



NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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Monthly Indicators

June 2009

Area breakouts of 28 submarkets begin after page 15.

June saw a huge spike upwards in pending sales in the Northeast Florida housing market. For the month there were 1,622 signed purchase agreements, which represents an increase of 42.2 percent from June 2008. Low mortgage rates and the \$8,000 tax credit for first time buyers appears to be getting buyers off the wall and onto the dance floor.

Because more of the market's activity is taking place in the lower price ranges and in the lender-mediated foreclosure and short sale segment, home prices continue to show overall declines. The median sales price in June was \$161,000, down 18.3 percent from last June.

As prices have softened and rates have dropped, the Housing Affordability Index has improved to 155, which means the median family income is 155 percent of what's necessary to qualify for the median priced home.

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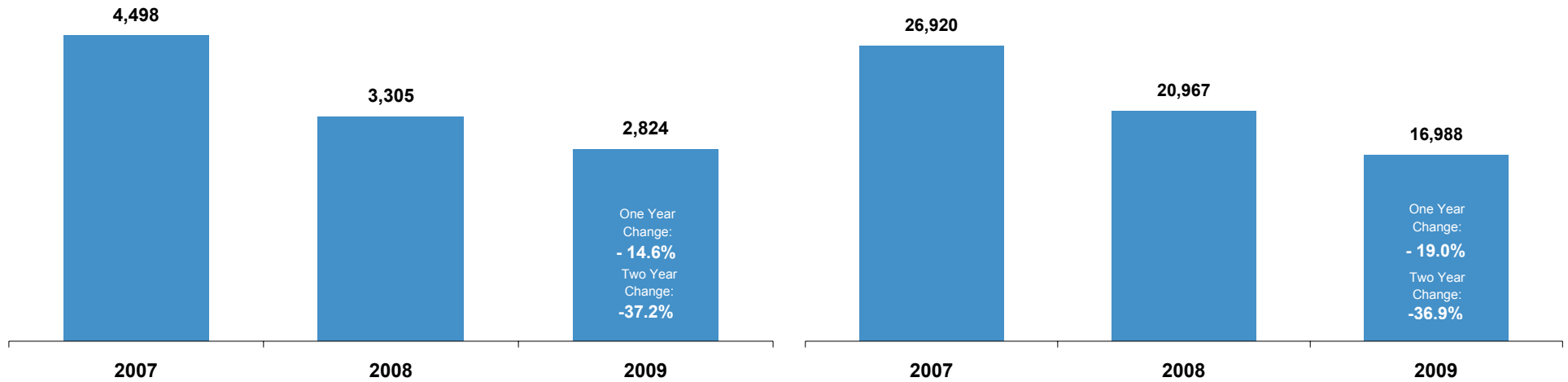
New Listings

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

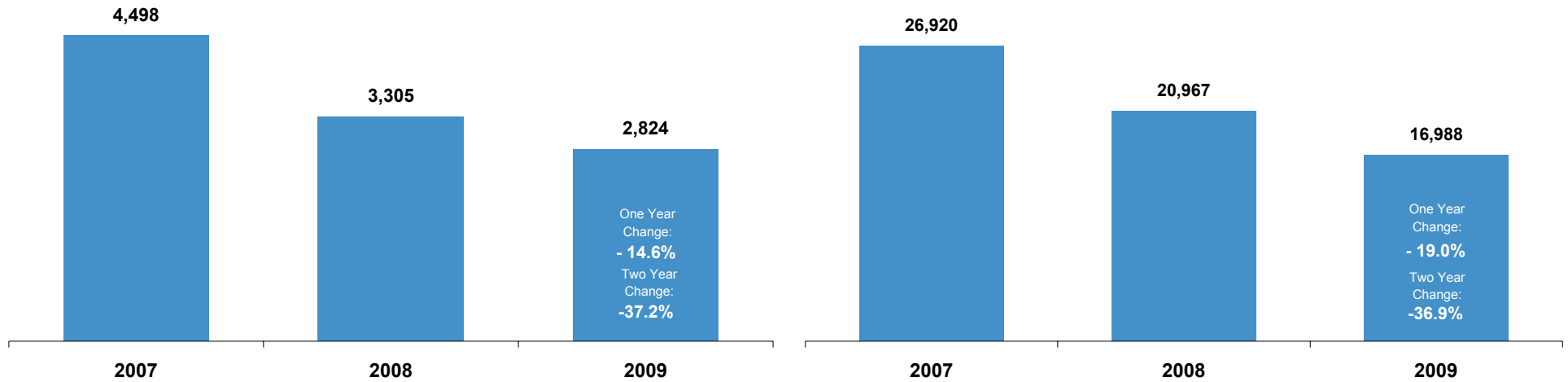


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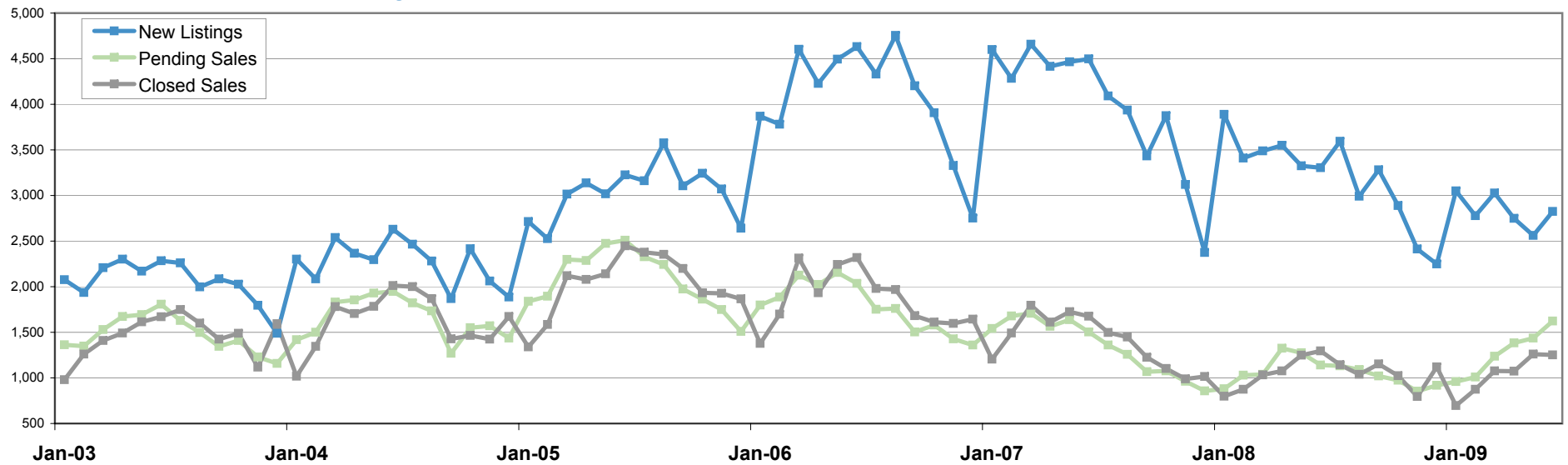
June



Year to Date



Historical Market Activity



Pending Sales

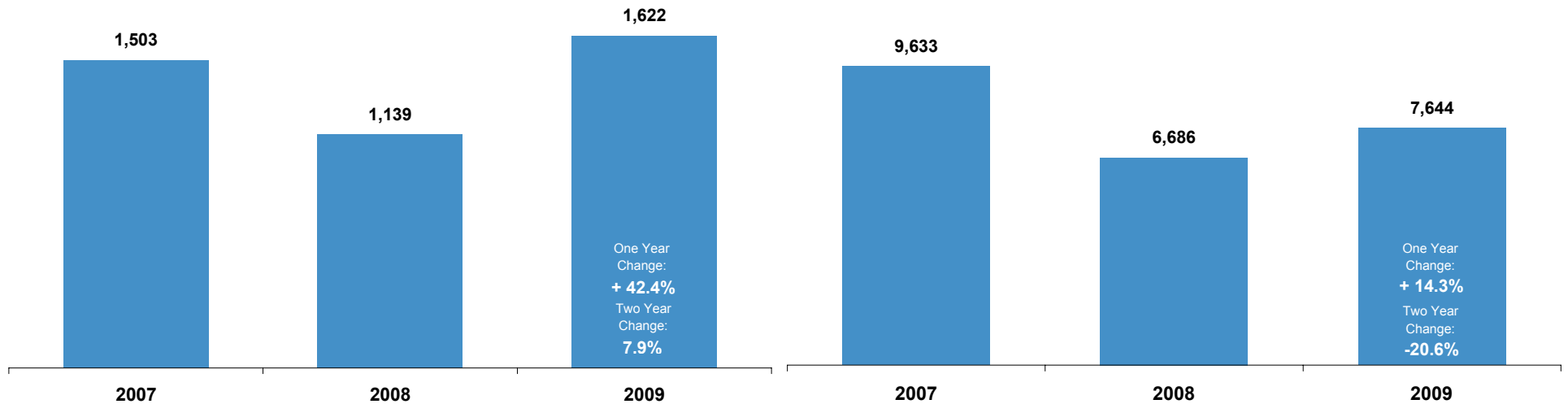
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



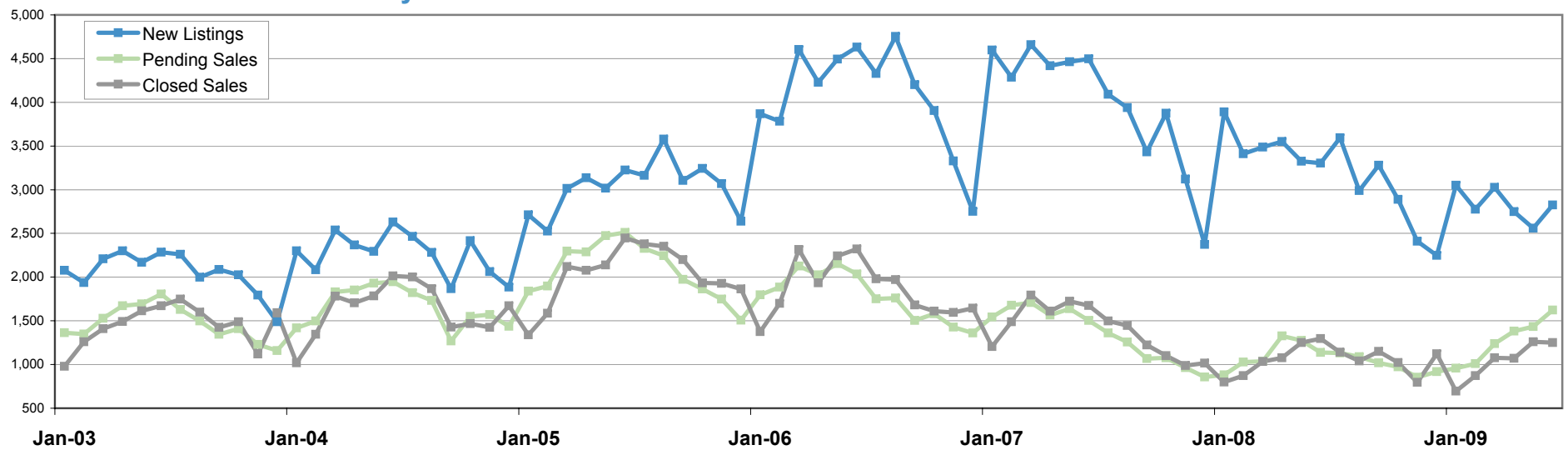
**NORTHEAST FLORIDA
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June

Year to Date



Historical Market Activity

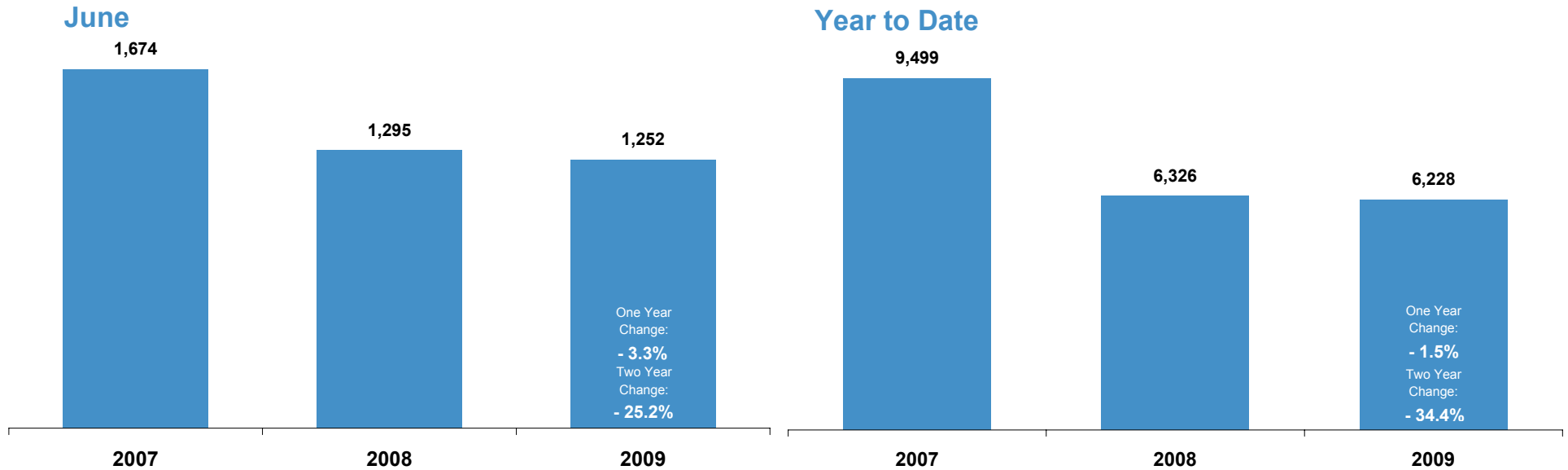


Closed Sales

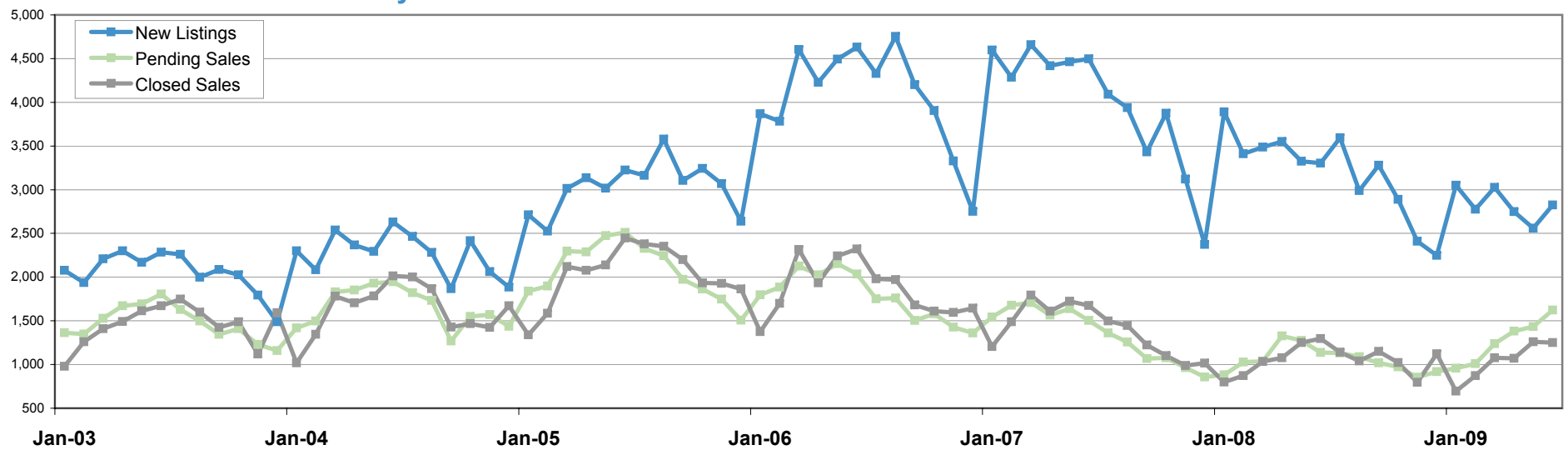
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Historical Market Activity



Days on Market Until Sale

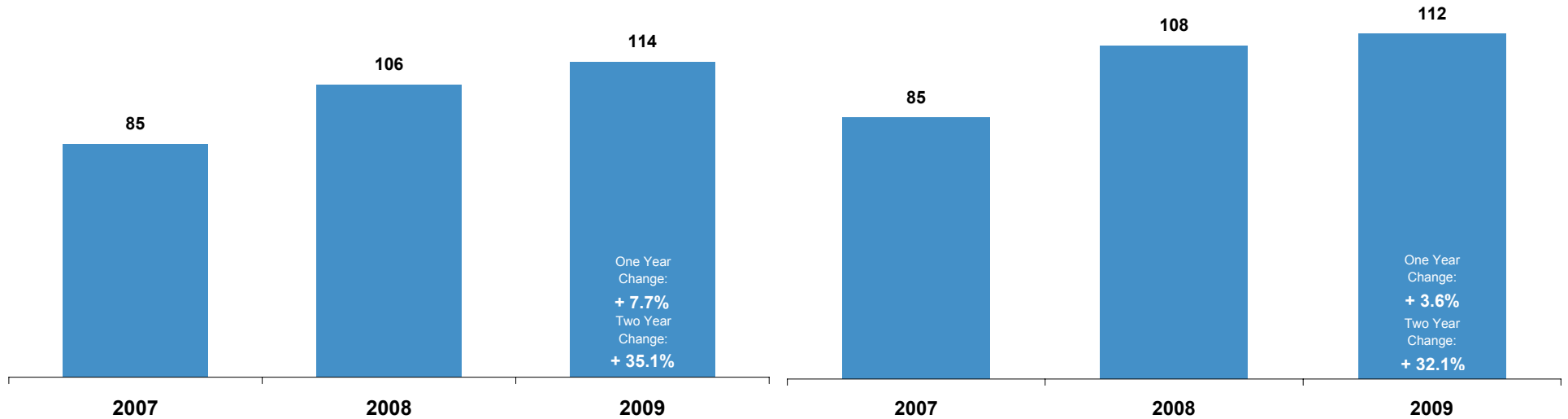
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June

Year to Date



Historical Market Activity



Median Sales Price

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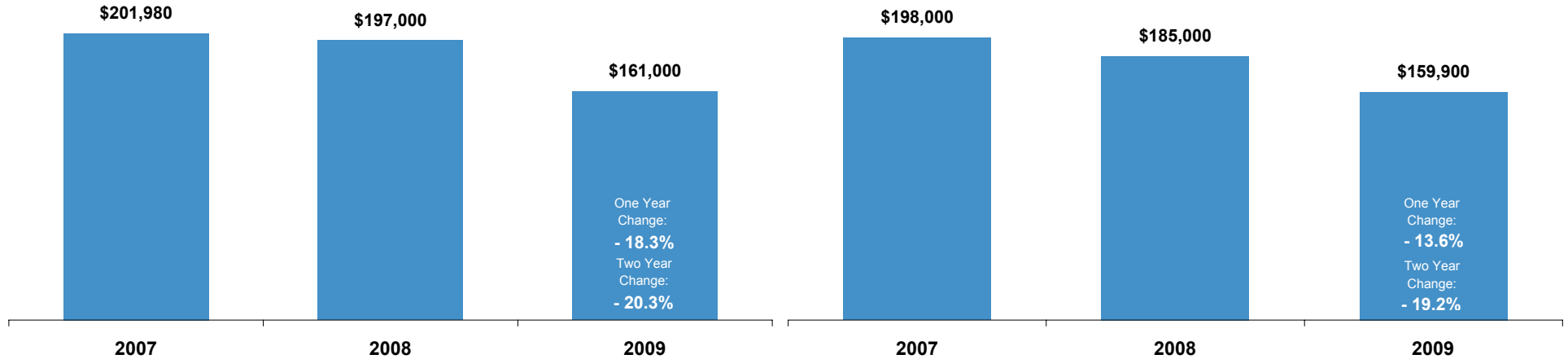


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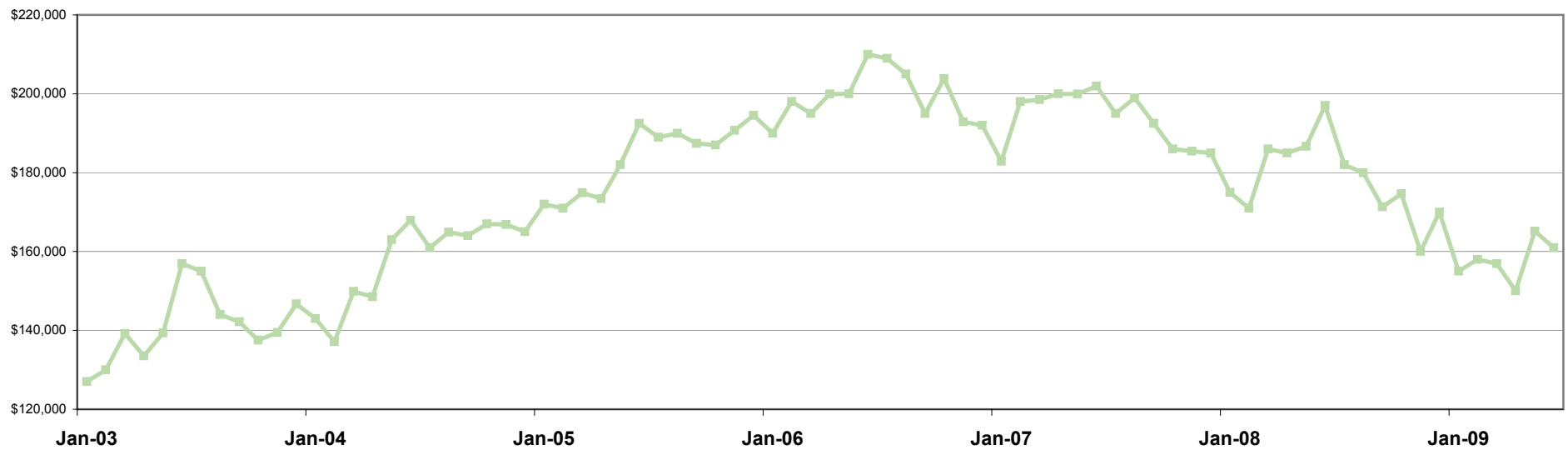
June

Year to Date

Figures do not take into account seller concessions.



Historical Median Prices



Average Sales Price

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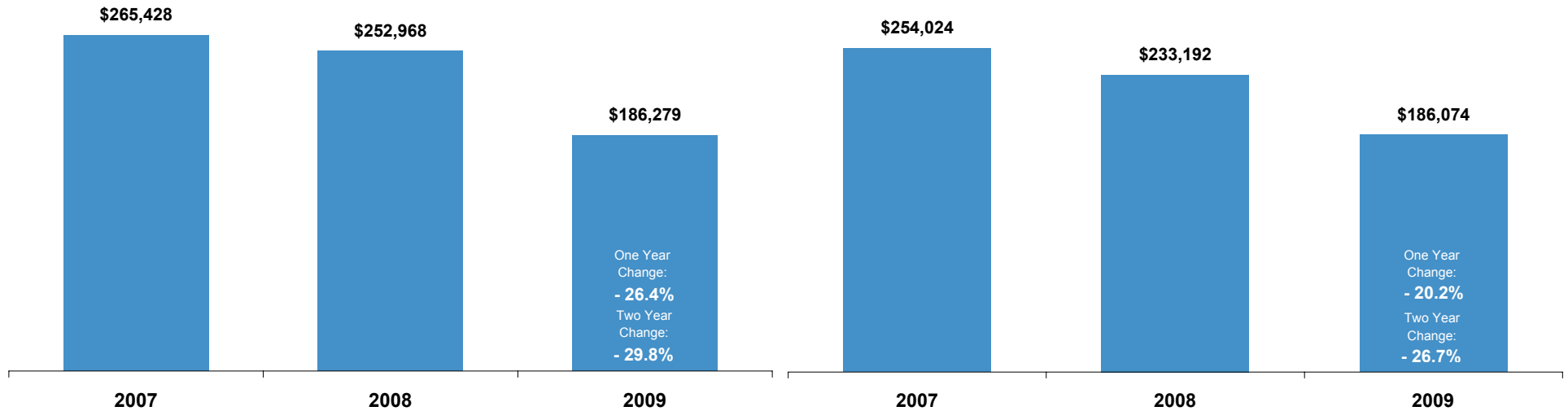


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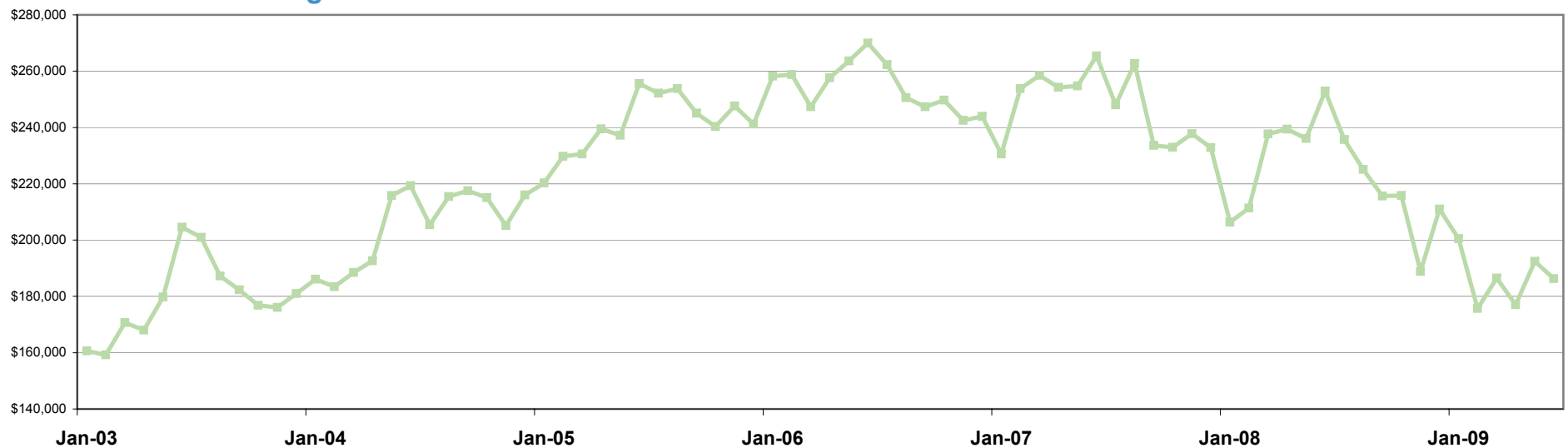
June

Year to Date

Figures do not take into account seller concessions.



Historical Average Prices

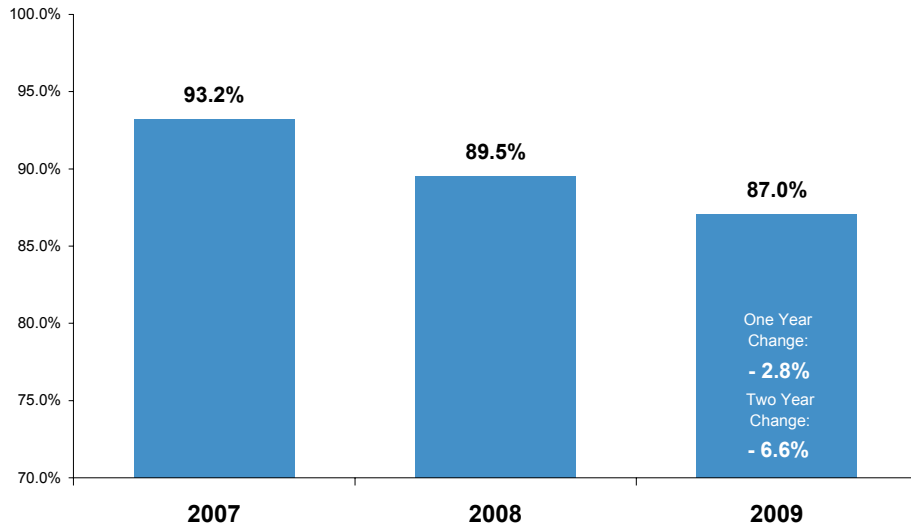


Percent of Original List Price Received at Sale

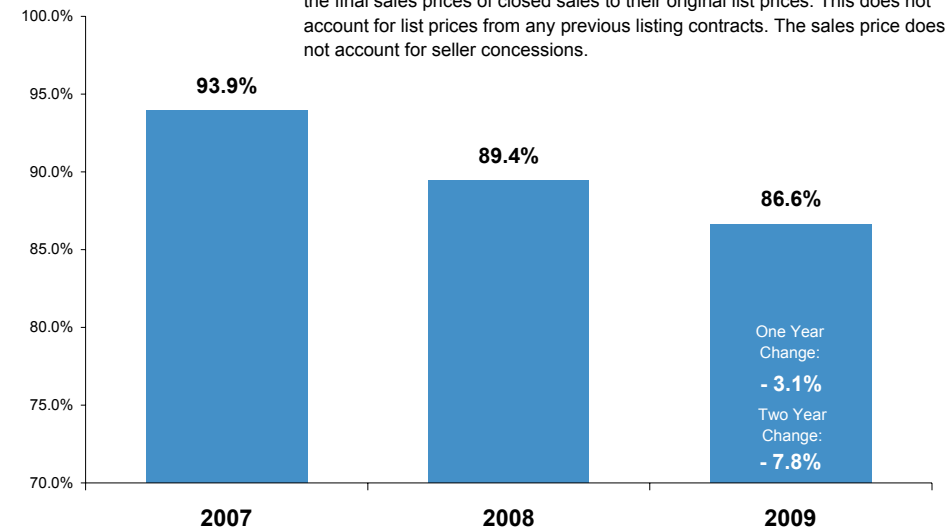
A Monthly Indicator from the Northeast Florida Association of REALTORS®



June

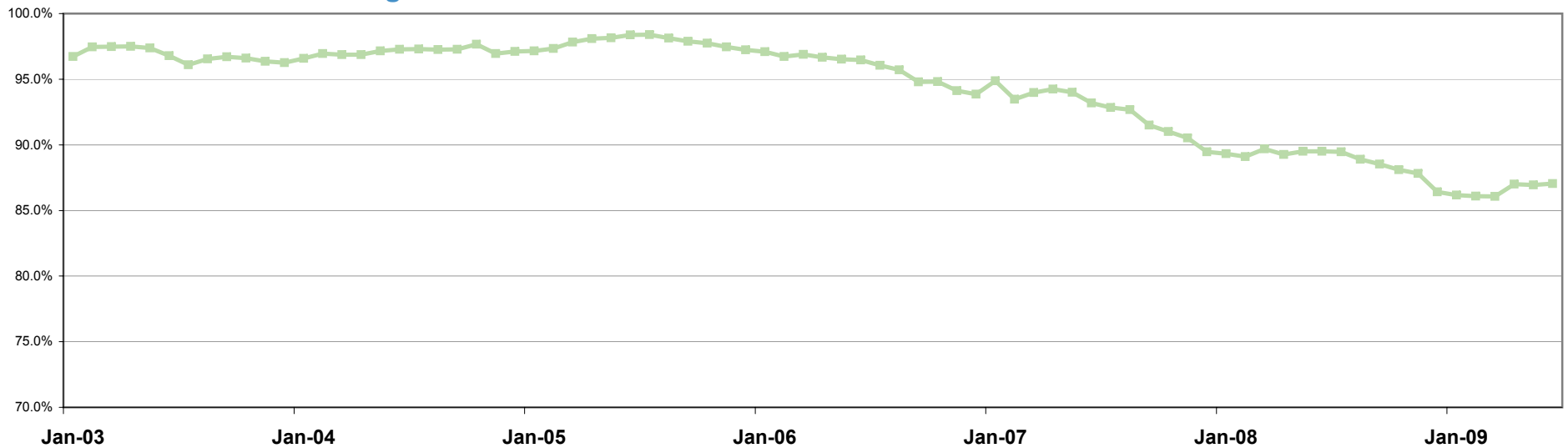


Year to Date



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®**

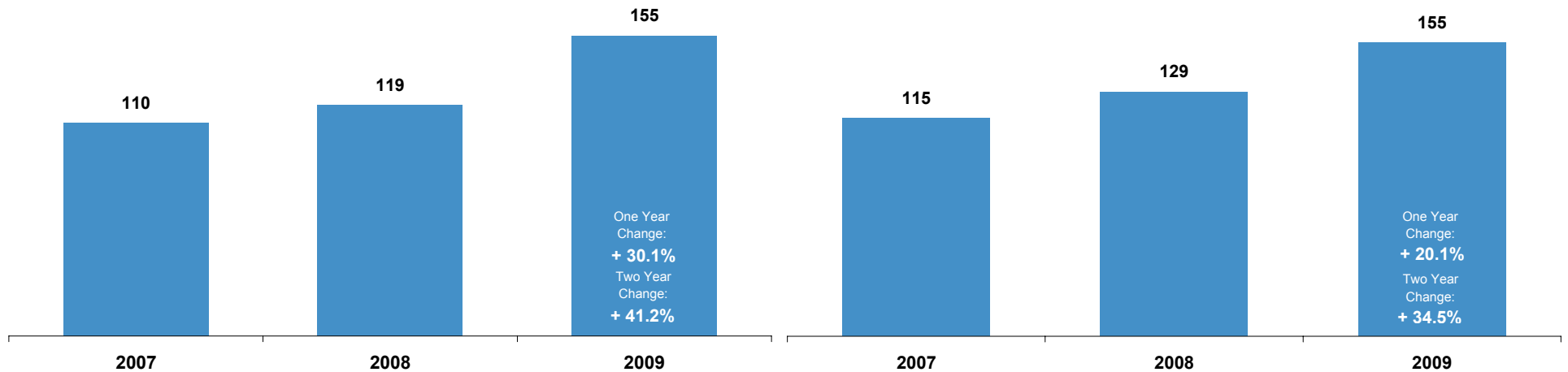


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June

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

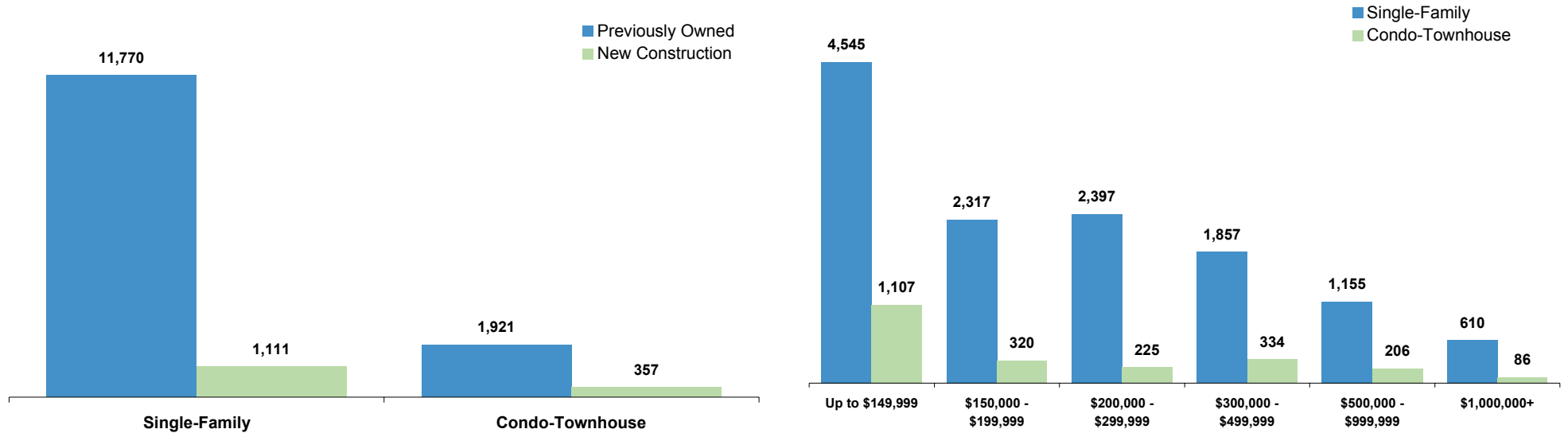


Housing Supply Outlook

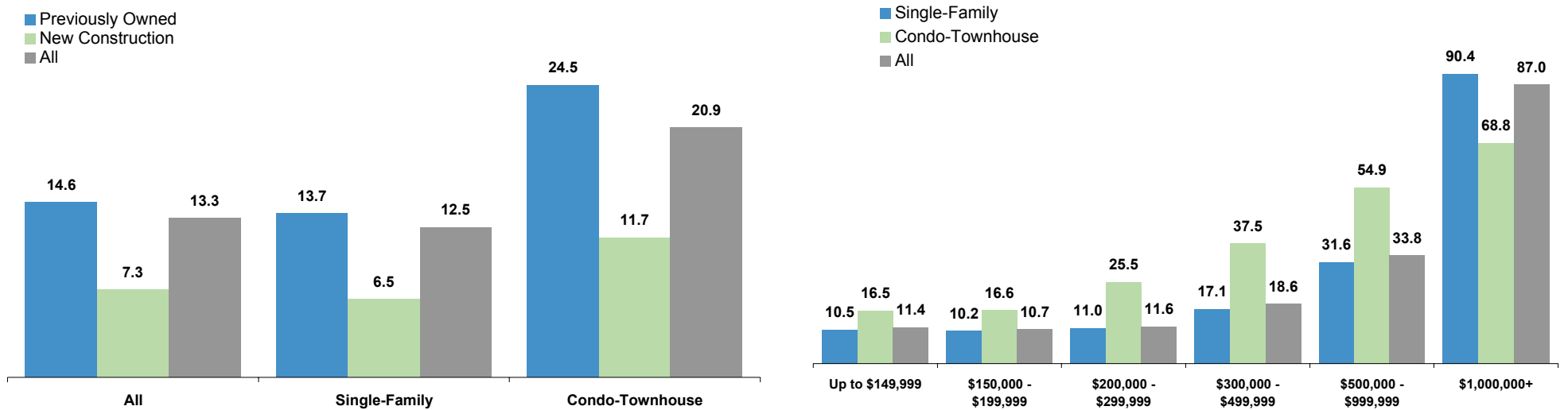
A Monthly Indicator from the Northeast Florida Association of REALTORS®



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

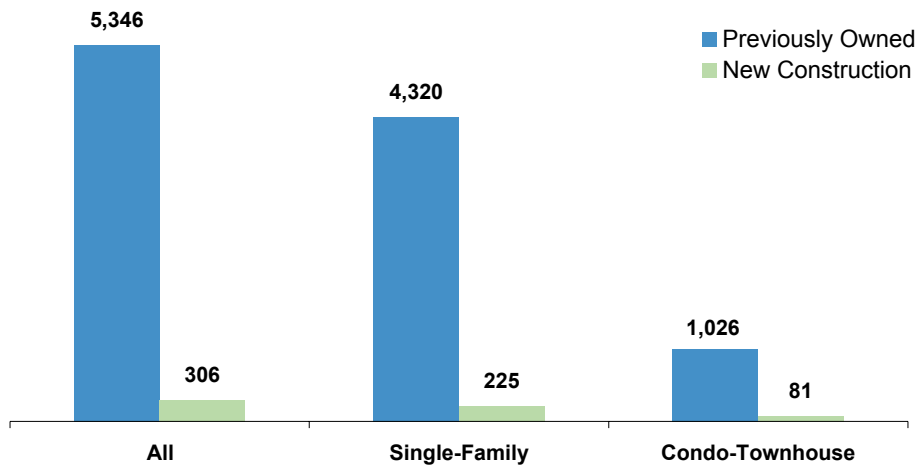
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



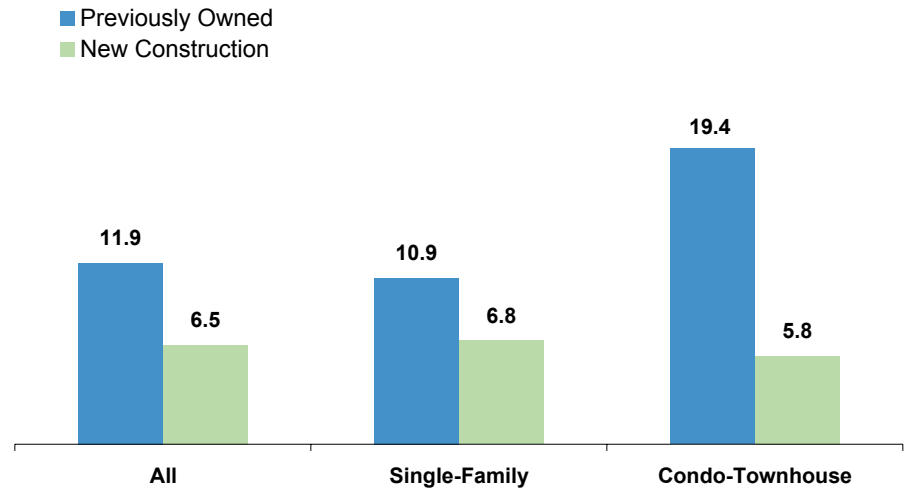
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Up to \$149,999

Inventory

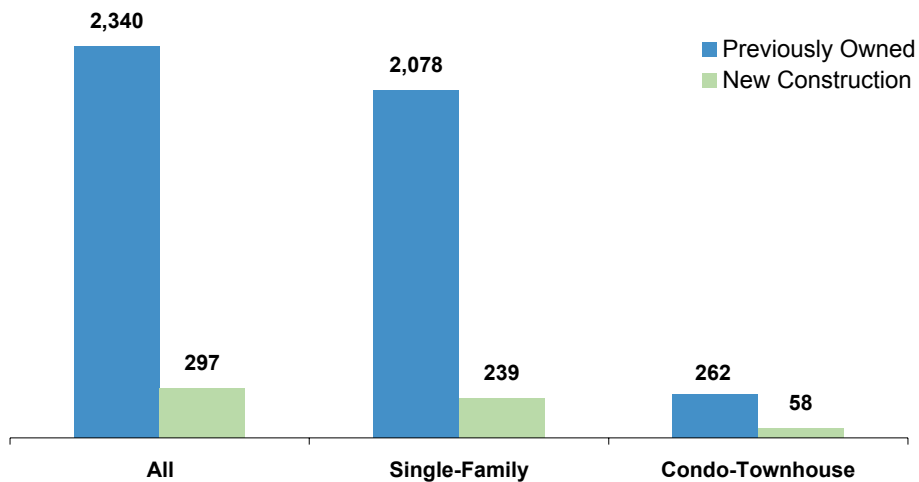


Months Supply

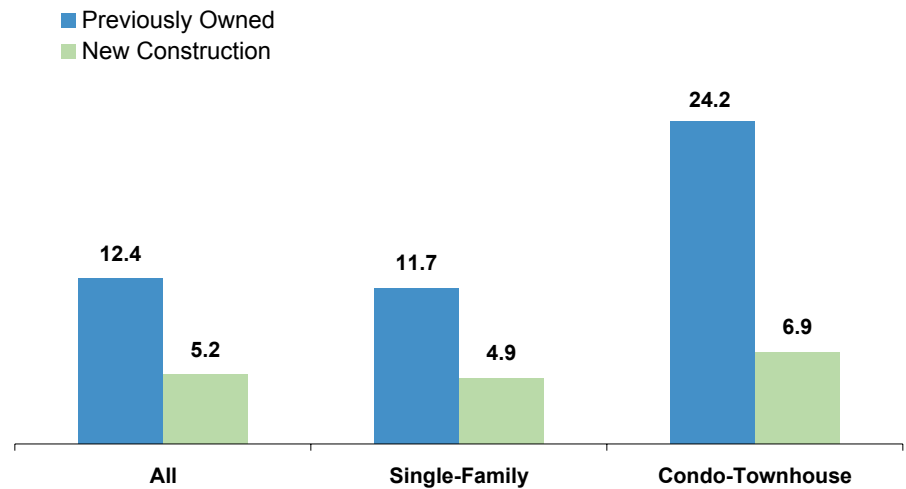


\$150,000 to \$199,999

Inventory



Months Supply



Housing Supply Outlook

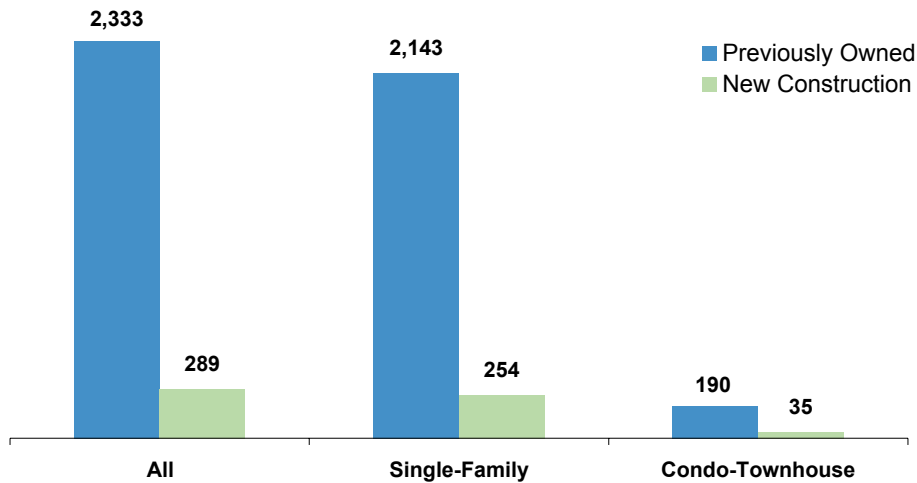
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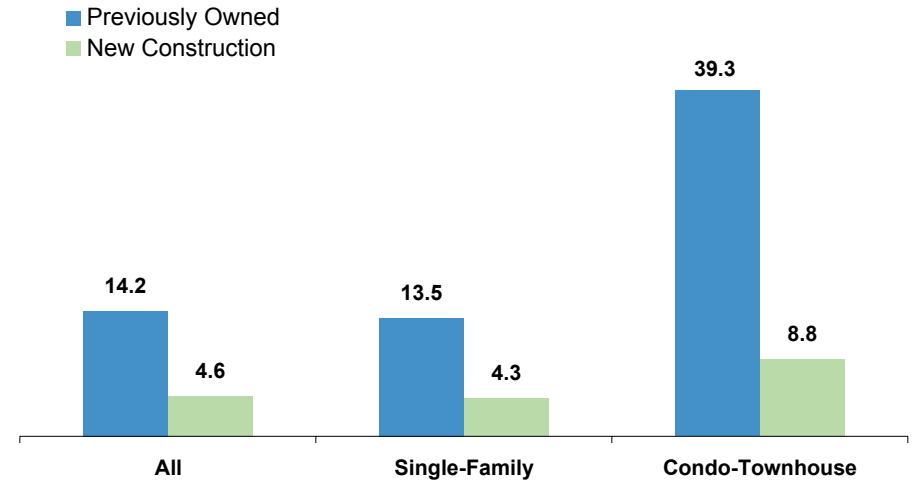
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\$200,000 to \$299,999

Inventory

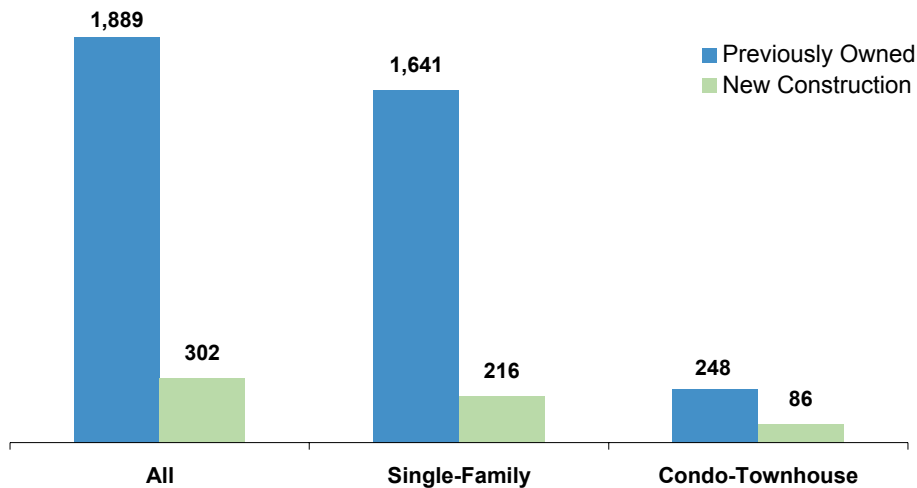


Months Supply

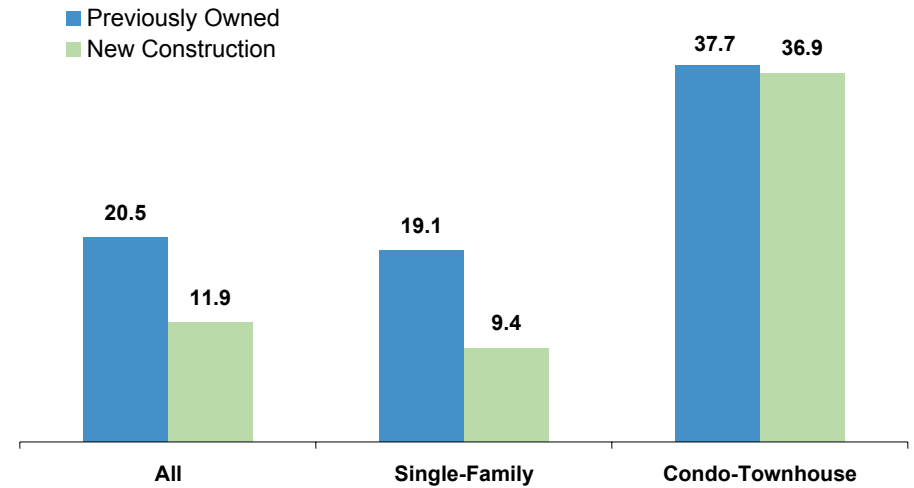


\$300,000 to \$499,999

Inventory



Months Supply



Housing Supply Outlook

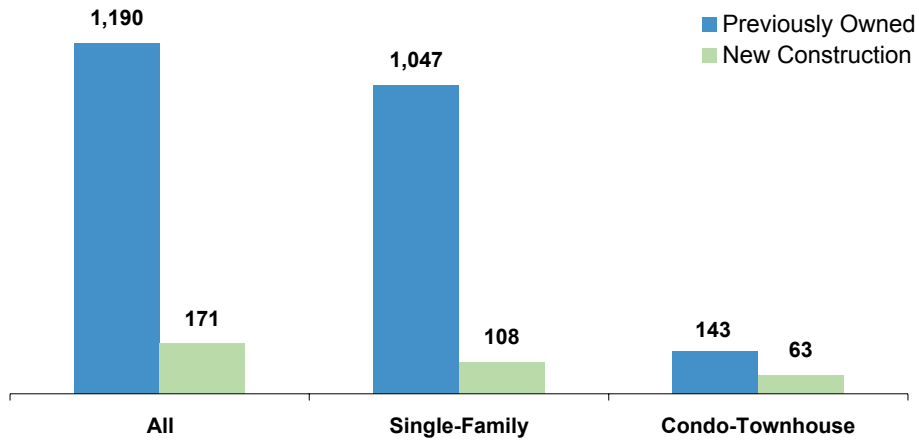
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



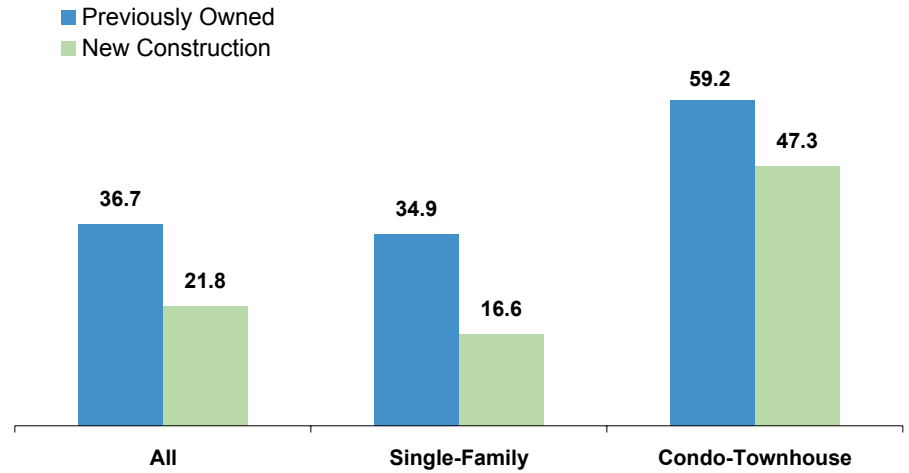
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\$500,000 to \$999,999

Inventory

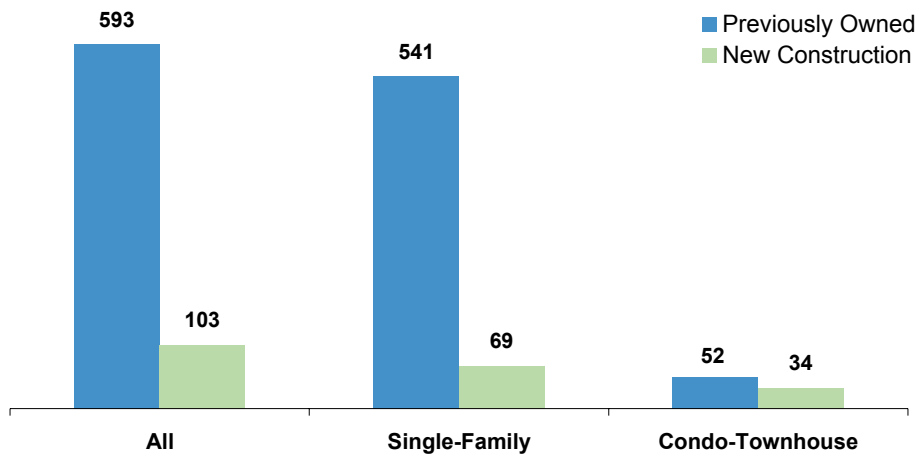


Months Supply

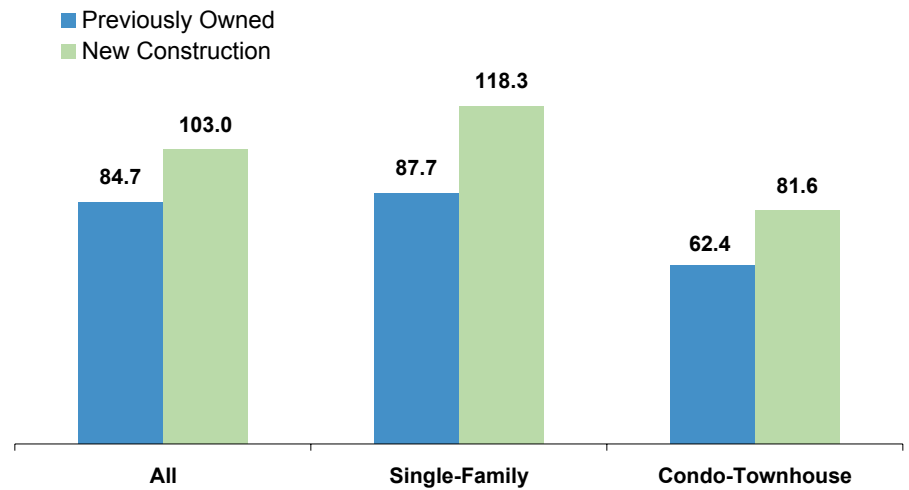


\$1,000,000 and above

Inventory



Months Supply



Market Overview



A Monthly Indicator from the Northeast Florida Association of REALTORS®

June 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	Apr	2,749	3,551	- 22.6%	3,616	11,604	14,336	- 19.1%	14,353
	May	2,560	3,326	- 23.0%	3,573	14,164	17,662	- 19.8%	17,926
	Jun	2,824	3,305	- 14.6%	3,696	16,988	20,967	- 19.0%	21,622
Pending Sales	Apr	1,382	1,326	+ 4.2%	1,717	4,587	4,273	+ 7.3%	6,301
	May	1,435	1,274	+ 12.6%	1,795	6,022	5,547	+ 8.6%	8,096
	Jun	1,622	1,139	+ 42.4%	1,762	7,644	6,686	+ 14.3%	9,858
Closed Sales	Apr	1,072	1,076	- 0.4%	1,554	3,716	3,781	- 1.7%	5,609
	May	1,260	1,250	+ 0.8%	1,723	4,976	5,031	- 1.1%	7,332
	Jun	1,252	1,295	- 3.3%	1,798	6,228	6,326	- 1.5%	9,130
Days on Market Until Sale	Apr	109	108	+ 0.8%	84	112	109	+ 2.6%	84
	May	111	109	+ 2.2%	83	111	109	+ 2.5%	83
	Jun	114	106	+ 7.7%	84	112	108	+ 3.6%	83
Median Sales Price	Apr	\$150,000	\$185,000	- 18.9%	\$181,660	\$155,000	\$180,000	- 13.9%	\$179,780
	May	\$165,196	\$186,674	- 11.5%	\$186,754	\$158,500	\$183,000	- 13.4%	\$182,100
	Jun	\$161,000	\$197,000	- 18.3%	\$192,496	\$159,900	\$185,000	- 13.6%	\$184,160
Average Sales Price	Apr	\$176,996	\$239,395	- 26.1%	\$233,549	\$183,849	\$225,469	- 18.5%	\$229,165
	May	\$192,430	\$236,066	- 18.5%	\$236,805	\$186,022	\$228,102	- 18.4%	\$231,002
	Jun	\$186,279	\$252,968	- 26.4%	\$246,048	\$186,074	\$233,192	- 20.2%	\$233,998
Total Active Listings Available	Apr	16,081	18,804	- 14.5%					
	May	15,644	18,661	- 16.2%	--	--	--	--	--
	Jun	15,159	18,493	- 18.0%					
Percent of Original List Price	Apr	87.0%	89.3%	- 2.5%	93.1%	93.1%	89.4%	+ 4.1%	86.4%
	May	86.9%	89.5%	- 2.9%	93.0%	93.0%	89.4%	+ 4.1%	86.5%
	Jun	87.0%	89.5%	- 2.8%	92.9%	92.9%	89.4%	+ 3.9%	86.6%
Housing Affordability Index	Apr	169	129	+ 31.6%	131	169	133	+ 27.4%	
	May	151	127	+ 19.5%	126	151	131	+ 15.2%	--
	Jun	155	119	+ 30.1%	122	155	129	+ 20.1%	
Months Supply of Inventory	Apr	14.9	16.1	- 7.9%					
	May	14.3	16.4	- 13.1%	--	--	--	--	--
	Jun	13.3	16.7	- 20.2%					

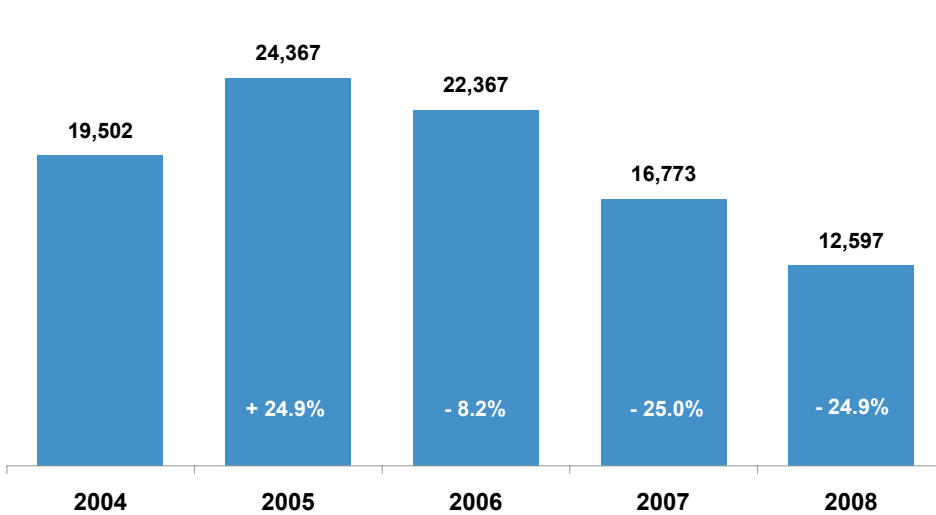
Annual Review

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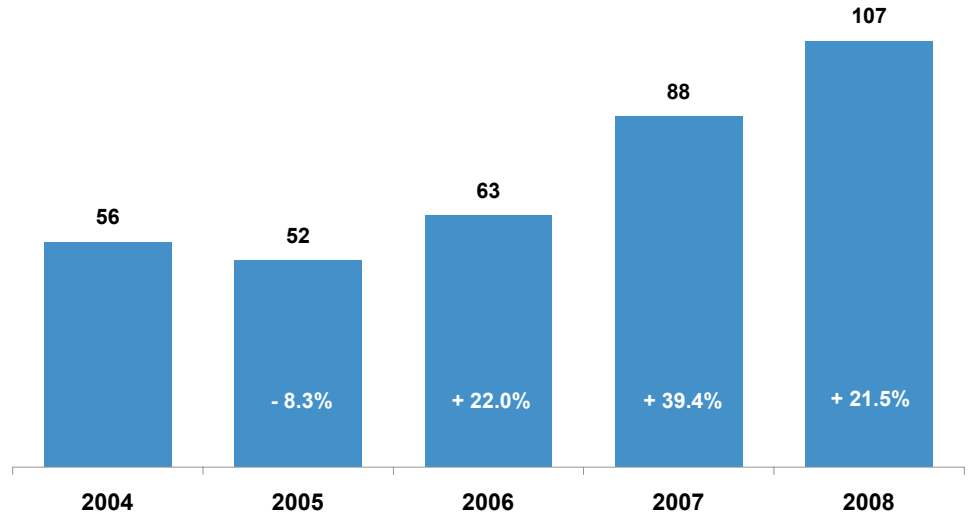


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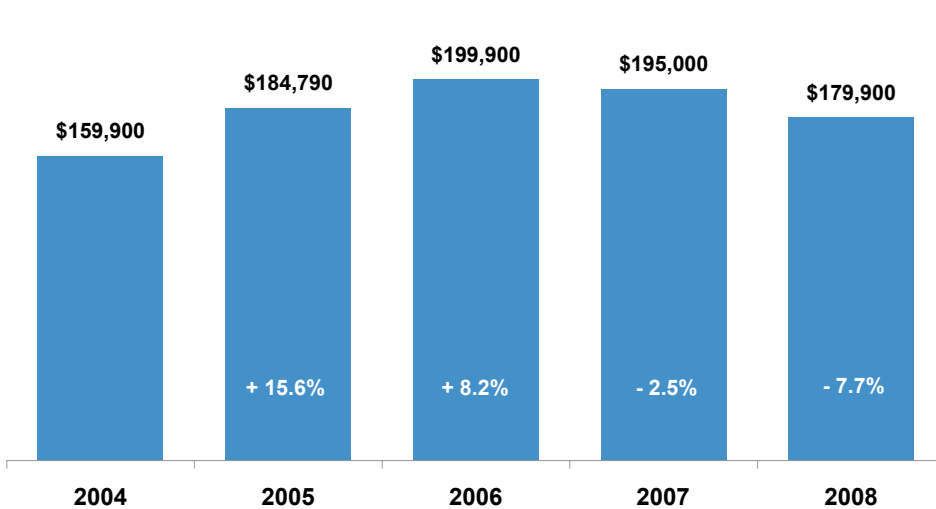
Closed Sales



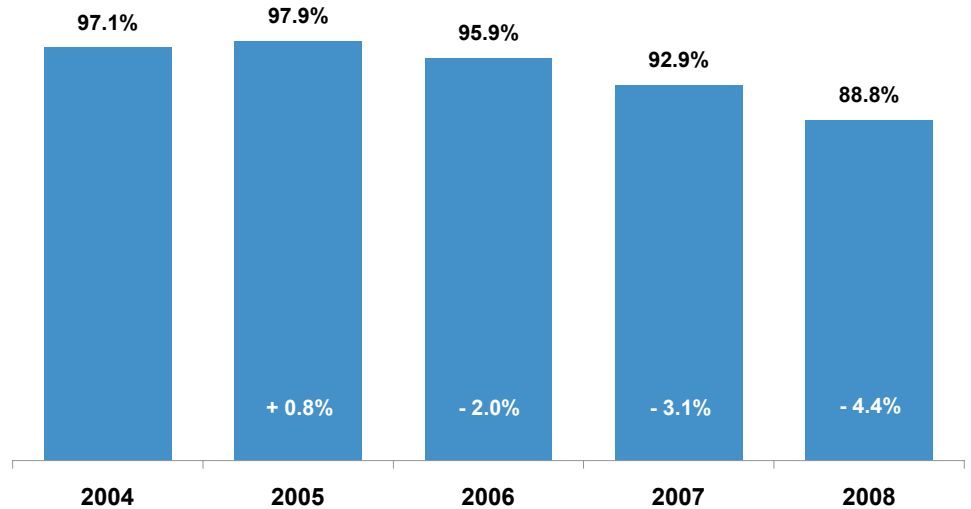
Days on Market Until Sale



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

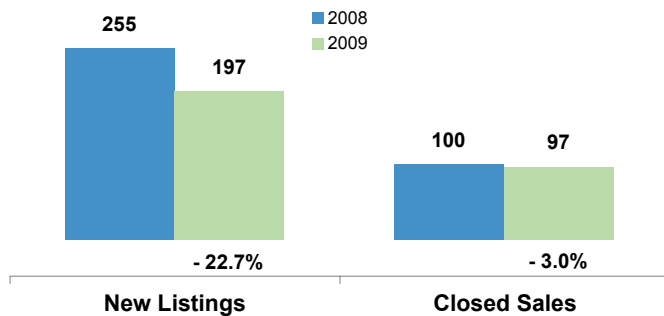
June

Year to Date

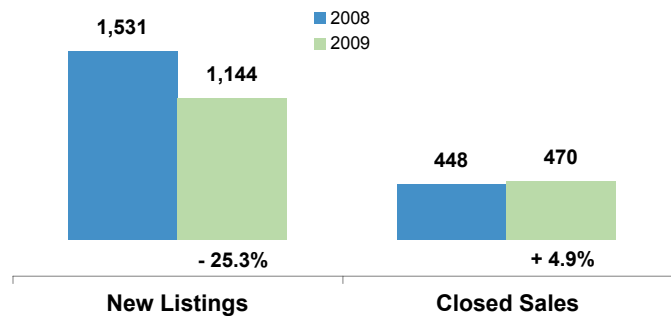
	2008	2009	Change	2008	2009	Change
New Listings	255	197	- 22.7%	1,531	1,144	- 25.3%
Closed Sales	100	97	- 3.0%	448	470	+ 4.9%
Median Sales Price*	\$174,500	\$146,851	- 15.8%	\$175,000	\$141,750	- 19.0%
Percent of Original List Price Received at Sale*	89.2%	86.5%	- 3.0%	90.6%	86.0%	- 5.0%
Average Days on Market Until Sale	105	116	+ 11.0%	102	112	+ 9.8%
Single-Family Detached Inventory	1,145	845	- 26.2%	--	--	--
Townhouse-Condo Inventory	112	105	- 6.3%	--	--	--

*Does not account for seller concessions

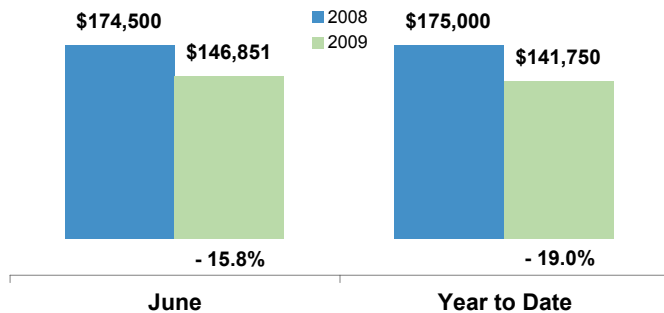
Activity—Most Recent Month



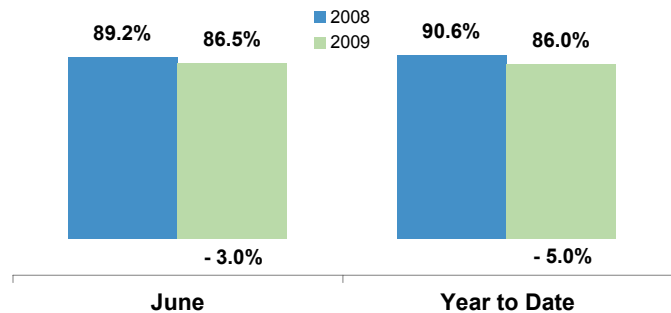
Activity—Year to Date



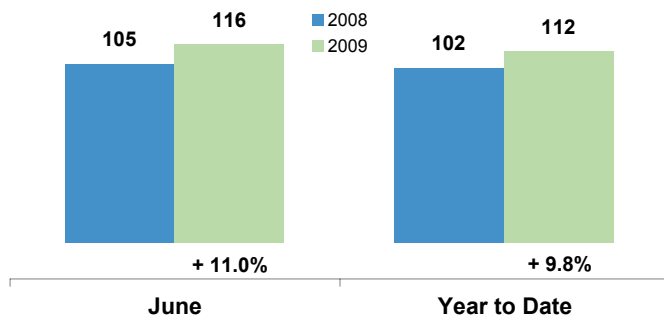
Median Sales Price



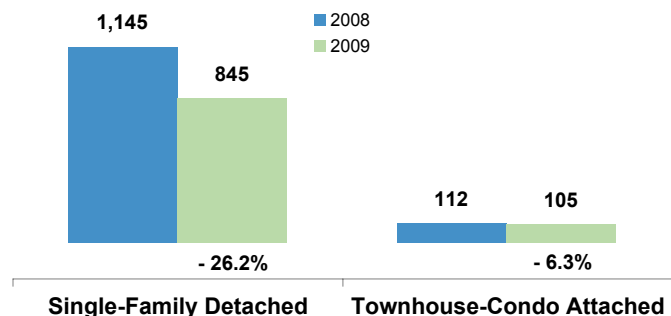
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 23

Atlantic Bch

June

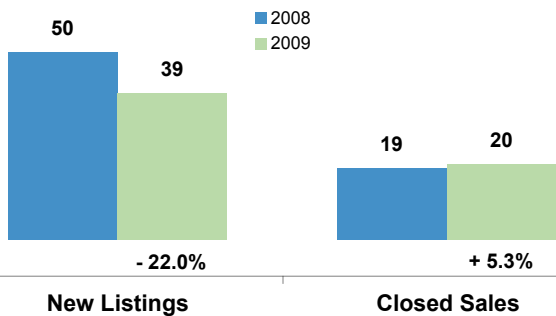
Year to Date

Duval County, FL

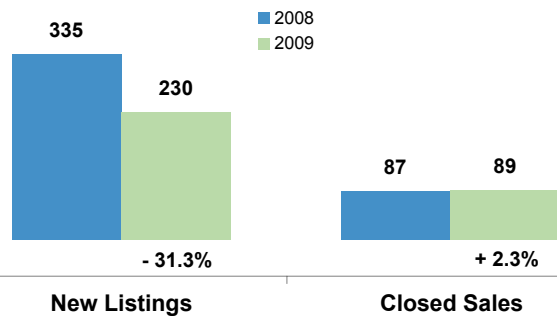
	2008	2009	Change	2008	2009	Change
New Listings	50	39	- 22.0%	335	230	- 31.3%
Closed Sales	19	20	+ 5.3%	87	89	+ 2.3%
Median Sales Price*	\$210,000	\$261,000	+ 24.3%	\$210,000	\$195,000	- 7.1%
Percent of Original List Price Received at Sale*	85.2%	83.0%	- 2.5%	84.8%	83.8%	- 1.1%
Average Days on Market Until Sale	130	173	+ 32.8%	147	122	- 17.0%
Single-Family Detached Inventory	231	180	- 22.1%	--	--	--
Townhouse-Condo Inventory	57	21	- 63.2%	--	--	--

*Does not account for seller concessions

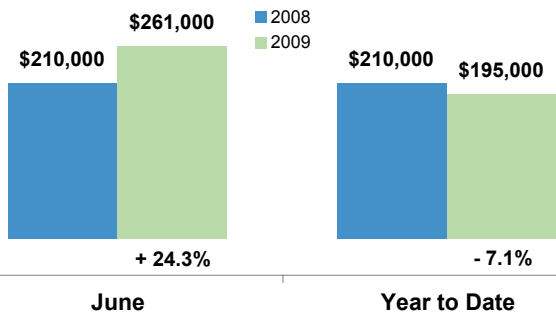
Activity—Most Recent Month



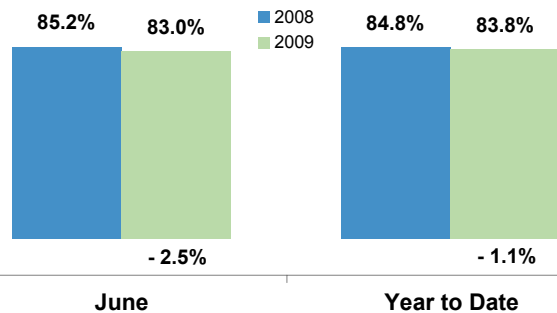
Activity—Year to Date



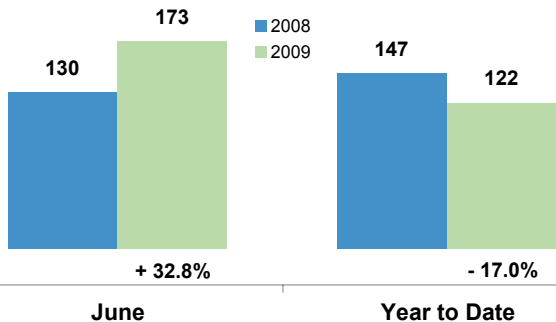
Median Sales Price



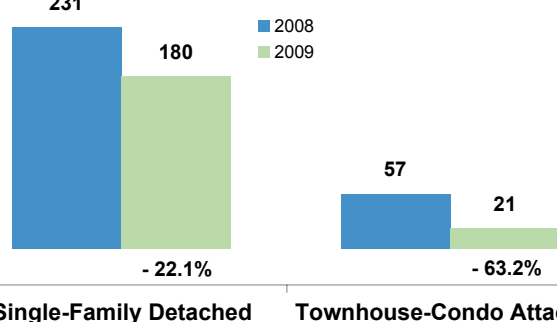
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 50

Baker County

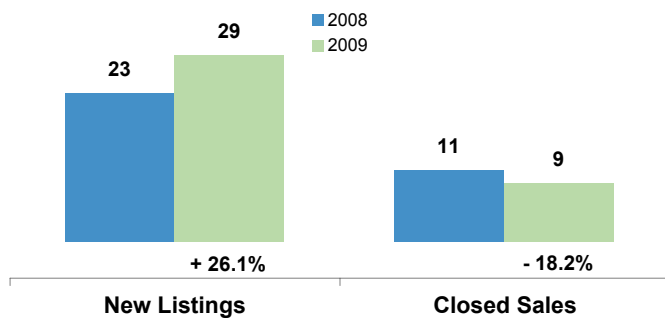
June

Year to Date

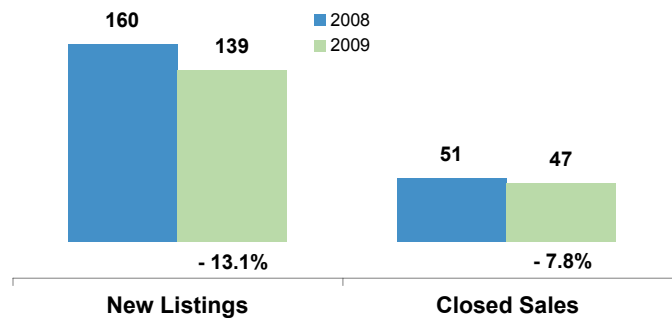
Baker County, FL	2008	2009	Change	2008	2009	Change
New Listings	23	29	+ 26.1%	160	139	- 13.1%
Closed Sales	11	9	- 18.2%	51	47	- 7.8%
Median Sales Price*	\$144,000	\$130,000	- 9.7%	\$145,000	\$147,000	+ 1.4%
Percent of Original List Price Received at Sale*	89.9%	90.0%	+ 0.2%	91.1%	87.7%	- 3.7%
Average Days on Market Until Sale	153	107	- 30.4%	115	140	+ 21.7%
Single-Family Detached Inventory	148	117	- 20.9%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

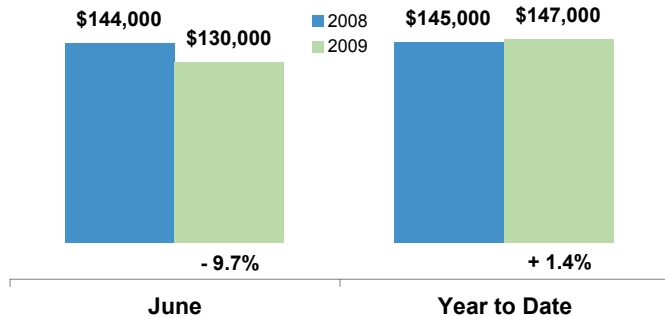
Activity—Most Recent Month



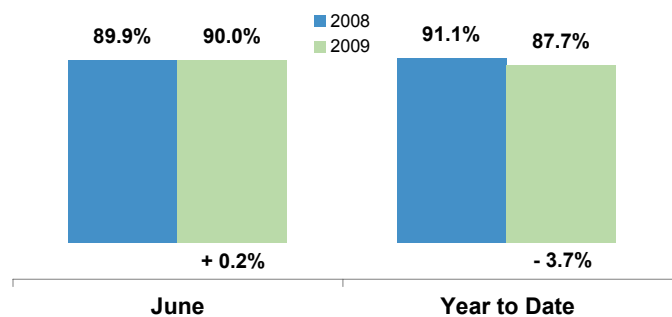
Activity—Year to Date



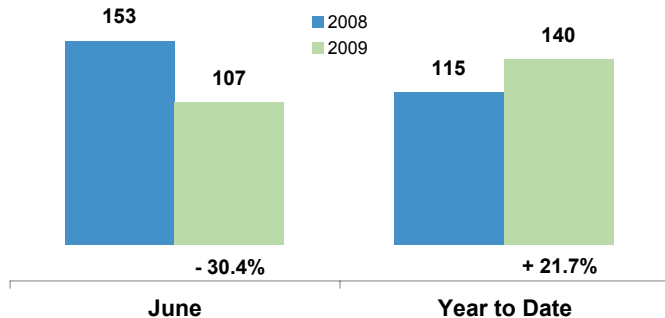
Median Sales Price



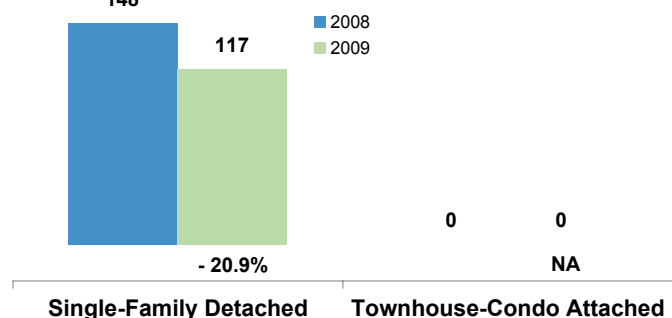
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 07

Downtown/Northbank/ East Jacksonville

June

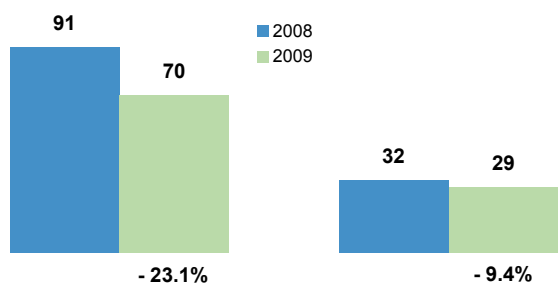
Year to Date

Duval County, FL

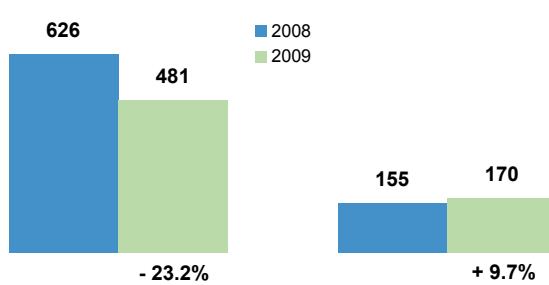
	2008	2009	Change	2008	2009	Change
New Listings	91	70	- 23.1%	626	481	- 23.2%
Closed Sales	32	29	- 9.4%	155	170	+ 9.7%
Median Sales Price*	\$35,500	\$23,000	- 35.2%	\$49,900	\$20,000	- 59.9%
Percent of Original List Price Received at Sale*	80.0%	81.1%	+ 1.4%	84.0%	78.9%	- 6.1%
Average Days on Market Until Sale	94	89	- 4.6%	90	96	+ 7.1%
Single-Family Detached Inventory	427	307	- 28.1%	--	--	--
Townhouse-Condo Inventory	89	72	- 19.1%	--	--	--

*Does not account for seller concessions

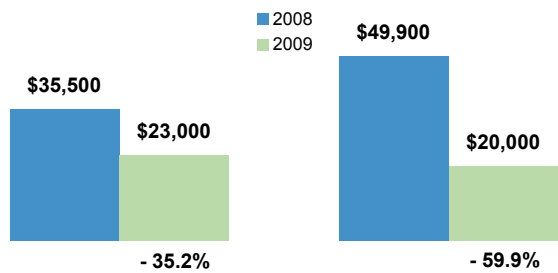
Activity—Most Recent Month



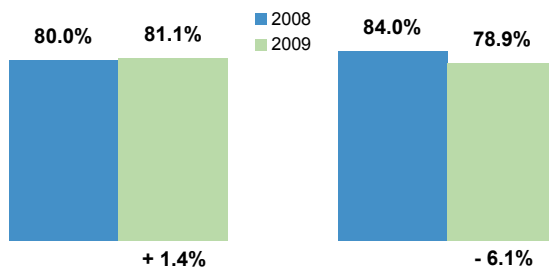
Activity—Year to Date



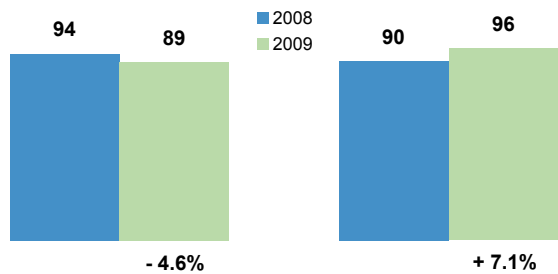
Median Sales Price



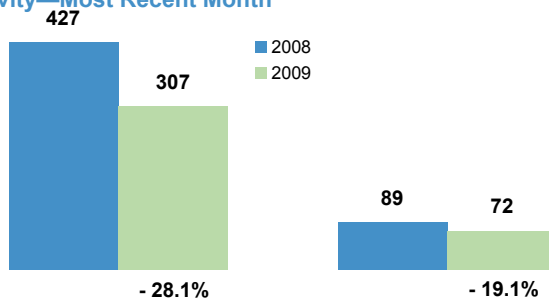
Percent of Original List Price Received at Sale



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

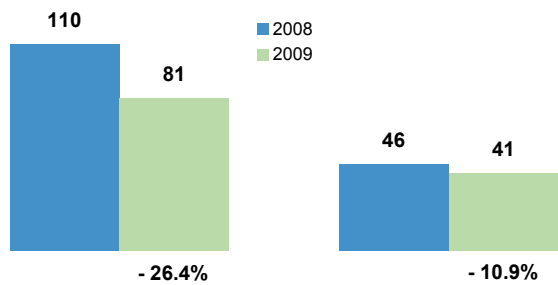
June

Year to Date

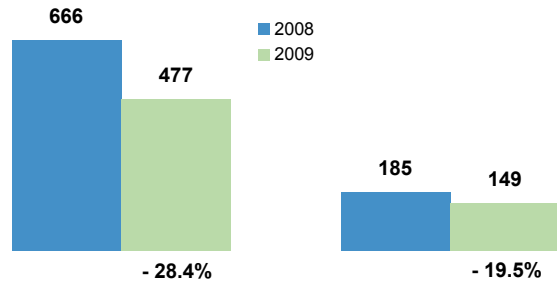
	2008	2009	Change	2008	2009	Change
New Listings	110	81	- 26.4%	666	477	- 28.4%
Closed Sales	46	41	- 10.9%	185	149	- 19.5%
Median Sales Price*	\$290,000	\$226,875	- 21.8%	\$225,000	\$212,000	- 5.8%
Percent of Original List Price Received at Sale*	90.3%	89.0%	- 1.4%	90.2%	89.8%	- 0.5%
Average Days on Market Until Sale	106	128	+ 20.7%	104	110	+ 5.5%
Single-Family Detached Inventory	458	339	- 26.0%	--	--	--
Townhouse-Condo Inventory	36	21	- 41.7%	--	--	--

*Does not account for seller concessions

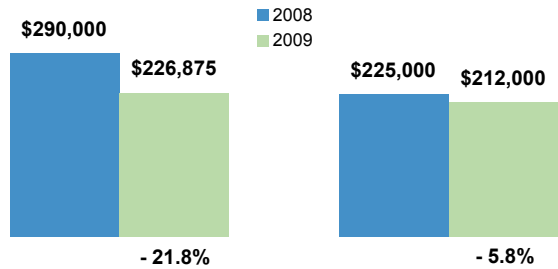
Activity—Most Recent Month



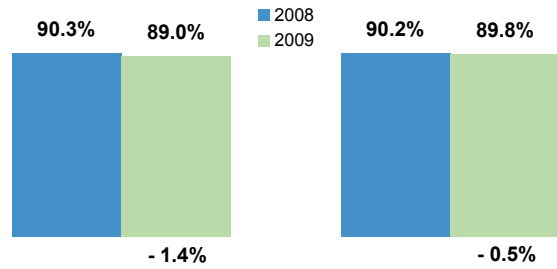
Activity—Year to Date



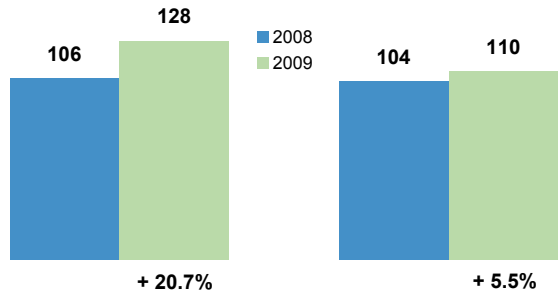
Median Sales Price



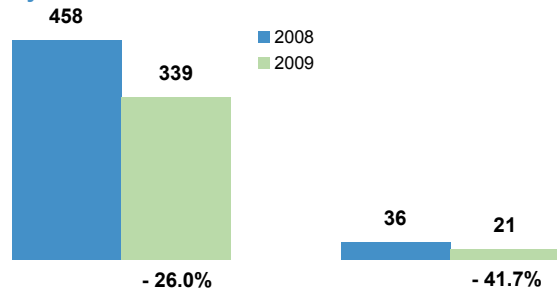
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 16 Green Cove Springs

Clay County, FL

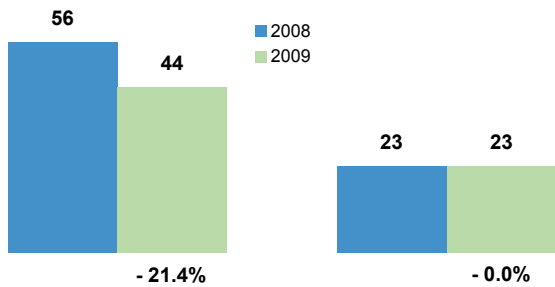
June

Year to Date

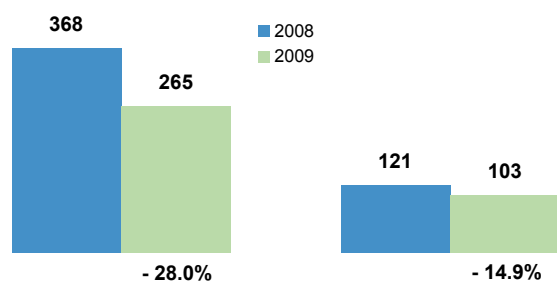
	2008	2009	Change	2008	2009	Change
New Listings	56	44	- 21.4%	368	265	- 28.0%
Closed Sales	23	23	- 0.0%	121	103	- 14.9%
Median Sales Price*	\$190,000	\$195,000	+ 2.6%	\$190,000	\$183,500	- 3.4%
Percent of Original List Price Received at Sale*	89.2%	86.3%	- 3.3%	90.7%	88.6%	- 2.3%
Average Days on Market Until Sale	132	117	- 10.7%	130	135	+ 3.7%
Single-Family Detached Inventory	332	208	- 37.3%	--	--	--
Townhouse-Condo Inventory	10	7	- 30.0%	--	--	--

*Does not account for seller concessions

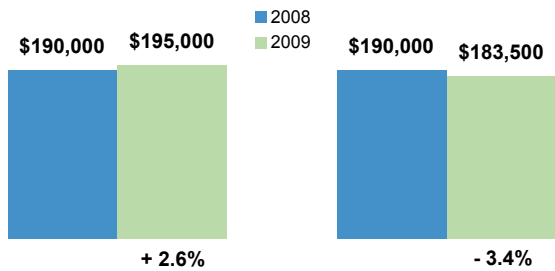
Activity—Most Recent Month



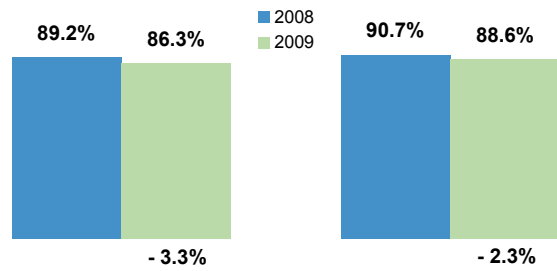
Activity—Year to Date



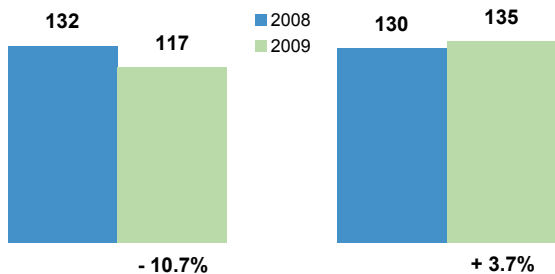
Median Sales Price



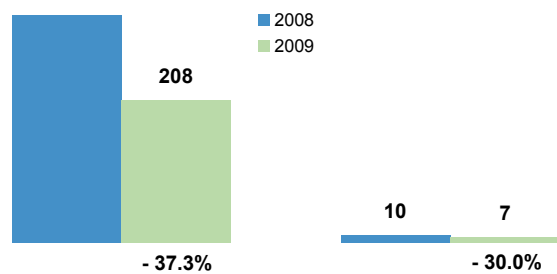
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 21

Jacksonville Bch

June

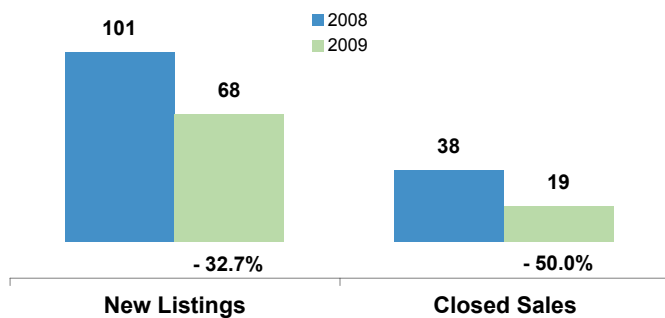
Year to Date

Duval County, FL

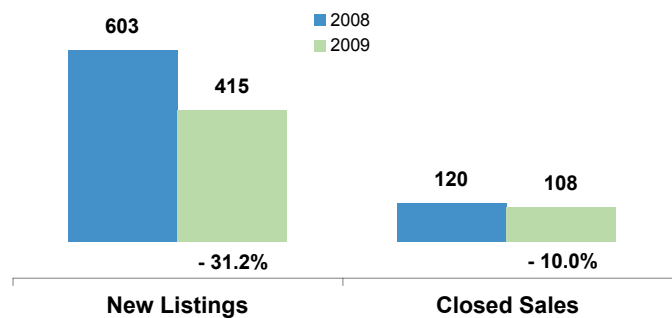
	2008	2009	Change	2008	2009	Change
New Listings	101	68	- 32.7%	603	415	- 31.2%
Closed Sales	38	19	- 50.0%	120	108	- 10.0%
Median Sales Price*	\$322,000	\$250,000	- 22.4%	\$327,000	\$252,500	- 22.8%
Percent of Original List Price Received at Sale*	89.5%	84.7%	- 5.4%	87.4%	86.0%	- 1.6%
Average Days on Market Until Sale	104	101	- 3.4%	120	103	- 14.2%
Single-Family Detached Inventory	290	214	- 26.2%	--	--	--
Townhouse-Condo Inventory	338	232	- 31.4%	--	--	--

*Does not account for seller concessions

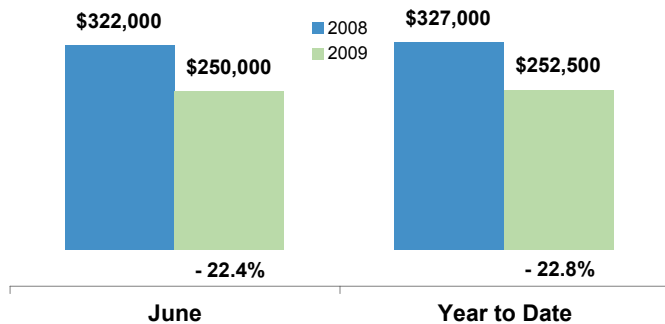
Activity—Most Recent Month



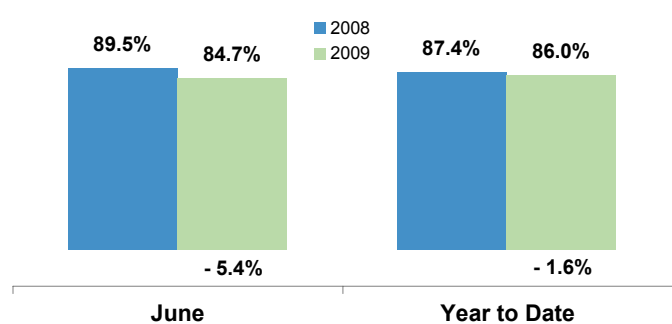
Activity—Year to Date



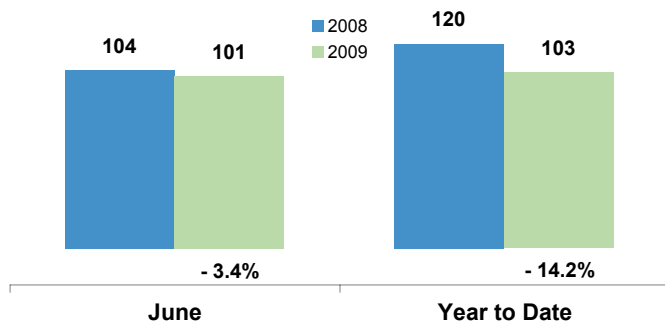
Median Sales Price



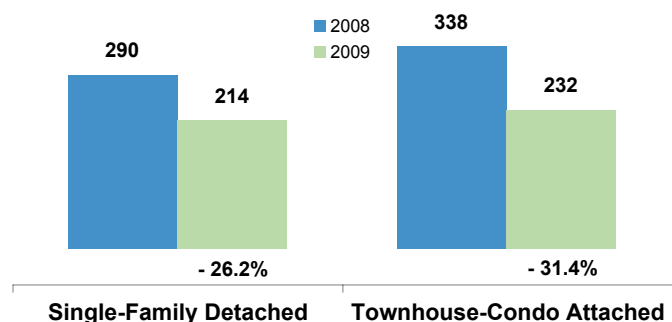
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 09 Jacksonville – North

Duval County, FL

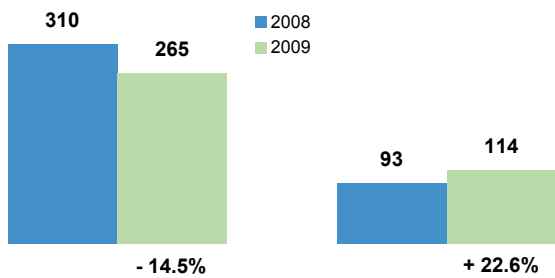
June

Year to Date

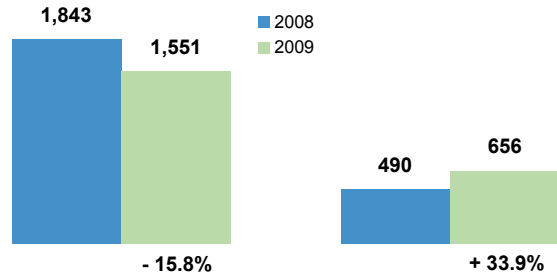
	2008	2009	Change	2008	2009	Change
New Listings	310	265	- 14.5%	1,843	1,551	- 15.8%
Closed Sales	93	114	+ 22.6%	490	656	+ 33.9%
Median Sales Price*	\$150,000	\$118,950	- 20.7%	\$150,000	\$120,000	- 20.0%
Percent of Original List Price Received at Sale*	88.1%	85.3%	- 3.1%	88.3%	85.7%	- 3.0%
Average Days on Market Until Sale	103	112	+ 9.2%	98	104	+ 6.9%
Single-Family Detached Inventory	1,606	1,148	- 28.5%	--	--	--
Townhouse-Condo Inventory	22	1	- 95.5%	--	--	--

*Does not account for seller concessions

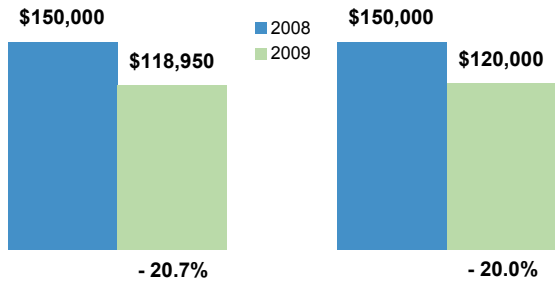
Activity—Most Recent Month



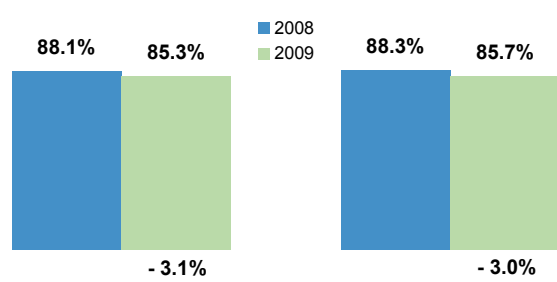
Activity—Year to Date



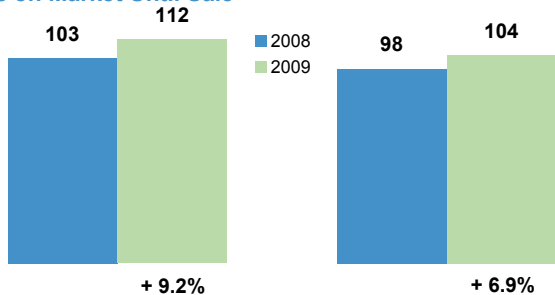
Median Sales Price



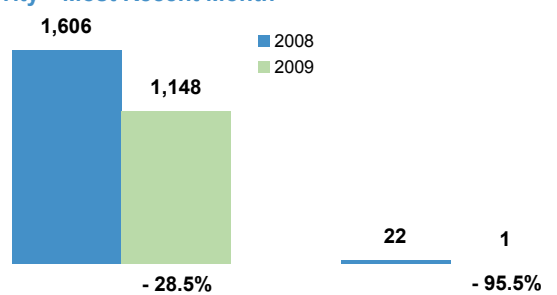
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 15 Keystone Heights Vicinity

Clay County, FL

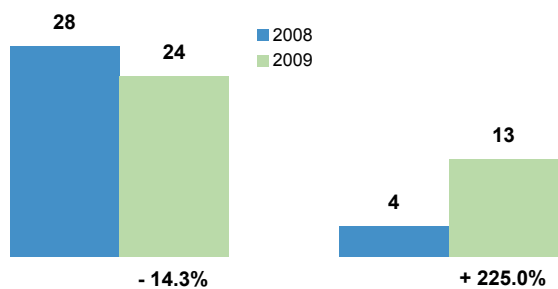
June

Year to Date

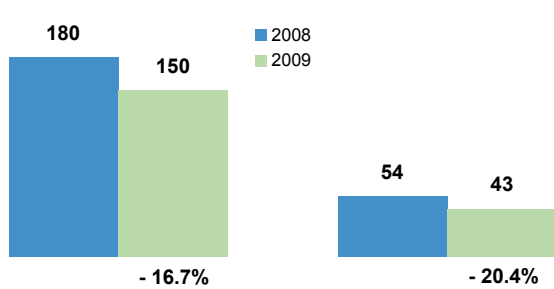
	2008	2009	Change	2008	2009	Change
New Listings	28	24	- 14.3%	180	150	- 16.7%
Closed Sales	4	13	+ 225.0%	54	43	- 20.4%
Median Sales Price*	\$93,000	\$90,000	- 3.2%	\$120,950	\$105,000	- 13.2%
Percent of Original List Price Received at Sale*	82.3%	82.3%	- 0.0%	89.4%	85.9%	- 3.9%
Average Days on Market Until Sale	210	184	- 12.4%	155	134	- 13.4%
Single-Family Detached Inventory	226	182	- 19.5%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

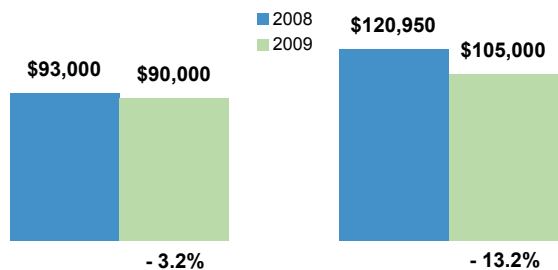
Activity—Most Recent Month



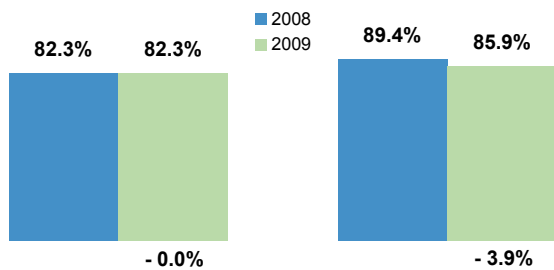
Activity—Year to Date



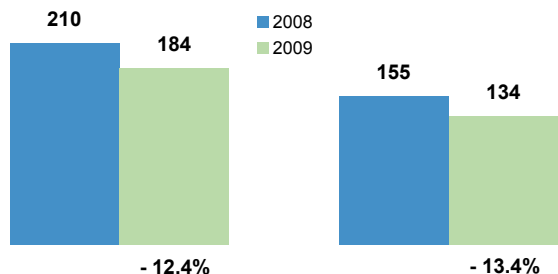
Median Sales Price



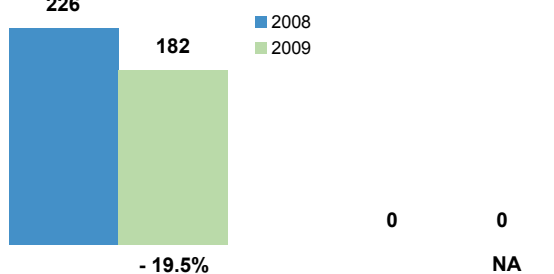
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 08

Marietta/Paxon

June

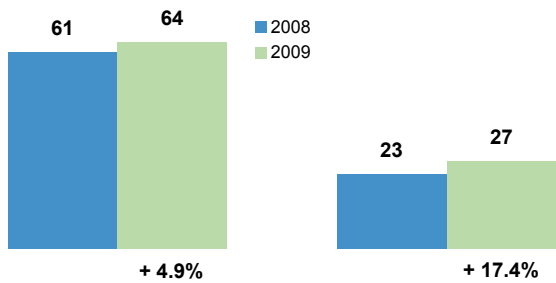
Year to Date

Duval County, FL

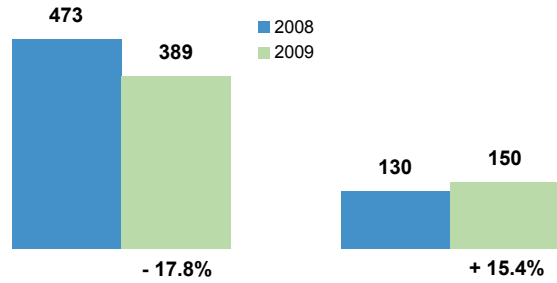
	2008	2009	Change	2008	2009	Change
New Listings	61	64	+ 4.9%	473	389	- 17.8%
Closed Sales	23	27	+ 17.4%	130	150	+ 15.4%
Median Sales Price*	\$80,950	\$32,500	- 59.9%	\$59,500	\$45,500	- 23.5%
Percent of Original List Price Received at Sale*	85.2%	78.4%	- 7.9%	84.5%	82.1%	- 2.9%
Average Days on Market Until Sale	94	89	- 4.8%	79	101	+ 27.6%
Single-Family Detached Inventory	358	298	- 16.8%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

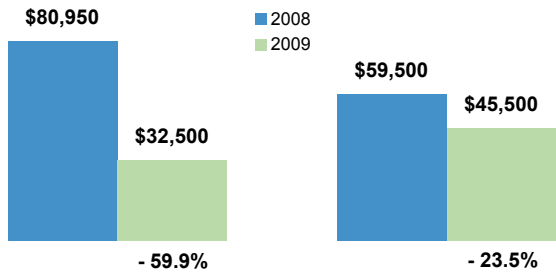
Activity—Most Recent Month



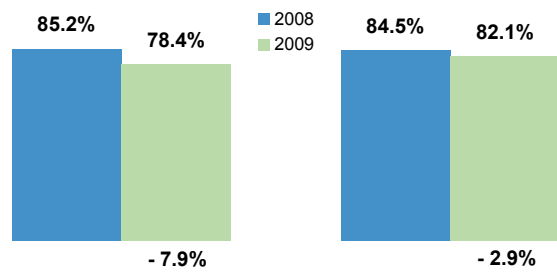
Activity—Year to Date



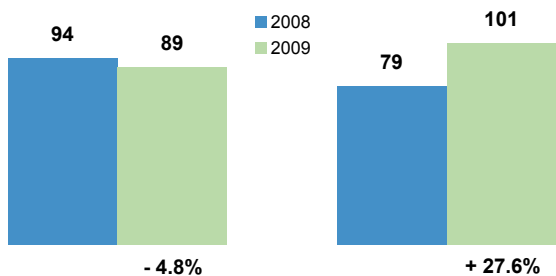
Median Sales Price



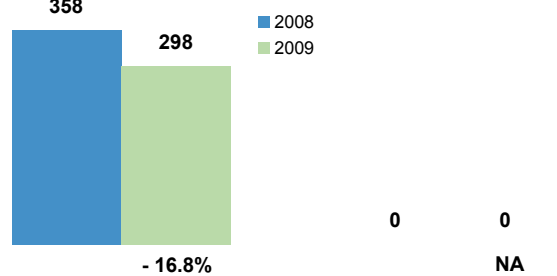
Percent of Original List Price Received at Sale



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

June

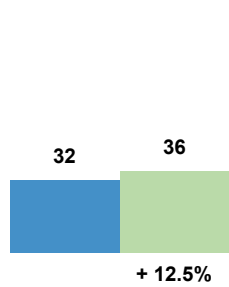
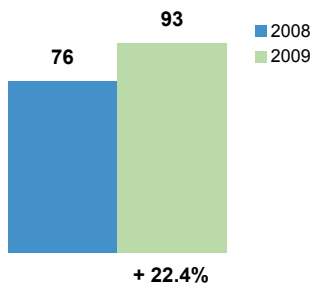
Year to Date

Clay County, FL

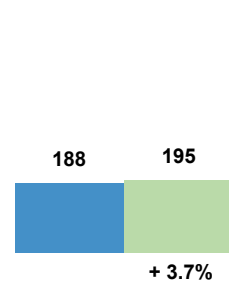
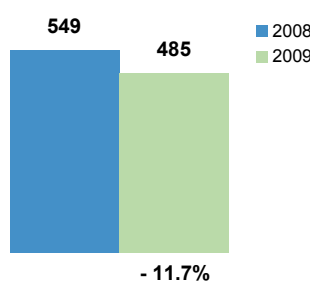
	2008	2009	Change	2008	2009	Change
New Listings	76	93	+ 22.4%	549	485	- 11.7%
Closed Sales	32	36	+ 12.5%	188	195	+ 3.7%
Median Sales Price*	\$167,700	\$162,500	- 3.1%	\$168,900	\$159,000	- 5.9%
Percent of Original List Price Received at Sale*	90.3%	91.1%	+ 0.8%	90.1%	89.0%	- 1.1%
Average Days on Market Until Sale	114	115	+ 1.3%	110	106	- 3.3%
Single-Family Detached Inventory	472	374	- 20.8%	--	--	--
Townhouse-Condo Inventory	3	10	+ 233.3%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



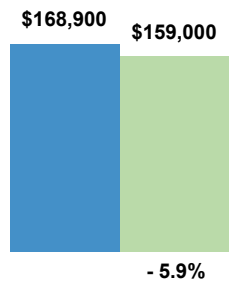
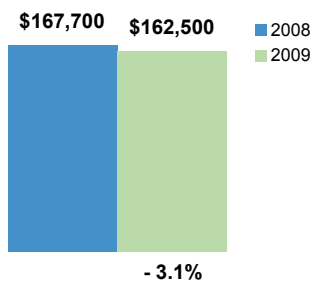
New Listings

Closed Sales

New Listings

Closed Sales

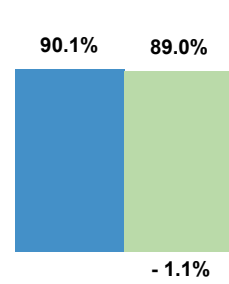
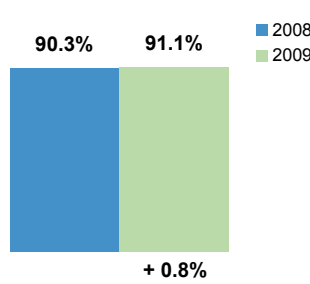
Median Sales Price



June

Year to Date

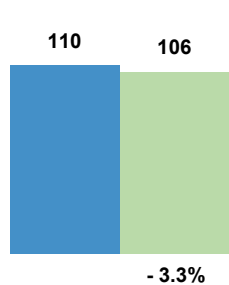
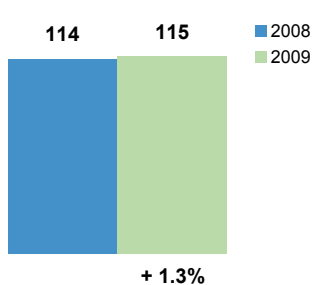
Percent of Original List Price Received at Sale



June

Year to Date

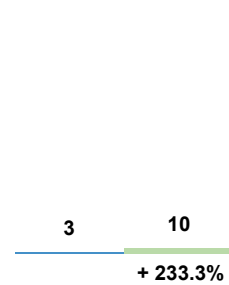
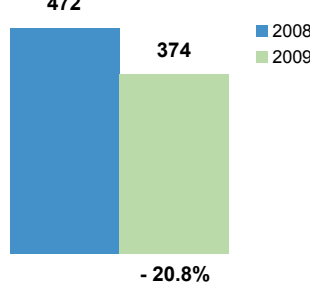
Days on Market Until Sale



June

Year to Date

Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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Region 40

Nassau County

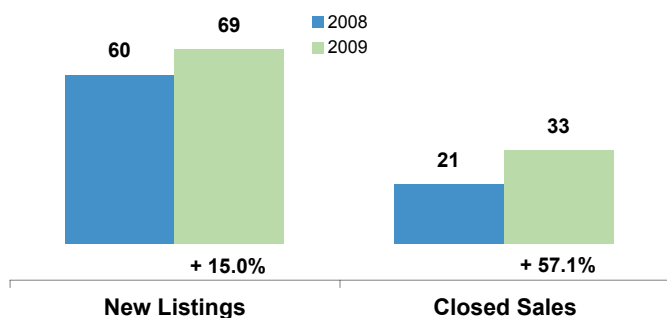
June

Year to Date

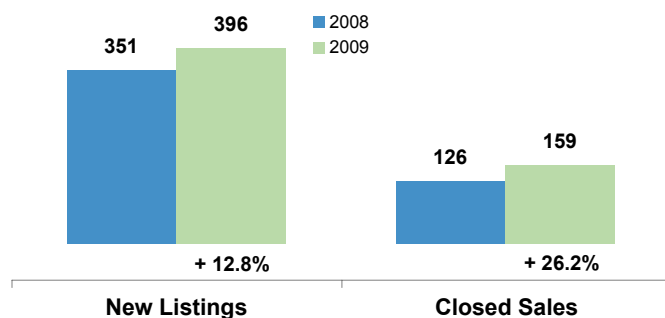
Nassau County, FL		2008	2009	Change	2008	2009	Change
New Listings		60	69	+ 15.0%	351	396	+ 12.8%
Closed Sales		21	33	+ 57.1%	126	159	+ 26.2%
Median Sales Price*		\$230,000	\$168,000	- 27.0%	\$195,990	\$181,940	- 7.2%
Percent of Original List Price Received at Sale*		90.6%	88.8%	- 2.0%	89.5%	87.2%	- 2.6%
Average Days on Market Until Sale		74	143	+ 93.0%	101	119	+ 17.1%
Single-Family Detached Inventory		344	323	- 6.1%	--	--	--
Townhouse-Condo Inventory		55	40	- 27.3%	--	--	--

*Does not account for seller concessions

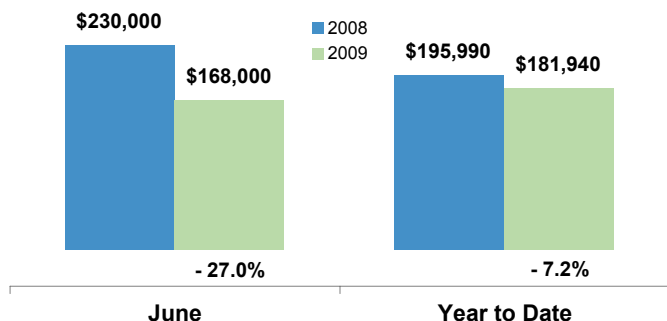
Activity—Most Recent Month



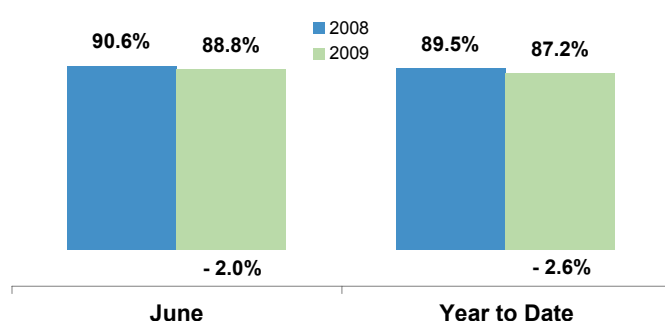
Activity—Year to Date



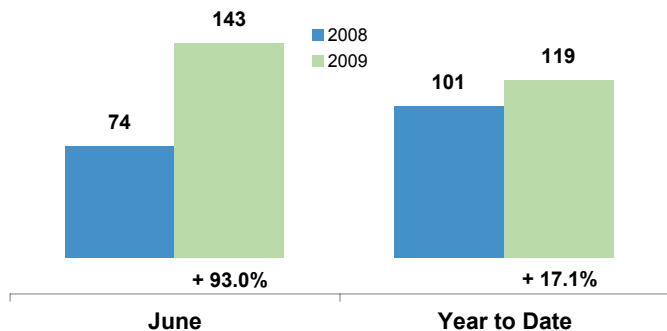
Median Sales Price



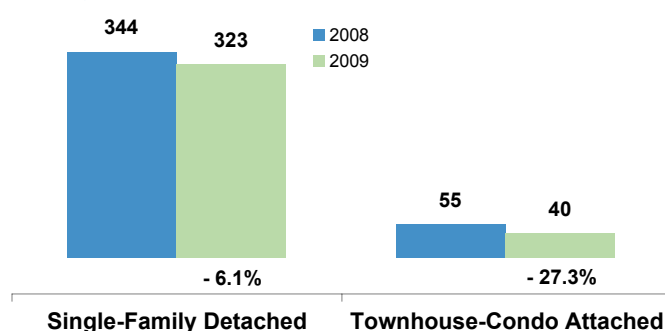
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 22

Neptune Bch

June

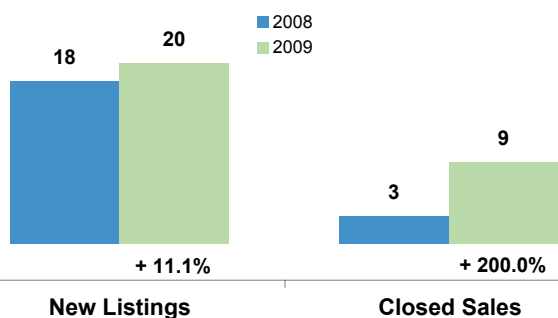
Year to Date

Duval County, FL

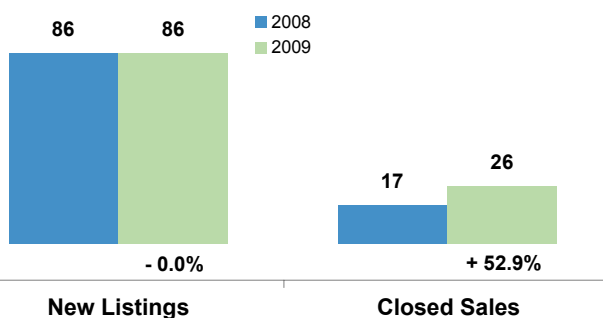
	2008	2009	Change	2008	2009	Change
New Listings	18	20	+ 11.1%	86	86	- 0.0%
Closed Sales	3	9	+ 200.0%	17	26	+ 52.9%
Median Sales Price*	\$325,000	\$290,000	- 10.8%	\$278,000	\$349,000	+ 25.5%
Percent of Original List Price Received at Sale*	85.5%	82.3%	- 3.7%	87.1%	84.7%	- 2.7%
Average Days on Market Until Sale	194	166	- 14.6%	144	130	- 9.5%
Single-Family Detached Inventory	82	77	- 6.1%	--	--	--
Townhouse-Condo Inventory	1	1	- 0.0%	--	--	--

*Does not account for seller concessions

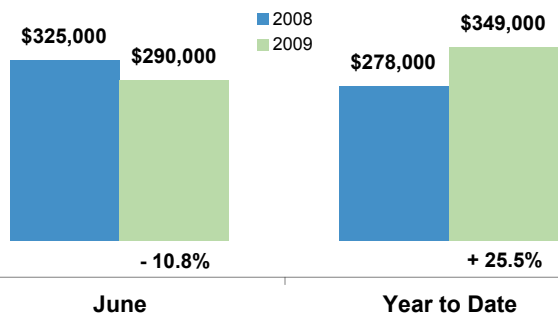
Activity—Most Recent Month



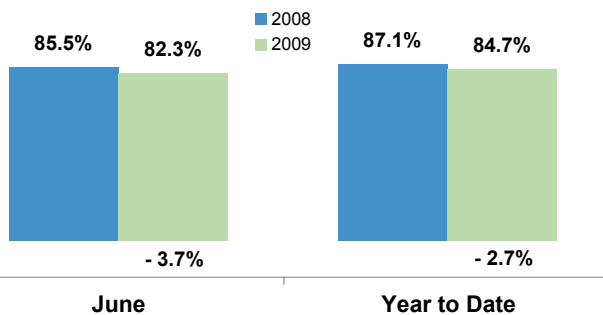
Activity—Year to Date



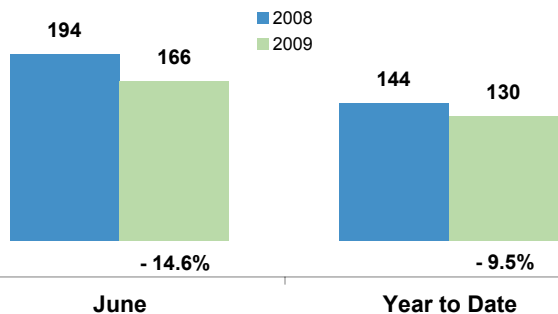
Median Sales Price



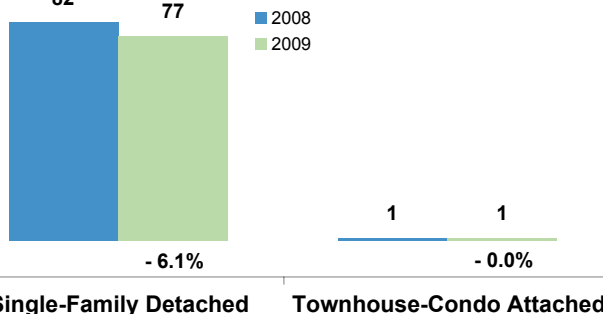
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 13

Orange Park

June

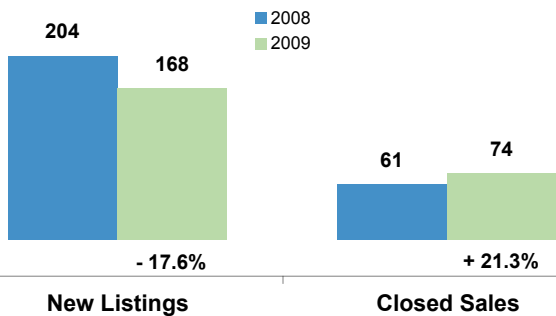
Year to Date

Clay County, FL

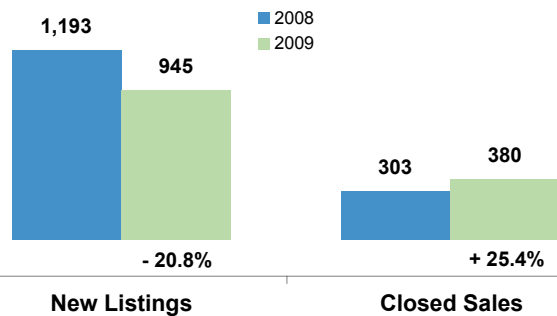
	2008	2009	Change	2008	2009	Change
New Listings	204	168	- 17.6%	1,193	945	- 20.8%
Closed Sales	61	74	+ 21.3%	303	380	+ 25.4%
Median Sales Price*	\$181,250	\$160,000	- 11.7%	\$177,000	\$160,000	- 9.6%
Percent of Original List Price Received at Sale*	89.9%	91.4%	+ 1.7%	91.4%	88.4%	- 3.3%
Average Days on Market Until Sale	89	99	+ 11.1%	91	106	+ 17.1%
Single-Family Detached Inventory	847	651	- 23.1%	--	--	--
Townhouse-Condo Inventory	66	64	- 3.0%	--	--	--

*Does not account for seller concessions

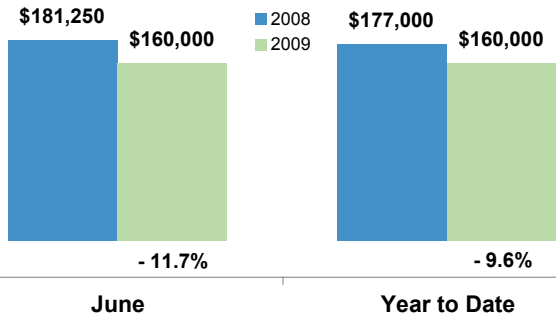
Activity—Most Recent Month



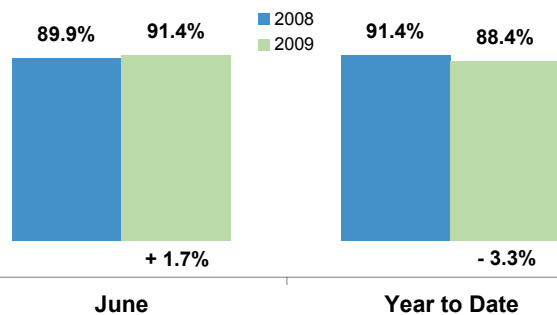
Activity—Year to Date



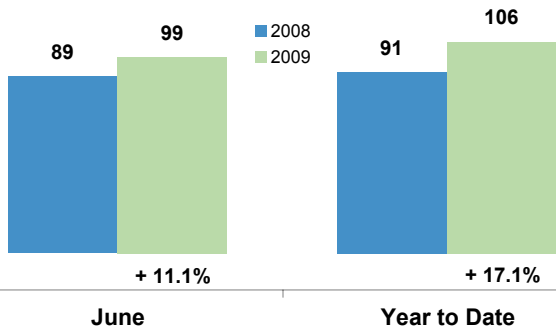
Median Sales Price



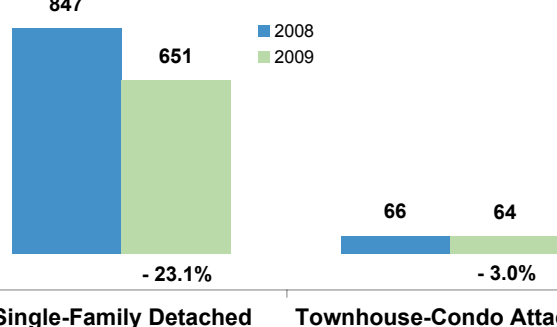
Percent of Original List Price Received at Sale



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

June

Year to Date

St. John's County, FL

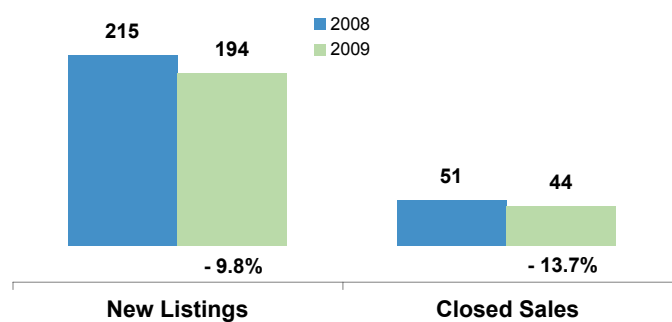
	2008	2009	Change	2008	2009	Change
New Listings	34	36	+ 5.9%	215	194	- 9.8%
Closed Sales	14	11	- 21.4%	51	44	- 13.7%
Median Sales Price*	\$678,750	\$206,000	- 69.7%	\$651,000	\$320,000	- 50.8%
Percent of Original List Price Received at Sale*	88.8%	89.3%	+ 0.6%	87.2%	84.7%	- 2.8%
Average Days on Market Until Sale	118	107	- 9.4%	131	127	- 3.4%
Single-Family Detached Inventory	173	162	- 6.4%	--	--	--
Townhouse-Condo Inventory	51	38	- 25.5%	--	--	--

*Does not account for seller concessions

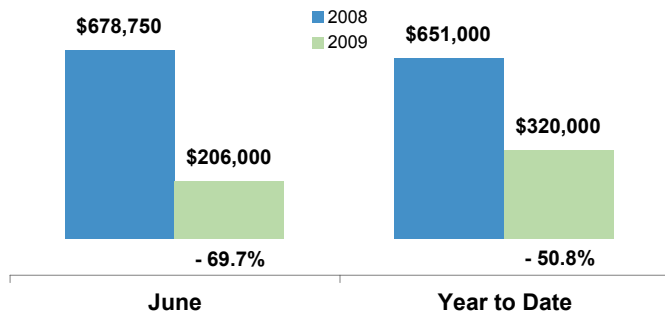
Activity—Most Recent Month



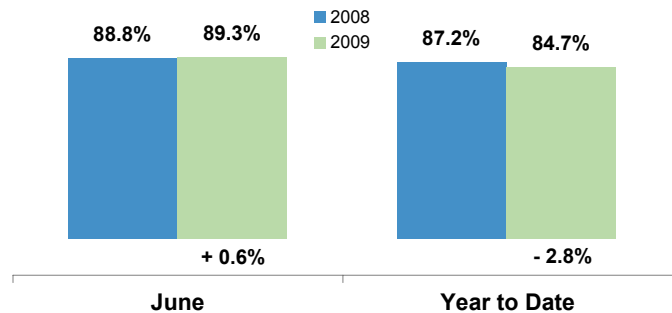
Activity—Year to Date



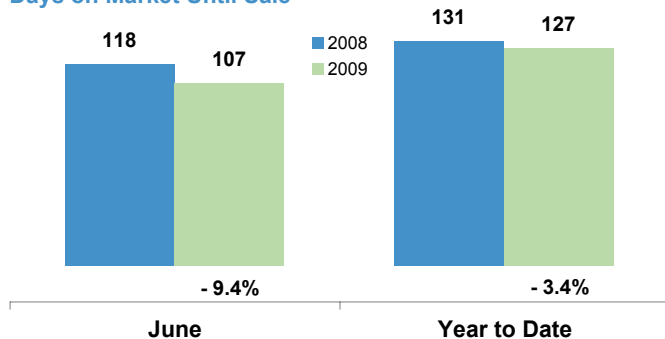
Median Sales Price



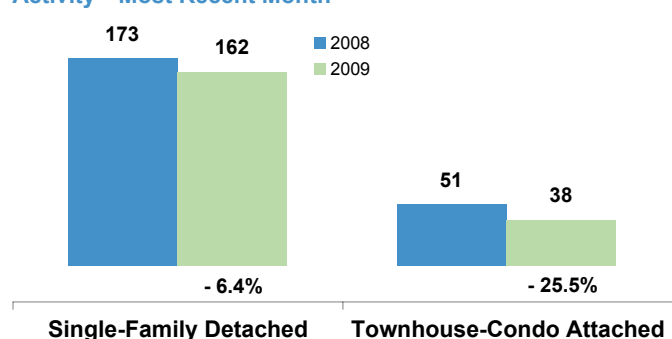
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 26

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

June

Year to Date

St. John's County, FL

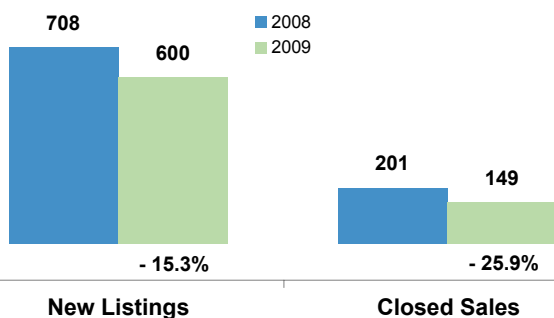
	2008	2009	Change	2008	2009	Change
New Listings	87	87	- 0.0%	708	600	- 15.3%
Closed Sales	47	28	- 40.4%	201	149	- 25.9%
Median Sales Price*	\$477,000	\$240,000	- 49.7%	\$415,000	\$319,050	- 23.1%
Percent of Original List Price Received at Sale*	88.0%	82.8%	- 5.9%	86.8%	83.3%	- 4.0%
Average Days on Market Until Sale	114	130	+ 14.7%	144	134	- 6.7%
Single-Family Detached Inventory	476	445	- 6.5%	--	--	--
Townhouse-Condo Inventory	250	224	- 10.4%	--	--	--

*Does not account for seller concessions

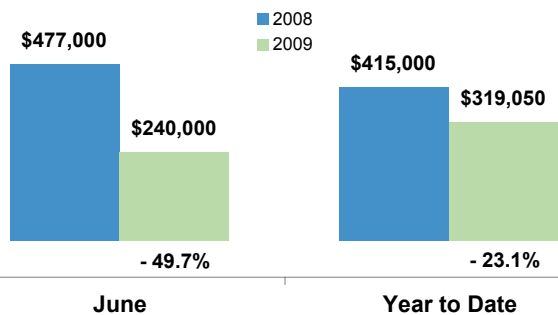
Activity—Most Recent Month



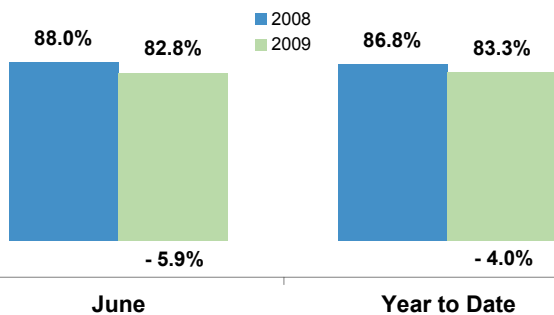
Activity—Year to Date



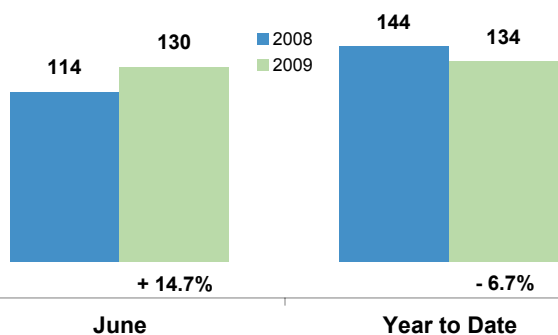
Median Sales Price



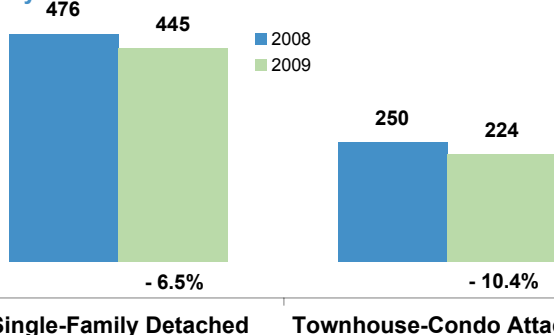
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 56

Putnam County NE

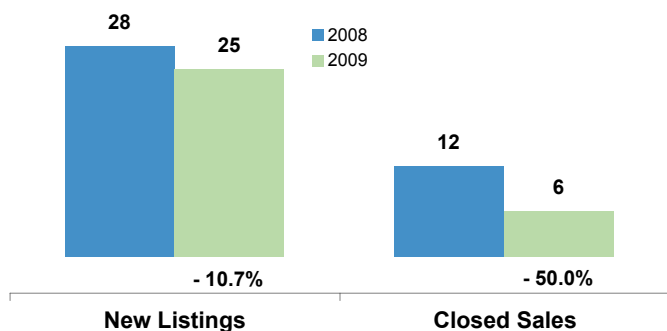
June

Year to Date

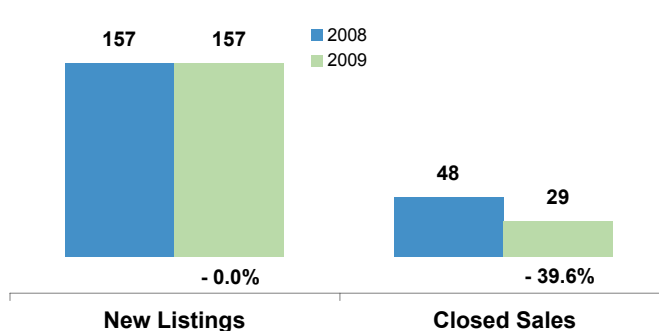
Putnam County, FL		2008	2009	Change	2008	2009	Change
New Listings		28	25	- 10.7%	157	157	- 0.0%
Closed Sales		12	6	- 50.0%	48	29	- 39.6%
Median Sales Price*		\$101,000	\$93,000	- 7.9%	\$115,000	\$93,000	- 19.1%
Percent of Original List Price Received at Sale*		85.4%	76.4%	- 10.5%	87.6%	82.6%	- 5.7%
Average Days on Market Until Sale		145	268	+ 84.3%	143	162	+ 12.8%
Single-Family Detached Inventory		186	181	- 2.7%	--	--	--
Townhouse-Condo Inventory		1	1	- 0.0%	--	--	--

*Does not account for seller concessions

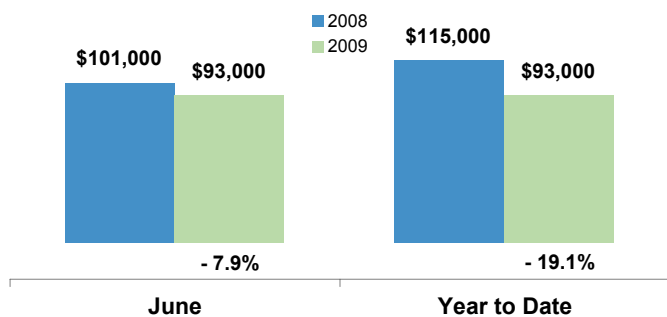
Activity—Most Recent Month



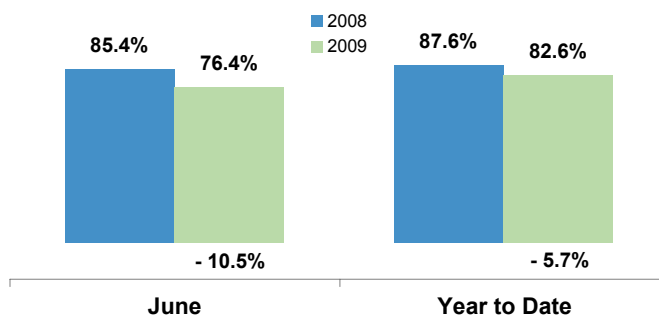
Activity—Year to Date



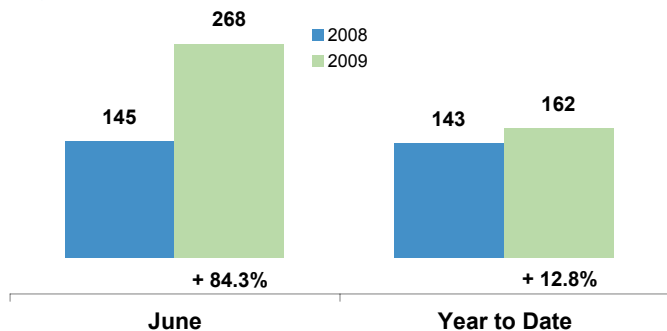
Median Sales Price



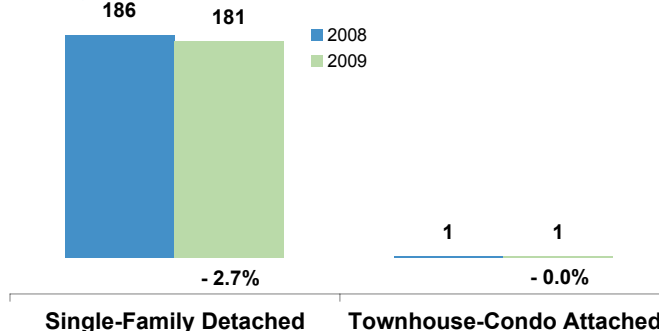
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 58 Putnam County - South

June

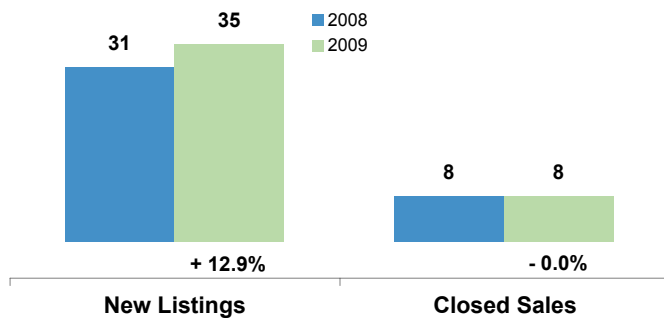
Year to Date

Putnam County, FL

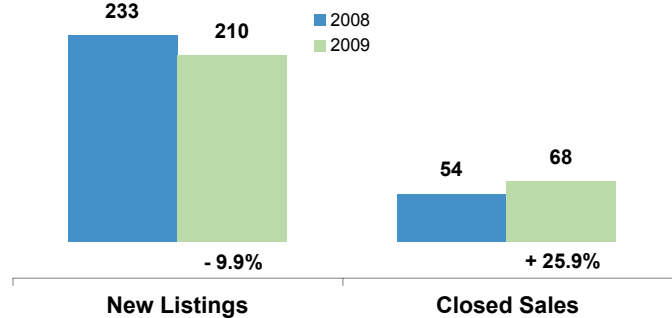
	2008	2009	Change	2008	2009	Change
New Listings	31	35	+ 12.9%	233	210	- 9.9%
Closed Sales	8	8	- 0.0%	54	68	+ 25.9%
Median Sales Price*	\$145,900	\$40,950	- 71.9%	\$88,100	\$63,800	- 27.6%
Percent of Original List Price Received at Sale*	79.4%	73.7%	- 7.2%	82.8%	81.7%	- 1.3%
Average Days on Market Until Sale	214	259	+ 20.8%	160	164	+ 2.1%
Single-Family Detached Inventory	306	288	- 5.9%	--	--	--
Townhouse-Condo Inventory	9	5	- 44.4%	--	--	--

*Does not account for seller concessions

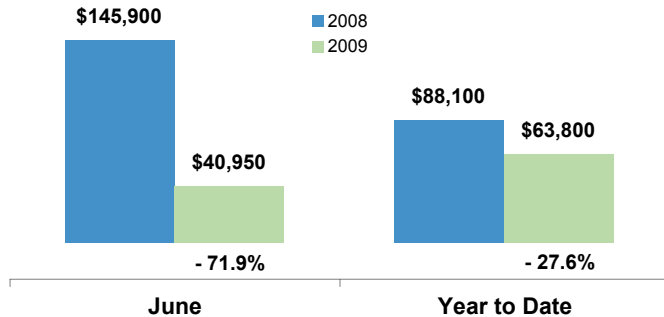
Activity—Most Recent Month



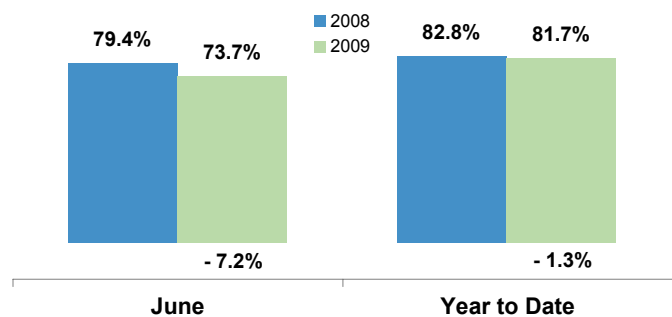
Activity—Year to Date



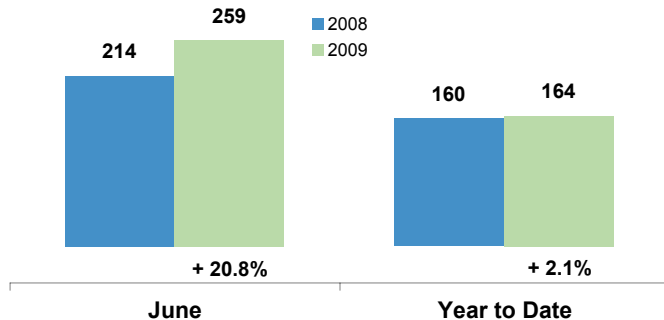
Median Sales Price



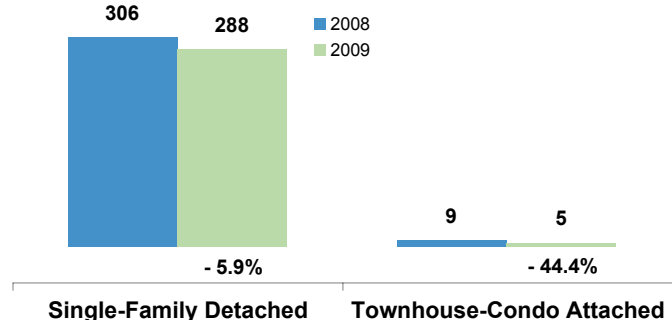
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 57 Putnam County – West

June

Year to Date

Putnam County, FL

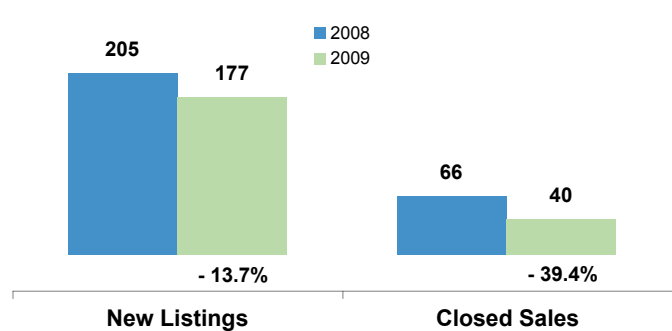
	2008	2009	Change	2008	2009	Change
New Listings	28	28	- 0.0%	205	177	- 13.7%
Closed Sales	5	8	+ 60.0%	66	40	- 39.4%
Median Sales Price*	\$91,750	\$84,950	- 7.4%	\$70,000	\$46,000	- 34.3%
Percent of Original List Price Received at Sale*	93.6%	85.9%	- 8.2%	84.8%	79.3%	- 6.5%
Average Days on Market Until Sale	105	133	+ 26.4%	148	155	+ 4.5%
Single-Family Detached Inventory	258	214	- 17.1%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

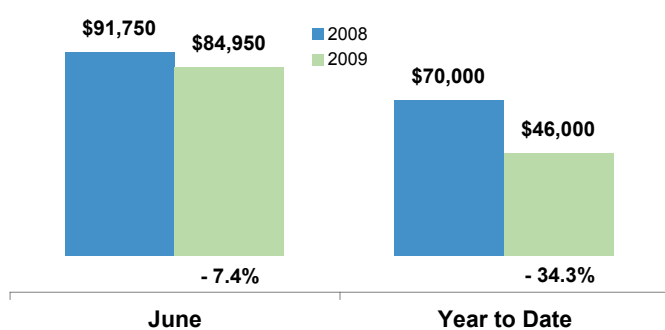
Activity—Most Recent Month



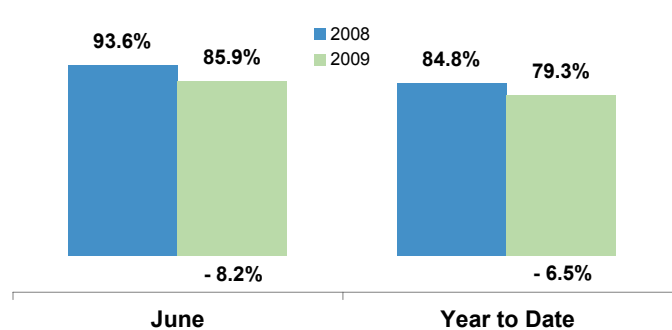
Activity—Year to Date



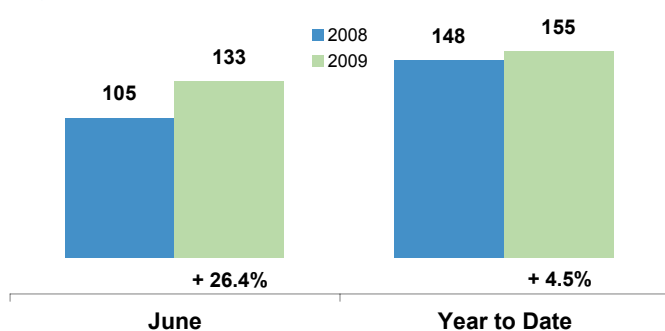
Median Sales Price



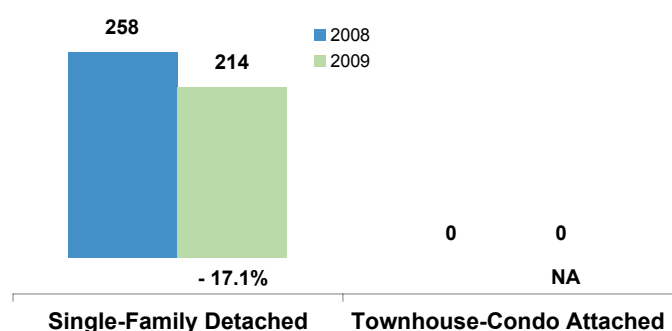
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 05 Riverside/Avondale/ Ortega/Wesconnett

June

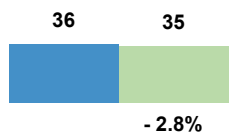
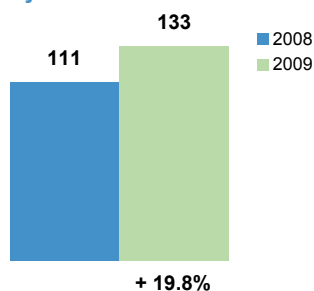
Year to Date

Duval County, FL

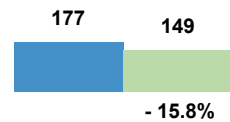
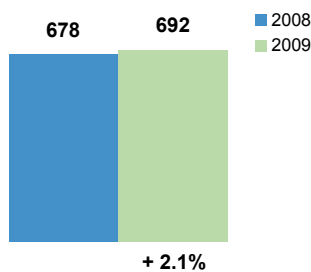
	2008	2009	Change	2008	2009	Change
New Listings	111	133	+ 19.8%	678	692	+ 2.1%
Closed Sales	36	35	- 2.8%	177	149	- 15.8%
Median Sales Price*	\$230,000	\$174,000	- 24.3%	\$195,000	\$150,000	- 23.1%
Percent of Original List Price Received at Sale*	91.4%	90.6%	- 0.9%	89.5%	86.4%	- 3.5%
Average Days on Market Until Sale	101	86	- 14.6%	106	102	- 3.9%
Single-Family Detached Inventory	514	483	- 6.0%	--	--	--
Townhouse-Condo Inventory	115	101	- 12.2%	--	--	--

*Does not account for seller concessions

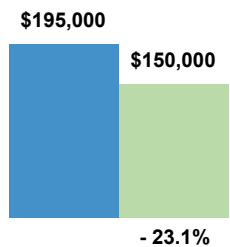
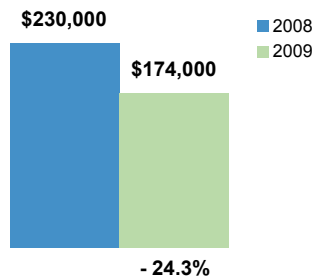
Activity—Most Recent Month



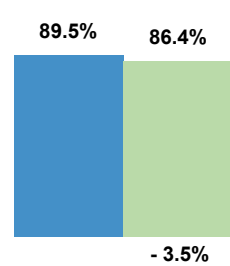
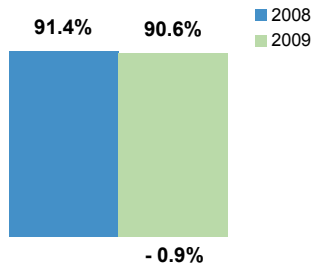
Activity—Year to Date



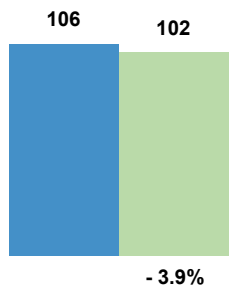
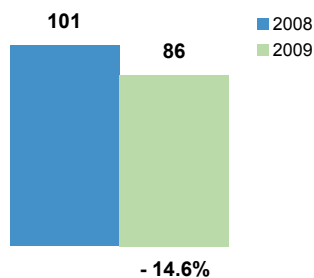
Median Sales Price



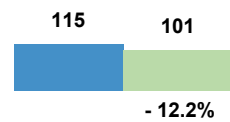
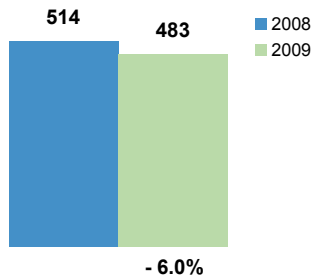
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 02

Southside

June

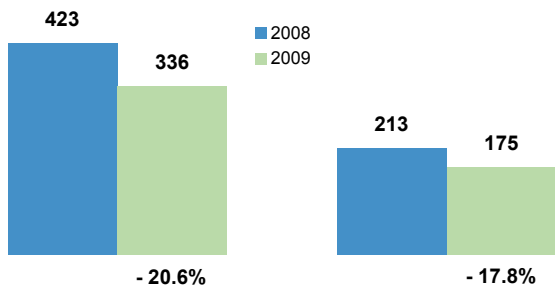
Year to Date

Duval County, FL

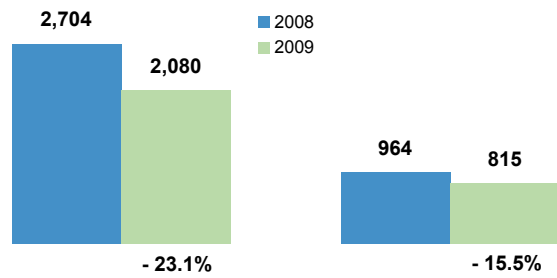
	2008	2009	Change	2008	2009	Change
New Listings	423	336	- 20.6%	2,704	2,080	- 23.1%
Closed Sales	213	175	- 17.8%	964	815	- 15.5%
Median Sales Price*	\$172,750	\$169,450	- 1.9%	\$175,738	\$159,900	- 9.0%
Percent of Original List Price Received at Sale*	91.9%	89.1%	- 3.0%	92.1%	88.1%	- 4.3%
Average Days on Market Until Sale	90	109	+ 20.7%	93	104	+ 12.2%
Single-Family Detached Inventory	1,408	1,080	- 23.3%	--	--	--
Townhouse-Condo Inventory	640	468	- 26.9%	--	--	--

*Does not account for seller concessions

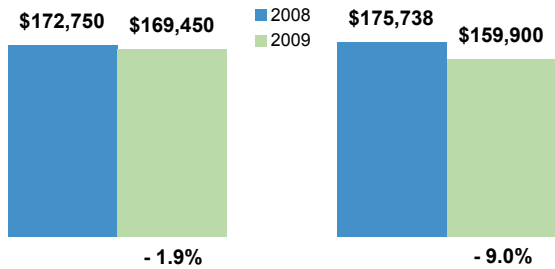
Activity—Most Recent Month



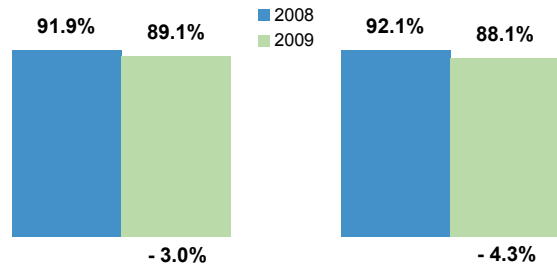
Activity—Year to Date



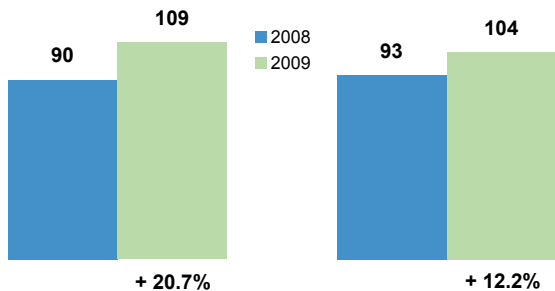
Median Sales Price



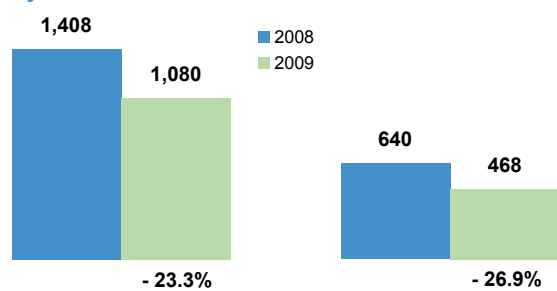
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 01

Southside/Mandarin

June

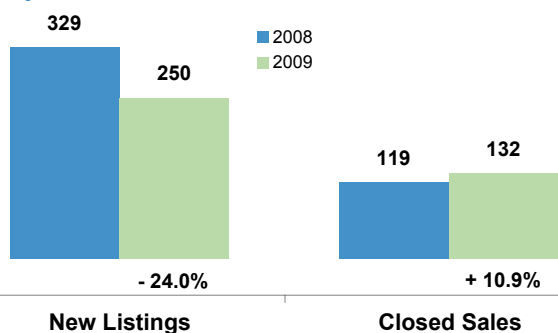
Year to Date

Duval County, FL

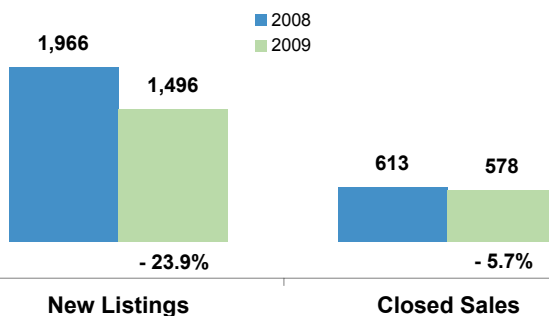
	2008	2009	Change	2008	2009	Change
New Listings	329	250	- 24.0%	1,966	1,496	- 23.9%
Closed Sales	119	132	+ 10.9%	613	578	- 5.7%
Median Sales Price*	\$223,000	\$169,500	- 24.0%	\$217,250	\$178,500	- 17.8%
Percent of Original List Price Received at Sale*	91.4%	86.3%	- 5.6%	90.8%	88.1%	- 3.0%
Average Days on Market Until Sale	86	113	+ 31.4%	101	115	+ 14.1%
Single-Family Detached Inventory	1,247	948	- 24.0%	--	--	--
Townhouse-Condo Inventory	326	267	- 18.1%	--	--	--

*Does not account for seller concessions

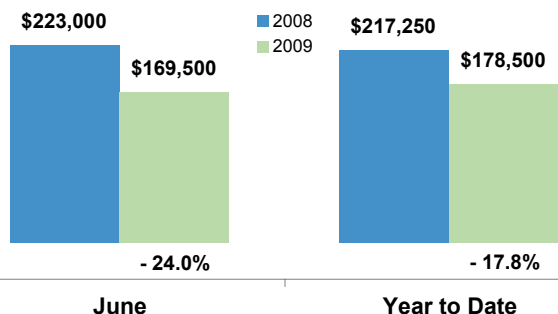
Activity—Most Recent Month



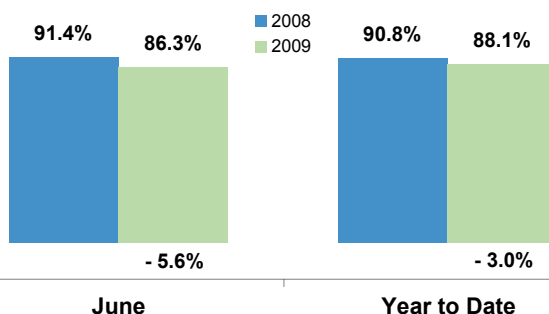
Activity—Year to Date



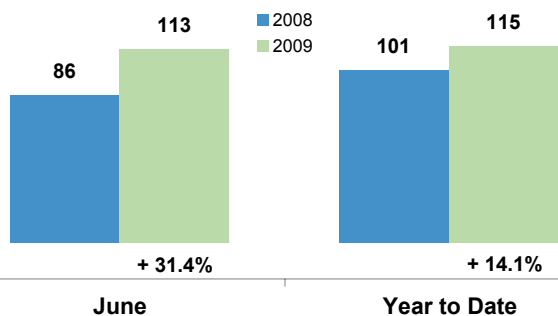
Median Sales Price



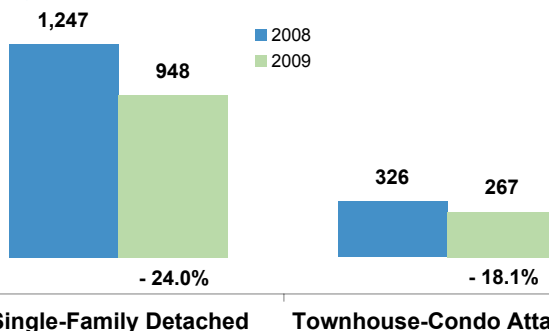
Percent of Original List Price Received at Sale



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

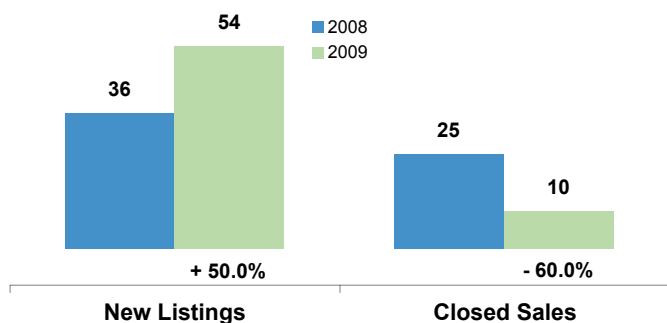
June

Year to Date

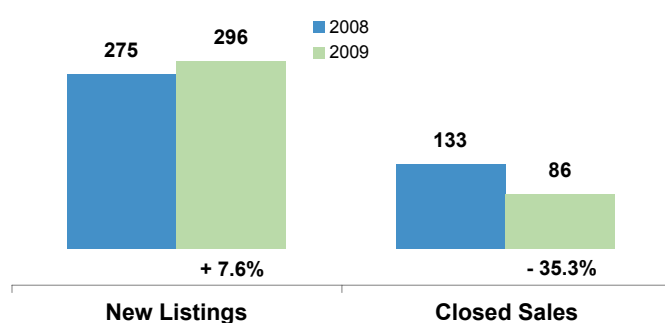
	2008	2009	Change	2008	2009	Change
New Listings	36	54	+ 50.0%	275	296	+ 7.6%
Closed Sales	25	10	- 60.0%	133	86	- 35.3%
Median Sales Price*	\$333,000	\$310,000	- 6.9%	\$264,606	\$256,392	- 3.1%
Percent of Original List Price Received at Sale*	89.9%	84.1%	- 6.4%	90.0%	87.1%	- 3.2%
Average Days on Market Until Sale	143	211	+ 47.4%	137	124	- 9.4%
Single-Family Detached Inventory	208	224	+ 7.7%	--	--	--
Townhouse-Condo Inventory	55	67	+ 21.8%	--	--	--

*Does not account for seller concessions

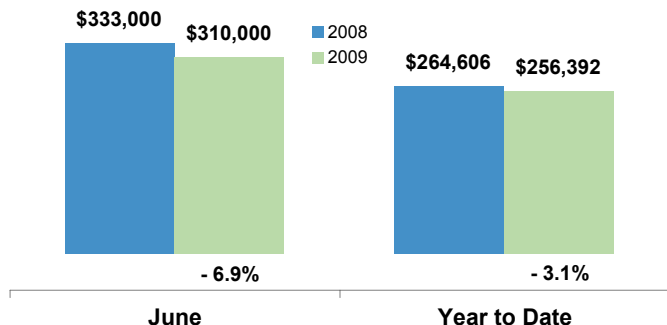
Activity—Most Recent Month



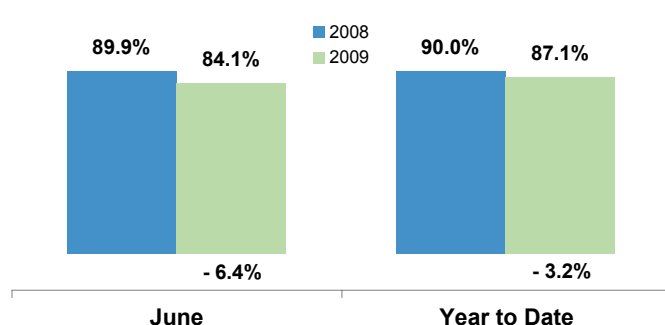
Activity—Year to Date



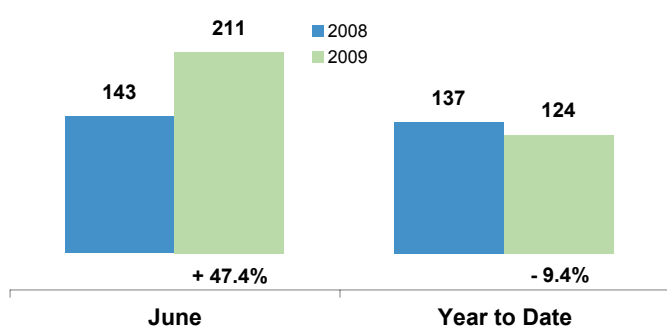
Median Sales Price



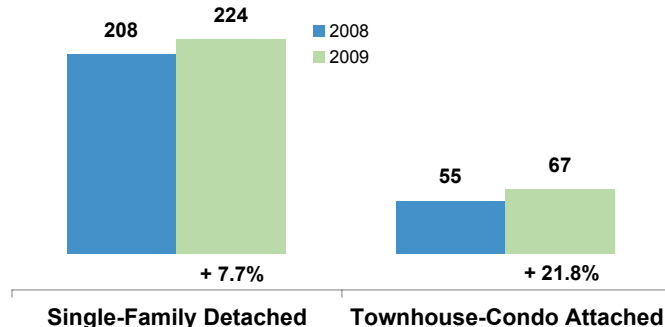
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 30 St. Johns County – NW

June

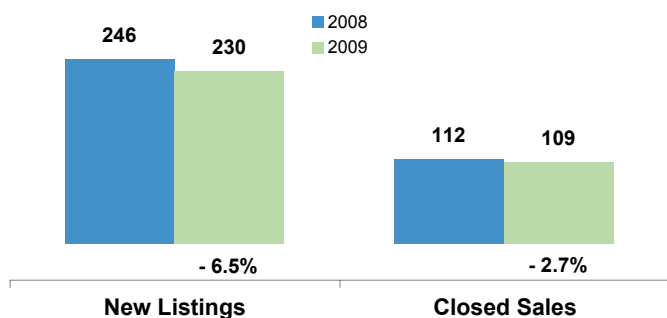
Year to Date

St. John's County, FL

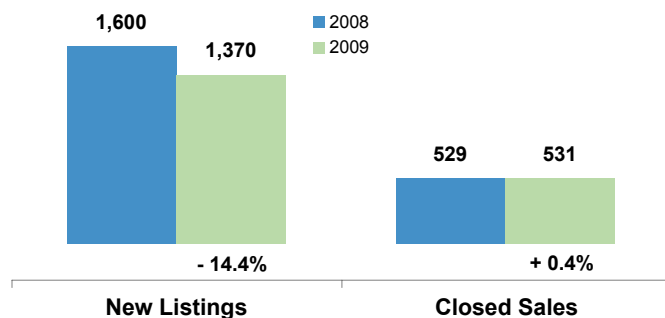
	2008	2009	Change	2008	2009	Change
New Listings	246	230	- 6.5%	1,600	1,370	- 14.4%
Closed Sales	112	109	- 2.7%	529	531	+ 0.4%
Median Sales Price*	\$279,950	\$235,121	- 16.0%	\$269,000	\$229,000	- 14.9%
Percent of Original List Price Received at Sale*	89.3%	89.0%	- 0.4%	88.6%	88.1%	- 0.5%
Average Days on Market Until Sale	105	116	+ 10.1%	110	121	+ 10.3%
Single-Family Detached Inventory	1,201	948	- 21.1%	--	--	--
Townhouse-Condo Inventory	143	134	- 6.3%	--	--	--

*Does not account for seller concessions

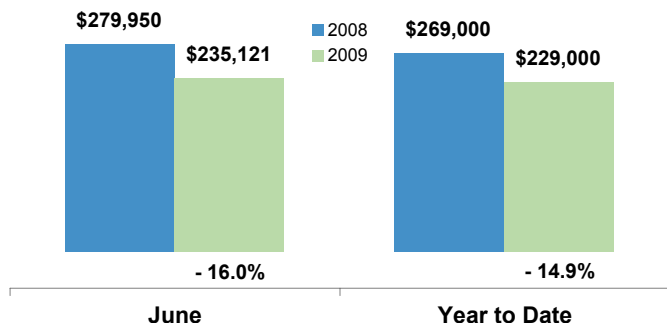
Activity—Most Recent Month



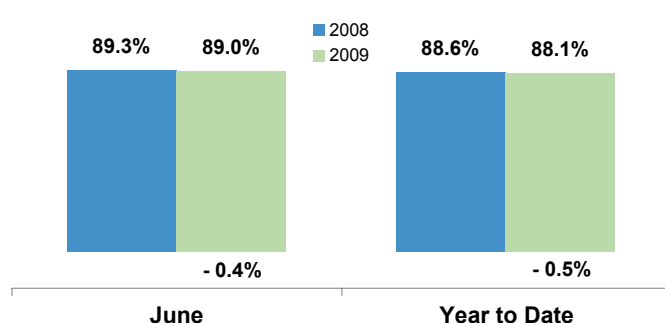
Activity—Year to Date



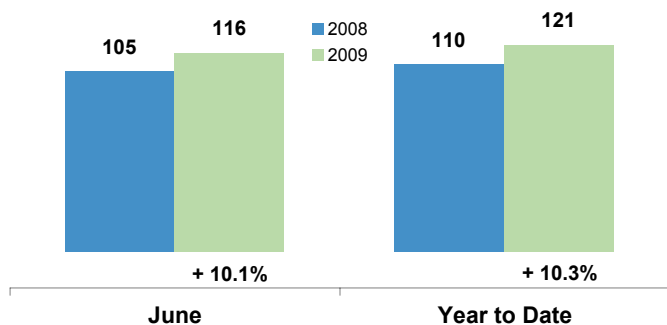
Median Sales Price



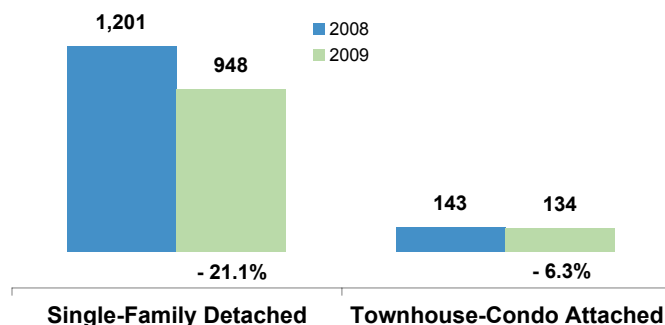
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 33 St. Johns County – SE

June

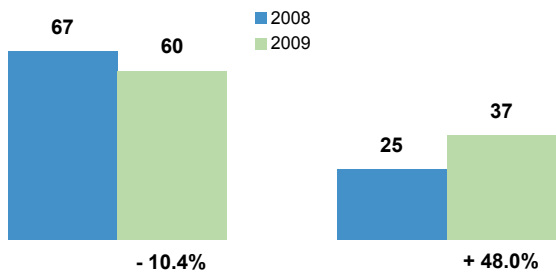
Year to Date

St. John's County, FL

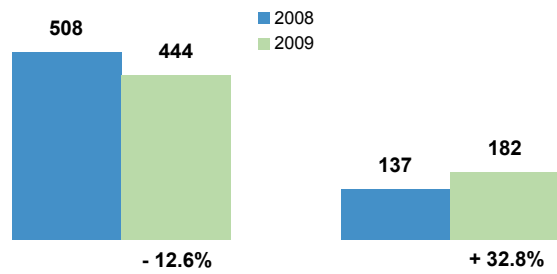
	2008	2009	Change	2008	2009	Change
New Listings	67	60	- 10.4%	508	444	- 12.6%
Closed Sales	25	37	+ 48.0%	137	182	+ 32.8%
Median Sales Price*	\$250,000	\$176,350	- 29.5%	\$222,945	\$176,250	- 20.9%
Percent of Original List Price Received at Sale*	86.6%	86.4%	- 0.3%	86.3%	86.7%	+ 0.5%
Average Days on Market Until Sale	128	98	- 23.1%	136	100	- 26.3%
Single-Family Detached Inventory	406	275	- 32.3%	--	--	--
Townhouse-Condo Inventory	137	122	- 10.9%	--	--	--

*Does not account for seller concessions

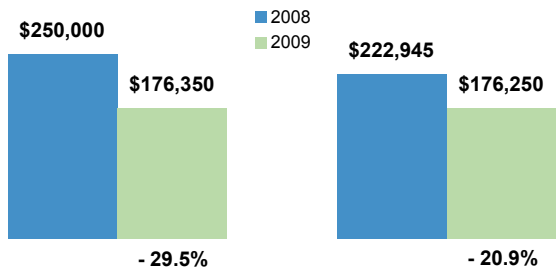
Activity—Most Recent Month



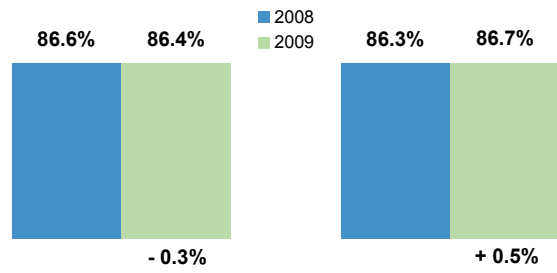
Activity—Year to Date



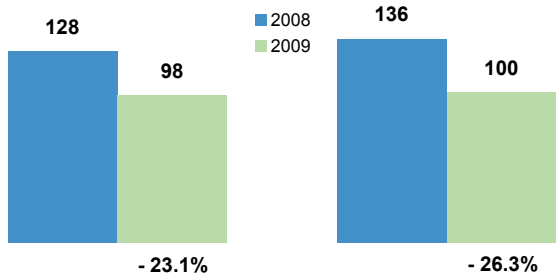
Median Sales Price



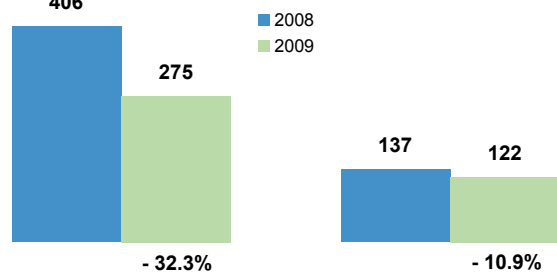
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



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

St. John's County, FL

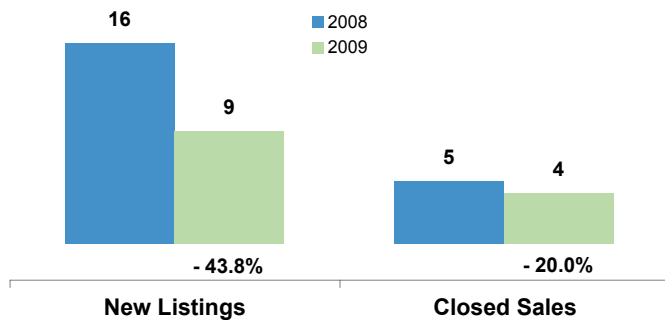
June

Year to Date

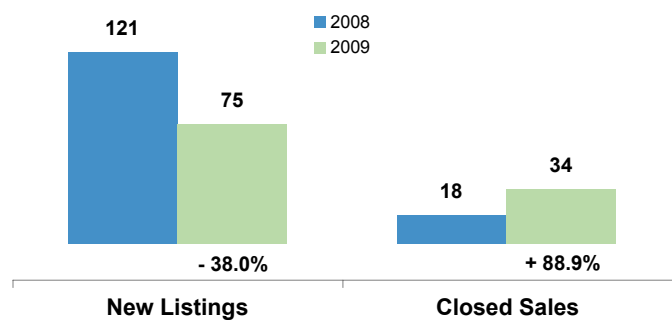
	2008	2009	Change	2008	2009	Change
New Listings	16	9	- 43.8%	121	75	- 38.0%
Closed Sales	5	4	- 20.0%	18	34	+ 88.9%
Median Sales Price*	\$130,000	\$168,750	+ 29.8%	\$168,750	\$156,975	- 7.0%
Percent of Original List Price Received at Sale*	90.3%	81.9%	- 9.3%	82.8%	85.0%	+ 2.7%
Average Days on Market Until Sale	150	89	- 40.8%	172	157	- 8.7%
Single-Family Detached Inventory	112	61	- 45.5%	--	--	--
Townhouse-Condo Inventory	36	33	- 8.3%	--	--	--

*Does not account for seller concessions

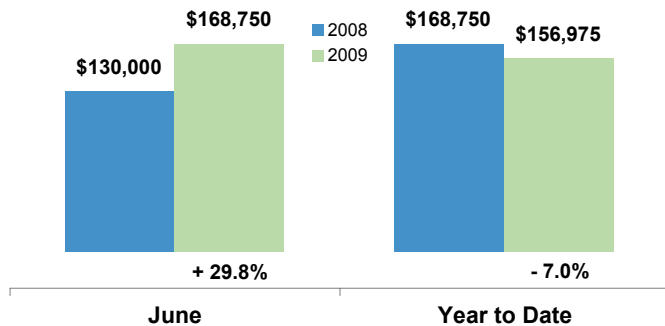
Activity—Most Recent Month



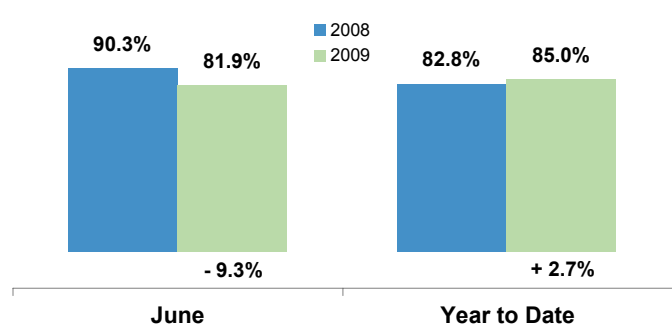
Activity—Year to Date



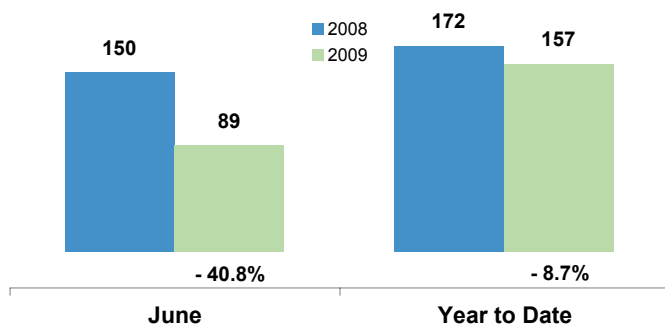
Median Sales Price



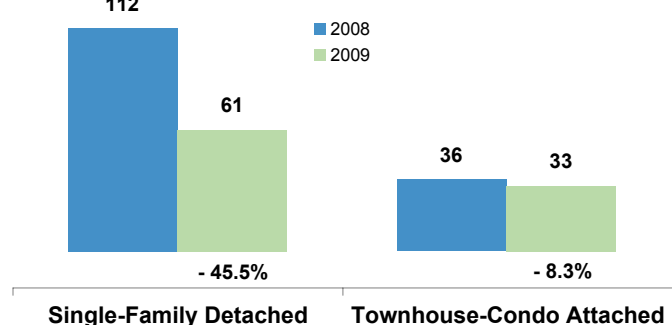
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 34 St. Johns County – SW

June

Year to Date

St. John's County, FL

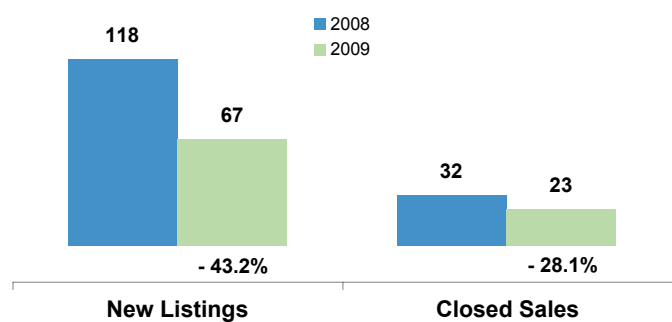
	2008	2009	Change	2008	2009	Change
New Listings	18	12	- 33.3%	118	67	- 43.2%
Closed Sales	13	4	- 69.2%	32	23	- 28.1%
Median Sales Price*	\$130,000	\$174,950	+ 34.6%	\$159,900	\$163,000	+ 1.9%
Percent of Original List Price Received at Sale*	87.6%	90.6%	+ 3.4%	85.2%	87.0%	+ 2.1%
Average Days on Market Until Sale	108	56	- 48.5%	138	123	- 10.3%
Single-Family Detached Inventory	127	82	- 35.4%	--	--	--
Townhouse-Condo Inventory	2	3	+ 50.0%	--	--	--

*Does not account for seller concessions

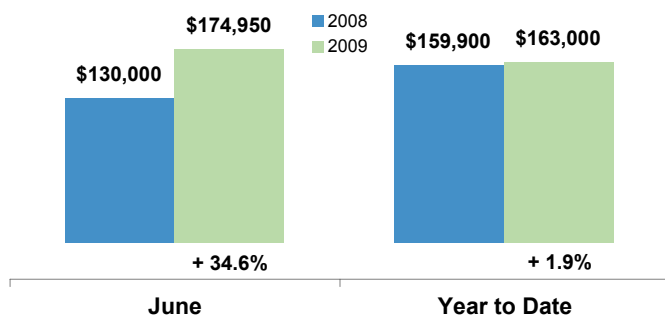
Activity—Most Recent Month



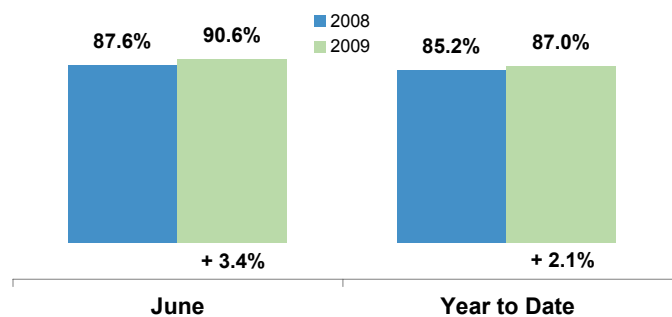
Activity—Year to Date



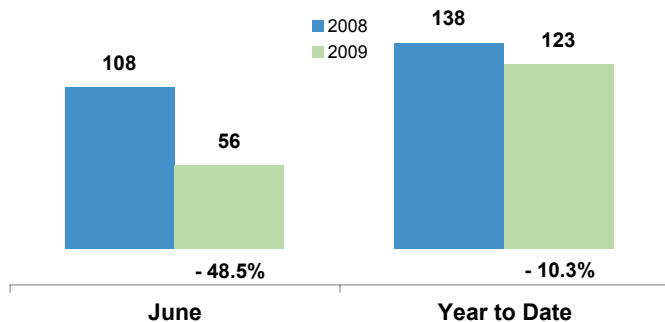
Median Sales Price



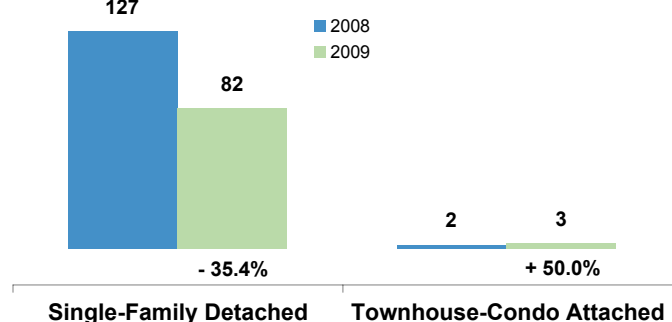
Percent of Original List Price Received at Sale



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

June

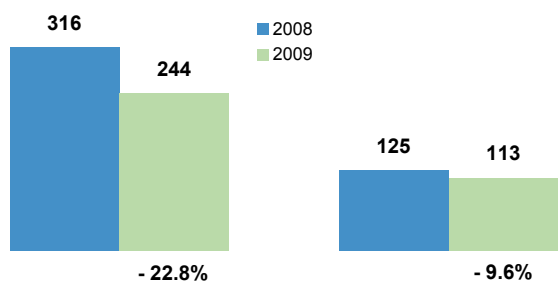
Year to Date

Duval County, FL

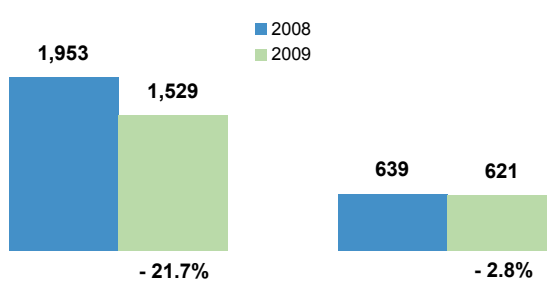
	2008	2009	Change	2008	2009	Change
New Listings	316	244	- 22.8%	1,953	1,529	- 21.7%
Closed Sales	125	113	- 9.6%	639	621	- 2.8%
Median Sales Price*	\$146,450	\$118,750	- 18.9%	\$147,000	\$114,900	- 21.8%
Percent of Original List Price Received at Sale*	91.1%	86.4%	- 5.1%	90.4%	85.5%	- 5.4%
Average Days on Market Until Sale	105	100	- 4.8%	100	103	+ 3.2%
Single-Family Detached Inventory	1,500	1,108	- 26.1%	--	--	--
Townhouse-Condo Inventory	63	56	- 11.1%	--	--	--

*Does not account for seller concessions

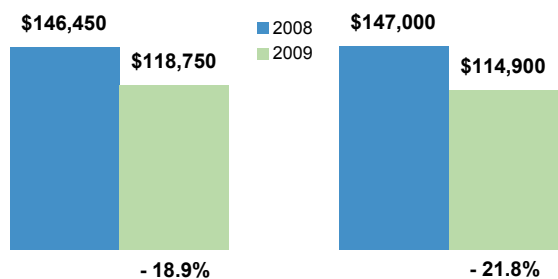
Activity—Most Recent Month



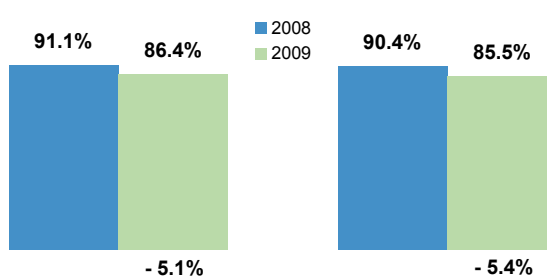
Activity—Year to Date



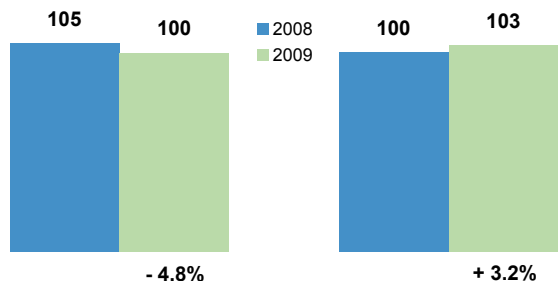
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

