



NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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Monthly Indicators

May 2010

May provided our first month of data after the expiration of the federal home buyer's tax credit. Northeast Florida home buyers kept the momentum going, resulting in a continuing trend of year-over-year increases in both pending and closed sales.

Pending Sales increased 14.2 percent compared to last May to 1,543 purchase agreements signed. Keep in mind that Closed Sales will remain strong through the end of June as buyers wrap up before the June 30 closing date deadline.

New Listings posted a smaller increase, with 2,680 new properties being added to available market inventory, representing a 3.4 percent year-over-year increase. This sort of market activity has brought inventory down 8.8 percent to 15,070 Active Listings.

As expected, Median Sales Price did post a 15.7 percent decrease over the same period last year. We anticipate prices remaining relatively soft due to the prevalence of lender-mediated foreclosures and short sales.

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Area breakouts of 29 submarkets begin after page 15.

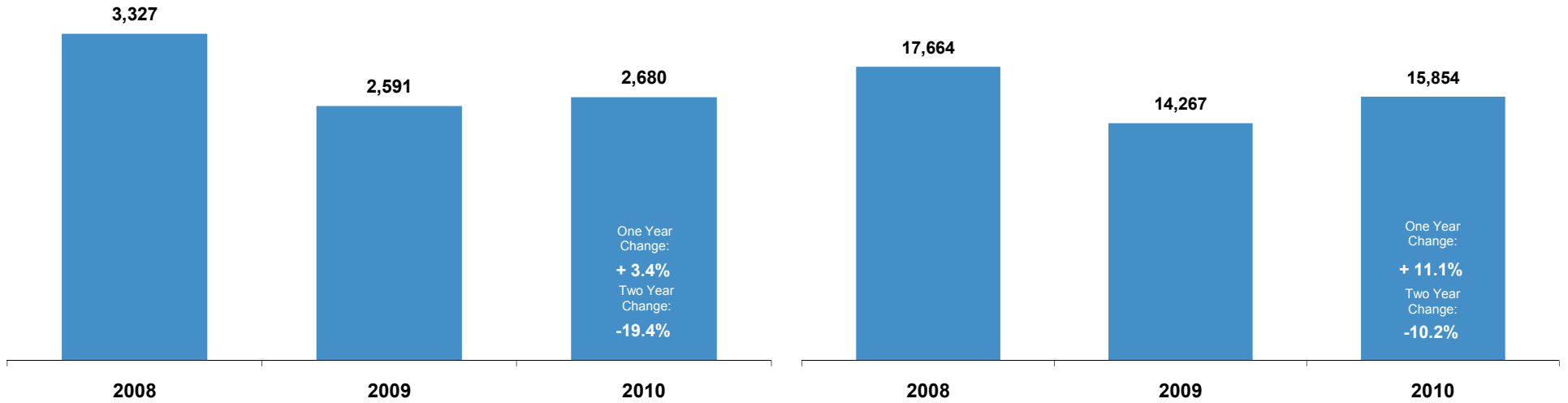
New Listings

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

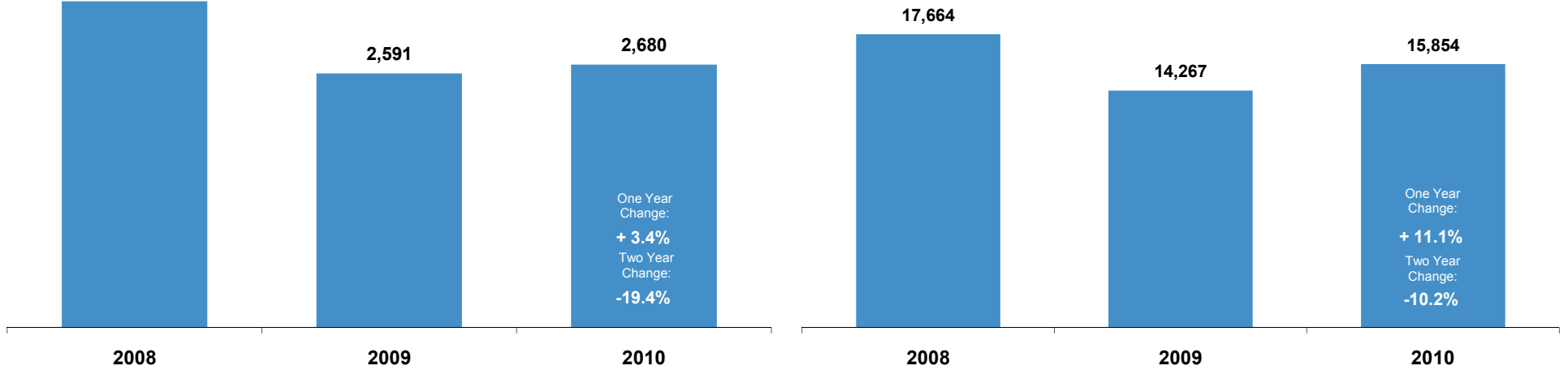


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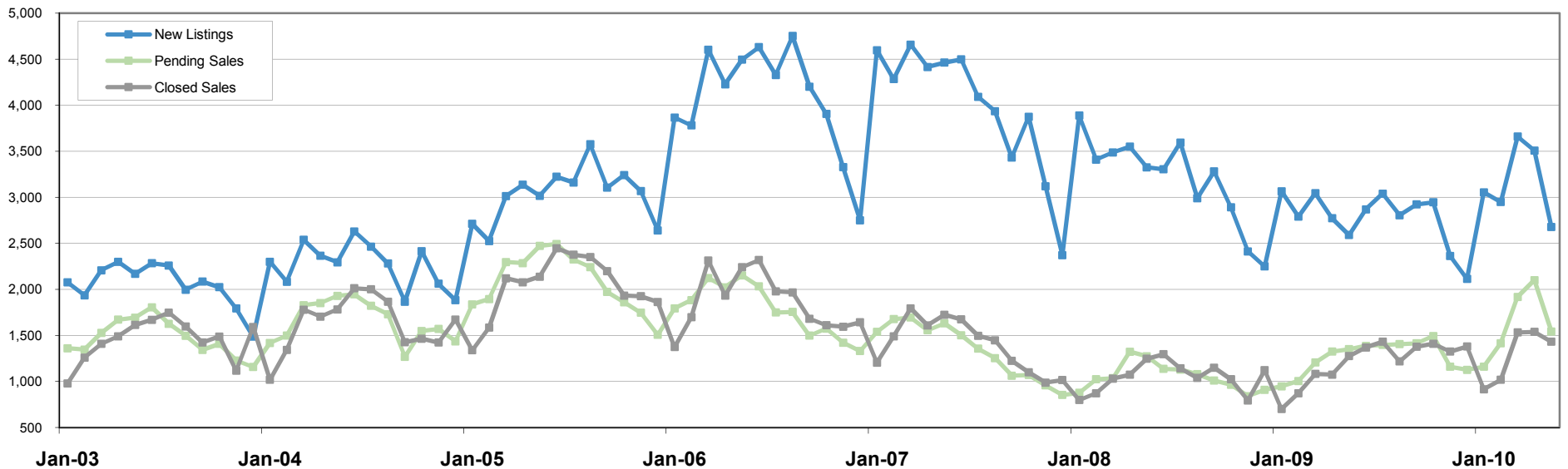
May



Year to Date



Historical Market Activity



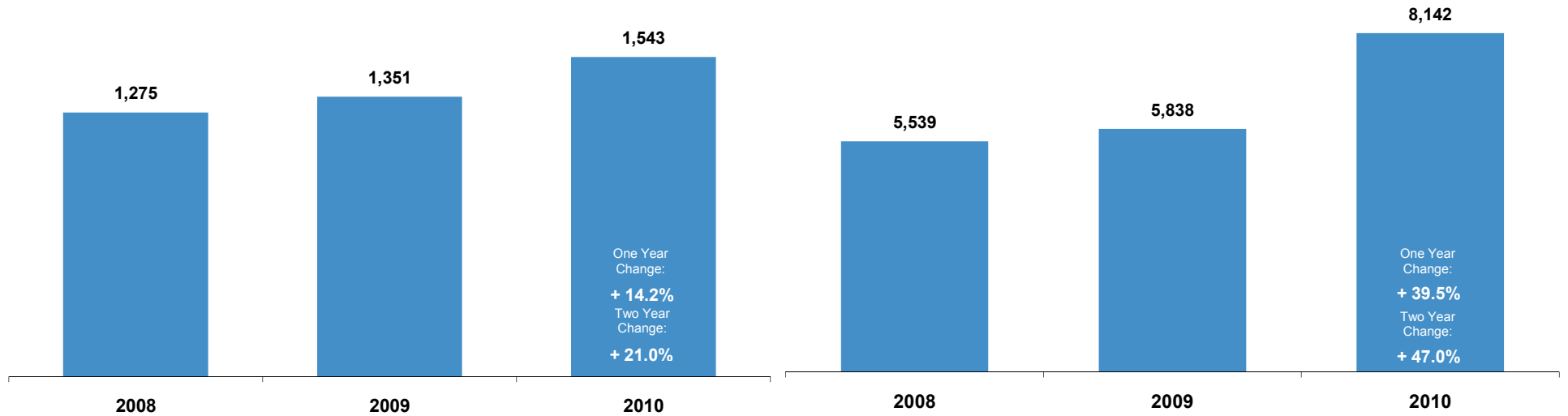
Pending Sales

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

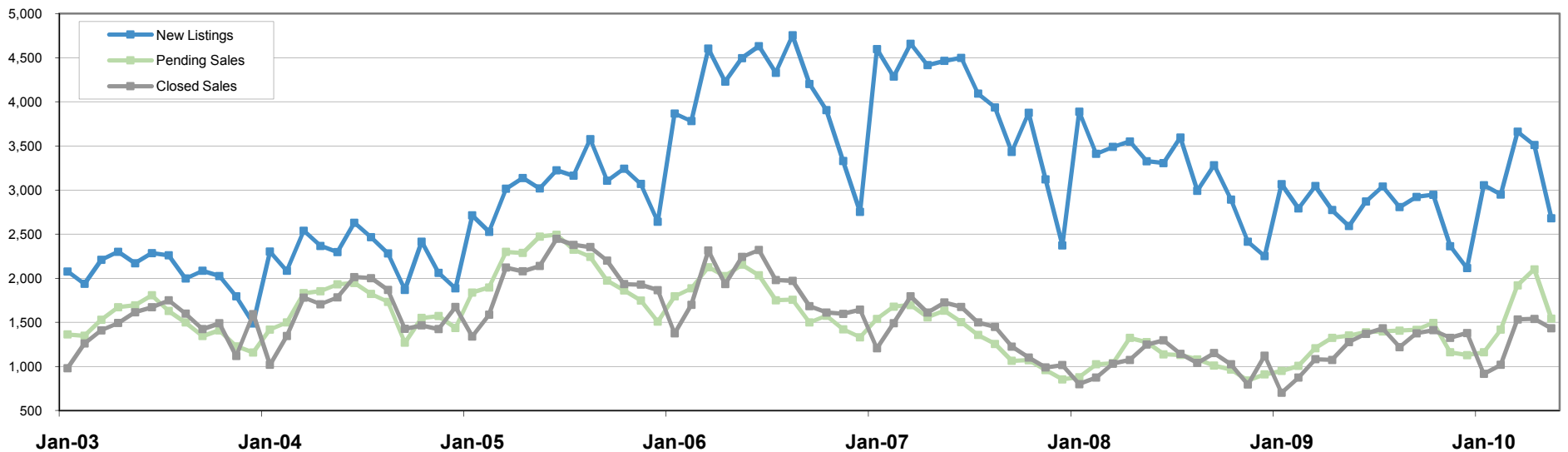


May

Year to Date



Historical Market Activity



Closed Sales

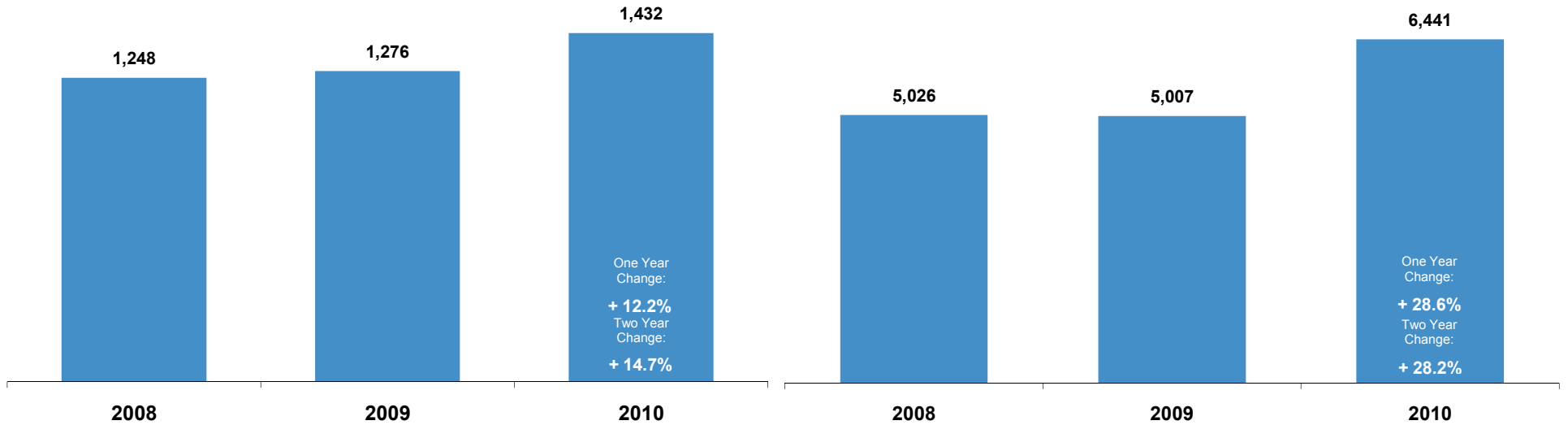
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



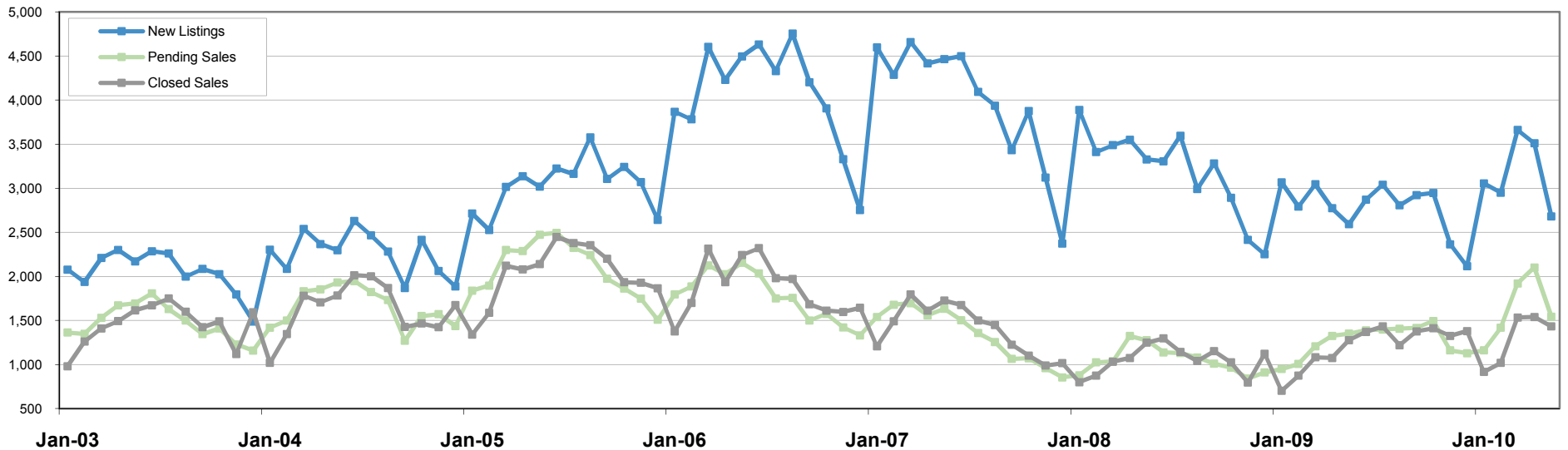
**NORTHEAST FLORIDA
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May

Year to Date



Historical Market Activity



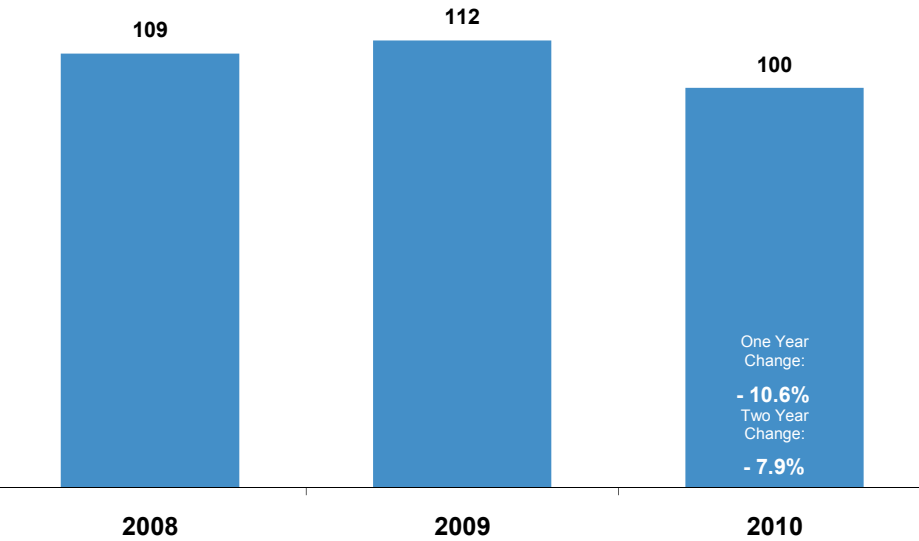
Days on Market Until Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

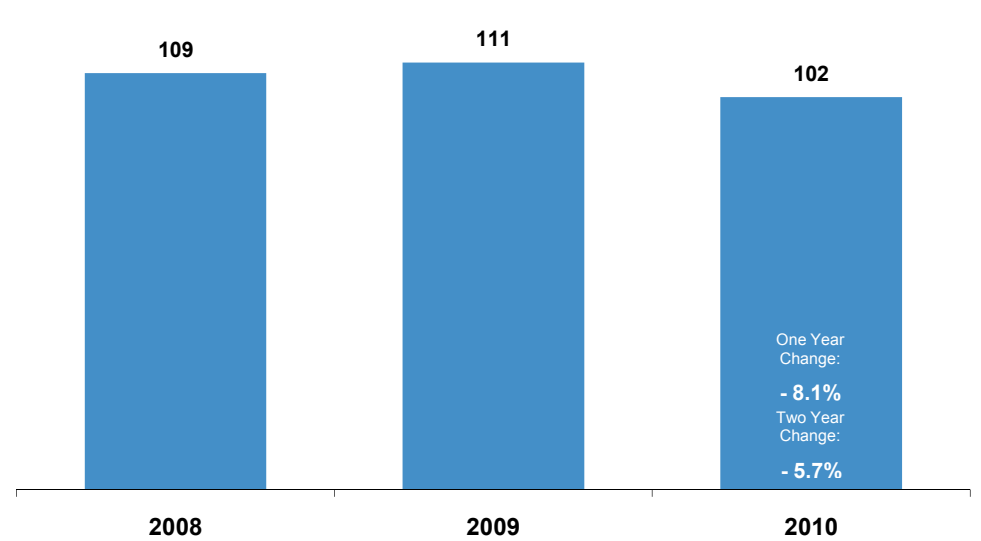


NORTHEAST FLORIDA
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May



Year to Date



Historical Days on Market Until Sale



Median Sales Price

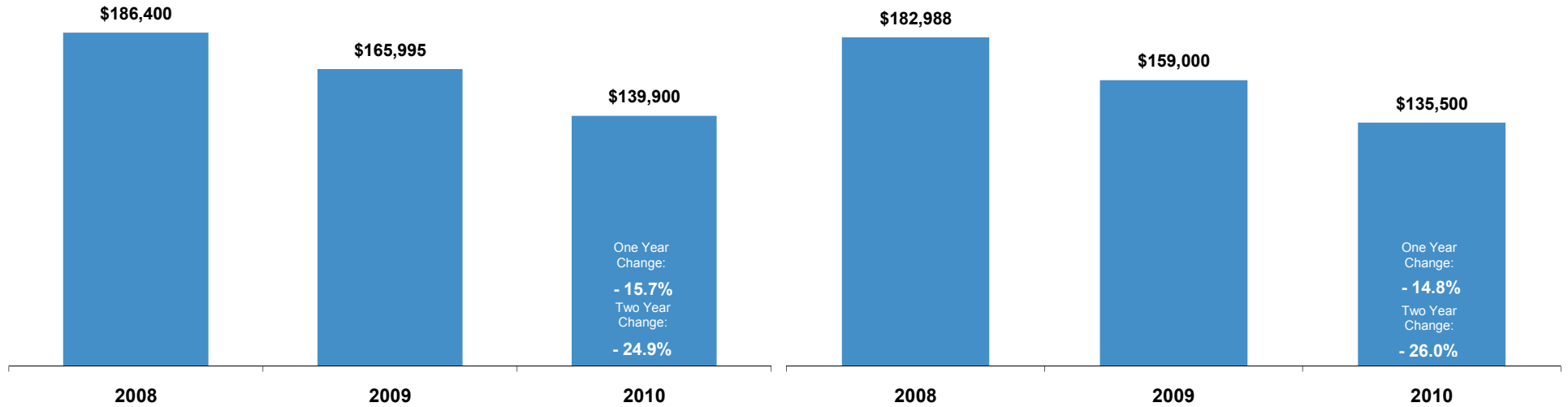
A Monthly Indicator from the Northeast Florida Association of REALTORS®



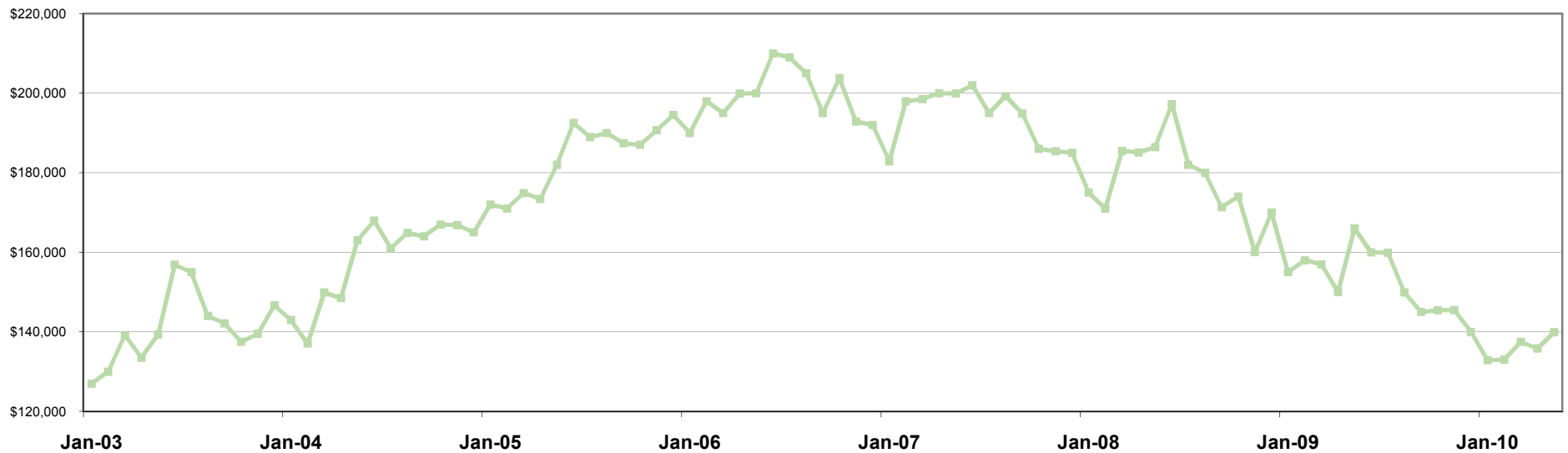
May

Year to Date

Figures do not take into account seller concessions.



Historical Median Prices



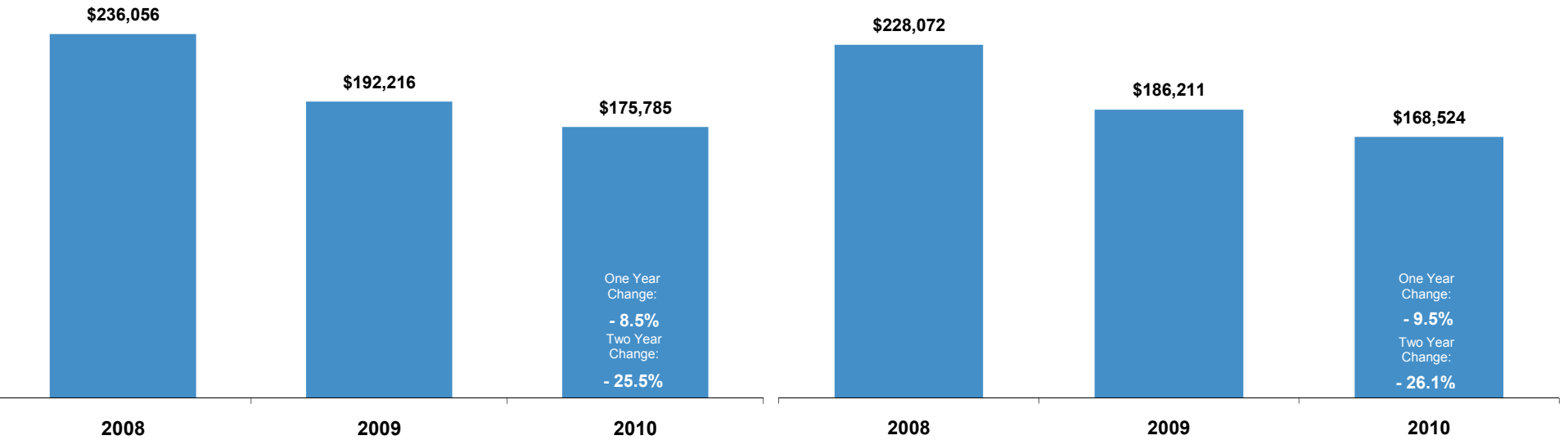
Average Sales Price

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



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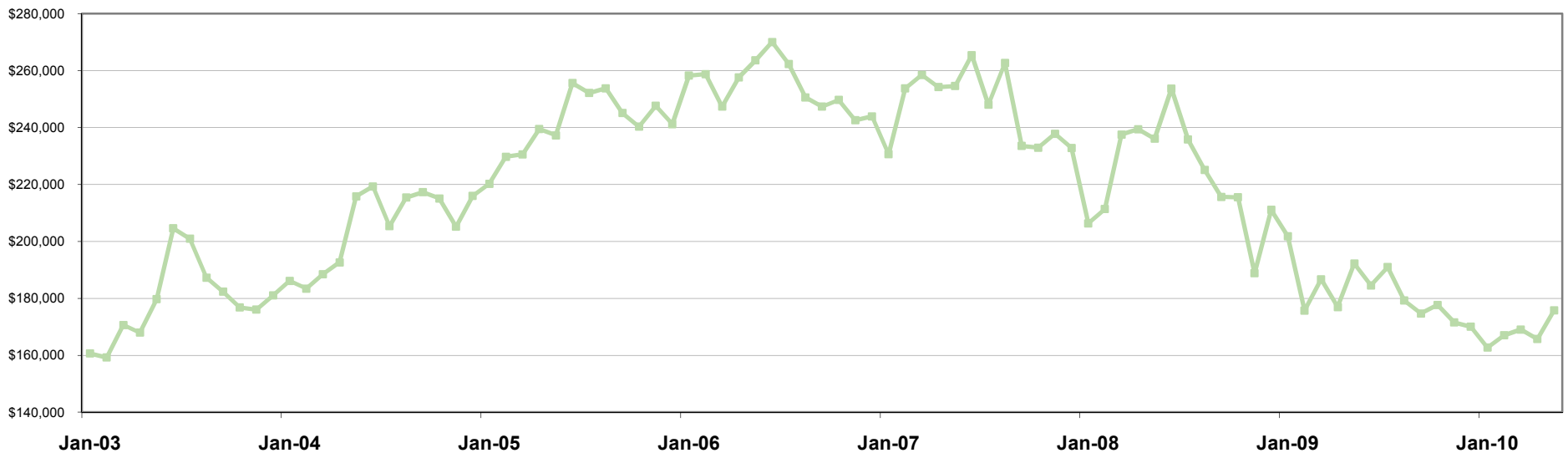
May



Year to Date

Figures do not take into account seller concessions.

Historical Average Prices

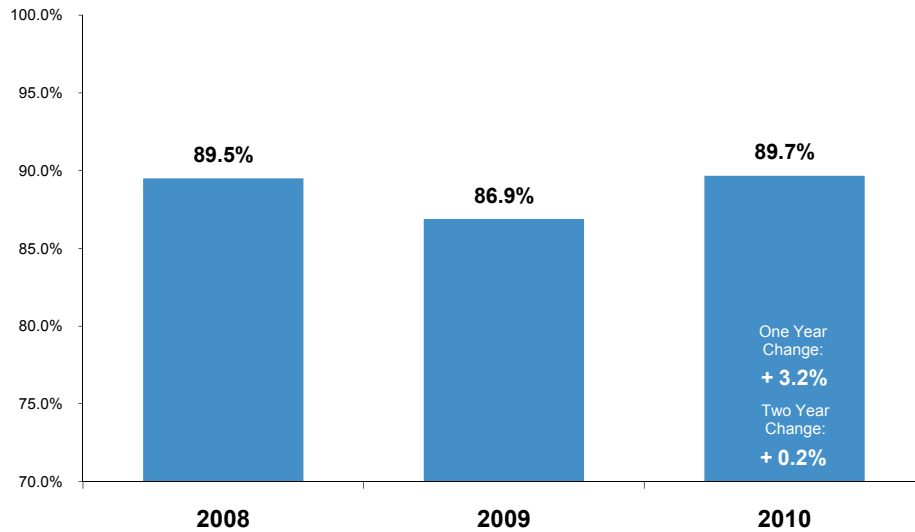


Percent of Original List Price Received at Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

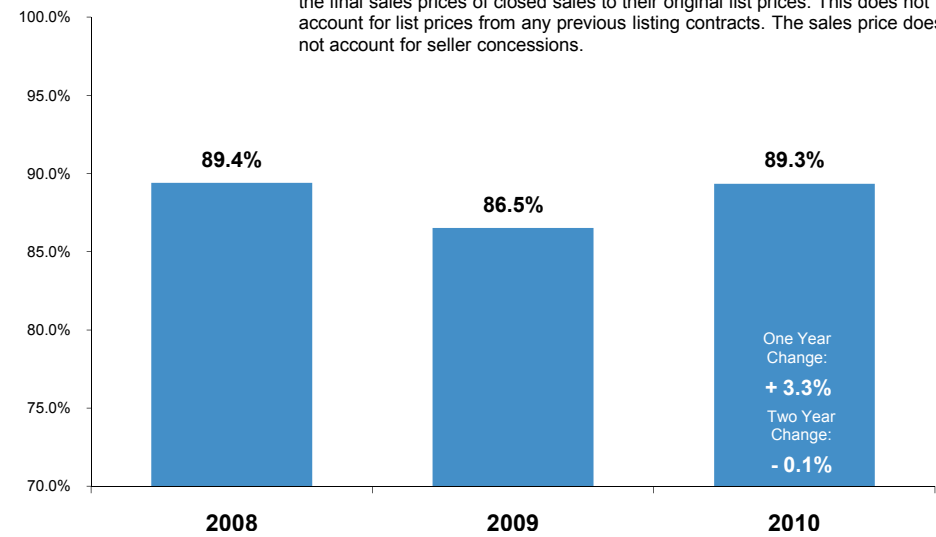


May

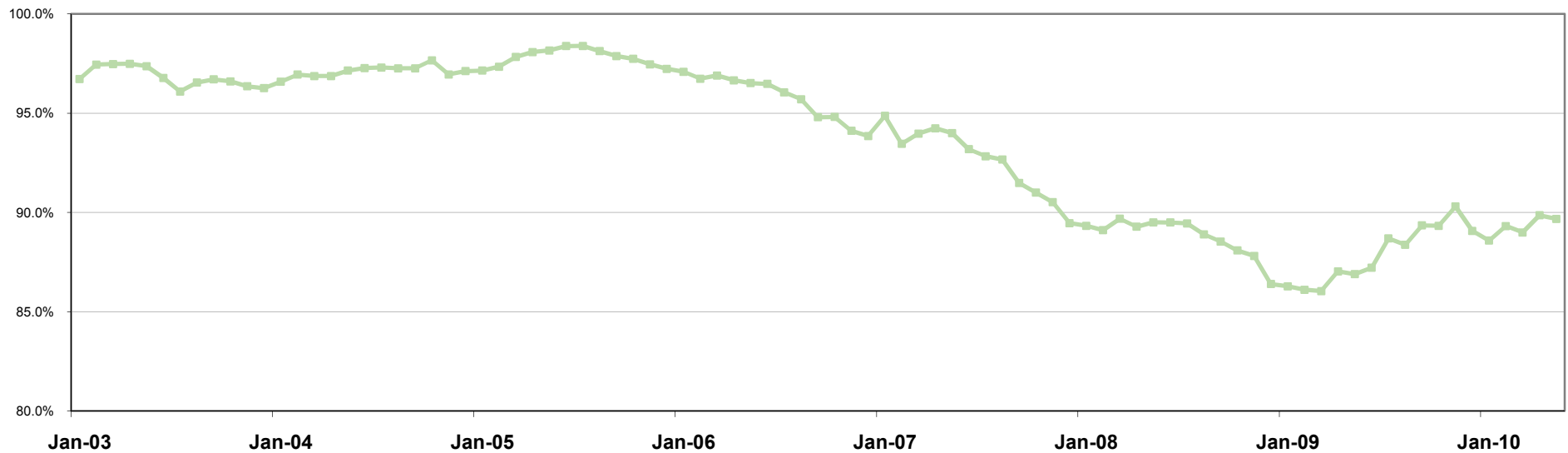


Year to Date

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®**

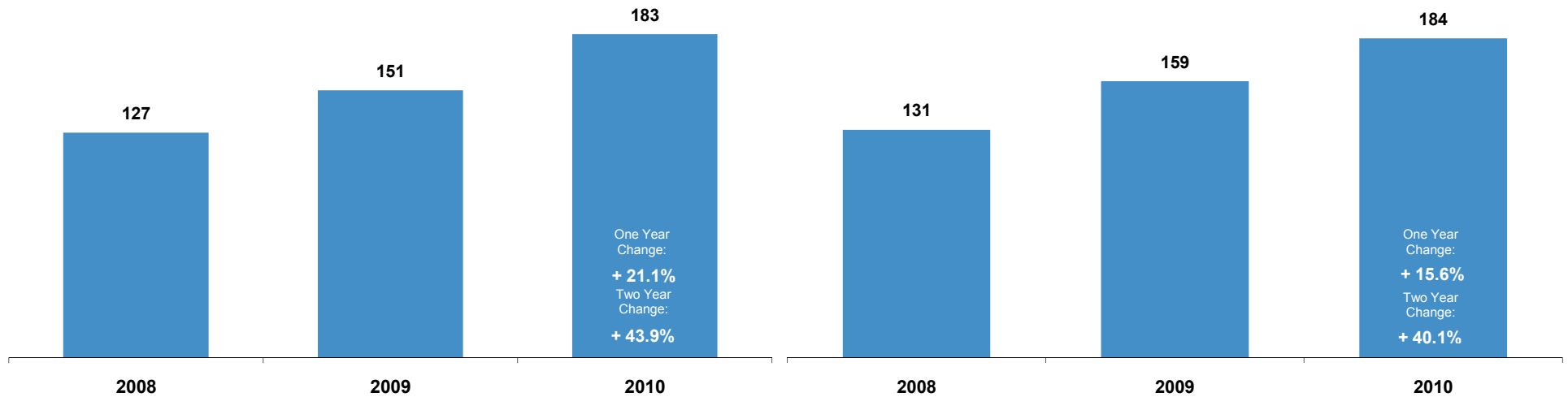


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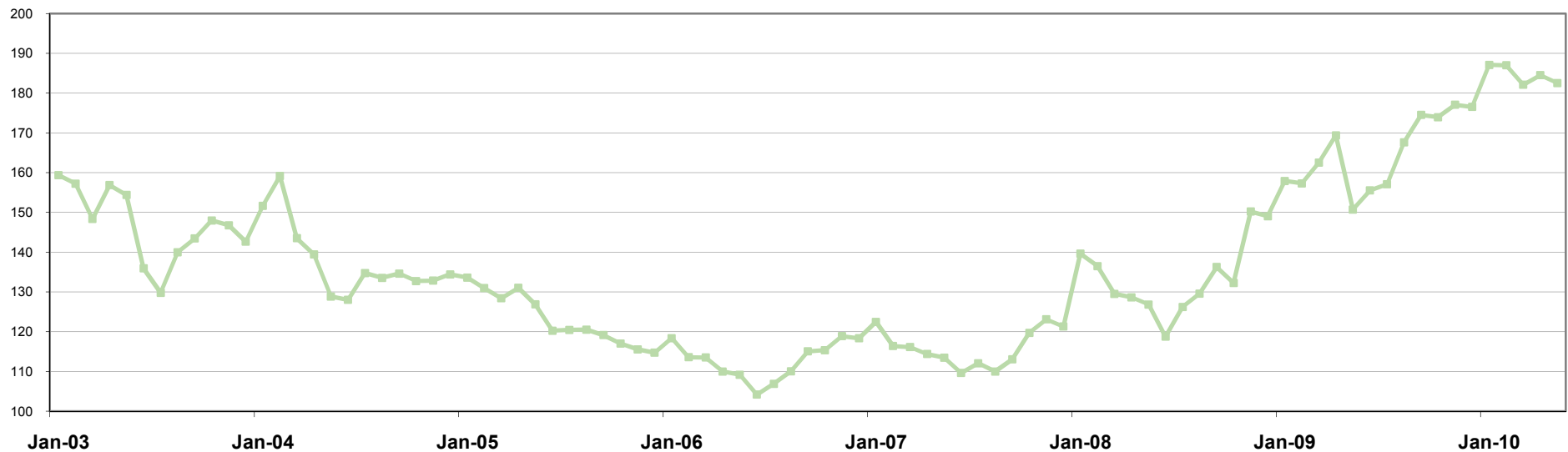
May

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

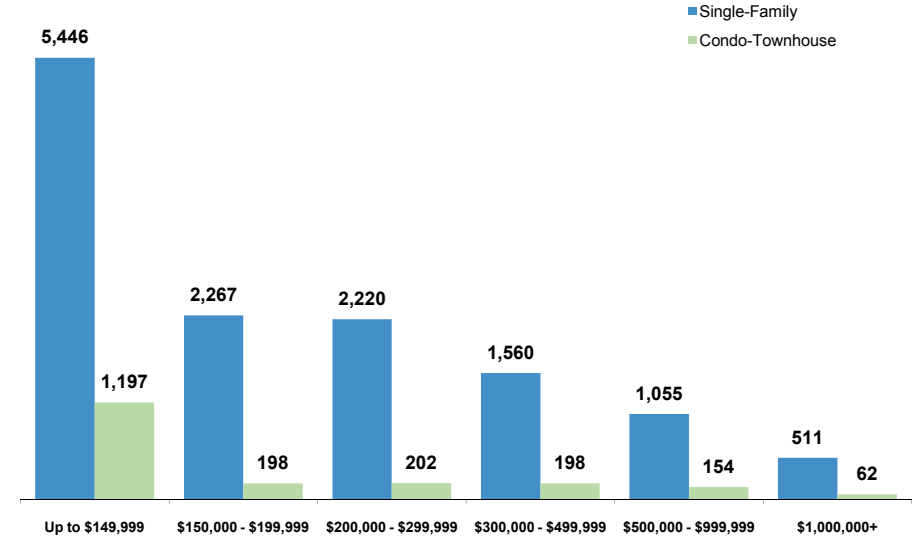
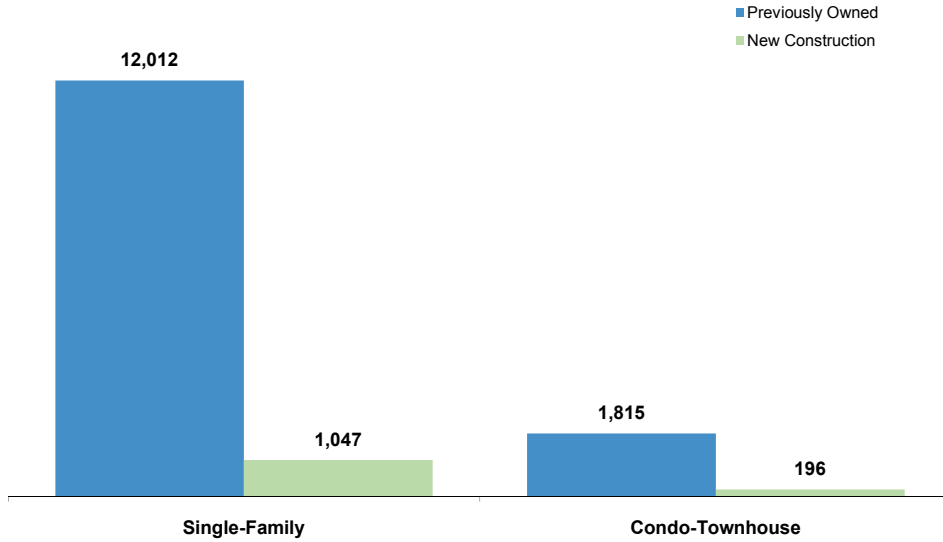


Housing Supply Outlook

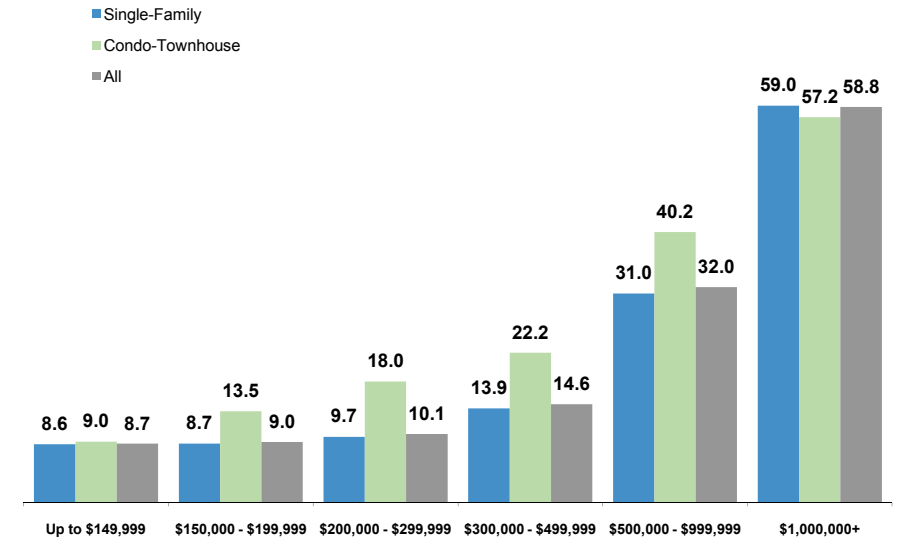
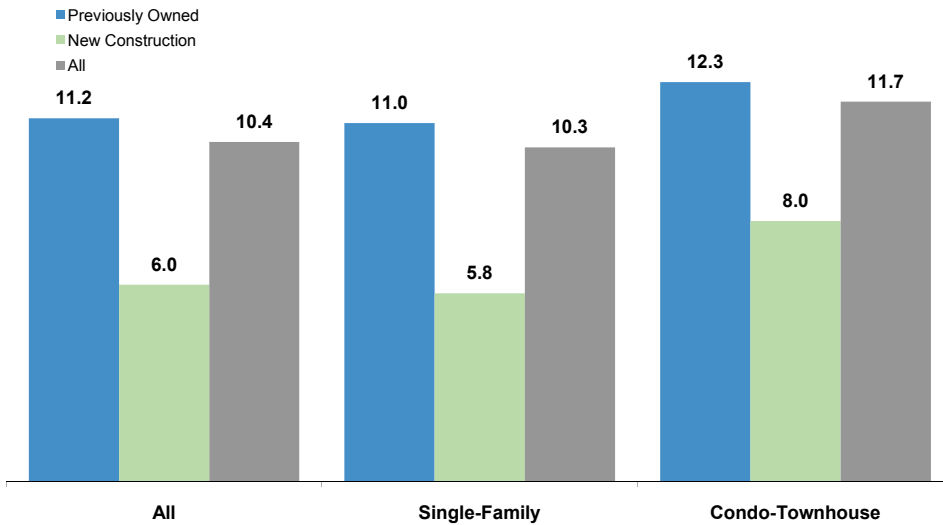
A Monthly Indicator from the Northeast Florida Association of REALTORS®



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

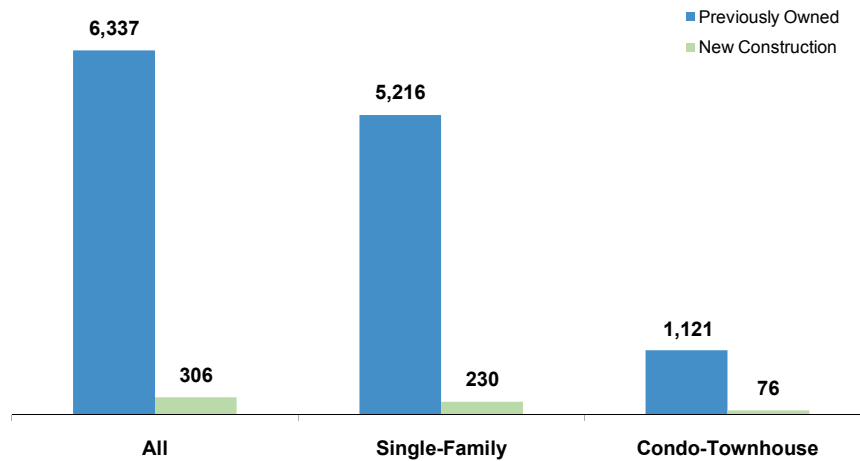
Housing Supply Outlook

A Monthly Indicator from the Northeast Florida Association of REALTORS®

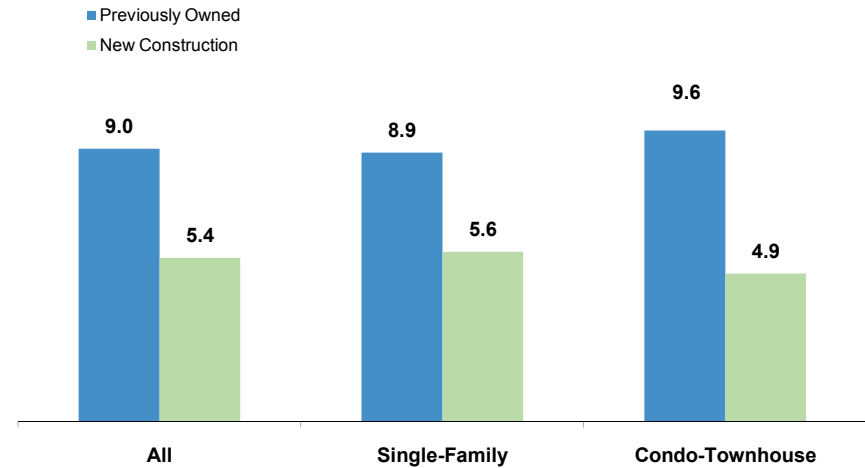


Up to \$149,999

Inventory

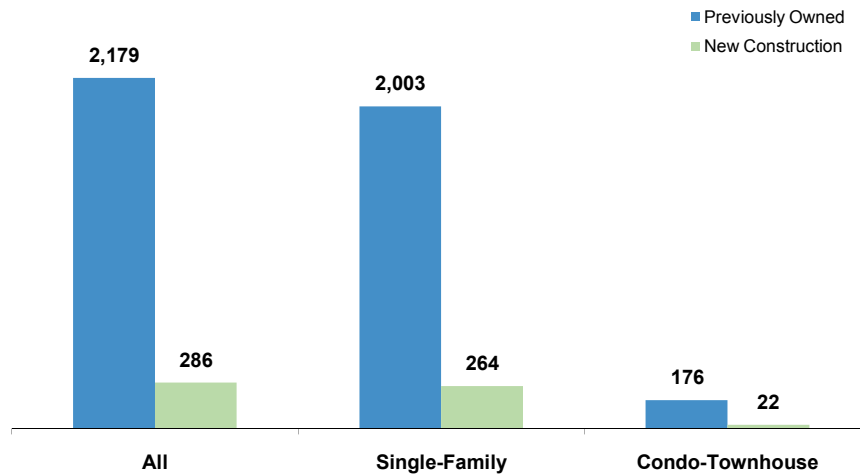


Months Supply

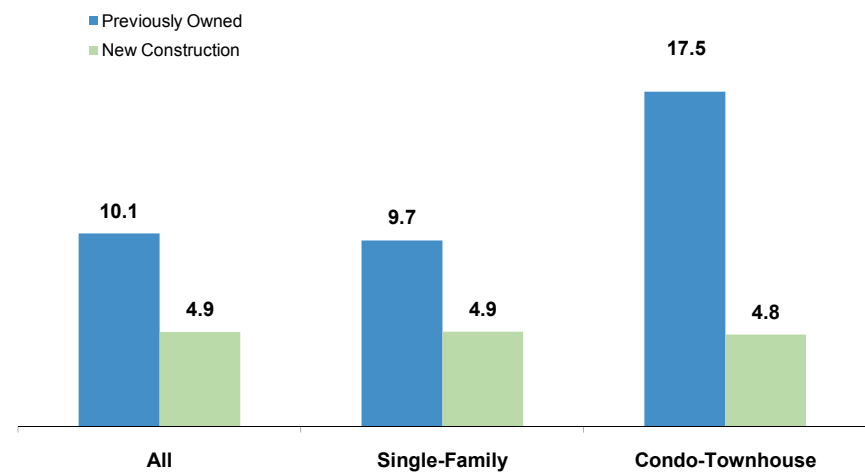


\$150,000 to \$199,999

Inventory



Months Supply



Housing Supply Outlook

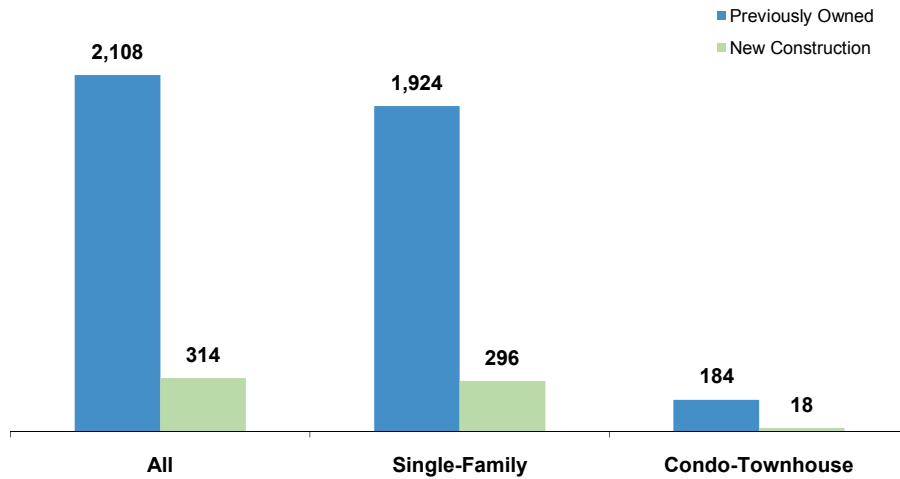
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



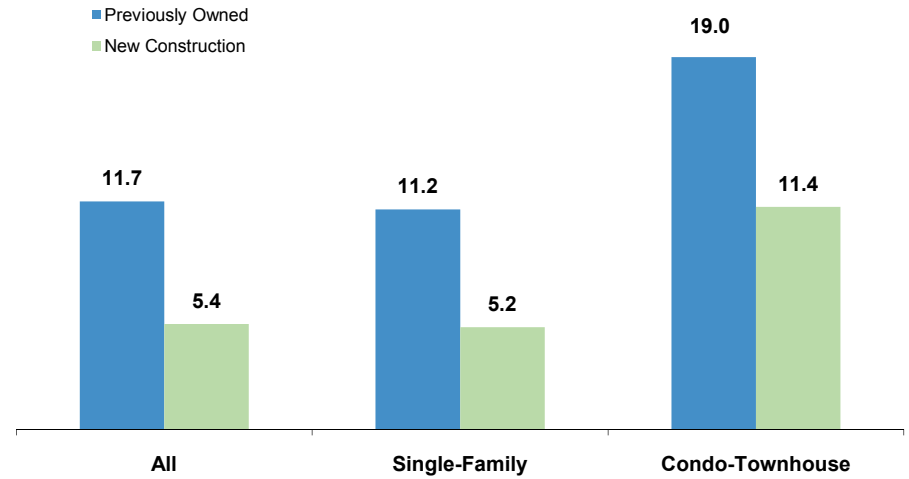
**NORTHEAST FLORIDA
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\$200,000 to \$299,999

Inventory

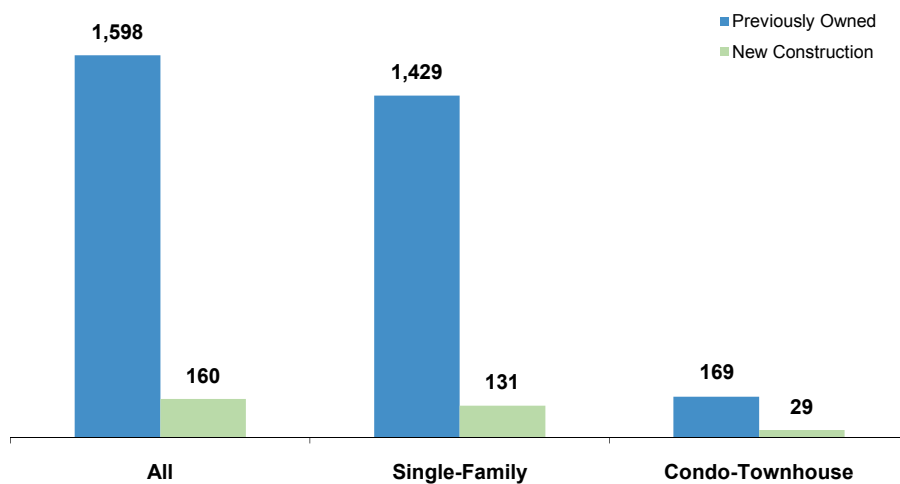


Months Supply

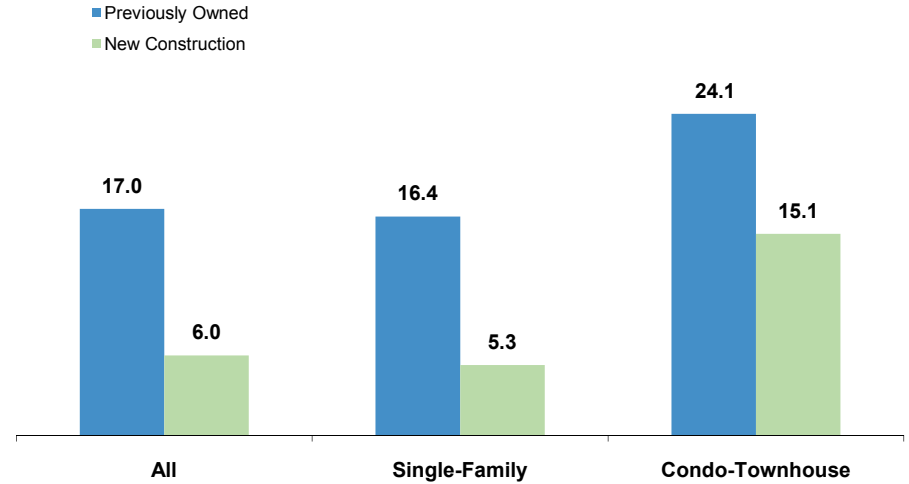


\$300,000 to \$499,999

Inventory



Months Supply



Housing Supply Outlook

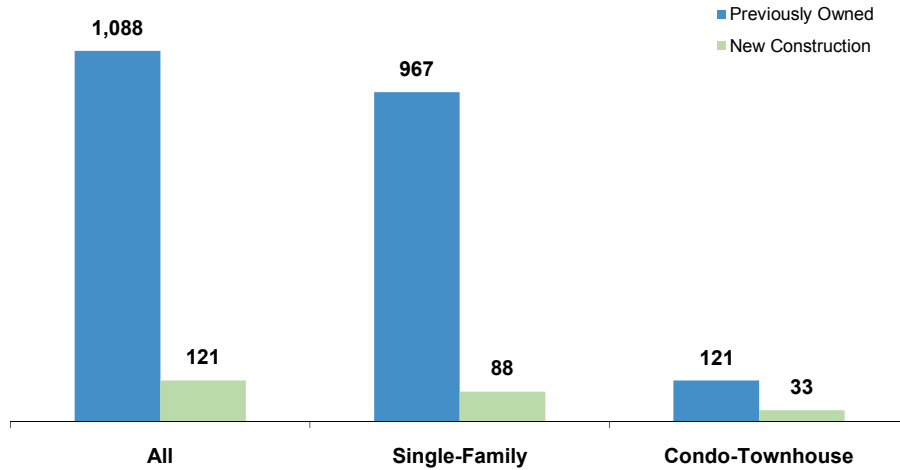
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



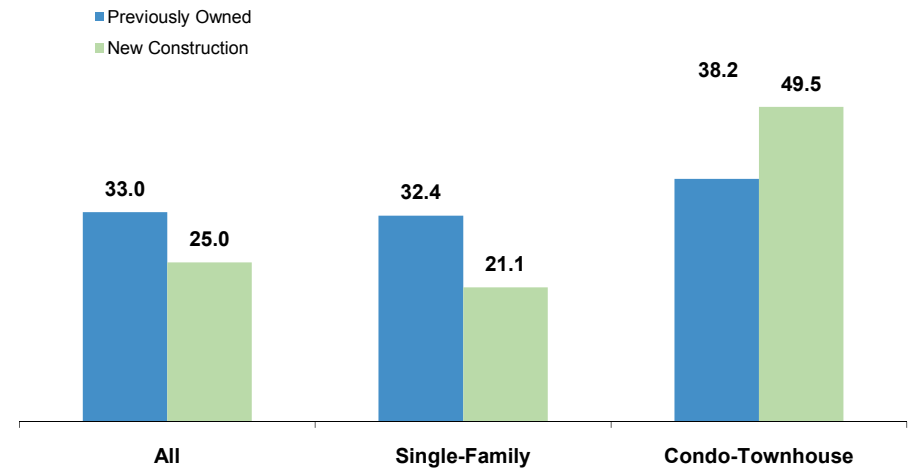
**NORTHEAST FLORIDA
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\$500,000 to \$999,999

Inventory

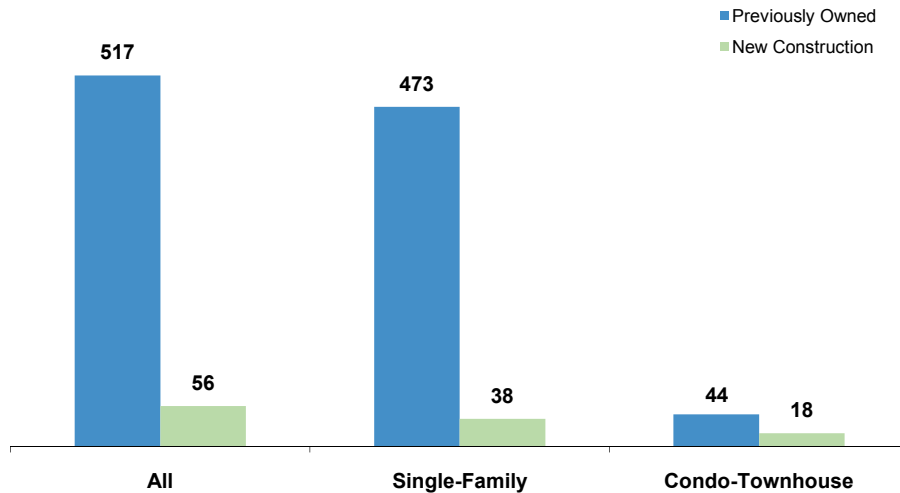


Months Supply

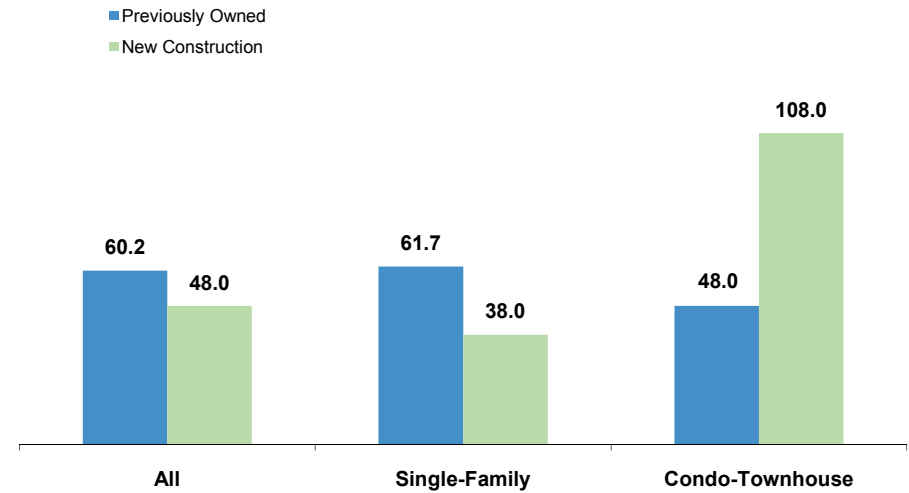


\$1,000,000 and above

Inventory



Months Supply



Market Overview



A Monthly Indicator from the Northeast Florida Association of REALTORS®

May 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	Mar	3,660	3,045	+ 20.2%	3,891	9,665	8,903	+ 8.6%	11,030
	Apr	3,509	2,773	+ 26.5%	3,695	13,174	11,676	+ 12.8%	14,725
	May	2,680	2,591	+ 3.4%	3,511	15,854	14,267	+ 11.1%	18,236
Pending Sales	Mar	1,920	1,207	+ 59.1%	1,597	4,498	3,162	+ 42.3%	4,264
	Apr	2,101	1,325	+ 58.6%	1,666	6,599	4,487	+ 47.1%	5,930
	May	1,543	1,351	+ 14.2%	1,591	8,142	5,838	+ 39.5%	7,521
Closed Sales	Mar	1,534	1,082	+ 41.8%	1,551	3,469	2,656	+ 30.6%	3,742
	Apr	1,540	1,075	+ 43.3%	1,447	5,009	3,731	+ 34.3%	5,188
	May	1,432	1,276	+ 12.2%	1,585	6,441	5,007	+ 28.6%	6,773
Days on Market Until Sale	Mar	104	115	- 9.0%	95	103	112	- 8.1%	93
	Apr	103	109	- 5.5%	92	103	111	- 7.4%	93
	May	100	112	- 10.6%	92	102	111	- 8.1%	93
Median Sales Price	Mar	\$137,500	\$157,000	- 12.4%	\$174,700	\$135,000	\$157,000	- 14.0%	\$171,688
	Apr	\$135,810	\$150,000	- 9.5%	\$174,163	\$135,000	\$155,000	- 12.9%	\$172,200
	May	\$139,900	\$165,995	- 15.7%	\$178,439	\$135,500	\$159,000	- 14.8%	\$174,298
Average Sales Price	Mar	\$169,049	\$186,692	- 9.5%	\$219,823	\$166,771	\$187,084	- 10.9%	\$215,379
	Apr	\$165,720	\$176,925	- 6.3%	\$218,788	\$166,448	\$184,157	- 9.6%	\$216,300
	May	\$175,785	\$192,216	- 8.5%	\$224,447	\$168,524	\$186,211	- 9.5%	\$218,239
Total Active Listings Available	Mar	15,208	16,650	- 8.7%					
	Apr	15,249	16,731	- 8.9%	--	--	--	--	--
	May	15,070	16,524	- 8.8%					
Percent of Original List Price Received At Sale	Mar	89.0%	86.0%	+ 3.4%	91.1%	91.1%	86.1%	+ 5.8%	89.0%
	Apr	89.9%	87.0%	+ 3.2%	91.4%	91.4%	86.4%	+ 5.8%	89.2%
	May	89.7%	86.9%	+ 3.2%	91.3%	91.3%	86.5%	+ 5.6%	89.3%
Housing Affordability Index	Mar	182	163	+ 12.1%	141	185	160	+ 15.8%	
	Apr	185	169	+ 9.0%	141	185	162	+ 13.8%	--
	May	183	151	+ 21.1%	137	184	159	+ 15.6%	
Months Supply of Inventory	Mar	11.5	15.8	- 27.0%					
	Apr	11.0	15.6	- 29.4%	--	--	--	--	--
	May	10.4	15.4	- 32.5%					

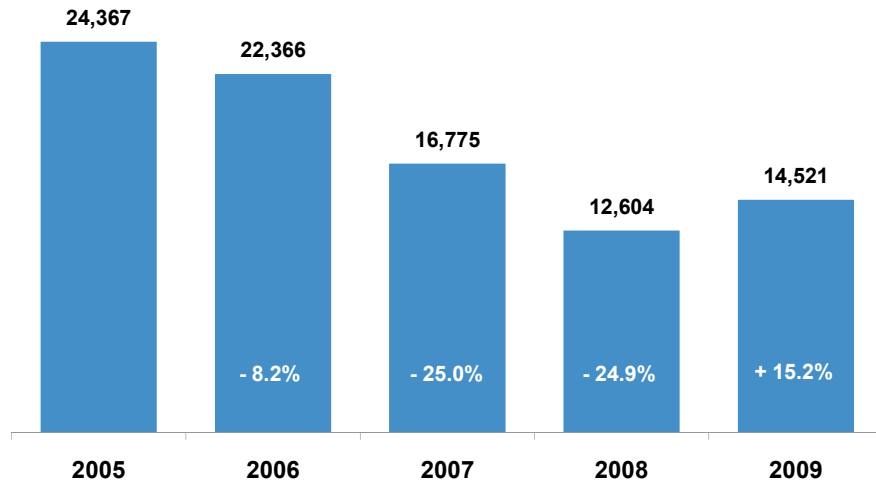
Annual Review

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

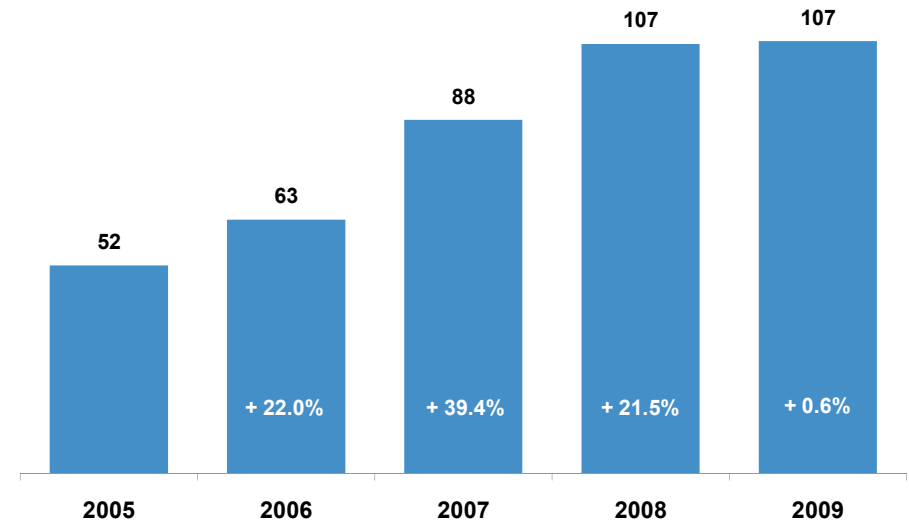


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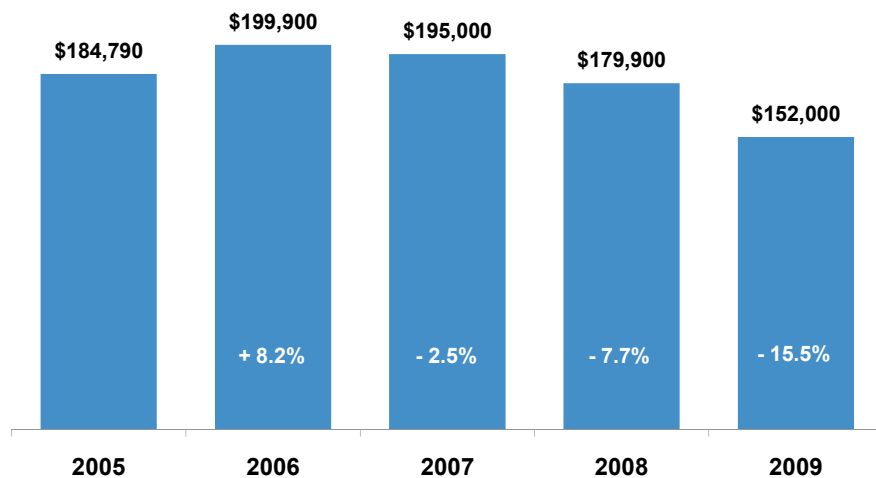
Closed Sales



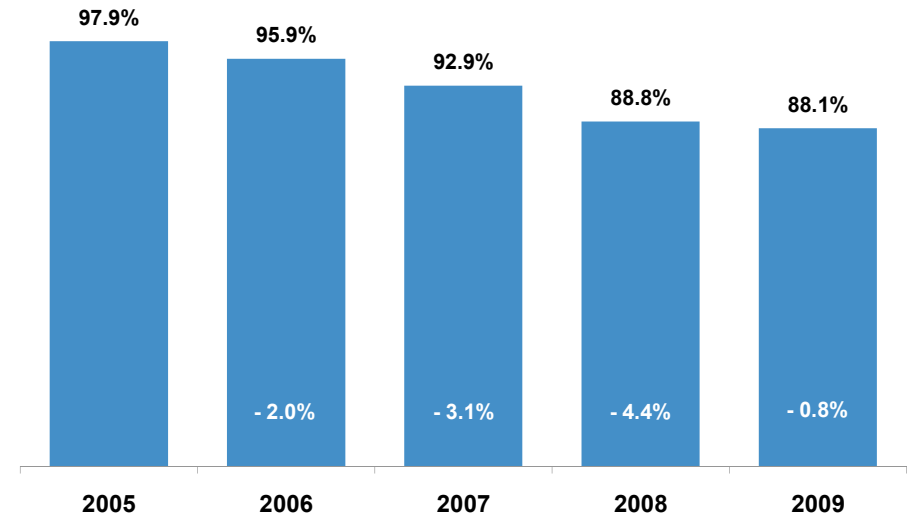
Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale



Local Market Updates

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



Region 01 Southside/Mandarin/ Bartram

May

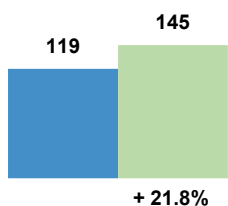
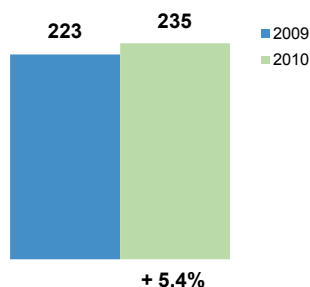
Year to Date

Duval County, FL

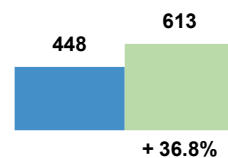
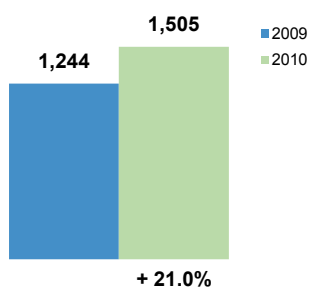
	2009	2010	Change	2009	2010	Change
New Listings	223	235	+ 5.4%	1,244	1,505	+ 21.0%
Closed Sales	119	145	+ 21.8%	448	613	+ 36.8%
Median Sales Price*	\$182,500	\$146,125	- 19.9%	\$180,000	\$150,000	- 16.7%
Percent of Original List Price Received at Sale*	88.1%	90.8%	+ 3.1%	88.5%	90.5%	+ 2.2%
Average Days on Market Until Sale	118	108	- 8.6%	115	109	- 5.1%
Single-Family Detached Inventory	1,063	1,105	+ 4.0%	--	--	--
Townhouse-Condo Inventory	312	200	- 35.9%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



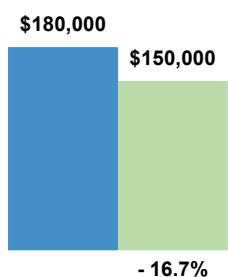
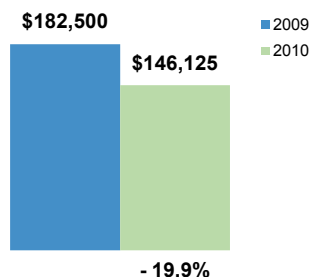
New Listings

Closed Sales

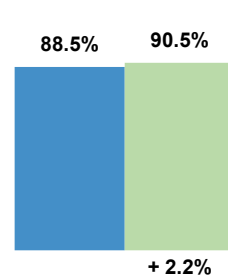
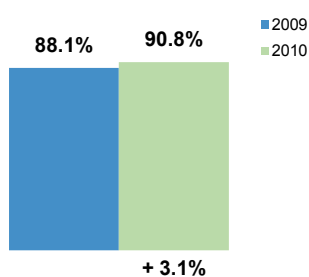
New Listings

Closed Sales

Median Sales Price



Percent of Original List Price Received at Sale



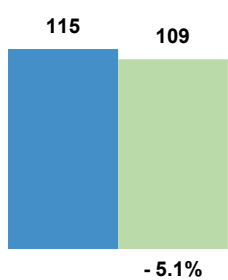
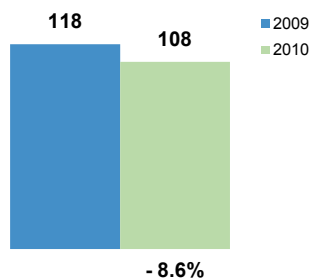
May

Year to Date

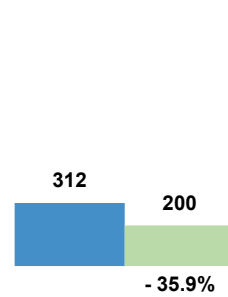
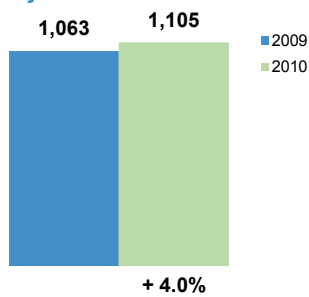
May

Year to Date

Days on Market Until Sale



Activity—Most Recent Month



May

Year to Date

Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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Region 02

Southside

May

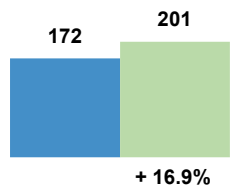
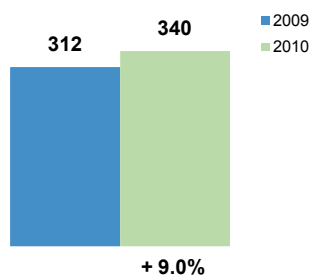
Year to Date

Duval County, FL

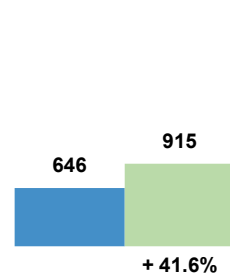
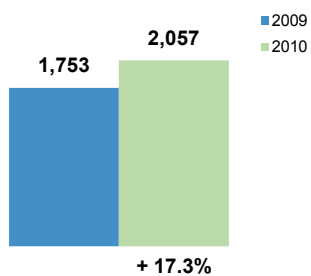
	2009	2010	Change	2009	2010	Change
New Listings	312	340	+ 9.0%	1,753	2,057	+ 17.3%
Closed Sales	172	201	+ 16.9%	646	915	+ 41.6%
Median Sales Price*	\$165,000	\$115,000	- 30.3%	\$156,550	\$130,000	- 17.0%
Percent of Original List Price Received at Sale*	87.6%	90.7%	+ 3.5%	87.6%	90.4%	+ 3.2%
Average Days on Market Until Sale	97	82	- 15.3%	103	95	- 8.0%
Single-Family Detached Inventory	1,251	1,176	- 6.0%	--	--	--
Townhouse-Condo Inventory	544	530	- 2.6%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



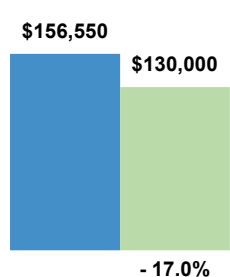
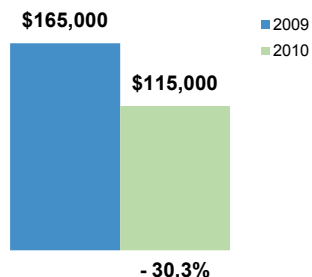
New Listings

Closed Sales

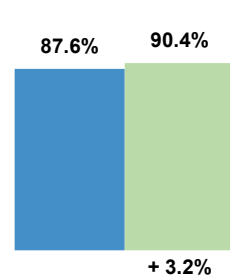
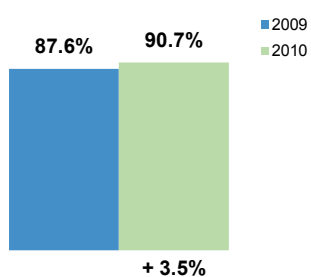
New Listings

Closed Sales

Median Sales Price



Percent of Original List Price Received at Sale



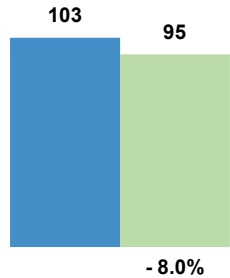
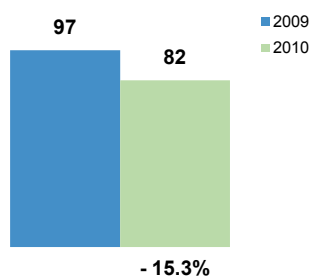
May

Year to Date

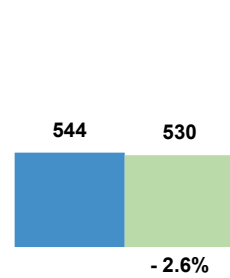
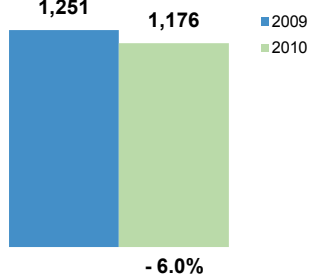
May

Year to Date

Days on Market Until Sale



Activity—Most Recent Month



May

Year to Date

Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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



Region 03

Riverside/Avondale/ Ortega

Duval County, FL

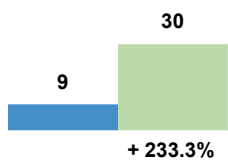
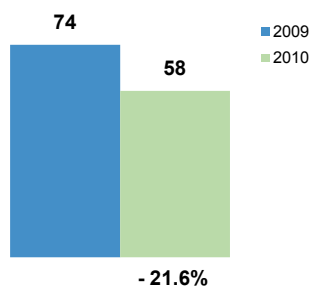
May

Year to Date

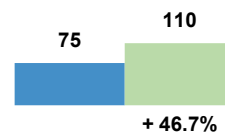
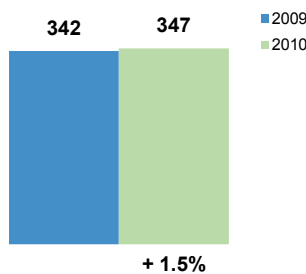
	2009	2010	Change	2009	2010	Change
New Listings	74	58	- 21.6%	342	347	+ 1.5%
Closed Sales	9	30	+ 233.3%	75	110	+ 46.7%
Median Sales Price*	\$180,000	\$192,500	+ 6.9%	\$180,000	\$197,250	+ 9.6%
Percent of Original List Price Received at Sale*	85.7%	84.2%	- 1.8%	84.2%	87.1%	+ 3.4%
Average Days on Market Until Sale	104	130	+ 24.8%	124	131	+ 5.3%
Single-Family Detached Inventory	319	312	- 2.2%	--	--	--
Townhouse-Condo Inventory	76	62	- 18.4%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



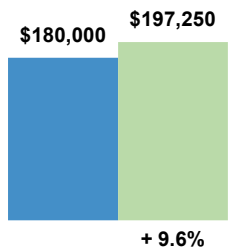
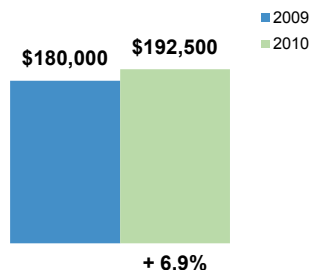
New Listings

Closed Sales

New Listings

Closed Sales

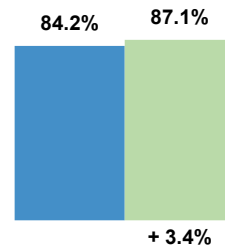
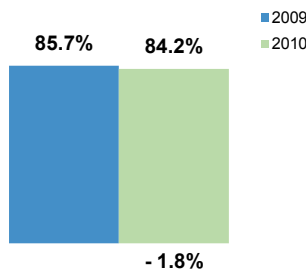
Median Sales Price



May

Year to Date

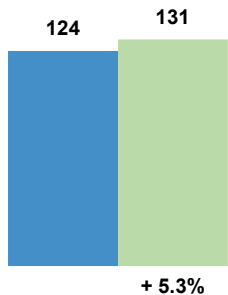
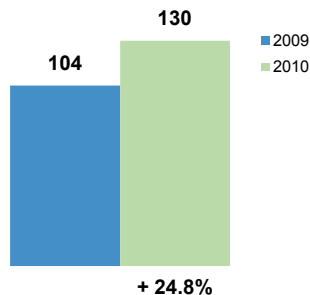
Percent of Original List Price Received at Sale



May

Year to Date

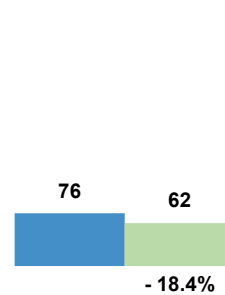
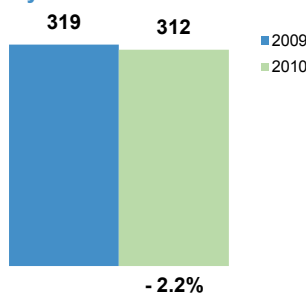
Days on Market Until Sale



May

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

May

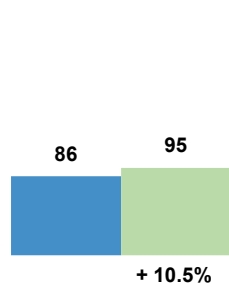
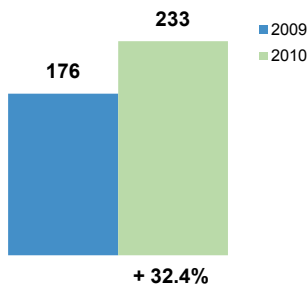
Year to Date

Duval County, FL

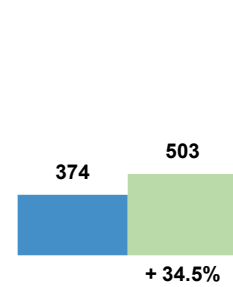
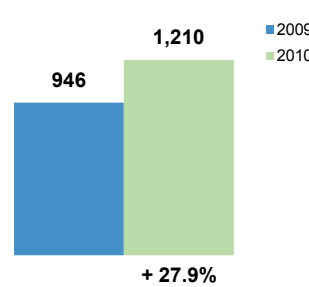
	2009	2010	Change	2009	2010	Change
New Listings	176	233	+ 32.4%	946	1,210	+ 27.9%
Closed Sales	86	95	+ 10.5%	374	503	+ 34.5%
Median Sales Price*	\$137,500	\$115,000	- 16.4%	\$140,000	\$121,000	- 13.6%
Percent of Original List Price Received at Sale*	87.7%	89.7%	+ 2.3%	85.9%	91.0%	+ 5.9%
Average Days on Market Until Sale	106	79	- 25.7%	111	84	- 24.5%
Single-Family Detached Inventory	940	909	- 3.3%	--	--	--
Townhouse-Condo Inventory	111	89	- 19.8%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



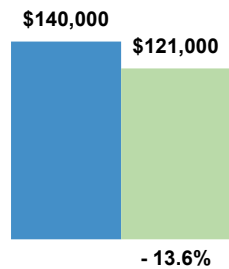
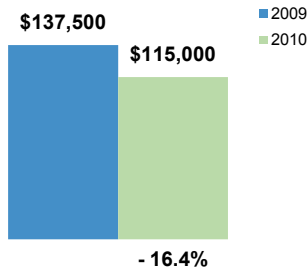
New Listings

Closed Sales

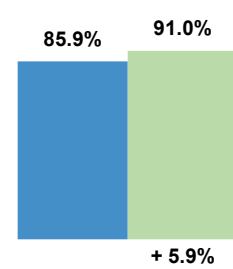
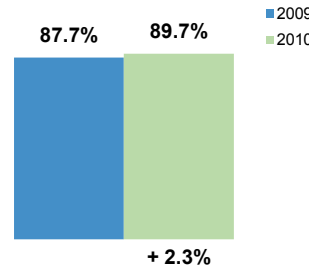
New Listings

Closed Sales

Median Sales Price



Percent of Original List Price Received at Sale



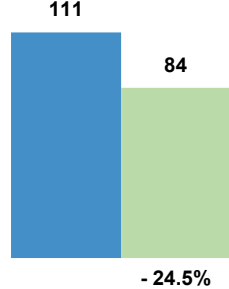
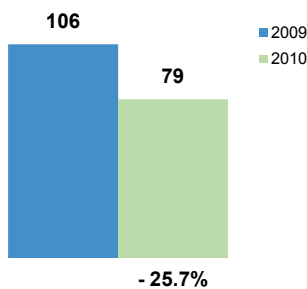
May

Year to Date

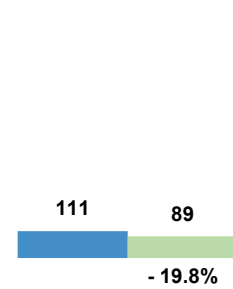
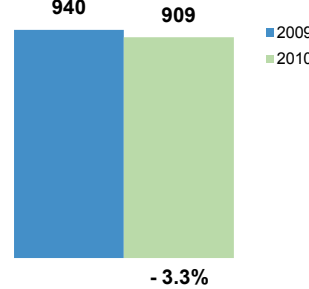
May

Year to Date

Days on Market Until Sale



Activity—Most Recent Month



May

Year to Date

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

May

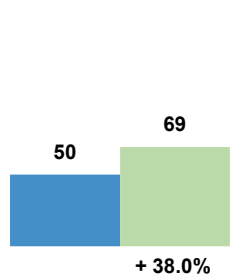
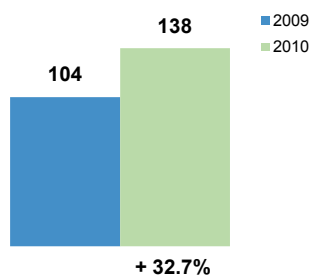
Year to Date

Duval County, FL

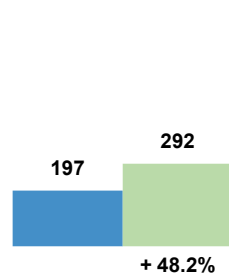
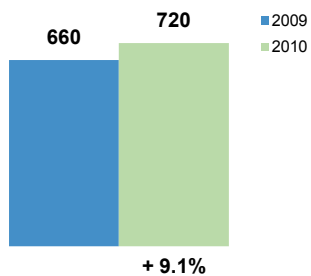
	2009	2010	Change	2009	2010	Change
New Listings	104	138	+ 32.7%	660	720	+ 9.1%
Closed Sales	50	69	+ 38.0%	197	292	+ 48.2%
Median Sales Price*	\$59,000	\$80,000	+ 35.6%	\$67,000	\$72,000	+ 7.5%
Percent of Original List Price Received at Sale*	84.6%	87.6%	+ 3.5%	82.8%	88.5%	+ 6.9%
Average Days on Market Until Sale	81	86	+ 6.3%	83	83	- 0.9%
Single-Family Detached Inventory	646	549	- 15.0%	--	--	--
Townhouse-Condo Inventory	56	32	- 42.9%	--	--	--

*Does not account for seller concessions

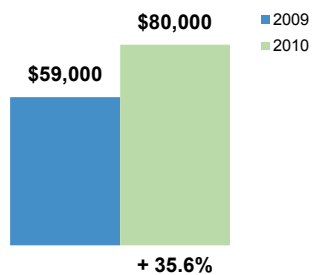
Activity—Most Recent Month



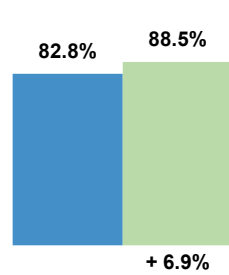
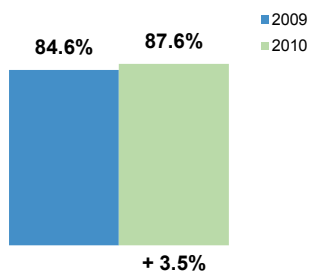
Activity—Year to Date



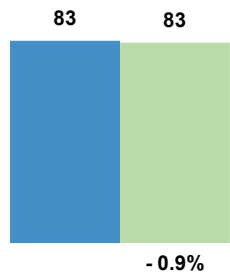
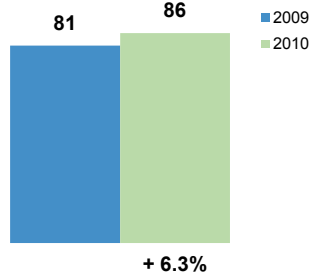
Median Sales Price



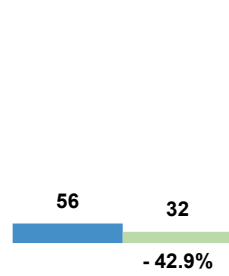
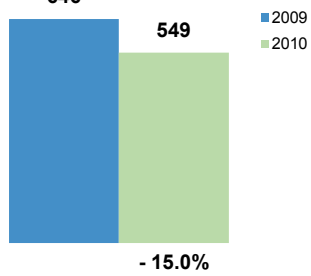
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 06

West Jacksonville

May

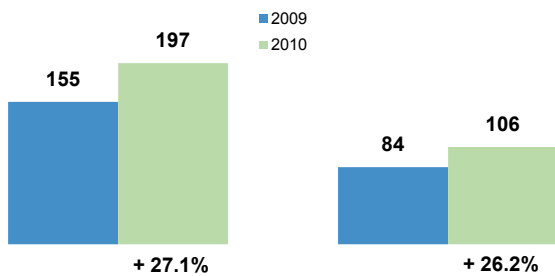
Year to Date

Duval County, FL

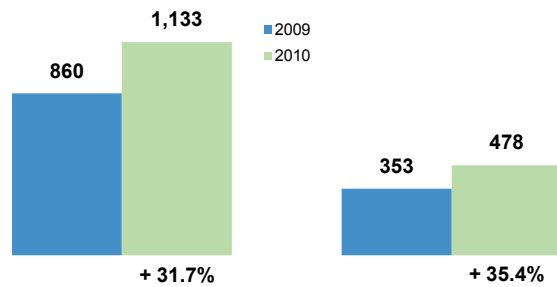
	2009	2010	Change	2009	2010	Change
New Listings	155	197	+ 27.1%	860	1,133	+ 31.7%
Closed Sales	84	106	+ 26.2%	353	478	+ 35.4%
Median Sales Price*	\$130,000	\$105,000	- 19.2%	\$130,000	\$109,700	- 15.6%
Percent of Original List Price Received at Sale*	86.5%	93.1%	+ 7.6%	86.8%	92.1%	+ 6.1%
Average Days on Market Until Sale	115	82	- 29.0%	112	84	- 25.1%
Single-Family Detached Inventory	881	836	- 5.1%	--	--	--
Townhouse-Condo Inventory	33	40	+ 21.2%	--	--	--

*Does not account for seller concessions

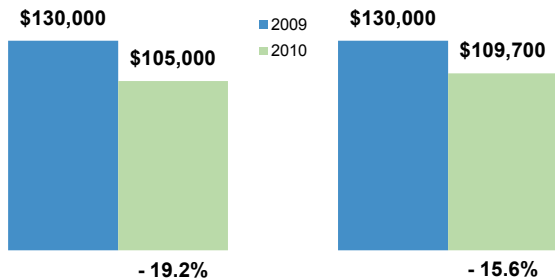
Activity—Most Recent Month



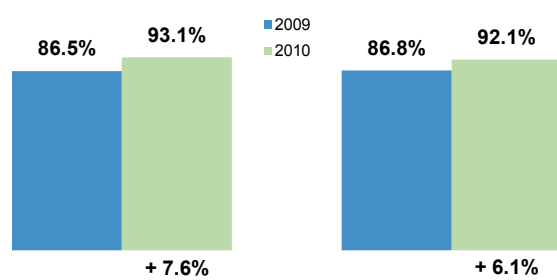
Activity—Year to Date



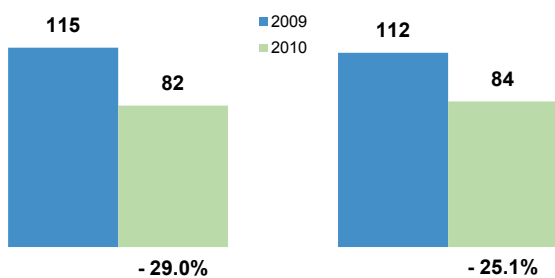
Median Sales Price



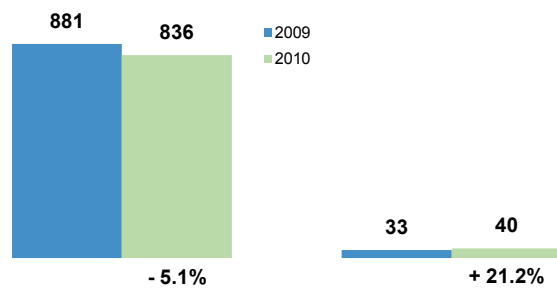
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 07

Springfield/Downtown/Paxon/Trout
River South

May

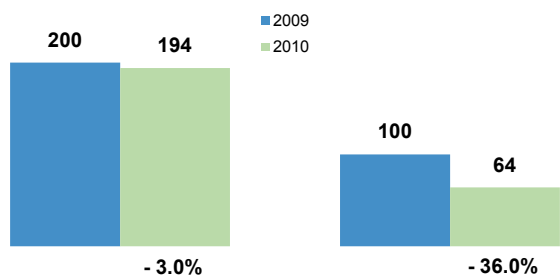
Year to Date

Duval County, FL

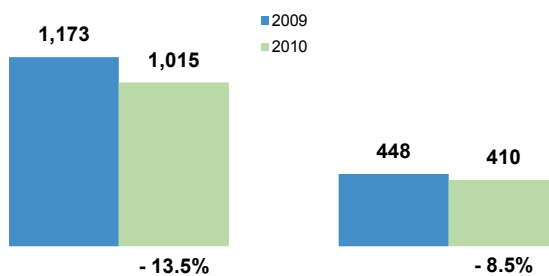
	2009	2010	Change	2009	2010	Change
New Listings	200	194	- 3.0%	1,173	1,015	- 13.5%
Closed Sales	100	64	- 36.0%	448	410	- 8.5%
Median Sales Price*	\$26,000	\$20,000	- 23.1%	\$23,000	\$20,000	- 13.0%
Percent of Original List Price Received at Sale*	82.2%	88.4%	+ 7.6%	80.3%	87.9%	+ 9.4%
Average Days on Market Until Sale	90	73	- 19.2%	95	67	- 30.1%
Single-Family Detached Inventory	1,075	846	- 21.3%	--	--	--
Townhouse-Condo Inventory	157	43	- 72.6%	--	--	--

*Does not account for seller concessions

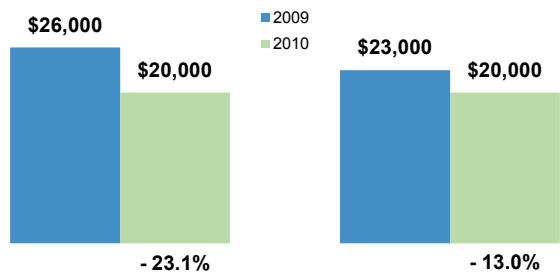
Activity—Most Recent Month



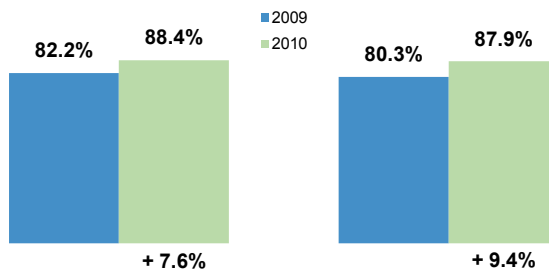
Activity—Year to Date



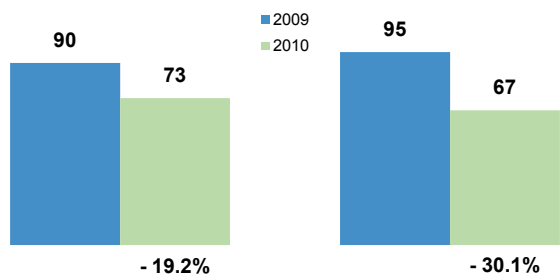
Median Sales Price



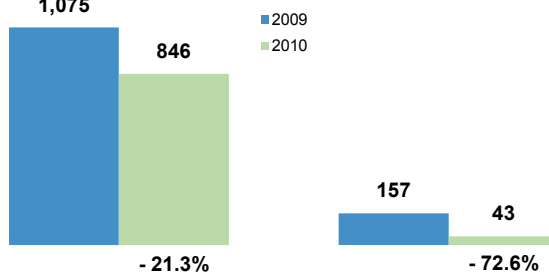
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 08

Marietta/Whitehouse/Baldwin/Garden
St/Dinsmore

May

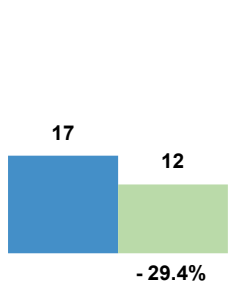
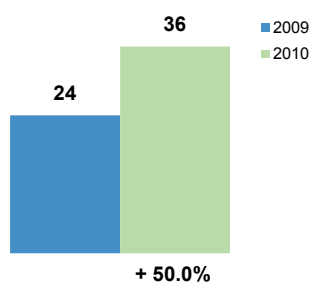
Year to Date

Duval County, FL

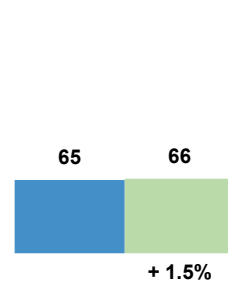
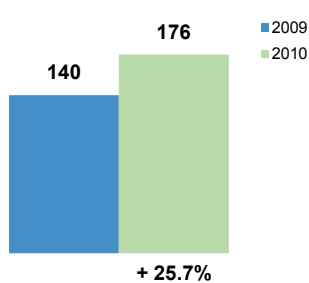
	2009	2010	Change	2009	2010	Change
New Listings	24	36	+ 50.0%	140	176	+ 25.7%
Closed Sales	17	12	- 29.4%	65	66	+ 1.5%
Median Sales Price*	\$145,000	\$100,500	- 30.7%	\$146,278	\$135,000	- 7.7%
Percent of Original List Price Received at Sale*	82.9%	89.1%	+ 7.5%	86.1%	88.7%	+ 3.0%
Average Days on Market Until Sale	146	107	- 26.6%	123	88	- 28.7%
Single-Family Detached Inventory	150	157	+ 4.7%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



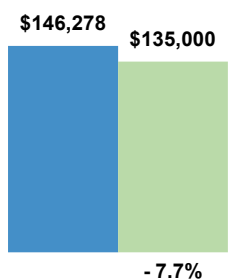
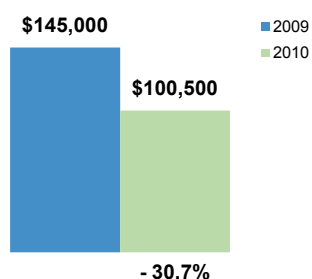
New Listings

Closed Sales

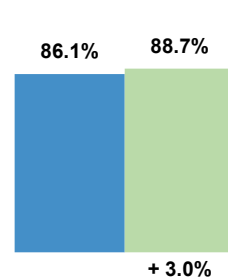
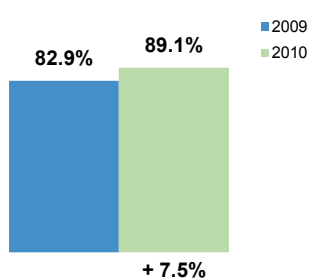
New Listings

Closed Sales

Median Sales Price



Percent of Original List Price Received at Sale



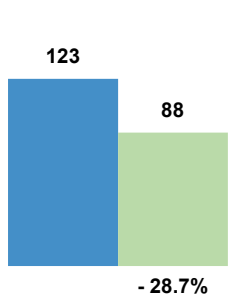
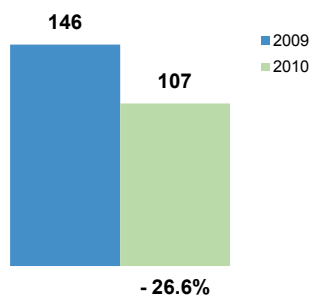
May

Year to Date

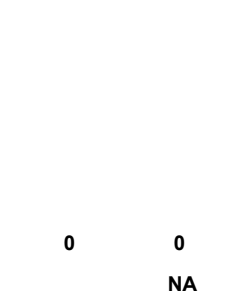
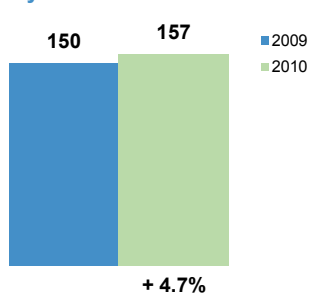
May

Year to Date

Days on Market Until Sale



Activity—Most Recent Month



May

Year to Date

Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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



Region 09

Jacksonville – North

May

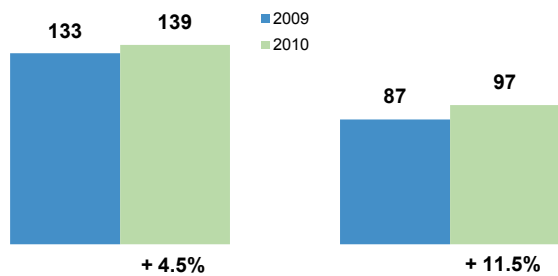
Year to Date

Duval County, FL

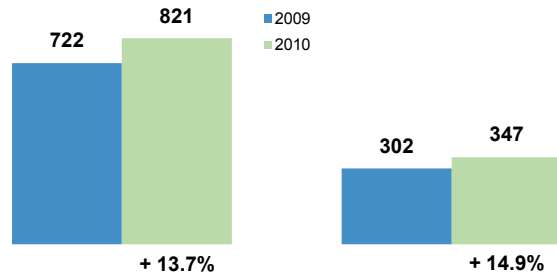
	2009	2010	Change	2009	2010	Change
New Listings	133	139	+ 4.5%	722	821	+ 13.7%
Closed Sales	87	97	+ 11.5%	302	347	+ 14.9%
Median Sales Price*	\$160,000	\$150,000	- 6.3%	\$160,000	\$147,000	- 8.1%
Percent of Original List Price Received at Sale*	89.7%	90.5%	+ 0.8%	87.8%	90.1%	+ 2.6%
Average Days on Market Until Sale	104	109	+ 4.8%	107	109	+ 2.2%
Single-Family Detached Inventory	773	689	- 10.9%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

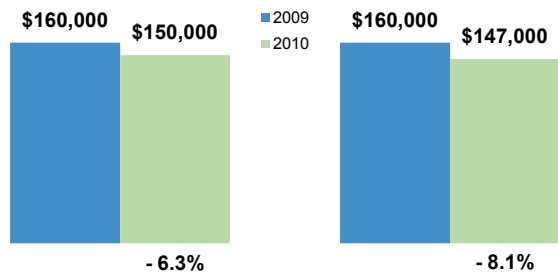
Activity—Most Recent Month



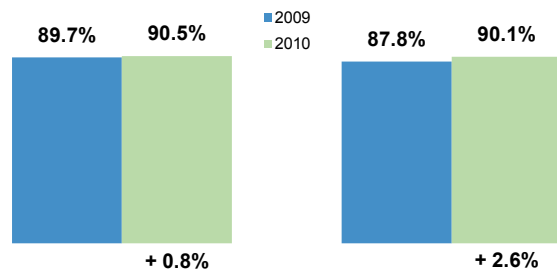
Activity—Year to Date



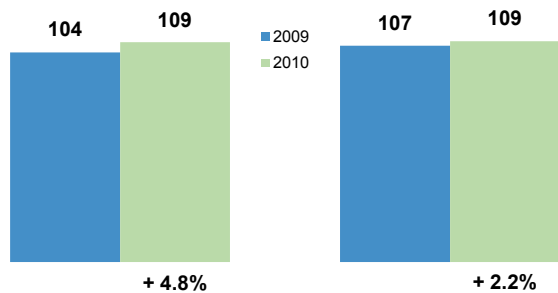
Median Sales Price



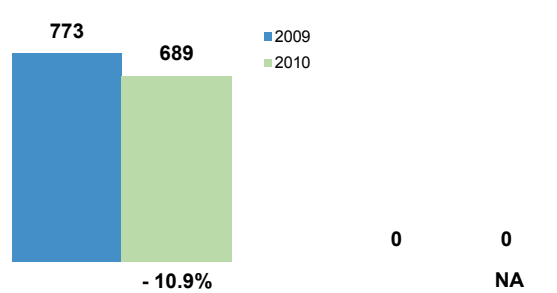
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 12

Fleming Island Area

May

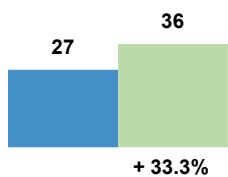
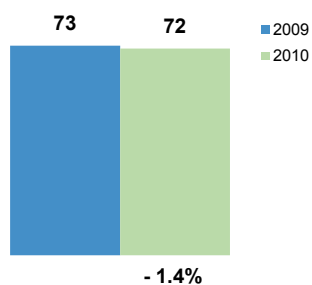
Year to Date

Clay County, FL

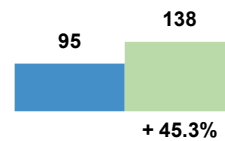
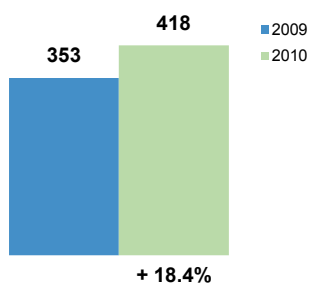
	2009	2010	Change	2009	2010	Change
New Listings	73	72	- 1.4%	353	418	+ 18.4%
Closed Sales	27	36	+ 33.3%	95	138	+ 45.3%
Median Sales Price*	\$224,900	\$210,000	- 6.6%	\$219,000	\$213,800	- 2.4%
Percent of Original List Price Received at Sale*	90.0%	89.5%	- 0.6%	90.1%	90.0%	- 0.1%
Average Days on Market Until Sale	87	111	+ 26.8%	108	109	+ 1.1%
Single-Family Detached Inventory	342	322	- 5.8%	--	--	--
Townhouse-Condo Inventory	23	29	+ 26.1%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



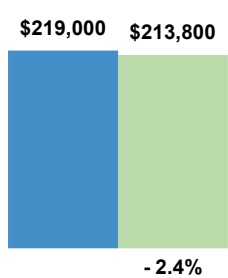
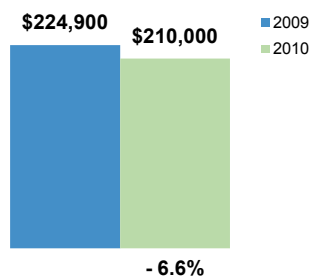
New Listings

Closed Sales

New Listings

Closed Sales

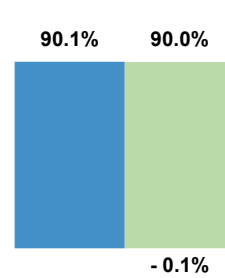
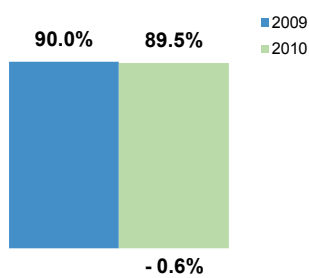
Median Sales Price



May

Year to Date

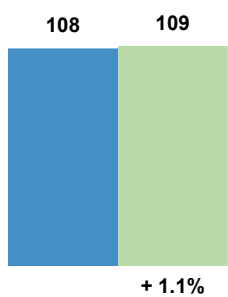
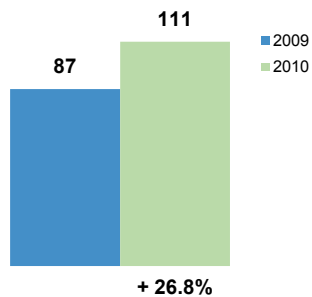
Percent of Original List Price Received at Sale



May

Year to Date

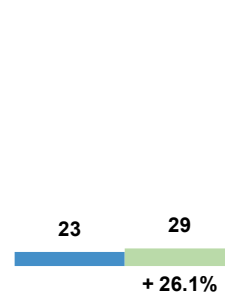
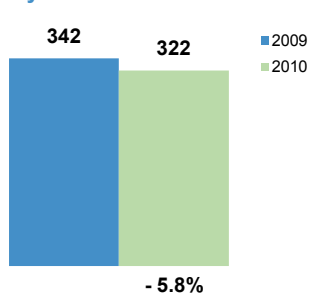
Days on Market Until Sale



May

Year to Date

Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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



Region 13

Orange Park

May

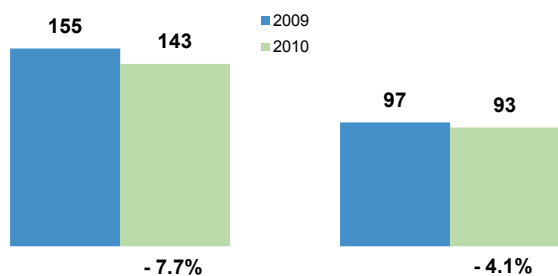
Year to Date

Clay County, FL

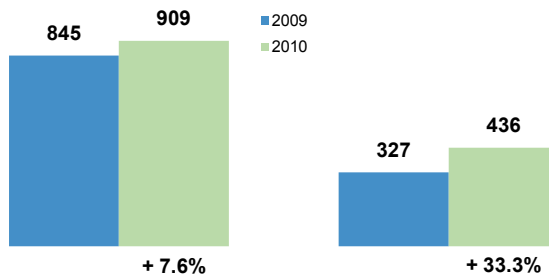
	2009	2010	Change	2009	2010	Change
New Listings	155	143	- 7.7%	845	909	+ 7.6%
Closed Sales	97	93	- 4.1%	327	436	+ 33.3%
Median Sales Price*	\$170,000	\$141,000	- 17.1%	\$160,000	\$135,500	- 15.3%
Percent of Original List Price Received at Sale*	89.3%	90.0%	+ 0.7%	88.1%	89.4%	+ 1.4%
Average Days on Market Until Sale	99	97	- 2.2%	107	96	- 10.3%
Single-Family Detached Inventory	819	714	- 12.8%	--	--	--
Townhouse-Condo Inventory	70	47	- 32.9%	--	--	--

*Does not account for seller concessions

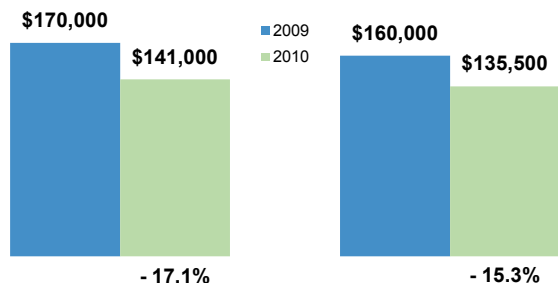
Activity—Most Recent Month



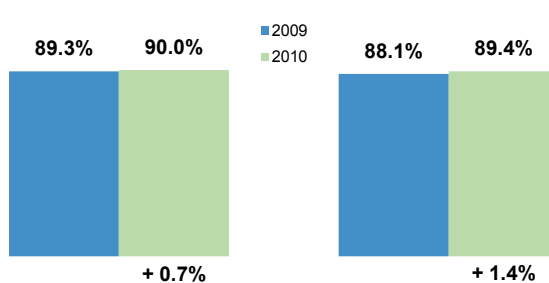
Activity—Year to Date



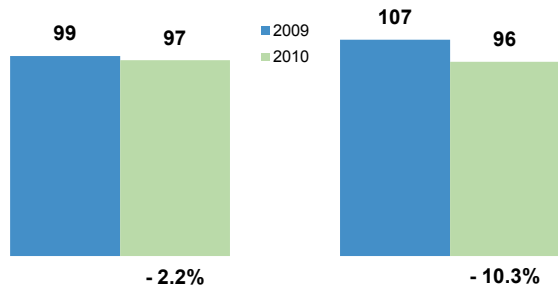
Median Sales Price



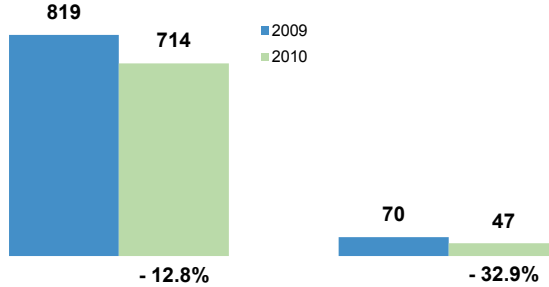
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 14

Middleburg Vicinity

May

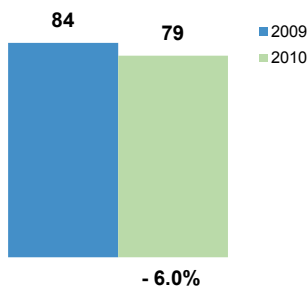
Year to Date

Clay County, FL

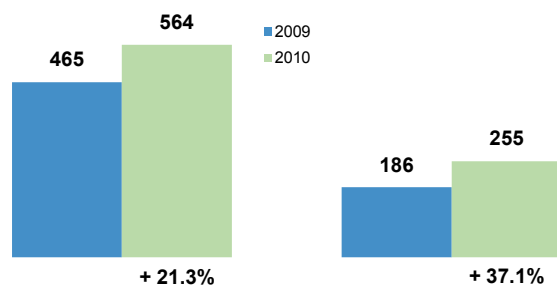
	2009	2010	Change	2009	2010	Change
New Listings	84	79	- 6.0%	465	564	+ 21.3%
Closed Sales	49	53	+ 8.2%	186	255	+ 37.1%
Median Sales Price*	\$164,500	\$143,000	- 13.1%	\$160,000	\$135,000	- 15.6%
Percent of Original List Price Received at Sale*	89.5%	92.3%	+ 3.1%	88.7%	90.8%	+ 2.4%
Average Days on Market Until Sale	102	84	- 17.1%	111	93	- 16.6%
Single-Family Detached Inventory	460	443	- 3.7%	--	--	--
Townhouse-Condo Inventory	11	8	- 27.3%	--	--	--

*Does not account for seller concessions

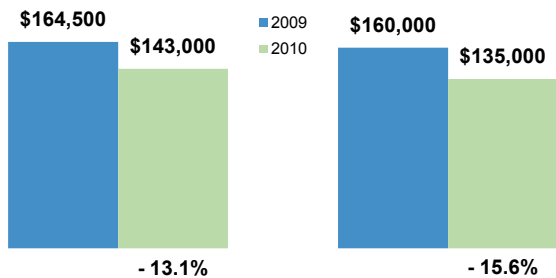
Activity—Most Recent Month



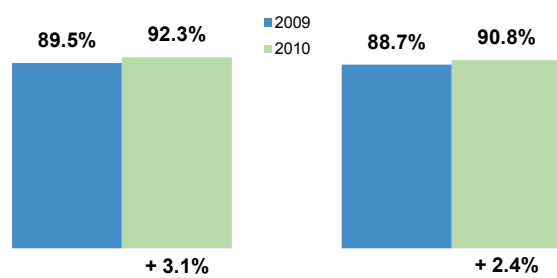
Activity—Year to Date



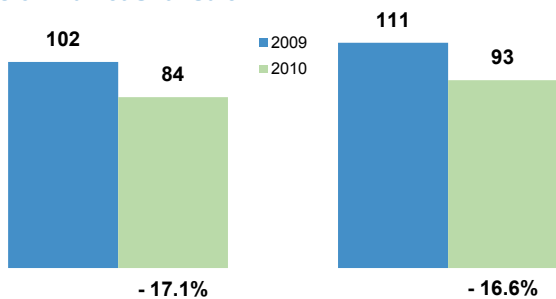
Median Sales Price



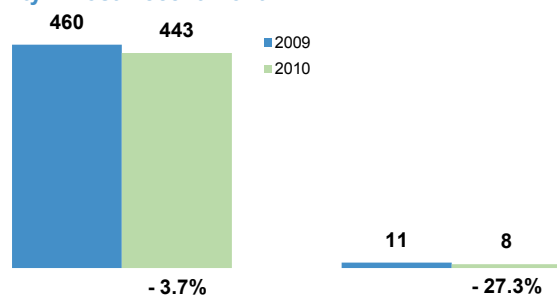
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 15 Keystone Heights Vicinity

Clay County, FL

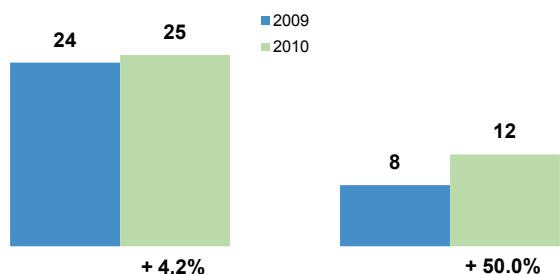
May

Year to Date

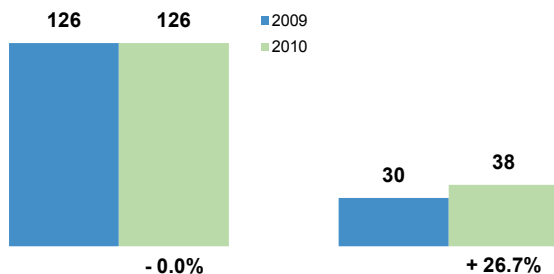
	2009	2010	Change	2009	2010	Change
New Listings	24	25	+ 4.2%	126	126	- 0.0%
Closed Sales	8	12	+ 50.0%	30	38	+ 26.7%
Median Sales Price*	\$95,000	\$111,250	+ 17.1%	\$110,000	\$85,450	- 22.3%
Percent of Original List Price Received at Sale*	90.3%	84.5%	- 6.4%	87.6%	83.2%	- 5.0%
Average Days on Market Until Sale	94	259	+ 174.4%	114	172	+ 50.7%
Single-Family Detached Inventory	190	189	- 0.5%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

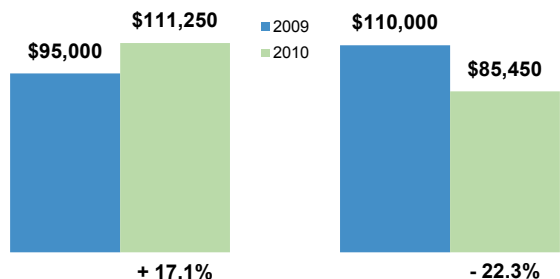
Activity—Most Recent Month



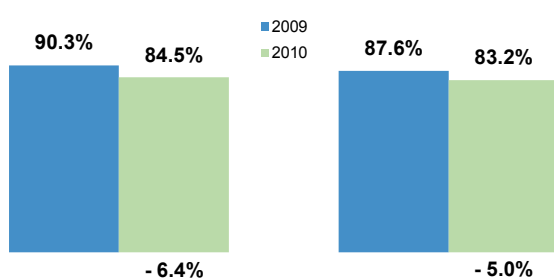
Activity—Year to Date



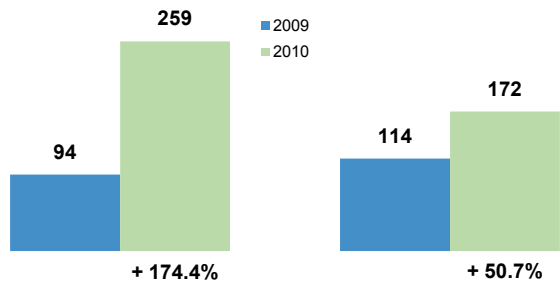
Median Sales Price



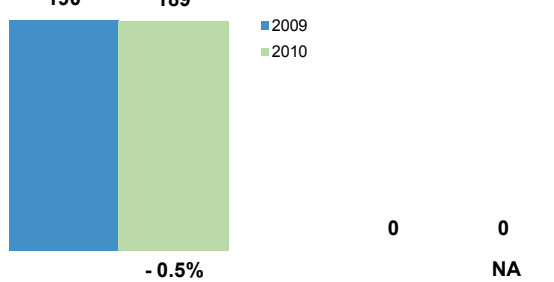
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 16

Green Cove Springs

May

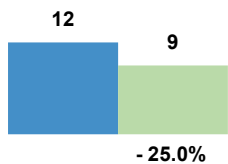
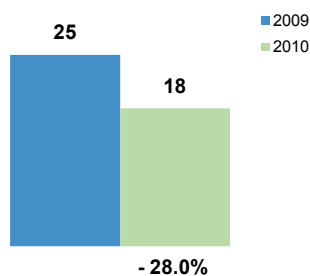
Year to Date

Clay County, FL

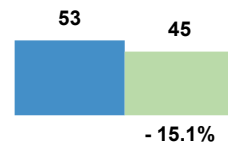
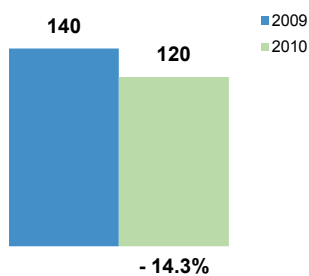
	2009	2010	Change	2009	2010	Change
New Listings	25	18	- 28.0%	140	120	- 14.3%
Closed Sales	12	9	- 25.0%	53	45	- 15.1%
Median Sales Price*	\$190,745	\$159,990	- 16.1%	\$205,733	\$159,495	- 22.5%
Percent of Original List Price Received at Sale*	89.2%	87.8%	- 1.6%	89.8%	86.6%	- 3.6%
Average Days on Market Until Sale	163	163	+ 0.3%	134	130	- 3.1%
Single-Family Detached Inventory	172	136	- 20.9%	--	--	--
Townhouse-Condo Inventory	8	8	- 0.0%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



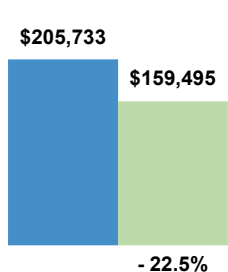
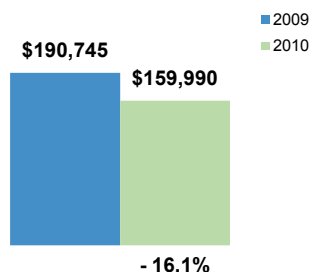
New Listings

Closed Sales

New Listings

Closed Sales

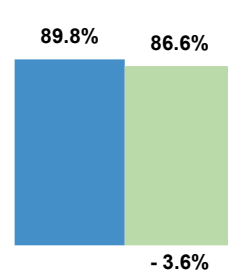
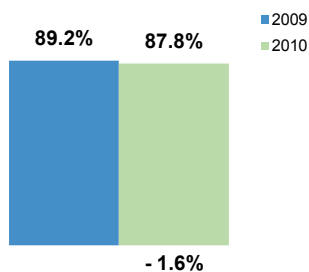
Median Sales Price



May

Year to Date

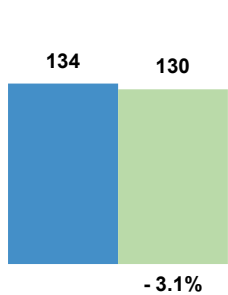
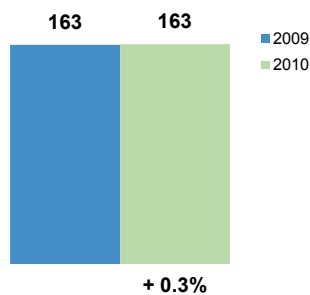
Percent of Original List Price Received at Sale



May

Year to Date

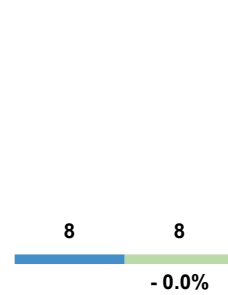
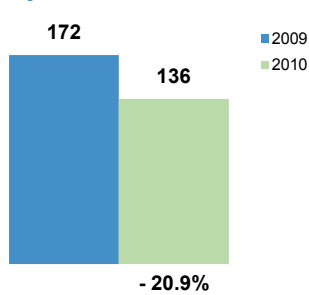
Days on Market Until Sale



May

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 21

Jacksonville Bch

May

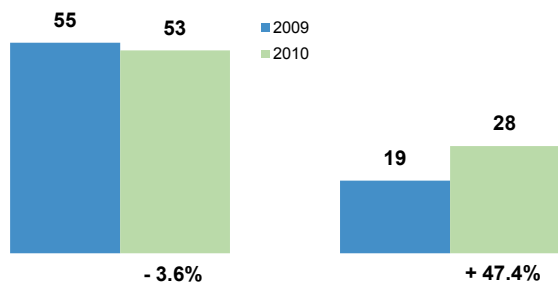
Year to Date

Duval County, FL

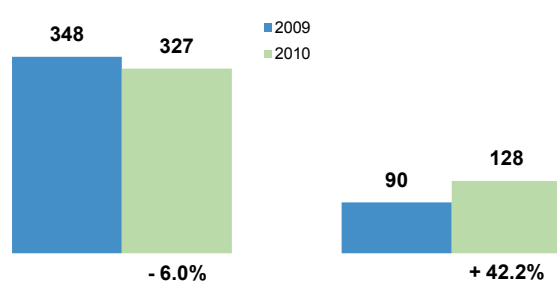
	2009	2010	Change	2009	2010	Change
New Listings	55	53	- 3.6%	348	327	- 6.0%
Closed Sales	19	28	+ 47.4%	90	128	+ 42.2%
Median Sales Price*	\$226,700	\$216,500	- 4.5%	\$260,000	\$215,000	- 17.3%
Percent of Original List Price Received at Sale*	79.6%	90.2%	+ 13.4%	86.0%	88.2%	+ 2.6%
Average Days on Market Until Sale	161	112	- 30.4%	112	112	+ 0.1%
Single-Family Detached Inventory	251	165	- 34.3%	--	--	--
Townhouse-Condo Inventory	264	205	- 22.3%	--	--	--

*Does not account for seller concessions

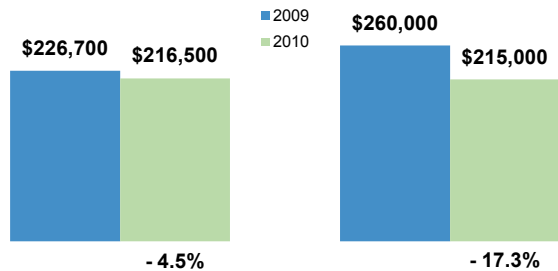
Activity—Most Recent Month



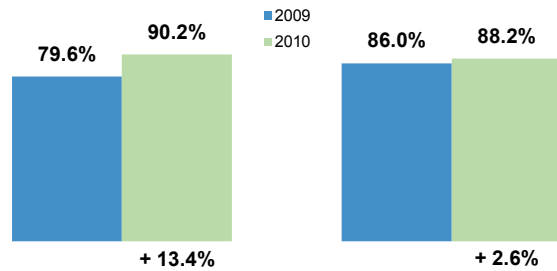
Activity—Year to Date



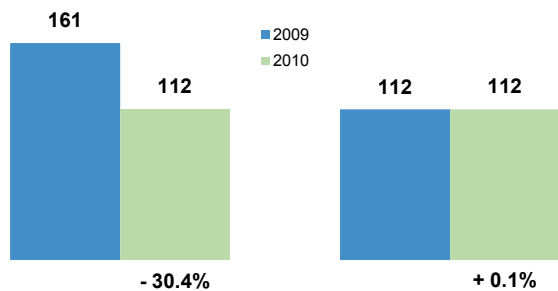
Median Sales Price



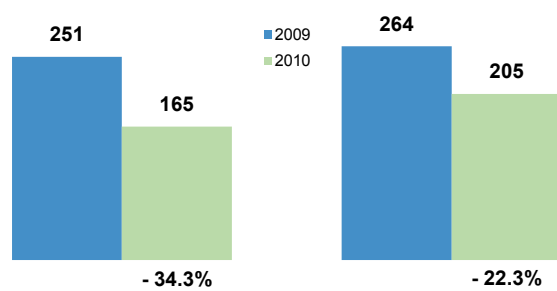
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 22

Neptune Bch

May

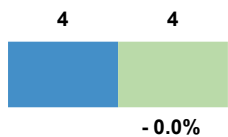
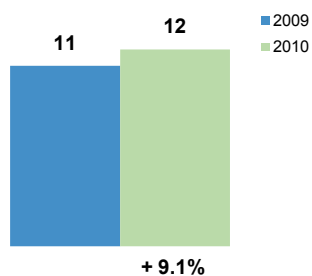
Year to Date

Duval County, FL

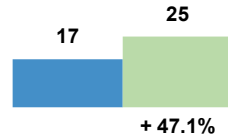
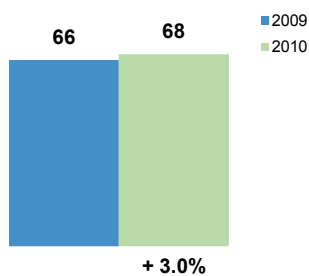
	2009	2010	Change	2009	2010	Change
New Listings	11	12	+ 9.1%	66	68	+ 3.0%
Closed Sales	4	4	- 0.0%	17	25	+ 47.1%
Median Sales Price*	\$392,500	\$241,500	- 38.5%	\$385,000	\$233,000	- 39.5%
Percent of Original List Price Received at Sale*	85.6%	94.2%	+ 10.1%	85.9%	87.5%	+ 2.0%
Average Days on Market Until Sale	99	57	- 42.4%	111	65	- 41.1%
Single-Family Detached Inventory	72	78	+ 8.3%	--	--	--
Townhouse-Condo Inventory	1	1	- 0.0%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



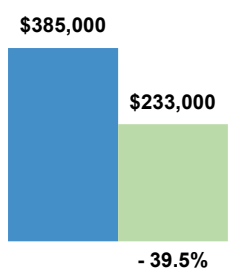
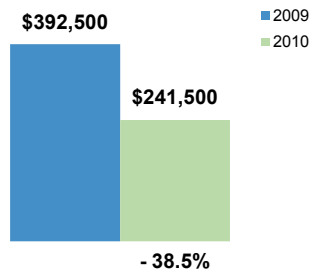
New Listings

Closed Sales

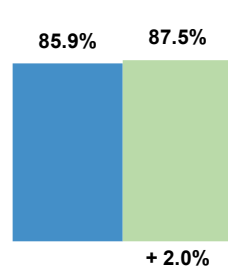
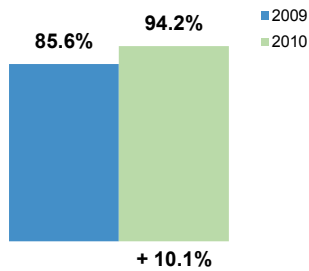
New Listings

Closed Sales

Median Sales Price



Percent of Original List Price Received at Sale



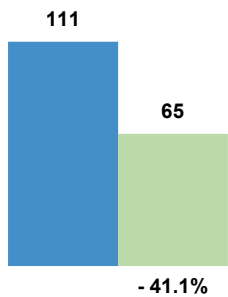
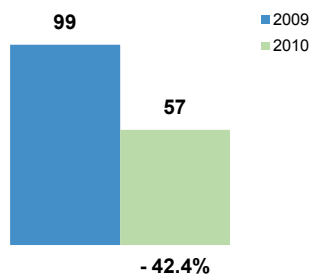
May

Year to Date

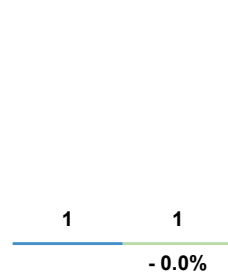
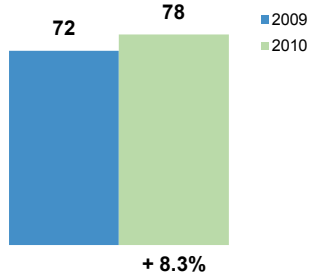
May

Year to Date

Days on Market Until Sale



Activity—Most Recent Month



May

Year to Date

Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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Region 23

Atlantic Bch

May

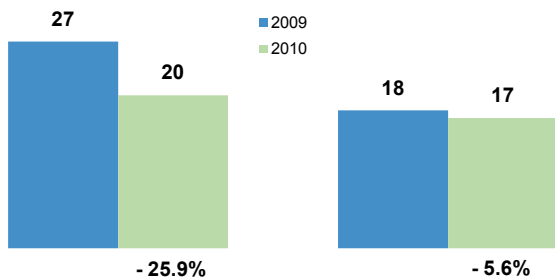
Year to Date

Duval County, FL

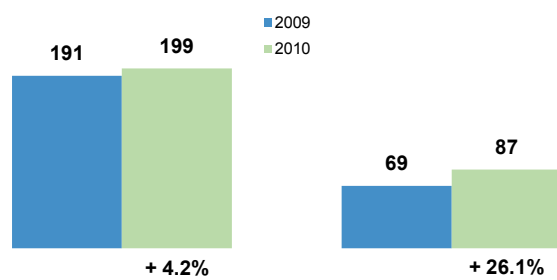
	2009	2010	Change	2009	2010	Change
New Listings	27	20	- 25.9%	191	199	+ 4.2%
Closed Sales	18	17	- 5.6%	69	87	+ 26.1%
Median Sales Price*	\$297,500	\$162,000	- 45.5%	\$190,000	\$168,000	- 11.6%
Percent of Original List Price Received at Sale*	80.7%	87.3%	+ 8.3%	84.1%	86.0%	+ 2.3%
Average Days on Market Until Sale	119	114	- 3.7%	107	146	+ 36.9%
Single-Family Detached Inventory	196	176	- 10.2%	--	--	--
Townhouse-Condo Inventory	28	21	- 25.0%	--	--	--

*Does not account for seller concessions

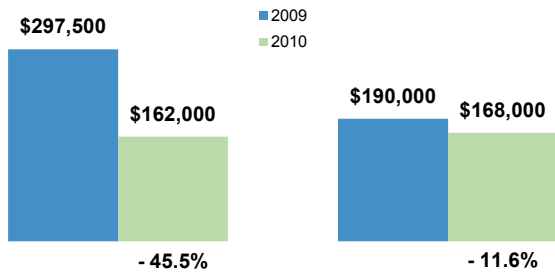
Activity—Most Recent Month



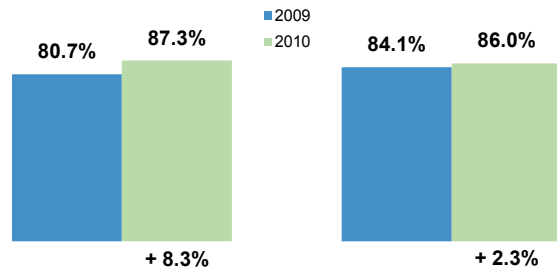
Activity—Year to Date



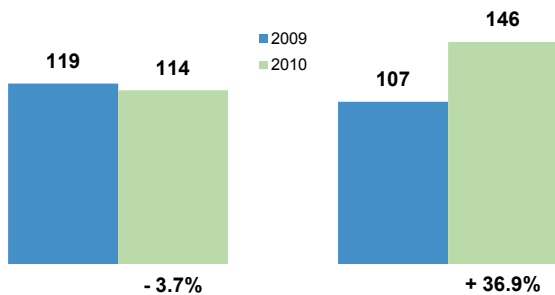
Median Sales Price



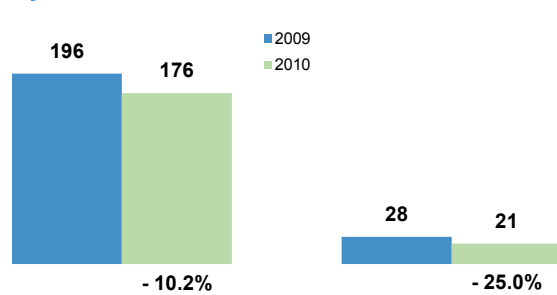
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 25 Ponte Vedra Bch North

May

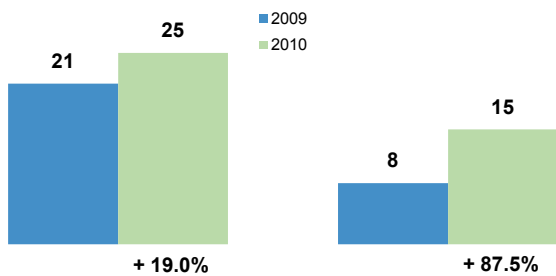
Year to Date

St. John's County, FL

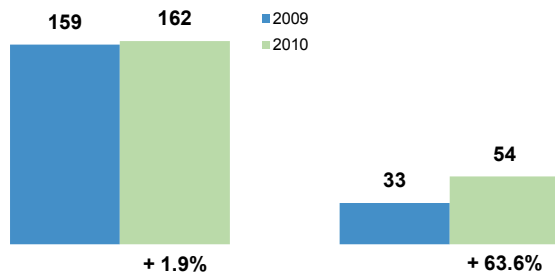
	2009	2010	Change	2009	2010	Change
New Listings	21	25	+ 19.0%	159	162	+ 1.9%
Closed Sales	8	15	+ 87.5%	33	54	+ 63.6%
Median Sales Price*	\$224,900	\$810,000	+ 260.2%	\$390,000	\$364,600	- 6.5%
Percent of Original List Price Received at Sale*	77.9%	83.8%	+ 7.6%	83.3%	82.9%	- 0.5%
Average Days on Market Until Sale	199	138	- 30.4%	134	129	- 3.7%
Single-Family Detached Inventory	164	143	- 12.8%	--	--	--
Townhouse-Condo Inventory	44	32	- 27.3%	--	--	--

*Does not account for seller concessions

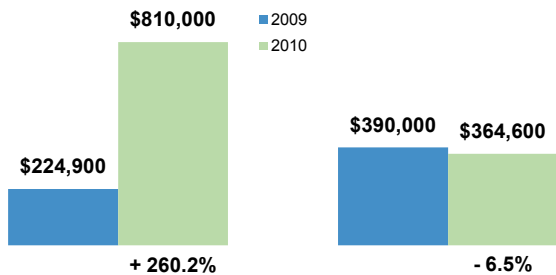
Activity—Most Recent Month



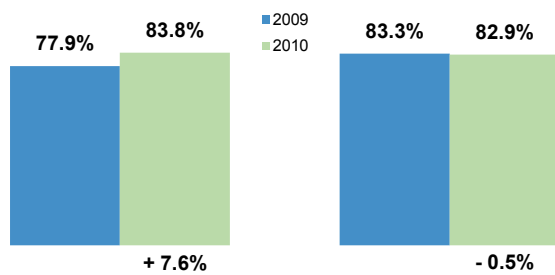
Activity—Year to Date



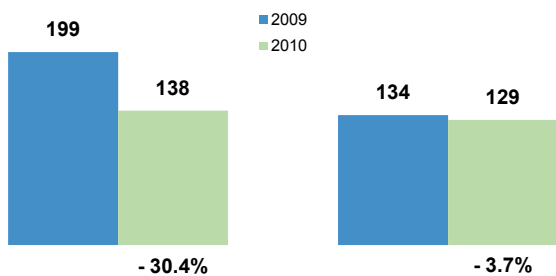
Median Sales Price



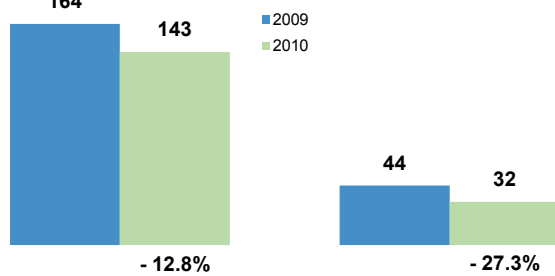
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 26

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

May

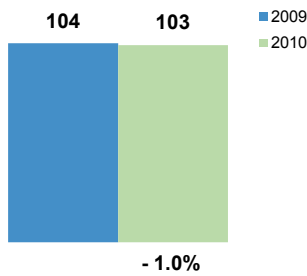
Year to Date

St. John's County, FL

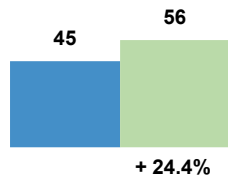
	2009	2010	Change	2009	2010	Change
New Listings	104	103	- 1.0%	614	639	+ 4.1%
Closed Sales	45	56	+ 24.4%	155	211	+ 36.1%
Median Sales Price*	\$307,000	\$315,000	+ 2.6%	\$320,000	\$310,000	- 3.1%
Percent of Original List Price Received at Sale*	88.5%	87.3%	- 1.4%	85.2%	87.7%	+ 2.9%
Average Days on Market Until Sale	107	142	+ 32.6%	124	146	+ 17.7%
Single-Family Detached Inventory	540	566	+ 4.8%	--	--	--
Townhouse-Condo Inventory	260	195	- 25.0%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

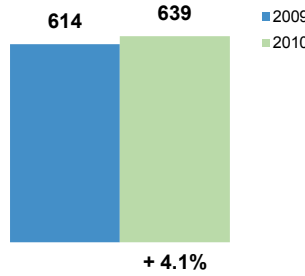


New Listings

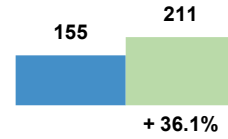


Closed Sales

Activity—Year to Date

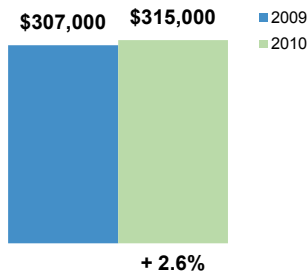


New Listings

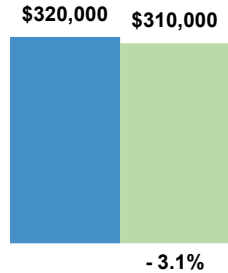


Closed Sales

Median Sales Price

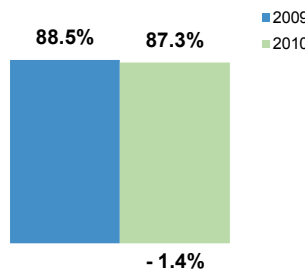


May

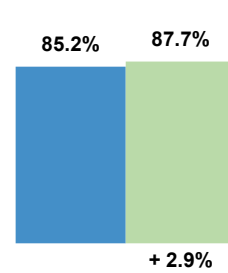


Year to Date

Percent of Original List Price Received at Sale

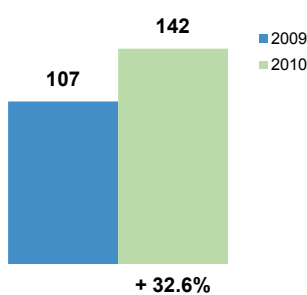


May

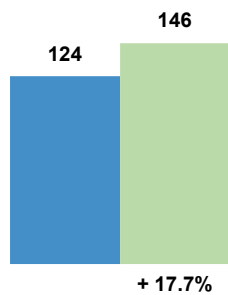


Year to Date

Days on Market Until Sale

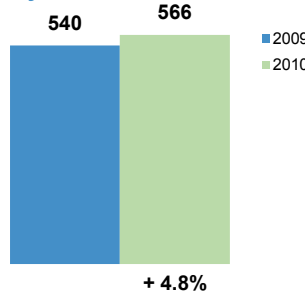


May

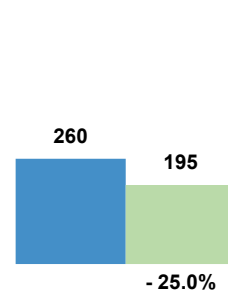


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates

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



Region 30 St. Johns County – NW

May

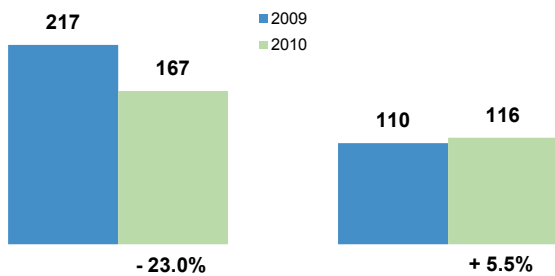
Year to Date

St. John's County, FL

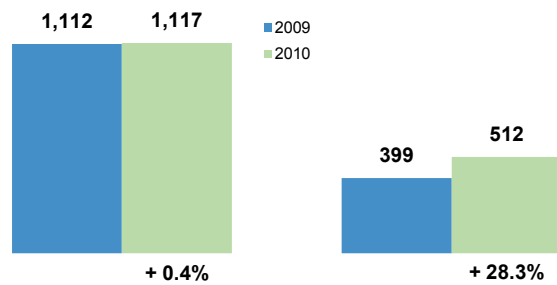
	2009	2010	Change	2009	2010	Change
New Listings	217	167	- 23.0%	1,112	1,117	+ 0.4%
Closed Sales	110	116	+ 5.5%	399	512	+ 28.3%
Median Sales Price*	\$239,995	\$219,500	- 8.5%	\$235,000	\$218,048	- 7.2%
Percent of Original List Price Received at Sale*	87.7%	90.6%	+ 3.3%	87.8%	90.3%	+ 2.8%
Average Days on Market Until Sale	141	105	- 25.9%	125	112	- 10.3%
Single-Family Detached Inventory	1,040	868	- 16.5%	--	--	--
Townhouse-Condo Inventory	188	74	- 60.6%	--	--	--

*Does not account for seller concessions

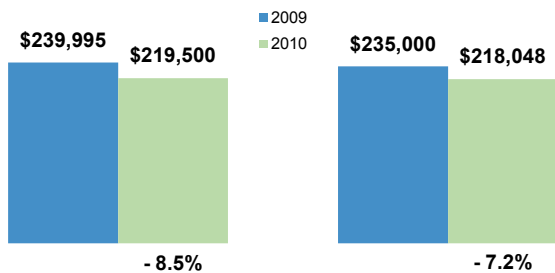
Activity—Most Recent Month



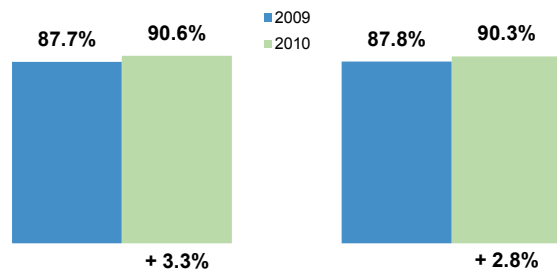
Activity—Year to Date



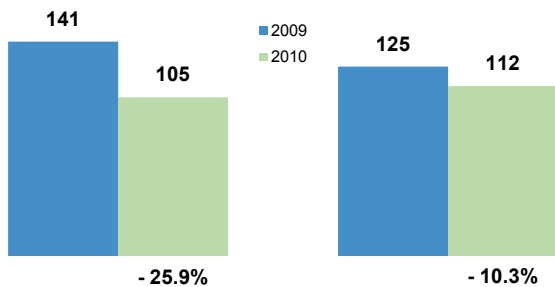
Median Sales Price



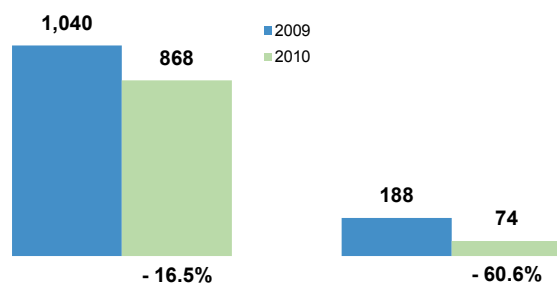
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



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

St. John's County, FL

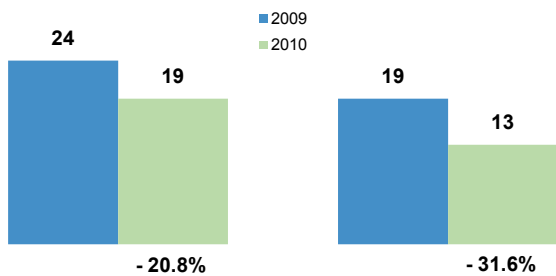
May

Year to Date

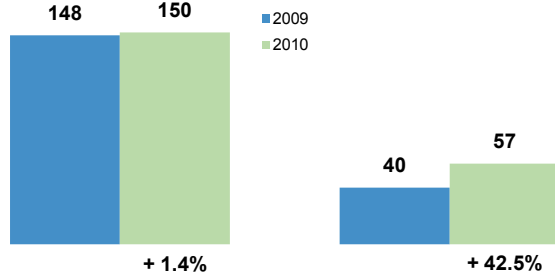
	2009	2010	Change	2009	2010	Change
New Listings	24	19	- 20.8%	148	150	+ 1.4%
Closed Sales	19	13	- 31.6%	40	57	+ 42.5%
Median Sales Price*	\$203,000	\$295,055	+ 45.3%	\$212,450	\$255,000	+ 20.0%
Percent of Original List Price Received at Sale*	80.7%	93.1%	+ 15.4%	83.7%	88.4%	+ 5.7%
Average Days on Market Until Sale	124	110	- 11.4%	136	128	- 6.5%
Single-Family Detached Inventory	161	124	- 23.0%	--	--	--
Townhouse-Condo Inventory	41	16	- 61.0%	--	--	--

*Does not account for seller concessions

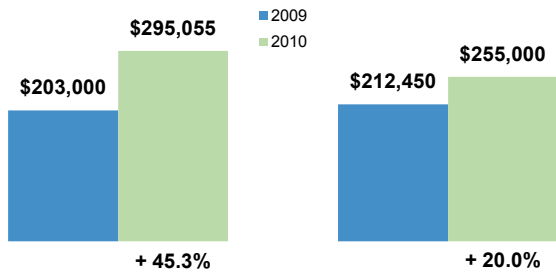
Activity—Most Recent Month



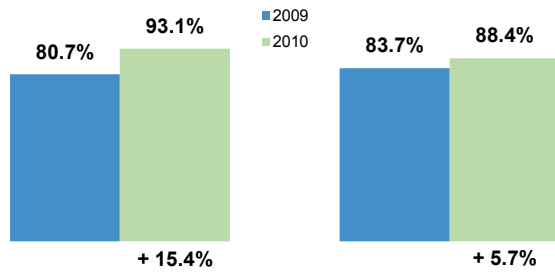
Activity—Year to Date



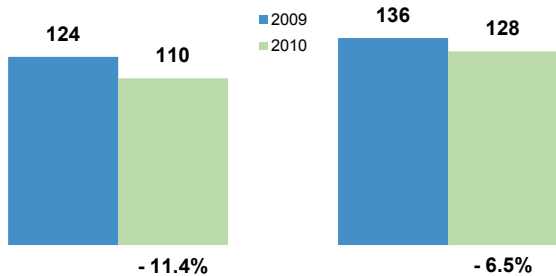
Median Sales Price



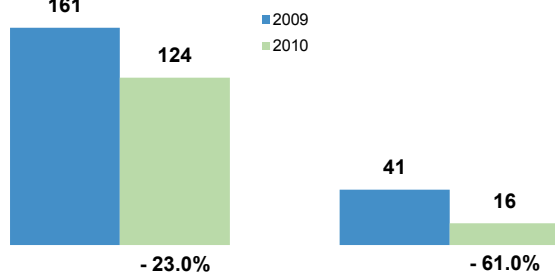
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



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

St. John's County, FL

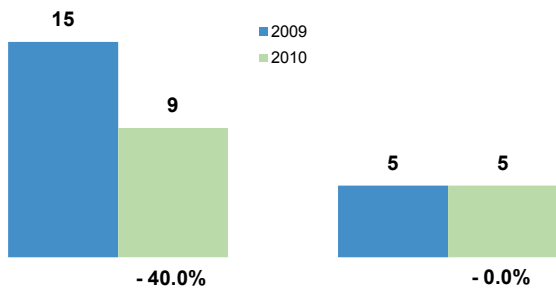
May

Year to Date

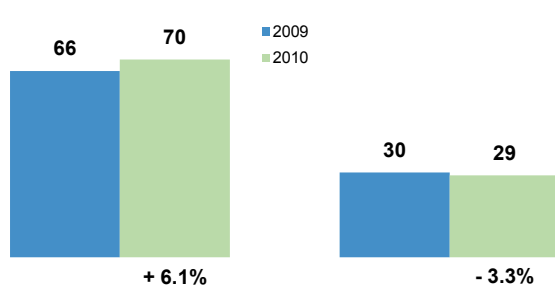
	2009	2010	Change	2009	2010	Change
New Listings	15	9	- 40.0%	66	70	+ 6.1%
Closed Sales	5	5	- 0.0%	30	29	- 3.3%
Median Sales Price*	\$175,000	\$155,000	- 11.4%	\$152,975	\$189,000	+ 23.5%
Percent of Original List Price Received at Sale*	86.2%	87.3%	+ 1.2%	85.5%	85.1%	- 0.4%
Average Days on Market Until Sale	170	135	- 20.7%	166	137	- 17.2%
Single-Family Detached Inventory	71	66	- 7.0%	--	--	--
Townhouse-Condo Inventory	37	33	- 10.8%	--	--	--

*Does not account for seller concessions

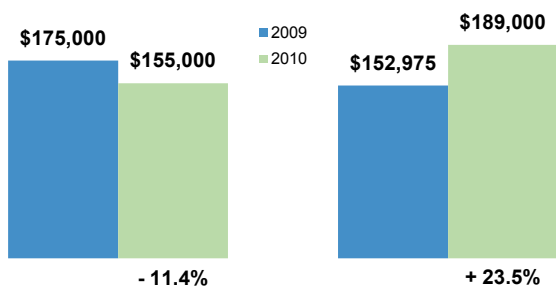
Activity—Most Recent Month



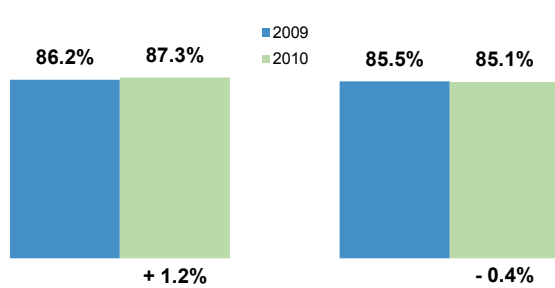
Activity—Year to Date



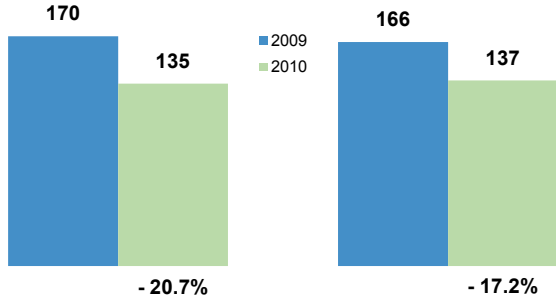
Median Sales Price



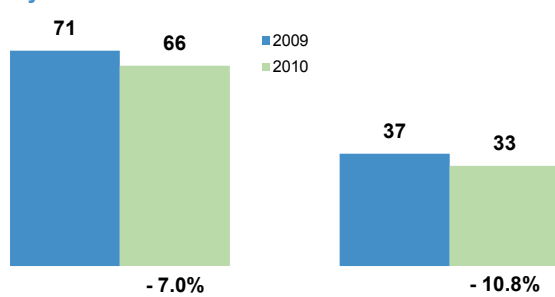
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 33 St. Johns County – SE

May

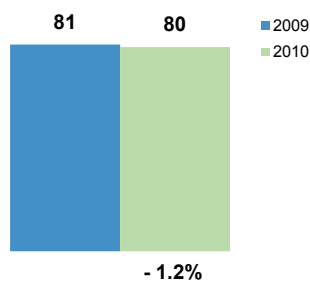
Year to Date

St. John's County, FL

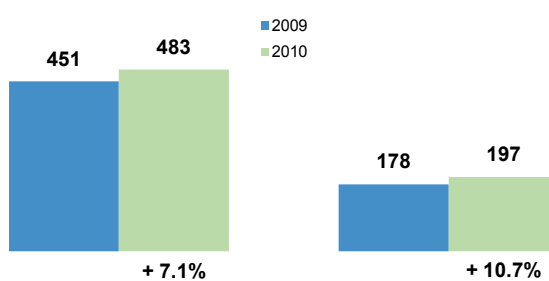
	2009	2010	Change	2009	2010	Change
New Listings	81	80	- 1.2%	451	483	+ 7.1%
Closed Sales	47	44	- 6.4%	178	197	+ 10.7%
Median Sales Price*	\$187,550	\$149,990	- 20.0%	\$172,415	\$143,000	- 17.1%
Percent of Original List Price Received at Sale*	85.5%	88.0%	+ 2.9%	87.8%	87.9%	+ 0.1%
Average Days on Market Until Sale	120	118	- 1.8%	96	114	+ 19.0%
Single-Family Detached Inventory	383	350	- 8.6%	--	--	--
Townhouse-Condo Inventory	142	124	- 12.7%	--	--	--

*Does not account for seller concessions

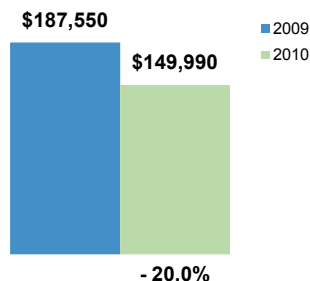
Activity—Most Recent Month



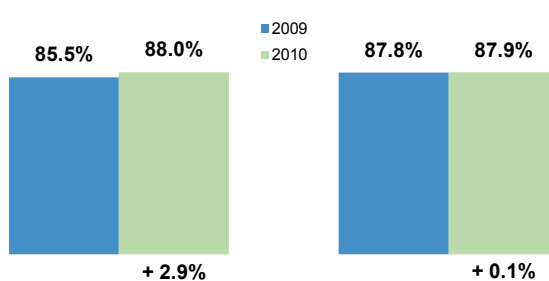
Activity—Year to Date



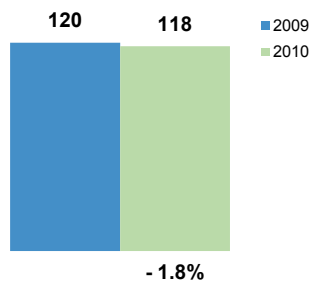
Median Sales Price



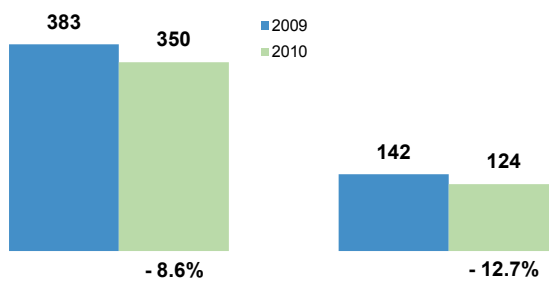
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 34 St. Johns County – SW

May

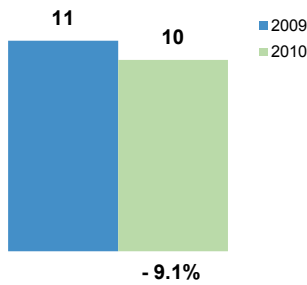
Year to Date

St. John's County, FL

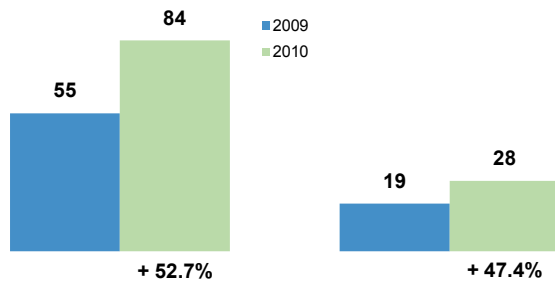
	2009	2010	Change	2009	2010	Change
New Listings	11	10	- 9.1%	55	84	+ 52.7%
Closed Sales	3	9	+ 200.0%	19	28	+ 47.4%
Median Sales Price*	\$161,000	\$48,000	- 70.2%	\$163,000	\$78,000	- 52.1%
Percent of Original List Price Received at Sale*	81.8%	82.7%	+ 1.1%	86.2%	88.4%	+ 2.6%
Average Days on Market Until Sale	69	69	- 0.0%	138	62	- 55.2%
Single-Family Detached Inventory	84	93	+ 10.7%	--	--	--
Townhouse-Condo Inventory	4	0	- 100.0%	--	--	--

*Does not account for seller concessions

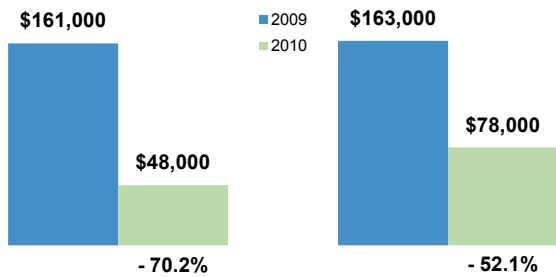
Activity—Most Recent Month



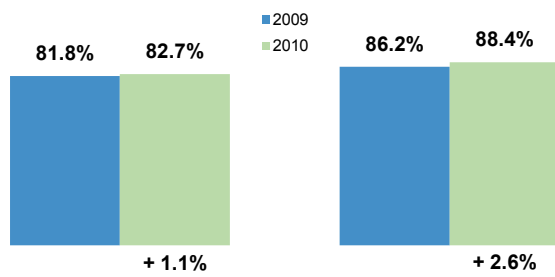
Activity—Year to Date



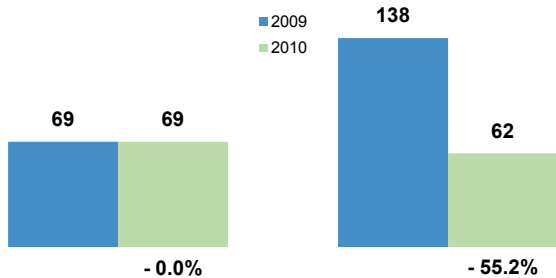
Median Sales Price



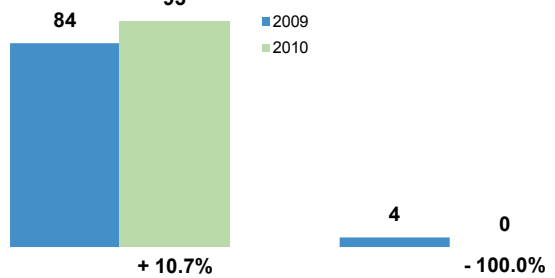
Percent of Original List Price Received at Sale



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

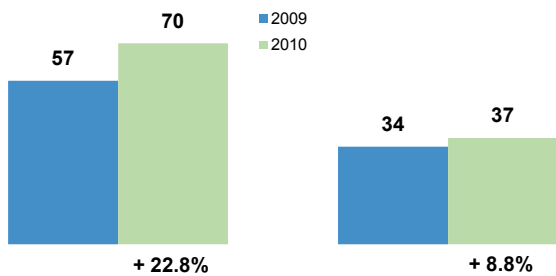
May

Year to Date

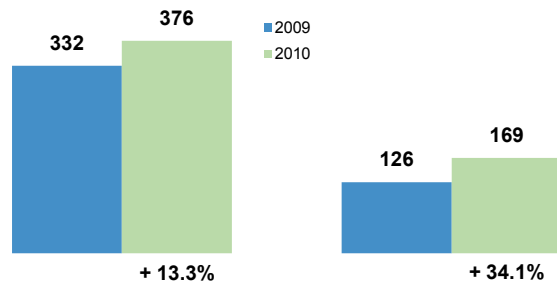
Nassau County, FL	2009	2010	Change	2009	2010	Change
New Listings	57	70	+ 22.8%	332	376	+ 13.3%
Closed Sales	34	37	+ 8.8%	126	169	+ 34.1%
Median Sales Price*	\$212,000	\$149,990	- 29.3%	\$183,900	\$149,900	- 18.5%
Percent of Original List Price Received at Sale*	90.5%	88.4%	- 2.3%	86.7%	86.3%	- 0.5%
Average Days on Market Until Sale	128	87	- 31.9%	112	119	+ 6.2%
Single-Family Detached Inventory	349	329	- 5.7%	--	--	--
Townhouse-Condo Inventory	44	36	- 18.2%	--	--	--

*Does not account for seller concessions

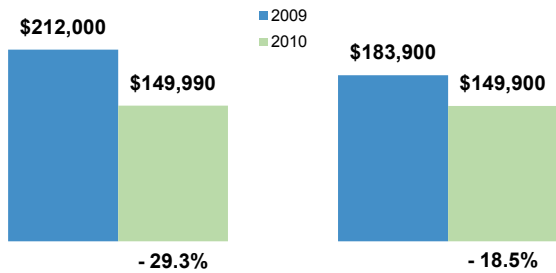
Activity—Most Recent Month



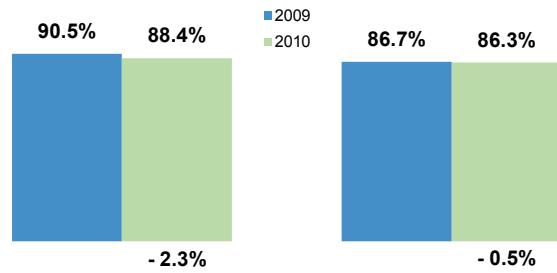
Activity—Year to Date



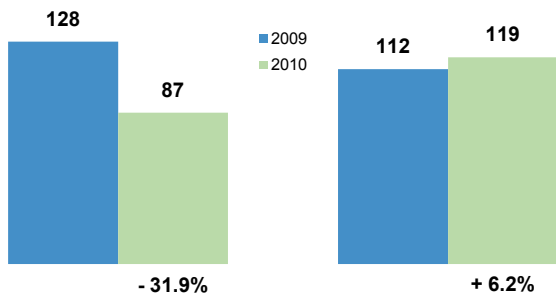
Median Sales Price



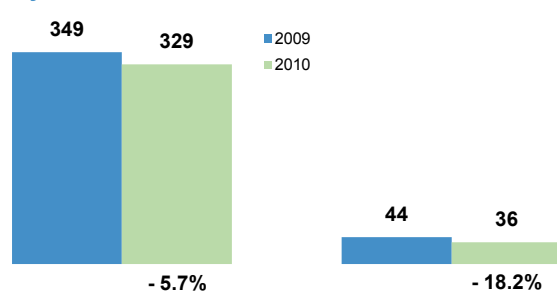
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 50

Baker County

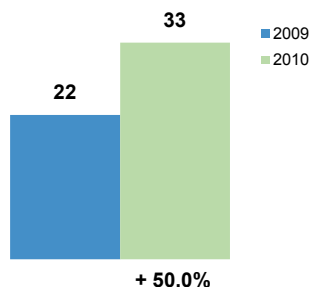
May

Year to Date

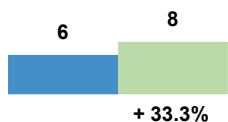
Baker County, FL	2009	2010	Change	2009	2010	Change
New Listings	22	33	+ 50.0%	111	139	+ 25.2%
Closed Sales	6	8	+ 33.3%	38	44	+ 15.8%
Median Sales Price*	\$200,000	\$143,178	- 28.4%	\$151,000	\$132,000	- 12.6%
Percent of Original List Price Received at Sale*	86.7%	92.9%	+ 7.2%	87.1%	89.9%	+ 3.3%
Average Days on Market Until Sale	123	172	+ 40.4%	147	156	+ 6.1%
Single-Family Detached Inventory	123	152	+ 23.6%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

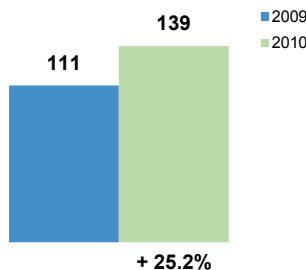


New Listings

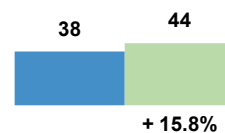


Closed Sales

Activity—Year to Date

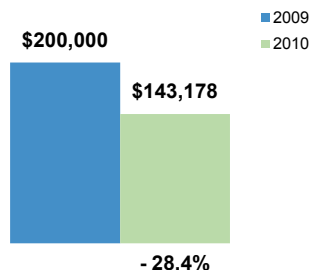


New Listings

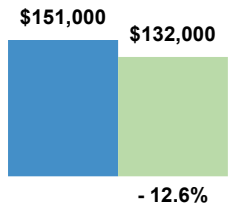


Closed Sales

Median Sales Price

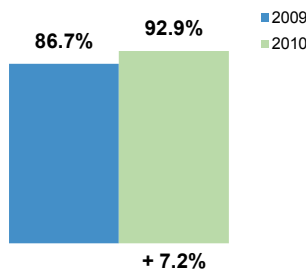


May

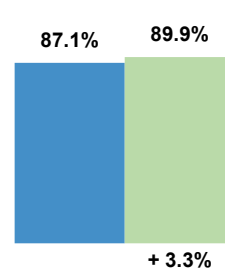


Year to Date

Percent of Original List Price Received at Sale

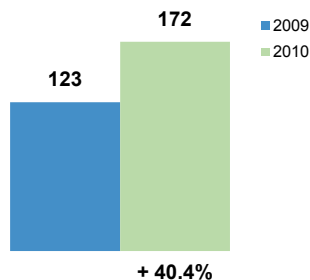


May

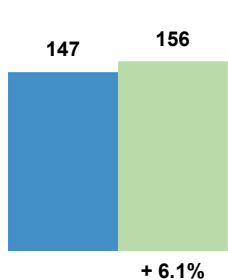


Year to Date

Days on Market Until Sale

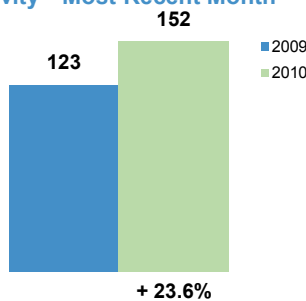


May



Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates

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Region 56

Putnam County NE

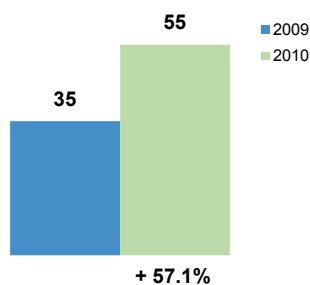
May

Year to Date

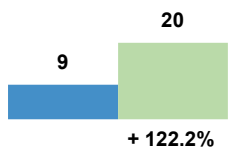
Putnam County, FL		2009	2010	Change	2009	2010	Change
New Listings		35	55	+ 57.1%	195	254	+ 30.3%
Closed Sales		9	20	+ 122.2%	48	79	+ 64.6%
Median Sales Price*		\$126,950	\$72,450	- 42.9%	\$90,000	\$74,900	- 16.8%
Percent of Original List Price Received at Sale*		73.9%	78.5%	+ 6.2%	80.3%	82.8%	+ 3.0%
Average Days on Market Until Sale		149	116	- 22.2%	149	133	- 10.9%
Single-Family Detached Inventory		354	370	+ 4.5%	--	--	--
Townhouse-Condo Inventory		6	4	- 33.3%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

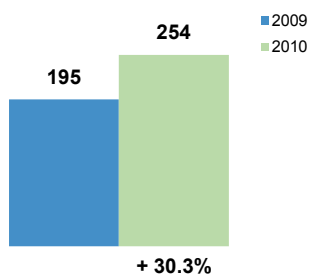


New Listings

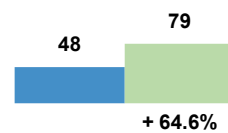


Closed Sales

Activity—Year to Date

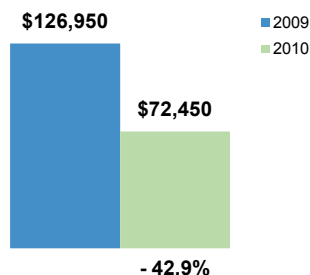


New Listings

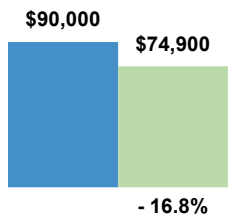


Closed Sales

Median Sales Price

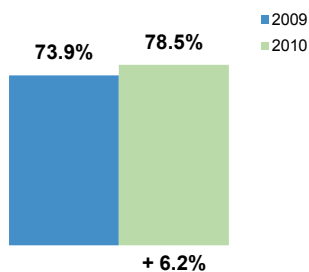


May

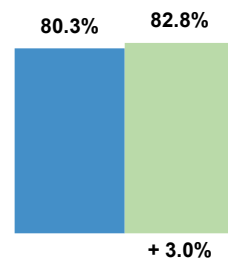


Year to Date

Percent of Original List Price Received at Sale

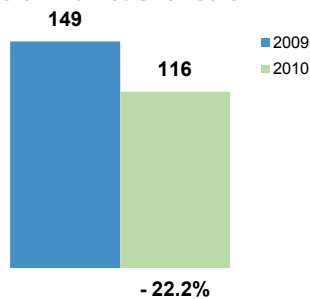


May

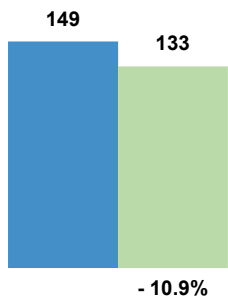


Year to Date

Days on Market Until Sale

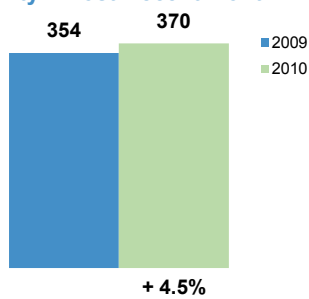


May

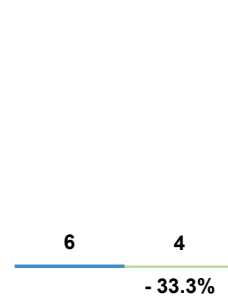


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates

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Region 57 Putnam County – West

May

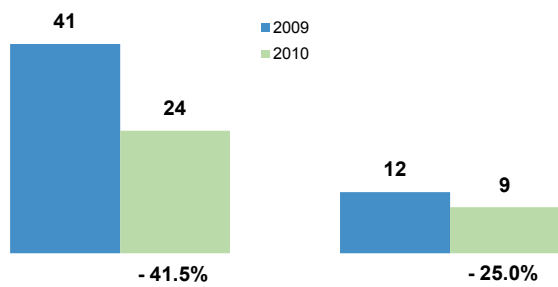
Year to Date

Putnam County, FL

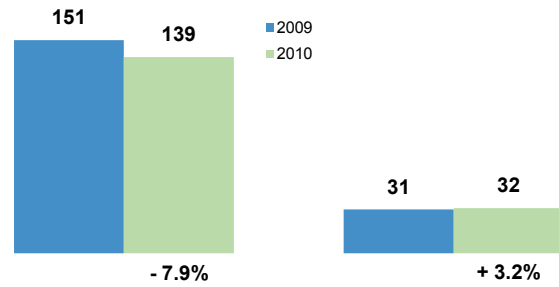
	2009	2010	Change	2009	2010	Change
New Listings	41	24	- 41.5%	151	139	- 7.9%
Closed Sales	12	9	- 25.0%	31	32	+ 3.2%
Median Sales Price*	\$35,900	\$51,000	+ 42.1%	\$39,500	\$51,000	+ 29.1%
Percent of Original List Price Received at Sale*	71.1%	79.0%	+ 11.1%	76.7%	81.8%	+ 6.8%
Average Days on Market Until Sale	132	216	+ 63.6%	164	174	+ 5.9%
Single-Family Detached Inventory	252	212	- 15.9%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

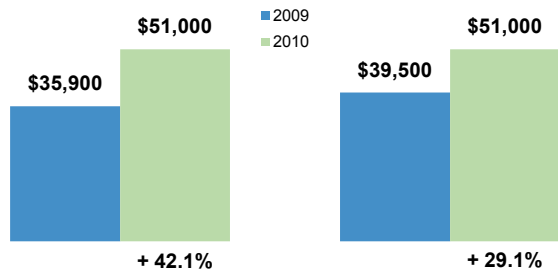
Activity—Most Recent Month



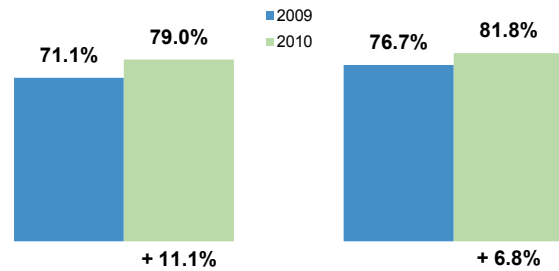
Activity—Year to Date



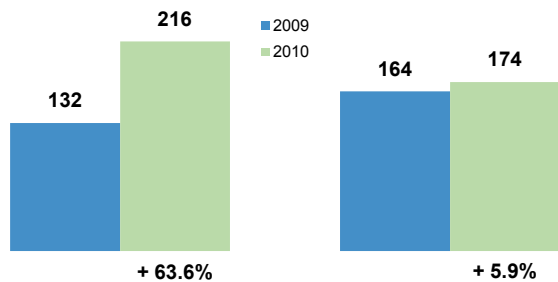
Median Sales Price



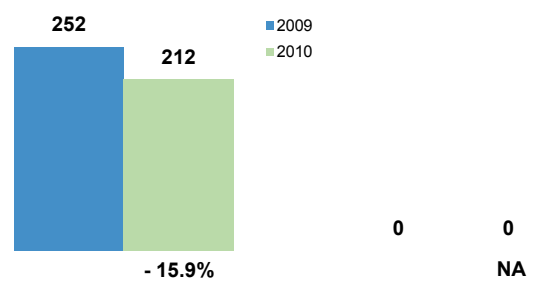
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 58 Putnam County - South

May

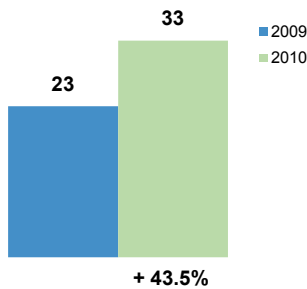
Year to Date

Putnam County, FL

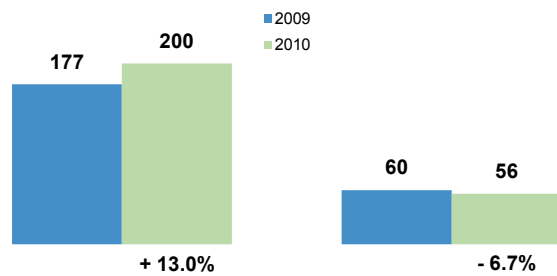
	2009	2010	Change	2009	2010	Change
New Listings	23	33	+ 43.5%	177	200	+ 13.0%
Closed Sales	7	8	+ 14.3%	60	56	- 6.7%
Median Sales Price*	\$55,000	\$54,000	- 1.8%	\$70,000	\$50,000	- 28.6%
Percent of Original List Price Received at Sale*	85.3%	79.9%	- 6.4%	83.0%	80.5%	- 3.0%
Average Days on Market Until Sale	172	136	- 21.2%	151	190	+ 26.0%
Single-Family Detached Inventory	313	304	- 2.9%	--	--	--
Townhouse-Condo Inventory	6	7	+ 16.7%	--	--	--

*Does not account for seller concessions

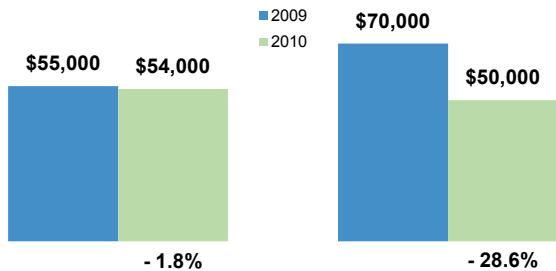
Activity—Most Recent Month



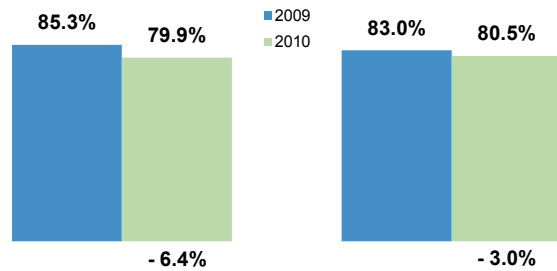
Activity—Year to Date



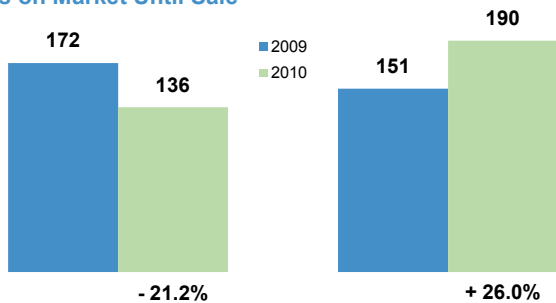
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

