

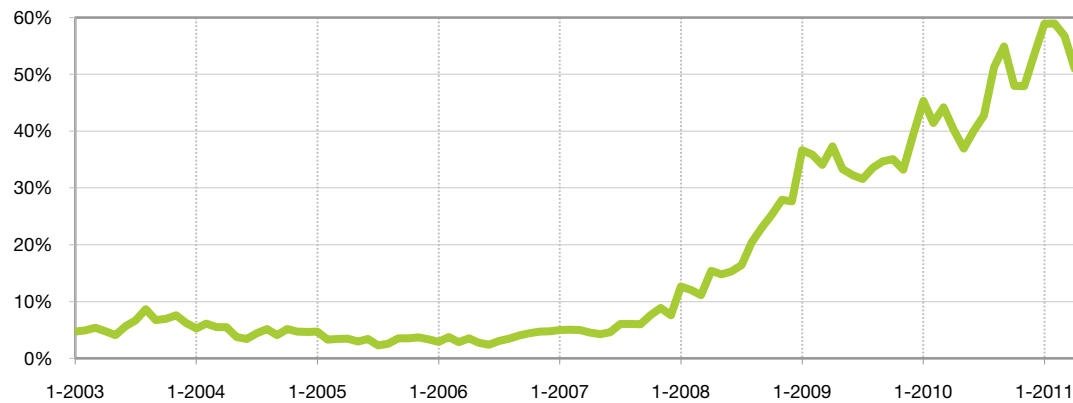
# Lender-Mediated Report

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."

## April 2011

**Share of Closed Sales that were Lender-Mediated:** 50.9%

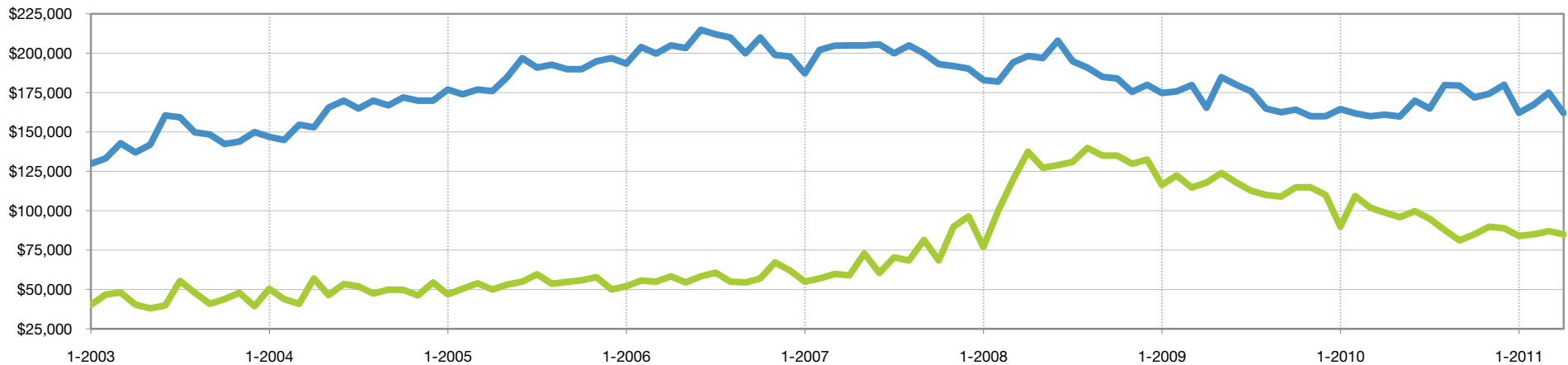


Closed Sales	4-2010	4-2011	+ / -
Traditional	940	714	-24.0%
Lender-Mediated	635	741	+16.7%
Total Market*	1,575	1,437	-8.8%

Median Sales Price	4-2010	4-2011	+ / -
Traditional	\$161,000	\$162,000	+0.6%
Lender-Mediated	\$98,750	\$85,100	-13.8%
Total Market*	\$136,000	\$125,000	-8.1%

## Median Sales Prices

— Traditional      — Lender-Mediated



\*Total Market figures are not a summation of traditional and lender-mediated activity, as some lender-mediated homes are listed both as a foreclosure and short sale. All data provided by the 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



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## April 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	4-2010	4-2011	+ / -	4-2010	4-2011	+ / -	4-2010	4-2011	+ / -	4-2010	4-2011	+ / -
011-SAN MARCO	164	36	22.0%	144	50	34.7%	\$60,000	\$139,819	+133.0%	\$249,500	\$195,000	-21.8%	\$108,454	\$137,132	+26.4%	\$328,972	\$277,508	-15.6%
012-SAN JOSE	229	62	27.1%	234	115	49.1%	\$81,000	\$54,000	-33.3%	\$120,000	\$92,500	-22.9%	\$96,112	\$70,683	-26.5%	\$151,758	\$185,137	+22.0%
013-BEAUCLERC/MANDARIN N	263	114	43.3%	359	180	50.1%	\$119,550	\$89,325	-25.3%	\$150,000	\$130,000	-13.3%	\$115,206	\$106,266	-7.8%	\$190,804	\$173,882	-8.9%
014-MANDARIN	333	119	35.7%	540	208	38.5%	\$153,500	\$135,000	-12.1%	\$190,326	\$180,000	-5.4%	\$171,166	\$162,861	-4.9%	\$219,112	\$226,209	+3.2%
015-BARTRAM	133	87	65.4%	317	146	46.1%	\$145,000	\$123,000	-15.2%	\$150,000	\$135,000	-10.0%	\$154,903	\$135,565	-12.5%	\$160,094	\$146,494	-8.5%
021-ST NICHOLAS	123	43	35.0%	154	64	41.6%	\$48,000	\$43,900	-8.5%	\$70,000	\$80,500	+15.0%	\$56,575	\$58,464	+3.3%	\$116,585	\$108,109	-7.3%
022-GROVE PK/SAN SOUCI	237	130	54.9%	445	279	62.7%	\$105,000	\$62,500	-40.5%	\$119,900	\$75,000	-37.4%	\$109,283	\$76,814	-29.7%	\$140,101	\$131,647	-6.0%
023-E OF SS BLVD	276	160	58.0%	538	343	63.8%	\$90,500	\$69,950	-22.7%	\$120,000	\$87,500	-27.1%	\$106,368	\$84,091	-20.9%	\$153,520	\$149,774	-2.4%
024-BAYMEADOWS/DEERWOOD	302	116	38.4%	473	246	52.0%	\$92,950	\$63,075	-32.1%	\$130,700	\$114,500	-12.4%	\$119,437	\$97,330	-18.5%	\$203,393	\$226,972	+11.6%
025-ICW N-BCH & S ATL	128	54	42.2%	259	103	39.8%	\$169,900	\$145,000	-14.7%	\$189,950	\$179,000	-5.8%	\$169,400	\$158,610	-6.4%	\$208,696	\$213,153	+2.1%
026-ICW S-BCH & N JTB	305	102	33.4%	384	185	48.2%	\$125,000	\$90,000	-28.0%	\$215,000	\$187,750	-12.7%	\$172,782	\$149,659	-13.4%	\$301,388	\$301,480	+0.0%
027-ICW S-JTB	88	17	19.3%	89	29	32.6%	\$105,000	\$145,000	+38.1%	\$185,500	\$205,345	+10.7%	\$187,310	\$173,608	-7.3%	\$252,610	\$271,014	+7.3%
031-RIVERSIDE	77	33	42.9%	72	35	48.6%	\$115,675	\$48,500	-58.1%	\$137,000	\$121,900	-11.0%	\$150,031	\$77,141	-48.6%	\$220,009	\$199,705	-9.2%
032-AVONDALE	170	35	20.6%	146	56	38.4%	\$136,000	\$118,900	-12.6%	\$194,000	\$160,000	-17.5%	\$190,724	\$154,099	-19.2%	\$261,058	\$238,583	-8.6%
033-ORTEGA/VENETIA	111	19	17.1%	77	15	19.5%	\$100,500	\$242,500	+141.3%	\$245,000	\$240,250	-1.9%	\$100,500	\$263,664	+162.4%	\$459,390	\$352,949	-23.2%
041-ARLINGTON	453	205	45.3%	540	268	49.6%	\$59,000	\$52,000	-11.9%	\$95,000	\$85,000	-10.5%	\$72,982	\$67,465	-7.6%	\$120,227	\$122,941	+2.3%
042-FT CAROLINE	229	110	48.0%	393	211	53.7%	\$125,000	\$85,000	-32.0%	\$143,950	\$125,500	-12.8%	\$130,851	\$106,456	-18.6%	\$178,251	\$176,191	-1.2%
043-ICW N-ATLANTIC BLVD	193	104	53.9%	269	141	52.4%	\$152,000	\$134,900	-11.3%	\$175,500	\$160,000	-8.8%	\$171,061	\$177,697	+3.9%	\$259,095	\$277,975	+7.3%
051-MURRAY HILL	108	47	43.5%	146	85	58.2%	\$38,000	\$33,250	-12.5%	\$69,000	\$40,000	-42.0%	\$50,440	\$40,067	-20.6%	\$102,592	\$81,014	-21.0%
052-LAKESHORE	71	27	38.0%	92	48	52.2%	\$37,750	\$33,000	-12.6%	\$45,817	\$42,400	-7.5%	\$42,421	\$43,160	+1.7%	\$89,602	\$67,783	-24.4%
053-HYDE GROVE AREA	76	40	52.6%	88	49	55.7%	\$42,900	\$33,950	-20.9%	\$80,250	\$59,400	-26.0%	\$57,753	\$43,762	-24.2%	\$92,301	\$96,231	+4.3%
054-CEDAR HILLS	68	27	39.7%	104	55	52.9%	\$45,000	\$36,075	-19.8%	\$69,000	\$45,601	-33.9%	\$50,711	\$40,438	-20.3%	\$92,380	\$80,562	-12.8%
055-CONF PT/ORTEGA FARMS	45	18	40.0%	39	22	56.4%	\$72,500	\$78,000	+7.6%	\$117,250	\$82,400	-29.7%	\$79,339	\$74,976	-5.5%	\$131,443	\$136,106	+3.5%
056-YUKN/WESC/OAK H	148	89	60.1%	197	124	62.9%	\$90,000	\$56,665	-37.0%	\$108,900	\$79,275	-27.2%	\$89,572	\$66,740	-25.5%	\$114,877	\$101,381	-11.7%
061-NORMANDY AREA	108	62	57.4%	128	71	55.5%	\$94,750	\$56,450	-40.4%	\$106,500	\$80,500	-24.4%	\$84,298	\$69,362	-17.7%	\$113,811	\$126,439	+11.1%
062-CRYSTAL SPR/COUNTRY CREEK	139	70	50.4%	240	147	61.3%	\$130,000	\$95,500	-26.5%	\$133,000	\$108,000	-18.8%	\$131,285	\$101,473	-22.7%	\$142,674	\$130,331	-8.7%
063-JACKSONVILLE HEIGHTS/OAK HILL	170	89	52.4%	197	122	61.9%	\$57,200	\$52,000	-9.1%	\$69,950	\$58,500	-16.4%	\$61,485	\$54,944	-10.6%	\$82,601	\$75,655	-8.4%
064-BENT CREEK/PLUM TREE	76	37	48.7%	107	55	51.4%	\$115,000	\$116,995	+1.7%	\$140,000	\$132,000	-5.7%	\$110,803	\$111,607	+0.7%	\$145,466	\$141,562	-2.7%
065-PANTHER CREEK/ADAMS LK/DUVAL SW	27	17	63.0%	53	29	54.7%	\$121,300	\$110,000	-9.3%	\$149,000	\$137,000	-8.1%	\$124,134	\$112,740	-9.2%	\$153,891	\$146,501	-4.8%
066-CECIL COMMERCE AREA	14	6	42.9%	39	6	15.4%	\$161,000	\$77,625	-51.8%	\$165,000	\$125,000	-24.2%	\$169,389	\$168,442	-0.6%	\$168,266	\$133,134	-20.9%
067-COLINS RD/ARGYLE/OAKLEAFPLNT-DUVAL	183	110	60.1%	364	200	54.9%	\$110,000	\$72,500	-34.1%	\$125,000	\$95,525	-23.6%	\$109,810	\$88,771	-19.2%	\$130,666	\$122,348	-6.4%
071-BRENTWOOD/EVERGREEN	125	55	44.0%	126	89	70.6%	\$16,500	\$16,200	-1.8%	\$19,000	\$16,750	-11.8%	\$20,667	\$20,117	-2.7%	\$42,295	\$35,839	-15.3%
072-SPRINGFIELD	120	41	34.2%	114	80	70.2%	\$16,000	\$14,500	-9.4%	\$20,000	\$36,400	+82.0%	\$41,371	\$49,506	+19.7%	\$73,013	\$133,507	+82.9%
073-DOWNTOWN JAX/NORTHBANK	34	14	41.2%	50	37	74.0%	\$115,000	\$77,000	-33.0%	\$119,000	\$79,500	-33.2%	\$108,571	\$84,806	-21.9%	\$179,500	\$90,440	-49.6%
074-PAXON	102	52	51.0%	198	132	66.7%	\$15,000	\$13,000	-13.3%	\$16,500	\$15,000	-9.1%	\$20,225	\$15,595	-22.9%	\$57,097	\$71,077	+24.5%
075-TROUT RIV/COLLEGE PRK/RIBAULT MNR	335	159	47.5%	385	292	75.8%	\$20,350	\$15,200	-25.3%	\$22,004	\$18,950	-13.9%	\$26,371	\$26,114	-1.0%	\$54,346	\$60,514	+11.3%

# Lender-Mediated Report – Activity by Area

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## April 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	4-2010	4-2011	+ / -	4-2010	4-2011	+ / -	4-2010	4-2011	+ / -	4-2010	4-2011	+ / -
081-MARIETA/WHITHSE/BALDWIN	119	54	45.4%	131	84	64.1%	\$126,500	\$92,000	-27.3%	\$141,685	\$111,745	-21.1%	\$119,030	\$95,917	-19.4%	\$158,305	\$140,387	-11.3%
082-DINSMORE/NORTHWEST DUVAL	19	5	26.3%	21	16	76.2%	\$68,761	\$30,000	-56.4%	\$67,500	\$35,000	-48.1%	\$101,963	\$69,503	-31.8%	\$82,392	\$68,174	-17.3%
091-GARDN CTY/AIRPORT	225	147	65.3%	376	220	58.5%	\$109,500	\$77,250	-29.5%	\$124,450	\$100,000	-19.6%	\$101,885	\$81,113	-20.4%	\$138,289	\$128,595	-7.0%
092-OCEANWAY/PECAN PARK	198	104	52.5%	286	140	49.0%	\$152,000	\$136,000	-10.5%	\$160,000	\$159,000	-0.6%	\$141,708	\$132,346	-6.6%	\$170,036	\$173,994	+2.3%
095-SAN MATEO/EASTPORT	26	5	19.2%	46	28	60.9%	\$63,000	\$60,000	-4.8%	\$95,400	\$99,500	+4.3%	\$114,307	\$110,701	-3.2%	\$129,868	\$190,037	+46.3%
096-FT GEORGE/BLOUNT IS/CEDAR PT	181	81	44.8%	196	94	48.0%	\$179,000	\$152,000	-15.1%	\$188,450	\$163,000	-13.5%	\$190,364	\$160,356	-15.8%	\$230,963	\$198,761	-13.9%
121-FLEMING ISLAND-NE	15	4	26.7%	13	9	69.2%	\$217,500	\$164,000	-24.6%	\$197,500	\$175,000	-11.4%	\$215,667	\$195,333	-9.4%	\$204,875	\$417,500	+103.8%
122-FLEMING ISLAND-NW	112	31	27.7%	132	41	31.1%	\$232,655	\$234,900	+1.0%	\$247,750	\$245,000	-1.1%	\$278,762	\$265,882	-4.6%	\$291,788	\$304,997	+4.5%
123-FLEMING ISLAND-SE	72	24	33.3%	71	25	35.2%	\$201,000	\$129,900	-35.4%	\$200,000	\$173,000	-13.5%	\$203,388	\$145,344	-28.5%	\$238,231	\$277,160	+16.3%
124-FLEMING ISLAND-SW	103	39	37.9%	211	119	56.4%	\$174,870	\$163,500	-6.5%	\$200,000	\$162,000	-19.0%	\$181,580	\$157,267	-13.4%	\$232,558	\$185,727	-20.1%
131-MDWBK/LOCH RANE	41	13	31.7%	82	44	53.7%	\$120,350	\$65,100	-45.9%	\$115,000	\$106,000	-7.8%	\$160,802	\$106,347	-33.9%	\$178,397	\$177,915	-0.3%
132-BELLAIR/GROVE PARK	41	21	51.2%	81	39	48.1%	\$80,950	\$48,849	-39.7%	\$101,000	\$75,000	-25.7%	\$90,934	\$59,704	-34.3%	\$111,891	\$100,906	-9.8%
133-NORTH ORANGE PK	17	6	35.3%	29	13	44.8%	\$123,375	\$44,500	-63.9%	\$137,450	\$132,450	-3.6%	\$139,581	\$73,762	-47.2%	\$141,494	\$201,827	+42.6%
134-SOUTH BLANDING	62	30	48.4%	73	35	47.9%	\$118,000	\$102,000	-13.6%	\$138,900	\$116,250	-16.3%	\$117,351	\$99,320	-15.4%	\$154,073	\$141,908	-7.9%
135-PARK W/MONTCLAIR	24	10	41.7%	35	9	25.7%	\$113,760	\$108,500	-4.6%	\$147,400	\$130,000	-11.8%	\$113,727	\$105,041	-7.6%	\$176,145	\$139,081	-21.0%
136-LAKESIDE EST	26	15	57.7%	47	25	53.2%	\$117,950	\$110,000	-6.7%	\$143,000	\$118,900	-16.9%	\$119,878	\$111,656	-6.9%	\$142,718	\$127,068	-11.0%
137-DOCTORS LAKE	56	10	17.9%	52	26	50.0%	\$156,000	\$206,450	+32.3%	\$205,000	\$206,450	+0.7%	\$186,518	\$228,782	+22.7%	\$278,291	\$252,677	-9.2%
138-TNGLWD/ORANGE PRK S	111	56	50.5%	207	133	64.3%	\$103,750	\$91,000	-12.3%	\$123,500	\$101,000	-18.2%	\$111,572	\$99,689	-10.7%	\$139,133	\$121,923	-12.4%
139-OAKLEAF PLNTN/ORANGE PARK NW	228	145	63.6%	464	288	62.1%	\$155,000	\$135,000	-12.9%	\$162,475	\$150,000	-7.7%	\$163,327	\$140,237	-14.1%	\$189,671	\$197,360	+4.1%
141-MIDDLEBURG	79	25	31.6%	82	45	54.9%	\$65,500	\$58,750	-10.3%	\$117,250	\$69,450	-40.8%	\$76,843	\$82,883	+7.9%	\$128,915	\$110,350	-14.4%
142-MIDDLEBURG E/LAKE ASBURY	184	73	39.7%	247	140	56.7%	\$125,000	\$114,500	-8.4%	\$144,900	\$130,000	-10.3%	\$126,033	\$115,484	-8.4%	\$180,285	\$168,926	-6.3%
143-FOXMEADOW AREA	74	23	31.1%	146	40	27.4%	\$130,000	\$111,000	-14.6%	\$174,990	\$156,000	-10.9%	\$150,052	\$120,054	-20.0%	\$184,847	\$177,528	-4.0%
144-MIDDLEBURG-SE	27	7	25.9%	25	9	36.0%	\$141,500	\$80,000	-43.5%	\$145,500	\$160,000	+10.0%	\$143,167	\$121,811	-14.9%	\$166,409	\$174,669	+5.0%
145-MIDDLEBURG-SW	68	18	26.5%	89	48	53.9%	\$100,950	\$53,204	-47.3%	\$99,900	\$76,000	-23.9%	\$106,582	\$75,074	-29.6%	\$109,887	\$93,132	-15.2%
151-KEYSTONE HGTS	180	22	12.2%	112	38	33.9%	\$63,000	\$47,201	-25.1%	\$94,000	\$71,500	-23.9%	\$77,754	\$62,365	-19.8%	\$112,981	\$102,707	-9.1%
152-KINGSLEY LAKE	4	0	0.0%	3	0	0.0%	\$0	\$0	--	\$149,000	\$625,000	+319.5%	\$0	\$0	--	\$244,667	\$483,333	+97.5%
161-GREEN COVE SPRS	123	38	30.9%	97	59	60.8%	\$127,000	\$97,500	-23.2%	\$162,500	\$126,450	-22.2%	\$133,637	\$118,545	-11.3%	\$215,076	\$224,696	+4.5%
162-RUSS L/PEN FRMS	15	4	26.7%	21	3	14.3%	\$147,500	\$165,000	+11.9%	\$195,000	\$178,000	-8.7%	\$147,500	\$196,333	+33.1%	\$191,884	\$178,453	-7.0%
211-JACKSONVILLE BCH-NE	41	15	36.6%	62	29	46.8%	\$345,000	\$307,000	-11.0%	\$347,500	\$322,500	-7.2%	\$393,357	\$295,654	-24.8%	\$428,716	\$488,841	+14.0%
212-JACKSONVILLE BCH-SE	146	21	14.4%	122	33	27.0%	\$260,000	\$279,000	+7.3%	\$405,000	\$259,000	-36.0%	\$373,390	\$305,954	-18.1%	\$665,016	\$413,990	-37.7%
213-JACKSONVILLE BCH-NW	51	13	25.5%	78	35	44.9%	\$183,750	\$160,250	-12.8%	\$195,000	\$180,000	-7.7%	\$203,795	\$157,197	-22.9%	\$216,603	\$221,930	+2.5%
214-JACKSONVILLE BCH-SW	103	36	35.0%	164	89	54.3%	\$146,450	\$82,500	-43.7%	\$216,000	\$164,800	-23.7%	\$178,317	\$143,999	-19.2%	\$248,032	\$212,853	-14.2%
221-NEPTUNE BCH-EAST	26	3	11.5%	18	5	27.8%	\$375,000	\$410,000	+9.3%	\$432,500	\$425,000	-1.7%	\$344,300	\$384,313	+11.6%	\$516,556	\$592,569	+14.7%
222-NEPTUNE BCH-WEST	41	14	34.1%	40	19	47.5%	\$209,900	\$201,000	-4.2%	\$225,000	\$233,000	+3.6%	\$214,205	\$235,400	+9.9%	\$289,552	\$276,338	-4.6%
231-ATLANTIC BCH-EAST	107	28	26.2%	153	40	26.1%	\$255,500	\$120,450	-52.9%	\$294,950	\$263,000	-10.8%	\$290,611	\$222,769	-23.3%	\$440,829	\$468,858	+6.4%
232-ATLANTIC BCH/MAYPORT-WEST	39	19	48.7%	63	39	61.9%	\$90,500	\$64,000	-29.3%	\$118,000	\$75,625	-35.9%	\$94,959	\$73,345	-22.8%	\$138,086	\$110,227	-20.2%

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## April 2011

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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	4-2010	4-2011	+ / -	4-2010	4-2011	+ / -	4-2010	4-2011	+ / -	4-2010	4-2011	+ / -
251-PVB E A1A-N CORONA	47	3	6.4%	44	8	18.2%	\$367,375	\$286,500	-22.0%	\$542,500	\$725,000	+33.6%	\$502,413	\$431,386	-14.1%	\$822,875	#####	+47.6%
252-PVB W A1A-N SOLANA	128	29	22.7%	119	47	39.5%	\$155,000	\$86,500	-44.2%	\$202,000	\$205,500	+1.7%	\$364,715	\$198,810	-45.5%	\$516,657	\$634,977	+22.9%
261-PVB E A1A-S CORONA	176	23	13.1%	138	38	27.5%	\$183,500	\$147,500	-19.6%	\$248,750	\$275,000	+10.6%	\$271,057	\$231,671	-14.5%	\$370,910	\$571,871	+54.2%
262-PVB W A1A-S SOLANA/PALM VALLEY	152	31	20.4%	170	78	45.9%	\$92,500	\$97,000	+4.9%	\$307,000	\$250,000	-18.6%	\$200,902	\$183,727	-8.5%	\$393,626	\$455,492	+15.7%
263-PVB W A1A-S CR-210	93	15	16.1%	67	21	31.3%	\$242,775	\$369,000	+52.0%	\$470,000	\$416,000	-11.5%	\$286,425	\$353,395	+23.4%	\$592,552	\$550,040	-7.2%
264-SOUTH PVB/VILANO BCH	108	20	18.5%	92	35	38.0%	\$335,000	\$312,000	-6.9%	\$345,000	\$338,500	-1.9%	\$346,991	\$326,281	-6.0%	\$517,058	\$485,294	-6.1%
265-PONTE VEDRA/NOCATTEE-STJ	142	24	16.9%	189	32	16.9%	\$185,000	\$206,000	+11.4%	\$299,140	\$274,580	-8.2%	\$207,601	\$246,266	+18.6%	\$344,827	\$307,000	-11.0%
301-JUL CK/SWITZ	416	110	26.4%	701	216	30.8%	\$192,000	\$175,000	-8.9%	\$250,000	\$230,000	-8.0%	\$214,045	\$193,914	-9.4%	\$279,356	\$279,167	-0.1%
302-ORANGEDALE AREA	37	8	21.6%	28	9	32.1%	\$344,250	\$272,500	-20.8%	\$224,500	\$297,500	+32.5%	\$344,250	\$335,675	-2.5%	\$257,538	\$339,370	+31.8%
303-PALMO/SIX MILE AREA	32	5	15.6%	8	7	87.5%	\$222,000	\$160,000	-27.9%	\$149,000	\$160,000	+7.4%	\$222,000	\$213,858	-3.7%	\$339,475	\$390,000	+14.9%
304- 210 SOUTH	118	51	43.2%	194	90	46.4%	\$189,520	\$177,500	-6.3%	\$240,000	\$217,688	-9.3%	\$207,562	\$183,763	-11.5%	\$282,941	\$261,657	-7.5%
305-WORLD GOLF V-CENTRAL	53	17	32.1%	60	17	28.3%	\$190,000	\$95,000	-50.0%	\$210,000	\$199,900	-4.8%	\$178,797	\$153,685	-14.0%	\$256,008	\$207,803	-18.8%
306-WORLD GOLF V-NE	1	0	0.0%	1	0	0.0%	\$0	\$0	--	\$239,990	\$199,990	-16.7%	\$0	\$0	--	\$240,660	\$199,990	-16.9%
307-WORLD GOLF V-SE	3	1	33.3%	6	5	83.3%	\$84,000	\$55,950	-33.4%	\$114,990	\$59,900	-47.9%	\$101,800	\$53,600	-47.3%	\$134,195	\$74,990	-44.1%
308-WORLD GOLF V-SW	85	46	54.1%	134	52	38.8%	\$178,500	\$167,411	-6.2%	\$194,900	\$194,663	-0.1%	\$177,392	\$168,454	-5.0%	\$215,181	\$202,126	-6.1%
309-WORLD GOLF V-WEST	118	61	51.7%	151	84	55.6%	\$175,000	\$157,750	-9.9%	\$193,450	\$169,050	-12.6%	\$208,316	\$186,762	-10.3%	\$266,482	\$217,956	-18.2%
312-PALENCIA AREA	86	29	33.7%	108	56	51.9%	\$207,500	\$245,000	+18.1%	\$269,000	\$262,502	-2.4%	\$221,036	\$244,491	+10.6%	\$327,361	\$318,669	-2.7%
313-WHITECASTLE/AIRPORT AREA	12	3	25.0%	18	10	55.6%	\$158,900	\$82,750	-47.9%	\$156,950	\$110,450	-29.6%	\$233,544	\$89,130	-61.8%	\$161,675	\$164,315	+1.6%
321-NORTH CITY	17	2	11.8%	33	24	72.7%	\$99,900	\$105,000	+5.1%	\$138,500	\$106,000	-23.5%	\$119,630	\$136,076	+13.7%	\$196,159	\$181,789	-7.3%
322-DOWNTOWN ST AUGUSTINE	23	2	8.7%	32	11	34.4%	\$149,250	\$89,500	-40.0%	\$162,500	\$188,613	+16.1%	\$135,396	\$170,433	+25.9%	\$239,019	\$270,173	+13.0%
323-DAVIS SHORES	23	3	13.0%	34	11	32.4%	\$178,000	\$242,500	+36.2%	\$249,000	\$183,000	-26.5%	\$181,450	\$289,288	+59.4%	\$260,479	\$229,318	-12.0%
331-ST AUGUSTINE BCH	154	28	18.2%	169	53	31.4%	\$158,250	\$175,000	+10.6%	\$234,500	\$250,000	+6.6%	\$189,661	\$199,999	+5.5%	\$288,910	\$320,154	+10.8%
332-CRESCENT BCH/SUMMER HVN	27	5	18.5%	16	6	37.5%	\$153,700	\$439,950	+186.2%	\$286,250	\$336,450	+17.5%	\$153,700	\$480,617	+212.7%	\$483,825	\$306,990	-36.5%
333-ST JOHNS CO-SE	5	1	20.0%	9	4	44.4%	\$138,000	\$158,690	+15.0%	\$139,080	\$195,000	+40.2%	\$138,000	\$147,970	+7.2%	\$163,943	\$222,500	+35.7%
334-MOULTRIE/ST AUG SHORES	50	4	8.0%	71	25	35.2%	\$117,500	\$94,700	-19.4%	\$127,250	\$125,000	-1.8%	\$131,128	\$106,696	-18.6%	\$144,613	\$143,479	-0.8%
335-ST AUGUSTINE SOUTH	14	5	35.7%	36	19	52.8%	\$95,000	\$99,000	+4.2%	\$134,900	\$117,000	-13.3%	\$111,579	\$94,433	-15.4%	\$148,888	\$207,412	+39.3%
336-RAVENSWOOD/W AUGUSTINE	147	44	29.9%	188	82	43.6%	\$75,000	\$71,000	-5.3%	\$122,500	\$100,000	-18.4%	\$91,156	\$75,483	-17.2%	\$148,572	\$153,891	+3.6%
337-OLD MOULTRIE RD/WILDWOOD	44	10	22.7%	90	35	38.9%	\$193,000	\$76,000	-60.6%	\$186,000	\$169,000	-9.1%	\$174,533	\$103,088	-40.9%	\$199,001	\$198,793	-0.1%
341-FLAGLER EST/HASTINGS	34	10	29.4%	41	25	61.0%	\$45,000	\$39,750	-11.7%	\$59,500	\$43,000	-27.7%	\$63,809	\$42,345	-33.6%	\$74,243	\$45,734	-38.4%
342-ST JOHN SR 207 S/W I-95	11	6	54.5%	31	18	58.1%	\$164,700	\$163,950	-0.5%	\$167,325	\$170,000	+1.6%	\$158,909	\$155,153	-2.4%	\$166,139	\$183,305	+10.3%
343-MOLASSES JNCTN/ELKTON	6	1	16.7%	9	3	33.3%	\$93,500	\$90,000	-3.7%	\$140,700	\$90,000	-36.0%	\$93,500	\$78,750	-15.8%	\$139,100	\$131,447	-5.5%
344-HASTINGS/TOCOI/RVRDALE	17	5	29.4%	8	5	62.5%	\$40,000	\$47,200	+18.0%	\$179,950	\$81,000	-55.0%	\$40,000	\$47,650	+19.1%	\$319,900	\$126,833	-60.4%
410-FERNANDINA BCH DOWNTOWN-WEST	10	3	30.0%	11	8	72.7%	\$50,101	\$105,000	+109.6%	\$55,000	\$109,900	+99.8%	\$53,935	\$107,950	+100.1%	\$78,783	\$133,300	+69.2%
420-FERNANDINA BCH-DOWNTOWN-EAST	7	4	57.1%	7	7	100.0%	\$111,500	\$207,000	+85.7%	\$126,750	\$207,000	+63.3%	\$125,725	\$192,557	+53.2%	\$126,750	\$0	-100.0%
430-NASSAU CNTY BEACHES-N	10	3	30.0%	14	7	50.0%	\$125,000	\$181,600	+45.3%	\$249,446	\$262,500	+5.2%	\$125,000	\$188,517	+50.8%	\$292,028	\$427,741	+46.5%
431-NASSAU CNTY BEACHES-S	6	1	16.7%	10	9	90.0%	\$105,000	\$141,000	+34.3%	\$257,500	\$195,500	-24.1%	\$131,967	\$223,856	+69.6%	\$364,000	\$265,000	-27.2%

# 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.

## April 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	4-2010	4-2011	+ / -	4-2010	4-2011	+ / -	4-2010	4-2011	+ / -	4-2010	4-2011	+ / -
440-FERNANDINA BCH DOWNTOWN-SOUTH	11	7	63.6%	21	17	81.0%	\$147,450	\$120,000	-18.6%	\$143,000	\$125,000	-12.6%	\$186,225	\$121,234	-34.9%	\$167,580	\$177,250	+5.8%
450-AMELIA ISLAND	29	5	17.2%	30	17	56.7%	\$132,500	\$155,000	+17.0%	\$299,000	\$225,000	-24.7%	\$133,580	\$166,250	+24.5%	\$348,615	\$264,962	-24.0%
470-PINEY ISL AND AREA	4	1	25.0%	2	2	100.0%	\$357,750	\$154,250	-56.9%	\$315,250	\$154,250	-51.1%	\$357,750	\$154,250	-56.9%	\$264,000	\$0	-100.0%
471-NASSAU CO N-CHESTER/PIRATES WOOD	35	8	22.9%	56	26	46.4%	\$142,000	\$139,900	-1.5%	\$147,450	\$157,990	+7.1%	\$147,206	\$156,612	+6.4%	\$213,833	\$176,662	-17.4%
472-ONEIL,NASSAVILLE,HOLLY PT	55	15	27.3%	82	46	56.1%	\$175,000	\$120,000	-31.4%	\$185,000	\$167,000	-9.7%	\$177,534	\$145,919	-17.8%	\$179,080	\$198,408	+10.8%
480-N-A1A/W LOFN CK	4	0	0.0%	6	4	66.7%	\$122,000	\$43,500	-64.3%	\$180,000	\$85,000	-52.8%	\$122,000	\$134,833	+10.5%	\$205,342	\$87,500	-57.4%
481-S-A1A/W LOFN CK	30	14	46.7%	34	22	64.7%	\$135,014	\$125,000	-7.4%	\$135,507	\$121,500	-10.3%	\$119,735	\$109,159	-8.8%	\$138,752	\$97,725	-29.6%
490-CALLAHAN	17	6	35.3%	15	4	26.7%	\$157,500	\$117,000	-25.7%	\$168,940	\$115,000	-31.9%	\$144,000	\$117,375	-18.5%	\$175,852	\$136,964	-22.1%
491-HILLARD	19	3	15.8%	18	11	61.1%	\$52,550	\$80,000	+52.2%	\$115,800	\$111,450	-3.8%	\$57,333	\$89,589	+56.3%	\$136,092	\$121,929	-10.4%
492-W I-95/N FL LNE	88	31	35.2%	96	52	54.2%	\$170,125	\$124,453	-26.8%	\$163,495	\$129,000	-21.1%	\$156,168	\$120,379	-22.9%	\$161,024	\$145,572	-9.6%
501-MACCLENNY AREA	73	28	38.4%	74	32	43.2%	\$118,000	\$116,500	-1.3%	\$134,104	\$136,950	+2.1%	\$116,859	\$111,806	-4.3%	\$159,060	\$155,463	-2.3%
502-BAKER COUNTY-NW	22	6	27.3%	17	11	64.7%	\$63,000	\$76,000	+20.6%	\$152,500	\$128,500	-15.7%	\$107,500	\$105,222	-2.1%	\$187,318	\$190,667	+1.8%
503-BAKER COUNTY-SOUTH	27	9	33.3%	29	16	55.2%	\$61,000	\$69,900	+14.6%	\$104,500	\$96,450	-7.7%	\$49,967	\$82,147	+64.4%	\$146,314	\$156,869	+7.2%
521-BRADFORD COUNTY-NE	25	7	28.0%	12	3	25.0%	\$25,000	\$34,500	+38.0%	\$70,000	\$83,000	+18.6%	\$29,375	\$56,500	+92.3%	\$102,389	\$123,938	+21.0%
522-BRADFORD COUNTY-NW	42	8	19.0%	27	13	48.1%	\$87,250	\$64,900	-25.6%	\$111,000	\$94,250	-15.1%	\$90,958	\$87,192	-4.1%	\$108,171	\$101,483	-6.2%
523-BRADFORD COUNTY-SE	77	6	7.8%	23	8	34.8%	\$130,200	\$47,900	-63.2%	\$133,500	\$103,000	-22.8%	\$109,400	\$58,200	-46.8%	\$141,733	\$159,820	+12.8%
524-BRADFORD COUNTY-SW	23	1	4.3%	16	5	31.3%	\$49,900	\$54,000	+8.2%	\$103,000	\$107,500	+4.4%	\$47,300	\$87,875	+85.8%	\$149,500	\$121,785	-18.5%
541-UNION COUNTY-NORTH	2	1	50.0%	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	157	30	19.1%	110	62	56.4%	\$55,000	\$54,500	-0.9%	\$80,000	\$66,000	-17.5%	\$68,400	\$65,913	-3.6%	\$118,210	\$108,587	-8.1%
562-BARDIN/WEST BOSTWICK	14	5	35.7%	5	2	40.0%	\$19,000	\$41,375	+117.8%	\$66,004	\$69,750	+5.7%	\$19,000	\$41,375	+117.8%	\$83,402	\$116,000	+39.1%
563-E BOSTWICK/BRIDGEPORT/CEDAR CR	54	6	11.1%	20	10	50.0%	\$85,000	\$158,900	+86.9%	\$90,000	\$148,750	+65.3%	\$93,080	\$140,100	+50.5%	\$127,562	\$150,167	+17.7%
564-E PALATKA/SAN MATEO/N SATSUMA	114	13	11.4%	61	21	34.4%	\$77,500	\$115,700	+49.3%	\$85,000	\$89,500	+5.3%	\$70,688	\$97,931	+38.5%	\$111,157	\$130,949	+17.8%
571-INTERLACHEN-SE	15	1	6.7%	11	4	36.4%	\$0	\$45,000	--	\$92,450	\$47,500	-48.6%	\$0	\$46,667	--	\$85,633	\$63,929	-25.3%
572-INTERLACHEN-NE	72	6	8.3%	39	9	23.1%	\$37,123	\$27,400	-26.2%	\$40,500	\$35,900	-11.4%	\$35,311	\$36,755	+4.1%	\$60,300	\$48,519	-19.5%
573-INTERLACHEN-SW	19	5	26.3%	17	6	35.3%	\$23,000	\$20,000	-13.0%	\$55,950	\$41,000	-26.7%	\$47,080	\$28,167	-40.2%	\$72,855	\$68,333	-6.2%
574-INTERLACHEN-NW	40	4	10.0%	36	12	33.3%	\$45,000	\$52,950	+17.7%	\$58,500	\$57,000	-2.6%	\$51,960	\$64,750	+24.6%	\$101,078	\$73,065	-27.7%
575-WEST OF SR21	18	1	5.6%	8	3	37.5%	\$0	\$88,000	--	\$137,450	\$59,000	-57.1%	\$0	\$93,667	--	\$141,925	\$174,000	+22.6%
576-GEORGES LAKE	15	1	6.7%	8	5	62.5%	\$35,900	\$51,500	+43.5%	\$35,550	\$79,750	+124.3%	\$35,900	\$79,430	+121.3%	\$34,233	\$140,333	+309.9%
581-SATSUMA/HOOT OWL RIDGE	58	3	5.2%	25	9	36.0%	\$26,000	\$27,000	+3.8%	\$51,000	\$44,900	-12.0%	\$37,150	\$68,833	+85.3%	\$62,142	\$104,969	+68.9%
582-POMONA PARK/WELAKA/LK COMO	90	3	3.3%	46	15	32.6%	\$76,500	\$45,000	-41.2%	\$75,000	\$68,900	-8.1%	\$69,399	\$64,944	-6.4%	\$123,187	\$92,595	-24.8%
583-CRESCENT CITY/GEORGETOWN/FRUIT	118	9	7.6%	49	11	22.4%	\$0	\$68,000	--	\$60,000	\$41,250	-31.3%	\$0	\$86,715	--	\$93,898	\$66,819	-28.8%
584-OCALA NATIONAL FOREST/OKLAWAHA	2	0	0.0%	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--