



NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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Monthly Indicators

February 2010

Area breakouts of 29 submarkets begin after page 15.

Buyers in the Northeast Florida region were extremely active during February. There were 1,627 purchase agreements signed during the month, an increase of 60.8 percent from a year ago. Almost exactly half of the homes sold were lender-mediated foreclosures and short sales.

Home prices remain relatively soft. The February median sales price of \$135,000 was a decrease from a year ago of 14.6 percent. Lender-mediated homes had a median sales price of \$101,850—a decline of 14.7 percent—while traditional sellers saw a median price of \$174,995, a much softer decline of just 1.7 percent.

Soft prices have combined with extremely low mortgage rates to create an attractive environment for buyers. The Housing Affordability Index in February of 185 is an improvement of 17.5 percent from a year ago, and is up dramatically from the low point seen a few years back. This indicates favorable conditions for home buying.

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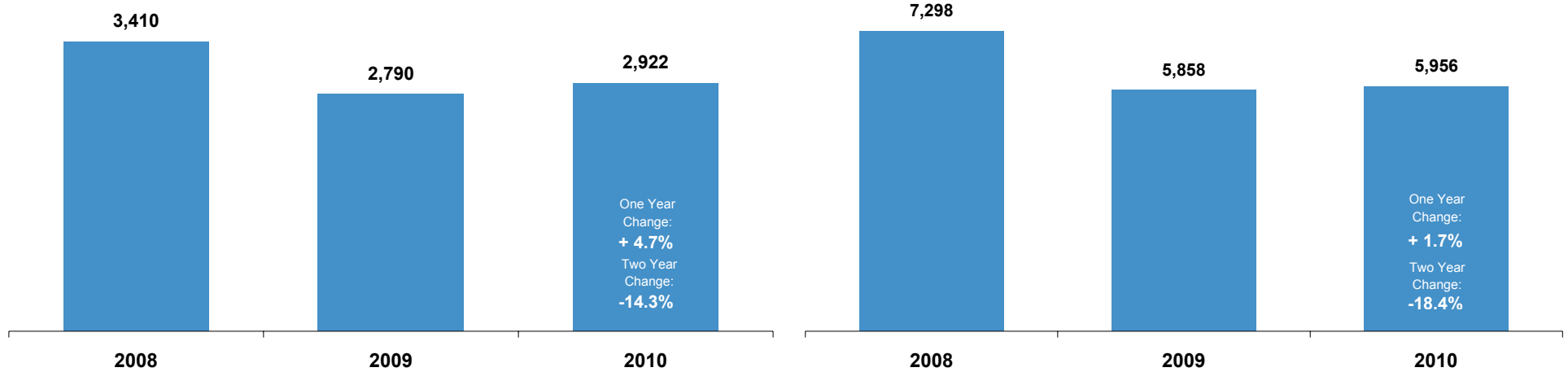
New Listings

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

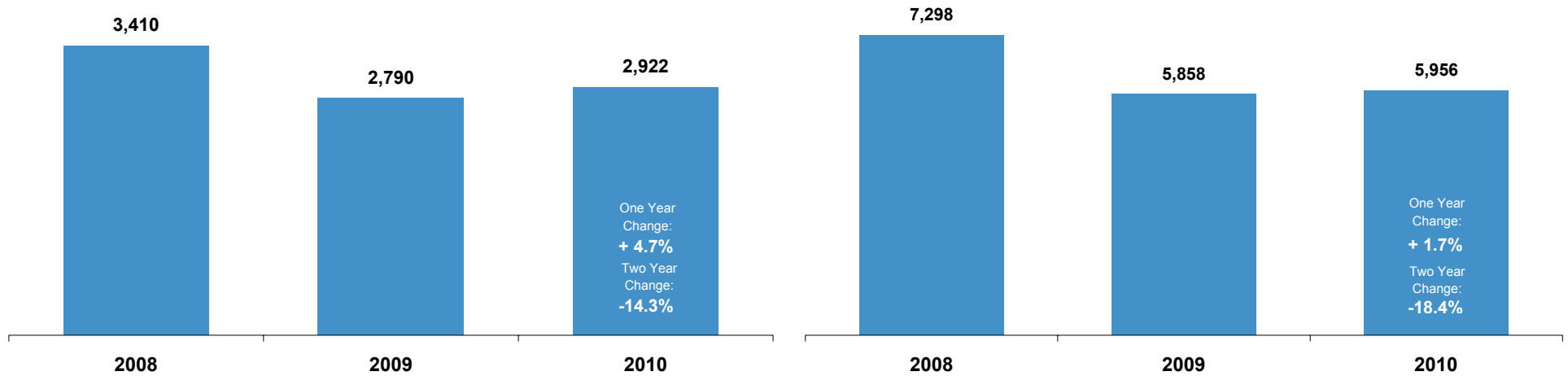


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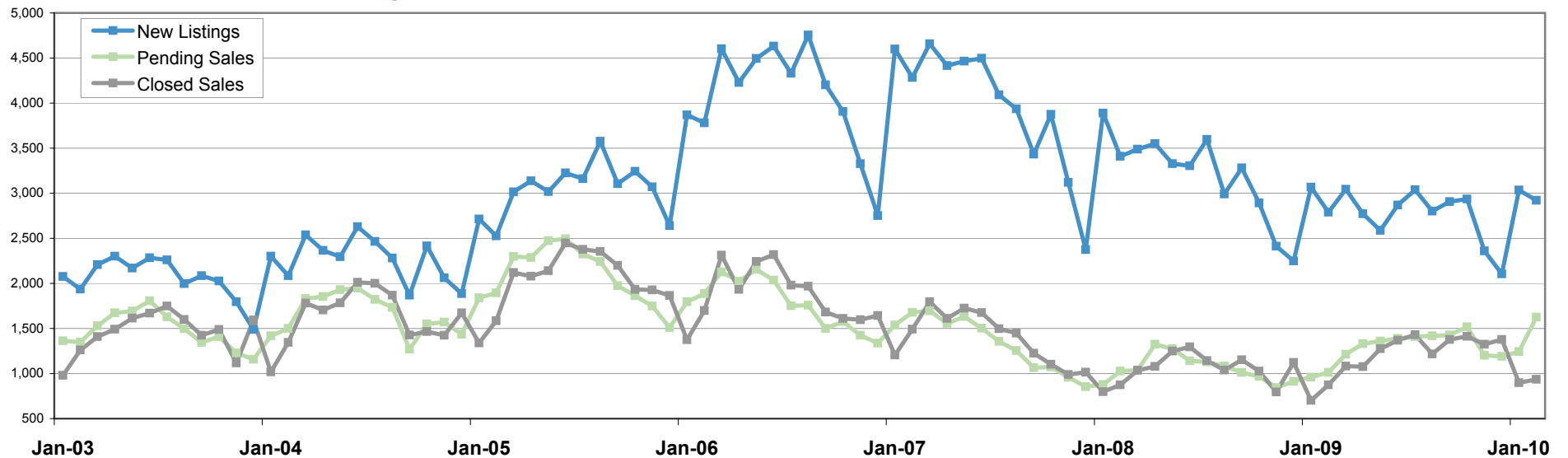
February



Year to Date



Historical Market Activity



Pending Sales

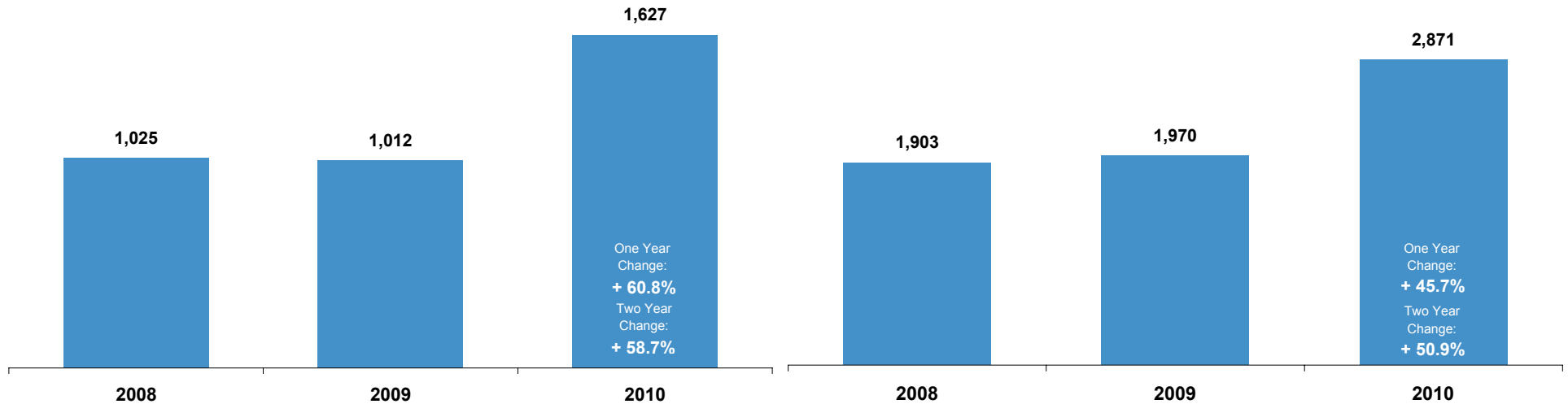
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



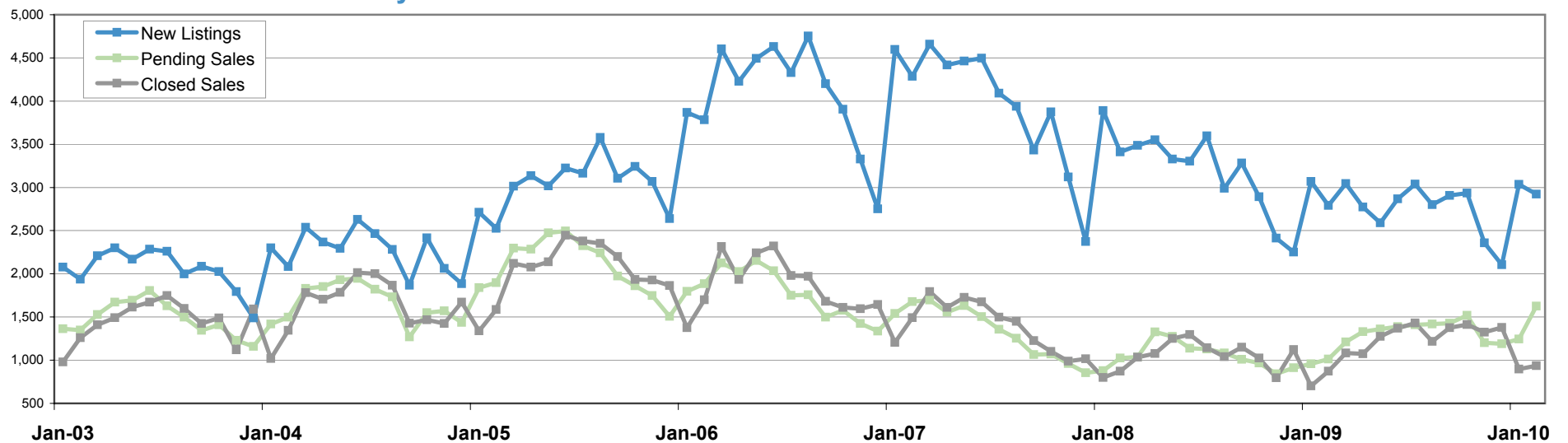
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February

Year to Date



Historical Market Activity



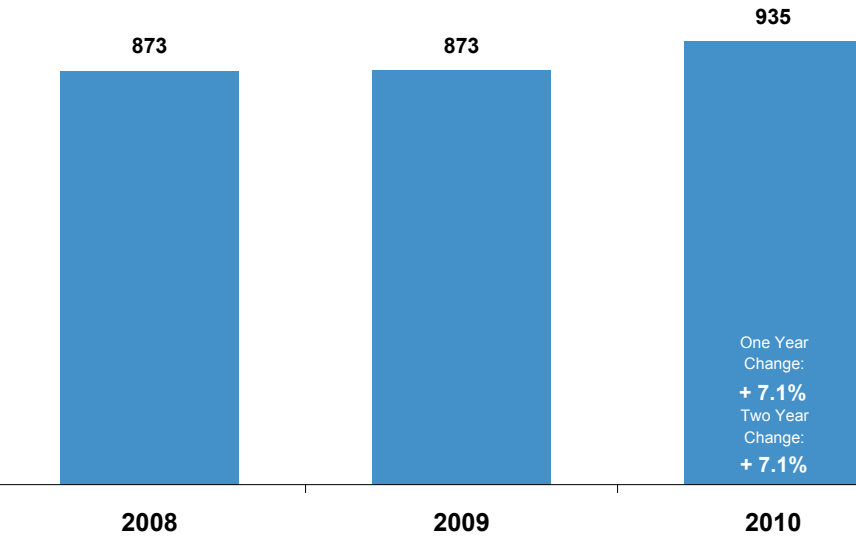
Closed Sales

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

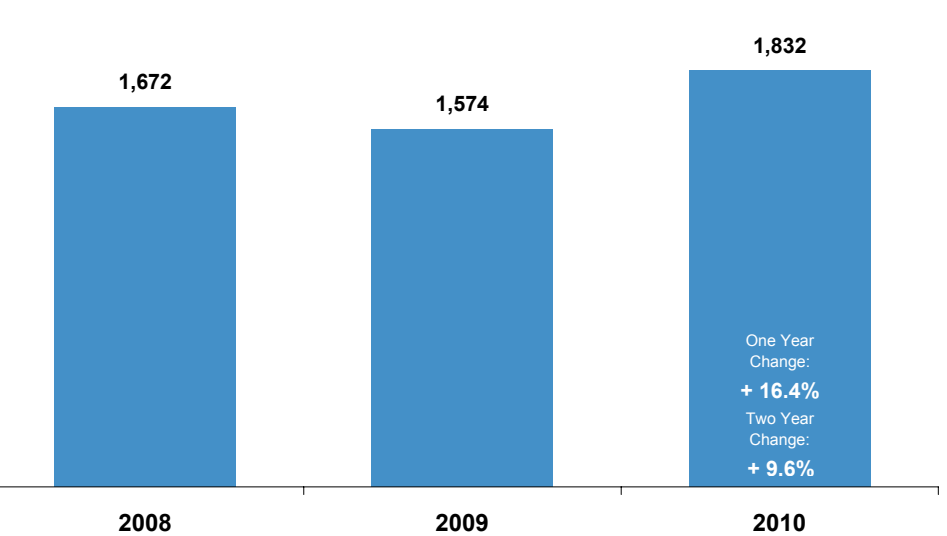


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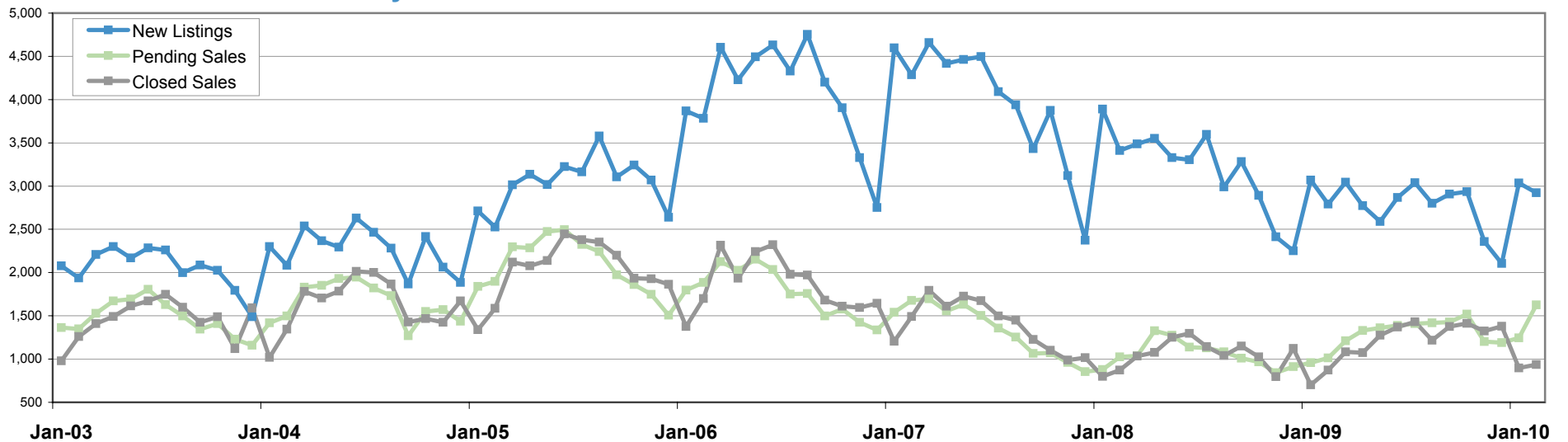
February



Year to Date



Historical Market Activity



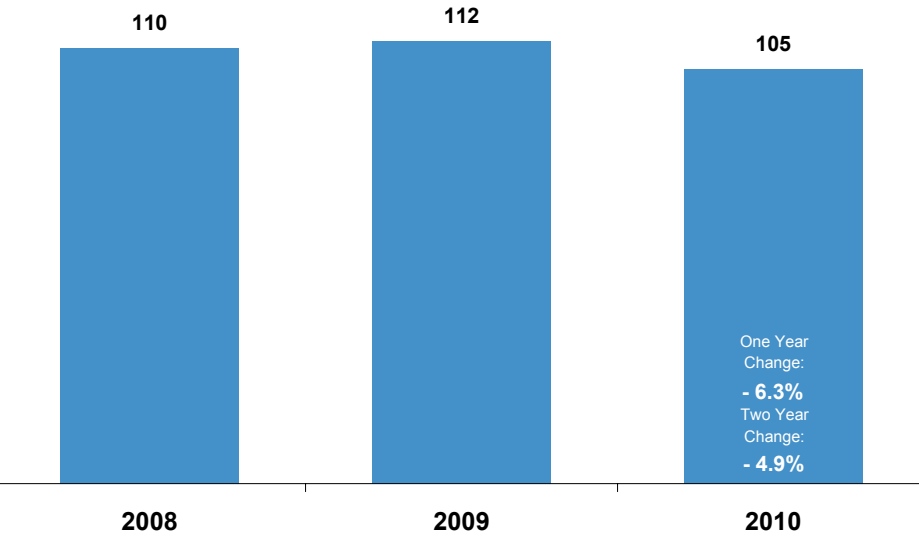
Days on Market Until Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

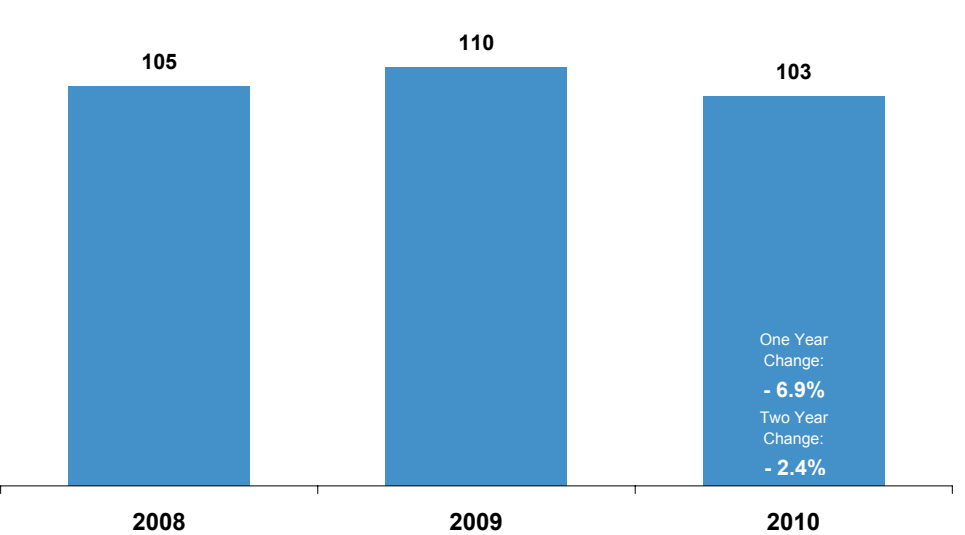


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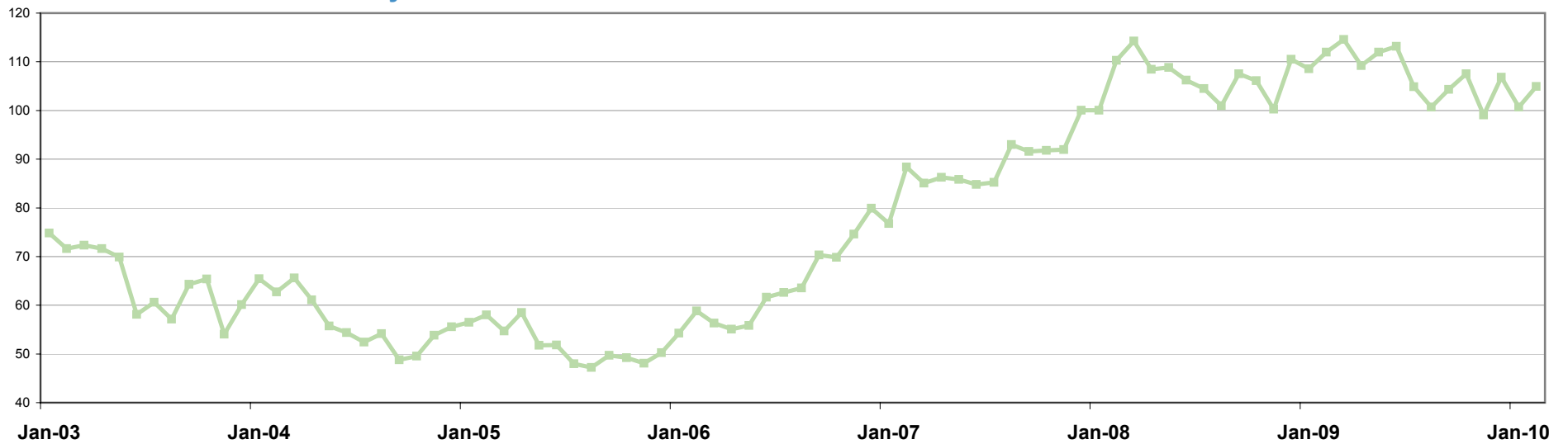
February



Year to Date



Historical Market Activity



Median Sales Price

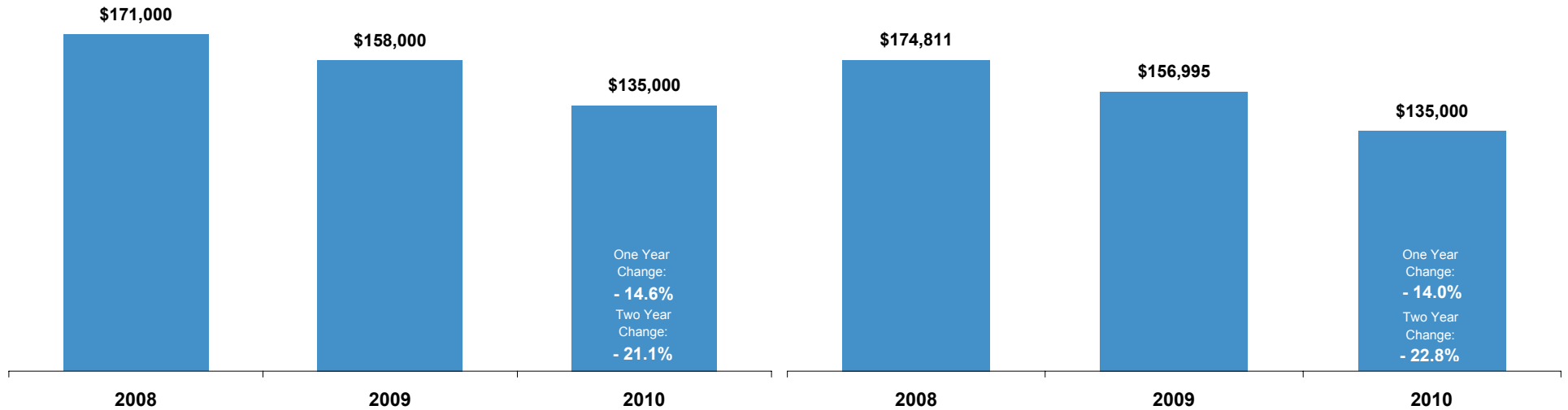
A Monthly Indicator from the Northeast Florida Association of REALTORS®



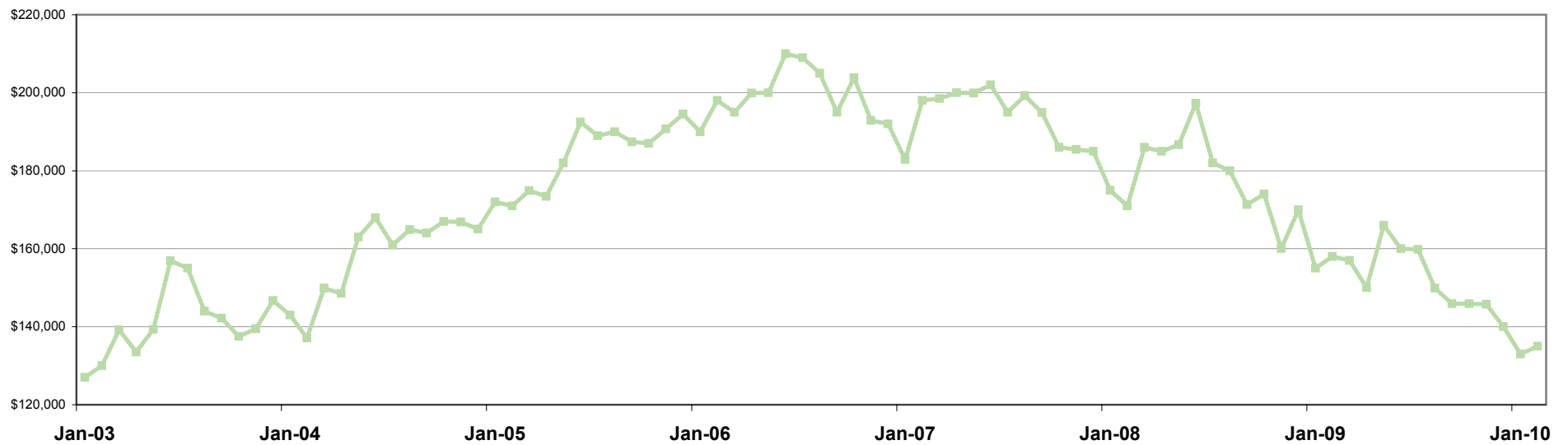
February

Year to Date

Figures do not take into account seller concessions.



Historical Median Prices



Average Sales Price

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

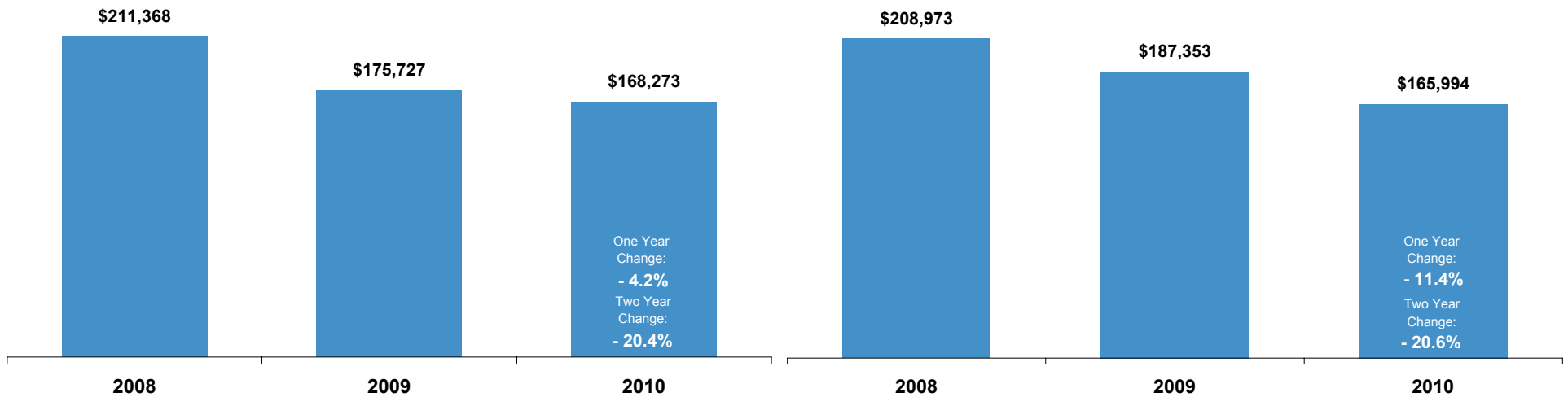


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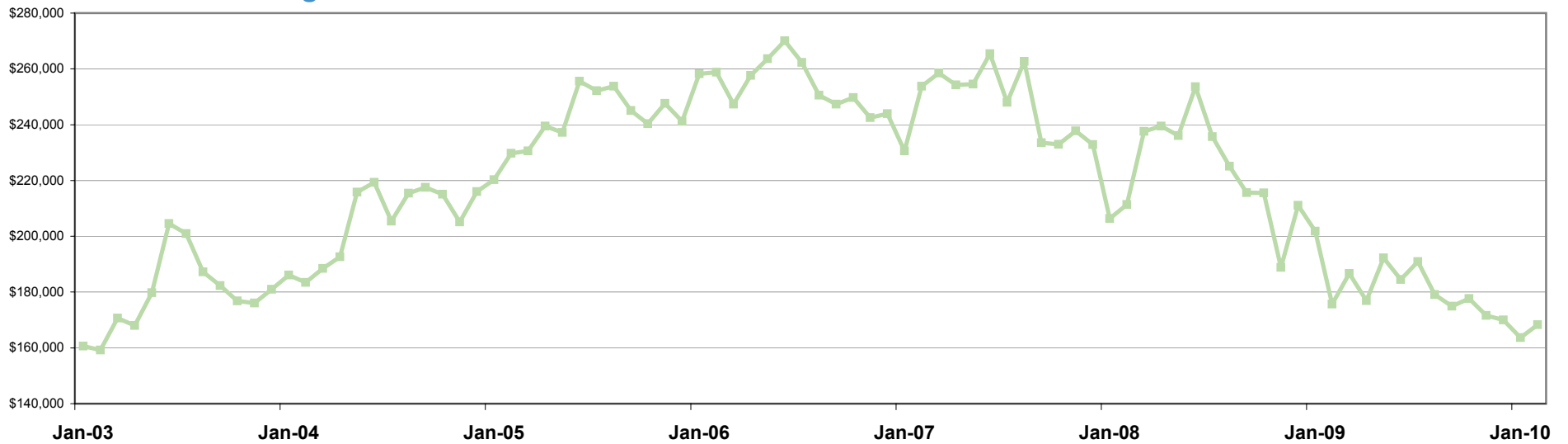
February

Year to Date

Figures do not take into account seller concessions.



Historical Average Prices

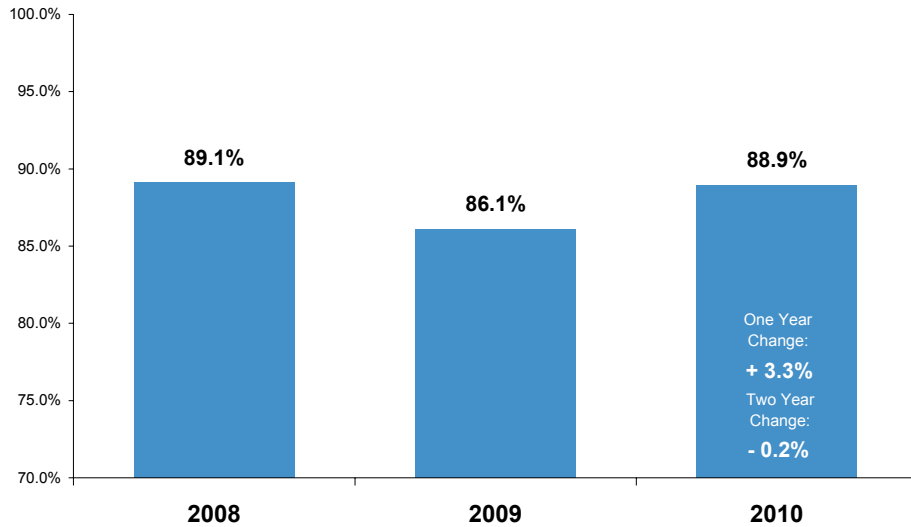


Percent of Original List Price Received at Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

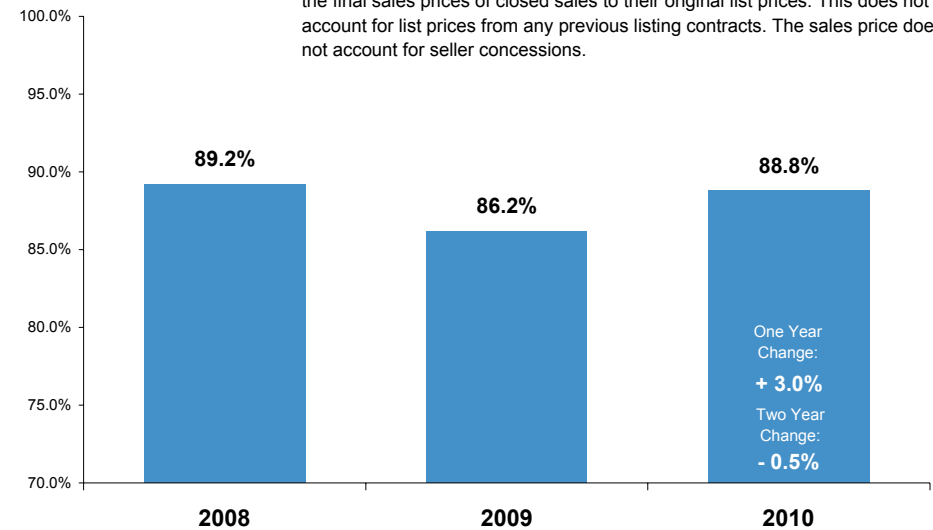


February

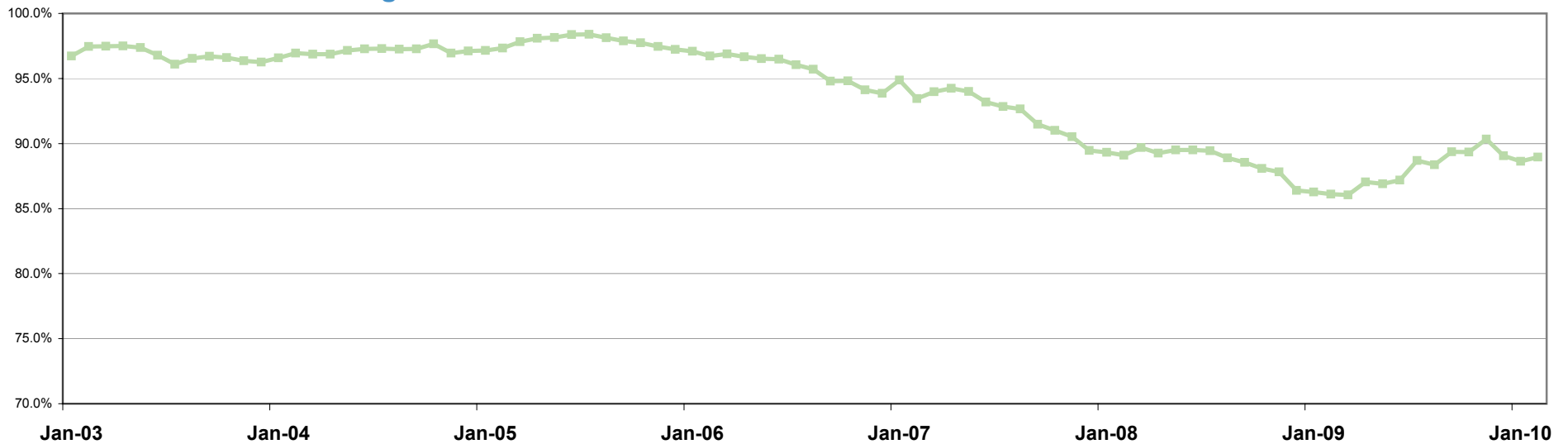


Year to Date

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



Historical Percent of Original List Price Received at Sale



Housing Affordability Index

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

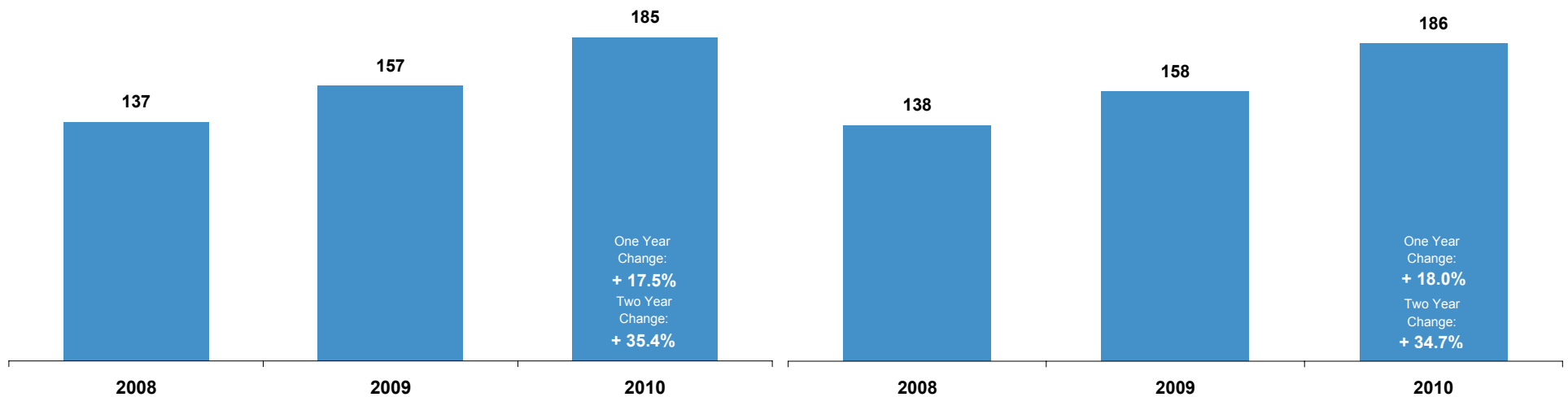


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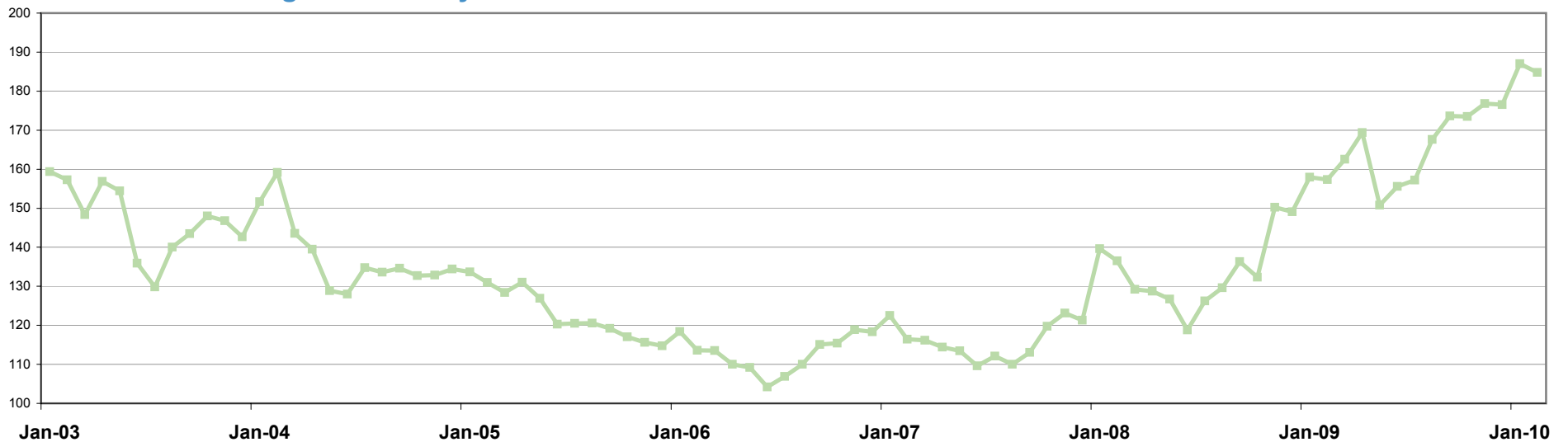
February

Year to Date

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



Historical Housing Affordability Index

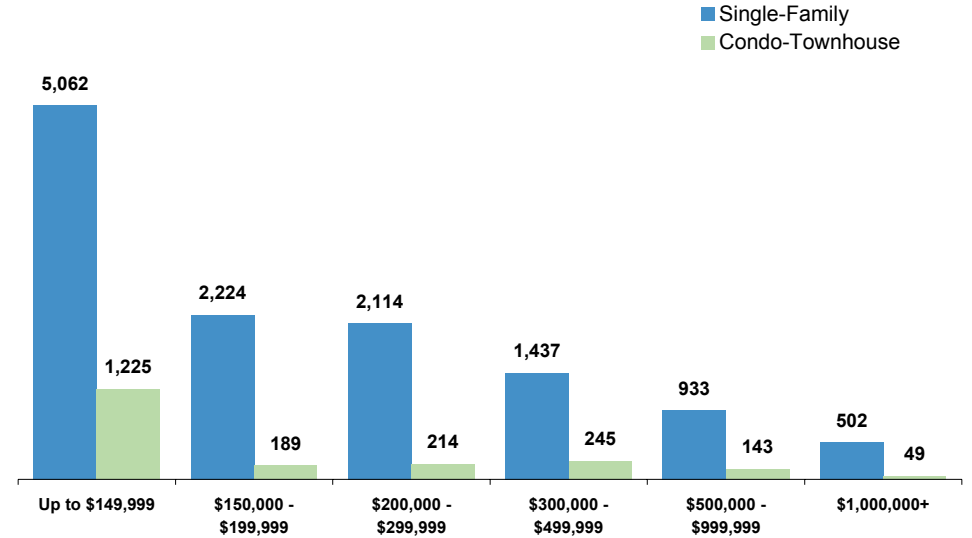
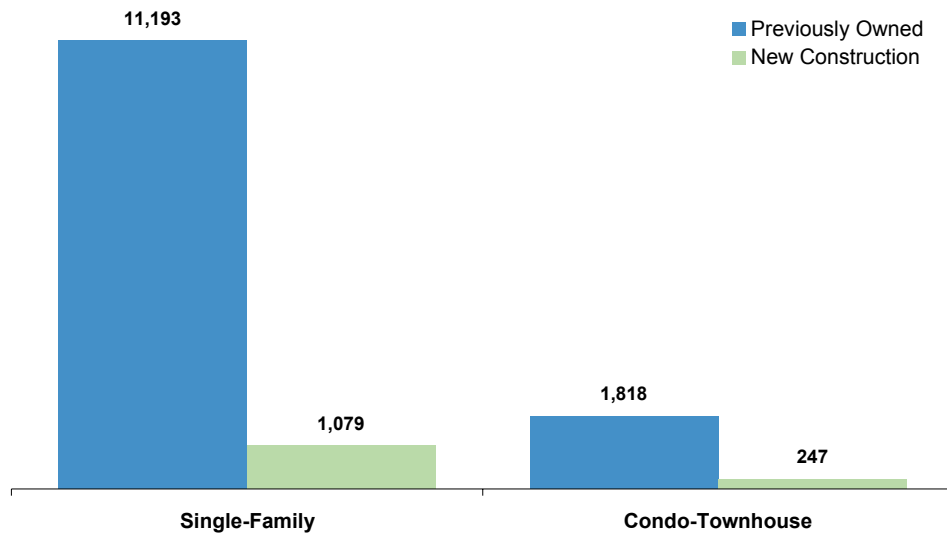


Housing Supply Outlook

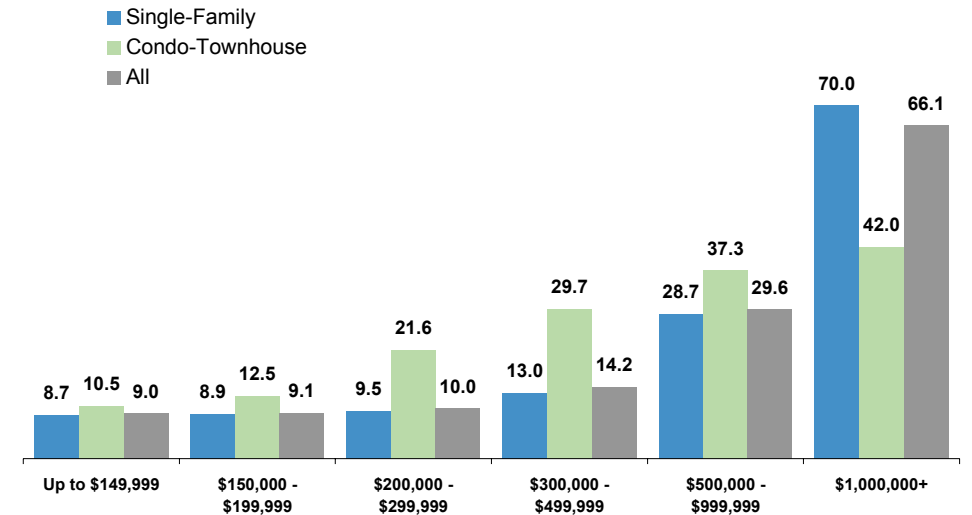
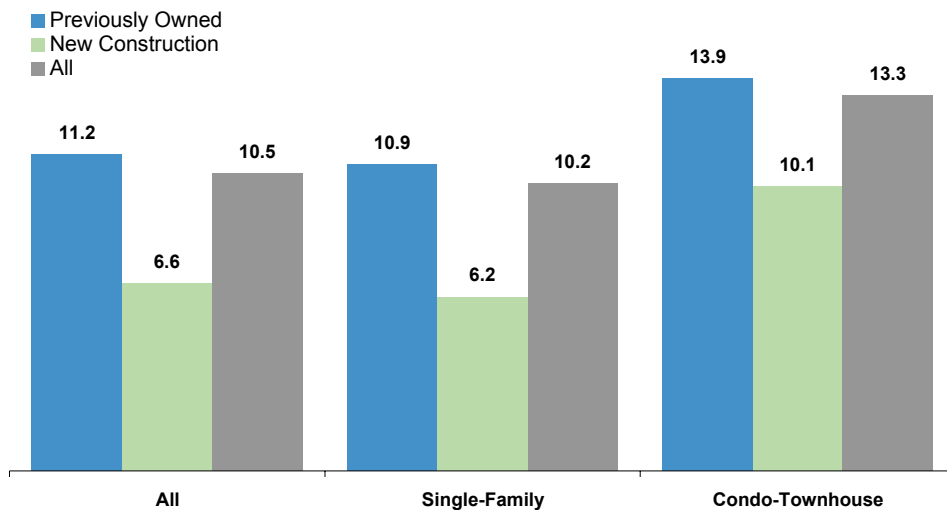
A Monthly Indicator from the Northeast Florida Association of REALTORS®



Inventory of Active Listings



Months Supply of Inventory



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

Housing Supply Outlook

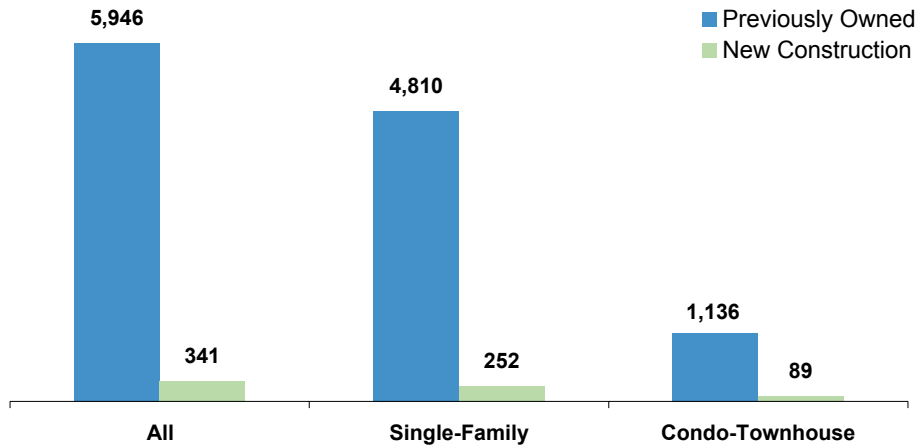
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



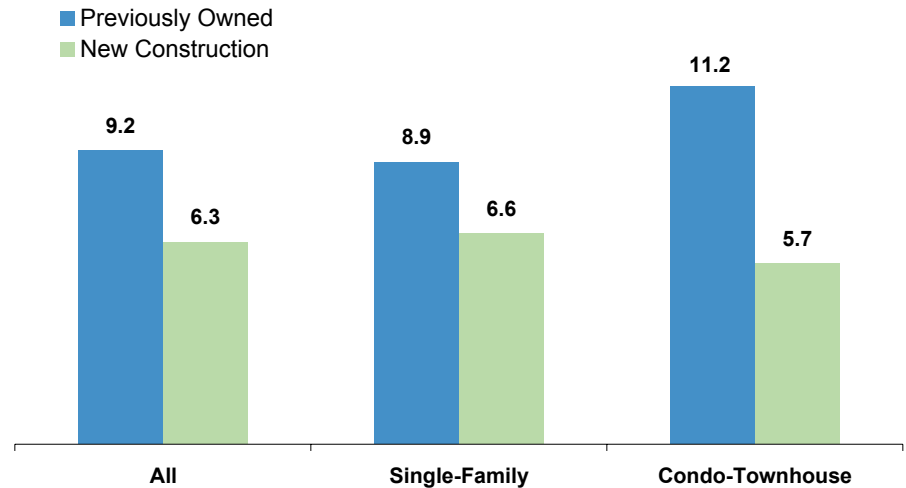
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Up to \$149,999

Inventory

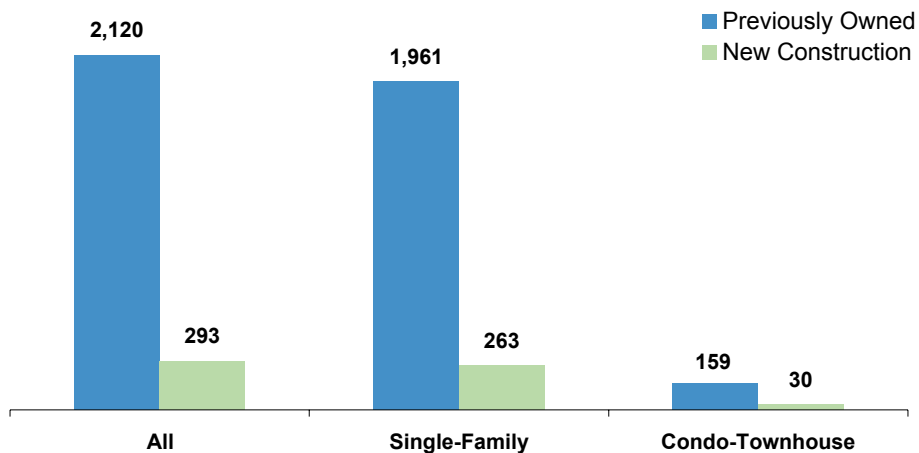


Months Supply

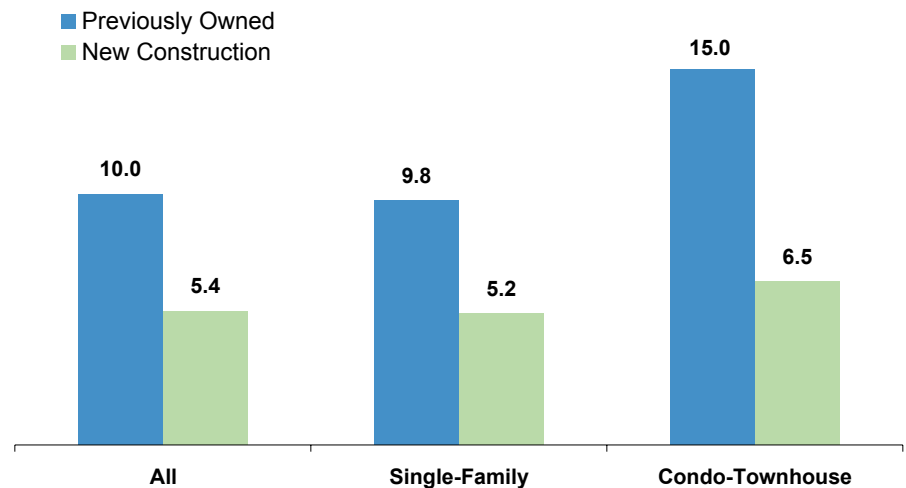


\$150,000 to \$199,999

Inventory



Months Supply



Housing Supply Outlook

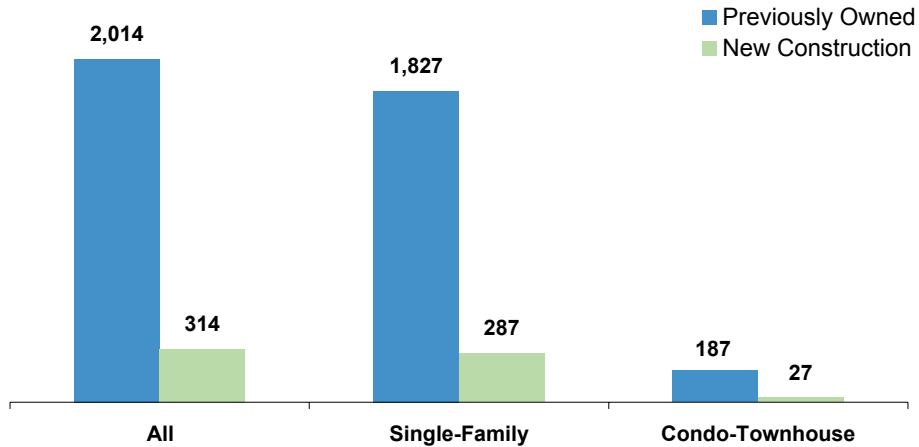
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



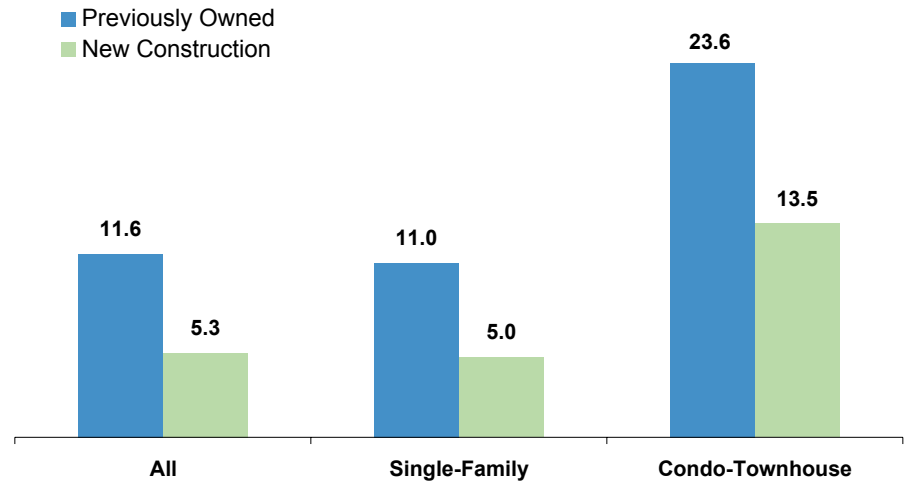
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\$200,000 to \$299,999

Inventory

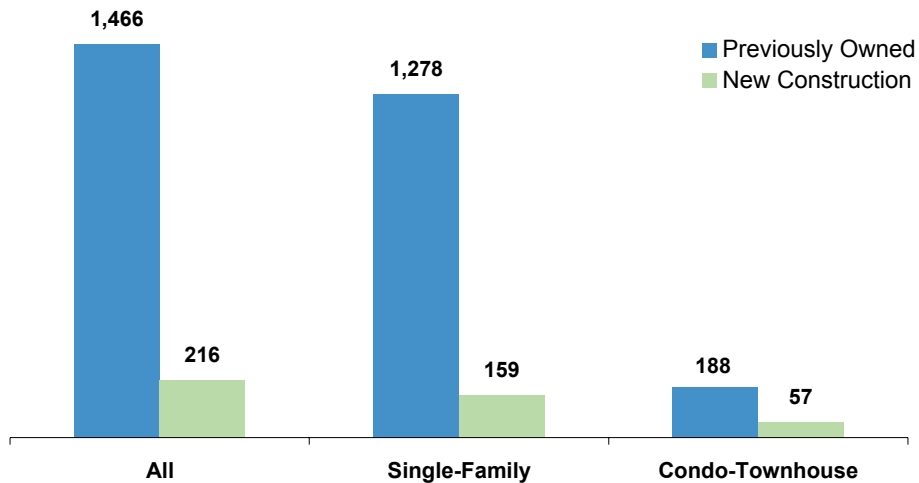


Months Supply

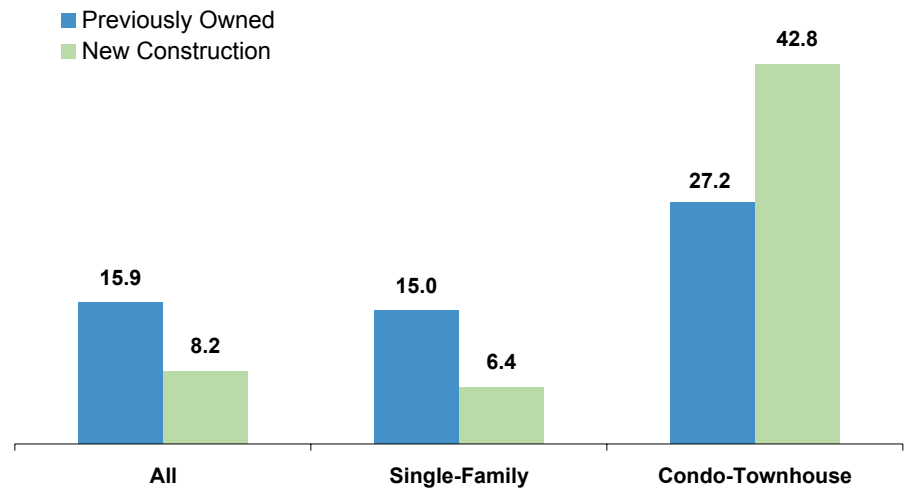


\$300,000 to \$499,999

Inventory



Months Supply



Housing Supply Outlook

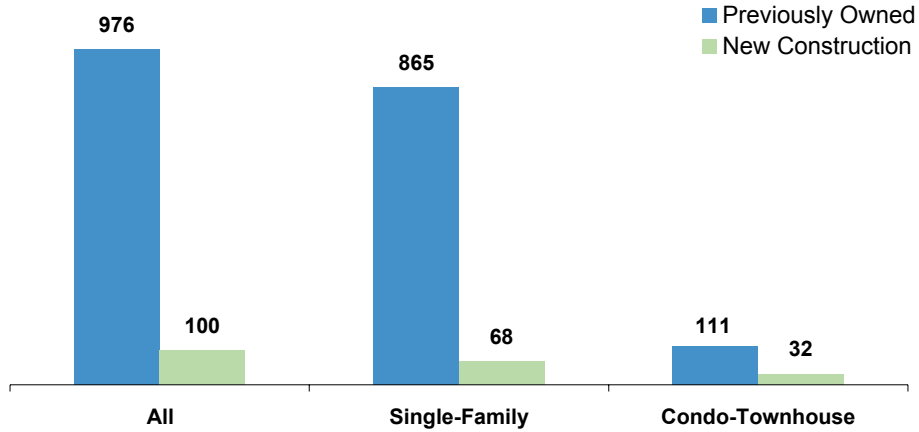
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



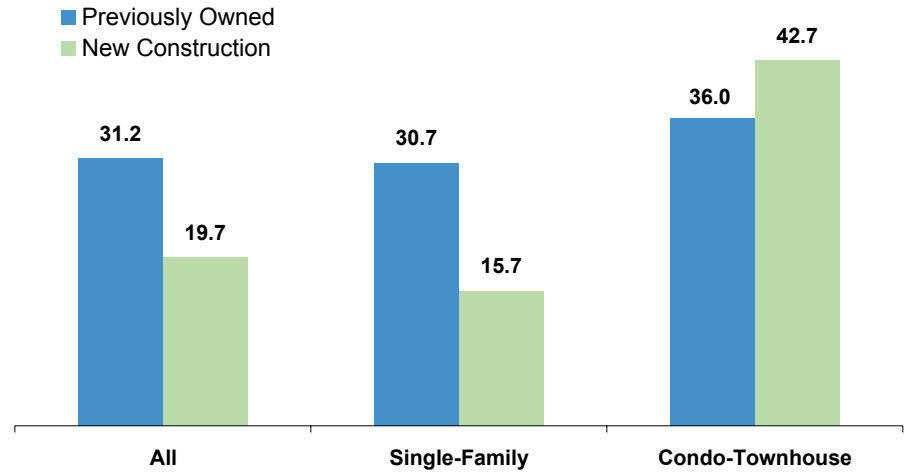
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\$500,000 to \$999,999

Inventory

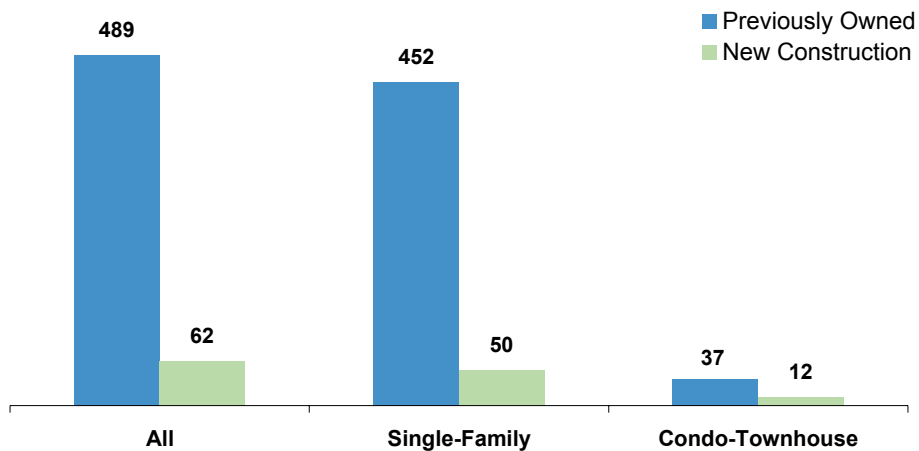


Months Supply

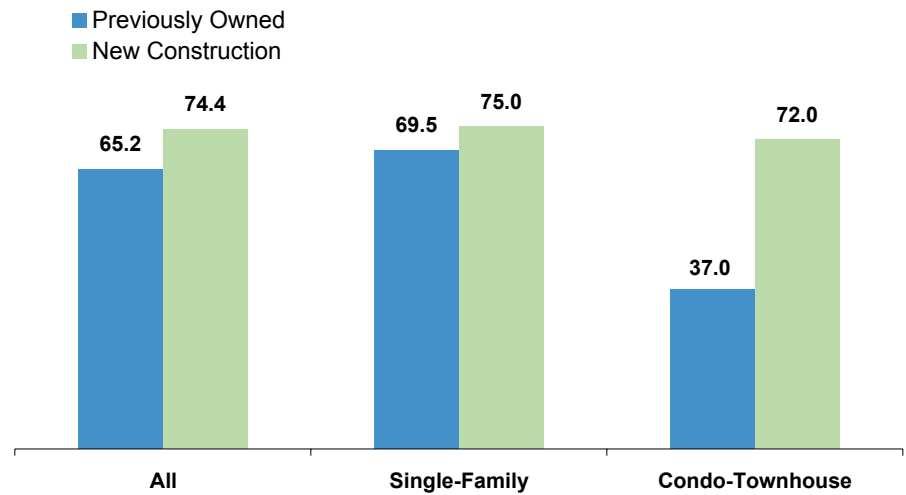


\$1,000,000 and above

Inventory



Months Supply



Market Overview



A Monthly Indicator from the Northeast Florida Association of REALTORS®

February 2010		This Year	Previous Year	Percent Change	5-Year Average	This Year Year-to-Date	Previous Year Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	Dec	2,105	2,250	- 6.4%	2,424	33,276	34,505	- 3.6%	40,167
	Jan	3,034	3,068	- 1.1%	3,691	3,034	3,068	- 1.1%	3,691
	Feb	2,922	2,790	+ 4.7%	3,438	5,956	5,858	+ 1.7%	7,129
Pending Sales	Dec	1,189	911	+ 30.5%	1,160	15,424	12,623	+ 22.2%	18,104
	Jan	1,244	958	+ 29.9%	1,283	1,244	958	+ 29.9%	1,283
	Feb	1,627	1,012	+ 60.8%	1,446	2,871	1,970	+ 45.7%	2,729
Closed Sales	Dec	1,378	1,123	+ 22.7%	1,405	14,515	12,607	+ 15.1%	18,127
	Jan	897	701	+ 28.0%	996	897	701	+ 28.0%	996
	Feb	935	873	+ 7.1%	1,174	1,832	1,574	+ 16.4%	2,170
Days on Market Until Sale	Dec	107	110	- 3.3%	90	107	107	+ 0.6%	83
	Jan	101	109	- 7.2%	88	101	109	- 7.2%	88
	Feb	105	112	- 6.3%	95	103	110	- 6.9%	92
Median Sales Price	Dec	\$140,000	\$170,000	- 17.6%	\$176,301	\$152,000	\$179,900	- 15.5%	\$182,318
	Jan	\$133,000	\$155,000	- 14.2%	\$167,180	\$133,000	\$155,000	- 14.2%	\$167,180
	Feb	\$135,000	\$158,000	- 14.6%	\$172,000	\$135,000	\$156,995	- 14.0%	\$170,361
Average Sales Price	Dec	\$170,010	\$211,094	- 19.5%	\$219,822	\$181,156	\$225,021	- 19.5%	\$230,524
	Jan	\$163,619	\$201,832	- 18.9%	\$212,134	\$163,619	\$201,832	- 18.9%	\$212,134
	Feb	\$168,273	\$175,727	- 4.2%	\$213,578	\$165,994	\$187,353	- 11.4%	\$212,853
Total Active Listings Available	Dec	15,195	17,458	- 13.0%	--	--	--	--	--
	Jan	14,107	16,502	- 14.5%	--	--	--	--	--
	Feb	14,337	16,640	- 13.8%	--	--	--	--	--
Percent of Original List Price	Dec	89.1%	86.4%	+ 3.1%	91.2%	91.2%	88.8%	+ 2.7%	88.1%
	Jan	88.6%	86.3%	+ 2.7%	91.2%	91.2%	86.3%	+ 5.7%	88.6%
	Feb	88.9%	86.1%	+ 3.3%	90.9%	90.9%	86.2%	+ 5.4%	88.8%
Housing Affordability Index	Dec	177	149	+ 18.4%	136	165	133	+ 24.6%	--
	Jan	187	158	+ 18.4%	145	187	158	+ 18.4%	--
	Feb	185	157	+ 17.5%	142	186	158	+ 18.0%	--
Months Supply of Inventory	Dec	12.0	16.7	- 27.8%	--	--	--	--	--
	Jan	11.0	15.7	- 30.0%	--	--	--	--	--
	Feb	11.0	15.7	- 30.3%	--	--	--	--	--

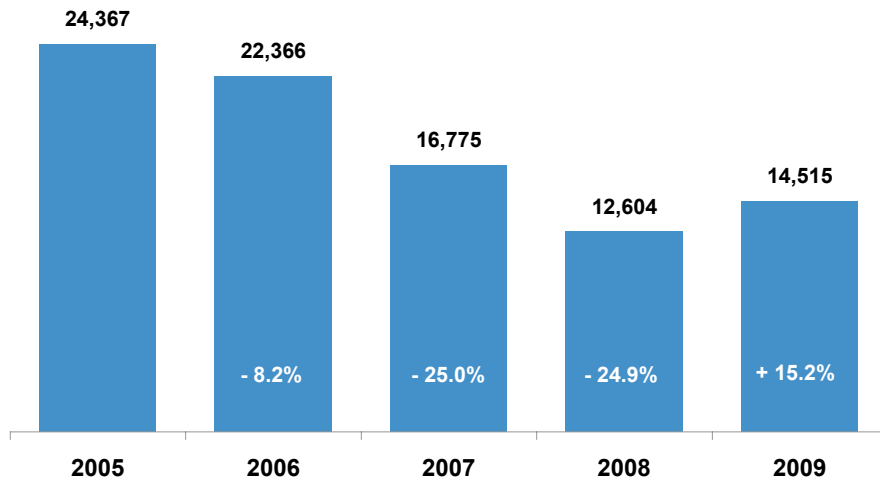
Annual Review

A Monthly Indicator from the Northeast Florida Association of REALTORS®

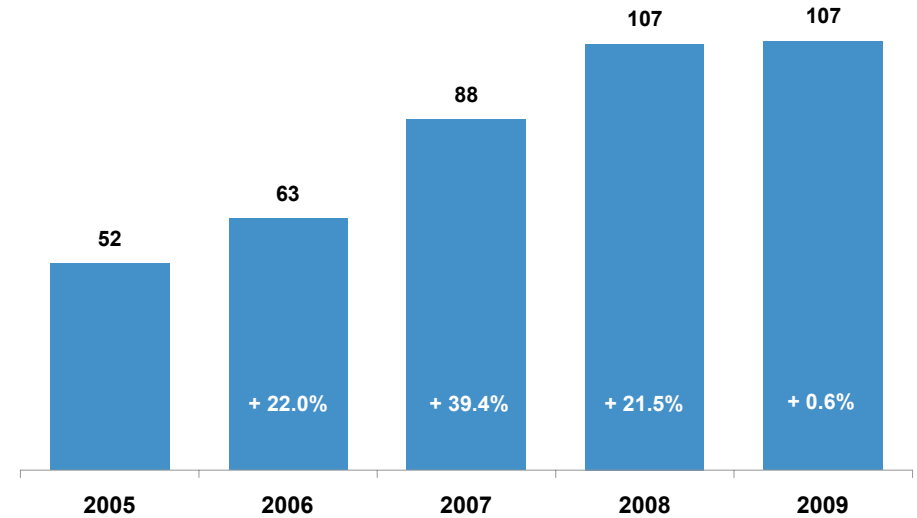


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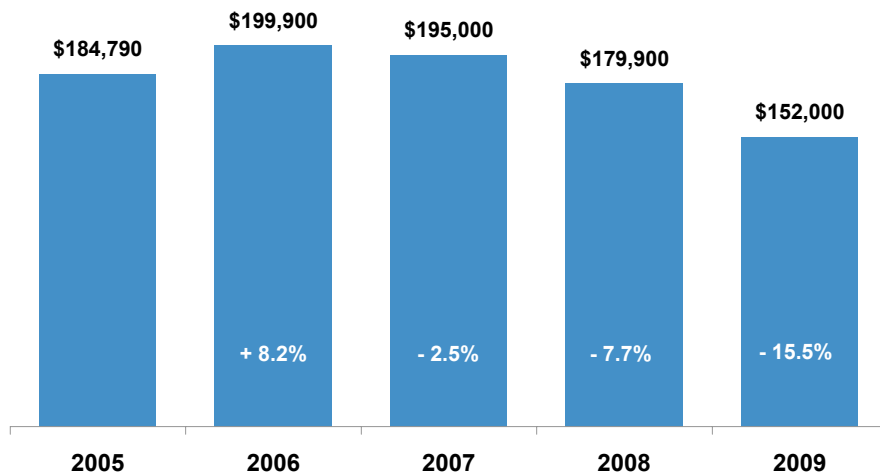
Closed Sales



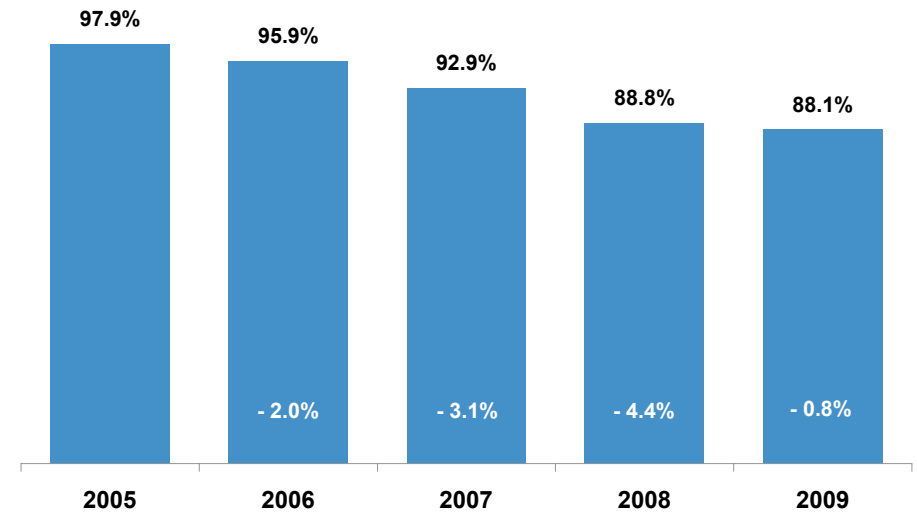
Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale



Local Market Updates

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Region 01 Southside/Mandarin/ Bartram

February

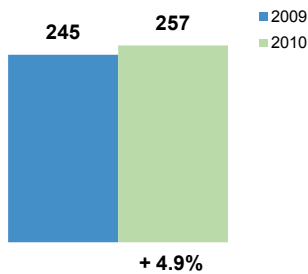
Year to Date

Duval County, FL

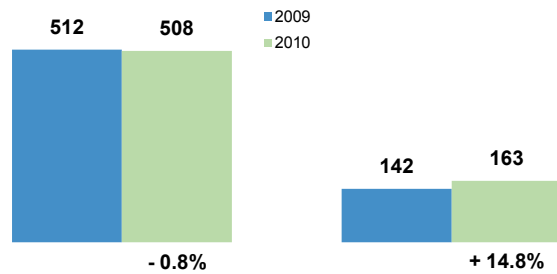
	2009	2010	Change	2009	2010	Change
New Listings	245	257	+ 4.9%	512	508	- 0.8%
Closed Sales	79	72	- 8.9%	142	163	+ 14.8%
Median Sales Price*	\$185,000	\$150,000	- 18.9%	\$185,000	\$156,500	- 15.4%
Percent of Original List Price Received at Sale*	87.9%	91.7%	+ 4.3%	87.8%	89.1%	+ 1.5%
Average Days on Market Until Sale	129	108	- 16.4%	123	100	- 18.4%
Single-Family Detached Inventory	1,093	965	- 11.7%	--	--	--
Townhouse-Condo Inventory	284	194	- 31.7%	--	--	--

*Does not account for seller concessions

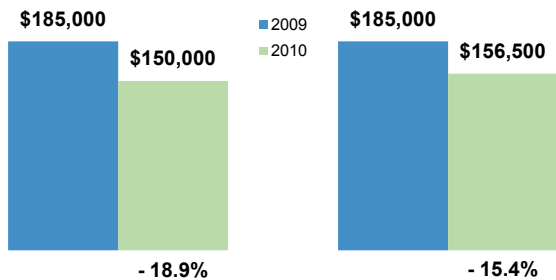
Activity—Most Recent Month



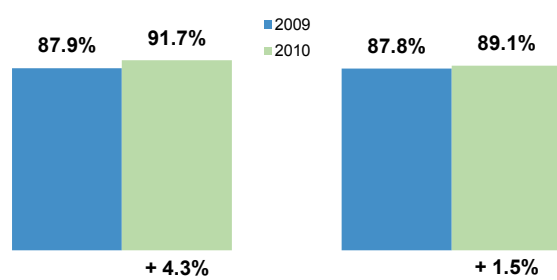
Activity—Year to Date



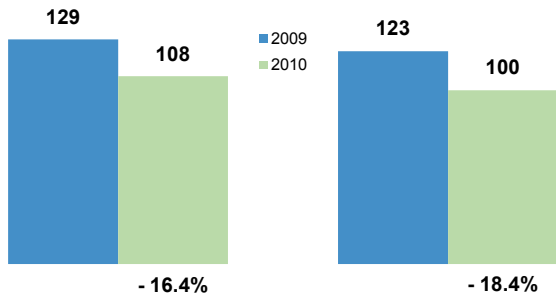
Median Sales Price



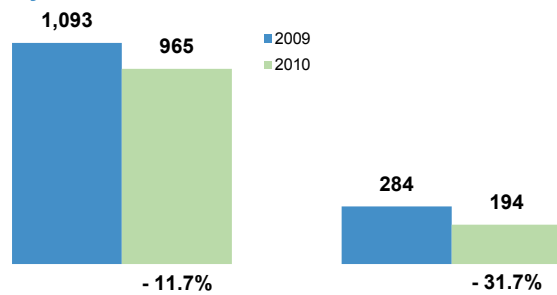
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 02

Southside

February

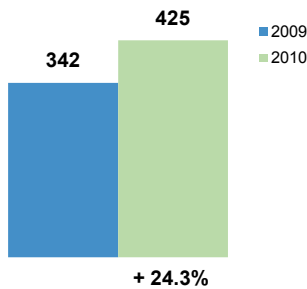
Year to Date

Duval County, FL

	2009	2010	Change	2009	2010	Change
New Listings	342	425	+ 24.3%	699	820	+ 17.3%
Closed Sales	106	124	+ 17.0%	202	263	+ 30.2%
Median Sales Price*	\$156,100	\$119,671	- 23.3%	\$155,900	\$133,990	- 14.1%
Percent of Original List Price Received at Sale*	86.3%	88.7%	+ 2.8%	87.1%	88.9%	+ 2.1%
Average Days on Market Until Sale	122	102	- 16.4%	110	103	- 6.5%
Single-Family Detached Inventory	1,246	1,146	- 8.0%	--	--	--
Townhouse-Condo Inventory	572	553	- 3.3%	--	--	--

*Does not account for seller concessions

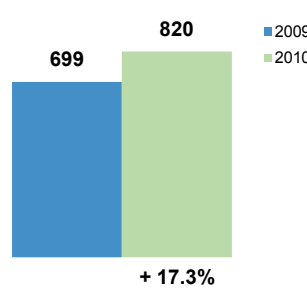
Activity—Most Recent Month



New Listings

Closed Sales

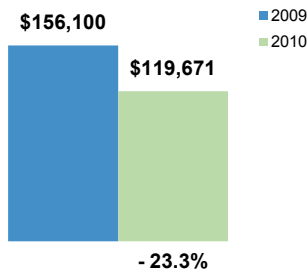
Activity—Year to Date



New Listings

Closed Sales

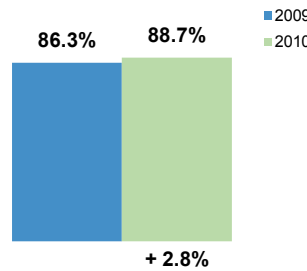
Median Sales Price



February

Year to Date

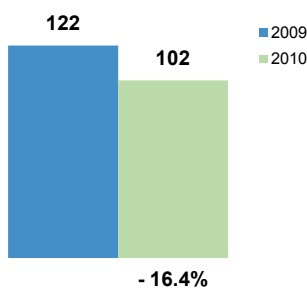
Percent of Original List Price Received at Sale



February

Year to Date

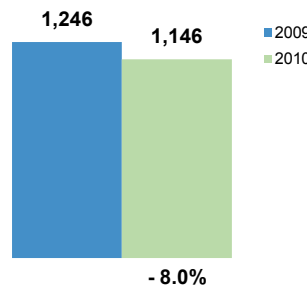
Days on Market Until Sale



February

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

Duval County, FL

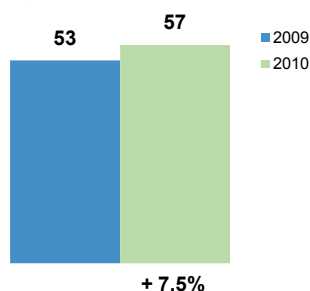
February

Year to Date

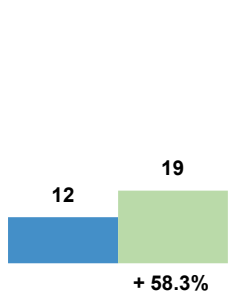
	2009	2010	Change	2009	2010	Change
New Listings	53	57	+ 7.5%	131	128	- 2.3%
Closed Sales	12	19	+ 58.3%	23	33	+ 43.5%
Median Sales Price*	\$194,000	\$224,000	+ 15.5%	\$195,000	\$199,500	+ 2.3%
Percent of Original List Price Received at Sale*	82.2%	92.2%	+ 12.2%	80.9%	91.4%	+ 13.0%
Average Days on Market Until Sale	113	105	- 7.0%	121	120	- 1.2%
Single-Family Detached Inventory	296	293	- 1.0%	--	--	--
Townhouse-Condo Inventory	73	63	- 13.7%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

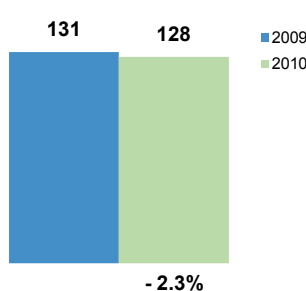


New Listings

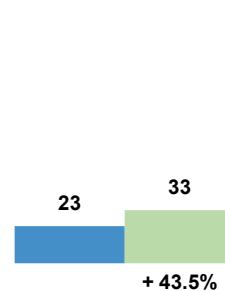


Closed Sales

Activity—Year to Date

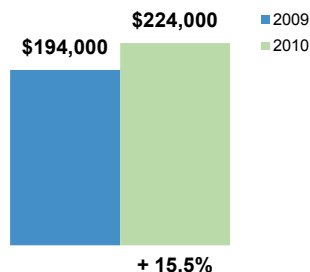


New Listings



Closed Sales

Median Sales Price

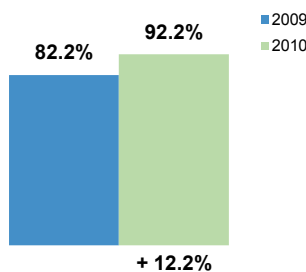


February

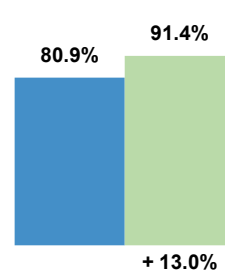


Year to Date

Percent of Original List Price Received at Sale

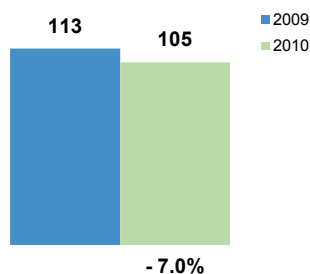


February



Year to Date

Days on Market Until Sale

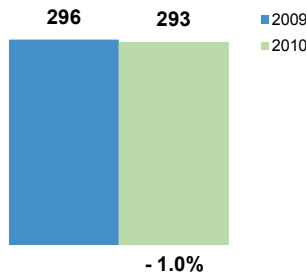


February

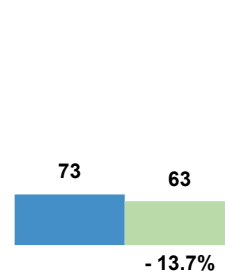


Year to Date

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 04 Arlington/Fort Caroline

February

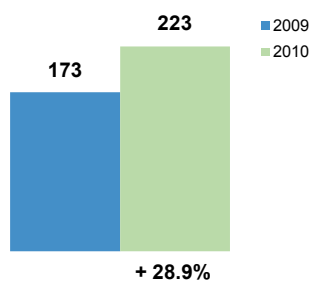
Year to Date

Duval County, FL

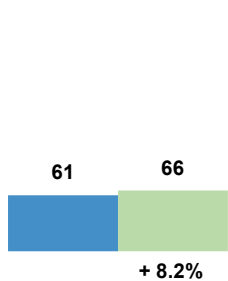
	2009	2010	Change	2009	2010	Change
New Listings	173	223	+ 28.9%	385	415	+ 7.8%
Closed Sales	61	66	+ 8.2%	114	132	+ 15.8%
Median Sales Price*	\$140,000	\$128,000	- 8.6%	\$146,500	\$123,000	- 16.0%
Percent of Original List Price Received at Sale*	85.4%	92.0%	+ 7.8%	85.0%	91.4%	+ 7.5%
Average Days on Market Until Sale	115	84	- 27.0%	119	83	- 30.5%
Single-Family Detached Inventory	1,007	798	- 20.8%	--	--	--
Townhouse-Condo Inventory	109	87	- 20.2%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

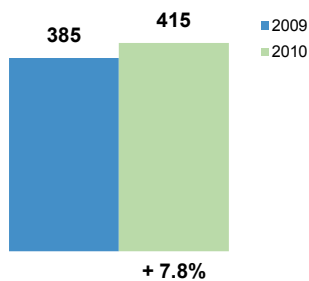


New Listings

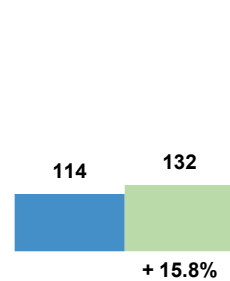


Closed Sales

Activity—Year to Date

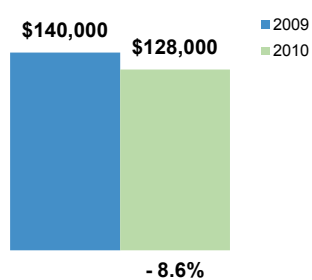


New Listings

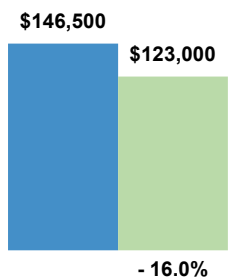


Closed Sales

Median Sales Price

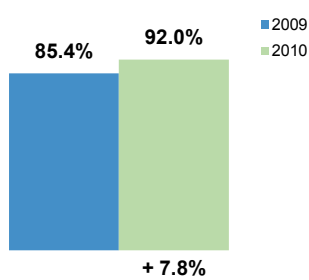


February

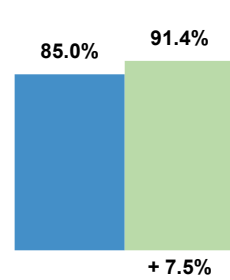


Year to Date

Percent of Original List Price Received at Sale

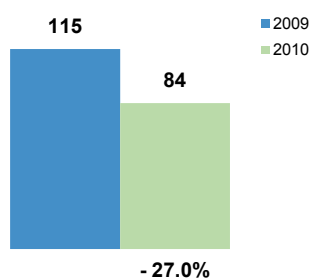


February

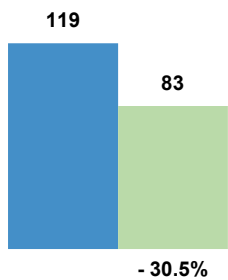


Year to Date

Days on Market Until Sale

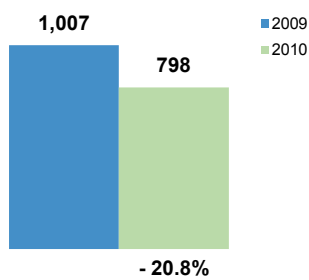


February

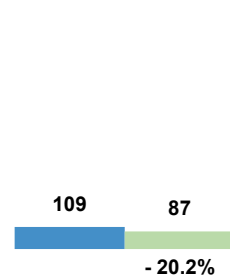


Year to Date

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 05

Hyde Grove/Murray Hill/Lakeshore/Wesconnett

February

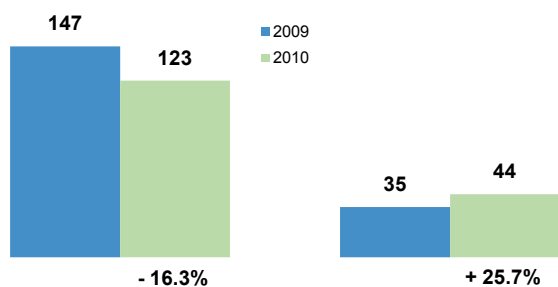
Year to Date

Duval County, FL

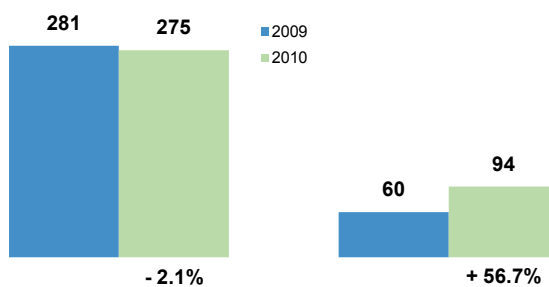
	2009	2010	Change	2009	2010	Change
New Listings	147	123	- 16.3%	281	275	- 2.1%
Closed Sales	35	44	+ 25.7%	60	94	+ 56.7%
Median Sales Price*	\$55,000	\$81,500	+ 48.2%	\$67,450	\$76,000	+ 12.7%
Percent of Original List Price Received at Sale*	78.5%	87.0%	+ 10.8%	79.5%	88.0%	+ 10.8%
Average Days on Market Until Sale	97	85	- 12.5%	104	77	- 26.0%
Single-Family Detached Inventory	672	527	- 21.6%	--	--	--
Townhouse-Condo Inventory	61	47	- 23.0%	--	--	--

*Does not account for seller concessions

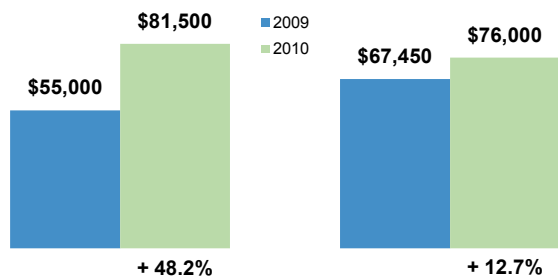
Activity—Most Recent Month



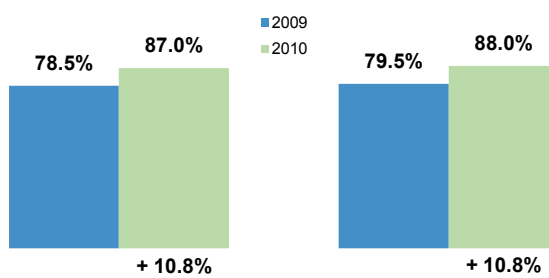
Activity—Year to Date



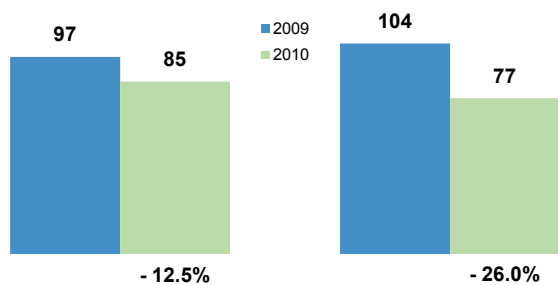
Median Sales Price



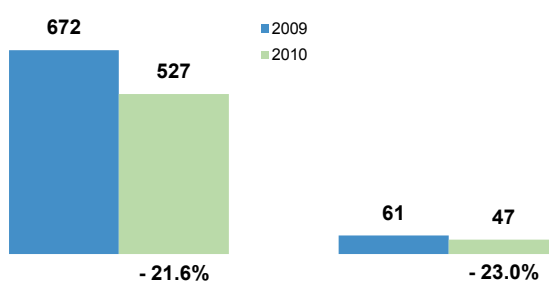
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 06

West Jacksonville

February

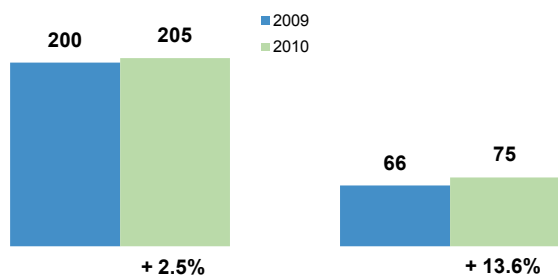
Year to Date

Duval County, FL

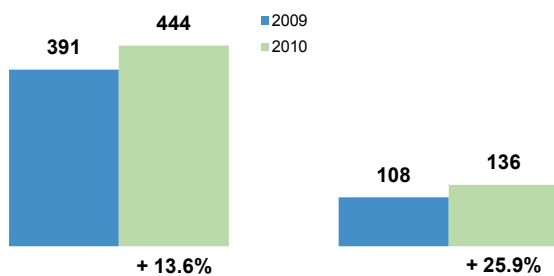
	2009	2010	Change	2009	2010	Change
New Listings	200	205	+ 2.5%	391	444	+ 13.6%
Closed Sales	66	75	+ 13.6%	108	136	+ 25.9%
Median Sales Price*	\$139,900	\$102,500	- 26.7%	\$130,000	\$107,750	- 17.1%
Percent of Original List Price Received at Sale*	84.6%	90.6%	+ 7.2%	86.5%	91.0%	+ 5.2%
Average Days on Market Until Sale	108	95	- 12.5%	104	91	- 13.0%
Single-Family Detached Inventory	966	790	- 18.2%	--	--	--
Townhouse-Condo Inventory	33	30	- 9.1%	--	--	--

*Does not account for seller concessions

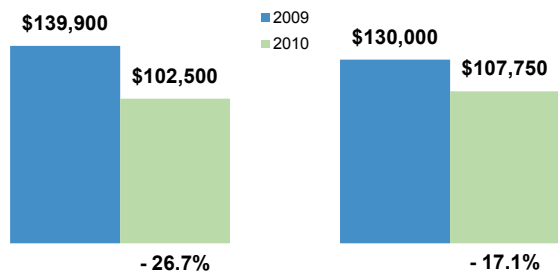
Activity—Most Recent Month



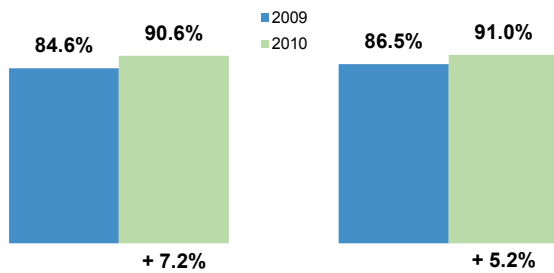
Activity—Year to Date



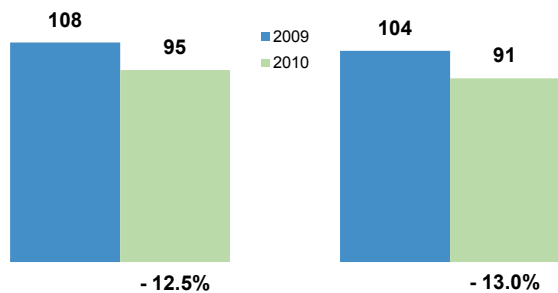
Median Sales Price



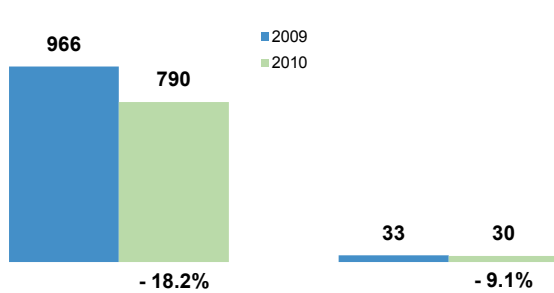
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 07

Springfield/Downtown/Paxon/Trout
River South

February

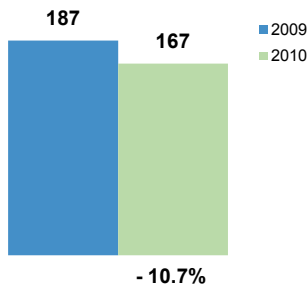
Year to Date

Duval County, FL

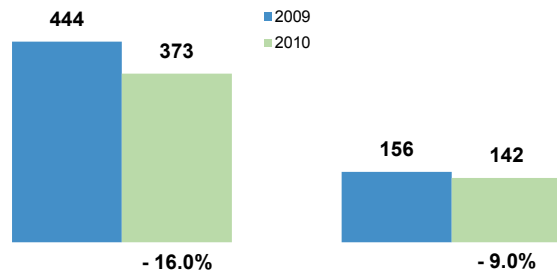
	2009	2010	Change	2009	2010	Change
New Listings	187	167	- 10.7%	444	373	- 16.0%
Closed Sales	83	69	- 16.9%	156	142	- 9.0%
Median Sales Price*	\$23,000	\$18,000	- 21.7%	\$24,250	\$19,500	- 19.6%
Percent of Original List Price Received at Sale*	78.7%	86.4%	+ 9.7%	78.6%	87.2%	+ 11.0%
Average Days on Market Until Sale	91	61	- 32.8%	96	61	- 36.8%
Single-Family Detached Inventory	1,087	771	- 29.1%	--	--	--
Townhouse-Condo Inventory	147	43	- 70.7%	--	--	--

*Does not account for seller concessions

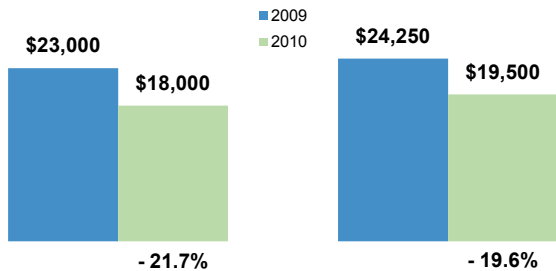
Activity—Most Recent Month



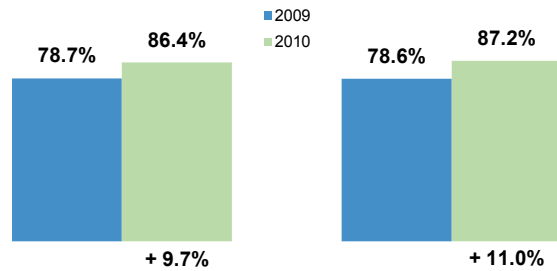
Activity—Year to Date



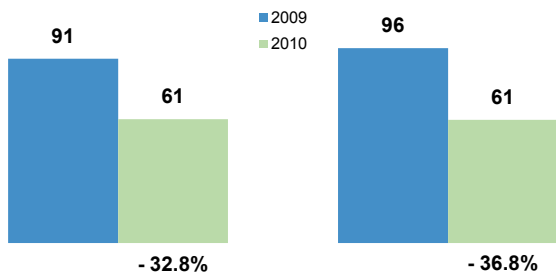
Median Sales Price



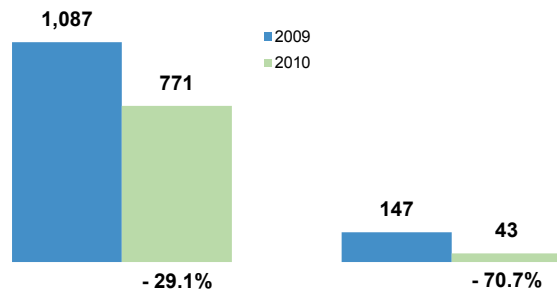
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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Region 08

Marietta/Whitehouse/Baldwin/Garden
St/Dinsmore

February

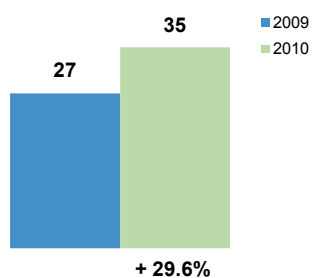
Year to Date

Duval County, FL

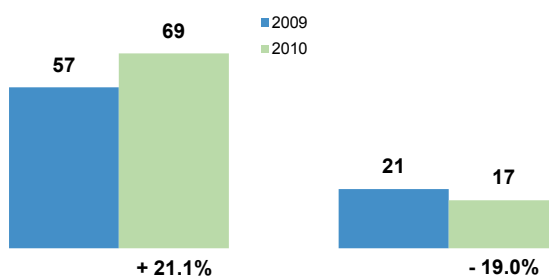
	2009	2010	Change	2009	2010	Change
New Listings	27	35	+ 29.6%	57	69	+ 21.1%
Closed Sales	11	8	- 27.3%	21	17	- 19.0%
Median Sales Price*	\$126,250	\$105,000	- 16.8%	\$132,500	\$152,750	+ 15.3%
Percent of Original List Price Received at Sale*	93.7%	85.4%	- 8.9%	88.2%	88.6%	+ 0.5%
Average Days on Market Until Sale	110	95	- 14.2%	98	102	+ 4.8%
Single-Family Detached Inventory	160	160	- 0.0%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

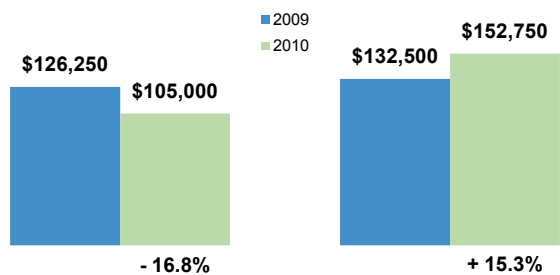
Activity—Most Recent Month



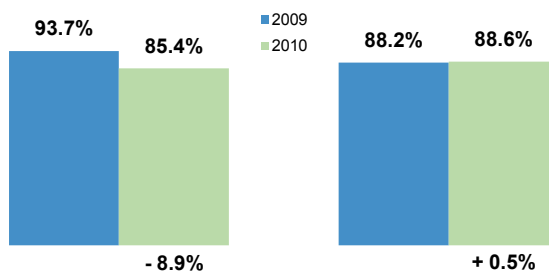
Activity—Year to Date



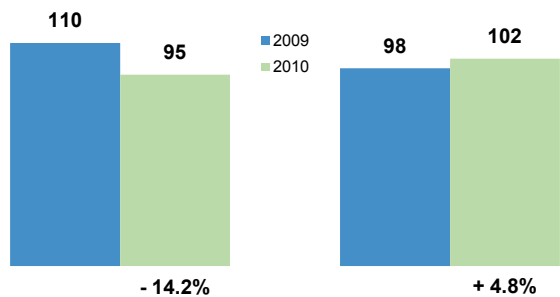
Median Sales Price



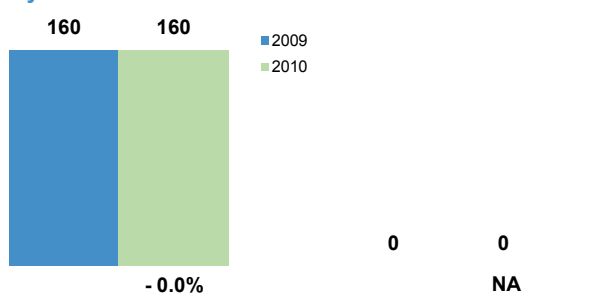
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 09

Jacksonville – North

February

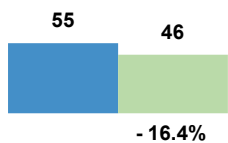
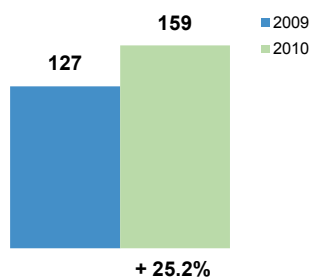
Year to Date

Duval County, FL

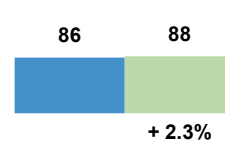
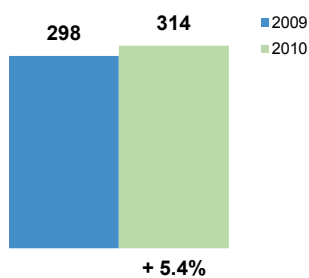
	2009	2010	Change	2009	2010	Change
New Listings	127	159	+ 25.2%	298	314	+ 5.4%
Closed Sales	55	46	- 16.4%	86	88	+ 2.3%
Median Sales Price*	\$162,990	\$144,500	- 11.3%	\$160,000	\$150,000	- 6.3%
Percent of Original List Price Received at Sale*	88.6%	87.8%	- 0.9%	89.3%	89.2%	- 0.1%
Average Days on Market Until Sale	108	136	+ 25.4%	97	115	+ 19.1%
Single-Family Detached Inventory	824	691	- 16.1%	--	--	--
Townhouse-Condo Inventory	0	2	NA	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



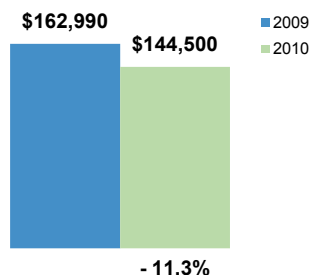
New Listings

Closed Sales

New Listings

Closed Sales

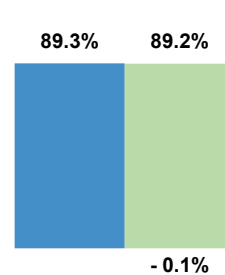
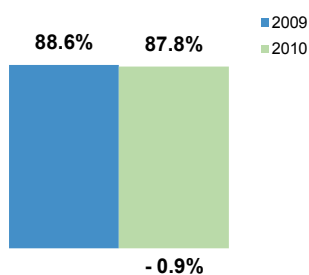
Median Sales Price



February

Year to Date

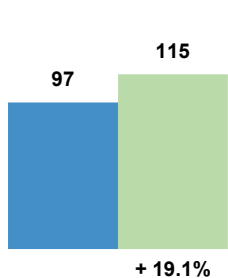
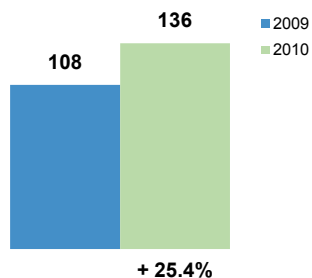
Percent of Original List Price Received at Sale



February

Year to Date

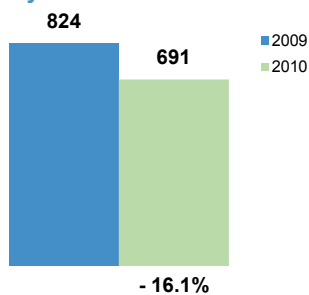
Days on Market Until Sale



February

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 12

Fleming Island Area

February

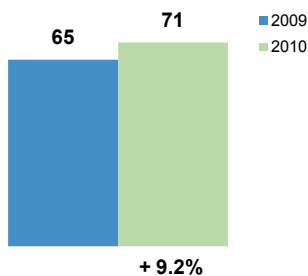
Year to Date

Clay County, FL

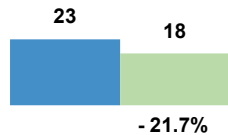
	2009	2010	Change	2009	2010	Change
New Listings	65	71	+ 9.2%	136	154	+ 13.2%
Closed Sales	23	18	- 21.7%	31	32	+ 3.2%
Median Sales Price*	\$215,000	\$186,000	- 13.5%	\$210,000	\$193,500	- 7.9%
Percent of Original List Price Received at Sale*	91.1%	92.0%	+ 1.0%	91.3%	91.3%	+ 0.0%
Average Days on Market Until Sale	123	131	+ 6.5%	120	132	+ 9.5%
Single-Family Detached Inventory	316	259	- 18.0%	--	--	--
Townhouse-Condo Inventory	20	26	+ 30.0%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

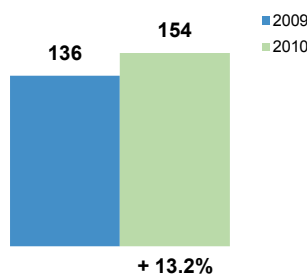


New Listings

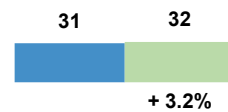


Closed Sales

Activity—Year to Date

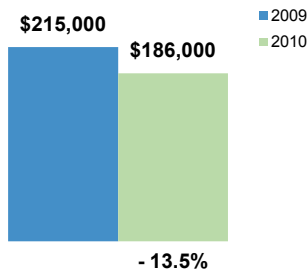


New Listings



Closed Sales

Median Sales Price

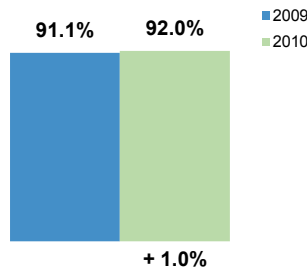


February

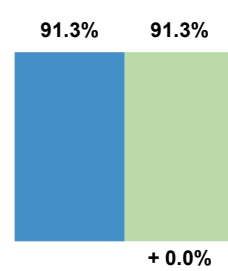


Year to Date

Percent of Original List Price Received at Sale

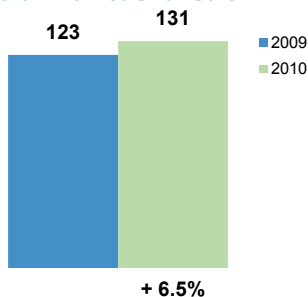


February

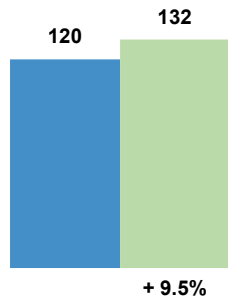


Year to Date

Days on Market Until Sale

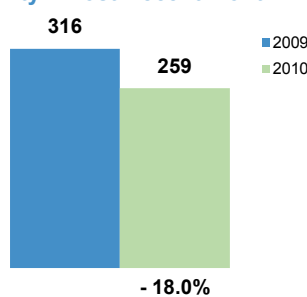


February

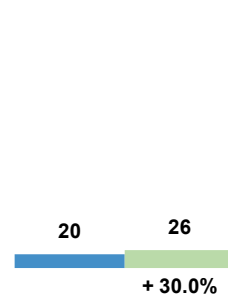


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates

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Region 13

Orange Park

February

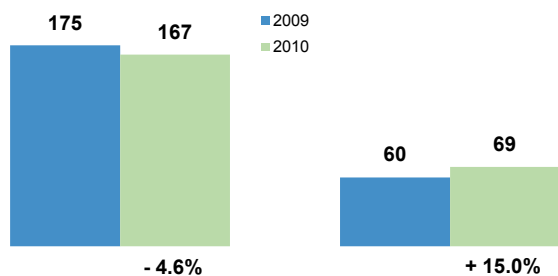
Year to Date

Clay County, FL

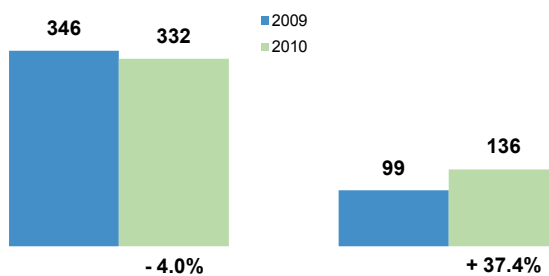
	2009	2010	Change	2009	2010	Change
New Listings	175	167	- 4.6%	346	332	- 4.0%
Closed Sales	60	69	+ 15.0%	99	136	+ 37.4%
Median Sales Price*	\$150,000	\$135,000	- 10.0%	\$150,000	\$134,500	- 10.3%
Percent of Original List Price Received at Sale*	87.7%	87.6%	- 0.1%	87.8%	88.9%	+ 1.2%
Average Days on Market Until Sale	102	123	+ 21.5%	103	104	+ 0.5%
Single-Family Detached Inventory	865	688	- 20.5%	--	--	--
Townhouse-Condo Inventory	52	72	+ 38.5%	--	--	--

*Does not account for seller concessions

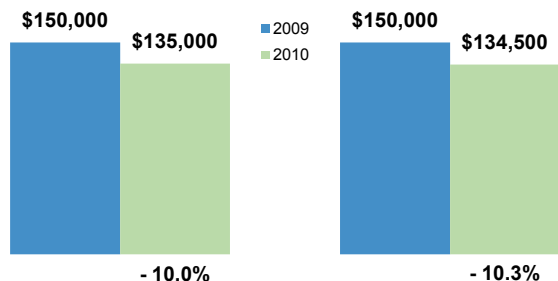
Activity—Most Recent Month



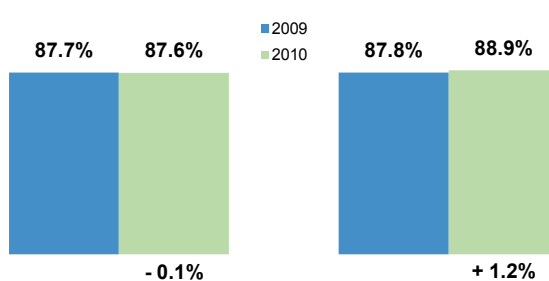
Activity—Year to Date



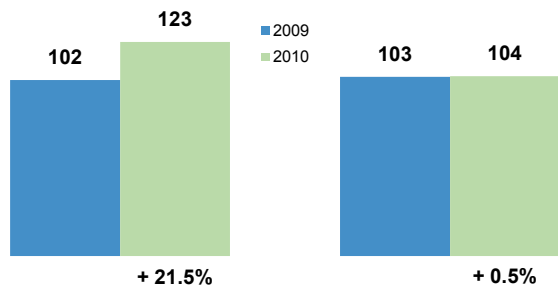
Median Sales Price



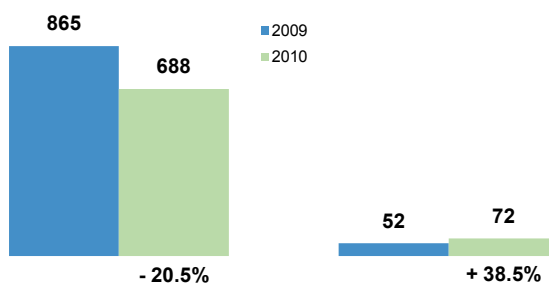
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 14

Middleburg Vicinity

February

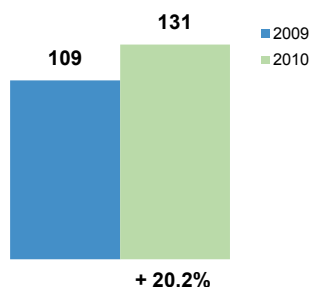
Year to Date

Clay County, FL

	2009	2010	Change	2009	2010	Change
New Listings	109	131	+ 20.2%	197	239	+ 21.3%
Closed Sales	26	43	+ 65.4%	54	79	+ 46.3%
Median Sales Price*	\$176,645	\$155,000	- 12.3%	\$169,000	\$145,000	- 14.2%
Percent of Original List Price Received at Sale*	92.7%	89.9%	- 3.0%	88.5%	90.8%	+ 2.6%
Average Days on Market Until Sale	87	126	+ 44.9%	113	108	- 4.4%
Single-Family Detached Inventory	457	433	- 5.3%	--	--	--
Townhouse-Condo Inventory	8	5	- 37.5%	--	--	--

*Does not account for seller concessions

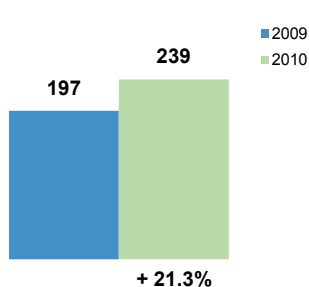
Activity—Most Recent Month



New Listings

Closed Sales

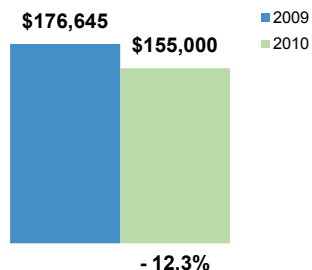
Activity—Year to Date



New Listings

Closed Sales

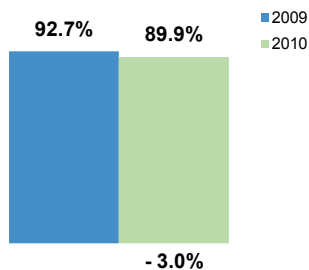
Median Sales Price



February

Year to Date

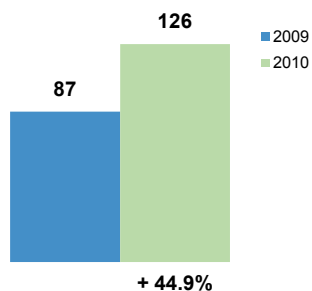
Percent of Original List Price Received at Sale



February

Year to Date

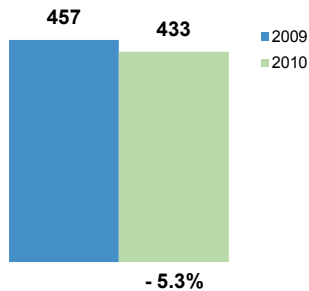
Days on Market Until Sale



February

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 15 Keystone Heights Vicinity

Clay County, FL

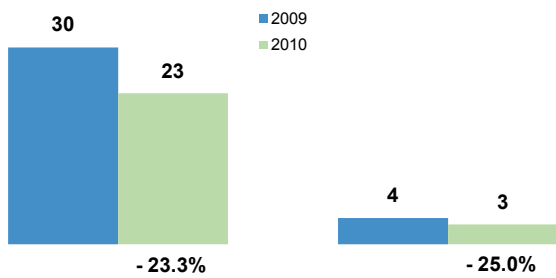
February

Year to Date

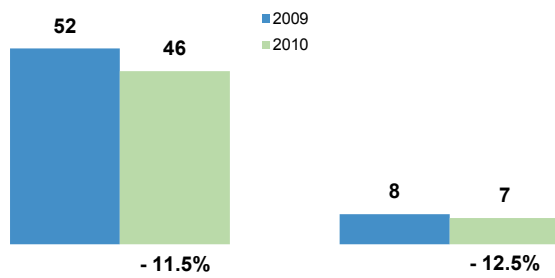
	2009	2010	Change	2009	2010	Change
New Listings	30	23	- 23.3%	52	46	- 11.5%
Closed Sales	4	3	- 25.0%	8	7	- 12.5%
Median Sales Price*	\$90,000	\$75,000	- 16.7%	\$100,000	\$71,000	- 29.0%
Percent of Original List Price Received at Sale*	77.6%	69.7%	- 10.2%	80.3%	75.6%	- 5.9%
Average Days on Market Until Sale	159	285	+ 80.0%	127	177	+ 39.3%
Single-Family Detached Inventory	195	175	- 10.3%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

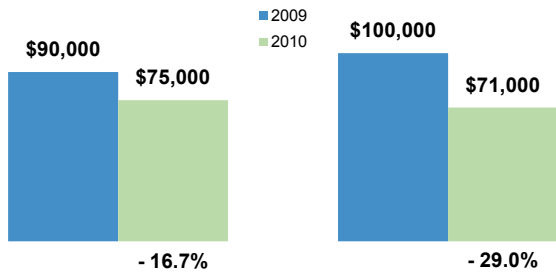
Activity—Most Recent Month



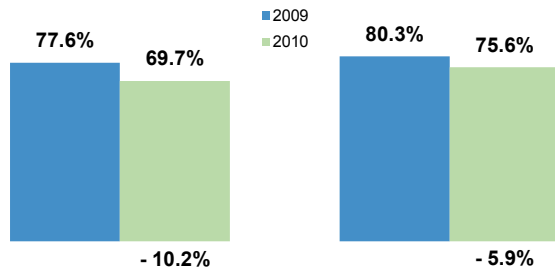
Activity—Year to Date



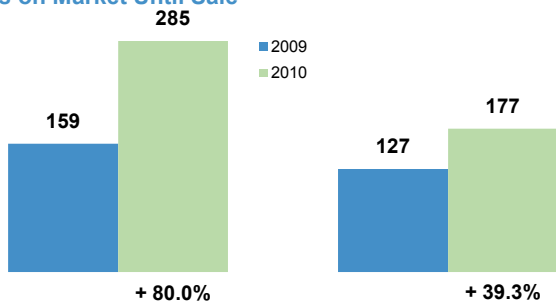
Median Sales Price



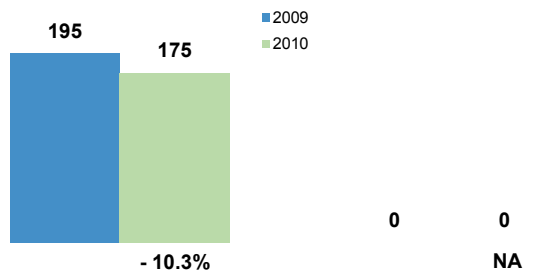
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 16

Green Cove Springs

February

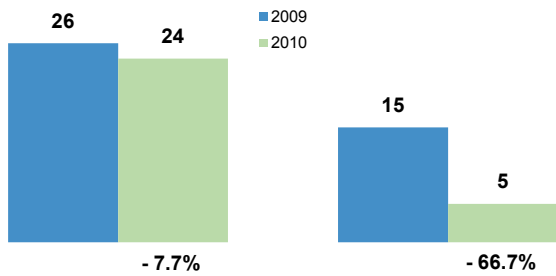
Year to Date

Clay County, FL

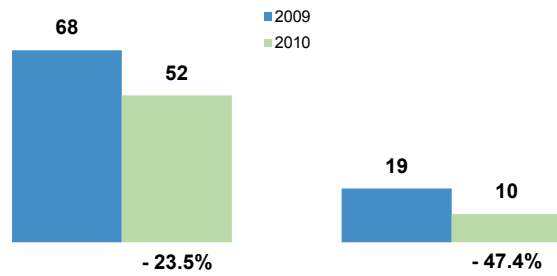
	2009	2010	Change	2009	2010	Change
New Listings	26	24	- 7.7%	68	52	- 23.5%
Closed Sales	15	5	- 66.7%	19	10	- 47.4%
Median Sales Price*	\$201,465	\$89,900	- 55.4%	\$215,000	\$93,450	- 56.5%
Percent of Original List Price Received at Sale*	92.7%	82.0%	- 11.6%	94.0%	80.4%	- 14.4%
Average Days on Market Until Sale	104	78	- 25.0%	95	128	+ 35.2%
Single-Family Detached Inventory	191	159	- 16.8%	--	--	--
Townhouse-Condo Inventory	6	7	+ 16.7%	--	--	--

*Does not account for seller concessions

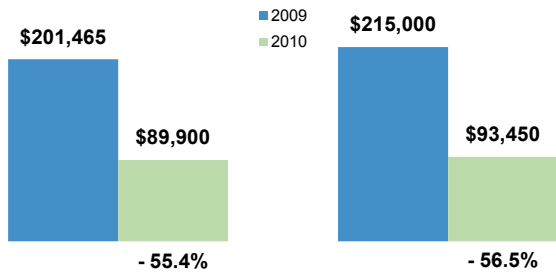
Activity—Most Recent Month



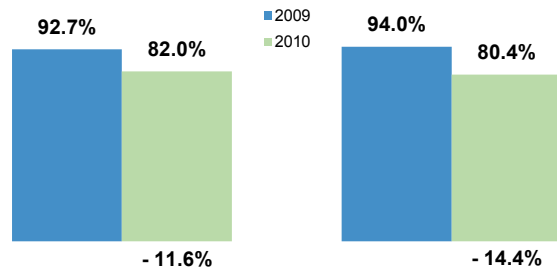
Activity—Year to Date



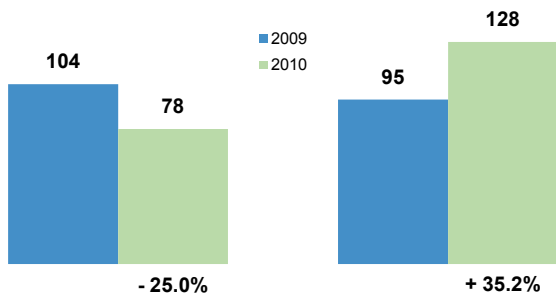
Median Sales Price



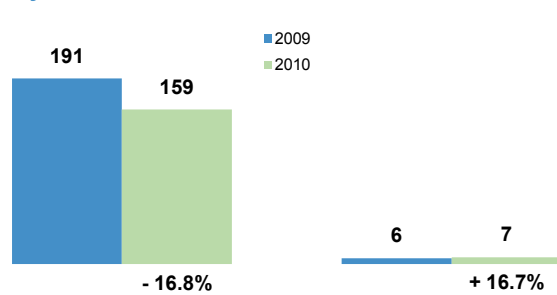
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 21

Jacksonville Bch

February

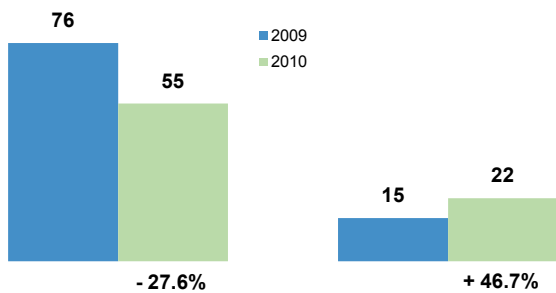
Year to Date

Duval County, FL

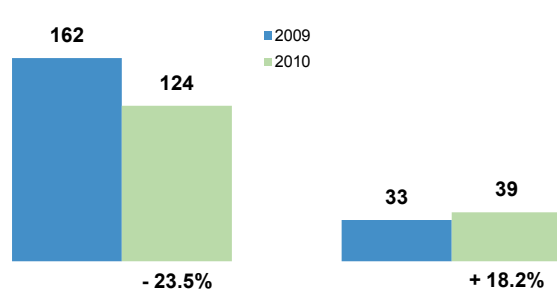
	2009	2010	Change	2009	2010	Change
New Listings	76	55	- 27.6%	162	124	- 23.5%
Closed Sales	15	22	+ 46.7%	33	39	+ 18.2%
Median Sales Price*	\$250,000	\$201,250	- 19.5%	\$288,950	\$200,000	- 30.8%
Percent of Original List Price Received at Sale*	93.4%	90.0%	- 3.6%	91.0%	87.3%	- 4.0%
Average Days on Market Until Sale	75	69	- 7.8%	93	99	+ 6.5%
Single-Family Detached Inventory	249	183	- 26.5%	--	--	--
Townhouse-Condo Inventory	286	224	- 21.7%	--	--	--

*Does not account for seller concessions

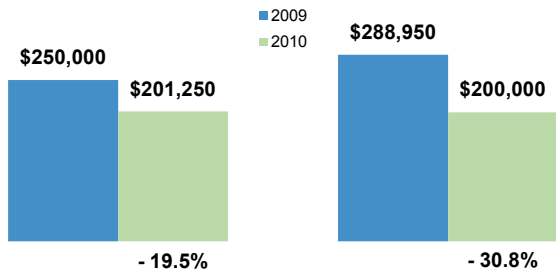
Activity—Most Recent Month



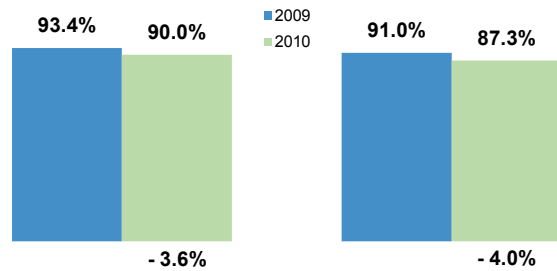
Activity—Year to Date



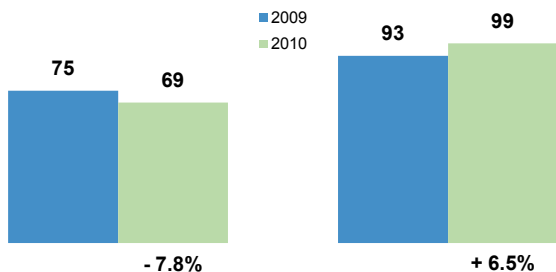
Median Sales Price



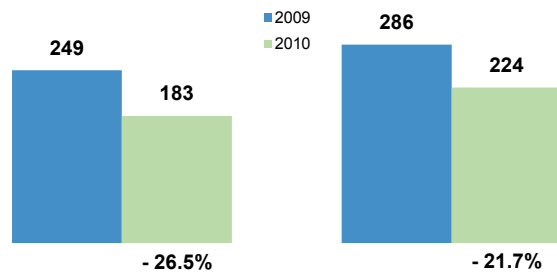
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 22

Neptune Bch

February

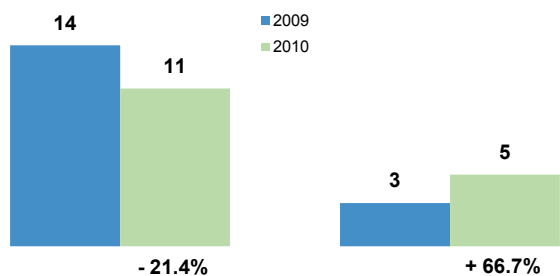
Year to Date

Duval County, FL

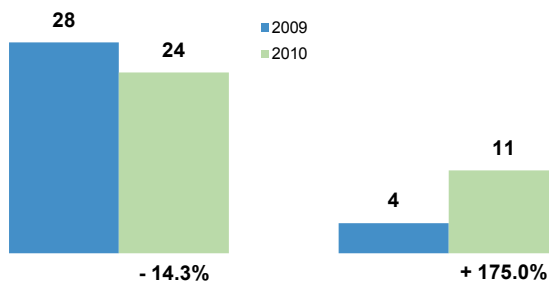
	2009	2010	Change	2009	2010	Change
New Listings	14	11	- 21.4%	28	24	- 14.3%
Closed Sales	3	5	+ 66.7%	4	11	+ 175.0%
Median Sales Price*	\$265,000	\$190,000	- 28.3%	\$325,000	\$190,000	- 41.5%
Percent of Original List Price Received at Sale*	60.9%	93.0%	+ 52.6%	70.7%	87.9%	+ 24.3%
Average Days on Market Until Sale	308	45	- 85.5%	231	55	- 76.0%
Single-Family Detached Inventory	78	73	- 6.4%	--	--	--
Townhouse-Condo Inventory	1	1	- 0.0%	--	--	--

*Does not account for seller concessions

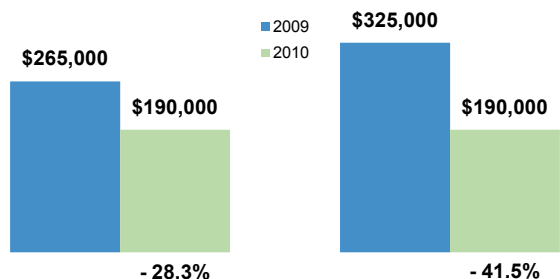
Activity—Most Recent Month



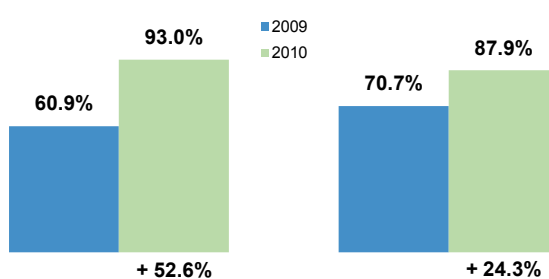
Activity—Year to Date



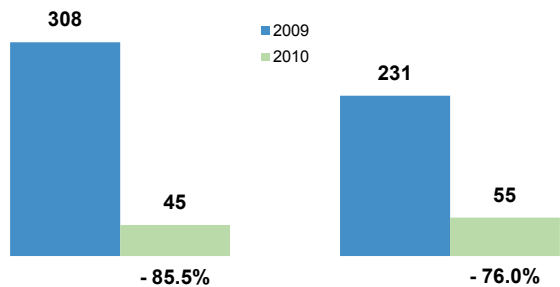
Median Sales Price



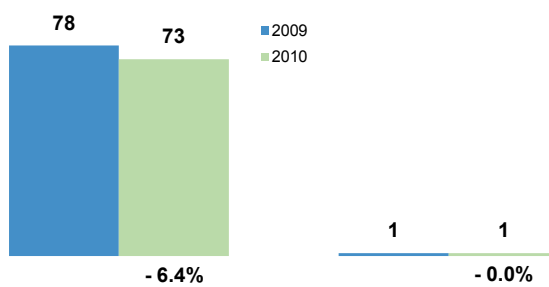
Percent of Original List Price Received at Sale



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

February

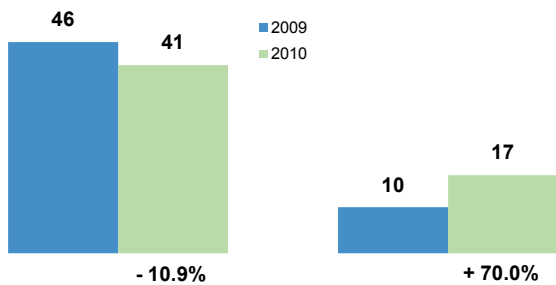
Year to Date

Duval County, FL

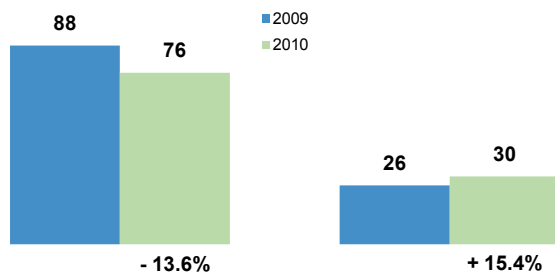
	2009	2010	Change	2009	2010	Change
New Listings	46	41	- 10.9%	88	76	- 13.6%
Closed Sales	10	17	+ 70.0%	26	30	+ 15.4%
Median Sales Price*	\$152,500	\$130,000	- 14.8%	\$195,000	\$187,500	- 3.8%
Percent of Original List Price Received at Sale*	85.3%	86.5%	+ 1.4%	81.2%	86.1%	+ 6.1%
Average Days on Market Until Sale	103	115	+ 12.4%	117	151	+ 28.4%
Single-Family Detached Inventory	218	175	- 19.7%	--	--	--
Townhouse-Condo Inventory	35	22	- 37.1%	--	--	--

*Does not account for seller concessions

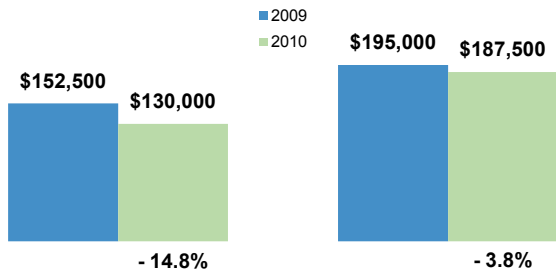
Activity—Most Recent Month



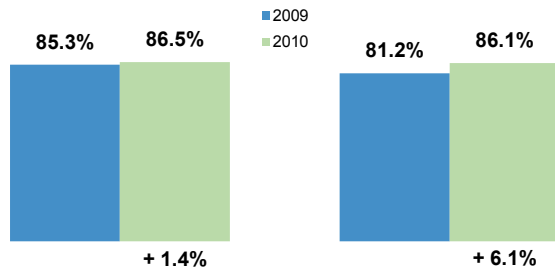
Activity—Year to Date



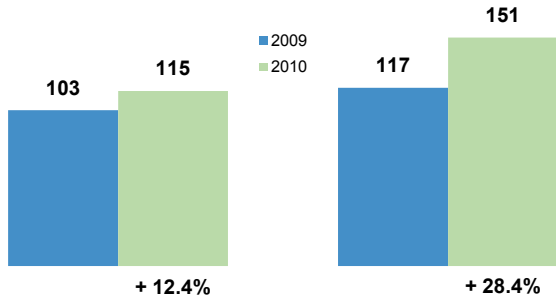
Median Sales Price



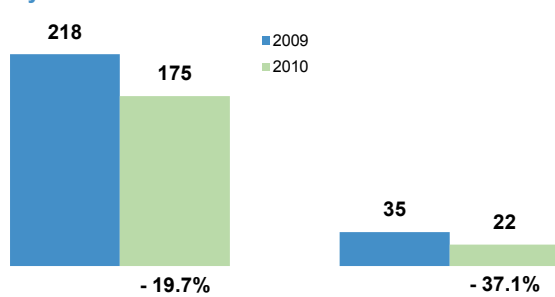
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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Region 25 Ponte Vedra Bch North

February

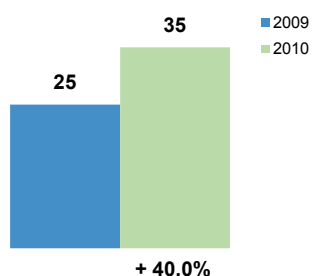
Year to Date

St. John's County, FL

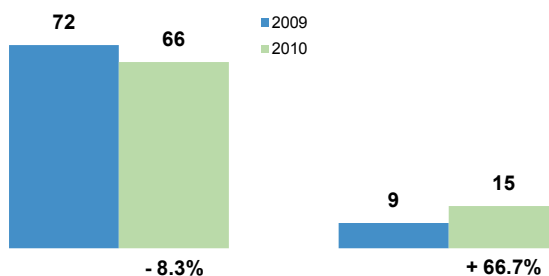
	2009	2010	Change	2009	2010	Change
New Listings	25	35	+ 40.0%	72	66	- 8.3%
Closed Sales	5	9	+ 80.0%	9	15	+ 66.7%
Median Sales Price*	\$207,000	\$370,000	+ 78.7%	\$725,000	\$525,000	- 27.6%
Percent of Original List Price Received at Sale*	86.4%	79.5%	- 7.9%	85.8%	79.1%	- 7.8%
Average Days on Market Until Sale	120	130	+ 9.1%	125	181	+ 44.8%
Single-Family Detached Inventory	159	140	- 11.9%	--	--	--
Townhouse-Condo Inventory	45	34	- 24.4%	--	--	--

*Does not account for seller concessions

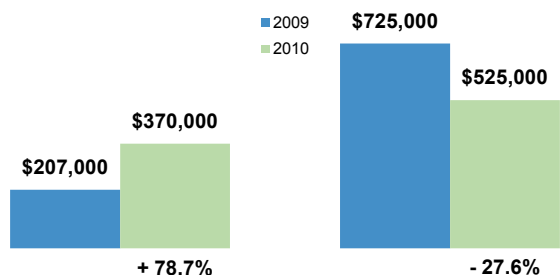
Activity—Most Recent Month



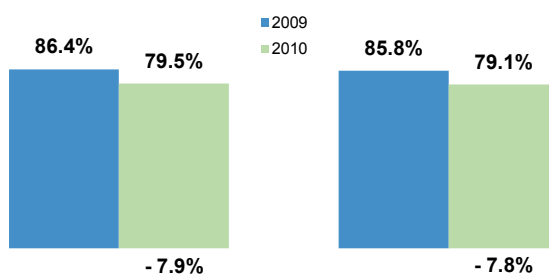
Activity—Year to Date



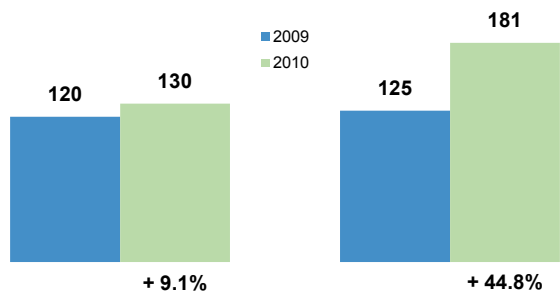
Median Sales Price



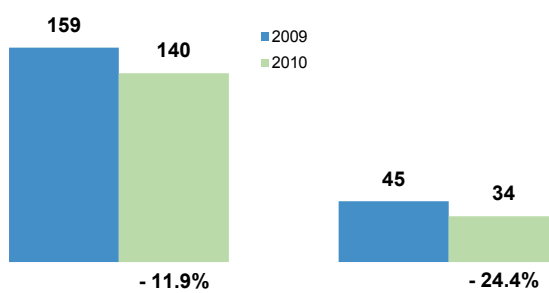
Percent of Original List Price Received at Sale



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

February

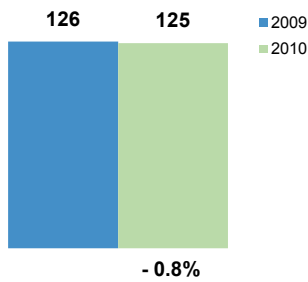
Year to Date

St. John's County, FL

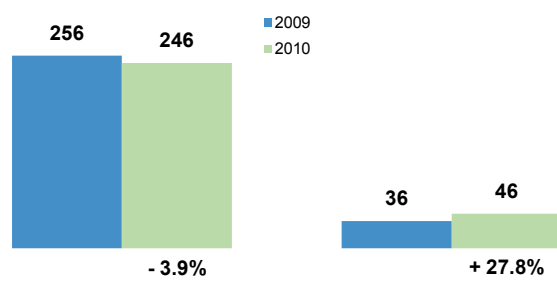
	2009	2010	Change	2009	2010	Change
New Listings	126	125	- 0.8%	256	246	- 3.9%
Closed Sales	20	24	+ 20.0%	36	46	+ 27.8%
Median Sales Price*	\$314,750	\$348,363	+ 10.7%	\$365,000	\$385,000	+ 5.5%
Percent of Original List Price Received at Sale*	82.7%	90.8%	+ 9.8%	83.3%	88.5%	+ 6.2%
Average Days on Market Until Sale	124	126	+ 1.1%	131	139	+ 6.6%
Single-Family Detached Inventory	531	497	- 6.4%	--	--	--
Townhouse-Condo Inventory	259	213	- 17.8%	--	--	--

*Does not account for seller concessions

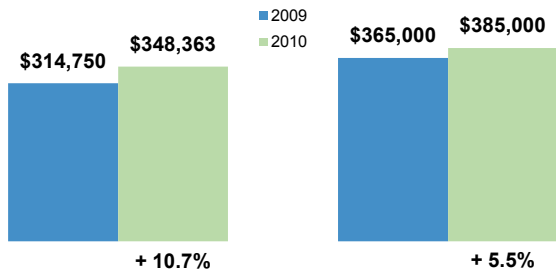
Activity—Most Recent Month



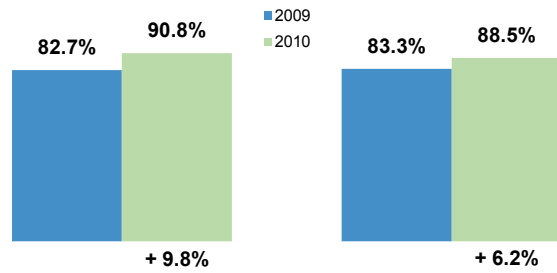
Activity—Year to Date



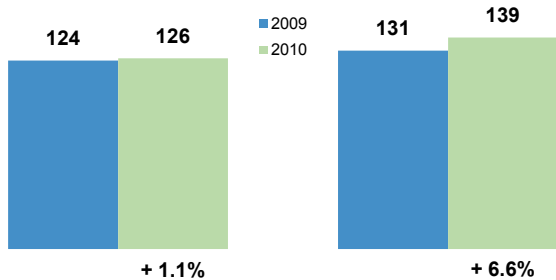
Median Sales Price



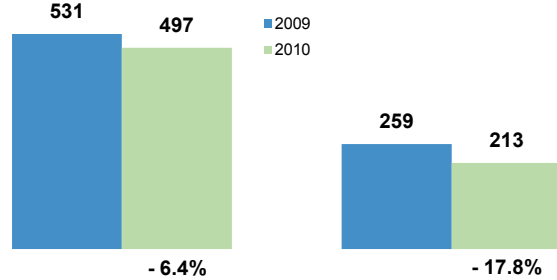
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

Region 30 St. Johns County – NW

February

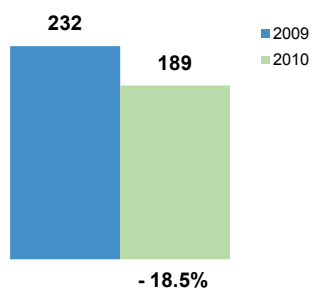
Year to Date

St. John's County, FL

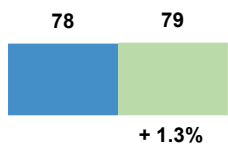
	2009	2010	Change	2009	2010	Change
New Listings	232	189	- 18.5%	482	423	- 12.2%
Closed Sales	78	79	+ 1.3%	133	155	+ 16.5%
Median Sales Price*	\$223,500	\$214,000	- 4.3%	\$230,990	\$219,990	- 4.8%
Percent of Original List Price Received at Sale*	87.8%	89.3%	+ 1.7%	88.3%	89.9%	+ 1.8%
Average Days on Market Until Sale	122	123	+ 0.9%	114	118	+ 4.1%
Single-Family Detached Inventory	1,128	853	- 24.4%	--	--	--
Townhouse-Condo Inventory	152	79	- 48.0%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

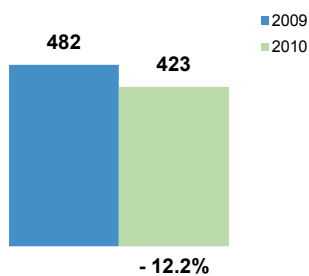


New Listings

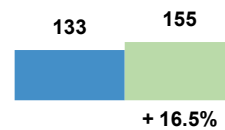


Closed Sales

Activity—Year to Date

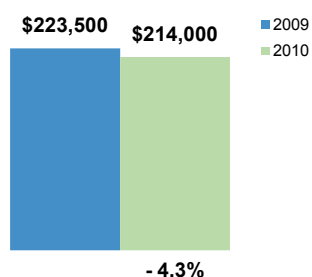


New Listings

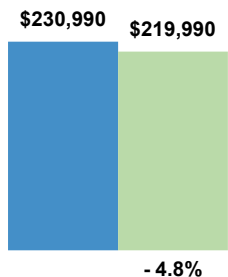


Closed Sales

Median Sales Price

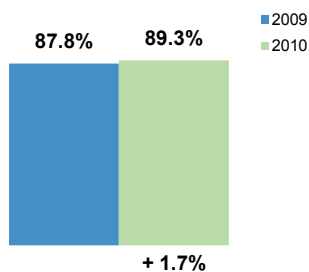


February

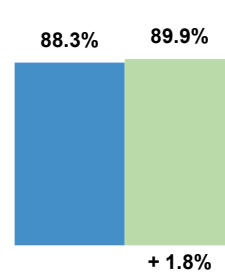


Year to Date

Percent of Original List Price Received at Sale

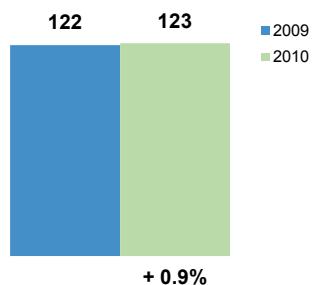


February

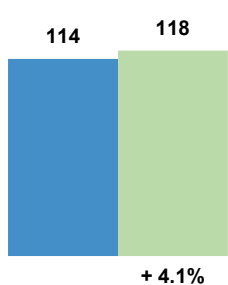


Year to Date

Days on Market Until Sale

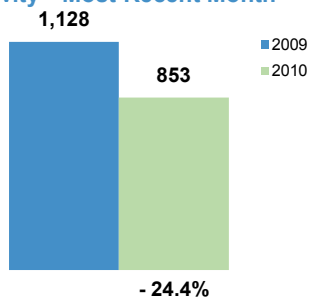


February

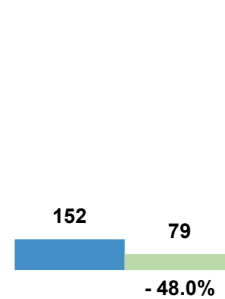


Year to Date

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

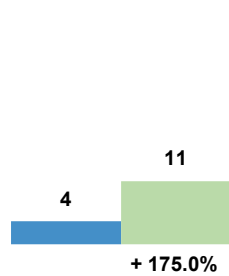
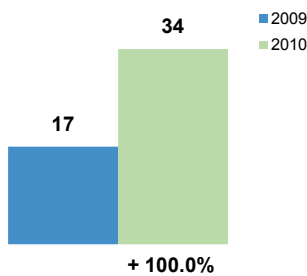
February

Year to Date

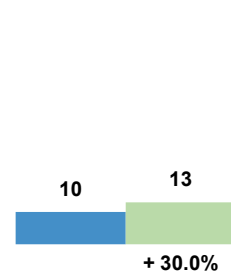
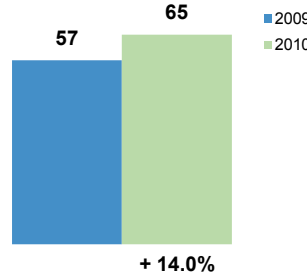
	2009	2010	Change	2009	2010	Change
New Listings	17	34	+ 100.0%	57	65	+ 14.0%
Closed Sales	4	11	+ 175.0%	10	13	+ 30.0%
Median Sales Price*	\$230,723	\$250,000	+ 8.4%	\$204,950	\$250,000	+ 22.0%
Percent of Original List Price Received at Sale*	91.6%	88.5%	- 3.3%	91.4%	90.5%	- 1.0%
Average Days on Market Until Sale	45	151	+ 236.2%	78	141	+ 81.5%
Single-Family Detached Inventory	151	107	- 29.1%	--	--	--
Townhouse-Condo Inventory	44	22	- 50.0%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



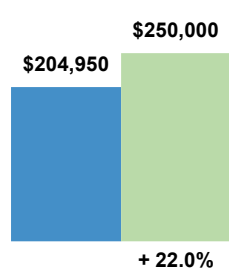
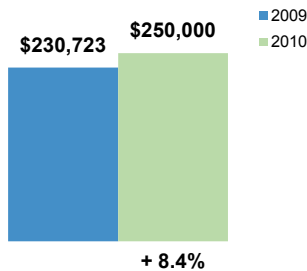
New Listings

Closed Sales

New Listings

Closed Sales

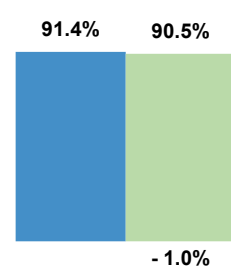
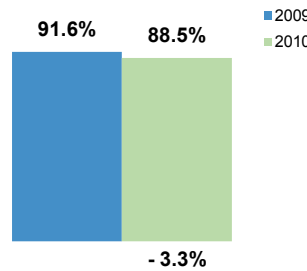
Median Sales Price



February

Year to Date

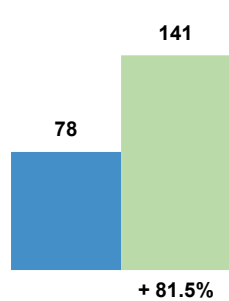
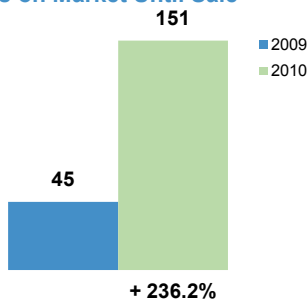
Percent of Original List Price Received at Sale



February

Year to Date

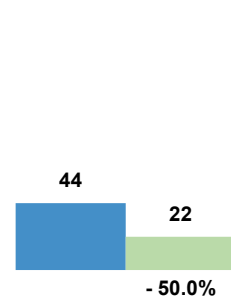
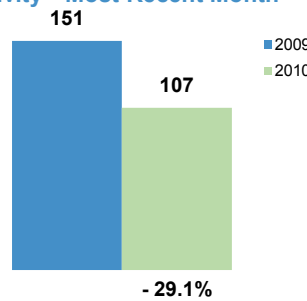
Days on Market Until Sale



February

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

St. John's County, FL

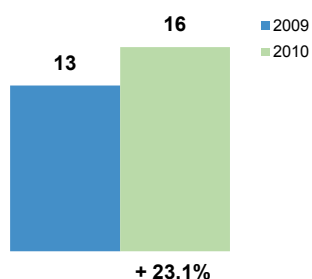
February

Year to Date

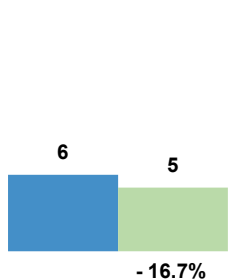
	2009	2010	Change	2009	2010	Change
New Listings	13	16	+ 23.1%	25	27	+ 8.0%
Closed Sales	6	5	- 16.7%	13	10	- 23.1%
Median Sales Price*	\$162,000	\$283,000	+ 74.7%	\$137,155	\$164,975	+ 20.3%
Percent of Original List Price Received at Sale*	78.4%	87.6%	+ 11.8%	82.9%	88.7%	+ 7.1%
Average Days on Market Until Sale	259	91	- 64.7%	192	106	- 44.7%
Single-Family Detached Inventory	73	68	- 6.8%	--	--	--
Townhouse-Condo Inventory	36	33	- 8.3%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

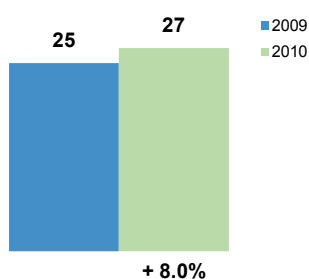


New Listings

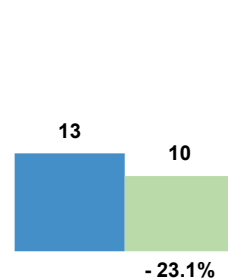


Closed Sales

Activity—Year to Date

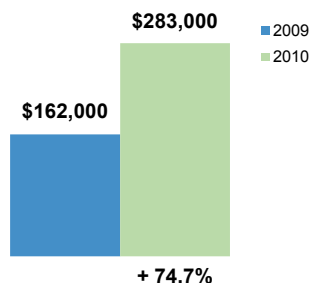


New Listings

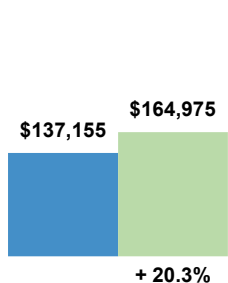


Closed Sales

Median Sales Price

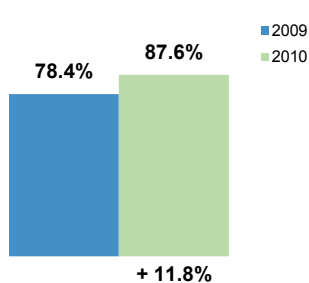


February

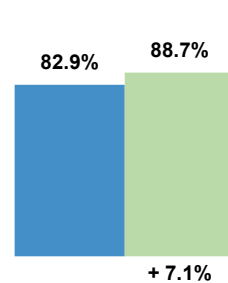


Year to Date

Percent of Original List Price Received at Sale

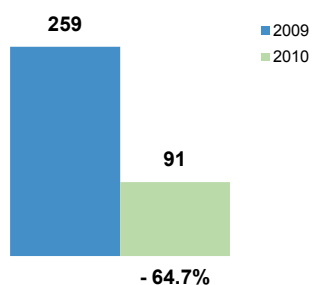


February

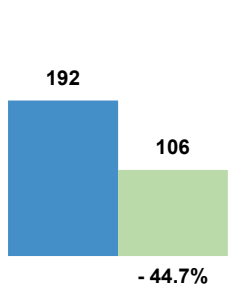


Year to Date

Days on Market Until Sale

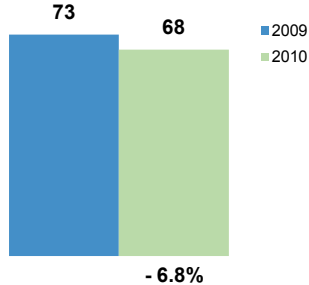


February

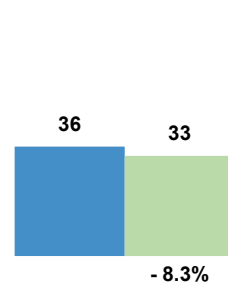


Year to Date

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 33 St. Johns County – SE

February

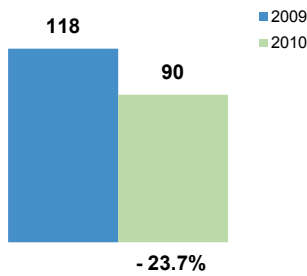
Year to Date

St. John's County, FL

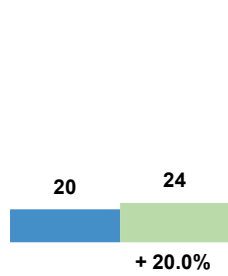
	2009	2010	Change	2009	2010	Change
New Listings	118	90	- 23.7%	213	184	- 13.6%
Closed Sales	20	24	+ 20.0%	43	52	+ 20.9%
Median Sales Price*	\$181,250	\$198,000	+ 9.2%	\$169,900	\$159,900	- 5.9%
Percent of Original List Price Received at Sale*	87.7%	88.1%	+ 0.4%	89.7%	84.9%	- 5.3%
Average Days on Market Until Sale	65	114	+ 75.9%	62	130	+ 110.3%
Single-Family Detached Inventory	428	325	- 24.1%	--	--	--
Townhouse-Condo Inventory	129	141	+ 9.3%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

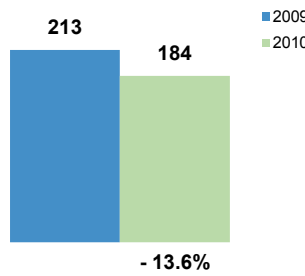


New Listings

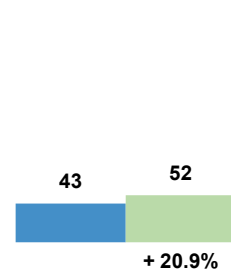


Closed Sales

Activity—Year to Date

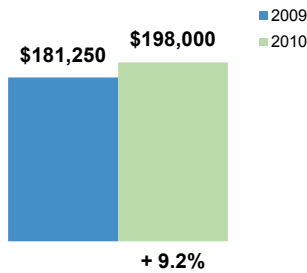


New Listings

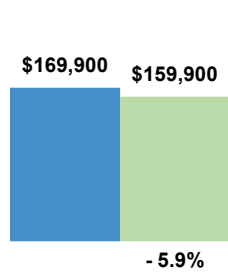


Closed Sales

Median Sales Price

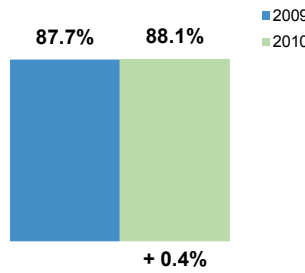


February

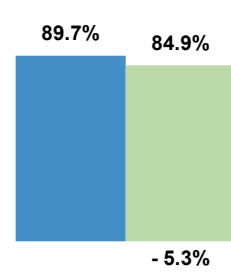


Year to Date

Percent of Original List Price Received at Sale

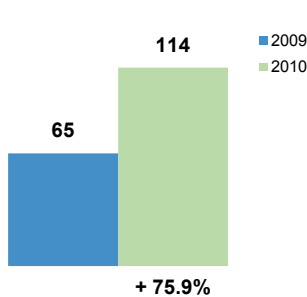


February

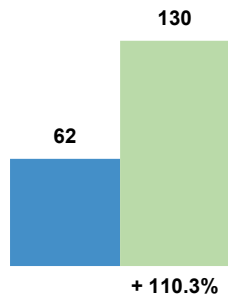


Year to Date

Days on Market Until Sale

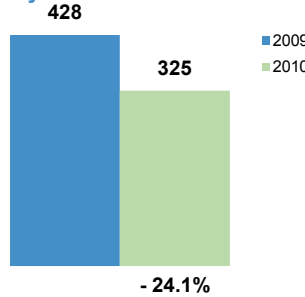


February

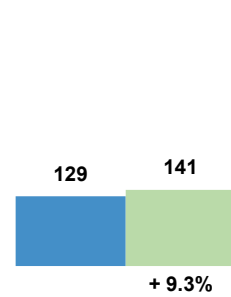


Year to Date

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 34 St. Johns County – SW

February

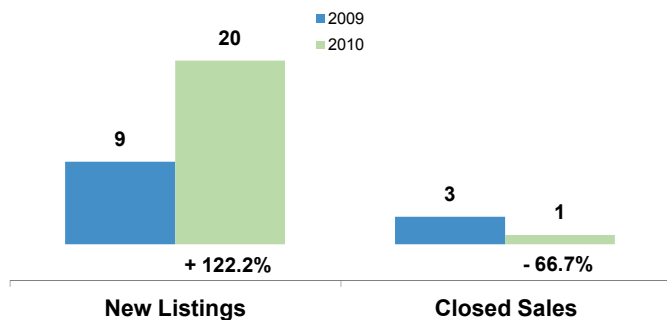
Year to Date

St. John's County, FL

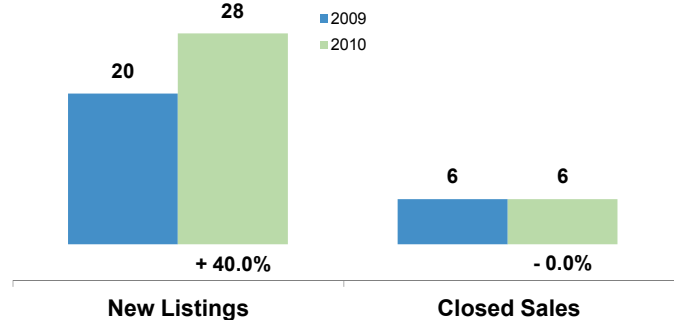
	2009	2010	Change	2009	2010	Change
New Listings	9	20	+ 122.2%	20	28	+ 40.0%
Closed Sales	3	1	- 66.7%	6	6	- 0.0%
Median Sales Price*	\$205,875	\$319,900	+ 55.4%	\$129,075	\$120,250	- 6.8%
Percent of Original List Price Received at Sale*	88.4%	80.4%	- 9.0%	92.1%	94.2%	+ 2.3%
Average Days on Market Until Sale	159	202	+ 27.0%	148	71	- 52.0%
Single-Family Detached Inventory	101	85	- 15.8%	--	--	--
Townhouse-Condo Inventory	4	0	- 100.0%	--	--	--

*Does not account for seller concessions

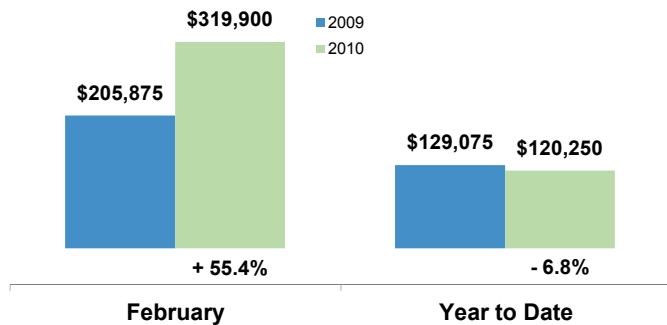
Activity—Most Recent Month



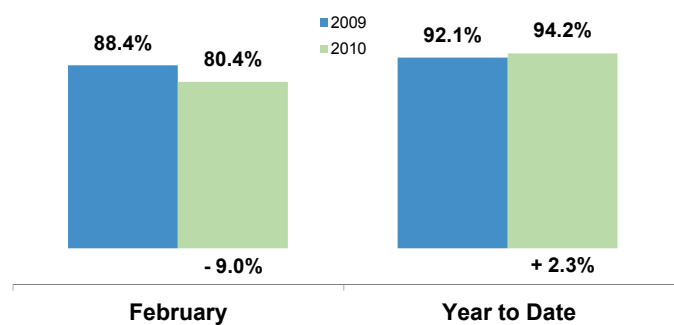
Activity—Year to Date



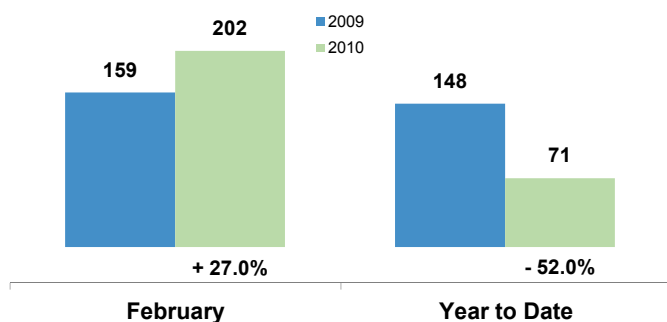
Median Sales Price



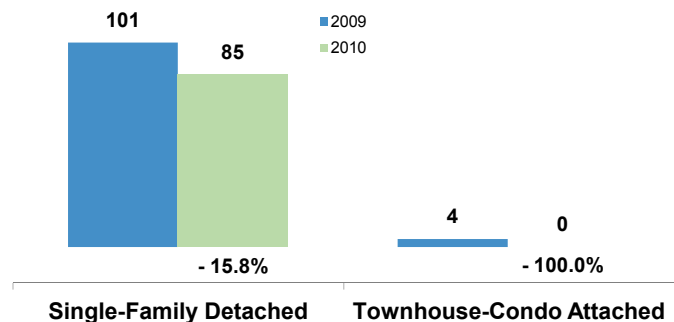
Percent of Original List Price Received at Sale



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

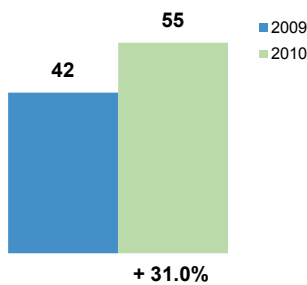
February

Year to Date

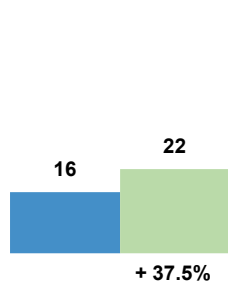
Nassau County, FL	2009	2010	Change	2009	2010	Change
New Listings	42	55	+ 31.0%	117	137	+ 17.1%
Closed Sales	16	22	+ 37.5%	31	36	+ 16.1%
Median Sales Price*	\$173,250	\$125,000	- 27.8%	\$188,000	\$125,000	- 33.5%
Percent of Original List Price Received at Sale*	84.6%	86.7%	+ 2.4%	87.1%	85.6%	- 1.7%
Average Days on Market Until Sale	127	114	- 10.6%	102	109	+ 7.5%
Single-Family Detached Inventory	358	311	- 13.1%	--	--	--
Townhouse-Condo Inventory	43	41	- 4.7%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

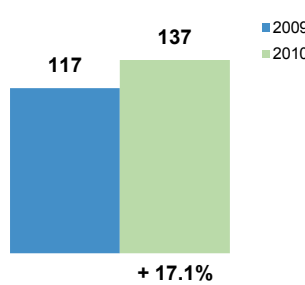


New Listings

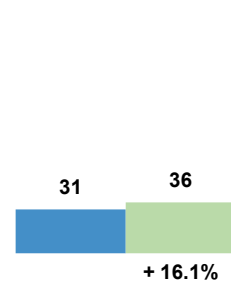


Closed Sales

Activity—Year to Date

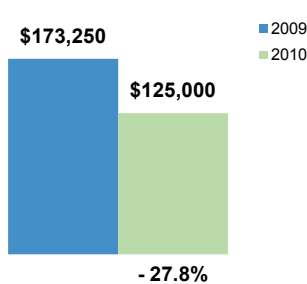


New Listings

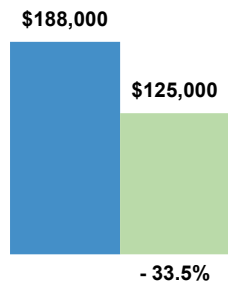


Closed Sales

Median Sales Price

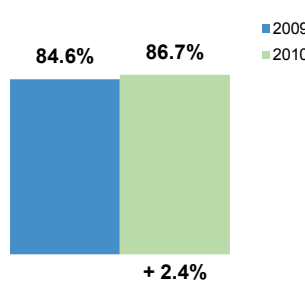


February

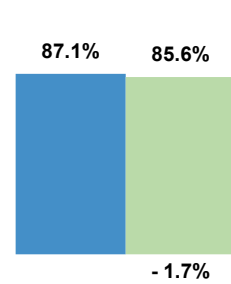


Year to Date

Percent of Original List Price Received at Sale

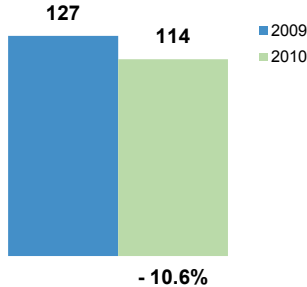


February

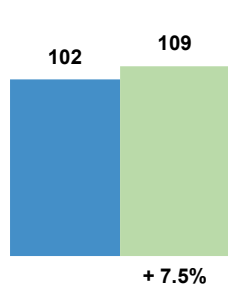


Year to Date

Days on Market Until Sale

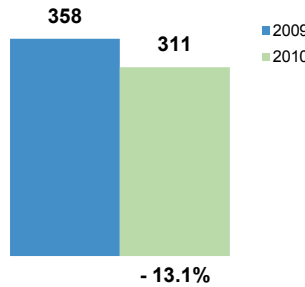


February

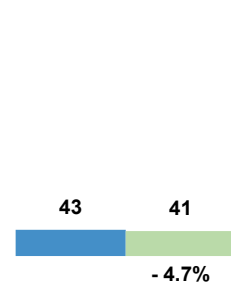


Year to Date

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 50

Baker County

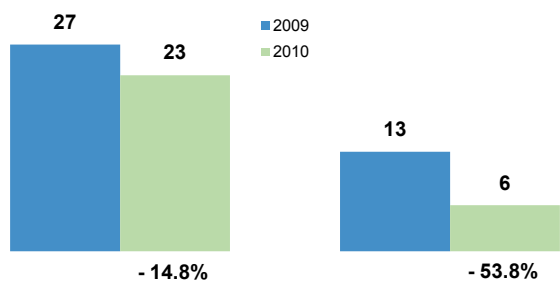
February

Year to Date

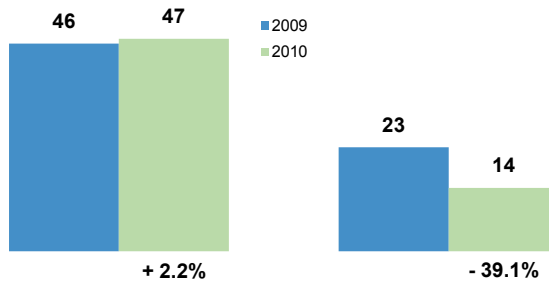
Baker County, FL	2009	2010	Change	2009	2010	Change
New Listings	27	23	- 14.8%	46	47	+ 2.2%
Closed Sales	13	6	- 53.8%	23	14	- 39.1%
Median Sales Price*	\$150,200	\$131,250	- 12.6%	\$139,150	\$142,500	+ 2.4%
Percent of Original List Price Received at Sale*	88.5%	93.1%	+ 5.2%	85.6%	84.2%	- 1.7%
Average Days on Market Until Sale	156	78	- 50.3%	155	197	+ 27.1%
Single-Family Detached Inventory	123	134	+ 8.9%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

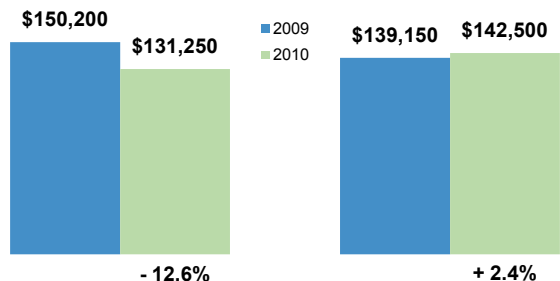
Activity—Most Recent Month



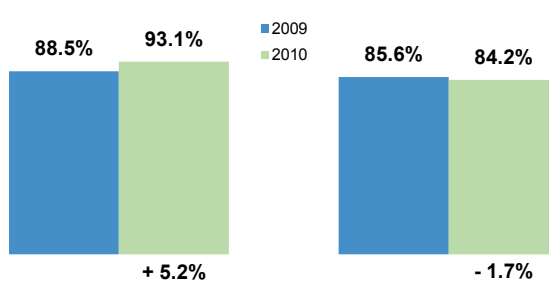
Activity—Year to Date



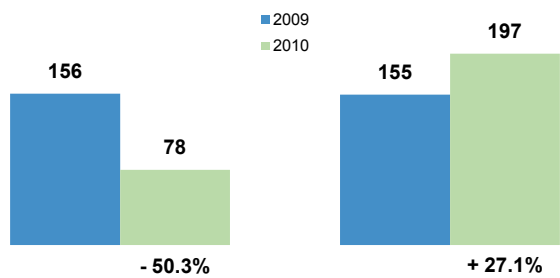
Median Sales Price



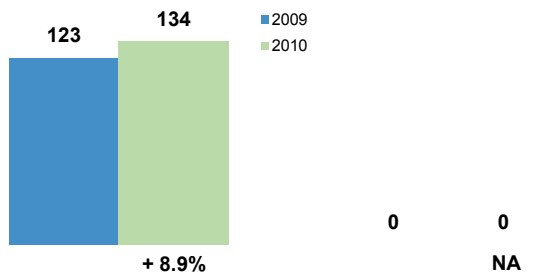
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 56

Putnam County NE

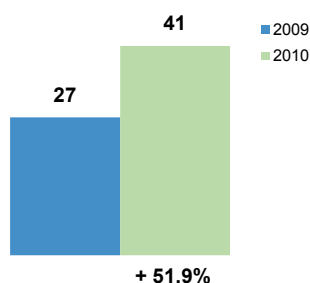
February

Year to Date

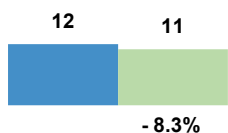
Putnam County, FL		2009	2010	Change	2009	2010	Change
New Listings		27	41	+ 51.9%	63	99	+ 57.1%
Closed Sales		12	11	- 8.3%	22	21	- 4.5%
Median Sales Price*		\$82,000	\$55,000	- 32.9%	\$60,000	\$70,000	+ 16.7%
Percent of Original List Price Received at Sale*		86.6%	85.0%	- 1.8%	81.5%	83.5%	+ 2.4%
Average Days on Market Until Sale		132	60	- 54.4%	130	75	- 42.3%
Single-Family Detached Inventory		345	351	+ 1.7%	--	--	--
Townhouse-Condo Inventory		5	4	- 20.0%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

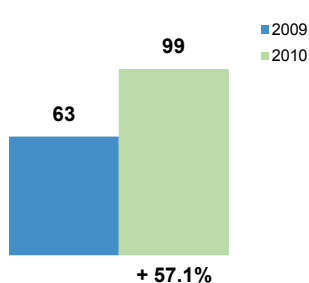


New Listings

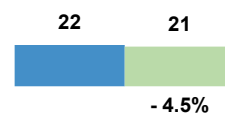


Closed Sales

Activity—Year to Date

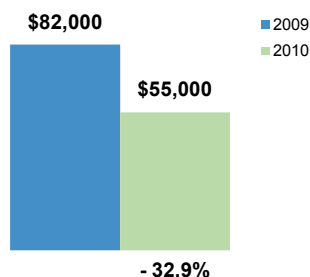


New Listings



Closed Sales

Median Sales Price

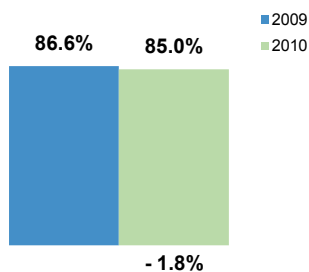


February

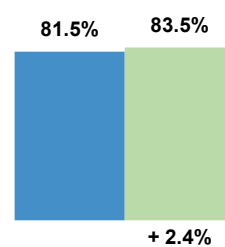


Year to Date

Percent of Original List Price Received at Sale

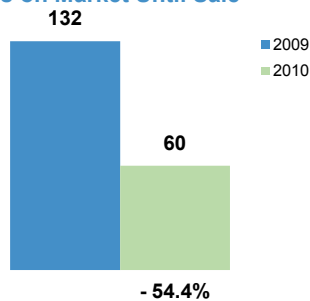


February

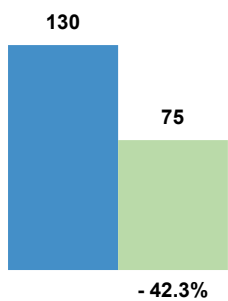


Year to Date

Days on Market Until Sale

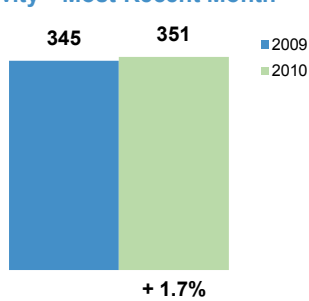


February

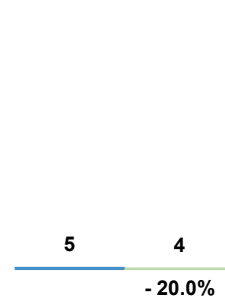


Year to Date

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 57 Putnam County – West

February

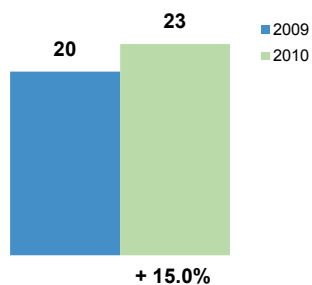
Year to Date

Putnam County, FL

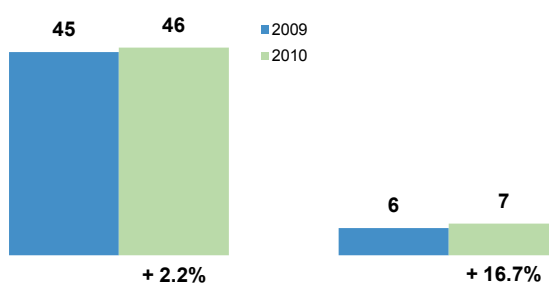
	2009	2010	Change	2009	2010	Change
New Listings	20	23	+ 15.0%	45	46	+ 2.2%
Closed Sales	4	3	- 25.0%	6	7	+ 16.7%
Median Sales Price*	\$24,950	\$42,500	+ 70.3%	\$25,000	\$49,250	+ 97.0%
Percent of Original List Price Received at Sale*	78.9%	74.5%	- 5.6%	78.7%	87.4%	+ 11.1%
Average Days on Market Until Sale	47	173	+ 272.8%	113	141	+ 24.8%
Single-Family Detached Inventory	215	179	- 16.7%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

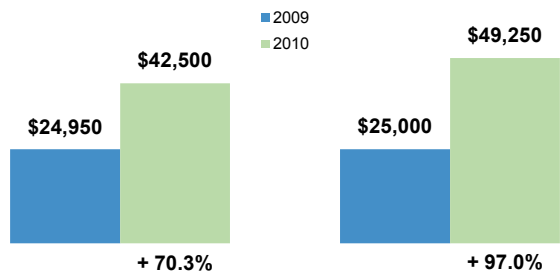
Activity—Most Recent Month



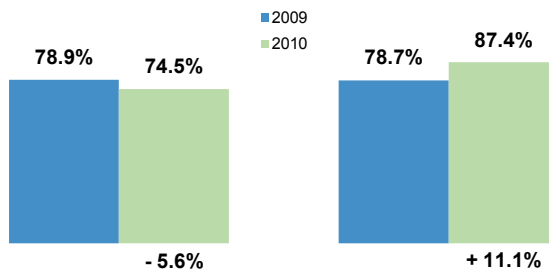
Activity—Year to Date



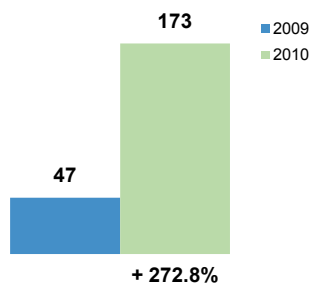
Median Sales Price



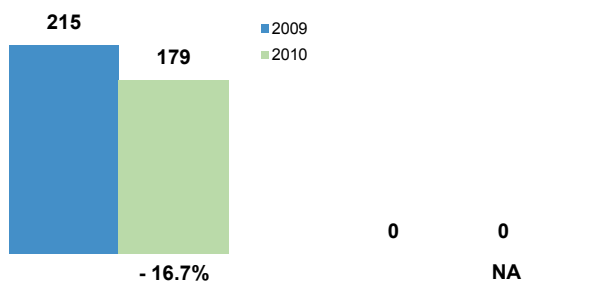
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

Region 58 Putnam County - South

February

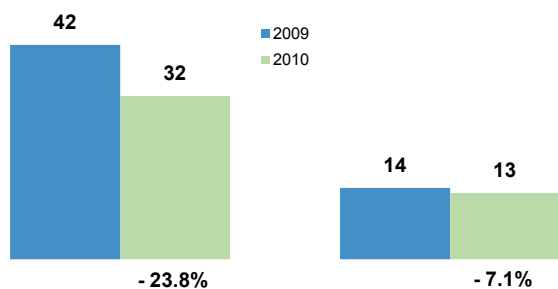
Year to Date

Putnam County, FL

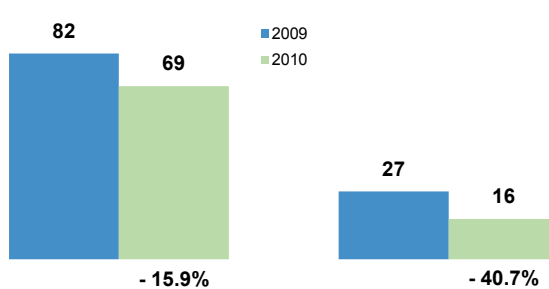
	2009	2010	Change	2009	2010	Change
New Listings	42	32	- 23.8%	82	69	- 15.9%
Closed Sales	14	13	- 7.1%	27	16	- 40.7%
Median Sales Price*	\$82,500	\$46,250	- 43.9%	\$82,500	\$46,250	- 43.9%
Percent of Original List Price Received at Sale*	87.7%	85.9%	- 2.0%	83.3%	85.2%	+ 2.3%
Average Days on Market Until Sale	82	142	+ 72.4%	152	154	+ 1.0%
Single-Family Detached Inventory	307	282	- 8.1%	--	--	--
Townhouse-Condo Inventory	3	8	+ 166.7%	--	--	--

*Does not account for seller concessions

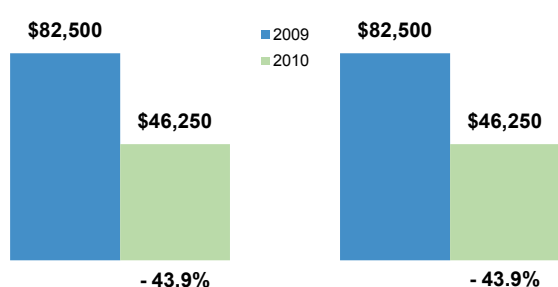
Activity—Most Recent Month



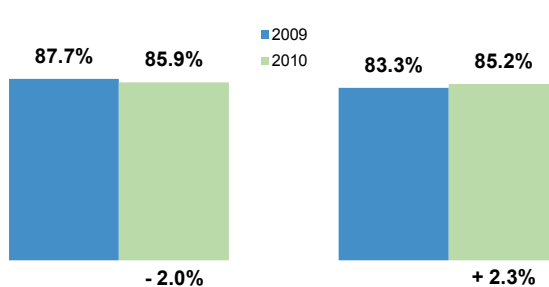
Activity—Year to Date



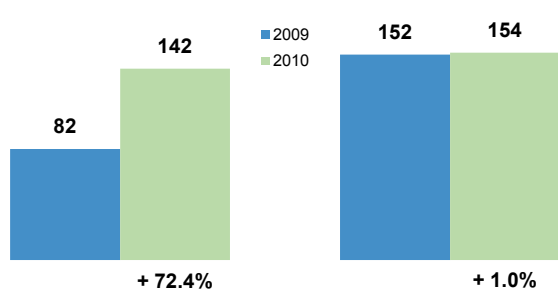
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

