



# NORTHEAST FLORIDA ASSOCIATION OF REALTORS

A free research tool from the **Northeast Florida Association of REALTORS®**  
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## Monthly Indicators

### January 2010

Area breakouts of 29 submarkets begin after page 15.

Home sales in the Jacksonville region in January were once again up compared to a year ago at 1,300 purchase agreements signed, an increase of 34.7 percent. That's the 11th consecutive month where the change compared to a year ago has been positive.

The increase in sales has not yet led to stabilizing home prices. January's median sales price of \$133,900 was 13.6 percent lower than a year ago. This drop is amplified, however, simply because there are more foreclosures selling now than were a year ago. Over 50 percent of the homes sold in January were lender-mediated foreclosures and short sales.

Lender-mediated homes in January posted a median sales price of \$89,950, down 22.1 percent from a year ago. Traditional, non-lender-mediated homes, only posted a decline of 1.7 percent from a year ago. It's a tale of two markets right now.

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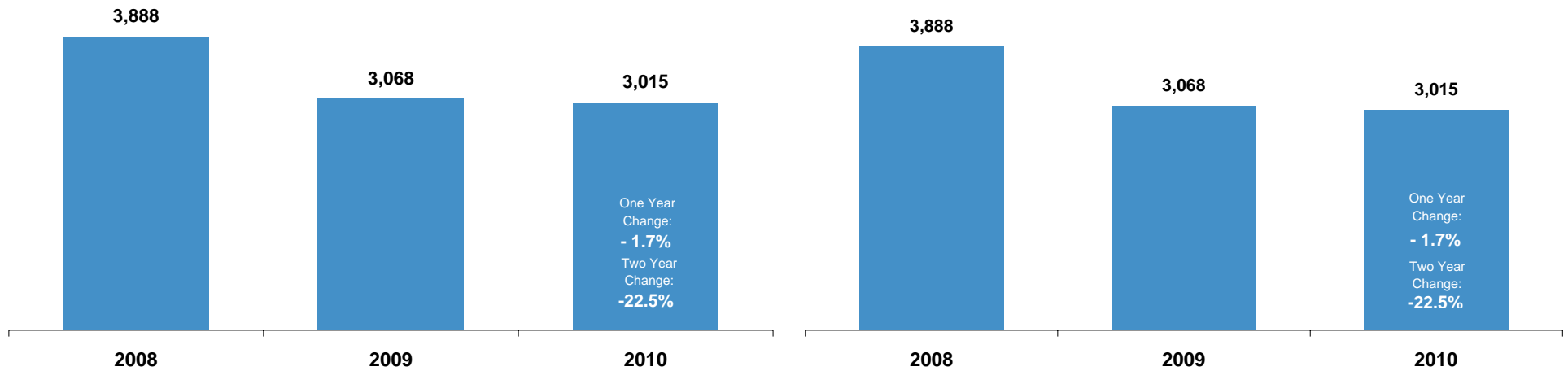
# New Listings

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

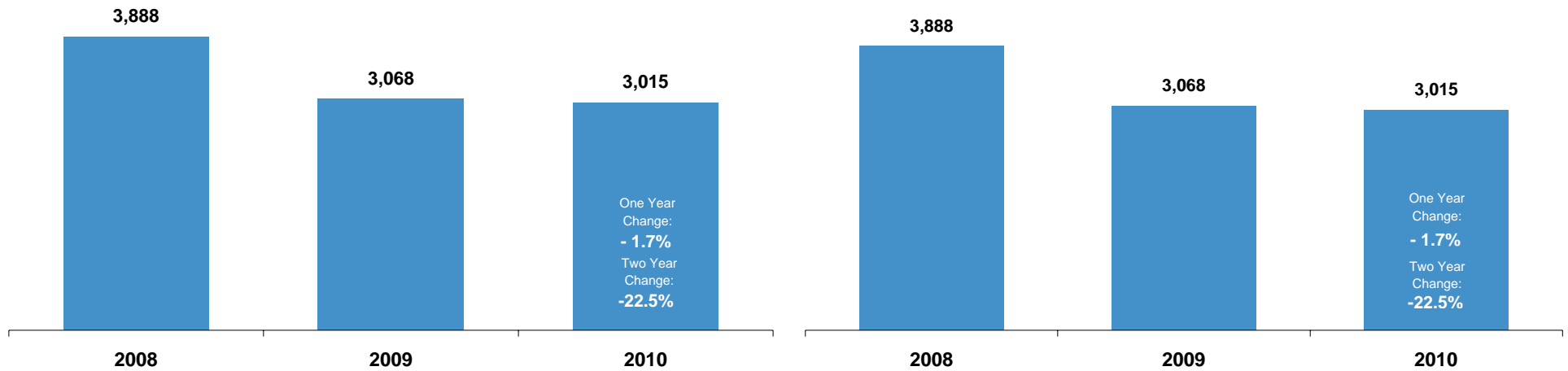


**NORTHEAST FLORIDA  
ASSOCIATION OF REALTORS**

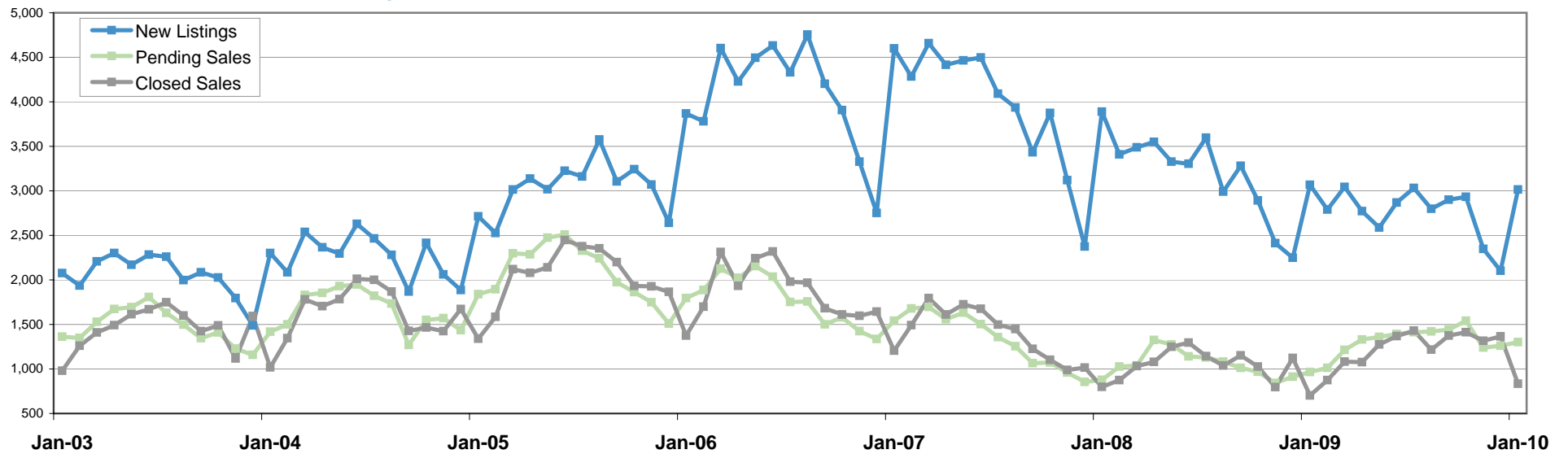
## January



## Year to Date



## Historical Market Activity



# Pending Sales

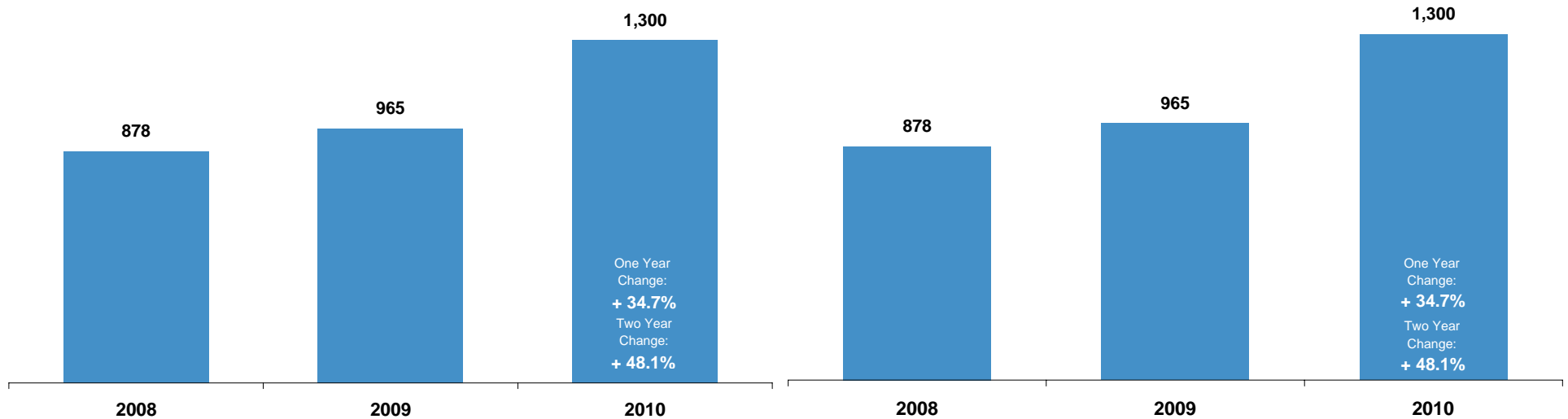
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



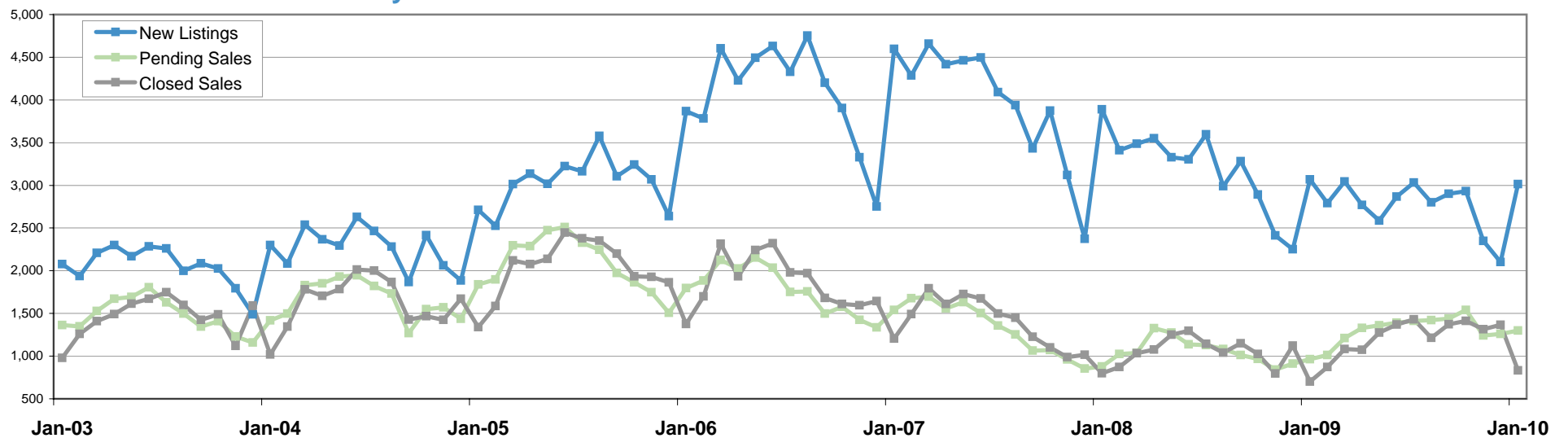
**NORTHEAST FLORIDA  
ASSOCIATION OF REALTORS**

## January

## Year to Date



## Historical Market Activity





























# Local Market Updates

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## Region 01 Southside/Mandarin/ Bartram

### January

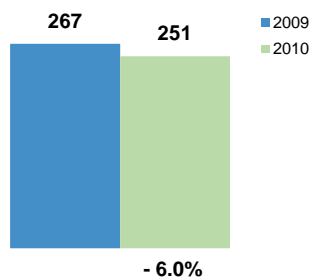
### Year to Date

Duval County, FL

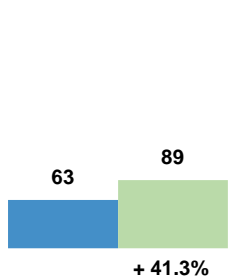
	2009	2010	Change	2009	2010	Change
New Listings	267	251	- 6.0%	267	251	- 6.0%
Closed Sales	63	89	+ 41.3%	63	89	+ 41.3%
Median Sales Price*	\$186,000	\$165,000	- 11.3%	\$186,000	\$165,000	- 11.3%
Percent of Original List Price Received at Sale*	87.7%	87.3%	- 0.5%	87.7%	87.3%	- 0.5%
Average Days on Market Until Sale	114	93	- 18.3%	114	93	- 18.3%
Single-Family Detached Inventory	1,098	926	- 15.7%	--	--	--
Townhouse-Condo Inventory	280	228	- 18.6%	--	--	--

\*Does not account for seller concessions

#### Activity—Most Recent Month

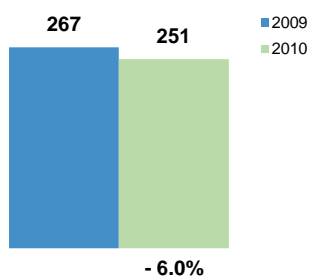


New Listings

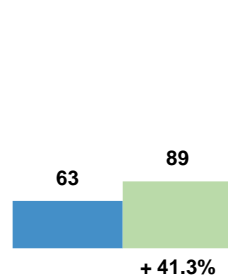


Closed Sales

#### Activity—Year to Date

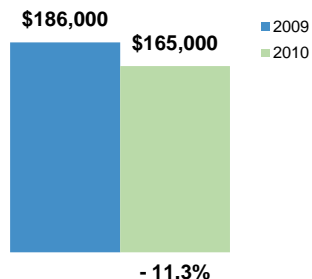


New Listings

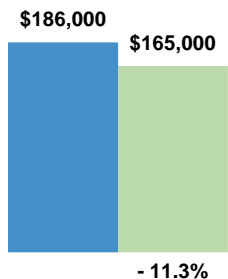


Closed Sales

#### Median Sales Price

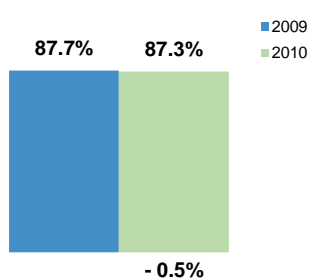


January

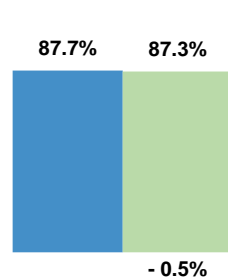


Year to Date

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

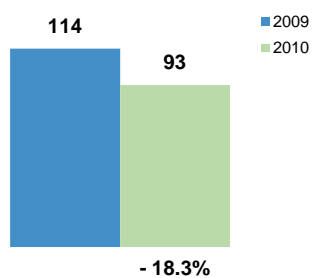


January

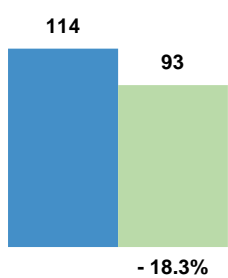


Year to Date

#### Days on Market Until Sale

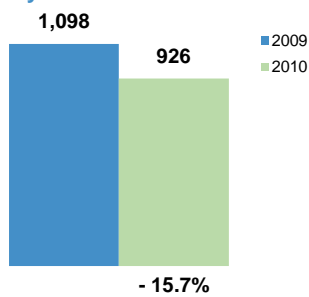


January

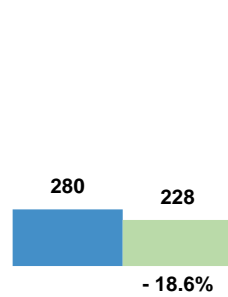


Year to Date

#### Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached



# Local Market Updates



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## Region 02

### Southside

### January

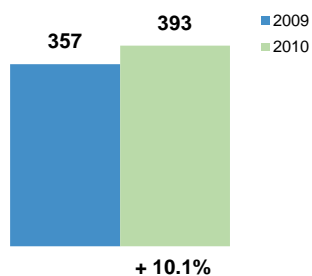
### Year to Date

Duval County, FL

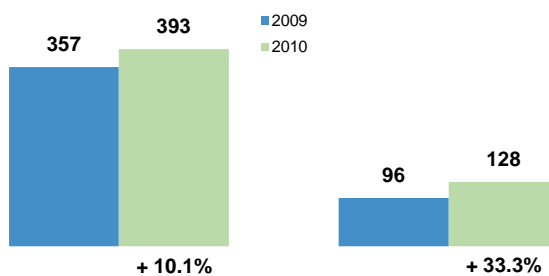
	2009	2010	Change	2009	2010	Change
New Listings	357	393	+ 10.1%	357	393	+ 10.1%
Closed Sales	96	128	+ 33.3%	96	128	+ 33.3%
Median Sales Price*	\$155,700	\$141,500	- 9.1%	\$155,700	\$141,500	- 9.1%
Percent of Original List Price Received at Sale*	87.9%	89.2%	+ 1.4%	87.9%	89.2%	+ 1.4%
Average Days on Market Until Sale	97	101	+ 4.6%	97	101	+ 4.6%
Single-Family Detached Inventory	1,262	1,076	- 14.7%	--	--	--
Townhouse-Condo Inventory	532	542	+ 1.9%	--	--	--

\*Does not account for seller concessions

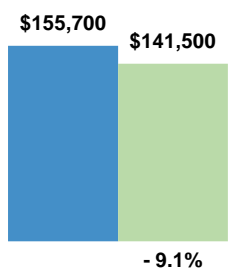
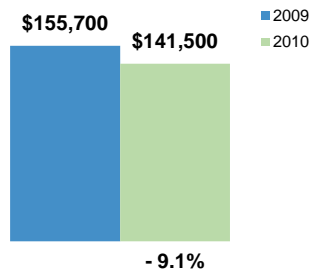
Activity—Most Recent Month



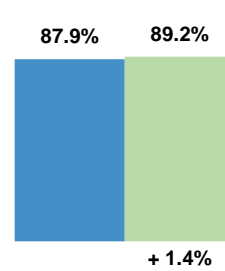
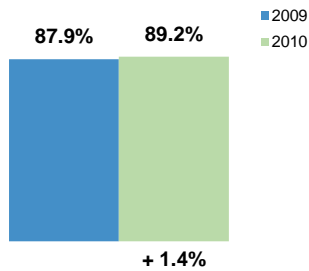
Activity—Year to Date



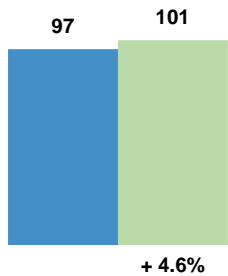
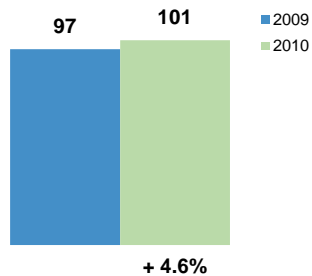
Median Sales Price



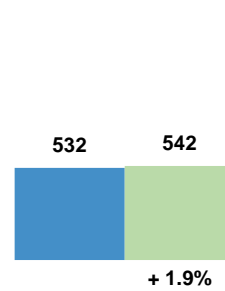
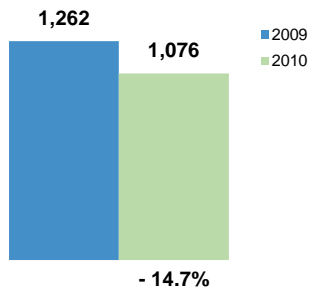
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates



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## Region 03 Riverside/Avondale/ Ortega

Duval County, FL

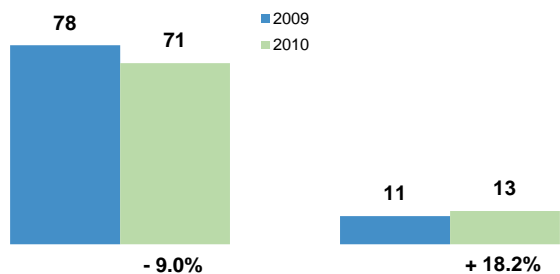
### January

### Year to Date

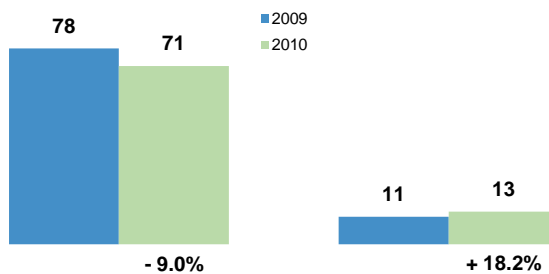
	2009	2010	Change	2009	2010	Change
New Listings	78	71	- 9.0%	78	71	- 9.0%
Closed Sales	11	13	+ 18.2%	11	13	+ 18.2%
Median Sales Price*	\$195,000	\$160,000	- 17.9%	\$195,000	\$160,000	- 17.9%
Percent of Original List Price Received at Sale*	79.5%	90.6%	+ 13.9%	79.5%	90.6%	+ 13.9%
Average Days on Market Until Sale	129	149	+ 15.2%	129	149	+ 15.2%
Single-Family Detached Inventory	289	294	+ 1.7%	--	--	--
Townhouse-Condo Inventory	75	70	- 6.7%	--	--	--

\*Does not account for seller concessions

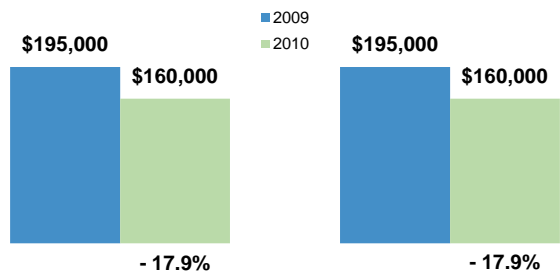
Activity—Most Recent Month



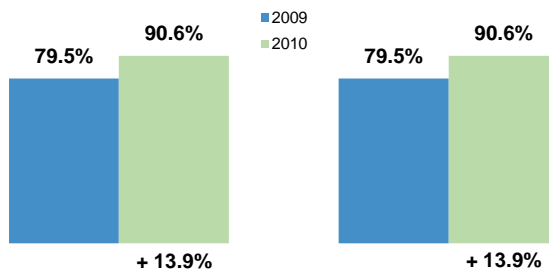
Activity—Year to Date



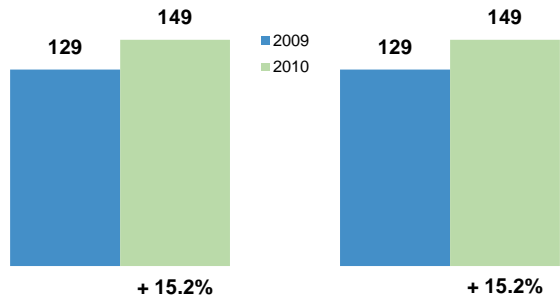
Median Sales Price



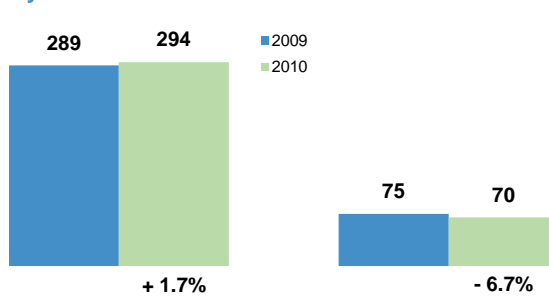
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates

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## Region 04 Arlington/Fort Caroline

### January

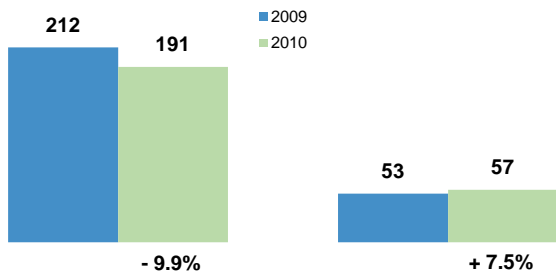
### Year to Date

Duval County, FL

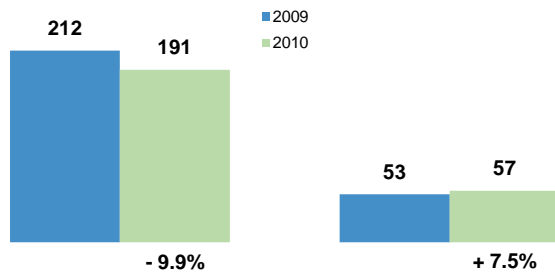
	2009	2010	Change	2009	2010	Change
New Listings	212	191	- 9.9%	212	191	- 9.9%
Closed Sales	53	57	+ 7.5%	53	57	+ 7.5%
Median Sales Price*	\$154,550	\$121,000	- 21.7%	\$154,550	\$121,000	- 21.7%
Percent of Original List Price Received at Sale*	84.6%	91.1%	+ 7.7%	84.6%	91.1%	+ 7.7%
Average Days on Market Until Sale	123	82	- 33.3%	123	82	- 33.3%
Single-Family Detached Inventory	1,022	785	- 23.2%	--	--	--
Townhouse-Condo Inventory	105	88	- 16.2%	--	--	--

\*Does not account for seller concessions

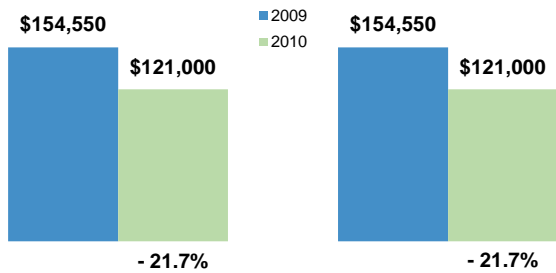
Activity—Most Recent Month



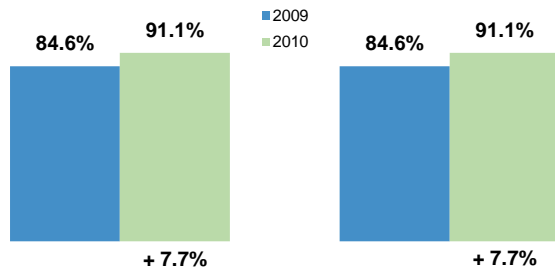
Activity—Year to Date



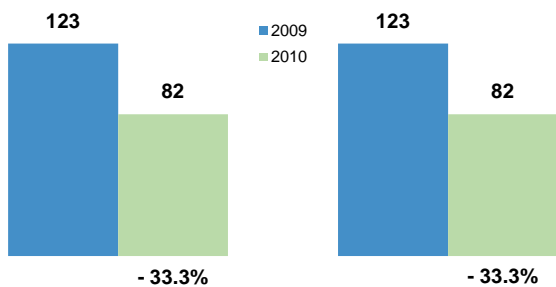
Median Sales Price



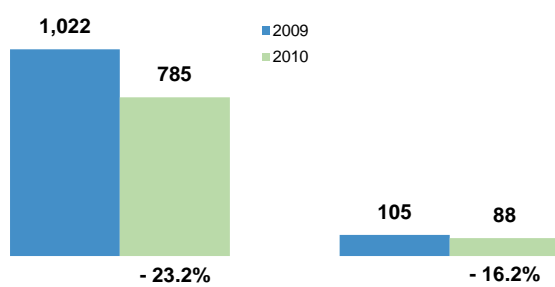
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates



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## Region 05

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

### January

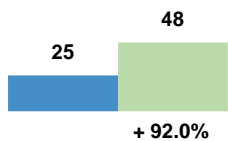
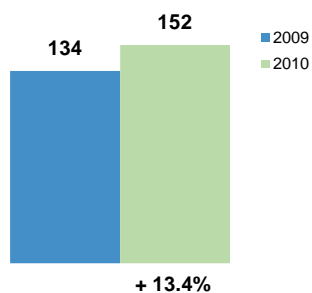
### Year to Date

Duval County, FL

	2009	2010	Change	2009	2010	Change
New Listings	134	152	+ 13.4%	134	152	+ 13.4%
Closed Sales	25	48	+ 92.0%	25	48	+ 92.0%
Median Sales Price*	\$74,885	\$74,000	- 1.2%	\$74,885	\$74,000	- 1.2%
Percent of Original List Price Received at Sale*	80.8%	88.9%	+ 10.0%	80.8%	88.9%	+ 10.0%
Average Days on Market Until Sale	113	70	- 38.1%	113	70	- 38.1%
Single-Family Detached Inventory	637	518	- 18.7%	--	--	--
Townhouse-Condo Inventory	63	50	- 20.6%	--	--	--

\*Does not account for seller concessions

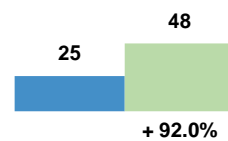
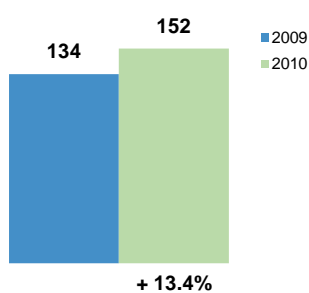
#### Activity—Most Recent Month



New Listings

Closed Sales

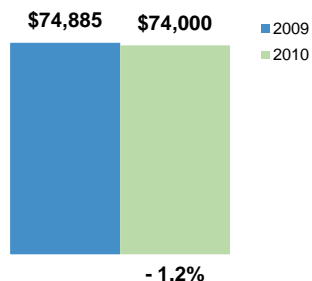
#### Activity—Year to Date



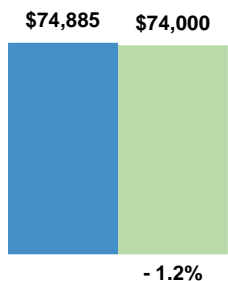
New Listings

Closed Sales

#### Median Sales Price

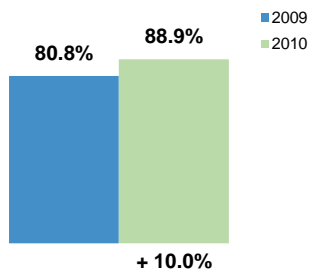


January

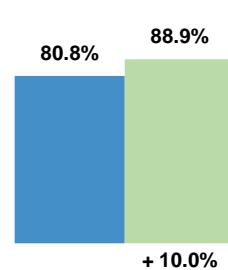


Year to Date

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

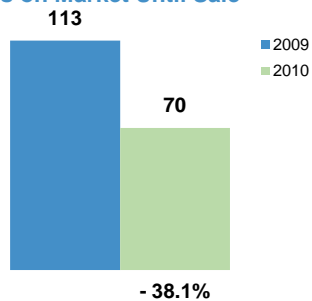


January

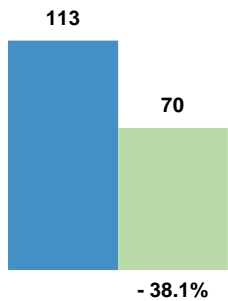


Year to Date

#### Days on Market Until Sale

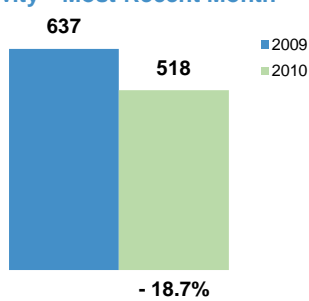


January

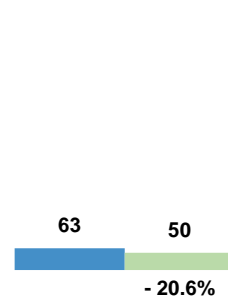


Year to Date

#### Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

# Local Market Updates

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## Region 06

### West Jacksonville

### January

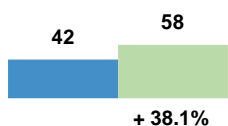
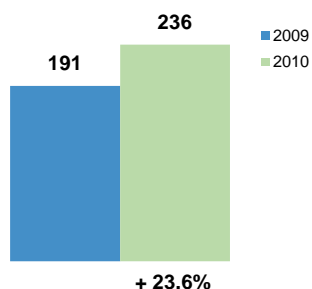
### Year to Date

Duval County, FL

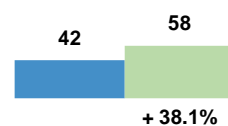
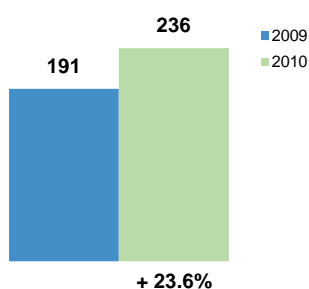
	2009	2010	Change	2009	2010	Change
New Listings	191	236	+ 23.6%	191	236	+ 23.6%
Closed Sales	42	58	+ 38.1%	42	58	+ 38.1%
Median Sales Price*	\$115,500	\$114,725	- 0.7%	\$115,500	\$114,725	- 0.7%
Percent of Original List Price Received at Sale*	89.7%	91.4%	+ 2.0%	89.7%	91.4%	+ 2.0%
Average Days on Market Until Sale	98	87	- 11.0%	98	87	- 11.0%
Single-Family Detached Inventory	949	817	- 13.9%	--	--	--
Townhouse-Condo Inventory	33	34	+ 3.0%	--	--	--

\*Does not account for seller concessions

#### Activity—Most Recent Month



#### Activity—Year to Date



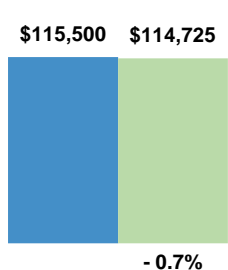
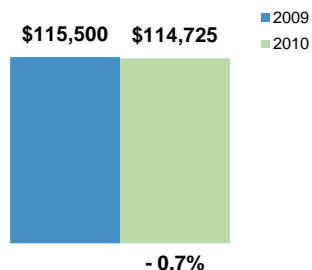
New Listings

Closed Sales

New Listings

Closed Sales

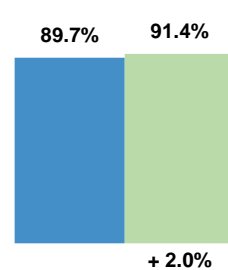
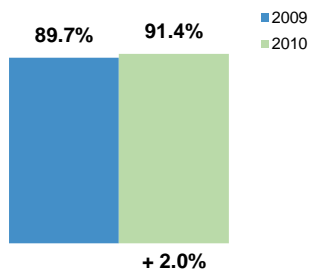
#### Median Sales Price



January

Year to Date

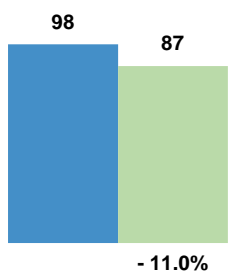
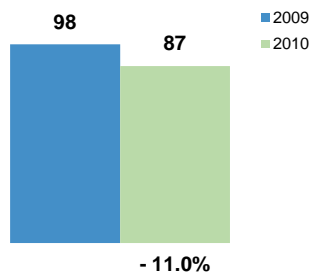
#### Percent of Original List Price Received at Sale



January

Year to Date

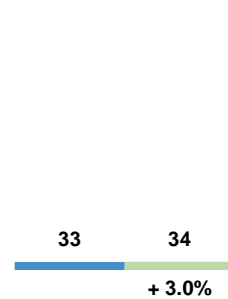
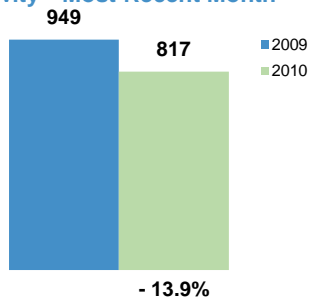
#### Days on Market Until Sale



January

Year to Date

#### Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

# Local Market Updates



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

## Region 07

Springfield/Downtown/Paxon/Trout  
River South

January

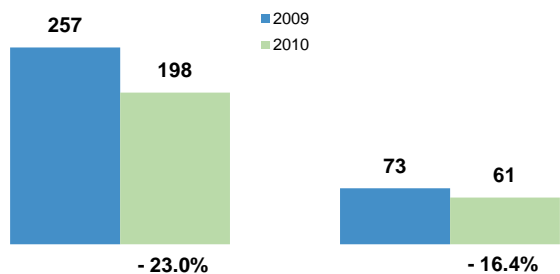
Year to Date

Duval County, FL

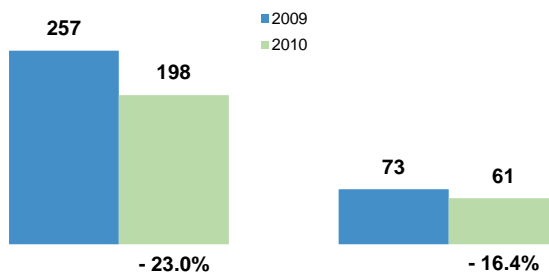
	2009	2010	Change	2009	2010	Change
New Listings	257	198	- 23.0%	257	198	- 23.0%
Closed Sales	73	61	- 16.4%	73	61	- 16.4%
Median Sales Price*	\$28,500	\$19,900	- 30.2%	\$28,500	\$19,900	- 30.2%
Percent of Original List Price Received at Sale*	78.4%	88.8%	+ 13.2%	78.4%	88.8%	+ 13.2%
Average Days on Market Until Sale	102	57	- 44.7%	102	57	- 44.7%
Single-Family Detached Inventory	1,178	805	- 31.7%	--	--	--
Townhouse-Condo Inventory	173	45	- 74.0%	--	--	--

\*Does not account for seller concessions

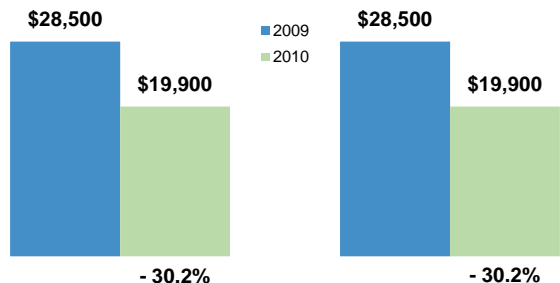
### Activity—Most Recent Month



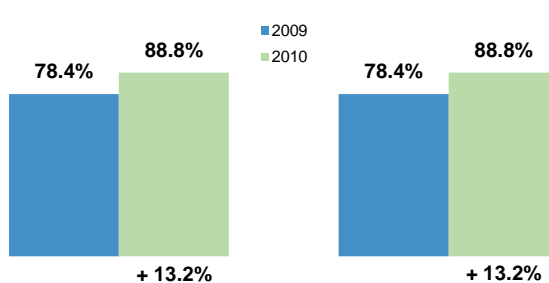
### Activity—Year to Date



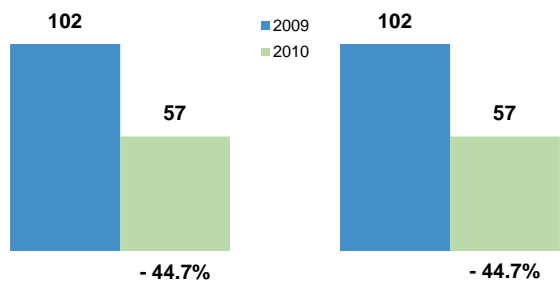
### Median Sales Price



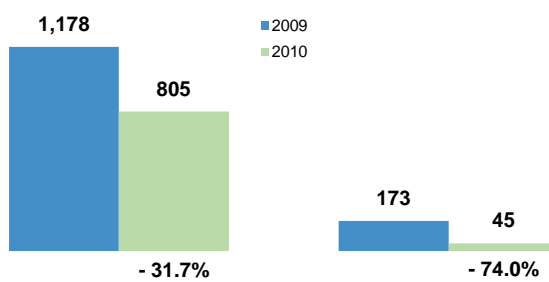
### Percent of Original List Price Received at Sale



### Days on Market Until Sale



### Activity—Most Recent Month



# Local Market Updates



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## Region 08

Marietta/Whitehouse/Baldwin/Garden  
St/Dinsmore

January

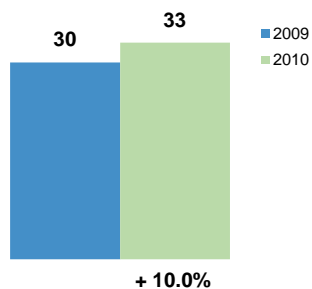
Year to Date

Duval County, FL

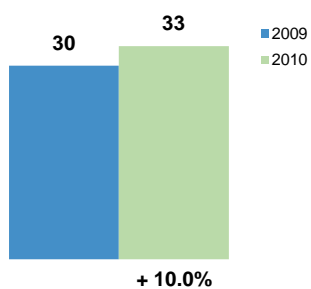
	2009	2010	Change	2009	2010	Change
New Listings	30	33	+ 10.0%	30	33	+ 10.0%
Closed Sales	10	9	- 10.0%	10	9	- 10.0%
Median Sales Price*	\$147,389	\$165,000	+ 11.9%	\$147,389	\$165,000	+ 11.9%
Percent of Original List Price Received at Sale*	82.6%	91.9%	+ 11.2%	82.6%	91.9%	+ 11.2%
Average Days on Market Until Sale	84	109	+ 30.3%	84	109	+ 30.3%
Single-Family Detached Inventory	161	155	- 3.7%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

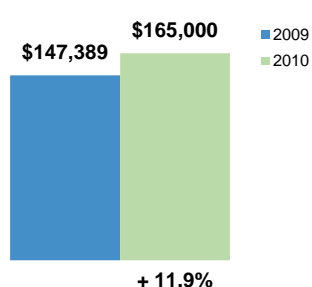
Activity—Most Recent Month



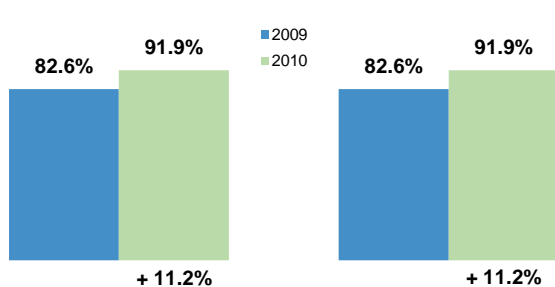
Activity—Year to Date



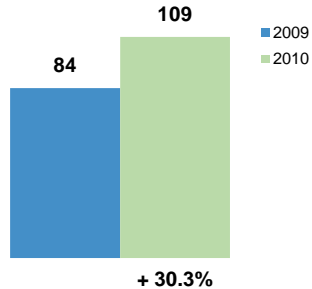
Median Sales Price



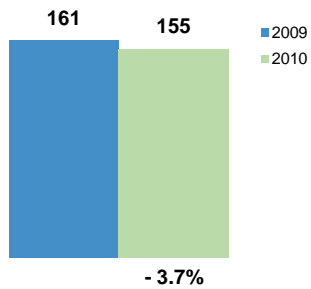
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates



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## Region 09

### Jacksonville – North

### January

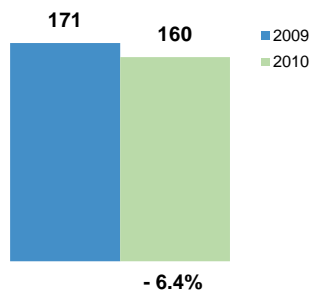
### Year to Date

Duval County, FL

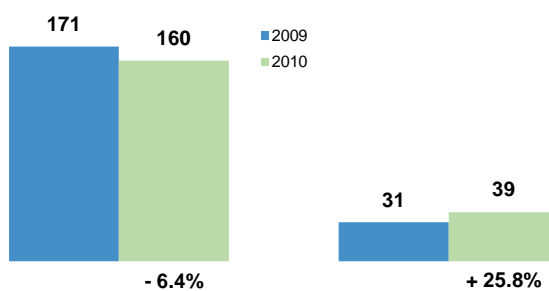
	2009	2010	Change	2009	2010	Change
New Listings	171	160	- 6.4%	171	160	- 6.4%
Closed Sales	31	39	+ 25.8%	31	39	+ 25.8%
Median Sales Price*	\$159,559	\$150,000	- 6.0%	\$159,559	\$150,000	- 6.0%
Percent of Original List Price Received at Sale*	90.5%	90.3%	- 0.2%	90.5%	90.3%	- 0.2%
Average Days on Market Until Sale	76	97	+ 26.5%	76	97	+ 26.5%
Single-Family Detached Inventory	829	667	- 19.5%	--	--	--
Townhouse-Condo Inventory	0	2	NA	--	--	--

\*Does not account for seller concessions

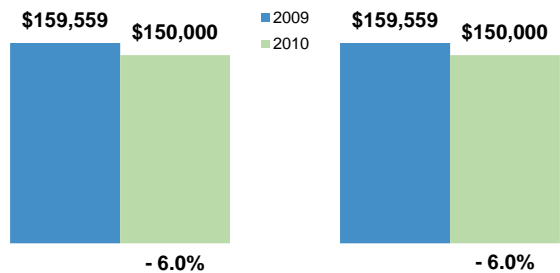
Activity—Most Recent Month



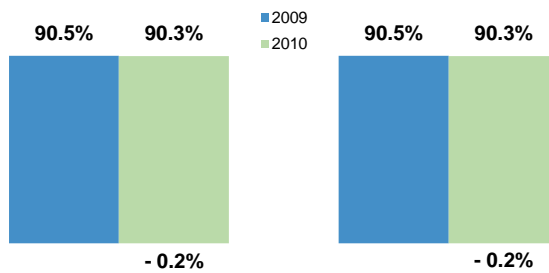
Activity—Year to Date



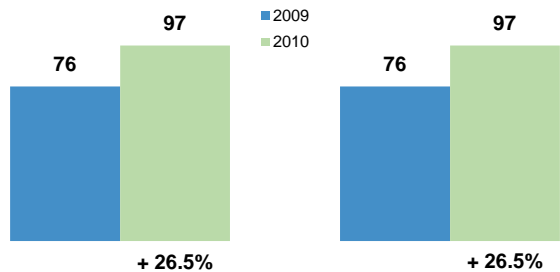
Median Sales Price



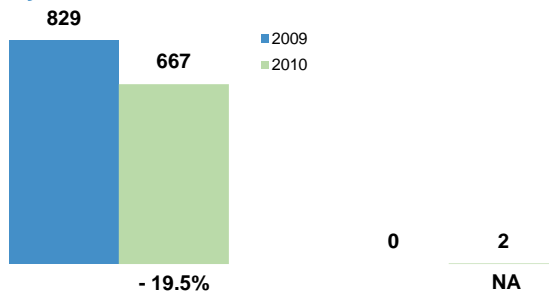
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month





# Local Market Updates

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## Region 12

### Fleming Island Area

### January

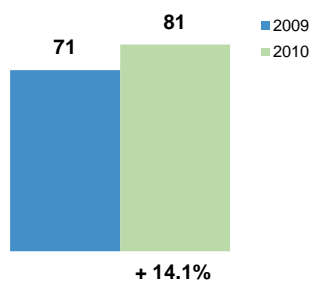
### Year to Date

Clay County, FL

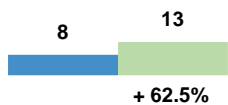
	2009	2010	Change	2009	2010	Change
New Listings	71	81	+ 14.1%	71	81	+ 14.1%
Closed Sales	8	13	+ 62.5%	8	13	+ 62.5%
Median Sales Price*	\$188,950	\$200,000	+ 5.8%	\$188,950	\$200,000	+ 5.8%
Percent of Original List Price Received at Sale*	91.8%	90.5%	- 1.4%	91.8%	90.5%	- 1.4%
Average Days on Market Until Sale	113	136	+ 20.4%	113	136	+ 20.4%
Single-Family Detached Inventory	322	253	- 21.4%	--	--	--
Townhouse-Condo Inventory	20	27	+ 35.0%	--	--	--

\*Does not account for seller concessions

#### Activity—Most Recent Month

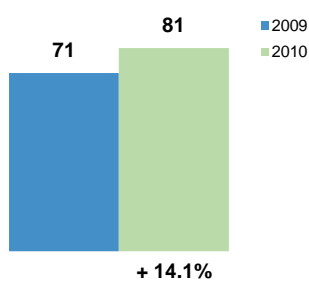


New Listings

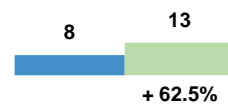


Closed Sales

#### Activity—Year to Date

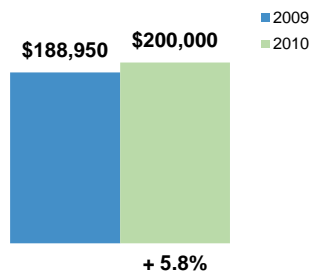


New Listings

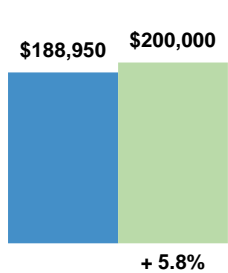


Closed Sales

#### Median Sales Price

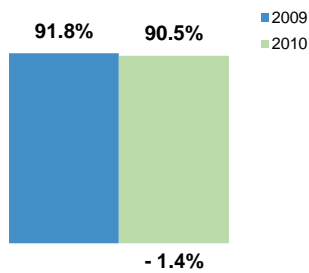


January

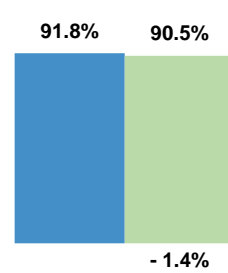


Year to Date

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

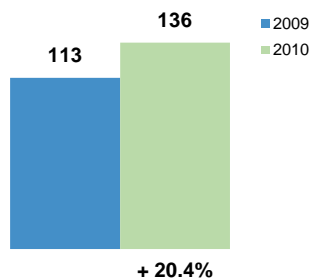


January

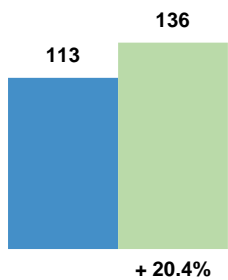


Year to Date

#### Days on Market Until Sale

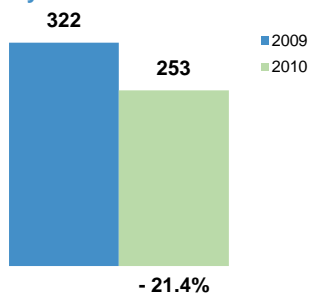


January

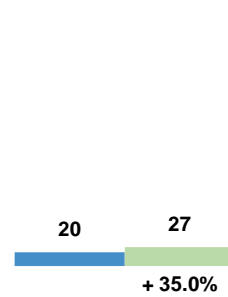


Year to Date

#### Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

# Local Market Updates

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## Region 13

### Orange Park

### January

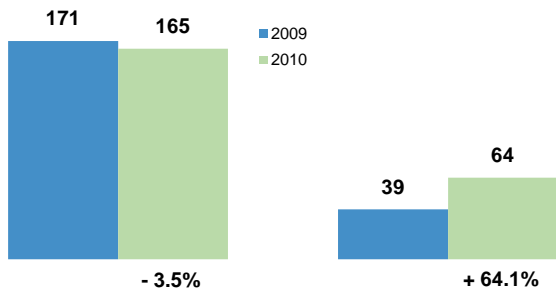
### Year to Date

Clay County, FL

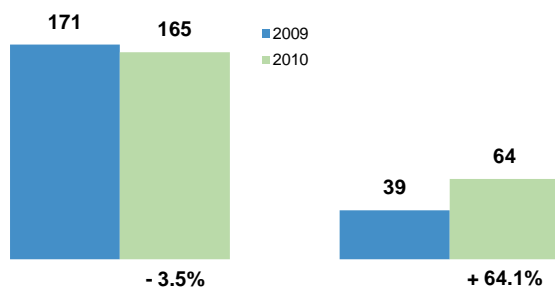
	2009	2010	Change	2009	2010	Change
New Listings	171	165	- 3.5%	171	165	- 3.5%
Closed Sales	39	64	+ 64.1%	39	64	+ 64.1%
Median Sales Price*	\$150,000	\$128,030	- 14.6%	\$150,000	\$128,030	- 14.6%
Percent of Original List Price Received at Sale*	87.9%	90.2%	+ 2.5%	87.9%	90.2%	+ 2.5%
Average Days on Market Until Sale	106	86	- 18.9%	106	86	- 18.9%
Single-Family Detached Inventory	854	674	- 21.1%	--	--	--
Townhouse-Condo Inventory	54	54	- 0.0%	--	--	--

\*Does not account for seller concessions

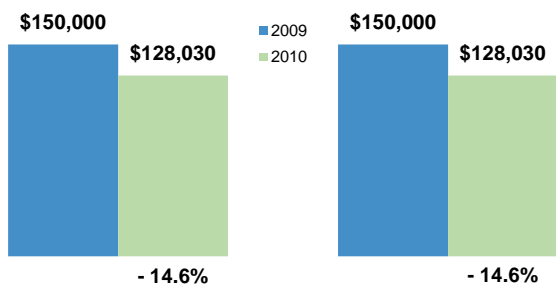
#### Activity—Most Recent Month



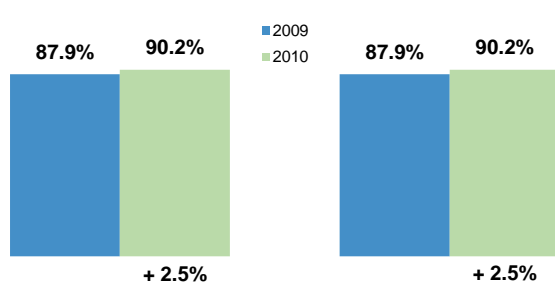
#### Activity—Year to Date



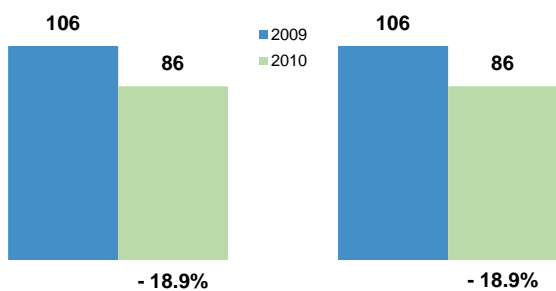
#### Median Sales Price



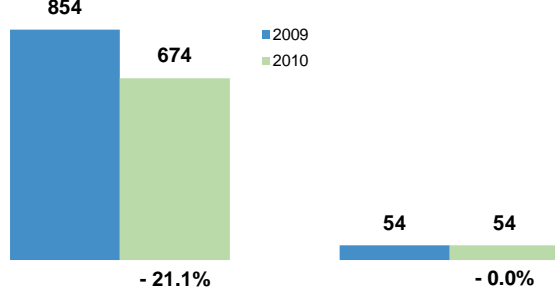
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates



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## Region 14

### Middleburg Vicinity

### January

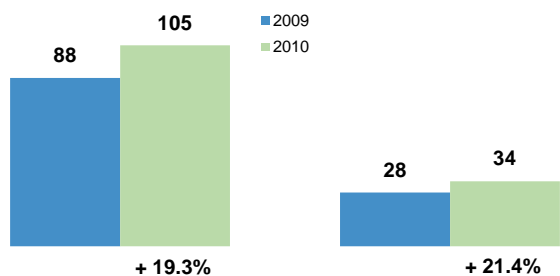
### Year to Date

Clay County, FL

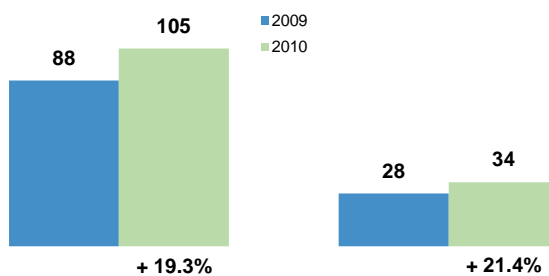
	2009	2010	Change	2009	2010	Change
New Listings	88	105	+ 19.3%	88	105	+ 19.3%
Closed Sales	28	34	+ 21.4%	28	34	+ 21.4%
Median Sales Price*	\$165,000	\$135,700	- 17.8%	\$165,000	\$135,700	- 17.8%
Percent of Original List Price Received at Sale*	84.4%	91.1%	+ 7.9%	84.4%	91.1%	+ 7.9%
Average Days on Market Until Sale	138	88	- 35.7%	138	88	- 35.7%
Single-Family Detached Inventory	442	409	- 7.5%	--	--	--
Townhouse-Condo Inventory	6	5	- 16.7%	--	--	--

\*Does not account for seller concessions

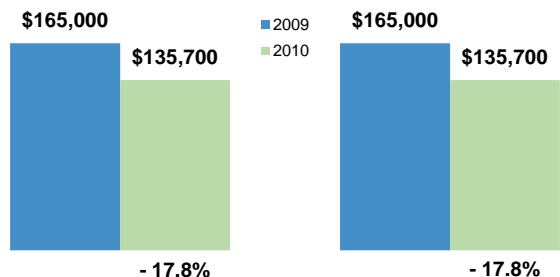
Activity—Most Recent Month



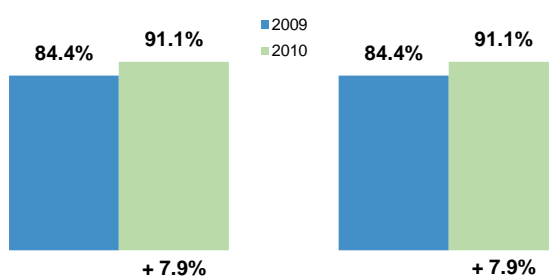
Activity—Year to Date



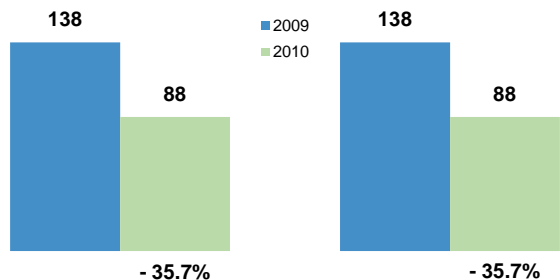
Median Sales Price



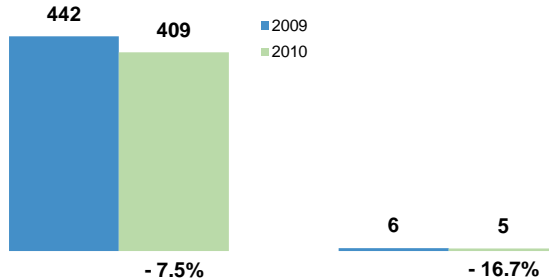
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates



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## Region 15 Keystone Heights Vicinity

### January

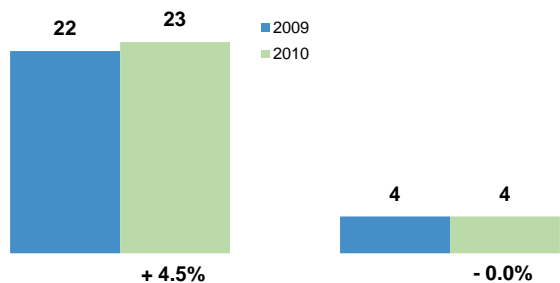
### Year to Date

Clay County, FL

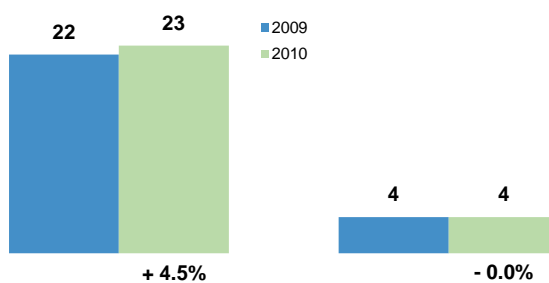
	2009	2010	Change	2009	2010	Change
New Listings	22	23	+ 4.5%	22	23	+ 4.5%
Closed Sales	4	4	- 0.0%	4	4	- 0.0%
Median Sales Price*	\$123,000	\$65,500	- 46.7%	\$123,000	\$65,500	- 46.7%
Percent of Original List Price Received at Sale*	84.0%	80.0%	- 4.7%	84.0%	80.0%	- 4.7%
Average Days on Market Until Sale	96	96	+ 0.3%	96	96	+ 0.3%
Single-Family Detached Inventory	194	184	- 5.2%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

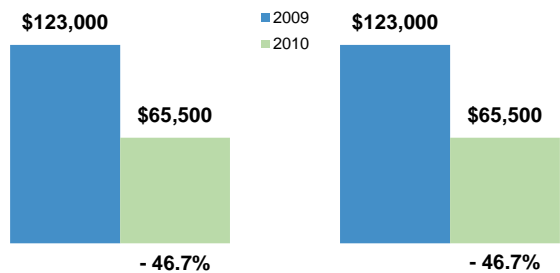
Activity—Most Recent Month



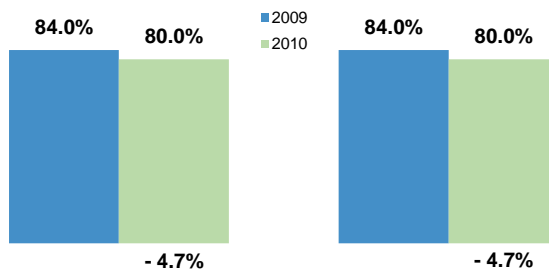
Activity—Year to Date



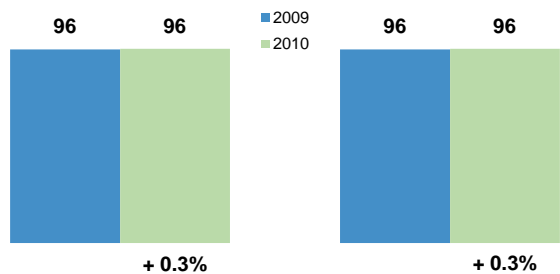
Median Sales Price



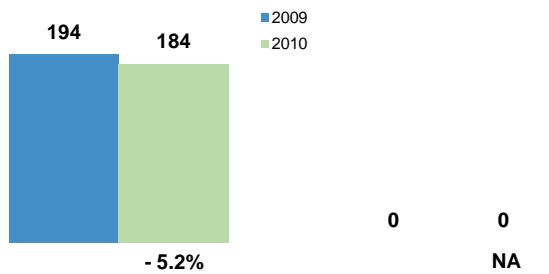
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates



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## Region 16

### Green Cove Springs

### January

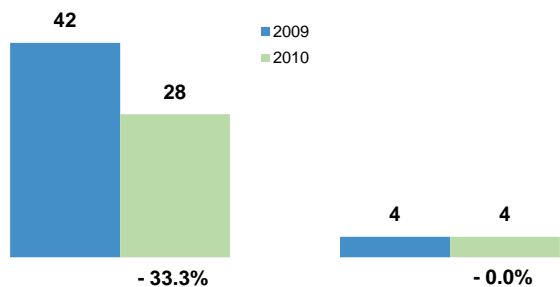
### Year to Date

Clay County, FL

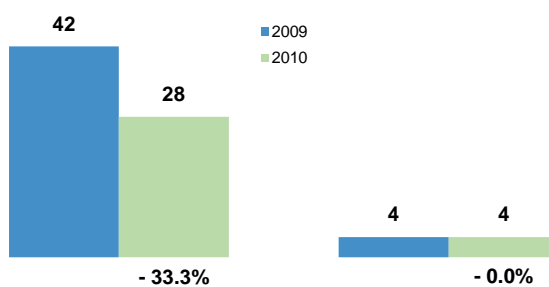
	2009	2010	Change	2009	2010	Change
New Listings	42	28	- 33.3%	42	28	- 33.3%
Closed Sales	4	4	- 0.0%	4	4	- 0.0%
Median Sales Price*	\$265,955	\$125,000	- 53.0%	\$265,955	\$125,000	- 53.0%
Percent of Original List Price Received at Sale*	99.0%	74.9%	- 24.3%	99.0%	74.9%	- 24.3%
Average Days on Market Until Sale	61	199	+ 225.4%	61	199	+ 225.4%
Single-Family Detached Inventory	207	169	- 18.4%	--	--	--
Townhouse-Condo Inventory	6	5	- 16.7%	--	--	--

\*Does not account for seller concessions

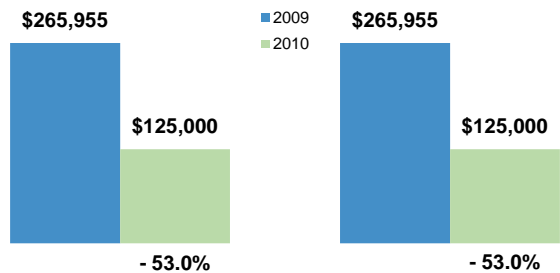
#### Activity—Most Recent Month



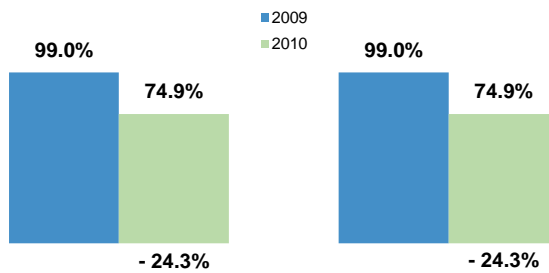
#### Activity—Year to Date



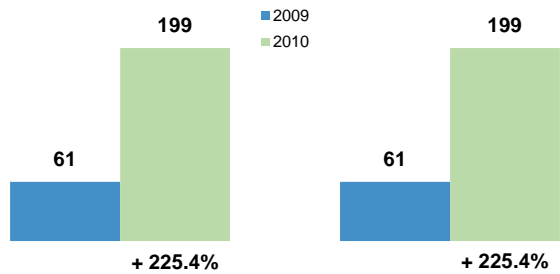
#### Median Sales Price



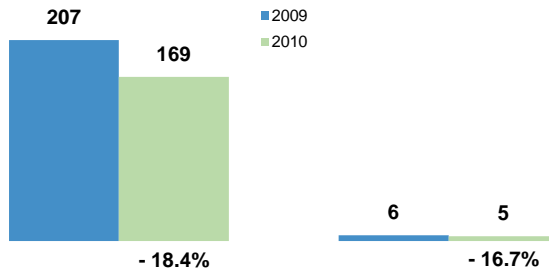
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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## Region 21

### Jacksonville Bch

### January

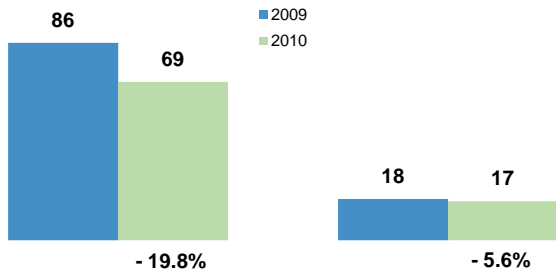
### Year to Date

Duval County, FL

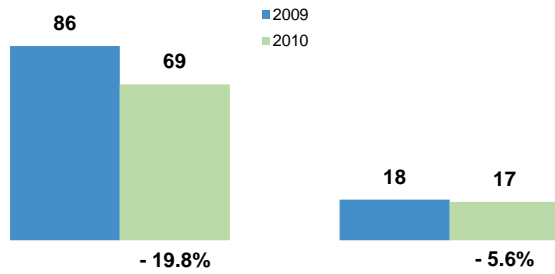
	2009	2010	Change	2009	2010	Change
New Listings	86	69	- 19.8%	86	69	- 19.8%
Closed Sales	18	17	- 5.6%	18	17	- 5.6%
Median Sales Price*	\$322,250	\$157,500	- 51.1%	\$322,250	\$157,500	- 51.1%
Percent of Original List Price Received at Sale*	89.1%	83.8%	- 5.9%	89.1%	83.8%	- 5.9%
Average Days on Market Until Sale	107	135	+ 25.9%	107	135	+ 25.9%
Single-Family Detached Inventory	241	195	- 19.1%	--	--	--
Townhouse-Condo Inventory	288	207	- 28.1%	--	--	--

\*Does not account for seller concessions

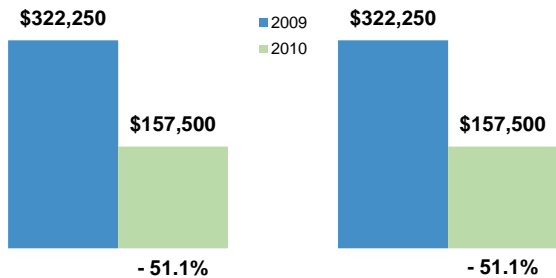
#### Activity—Most Recent Month



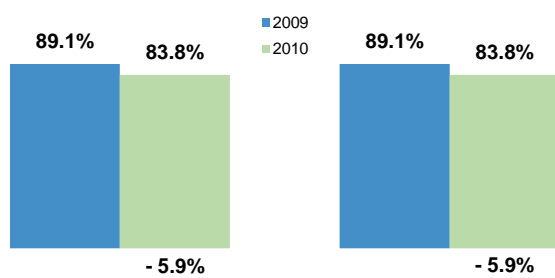
#### Activity—Year to Date



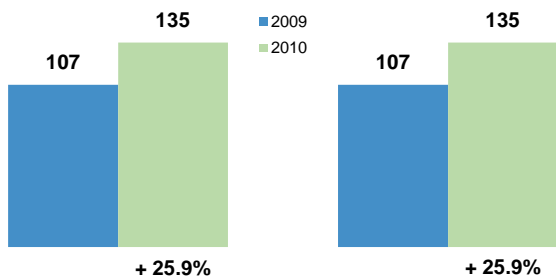
#### Median Sales Price



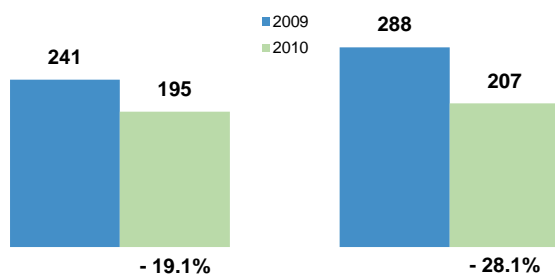
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates



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

## Region 22

### Neptune Bch

### January

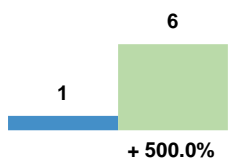
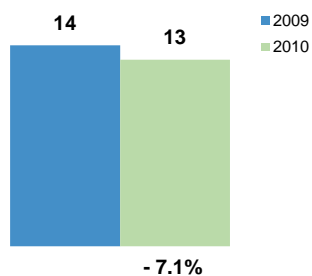
### Year to Date

Duval County, FL

	2009	2010	Change	2009	2010	Change
New Listings	14	13	- 7.1%	14	13	- 7.1%
Closed Sales	1	6	+ 500.0%	1	6	+ 500.0%
Median Sales Price*	\$2,000,000	\$195,000	- 90.3%	\$2,000,000	\$195,000	- 90.3%
Percent of Original List Price Received at Sale*	100.0%	83.7%	- 16.3%	100.0%	83.7%	- 16.3%
Average Days on Market Until Sale	0	64	NA NA	0	64	NA
Single-Family Detached Inventory	77	68	- 11.7%	--	--	--
Townhouse-Condo Inventory	1	1	- 0.0%	--	--	--

\*Does not account for seller concessions

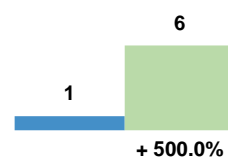
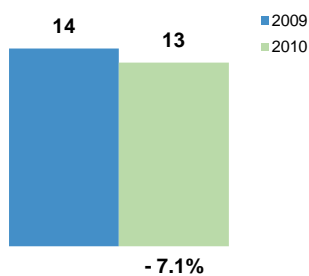
#### Activity—Most Recent Month



New Listings

Closed Sales

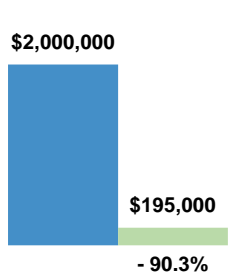
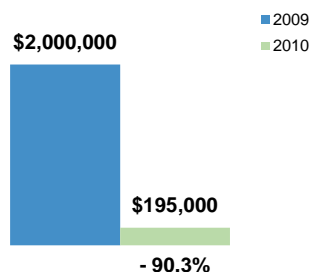
#### Activity—Year to Date



New Listings

Closed Sales

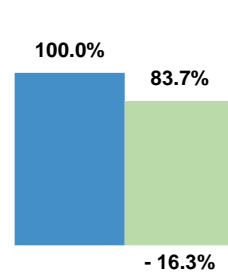
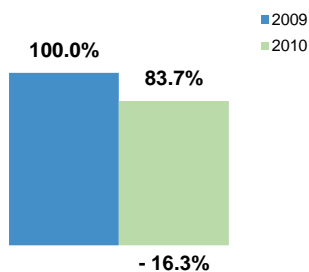
#### Median Sales Price



January

Year to Date

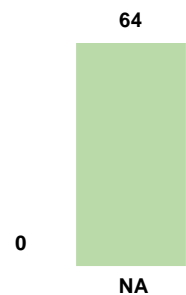
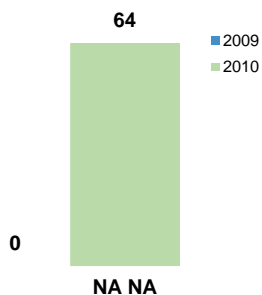
#### Percent of Original List Price Received at Sale



January

Year to Date

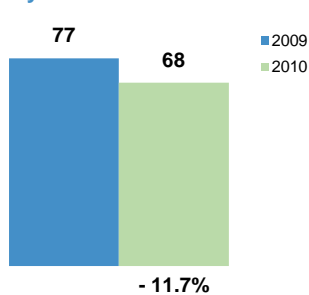
#### Days on Market Until Sale



January

Year to Date

#### Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

# Local Market Updates



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

## Region 23

### Atlantic Bch

### January

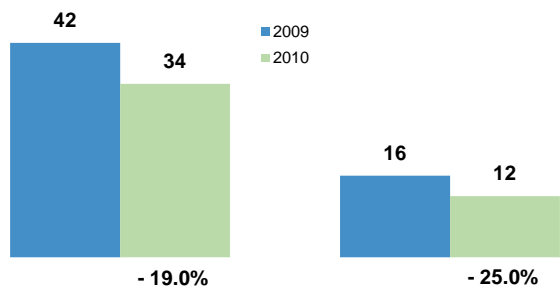
### Year to Date

Duval County, FL

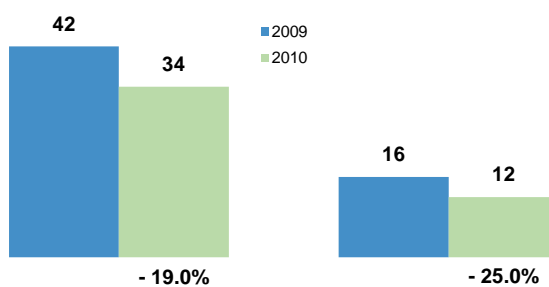
	2009	2010	Change	2009	2010	Change
New Listings	42	34	- 19.0%	42	34	- 19.0%
Closed Sales	16	12	- 25.0%	16	12	- 25.0%
Median Sales Price*	\$265,000	\$289,500	+ 9.2%	\$265,000	\$289,500	+ 9.2%
Percent of Original List Price Received at Sale*	78.6%	84.1%	+ 7.0%	78.6%	84.1%	+ 7.0%
Average Days on Market Until Sale	127	219	+ 73.0%	127	219	+ 73.0%
Single-Family Detached Inventory	213	167	- 21.6%	--	--	--
Townhouse-Condo Inventory	35	22	- 37.1%	--	--	--

\*Does not account for seller concessions

#### Activity—Most Recent Month



#### Activity—Year to Date



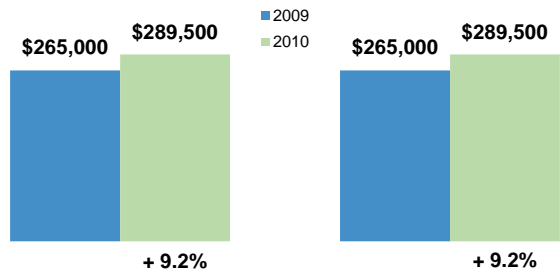
New Listings

Closed Sales

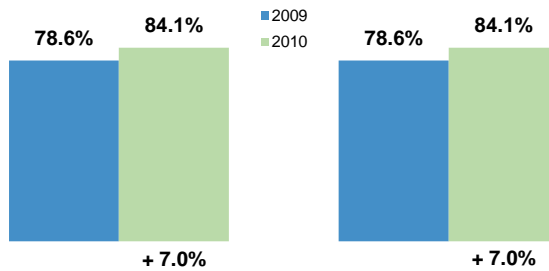
New Listings

Closed Sales

#### Median Sales Price



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



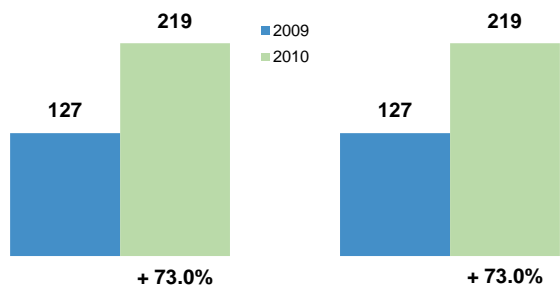
January

Year to Date

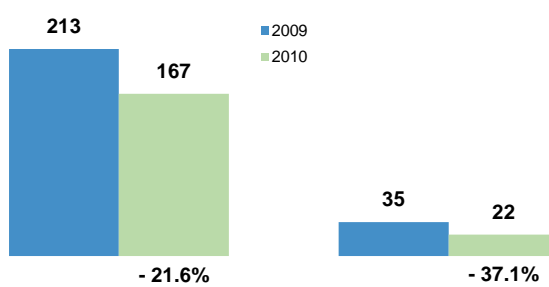
January

Year to Date

#### Days on Market Until Sale



#### Activity—Most Recent Month



January

Year to Date

Single-Family Detached

Townhouse-Condo Attached



# Local Market Updates



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

## Region 25 Ponte Vedra Bch North

### January

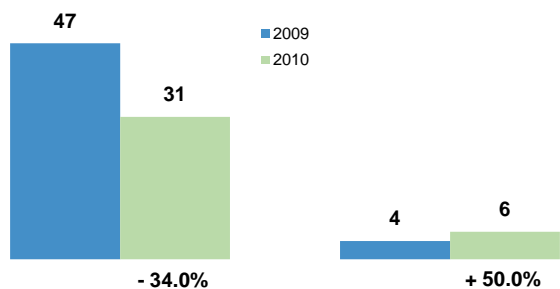
### Year to Date

St. John's County, FL

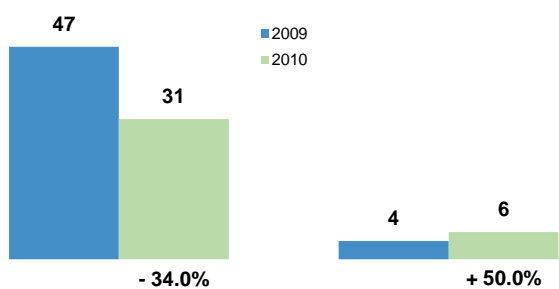
	2009	2010	Change	2009	2010	Change
New Listings	47	31	- 34.0%	47	31	- 34.0%
Closed Sales	4	6	+ 50.0%	4	6	+ 50.0%
Median Sales Price*	\$1,087,500	<b>\$682,500</b>	- 37.2%	\$1,087,500	<b>\$682,500</b>	- 37.2%
Percent of Original List Price Received at Sale*	85.1%	<b>78.5%</b>	- 7.8%	85.1%	<b>78.5%</b>	- 7.8%
Average Days on Market Until Sale	131	<b>256</b>	+ 95.0%	131	<b>256</b>	+ 95.0%
Single-Family Detached Inventory	163	<b>131</b>	- 19.6%	--	--	--
Townhouse-Condo Inventory	42	<b>33</b>	- 21.4%	--	--	--

\*Does not account for seller concessions

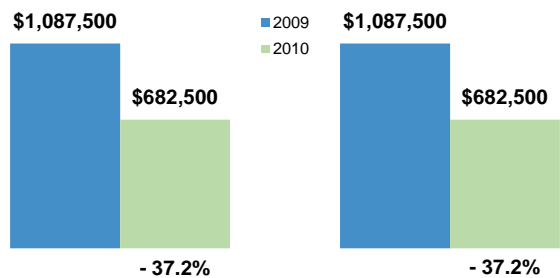
Activity—Most Recent Month



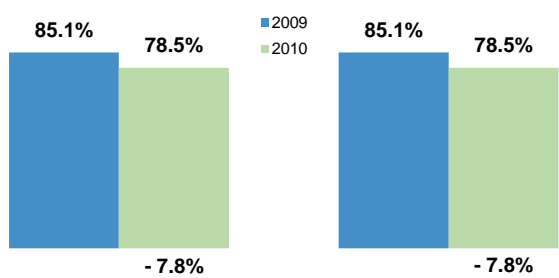
Activity—Year to Date



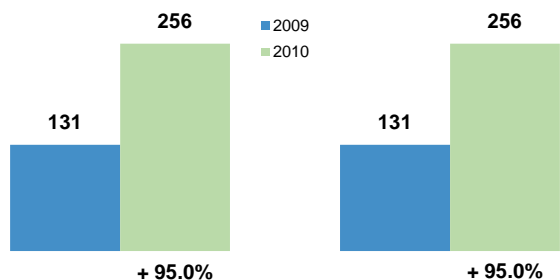
Median Sales Price



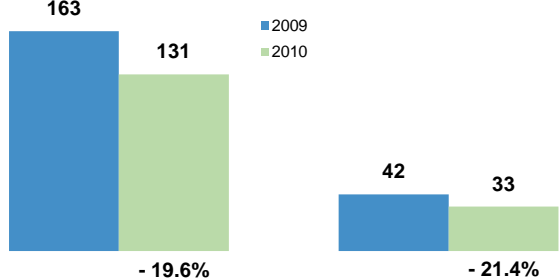
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates



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

## Region 26

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

January

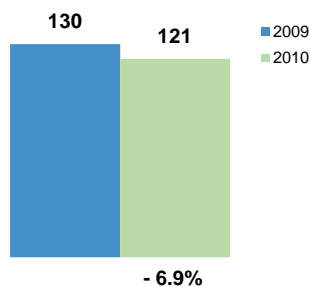
Year to Date

St. John's County, FL

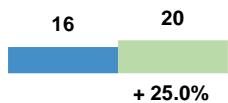
	2009	2010	Change	2009	2010	Change
New Listings	130	121	- 6.9%	130	121	- 6.9%
Closed Sales	16	20	+ 25.0%	16	20	+ 25.0%
Median Sales Price*	\$599,500	\$320,000	- 46.6%	\$599,500	\$320,000	- 46.6%
Percent of Original List Price Received at Sale*	84.1%	84.4%	+ 0.4%	84.1%	84.4%	+ 0.4%
Average Days on Market Until Sale	138	170	+ 22.6%	138	170	+ 22.6%
Single-Family Detached Inventory	508	483	- 4.9%	--	--	--
Townhouse-Condo Inventory	258	204	- 20.9%	--	--	--

\*Does not account for seller concessions

### Activity—Most Recent Month

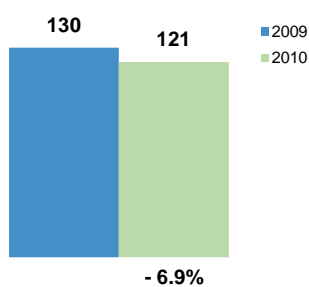


New Listings

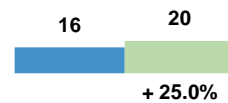


Closed Sales

### Activity—Year to Date

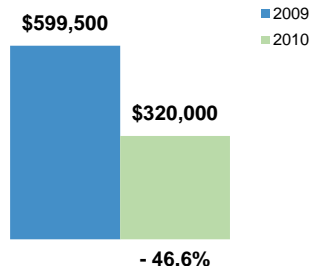


New Listings

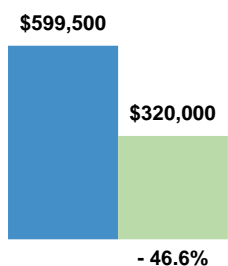


Closed Sales

### Median Sales Price

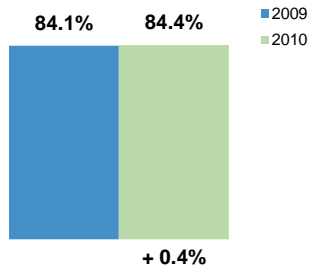


January

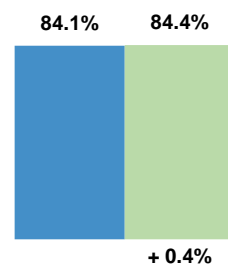


Year to Date

### Percent of Original List Price Received at Sale

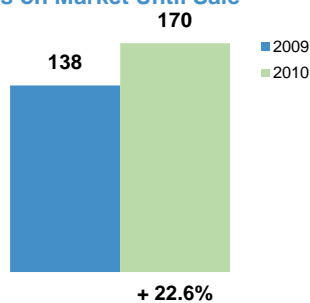


January

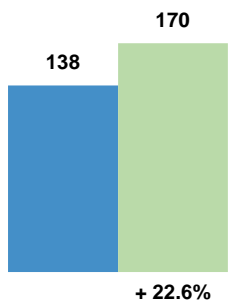


Year to Date

### Days on Market Until Sale

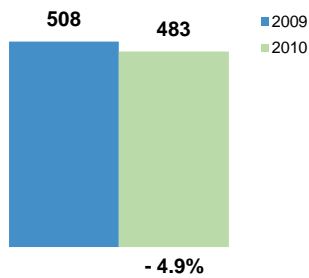


January

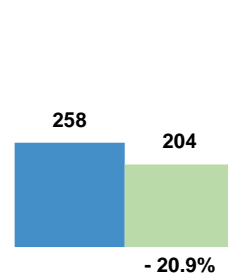


Year to Date

### Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

# Local Market Updates



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

## Region 30 St. Johns County – NW

### January

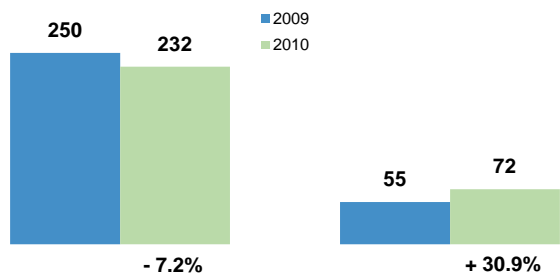
### Year to Date

St. John's County, FL

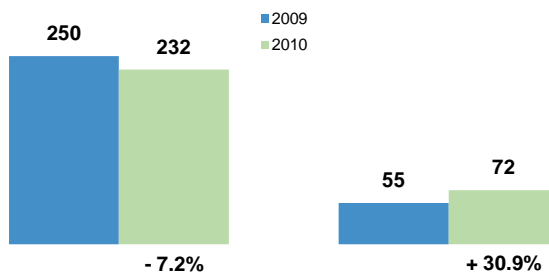
	2009	2010	Change	2009	2010	Change
New Listings	250	232	- 7.2%	250	232	- 7.2%
Closed Sales	55	72	+ 30.9%	55	72	+ 30.9%
Median Sales Price*	\$258,000	\$239,603	- 7.1%	\$258,000	\$239,603	- 7.1%
Percent of Original List Price Received at Sale*	89.0%	90.6%	+ 1.8%	89.0%	90.6%	+ 1.8%
Average Days on Market Until Sale	103	115	+ 11.8%	103	115	+ 11.8%
Single-Family Detached Inventory	1,095	851	- 22.3%	--	--	--
Townhouse-Condo Inventory	122	96	- 21.3%	--	--	--

\*Does not account for seller concessions

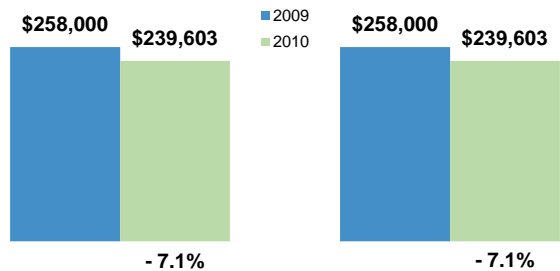
Activity—Most Recent Month



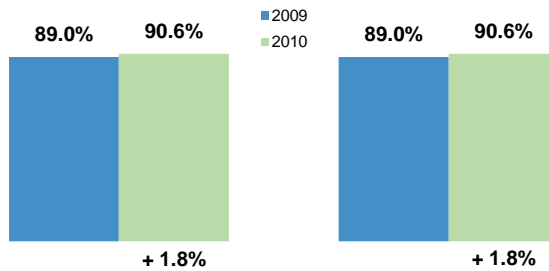
Activity—Year to Date



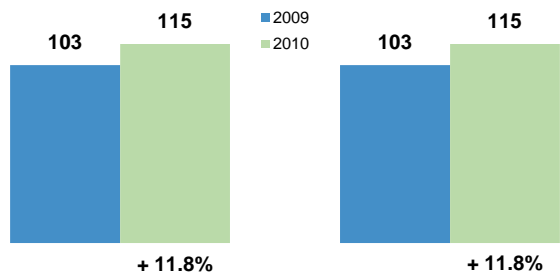
Median Sales Price



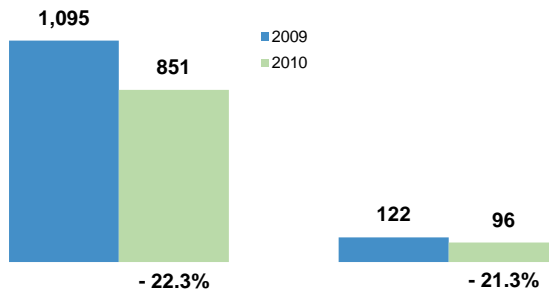
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates



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

## Region 31 St. Johns County – NE (West of Intracoastal Waterway) St. John's County, FL

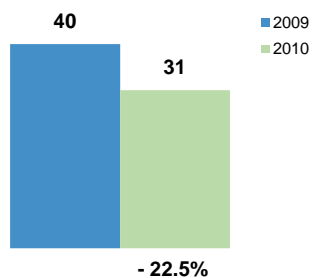
### January

### Year to Date

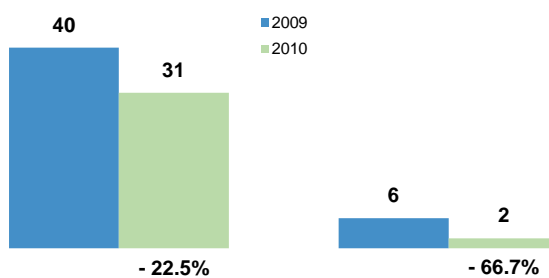
	2009	2010	Change	2009	2010	Change
New Listings	40	31	- 22.5%	40	31	- 22.5%
Closed Sales	6	2	- 66.7%	6	2	- 66.7%
Median Sales Price*	\$160,875	\$177,400	+ 10.3%	\$160,875	\$177,400	+ 10.3%
Percent of Original List Price Received at Sale*	91.3%	101.5%	+ 11.1%	91.3%	101.5%	+ 11.1%
Average Days on Market Until Sale	100	87	- 12.9%	100	87	- 12.9%
Single-Family Detached Inventory	146	105	- 28.1%	--	--	--
Townhouse-Condo Inventory	45	32	- 28.9%	--	--	--

\*Does not account for seller concessions

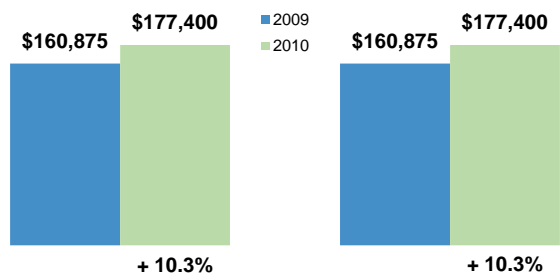
Activity—Most Recent Month



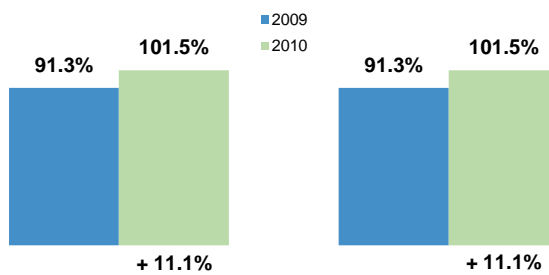
Activity—Year to Date



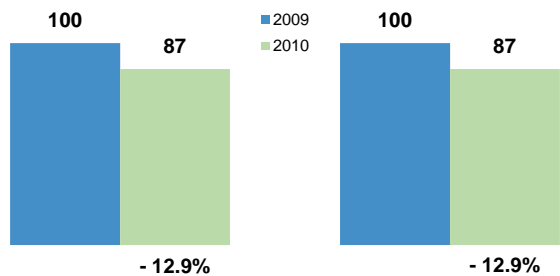
Median Sales Price



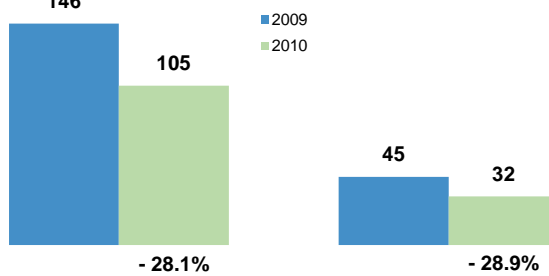
Percent of Original List Price Received at Sale



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

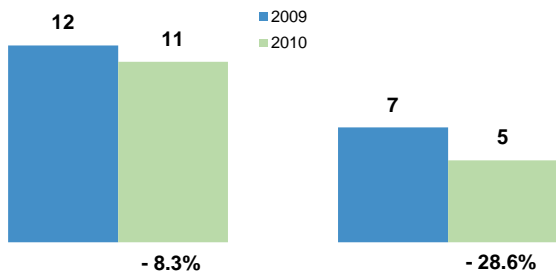
### January

### Year to Date

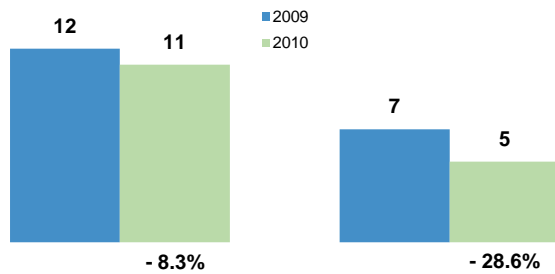
	2009	2010	Change	2009	2010	Change
New Listings	12	11	- 8.3%	12	11	- 8.3%
Closed Sales	7	5	- 28.6%	7	5	- 28.6%
Median Sales Price*	\$95,000	<b>\$99,900</b>	+ 5.2%	\$95,000	<b>\$99,900</b>	+ 5.2%
Percent of Original List Price Received at Sale*	86.1%	<b>89.8%</b>	+ 4.4%	86.1%	<b>89.8%</b>	+ 4.4%
Average Days on Market Until Sale	135	121	- 10.4%	135	121	- 10.4%
Single-Family Detached Inventory	73	61	- 16.4%	--	--	--
Townhouse-Condo Inventory	38	25	- 34.2%	--	--	--

\*Does not account for seller concessions

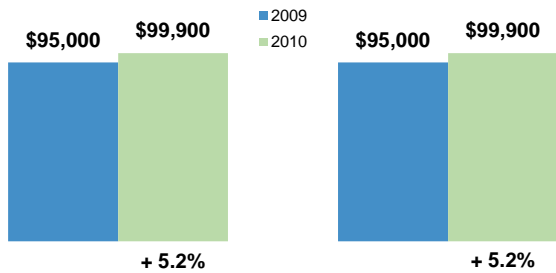
Activity—Most Recent Month



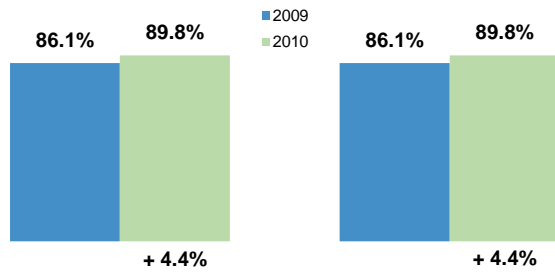
Activity—Year to Date



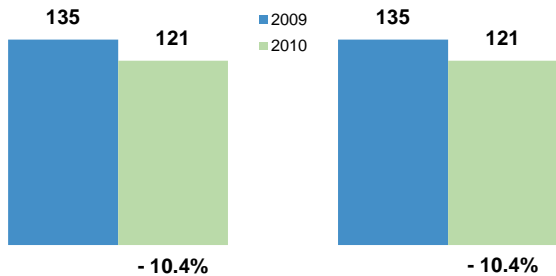
Median Sales Price



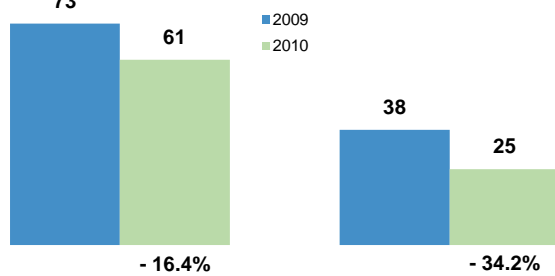
Percent of Original List Price Received at Sale



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

### January

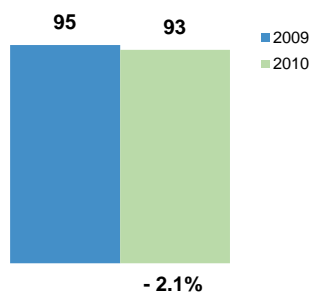
### Year to Date

St. John's County, FL

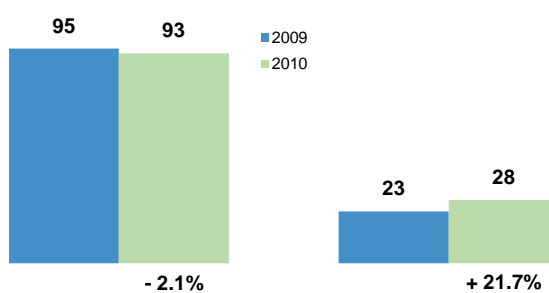
	2009	2010	Change	2009	2010	Change
New Listings	95	93	- 2.1%	95	93	- 2.1%
Closed Sales	23	28	+ 21.7%	23	28	+ 21.7%
Median Sales Price*	\$169,200	\$140,000	- 17.3%	\$169,200	\$140,000	- 17.3%
Percent of Original List Price Received at Sale*	91.3%	82.2%	- 10.0%	91.3%	82.2%	- 10.0%
Average Days on Market Until Sale	59	143	+ 143.0%	59	143	+ 143.0%
Single-Family Detached Inventory	411	318	- 22.6%	--	--	--
Townhouse-Condo Inventory	122	130	+ 6.6%	--	--	--

\*Does not account for seller concessions

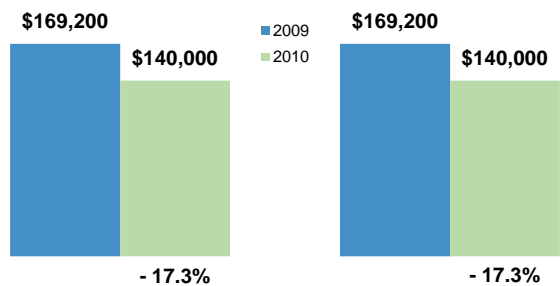
Activity—Most Recent Month



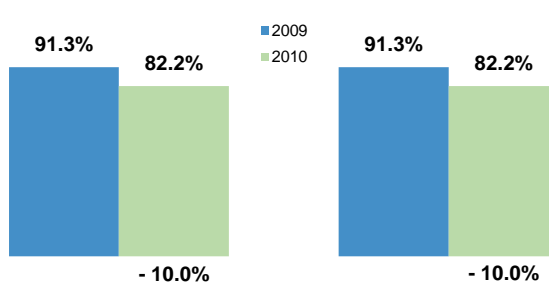
Activity—Year to Date



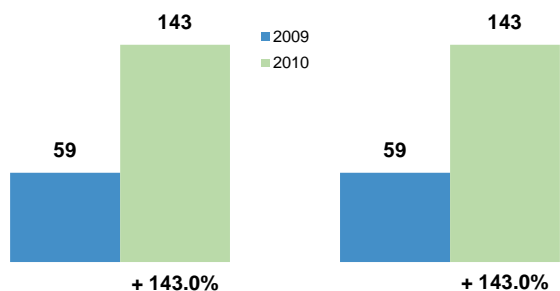
Median Sales Price



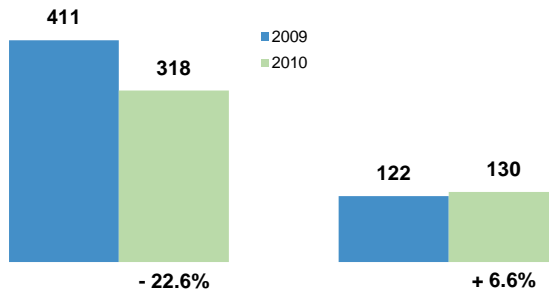
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates



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

## Region 34 St. Johns County – SW

### January

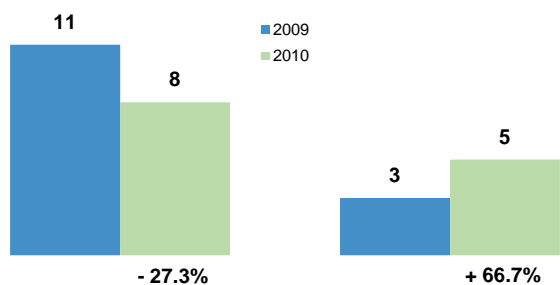
### Year to Date

St. John's County, FL

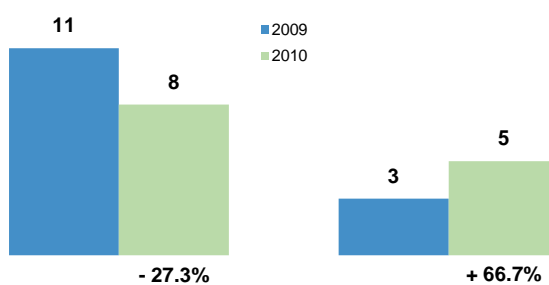
	2009	2010	Change	2009	2010	Change
New Listings	11	8	- 27.3%	11	8	- 27.3%
Closed Sales	3	5	+ 66.7%	3	5	+ 66.7%
Median Sales Price*	\$122,990	<b>\$82,500</b>	- 32.9%	\$122,990	<b>\$82,500</b>	- 32.9%
Percent of Original List Price Received at Sale*	95.8%	<b>97.0%</b>	+ 1.2%	95.8%	<b>97.0%</b>	+ 1.2%
Average Days on Market Until Sale	136	<b>45</b>	- 67.3%	136	<b>45</b>	- 67.3%
Single-Family Detached Inventory	107	<b>78</b>	- 27.1%	--	--	--
Townhouse-Condo Inventory	4	<b>0</b>	- 100.0%	--	--	--

\*Does not account for seller concessions

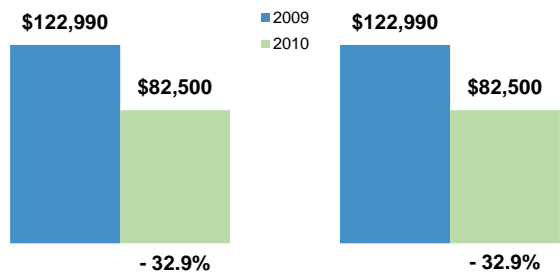
Activity—Most Recent Month



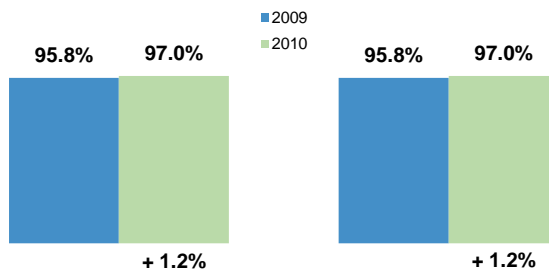
Activity—Year to Date



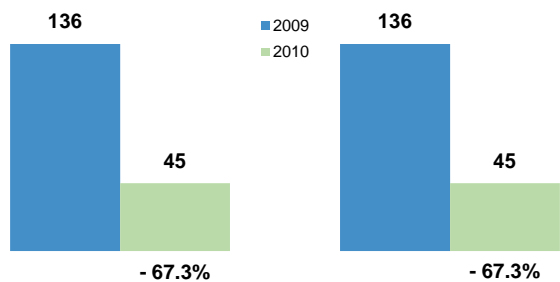
Median Sales Price



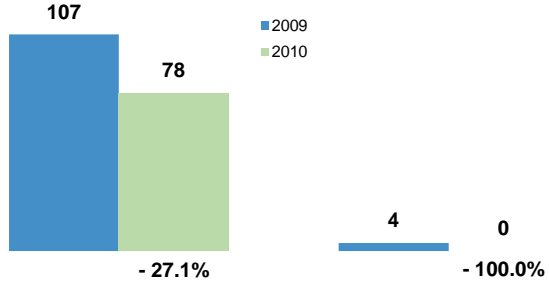
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates

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## Region 40

### Nassau County

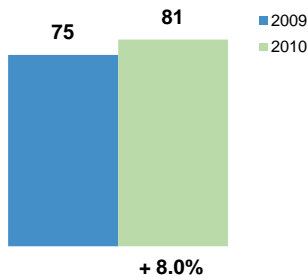
### January

### Year to Date

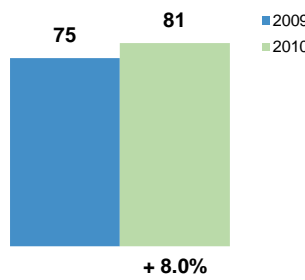
Nassau County, FL	2009	2010	Change	2009	2010	Change
New Listings	75	81	+ 8.0%	75	81	+ 8.0%
Closed Sales	15	10	- 33.3%	15	10	- 33.3%
Median Sales Price*	\$205,000	\$99,450	- 51.5%	\$205,000	\$99,450	- 51.5%
Percent of Original List Price Received at Sale*	89.8%	82.1%	- 8.5%	89.8%	82.1%	- 8.5%
Average Days on Market Until Sale	75	90	+ 19.7%	75	90	+ 19.7%
Single-Family Detached Inventory	380	334	- 12.1%	--	--	--
Townhouse-Condo Inventory	64	34	- 46.9%	--	--	--

\*Does not account for seller concessions

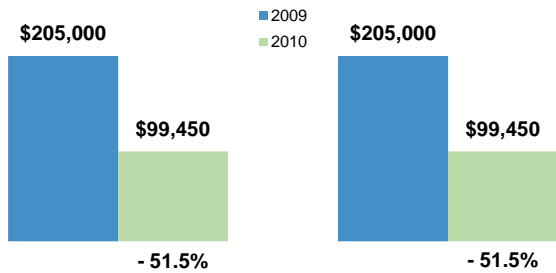
#### Activity—Most Recent Month



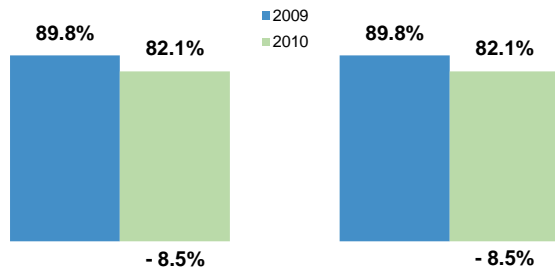
#### Activity—Year to Date



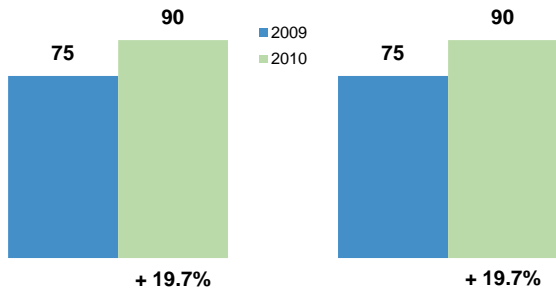
#### Median Sales Price



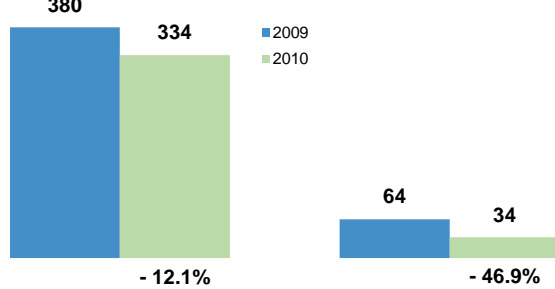
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month





# Local Market Updates

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## Region 50

### Baker County

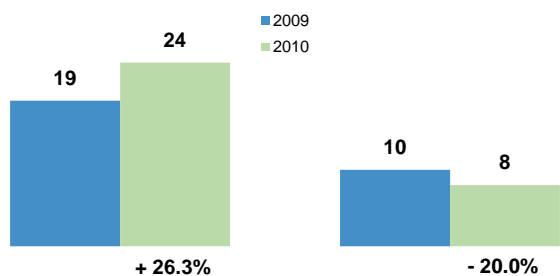
### January

### Year to Date

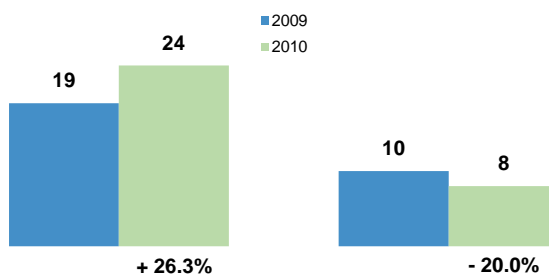
Baker County, FL	2009	2010	Change	2009	2010	Change
New Listings	19	24	+ 26.3%	19	24	+ 26.3%
Closed Sales	10	8	- 20.0%	10	8	- 20.0%
Median Sales Price*	\$111,500	\$148,000	+ 32.7%	\$111,500	\$148,000	+ 32.7%
Percent of Original List Price Received at Sale*	82.2%	77.6%	- 5.7%	82.2%	77.6%	- 5.7%
Average Days on Market Until Sale	153	286	+ 86.7%	153	286	+ 86.7%
Single-Family Detached Inventory	120	132	+ 10.0%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

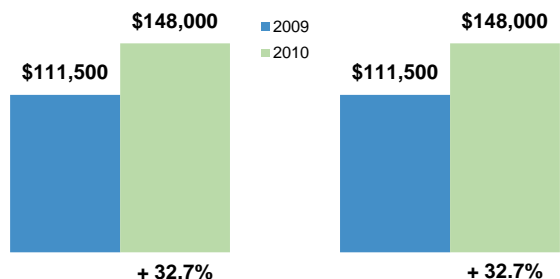
#### Activity—Most Recent Month



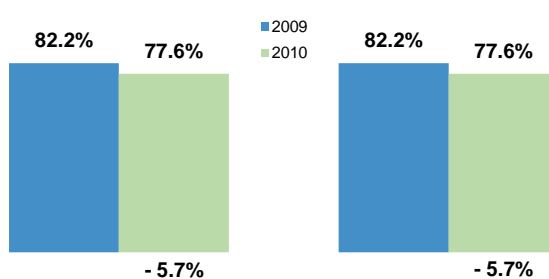
#### Activity—Year to Date



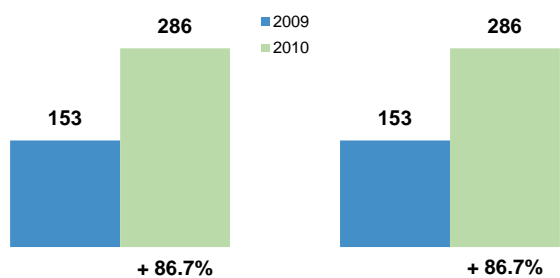
#### Median Sales Price



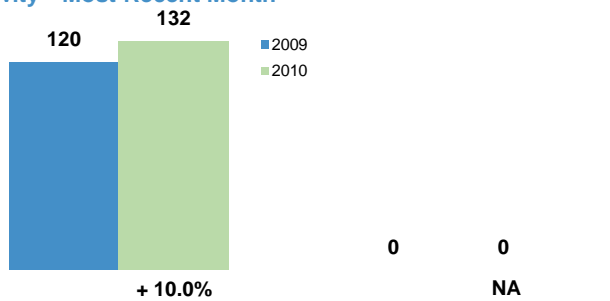
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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## Region 56

### Putnam County NE

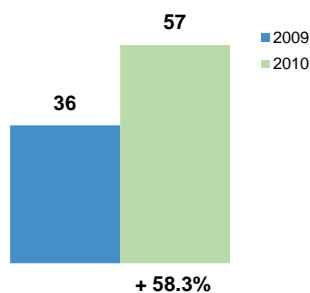
### January

### Year to Date

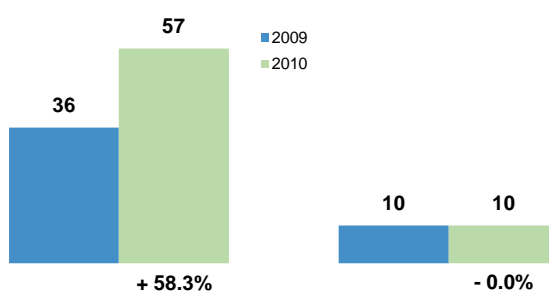
Putnam County, FL		2009	2010	Change	2009	2010	Change
New Listings		36	57	+ 58.3%	36	57	+ 58.3%
Closed Sales		10	10	- 0.0%	10	10	- 0.0%
Median Sales Price*		\$58,247	\$60,000	+ 3.0%	\$58,247	\$60,000	+ 3.0%
Percent of Original List Price Received at Sale*		76.9%	79.0%	+ 2.7%	76.9%	79.0%	+ 2.7%
Average Days on Market Until Sale		127	105	- 17.0%	127	105	- 17.0%
Single-Family Detached Inventory		357	353	- 1.1%	--	--	--
Townhouse-Condo Inventory		5	2	- 60.0%	--	--	--

\*Does not account for seller concessions

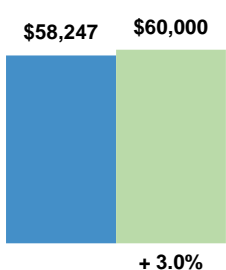
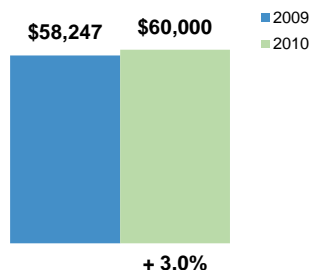
Activity—Most Recent Month



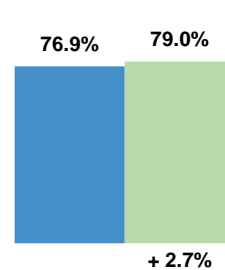
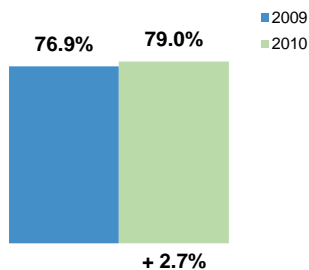
Activity—Year to Date



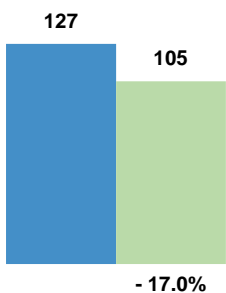
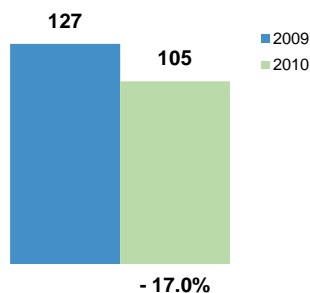
Median Sales Price



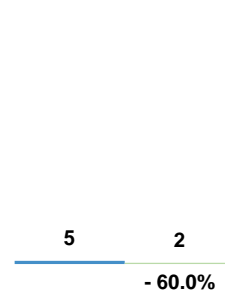
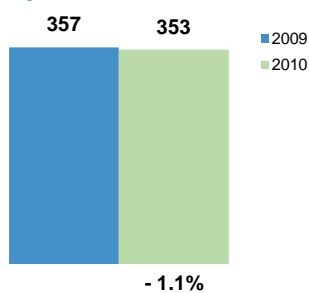
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates

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## Region 57 Putnam County – West

### January

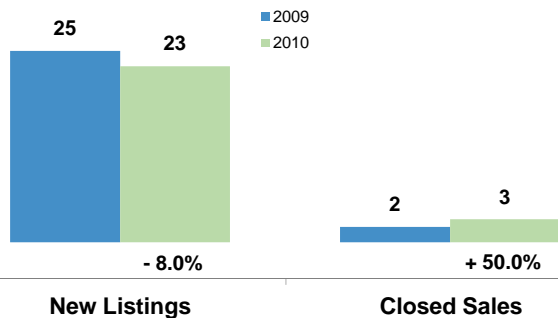
### Year to Date

Putnam County, FL

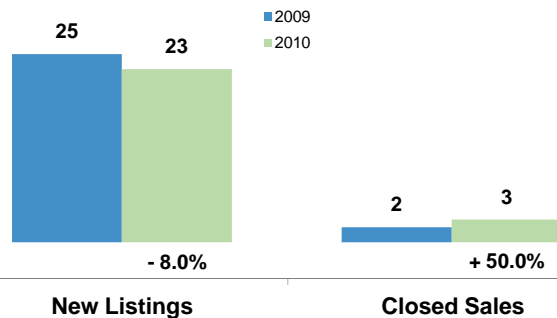
	2009	2010	Change	2009	2010	Change
New Listings	25	23	- 8.0%	25	23	- 8.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$105,000	<b>\$70,000</b>	- 33.3%	\$105,000	<b>\$70,000</b>	- 33.3%
Percent of Original List Price Received at Sale*	77.8%	<b>91.7%</b>	+ 17.9%	77.8%	<b>91.7%</b>	+ 17.9%
Average Days on Market Until Sale	245	<b>152</b>	- 37.8%	245	<b>152</b>	- 37.8%
Single-Family Detached Inventory	219	<b>175</b>	- 20.1%	--	--	--
Townhouse-Condo Inventory	0	<b>0</b>	NA	--	--	--

\*Does not account for seller concessions

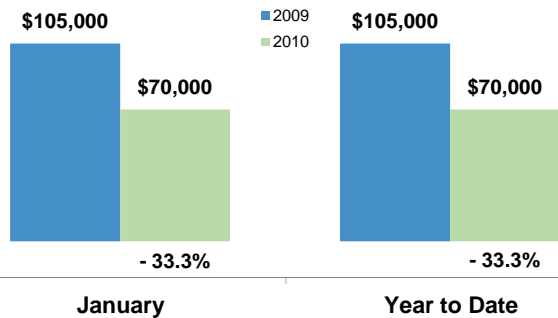
Activity—Most Recent Month



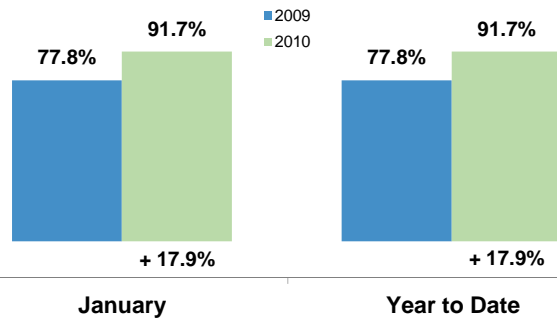
Activity—Year to Date



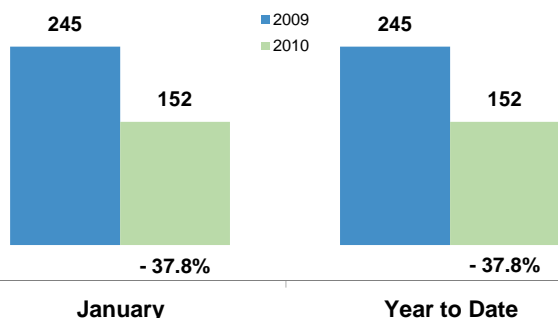
Median Sales Price



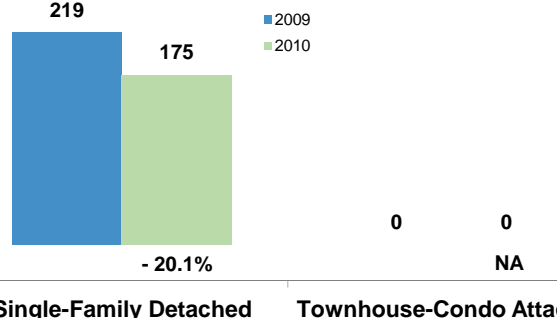
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates



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## Region 58 Putnam County - South

### January

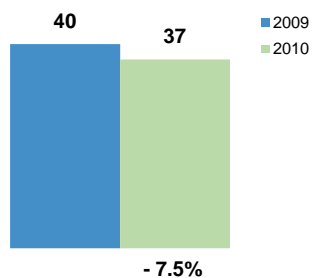
### Year to Date

Putnam County, FL

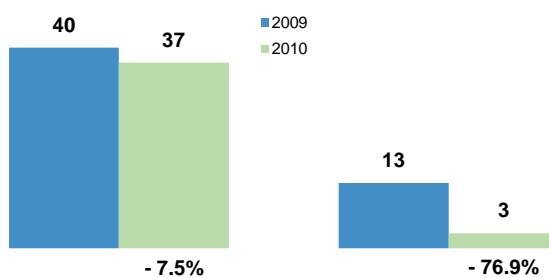
	2009	2010	Change	2009	2010	Change
New Listings	40	37	- 7.5%	40	37	- 7.5%
Closed Sales	13	3	- 76.9%	13	3	- 76.9%
Median Sales Price*	\$83,000	<b>\$84,000</b>	+ 1.2%	\$83,000	<b>\$84,000</b>	+ 1.2%
Percent of Original List Price Received at Sale*	77.6%	<b>81.0%</b>	+ 4.3%	77.6%	<b>81.0%</b>	+ 4.3%
Average Days on Market Until Sale	228	<b>206</b>	- 9.6%	228	<b>206</b>	- 9.6%
Single-Family Detached Inventory	311	<b>285</b>	- 8.4%	--	--	--
Townhouse-Condo Inventory	3	<b>5</b>	+ 66.7%	--	--	--

\*Does not account for seller concessions

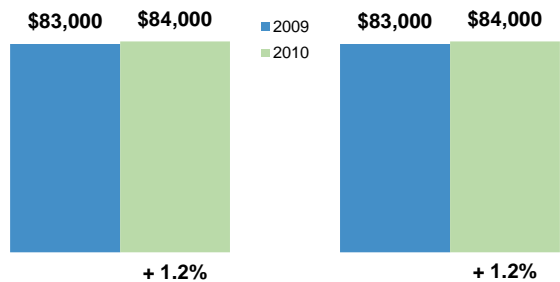
Activity—Most Recent Month



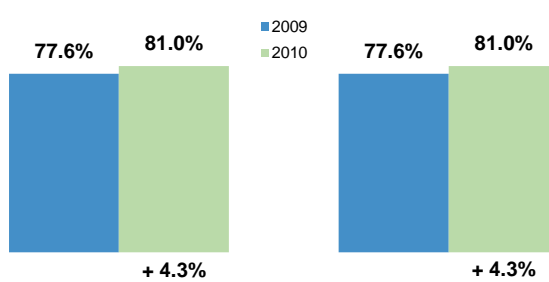
Activity—Year to Date



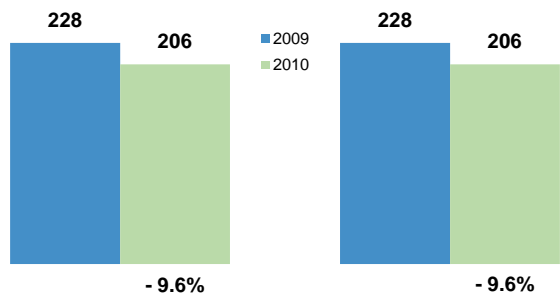
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

