



NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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Monthly Indicators

December 2009

Area breakouts of 29 submarkets begin after page 15.

Home sales in the Northeast Florida region continued their recent hot streak once again in December. There were 1,351 pending sales during the month, up 48.3 percent from last December. That means the region finished 2009 with 15,836 sales—up 25.4 percent from 2008.

Supply was a different story for the year, as the 33,187 new listings represented a drop of 3.8 percent from 2008.

Strong sales and falling supply have helped bring the Months Supply of Inventory down to 11.0, a decline of 33.4 percent from a year ago and a sign that the market is moving slowly back towards equilibrium.

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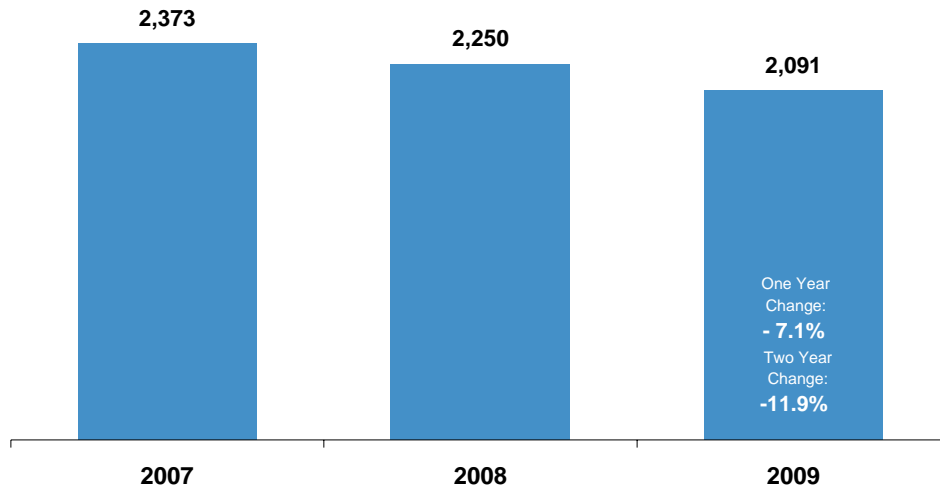
New Listings

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

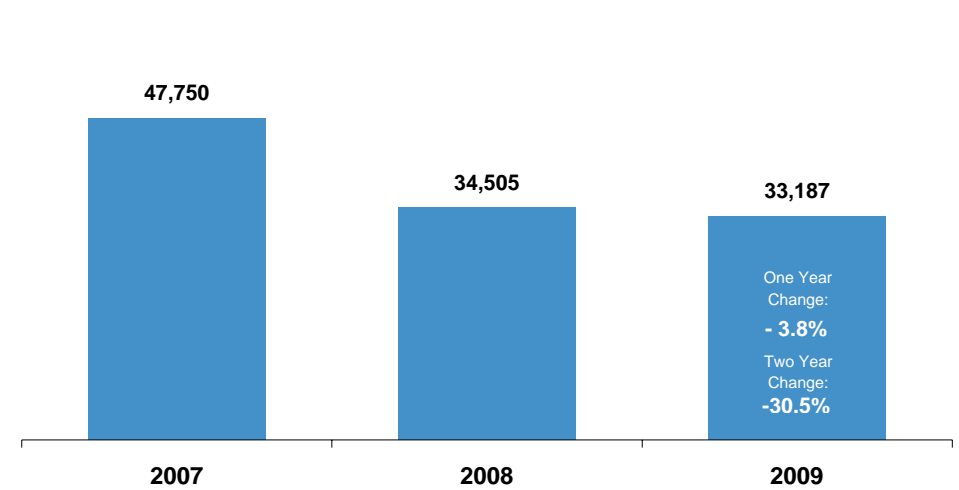


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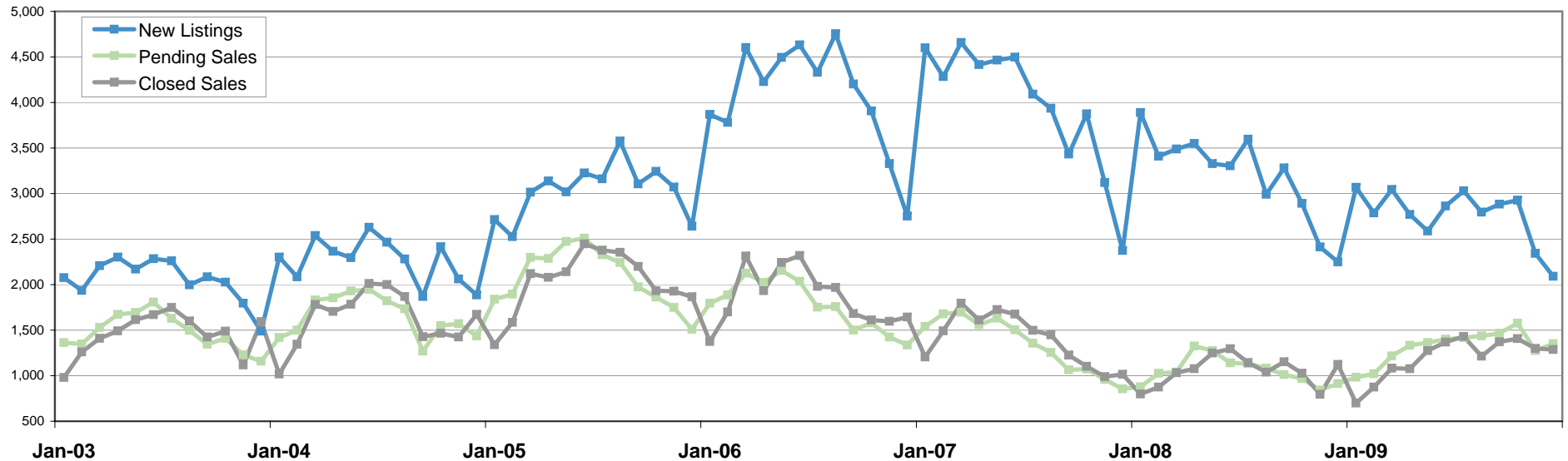
December



Year to Date



Historical Market Activity



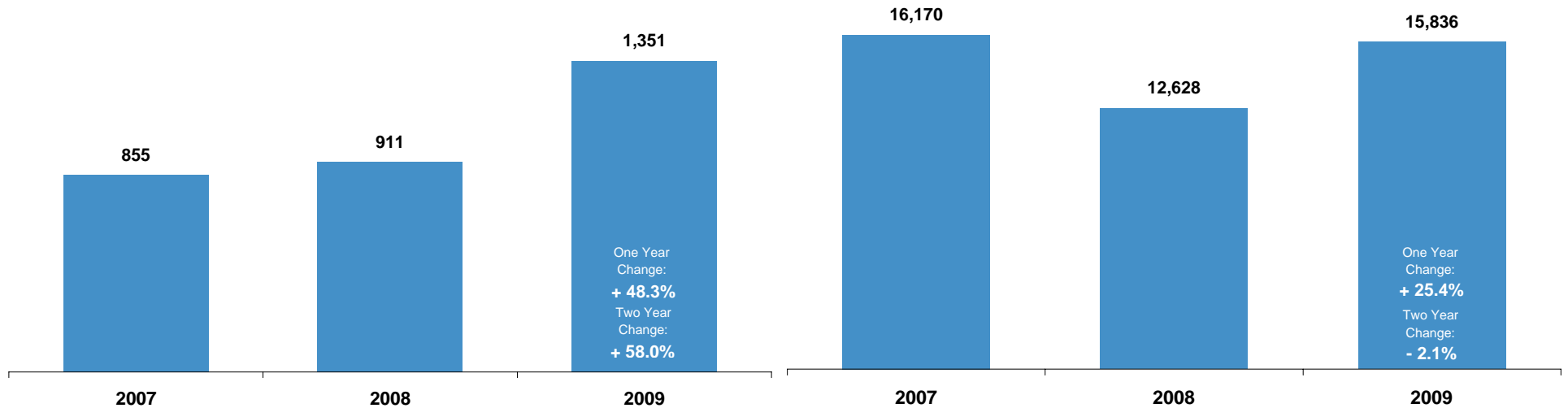
Pending Sales

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

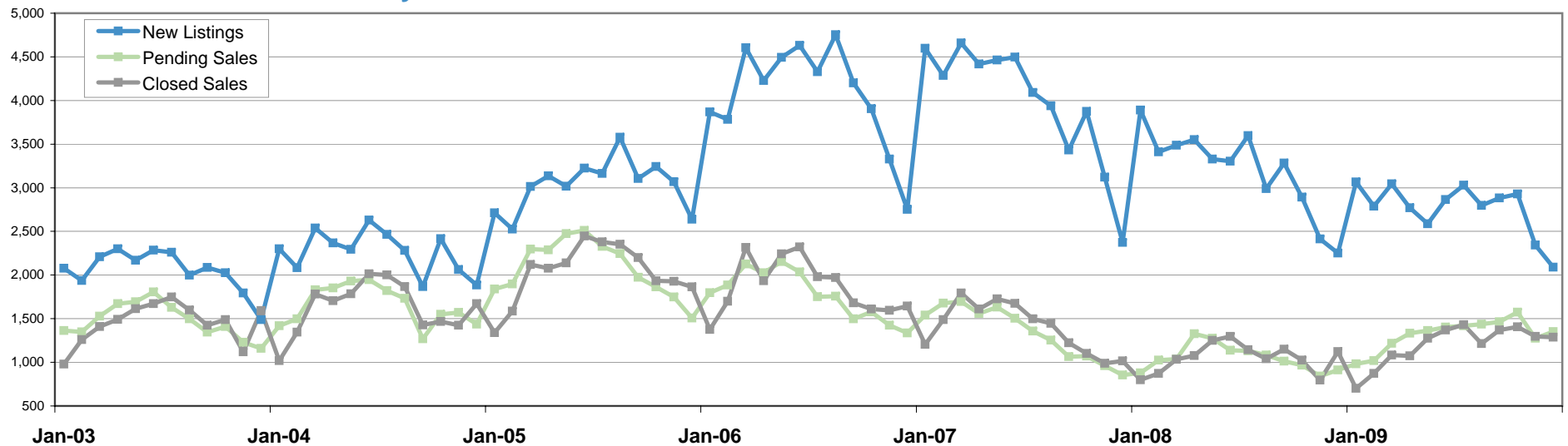


December

Year to Date



Historical Market Activity



Closed Sales

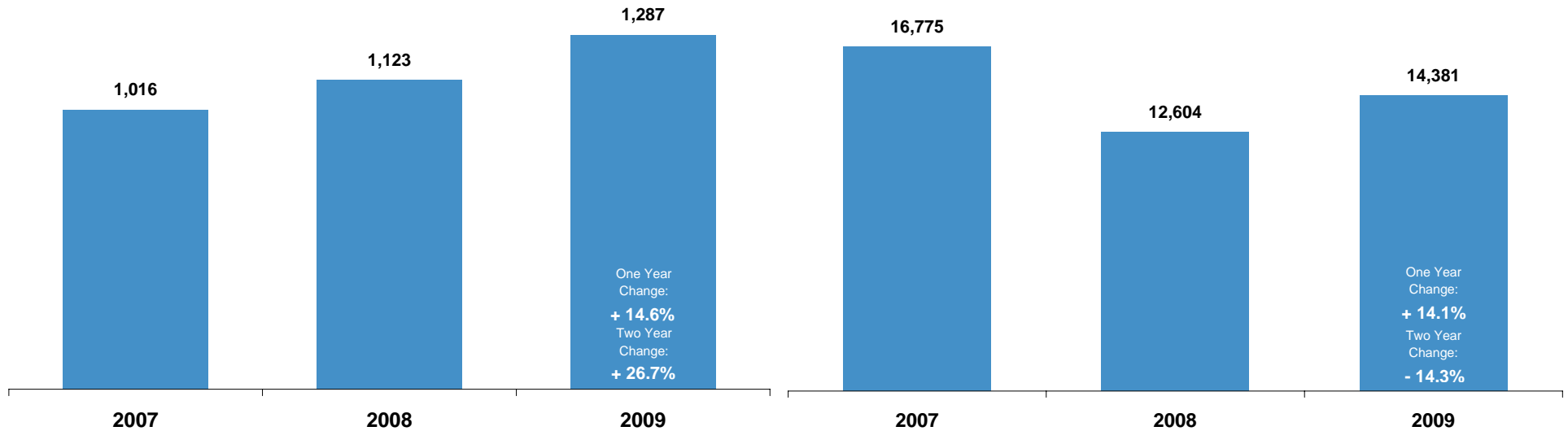
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



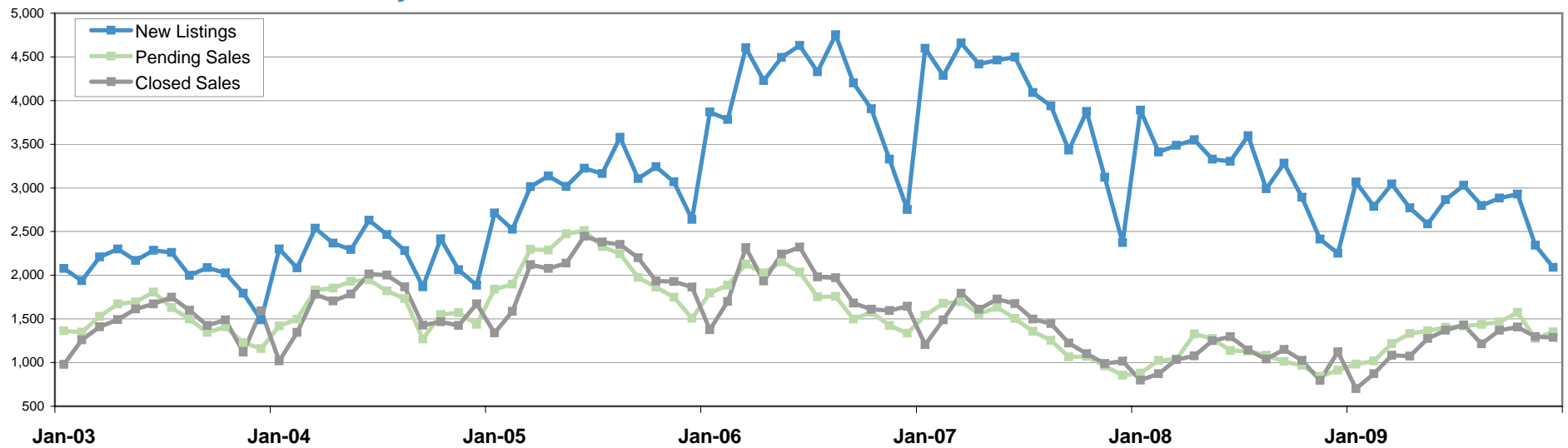
**NORTHEAST FLORIDA
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December

Year to Date



Historical Market Activity



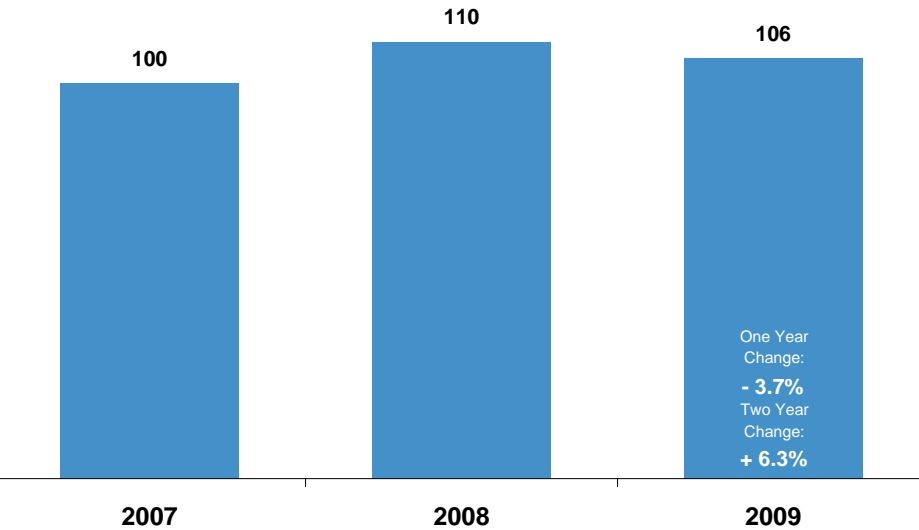
Days on Market Until Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

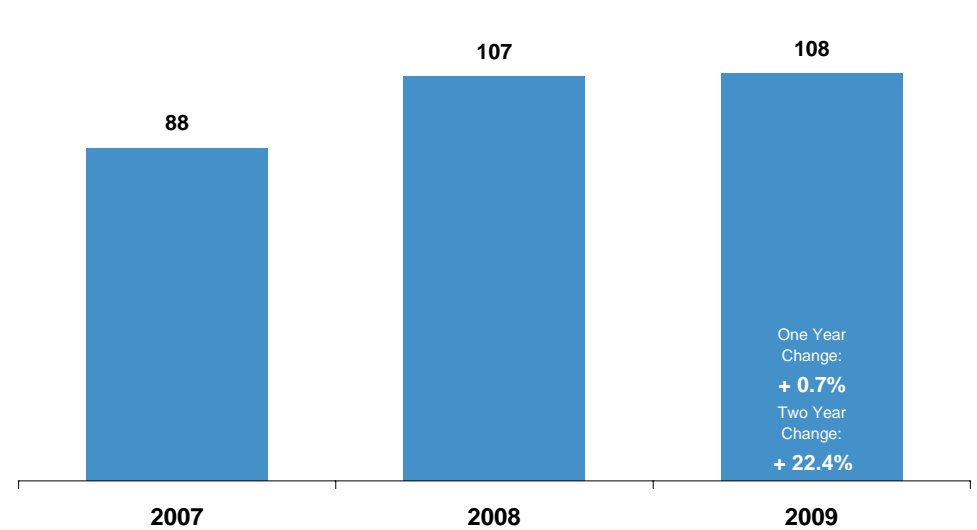


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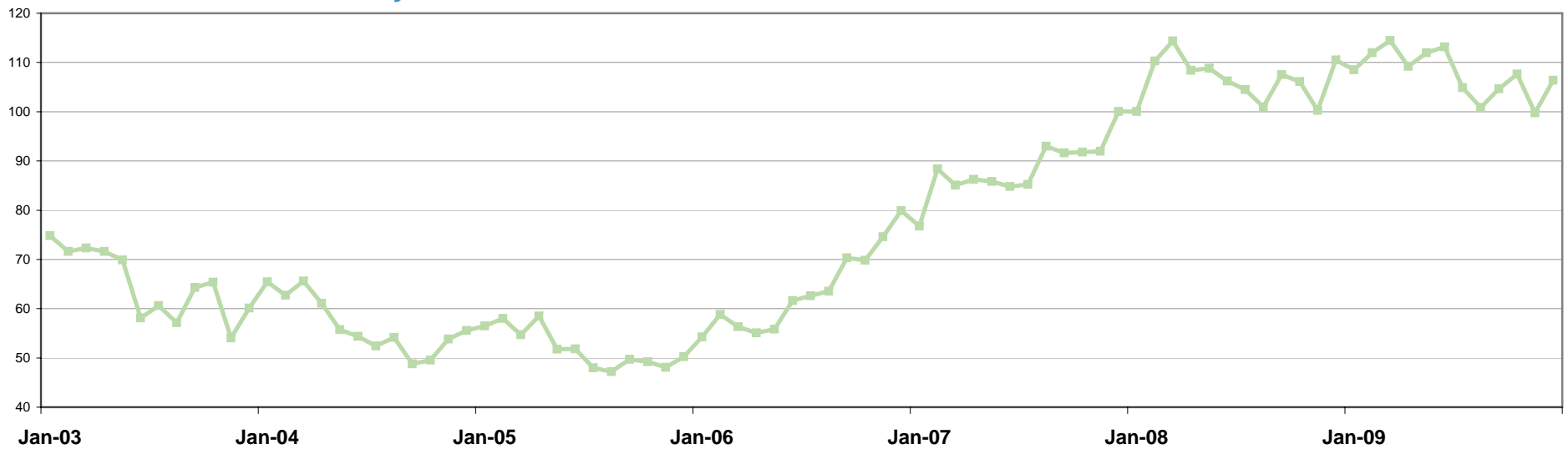
December



Year to Date



Historical Market Activity



Median Sales Price

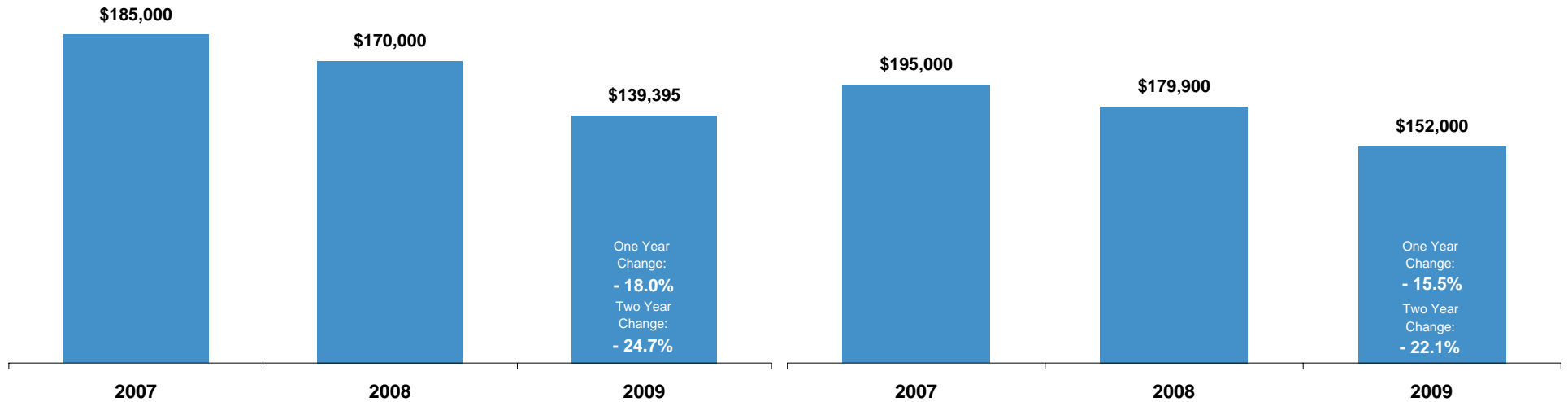
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



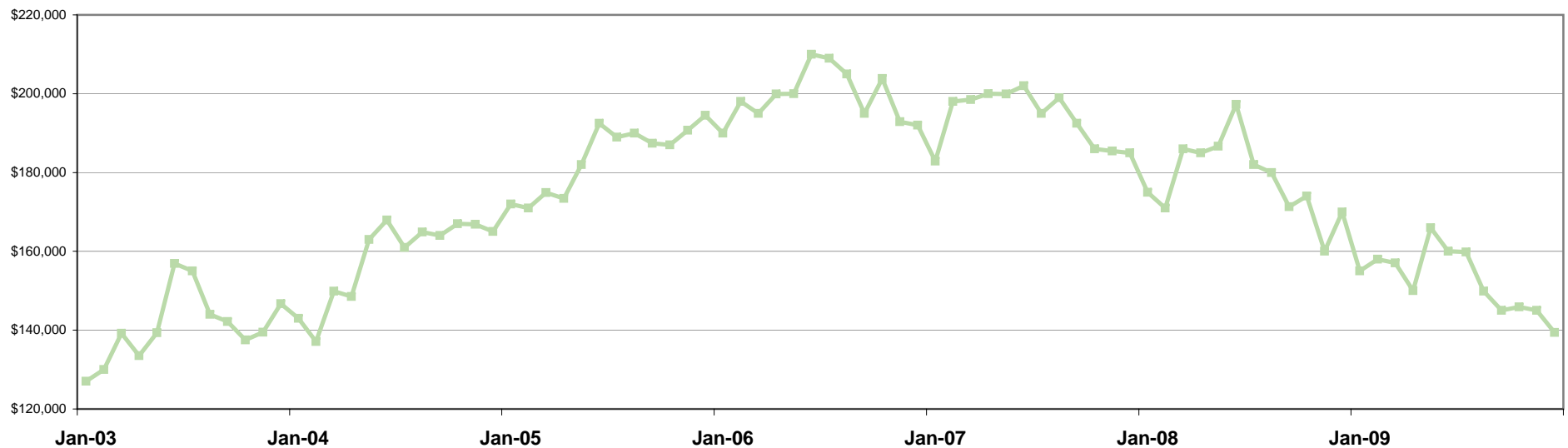
December

Year to Date

Figures do not take into account seller concessions.



Historical Median Prices



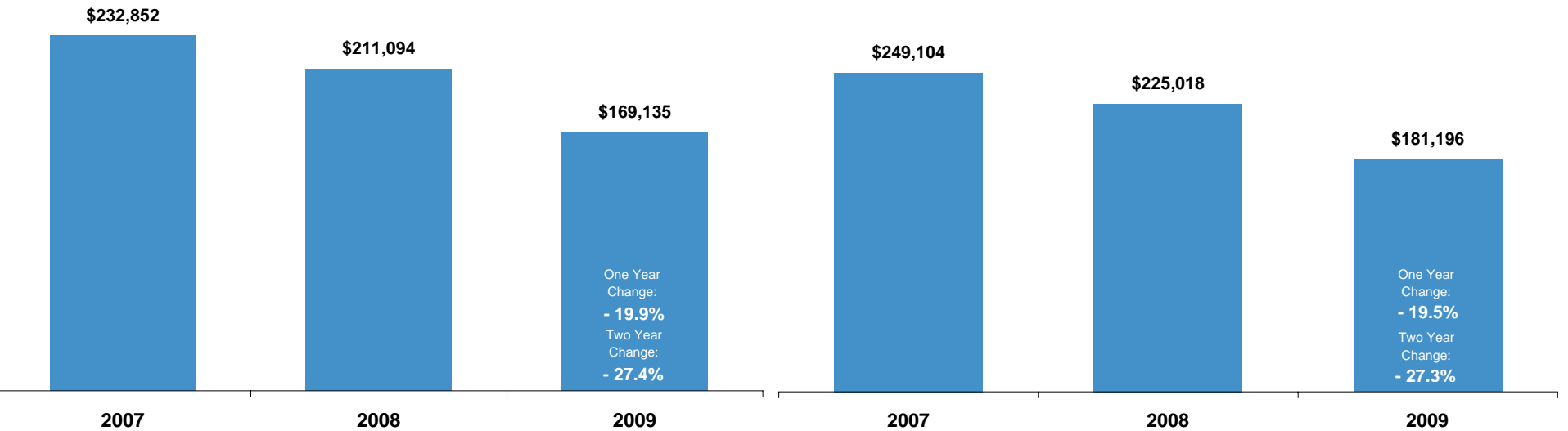
Average Sales Price

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

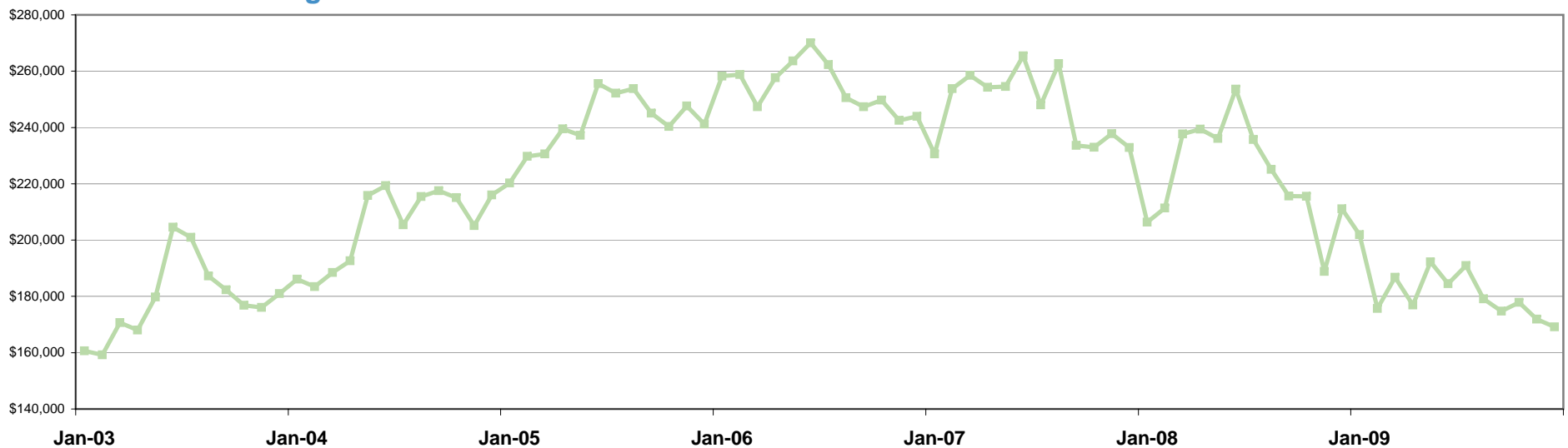


**NORTHEAST FLORIDA
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December



Historical Average Prices

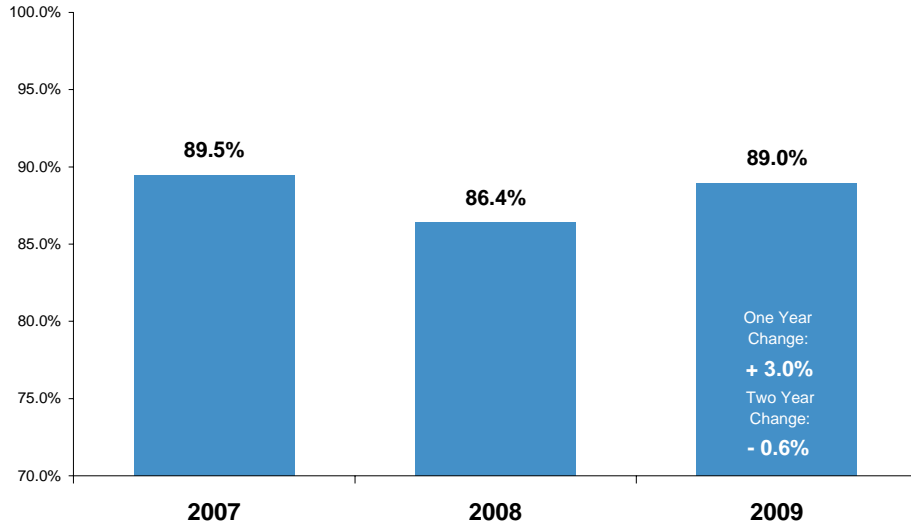


Percent of Original List Price Received at Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

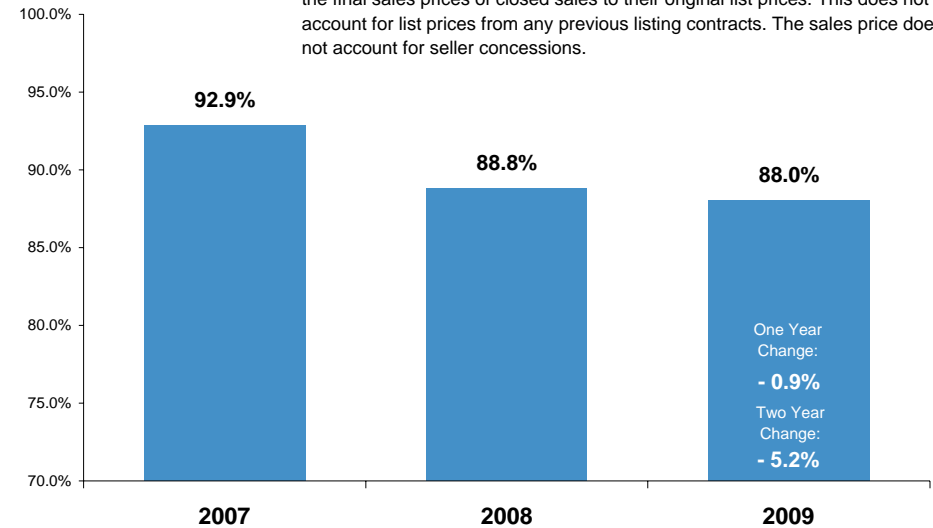


December

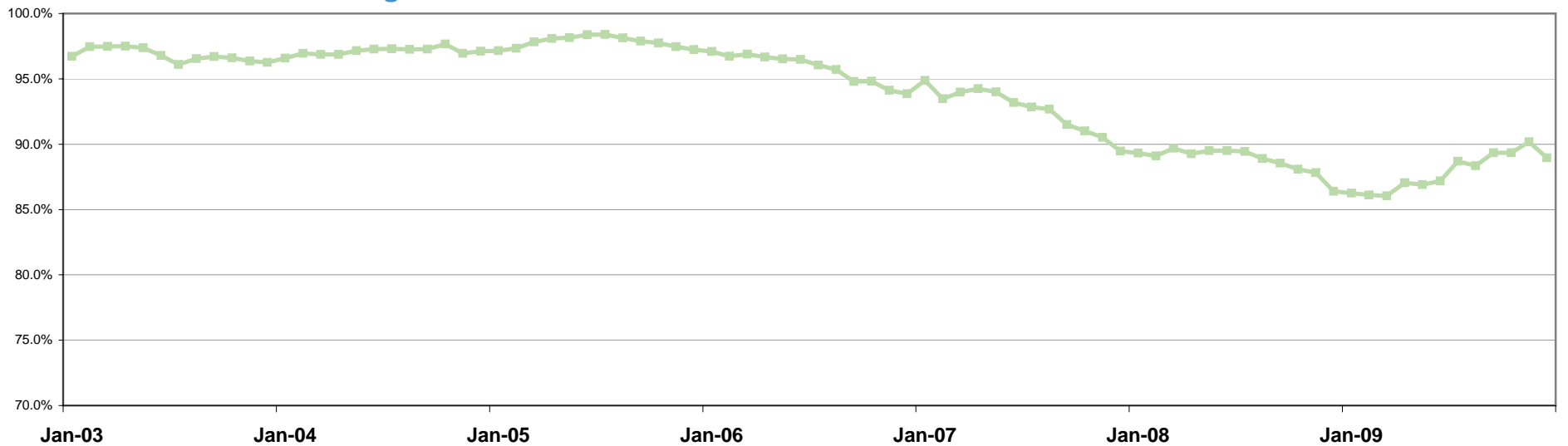


Year to Date

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®**

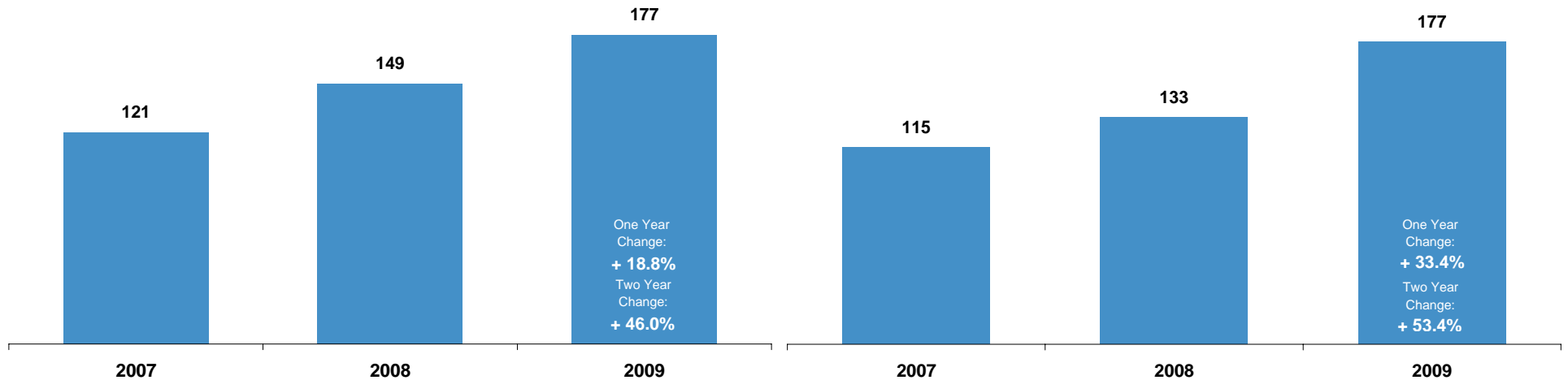


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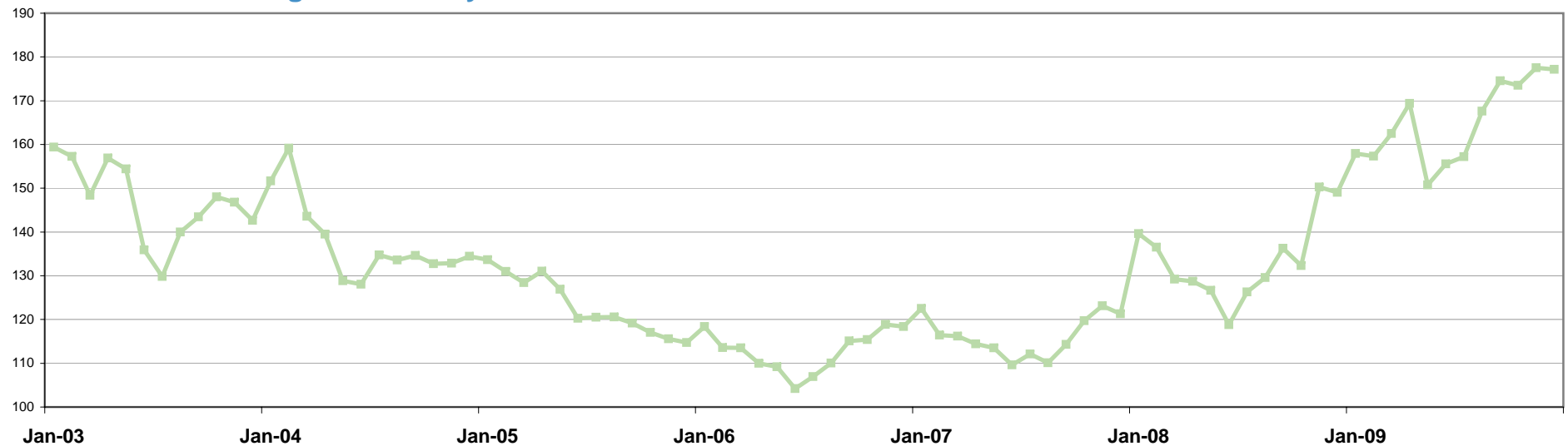
December

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

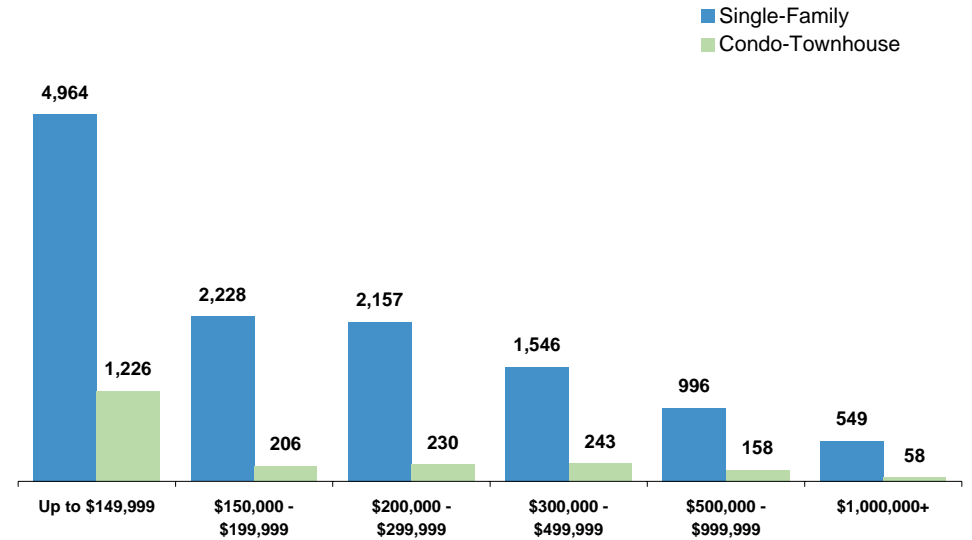
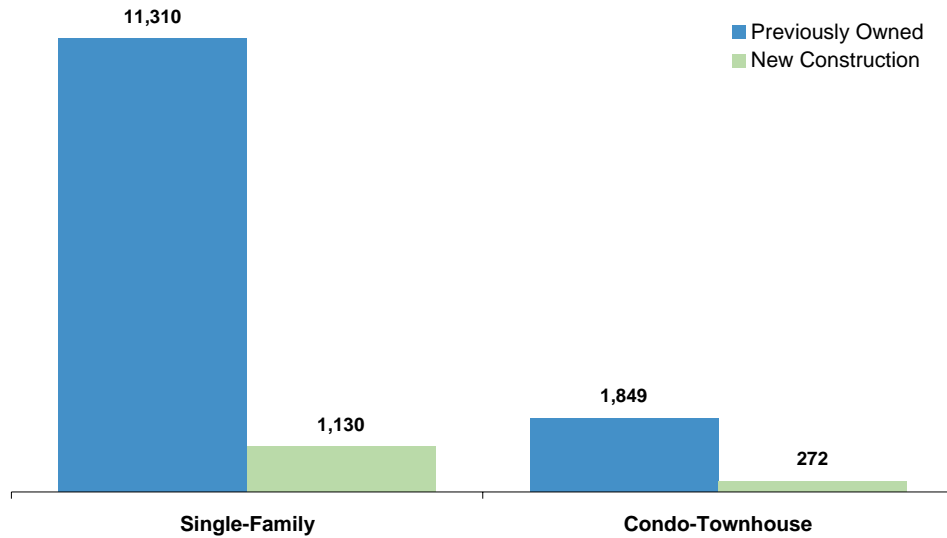


Housing Supply Outlook

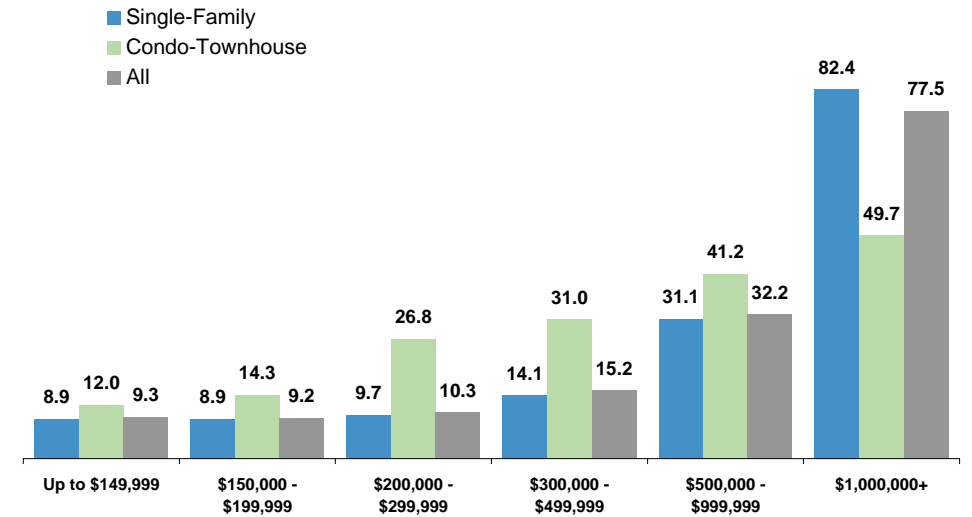
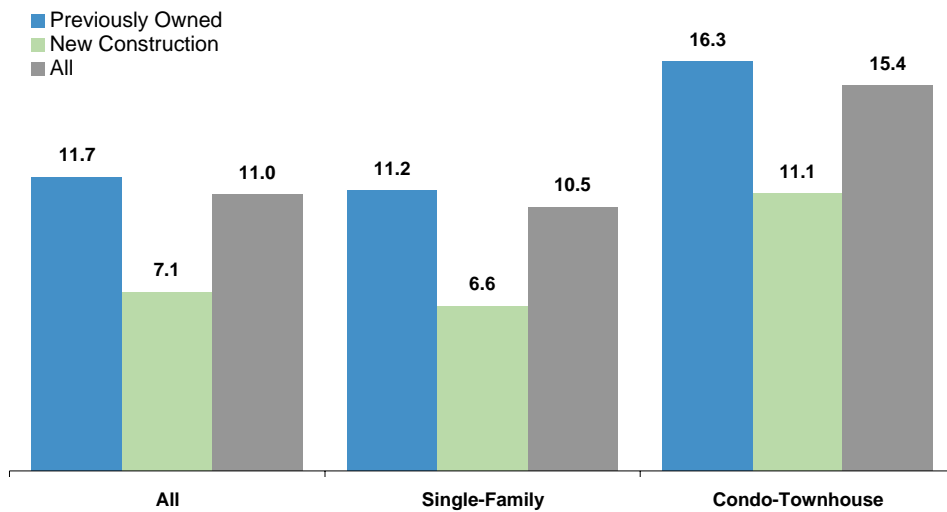
A Monthly Indicator from the Northeast Florida Association of REALTORS®



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

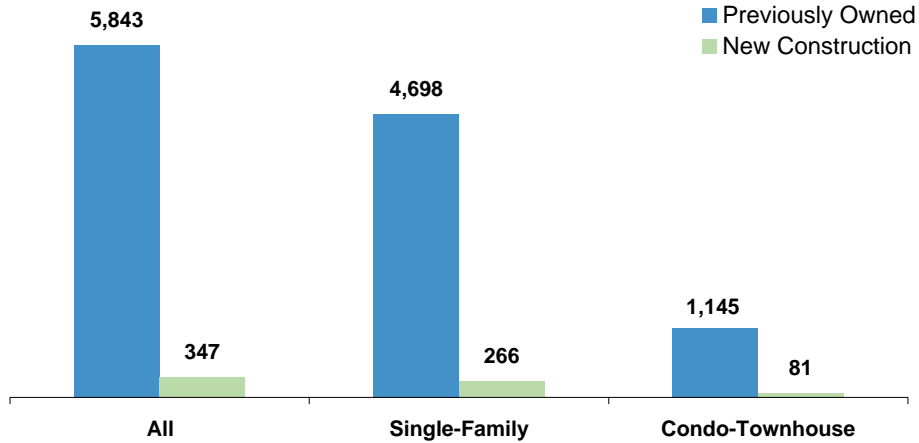
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



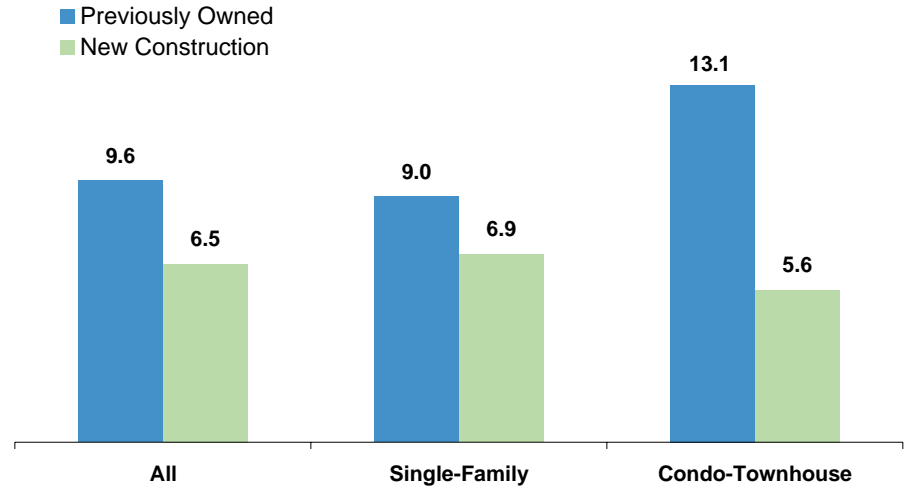
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Up to \$149,999

Inventory

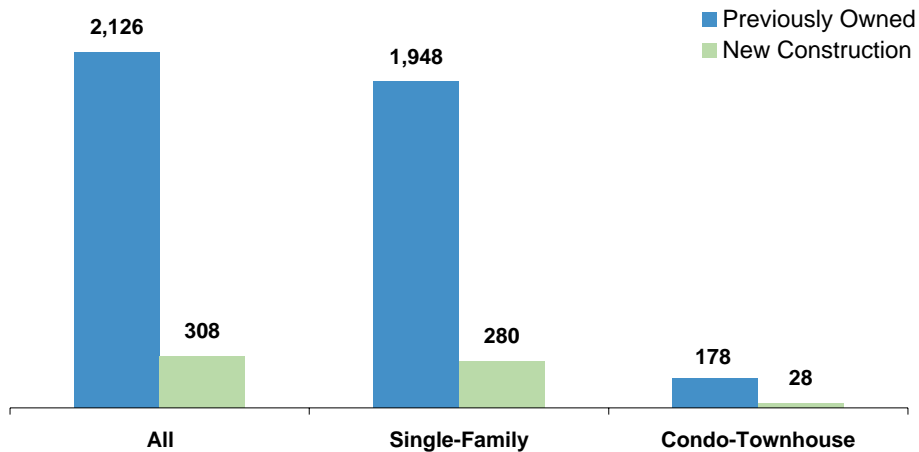


Months Supply

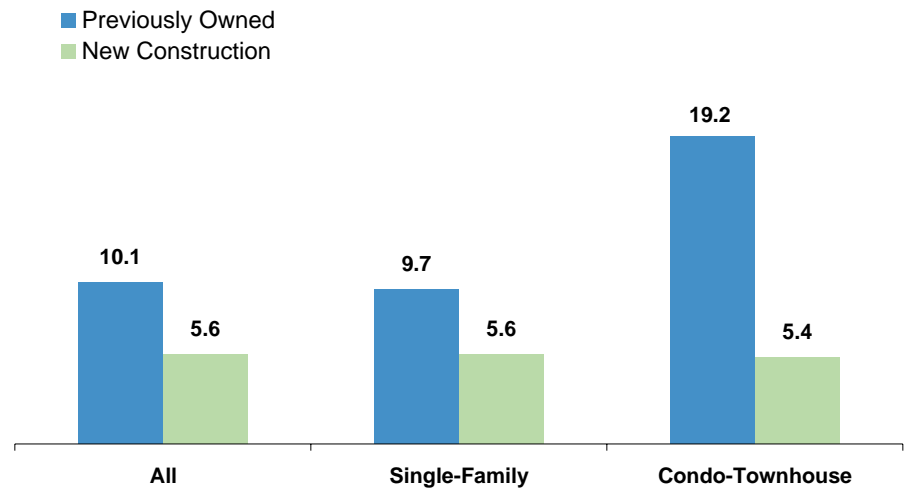


\$150,000 to \$199,999

Inventory



Months Supply



Housing Supply Outlook

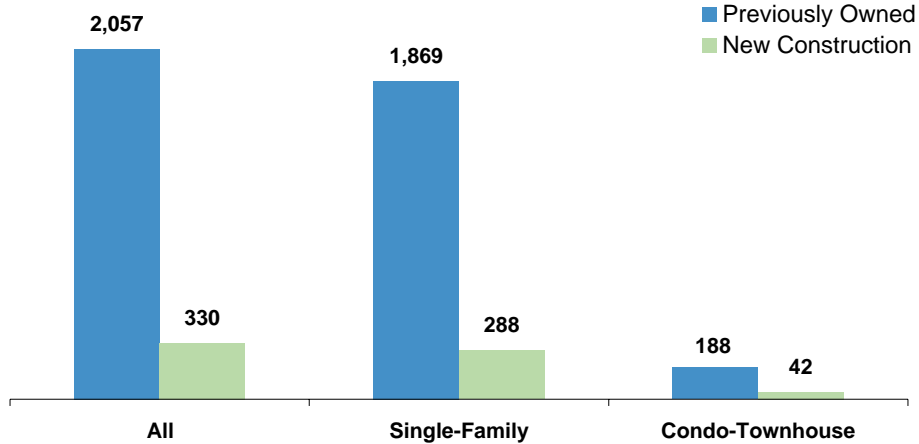
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



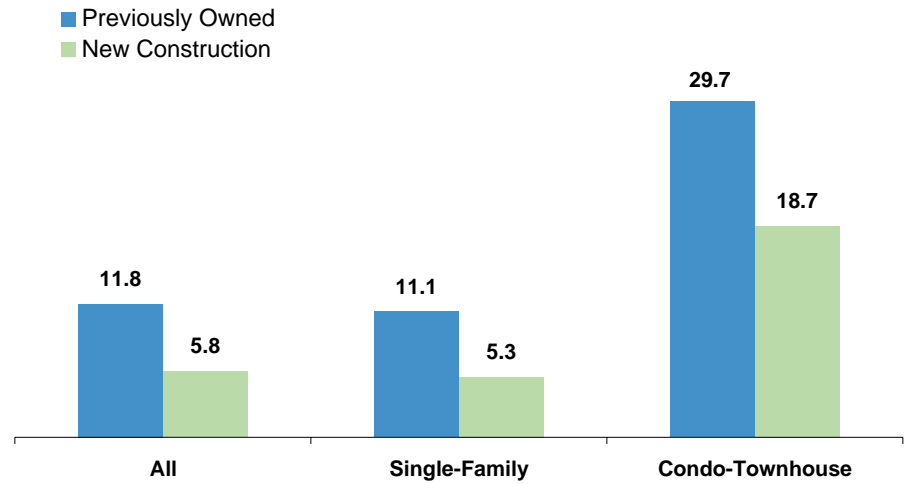
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\$200,000 to \$299,999

Inventory

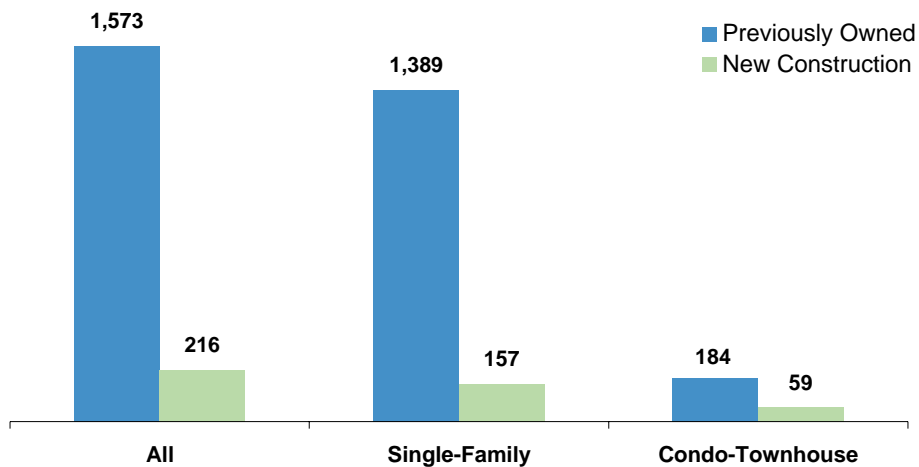


Months Supply

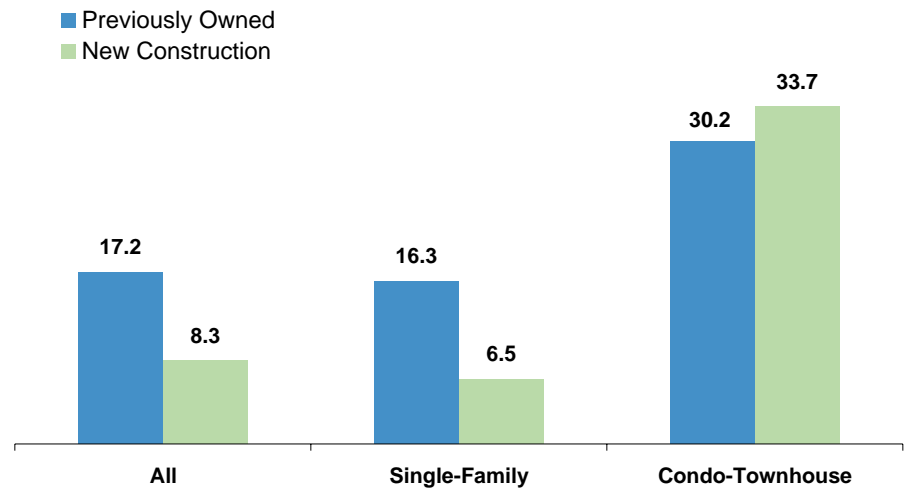


\$300,000 to \$499,999

Inventory



Months Supply



Housing Supply Outlook

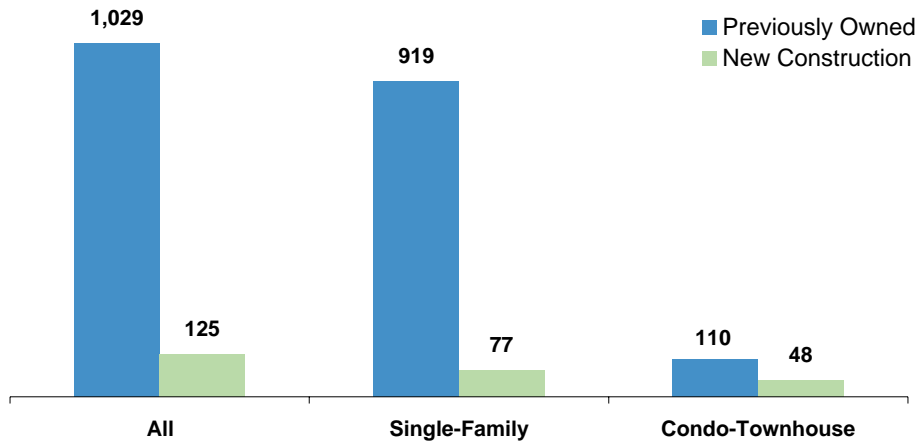
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



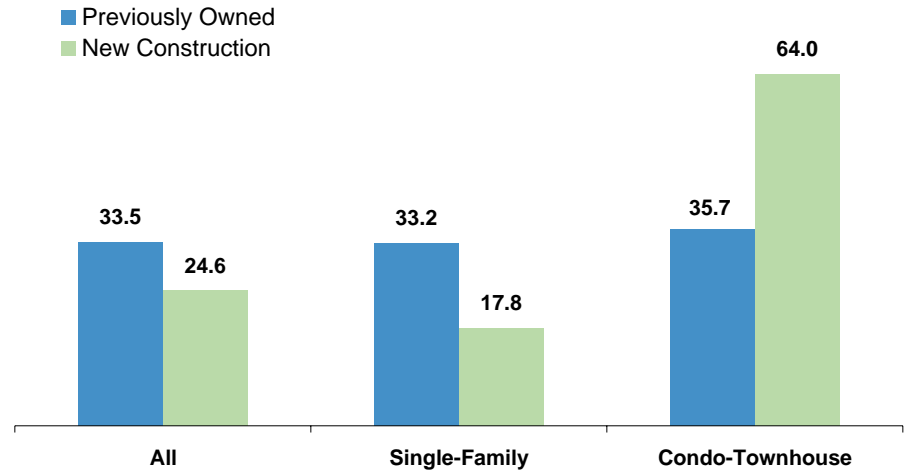
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\$500,000 to \$999,999

Inventory

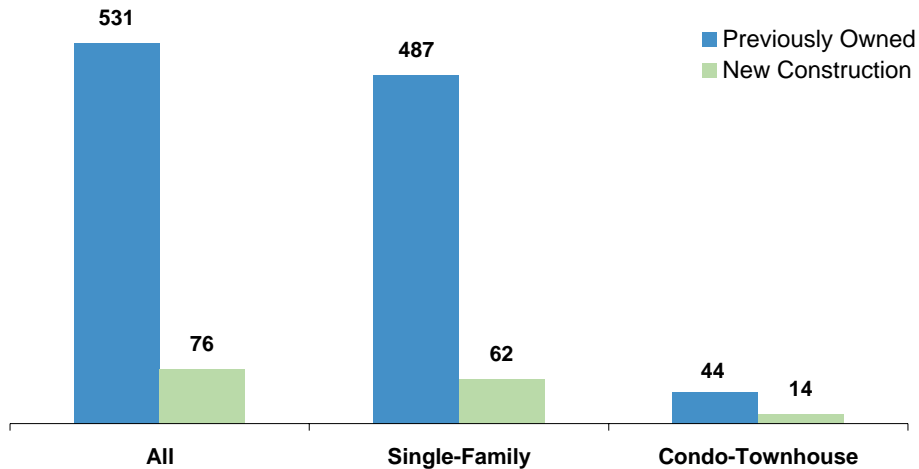


Months Supply

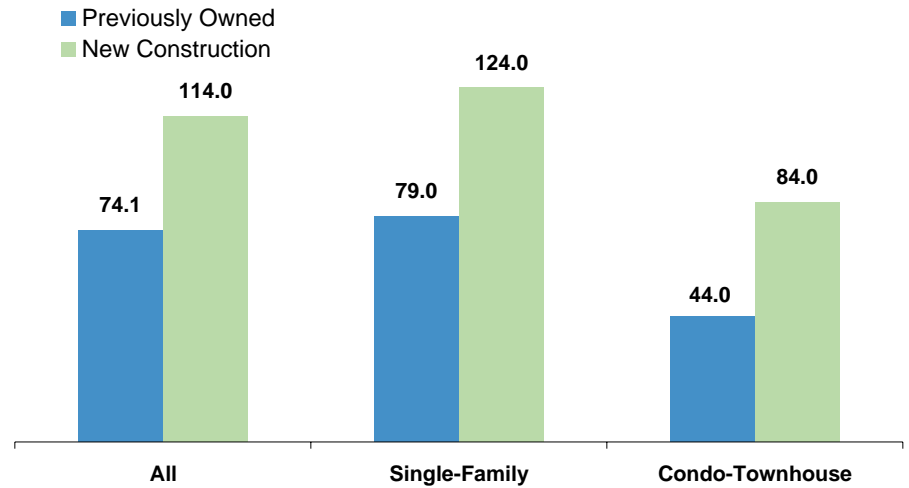


\$1,000,000 and above

Inventory



Months Supply



Market Overview



A Monthly Indicator from the Northeast Florida Association of REALTORS®

December 2009		This Year	Previous Year	Percent Change	5-Year Average	This Year Year-to-Date	Previous Year Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	Oct	2,928	2,892	+ 1.2%	3,369	28,753	29,842	- 3.6%	34,873
	Nov	2,343	2,413	- 2.9%	2,855	31,096	32,255	- 3.6%	37,728
	Dec	2,091	2,250	- 7.1%	2,421	33,187	34,505	- 3.8%	40,149
Pending Sales	Oct	1,575	967	+ 62.9%	1,411	13,210	10,874	+ 21.5%	15,751
	Nov	1,275	843	+ 51.2%	1,250	14,485	11,717	+ 23.6%	17,001
	Dec	1,351	911	+ 48.3%	1,192	15,836	12,628	+ 25.4%	18,193
Closed Sales	Oct	1,406	1,025	+ 37.2%	1,416	11,797	10,686	+ 10.4%	15,391
	Nov	1,297	795	+ 63.1%	1,321	13,094	11,481	+ 14.0%	16,712
	Dec	1,287	1,123	+ 14.6%	1,387	14,381	12,604	+ 14.1%	18,099
Days on Market Until Sale	Oct	108	106	+ 1.4%	85	109	107	+ 1.6%	83
	Nov	100	100	- 0.4%	83	108	106	+ 1.2%	83
	Dec	106	110	- 3.7%	89	108	107	+ 0.7%	83
Median Sales Price	Oct	\$145,899	\$174,030	- 16.2%	\$179,354	\$155,000	\$181,995	- 14.8%	\$183,219
	Nov	\$145,000	\$160,025	- 9.4%	\$174,819	\$153,600	\$180,000	- 14.7%	\$182,464
	Dec	\$139,395	\$170,000	- 18.0%	\$176,180	\$152,000	\$179,900	- 15.5%	\$182,318
Average Sales Price	Oct	\$177,822	\$215,516	- 17.5%	\$223,254	\$183,535	\$229,174	- 19.9%	\$232,526
	Nov	\$171,896	\$188,824	- 9.0%	\$217,739	\$182,382	\$226,380	- 19.4%	\$231,446
	Dec	\$169,135	\$211,094	- 19.9%	\$219,647	\$181,196	\$225,018	- 19.5%	\$230,533
Total Active Listings Available	Oct	15,240	17,923	- 15.0%					
	Nov	14,957	17,768	- 15.8%	--	--	--	--	--
	Dec	14,561	17,428	- 16.5%					
Percent of Original List Price	Oct	89.3%	88.1%	+ 1.4%	92.2%	92.2%	89.1%	+ 3.4%	87.7%
	Nov	90.2%	87.8%	+ 2.7%	92.0%	92.0%	89.1%	+ 3.3%	88.0%
	Dec	89.0%	86.4%	+ 3.0%	91.2%	91.2%	88.8%	+ 2.7%	88.0%
Housing Affordability Index	Oct	174	132	+ 31.2%	132	174	130	+ 33.7%	
	Nov	178	150	+ 18.2%	137	178	131	+ 35.3%	--
	Dec	177	149	+ 18.8%	136	177	133	+ 33.4%	
Months Supply of Inventory	Oct	12.2	16.9	- 27.9%					
	Nov	11.7	17.0	- 31.3%	--	--	--	--	--
	Dec	11.0	16.6	- 33.4%					

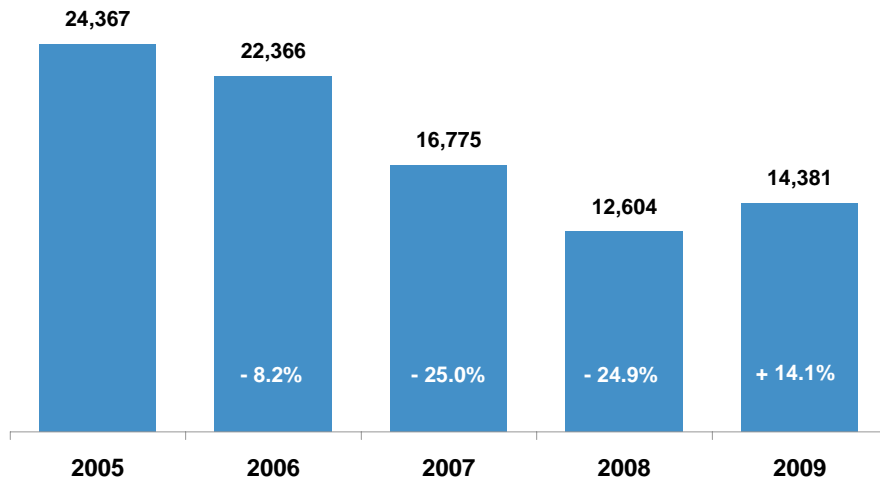
Annual Review

A Monthly Indicator from the Northeast Florida Association of REALTORS®

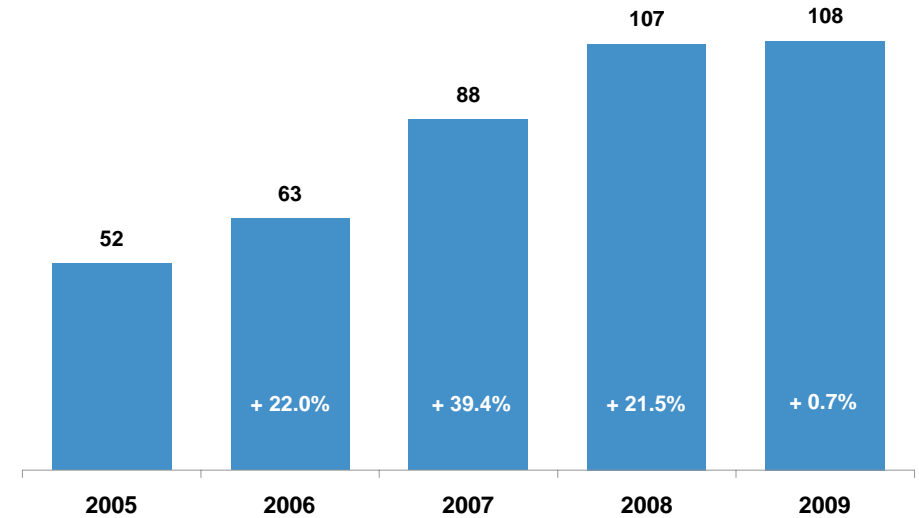


NORTHEAST FLORIDA
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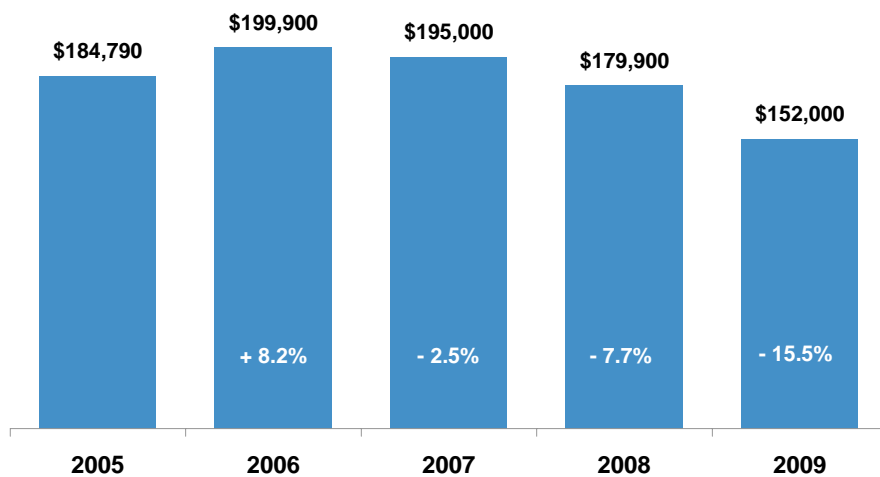
Closed Sales



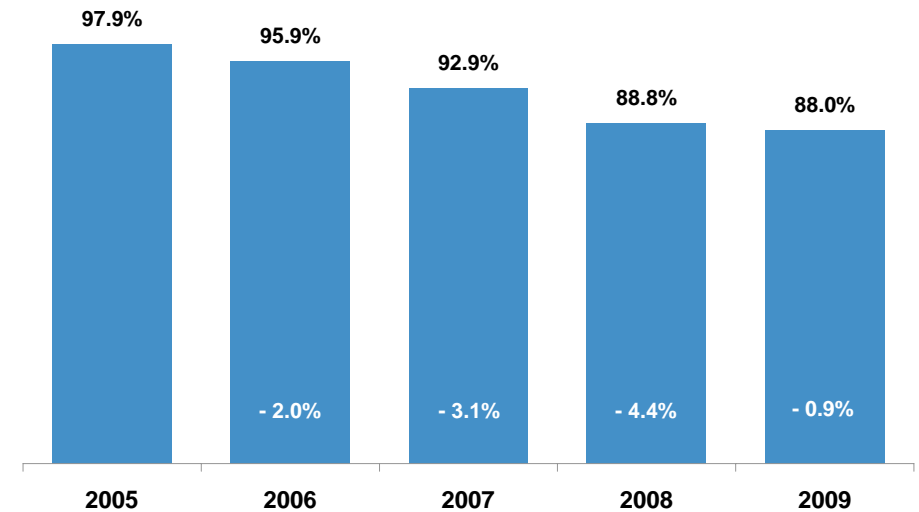
Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale



Local Market Updates

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Region 01 Southside/Mandarin/ Bartram

December

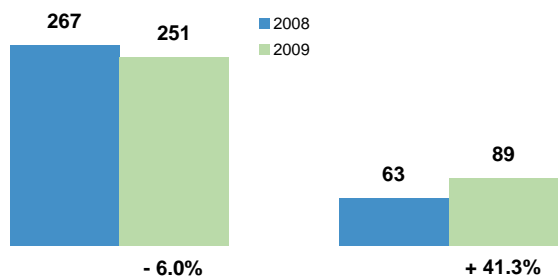
Year to Date

Duval County, FL

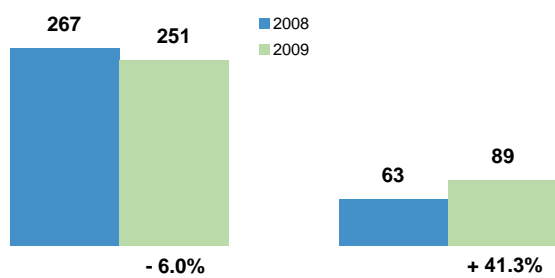
	2008	2009	Change	2008	2009	Change
New Listings	267	251	- 6.0%	267	251	- 6.0%
Closed Sales	63	89	+ 41.3%	63	89	+ 41.3%
Median Sales Price*	\$186,000	\$165,000	- 11.3%	\$186,000	\$165,000	- 11.3%
Percent of Original List Price Received at Sale*	87.7%	87.3%	- 0.5%	87.7%	87.3%	- 0.5%
Average Days on Market 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

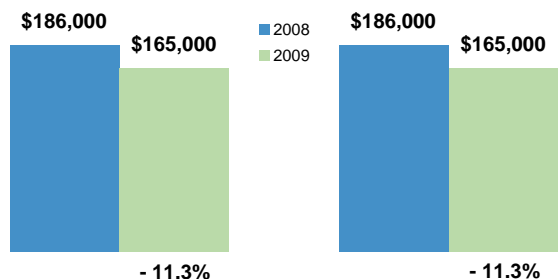
Activity—Most Recent Month



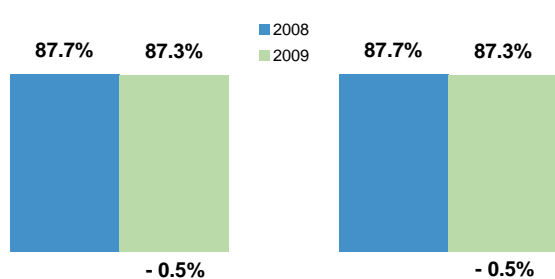
Activity—Year to Date



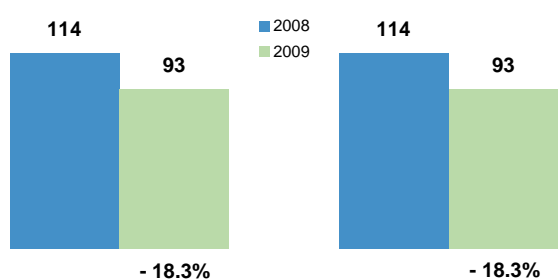
Median Sales Price



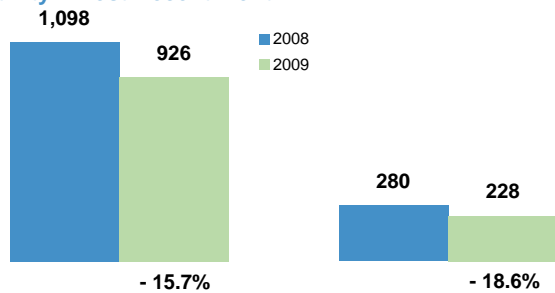
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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Region 02

Southside

December

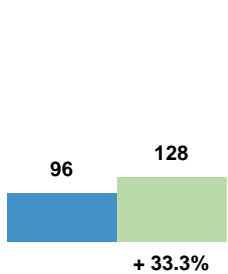
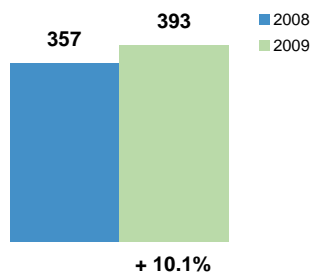
Year to Date

Duval County, FL

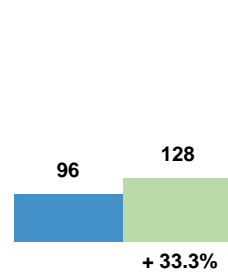
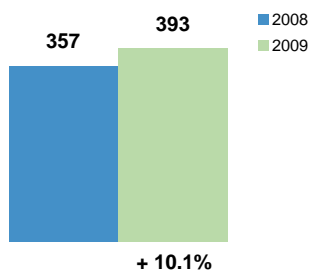
	2008	2009	Change	2008	2009	Change
New Listings	357	393	+ 10.1%	357	393	+ 10.1%
Closed Sales	96	128	+ 33.3%	96	128	+ 33.3%
Median Sales Price*	\$155,700	\$141,500	- 9.1%	\$155,700	\$141,500	- 9.1%
Percent of Original List Price Received at Sale*	87.9%	89.2%	+ 1.4%	87.9%	89.2%	+ 1.4%
Average Days on Market 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



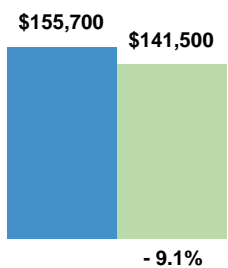
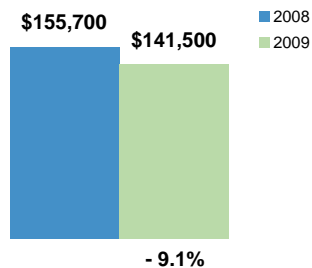
New Listings

Closed Sales

New Listings

Closed Sales

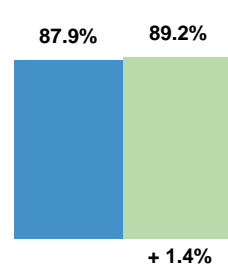
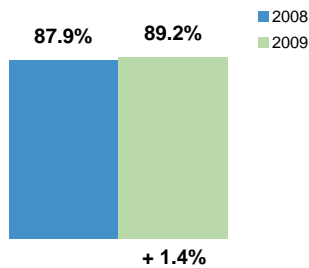
Median Sales Price



December

Year to Date

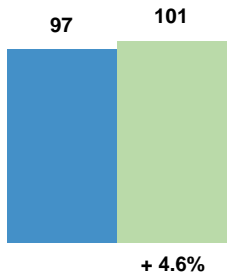
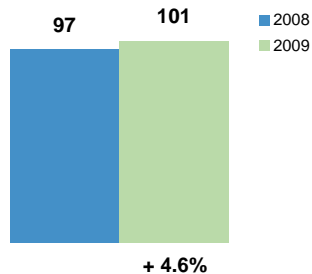
Percent of Original List Price Received at Sale



December

Year to Date

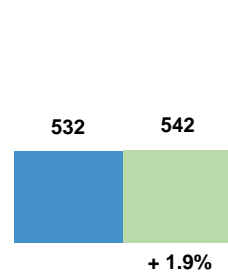
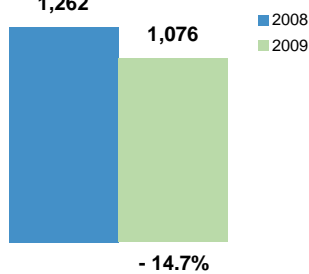
Days on Market Until Sale



December

Year to Date

Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

Local Market Updates



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Region 03 Riverside/Avondale/ Ortega

December

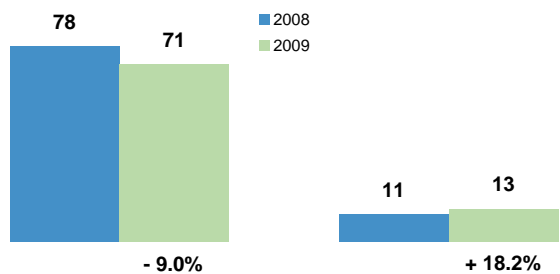
Year to Date

Duval County, FL

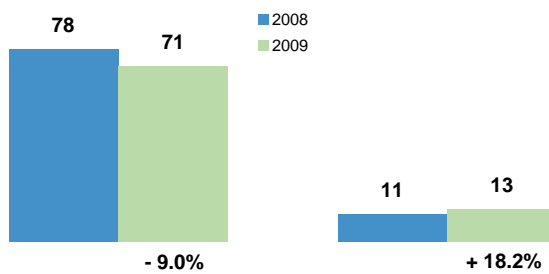
	2008	2009	Change	2008	2009	Change
New Listings	78	71	- 9.0%	78	71	- 9.0%
Closed Sales	11	13	+ 18.2%	11	13	+ 18.2%
Median Sales Price*	\$195,000	\$160,000	- 17.9%	\$195,000	\$160,000	- 17.9%
Percent of Original List Price Received at Sale*	79.5%	90.6%	+ 13.9%	79.5%	90.6%	+ 13.9%
Average Days on Market 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

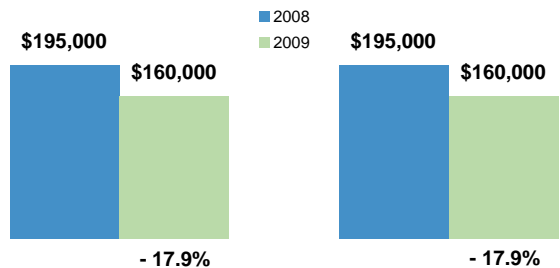
Activity—Most Recent Month



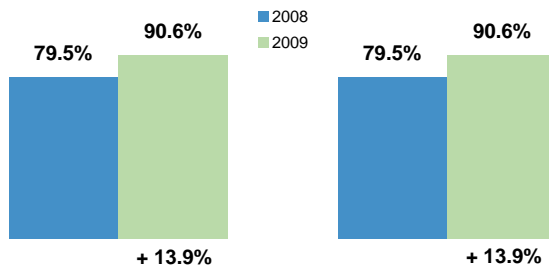
Activity—Year to Date



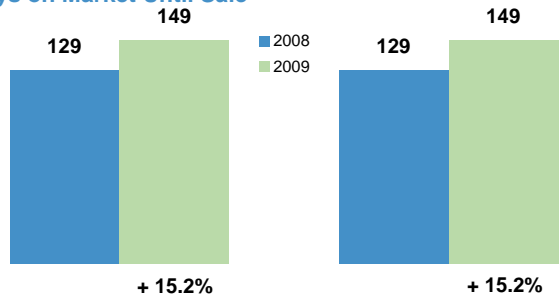
Median Sales Price



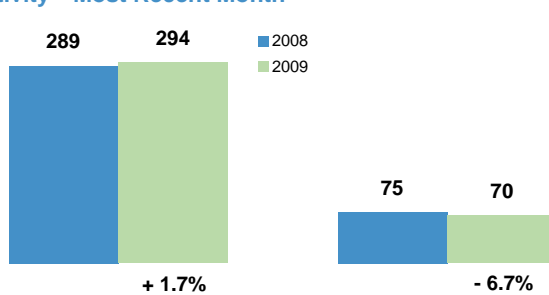
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

Region 04 Arlington/Fort Caroline

December

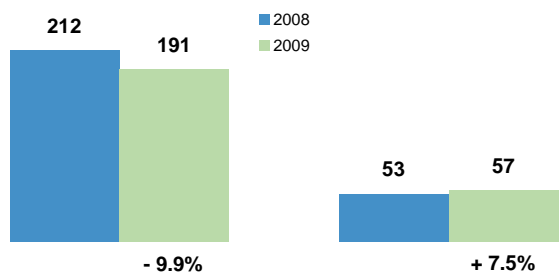
Year to Date

Duval County, FL

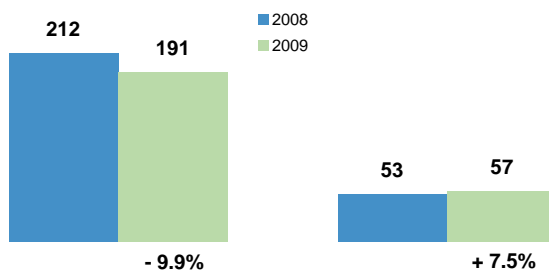
	2008	2009	Change	2008	2009	Change
New Listings	212	191	- 9.9%	212	191	- 9.9%
Closed Sales	53	57	+ 7.5%	53	57	+ 7.5%
Median Sales Price*	\$154,550	\$121,000	- 21.7%	\$154,550	\$121,000	- 21.7%
Percent of Original List Price Received at Sale*	84.6%	91.1%	+ 7.7%	84.6%	91.1%	+ 7.7%
Average Days on Market 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

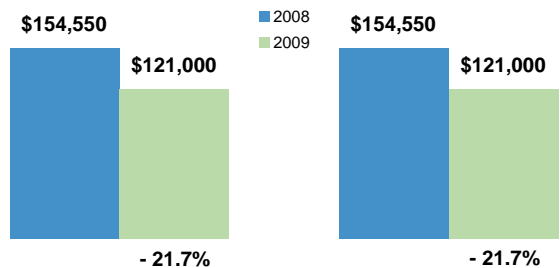
Activity—Most Recent Month



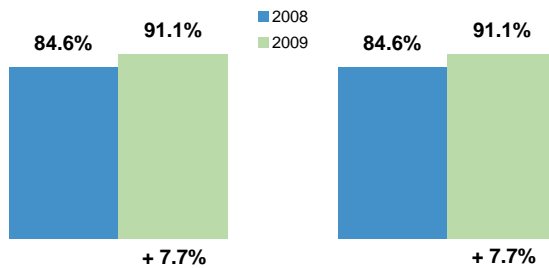
Activity—Year to Date



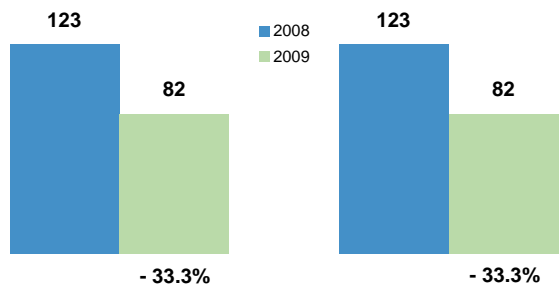
Median Sales Price



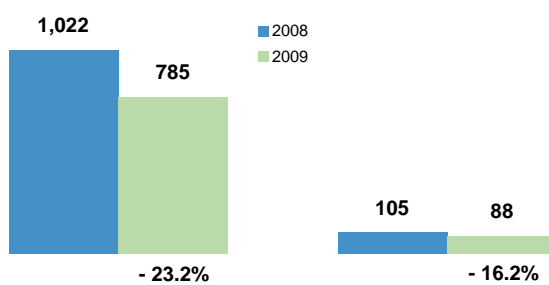
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

Region 05

Hyde Grove/Murray Hill/Lakeshore/Wesconnett

December

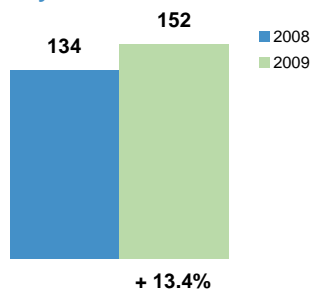
Year to Date

Duval County, FL

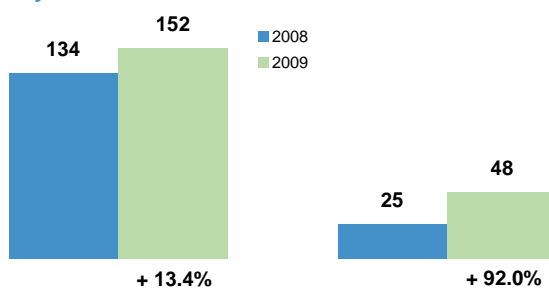
	2008	2009	Change	2008	2009	Change
New Listings	134	152	+ 13.4%	134	152	+ 13.4%
Closed Sales	25	48	+ 92.0%	25	48	+ 92.0%
Median Sales Price*	\$74,885	\$74,000	- 1.2%	\$74,885	\$74,000	- 1.2%
Percent of Original List Price Received at Sale*	80.8%	88.9%	+ 10.0%	80.8%	88.9%	+ 10.0%
Average Days on Market 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

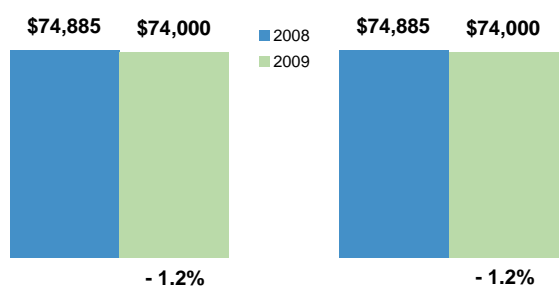
Activity—Most Recent Month



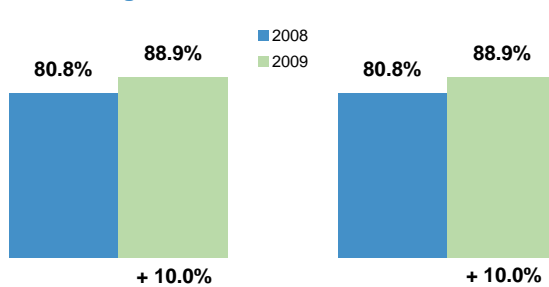
Activity—Year to Date



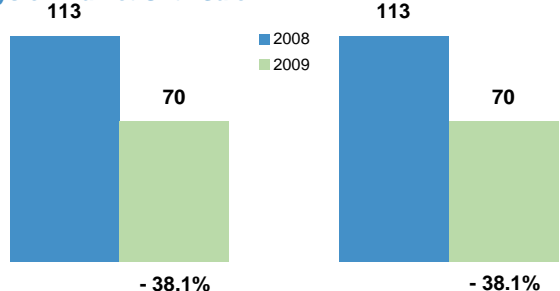
Median Sales Price



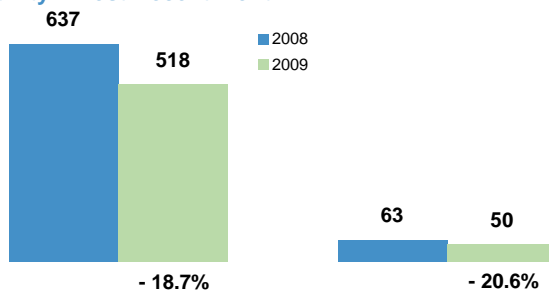
Percent of Original List Price Received at Sale



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

December

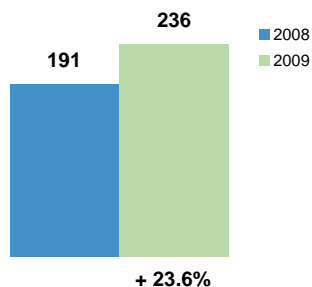
Year to Date

Duval County, FL

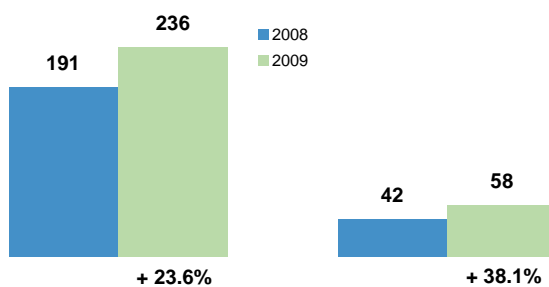
	2008	2009	Change	2008	2009	Change
New Listings	191	236	+ 23.6%	191	236	+ 23.6%
Closed Sales	42	58	+ 38.1%	42	58	+ 38.1%
Median Sales Price*	\$115,500	\$114,725	- 0.7%	\$115,500	\$114,725	- 0.7%
Percent of Original List Price Received at Sale*	89.7%	91.4%	+ 2.0%	89.7%	91.4%	+ 2.0%
Average Days on Market 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

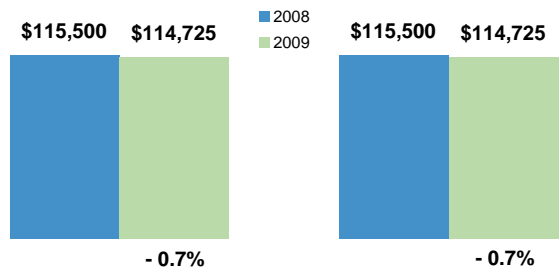
Activity—Most Recent Month



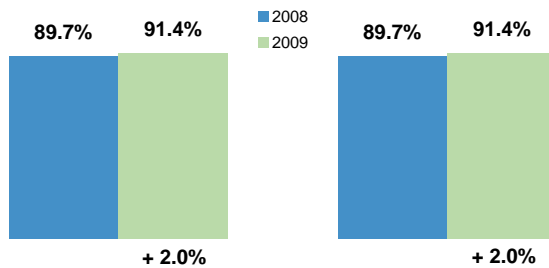
Activity—Year to Date



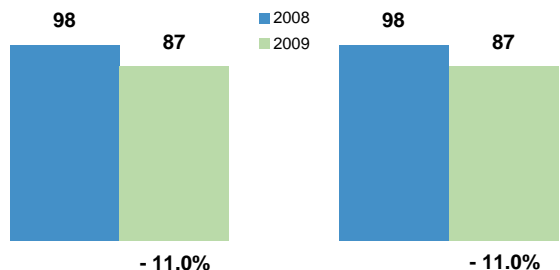
Median Sales Price



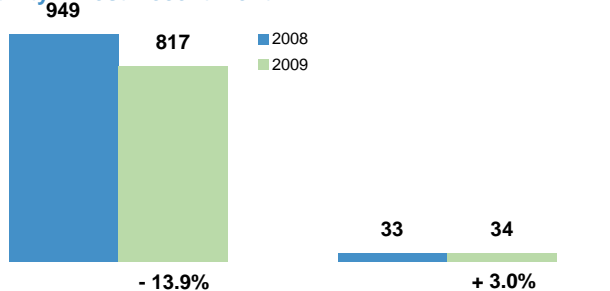
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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Region 07

Springfield/Downtown/Paxon/Trout
River South

December

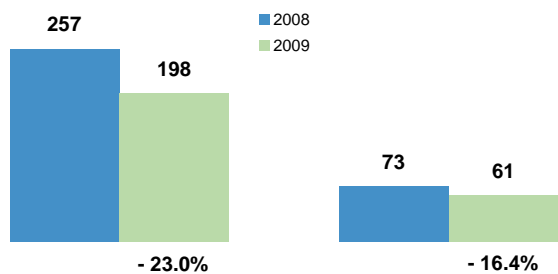
Year to Date

Duval County, FL

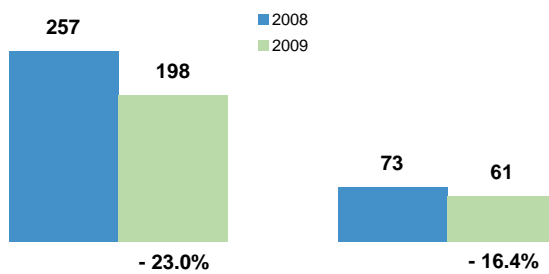
	2008	2009	Change	2008	2009	Change
New Listings	257	198	- 23.0%	257	198	- 23.0%
Closed Sales	73	61	- 16.4%	73	61	- 16.4%
Median Sales Price*	\$28,500	\$19,900	- 30.2%	\$28,500	\$19,900	- 30.2%
Percent of Original List Price Received at Sale*	78.4%	88.8%	+ 13.2%	78.4%	88.8%	+ 13.2%
Average Days on Market 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

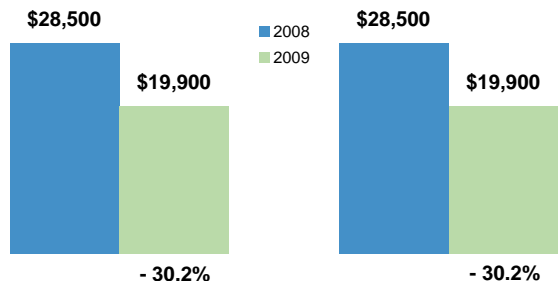
Activity—Most Recent Month



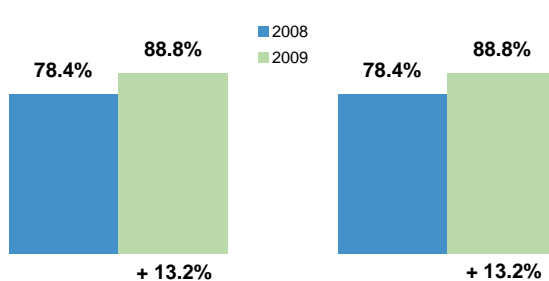
Activity—Year to Date



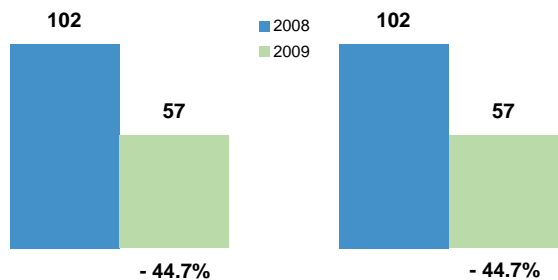
Median Sales Price



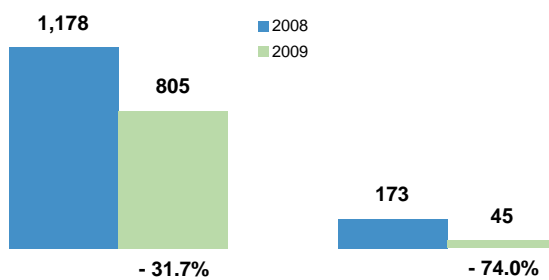
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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Region 08

Marietta/Whitehouse/Baldwin/Garden
St/Dinsmore

December

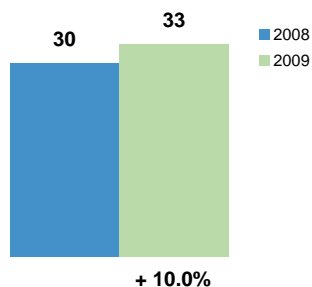
Year to Date

Duval County, FL

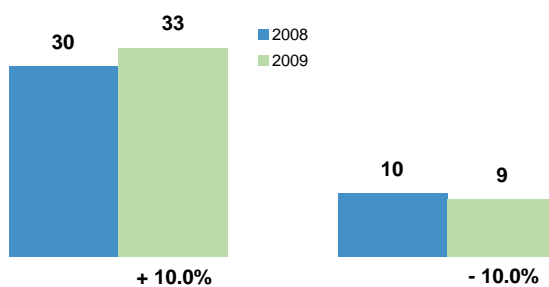
	2008	2009	Change	2008	2009	Change
New Listings	30	33	+ 10.0%	30	33	+ 10.0%
Closed Sales	10	9	- 10.0%	10	9	- 10.0%
Median Sales Price*	\$147,389	\$165,000	+ 11.9%	\$147,389	\$165,000	+ 11.9%
Percent of Original List Price Received at Sale*	82.6%	91.9%	+ 11.2%	82.6%	91.9%	+ 11.2%
Average Days on Market 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

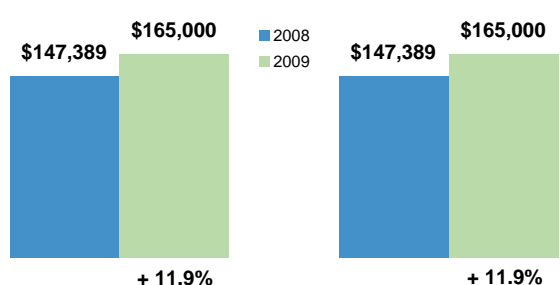
Activity—Most Recent Month



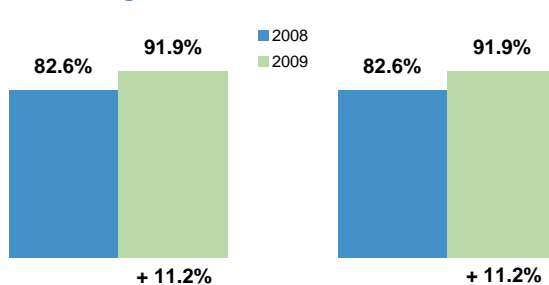
Activity—Year to Date



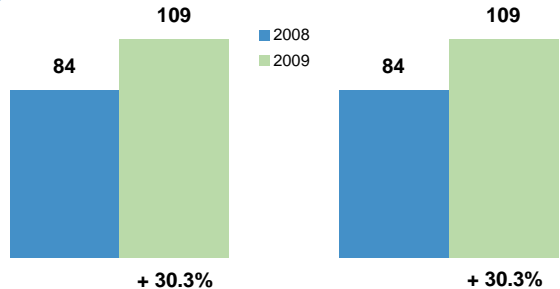
Median Sales Price



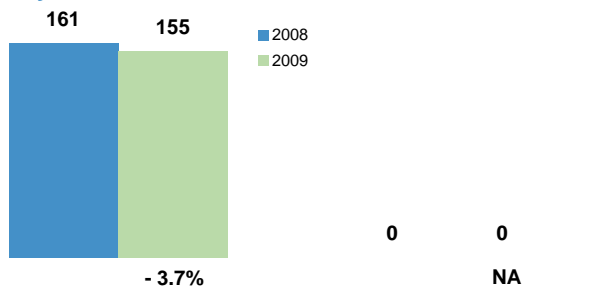
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 09

Jacksonville – North

December

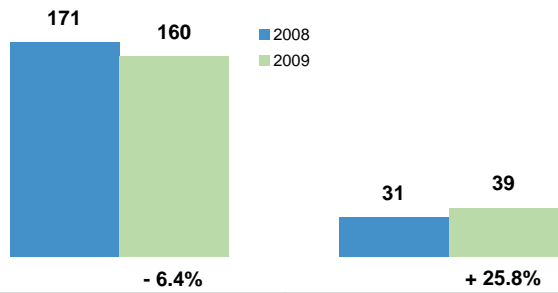
Year to Date

Duval County, FL

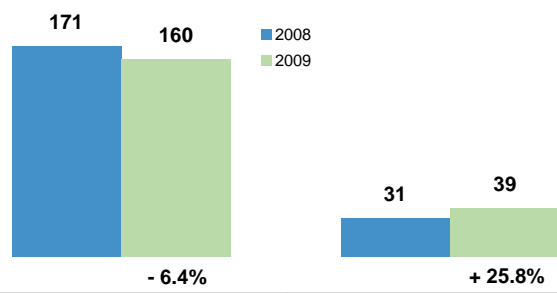
	2008	2009	Change	2008	2009	Change
New Listings	171	160	- 6.4%	171	160	- 6.4%
Closed Sales	31	39	+ 25.8%	31	39	+ 25.8%
Median Sales Price*	\$159,559	\$150,000	- 6.0%	\$159,559	\$150,000	- 6.0%
Percent of Original List Price Received at Sale*	90.5%	90.3%	- 0.2%	90.5%	90.3%	- 0.2%
Average Days on Market 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

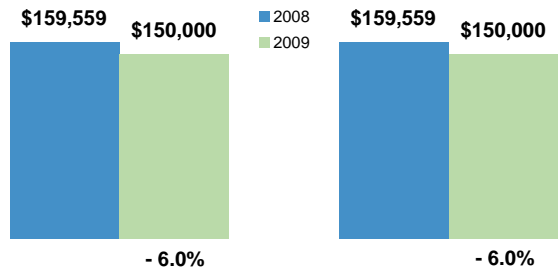
Activity—Most Recent Month



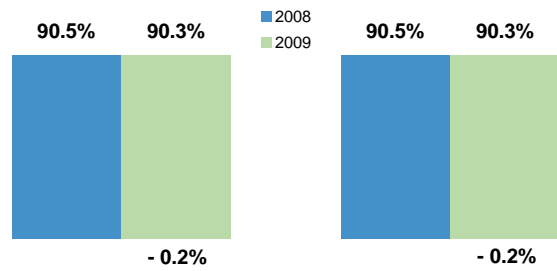
Activity—Year to Date



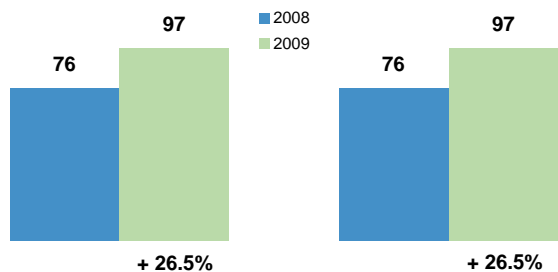
Median Sales Price



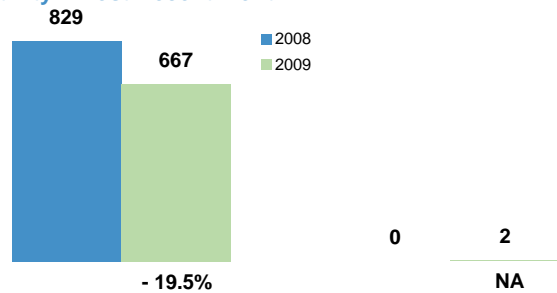
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 12

Fleming Island Area

December

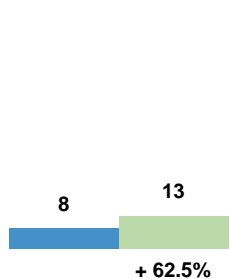
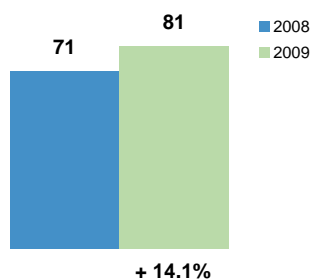
Year to Date

Clay County, FL

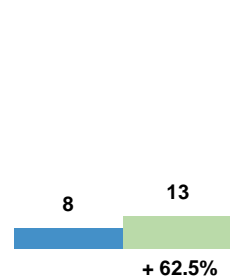
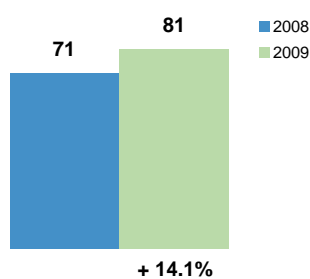
	2008	2009	Change	2008	2009	Change
New Listings	71	81	+ 14.1%	71	81	+ 14.1%
Closed Sales	8	13	+ 62.5%	8	13	+ 62.5%
Median Sales Price*	\$188,950	\$200,000	+ 5.8%	\$188,950	\$200,000	+ 5.8%
Percent of Original List Price Received at Sale*	91.8%	90.5%	- 1.4%	91.8%	90.5%	- 1.4%
Average Days on Market Until 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



Activity—Year to Date



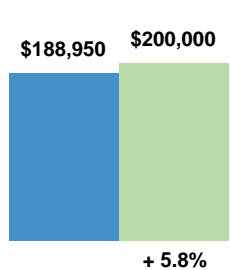
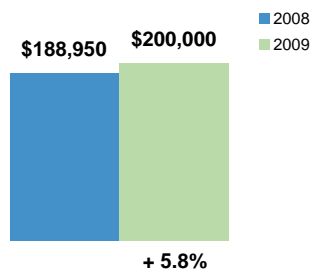
New Listings

Closed Sales

New Listings

Closed Sales

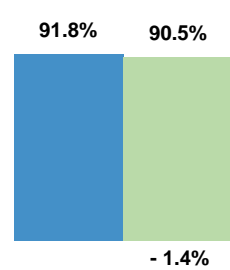
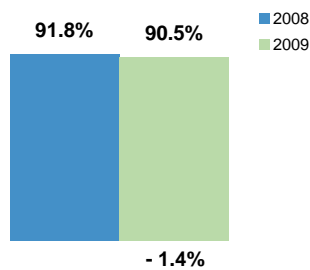
Median Sales Price



December

Year to Date

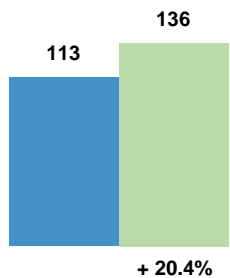
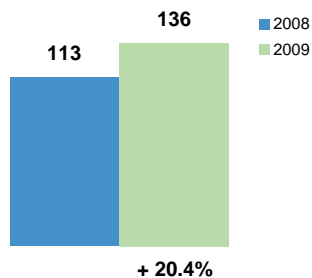
Percent of Original List Price Received at Sale



December

Year to Date

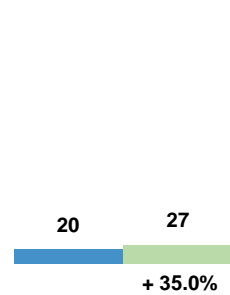
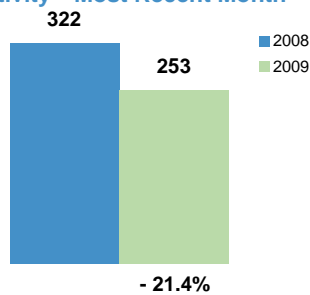
Days on Market Until Sale



December

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 13

Orange Park

December

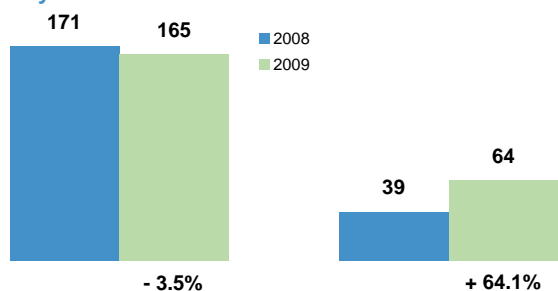
Year to Date

Clay County, FL

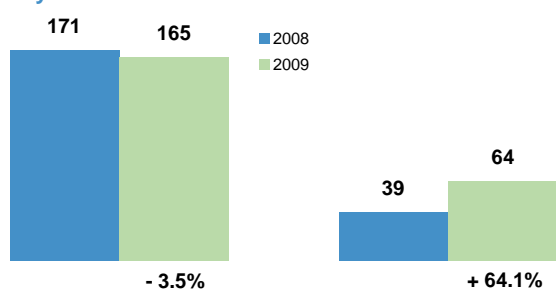
	2008	2009	Change	2008	2009	Change
New Listings	171	165	- 3.5%	171	165	- 3.5%
Closed Sales	39	64	+ 64.1%	39	64	+ 64.1%
Median Sales Price*	\$150,000	\$128,030	- 14.6%	\$150,000	\$128,030	- 14.6%
Percent of Original List Price Received at Sale*	87.9%	90.2%	+ 2.5%	87.9%	90.2%	+ 2.5%
Average Days on Market 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

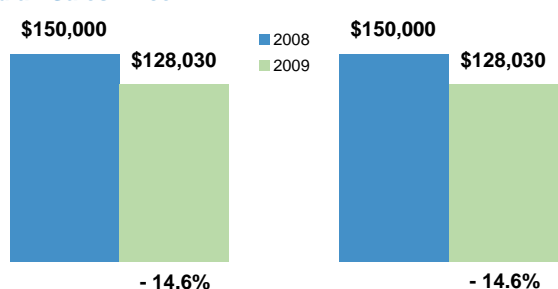
Activity—Most Recent Month



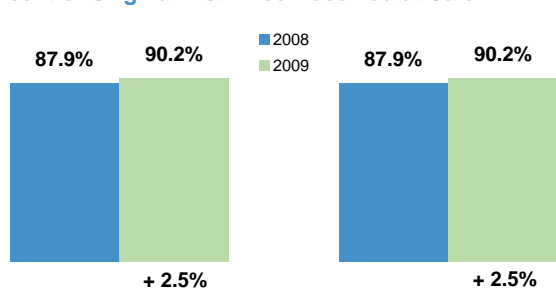
Activity—Year to Date



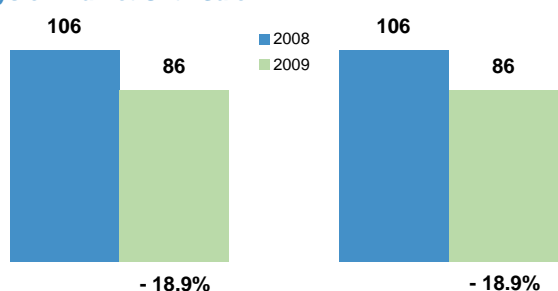
Median Sales Price



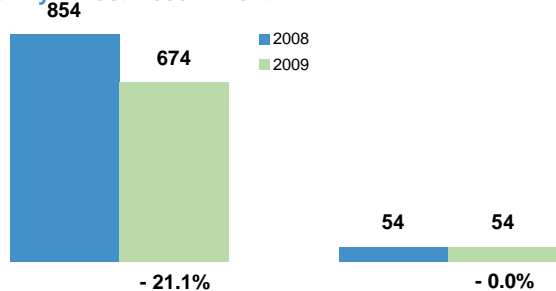
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

Region 14

Middleburg Vicinity

December

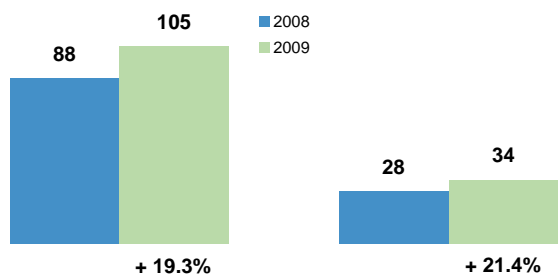
Year to Date

Clay County, FL

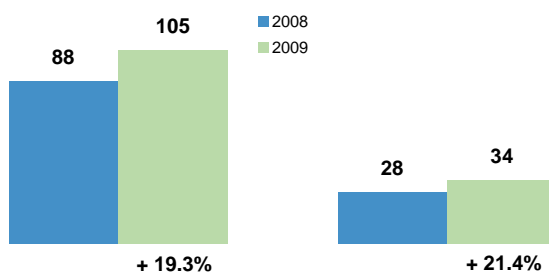
	2008	2009	Change	2008	2009	Change
New Listings	88	105	+ 19.3%	88	105	+ 19.3%
Closed Sales	28	34	+ 21.4%	28	34	+ 21.4%
Median Sales Price*	\$165,000	\$135,700	- 17.8%	\$165,000	\$135,700	- 17.8%
Percent of Original List Price Received at Sale*	84.4%	91.1%	+ 7.9%	84.4%	91.1%	+ 7.9%
Average Days on Market 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

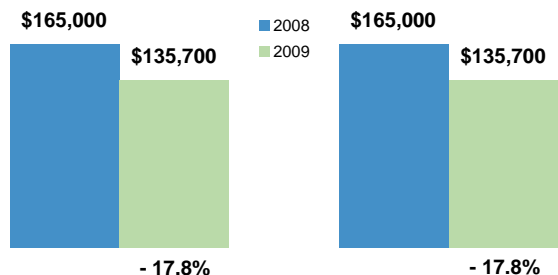
Activity—Most Recent Month



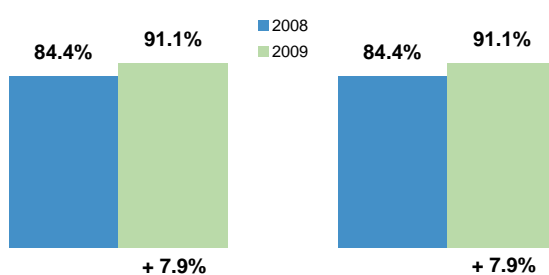
Activity—Year to Date



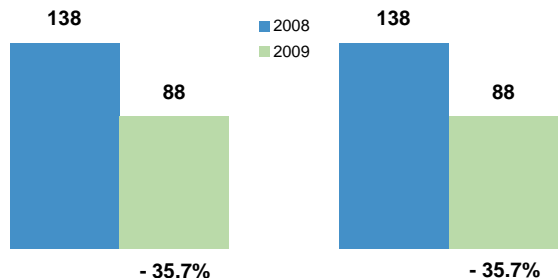
Median Sales Price



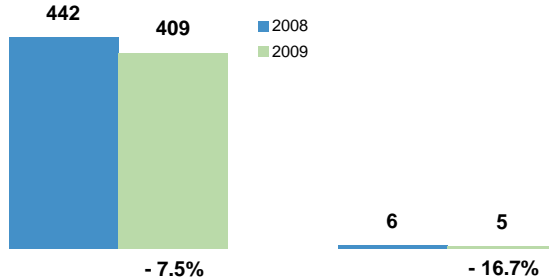
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 15 Keystone Heights Vicinity

Clay County, FL

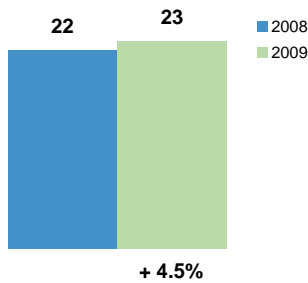
December

Year to Date

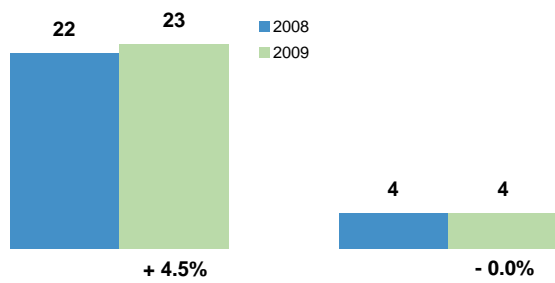
	2008	2009	Change	2008	2009	Change
New Listings	22	23	+ 4.5%	22	23	+ 4.5%
Closed Sales	4	4	- 0.0%	4	4	- 0.0%
Median Sales Price*	\$123,000	\$65,500	- 46.7%	\$123,000	\$65,500	- 46.7%
Percent of Original List Price Received at Sale*	84.0%	80.0%	- 4.7%	84.0%	80.0%	- 4.7%
Average Days on Market Until Sale	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

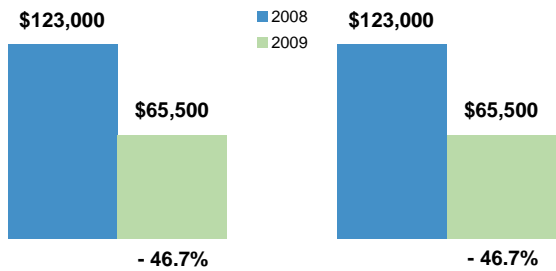
Activity—Most Recent Month



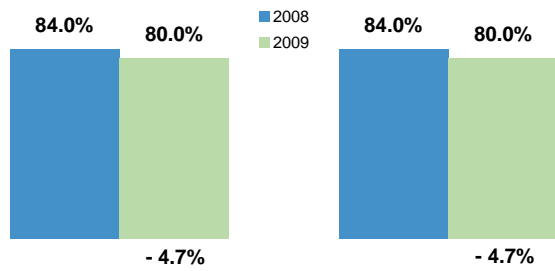
Activity—Year to Date



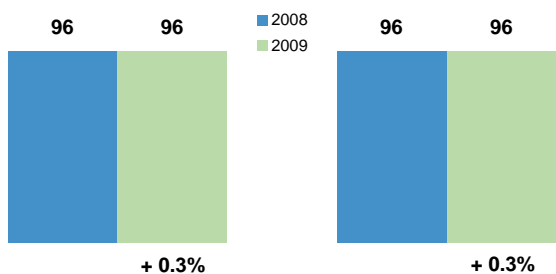
Median Sales Price



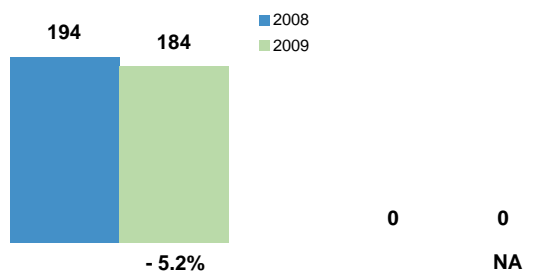
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

Region 16

Green Cove Springs

December

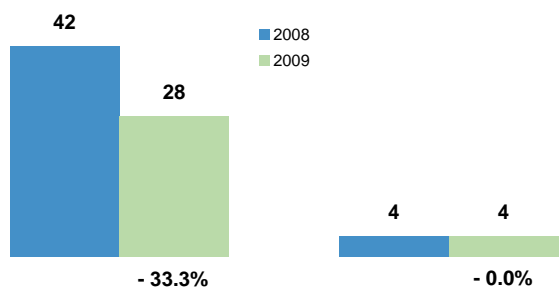
Year to Date

Clay County, FL

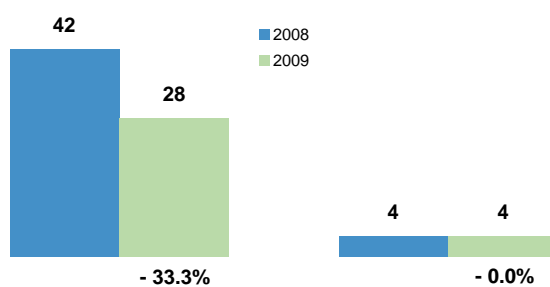
	2008	2009	Change	2008	2009	Change
New Listings	42	28	- 33.3%	42	28	- 33.3%
Closed Sales	4	4	- 0.0%	4	4	- 0.0%
Median Sales Price*	\$265,955	\$125,000	- 53.0%	\$265,955	\$125,000	- 53.0%
Percent of Original List Price Received at Sale*	99.0%	74.9%	- 24.3%	99.0%	74.9%	- 24.3%
Average Days on Market Until 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

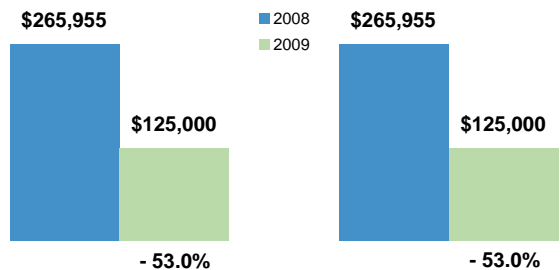
Activity—Most Recent Month



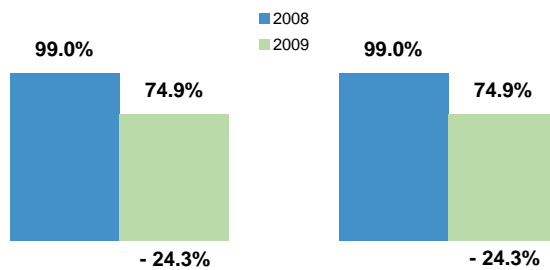
Activity—Year to Date



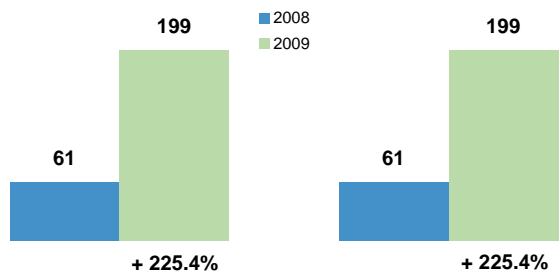
Median Sales Price



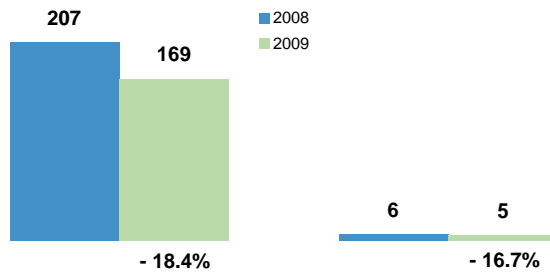
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

Region 21

Jacksonville Bch

December

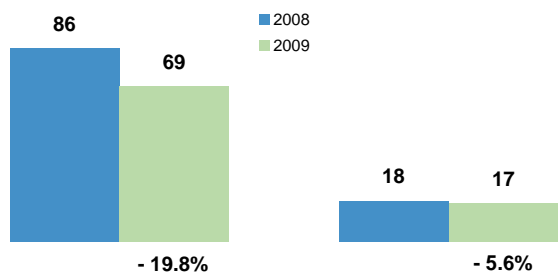
Year to Date

Duval County, FL

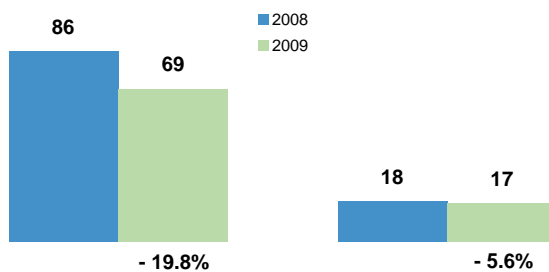
	2008	2009	Change	2008	2009	Change
New Listings	86	69	- 19.8%	86	69	- 19.8%
Closed Sales	18	17	- 5.6%	18	17	- 5.6%
Median Sales Price*	\$322,250	\$157,500	- 51.1%	\$322,250	\$157,500	- 51.1%
Percent of Original List Price Received at Sale*	89.1%	83.8%	- 5.9%	89.1%	83.8%	- 5.9%
Average Days on Market Until 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

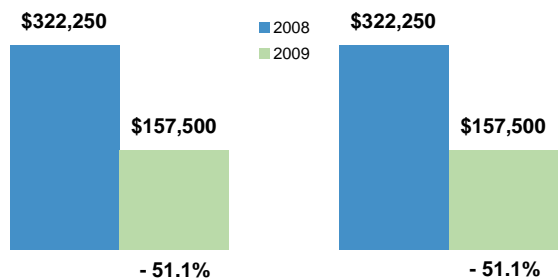
Activity—Most Recent Month



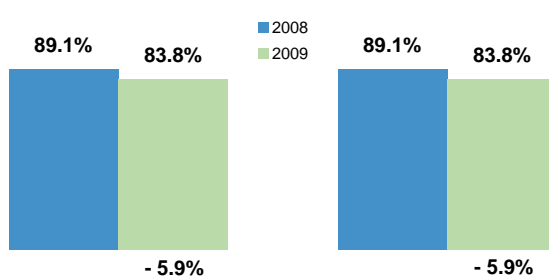
Activity—Year to Date



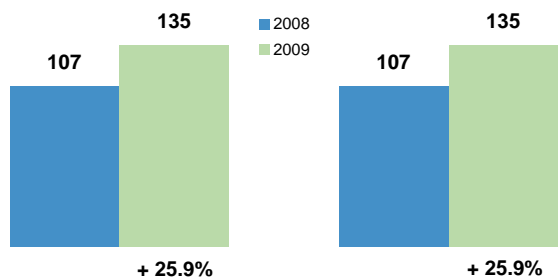
Median Sales Price



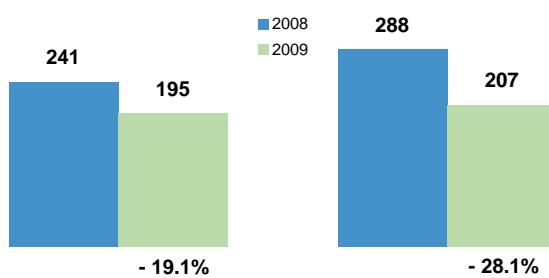
Percent of Original List Price Received at Sale



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

December

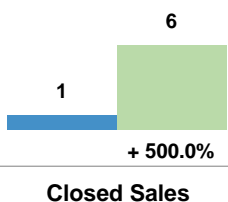
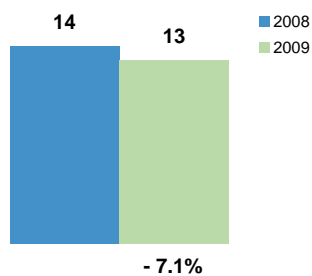
Year to Date

Duval County, FL

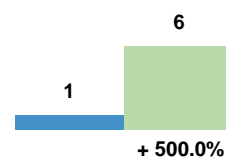
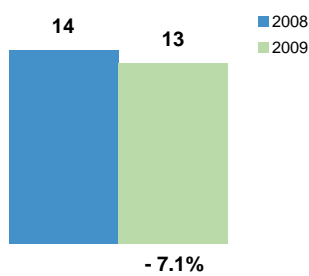
	2008	2009	Change	2008	2009	Change
New Listings	14	13	- 7.1%	14	13	- 7.1%
Closed Sales	1	6	+ 500.0%	1	6	+ 500.0%
Median Sales Price*	\$2,000,000	\$195,000	- 90.3%	\$2,000,000	\$195,000	- 90.3%
Percent of Original List Price Received at Sale*	100.0%	83.7%	- 16.3%	100.0%	83.7%	- 16.3%
Average Days on Market 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

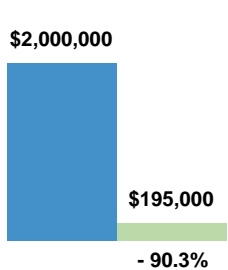
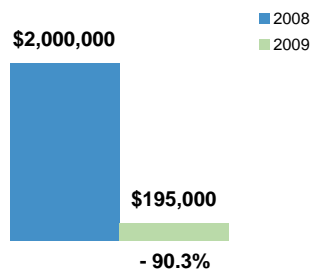
Activity—Most Recent Month



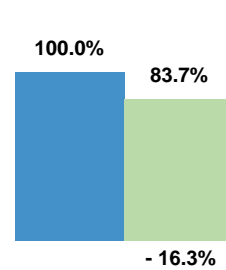
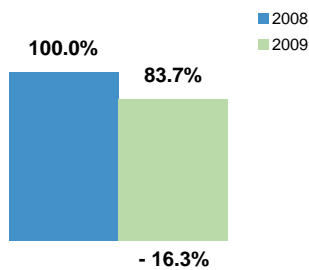
Activity—Year to Date



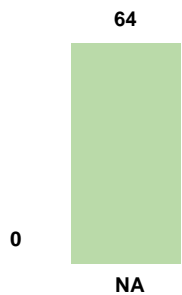
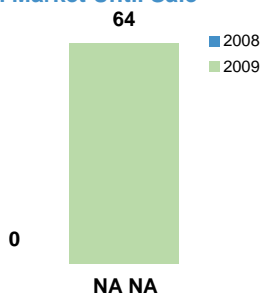
Median Sales Price



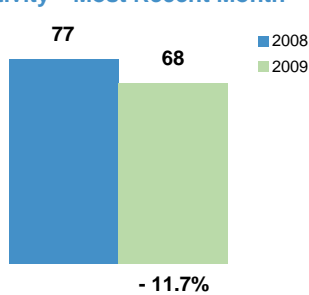
Percent of Original List Price Received at Sale



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

December

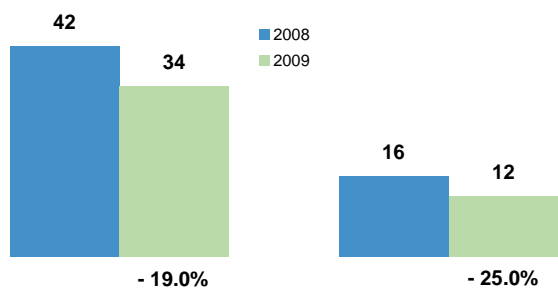
Year to Date

Duval County, FL

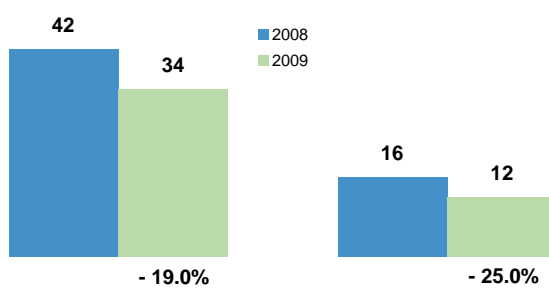
	2008	2009	Change	2008	2009	Change
New Listings	42	34	- 19.0%	42	34	- 19.0%
Closed Sales	16	12	- 25.0%	16	12	- 25.0%
Median Sales Price*	\$265,000	\$289,500	+ 9.2%	\$265,000	\$289,500	+ 9.2%
Percent of Original List Price Received at Sale*	78.6%	84.1%	+ 7.0%	78.6%	84.1%	+ 7.0%
Average Days on Market Until 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

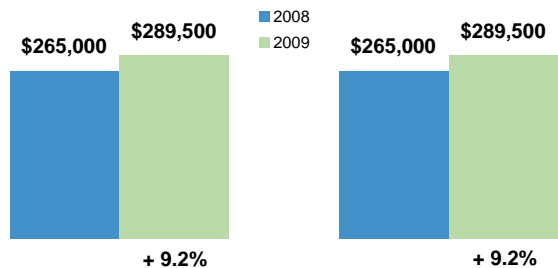
Activity—Most Recent Month



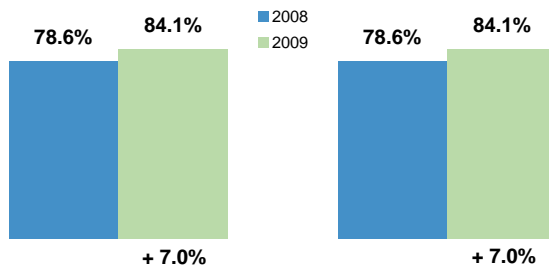
Activity—Year to Date



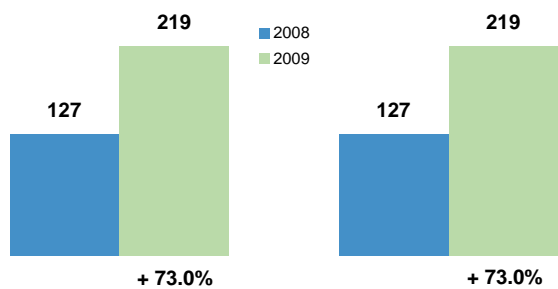
Median Sales Price



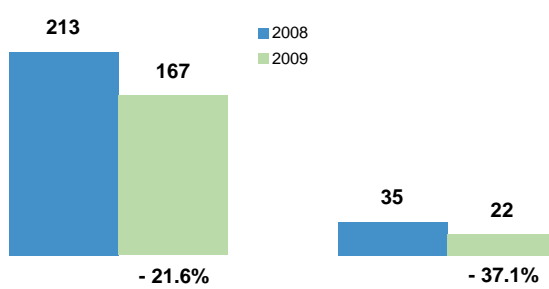
Percent of Original List Price Received at Sale



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

December

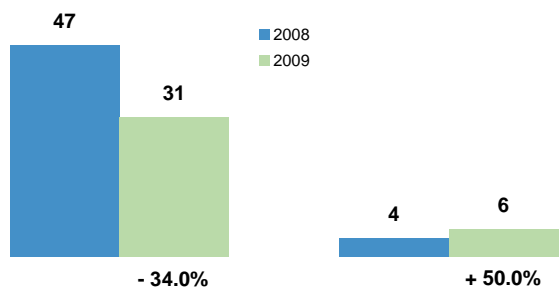
Year to Date

St. John's County, FL

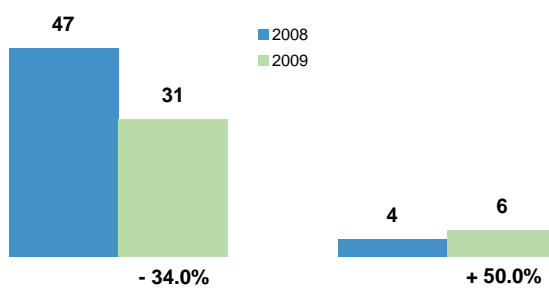
	2008	2009	Change	2008	2009	Change
New Listings	47	31	- 34.0%	47	31	- 34.0%
Closed Sales	4	6	+ 50.0%	4	6	+ 50.0%
Median Sales Price*	\$1,087,500	\$682,500	- 37.2%	\$1,087,500	\$682,500	- 37.2%
Percent of Original List Price Received at Sale*	85.1%	78.5%	- 7.8%	85.1%	78.5%	- 7.8%
Average Days on Market Until Sale	131	256	+ 95.0%	131	256	+ 95.0%
Single-Family Detached Inventory	163	131	- 19.6%	--	--	--
Townhouse-Condo Inventory	42	33	- 21.4%	--	--	--

*Does not account for seller concessions

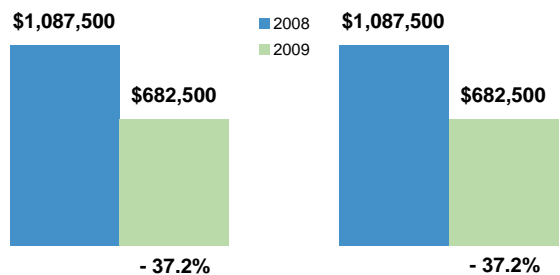
Activity—Most Recent Month



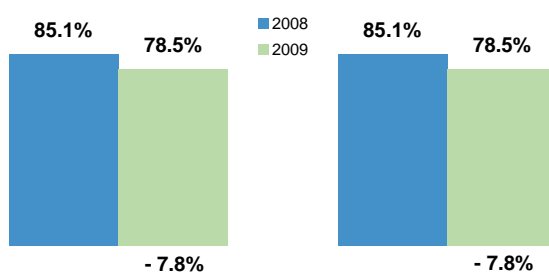
Activity—Year to Date



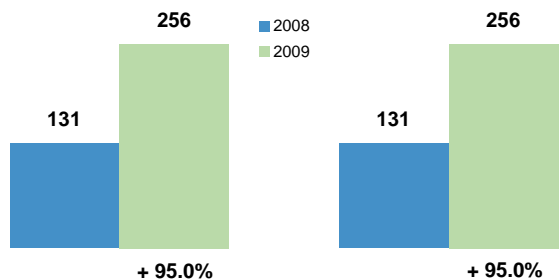
Median Sales Price



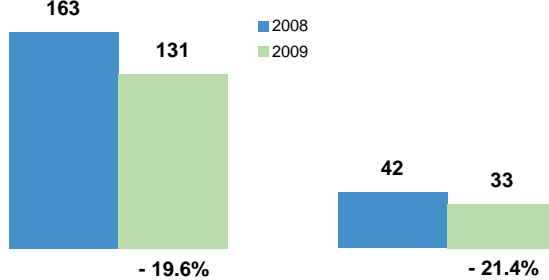
Percent of Original List Price Received at Sale



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

December

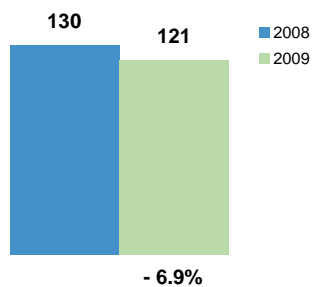
Year to Date

St. John's County, FL

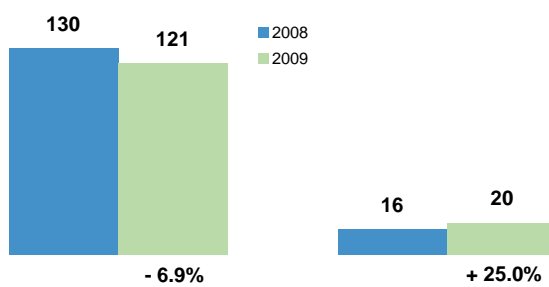
	2008	2009	Change	2008	2009	Change
New Listings	130	121	- 6.9%	130	121	- 6.9%
Closed Sales	16	20	+ 25.0%	16	20	+ 25.0%
Median Sales Price*	\$599,500	\$320,000	- 46.6%	\$599,500	\$320,000	- 46.6%
Percent of Original List Price Received at Sale*	84.1%	84.4%	+ 0.4%	84.1%	84.4%	+ 0.4%
Average Days on Market 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

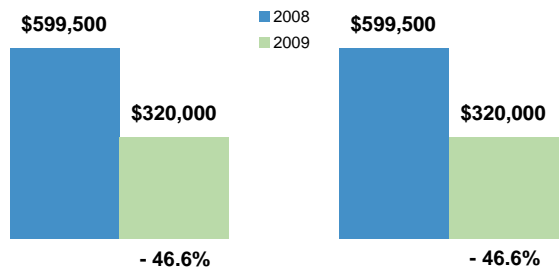
Activity—Most Recent Month



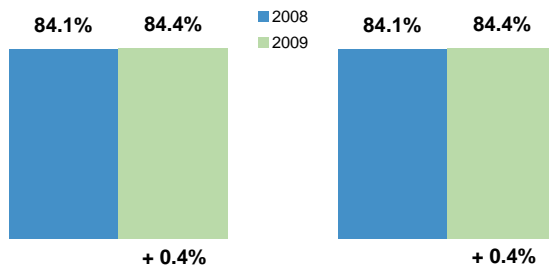
Activity—Year to Date



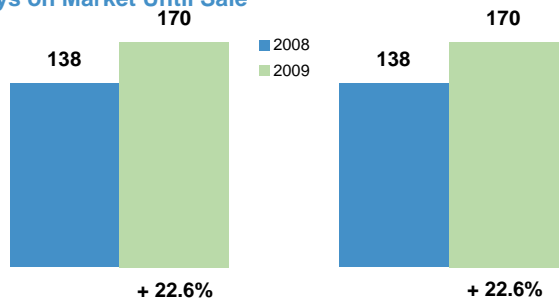
Median Sales Price



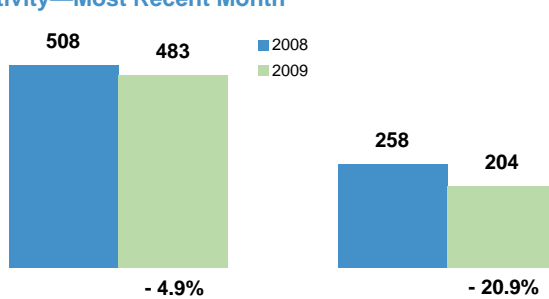
Percent of Original List Price Received at Sale



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

December

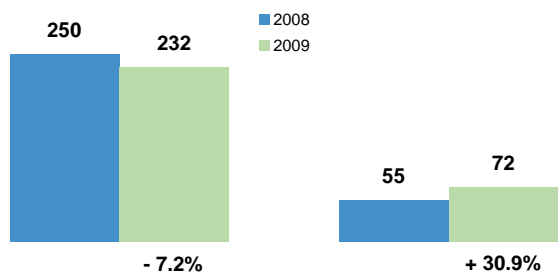
Year to Date

St. John's County, FL

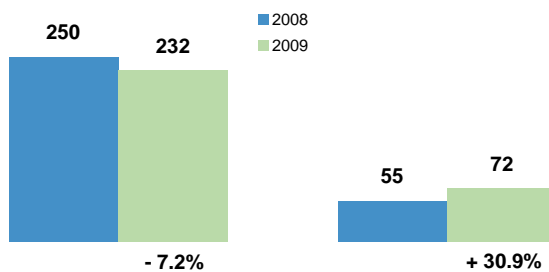
	2008	2009	Change	2008	2009	Change
New Listings	250	232	- 7.2%	250	232	- 7.2%
Closed Sales	55	72	+ 30.9%	55	72	+ 30.9%
Median Sales Price*	\$258,000	\$239,603	- 7.1%	\$258,000	\$239,603	- 7.1%
Percent of Original List Price Received at Sale*	89.0%	90.6%	+ 1.8%	89.0%	90.6%	+ 1.8%
Average Days on Market 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

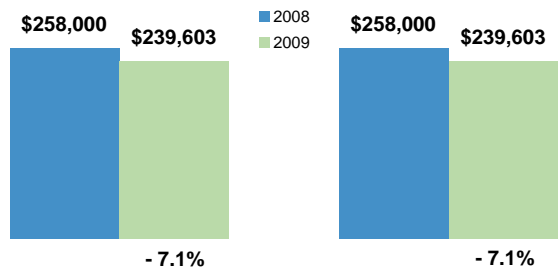
Activity—Most Recent Month



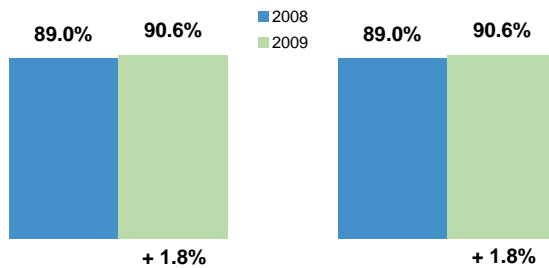
Activity—Year to Date



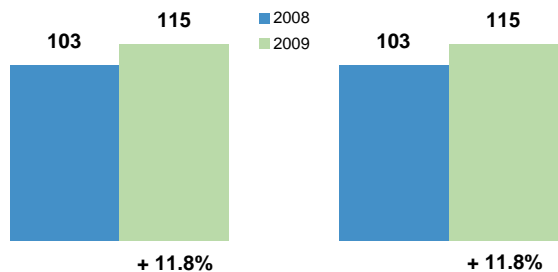
Median Sales Price



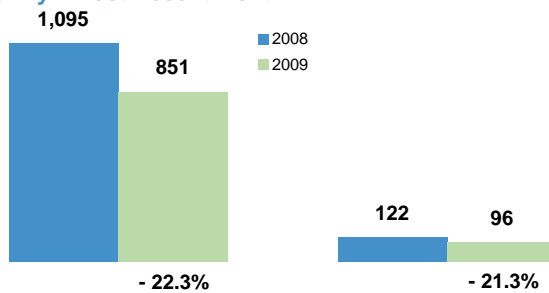
Percent of Original List Price Received at Sale



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

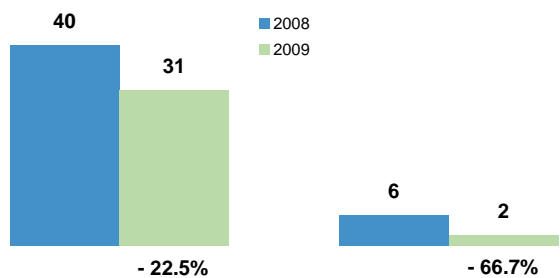
December

Year to Date

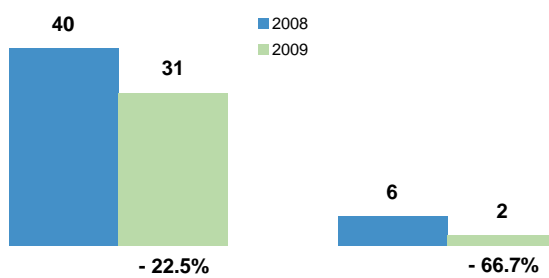
	2008	2009	Change	2008	2009	Change
New Listings	40	31	- 22.5%	40	31	- 22.5%
Closed Sales	6	2	- 66.7%	6	2	- 66.7%
Median Sales Price*	\$160,875	\$177,400	+ 10.3%	\$160,875	\$177,400	+ 10.3%
Percent of Original List Price Received at Sale*	91.3%	101.5%	+ 11.1%	91.3%	101.5%	+ 11.1%
Average Days on Market 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

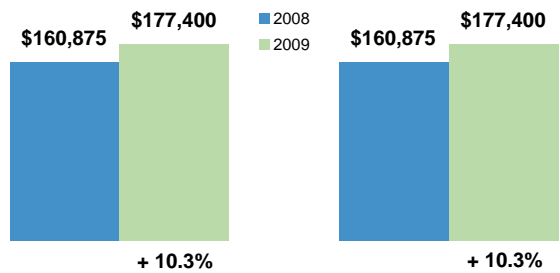
Activity—Most Recent Month



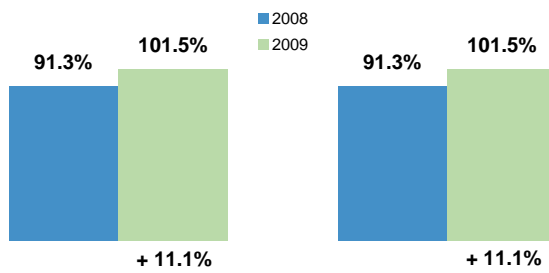
Activity—Year to Date



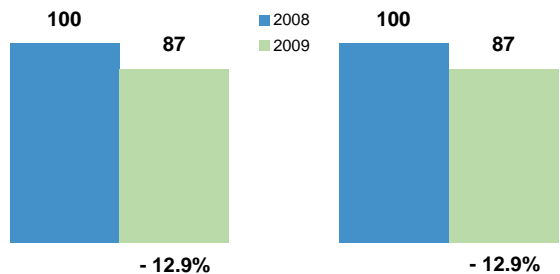
Median Sales Price



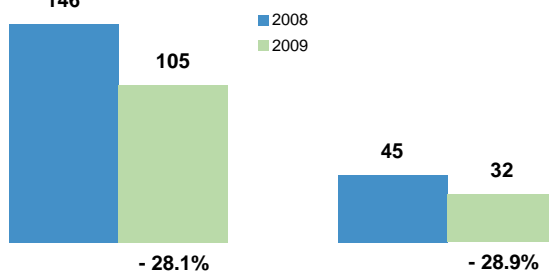
Percent of Original List Price Received at Sale



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)

December

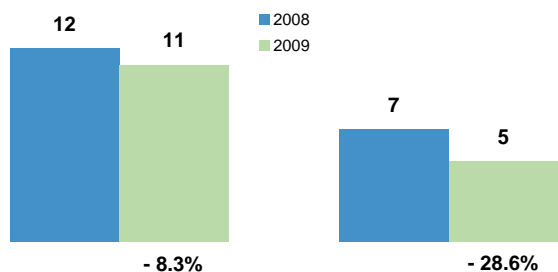
Year to Date

St. John's County, FL

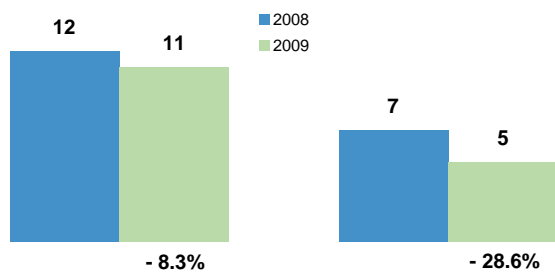
	2008	2009	Change	2008	2009	Change
New Listings	12	11	- 8.3%	12	11	- 8.3%
Closed Sales	7	5	- 28.6%	7	5	- 28.6%
Median Sales Price*	\$95,000	\$99,900	+ 5.2%	\$95,000	\$99,900	+ 5.2%
Percent of Original List Price Received at Sale*	86.1%	89.8%	+ 4.4%	86.1%	89.8%	+ 4.4%
Average Days on Market Until Sale	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

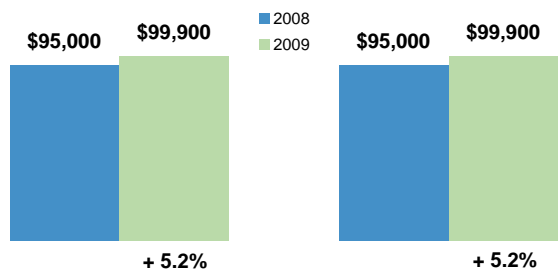
Activity—Most Recent Month



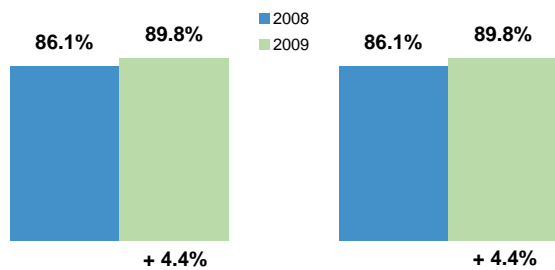
Activity—Year to Date



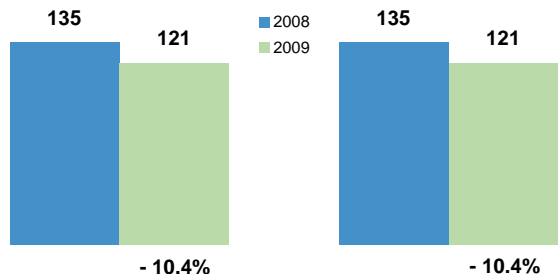
Median Sales Price



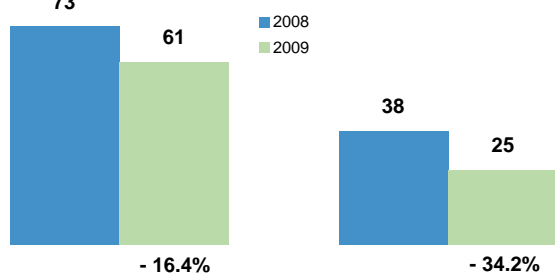
Percent of Original List Price Received at Sale



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

December

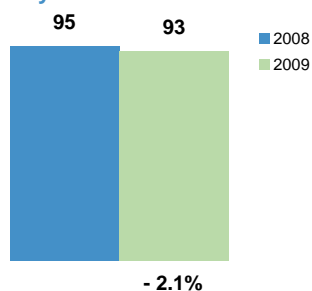
Year to Date

St. John's County, FL

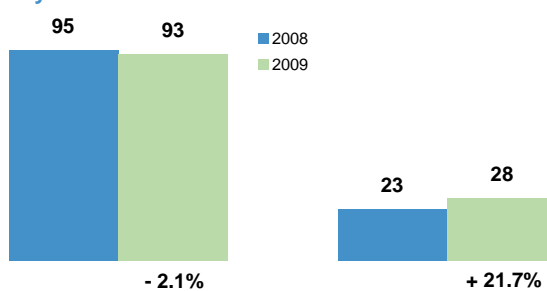
	2008	2009	Change	2008	2009	Change
New Listings	95	93	- 2.1%	95	93	- 2.1%
Closed Sales	23	28	+ 21.7%	23	28	+ 21.7%
Median Sales Price*	\$169,200	\$140,000	- 17.3%	\$169,200	\$140,000	- 17.3%
Percent of Original List Price Received at Sale*	91.3%	82.2%	- 10.0%	91.3%	82.2%	- 10.0%
Average Days on Market 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

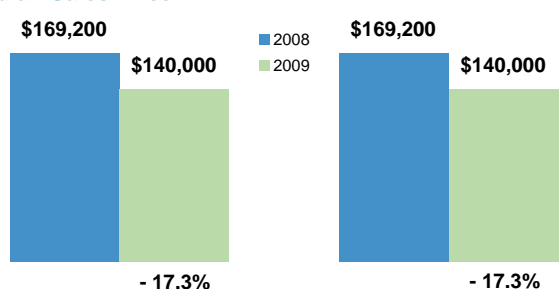
Activity—Most Recent Month



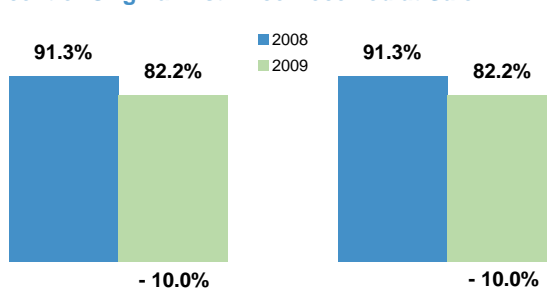
Activity—Year to Date



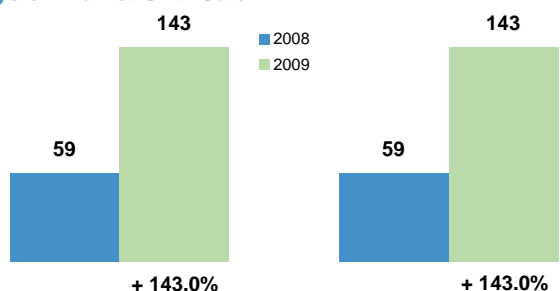
Median Sales Price



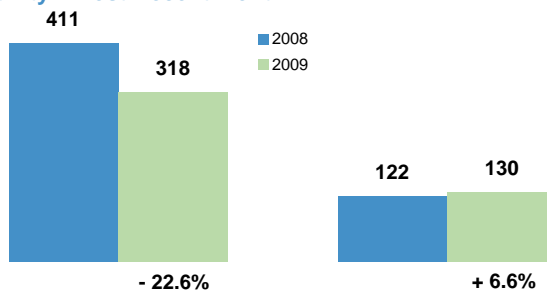
Percent of Original List Price Received at Sale



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

December

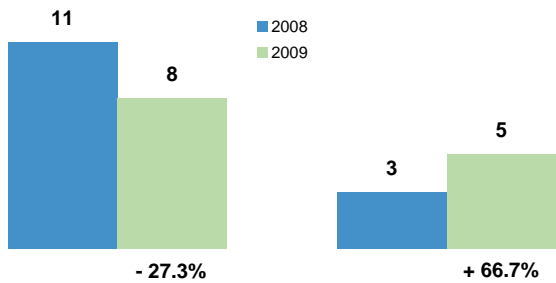
Year to Date

St. John's County, FL

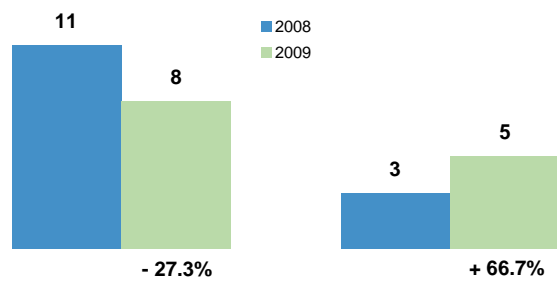
	2008	2009	Change	2008	2009	Change
New Listings	11	8	- 27.3%	11	8	- 27.3%
Closed Sales	3	5	+ 66.7%	3	5	+ 66.7%
Median Sales Price*	\$122,990	\$82,500	- 32.9%	\$122,990	\$82,500	- 32.9%
Percent of Original List Price Received at Sale*	95.8%	97.0%	+ 1.2%	95.8%	97.0%	+ 1.2%
Average Days on Market Until Sale	136	45	- 67.3%	136	45	- 67.3%
Single-Family Detached Inventory	107	78	- 27.1%	--	--	--
Townhouse-Condo Inventory	4	0	- 100.0%	--	--	--

*Does not account for seller concessions

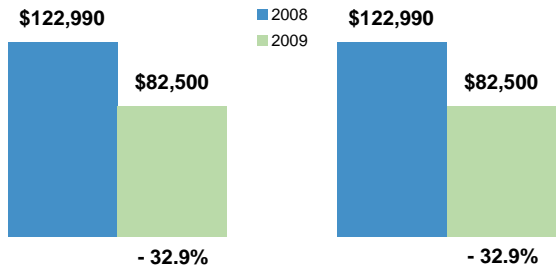
Activity—Most Recent Month



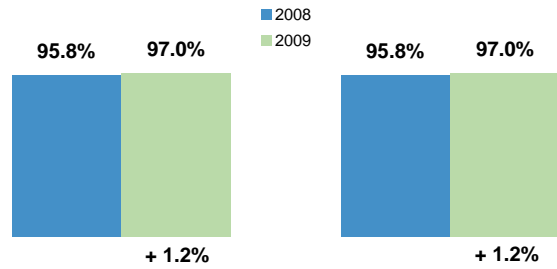
Activity—Year to Date



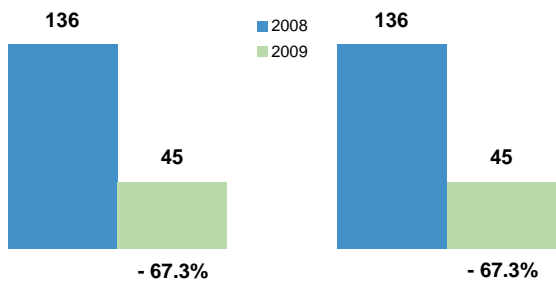
Median Sales Price



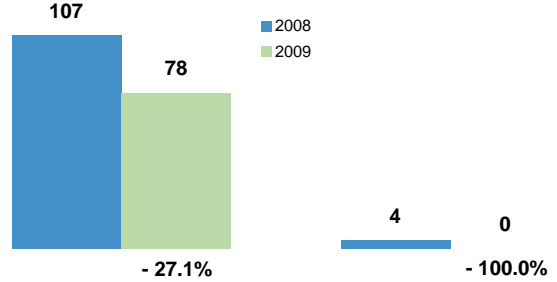
Percent of Original List Price Received at Sale



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

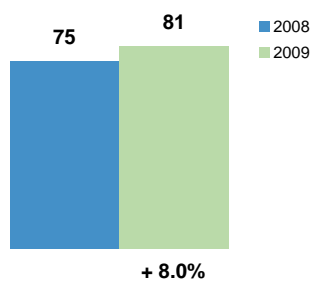
December

Year to Date

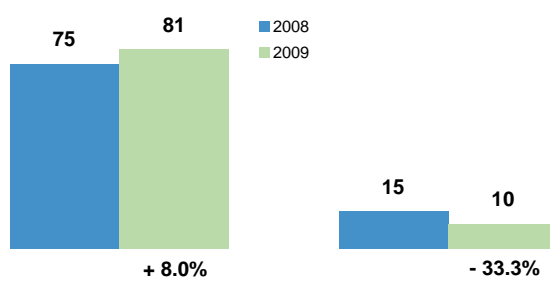
Nassau County, FL		2008	2009	Change	2008	2009	Change
New Listings		75	81	+ 8.0%	75	81	+ 8.0%
Closed Sales		15	10	- 33.3%	15	10	- 33.3%
Median Sales Price*		\$205,000	\$99,450	- 51.5%	\$205,000	\$99,450	- 51.5%
Percent of Original List Price Received at Sale*		89.8%	82.1%	- 8.5%	89.8%	82.1%	- 8.5%
Average 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

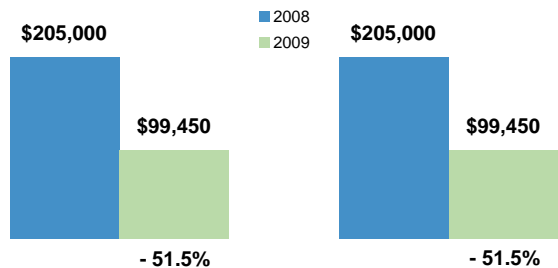
Activity—Most Recent Month



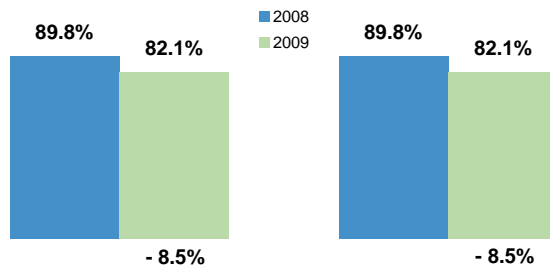
Activity—Year to Date



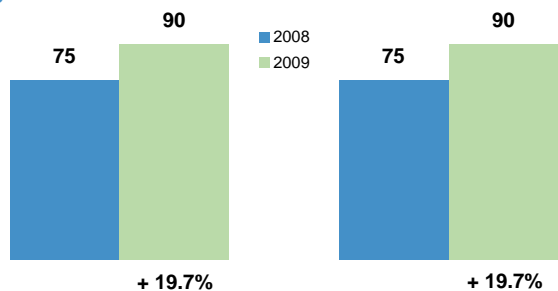
Median Sales Price



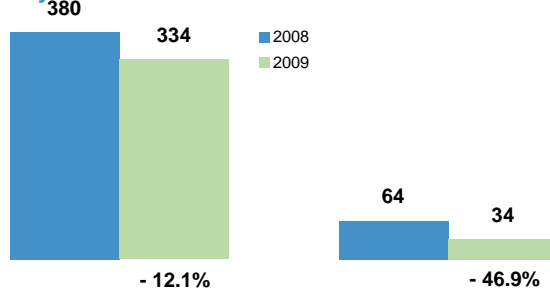
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

Region 50

Baker County

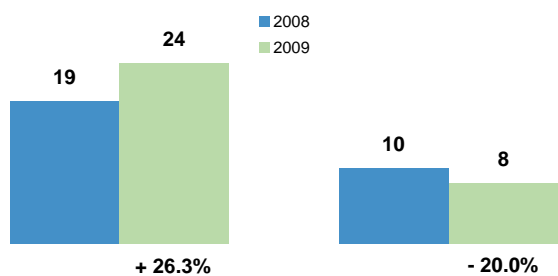
December

Year to Date

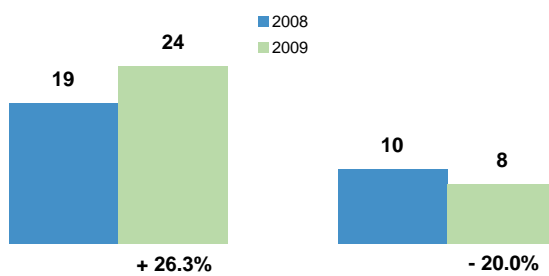
Baker County, FL		2008	2009	Change	2008	2009	Change
New Listings		19	24	+ 26.3%	19	24	+ 26.3%
Closed Sales		10	8	- 20.0%	10	8	- 20.0%
Median Sales Price*		\$111,500	\$148,000	+ 32.7%	\$111,500	\$148,000	+ 32.7%
Percent of Original List Price Received at Sale*		82.2%	77.6%	- 5.7%	82.2%	77.6%	- 5.7%
Average 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

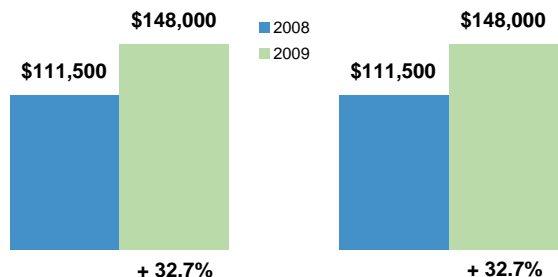
Activity—Most Recent Month



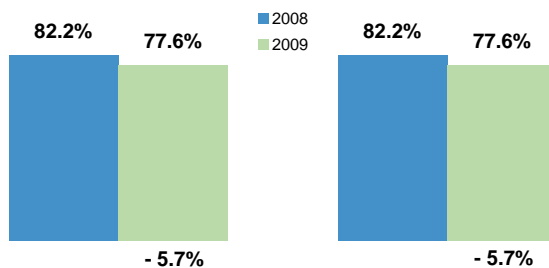
Activity—Year to Date



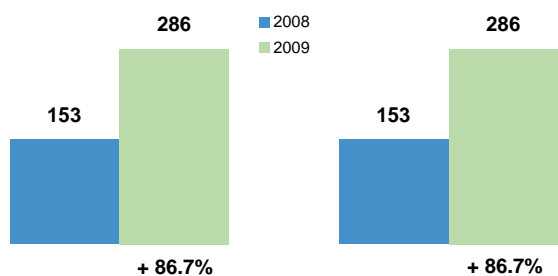
Median Sales Price



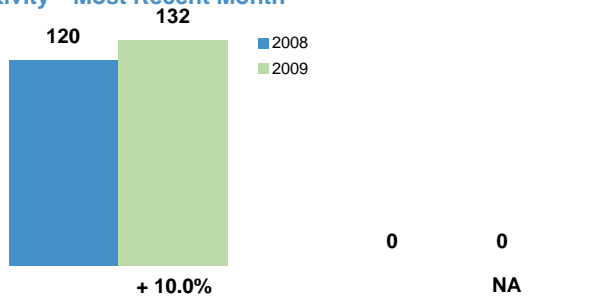
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

Region 56

Putnam County NE

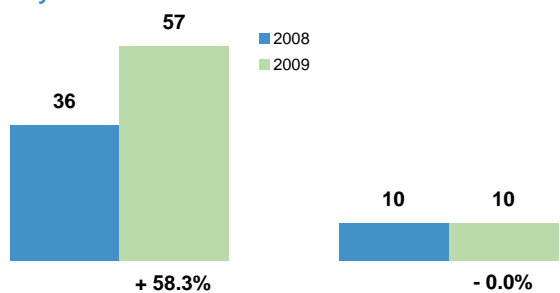
December

Year to Date

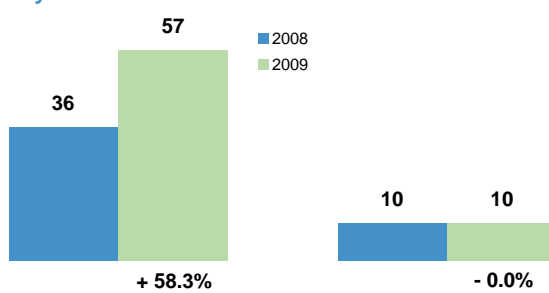
Putnam County, FL	2008	2009	Change	2008	2009	Change
New Listings	36	57	+ 58.3%	36	57	+ 58.3%
Closed Sales	10	10	- 0.0%	10	10	- 0.0%
Median Sales Price*	\$58,247	\$60,000	+ 3.0%	\$58,247	\$60,000	+ 3.0%
Percent of Original List Price Received at Sale*	76.9%	79.0%	+ 2.7%	76.9%	79.0%	+ 2.7%
Average Days 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

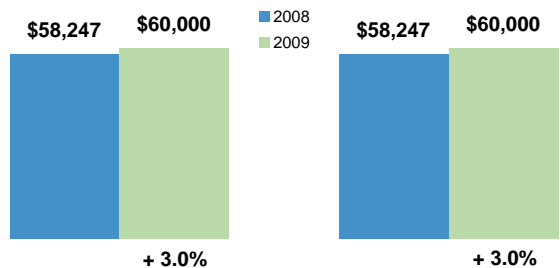
Activity—Most Recent Month



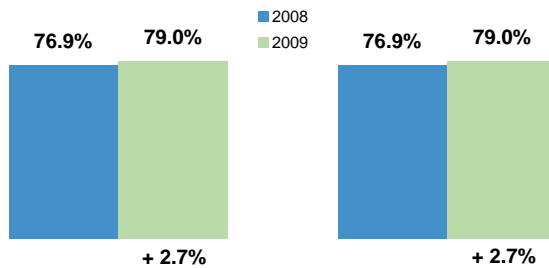
Activity—Year to Date



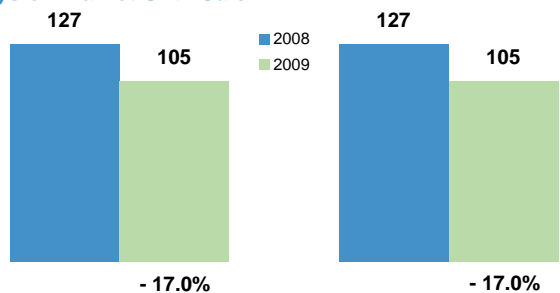
Median Sales Price



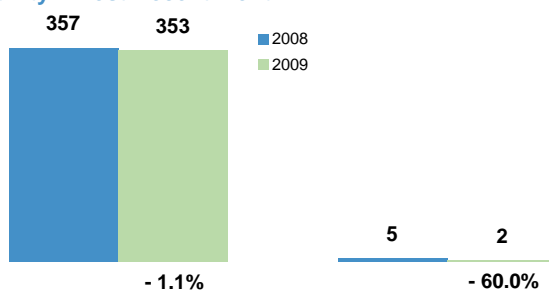
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

Region 57 Putnam County – West

December

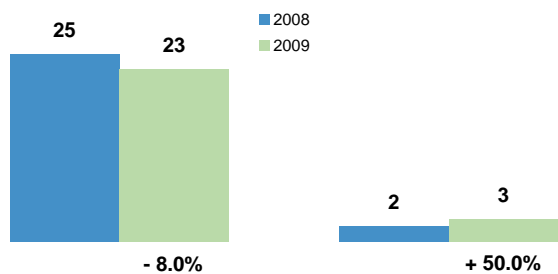
Year to Date

Putnam County, FL

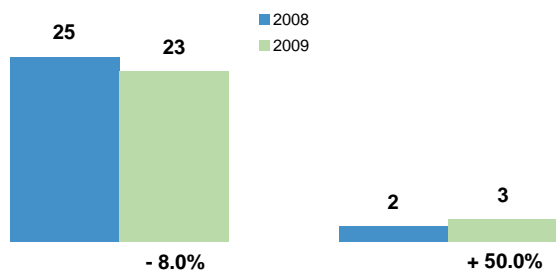
	2008	2009	Change	2008	2009	Change
New Listings	25	23	- 8.0%	25	23	- 8.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$105,000	\$70,000	- 33.3%	\$105,000	\$70,000	- 33.3%
Percent of Original List Price Received at Sale*	77.8%	91.7%	+ 17.9%	77.8%	91.7%	+ 17.9%
Average Days on Market Until Sale	245	152	- 37.8%	245	152	- 37.8%
Single-Family Detached Inventory	219	175	- 20.1%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

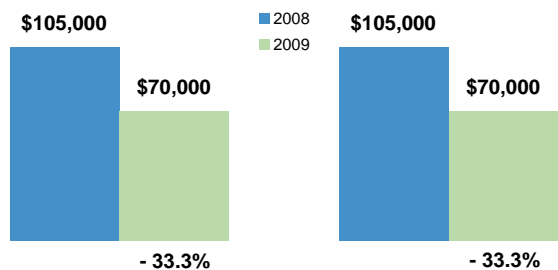
Activity—Most Recent Month



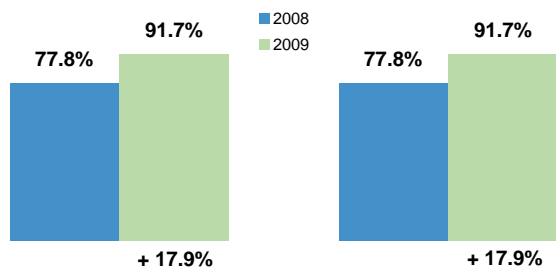
Activity—Year to Date



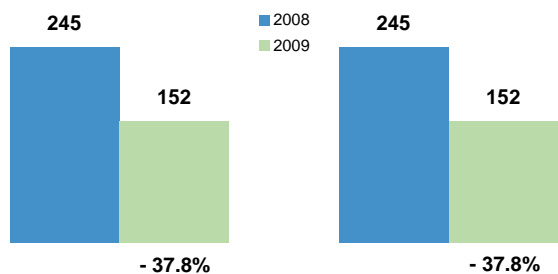
Median Sales Price



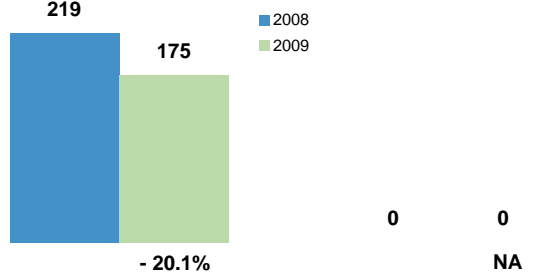
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 58 Putnam County - South

December

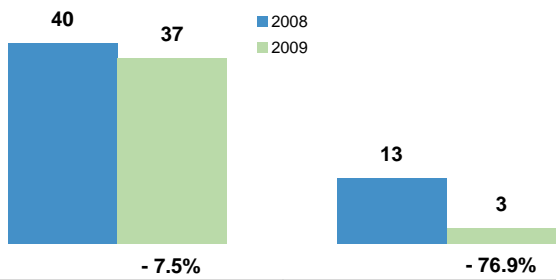
Year to Date

Putnam County, FL

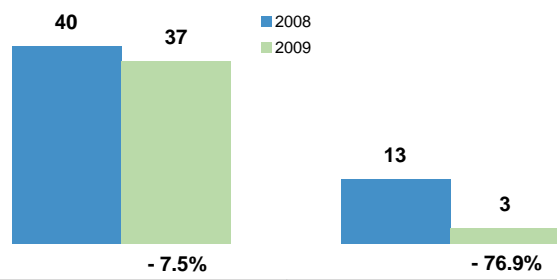
	2008	2009	Change	2008	2009	Change
New Listings	40	37	- 7.5%	40	37	- 7.5%
Closed Sales	13	3	- 76.9%	13	3	- 76.9%
Median Sales Price*	\$83,000	\$84,000	+ 1.2%	\$83,000	\$84,000	+ 1.2%
Percent of Original List Price Received at Sale*	77.6%	81.0%	+ 4.3%	77.6%	81.0%	+ 4.3%
Average Days on Market Until Sale	228	206	- 9.6%	228	206	- 9.6%
Single-Family Detached Inventory	311	285	- 8.4%	--	--	--
Townhouse-Condo Inventory	3	5	+ 66.7%	--	--	--

*Does not account for seller concessions

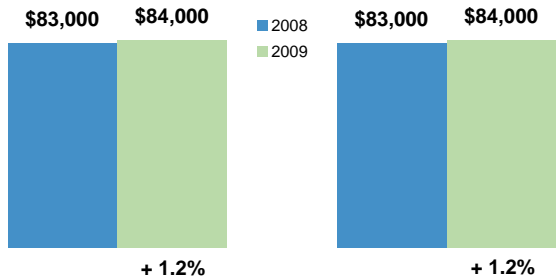
Activity—Most Recent Month



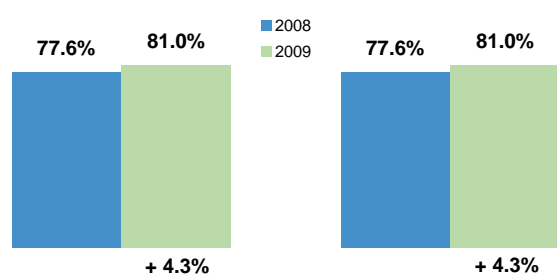
Activity—Year to Date



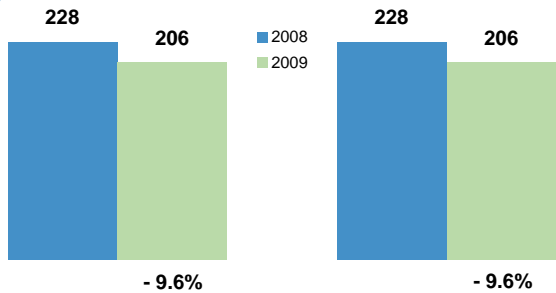
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

