

# Lender-Mediated Report

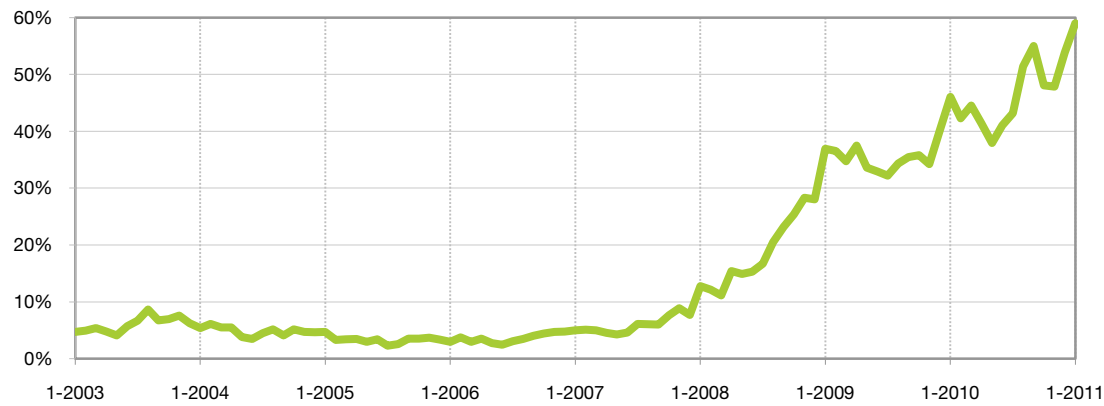
A RESEARCH TOOL PROVIDED BY THE **NORTHEAST FLORIDA ASSOCIATION OF REALTORS**



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."

## January 2011

**Share of Closed Sales that were Lender-Mediated:** 59.0%

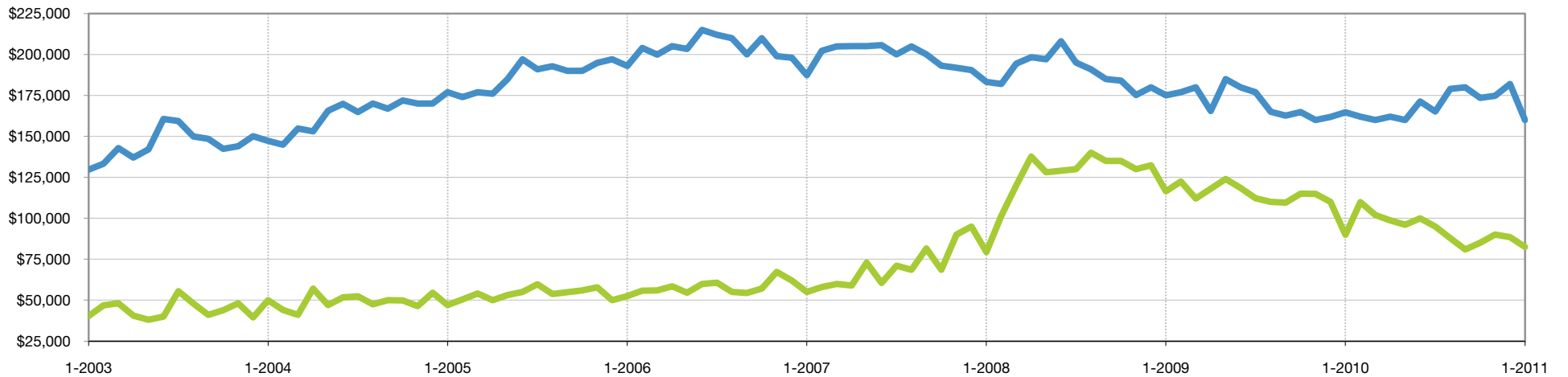


Closed Sales	1-2010	1-2011	+ / -
Traditional	497	407	- 18.1%
Lender-Mediated	424	586	+ 38.2%
<b>Total Market</b>	<b>921</b>	<b>993</b>	<b>+ 7.8%</b>

Median Sales Price	1-2010	1-2011	+ / -
Traditional	\$164,612	\$160,000	- 2.8%
Lender-Mediated	\$89,900	\$82,500	- 8.2%
<b>Total Market</b>	<b>\$132,700</b>	<b>\$120,750</b>	<b>- 9.0%</b>

## Median Sales Prices

— Traditional — Lender-Mediated



# Lender-Mediated Report – Activity by Area

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## January 2011

	Homes for Sale			Closed Sales			Median Sales Price			Average Sales Price								
	Current Month			Last 12 Months			Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	1-2010	1-2011	+ / -	1-2010	1-2011	+ / -	1-2010	1-2011	+ / -	1-2010	1-2011	+ / -
011-SAN MARCO	170	39	22.9%	128	46	35.9%	\$107,000	\$90,000	-15.9%	\$236,858	\$200,000	-15.6%	\$134,598	\$125,158	-7.0%	\$305,830	\$284,972	-6.8%
012-SAN JOSE	232	75	32.3%	264	103	39.0%	\$89,000	\$56,688	-36.3%	\$137,500	\$80,000	-41.8%	\$91,865	\$77,961	-15.1%	\$190,060	\$136,681	-28.1%
013-BEAUCLERC/MANDARIN N	302	135	44.7%	319	140	43.9%	\$122,050	\$93,000	-23.8%	\$158,000	\$139,750	-11.6%	\$118,738	\$105,285	-11.3%	\$189,095	\$183,320	-3.1%
014-MANDARIN	373	155	41.6%	535	190	35.5%	\$154,000	\$140,500	-8.8%	\$194,500	\$185,000	-4.9%	\$176,761	\$173,686	-1.7%	\$221,214	\$223,111	+0.9%
015-BARTRAM	171	116	67.8%	311	140	45.0%	\$175,001	\$125,000	-28.6%	\$153,650	\$138,000	-10.2%	\$165,191	\$136,263	-17.5%	\$161,980	\$152,337	-6.0%
021-ST NICHOLAS	136	48	35.3%	150	60	40.0%	\$48,375	\$47,000	-2.8%	\$70,000	\$85,000	+21.4%	\$60,449	\$56,742	-6.1%	\$131,122	\$121,024	-7.7%
022-GROVE PK/SAN SOUCI	275	160	58.2%	431	242	56.1%	\$105,000	\$70,000	-33.3%	\$121,495	\$90,000	-25.9%	\$109,377	\$83,144	-24.0%	\$144,189	\$136,072	-5.6%
023-E OF SS BLVD	341	202	59.2%	545	317	58.2%	\$95,000	\$71,000	-25.3%	\$125,900	\$95,000	-24.5%	\$110,783	\$87,534	-21.0%	\$152,636	\$155,084	+1.6%
024-BAYMEADOWS/DEERWOOD	371	157	42.3%	466	234	50.2%	\$98,000	\$70,000	-28.6%	\$135,490	\$117,000	-13.6%	\$125,708	\$105,222	-16.3%	\$205,896	\$212,505	+3.2%
025-ICW N-BCH & S ATL	145	65	44.8%	258	99	38.4%	\$173,000	\$147,500	-14.7%	\$195,000	\$180,000	-7.7%	\$180,019	\$159,733	-11.3%	\$212,519	\$210,198	-1.1%
026-ICW S-BCH & N JTB	337	131	38.9%	362	156	43.1%	\$155,000	\$96,750	-37.6%	\$219,000	\$200,000	-8.7%	\$191,079	\$159,182	-16.7%	\$304,436	\$308,391	+1.3%
027-ICW S-JTB	87	20	23.0%	88	25	28.4%	\$102,000	\$145,000	+42.2%	\$182,660	\$210,000	+15.0%	\$188,870	\$190,160	+0.7%	\$221,994	\$280,801	+26.5%
031-RIVERSIDE	69	28	40.6%	79	39	49.4%	\$105,000	\$48,500	-53.8%	\$133,250	\$120,000	-9.9%	\$145,351	\$81,168	-44.2%	\$225,400	\$216,084	-4.1%
032-AVONDALE	165	43	26.1%	138	49	35.5%	\$131,000	\$115,000	-12.2%	\$185,000	\$172,000	-7.0%	\$170,666	\$164,382	-3.7%	\$259,192	\$230,957	-10.9%
033-ORTEGA/VENETIA	114	20	17.5%	70	11	15.7%	\$104,000	\$205,000	+97.1%	\$235,000	\$258,250	+9.9%	\$116,375	\$255,400	+119.5%	\$422,766	\$404,974	-4.2%
041-ARLINGTON	504	235	46.6%	598	292	48.8%	\$59,101	\$57,550	-2.6%	\$99,000	\$87,700	-11.4%	\$75,348	\$71,278	-5.4%	\$121,386	\$125,087	+3.0%
042-FT CAROLINE	271	149	55.0%	380	188	49.5%	\$125,500	\$100,000	-20.3%	\$150,000	\$135,000	-10.0%	\$133,623	\$117,137	-12.3%	\$187,463	\$177,357	-5.4%
043-ICW N-ATLANTIC BLVD	210	109	51.9%	275	129	46.9%	\$162,500	\$141,500	-12.9%	\$177,000	\$169,900	-4.0%	\$190,400	\$170,214	-10.6%	\$250,350	\$271,255	+8.4%
051-MURRAY HILL	124	52	41.9%	155	85	54.8%	\$35,100	\$34,900	-0.6%	\$58,000	\$44,550	-23.2%	\$44,223	\$42,637	-3.6%	\$99,183	\$84,712	-14.6%
052-LAKESHORE	78	35	44.9%	88	44	50.0%	\$37,750	\$35,000	-7.3%	\$51,000	\$41,700	-18.2%	\$40,644	\$45,246	+11.3%	\$92,006	\$65,000	-29.4%
053-HYDE GROVE AREA	87	40	46.0%	93	53	57.0%	\$41,088	\$36,700	-10.7%	\$73,900	\$66,000	-10.7%	\$53,320	\$50,860	-4.6%	\$91,709	\$100,165	+9.2%
054-CEDAR HILLS	77	34	44.2%	128	62	48.4%	\$51,000	\$36,500	-28.4%	\$71,500	\$47,250	-33.9%	\$54,036	\$41,065	-24.0%	\$96,258	\$80,066	-16.8%
055-CONF PT/ORTEGA FARMS	42	20	47.6%	42	19	45.2%	\$72,500	\$49,900	-31.2%	\$117,250	\$89,000	-24.1%	\$82,391	\$69,746	-15.3%	\$136,487	\$143,113	+4.9%
056-YUKN/WESC/OAK H	170	99	58.2%	178	106	59.6%	\$93,250	\$56,330	-39.6%	\$109,950	\$85,000	-22.7%	\$89,606	\$72,045	-19.6%	\$120,176	\$103,326	-14.0%
061-NORMANDY AREA	103	57	55.3%	140	71	50.7%	\$100,000	\$64,800	-35.2%	\$115,000	\$89,100	-22.5%	\$89,877	\$75,608	-15.9%	\$120,578	\$114,544	-5.0%
062-CRYSTAL SPR/COUNTRY CREEK	179	100	55.9%	244	127	52.0%	\$140,000	\$97,500	-30.4%	\$140,000	\$117,000	-16.4%	\$140,479	\$103,418	-26.4%	\$149,990	\$131,286	-12.5%
063-JACKSONVILLE HEIGHTS/OAK HILL	171	82	48.0%	220	120	54.5%	\$63,500	\$53,450	-15.8%	\$75,000	\$62,000	-17.3%	\$66,354	\$56,458	-14.9%	\$92,105	\$75,542	-18.0%
064-BENT CREEK/PLUM TREE	90	46	51.1%	118	57	48.3%	\$119,450	\$115,900	-3.0%	\$140,000	\$130,000	-7.1%	\$114,076	\$109,799	-3.7%	\$144,489	\$138,738	-4.0%
065-PANTHER CREEK/ADAMS LK/DUVAL SW	29	16	55.2%	60	29	48.3%	\$145,000	\$120,000	-17.2%	\$149,500	\$142,495	-4.7%	\$129,152	\$115,002	-11.0%	\$166,633	\$149,987	-10.0%
066-CECIL COMMERCE AREA	23	9	39.1%	39	6	15.4%	\$157,000	\$77,625	-50.6%	\$164,220	\$146,575	-10.7%	\$194,311	\$148,442	-23.6%	\$164,077	\$138,455	-15.6%
067-COLINS RD/ARGYLE/OAKLEAFPLNT-DUVAL	263	148	56.3%	353	182	51.6%	\$115,950	\$85,500	-26.3%	\$127,000	\$107,500	-15.4%	\$112,699	\$95,552	-15.2%	\$134,017	\$126,490	-5.6%
071-BRENTWOOD/EVERGREEN	130	58	44.6%	155	106	68.4%	\$17,000	\$15,900	-6.5%	\$19,000	\$17,000	-10.5%	\$21,151	\$18,404	-13.0%	\$42,701	\$36,664	-14.1%
072-SPRINGFIELD	134	57	42.5%	121	83	68.6%	\$15,751	\$14,625	-7.1%	\$21,500	\$27,500	+27.9%	\$35,079	\$44,549	+27.0%	\$82,104	\$117,139	+42.7%
073-DOWNTOWN JAX/NORTHBANK	46	21	45.7%	49	38	77.6%	\$115,000	\$95,250	-17.2%	\$153,000	\$95,750	-37.4%	\$100,612	\$99,053	-1.5%	\$190,813	\$96,800	-49.3%
074-PAXON	136	68	50.0%	194	129	66.5%	\$15,000	\$14,000	-6.7%	\$18,750	\$15,500	-17.3%	\$19,986	\$16,976	-15.1%	\$60,094	\$68,775	+14.4%
075-TROUT RIV/COLLEGE PRK/RIBAUTL MNR	383	202	52.7%	399	298	74.7%	\$21,000	\$15,150	-27.9%	\$23,000	\$19,000	-17.4%	\$26,949	\$24,831	-7.9%	\$59,690	\$53,135	-11.0%

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	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	1-2010	1-2011	+ / -	1-2010	1-2011	+ / -	1-2010	1-2011	+ / -	1-2010	1-2011	+ / -
081-MARIETA/WHITHSE/BALDWIN	156	71	45.5%	118	62	52.5%	\$132,000	\$106,000	-19.7%	\$145,800	\$124,900	-14.3%	\$121,077	\$101,476	-16.2%	\$162,940	\$136,458	-16.3%
082-DINSMORE/NORTHWEST DUVAL	22	7	31.8%	33	24	72.7%	\$99,000	\$30,000	-69.7%	\$92,000	\$40,000	-56.5%	\$112,229	\$77,599	-30.9%	\$90,917	\$79,303	-12.8%
091-GARDN CTY/AIRPORT	290	183	63.1%	370	207	55.9%	\$100,000	\$82,285	-17.7%	\$129,900	\$109,000	-16.1%	\$99,184	\$87,806	-11.5%	\$145,800	\$129,889	-10.9%
092-OCEANWAY/PECAN PARK	234	130	55.6%	287	121	42.2%	\$156,500	\$142,000	-9.3%	\$166,500	\$160,000	-3.9%	\$147,545	\$137,156	-7.0%	\$170,125	\$173,265	+1.8%
095-SAN MATEO/EASTPORT	33	3	9.1%	49	29	59.2%	\$62,500	\$60,000	-4.0%	\$105,000	\$97,200	-7.4%	\$100,183	\$99,964	-0.2%	\$141,889	\$163,525	+15.2%
096-FT GEORGE/BLOUNT IS/CEDAR PT	182	81	44.5%	194	86	44.3%	\$169,000	\$159,950	-5.4%	\$184,000	\$170,500	-7.3%	\$186,753	\$173,020	-7.4%	\$225,213	\$205,974	-8.5%
121-FLEMING ISLAND-NE	18	7	38.9%	15	9	60.0%	\$217,500	\$149,500	-31.3%	\$210,000	\$180,250	-14.2%	\$233,500	\$189,375	-18.9%	\$262,107	\$284,500	+8.5%
122-FLEMING ISLAND-NW	115	40	34.8%	132	37	28.0%	\$230,875	\$225,000	-2.5%	\$241,750	\$242,000	+0.1%	\$274,884	\$247,046	-10.1%	\$285,915	\$308,331	+7.8%
123-FLEMING ISLAND-SE	72	22	30.6%	66	27	40.9%	\$182,500	\$149,900	-17.9%	\$200,000	\$174,500	-12.8%	\$209,036	\$168,026	-19.6%	\$242,934	\$246,138	+1.3%
124-FLEMING ISLAND-SW	115	48	41.7%	207	108	52.2%	\$166,250	\$171,500	+3.2%	\$200,000	\$171,500	-14.3%	\$177,076	\$161,852	-8.6%	\$234,307	\$197,413	-15.7%
131-MDWBK/LOCH RANE	62	27	43.5%	72	34	47.2%	\$141,000	\$72,000	-48.9%	\$145,000	\$110,000	-24.1%	\$166,511	\$106,416	-36.1%	\$214,786	\$176,325	-17.9%
132-BELLAIR/GROVE PARK	54	35	64.8%	75	31	41.3%	\$82,000	\$52,750	-35.7%	\$105,000	\$86,000	-18.1%	\$90,368	\$63,909	-29.3%	\$114,862	\$105,039	-8.6%
133-NORTH ORANGE PK	20	12	60.0%	32	11	34.4%	\$119,900	\$85,000	-29.1%	\$145,000	\$130,000	-10.3%	\$124,180	\$91,341	-26.4%	\$166,573	\$178,285	+7.0%
134-SOUTH BLANDING	63	33	52.4%	77	39	50.6%	\$118,000	\$107,000	-9.3%	\$147,450	\$116,250	-21.2%	\$121,743	\$104,046	-14.5%	\$156,953	\$139,358	-11.2%
135-PARK W/MONTCLAIR	17	7	41.2%	39	13	33.3%	\$125,000	\$108,500	-13.2%	\$162,500	\$130,000	-20.0%	\$121,984	\$106,744	-12.5%	\$186,586	\$137,969	-26.1%
136-LAKESIDE EST	44	24	54.5%	52	24	46.2%	\$117,950	\$110,000	-6.7%	\$150,000	\$122,250	-18.5%	\$119,650	\$113,996	-4.7%	\$152,971	\$124,618	-18.5%
137-DOCTORS LAKE	41	14	34.1%	50	22	44.0%	\$275,000	\$174,950	-36.4%	\$207,450	\$214,000	+3.2%	\$235,806	\$211,478	-10.3%	\$265,020	\$277,471	+4.7%
138-TNGLWD/ORANGE PRK S	152	91	59.9%	204	121	59.3%	\$110,000	\$94,500	-14.1%	\$130,500	\$104,750	-19.7%	\$117,334	\$100,410	-14.4%	\$147,102	\$123,814	-15.8%
139-OAKLEAF PLNTN/ORANGE PARK NW	305	189	62.0%	438	256	58.4%	\$154,000	\$149,900	-2.7%	\$165,000	\$159,000	-3.6%	\$162,292	\$148,778	-8.3%	\$195,930	\$190,769	-2.6%
141-MIDDLEBURG	89	37	41.6%	84	40	47.6%	\$65,000	\$65,000	0.0%	\$139,700	\$82,550	-40.9%	\$84,772	\$83,474	-1.5%	\$140,136	\$112,900	-19.4%
142-MIDDLEBURG E/LAKE ASBURY	171	83	48.5%	264	149	56.4%	\$126,250	\$120,000	-5.0%	\$146,000	\$132,000	-9.6%	\$130,196	\$118,339	-9.1%	\$182,381	\$170,918	-6.3%
143-FOXMEADOW AREA	67	22	32.8%	148	33	22.3%	\$132,200	\$125,000	-5.4%	\$179,945	\$164,900	-8.4%	\$162,505	\$131,647	-19.0%	\$190,468	\$176,716	-7.2%
144-MIDDLEBURG-SE	30	10	33.3%	23	8	34.8%	\$128,000	\$110,750	-13.5%	\$148,000	\$160,000	+8.1%	\$129,300	\$124,850	-3.4%	\$169,773	\$184,113	+8.4%
145-MIDDLEBURG-SW	86	24	27.9%	92	46	50.0%	\$92,400	\$55,000	-40.5%	\$112,000	\$70,000	-37.5%	\$107,567	\$74,724	-30.5%	\$123,197	\$86,673	-29.6%
151-KEYSTONE HGTS	206	29	14.1%	100	34	34.0%	\$54,900	\$46,801	-14.8%	\$100,000	\$74,000	-26.0%	\$78,719	\$57,699	-26.7%	\$113,817	\$107,940	-5.2%
152-KINGSLEY LAKE	4	0	0.0%	4	0	0.0%	\$0	\$0	--	\$292,500	\$387,000	+32.3%	\$0	\$0	--	\$292,500	\$399,750	+36.7%
161-GREEN COVE SPRS	120	40	33.3%	99	60	60.6%	\$127,000	\$97,500	-23.2%	\$160,000	\$130,000	-18.8%	\$133,670	\$123,609	-7.5%	\$204,456	\$233,653	+14.3%
162-RUSS L/PEN FRMS	12	5	41.7%	21	3	14.3%	\$125,000	\$170,000	+36.0%	\$219,386	\$178,000	-18.9%	\$125,000	\$198,000	+58.4%	\$238,818	\$178,264	-25.4%
211-JACKSONVILLE BCH-NE	53	16	30.2%	61	30	49.2%	\$287,500	\$317,500	+10.4%	\$370,500	\$327,500	-11.6%	\$377,238	\$311,896	-17.3%	\$451,141	\$407,907	-9.6%
212-JACKSONVILLE BCH-SE	137	27	19.7%	97	26	26.8%	\$339,900	\$276,250	-18.7%	\$428,000	\$259,000	-39.5%	\$446,649	\$289,812	-35.1%	\$617,108	\$441,734	-28.4%
213-JACKSONVILLE BCH-NW	57	22	38.6%	78	35	44.9%	\$164,500	\$170,000	+3.3%	\$197,250	\$180,000	-8.7%	\$193,740	\$164,229	-15.2%	\$224,364	\$215,065	-4.1%
214-JACKSONVILLE BCH-SW	112	47	42.0%	151	80	53.0%	\$175,000	\$118,000	-32.6%	\$219,000	\$182,000	-16.9%	\$167,644	\$171,957	+2.6%	\$239,086	\$241,355	+0.9%
221-NEPTUNE BCH-EAST	26	3	11.5%	16	5	31.3%	\$349,000	\$410,000	+17.5%	\$420,000	\$395,000	-6.0%	\$329,380	\$384,313	+16.7%	\$562,500	\$524,718	-6.7%
222-NEPTUNE BCH-WEST	39	16	41.0%	46	22	47.8%	\$221,500	\$225,000	+1.6%	\$235,600	\$240,000	+1.9%	\$239,695	\$229,533	-4.2%	\$297,793	\$282,254	-5.2%
231-ATLANTIC BCH-EAST	114	26	22.8%	153	34	22.2%	\$236,000	\$204,700	-13.3%	\$308,250	\$280,500	-9.0%	\$290,008	\$202,974	-30.0%	\$417,362	\$463,761	+11.1%
232-ATLANTIC BCH/MAYPORT-WEST	47	26	55.3%	68	39	57.4%	\$99,000	\$69,950	-29.3%	\$118,000	\$86,000	-27.1%	\$98,397	\$76,150	-22.6%	\$130,844	\$128,772	-1.6%

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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	1-2010	1-2011	+ / -	1-2010	1-2011	+ / -	1-2010	1-2011	+ / -	1-2010	1-2011	+ / -
251-PVB E A1A-N CORONA	36	3	8.3%	49	9	18.4%	\$285,750	\$340,140	+19.0%	\$430,000	\$690,000	+60.5%	\$300,217	\$521,788	+73.8%	\$990,194	#####	+12.7%
252-PVB W A1A-N SOLANA	114	31	27.2%	115	47	40.9%	\$160,000	\$86,500	-45.9%	\$202,500	\$202,000	-0.2%	\$348,211	\$217,957	-37.4%	\$521,533	\$629,064	+20.6%
261-PVB E A1A-S CORONA	174	23	13.2%	137	37	27.0%	\$214,900	\$129,500	-39.7%	\$235,000	\$300,000	+27.7%	\$327,421	\$235,319	-28.1%	\$325,369	\$450,595	+38.5%
262-PVB W A1A-S SOLANA/PALM VALLEY	163	41	25.2%	156	63	40.4%	\$108,900	\$63,000	-42.1%	\$338,250	\$249,950	-26.1%	\$223,639	\$156,683	-29.9%	\$419,469	\$442,810	+5.6%
263-PVB W A1A-S CR-210	103	24	23.3%	61	14	23.0%	\$387,000	\$382,000	-1.3%	\$395,000	\$430,250	+8.9%	\$378,936	\$357,857	-5.6%	\$526,417	\$644,718	+22.5%
264-SOUTH PVB/VILANO BCH	116	27	23.3%	83	35	42.2%	\$343,000	\$323,500	-5.7%	\$355,000	\$351,250	-1.1%	\$341,841	\$338,438	-1.0%	\$536,453	\$517,629	-3.5%
265-PONTE VEDRA/NOCATTEE-STJ	133	23	17.3%	177	30	16.9%	\$182,000	\$210,500	+15.7%	\$280,000	\$285,000	+1.8%	\$209,207	\$232,807	+11.3%	\$345,321	\$312,772	-9.4%
301-JUL CK/SWITZ	432	140	32.4%	715	196	27.4%	\$200,000	\$184,000	-8.0%	\$250,000	\$240,000	-4.0%	\$226,494	\$203,940	-10.0%	\$280,225	\$280,122	-0.0%
302-ORANGEDALE AREA	46	5	10.9%	26	7	26.9%	\$200,000	\$357,500	+78.8%	\$219,000	\$280,000	+27.9%	\$303,333	\$391,000	+28.9%	\$272,417	\$283,909	+4.2%
303-PALMO/SIX MILE AREA	27	6	22.2%	6	4	66.7%	\$241,000	\$160,000	-33.6%	\$222,000	\$149,000	-32.9%	\$241,000	\$131,667	-45.4%	\$449,633	\$92,000	-79.5%
304- 210 SOUTH	127	62	48.8%	200	86	43.0%	\$197,250	\$180,666	-8.4%	\$245,620	\$218,438	-11.1%	\$224,112	\$189,568	-15.4%	\$290,787	\$258,272	-11.2%
305-WORLD GOLF V-CENTRAL	59	20	33.9%	56	15	26.8%	\$199,900	\$85,000	-57.5%	\$228,000	\$194,900	-14.5%	\$185,939	\$132,970	-28.5%	\$271,970	\$202,669	-25.5%
306-WORLD GOLF V-NE	1	0	0.0%	0	0	--	\$0	\$0	--	\$242,495	\$0	-100.0%	\$0	\$0	--	\$264,245	\$0	-100.0%
307-WORLD GOLF V-SE	7	3	42.9%	8	4	50.0%	\$101,500	\$59,900	-41.0%	\$122,444	\$76,000	-37.9%	\$113,950	\$62,633	-45.0%	\$154,534	\$93,243	-39.7%
308-WORLD GOLF V-SW	88	48	54.5%	132	52	39.4%	\$182,550	\$161,600	-11.5%	\$200,000	\$194,000	-3.0%	\$181,229	\$166,604	-8.1%	\$218,322	\$203,194	-6.9%
309-WORLD GOLF V-WEST	122	67	54.9%	148	73	49.3%	\$171,884	\$167,000	-2.8%	\$190,000	\$179,990	-5.3%	\$205,379	\$187,909	-8.5%	\$252,714	\$241,430	-4.5%
312-PALENCIA AREA	103	39	37.9%	118	52	44.1%	\$190,000	\$235,000	+23.7%	\$269,000	\$260,004	-3.3%	\$244,947	\$243,661	-0.5%	\$335,316	\$311,977	-7.0%
313-WHITECASTLE/AIRPORT AREA	20	10	50.0%	23	9	39.1%	\$135,000	\$86,500	-35.9%	\$156,950	\$135,000	-14.0%	\$172,835	\$149,144	-13.7%	\$163,214	\$175,190	+7.3%
321-NORTH CITY	25	7	28.0%	30	21	70.0%	\$84,075	\$94,000	+11.8%	\$127,500	\$99,000	-22.4%	\$84,538	\$118,988	+40.8%	\$170,751	\$163,567	-4.2%
322-DOWNTOWN ST AUGUSTINE	40	9	22.5%	30	11	36.7%	\$160,000	\$75,000	-53.1%	\$161,000	\$171,000	+6.2%	\$144,755	\$117,717	-18.7%	\$157,530	\$265,138	+68.3%
323-DAVIS SHORES	28	7	25.0%	33	6	18.2%	\$185,500	\$264,250	+42.5%	\$196,000	\$217,250	+10.8%	\$185,133	\$279,083	+50.7%	\$240,800	\$240,538	-0.1%
331-ST AUGUSTINE BCH	180	29	16.1%	162	59	36.4%	\$173,750	\$158,250	-8.9%	\$249,000	\$247,000	-0.8%	\$214,730	\$189,553	-11.7%	\$287,977	\$318,205	+10.5%
332-CRESCENT BCH/SUMMER HVN	37	7	18.9%	10	4	40.0%	\$161,400	\$425,000	+163.3%	\$297,500	\$346,450	+16.5%	\$210,967	\$499,750	+136.9%	\$483,825	\$380,483	-21.4%
333-ST JOHNS CO-SE	4	1	25.0%	9	3	33.3%	\$138,000	\$197,380	+43.0%	\$146,000	\$195,000	+33.6%	\$138,000	\$157,293	+14.0%	\$180,705	\$216,250	+19.7%
334-MOULTRIE/ST AUG SHORES	70	13	18.6%	63	24	38.1%	\$117,500	\$94,900	-19.2%	\$134,500	\$124,500	-7.4%	\$136,683	\$108,067	-20.9%	\$140,236	\$159,304	+13.6%
335-ST AUGUSTINE SOUTH	22	10	45.5%	33	18	54.5%	\$115,628	\$103,500	-10.5%	\$143,000	\$119,000	-16.8%	\$119,259	\$97,012	-18.7%	\$140,353	\$225,267	+60.5%
336-RAVENSWOOD/W AUGUSTINE	152	39	25.7%	186	83	44.6%	\$75,000	\$69,000	-8.0%	\$139,900	\$98,500	-29.6%	\$90,616	\$76,651	-15.4%	\$154,878	\$148,231	-4.3%
337-OLD MOULTRIE RD/WILDWOOD	63	15	23.8%	90	33	36.7%	\$196,500	\$70,300	-64.2%	\$189,900	\$165,920	-12.6%	\$190,090	\$107,476	-43.5%	\$200,312	\$194,425	-2.9%
341-FLAGLER EST/HASTINGS	47	12	25.5%	36	22	61.1%	\$56,000	\$35,000	-37.5%	\$65,000	\$40,058	-38.4%	\$77,322	\$40,981	-47.0%	\$74,007	\$43,347	-41.4%
342-ST JOHN SR 207 S/W I-95	25	14	56.0%	28	15	53.6%	\$167,000	\$165,000	-1.2%	\$168,475	\$171,500	+1.8%	\$156,118	\$160,633	+2.9%	\$165,113	\$179,249	+8.6%
343-MOLASSES JNCTN/ELKTON	10	2	20.0%	8	3	37.5%	\$0	\$93,500	--	\$188,900	\$87,590	-53.6%	\$0	\$79,917	--	\$177,613	\$137,736	-22.5%
344-HASTINGS/TOCOI/RVRDALE	23	7	30.4%	7	4	57.1%	\$0	\$38,750	--	\$425,000	\$81,000	-80.9%	\$0	\$43,425	--	\$425,000	\$191,633	-54.9%
410-FERNANDINA BCH DOWNTOWN-WEST	11	3	27.3%	15	10	66.7%	\$50,000	\$62,500	+25.0%	\$50,100	\$85,000	+69.7%	\$45,981	\$86,956	+89.1%	\$68,175	\$119,980	+76.0%
420-FERNANDINA BCH-DOWNTOWN-EAST	1	0	0.0%	10	10	100.0%	\$108,950	\$207,000	+90.0%	\$126,750	\$207,000	+63.3%	\$108,950	\$181,433	+66.5%	\$126,750	\$0	-100.0%
430-NASSAU CNTY BEACHES-N	11	2	18.2%	10	6	60.0%	\$0	\$178,200	--	\$262,500	\$189,000	-28.0%	\$0	\$157,420	--	\$302,813	\$413,020	+36.4%
431-NASSAU CNTY BEACHES-S	9	4	44.4%	9	8	88.9%	\$161,950	\$123,000	-24.1%	\$330,000	\$141,000	-57.3%	\$161,950	\$226,600	+39.9%	\$374,167	\$265,000	-29.2%

# 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.

## January 2011

	Homes for Sale			Closed Sales			Median Sales Price						Average Sales Price					
	Current Month			Last 12 Months			Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	1-2010	1-2011	+ / -	1-2010	1-2011	+ / -	1-2010	1-2011	+ / -	1-2010	1-2011	+ / -
440-FERNANDINA BCH DOWNTOWN-SOUTH	10	7	70.0%	18	13	72.2%	\$119,900	\$120,000	+0.1%	\$119,900	\$127,500	+6.3%	\$172,341	\$121,717	-29.4%	\$120,483	\$217,800	+80.8%
450-AMELIA ISLAND	26	3	11.5%	31	13	41.9%	\$123,750	\$112,500	-9.1%	\$300,000	\$222,500	-25.8%	\$236,975	\$122,975	-48.1%	\$304,857	\$350,083	+14.8%
470-PINEY ISL AND AREA	3	0	0.0%	6	4	66.7%	\$0	\$259,500	--	\$0	\$264,000	--	\$0	\$256,000	--	\$0	\$264,000	--
471-NASSAU CO N-CHESTER/PIRATES WOOD	47	21	44.7%	51	23	45.1%	\$157,900	\$139,950	-11.4%	\$165,000	\$147,950	-10.3%	\$165,673	\$149,643	-9.7%	\$203,852	\$184,081	-9.7%
472-ONEIL,NASSAVILLE,HOLLY PT	74	30	40.5%	76	34	44.7%	\$178,000	\$132,500	-25.6%	\$195,127	\$169,450	-13.2%	\$189,498	\$148,826	-21.5%	\$182,204	\$181,037	-0.6%
480-N-A1A/W LOFN CK	4	1	25.0%	4	3	75.0%	\$153,750	\$82,750	-46.2%	\$169,000	\$90,000	-46.7%	\$153,750	\$82,750	-46.2%	\$180,883	\$90,000	-50.2%
481-S-A1A/W LOFN CK	31	13	41.9%	35	21	60.0%	\$136,000	\$125,000	-8.1%	\$139,900	\$127,550	-8.8%	\$126,768	\$109,125	-13.9%	\$151,474	\$111,513	-26.4%
490-CALLAHAN	11	2	18.2%	28	5	17.9%	\$145,000	\$117,000	-19.3%	\$167,470	\$147,250	-12.1%	\$127,939	\$117,375	-8.3%	\$181,741	\$151,459	-16.7%
491-HILLARD	16	3	18.8%	19	11	57.9%	\$33,550	\$75,000	+123.5%	\$127,900	\$92,500	-27.7%	\$47,250	\$81,822	+73.2%	\$148,215	\$117,225	-20.9%
492-W I-95/N FL LNE	84	29	34.5%	93	43	46.2%	\$160,600	\$135,600	-15.6%	\$168,000	\$137,990	-17.9%	\$147,414	\$133,319	-9.6%	\$171,287	\$136,753	-20.2%
501-MACCLENNY AREA	65	21	32.3%	74	32	43.2%	\$130,000	\$113,000	-13.1%	\$140,400	\$132,500	-5.6%	\$123,168	\$111,165	-9.7%	\$165,878	\$144,852	-12.7%
502-BAKER COUNTY-NW	23	6	26.1%	20	10	50.0%	\$129,750	\$80,000	-38.3%	\$163,750	\$142,500	-13.0%	\$129,750	\$127,214	-2.0%	\$174,675	\$206,500	+18.2%
503-BAKER COUNTY-SOUTH	34	8	23.5%	25	11	44.0%	\$65,450	\$66,000	+0.8%	\$94,750	\$93,001	-1.8%	\$65,450	\$77,850	+18.9%	\$160,925	\$129,557	-19.5%
521-BRADFORD COUNTY-NE	24	4	16.7%	15	3	20.0%	\$14,000	\$36,000	+157.1%	\$70,000	\$80,500	+15.0%	\$27,167	\$57,000	+109.8%	\$140,333	\$105,727	-24.7%
522-BRADFORD COUNTY-NW	44	9	20.5%	29	12	41.4%	\$125,000	\$50,751	-59.4%	\$118,000	\$94,250	-20.1%	\$108,900	\$80,313	-26.3%	\$110,487	\$103,893	-6.0%
523-BRADFORD COUNTY-SE	82	8	9.8%	24	8	33.3%	\$130,200	\$42,000	-67.7%	\$133,500	\$93,000	-30.3%	\$129,150	\$43,488	-66.3%	\$138,972	\$158,438	+14.0%
524-BRADFORD COUNTY-SW	21	3	14.3%	17	5	29.4%	\$38,950	\$58,500	+50.2%	\$49,900	\$116,450	+133.4%	\$35,950	\$90,125	+150.7%	\$94,000	\$142,177	+51.3%
541-UNION COUNTY-NORTH	6	1	16.7%	2	1	50.0%	\$0	\$75,000	--	\$125,900	\$92,500	-26.5%	\$0	\$75,000	--	\$126,967	\$110,000	-13.4%
542-UNION COUNTY-SOUTH	5	2	40.0%	8	2	25.0%	\$44,000	\$45,000	+2.3%	\$142,510	\$85,000	-40.4%	\$44,000	\$45,000	+2.3%	\$122,085	\$132,267	+8.3%
561-GREATER PALATKA	180	42	23.3%	113	58	51.3%	\$58,750	\$52,000	-11.5%	\$87,125	\$68,250	-21.7%	\$71,389	\$66,561	-6.8%	\$122,722	\$106,504	-13.2%
562-BARDIN/WEST BOSTWICK	12	4	33.3%	6	2	33.3%	\$0	\$44,375	--	\$105,000	\$64,375	-38.7%	\$0	\$44,375	--	\$97,500	\$93,752	-3.8%
563-E BOSTWICK/BRIDGEPORT/CEDAR CR	59	9	15.3%	18	8	44.4%	\$58,500	\$150,000	+156.4%	\$100,000	\$82,500	-17.5%	\$61,800	\$146,071	+136.4%	\$168,265	\$122,818	-27.0%
564-E PALATKA/SAN MATEO/N SATSUMA	137	19	13.9%	58	13	22.4%	\$85,000	\$121,500	+42.9%	\$85,800	\$93,000	+8.4%	\$74,550	\$118,725	+59.3%	\$91,844	\$130,217	+41.8%
571-INTERLACHEN-SE	12	1	8.3%	9	1	11.1%	\$113,525	\$55,000	-51.6%	\$72,900	\$55,500	-23.9%	\$113,525	\$55,000	-51.6%	\$71,225	\$72,786	+2.2%
572-INTERLACHEN-NE	82	11	13.4%	34	5	14.7%	\$37,123	\$29,200	-21.3%	\$40,500	\$40,000	-1.2%	\$35,311	\$35,100	-0.6%	\$60,732	\$52,737	-13.2%
573-INTERLACHEN-SW	26	7	26.9%	11	2	18.2%	\$23,000	\$0	-100.0%	\$49,750	\$54,900	+10.4%	\$47,080	\$0	-100.0%	\$65,378	\$71,100	+8.8%
574-INTERLACHEN-NW	43	6	14.0%	30	12	40.0%	\$47,900	\$45,600	-4.8%	\$72,250	\$56,000	-22.5%	\$59,633	\$53,445	-10.4%	\$93,707	\$78,294	-16.4%
575-WEST OF SR21	23	5	21.7%	6	2	33.3%	\$109,000	\$129,000	+18.3%	\$129,900	\$116,500	-10.3%	\$109,000	\$129,000	+18.3%	\$156,733	\$164,625	+5.0%
576-GEORGES LAKE	21	6	28.6%	5	3	60.0%	\$35,900	\$51,500	+43.5%	\$35,550	\$51,500	+44.9%	\$35,900	\$88,383	+146.2%	\$34,233	\$93,000	+171.7%
581-SATSUMA/HOOT OWL RIDGE	62	6	9.7%	33	9	27.3%	\$26,000	\$30,000	+15.4%	\$62,450	\$43,650	-30.1%	\$37,236	\$66,143	+77.6%	\$72,241	\$83,630	+15.8%
582-POMONA PARK/WELAKA/LK COMO	103	4	3.9%	52	15	28.8%	\$75,000	\$47,000	-37.3%	\$85,000	\$54,900	-35.4%	\$61,719	\$70,389	+14.0%	\$129,283	\$100,436	-22.3%
583-CRESCENT CITY/GEORGETOWN/FRUIT	117	12	10.3%	47	8	17.0%	\$0	\$89,000	--	\$59,000	\$48,500	-17.8%	\$0	\$98,136	--	\$84,848	\$85,164	+0.4%
584-OCALA NATIONAL FOREST/OKLAWAHA	3	0	0.0%	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--