

Lender-Mediated Report

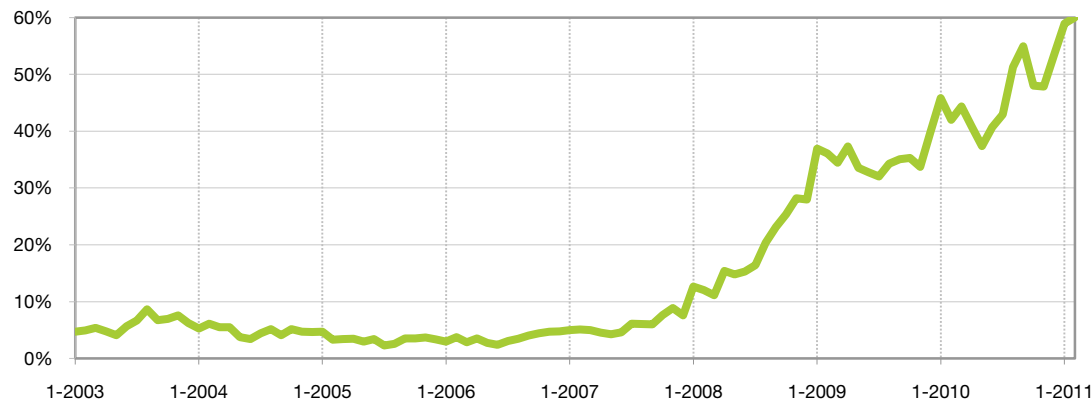
A RESEARCH TOOL PROVIDED BY THE **NORTHEAST FLORIDA ASSOCIATION OF REALTORS**



Lender-mediated properties are those marked in the "Title" field of the Northeast Florida Multiple Listing Service as "Foreclosed", "REO", "Pre-Foreclosure" or "Short Sale."

February 2011

Share of Closed Sales that were Lender-Mediated: 60.0%

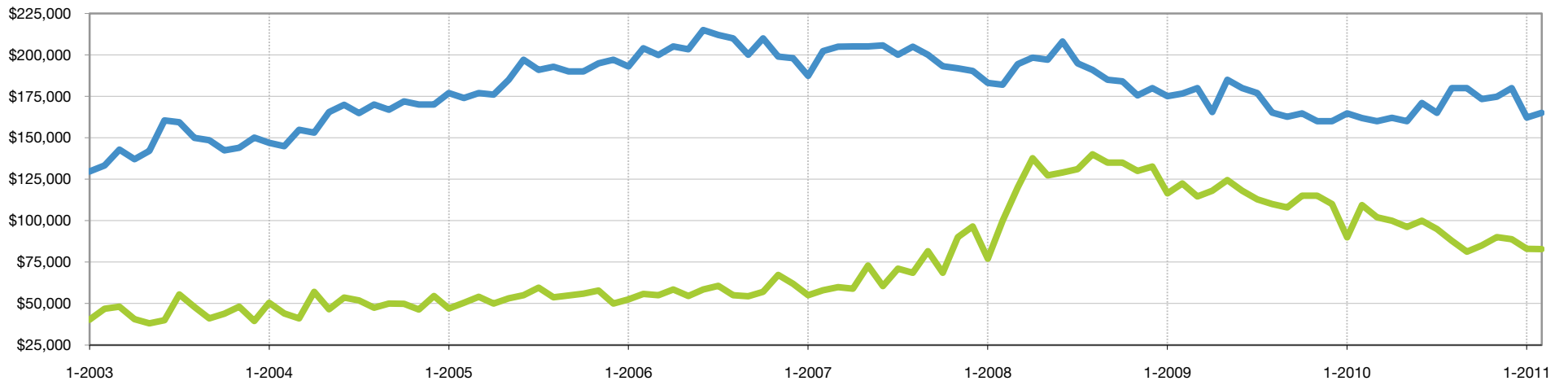


Closed Sales	2-2010	2-2011	+ / -
Traditional	594	462	- 22.2%
Lender-Mediated	430	694	+ 61.4%
Total Market	1,024	1,156	+ 12.9%

Median Sales Price	2-2010	2-2011	+ / -
Traditional	\$161,900	\$165,000	+ 1.9%
Lender-Mediated	\$109,400	\$82,900	- 24.2%
Total Market	\$133,000	\$115,900	- 12.9%

Median Sales Prices

— Traditional — Lender-Mediated



Lender-Mediated Report – Activity by Area

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February 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	2-2010	2-2011	+ / -	2-2010	2-2011	+ / -	2-2010	2-2011	+ / -	2-2010	2-2011	+ / -
011-SAN MARCO	183	40	21.9%	134	48	35.8%	\$87,450	\$105,000	+20.1%	\$244,500	\$203,500	-16.8%	\$126,528	\$129,644	+2.5%	\$313,256	\$298,124	-4.8%
012-SAN JOSE	225	69	30.7%	271	102	37.6%	\$89,000	\$56,688	-36.3%	\$137,500	\$76,000	-44.7%	\$90,858	\$77,767	-14.4%	\$191,097	\$133,739	-30.0%
013-BEAUCLERC/MANDARIN N	278	122	43.9%	343	160	46.6%	\$120,800	\$91,500	-24.3%	\$153,000	\$139,900	-8.6%	\$116,120	\$109,445	-5.7%	\$184,005	\$185,125	+0.6%
014-MANDARIN	347	147	42.4%	539	196	36.4%	\$153,000	\$135,000	-11.8%	\$192,730	\$184,600	-4.2%	\$172,690	\$171,027	-1.0%	\$221,765	\$222,133	+0.2%
015-BARTRAM	161	108	67.1%	314	140	44.6%	\$174,500	\$120,500	-30.9%	\$153,225	\$135,995	-11.2%	\$161,137	\$136,856	-15.1%	\$161,922	\$150,071	-7.3%
021-ST NICHOLAS	128	45	35.2%	153	62	40.5%	\$49,025	\$47,000	-4.1%	\$73,000	\$85,500	+17.1%	\$61,355	\$57,704	-5.9%	\$127,791	\$121,605	-4.8%
022-GROVE PK/SAN SOUCI	259	149	57.5%	437	253	57.9%	\$105,000	\$69,900	-33.4%	\$120,745	\$85,850	-28.9%	\$110,490	\$83,017	-24.9%	\$142,873	\$133,968	-6.2%
023-E OF SS BLVD	331	193	58.3%	552	334	60.5%	\$95,500	\$70,000	-26.7%	\$125,000	\$92,500	-26.0%	\$110,498	\$86,366	-21.8%	\$153,057	\$152,451	-0.4%
024-BAYMEADOWS/DEERWOOD	355	147	41.4%	474	245	51.7%	\$95,500	\$65,000	-31.9%	\$133,490	\$115,000	-13.9%	\$124,153	\$101,073	-18.6%	\$205,989	\$214,674	+4.2%
025-ICW N-BCH & S ATL	145	61	42.1%	266	105	39.5%	\$173,000	\$145,000	-16.2%	\$190,500	\$179,000	-6.0%	\$176,938	\$157,800	-10.8%	\$211,123	\$209,695	-0.7%
026-ICW S-BCH & N JTB	328	126	38.4%	361	156	43.2%	\$125,500	\$99,800	-20.5%	\$215,000	\$200,000	-7.0%	\$179,162	\$163,558	-8.7%	\$295,771	\$314,472	+6.3%
027-ICW S-JTB	91	22	24.2%	95	31	32.6%	\$100,085	\$145,000	+44.9%	\$182,660	\$210,315	+15.1%	\$154,197	\$190,049	+23.3%	\$220,768	\$309,112	+40.0%
031-RIVERSIDE	85	31	36.5%	80	39	48.8%	\$121,000	\$45,100	-62.7%	\$137,000	\$120,000	-12.4%	\$159,851	\$67,637	-57.7%	\$224,804	\$212,147	-5.6%
032-AVONDALE	157	40	25.5%	137	50	36.5%	\$136,000	\$114,000	-16.2%	\$189,500	\$168,625	-11.0%	\$179,122	\$158,874	-11.3%	\$256,258	\$228,568	-10.8%
033-ORTEGA/VENETIA	108	18	16.7%	72	12	16.7%	\$104,000	\$190,000	+82.7%	\$226,500	\$240,000	+6.0%	\$116,375	\$237,192	+103.8%	\$421,671	\$396,850	-5.9%
041-ARLINGTON	504	235	46.6%	592	294	49.7%	\$58,950	\$55,500	-5.9%	\$99,995	\$86,588	-13.4%	\$74,892	\$69,789	-6.8%	\$119,990	\$126,595	+5.5%
042-FT CAROLINE	268	144	53.7%	389	194	49.9%	\$125,250	\$97,000	-22.6%	\$145,000	\$135,000	-6.9%	\$133,182	\$113,853	-14.5%	\$182,084	\$177,554	-2.5%
043-ICW N-ATLANTIC BLVD	212	114	53.8%	276	134	48.6%	\$155,950	\$140,500	-9.9%	\$176,000	\$169,000	-4.0%	\$171,569	\$172,308	+0.4%	\$259,184	\$261,791	+1.0%
051-MURRAY HILL	123	55	44.7%	154	88	57.1%	\$36,000	\$34,450	-4.3%	\$69,000	\$43,000	-37.7%	\$50,795	\$39,641	-22.0%	\$98,490	\$85,601	-13.1%
052-LAKESHORE	80	33	41.3%	88	47	53.4%	\$37,500	\$35,550	-5.2%	\$50,500	\$40,500	-19.8%	\$40,053	\$47,729	+19.2%	\$91,275	\$62,201	-31.9%
053-HYDE GROVE AREA	88	41	46.6%	93	52	55.9%	\$42,000	\$35,450	-15.6%	\$71,400	\$67,000	-6.2%	\$53,645	\$49,628	-7.5%	\$85,253	\$102,660	+20.4%
054-CEDAR HILLS	78	31	39.7%	123	60	48.8%	\$49,900	\$36,075	-27.7%	\$73,500	\$45,001	-38.8%	\$53,181	\$39,951	-24.9%	\$98,843	\$78,219	-20.9%
055-CONF PT/ORTEGA FARMS	43	22	51.2%	41	18	43.9%	\$70,000	\$57,550	-17.8%	\$112,250	\$80,000	-28.7%	\$80,019	\$72,433	-9.5%	\$129,547	\$137,022	+5.8%
056-YUKN/WESC/OAK H	156	96	61.5%	180	109	60.6%	\$94,450	\$54,900	-41.9%	\$109,900	\$80,000	-27.2%	\$92,705	\$67,867	-26.8%	\$118,832	\$101,465	-14.6%
061-NORMANDY AREA	104	58	55.8%	137	71	51.8%	\$96,925	\$64,000	-34.0%	\$109,000	\$87,000	-20.2%	\$85,899	\$74,551	-13.2%	\$117,789	\$116,911	-0.7%
062-CRYSTAL SPR/COUNTRY CREEK	181	99	54.7%	243	132	54.3%	\$133,000	\$96,250	-27.6%	\$134,900	\$115,000	-14.8%	\$136,080	\$101,822	-25.2%	\$145,553	\$131,337	-9.8%
063-JACKSONVILLE HEIGHTS/OAK HILL	171	79	46.2%	214	124	57.9%	\$60,000	\$52,375	-12.7%	\$75,000	\$60,751	-19.0%	\$66,585	\$55,554	-16.6%	\$87,719	\$75,580	-13.8%
064-BENT CREEK/PLUM TREE	85	42	49.4%	114	57	50.0%	\$112,000	\$116,000	+3.6%	\$141,460	\$132,000	-6.7%	\$109,769	\$114,436	+4.3%	\$146,453	\$138,730	-5.3%
065-PANTHER CREEK/ADAMS LK/DUVAL SW	24	15	62.5%	59	30	50.8%	\$145,000	\$118,450	-18.3%	\$155,000	\$139,000	-10.3%	\$129,152	\$113,902	-11.8%	\$171,238	\$141,837	-17.2%
066-CECIL COMMERCE AREA	22	9	40.9%	42	7	16.7%	\$191,278	\$85,250	-55.4%	\$166,610	\$149,990	-10.0%	\$218,139	\$167,950	-23.0%	\$162,441	\$146,724	-9.7%
067-COLINS RD/ARGYLE/OAKLEAFPLNT-DUVAL	231	130	56.3%	348	185	53.2%	\$115,900	\$80,900	-30.2%	\$126,250	\$105,000	-16.8%	\$112,505	\$92,610	-17.7%	\$133,115	\$125,732	-5.5%
071-BRENTWOOD/EVERGREEN	129	61	47.3%	148	101	68.2%	\$17,000	\$16,200	-4.7%	\$19,000	\$17,500	-7.9%	\$21,266	\$17,928	-15.7%	\$44,288	\$34,602	-21.9%
072-SPRINGFIELD	140	56	40.0%	119	79	66.4%	\$16,000	\$14,500	-9.4%	\$20,000	\$30,000	+50.0%	\$39,772	\$45,469	+14.3%	\$79,716	\$115,003	+44.3%
073-DOWNTOWN JAX/NORTHBANK	38	17	44.7%	49	36	73.5%	\$115,000	\$83,000	-27.8%	\$118,000	\$88,500	-25.0%	\$102,874	\$95,627	-7.0%	\$189,417	\$94,440	-50.1%
074-PAXON	118	61	51.7%	193	126	65.3%	\$15,000	\$13,750	-8.3%	\$17,900	\$15,400	-14.0%	\$19,648	\$16,888	-14.0%	\$58,668	\$66,918	+14.1%
075-TROUT RIV/COLLEGE PRK/RIBAUTL MNR	379	192	50.7%	402	300	74.6%	\$21,000	\$15,000	-28.6%	\$22,950	\$19,000	-17.2%	\$27,059	\$25,004	-7.6%	\$56,494	\$56,541	+0.1%

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	Current Month			Last 12 Months			Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	2-2010	2-2011	+ / -	2-2010	2-2011	+ / -	2-2010	2-2011	+ / -	2-2010	2-2011	+ / -
081-MARIETA/WHITHSE/BALDWIN	145	67	46.2%	121	68	56.2%	\$131,625	\$106,000	-19.5%	\$148,500	\$118,950	-19.9%	\$120,908	\$100,185	-17.1%	\$164,824	\$132,681	-19.5%
082-DINSMORE/NORTHWEST DUVAL	21	6	28.6%	28	21	75.0%	\$77,750	\$35,000	-55.0%	\$75,000	\$40,000	-46.7%	\$103,078	\$80,814	-21.6%	\$88,930	\$71,961	-19.1%
091-GARDN CTY/AIRPORT	285	181	63.5%	370	210	56.8%	\$109,000	\$85,550	-21.5%	\$125,500	\$109,775	-12.5%	\$101,802	\$86,929	-14.6%	\$141,216	\$131,932	-6.6%
092-OCEANWAY/PECAN PARK	226	123	54.4%	293	122	41.6%	\$155,000	\$137,000	-11.6%	\$165,000	\$159,955	-3.1%	\$145,721	\$130,934	-10.1%	\$171,208	\$173,741	+1.5%
095-SAN MATEO/EASTPORT	34	6	17.6%	50	30	60.0%	\$62,000	\$60,000	-3.2%	\$103,000	\$95,400	-7.4%	\$97,882	\$115,858	+18.4%	\$132,306	\$160,762	+21.5%
096-FT GEORGE/BLOUNT IS/CEDAR PT	182	82	45.1%	196	90	45.9%	\$171,850	\$153,000	-11.0%	\$185,000	\$165,000	-10.8%	\$189,216	\$166,395	-12.1%	\$224,821	\$202,022	-10.1%
121-FLEMING ISLAND-NE	15	5	33.3%	16	9	56.3%	\$217,500	\$149,500	-31.3%	\$205,000	\$185,500	-9.5%	\$233,500	\$189,375	-18.9%	\$265,731	\$329,571	+24.0%
122-FLEMING ISLAND-NW	118	37	31.4%	132	40	30.3%	\$231,765	\$229,950	-0.8%	\$241,500	\$242,500	+0.4%	\$276,057	\$251,664	-8.8%	\$294,196	\$303,255	+3.1%
123-FLEMING ISLAND-SE	73	24	32.9%	70	25	35.7%	\$185,000	\$147,000	-20.5%	\$195,000	\$178,000	-8.7%	\$201,132	\$166,692	-17.1%	\$235,245	\$290,182	+23.4%
124-FLEMING ISLAND-SW	111	48	43.2%	210	112	53.3%	\$171,950	\$168,000	-2.3%	\$200,000	\$166,250	-16.9%	\$183,850	\$157,460	-14.4%	\$234,746	\$192,753	-17.9%
131-MDWBK/LOCH RANE	54	23	42.6%	82	38	46.3%	\$120,350	\$70,000	-41.8%	\$145,000	\$110,000	-24.1%	\$160,944	\$110,617	-31.3%	\$215,763	\$171,103	-20.7%
132-BELLAIR/GROVE PARK	50	34	68.0%	79	31	39.2%	\$83,500	\$52,899	-36.6%	\$104,900	\$86,000	-18.0%	\$91,683	\$64,135	-30.0%	\$109,634	\$103,837	-5.3%
133-NORTH ORANGE PK	23	13	56.5%	29	10	34.5%	\$122,000	\$80,500	-34.0%	\$135,900	\$136,250	+0.3%	\$123,950	\$89,290	-28.0%	\$153,308	\$189,628	+23.7%
134-SOUTH BLANDING	60	31	51.7%	75	38	50.7%	\$119,900	\$107,000	-10.8%	\$145,000	\$115,500	-20.3%	\$119,352	\$103,843	-13.0%	\$155,764	\$140,764	-9.6%
135-PARK W/MONTCLAIR	19	7	36.8%	38	13	34.2%	\$115,000	\$108,500	-5.7%	\$158,500	\$131,150	-17.3%	\$118,047	\$106,744	-9.6%	\$174,236	\$139,008	-20.2%
136-LAKESIDE EST	41	23	56.1%	49	23	46.9%	\$103,950	\$114,000	+9.7%	\$143,000	\$125,000	-12.6%	\$112,831	\$118,061	+4.6%	\$145,635	\$128,677	-11.6%
137-DOCTORS LAKE	43	12	27.9%	54	27	50.0%	\$200,000	\$175,000	-12.5%	\$205,000	\$214,000	+4.4%	\$223,583	\$212,878	-4.8%	\$275,957	\$267,385	-3.1%
138-TNGLWD/ORANGE PRK S	140	75	53.6%	211	128	60.7%	\$110,450	\$90,500	-18.1%	\$129,900	\$102,500	-21.1%	\$118,791	\$98,330	-17.2%	\$141,827	\$123,453	-13.0%
139-OAKLEAF PLNTN/ORANGE PARK NW	271	171	63.1%	444	267	60.1%	\$154,500	\$143,000	-7.4%	\$165,000	\$155,000	-6.1%	\$163,625	\$144,695	-11.6%	\$193,278	\$192,703	-0.3%
141-MIDDLEBURG	80	28	35.0%	85	40	47.1%	\$66,000	\$60,650	-8.1%	\$139,250	\$76,250	-45.2%	\$85,663	\$82,795	-3.3%	\$138,112	\$110,618	-19.9%
142-MIDDLEBURG E/LAKE ASBURY	180	83	46.1%	262	145	55.3%	\$125,500	\$120,000	-4.4%	\$145,000	\$133,000	-8.3%	\$129,622	\$117,802	-9.1%	\$183,653	\$168,416	-8.3%
143-FOXMEADOW AREA	66	20	30.3%	144	37	25.7%	\$130,000	\$123,750	-4.8%	\$176,314	\$161,900	-8.2%	\$162,305	\$131,710	-18.9%	\$187,060	\$177,916	-4.9%
144-MIDDLEBURG-SE	35	10	28.6%	23	9	39.1%	\$128,000	\$80,000	-37.5%	\$150,000	\$143,200	-4.5%	\$129,300	\$118,645	-8.2%	\$172,708	\$182,621	+5.7%
145-MIDDLEBURG-SW	77	25	32.5%	93	49	52.7%	\$92,400	\$54,254	-41.3%	\$110,000	\$70,950	-35.5%	\$107,567	\$73,761	-31.4%	\$121,715	\$86,533	-28.9%
151-KEYSTONE HGTS	197	24	12.2%	101	32	31.7%	\$58,950	\$46,801	-20.6%	\$99,500	\$74,450	-25.2%	\$78,088	\$56,606	-27.5%	\$114,652	\$110,473	-3.6%
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	124	41	33.1%	101	60	59.4%	\$121,625	\$97,500	-19.8%	\$159,500	\$134,420	-15.7%	\$131,235	\$122,714	-6.5%	\$207,224	\$235,662	+13.7%
162-RUSS L/PEN FRMS	14	3	21.4%	21	3	14.3%	\$125,000	\$170,000	+36.0%	\$210,325	\$178,000	-15.4%	\$125,000	\$198,000	+58.4%	\$217,728	\$181,875	-16.5%
211-JACKSONVILLE BCH-NE	50	17	34.0%	65	31	47.7%	\$265,000	\$320,000	+20.8%	\$370,500	\$330,000	-10.9%	\$360,889	\$326,552	-9.5%	\$451,106	\$421,213	-6.6%
212-JACKSONVILLE BCH-SE	141	26	18.4%	101	30	29.7%	\$325,000	\$276,250	-15.0%	\$428,000	\$259,000	-39.5%	\$422,943	\$292,996	-30.7%	\$639,003	\$434,185	-32.1%
213-JACKSONVILLE BCH-NW	58	21	36.2%	79	34	43.0%	\$175,000	\$163,000	-6.9%	\$190,000	\$179,000	-5.8%	\$198,595	\$159,200	-19.8%	\$215,102	\$214,642	-0.2%
214-JACKSONVILLE BCH-SW	108	45	41.7%	156	85	54.5%	\$175,500	\$102,500	-41.6%	\$220,000	\$179,500	-18.4%	\$170,696	\$166,417	-2.5%	\$241,966	\$233,669	-3.4%
221-NEPTUNE BCH-EAST	23	2	8.7%	16	5	31.3%	\$362,000	\$410,000	+13.3%	\$432,500	\$395,000	-8.7%	\$345,475	\$384,313	+11.2%	\$577,292	\$524,718	-9.1%
222-NEPTUNE BCH-WEST	43	18	41.9%	42	20	47.6%	\$209,900	\$238,000	+13.4%	\$225,600	\$241,000	+6.8%	\$230,425	\$236,747	+2.7%	\$292,931	\$287,914	-1.7%
231-ATLANTIC BCH-EAST	115	26	22.6%	149	33	22.1%	\$243,000	\$165,000	-32.1%	\$312,000	\$275,000	-11.9%	\$292,147	\$196,423	-32.8%	\$411,707	\$471,294	+14.5%
232-ATLANTIC BCH/MAYPORT-WEST	46	25	54.3%	66	39	59.1%	\$66,100	\$69,950	+5.8%	\$119,000	\$85,000	-28.6%	\$94,832	\$74,437	-21.5%	\$132,219	\$124,594	-5.8%

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	Current Month			Last 12 Months			Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	2-2010	2-2011	+ / -	2-2010	2-2011	+ / -	2-2010	2-2011	+ / -	2-2010	2-2011	+ / -
251-PVB E A1A-N CORONA	38	3	7.9%	48	10	20.8%	\$285,750	\$329,570	+15.3%	\$430,000	\$695,000	+61.6%	\$300,217	\$495,009	+64.9%	\$900,341	#####	+31.0%
252-PVB W A1A-N SOLANA	114	33	28.9%	118	47	39.8%	\$155,000	\$86,500	-44.2%	\$202,500	\$193,000	-4.7%	\$371,474	\$205,000	-44.8%	\$508,288	\$632,848	+24.5%
261-PVB E A1A-S CORONA	177	26	14.7%	140	41	29.3%	\$214,900	\$144,500	-32.8%	\$238,750	\$300,000	+25.7%	\$327,421	\$226,165	-30.9%	\$328,975	\$519,578	+57.9%
262-PVB W A1A-S SOLANA/PALM VALLEY	168	38	22.6%	164	73	44.5%	\$92,500	\$79,995	-13.5%	\$336,250	\$247,000	-26.5%	\$214,804	\$167,588	-22.0%	\$409,033	\$455,822	+11.4%
263-PVB W A1A-S CR-210	104	21	20.2%	60	15	25.0%	\$387,000	\$369,000	-4.7%	\$446,000	\$423,000	-5.2%	\$378,936	\$349,000	-7.9%	\$570,202	\$623,263	+9.3%
264-SOUTH PVB/VILANO BCH	108	20	18.5%	86	38	44.2%	\$345,000	\$309,000	-10.4%	\$368,050	\$337,450	-8.3%	\$352,093	\$325,286	-7.6%	\$543,987	\$493,713	-9.2%
265-PONTE VEDRA/NOCATTEE-STJ	134	21	15.7%	179	31	17.3%	\$182,000	\$200,000	+9.9%	\$286,050	\$280,000	-2.1%	\$209,207	\$226,713	+8.4%	\$349,803	\$304,975	-12.8%
301-JUL CK/SWITZ	411	130	31.6%	714	206	28.9%	\$194,000	\$185,000	-4.6%	\$249,990	\$240,000	-4.0%	\$218,220	\$203,097	-6.9%	\$278,612	\$282,463	+1.4%
302-ORANGEDALE AREA	43	4	9.3%	26	8	30.8%	\$200,000	\$295,000	+47.5%	\$219,000	\$280,000	+27.9%	\$296,167	\$347,914	+17.5%	\$274,667	\$288,015	+4.9%
303-PALMO/SIX MILE AREA	28	6	21.4%	10	7	70.0%	\$241,000	\$160,000	-33.6%	\$241,000	\$160,000	-33.6%	\$241,000	\$213,858	-11.3%	\$586,950	\$191,333	-67.4%
304- 210 SOUTH	128	63	49.2%	199	85	42.7%	\$199,500	\$181,000	-9.3%	\$245,000	\$218,500	-10.8%	\$224,963	\$187,361	-16.7%	\$287,806	\$261,216	-9.2%
305-WORLD GOLF V-CENTRAL	54	19	35.2%	58	18	31.0%	\$199,900	\$125,000	-37.5%	\$230,000	\$195,450	-15.0%	\$185,939	\$147,031	-20.9%	\$265,369	\$206,138	-22.3%
306-WORLD GOLF V-NE	1	0	0.0%	1	0	0.0%	\$0	\$0	--	\$242,495	\$199,990	-17.5%	\$0	\$0	--	\$264,245	\$199,990	-24.3%
307-WORLD GOLF V-SE	6	1	16.7%	8	5	62.5%	\$101,500	\$55,950	-44.9%	\$119,995	\$74,990	-37.5%	\$113,950	\$55,350	-51.4%	\$154,670	\$92,993	-39.9%
308-WORLD GOLF V-SW	97	48	49.5%	134	54	40.3%	\$180,100	\$168,100	-6.7%	\$200,000	\$189,165	-5.4%	\$182,867	\$166,627	-8.9%	\$217,295	\$201,758	-7.2%
309-WORLD GOLF V-WEST	122	64	52.5%	153	81	52.9%	\$170,000	\$161,000	-5.3%	\$195,000	\$177,000	-9.2%	\$206,472	\$191,535	-7.2%	\$260,280	\$231,066	-11.2%
312-PALENCIA AREA	100	36	36.0%	115	55	47.8%	\$197,375	\$235,000	+19.1%	\$276,667	\$260,000	-6.0%	\$247,406	\$249,178	+0.7%	\$330,719	\$308,455	-6.7%
313-WHITECASTLE/AIRPORT AREA	17	6	35.3%	21	8	38.1%	\$147,950	\$74,700	-49.5%	\$158,950	\$130,500	-17.9%	\$214,550	\$117,787	-45.1%	\$161,714	\$170,963	+5.7%
321-NORTH CITY	22	5	22.7%	33	23	69.7%	\$84,075	\$94,000	+11.8%	\$127,500	\$102,000	-20.0%	\$84,538	\$120,102	+42.1%	\$174,578	\$162,210	-7.1%
322-DOWNTOWN ST AUGUSTINE	36	7	19.4%	31	12	38.7%	\$150,000	\$75,000	-50.0%	\$160,000	\$171,000	+6.9%	\$142,477	\$149,611	+5.0%	\$206,777	\$236,086	+14.2%
323-DAVIS SHORES	27	5	18.5%	32	8	25.0%	\$185,500	\$264,250	+42.5%	\$229,800	\$187,000	-18.6%	\$185,133	\$266,259	+43.8%	\$263,927	\$228,826	-13.3%
331-ST AUGUSTINE BCH	179	29	16.2%	167	62	37.1%	\$173,750	\$155,900	-10.3%	\$249,900	\$241,500	-3.4%	\$222,481	\$182,358	-18.0%	\$295,337	\$314,867	+6.6%
332-CRESCENT BCH/SUMMER HVN	33	6	18.2%	14	5	35.7%	\$161,400	\$379,900	+135.4%	\$297,500	\$336,450	+13.1%	\$210,967	\$475,780	+125.5%	\$483,825	\$321,878	-33.5%
333-ST JOHNS CO-SE	6	2	33.3%	8	3	37.5%	\$138,000	\$197,380	+43.0%	\$150,000	\$196,190	+30.8%	\$138,000	\$157,293	+14.0%	\$181,182	\$222,500	+22.8%
334-MOULTRIE/ST AUG SHORES	66	13	19.7%	71	25	35.2%	\$115,000	\$93,900	-18.3%	\$127,000	\$125,000	-1.6%	\$132,172	\$105,100	-20.5%	\$136,741	\$157,899	+15.5%
335-ST AUGUSTINE SOUTH	16	7	43.8%	34	20	58.8%	\$115,628	\$98,500	-14.8%	\$143,000	\$115,000	-19.6%	\$119,259	\$96,511	-19.1%	\$149,568	\$218,429	+46.0%
336-RAVENSWOOD/W AUGUSTINE	141	37	26.2%	189	89	47.1%	\$75,000	\$70,000	-6.7%	\$139,000	\$97,900	-29.6%	\$90,888	\$76,856	-15.4%	\$155,530	\$148,221	-4.7%
337-OLD MOULTRIE RD/WILDWOOD	60	14	23.3%	95	36	37.9%	\$202,000	\$70,150	-65.3%	\$194,000	\$164,550	-15.2%	\$211,445	\$96,836	-54.2%	\$200,894	\$194,699	-3.1%
341-FLAGLER EST/HASTINGS	43	9	20.9%	39	24	61.5%	\$56,000	\$32,500	-42.0%	\$65,000	\$40,058	-38.4%	\$77,322	\$39,891	-48.4%	\$74,007	\$45,073	-39.1%
342-ST JOHN SR 207 S/W I-95	23	13	56.5%	28	16	57.1%	\$167,000	\$164,850	-1.3%	\$167,000	\$171,500	+2.7%	\$156,118	\$158,088	+1.3%	\$161,874	\$186,868	+15.4%
343-MOLASSES JNCTN/ELKTON	8	1	12.5%	9	3	33.3%	\$0	\$93,500	--	\$188,900	\$93,000	-50.8%	\$0	\$79,917	--	\$177,613	\$131,447	-26.0%
344-HASTINGS/TOCOI/RVRDALE	24	7	29.2%	6	4	66.7%	\$0	\$38,750	--	\$372,450	\$60,500	-83.8%	\$0	\$43,425	--	\$372,450	\$127,500	-65.8%
410-FERNANDINA BCH DOWNTOWN-WEST	9	1	11.1%	14	9	64.3%	\$52,500	\$73,750	+40.5%	\$52,550	\$85,000	+61.8%	\$48,236	\$90,950	+88.6%	\$68,175	\$119,980	+76.0%
420-FERNANDINA BCH-DOWNTOWN-EAST	2	0	0.0%	8	8	100.0%	\$153,000	\$207,000	+35.3%	\$140,000	\$207,000	+47.9%	\$144,300	\$177,238	+22.8%	\$126,750	\$0	-100.0%
430-NASSAU CNTY BEACHES-N	10	1	10.0%	11	5	45.5%	\$125,000	\$181,600	+45.3%	\$250,000	\$255,696	+2.3%	\$125,000	\$165,525	+32.4%	\$302,813	\$457,847	+51.2%
431-NASSAU CNTY BEACHES-S	7	3	42.9%	9	8	88.9%	\$110,000	\$109,000	-0.9%	\$270,000	\$141,000	-47.8%	\$142,967	\$221,475	+54.9%	\$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.

February 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	2-2010	2-2011	+ / -	2-2010	2-2011	+ / -	2-2010	2-2011	+ / -	2-2010	2-2011	+ / -
440-FERNANDINA BCH DOWNTOWN-SOUTH	10	6	60.0%	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	28	3	10.7%	30	14	46.7%	\$123,750	\$135,000	+9.1%	\$300,000	\$225,000	-25.0%	\$236,975	\$136,977	-42.2%	\$300,304	\$362,281	+20.6%
470-PINEY ISL AND AREA	4	1	25.0%	6	4	66.7%	\$0	\$259,500	--	\$0	\$264,000	--	\$0	\$256,000	--	\$0	\$264,000	--
471-NASSAU CO N-CHESTER/PIRATES WOOD	41	15	36.6%	58	27	46.6%	\$142,000	\$152,500	+7.4%	\$151,000	\$151,890	+0.6%	\$147,333	\$161,527	+9.6%	\$199,124	\$184,681	-7.3%
472-ONEIL,NASSAVILLE,HOLLY PT	69	24	34.8%	80	38	47.5%	\$178,000	\$142,000	-20.2%	\$200,000	\$169,950	-15.0%	\$189,012	\$150,207	-20.5%	\$186,158	\$176,573	-5.1%
480-N-A1A/W LOFN CK	5	1	20.0%	5	4	80.0%	\$138,500	\$122,000	-11.9%	\$170,900	\$106,000	-38.0%	\$138,500	\$161,500	+16.6%	\$195,369	\$90,000	-53.9%
481-S-A1A/W LOFN CK	29	14	48.3%	35	20	57.1%	\$135,507	\$125,000	-7.8%	\$139,500	\$127,550	-8.6%	\$126,321	\$108,526	-14.1%	\$145,234	\$107,406	-26.0%
490-CALLAHAN	12	4	33.3%	27	5	18.5%	\$145,000	\$117,000	-19.3%	\$166,000	\$150,000	-9.6%	\$127,939	\$117,375	-8.3%	\$183,366	\$147,862	-19.4%
491-HILLARD	16	2	12.5%	21	12	57.1%	\$33,550	\$77,500	+131.0%	\$127,900	\$94,900	-25.8%	\$47,250	\$85,640	+81.2%	\$148,215	\$117,311	-20.9%
492-W I-95/N FL LNE	83	26	31.3%	94	48	51.1%	\$170,125	\$131,000	-23.0%	\$168,000	\$140,780	-16.2%	\$155,622	\$128,795	-17.2%	\$164,441	\$140,827	-14.4%
501-MACCLENNY AREA	69	25	36.2%	75	35	46.7%	\$130,000	\$112,000	-13.8%	\$137,250	\$132,000	-3.8%	\$122,733	\$107,211	-12.6%	\$160,738	\$143,330	-10.8%
502-BAKER COUNTY-NW	23	6	26.1%	22	13	59.1%	\$129,750	\$69,500	-46.4%	\$165,500	\$129,250	-21.9%	\$129,750	\$101,000	-22.2%	\$179,330	\$217,625	+21.4%
503-BAKER COUNTY-SOUTH	33	9	27.3%	24	11	45.8%	\$61,000	\$68,450	+12.2%	\$94,750	\$95,000	+0.3%	\$49,967	\$82,940	+66.0%	\$150,855	\$137,677	-8.7%
521-BRADFORD COUNTY-NE	23	4	17.4%	15	3	20.0%	\$14,000	\$36,000	+157.1%	\$70,000	\$80,500	+15.0%	\$27,167	\$57,000	+109.8%	\$134,000	\$105,727	-21.1%
522-BRADFORD COUNTY-NW	47	9	19.1%	27	12	44.4%	\$125,000	\$50,751	-59.4%	\$125,000	\$88,000	-29.6%	\$108,900	\$80,313	-26.3%	\$113,425	\$97,127	-14.4%
523-BRADFORD COUNTY-SE	77	7	9.1%	25	7	28.0%	\$121,900	\$44,000	-63.9%	\$132,750	\$105,000	-20.9%	\$116,414	\$43,986	-62.2%	\$143,181	\$153,878	+7.5%
524-BRADFORD COUNTY-SW	22	2	9.1%	15	4	26.7%	\$49,900	\$55,000	+10.2%	\$62,000	\$116,450	+87.8%	\$47,300	\$99,500	+110.4%	\$128,000	\$133,395	+4.2%
541-UNION COUNTY-NORTH	3	1	33.3%	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	4	1	25.0%	9	3	33.3%	\$44,000	\$38,000	-13.6%	\$101,255	\$85,000	-16.1%	\$44,000	\$42,667	-3.0%	\$112,502	\$132,267	+17.6%
561-GREATER PALATKA	166	31	18.7%	118	61	51.7%	\$62,500	\$50,000	-20.0%	\$87,900	\$66,200	-24.7%	\$75,163	\$62,921	-16.3%	\$118,369	\$105,506	-10.9%
562-BARDIN/WEST BOSTWICK	12	4	33.3%	5	1	20.0%	\$19,000	\$69,750	+267.1%	\$105,000	\$69,750	-33.6%	\$19,000	\$69,750	+267.1%	\$97,500	\$93,752	-3.8%
563-E BOSTWICK/BRIDGEPORT/CEDAR CR	52	8	15.4%	17	8	47.1%	\$79,250	\$150,000	+89.3%	\$100,000	\$85,000	-15.0%	\$95,100	\$140,914	+48.2%	\$166,370	\$133,750	-19.6%
564-E PALATKA/SAN MATEO/N SATSUMA	133	17	12.8%	58	14	24.1%	\$85,000	\$120,000	+41.2%	\$85,000	\$92,000	+8.2%	\$72,833	\$114,208	+56.8%	\$107,735	\$120,793	+12.1%
571-INTERLACHEN-SE	13	1	7.7%	11	3	27.3%	\$0	\$50,000	--	\$72,900	\$55,000	-24.6%	\$0	\$50,000	--	\$79,686	\$72,786	-8.7%
572-INTERLACHEN-NE	73	9	12.3%	38	8	21.1%	\$37,123	\$27,400	-26.2%	\$40,500	\$42,900	+5.9%	\$35,311	\$34,771	-1.5%	\$61,003	\$53,871	-11.7%
573-INTERLACHEN-SW	24	6	25.0%	11	2	18.2%	\$23,000	\$12,000	-47.8%	\$57,000	\$50,950	-10.6%	\$47,080	\$12,000	-74.5%	\$70,438	\$71,100	+0.9%
574-INTERLACHEN-NW	37	5	13.5%	32	13	40.6%	\$47,900	\$45,800	-4.4%	\$72,250	\$58,450	-19.1%	\$59,633	\$60,700	+1.8%	\$93,707	\$78,944	-15.8%
575-WEST OF SR21	19	3	15.8%	6	2	33.3%	\$109,000	\$129,000	+18.3%	\$119,450	\$157,500	+31.9%	\$109,000	\$129,000	+18.3%	\$141,486	\$239,625	+69.4%
576-GEORGES LAKE	18	4	22.2%	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	63	5	7.9%	29	10	34.5%	\$23,675	\$30,000	+26.7%	\$54,157	\$47,400	-12.5%	\$34,775	\$66,143	+90.2%	\$65,655	\$93,789	+42.9%
582-POMONA PARK/WELAKA/LK COMO	98	5	5.1%	48	14	29.2%	\$76,500	\$46,000	-39.9%	\$84,250	\$51,800	-38.5%	\$65,933	\$68,313	+3.6%	\$131,081	\$87,864	-33.0%
583-CRESCENT CITY/GEORGETOWN/FRUIT	113	12	10.6%	50	9	18.0%	\$0	\$97,500	--	\$56,750	\$50,609	-10.8%	\$0	\$101,544	--	\$82,773	\$85,095	+2.8%
584-OCALA NATIONAL FOREST/OKLAWAHA	3	0	0.0%	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--