



# NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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## Monthly Indicators

### October 2009

Area breakouts of 29 submarkets begin after page 15.

Home sales in the Jacksonville region continue to post extremely robust numbers. October saw 1,729 signed purchase agreements, up 78.8 percent from a year ago.

With the home buyer tax credit extended and expanded, we can expect that first-time home buyer activity will remain strong, but don't bank on the same blockbuster numbers we saw this year. If you were a potential first-time home buyer who was qualified to purchase in 2009, odds are good that you already bought. The fact that the income limits have been raised for eligibility does help since it widens the credit's availability.

The \$6,500 credit for second-time buyers will spur some sellers in the low-to-mid price ranges to put their homes on the market who had previously been on the fence. New listings will likely increase this winter and into early 2010 as a result.

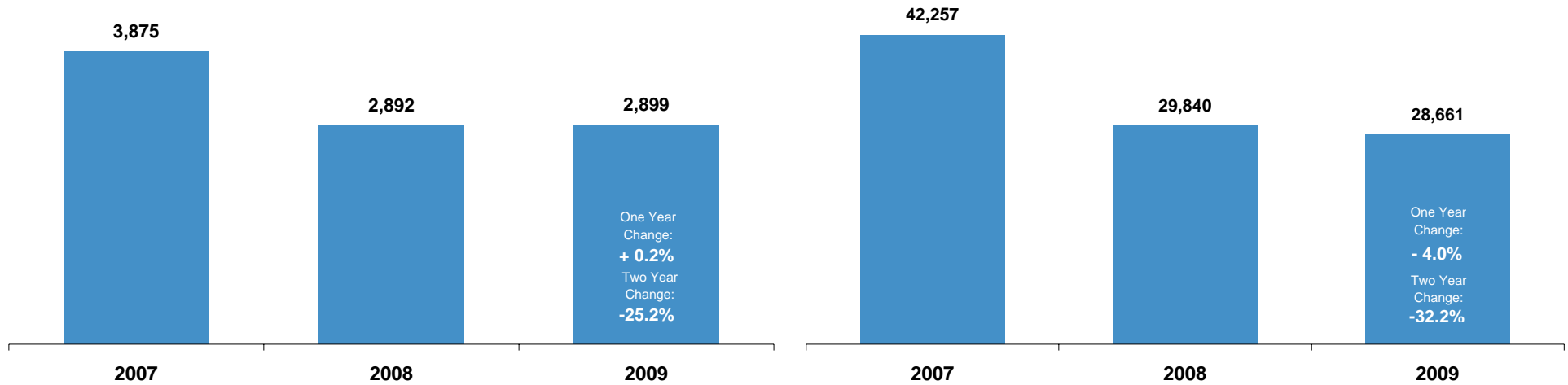
<b>New Listings</b>	<b>2</b>
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# New Listings

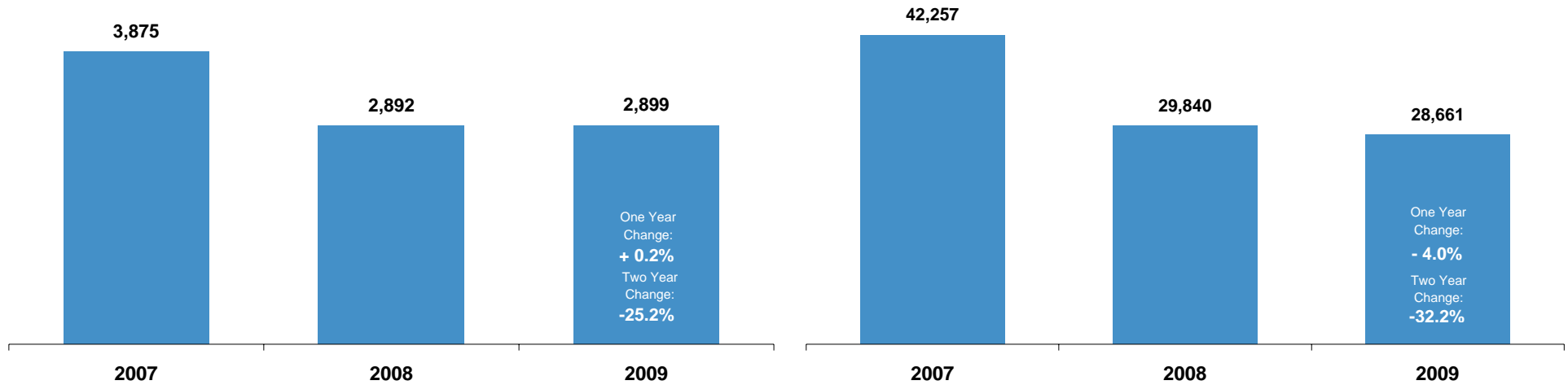
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



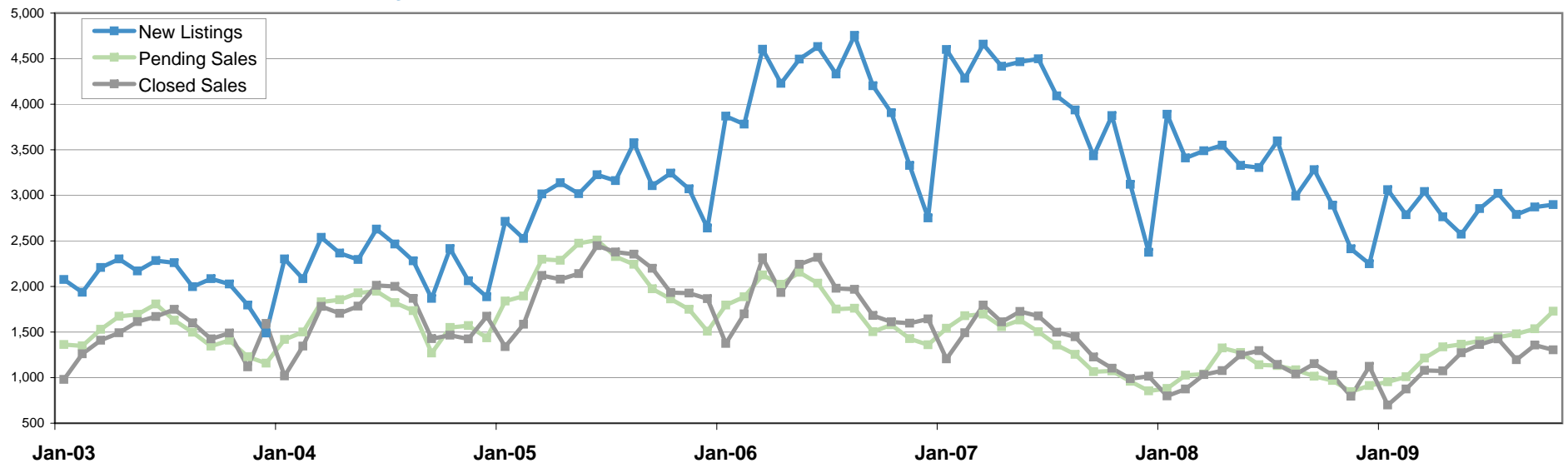
## October



## Year to Date



## Historical Market Activity



# Pending Sales

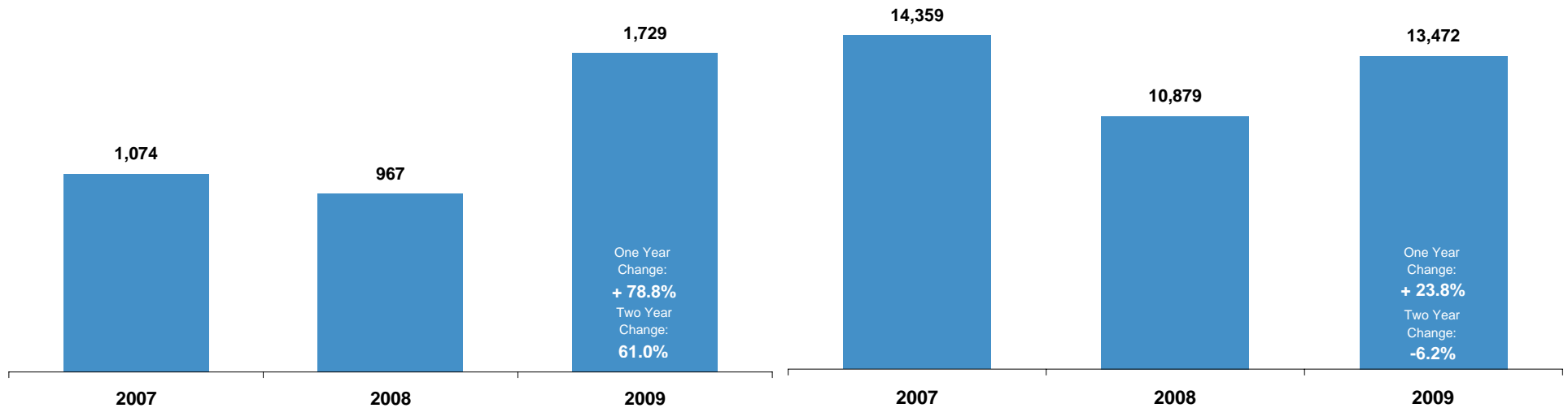
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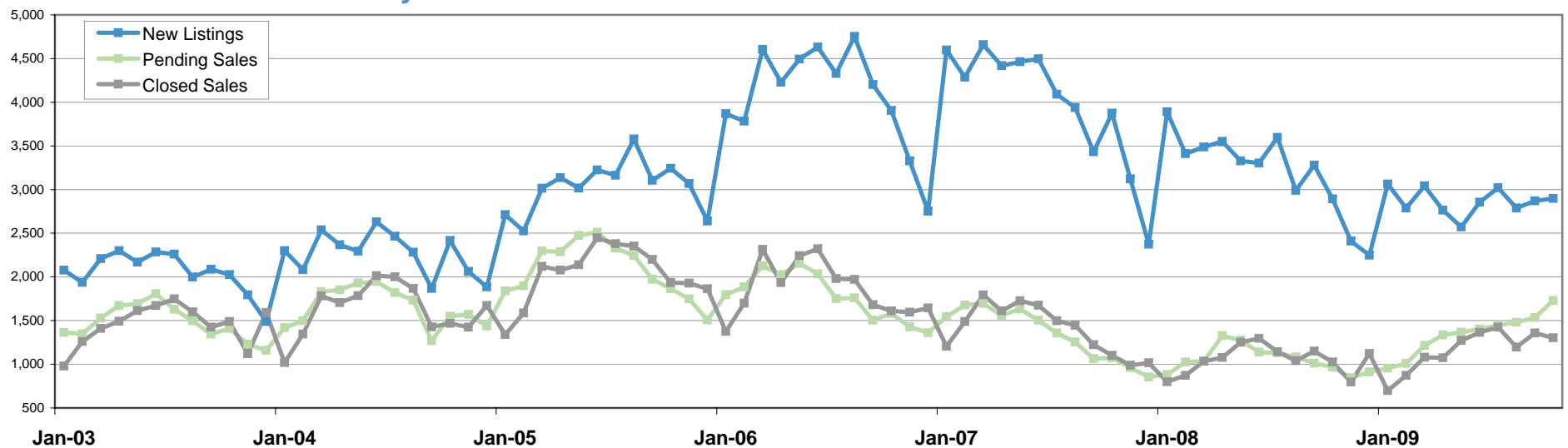
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ASSOCIATION OF REALTORS**

## October

## Year to Date



## Historical Market Activity



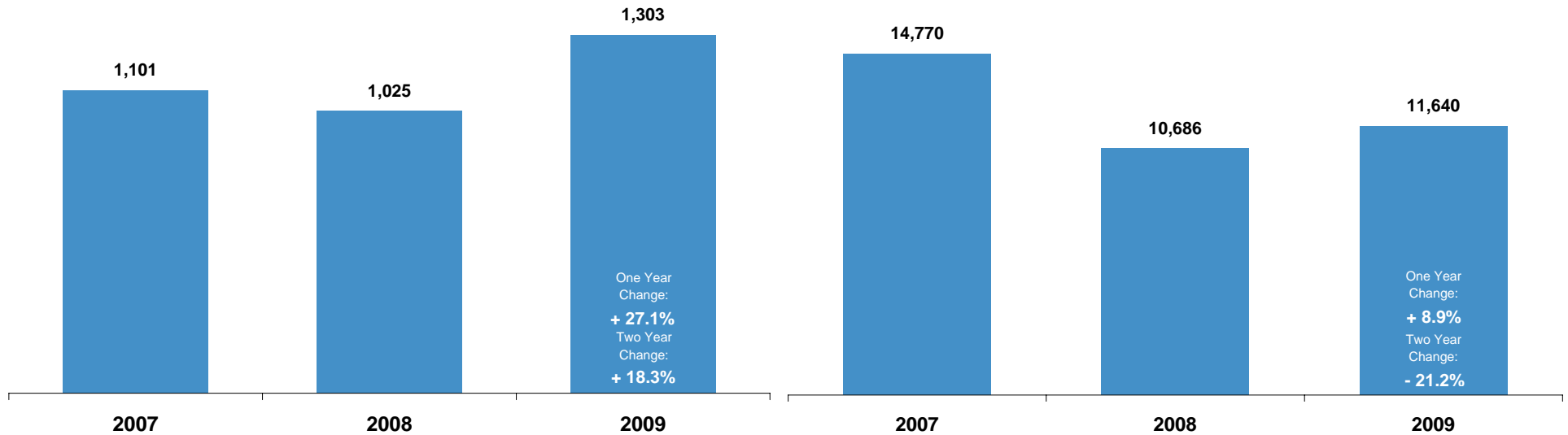
# Closed Sales

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

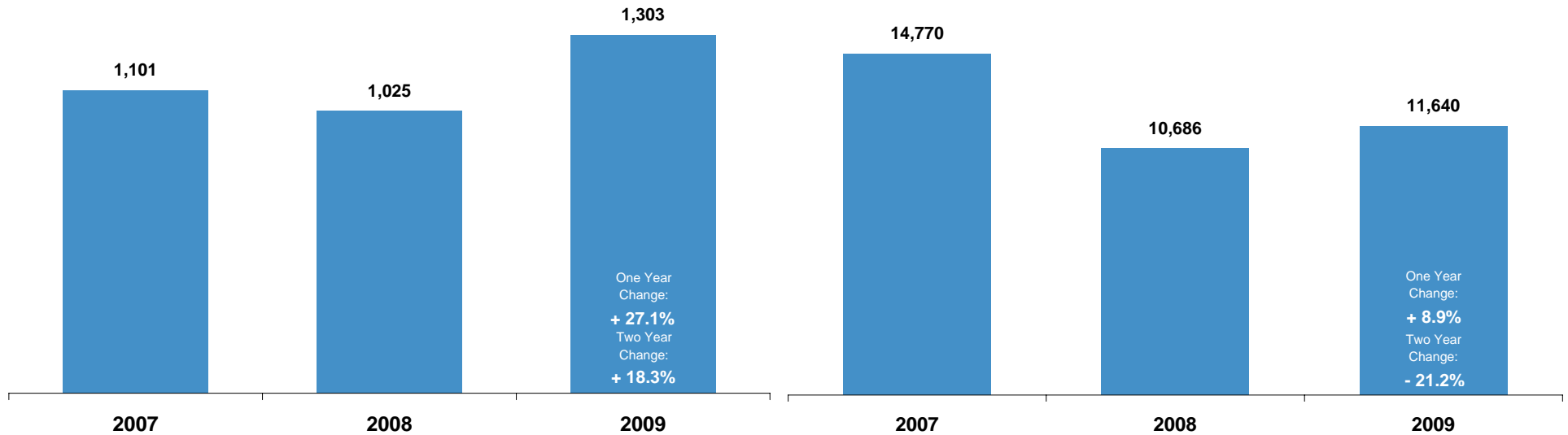


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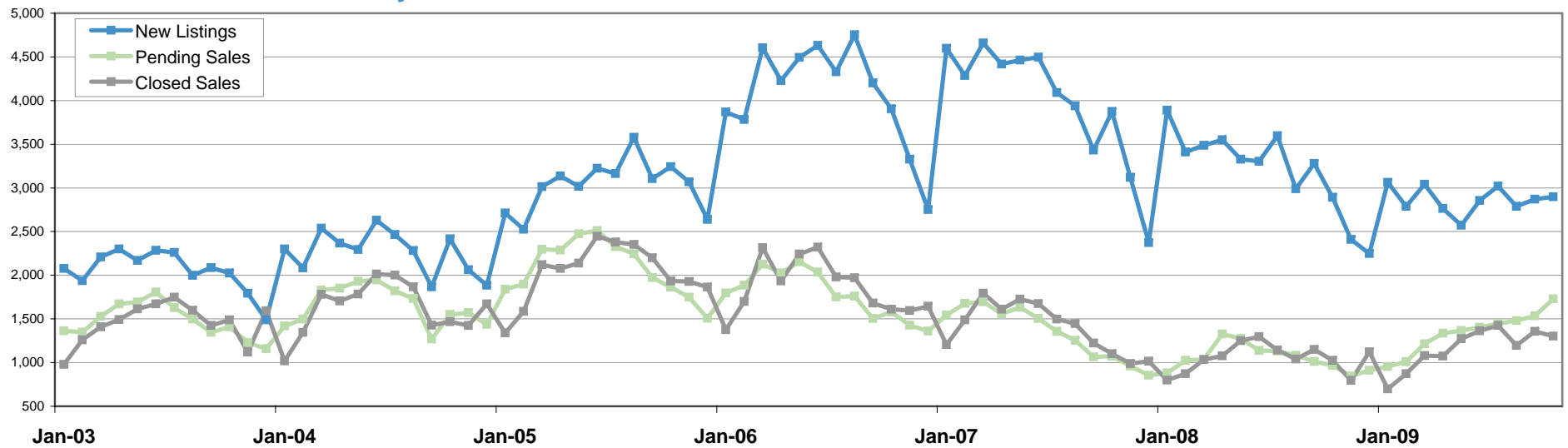
## October



## Year to Date



## Historical Market Activity



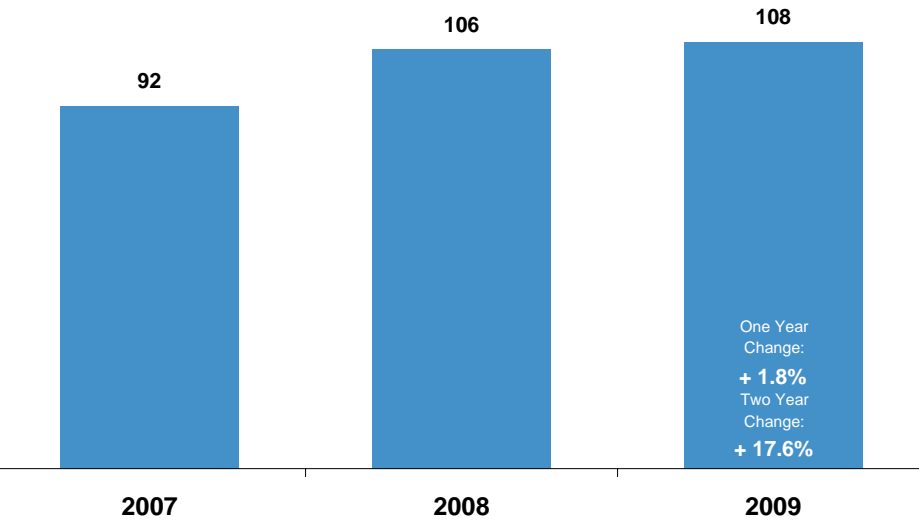
# Days on Market Until Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

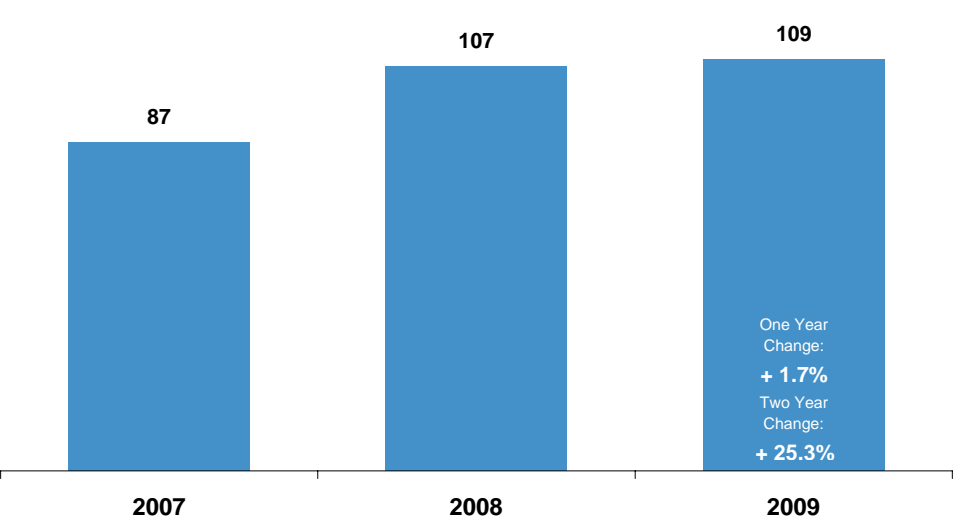


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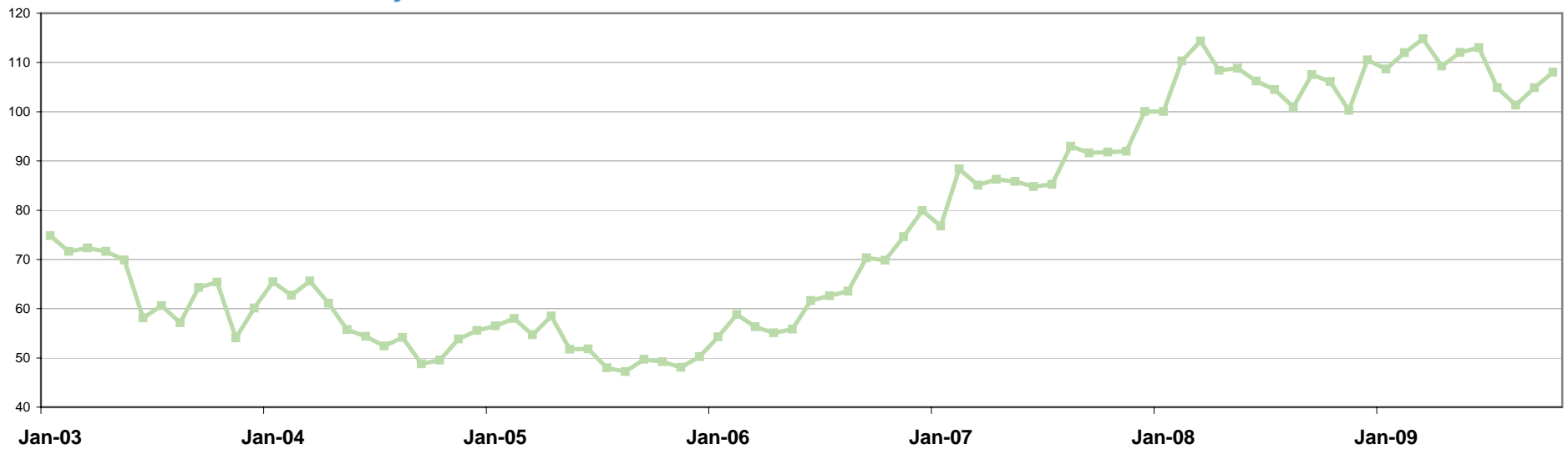
## October



## Year to Date



## Historical Market Activity



# Median Sales Price

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

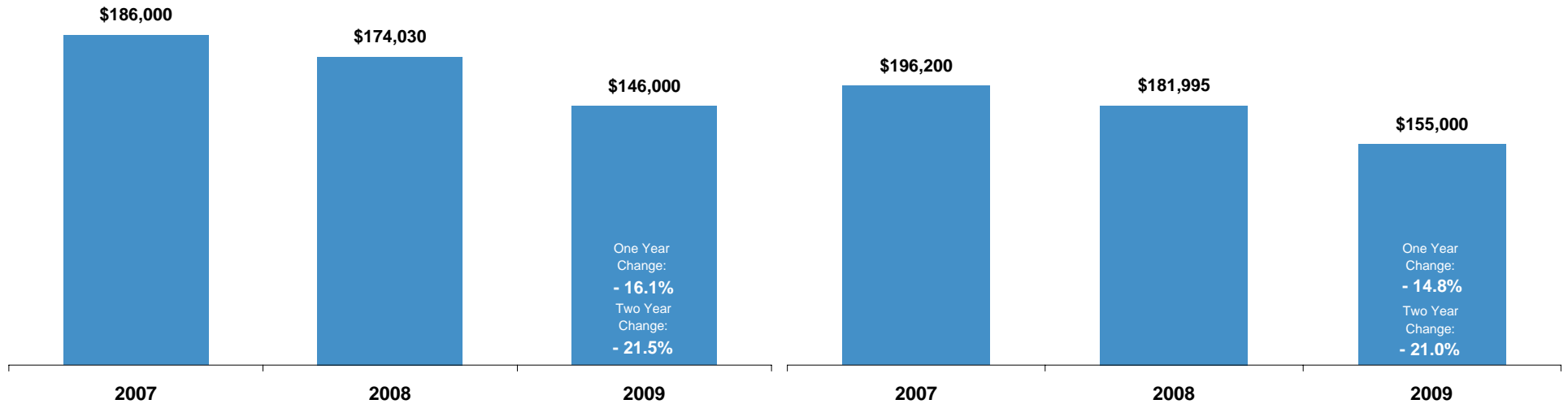


**NORTHEAST FLORIDA  
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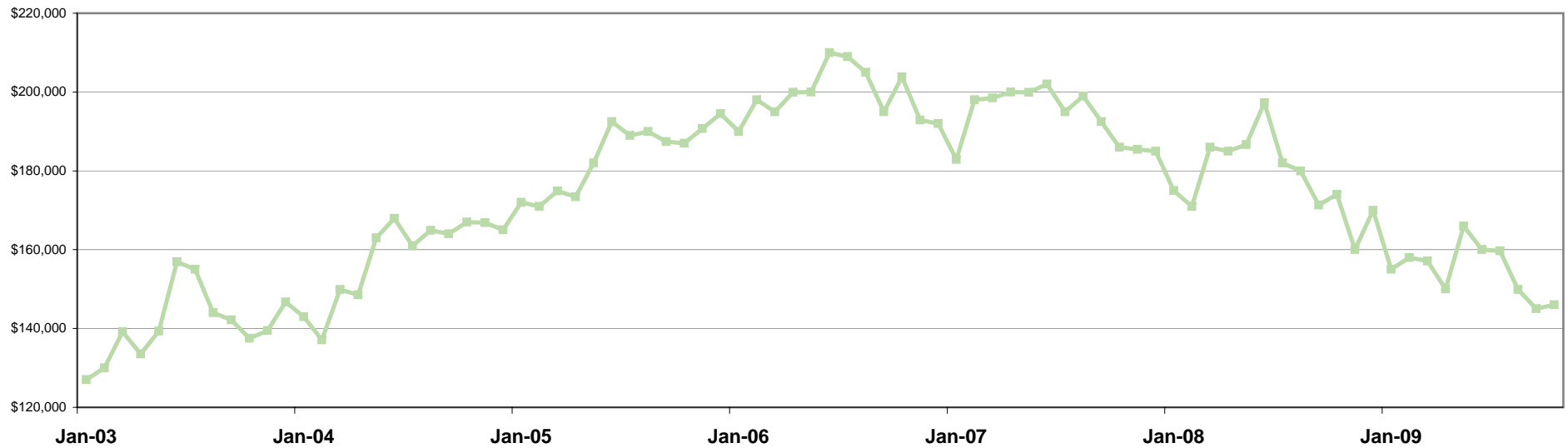
## October

## Year to Date

Figures do not take into account seller concessions.



## Historical Median Prices



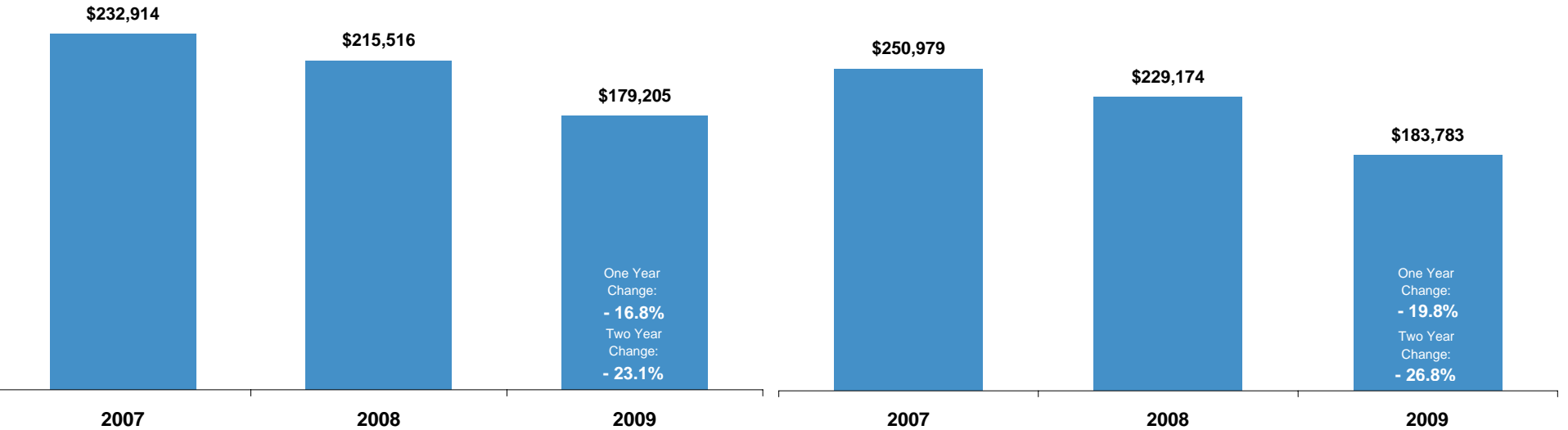
# Average Sales Price

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



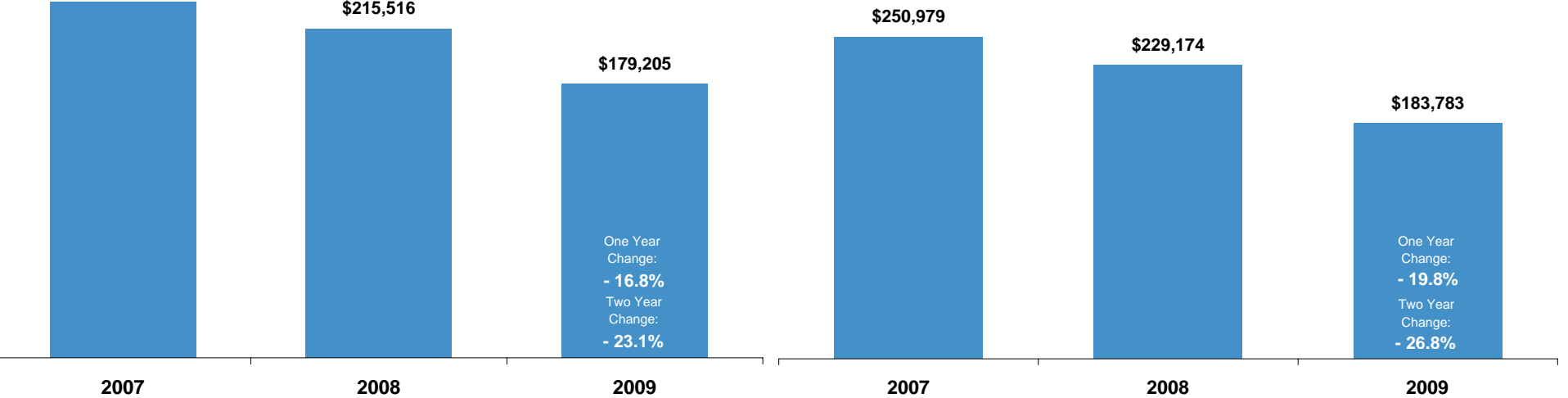
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## October

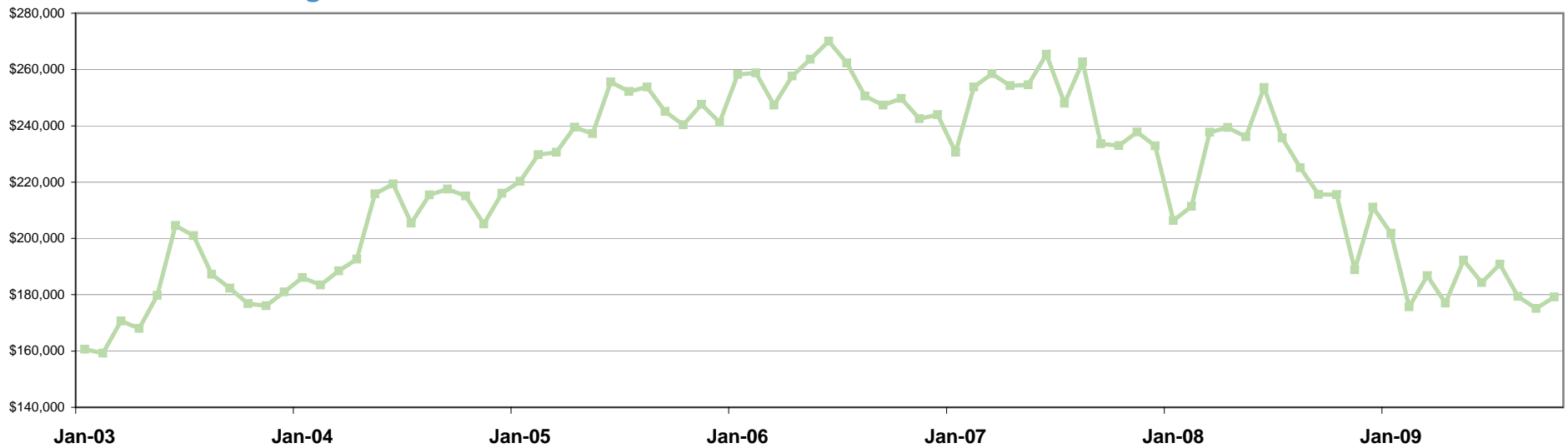


## Year to Date

Figures do not take into account seller concessions.



## Historical Average Prices

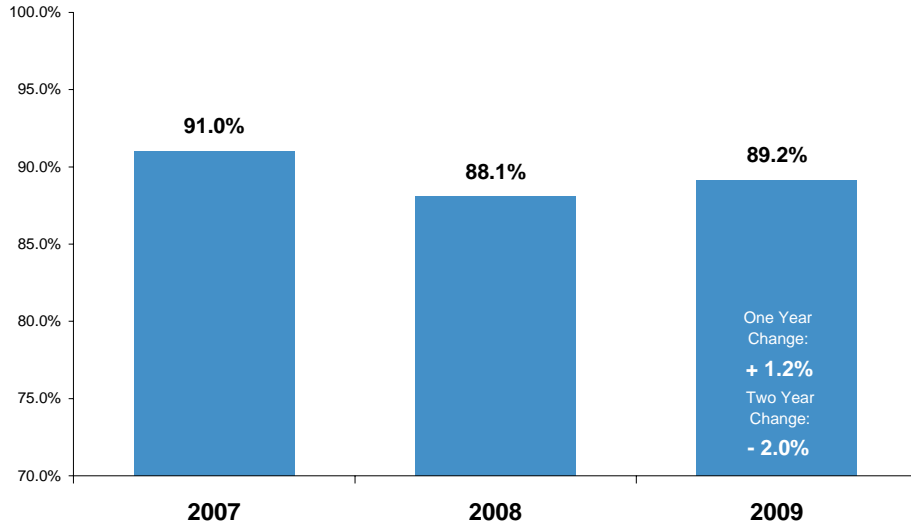


# Percent of Original List Price Received at Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

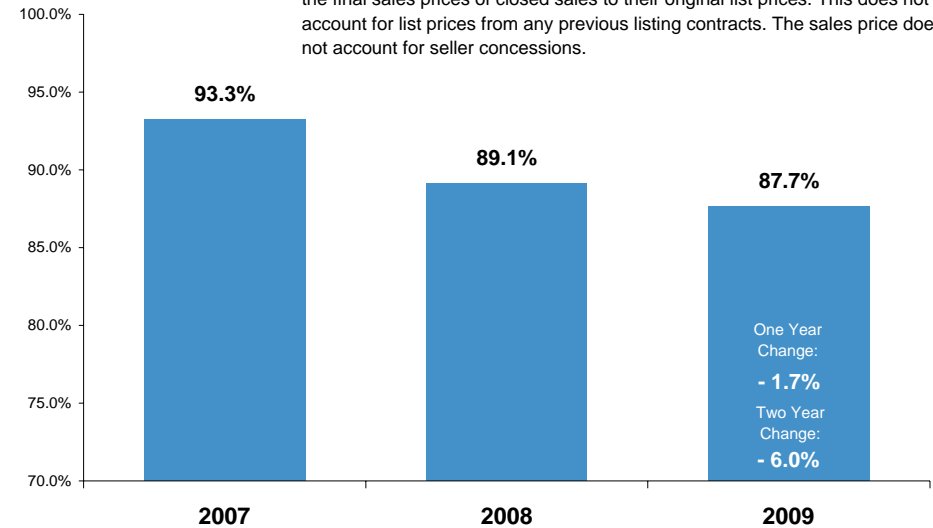


## October

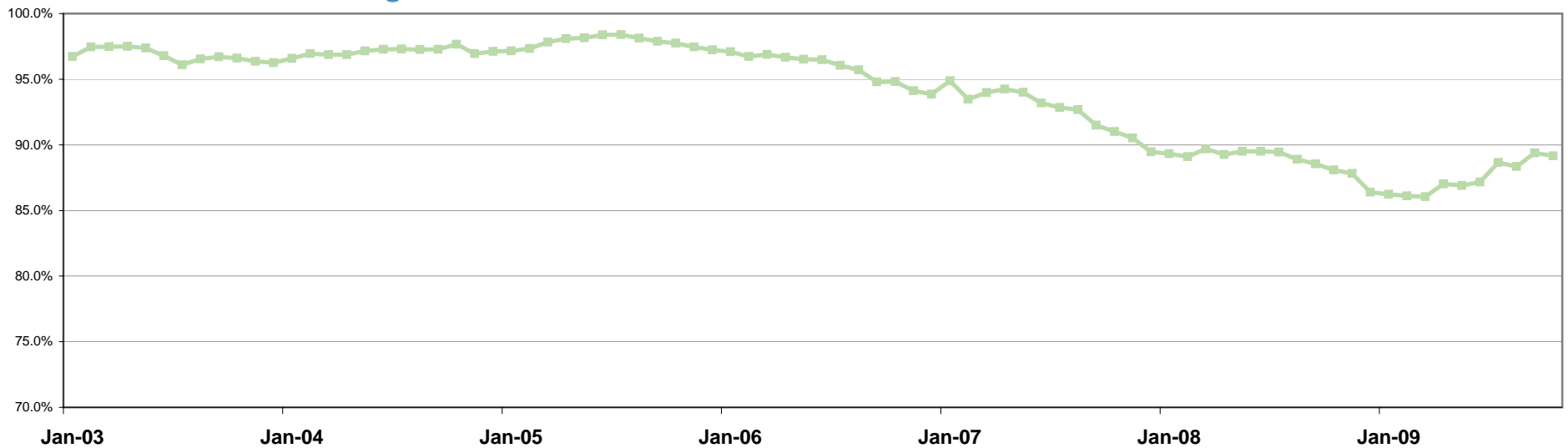


## Year to Date

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®**

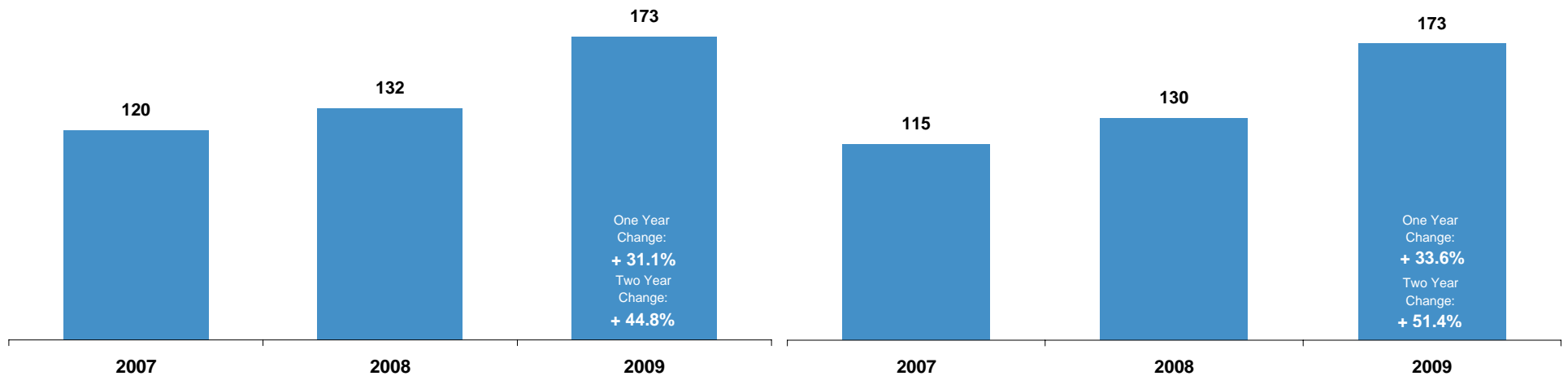


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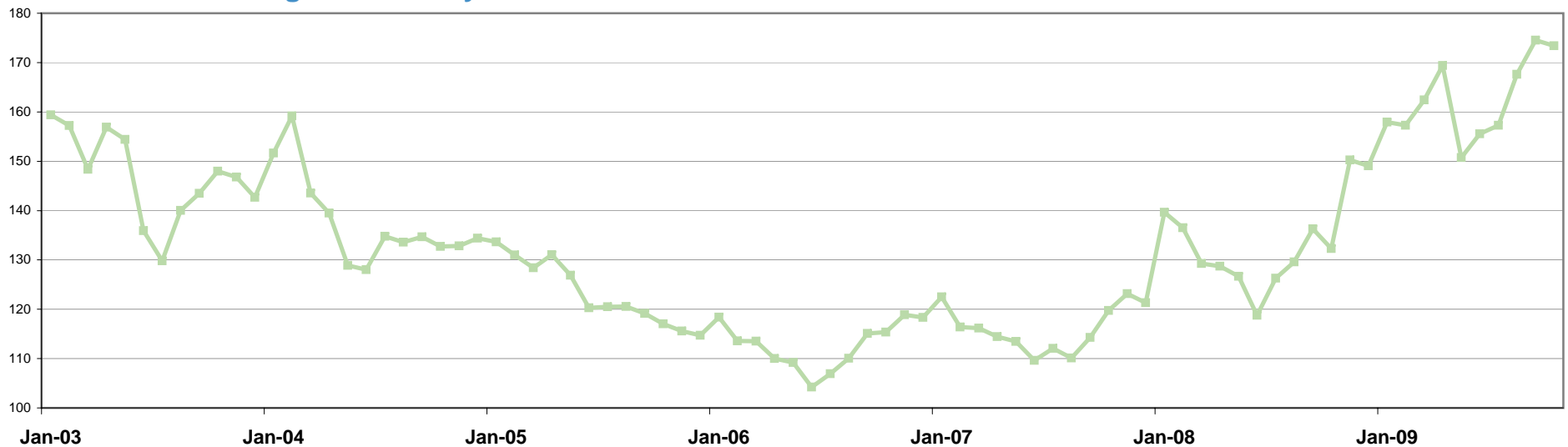
October

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

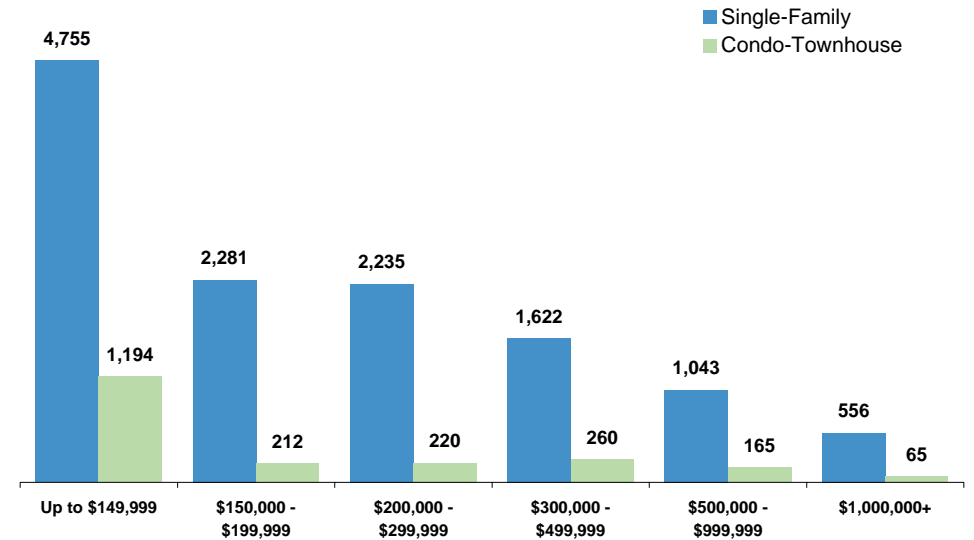
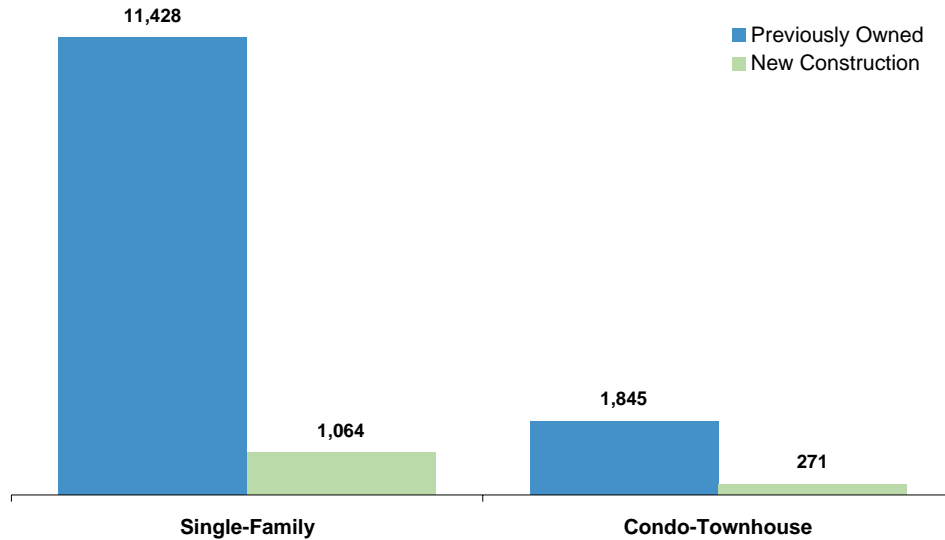


# Housing Supply Outlook

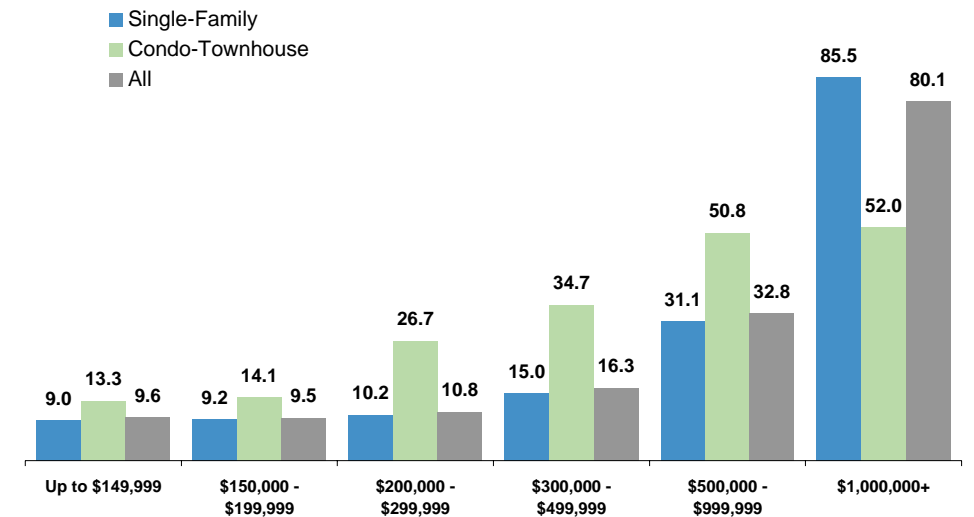
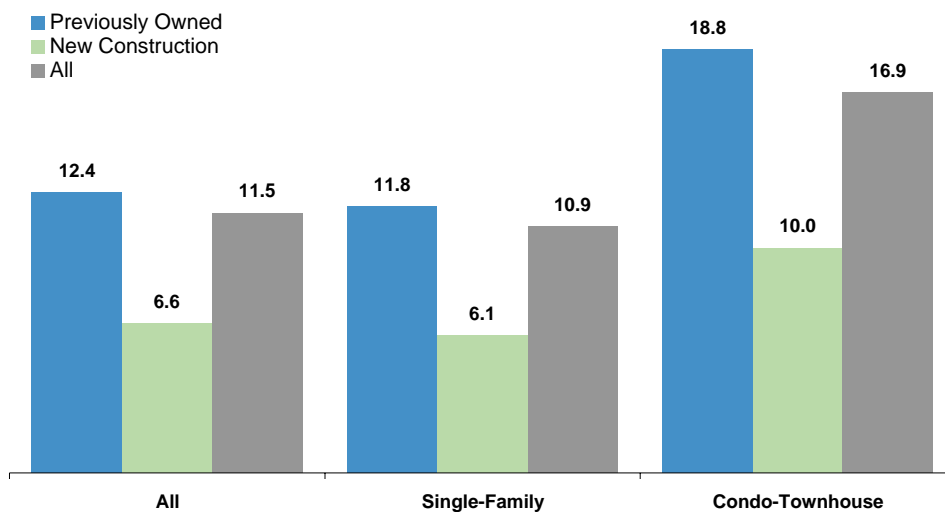
A Monthly Indicator from the Northeast Florida Association of REALTORS®



## 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

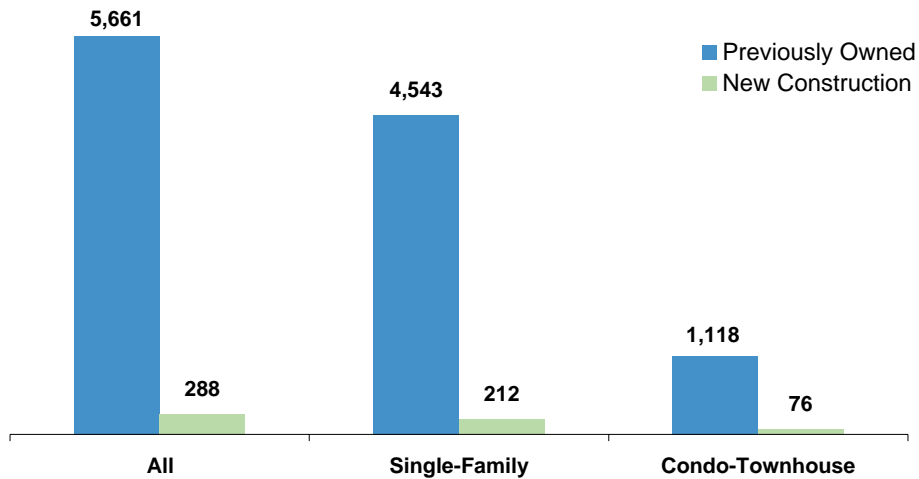
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



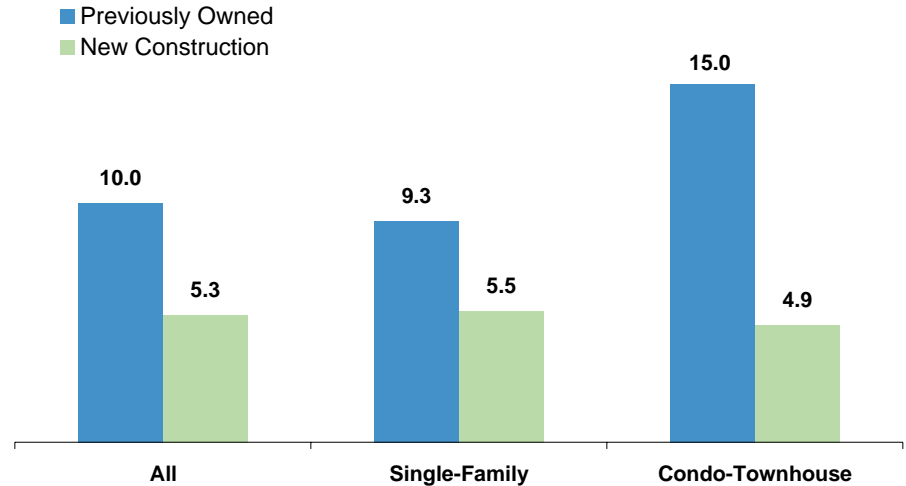
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## Up to \$149,999

### Inventory

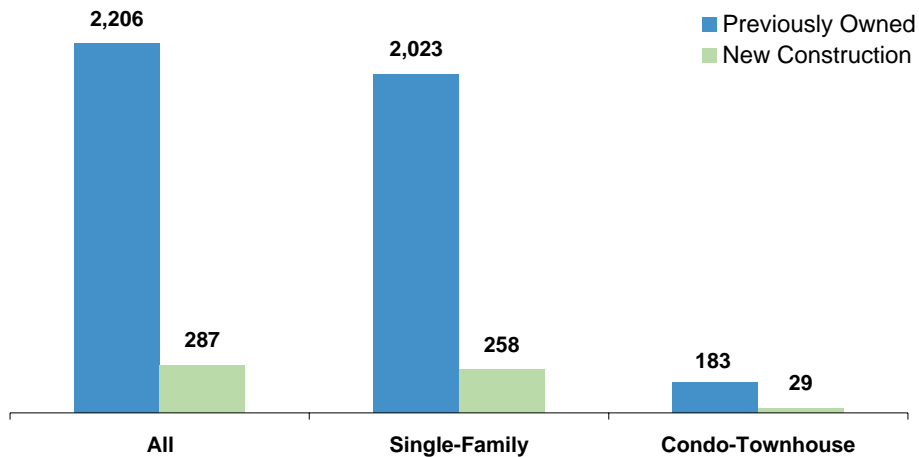


### Months Supply

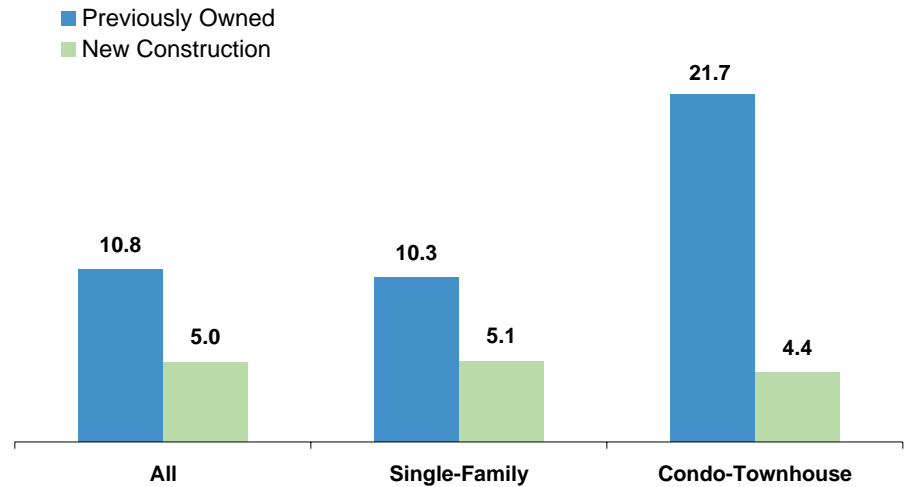


## \$150,000 to \$199,999

### Inventory



### Months Supply



# Housing Supply Outlook

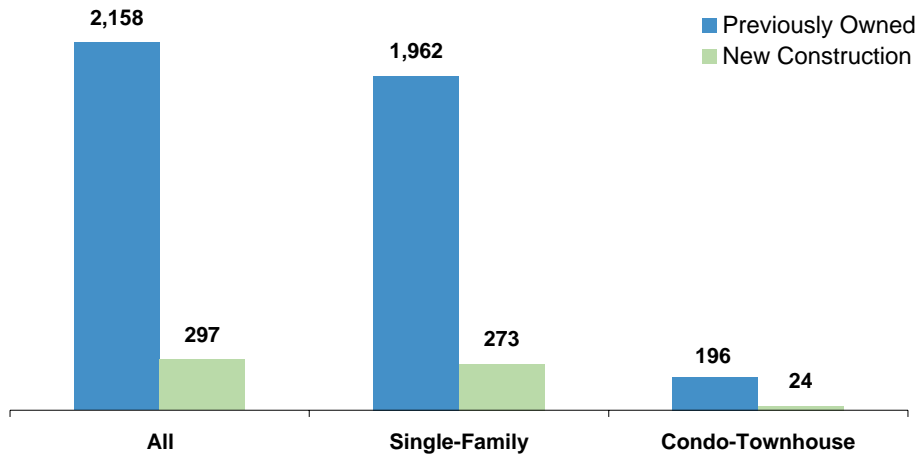
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



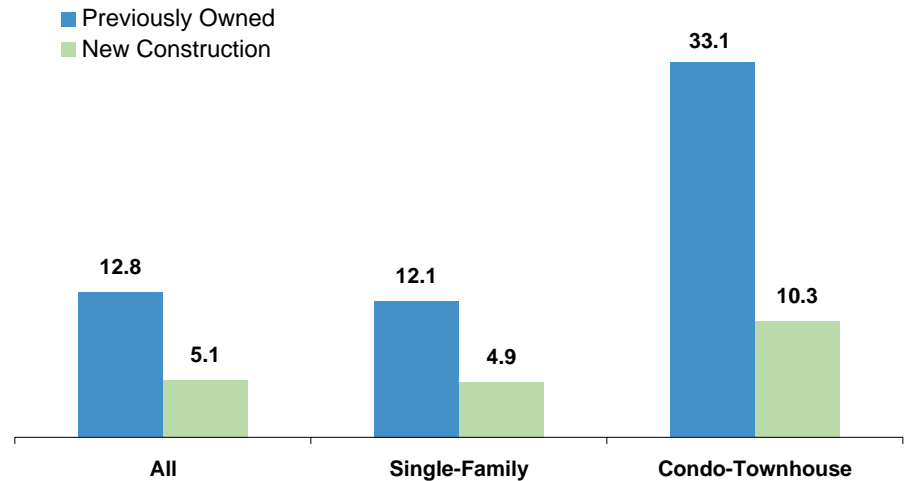
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## \$200,000 to \$299,999

### Inventory

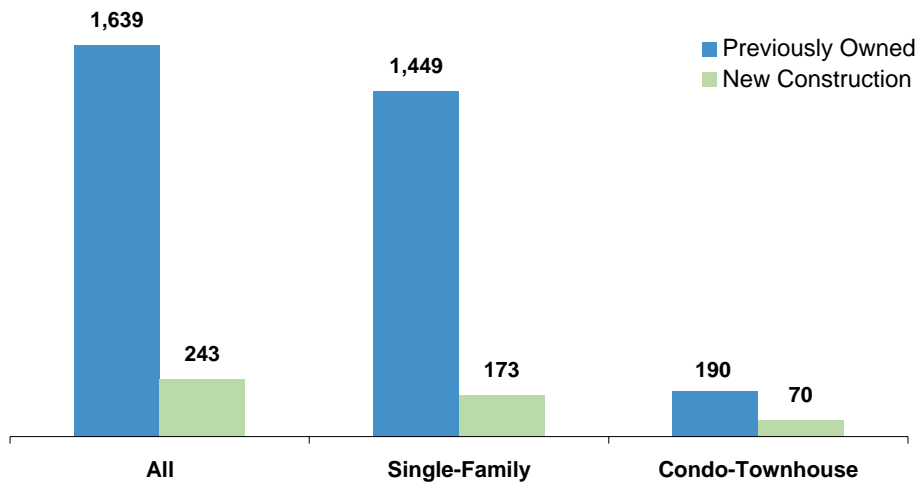


### Months Supply

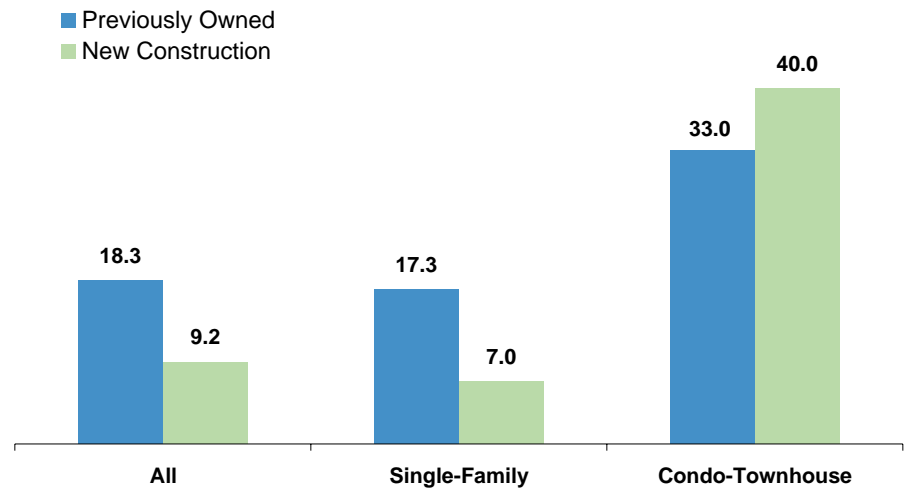


## \$300,000 to \$499,999

### Inventory



### Months Supply



# Housing Supply Outlook

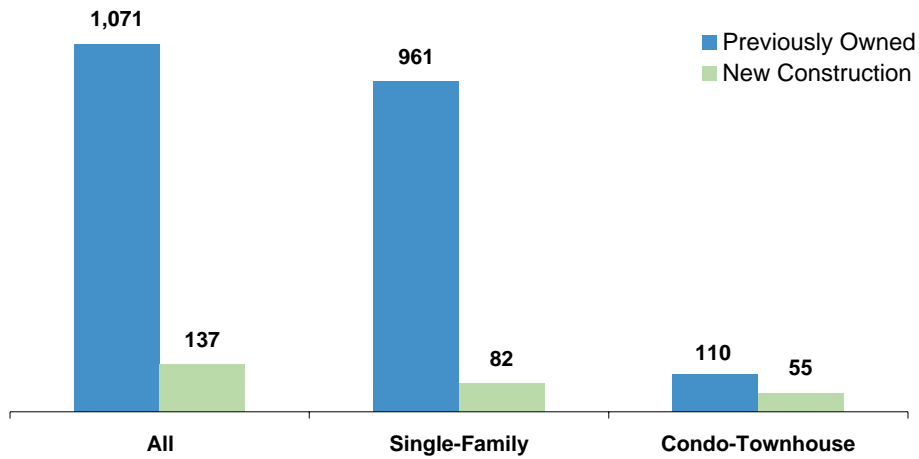
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



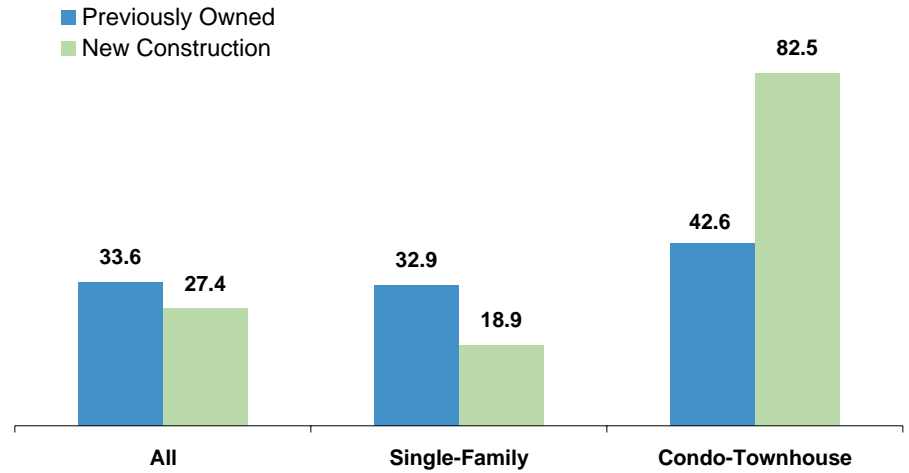
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## \$500,000 to \$999,999

### Inventory

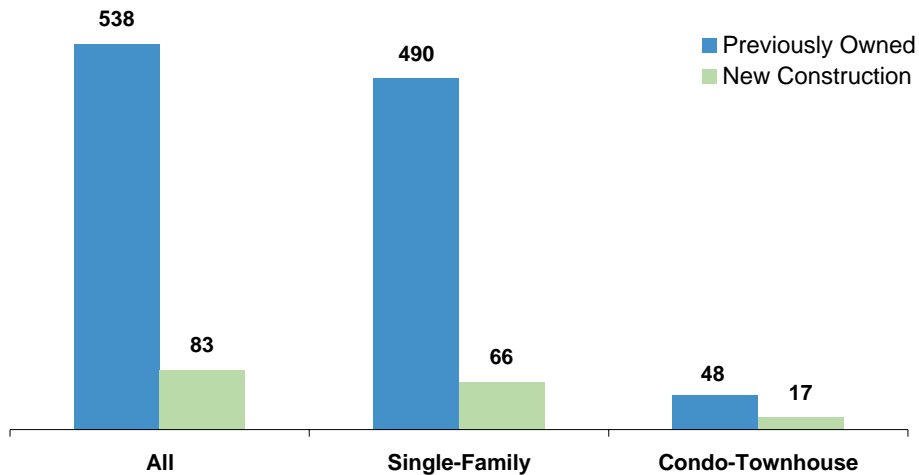


### Months Supply

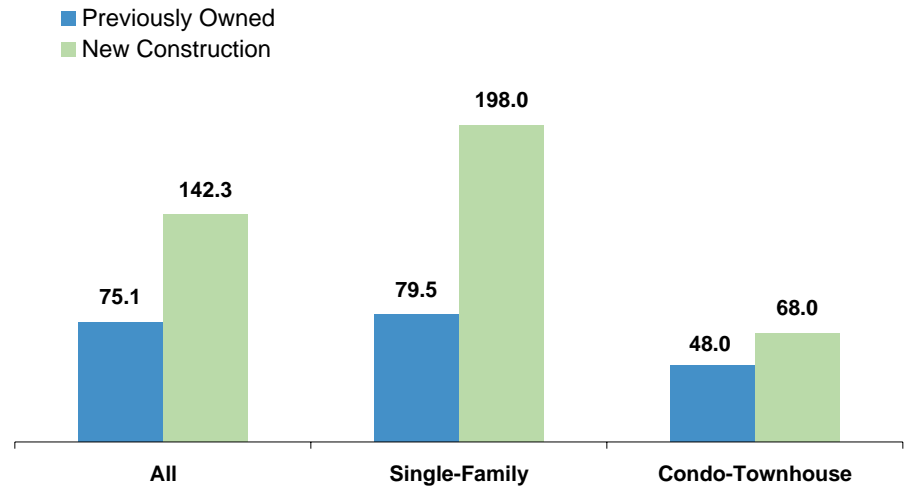


## \$1,000,000 and above

### Inventory



### Months Supply



# Market Overview



A Monthly Indicator from the Northeast Florida Association of REALTORS®

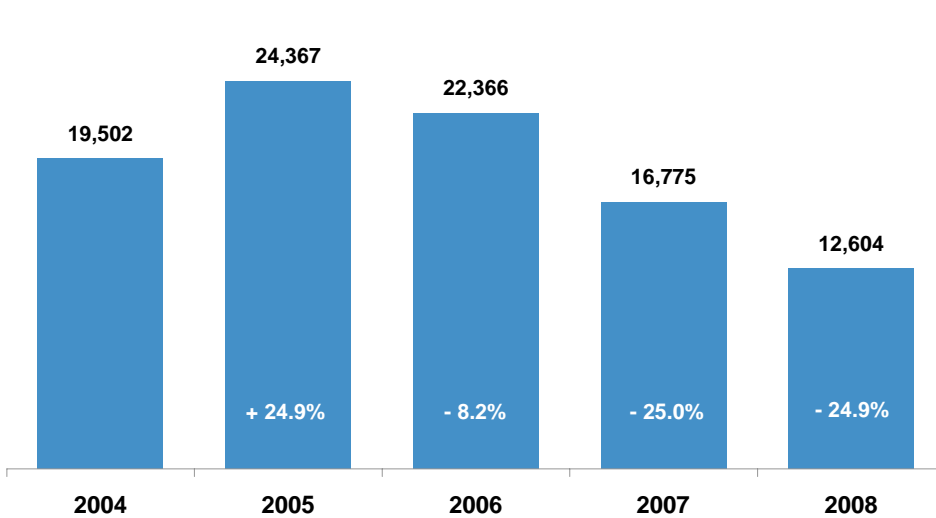
October 2009		This Year	Previous Year	Percent Change	5-Year Average	This Year Year-to-Date	Previous Year Year-to-Date	Percent Change	5-Year Year-to-Date Average
<b>New Listings</b>	Aug	2,789	2,991	- 6.8%	3,609	22,890	23,668	- 3.3%	28,113
	Sep	2,872	3,280	- 12.4%	3,378	25,762	26,948	- 4.4%	31,492
	<b>Oct</b>	<b>2,899</b>	<b>2,892</b>	<b>+ 0.2%</b>	<b>3,363</b>	<b>28,661</b>	<b>29,840</b>	<b>- 4.0%</b>	<b>34,855</b>
<b>Pending Sales</b>	Aug	1,479	1,084	+ 36.4%	1,565	10,208	8,898	+ 14.7%	12,947
	Sep	1,535	1,014	+ 51.4%	1,418	11,743	9,912	+ 18.5%	14,365
	<b>Oct</b>	<b>1,729</b>	<b>967</b>	<b>+ 78.8%</b>	<b>1,443</b>	<b>13,472</b>	<b>10,879</b>	<b>+ 23.8%</b>	<b>15,808</b>
<b>Closed Sales</b>	Aug	1,197	1,039	+ 15.2%	1,601	8,981	8,510	+ 5.5%	12,442
	Sep	1,356	1,151	+ 17.8%	1,522	10,337	9,661	+ 7.0%	13,965
	<b>Oct</b>	<b>1,303</b>	<b>1,025</b>	<b>+ 27.1%</b>	<b>1,395</b>	<b>11,640</b>	<b>10,686</b>	<b>+ 8.9%</b>	<b>15,360</b>
<b>Days on Market Until Sale</b>	Aug	101	101	+ 0.3%	81	109	107	+ 2.4%	83
	Sep	105	108	- 2.5%	85	109	107	+ 1.7%	83
	<b>Oct</b>	<b>108</b>	<b>106</b>	<b>+ 1.8%</b>	<b>85</b>	<b>109</b>	<b>107</b>	<b>+ 1.7%</b>	<b>83</b>
<b>Median Sales Price</b>	Aug	\$149,900	\$180,000	- 16.7%	\$184,780	\$157,090	\$185,000	- 15.1%	\$184,312
	Sep	\$145,000	\$171,350	- 15.4%	\$178,250	\$155,000	\$183,000	- 15.3%	\$183,547
	<b>Oct</b>	<b>\$146,000</b>	<b>\$174,030</b>	<b>- 16.1%</b>	<b>\$179,374</b>	<b>\$155,000</b>	<b>\$181,995</b>	<b>- 14.8%</b>	<b>\$183,219</b>
<b>Average Sales Price</b>	Aug	\$179,411	\$225,110	- 20.3%	\$234,313	\$185,756	\$232,647	- 20.2%	\$234,635
	Sep	\$175,108	\$215,662	- 18.8%	\$223,357	\$184,360	\$230,623	- 20.1%	\$233,440
	<b>Oct</b>	<b>\$179,205</b>	<b>\$215,516</b>	<b>- 16.8%</b>	<b>\$223,531</b>	<b>\$183,783</b>	<b>\$229,174</b>	<b>- 19.8%</b>	<b>\$232,576</b>
<b>Total Active Listings Available</b>	Aug	15,471	18,331	- 15.6%					
	Sep	15,118	17,943	- 15.7%	--	--	--	--	--
	<b>Oct</b>	<b>14,608</b>	<b>17,867</b>	<b>- 18.2%</b>					
<b>Percent of Original List Price</b>	Aug	88.3%	88.9%	- 0.6%	92.8%	92.8%	89.4%	+ 3.8%	87.2%
	Sep	89.4%	88.5%	+ 1.0%	92.4%	92.4%	89.3%	+ 3.5%	87.5%
	<b>Oct</b>	<b>89.2%</b>	<b>88.1%</b>	<b>+ 1.2%</b>	<b>92.2%</b>	<b>92.2%</b>	<b>89.1%</b>	<b>+ 3.4%</b>	<b>87.7%</b>
<b>Housing Affordability Index</b>	Aug	168	130	+ 29.3%	128	168	129	+ 30.4%	
	Sep	175	136	+ 28.1%	132	175	129	+ 34.8%	--
	<b>Oct</b>	<b>173</b>	<b>132</b>	<b>+ 31.1%</b>	<b>132</b>	<b>173</b>	<b>130</b>	<b>+ 33.6%</b>	
<b>Months Supply of Inventory</b>	Aug	13.3	17.1	- 22.2%					
	Sep	12.5	16.8	- 25.4%	--	--	--	--	--
	<b>Oct</b>	<b>11.5</b>	<b>16.9</b>	<b>- 31.8%</b>					

# Annual Review

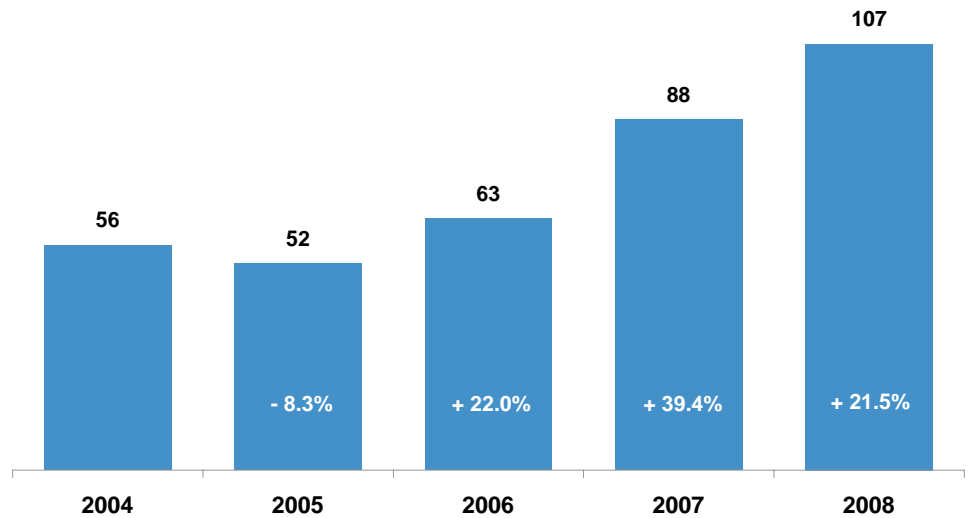
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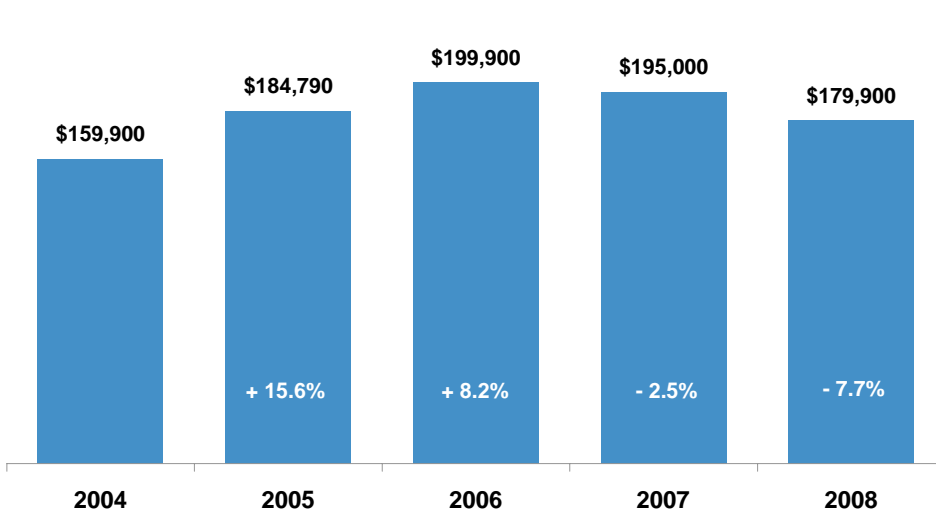
## Closed Sales



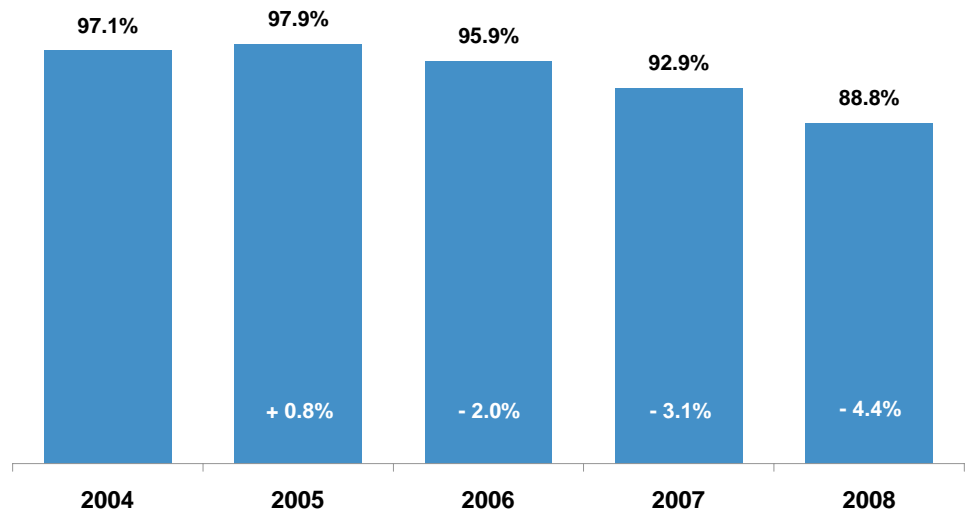
## Days on Market Until Sale



## Median Sales Price



## Percent of Original List Price Received at Sale



# Local Market Updates

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## Region 01 Southside/Mandarin/ Bartram

### October

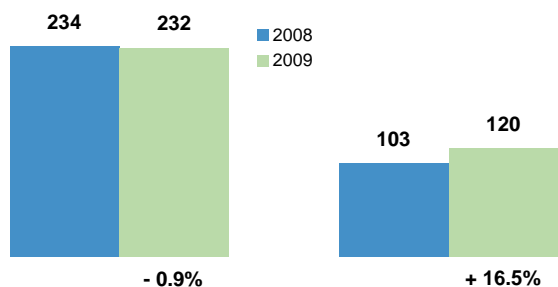
### Year to Date

Duval County, FL

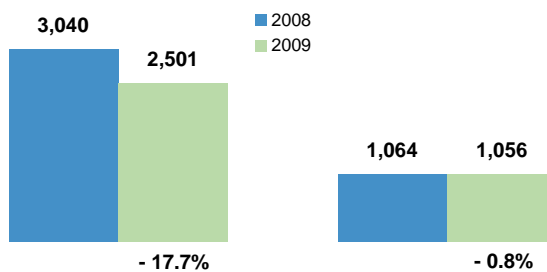
	2008	2009	Change	2008	2009	Change
New Listings	234	232	- 0.9%	3,040	2,501	- 17.7%
Closed Sales	103	120	+ 16.5%	1,064	1,056	- 0.8%
Median Sales Price*	\$190,000	\$177,500	- 6.6%	\$210,000	\$176,750	- 15.8%
Percent of Original List Price Received at Sale*	88.9%	89.7%	+ 0.9%	90.2%	88.8%	- 1.6%
Average Days on Market Until Sale	99	114	+ 15.3%	100	111	+ 10.6%
Single-Family Detached Inventory	1,183	912	- 22.9%	--	--	--
Townhouse-Condo Inventory	254	259	+ 2.0%	--	--	--

\*Does not account for seller concessions

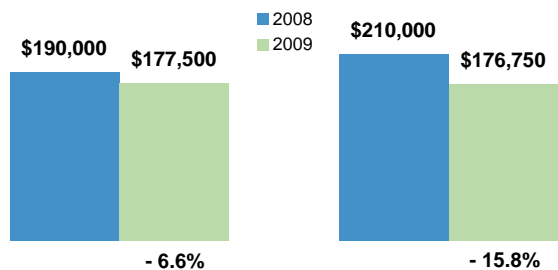
#### Activity—Most Recent Month



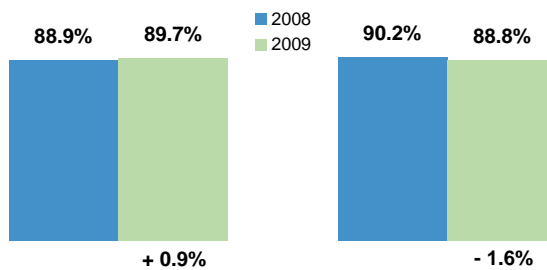
#### Activity—Year to Date



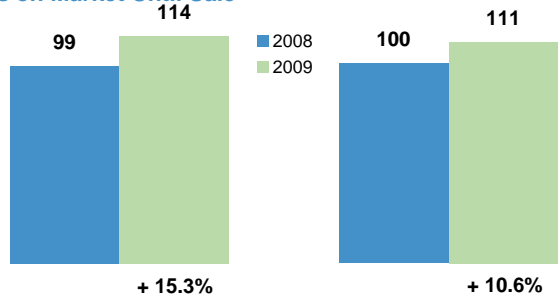
#### Median Sales Price



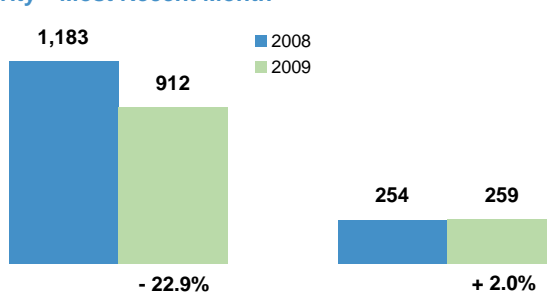
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month





# Local Market Updates

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## Region 02

### Southside

### October

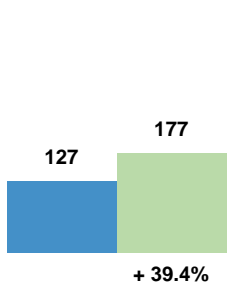
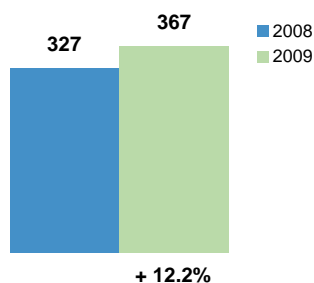
### Year to Date

Duval County, FL

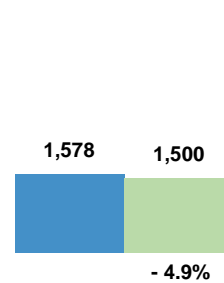
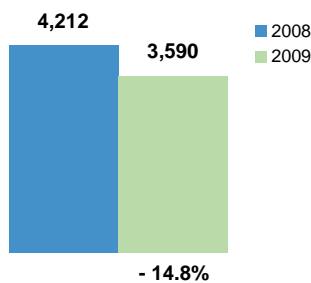
	2008	2009	Change	2008	2009	Change
New Listings	327	367	+ 12.2%	4,212	3,590	- 14.8%
Closed Sales	127	177	+ 39.4%	1,578	1,500	- 4.9%
Median Sales Price*	\$172,900	\$145,000	- 16.1%	\$175,000	\$150,000	- 14.3%
Percent of Original List Price Received at Sale*	88.6%	89.8%	+ 1.4%	91.4%	88.7%	- 3.0%
Average Days on Market Until Sale	90	95	+ 5.3%	92	100	+ 8.5%
Single-Family Detached Inventory	1,392	1,123	- 19.3%	--	--	--
Townhouse-Condo Inventory	543	544	+ 0.2%	--	--	--

\*Does not account for seller concessions

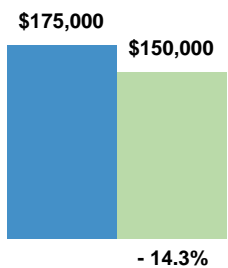
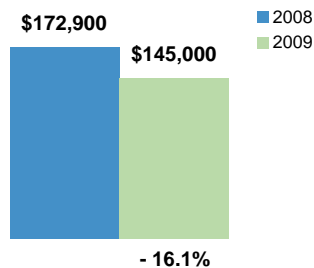
#### Activity—Most Recent Month



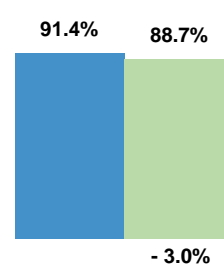
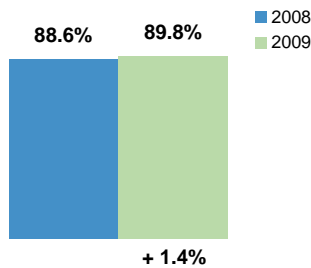
#### Activity—Year to Date



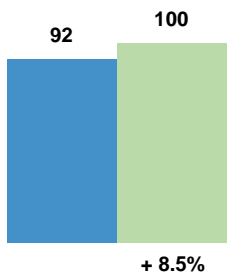
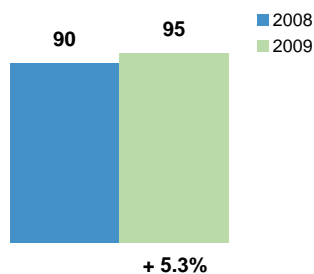
#### Median Sales Price



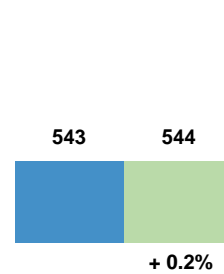
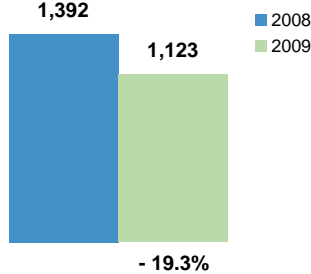
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 03

### Riverside/Avondale/ Ortega

Duval County, FL

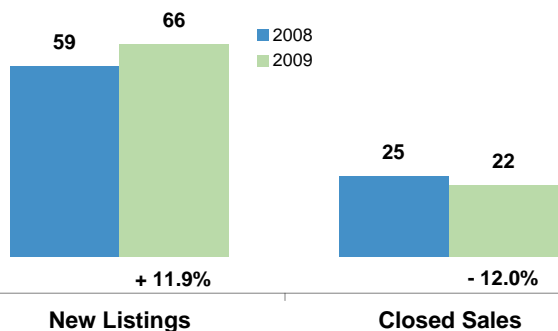
### October

### Year to Date

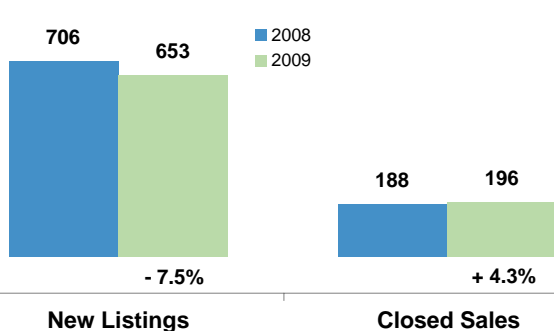
	2008	2009	Change	2008	2009	Change
New Listings	59	66	+ 11.9%	706	653	- 7.5%
Closed Sales	25	22	- 12.0%	188	196	+ 4.3%
Median Sales Price*	\$237,750	\$192,100	- 19.2%	\$245,000	\$190,000	- 22.4%
Percent of Original List Price Received at Sale*	82.4%	83.7%	+ 1.6%	88.2%	85.3%	- 3.3%
Average Days on Market Until Sale	126	121	- 3.9%	109	124	+ 13.1%
Single-Family Detached Inventory	307	309	+ 0.7%	--	--	--
Townhouse-Condo Inventory	79	67	- 15.2%	--	--	--

\*Does not account for seller concessions

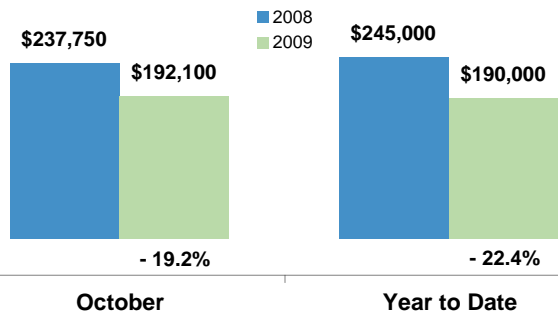
Activity—Most Recent Month



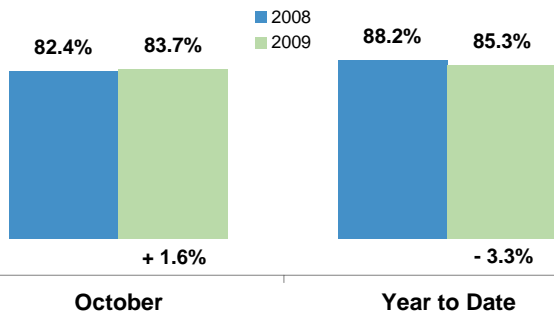
Activity—Year to Date



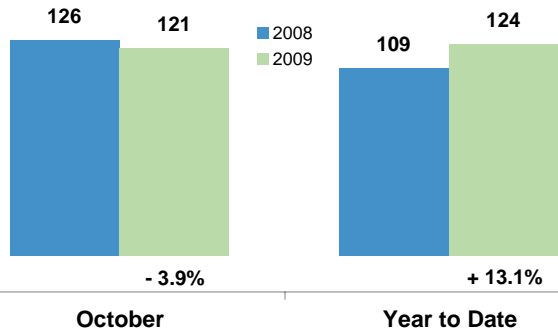
Median Sales Price



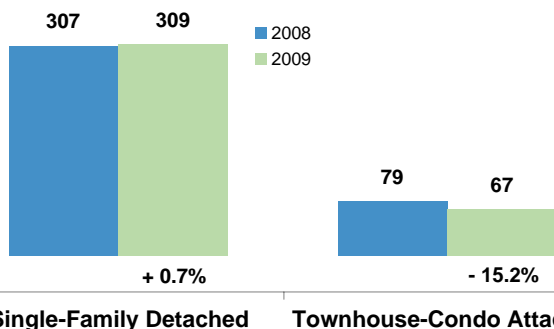
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates



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

## Region 04 Arlington/Fort Caroline

### October

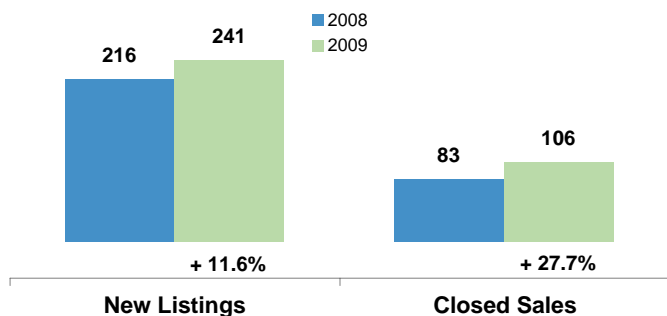
### Year to Date

Duval County, FL

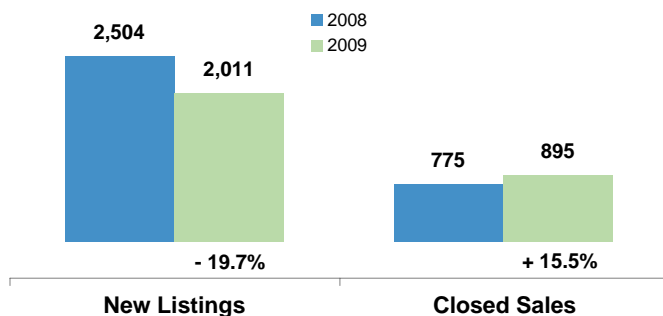
	2008	2009	Change	2008	2009	Change
New Listings	216	241	+ 11.6%	2,504	2,011	- 19.7%
Closed Sales	83	106	+ 27.7%	775	895	+ 15.5%
Median Sales Price*	\$150,000	\$137,750	- 8.2%	\$169,000	\$139,000	- 17.8%
Percent of Original List Price Received at Sale*	87.5%	92.3%	+ 5.5%	89.5%	88.2%	- 1.4%
Average Days on Market Until Sale	98	65	- 33.4%	99	98	- 1.6%
Single-Family Detached Inventory	1,109	809	- 27.1%	--	--	--
Townhouse-Condo Inventory	112	96	- 14.3%	--	--	--

\*Does not account for seller concessions

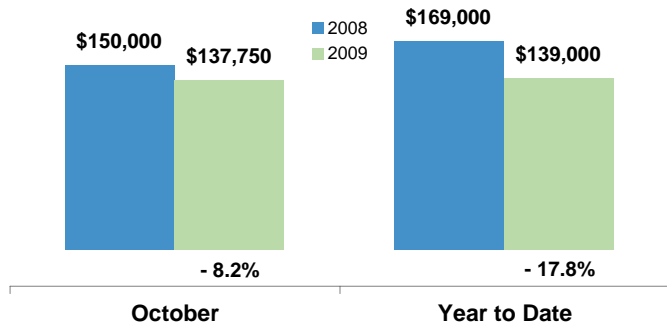
#### Activity—Most Recent Month



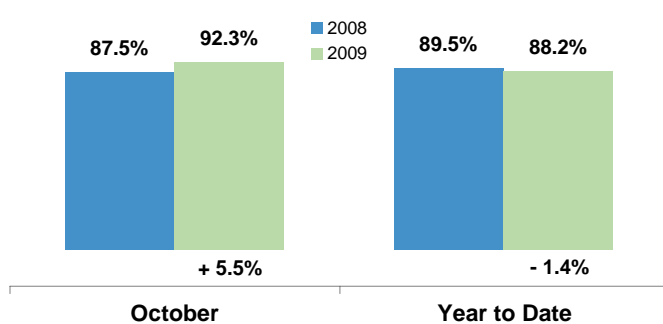
#### Activity—Year to Date



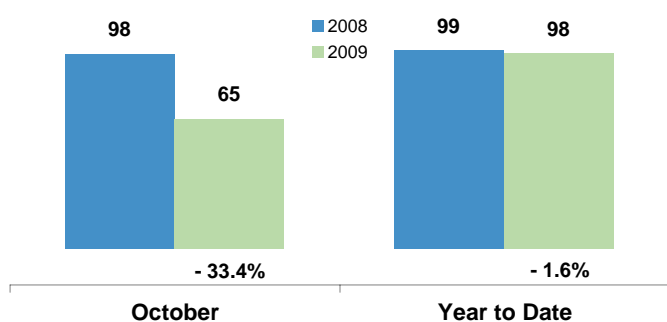
#### Median Sales Price



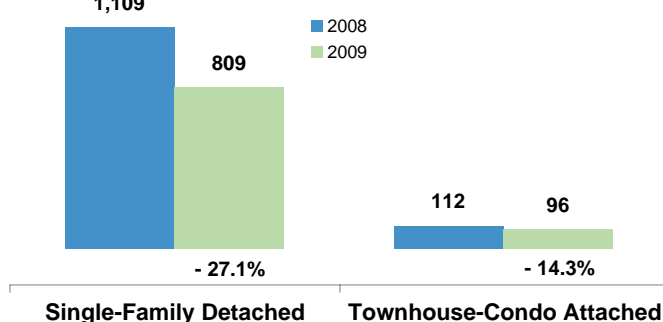
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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## Region 05

### Hyde Grove/Murray Hill/Lakeshore/Wesconnett

### October

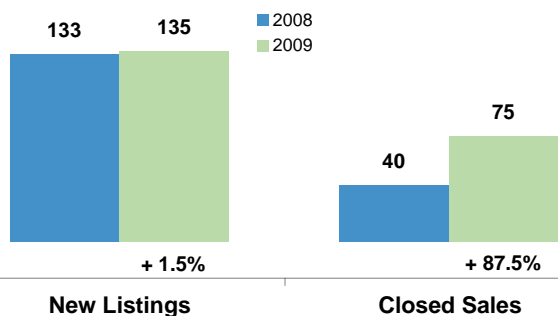
### Year to Date

Duval County, FL

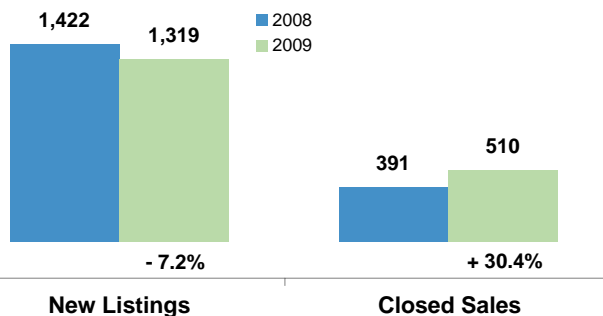
	2008	2009	Change	2008	2009	Change
New Listings	133	135	+ 1.5%	1,422	1,319	- 7.2%
Closed Sales	40	75	+ 87.5%	391	510	+ 30.4%
Median Sales Price*	\$105,700	\$89,400	- 15.4%	\$122,000	\$85,000	- 30.3%
Percent of Original List Price Received at Sale*	88.5%	88.0%	- 0.5%	89.3%	85.2%	- 4.6%
Average Days on Market Until Sale	88	95	+ 8.4%	92	95	+ 3.5%
Single-Family Detached Inventory	672	511	- 24.0%	--	--	--
Townhouse-Condo Inventory	68	46	- 32.4%	--	--	--

\*Does not account for seller concessions

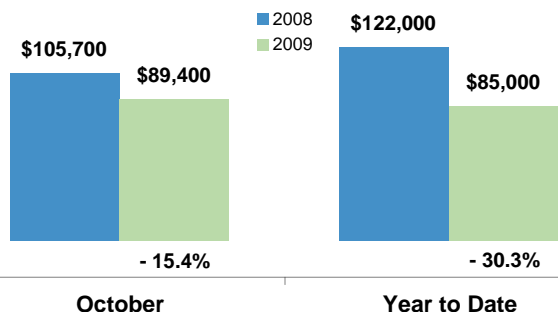
#### Activity—Most Recent Month



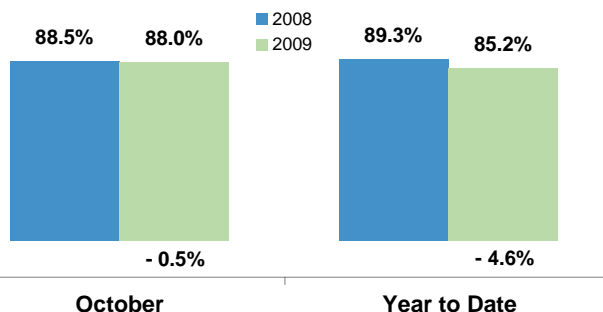
#### Activity—Year to Date



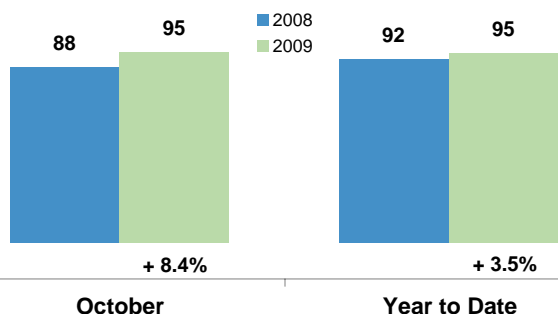
#### Median Sales Price



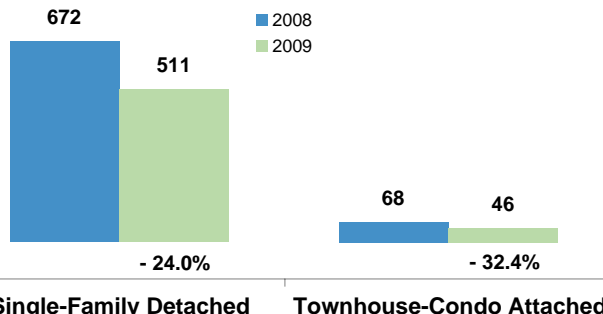
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 06

### West Jacksonville

October

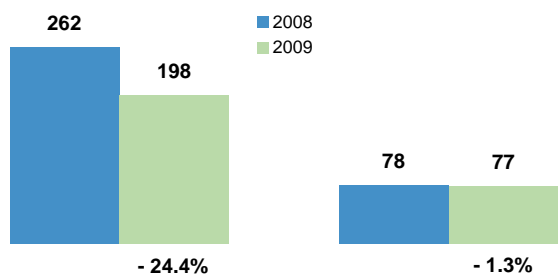
Year to Date

Duval County, FL

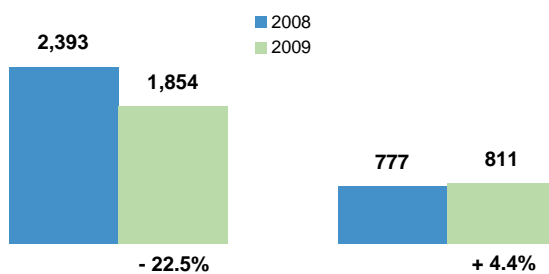
	2008	2009	Change	2008	2009	Change
New Listings	262	198	- 24.4%	2,393	1,854	- 22.5%
Closed Sales	78	77	- 1.3%	777	811	+ 4.4%
Median Sales Price*	\$144,000	\$104,900	- 27.2%	\$150,000	\$124,000	- 17.3%
Percent of Original List Price Received at Sale*	92.3%	88.9%	- 3.7%	91.2%	88.4%	- 3.1%
Average Days on Market Until Sale	74	123	+ 65.2%	96	104	+ 8.2%
Single-Family Detached Inventory	1,062	781	- 26.5%	--	--	--
Townhouse-Condo Inventory	50	28	- 44.0%	--	--	--

\*Does not account for seller concessions

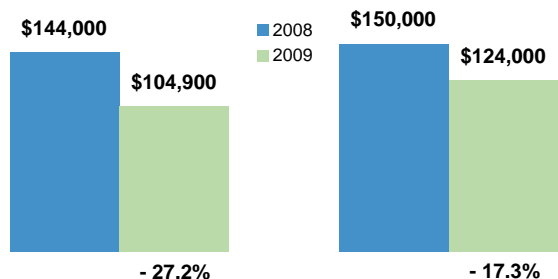
#### Activity—Most Recent Month



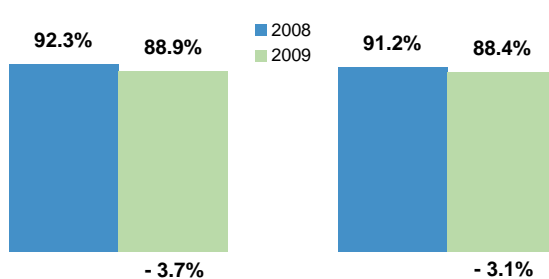
#### Activity—Year to Date



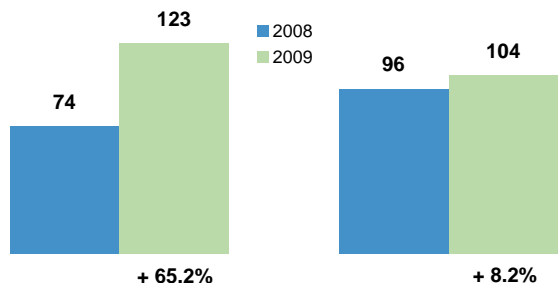
#### Median Sales Price



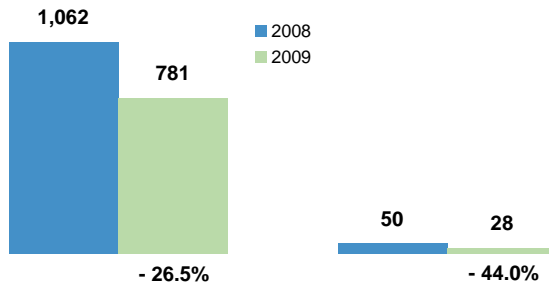
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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## Region 07

### Springfield/Downtown/Paxon/ Trout River South

### October

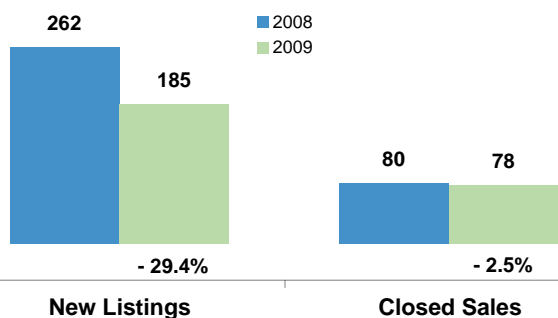
### Year to Date

Duval County, FL

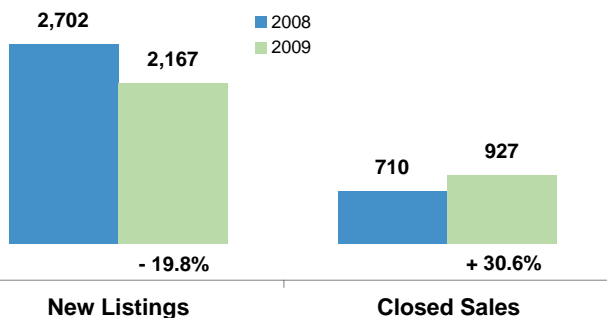
	2008	2009	Change	2008	2009	Change
New Listings	262	185	- 29.4%	2,702	2,167	- 19.8%
Closed Sales	80	78	- 2.5%	710	927	+ 30.6%
Median Sales Price*	\$27,750	\$21,000	- 24.3%	\$42,000	\$21,000	- 50.0%
Percent of Original List Price Received at Sale*	81.8%	90.7%	+ 11.0%	83.1%	83.1%	+ 0.0%
Average Days on Market Until Sale	89	82	- 7.6%	86	87	+ 2.0%
Single-Family Detached Inventory	1,217	836	- 31.3%	--	--	--
Townhouse-Condo Inventory	128	58	- 54.7%	--	--	--

\*Does not account for seller concessions

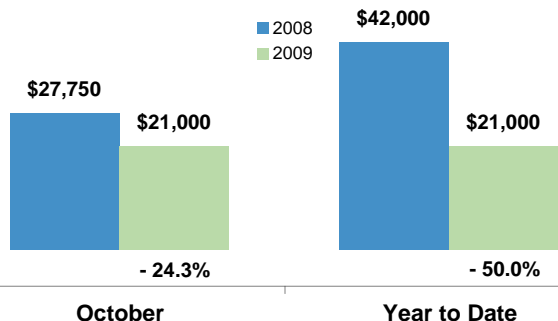
#### Activity—Most Recent Month



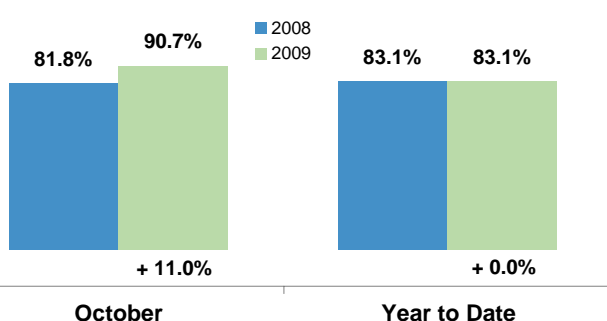
#### Activity—Year to Date



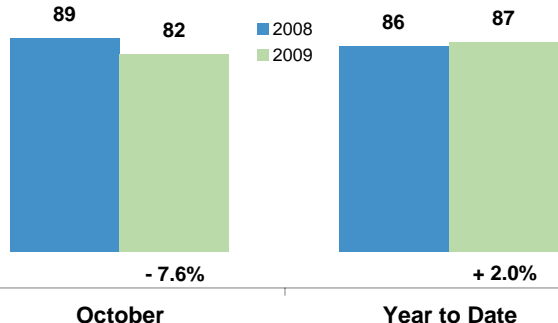
#### Median Sales Price



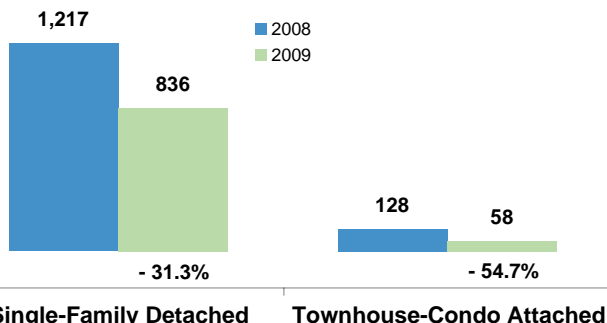
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 08

Marietta/Whitehouse/Baldwin/Garden  
St/Dinsmore

October

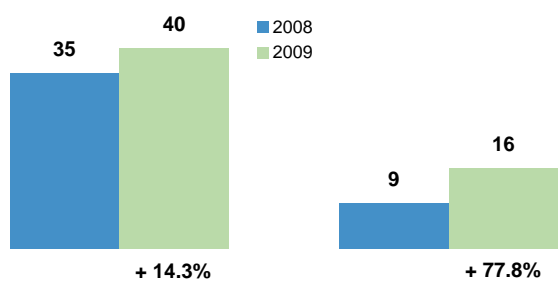
Year to Date

Duval County, FL

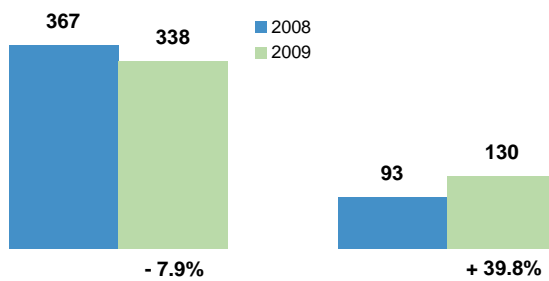
	2008	2009	Change	2008	2009	Change
New Listings	35	40	+ 14.3%	367	338	- 7.9%
Closed Sales	9	16	+ 77.8%	93	130	+ 39.8%
Median Sales Price*	\$124,000	\$132,200	+ 6.6%	\$160,000	\$141,000	- 11.9%
Percent of Original List Price Received at Sale*	87.6%	90.9%	+ 3.7%	90.0%	87.6%	- 2.7%
Average Days on Market Until Sale	71	98	+ 36.9%	97	106	+ 9.2%
Single-Family Detached Inventory	195	175	- 10.3%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

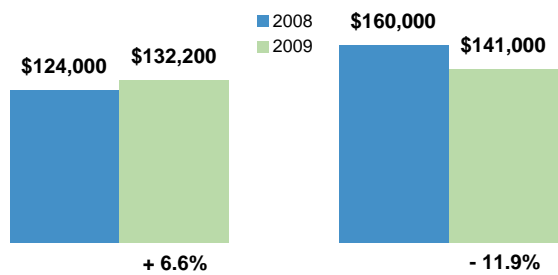
### Activity—Most Recent Month



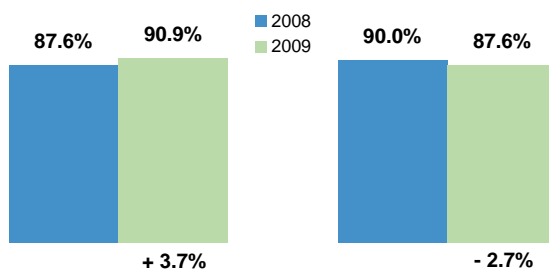
### Activity—Year to Date



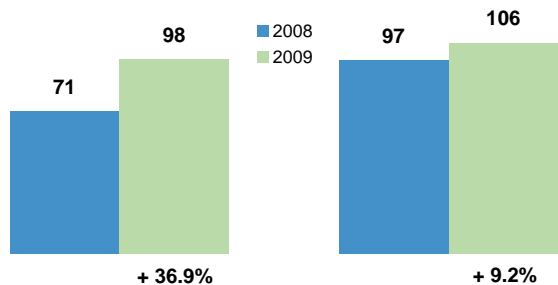
### Median Sales Price



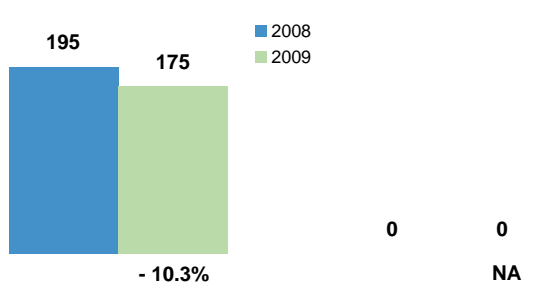
### Percent of Original List Price Received at Sale



### Days on Market Until Sale



### Activity—Most Recent Month



# Local Market Updates

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



## Region 09

### Jacksonville – North

### October

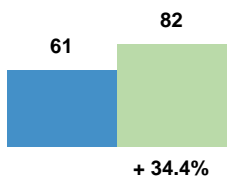
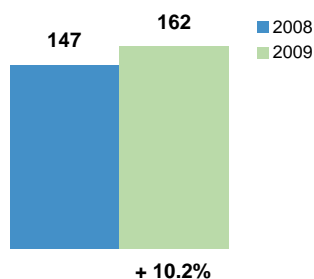
### Year to Date

Duval County, FL

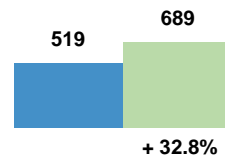
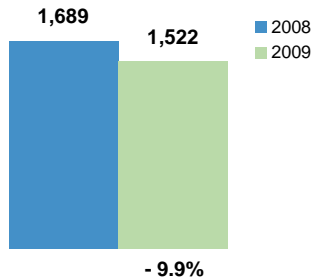
	2008	2009	Change	2008	2009	Change
New Listings	147	162	+ 10.2%	1,689	1,522	- 9.9%
Closed Sales	61	82	+ 34.4%	519	689	+ 32.8%
Median Sales Price*	\$184,000	\$156,250	- 15.1%	\$180,000	\$158,000	- 12.2%
Percent of Original List Price Received at Sale*	90.7%	89.6%	- 1.3%	90.0%	88.9%	- 1.2%
Average Days on Market Until Sale	89	110	+ 24.5%	96	109	+ 14.0%
Single-Family Detached Inventory	875	638	- 27.1%	--	--	--
Townhouse-Condo Inventory	14	2	- 85.7%	--	--	--

\*Does not account for seller concessions

#### Activity—Most Recent Month



#### Activity—Year to Date



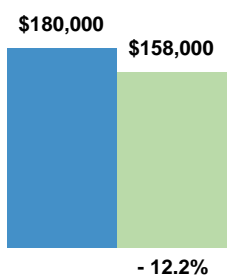
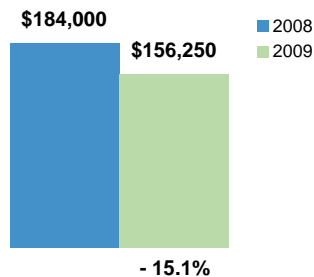
New Listings

Closed Sales

New Listings

Closed Sales

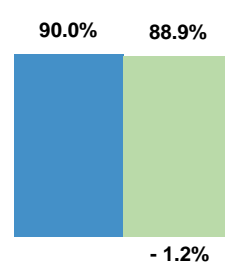
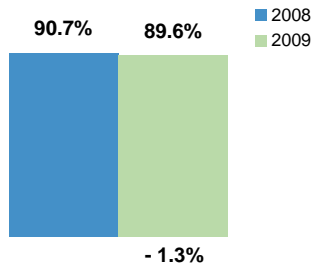
#### Median Sales Price



October

Year to Date

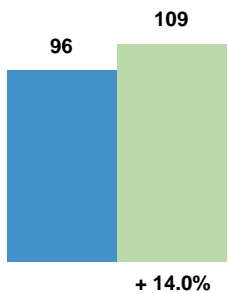
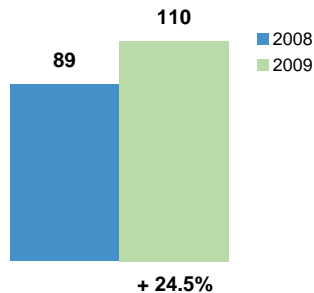
#### Percent of Original List Price Received at Sale



October

Year to Date

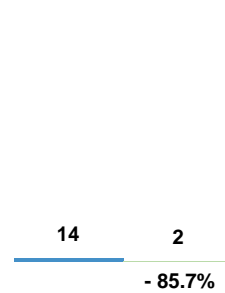
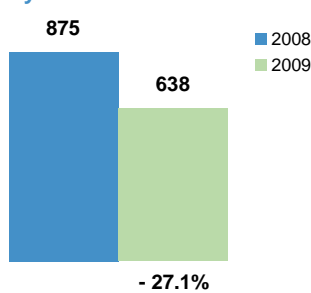
#### Days on Market Until Sale



October

Year to Date

#### Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached



# Local Market Updates



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## Region 12

### Fleming Island Area

### October

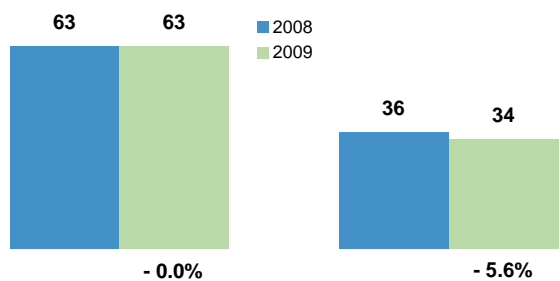
### Year to Date

Clay County, FL

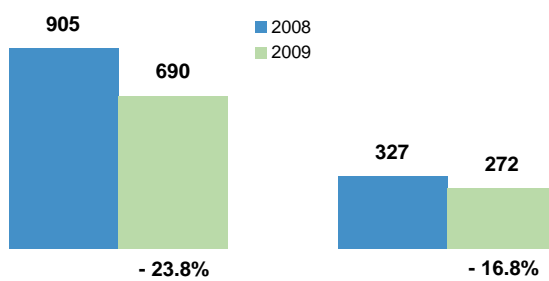
	2008	2009	Change	2008	2009	Change
New Listings	63	63	- 0.0%	905	690	- 23.8%
Closed Sales	36	34	- 5.6%	327	272	- 16.8%
Median Sales Price*	\$213,000	\$225,000	+ 5.6%	\$230,000	\$222,000	- 3.5%
Percent of Original List Price Received at Sale*	89.7%	88.1%	- 1.7%	90.2%	89.6%	- 0.7%
Average Days on Market Until Sale	96	133	+ 39.2%	95	113	+ 19.1%
Single-Family Detached Inventory	328	278	- 15.2%	--	--	--
Townhouse-Condo Inventory	28	19	- 32.1%	--	--	--

\*Does not account for seller concessions

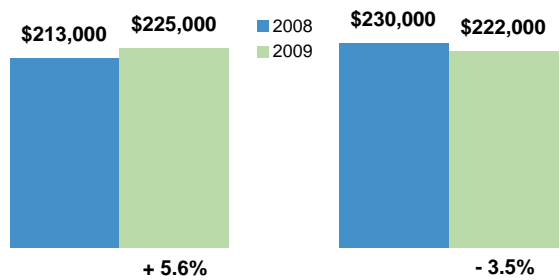
#### Activity—Most Recent Month



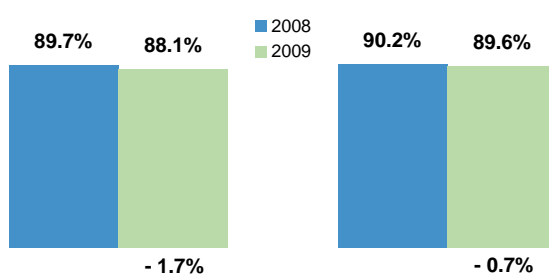
#### Activity—Year to Date



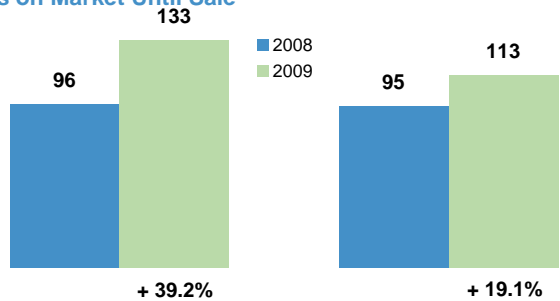
#### Median Sales Price



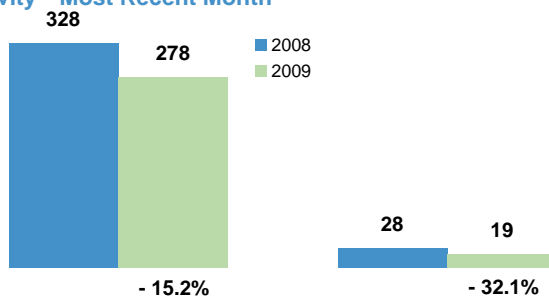
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 13

### Orange Park

October

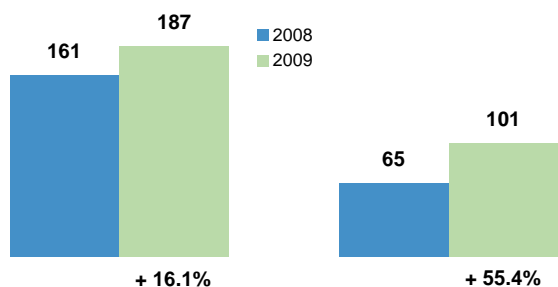
Year to Date

Clay County, FL

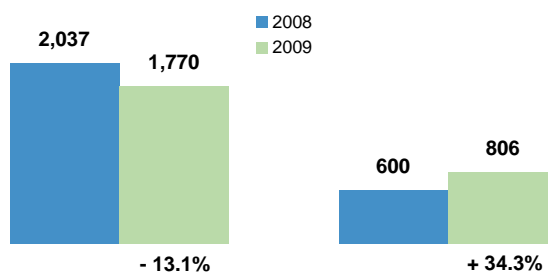
	2008	2009	Change	2008	2009	Change
<b>New Listings</b>	161	187	+ 16.1%	2,037	1,770	- 13.1%
<b>Closed Sales</b>	65	101	+ 55.4%	600	806	+ 34.3%
<b>Median Sales Price*</b>	\$190,000	\$149,000	- 21.6%	\$176,000	\$155,000	- 11.9%
<b>Percent of Original List Price Received at Sale*</b>	89.9%	90.9%	+ 1.2%	90.9%	89.8%	- 1.3%
<b>Average Days on Market Until Sale</b>	101	98	- 3.0%	94	100	+ 5.3%
<b>Single-Family Detached Inventory</b>	881	693	- 21.3%	--	--	--
<b>Townhouse-Condo Inventory</b>	76	60	- 21.1%	--	--	--

\*Does not account for seller concessions

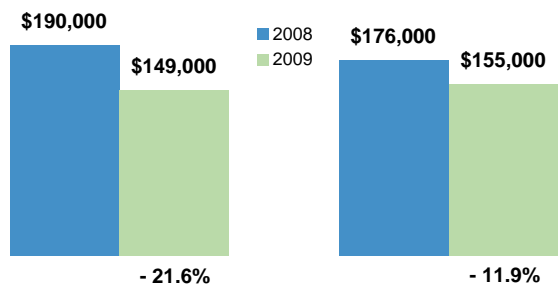
#### Activity—Most Recent Month



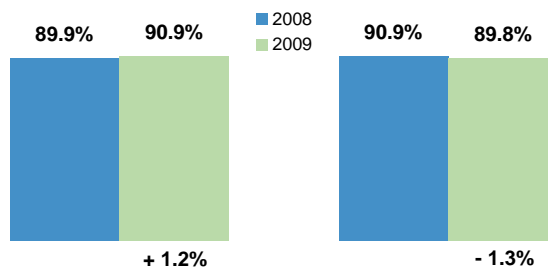
#### Activity—Year to Date



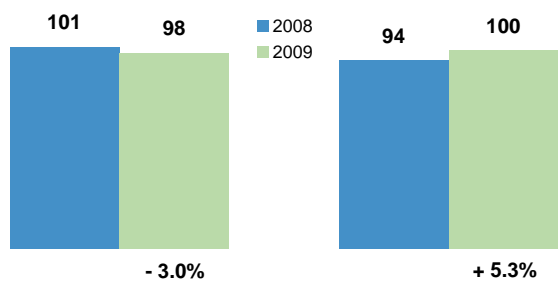
#### Median Sales Price



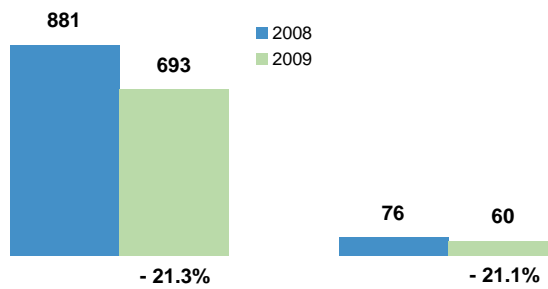
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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## Region 14

### Middleburg Vicinity

October

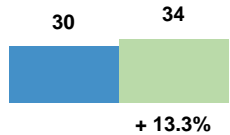
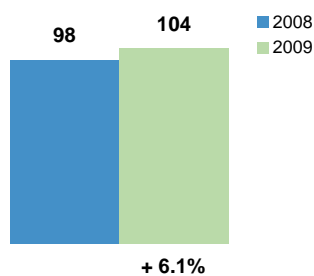
Year to Date

Clay County, FL

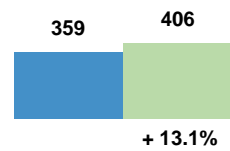
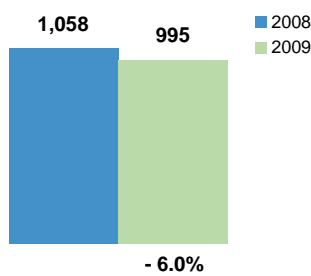
	2008	2009	Change	2008	2009	Change
New Listings	98	104	+ 6.1%	1,058	995	- 6.0%
Closed Sales	30	34	+ 13.3%	359	406	+ 13.1%
Median Sales Price*	\$150,000	\$132,775	- 11.5%	\$170,000	\$158,000	- 7.1%
Percent of Original List Price Received at Sale*	90.0%	91.5%	+ 1.7%	90.2%	90.8%	+ 0.6%
Average Days on Market Until Sale	117	74	- 36.7%	107	99	- 7.5%
Single-Family Detached Inventory	532	433	- 18.6%	--	--	--
Townhouse-Condo Inventory	5	6	+ 20.0%	--	--	--

\*Does not account for seller concessions

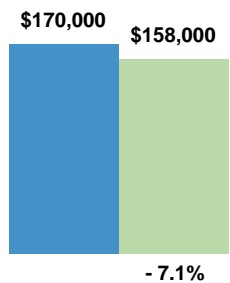
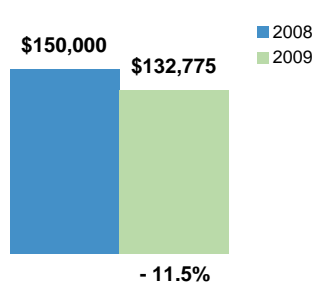
#### Activity—Most Recent Month



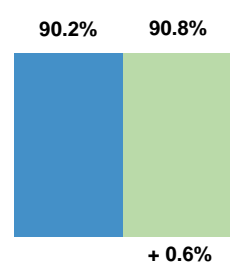
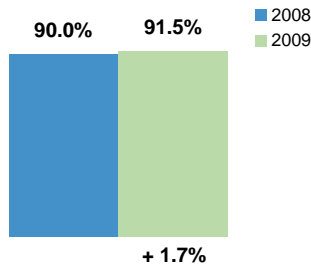
#### Activity—Year to Date



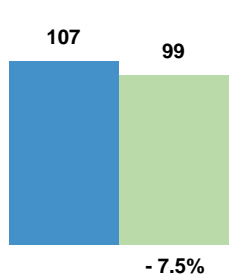
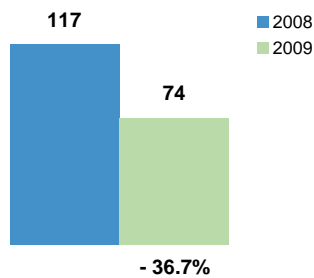
#### Median Sales Price



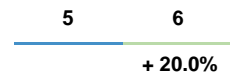
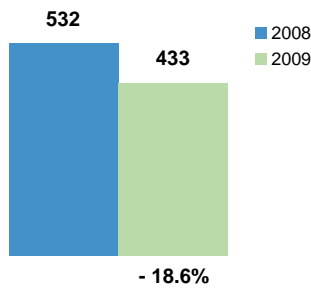
#### Percent of Original List Price Received at Sale



#### 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

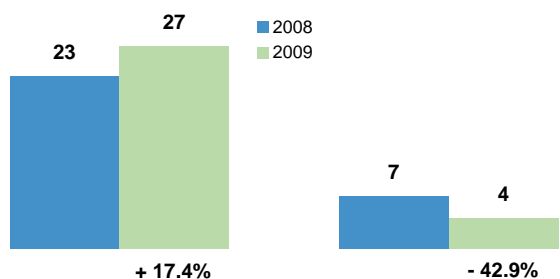
### October

### Year to Date

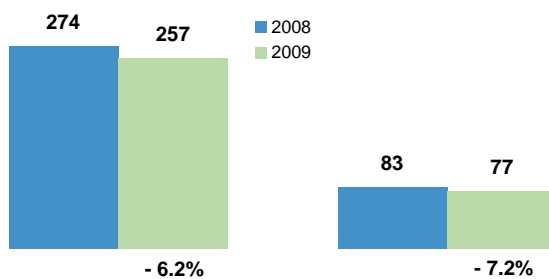
	2008	2009	Change	2008	2009	Change
New Listings	23	27	+ 17.4%	274	257	- 6.2%
Closed Sales	7	4	- 42.9%	83	77	- 7.2%
Median Sales Price*	\$137,000	\$96,000	- 29.9%	\$125,000	\$106,000	- 15.2%
Percent of Original List Price Received at Sale*	80.3%	81.4%	+ 1.4%	88.7%	85.1%	- 4.0%
Average Days on Market Until Sale	198	146	- 26.4%	153	134	- 12.5%
Single-Family Detached Inventory	225	185	- 17.8%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

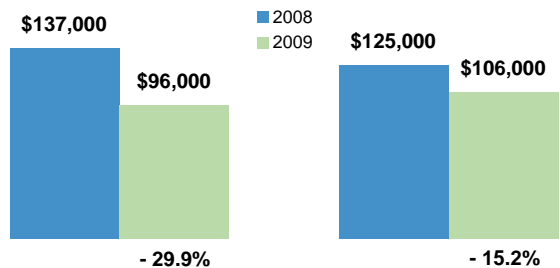
Activity—Most Recent Month



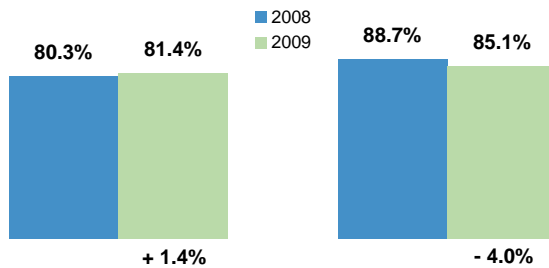
Activity—Year to Date



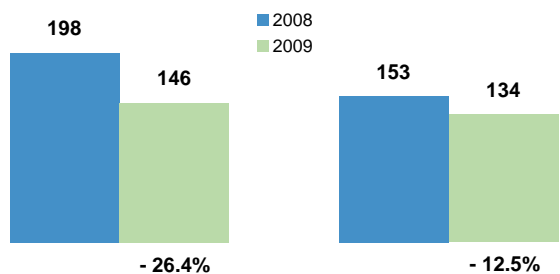
Median Sales Price



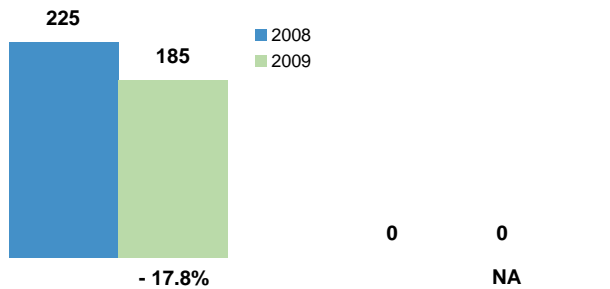
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates

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



## Region 16

### Green Cove Springs

### October

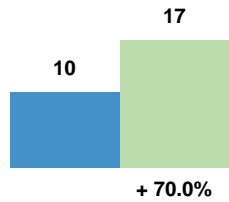
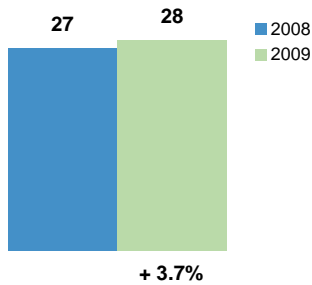
### Year to Date

Clay County, FL

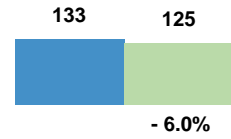
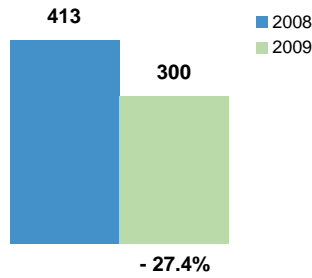
	2008	2009	Change	2008	2009	Change
New Listings	27	28	+ 3.7%	413	300	- 27.4%
Closed Sales	10	17	+ 70.0%	133	125	- 6.0%
Median Sales Price*	\$127,000	\$157,350	+ 23.9%	\$195,000	\$185,000	- 5.1%
Percent of Original List Price Received at Sale*	85.2%	90.1%	+ 5.8%	89.8%	87.1%	- 3.0%
Average Days on Market Until Sale	187	72	- 61.5%	146	136	- 7.0%
Single-Family Detached Inventory	230	165	- 28.3%	--	--	--
Townhouse-Condo Inventory	5	6	+ 20.0%	--	--	--

\*Does not account for seller concessions

#### Activity—Most Recent Month



#### Activity—Year to Date



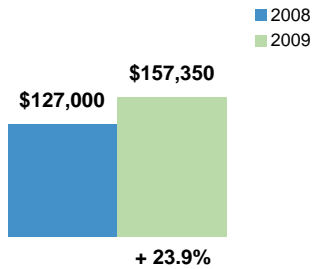
New Listings

Closed Sales

New Listings

Closed Sales

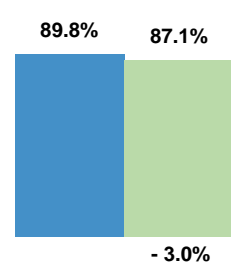
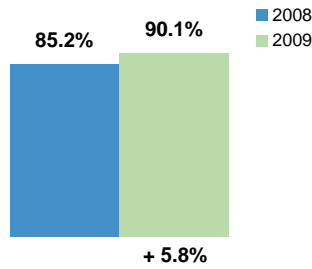
#### Median Sales Price



October

Year to Date

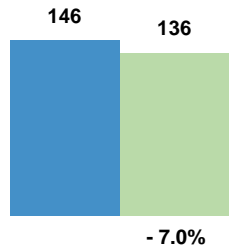
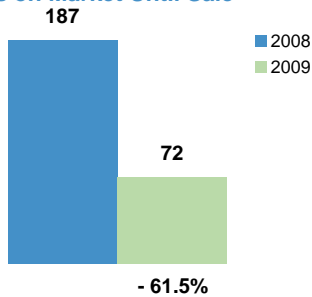
#### Percent of Original List Price Received at Sale



October

Year to Date

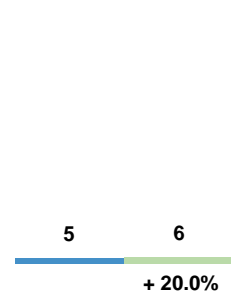
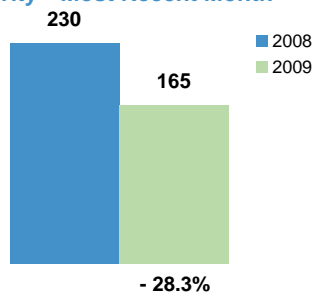
#### Days on Market Until Sale



October

Year to Date

#### Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

# Local Market Updates

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## Region 21

### Jacksonville Bch

### October

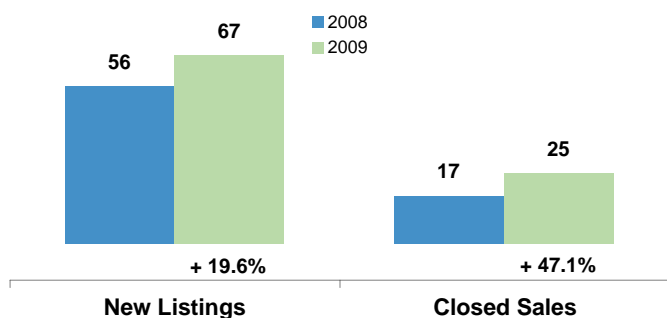
### Year to Date

Duval County, FL

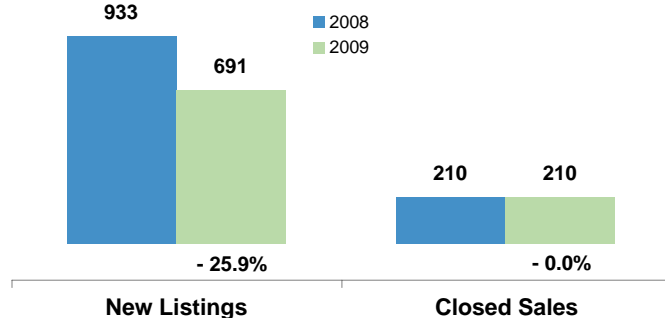
	2008	2009	Change	2008	2009	Change
New Listings	56	67	+ 19.6%	933	691	- 25.9%
Closed Sales	17	25	+ 47.1%	210	210	- 0.0%
Median Sales Price*	\$325,000	\$249,000	- 23.4%	\$319,000	\$264,375	- 17.1%
Percent of Original List Price Received at Sale*	88.7%	83.4%	- 5.9%	87.4%	85.7%	- 1.9%
Average Days on Market Until Sale	126	189	+ 49.8%	123	127	+ 3.0%
Single-Family Detached Inventory	262	201	- 23.3%	--	--	--
Townhouse-Condo Inventory	287	214	- 25.4%	--	--	--

\*Does not account for seller concessions

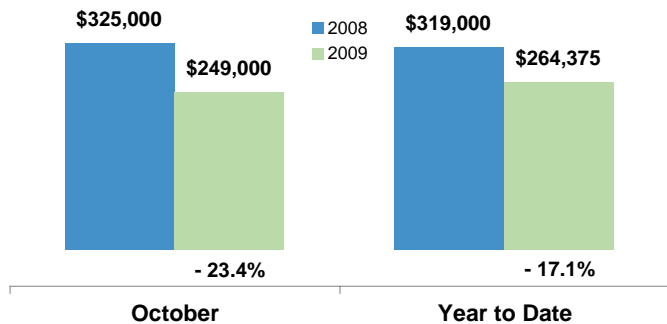
#### Activity—Most Recent Month



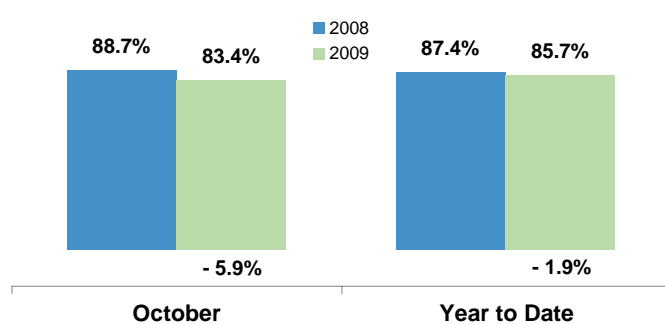
#### Activity—Year to Date



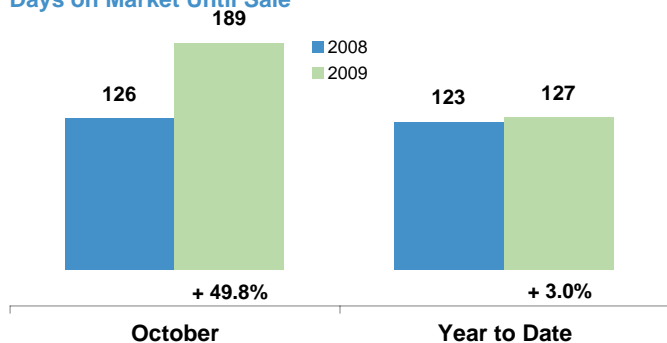
#### Median Sales Price



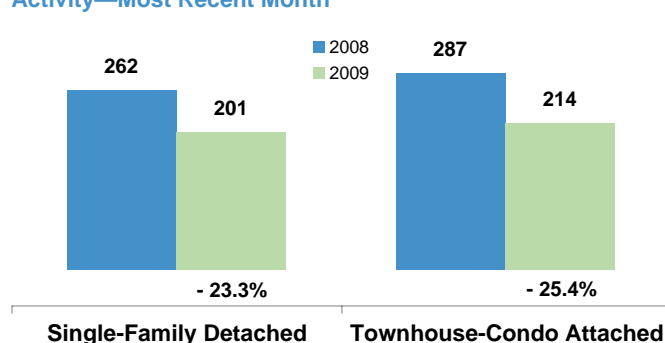
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates



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

## Region 22

### Neptune Bch

### October

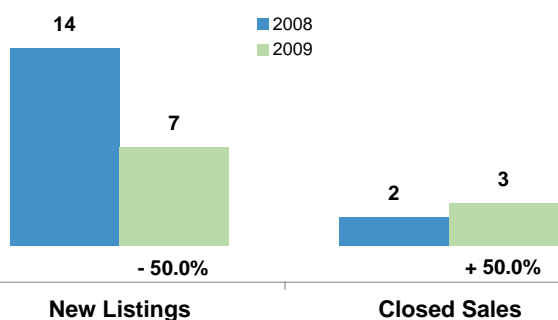
### Year to Date

Duval County, FL

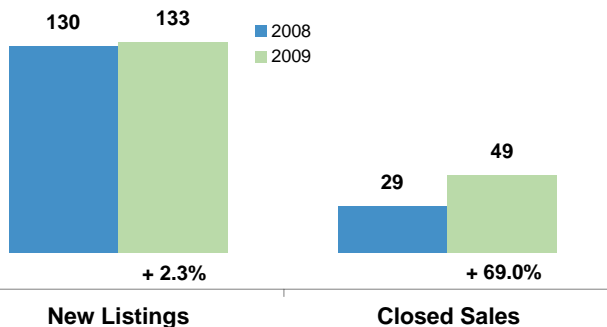
	2008	2009	Change	2008	2009	Change
New Listings	14	7	- 50.0%	130	133	+ 2.3%
Closed Sales	2	3	+ 50.0%	29	49	+ 69.0%
Median Sales Price*	\$597,500	\$209,000	- 65.0%	\$315,000	\$330,000	+ 4.8%
Percent of Original List Price Received at Sale*	82.1%	91.2%	+ 11.2%	86.6%	86.9%	+ 0.3%
Average Days on Market Until Sale	169	100	- 40.5%	137	111	- 18.9%
Single-Family Detached Inventory	79	59	- 25.3%	--	--	--
Townhouse-Condo Inventory	1	1	- 0.0%	--	--	--

\*Does not account for seller concessions

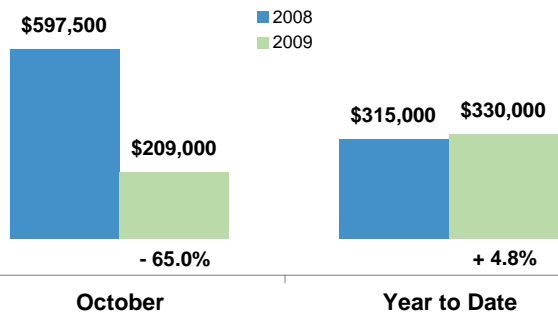
#### Activity—Most Recent Month



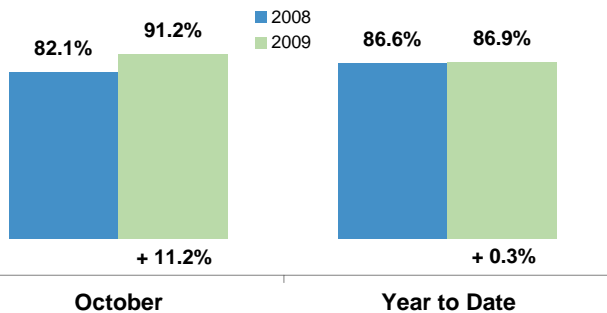
#### Activity—Year to Date



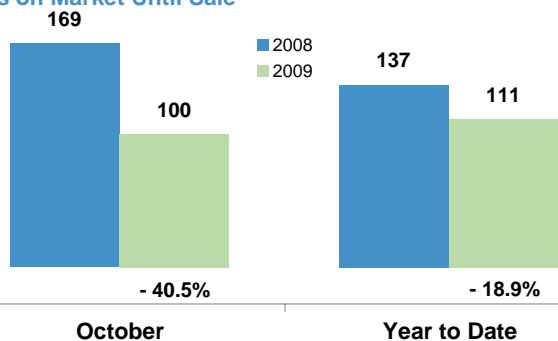
#### Median Sales Price



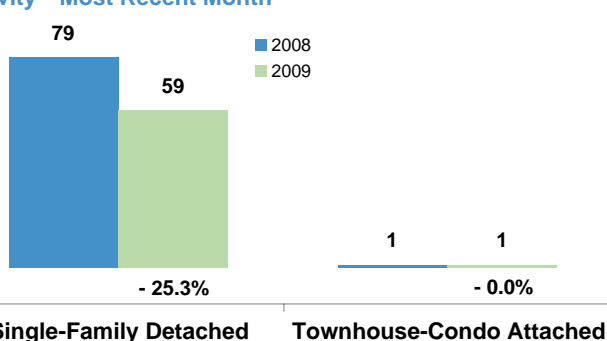
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates



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

## Region 23

### Atlantic Bch

### October

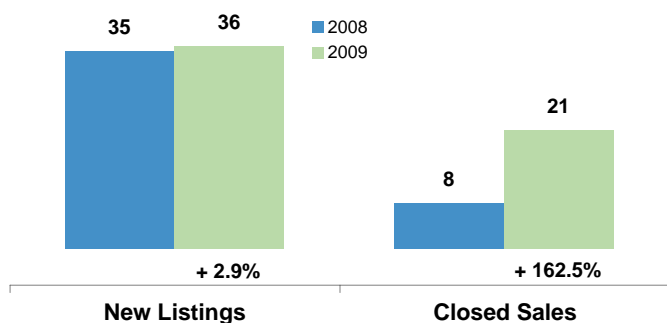
### Year to Date

Duval County, FL

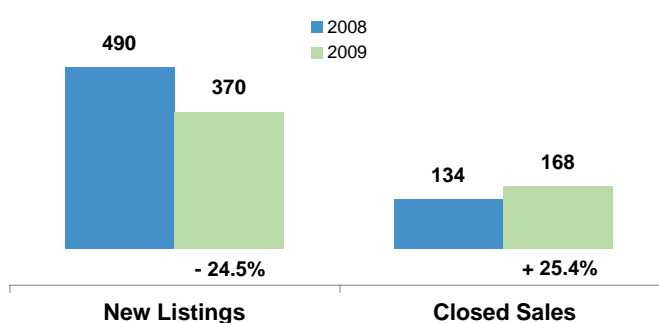
	2008	2009	Change	2008	2009	Change
New Listings	35	36	+ 2.9%	490	370	- 24.5%
Closed Sales	8	21	+ 162.5%	134	168	+ 25.4%
Median Sales Price*	\$345,500	\$231,500	- 33.0%	\$240,000	\$205,000	- 14.6%
Percent of Original List Price Received at Sale*	81.8%	87.9%	+ 7.5%	85.2%	85.1%	- 0.1%
Average Days on Market Until Sale	118	153	+ 29.1%	132	124	- 6.0%
Single-Family Detached Inventory	214	169	- 21.0%	--	--	--
Townhouse-Condo Inventory	33	27	- 18.2%	--	--	--

\*Does not account for seller concessions

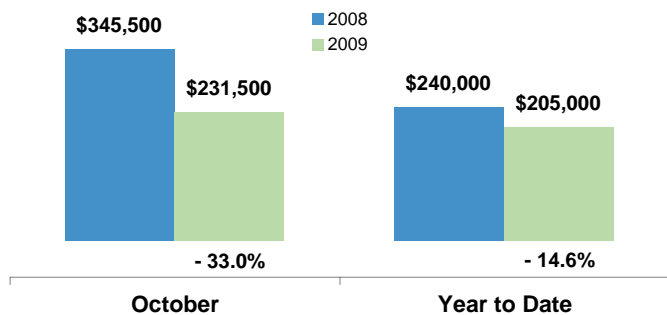
#### Activity—Most Recent Month



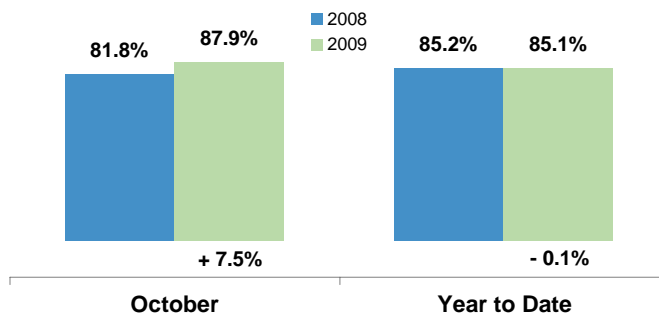
#### Activity—Year to Date



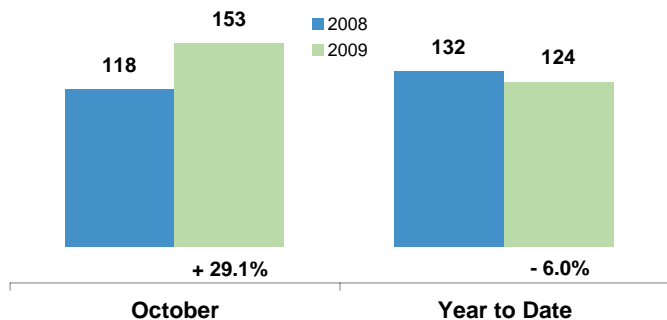
#### Median Sales Price



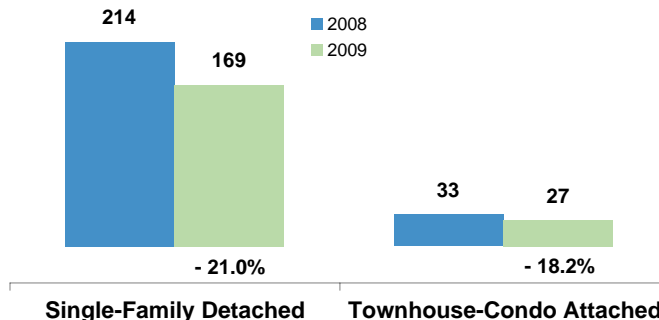
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month





# Local Market Updates

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



## Region 25 Ponte Vedra Bch North

St. John's County, FL

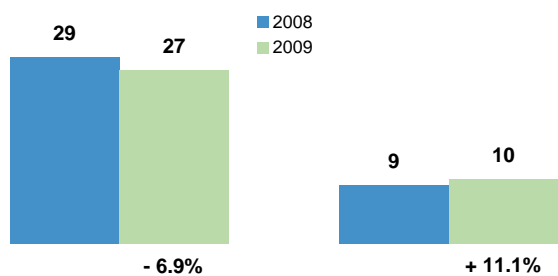
### October

### Year to Date

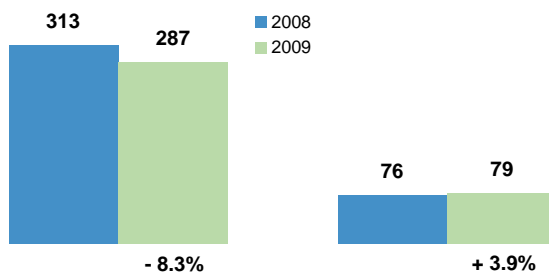
	2008	2009	Change	2008	2009	Change
New Listings	29	27	- 6.9%	313	287	- 8.3%
Closed Sales	9	10	+ 11.1%	76	79	+ 3.9%
Median Sales Price*	\$315,000	\$249,000	- 21.0%	\$669,000	\$320,000	- 52.2%
Percent of Original List Price Received at Sale*	84.0%	74.9%	- 10.8%	87.0%	84.3%	- 3.0%
Average Days on Market Until Sale	114	233	+ 104.1%	138	134	- 3.1%
Single-Family Detached Inventory	146	147	+ 0.7%	--	--	--
Townhouse-Condo Inventory	34	26	- 23.5%	--	--	--

\*Does not account for seller concessions

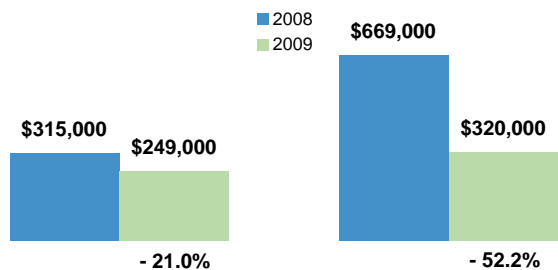
Activity—Most Recent Month



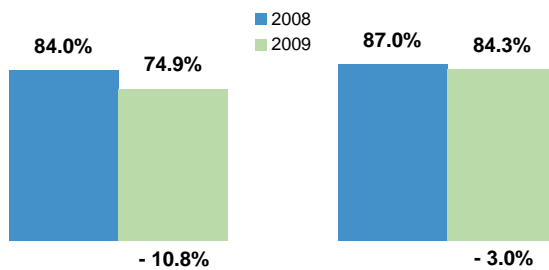
Activity—Year to Date



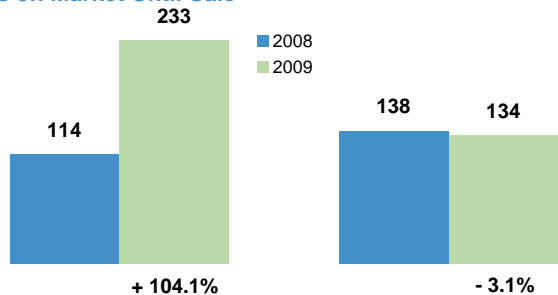
Median Sales Price



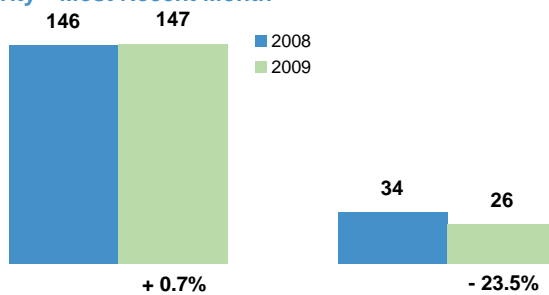
Percent of Original List Price Received at Sale



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  
Beach/Vilano Bch/Palm  
Valley/Ponte Vedra/Nocatee

October

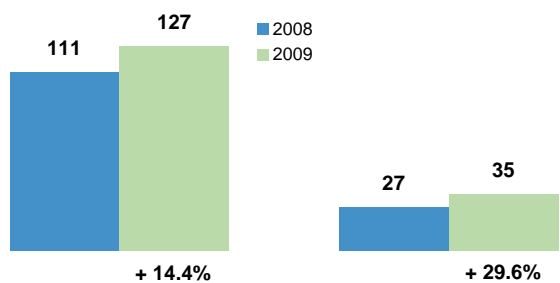
Year to Date

St. John's County, FL

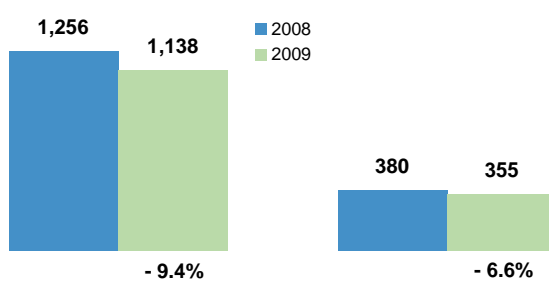
	2008	2009	Change	2008	2009	Change
New Listings	111	127	+ 14.4%	1,256	1,138	- 9.4%
Closed Sales	27	35	+ 29.6%	380	355	- 6.6%
Median Sales Price*	\$408,000	\$375,000	- 8.1%	\$410,000	\$307,800	- 24.9%
Percent of Original List Price Received at Sale*	86.4%	85.1%	- 1.6%	87.5%	85.4%	- 2.3%
Average Days on Market Until Sale	179	167	- 7.1%	134	137	+ 2.8%
Single-Family Detached Inventory	517	487	- 5.8%	--	--	--
Townhouse-Condo Inventory	243	213	- 12.3%	--	--	--

\*Does not account for seller concessions

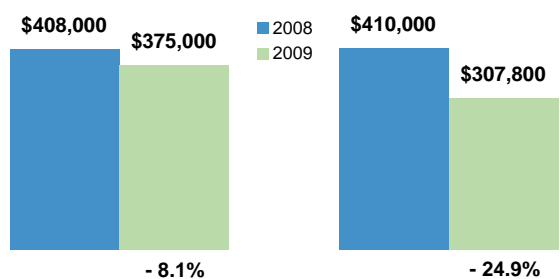
Activity—Most Recent Month



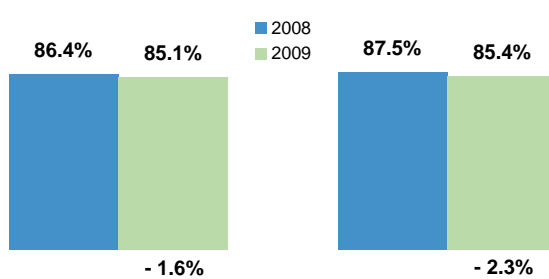
Activity—Year to Date



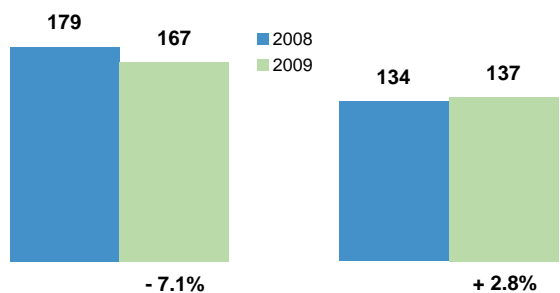
Median Sales Price



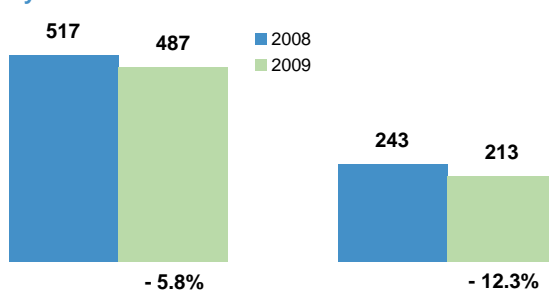
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates



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

## Region 30 St. Johns County – NW

### October

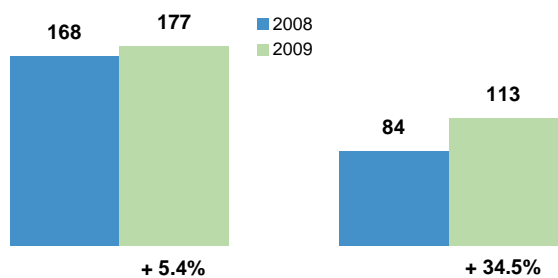
### Year to Date

St. John's County, FL

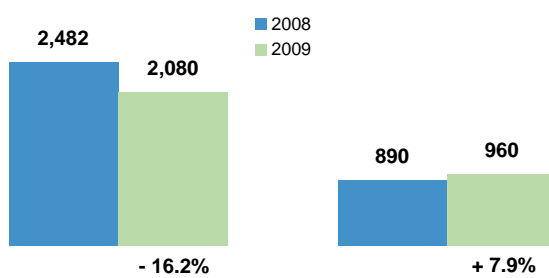
	2008	2009	Change	2008	2009	Change
New Listings	168	177	+ 5.4%	2,482	2,080	- 16.2%
Closed Sales	84	113	+ 34.5%	890	960	+ 7.9%
Median Sales Price*	\$261,950	\$202,000	- 22.9%	\$272,375	\$230,000	- 15.6%
Percent of Original List Price Received at Sale*	90.5%	90.9%	+ 0.5%	88.9%	89.1%	+ 0.2%
Average Days on Market Until Sale	115	97	- 15.8%	112	116	+ 3.9%
Single-Family Detached Inventory	1,153	854	- 25.9%	--	--	--
Townhouse-Condo Inventory	124	101	- 18.5%	--	--	--

\*Does not account for seller concessions

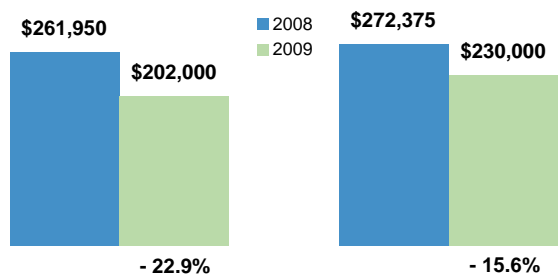
Activity—Most Recent Month



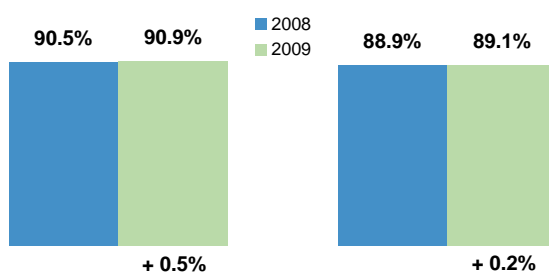
Activity—Year to Date



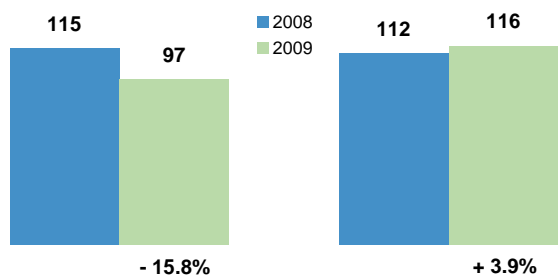
Median Sales Price



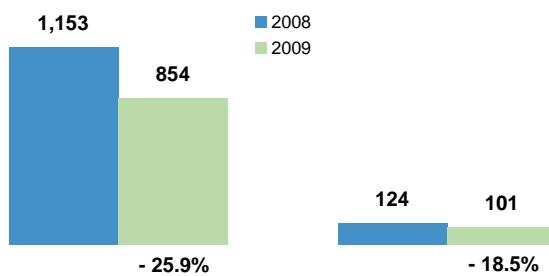
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates



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

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

St. John's County, FL

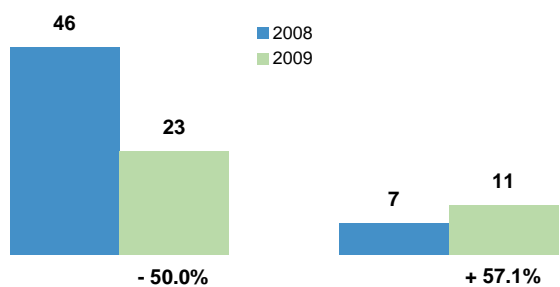
### October

### Year to Date

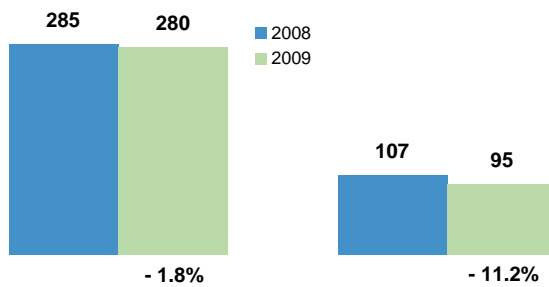
	2008	2009	Change	2008	2009	Change
New Listings	46	23	- 50.0%	285	280	- 1.8%
Closed Sales	7	11	+ 57.1%	107	95	- 11.2%
Median Sales Price*	\$333,100	<b>\$138,000</b>	- 58.6%	\$236,000	<b>\$205,000</b>	- 13.1%
Percent of Original List Price Received at Sale*	79.8%	<b>89.7%</b>	+ 12.4%	87.1%	<b>86.9%</b>	- 0.2%
Average Days on Market Until Sale	208	93	- 55.4%	167	118	- 29.1%
Single-Family Detached Inventory	163	114	- 30.1%	--	--	--
Townhouse-Condo Inventory	41	32	- 22.0%	--	--	--

\*Does not account for seller concessions

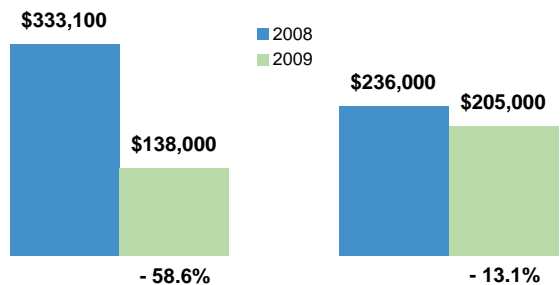
Activity—Most Recent Month



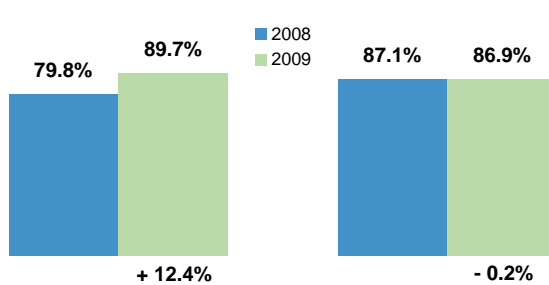
Activity—Year to Date



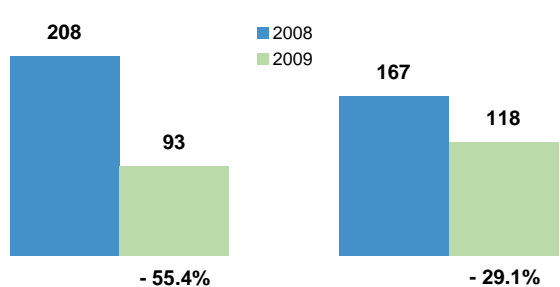
Median Sales Price



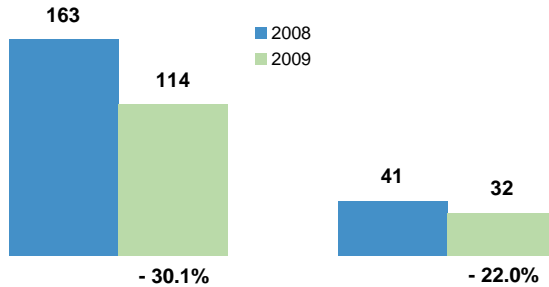
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates



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

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

### October

### Year to Date

St. John's County, FL

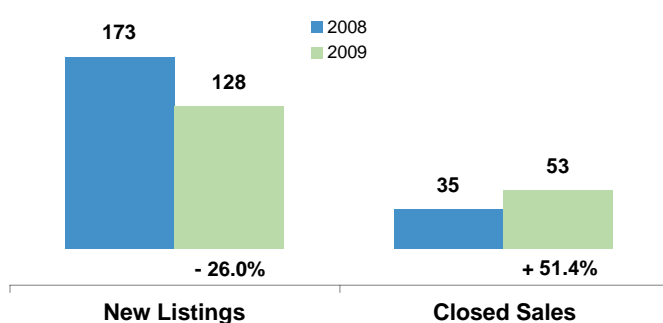
	2008	2009	Change	2008	2009	Change
New Listings	13	18	+ 38.5%	173	128	- 26.0%
Closed Sales	7	5	- 28.6%	35	53	+ 51.4%
Median Sales Price*	\$150,000	\$140,000	- 6.7%	\$162,000	\$160,000	- 1.2%
Percent of Original List Price Received at Sale*	92.0%	81.7%	- 11.2%	86.1%	85.0%	- 1.3%
Average Days on Market Until Sale	103	152	+ 48.4%	136	181	+ 32.8%
Single-Family Detached Inventory	86	63	- 26.7%	--	--	--
Townhouse-Condo Inventory	37	31	- 16.2%	--	--	--

\*Does not account for seller concessions

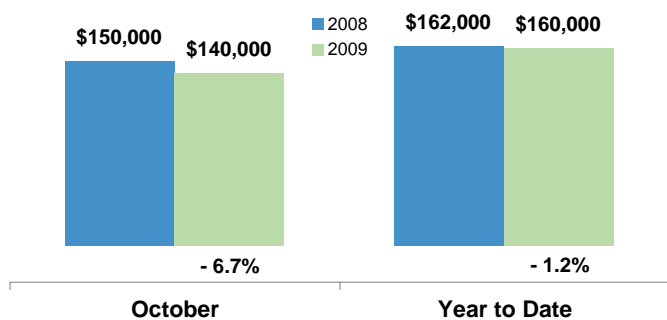
Activity—Most Recent Month



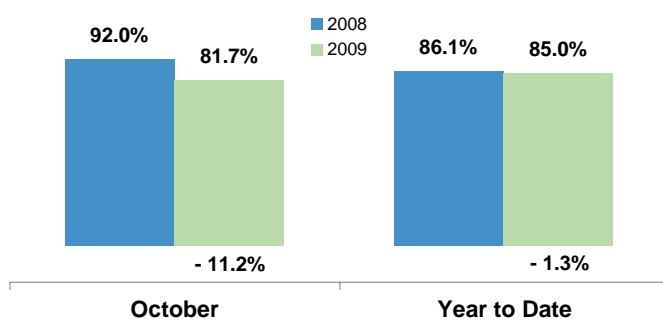
Activity—Year to Date



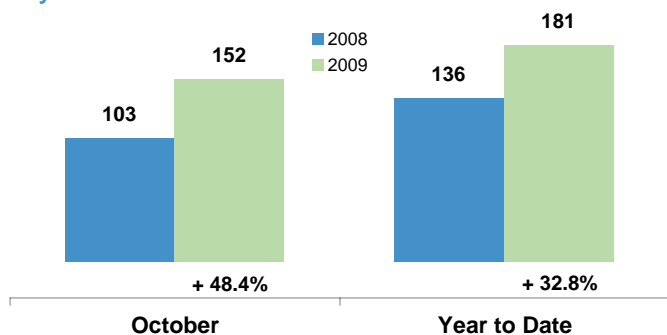
Median Sales Price



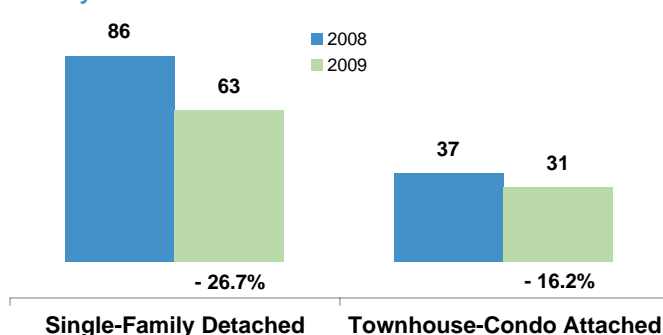
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates

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



## Region 33 St. Johns County – SE

### October

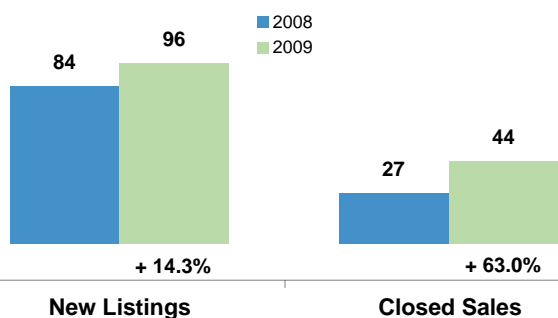
### Year to Date

St. John's County, FL

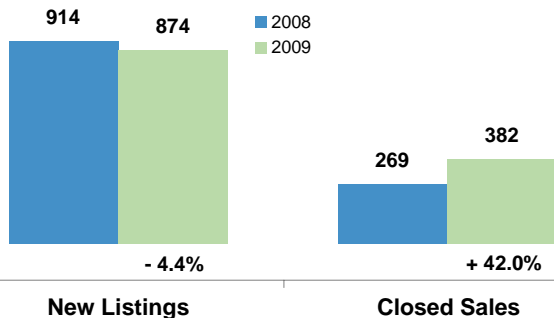
	2008	2009	Change	2008	2009	Change
New Listings	84	96	+ 14.3%	914	874	- 4.4%
Closed Sales	27	44	+ 63.0%	269	382	+ 42.0%
Median Sales Price*	\$200,000	\$166,750	- 16.6%	\$204,800	\$169,900	- 17.0%
Percent of Original List Price Received at Sale*	85.5%	91.3%	+ 6.8%	86.4%	88.1%	+ 1.9%
Average Days on Market Until Sale	138	95	- 31.4%	142	100	- 29.6%
Single-Family Detached Inventory	457	334	- 26.9%	--	--	--
Townhouse-Condo Inventory	122	123	+ 0.8%	--	--	--

\*Does not account for seller concessions

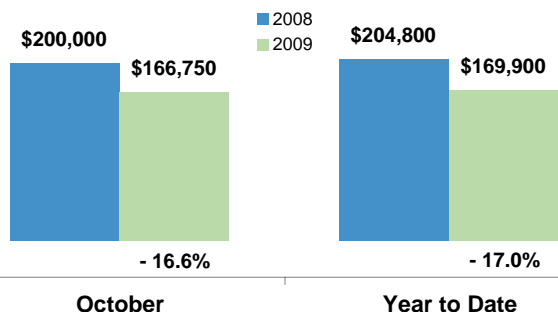
#### Activity—Most Recent Month



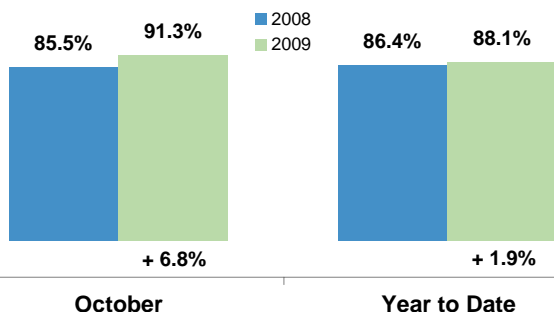
#### Activity—Year to Date



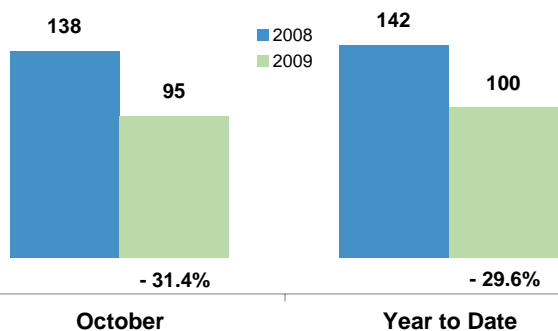
#### Median Sales Price



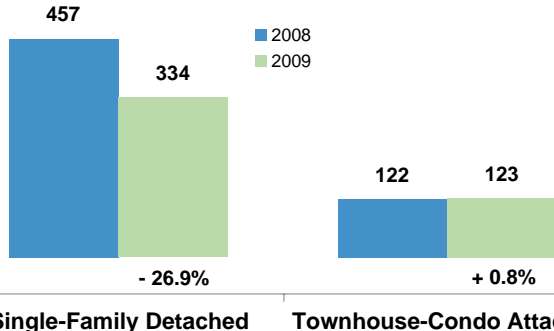
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates



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

## Region 34 St. Johns County – SW

### October

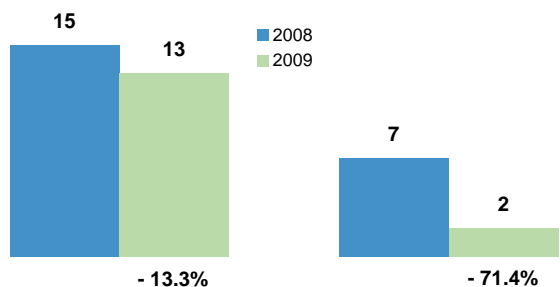
### Year to Date

St. John's County, FL

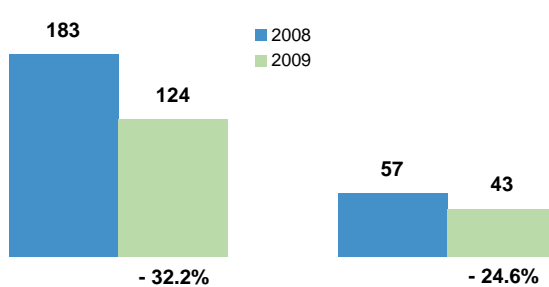
	2008	2009	Change	2008	2009	Change
New Listings	15	13	- 13.3%	183	124	- 32.2%
Closed Sales	7	2	- 71.4%	57	43	- 24.6%
Median Sales Price*	\$69,500	\$128,950	+ 85.5%	\$165,000	\$141,580	- 14.2%
Percent of Original List Price Received at Sale*	92.5%	88.5%	- 4.3%	85.7%	87.5%	+ 2.1%
Average Days on Market Until Sale	140	105	- 25.1%	139	126	- 9.8%
Single-Family Detached Inventory	106	88	- 17.0%	--	--	--
Townhouse-Condo Inventory	6	0	- 100.0%	--	--	--

\*Does not account for seller concessions

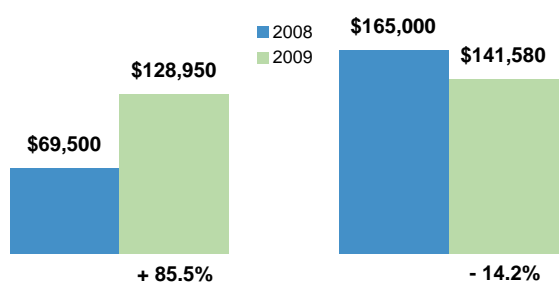
Activity—Most Recent Month



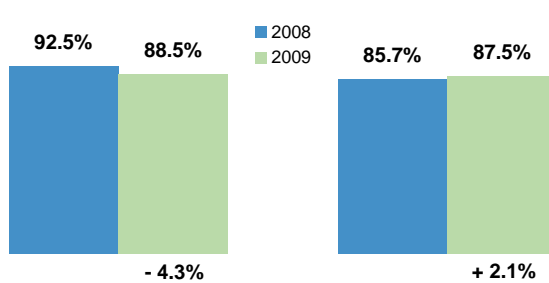
Activity—Year to Date



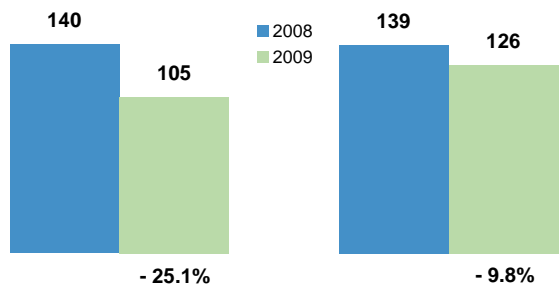
Median Sales Price



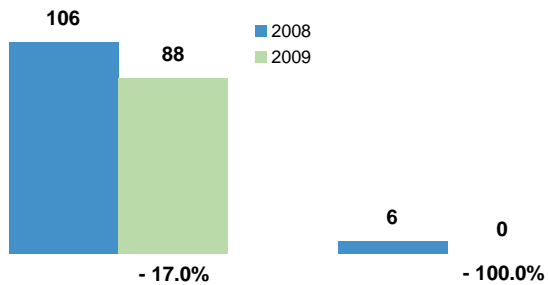
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates



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

## Region 40

### Nassau County

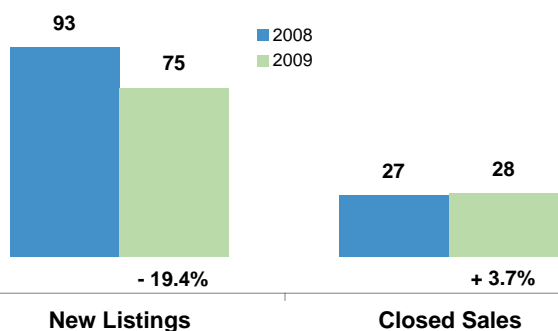
### October

### Year to Date

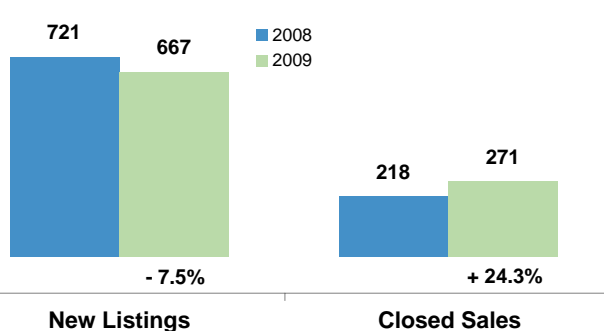
Nassau County, FL		2008	2009	Change	2008	2009	Change
New Listings		93	75	- 19.4%	721	667	- 7.5%
Closed Sales		27	28	+ 3.7%	218	271	+ 24.3%
Median Sales Price*		\$188,975	\$160,000	- 15.3%	\$195,000	\$175,000	- 10.3%
Percent of Original List Price Received at Sale*		86.5%	89.0%	+ 2.8%	89.9%	87.7%	- 2.4%
Average Days on Market Until Sale		104	104	+ 0.0%	103	114	+ 10.8%
Single-Family Detached Inventory		405	322	- 20.5%	--	--	--
Townhouse-Condo Inventory		63	30	- 52.4%	--	--	--

\*Does not account for seller concessions

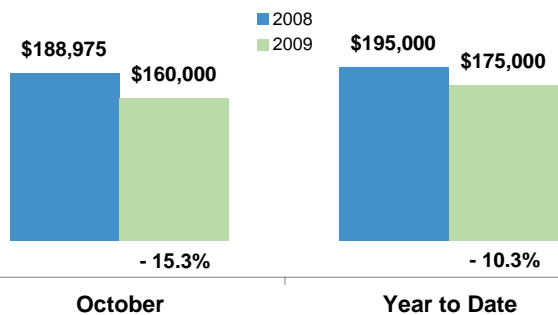
#### Activity—Most Recent Month



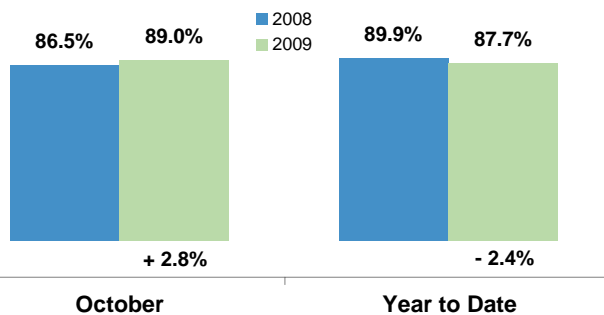
#### Activity—Year to Date



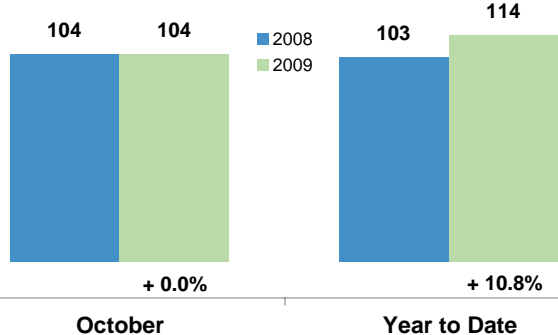
#### Median Sales Price



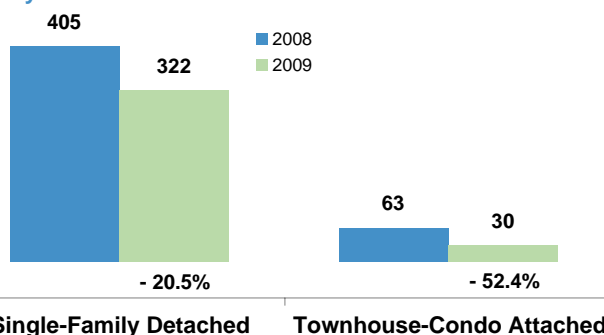
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month





# Local Market Updates

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



## Region 50

### Baker County

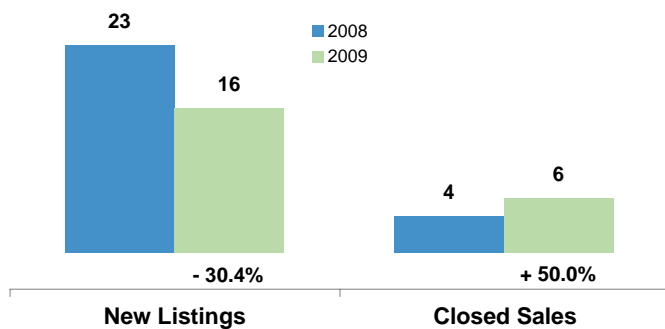
October

Year to Date

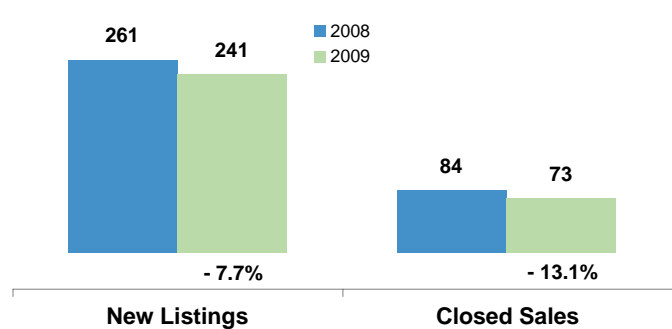
Baker County, FL		2008	2009	Change	2008	2009	Change
New Listings		23	16	- 30.4%	261	241	- 7.7%
Closed Sales		4	6	+ 50.0%	84	73	- 13.1%
Median Sales Price*		\$156,000	\$112,250	- 28.0%	\$145,000	\$140,400	- 3.2%
Percent of Original List Price Received at Sale*		81.8%	82.4%	+ 0.7%	90.5%	88.1%	- 2.7%
Average Days on Market Until Sale		259	161	- 37.7%	120	126	+ 5.4%
Single-Family Detached Inventory		147	128	- 12.9%	--	--	--
Townhouse-Condo Inventory		0	0	NA	--	--	--

\*Does not account for seller concessions

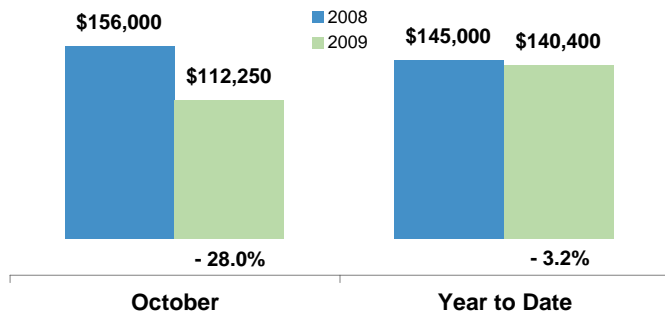
#### Activity—Most Recent Month



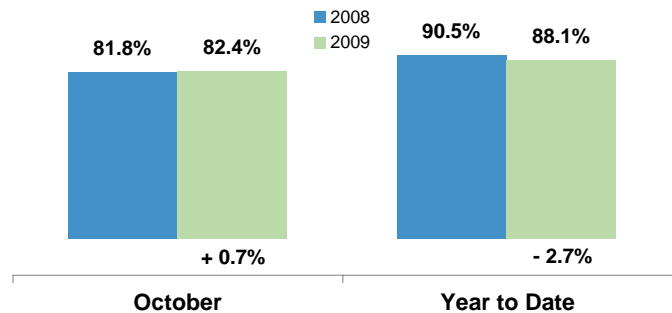
#### Activity—Year to Date



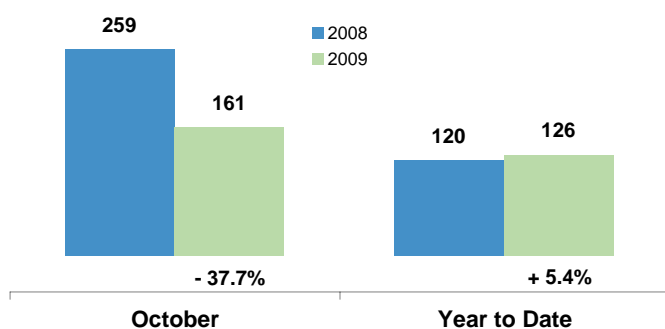
#### Median Sales Price



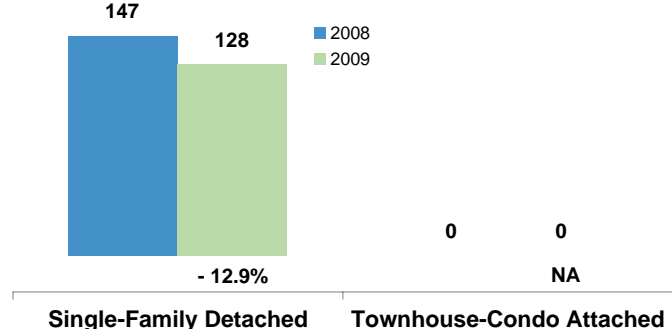
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates



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

## Region 56 Putnam County NE

### October

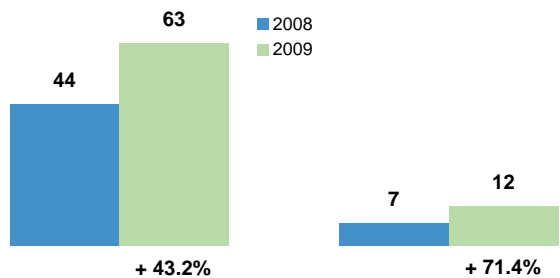
### Year to Date

Putnam County, FL

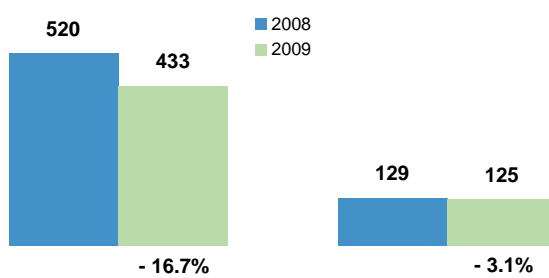
	2008	2009	Change	2008	2009	Change
New Listings	44	63	+ 43.2%	520	433	- 16.7%
Closed Sales	7	12	+ 71.4%	129	125	- 3.1%
Median Sales Price*	\$135,000	\$65,000	- 51.9%	\$128,000	\$89,450	- 30.1%
Percent of Original List Price Received at Sale*	81.6%	81.1%	- 0.6%	85.2%	81.9%	- 3.8%
Average Days on Market Until Sale	158	143	- 9.2%	147	148	+ 0.9%
Single-Family Detached Inventory	411	345	- 16.1%	--	--	--
Townhouse-Condo Inventory	4	2	- 50.0%	--	--	--

\*Does not account for seller concessions

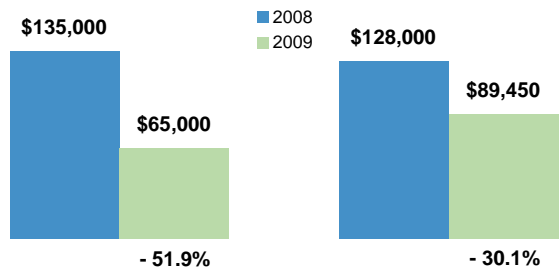
#### Activity—Most Recent Month



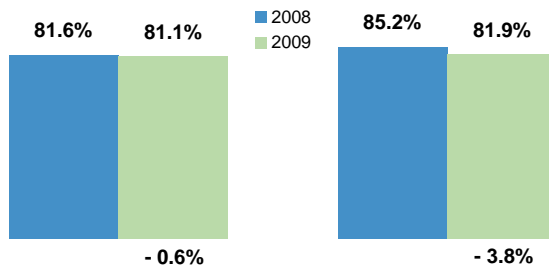
#### Activity—Year to Date



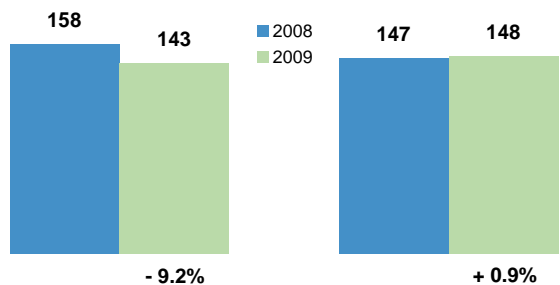
#### Median Sales Price



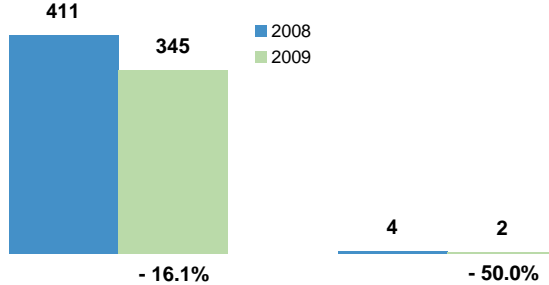
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 57 Putnam County – West

Putnam County, FL

### October

### Year to Date

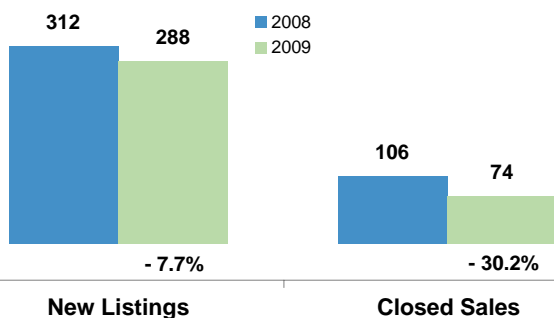
	2008	2009	Change	2008	2009	Change
New Listings	22	24	+ 9.1%	312	288	- 7.7%
Closed Sales	10	10	- 0.0%	106	74	- 30.2%
Median Sales Price*	\$60,750	\$44,500	- 26.7%	\$70,000	\$42,000	- 40.0%
Percent of Original List Price Received at Sale*	82.5%	79.8%	- 3.4%	83.9%	78.3%	- 6.6%
Average Days on Market Until Sale	144	146	+ 1.8%	151	159	+ 5.0%
Single-Family Detached Inventory	244	203	- 16.8%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

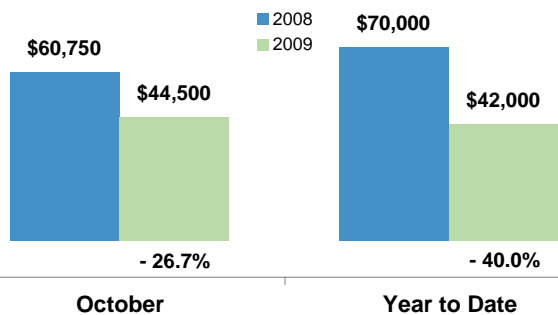
#### Activity—Most Recent Month



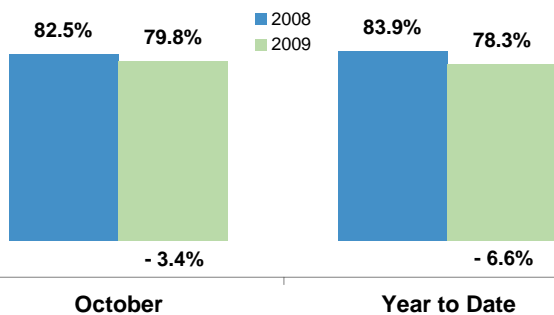
#### Activity—Year to Date



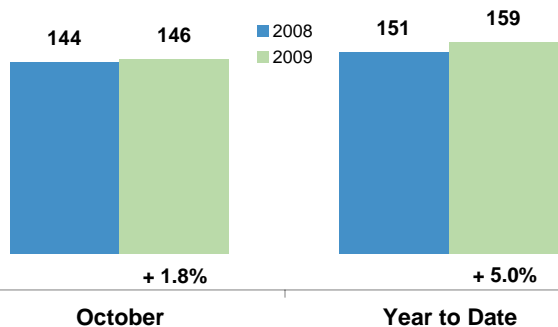
#### Median Sales Price



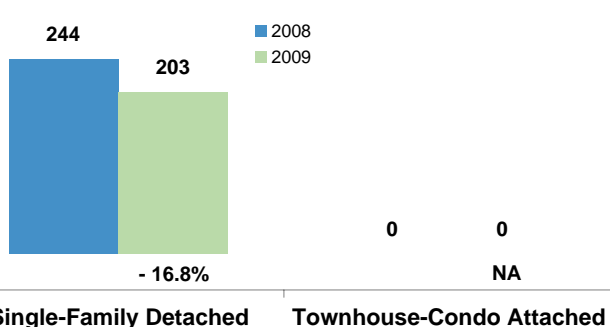
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates



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

## Region 58 Putnam County - South

Putnam County, FL

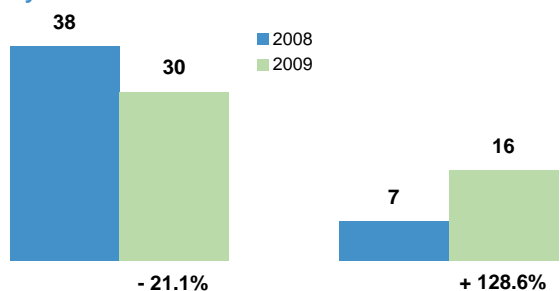
### October

### Year to Date

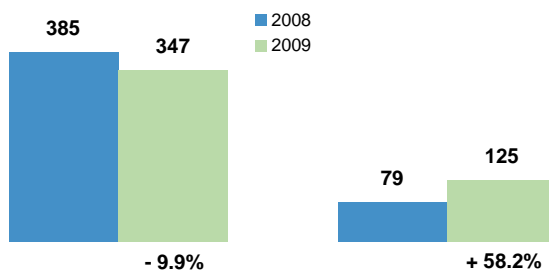
	2008	2009	Change	2008	2009	Change
New Listings	38	30	- 21.1%	385	347	- 9.9%
Closed Sales	7	16	+ 128.6%	79	125	+ 58.2%
Median Sales Price*	\$75,000	\$70,000	- 6.7%	\$80,500	\$66,500	- 17.4%
Percent of Original List Price Received at Sale*	85.1%	78.1%	- 8.2%	82.6%	80.6%	- 2.5%
Average Days on Market Until Sale	133	239	+ 79.7%	168	173	+ 3.0%
Single-Family Detached Inventory	323	281	- 13.0%	--	--	--
Townhouse-Condo Inventory	7	3	- 57.1%	--	--	--

\*Does not account for seller concessions

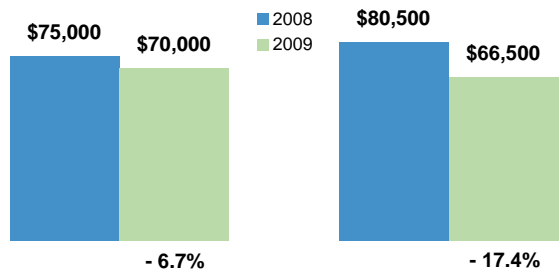
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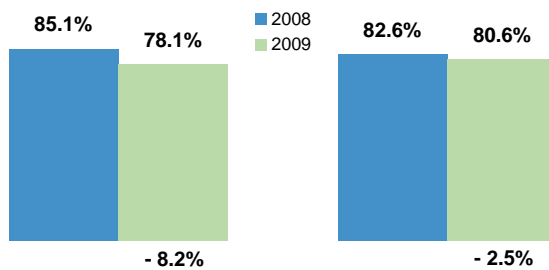
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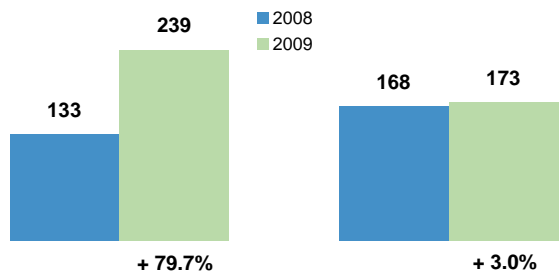
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

