



NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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Monthly Indicators

February 2009

Area breakouts of 28 submarkets begin after page 15.

New listings are still quite a bit down from last year's numbers, coming in at 2,753 for February, down 19.3 percent. Pending sales, however, are increasing, up over 10 percent from last February. Unfortunately, the 1,140 pending sales this February are still 32.1 percent lower than two years ago.

Days on Market Until Sale sits at 114 in February, up 3.8 percent from February of last year and up substantially from the numbers seen in the earlier years of this decade.

Thanks to declining sales prices and low interest rates the overall Housing Affordability Index has jumped upward 14.6 percent from last year to 156. This is markedly higher than just two years ago, and combines with the recent announcement of an \$8,000 federal tax credit for first time home buyers to create an environment that screams out for buyers. While prices may be stagnating, the pool of eligible buyers is thankfully increasing.

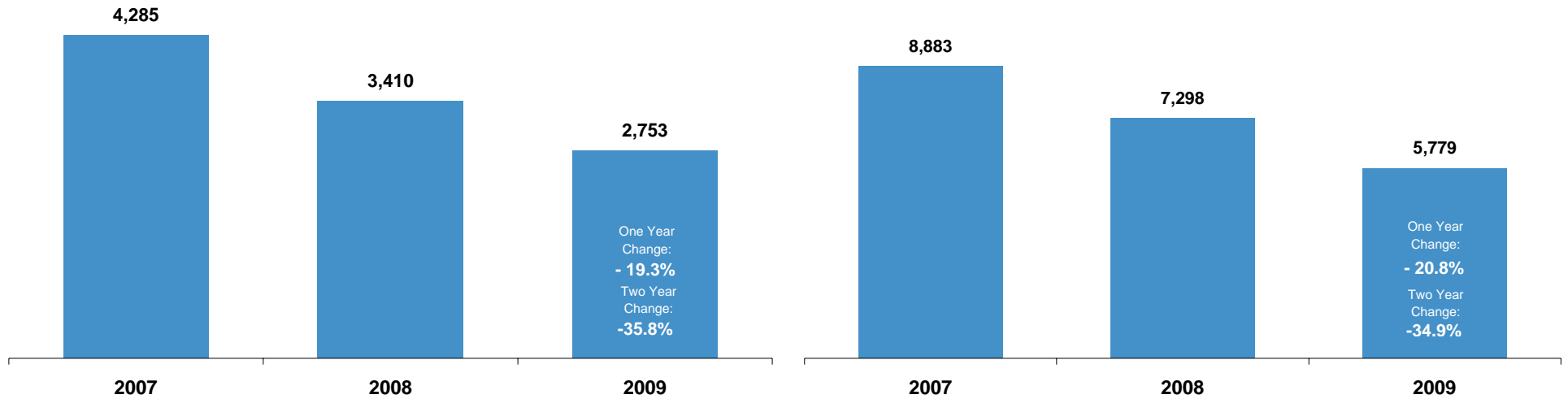
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New Listings

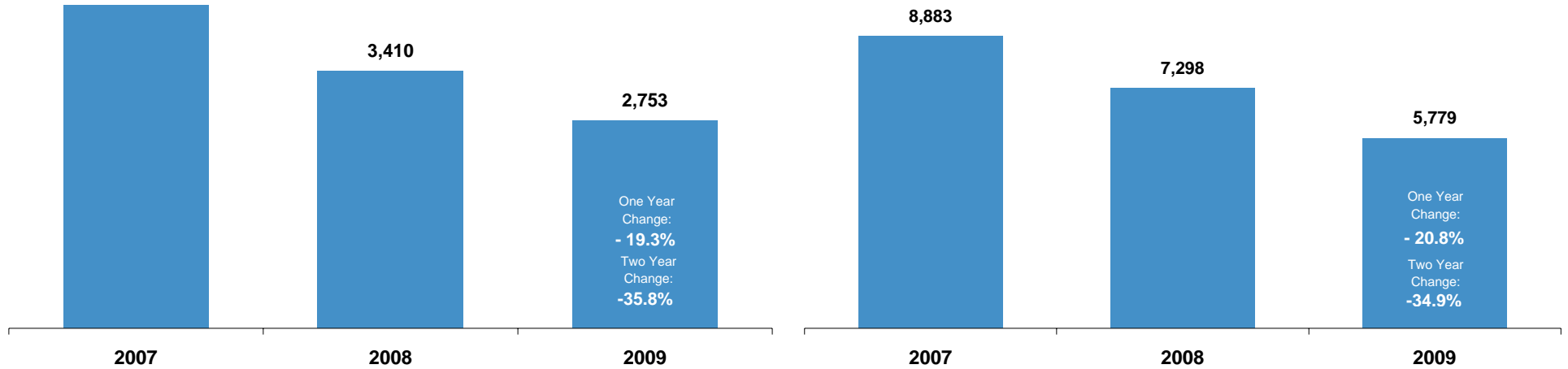
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



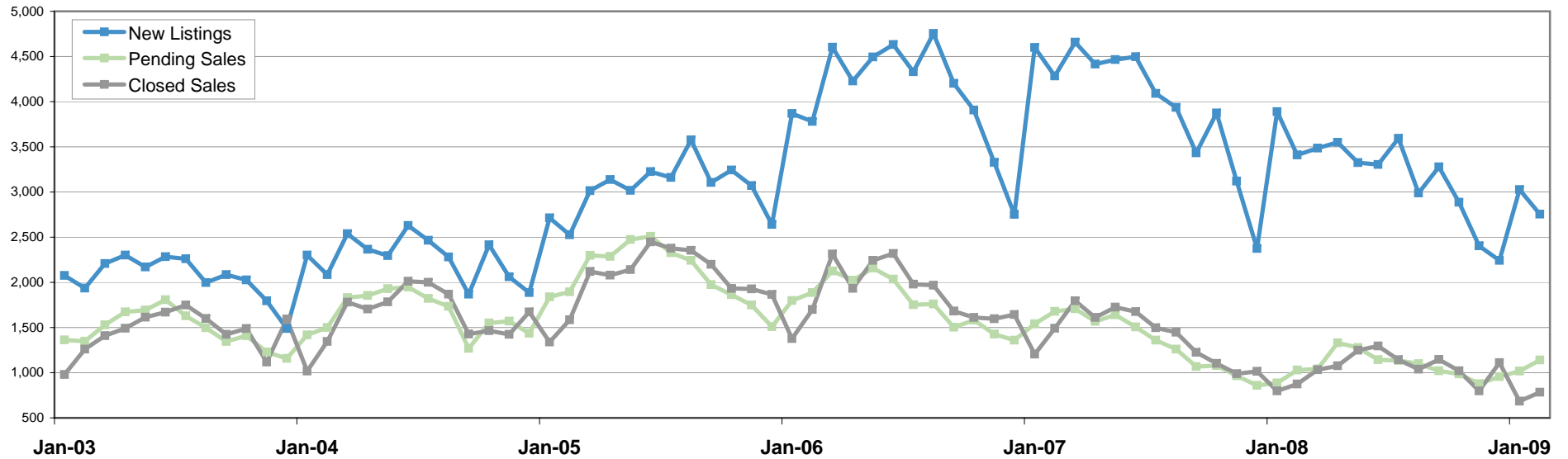
February



Year to Date



Historical Market Activity



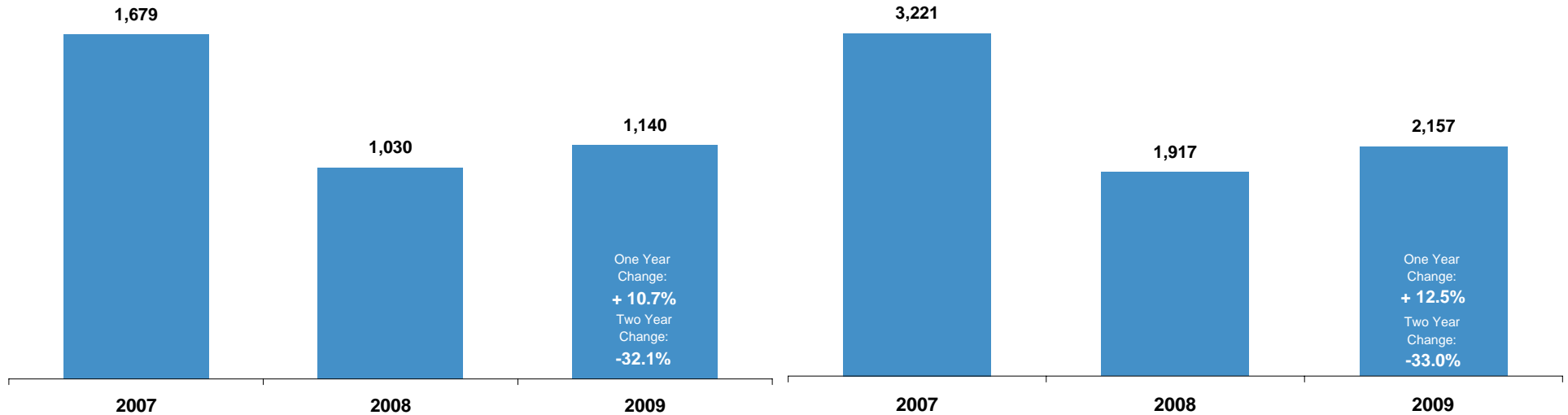
Pending Sales

A Monthly Indicator from the **Northeast Florida Association of REALTORS®**

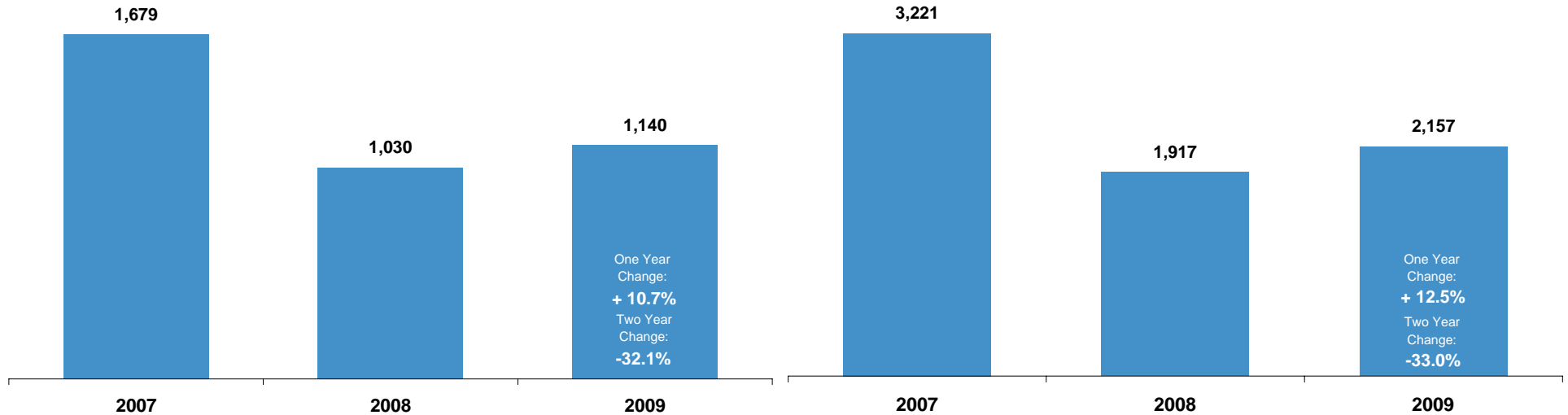


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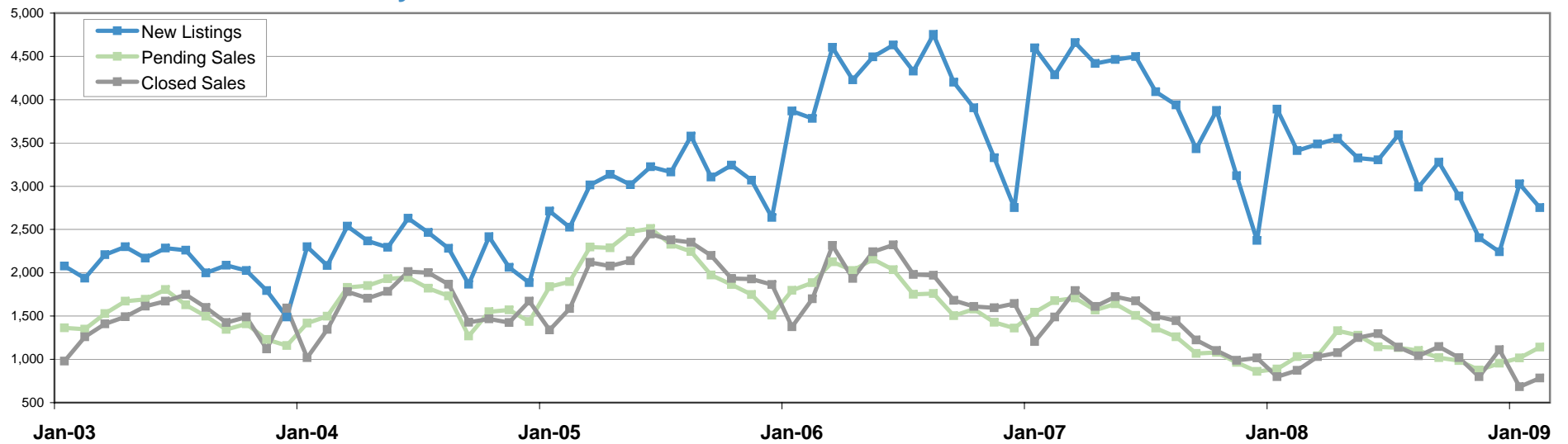
February



Year to Date



Historical Market Activity



Closed Sales

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ASSOCIATION OF REALTORS**

February

1,490

Year to Date

2,696

873

785

One Year
Change:
- 10.1%
Two Year
Change:
- 47.3%

1,672

1,468

One Year
Change:
- 12.2%
Two Year
Change:
- 45.5%

2007

2008

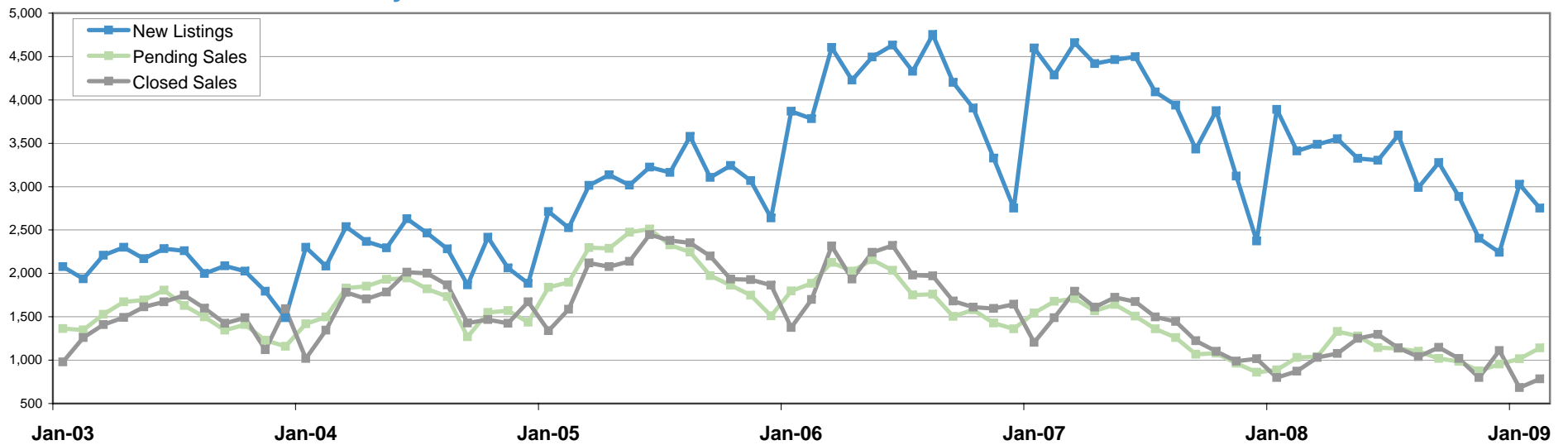
2009

2007

2008

2009

Historical Market Activity



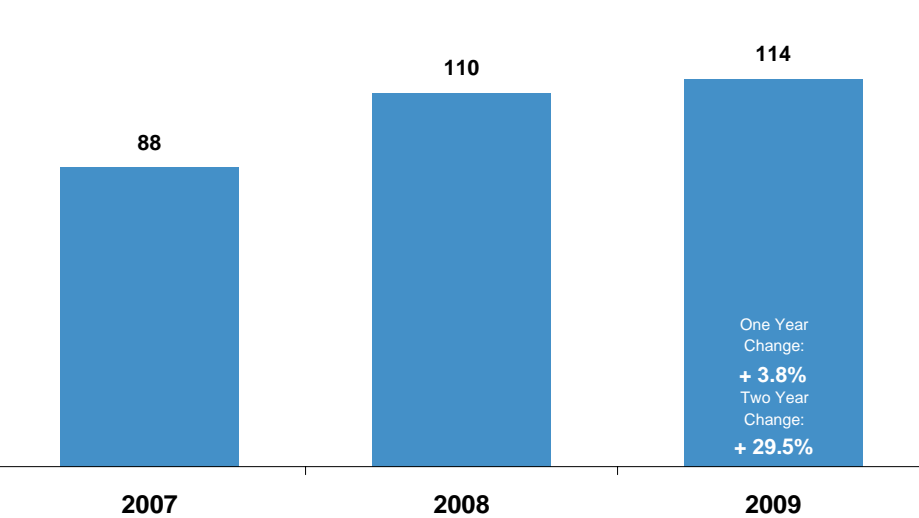
Days on Market Until Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

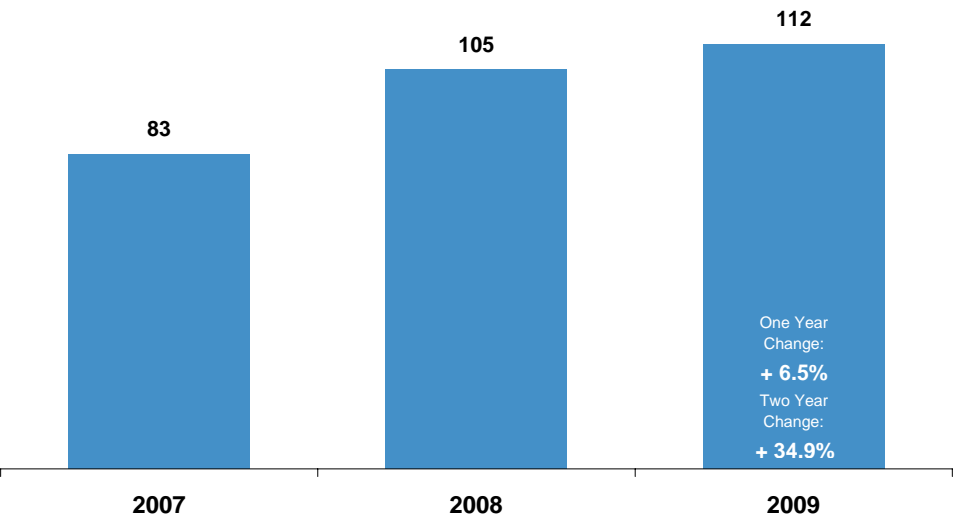


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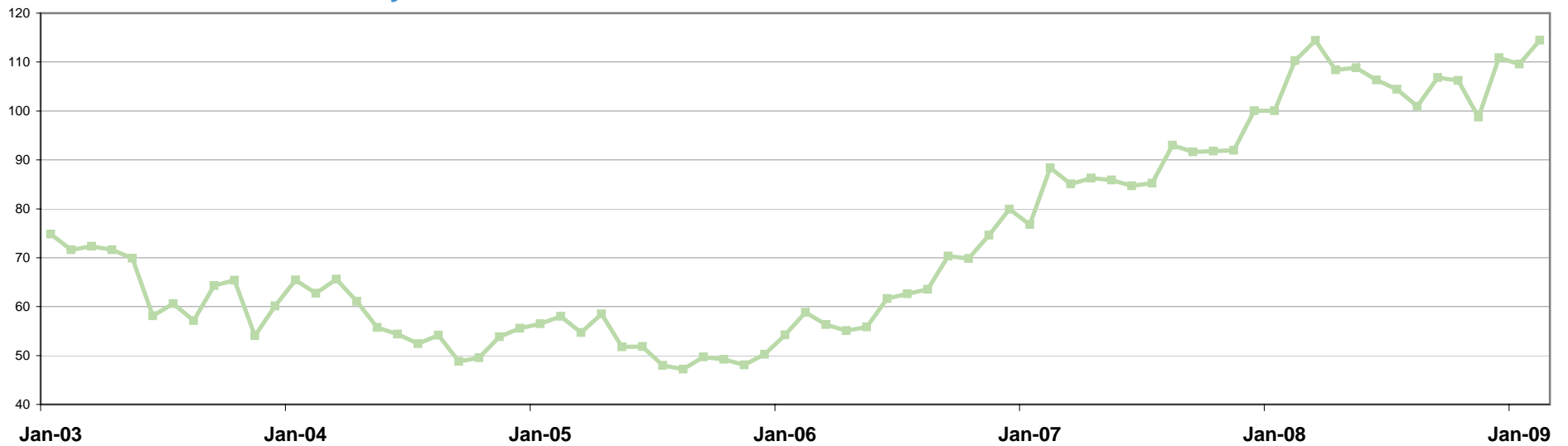
February



Year to Date



Historical Market Activity



Median Sales Price

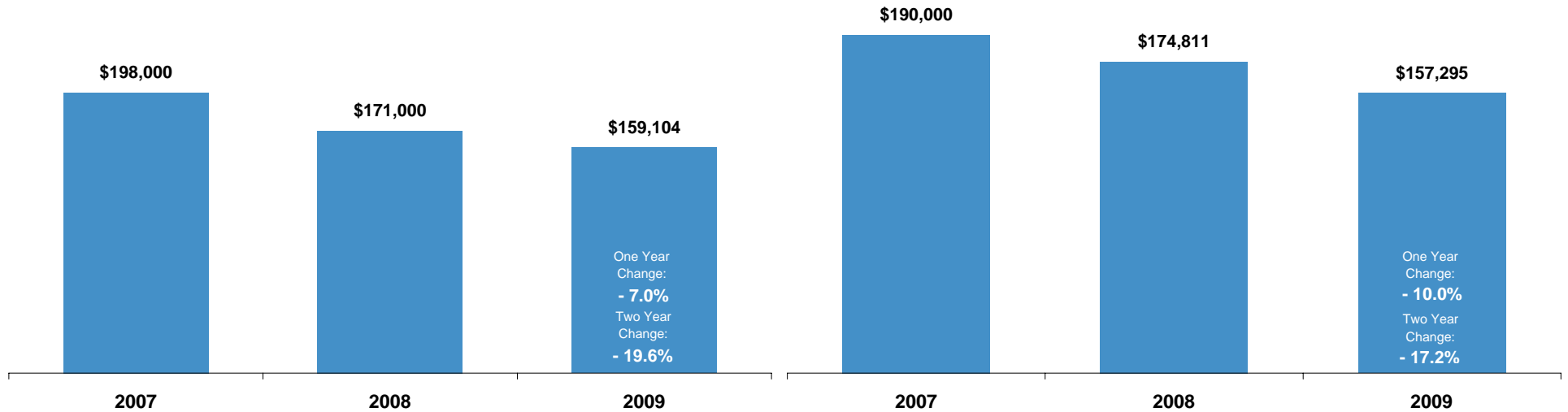
A Monthly Indicator from the Northeast Florida Association of REALTORS®



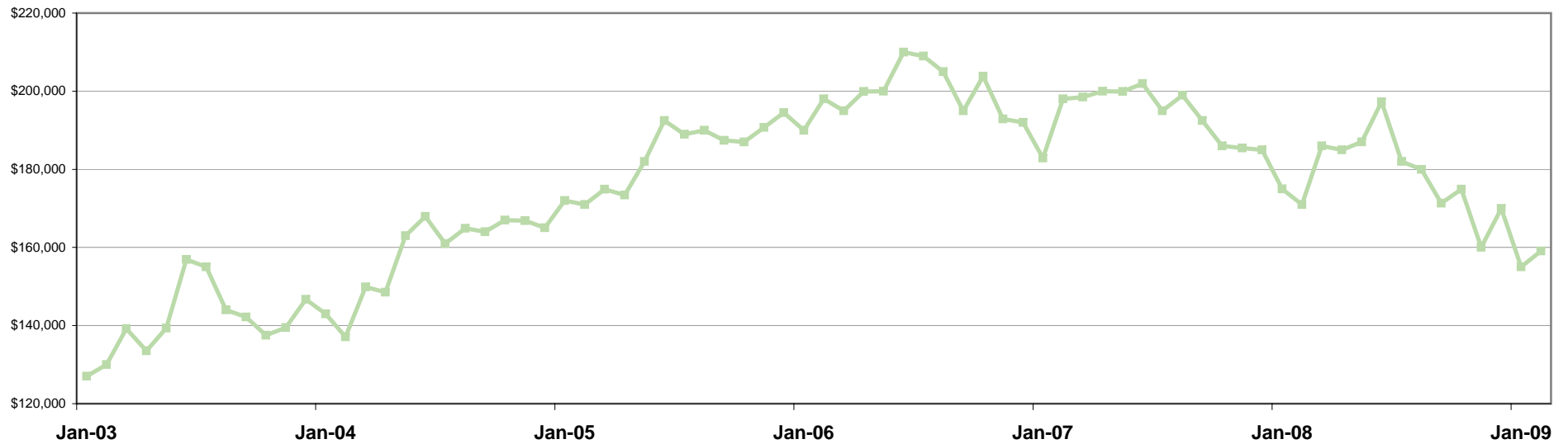
February

Year to Date

Figures do not take into account seller concessions.



Historical Median Prices



Average Sales Price

A Monthly Indicator from the Northeast Florida Association of REALTORS®

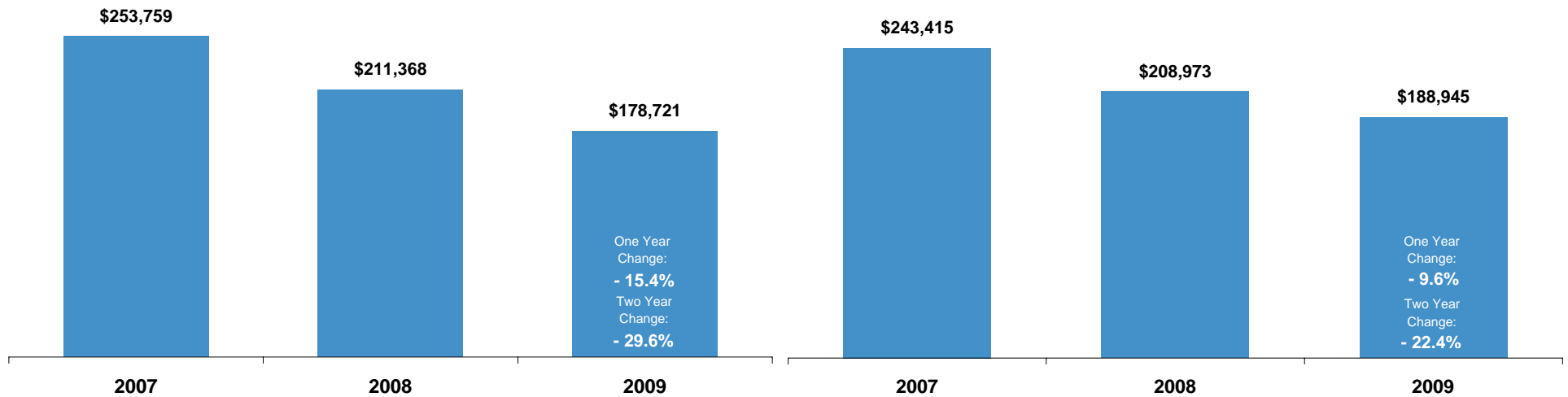


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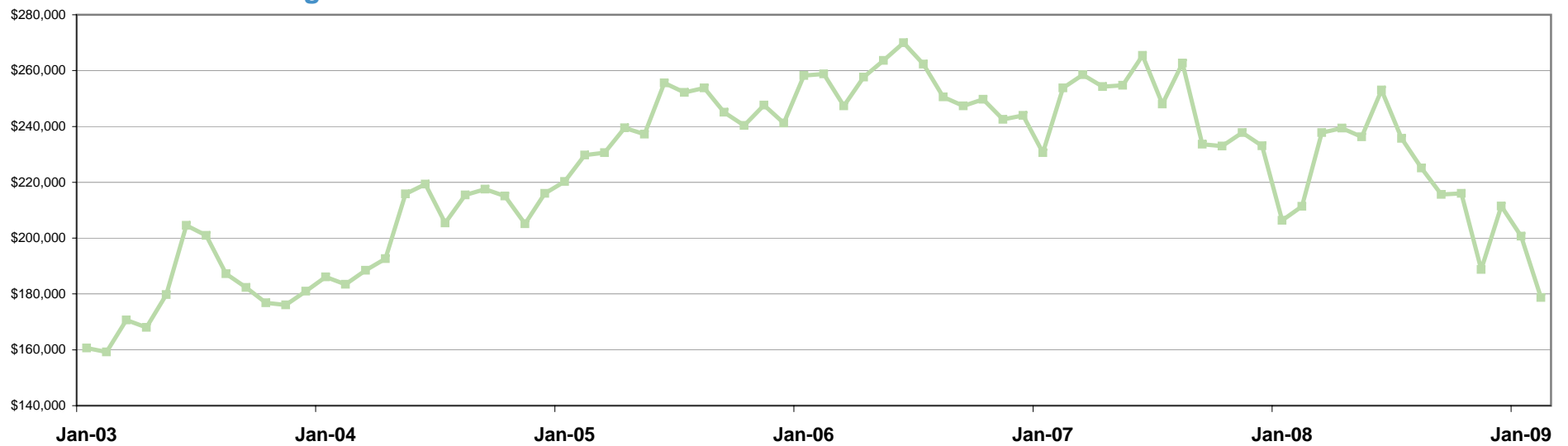
February

Year to Date

Figures do not take into account seller concessions.



Historical Average Prices

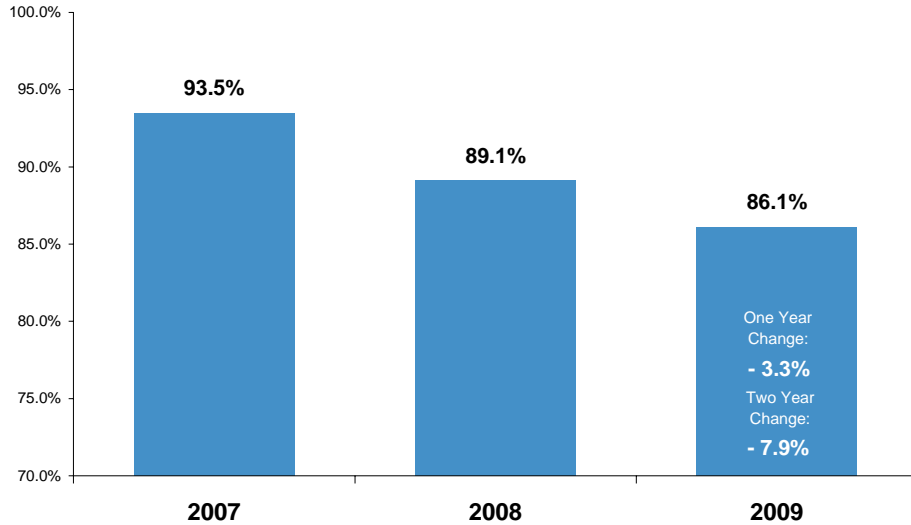


Percent of Original List Price Received at Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

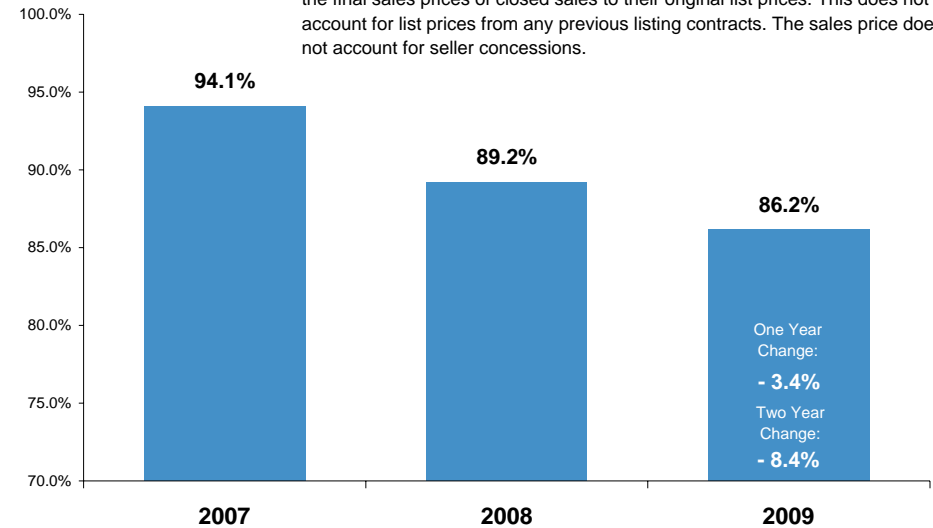


February

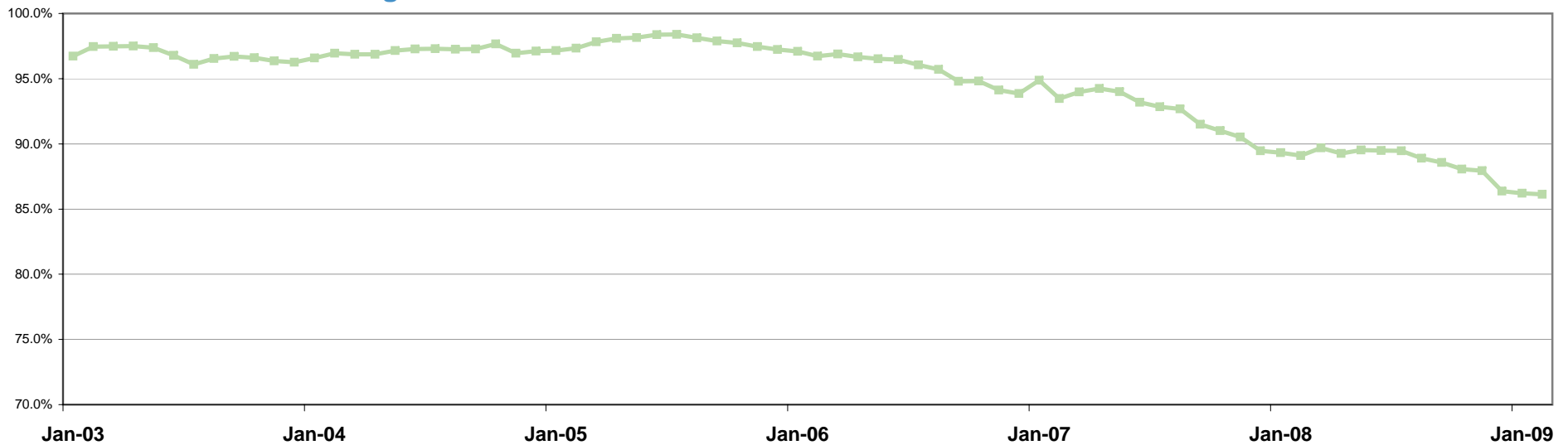


Year to Date

The Percent of Original List Price Received at Sale is calculated by comparing the final sales prices of closed sales to their original list prices. This does not account for list prices from any previous listing contracts. The sales price does not account for seller concessions.



Historical Percent of Original List Price Received at Sale



Housing Affordability Index

A Monthly Indicator from the Northeast Florida Association of REALTORS®

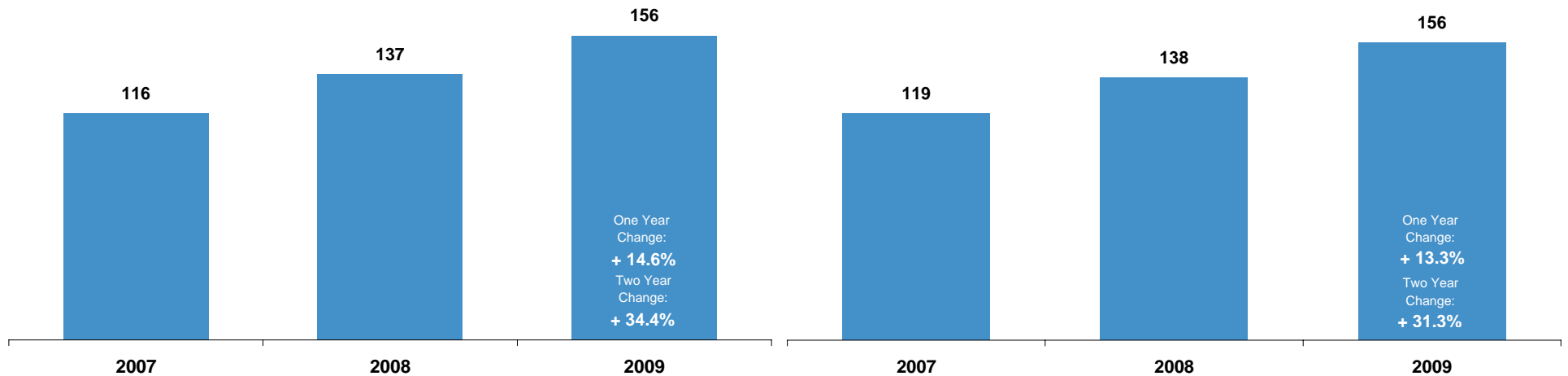


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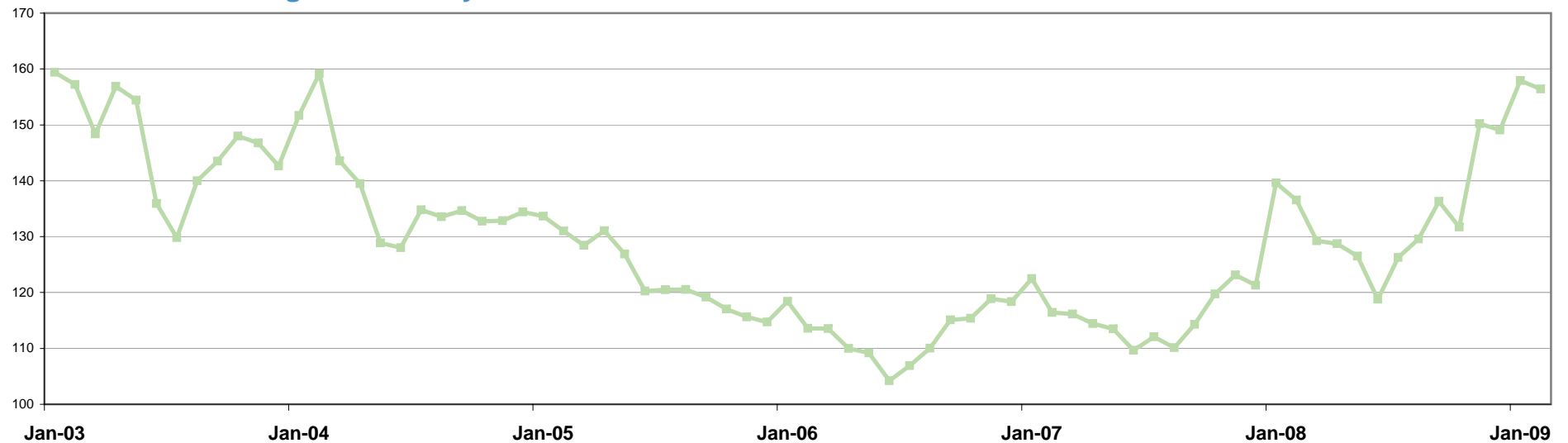
February

Year to Date

The HAI formula measures housing affordability for the Northeast Florida Housing Market. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using a 20% down, 30-year fixed rate mortgage.



Historical Housing Affordability Index

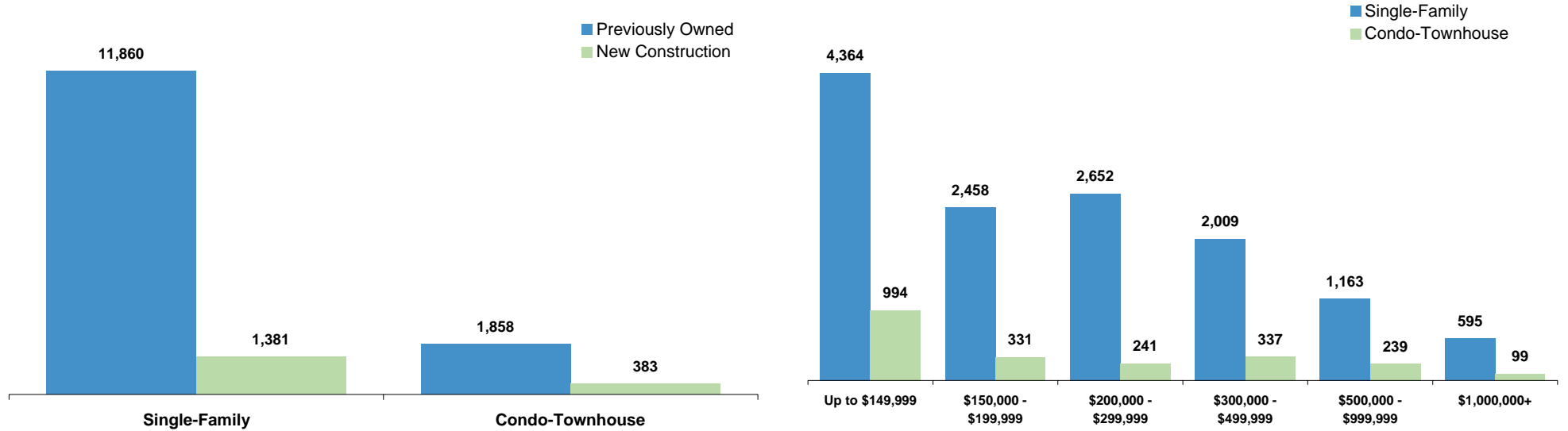


Housing Supply Outlook

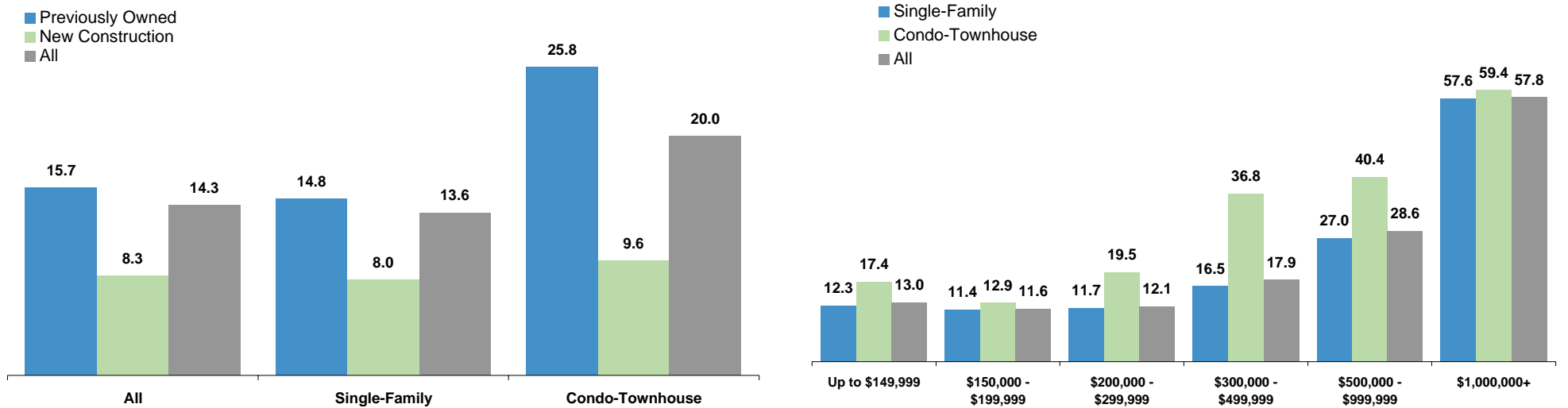
A Monthly Indicator from the Northeast Florida Association of REALTORS®



Inventory of Active Listings



Months Supply of Inventory



A market is considered balanced between buyers and sellers when there is roughly a 5 to 6-month supply of homes available for purchase

Housing Supply Outlook

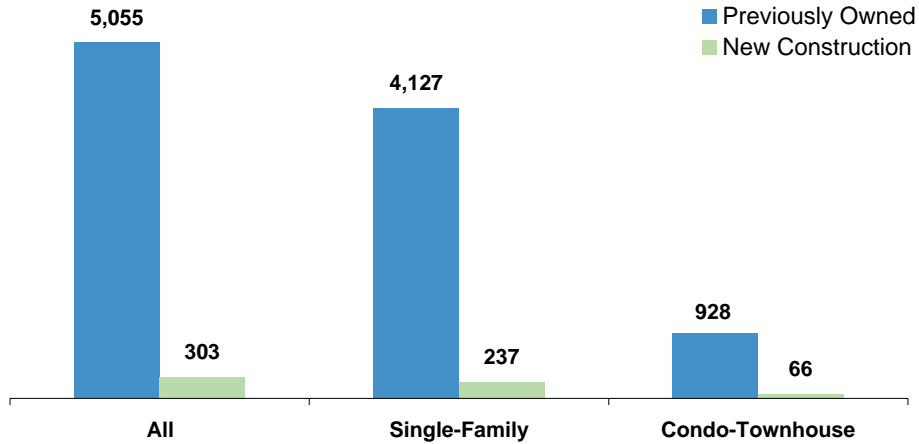
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



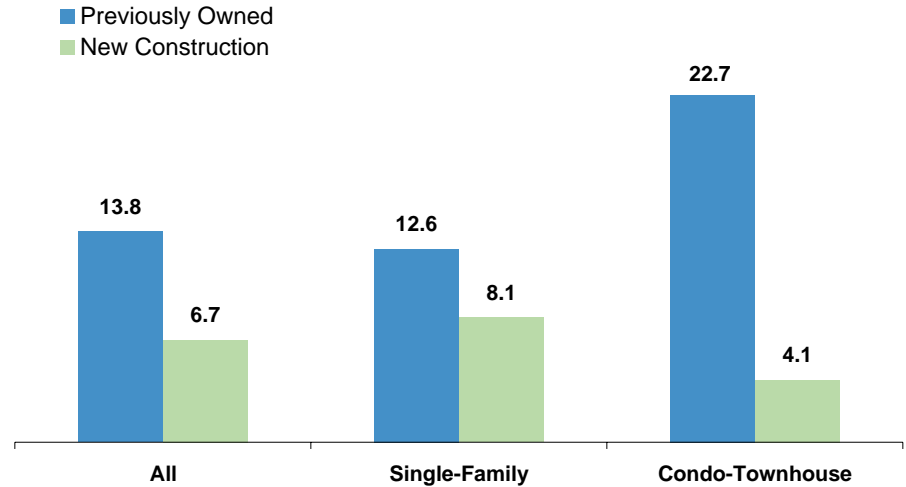
**NORTHEAST FLORIDA
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Up to \$149,999

Inventory

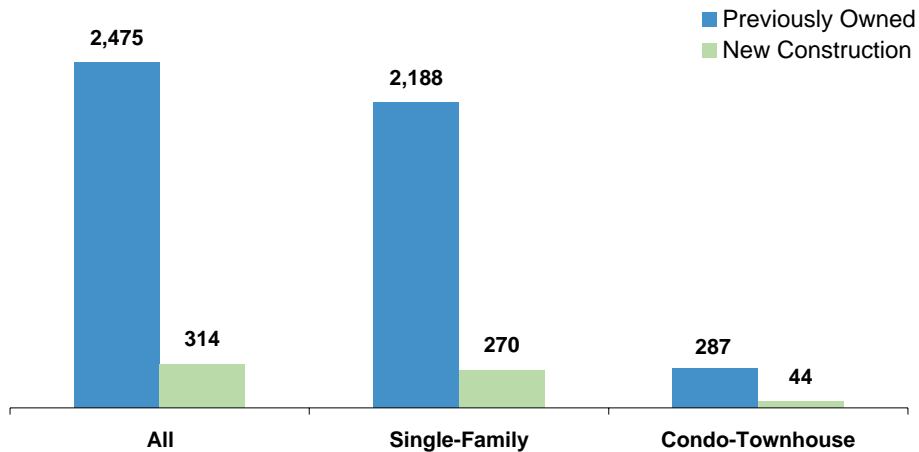


Months Supply

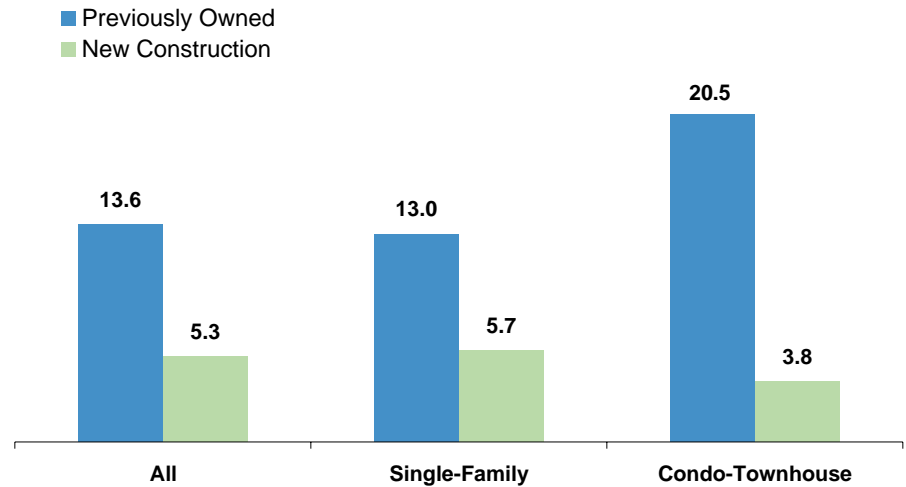


\$150,000 to \$199,999

Inventory



Months Supply



Housing Supply Outlook

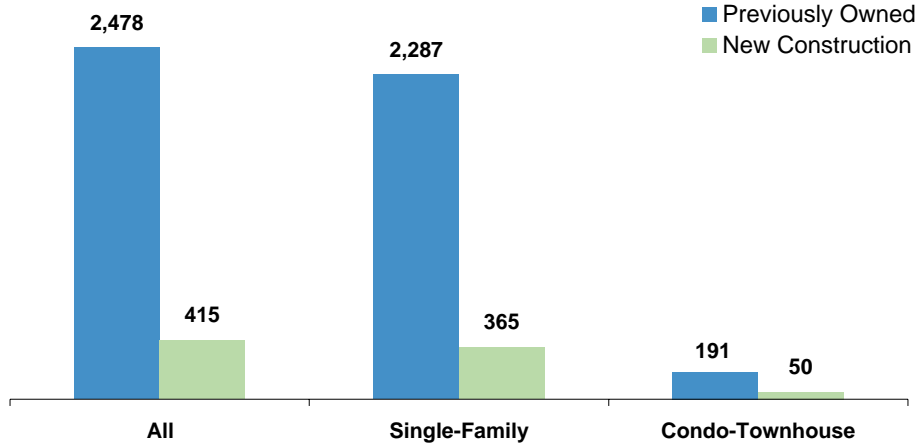
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



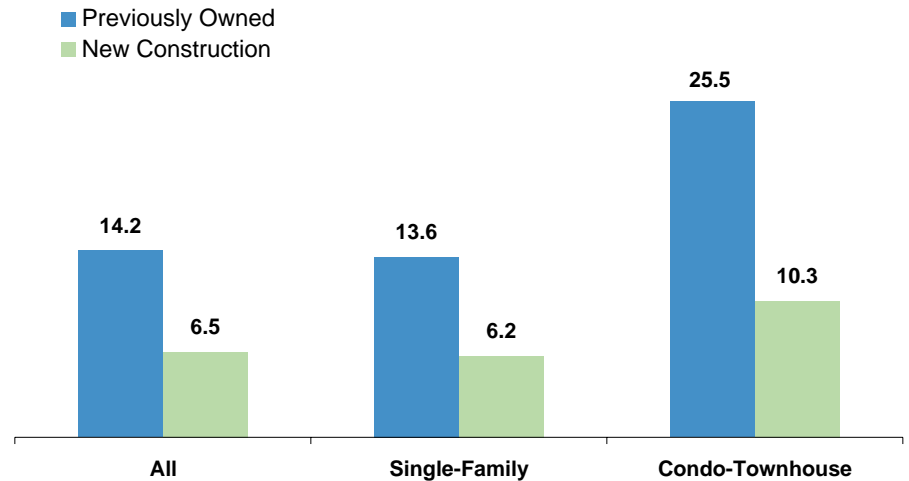
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\$200,000 to \$299,999

Inventory

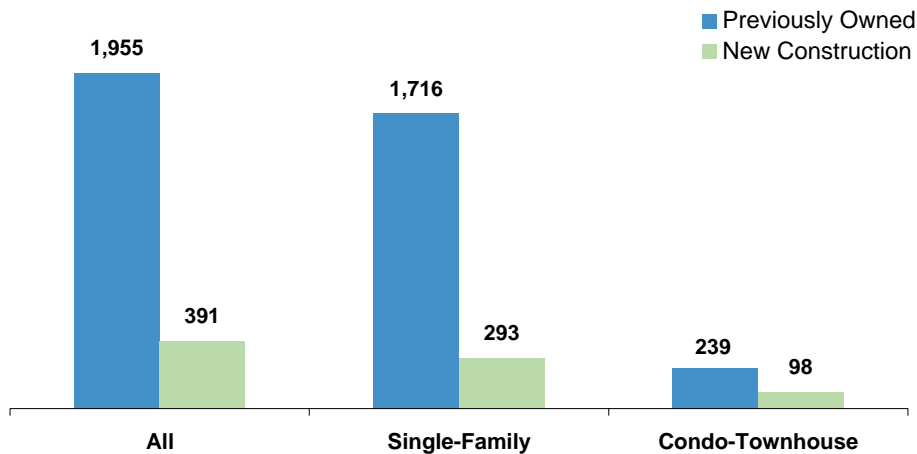


Months Supply

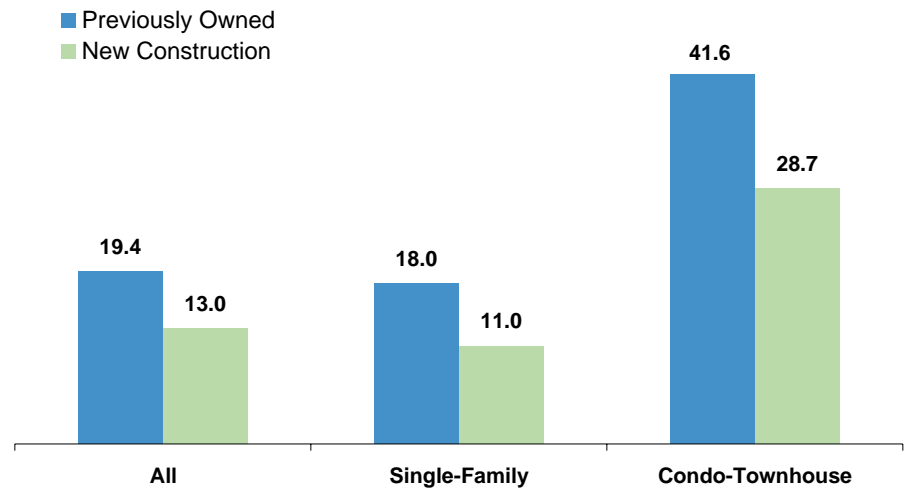


\$300,000 to \$499,999

Inventory



Months Supply



Housing Supply Outlook

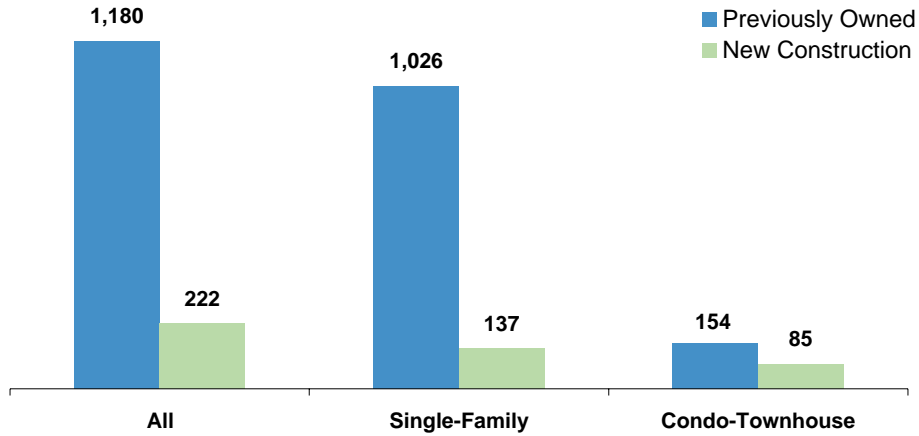
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



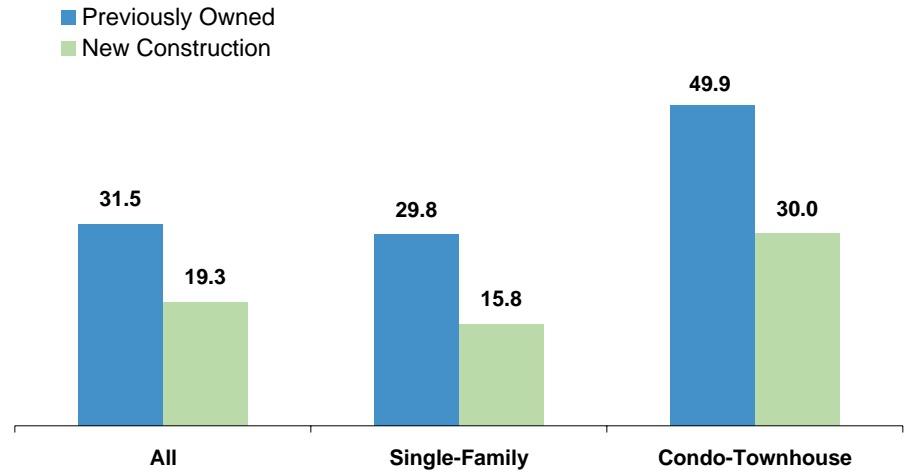
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\$500,000 to \$999,999

Inventory

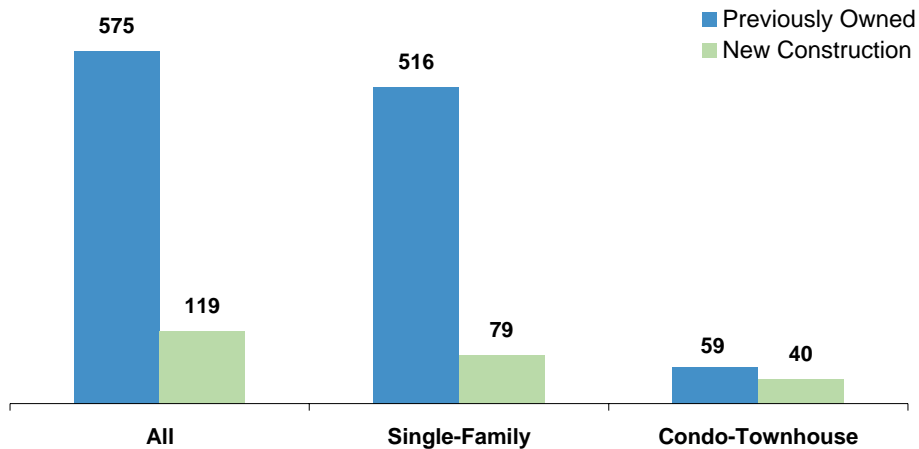


Months Supply

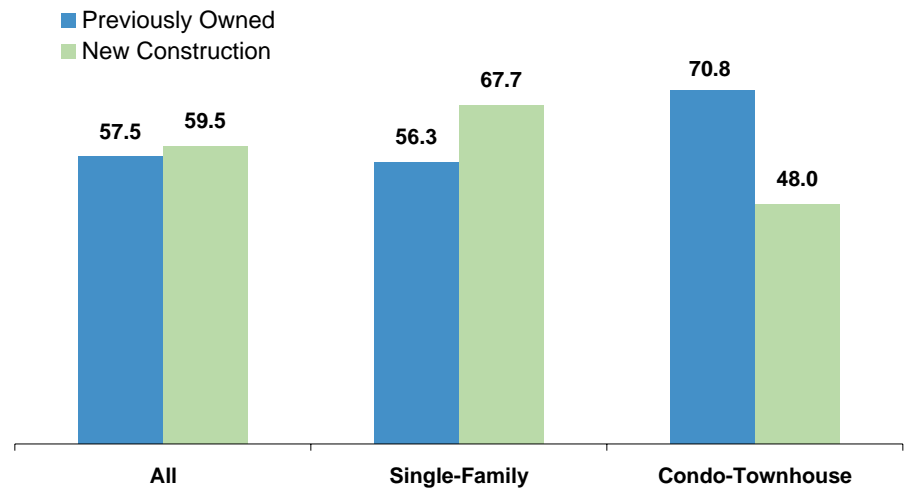


\$1,000,000 and above

Inventory



Months Supply



Market Overview



A Monthly Indicator from the Northeast Florida Association of REALTORS®

February 2009		This Year	Previous Year	Percent Change	5-Year Average	This Year Year-to-Date	Previous Year Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	Dec	2,244	2,373	- 5.4%	2,379	34,485	47,750	- 27.8%	38,946
	Jan	3,044	3,888	- 21.7%	3,622	3,044	3,888	- 21.7%	3,622
	Feb	2,775	3,410	- 18.6%	3,356	5,819	7,298	- 20.3%	6,977
Pending Sales	Dec	924	857	+ 7.8%	1,218	12,704	16,218	- 21.7%	19,033
	Jan	983	885	+ 11.1%	1,409	983	885	+ 11.1%	1,409
	Feb	1,036	1,028	+ 0.8%	1,505	2,019	1,913	+ 5.5%	2,914
Closed Sales	Dec	1,117	1,016	+ 9.9%	1,463	12,586	16,773	- 25.0%	19,119
	Jan	693	799	- 13.3%	1,083	693	799	- 13.3%	1,083
	Feb	866	873	- 0.8%	1,303	1,559	1,672	- 6.8%	2,386
Days on Market Until Sale	Dec	111	100	+ 10.7%	79	107	88	+ 21.5%	73
	Jan	109	100	+ 9.1%	79	109	100	+ 9.1%	79
	Feb	113	110	+ 2.2%	86	111	105	+ 5.4%	83
Median Sales Price	Dec	\$170,000	\$185,000	- 8.1%	\$181,301	\$179,900	\$195,000	- 7.7%	\$183,898
	Jan	\$155,000	\$175,000	- 11.4%	\$174,980	\$155,000	\$175,000	- 11.4%	\$174,980
	Feb	\$157,045	\$171,000	- 8.2%	\$179,009	\$155,700	\$174,811	- 10.9%	\$177,347
Average Sales Price	Dec	\$211,279	\$232,852	- 9.3%	\$229,054	\$224,997	\$249,115	- 9.7%	\$235,502
	Jan	\$199,921	\$206,357	- 3.1%	\$223,073	\$199,921	\$206,357	- 3.1%	\$223,073
	Feb	\$175,767	\$211,368	- 16.8%	\$225,883	\$186,504	\$208,973	- 10.8%	\$224,562
Total Active Listings Available	Dec	16,898	17,901	- 5.6%					
	Jan	16,174	18,556	- 12.8%	--	--	--	--	--
	Feb	16,132	18,853	- 14.4%					
Percent of Original List Price	Dec	86.4%	89.5%	- 3.4%	92.8%	92.8%	92.9%	- 0.1%	88.8%
	Jan	86.2%	89.3%	- 3.5%	92.9%	92.9%	89.3%	+ 4.0%	86.2%
	Feb	86.1%	89.1%	- 3.4%	92.5%	92.5%	89.2%	+ 3.7%	86.1%
Housing Affordability Index	Dec	149	121	+ 22.9%	128	133	115	+ 14.9%	
	Jan	158	140	+ 13.1%	134	158	140	+ 13.1%	--
	Feb	158	137	+ 15.8%	131	158	138	+ 14.6%	
Months Supply of Inventory	Dec	16.0	13.2	+ 20.5%					
	Jan	15.2	14.3	+ 5.9%	--	--	--	--	--
	Feb	15.1	15.2	- 0.4%					

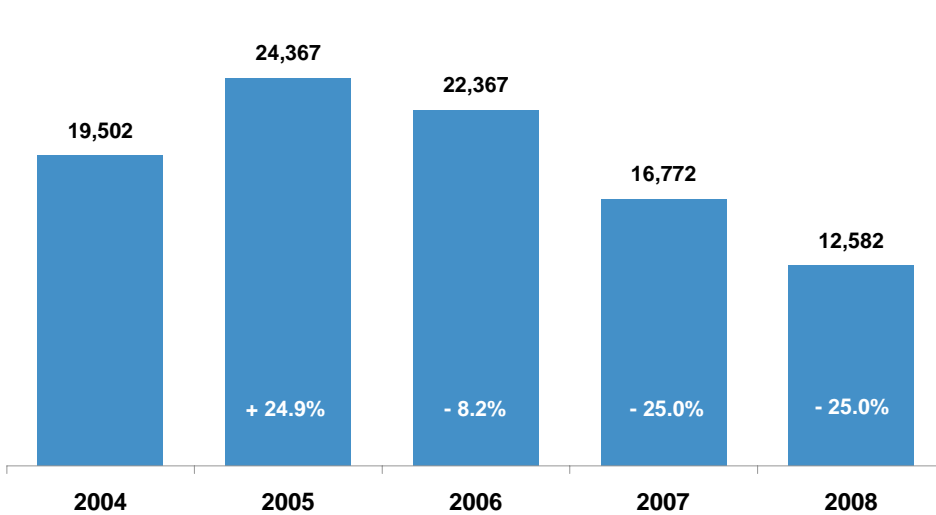
Annual Review

A Monthly Indicator from the **Northeast Florida Association of REALTORS®**

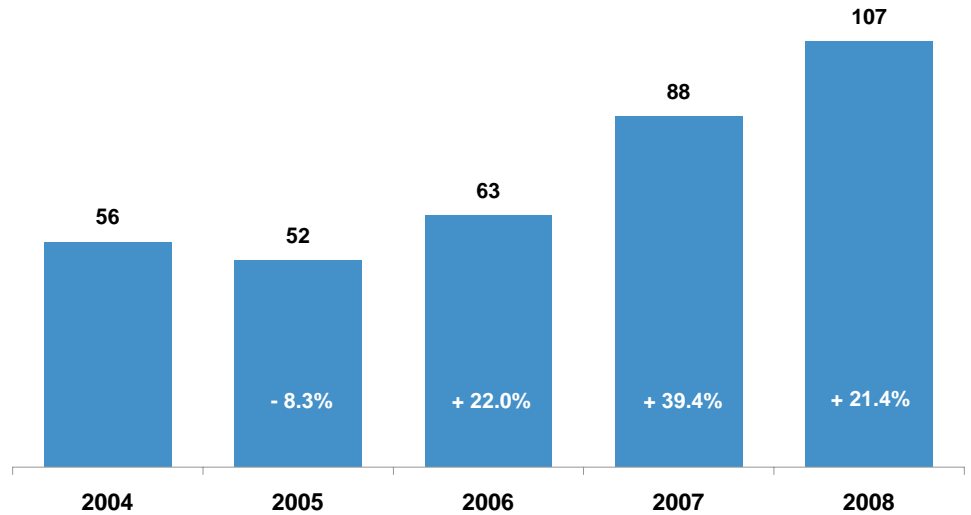


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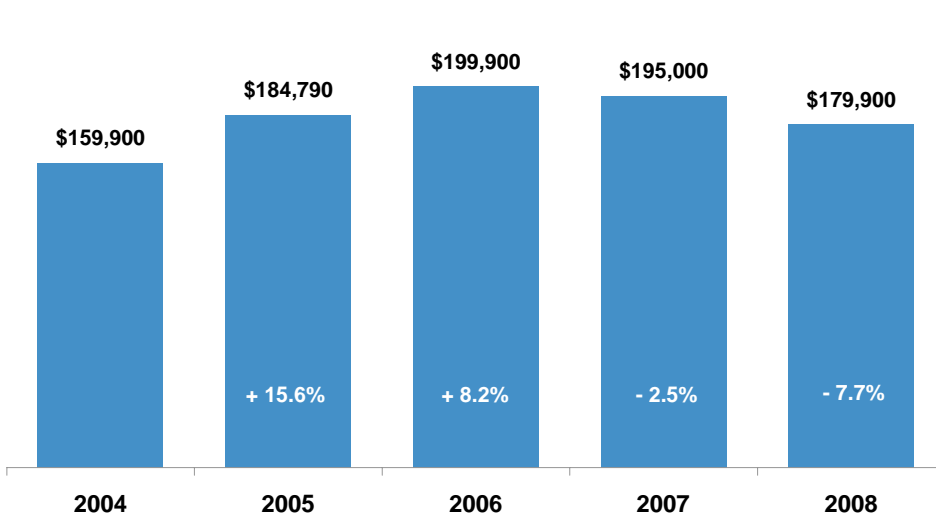
Closed Sales



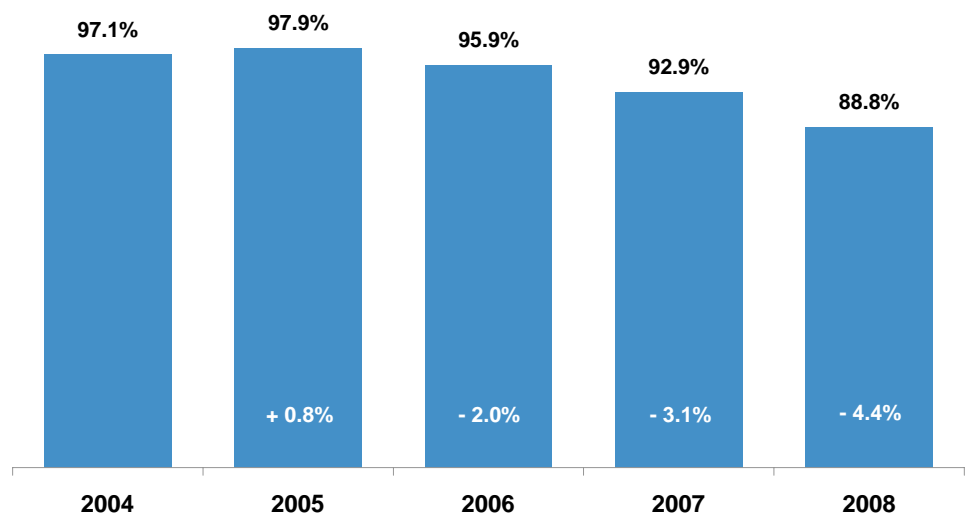
Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale



Local Market Updates



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Region 04 Arlington/Fort Caroline

Duval County, FL

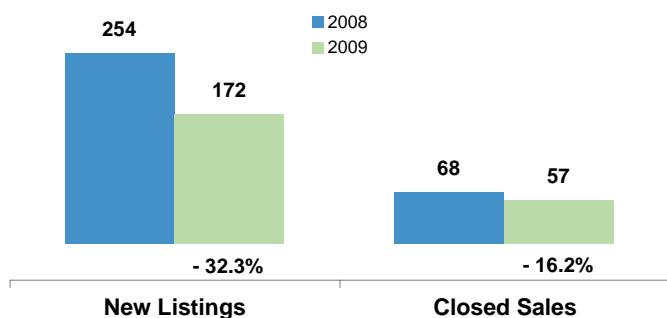
February

Year to Date

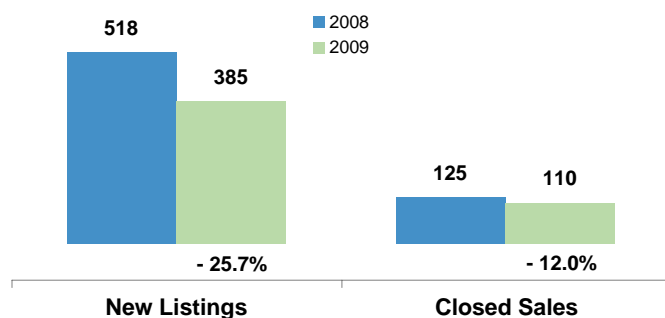
	2008	2009	Change	2008	2009	Change
New Listings	254	172	- 32.3%	518	385	- 25.7%
Closed Sales	68	57	- 16.2%	125	110	- 12.0%
Median Sales Price*	\$172,500	\$144,000	- 16.5%	\$169,450	\$148,500	- 12.4%
Percent of Original List Price Received at Sale*	90.2%	85.9%	- 4.8%	90.5%	85.4%	- 5.7%
Average Days on Market Until Sale	110	118	+ 7.2%	99	118	+ 19.1%
Single-Family Detached Inventory	1,116	945	- 15.3%	--	--	--
Townhouse-Condo Inventory	122	111	- 9.0%	--	--	--

*Does not account for seller concessions

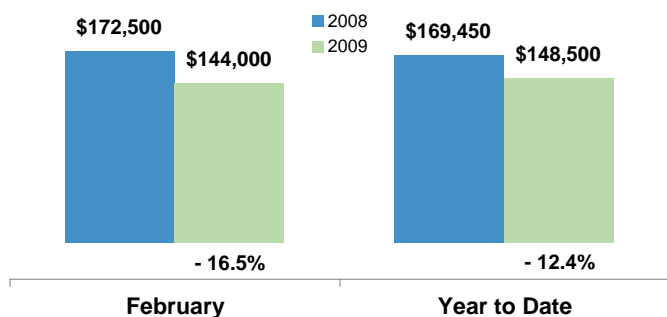
Activity—Most Recent Month



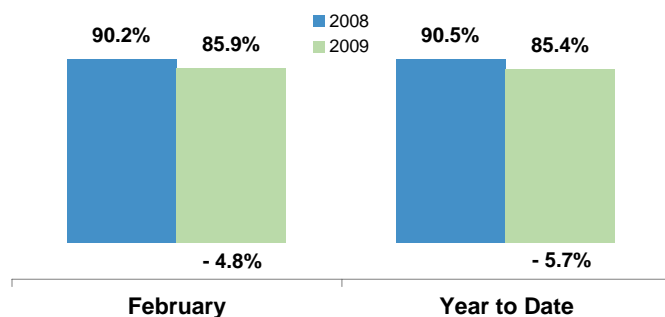
Activity—Year to Date



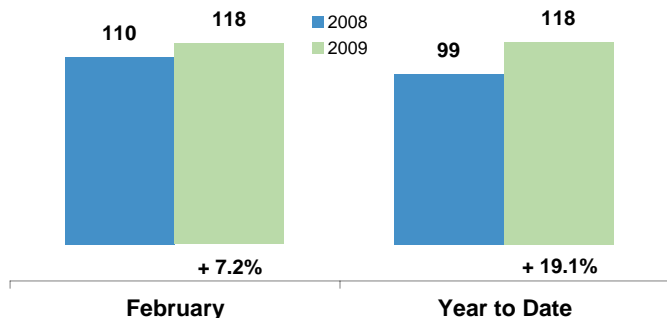
Median Sales Price



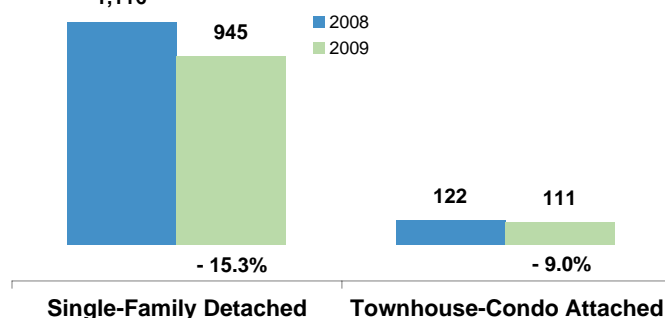
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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Region 23

Atlantic Bch

February

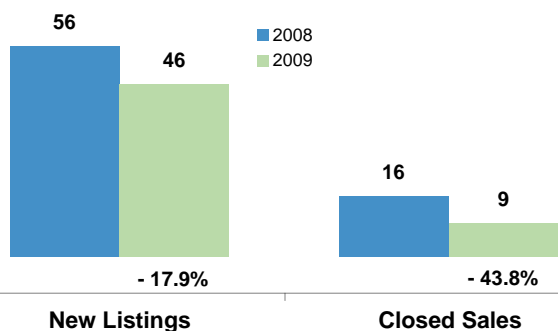
Year to Date

Duval County, FL

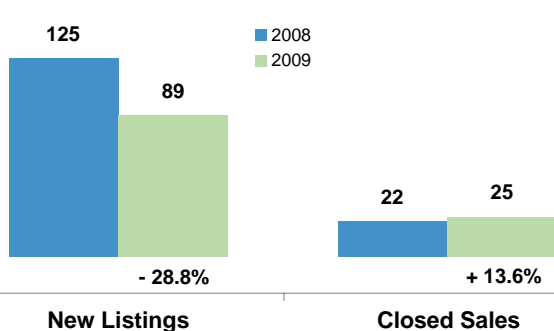
	2008	2009	Change	2008	2009	Change
New Listings	56	46	- 17.9%	125	89	- 28.8%
Closed Sales	16	9	- 43.8%	22	25	+ 13.6%
Median Sales Price*	\$183,038	\$160,000	- 12.6%	\$183,038	\$200,000	+ 9.3%
Percent of Original List Price Received at Sale*	87.9%	86.4%	- 1.6%	84.5%	81.4%	- 3.7%
Average Days on Market Until Sale	138	94	- 32.1%	133	115	- 13.9%
Single-Family Detached Inventory	234	207	- 11.5%	--	--	--
Townhouse-Condo Inventory	56	32	- 42.9%	--	--	--

*Does not account for seller concessions

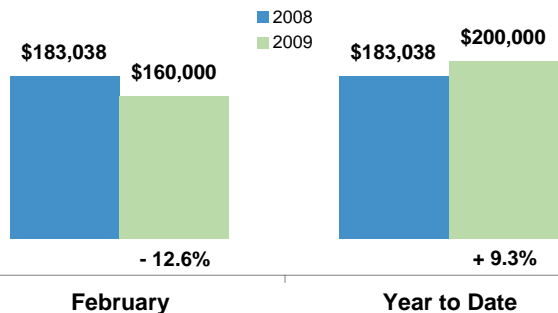
Activity—Most Recent Month



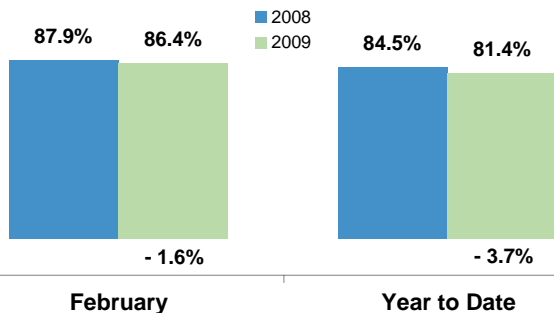
Activity—Year to Date



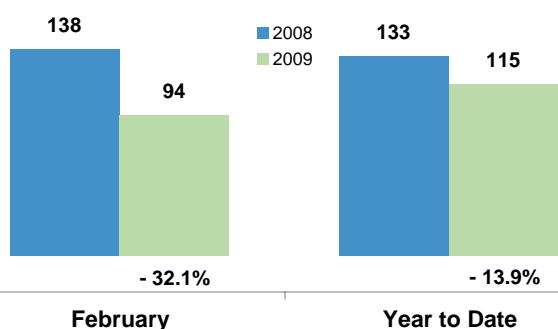
Median Sales Price



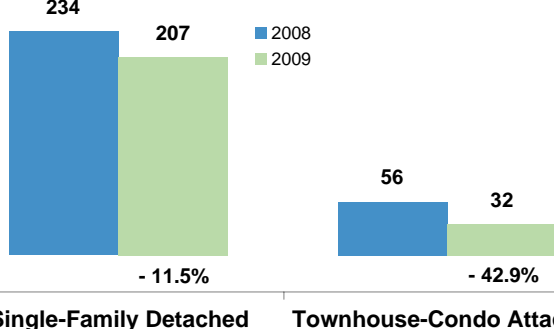
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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Region 50

Baker County

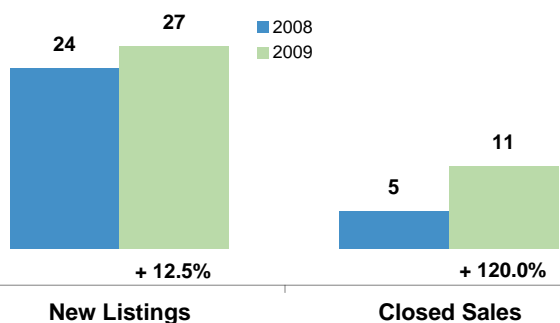
February

Year to Date

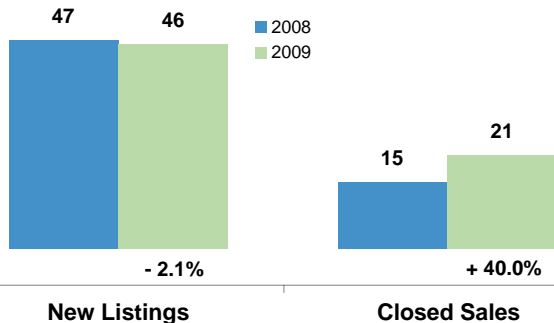
Baker County, FL	2008	2009	Change	2008	2009	Change
New Listings	24	27	+ 12.5%	47	46	- 2.1%
Closed Sales	5	11	+ 120.0%	15	21	+ 40.0%
Median Sales Price*	\$122,000	\$139,150	+ 14.1%	\$154,900	\$134,450	- 13.2%
Percent of Original List Price Received at Sale*	86.6%	90.9%	+ 5.0%	90.7%	86.6%	- 4.5%
Average Days on Market Until Sale	197	155	- 21.2%	148	154	+ 4.2%
Single-Family Detached Inventory	139	111	- 20.1%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

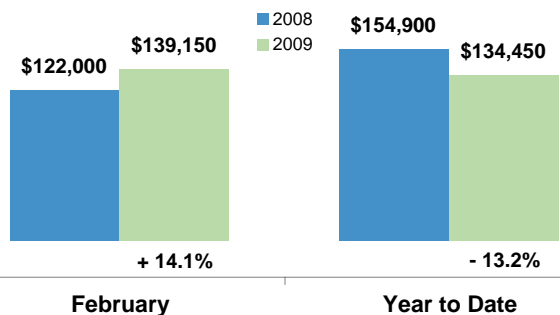
Activity—Most Recent Month



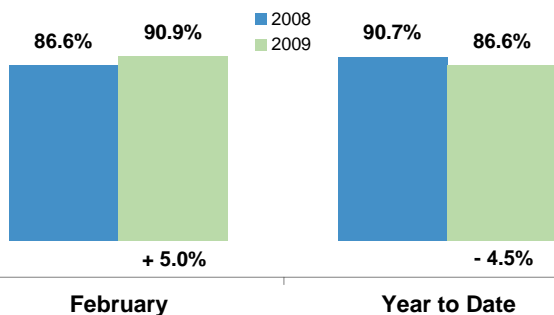
Activity—Year to Date



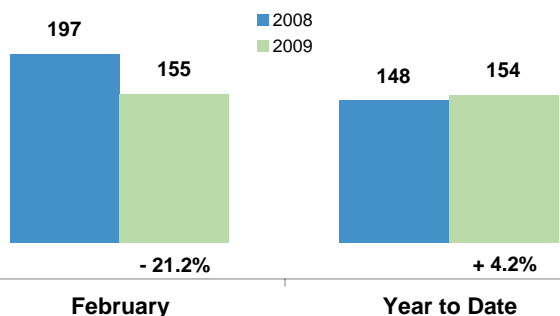
Median Sales Price



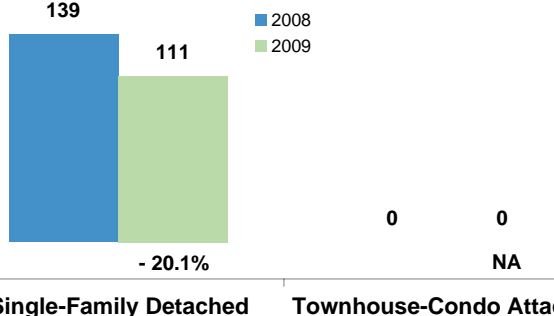
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 07

Downtown/Northbank/ East Jacksonville

February

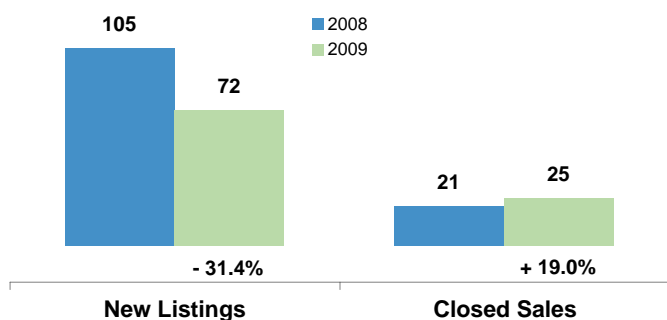
Year to Date

Duval County, FL

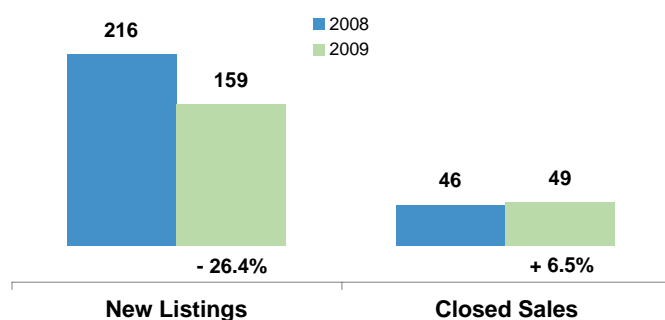
	2008	2009	Change	2008	2009	Change
New Listings	105	72	- 31.4%	216	159	- 26.4%
Closed Sales	21	25	+ 19.0%	46	49	+ 6.5%
Median Sales Price*	\$38,450	\$27,500	- 28.5%	\$55,500	\$28,000	- 49.5%
Percent of Original List Price Received at Sale*	85.4%	81.9%	- 4.1%	86.6%	78.0%	- 9.9%
Average Days on Market Until Sale	66	91	+ 39.5%	76	103	+ 35.2%
Single-Family Detached Inventory	443	364	- 17.8%	--	--	--
Townhouse-Condo Inventory	91	96	+ 5.5%	--	--	--

*Does not account for seller concessions

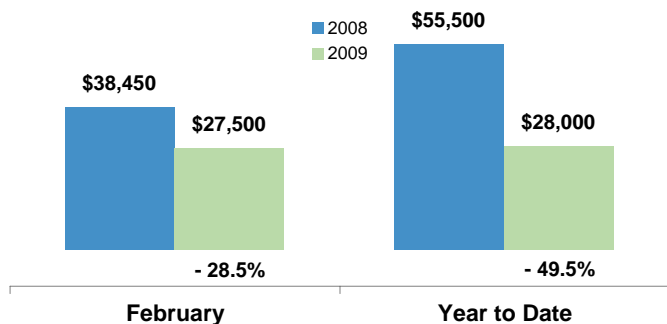
Activity—Most Recent Month



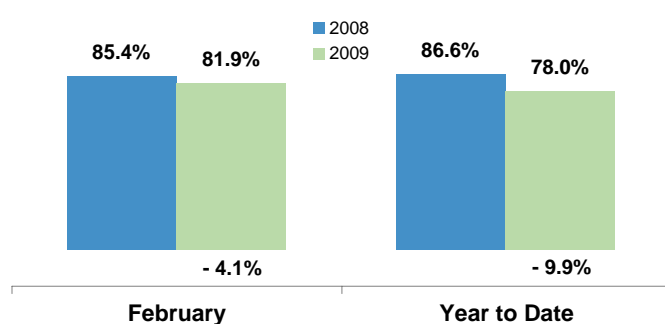
Activity—Year to Date



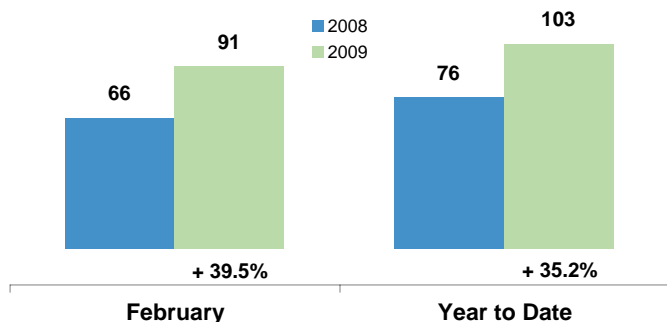
Median Sales Price



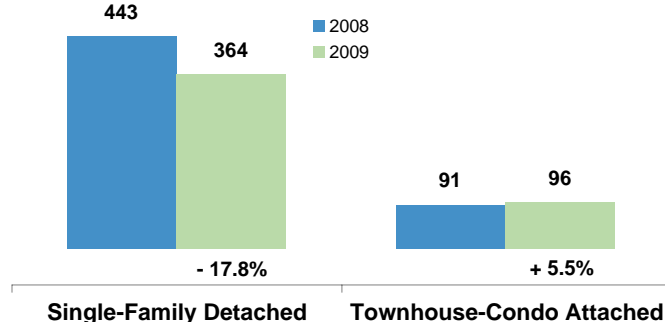
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 12 Fleming Island Area

Clay County, FL

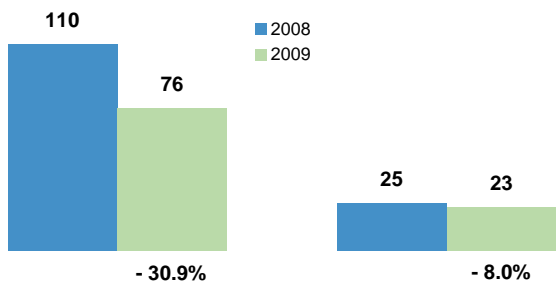
February

Year to Date

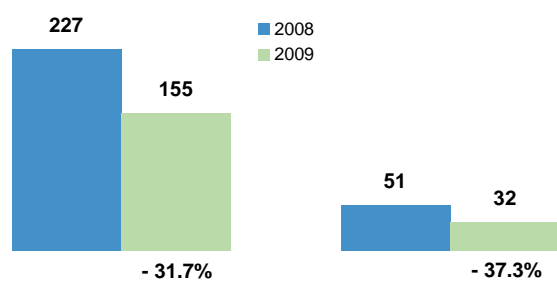
	2008	2009	Change	2008	2009	Change
New Listings	110	76	- 30.9%	227	155	- 31.7%
Closed Sales	25	23	- 8.0%	51	32	- 37.3%
Median Sales Price*	\$186,300	\$215,000	+ 15.4%	\$224,900	\$200,000	- 11.1%
Percent of Original List Price Received at Sale*	88.9%	90.3%	+ 1.6%	89.9%	91.0%	+ 1.2%
Average Days on Market Until Sale	101	125	+ 23.5%	120	121	+ 0.4%
Single-Family Detached Inventory	473	350	- 26.0%	--	--	--
Townhouse-Condo Inventory	64	18	- 71.9%	--	--	--

*Does not account for seller concessions

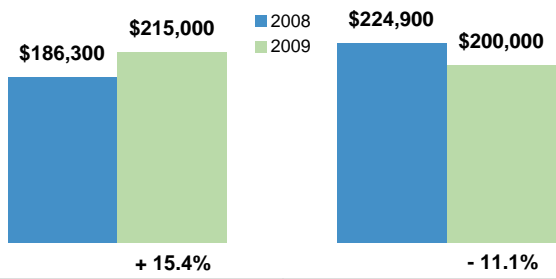
Activity—Most Recent Month



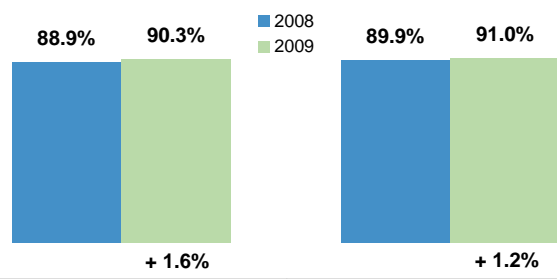
Activity—Year to Date



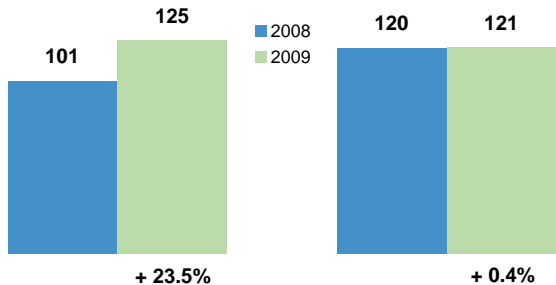
Median Sales Price



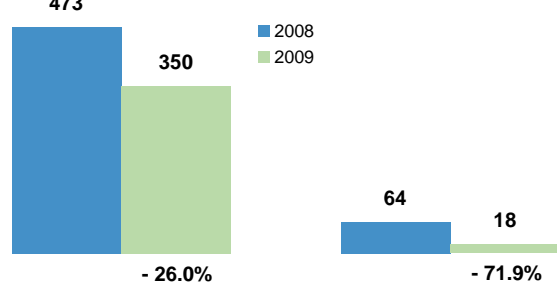
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 16 Green Cove Springs

Clay County, FL

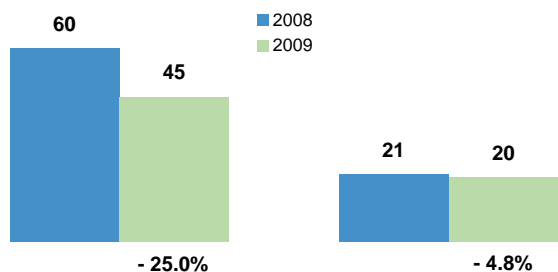
February

Year to Date

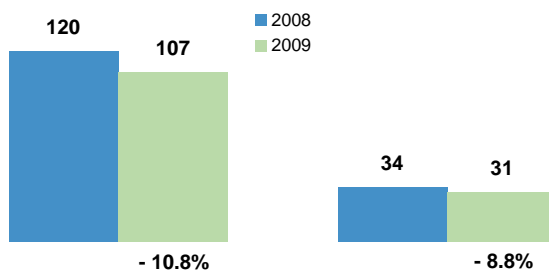
	2008	2009	Change	2008	2009	Change
New Listings	60	45	- 25.0%	120	107	- 10.8%
Closed Sales	21	20	- 4.8%	34	31	- 8.8%
Median Sales Price*	\$180,000	\$194,233	+ 7.9%	\$187,000	\$201,000	+ 7.5%
Percent of Original List Price Received at Sale*	89.6%	92.8%	+ 3.6%	90.8%	92.4%	+ 1.7%
Average Days on Market Until Sale	135	73	- 46.1%	123	99	- 20.2%
Single-Family Detached Inventory	319	247	- 22.6%	--	--	--
Townhouse-Condo Inventory	9	4	- 55.6%	--	--	--

*Does not account for seller concessions

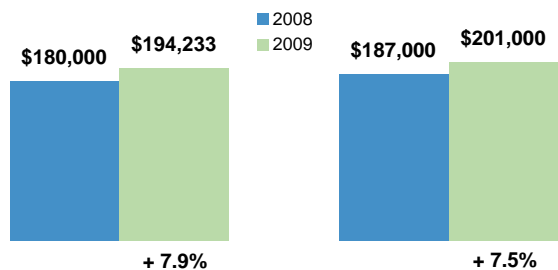
Activity—Most Recent Month



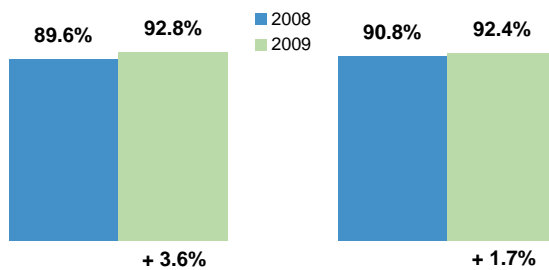
Activity—Year to Date



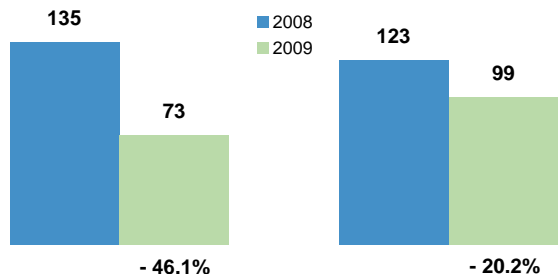
Median Sales Price



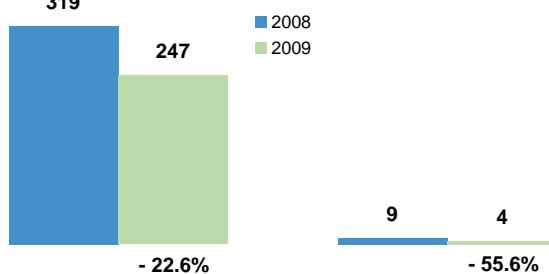
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 21

Jacksonville Bch

February

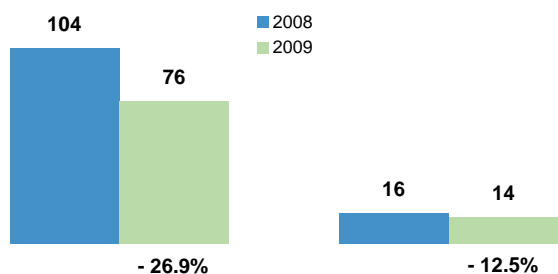
Year to Date

Duval County, FL

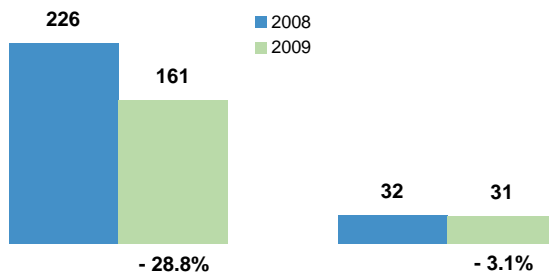
	2008	2009	Change	2008	2009	Change
New Listings	104	76	- 26.9%	226	161	- 28.8%
Closed Sales	16	14	- 12.5%	32	31	- 3.1%
Median Sales Price*	\$332,500	\$265,000	- 20.3%	\$300,000	\$288,950	- 3.7%
Percent of Original List Price Received at Sale*	87.5%	91.9%	+ 5.0%	88.1%	90.2%	+ 2.4%
Average Days on Market Until Sale	139	80	- 42.6%	137	94	- 31.0%
Single-Family Detached Inventory	290	230	- 20.7%	--	--	--
Townhouse-Condo Inventory	400	268	- 33.0%	--	--	--

*Does not account for seller concessions

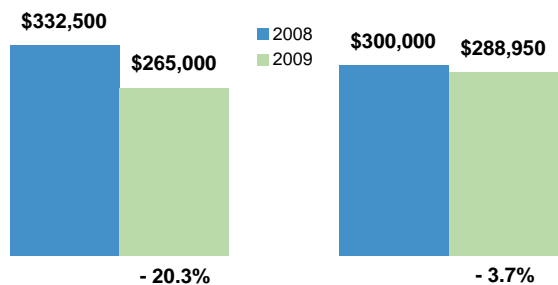
Activity—Most Recent Month



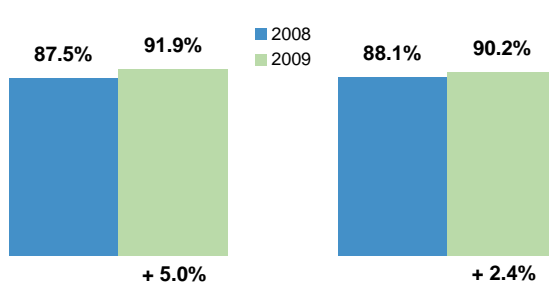
Activity—Year to Date



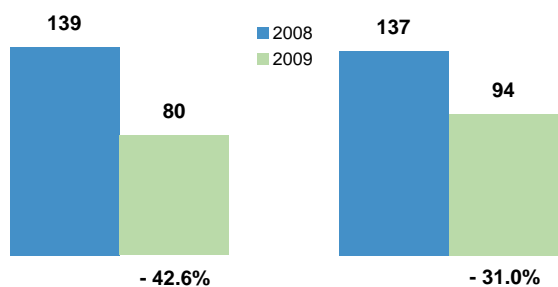
Median Sales Price



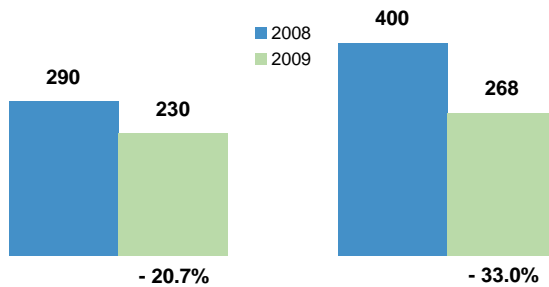
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 09 Jacksonville – North

February

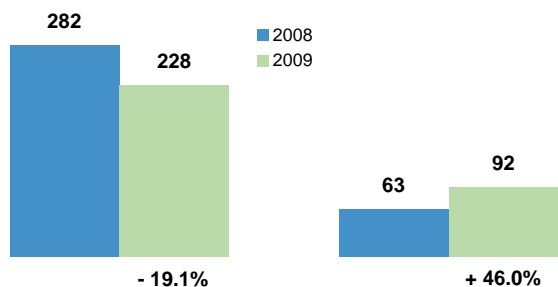
Year to Date

Duval County, FL

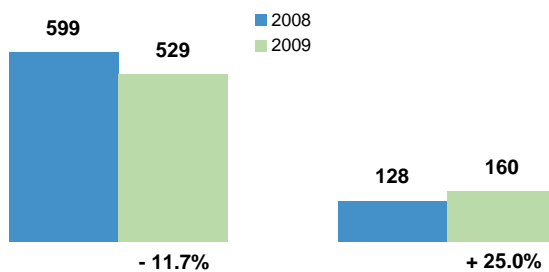
	2008	2009	Change	2008	2009	Change
New Listings	282	228	- 19.1%	599	529	- 11.7%
Closed Sales	63	92	+ 46.0%	128	160	+ 25.0%
Median Sales Price*	\$155,838	\$125,500	- 19.5%	\$146,600	\$97,950	- 33.2%
Percent of Original List Price Received at Sale*	87.8%	85.9%	- 2.2%	87.9%	86.4%	- 1.7%
Average Days on Market Until Sale	101	103	+ 1.5%	80	94	+ 17.6%
Single-Family Detached Inventory	1,534	1,309	- 14.7%	--	--	--
Townhouse-Condo Inventory	45	0	- 100.0%	--	--	--

*Does not account for seller concessions

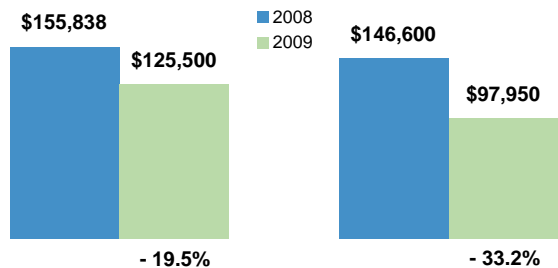
Activity—Most Recent Month



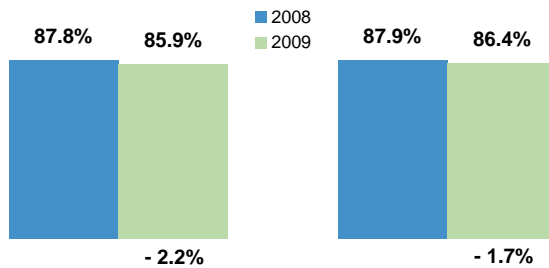
Activity—Year to Date



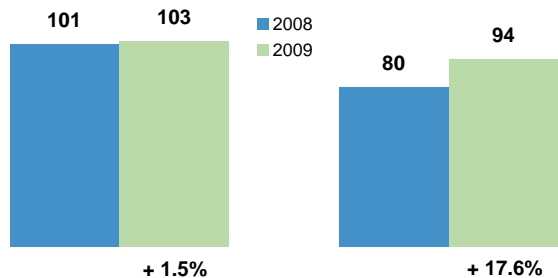
Median Sales Price



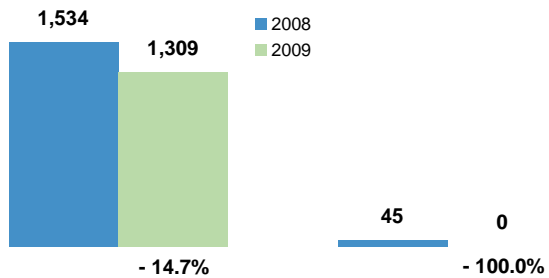
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 15 Keystone Heights Vicinity

Clay County, FL

February

Year to Date

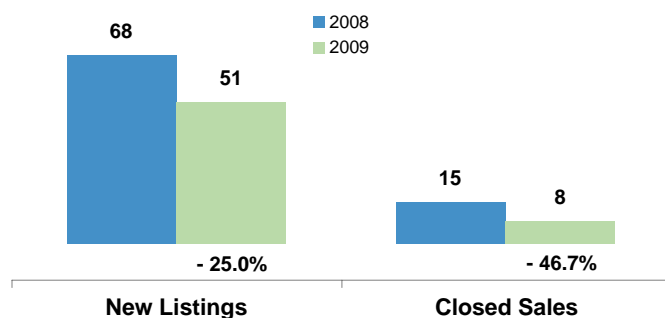
	2008	2009	Change	2008	2009	Change
New Listings	30	30	- 0.0%	68	51	- 25.0%
Closed Sales	10	4	- 60.0%	15	8	- 46.7%
Median Sales Price*	\$122,900	\$90,000	- 26.8%	\$122,900	\$100,000	- 18.6%
Percent of Original List Price Received at Sale*	92.7%	77.6%	- 16.3%	93.0%	80.3%	- 13.6%
Average Days on Market Until Sale	168	159	- 5.7%	135	127	- 5.8%
Single-Family Detached Inventory	232	173	- 25.4%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

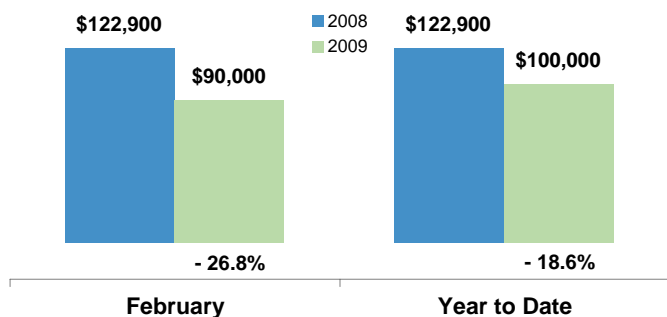
Activity—Most Recent Month



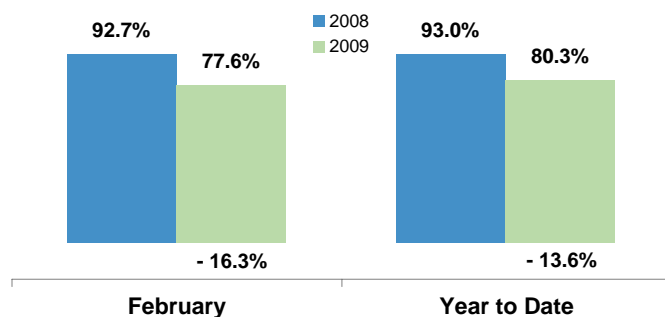
Activity—Year to Date



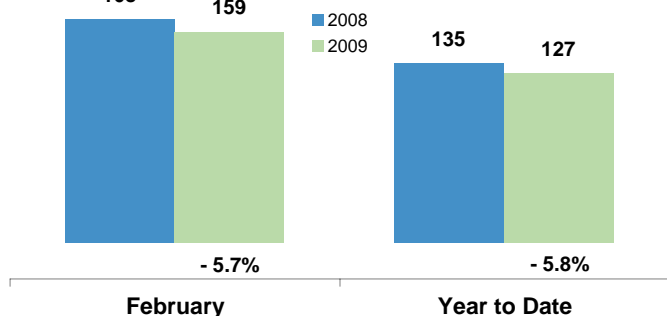
Median Sales Price



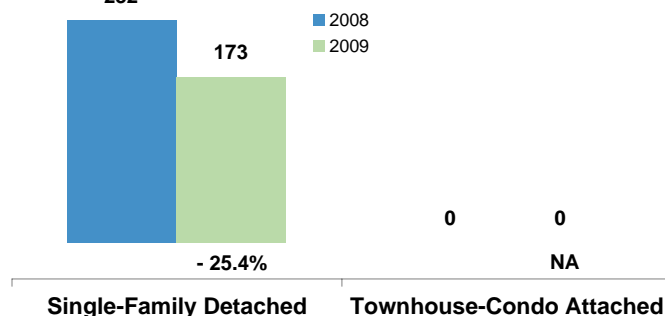
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 08

Marietta/Paxon

February

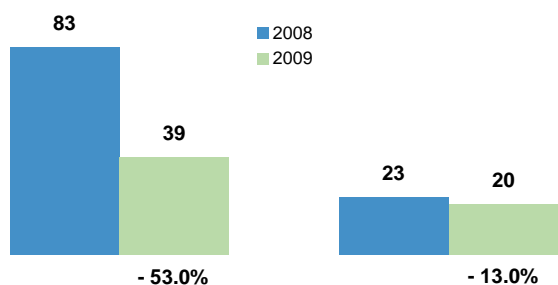
Year to Date

Duval County, FL

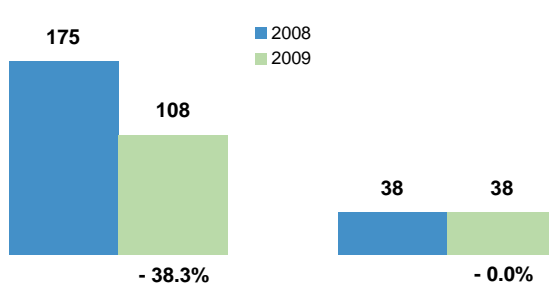
	2008	2009	Change	2008	2009	Change
New Listings	83	39	- 53.0%	175	108	- 38.3%
Closed Sales	23	20	- 13.0%	38	38	- 0.0%
Median Sales Price*	\$59,000	\$48,000	- 18.6%	\$57,556	\$38,750	- 32.7%
Percent of Original List Price Received at Sale*	85.0%	82.6%	- 2.8%	85.3%	80.1%	- 6.2%
Average Days on Market Until Sale	56	87	+ 55.5%	65	97	+ 50.3%
Single-Family Detached Inventory	355	303	- 14.6%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

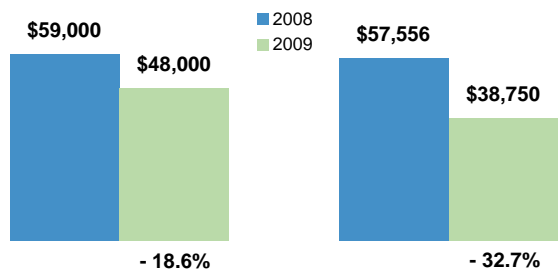
Activity—Most Recent Month



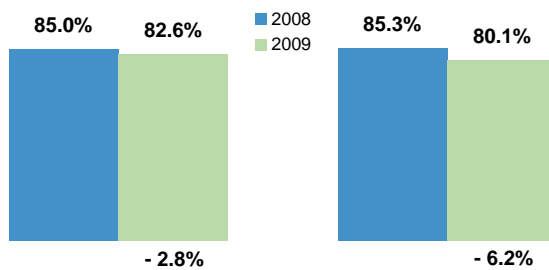
Activity—Year to Date



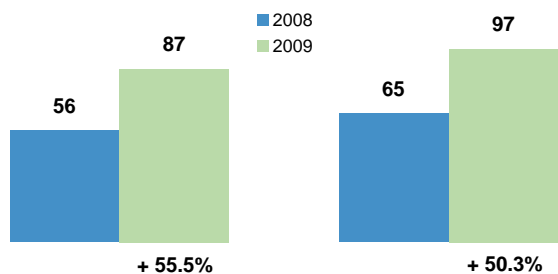
Median Sales Price



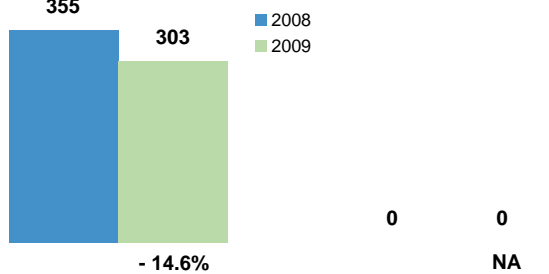
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 14

Middleburg Vicinity

February

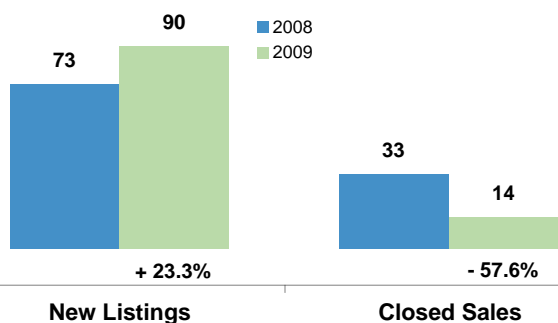
Year to Date

Clay County, FL

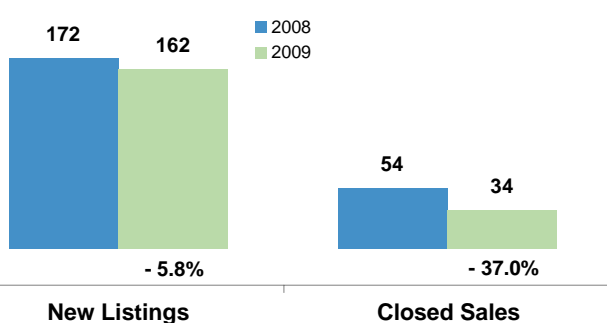
	2008	2009	Change	2008	2009	Change
New Listings	73	90	+ 23.3%	172	162	- 5.8%
Closed Sales	33	14	- 57.6%	54	34	- 37.0%
Median Sales Price*	\$169,900	\$176,250	+ 3.7%	\$169,950	\$157,000	- 7.6%
Percent of Original List Price Received at Sale*	89.0%	95.3%	+ 7.0%	89.3%	88.3%	- 1.1%
Average Days on Market Until Sale	91	94	+ 3.5%	114	110	- 3.1%
Single-Family Detached Inventory	453	385	- 15.0%	--	--	--
Townhouse-Condo Inventory	7	6	- 14.3%	--	--	--

*Does not account for seller concessions

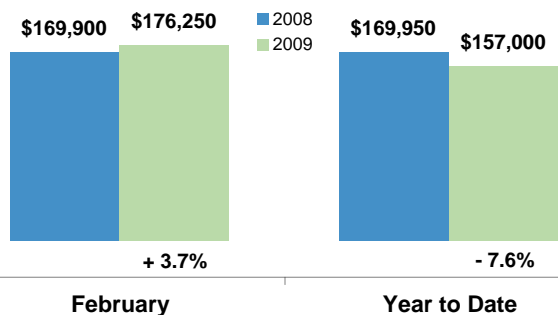
Activity—Most Recent Month



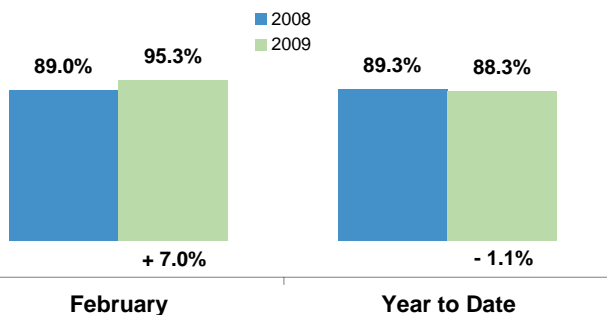
Activity—Year to Date



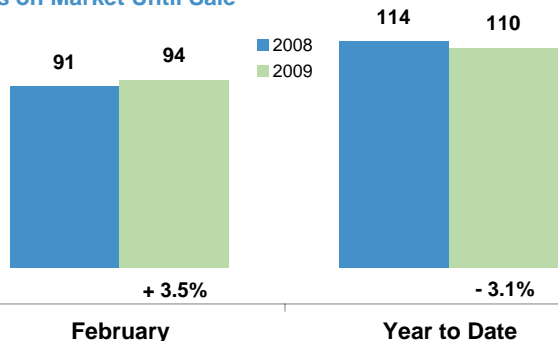
Median Sales Price



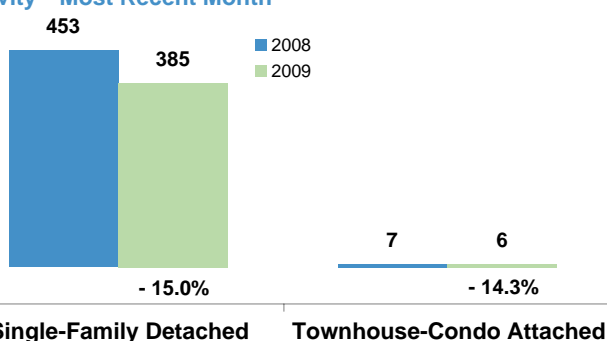
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 40

Nassau County

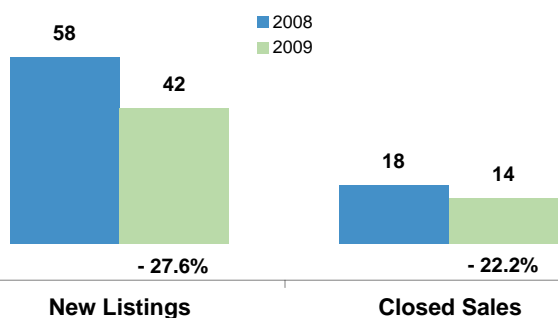
February

Year to Date

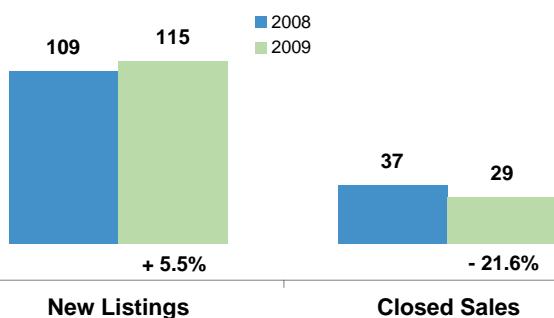
Nassau County, FL	2008	2009	Change	2008	2009	Change
New Listings	58	42	- 27.6%	109	115	+ 5.5%
Closed Sales	18	14	- 22.2%	37	29	- 21.6%
Median Sales Price*	\$216,996	\$173,250	- 20.2%	\$210,000	\$190,000	- 9.5%
Percent of Original List Price Received at Sale*	82.7%	83.1%	+ 0.5%	85.9%	86.5%	+ 0.7%
Average Days on Market Until Sale	128	137	+ 6.5%	112	105	- 6.7%
Single-Family Detached Inventory	312	347	+ 11.2%	--	--	--
Townhouse-Condo Inventory	84	43	- 48.8%	--	--	--

*Does not account for seller concessions

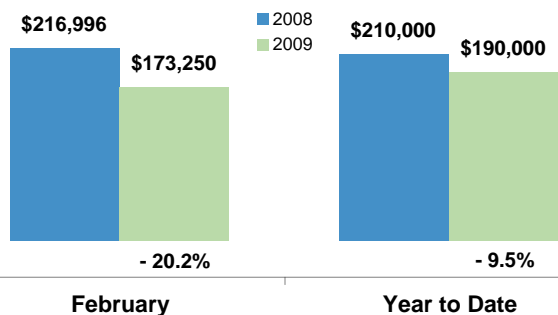
Activity—Most Recent Month



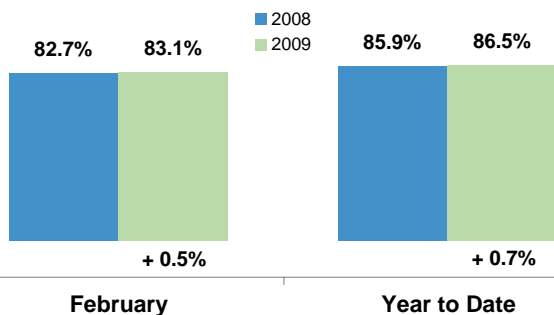
Activity—Year to Date



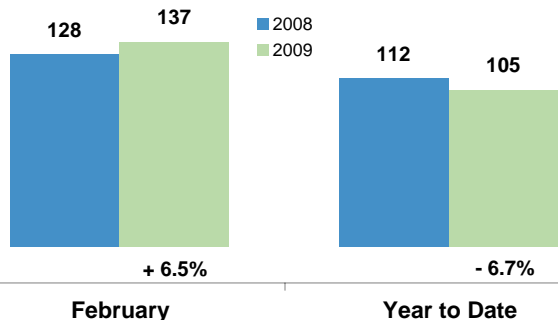
Median Sales Price



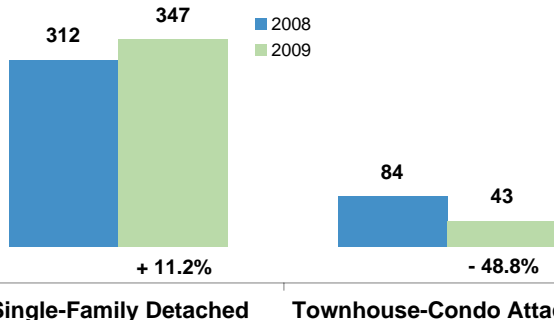
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 22

Neptune Bch

February

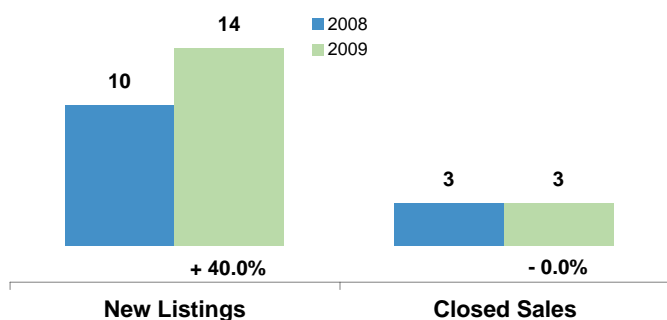
Year to Date

Duval County, FL

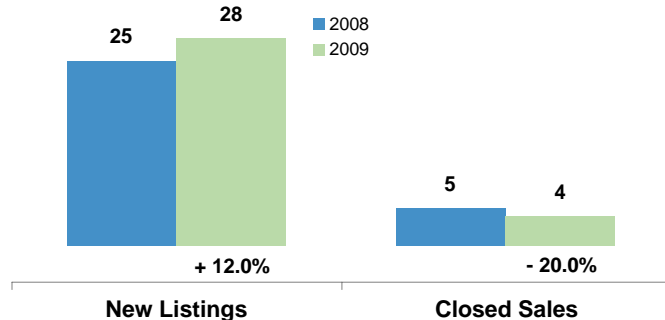
	2008	2009	Change	2008	2009	Change
New Listings	10	14	+ 40.0%	25	28	+ 12.0%
Closed Sales	3	3	- 0.0%	5	4	- 20.0%
Median Sales Price*	\$325,000	\$265,000	- 18.5%	\$325,000	\$325,000	- 0.0%
Percent of Original List Price Received at Sale*	85.6%	60.9%	- 28.8%	88.0%	70.7%	- 19.7%
Average Days on Market Until Sale	246	308	+ 25.5%	185	231	+ 25.3%
Single-Family Detached Inventory	75	74	- 1.3%	--	--	--
Townhouse-Condo Inventory	0	1	NA	--	--	--

*Does not account for seller concessions

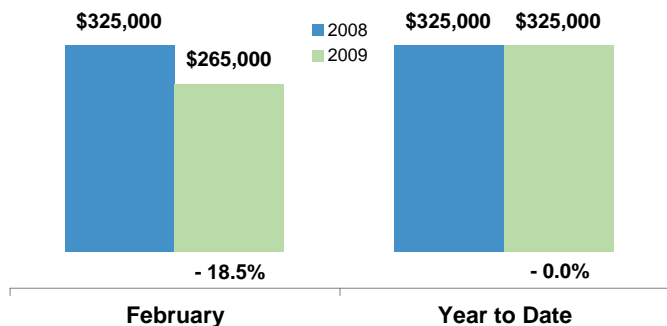
Activity—Most Recent Month



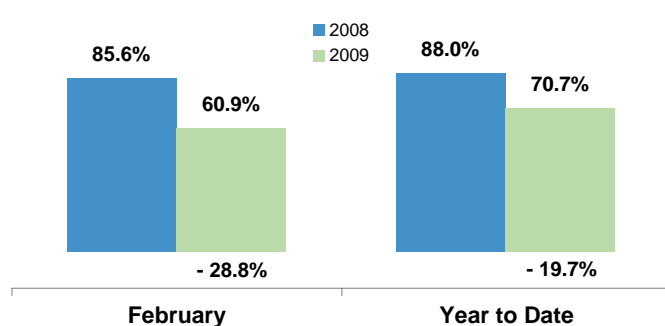
Activity—Year to Date



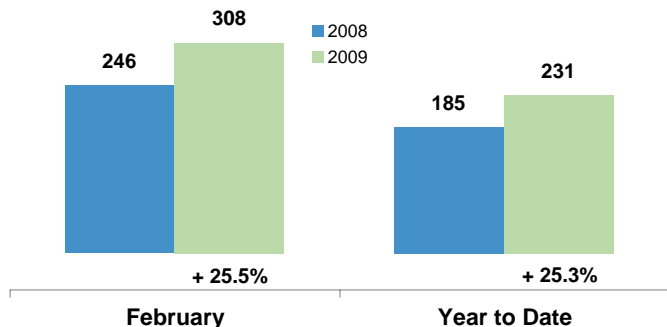
Median Sales Price



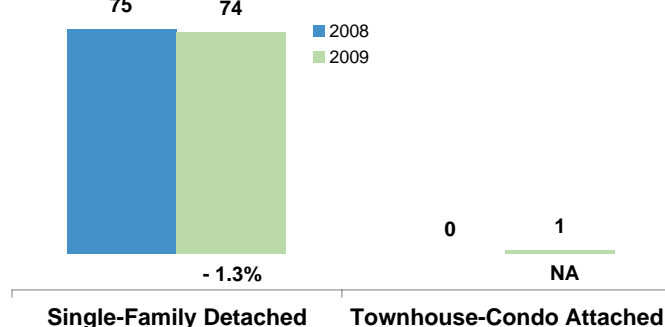
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 13

Orange Park

February

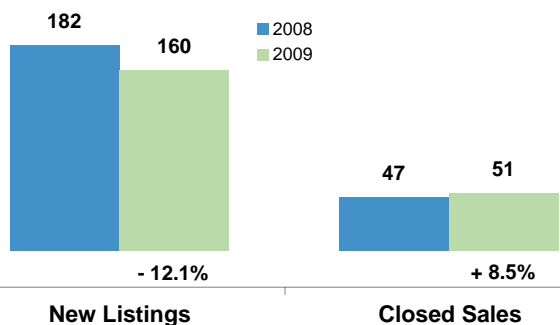
Year to Date

Clay County, FL

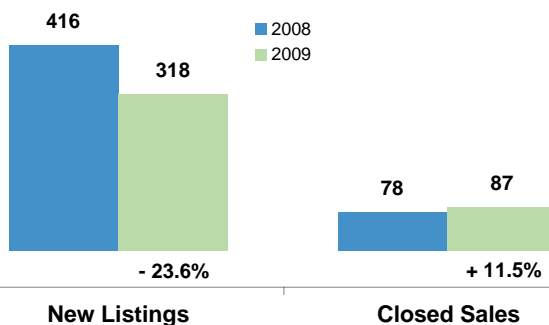
	2008	2009	Change	2008	2009	Change
New Listings	182	160	- 12.1%	416	318	- 23.6%
Closed Sales	47	51	+ 8.5%	78	87	+ 11.5%
Median Sales Price*	\$175,000	\$150,000	- 14.3%	\$174,450	\$150,000	- 14.0%
Percent of Original List Price Received at Sale*	91.6%	86.4%	- 5.7%	91.5%	86.9%	- 5.0%
Average Days on Market Until Sale	91	112	+ 22.8%	90	108	+ 19.9%
Single-Family Detached Inventory	873	737	- 15.6%	--	--	--
Townhouse-Condo Inventory	70	49	- 30.0%	--	--	--

*Does not account for seller concessions

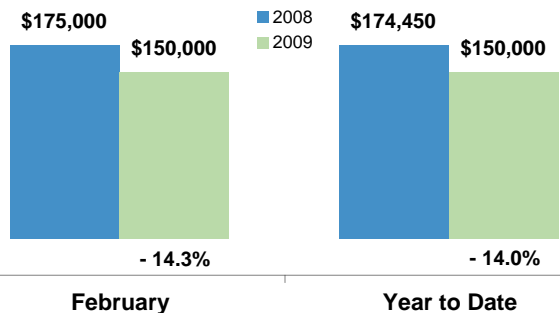
Activity—Most Recent Month



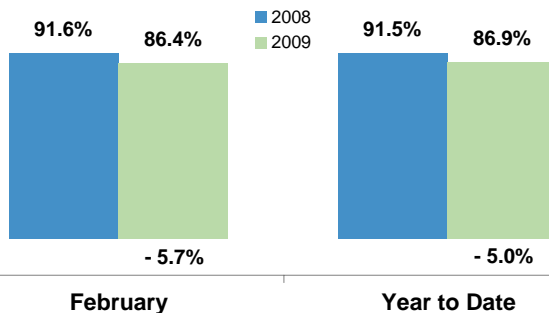
Activity—Year to Date



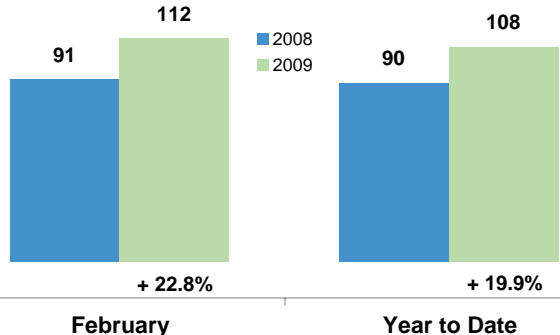
Median Sales Price



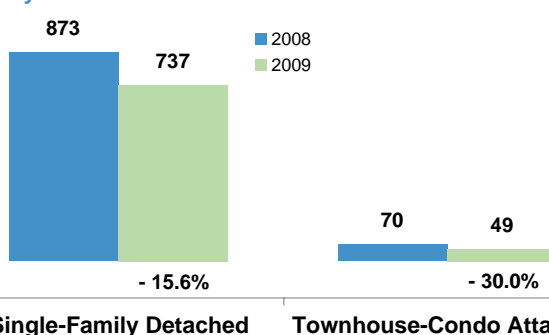
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

A free research tool from the Northeast Florida Association of REALTORS®



Region 25 Ponte Vedra Bch North

February

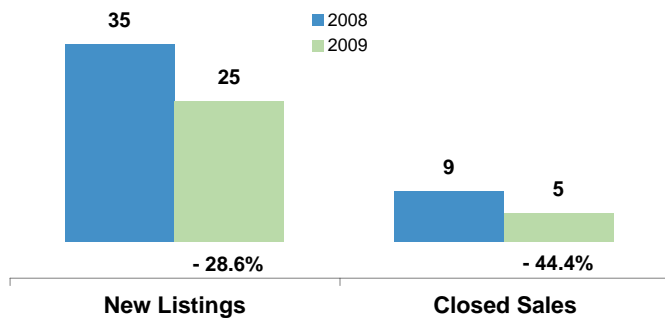
Year to Date

St. John's County, FL

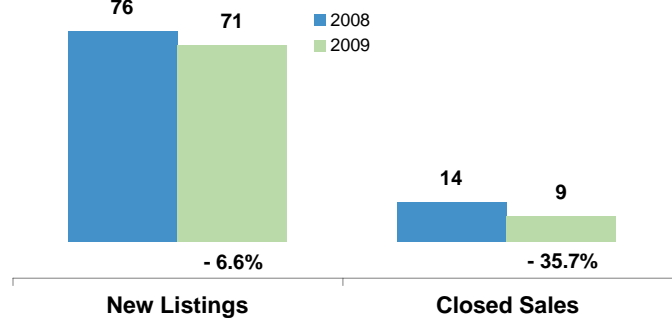
	2008	2009	Change	2008	2009	Change
New Listings	35	25	- 28.6%	76	71	- 6.6%
Closed Sales	9	5	- 44.4%	14	9	- 35.7%
Median Sales Price*	\$254,000	\$207,000	- 18.5%	\$306,250	\$725,000	+ 136.7%
Percent of Original List Price Received at Sale*	89.0%	86.4%	- 3.0%	87.1%	85.8%	- 1.5%
Average Days on Market Until Sale	130	120	- 8.1%	135	125	- 7.3%
Single-Family Detached Inventory	165	153	- 7.3%	--	--	--
Townhouse-Condo Inventory	42	41	- 2.4%	--	--	--

*Does not account for seller concessions

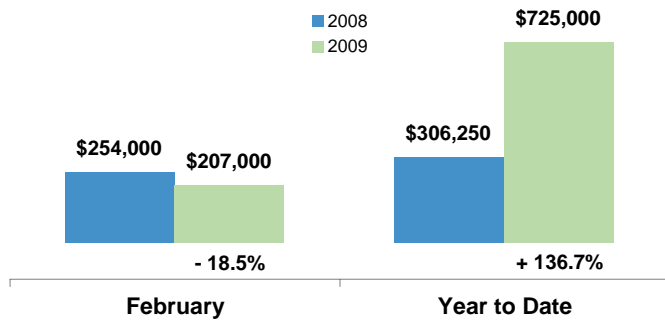
Activity—Most Recent Month



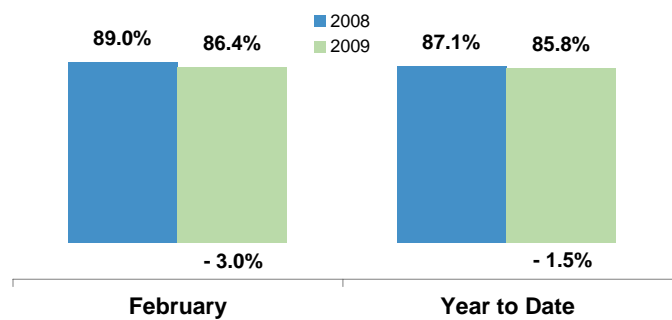
Activity—Year to Date



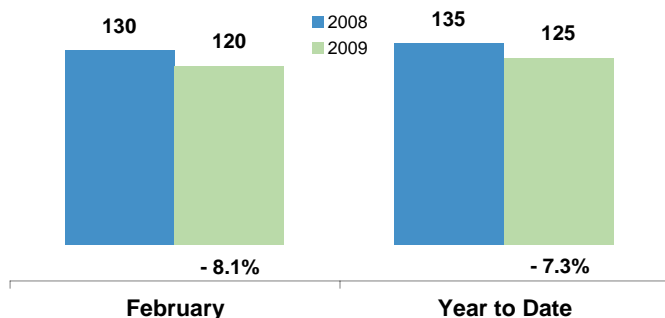
Median Sales Price



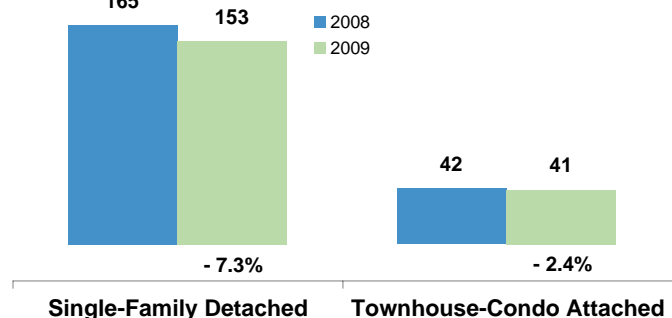
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 26

Ponte Vedra Bch/S Ponte Vedra Bch/Vilano
Bch/Palm Valley
(East of Intracoastal Waterway)

February

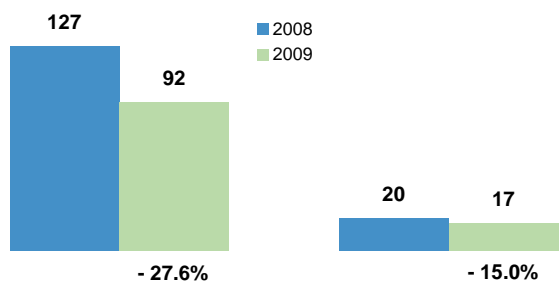
Year to Date

St. John's County, FL

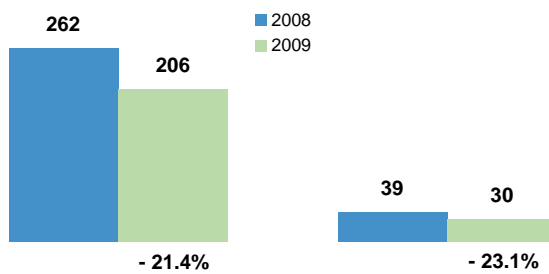
	2008	2009	Change	2008	2009	Change
New Listings	127	92	- 27.6%	262	206	- 21.4%
Closed Sales	20	17	- 15.0%	39	30	- 23.1%
Median Sales Price*	\$319,250	\$335,000	+ 4.9%	\$375,000	\$359,450	- 4.1%
Percent of Original List Price Received at Sale*	85.7%	83.3%	- 2.7%	86.1%	82.4%	- 4.2%
Average Days on Market Until Sale	137	122	- 11.5%	144	142	- 1.8%
Single-Family Detached Inventory	501	410	- 18.2%	--	--	--
Townhouse-Condo Inventory	263	242	- 8.0%	--	--	--

*Does not account for seller concessions

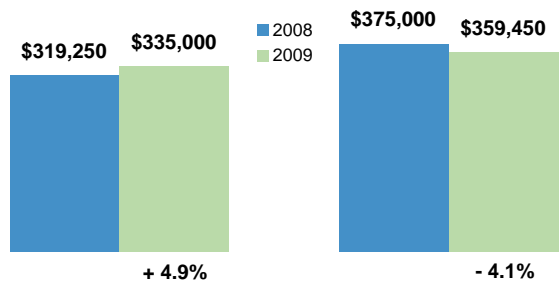
Activity—Most Recent Month



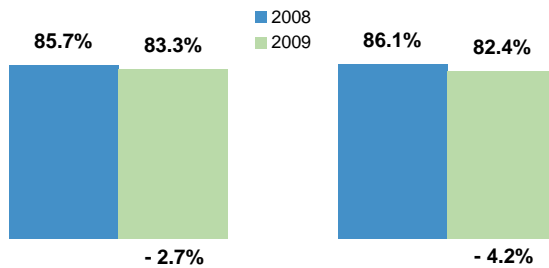
Activity—Year to Date



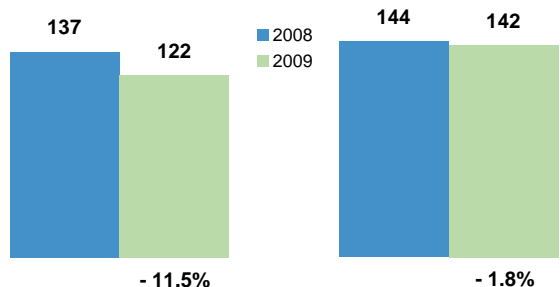
Median Sales Price



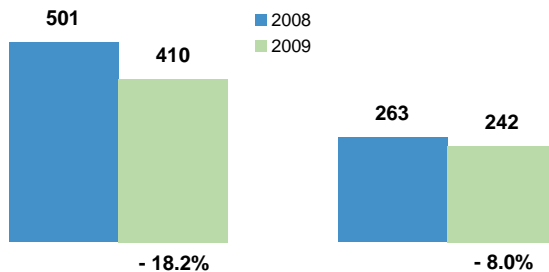
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 56

Putnam County NE

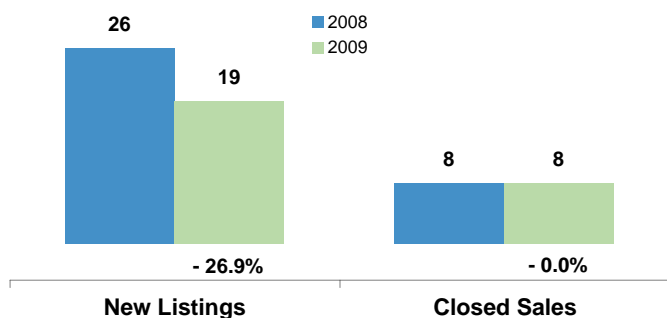
February

Year to Date

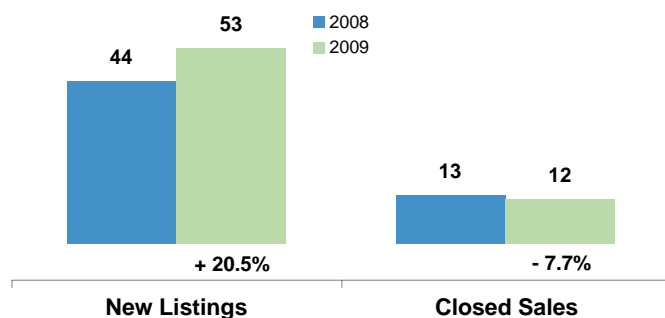
Putnam County, FL		2008	2009	Change	2008	2009	Change
New Listings		26	19	- 26.9%	44	53	+ 20.5%
Closed Sales		8	8	- 0.0%	13	12	- 7.7%
Median Sales Price*		\$92,500	\$97,500	+ 5.4%	\$95,000	\$105,000	+ 10.5%
Percent of Original List Price Received at Sale*		86.6%	75.9%	- 12.4%	85.9%	79.7%	- 7.2%
Average Days on Market Until Sale		222	138	- 37.9%	167	142	- 15.1%
Single-Family Detached Inventory		185	177	- 4.3%	--	--	--
Townhouse-Condo Inventory		0	1	NA	--	--	--

*Does not account for seller concessions

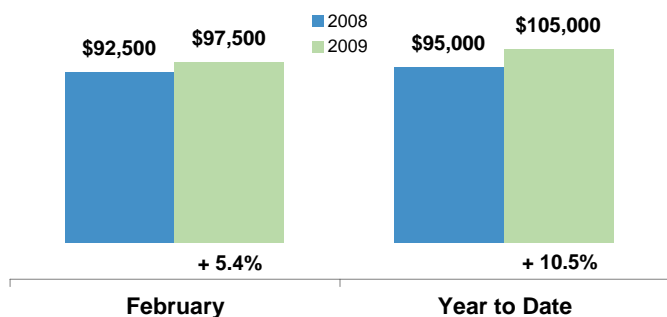
Activity—Most Recent Month



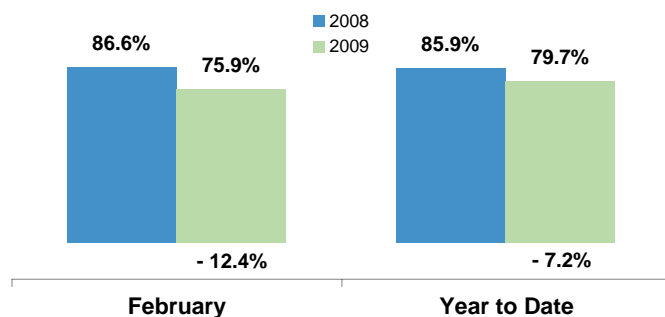
Activity—Year to Date



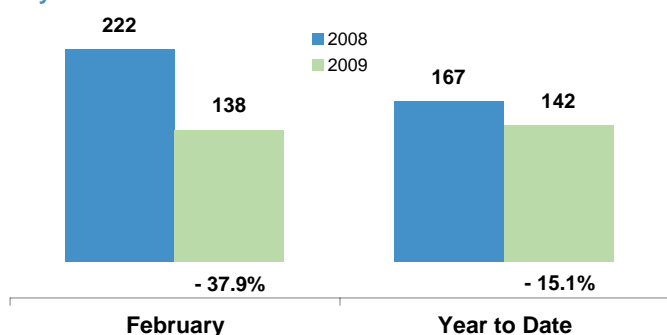
Median Sales Price



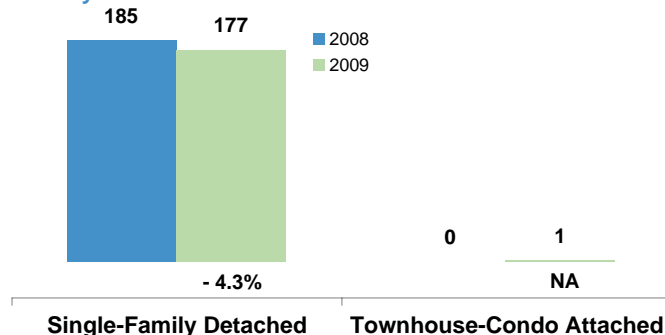
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 58 Putnam County - South

February

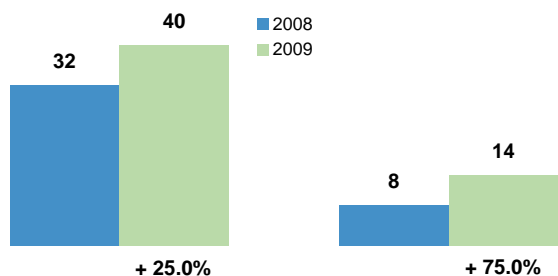
Year to Date

Putnam County, FL

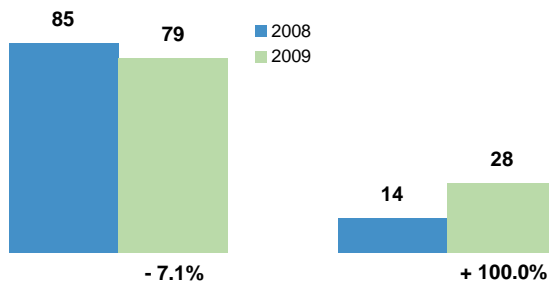
	2008	2009	Change	2008	2009	Change
New Listings	32	40	+ 25.0%	85	79	- 7.1%
Closed Sales	8	14	+ 75.0%	14	28	+ 100.0%
Median Sales Price*	\$59,450	\$82,500	+ 38.8%	\$63,950	\$81,750	+ 27.8%
Percent of Original List Price Received at Sale*	83.0%	87.7%	+ 5.6%	83.5%	83.4%	- 0.1%
Average Days on Market Until Sale	153	82	- 46.2%	127	148	+ 16.7%
Single-Family Detached Inventory	323	290	- 10.2%	--	--	--
Townhouse-Condo Inventory	6	2	- 66.7%	--	--	--

*Does not account for seller concessions

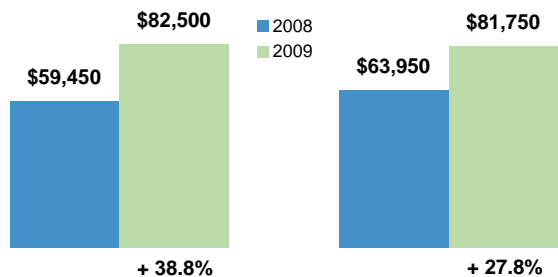
Activity—Most Recent Month



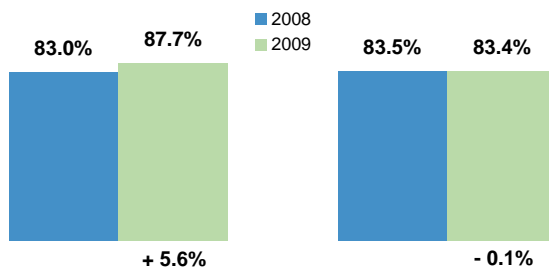
Activity—Year to Date



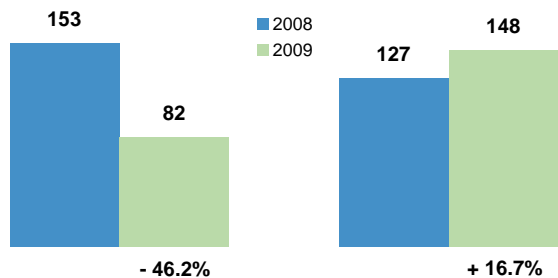
Median Sales Price



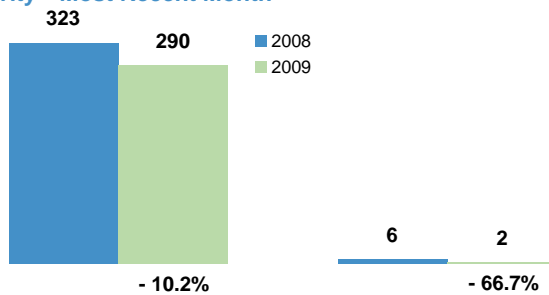
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 57 Putnam County – West

February

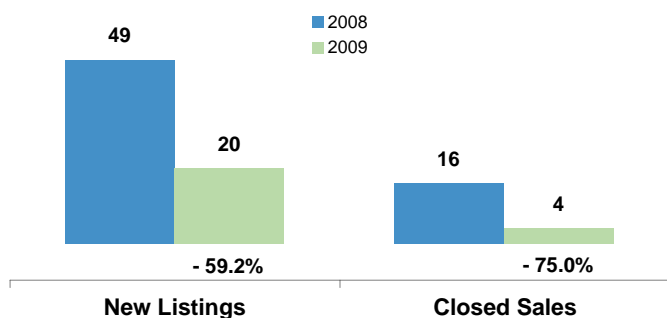
Year to Date

Putnam County, FL

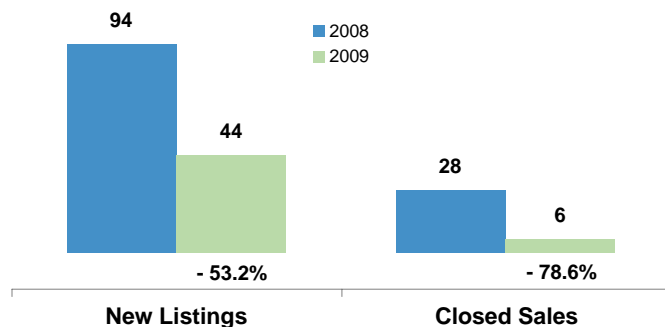
	2008	2009	Change	2008	2009	Change
New Listings	49	20	- 59.2%	94	44	- 53.2%
Closed Sales	16	4	- 75.0%	28	6	- 78.6%
Median Sales Price*	\$79,500	\$24,950	- 68.6%	\$67,500	\$25,000	- 63.0%
Percent of Original List Price Received at Sale*	83.2%	78.9%	- 5.1%	85.5%	78.7%	- 8.0%
Average Days on Market Until Sale	123	47	- 62.1%	142	113	- 20.9%
Single-Family Detached Inventory	264	201	- 23.9%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

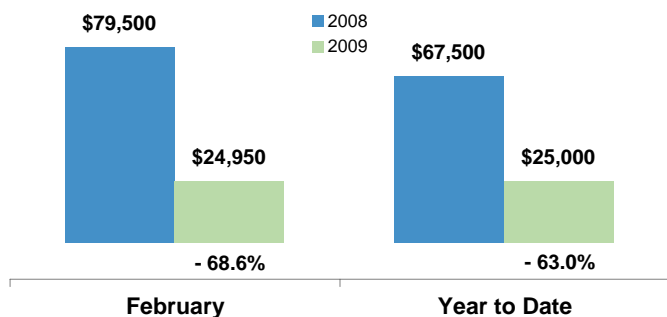
Activity—Most Recent Month



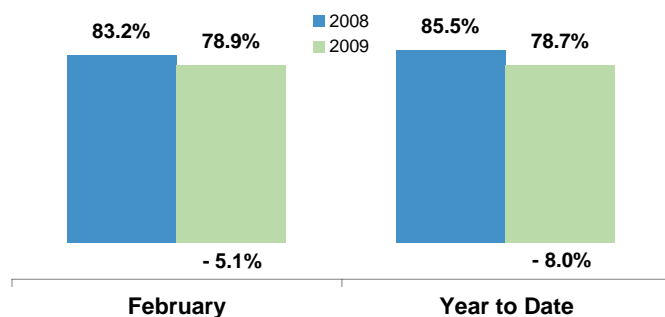
Activity—Year to Date



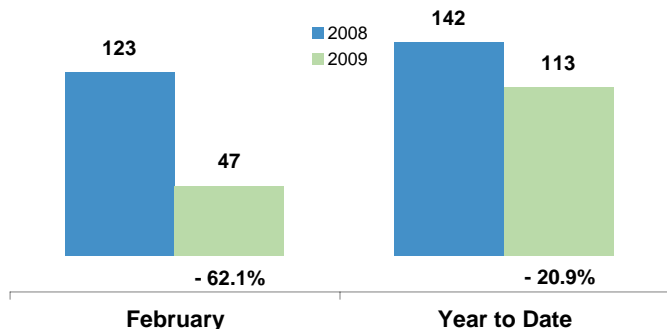
Median Sales Price



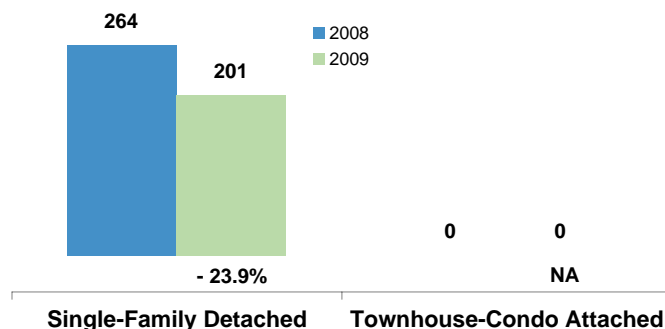
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 05 Riverside/Avondale/ Ortega/Wesconnett

February

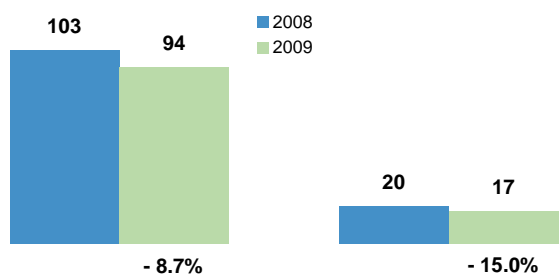
Year to Date

Duval County, FL

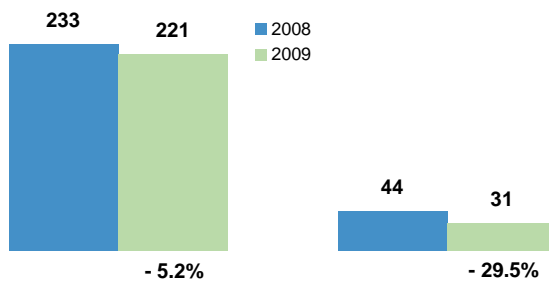
	2008	2009	Change	2008	2009	Change
New Listings	103	94	- 8.7%	233	221	- 5.2%
Closed Sales	20	17	- 15.0%	44	31	- 29.5%
Median Sales Price*	\$170,000	\$137,900	- 18.9%	\$168,245	\$148,500	- 11.7%
Percent of Original List Price Received at Sale*	88.2%	84.9%	- 3.7%	89.5%	81.8%	- 8.6%
Average Days on Market Until Sale	102	96	- 6.1%	108	106	- 1.4%
Single-Family Detached Inventory	480	468	- 2.5%	--	--	--
Townhouse-Condo Inventory	123	94	- 23.6%	--	--	--

*Does not account for seller concessions

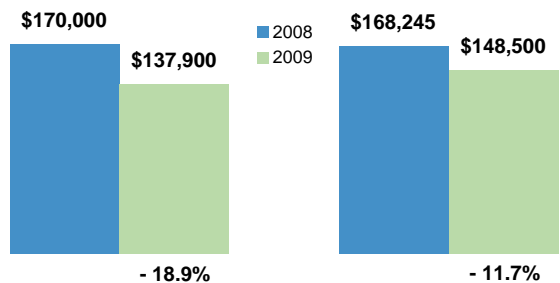
Activity—Most Recent Month



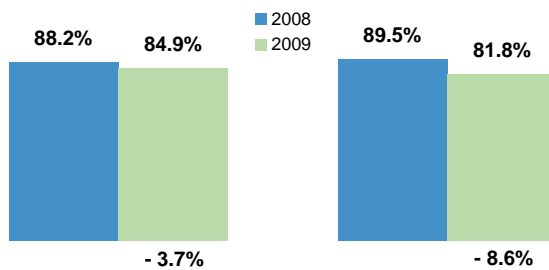
Activity—Year to Date



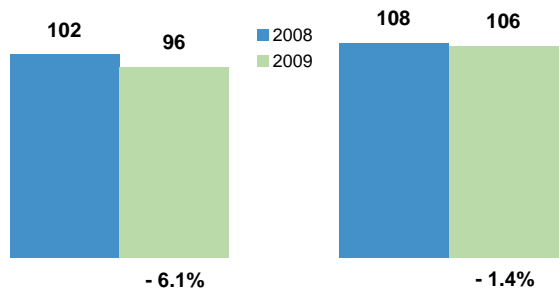
Median Sales Price



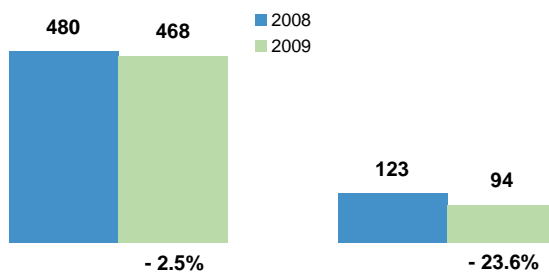
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 02

Southside

February

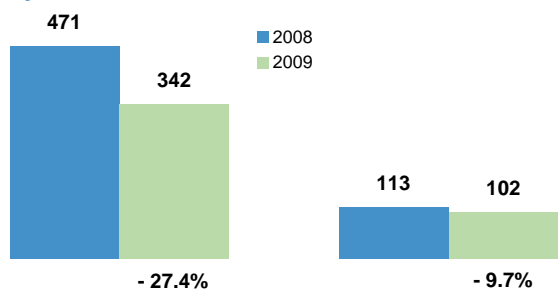
Year to Date

Duval County, FL

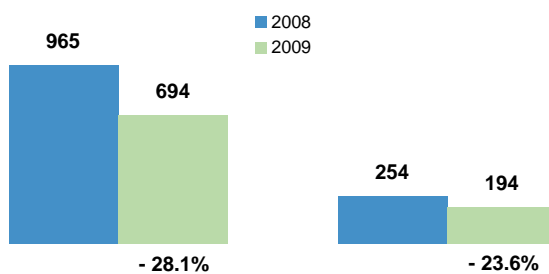
	2008	2009	Change	2008	2009	Change
New Listings	471	342	- 27.4%	965	694	- 28.1%
Closed Sales	113	102	- 9.7%	254	194	- 23.6%
Median Sales Price*	\$160,990	\$156,100	- 3.0%	\$168,900	\$156,595	- 7.3%
Percent of Original List Price Received at Sale*	92.4%	86.1%	- 6.9%	92.6%	87.1%	- 6.0%
Average Days on Market Until Sale	88	126	+ 42.0%	82	111	+ 35.2%
Single-Family Detached Inventory	1,449	1,174	- 19.0%	--	--	--
Townhouse-Condo Inventory	655	522	- 20.3%	--	--	--

*Does not account for seller concessions

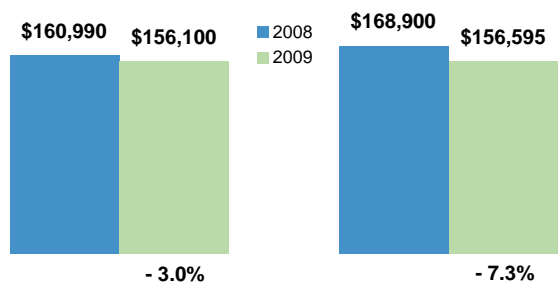
Activity—Most Recent Month



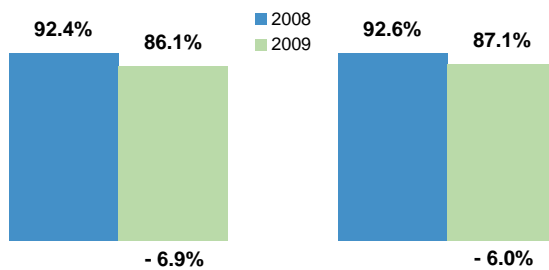
Activity—Year to Date



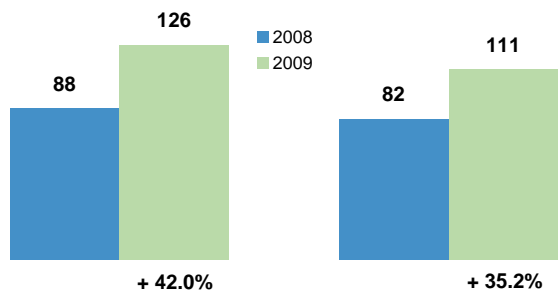
Median Sales Price



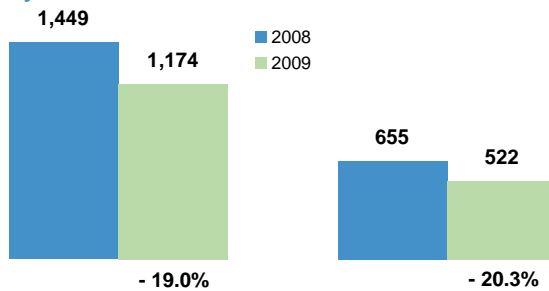
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 01

Southside/Mandarin

February

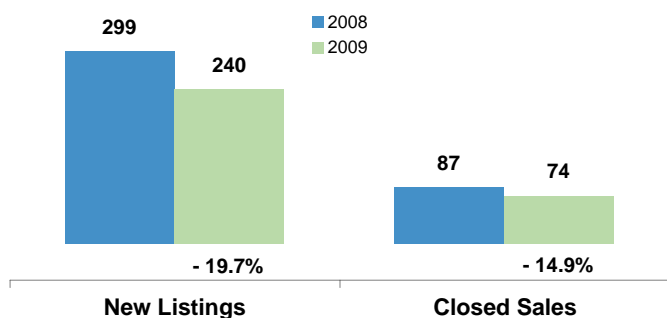
Year to Date

Duval County, FL

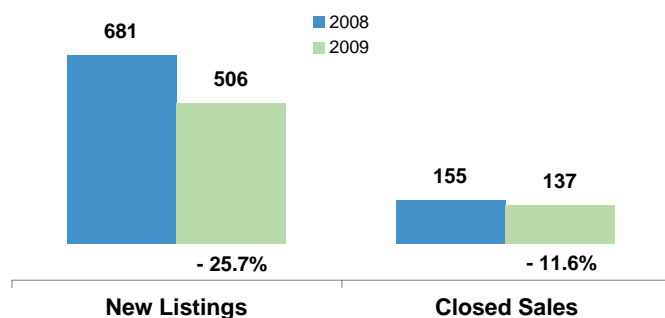
	2008	2009	Change	2008	2009	Change
New Listings	299	240	- 19.7%	681	506	- 25.7%
Closed Sales	87	74	- 14.9%	155	137	- 11.6%
Median Sales Price*	\$202,745	\$180,000	- 11.2%	\$201,000	\$182,500	- 9.2%
Percent of Original List Price Received at Sale*	92.3%	88.4%	- 4.2%	91.2%	88.2%	- 3.3%
Average Days on Market Until Sale	113	131	+ 15.7%	107	122	+ 14.2%
Single-Family Detached Inventory	1,195	1,027	- 14.1%	--	--	--
Townhouse-Condo Inventory	421	282	- 33.0%	--	--	--

*Does not account for seller concessions

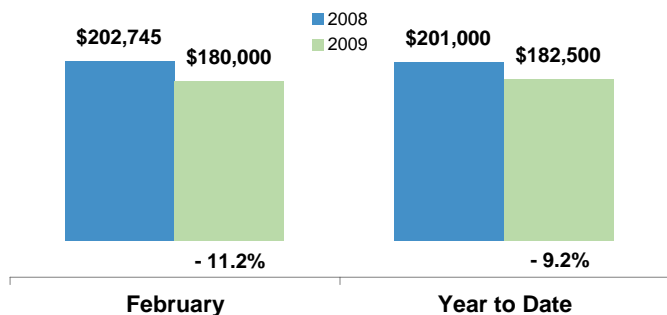
Activity—Most Recent Month



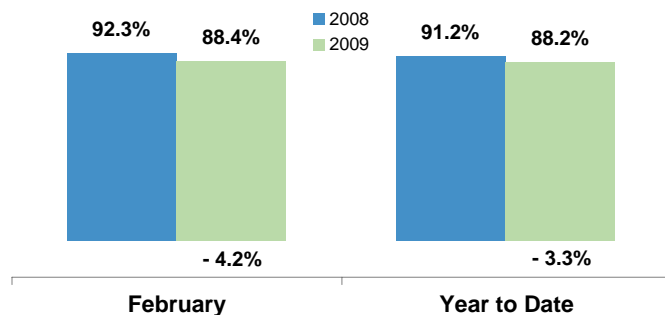
Activity—Year to Date



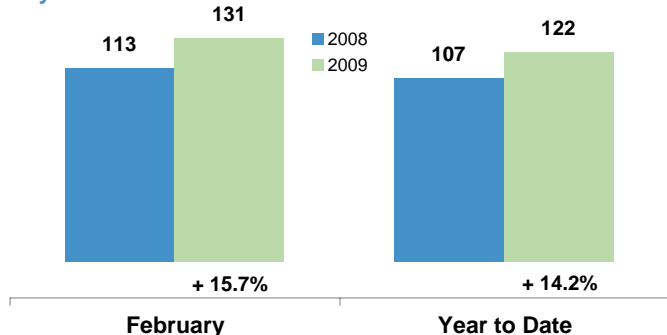
Median Sales Price



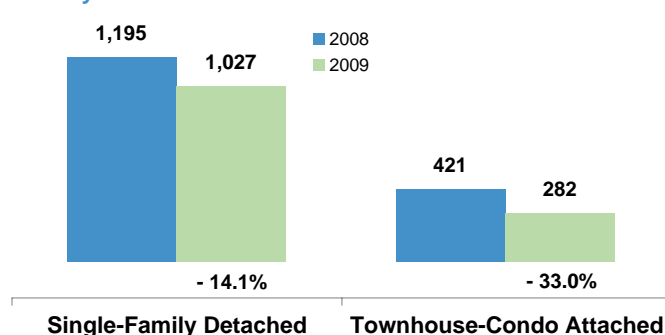
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 31 St. Johns County – NE (West of Intracoastal Waterway)

St. John's County, FL

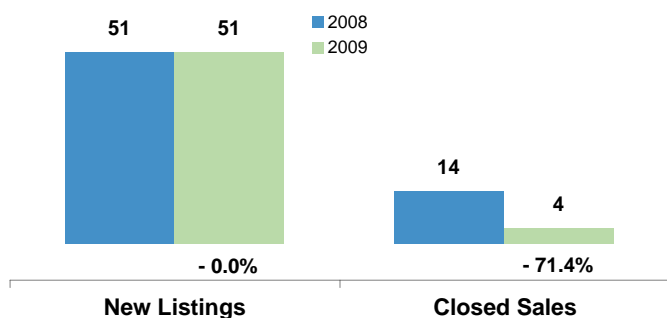
February

Year to Date

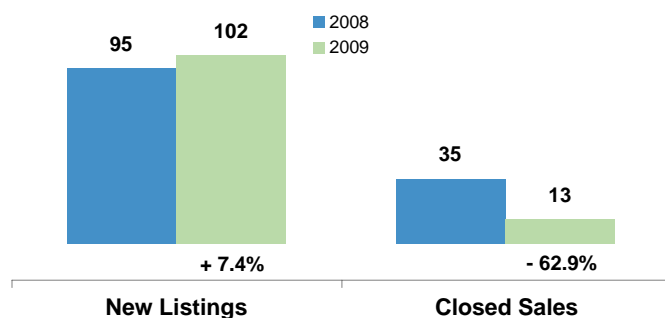
	2008	2009	Change	2008	2009	Change
New Listings	51	51	- 0.0%	95	102	+ 7.4%
Closed Sales	14	4	- 71.4%	35	13	- 62.9%
Median Sales Price*	\$232,927	\$230,723	- 0.9%	\$229,854	\$241,545	+ 5.1%
Percent of Original List Price Received at Sale*	86.8%	91.6%	+ 5.5%	88.6%	91.3%	+ 3.1%
Average Days on Market Until Sale	198	45	- 77.2%	143	69	- 51.8%
Single-Family Detached Inventory	251	241	- 4.0%	--	--	--
Townhouse-Condo Inventory	76	51	- 32.9%	--	--	--

*Does not account for seller concessions

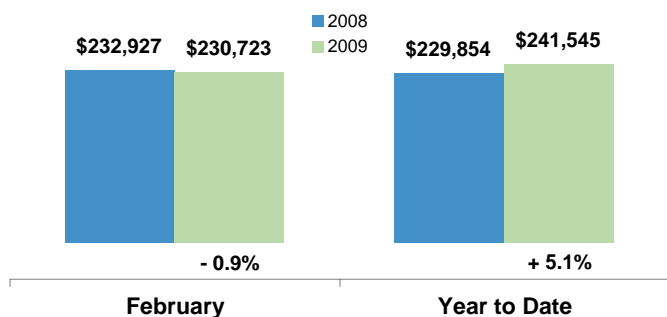
Activity—Most Recent Month



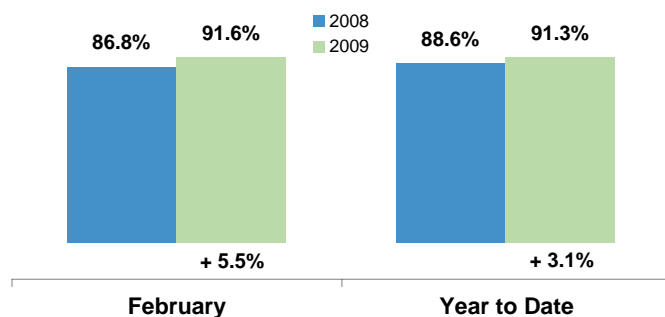
Activity—Year to Date



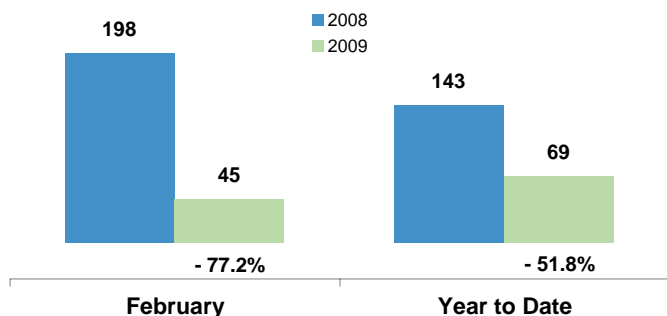
Median Sales Price



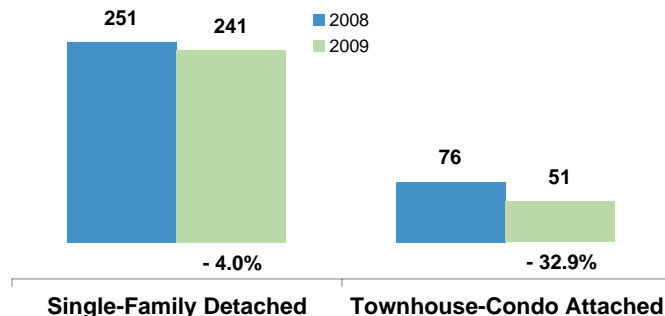
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 30 St. Johns County – NW

February

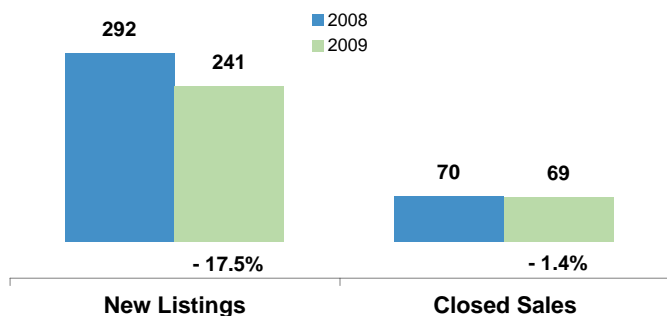
Year to Date

St. John's County, FL

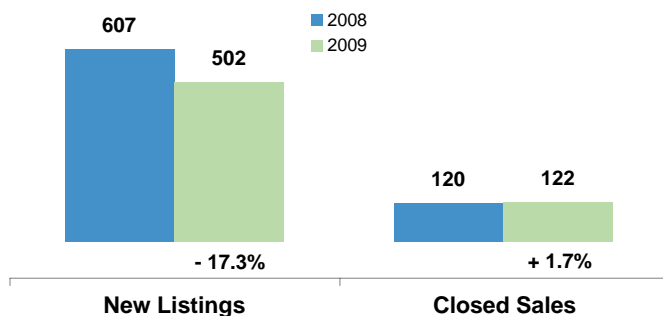
	2008	2009	Change	2008	2009	Change
New Listings	292	241	- 17.5%	607	502	- 17.3%
Closed Sales	70	69	- 1.4%	120	122	+ 1.7%
Median Sales Price*	\$263,111	\$220,000	- 16.4%	\$263,111	\$226,500	- 13.9%
Percent of Original List Price Received at Sale*	88.3%	87.8%	- 0.6%	87.0%	88.0%	+ 1.1%
Average Days on Market Until Sale	110	128	+ 16.3%	117	119	+ 1.7%
Single-Family Detached Inventory	1,295	1,094	- 15.5%	--	--	--
Townhouse-Condo Inventory	137	126	- 8.0%	--	--	--

*Does not account for seller concessions

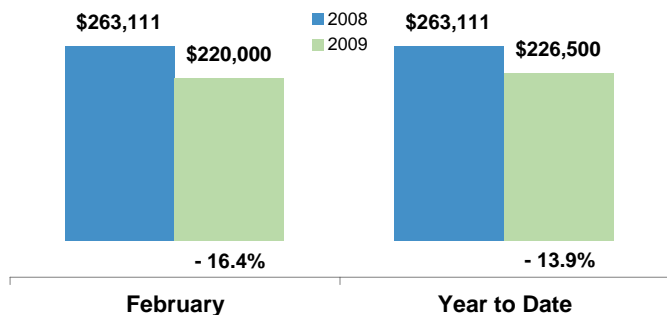
Activity—Most Recent Month



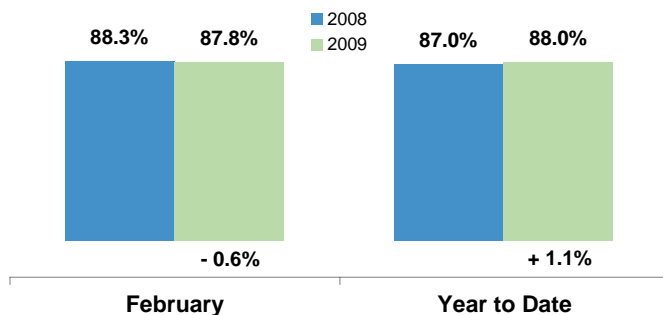
Activity—Year to Date



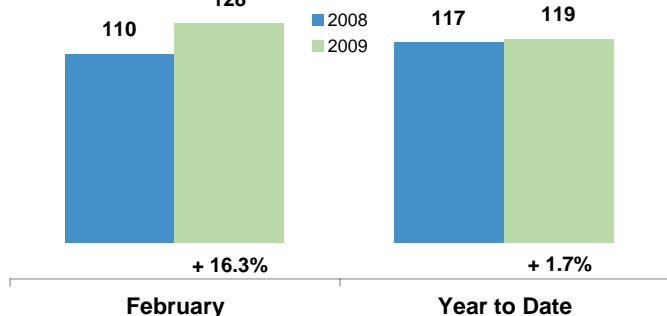
Median Sales Price



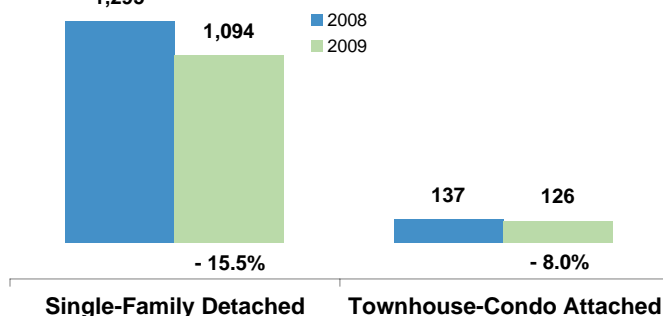
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 33 St. Johns County – SE

February

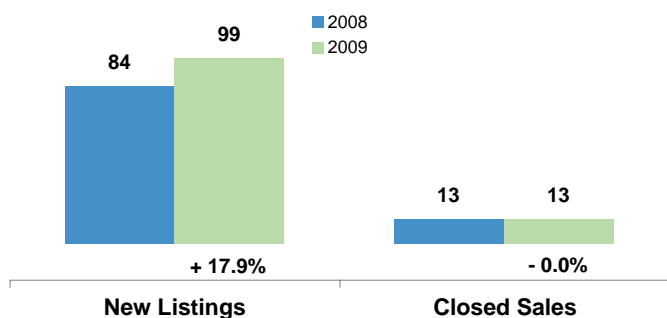
Year to Date

St. John's County, FL

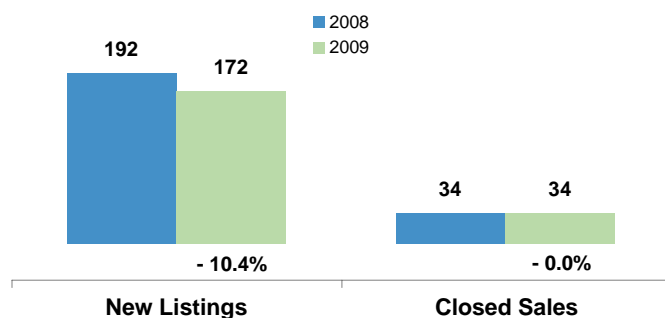
	2008	2009	Change	2008	2009	Change
New Listings	84	99	+ 17.9%	192	172	- 10.4%
Closed Sales	13	13	- 0.0%	34	34	- 0.0%
Median Sales Price*	\$235,000	\$185,000	- 21.3%	\$219,000	\$172,500	- 21.2%
Percent of Original List Price Received at Sale*	91.8%	83.5%	- 9.1%	88.6%	88.3%	- 0.2%
Average Days on Market Until Sale	99	87	- 11.8%	96	67	- 30.5%
Single-Family Detached Inventory	430	362	- 15.8%	--	--	--
Townhouse-Condo Inventory	162	118	- 27.2%	--	--	--

*Does not account for seller concessions

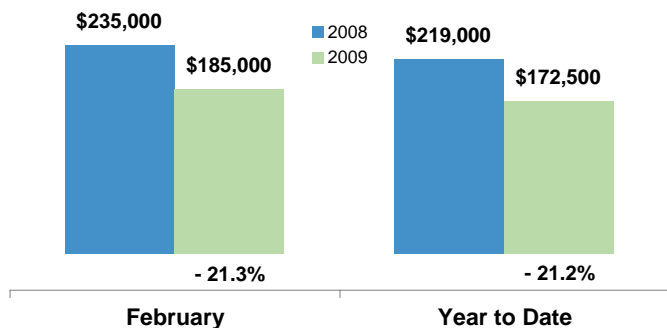
Activity—Most Recent Month



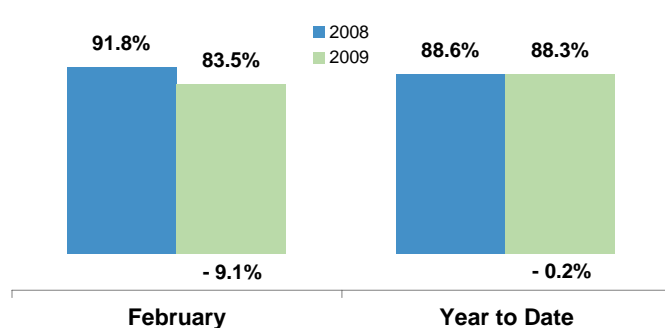
Activity—Year to Date



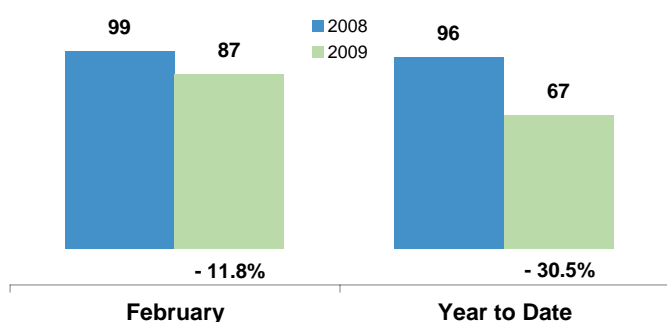
Median Sales Price



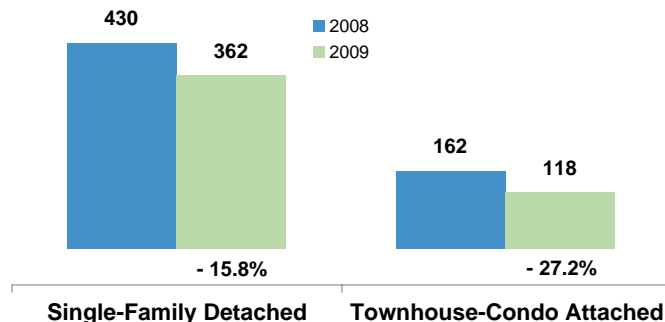
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 32 St. John's County — St. Augustine Area (East of US 1)

St. John's County, FL

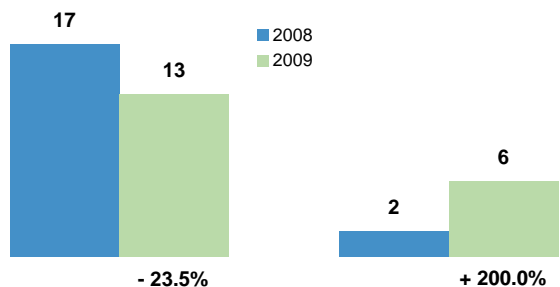
February

Year to Date

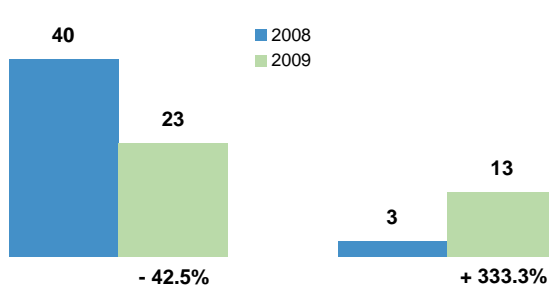
	2008	2009	Change	2008	2009	Change
New Listings	17	13	- 23.5%	40	23	- 42.5%
Closed Sales	2	6	+ 200.0%	3	13	+ 333.3%
Median Sales Price*	\$202,500	\$162,000	- 20.0%	\$255,000	\$137,155	- 46.2%
Percent of Original List Price Received at Sale*	75.8%	78.4%	+ 3.4%	75.3%	82.9%	+ 10.0%
Average Days on Market Until Sale	280	259	- 7.6%	331	192	- 41.9%
Single-Family Detached Inventory	102	69	- 32.4%	--	--	--
Townhouse-Condo Inventory	41	36	- 12.2%	--	--	--

*Does not account for seller concessions

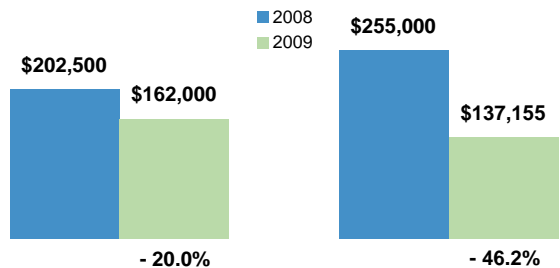
Activity—Most Recent Month



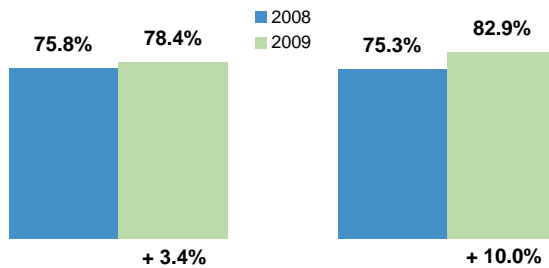
Activity—Year to Date



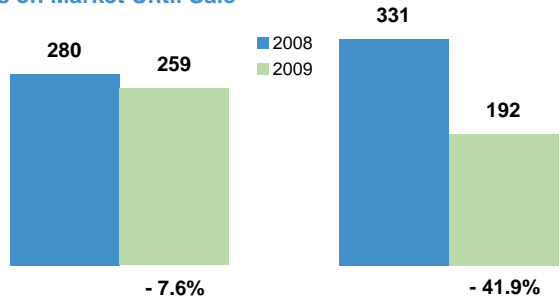
Median Sales Price



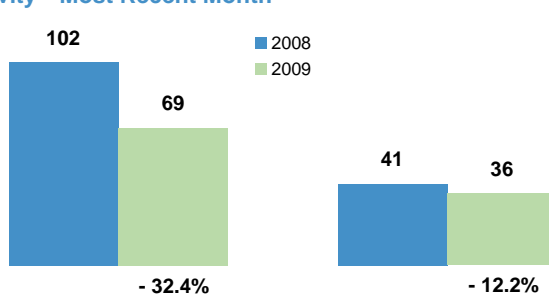
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 34 St. Johns County – SW

February

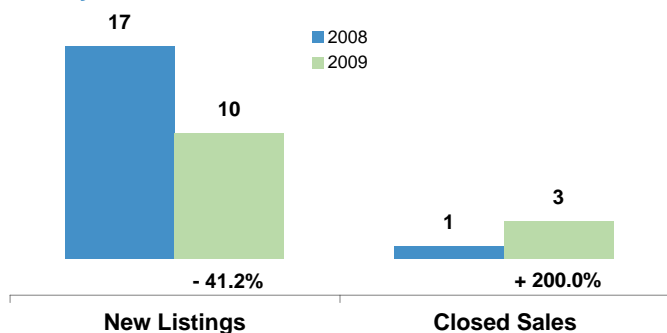
Year to Date

St. John's County, FL

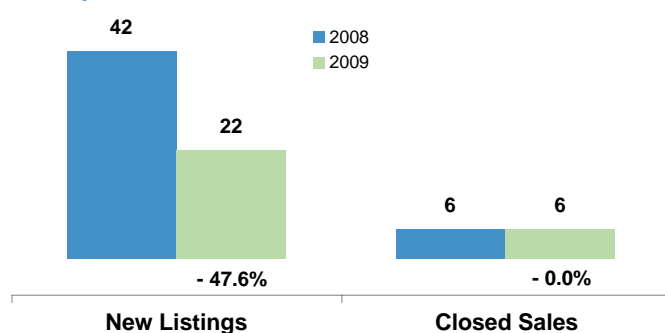
	2008	2009	Change	2008	2009	Change
New Listings	17	10	- 41.2%	42	22	- 47.6%
Closed Sales	1	3	+ 200.0%	6	6	- 0.0%
Median Sales Price*	\$42,000	\$205,875	+ 390.2%	\$124,000	\$129,075	+ 4.1%
Percent of Original List Price Received at Sale*	60.1%	88.4%	+ 47.1%	75.5%	92.1%	+ 21.9%
Average Days on Market Until Sale	174	159	- 8.6%	178	148	- 17.0%
Single-Family Detached Inventory	131	100	- 23.7%	--	--	--
Townhouse-Condo Inventory	2	4	+ 100.0%	--	--	--

*Does not account for seller concessions

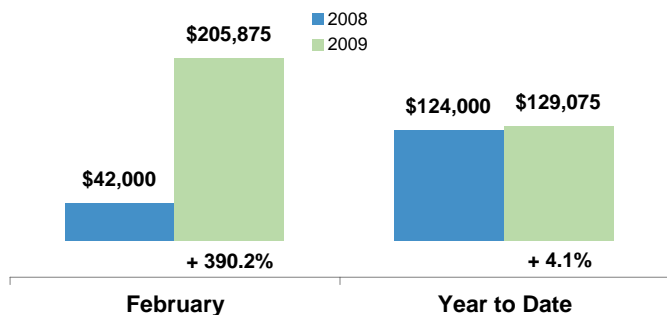
Activity—Most Recent Month



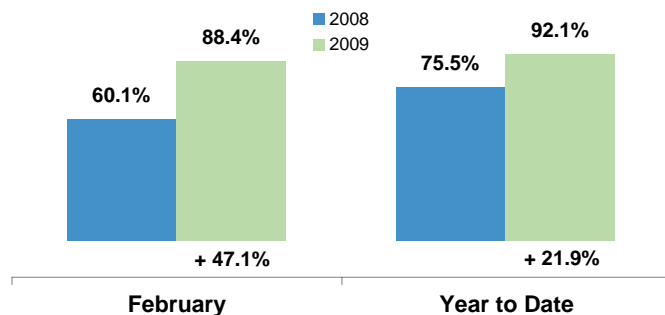
Activity—Year to Date



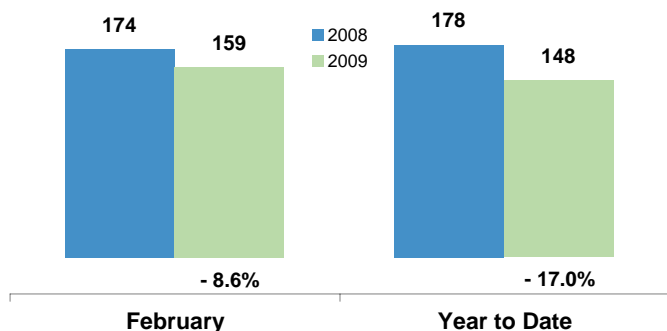
Median Sales Price



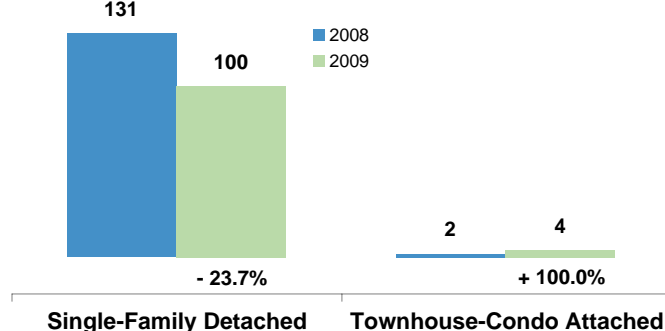
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



A free research tool from the Northeast Florida Association of REALTORS®

Region 06

Westside

February

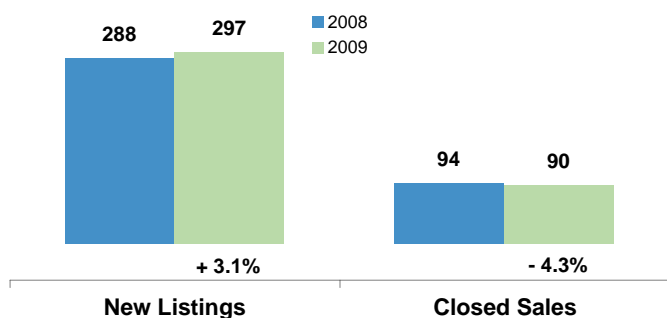
Year to Date

Duval County, FL

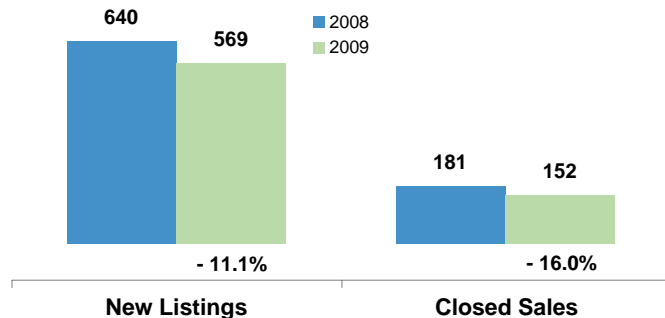
	2008	2009	Change	2008	2009	Change
New Listings	288	297	+ 3.1%	640	569	- 11.1%
Closed Sales	94	90	- 4.3%	181	152	- 16.0%
Median Sales Price*	\$148,000	\$117,900	- 20.3%	\$152,750	\$112,350	- 26.4%
Percent of Original List Price Received at Sale*	89.5%	82.6%	- 7.7%	88.9%	84.3%	- 5.2%
Average Days on Market Until Sale	97	107	+ 11.1%	99	107	+ 8.9%
Single-Family Detached Inventory	1,501	1,324	- 11.8%	--	--	--
Townhouse-Condo Inventory	76	65	- 14.5%	--	--	--

*Does not account for seller concessions

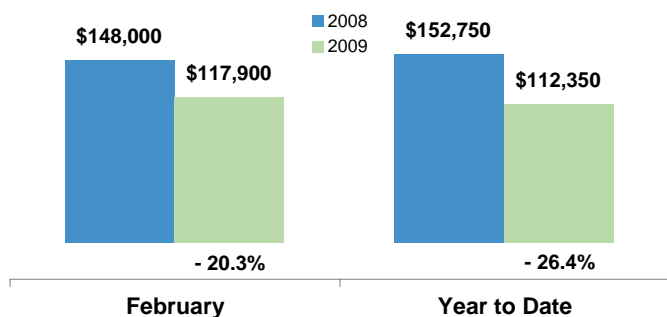
Activity—Most Recent Month



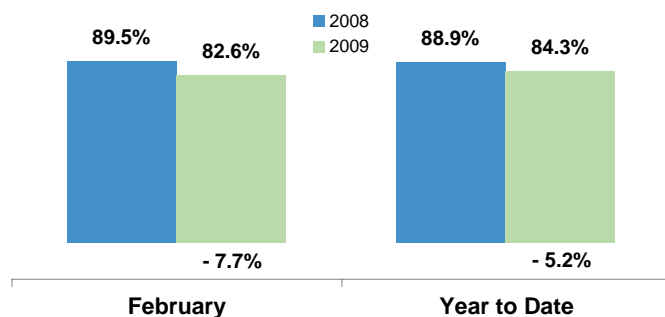
Activity—Year to Date



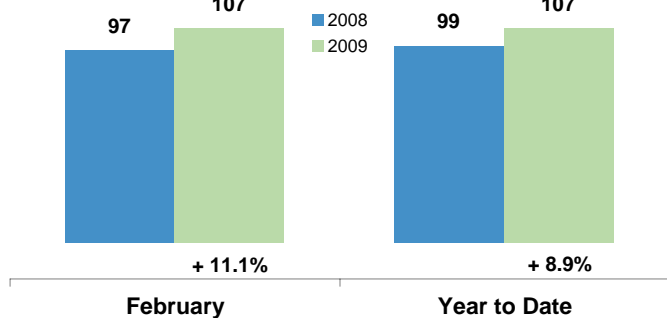
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

