEST BOSTWICK	6	1	**16.7%**	13	7	**53.8%**	$49,550	$35,000	**-29.4%**	$130,000	$95,250	**-26.7%**	$45,463	$35,929	**-21.0%**	$130,633	$86,817	**-33.5%**
563-E BOSTWICK/BRIDGEPORT/CEDAR CR	38	2	**5.3%**	27	11	**40.7%**	$130,000	$33,500	**-74.2%**	$145,000	$130,000	**-10.3%**	$117,930	$51,178	**-56.6%**	$170,357	$141,258	**-17.1%**
564-E PALATKA/SAN MATEO/N SATSUMA	115	17	**14.8%**	67	27	**40.3%**	$47,500	$54,000	**+13.7%**	$80,700	$98,500	**+22.1%**	$59,641	$72,118	**+20.9%**	$106,369	$138,388	**+30.1%**
571-INTERLACHEN-SE	15	3	**20.0%**	14	8	**57.1%**	$42,500	$48,450	**+14.0%**	$36,000	$50,000	**+38.9%**	$34,984	$58,056	**+66.0%**	$42,400	$56,150	**+32.4%**
572-INTERLACHEN-NE	62	6	**9.7%**	63	8	**12.7%**	$30,000	$20,000	**-33.3%**	$39,900	$35,638	**-10.7%**	$33,563	$24,147	**-28.1%**	$46,926	$65,460	**+39.5%**
573-INTERLACHEN-SW	23	1	**4.3%**	16	5	**31.3%**	$20,000	$45,000	**+125.0%**	$35,000	$76,000	**+117.1%**	$22,300	$39,800	**+78.5%**	$46,000	$81,218	**+76.6%**
574-INTERLACHEN-NW	32	4	**12.5%**	22	4	**18.2%**	$28,750	$41,750	**+45.2%**	$47,000	$54,250	**+15.4%**	$45,751	$47,625	**+4.1%**	$69,714	$64,661	**-7.2%**
575-WEST OF SR21	18	3	**16.7%**	7	3	**42.9%**	$88,000	$93,000	**+5.7%**	$30,000	$71,000	**+136.7%**	$93,667	$91,967	**-1.8%**	$174,300	$106,100	**-39.1%**
576-GEORGES LAKE	13	2	**15.4%**	11	7	**63.6%**	$39,900	$108,500	**+171.9%**	$165,000	$135,000	**-18.2%**	$74,330	$117,833	**+58.5%**	$178,333	$127,250	**-28.6%**
581-SATSUMA/HOOT OWL RIDGE	54	5	**9.3%**	31	11	**35.5%**	$22,750	$24,000	**+5.5%**	$42,450	$53,000	**+24.9%**	$24,000	$31,509	**+31.3%**	$77,925	$54,760	**-29.7%**
582-POMONA PARK/WELAKA/LK COMO	111	12	**10.8%**	62	11	**17.7%**	$38,000	$50,000	**+31.6%**	$72,000	$60,000	**-16.7%**	$46,189	$78,941	**+70.9%**	$95,661	$88,859	**-7.1%**
583-CRESCENT CITY/GEORGETOWN/FRUIT	95	6	**6.3%**	53	10	**18.9%**	$41,475	$63,000	**+51.9%**	$33,000	$45,778	**+38.7%**	$64,655	$96,147	**+48.7%**	$42,781	$68,390	**+59.9%**
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%**