



NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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Monthly Indicators

June 2010

Think global, act local. With European debt crises, oil spills and disappointing job growth figures putting stress on the stock market, the local housing market could have fared much worse during June.

Buyers were anything but shy, as Pending Sales posted a considerable 20.0 percent increase to 1,663 over last June. Sellers were slightly less confident since New Listings increased only 3.4 percent to 2,968 over last year.

Consequently, inventory levels decreased 6.8 percent to 15,213 compared to last year. The June Median Sales Price of \$143,090 was a 10.6 percent decrease from last year. Prices occasionally lag in response time to current market dynamics and also reflect the mix of homes selling.

Negotiations inched back toward the sellers favor by 2.7 percent to arrive at 89.6 percent of their original list price. Market times decreased 10.1 percent to 102 days; while months supply decreased a colossal 30.4 percent to 10.6 months.

Expect closings to receive a boost as Congress recently extended the closing date to September 30 for tax credit buyers, and expect the market to stay flat or post minor improvements over the near term.

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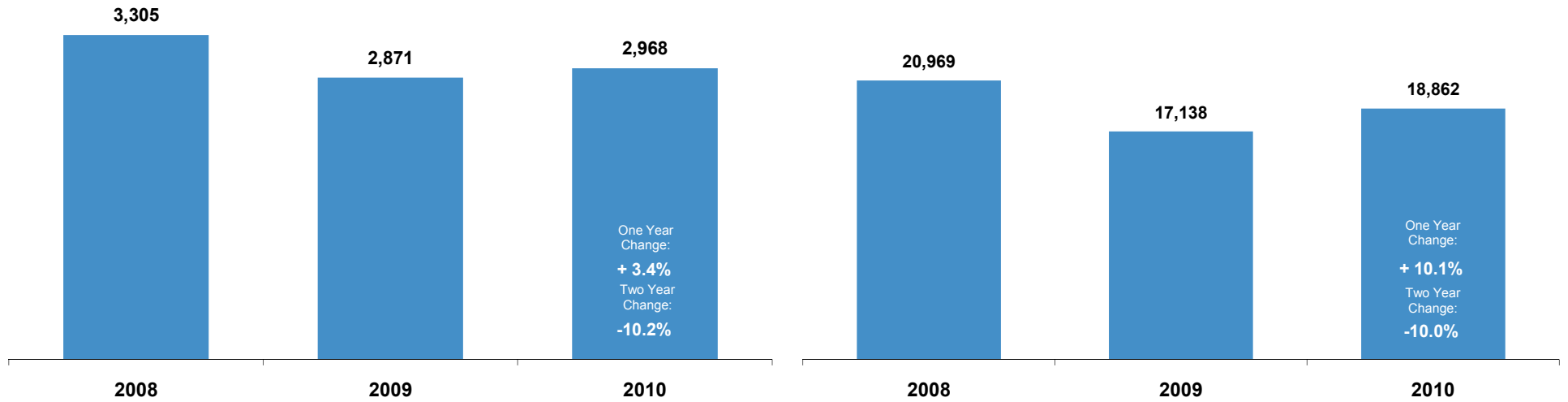
New Listings

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

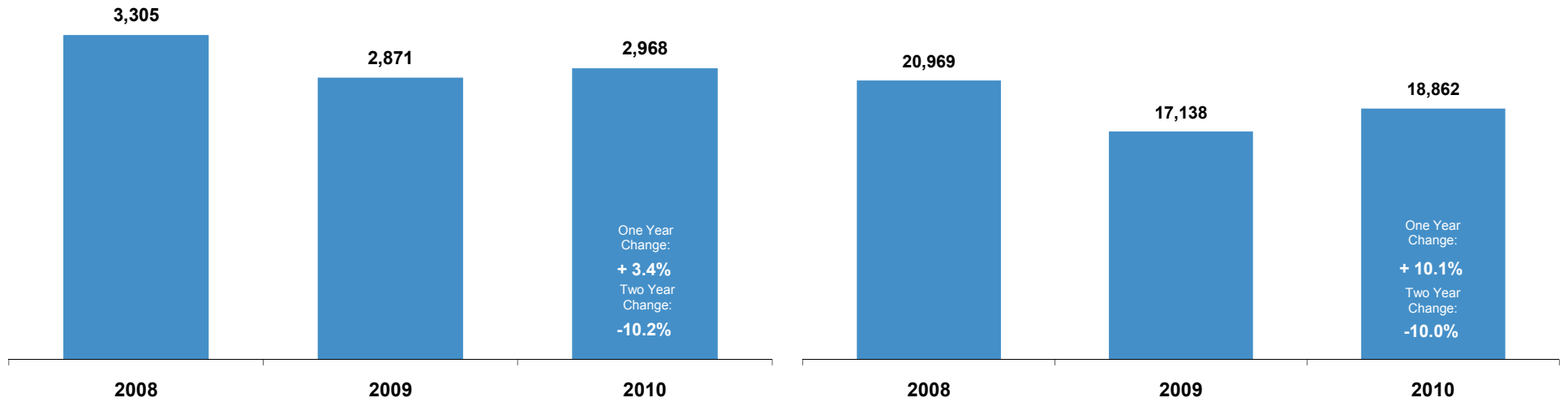


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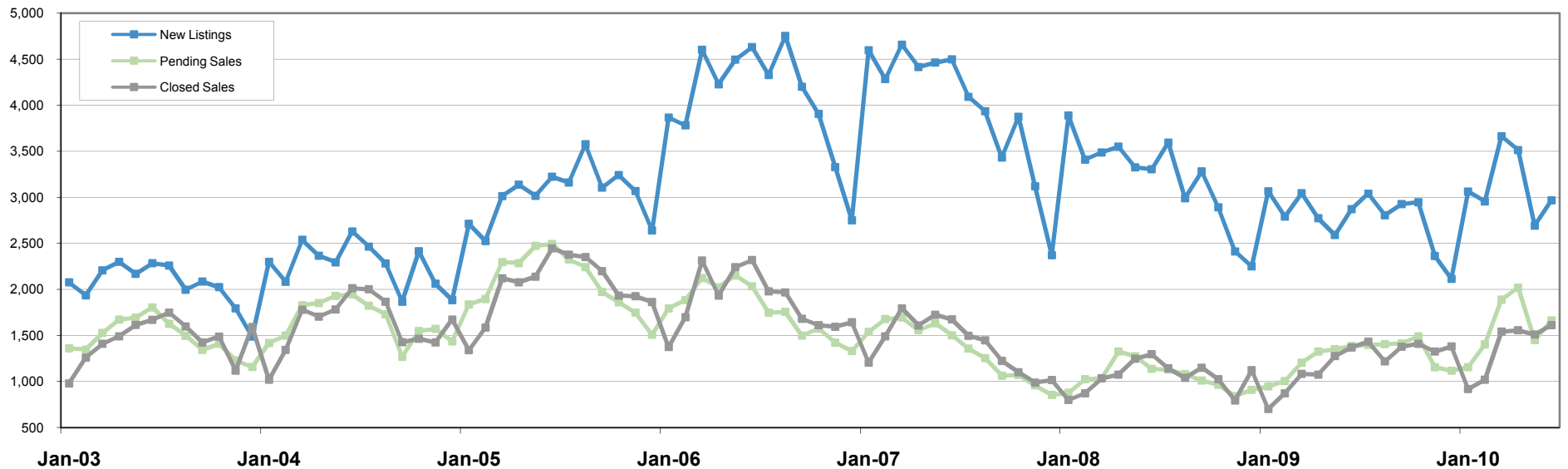
June



Year to Date



Historical Market Activity



Pending Sales

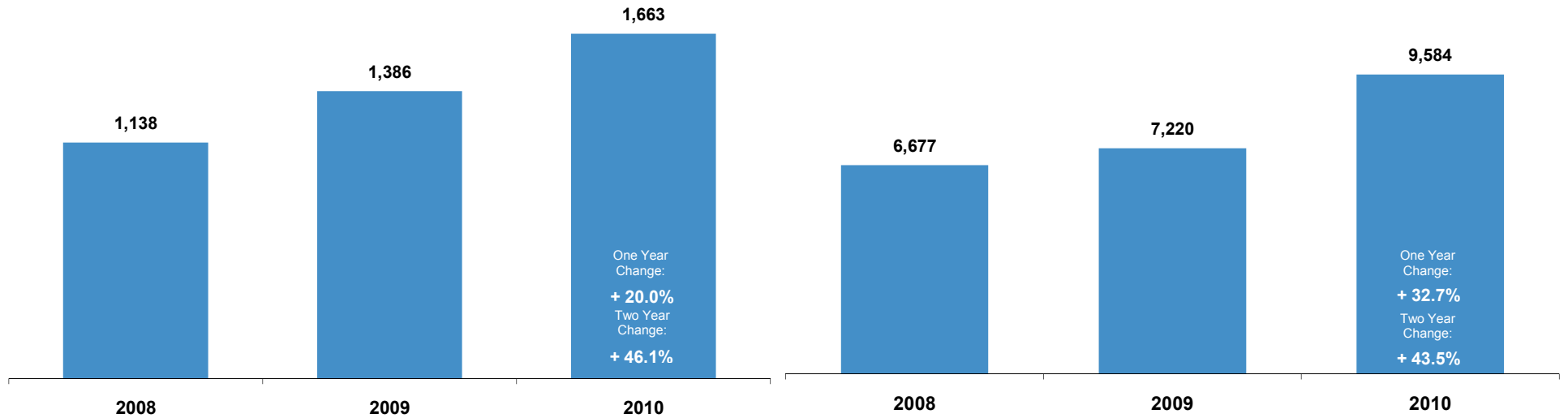
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



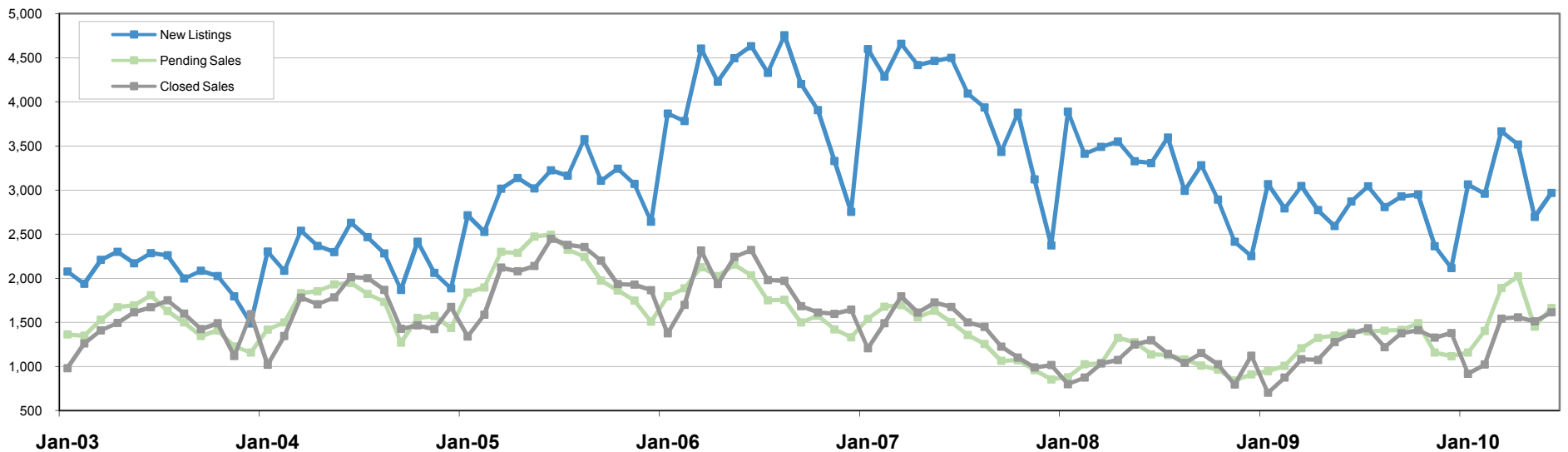
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June

Year to Date



Historical Market Activity



Closed Sales

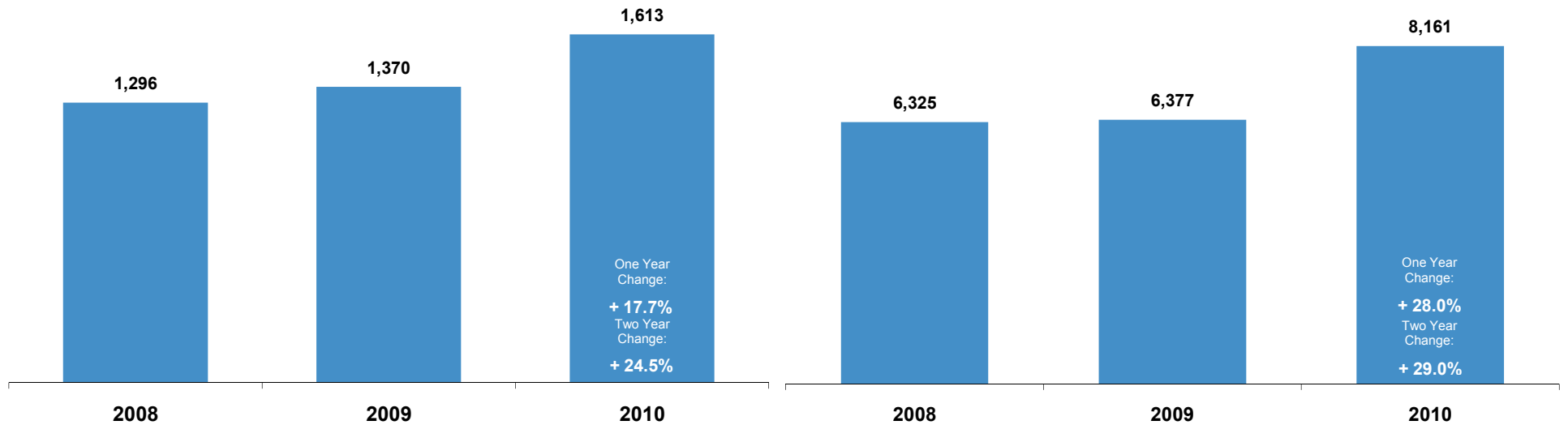
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



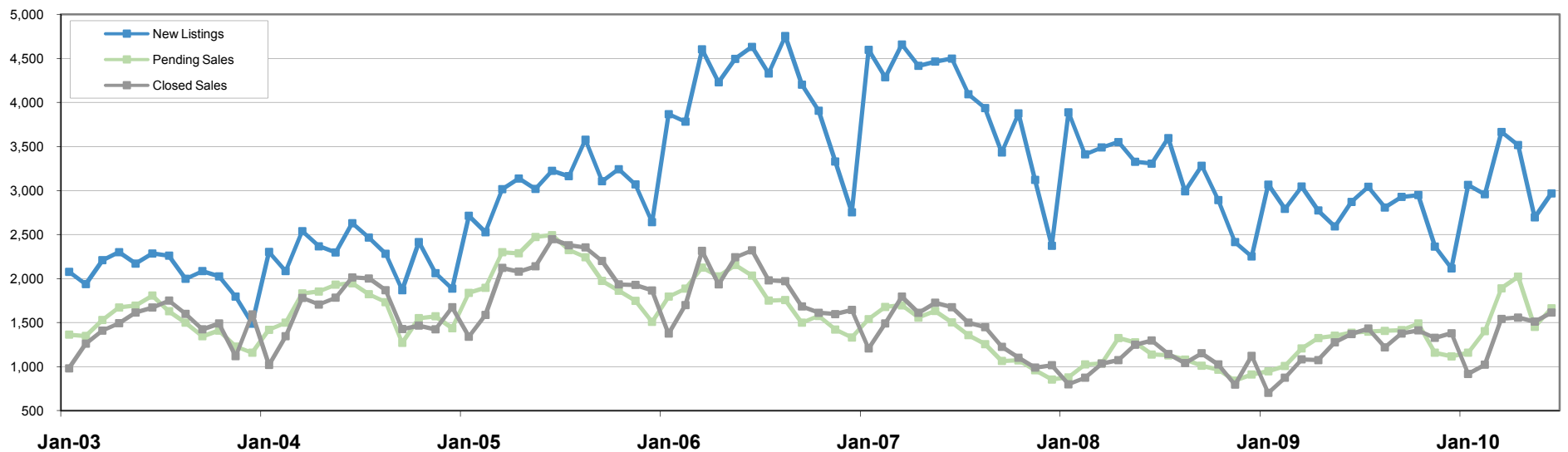
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June

Year to Date



Historical Market Activity



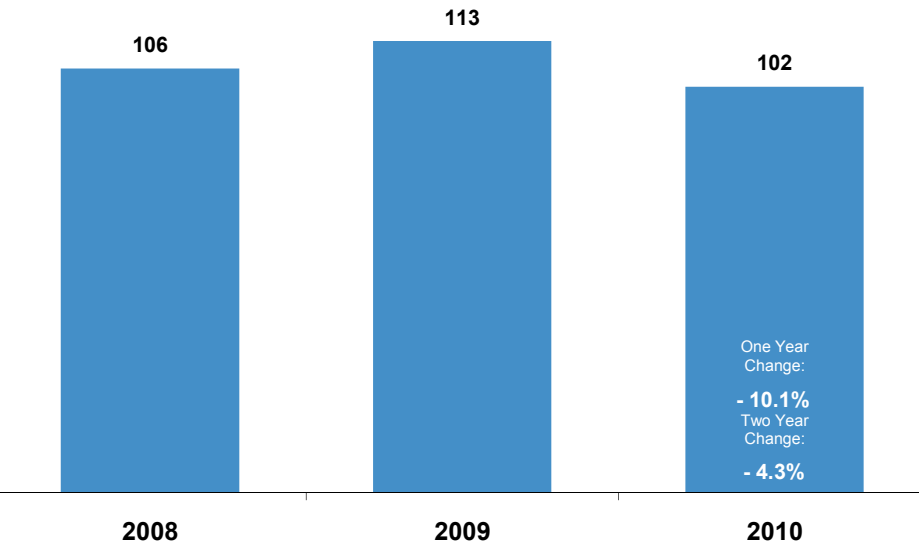
Days on Market Until Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

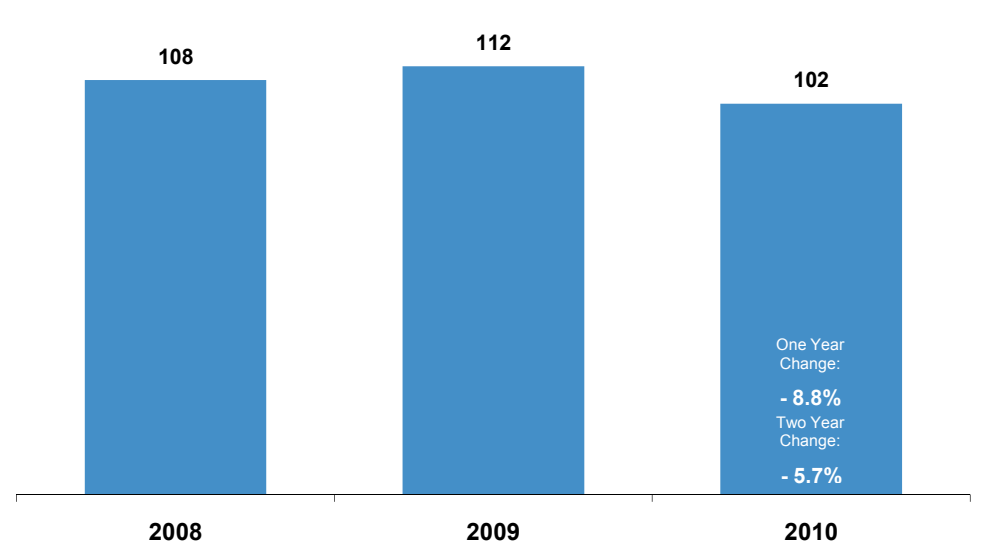


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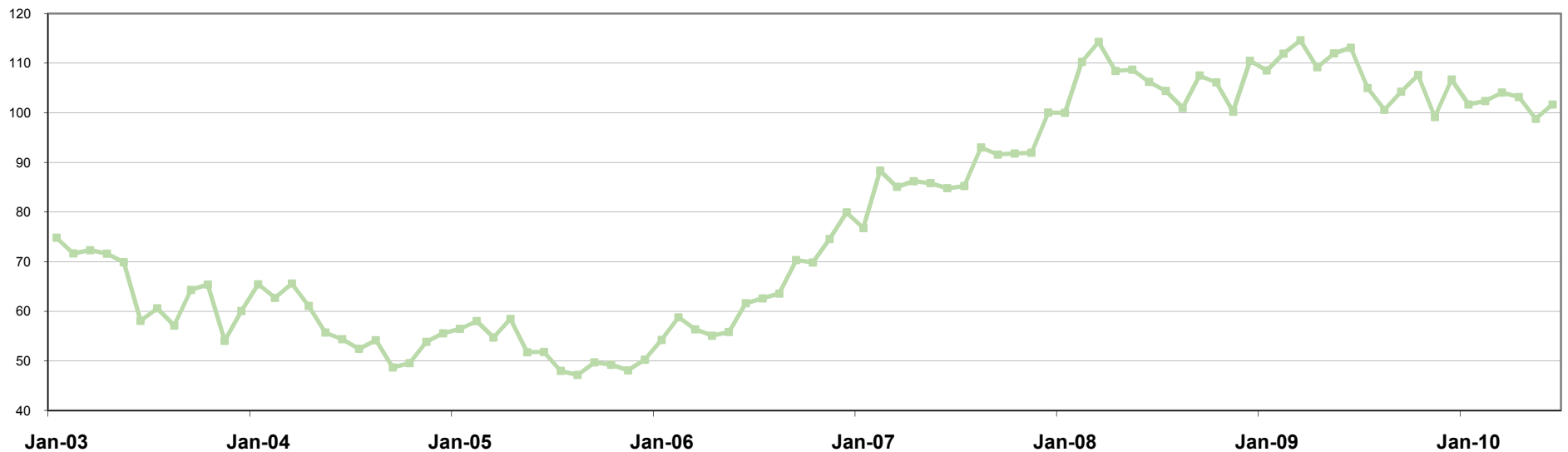
June



Year to Date



Historical Days on Market Until Sale



Median Sales Price

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

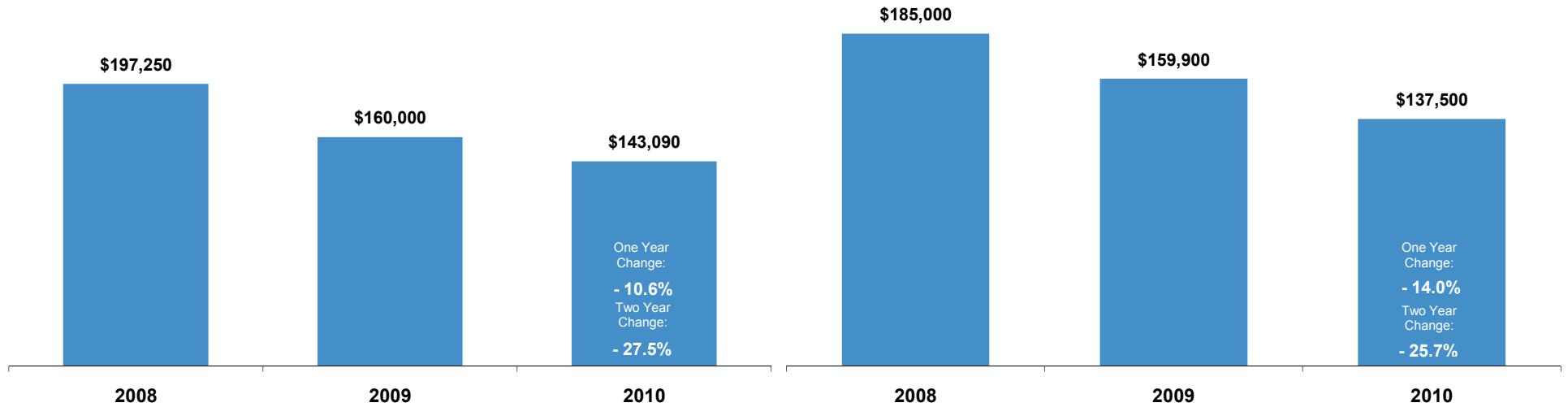


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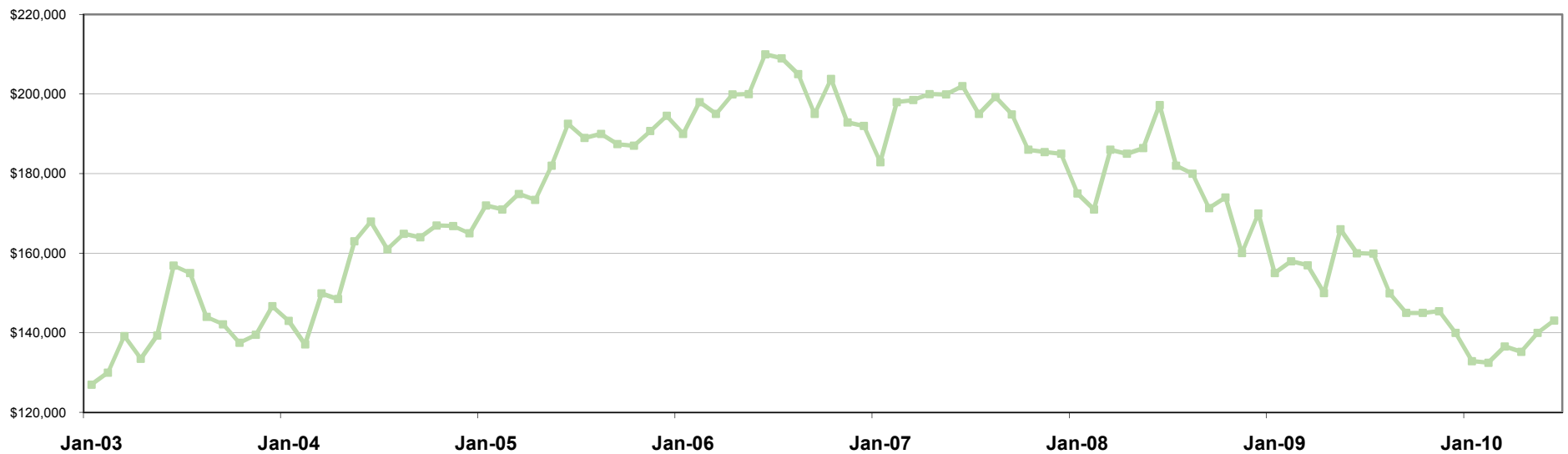
June

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®**

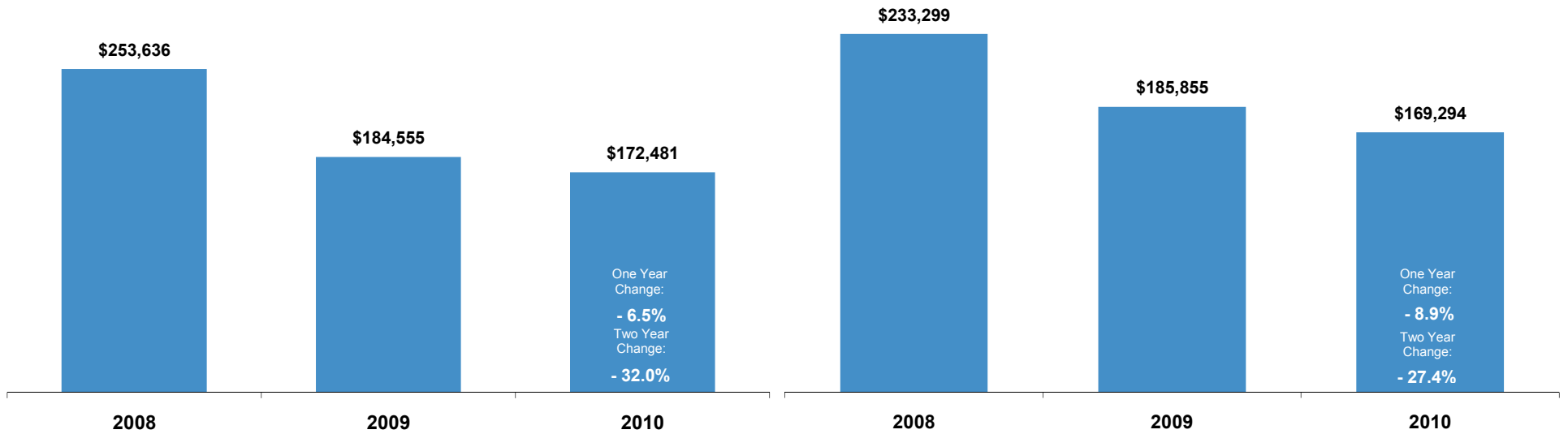


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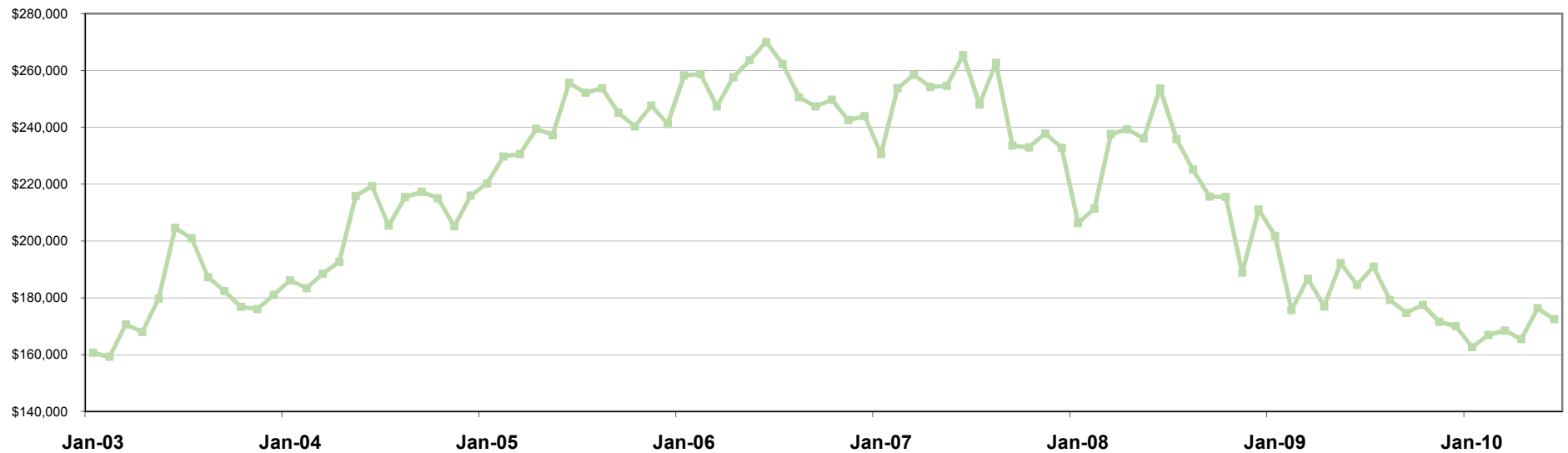
June

Year to Date

Figures do not take into account seller concessions.



Historical Average Prices

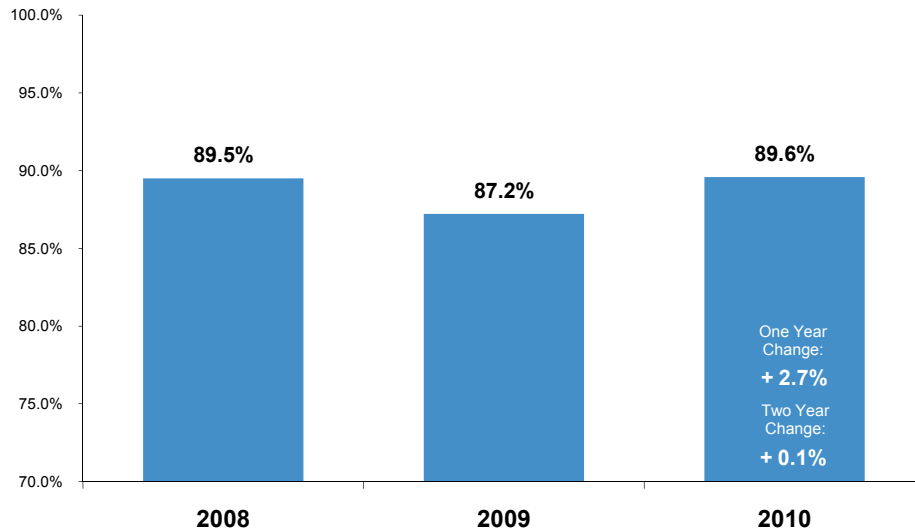


Percent of Original List Price Received at Sale

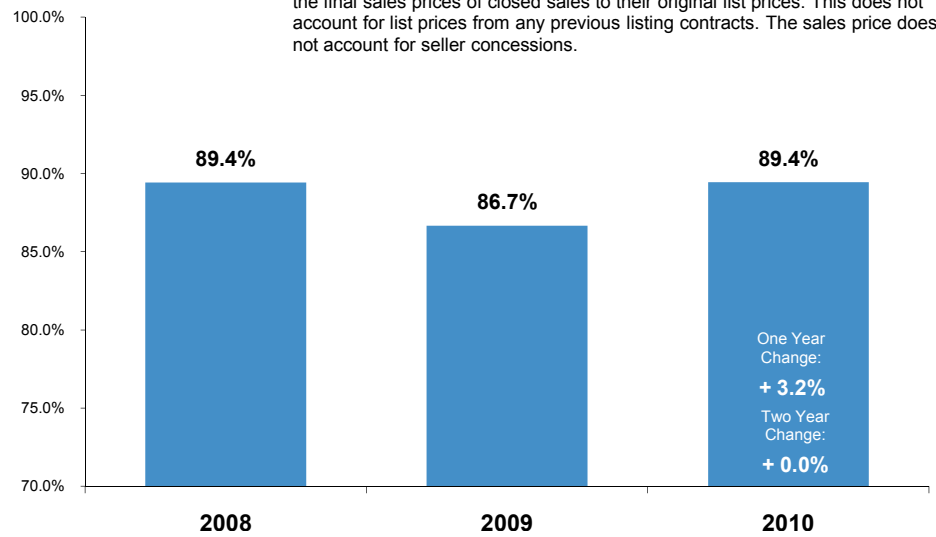
A Monthly Indicator from the Northeast Florida Association of REALTORS®



June

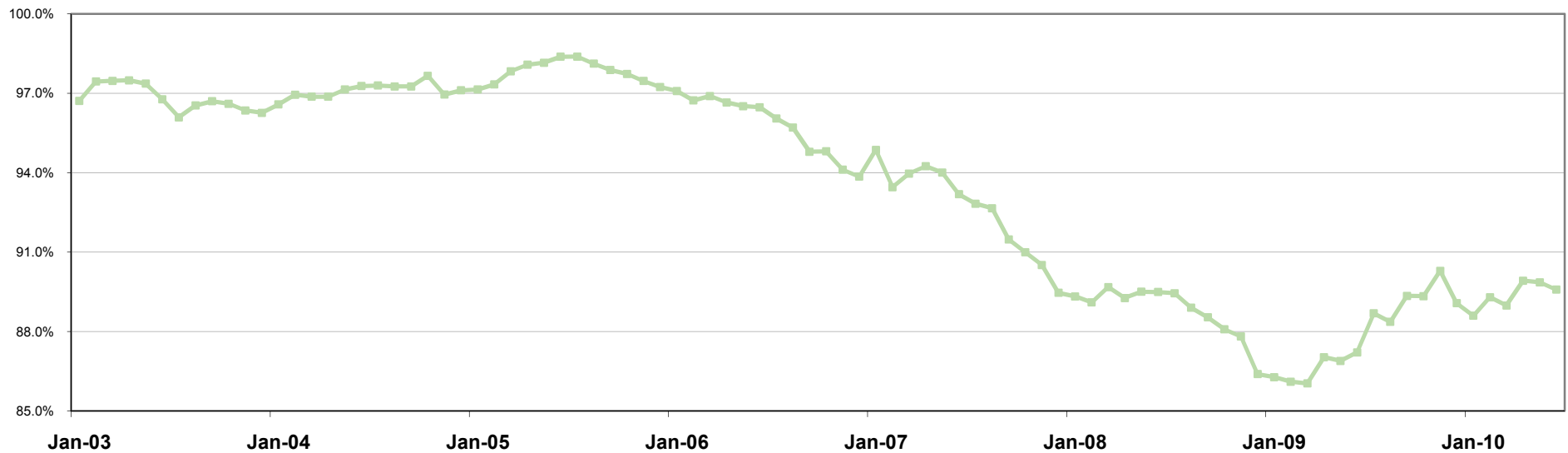


Year to Date



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®**

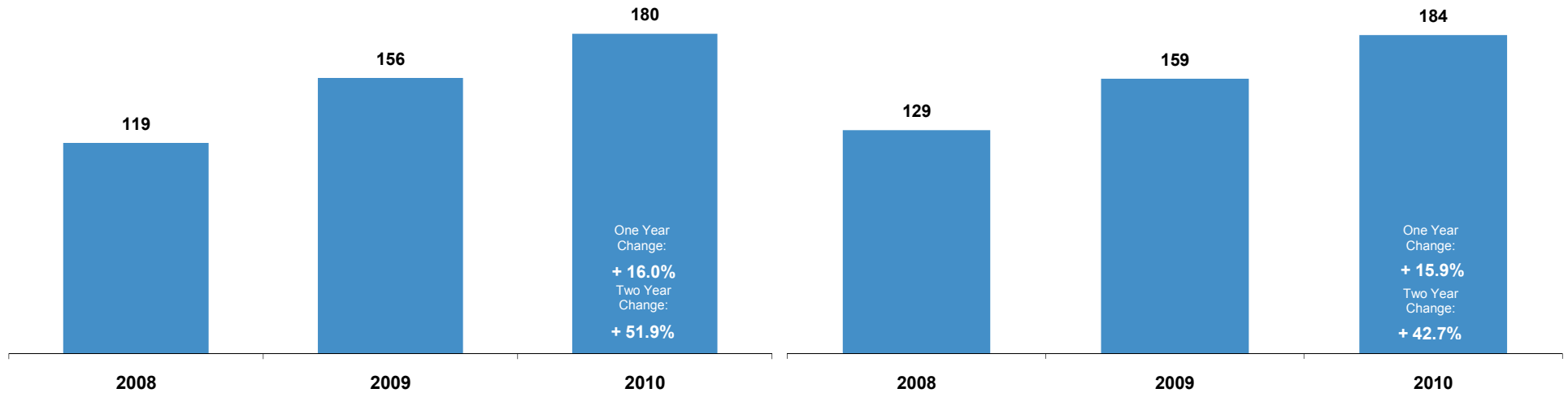


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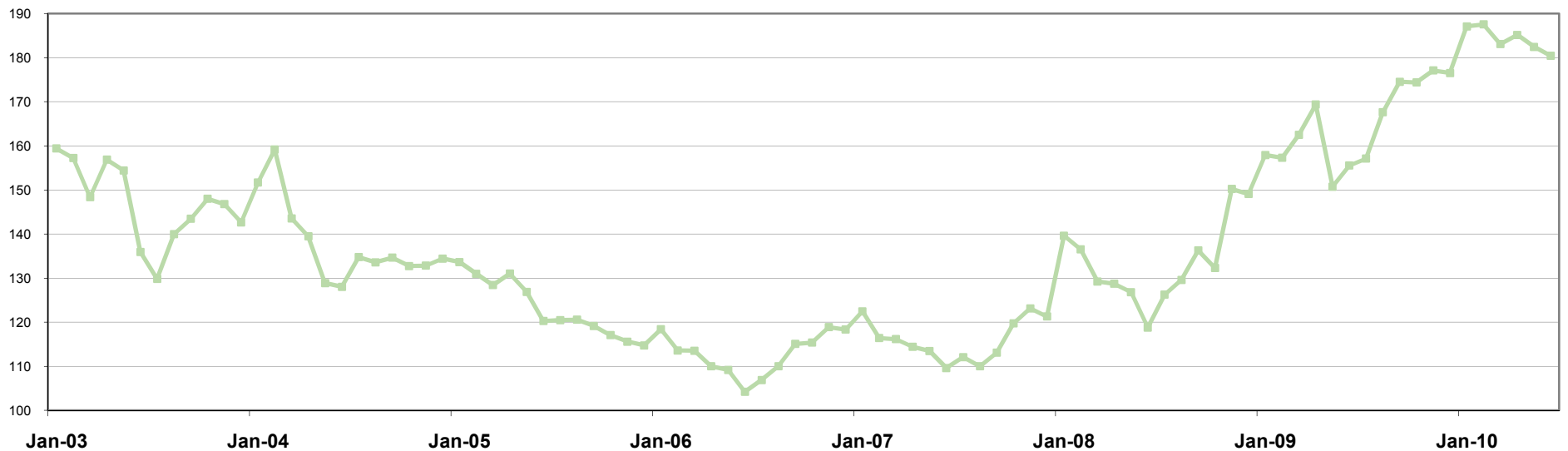
June

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

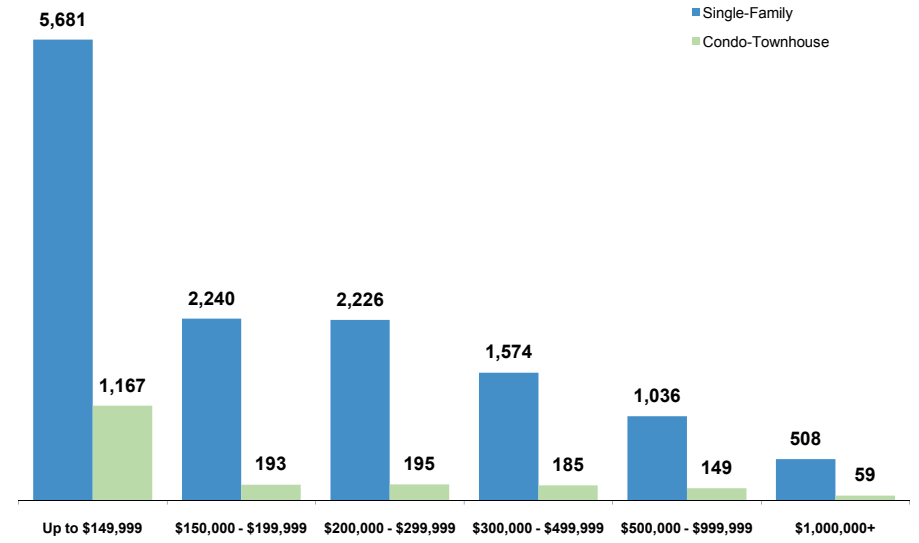
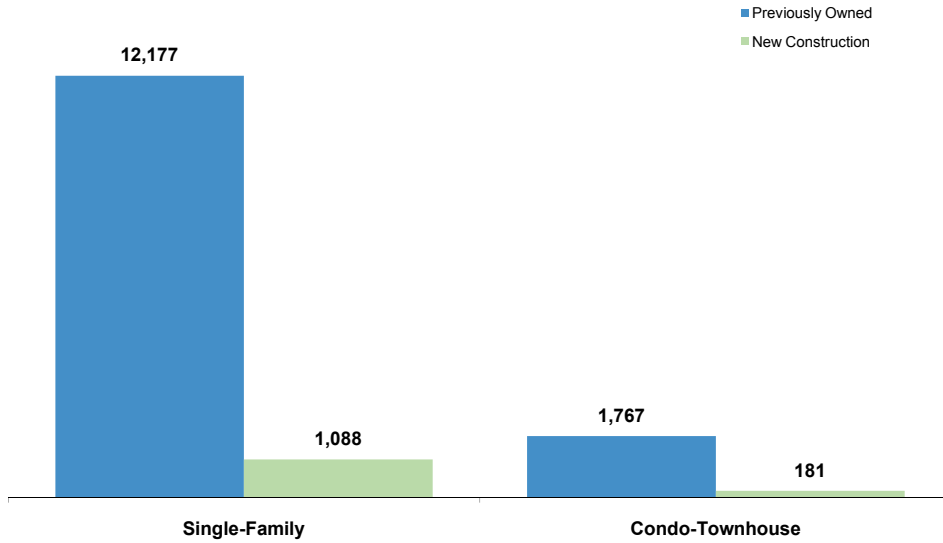


Housing Supply Outlook

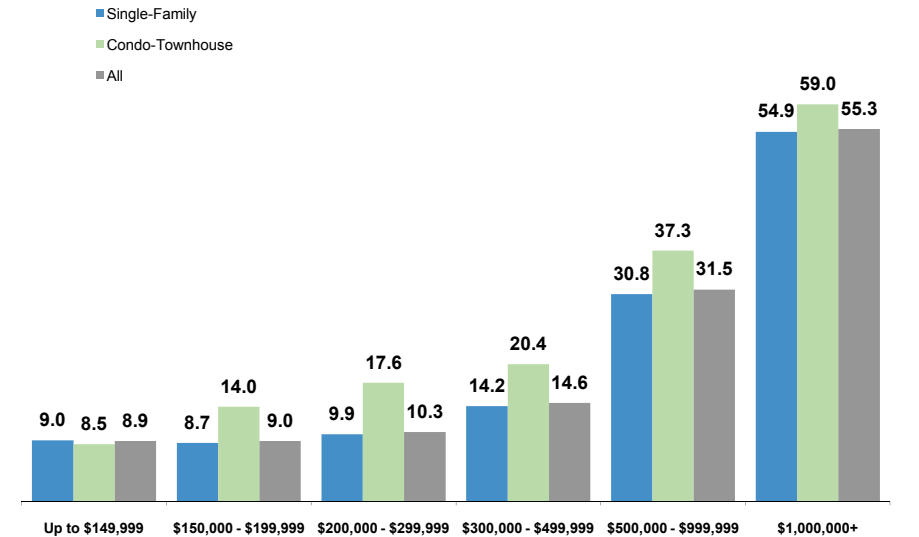
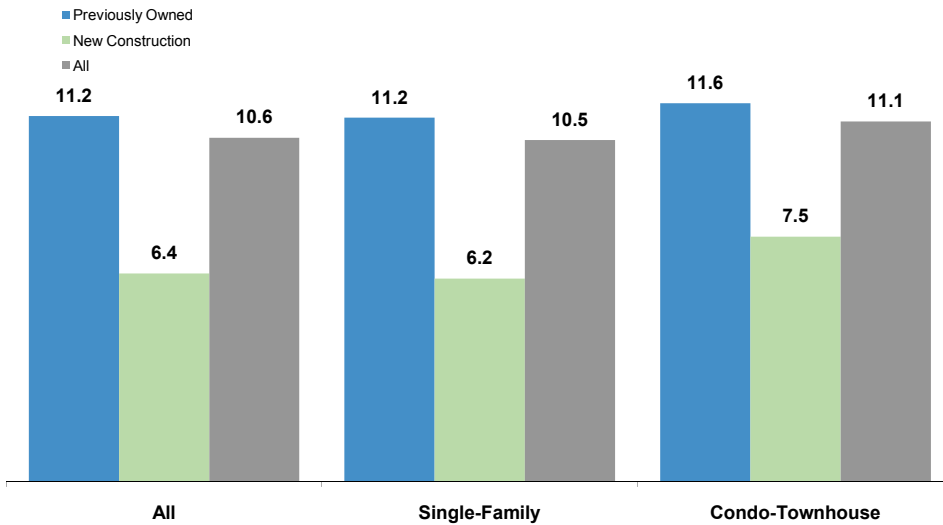
A Monthly Indicator from the Northeast Florida Association of REALTORS®



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

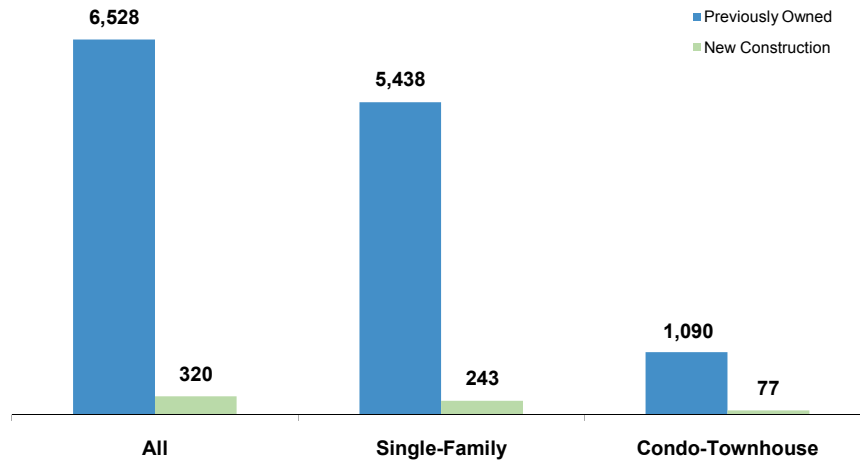
Housing Supply Outlook

A Monthly Indicator from the Northeast Florida Association of REALTORS®

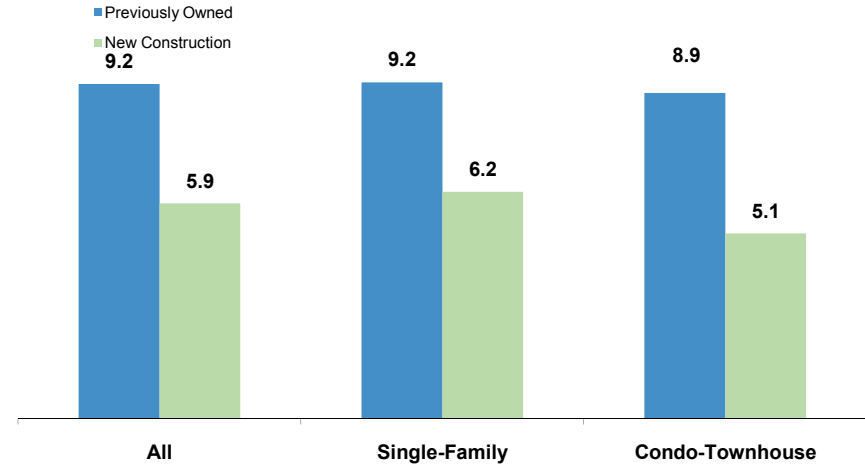


Up to \$149,999

Inventory

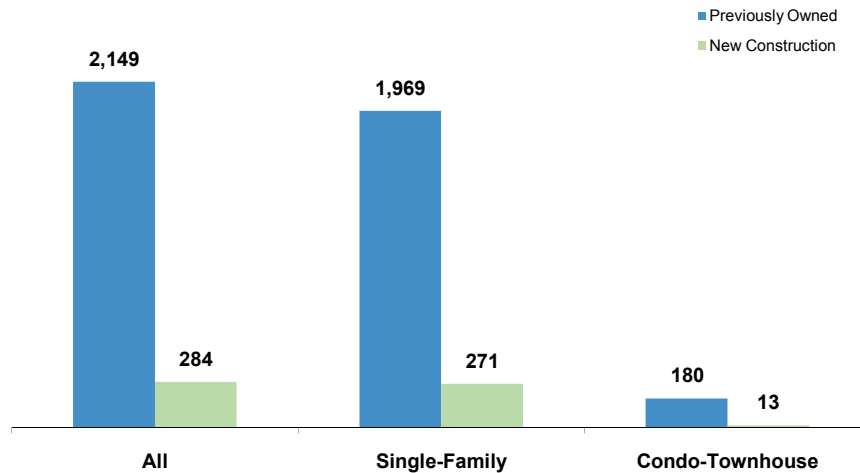


Months Supply

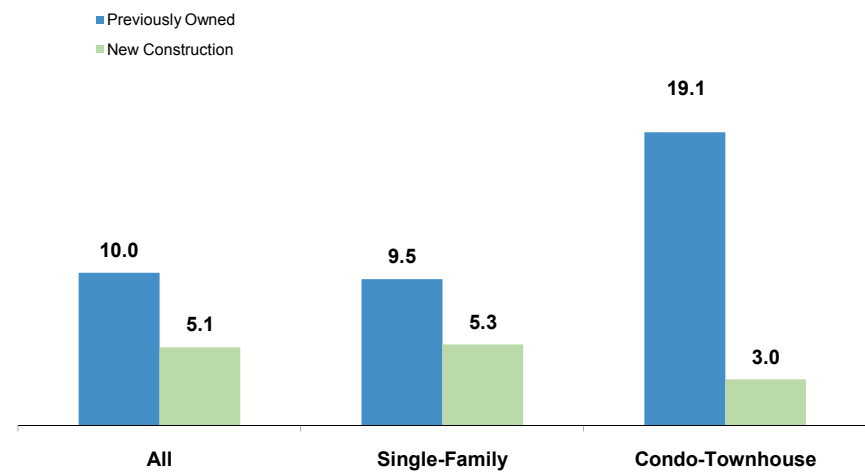


\$150,000 to \$199,999

Inventory



Months Supply



Housing Supply Outlook

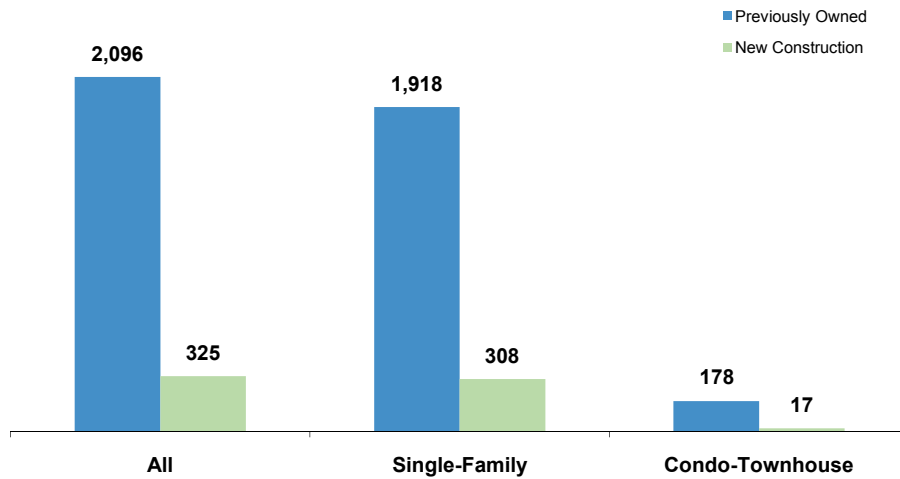
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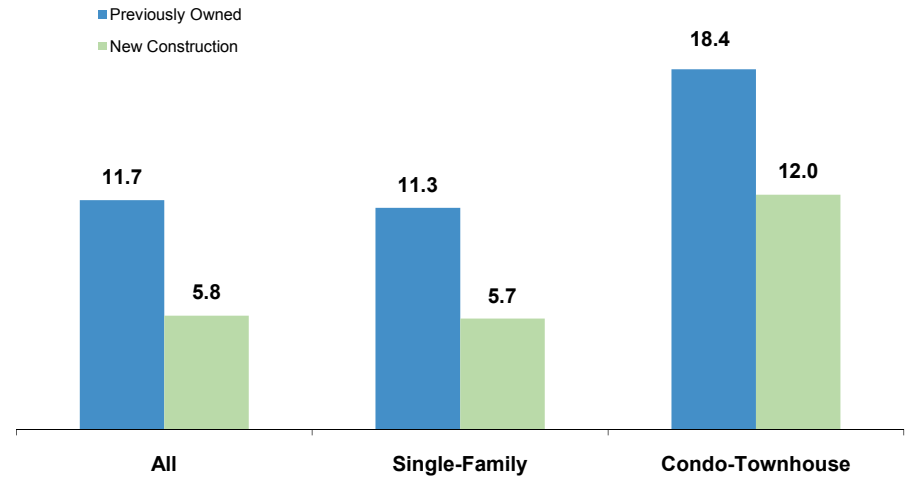
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\$200,000 to \$299,999

Inventory

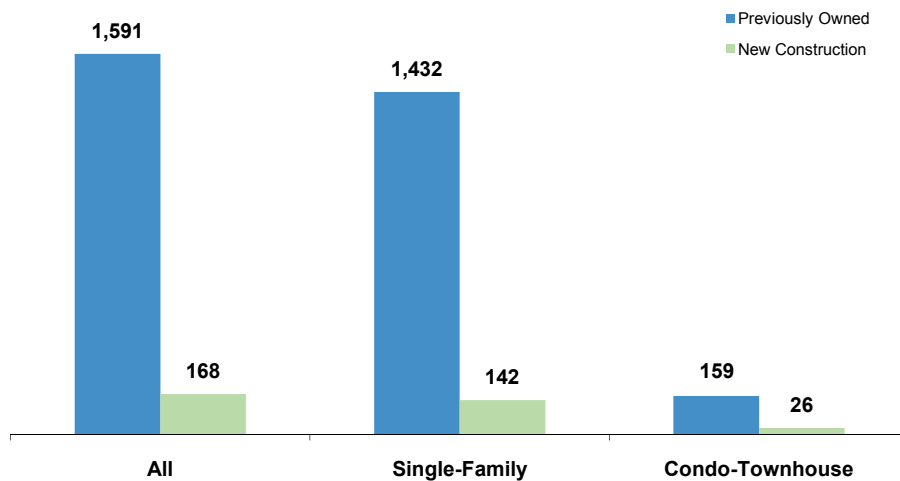


Months Supply

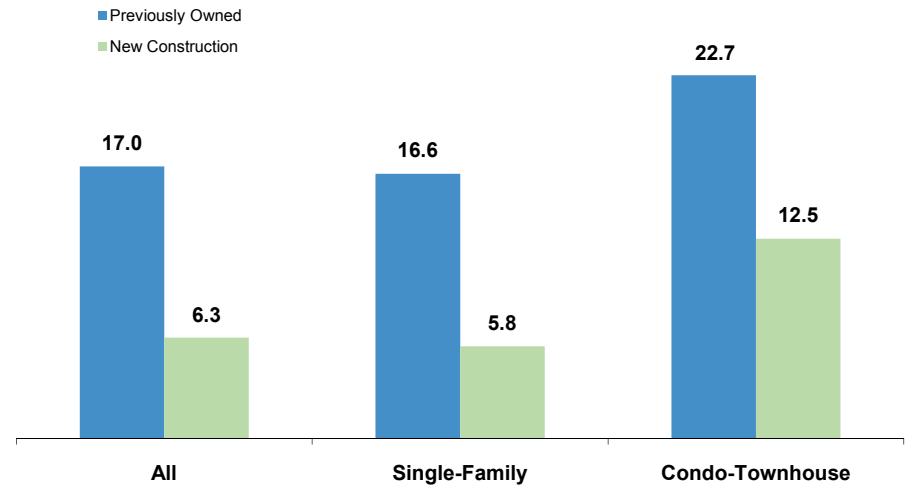


\$300,000 to \$499,999

Inventory



Months Supply



Housing Supply Outlook

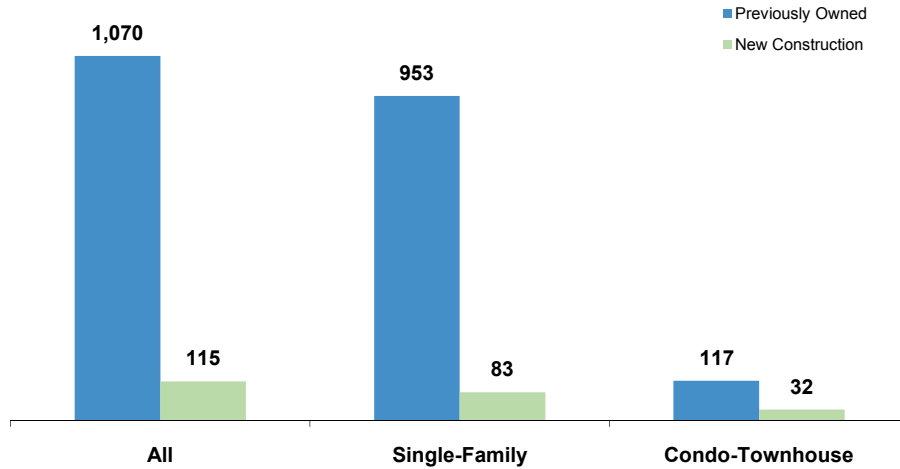
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



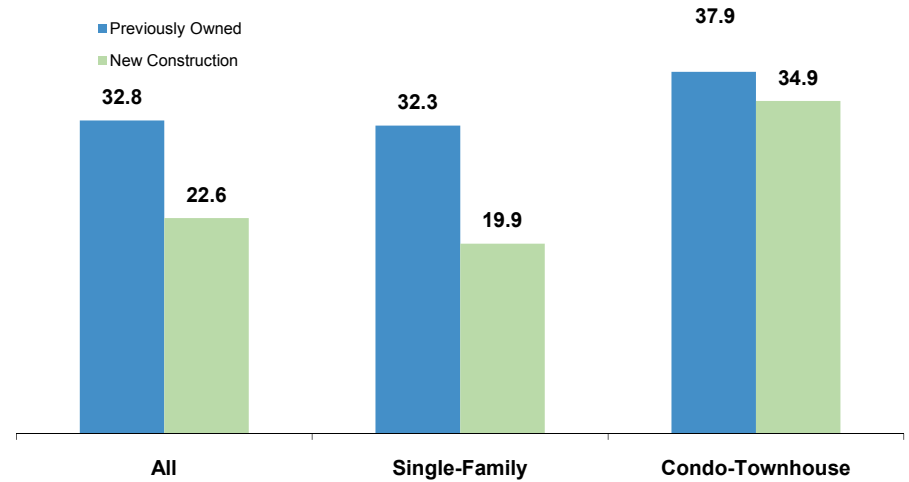
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\$500,000 to \$999,999

Inventory

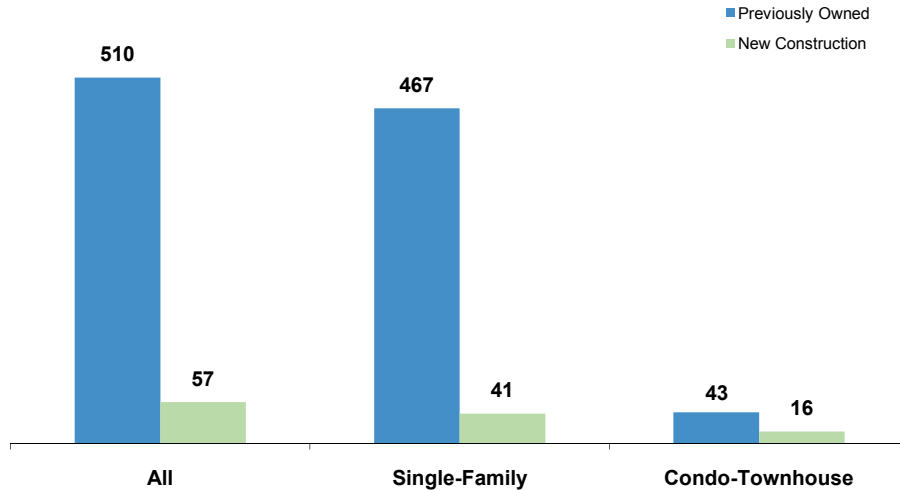


Months Supply

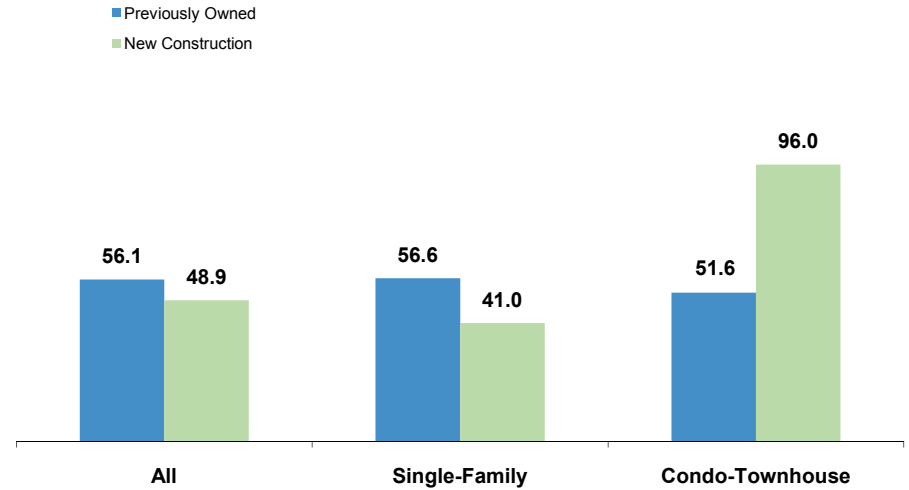


\$1,000,000 and above

Inventory



Months Supply



Market Overview



A Monthly Indicator from the Northeast Florida Association of REALTORS®

June 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	Apr	3,515	2,773	+ 26.8%	3,697	13,200	11,676	+ 13.1%	14,730
	May	2,694	2,591	+ 4.0%	3,514	15,894	14,267	+ 11.4%	18,244
	Jun	2,968	2,871	+ 3.4%	3,655	18,862	17,138	+ 10.1%	21,899
Pending Sales	Apr	2,021	1,325	+ 52.5%	1,650	6,471	4,483	+ 44.3%	5,903
	May	1,450	1,351	+ 7.3%	1,572	7,921	5,834	+ 35.8%	7,476
	Jun	1,663	1,386	+ 20.0%	1,545	9,584	7,220	+ 32.7%	9,020
Closed Sales	Apr	1,557	1,075	+ 44.8%	1,450	5,038	3,731	+ 35.0%	5,195
	May	1,510	1,276	+ 18.3%	1,600	6,548	5,007	+ 30.8%	6,795
	Jun	1,613	1,370	+ 17.7%	1,655	8,161	6,377	+ 28.0%	8,450
Days on Market Until Sale	Apr	103	109	- 5.5%	92	103	111	- 7.4%	93
	May	99	112	- 11.8%	92	102	111	- 8.4%	93
	Jun	102	113	- 10.1%	93	102	112	- 8.8%	93
Median Sales Price	Apr	\$135,250	\$150,000	- 9.8%	\$174,030	\$135,000	\$155,000	- 12.9%	\$172,200
	May	\$139,995	\$165,995	- 15.7%	\$178,458	\$135,500	\$159,000	- 14.8%	\$174,300
	Jun	\$143,090	\$160,000	- 10.6%	\$182,468	\$137,500	\$159,900	- 14.0%	\$176,060
Average Sales Price	Apr	\$165,408	\$176,925	- 6.5%	\$218,706	\$166,161	\$184,157	- 9.8%	\$216,239
	May	\$176,341	\$192,216	- 8.3%	\$224,558	\$168,509	\$186,211	- 9.5%	\$218,233
	Jun	\$172,481	\$184,555	- 6.5%	\$229,223	\$169,294	\$185,855	- 8.9%	\$220,371
Total Active Listings Available	Apr	15,470	16,738	- 7.6%					
	May	15,426	16,531	- 6.7%	--	--	--	--	--
	Jun	15,213	16,320	- 6.8%					
Percent of Original List Price Received At Sale	Apr	89.9%	87.0%	+ 3.3%	91.4%	91.4%	86.4%	+ 5.8%	89.3%
	May	89.9%	86.9%	+ 3.4%	91.4%	91.4%	86.5%	+ 5.6%	89.4%
	Jun	89.6%	87.2%	+ 2.7%	91.2%	91.2%	86.7%	+ 5.2%	89.4%
Housing Affordability Index	Apr	185	169	+ 9.3%	142	185	162	+ 14.1%	
	May	182	151	+ 21.0%	137	185	159	+ 15.8%	--
	Jun	180	156	+ 16.0%	134	184	159	+ 15.9%	
Months Supply of Inventory	Apr	11.3	15.7	- 28.1%					
	May	10.8	15.5	- 30.4%	--	--	--	--	--
	Jun	10.6	15.2	- 30.4%					

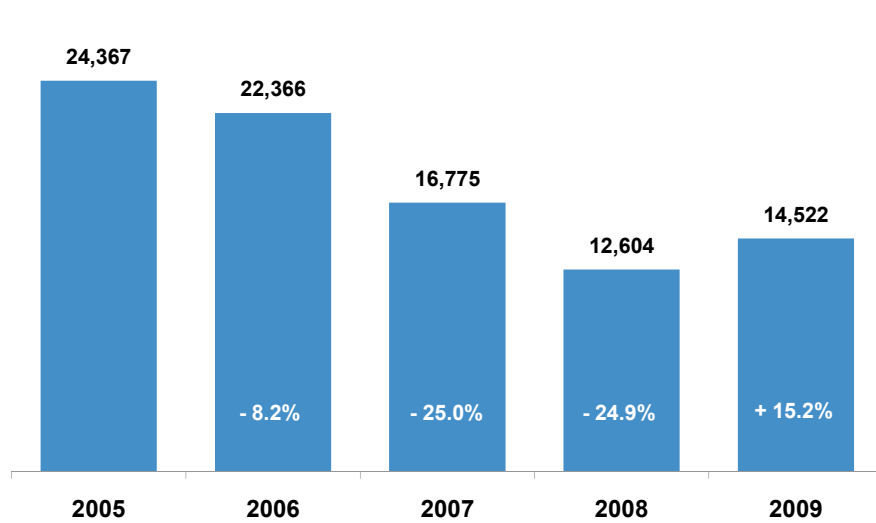
Annual Review

A Monthly Indicator from the Northeast Florida Association of REALTORS®

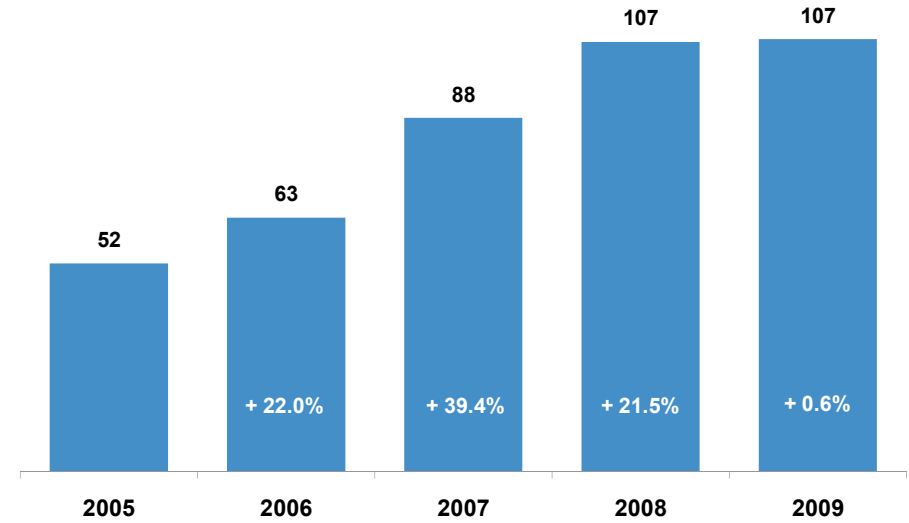


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ASSOCIATION OF REALTORS

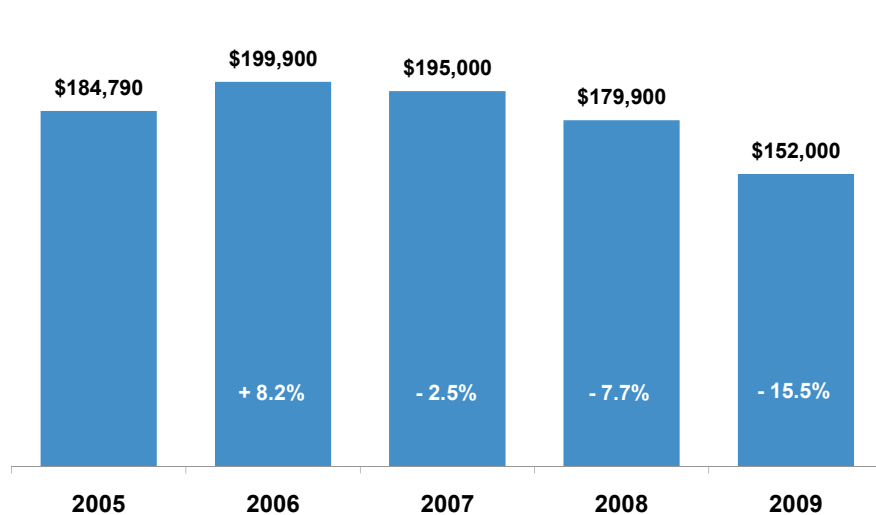
Closed Sales



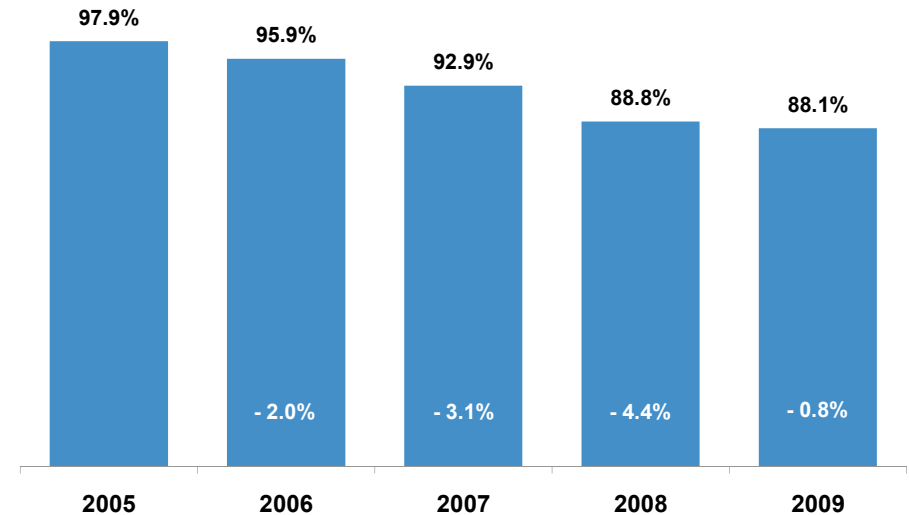
Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale



Local Market Updates

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Region 01 Southside/Mandarin/ Bartram

June

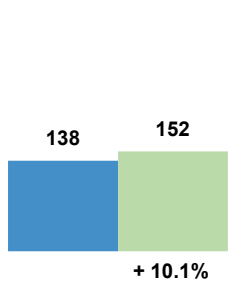
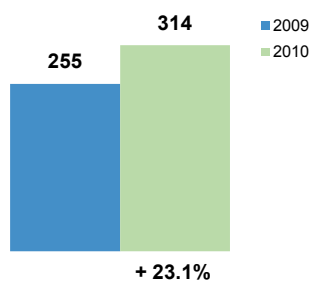
Year to Date

Duval County, FL

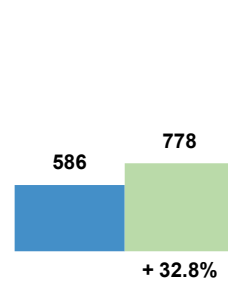
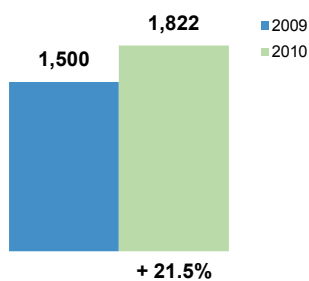
	2009	2010	Change	2009	2010	Change
New Listings	255	314	+ 23.1%	1,500	1,822	+ 21.5%
Closed Sales	138	152	+ 10.1%	586	778	+ 32.8%
Median Sales Price*	\$170,000	\$160,000	- 5.9%	\$177,600	\$150,000	- 15.5%
Percent of Original List Price Received at Sale*	86.3%	90.5%	+ 4.9%	88.0%	90.5%	+ 2.9%
Average Days on Market Until Sale	114	108	- 5.4%	115	109	- 5.5%
Single-Family Detached Inventory	1,052	1,119	+ 6.4%	--	--	--
Townhouse-Condo Inventory	290	193	- 33.4%	--	--	--

*Does not account for seller concessions

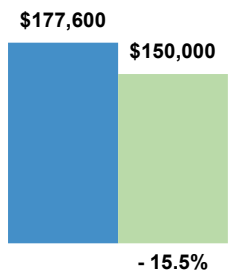
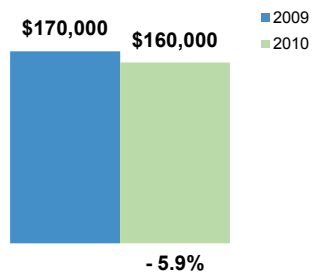
Activity—Most Recent Month



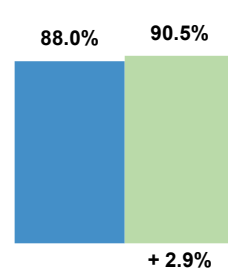
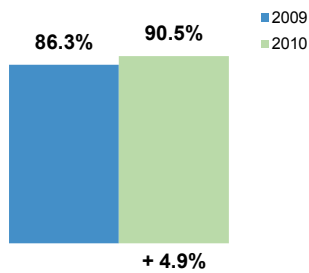
Activity—Year to Date



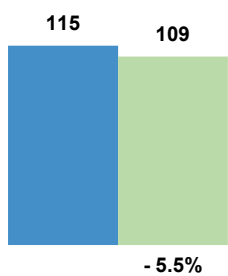
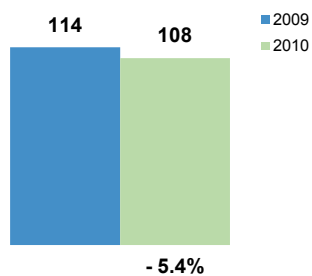
Median Sales Price



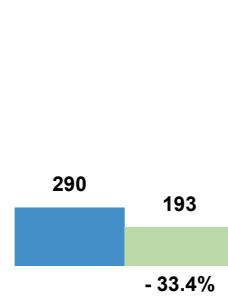
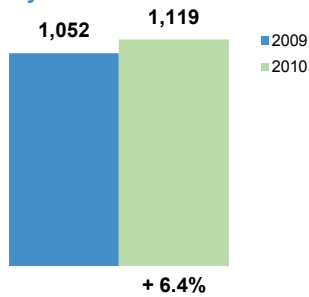
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 02

Southside

June

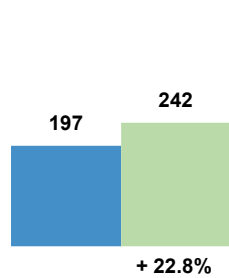
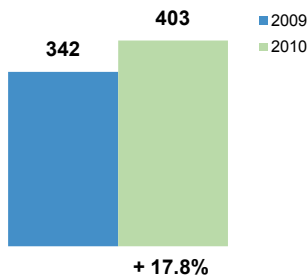
Year to Date

Duval County, FL

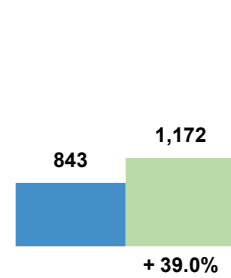
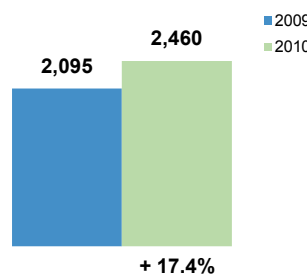
	2009	2010	Change	2009	2010	Change
New Listings	342	403	+ 17.8%	2,095	2,460	+ 17.4%
Closed Sales	197	242	+ 22.8%	843	1,172	+ 39.0%
Median Sales Price*	\$167,750	\$120,000	- 28.5%	\$159,950	\$126,500	- 20.9%
Percent of Original List Price Received at Sale*	89.1%	90.8%	+ 1.9%	88.0%	90.5%	+ 2.9%
Average Days on Market Until Sale	110	94	- 14.6%	105	95	- 9.3%
Single-Family Detached Inventory	1,222	1,151	- 5.8%	--	--	--
Townhouse-Condo Inventory	537	527	- 1.9%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



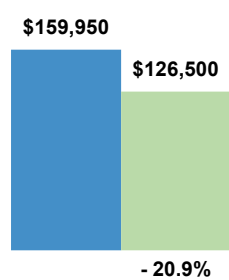
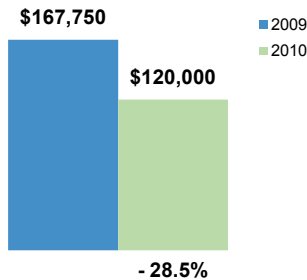
New Listings

Closed Sales

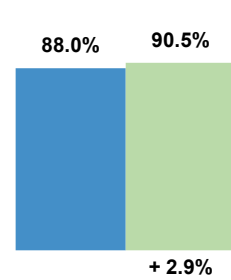
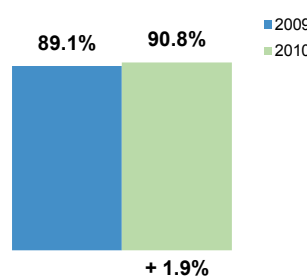
New Listings

Closed Sales

Median Sales Price



Percent of Original List Price Received at Sale



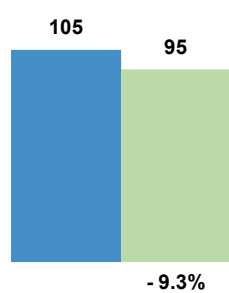
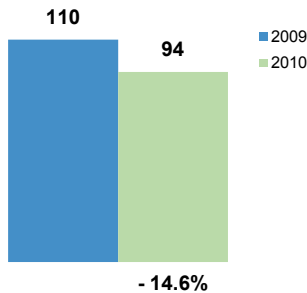
June

Year to Date

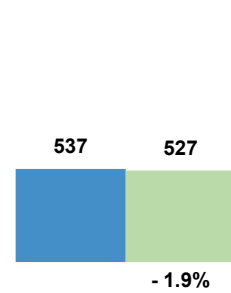
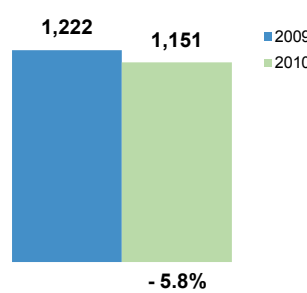
June

Year to Date

Days on Market Until Sale



Activity—Most Recent Month



June

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

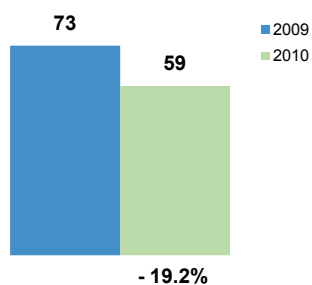
June

Year to Date

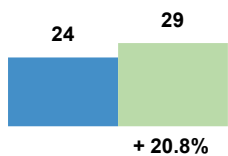
	2009	2010	Change	2009	2010	Change
New Listings	73	59	- 19.2%	415	407	- 1.9%
Closed Sales	24	29	+ 20.8%	99	139	+ 40.4%
Median Sales Price*	\$226,250	\$170,625	- 24.6%	\$185,000	\$187,500	+ 1.4%
Percent of Original List Price Received at Sale*	88.6%	85.2%	- 3.8%	85.3%	86.7%	+ 1.7%
Average Days on Market Until Sale	81	108	+ 33.4%	113	126	+ 10.9%
Single-Family Detached Inventory	314	302	- 3.8%	--	--	--
Townhouse-Condo Inventory	81	60	- 25.9%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

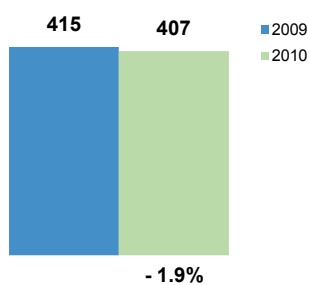


New Listings

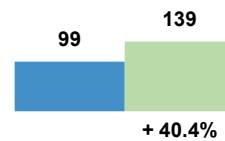


Closed Sales

Activity—Year to Date

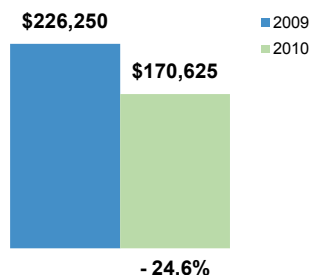


New Listings



Closed Sales

Median Sales Price

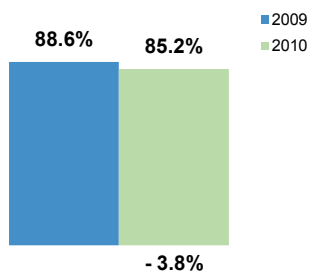


June

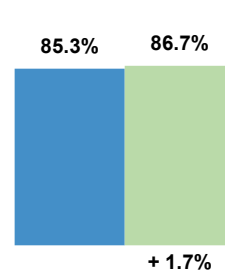


Year to Date

Percent of Original List Price Received at Sale

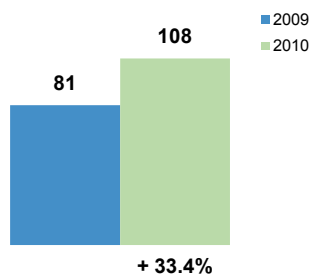


June

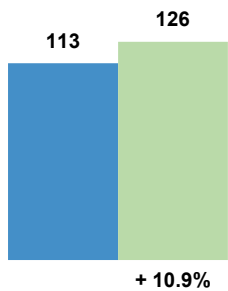


Year to Date

Days on Market Until Sale

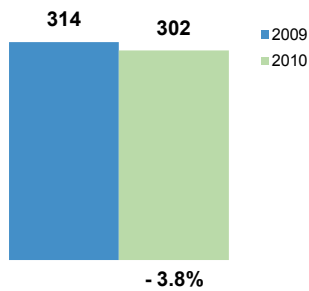


June

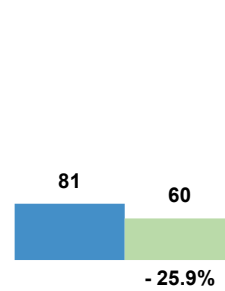


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates

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Region 04 Arlington/Fort Caroline

June

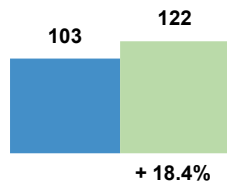
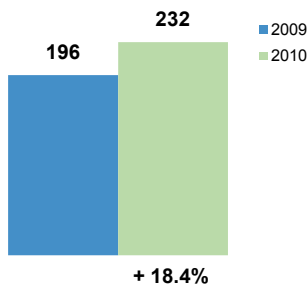
Year to Date

Duval County, FL

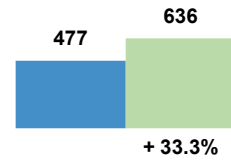
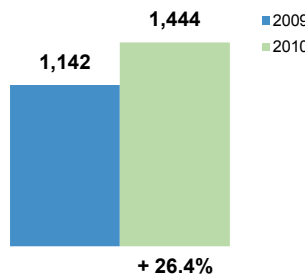
	2009	2010	Change	2009	2010	Change
New Listings	196	232	+ 18.4%	1,142	1,444	+ 26.4%
Closed Sales	103	122	+ 18.4%	477	636	+ 33.3%
Median Sales Price*	\$143,000	\$124,900	- 12.7%	\$140,000	\$121,750	- 13.0%
Percent of Original List Price Received at Sale*	87.1%	89.3%	+ 2.5%	86.1%	90.7%	+ 5.3%
Average Days on Market Until Sale	108	91	- 15.5%	111	85	- 23.0%
Single-Family Detached Inventory	933	948	+ 1.6%	--	--	--
Townhouse-Condo Inventory	111	84	- 24.3%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



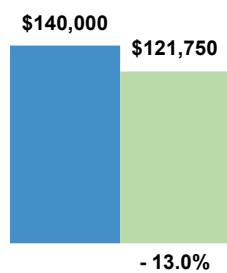
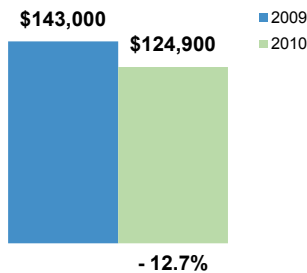
New Listings

Closed Sales

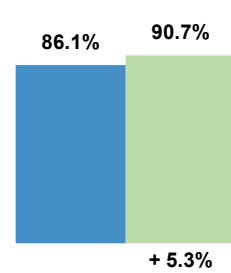
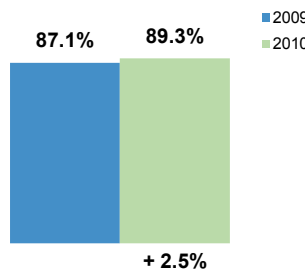
New Listings

Closed Sales

Median Sales Price



Percent of Original List Price Received at Sale



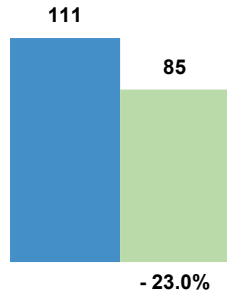
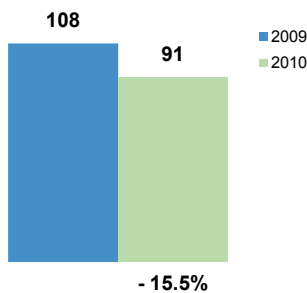
June

Year to Date

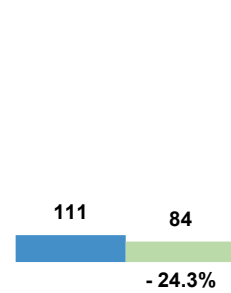
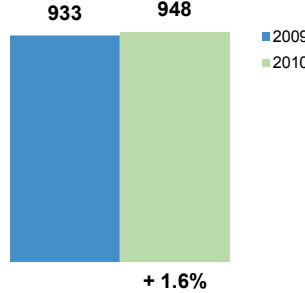
June

Year to Date

Days on Market Until Sale



Activity—Most Recent Month



June

Year to Date

Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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Region 05

Hyde Grove/Murray Hill/Lakeshore/Wesconnett

June

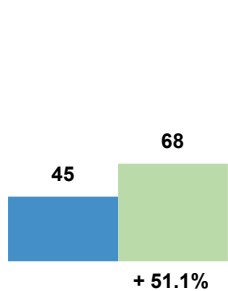
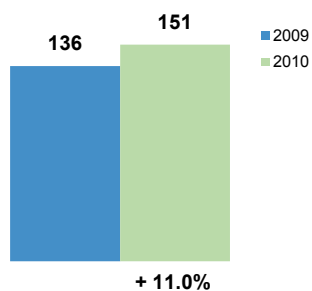
Year to Date

Duval County, FL

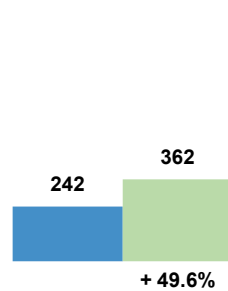
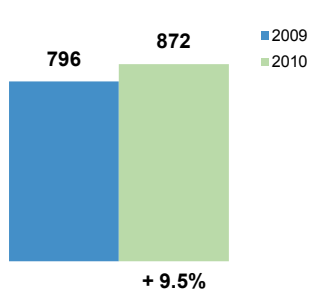
	2009	2010	Change	2009	2010	Change
New Listings	136	151	+ 11.0%	796	872	+ 9.5%
Closed Sales	45	68	+ 51.1%	242	362	+ 49.6%
Median Sales Price*	\$110,000	\$84,000	- 23.6%	\$72,950	\$75,000	+ 2.8%
Percent of Original List Price Received at Sale*	89.6%	90.4%	+ 0.9%	84.1%	89.0%	+ 5.8%
Average Days on Market Until Sale	93	75	- 19.0%	85	81	- 4.8%
Single-Family Detached Inventory	630	584	- 7.3%	--	--	--
Townhouse-Condo Inventory	54	33	- 38.9%	--	--	--

*Does not account for seller concessions

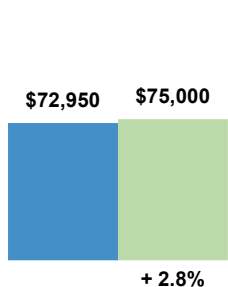
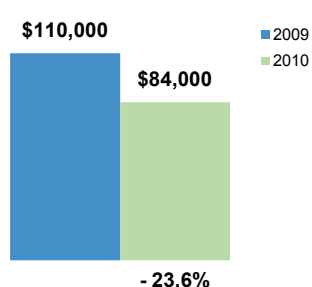
Activity—Most Recent Month



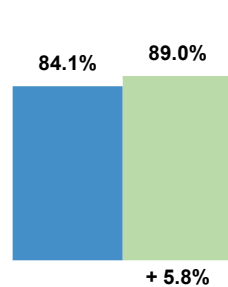
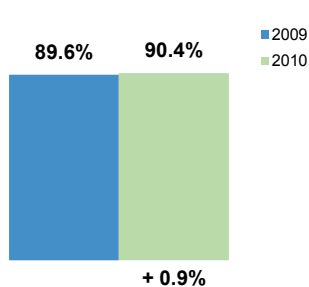
Activity—Year to Date



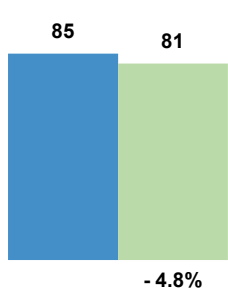
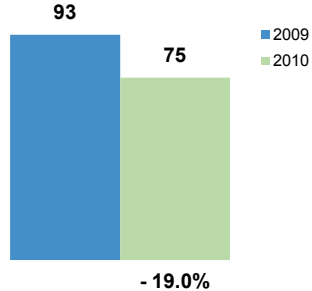
Median Sales Price



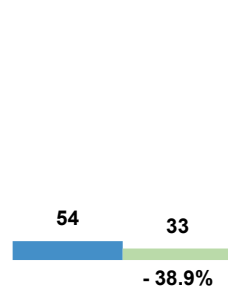
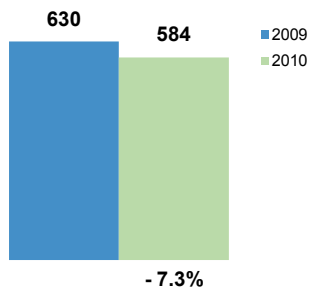
Percent of Original List Price Received at Sale



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

June

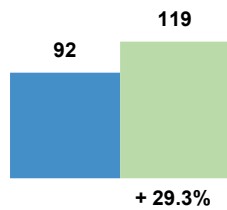
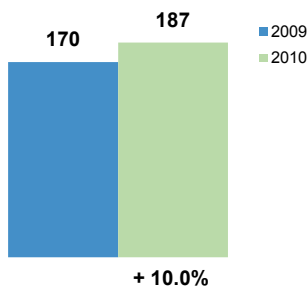
Year to Date

Duval County, FL

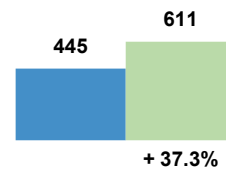
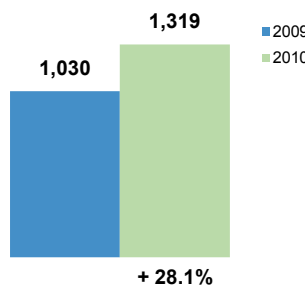
	2009	2010	Change	2009	2010	Change
New Listings	170	187	+ 10.0%	1,030	1,319	+ 28.1%
Closed Sales	92	119	+ 29.3%	445	611	+ 37.3%
Median Sales Price*	\$126,450	\$104,900	- 17.0%	\$130,000	\$108,000	- 16.9%
Percent of Original List Price Received at Sale*	86.1%	90.8%	+ 5.5%	86.7%	91.9%	+ 6.0%
Average Days on Market Until Sale	101	83	- 17.8%	110	83	- 24.1%
Single-Family Detached Inventory	845	845	- 0.0%	--	--	--
Townhouse-Condo Inventory	35	35	- 0.0%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



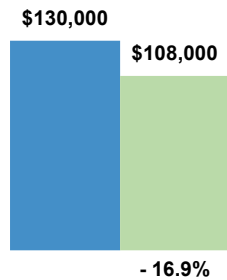
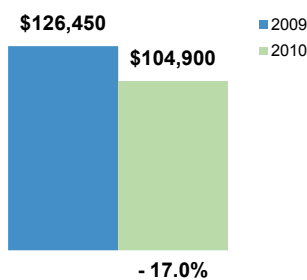
New Listings

Closed Sales

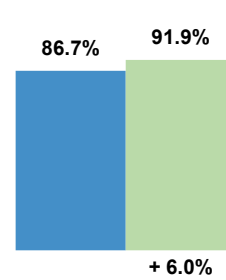
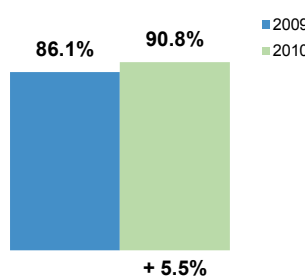
New Listings

Closed Sales

Median Sales Price



Percent of Original List Price Received at Sale



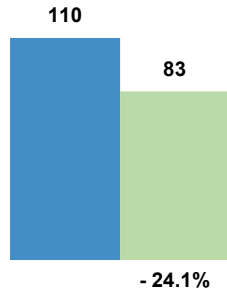
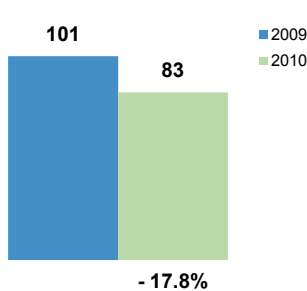
June

Year to Date

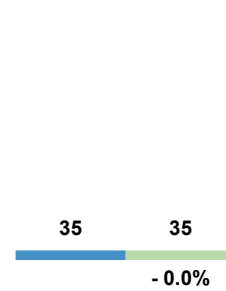
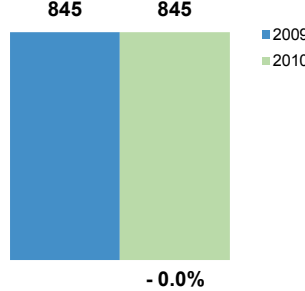
June

Year to Date

Days on Market Until Sale



Activity—Most Recent Month



June

Year to Date

Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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



Region 07

Springfield/Downtown/Paxon/Trout
River South

June

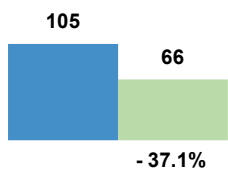
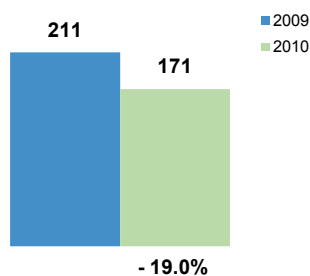
Year to Date

Duval County, FL

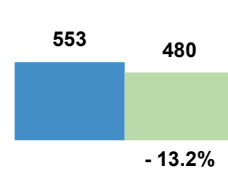
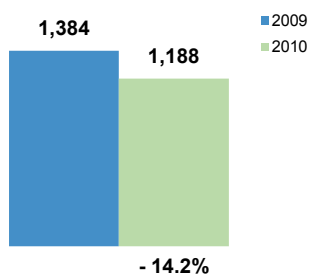
	2009	2010	Change	2009	2010	Change
New Listings	211	171	- 19.0%	1,384	1,188	- 14.2%
Closed Sales	105	66	- 37.1%	553	480	- 13.2%
Median Sales Price*	\$25,250	\$19,900	- 21.2%	\$23,000	\$20,000	- 13.0%
Percent of Original List Price Received at Sale*	82.4%	90.8%	+ 10.1%	80.8%	88.3%	+ 9.3%
Average Days on Market Until Sale	81	98	+ 21.5%	93	71	- 23.9%
Single-Family Detached Inventory	1,056	841	- 20.4%	--	--	--
Townhouse-Condo Inventory	151	39	- 74.2%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



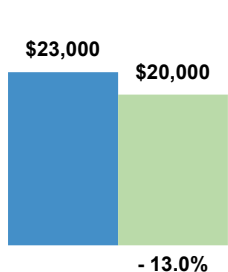
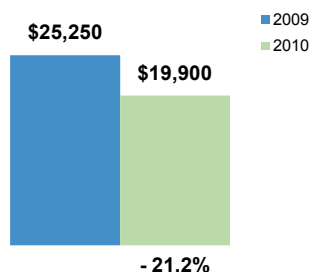
New Listings

Closed Sales

New Listings

Closed Sales

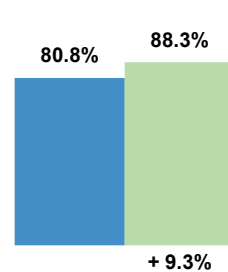
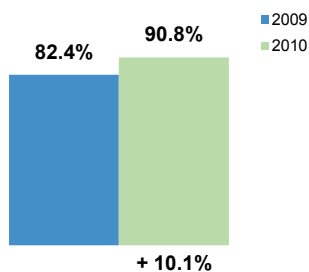
Median Sales Price



June

Year to Date

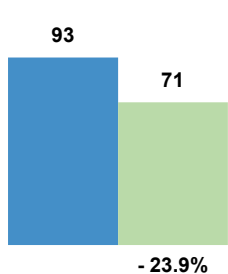
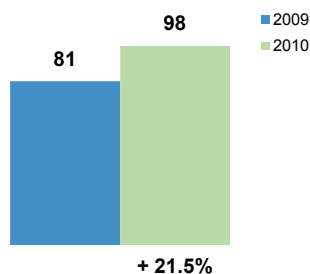
Percent of Original List Price Received at Sale



June

Year to Date

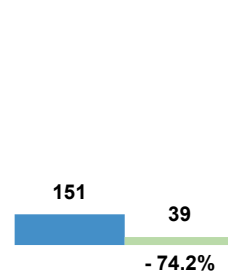
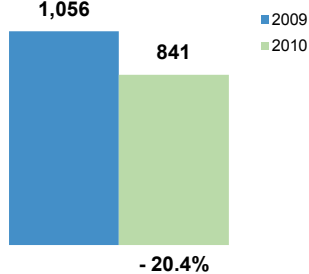
Days on Market Until Sale



June

Year to Date

Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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Region 08

Marietta/Whitehouse/Baldwin/Garden
St/Dinsmore

June

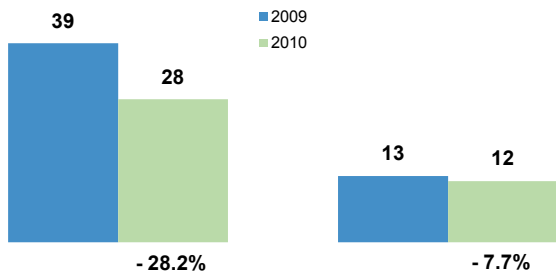
Year to Date

Duval County, FL

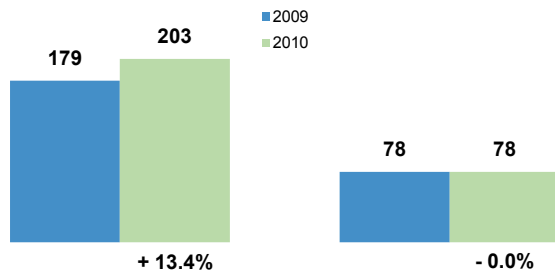
	2009	2010	Change	2009	2010	Change
New Listings	39	28	- 28.2%	179	203	+ 13.4%
Closed Sales	13	12	- 7.7%	78	78	- 0.0%
Median Sales Price*	\$180,000	\$129,900	- 27.8%	\$148,750	\$129,900	- 12.7%
Percent of Original List Price Received at Sale*	81.7%	97.7%	+ 19.6%	85.3%	90.0%	+ 5.4%
Average Days on Market Until Sale	94	79	- 16.0%	118	87	- 26.9%
Single-Family Detached Inventory	167	159	- 4.8%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

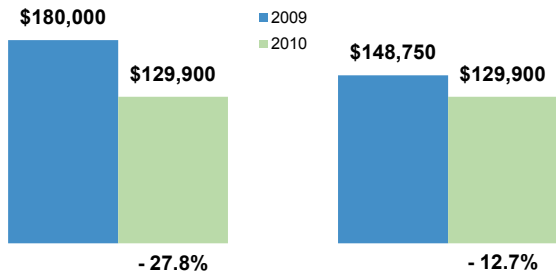
Activity—Most Recent Month



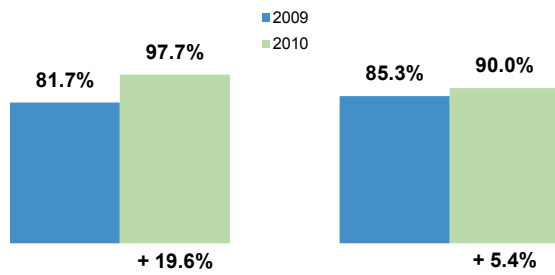
Activity—Year to Date



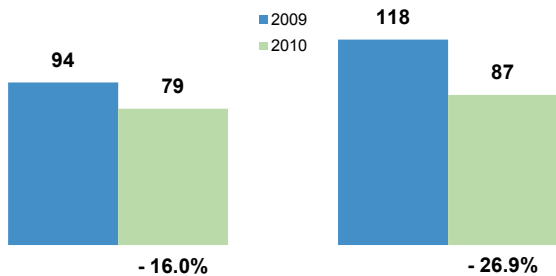
Median Sales Price



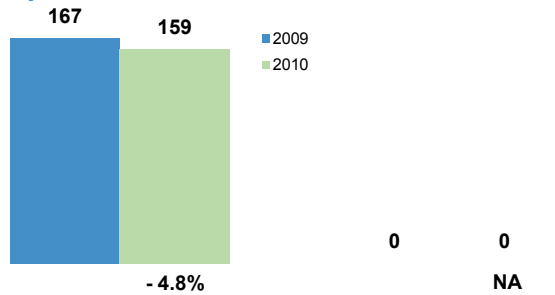
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 09

Jacksonville – North

June

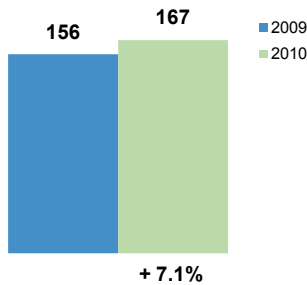
Year to Date

Duval County, FL

	2009	2010	Change	2009	2010	Change
New Listings	156	167	+ 7.1%	878	996	+ 13.4%
Closed Sales	72	88	+ 22.2%	374	440	+ 17.6%
Median Sales Price*	\$155,000	\$141,919	- 8.4%	\$159,900	\$145,000	- 9.3%
Percent of Original List Price Received at Sale*	86.6%	90.9%	+ 5.0%	87.6%	90.3%	+ 3.1%
Average Days on Market Until Sale	137	83	- 39.3%	113	104	- 7.6%
Single-Family Detached Inventory	765	726	- 5.1%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

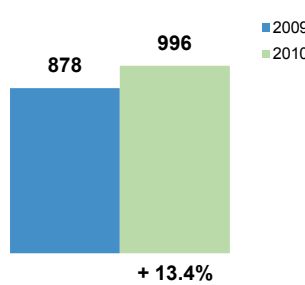
Activity—Most Recent Month



New Listings

Closed Sales

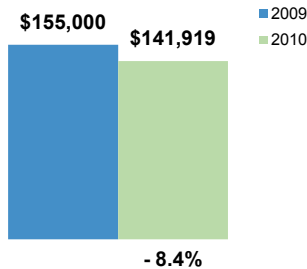
Activity—Year to Date



New Listings

Closed Sales

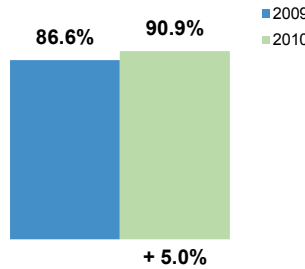
Median Sales Price



June

Year to Date

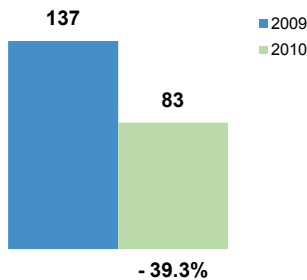
Percent of Original List Price Received at Sale



June

Year to Date

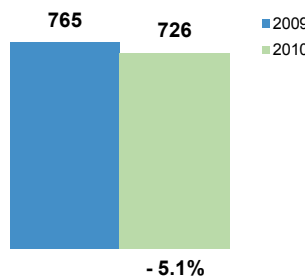
Days on Market Until Sale



June

Year to Date

Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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



Region 12

Fleming Island Area

June

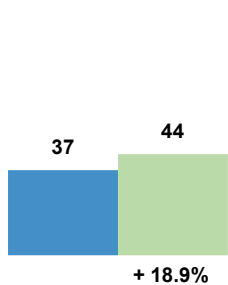
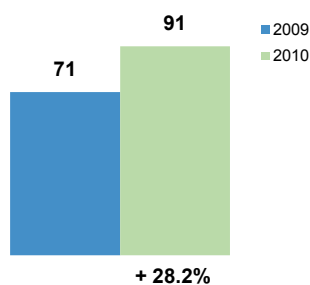
Year to Date

Clay County, FL

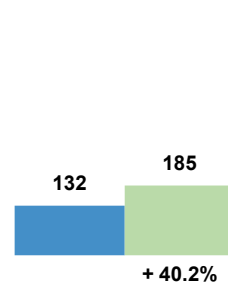
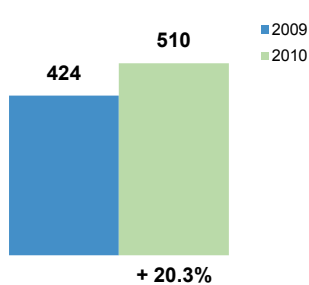
	2009	2010	Change	2009	2010	Change
New Listings	71	91	+ 28.2%	424	510	+ 20.3%
Closed Sales	37	44	+ 18.9%	132	185	+ 40.2%
Median Sales Price*	\$232,500	\$202,500	- 12.9%	\$222,375	\$212,000	- 4.7%
Percent of Original List Price Received at Sale*	88.8%	90.8%	+ 2.3%	89.7%	90.1%	+ 0.5%
Average Days on Market Until Sale	132	113	- 14.5%	114	109	- 5.1%
Single-Family Detached Inventory	333	332	- 0.3%	--	--	--
Townhouse-Condo Inventory	26	29	+ 11.5%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



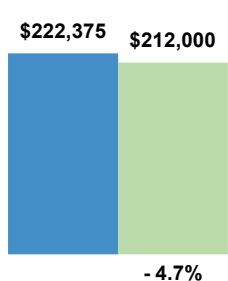
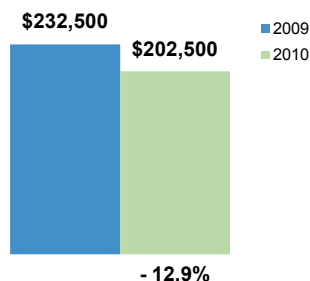
New Listings

Closed Sales

New Listings

Closed Sales

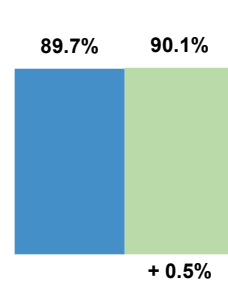
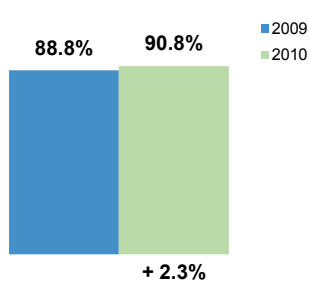
Median Sales Price



June

Year to Date

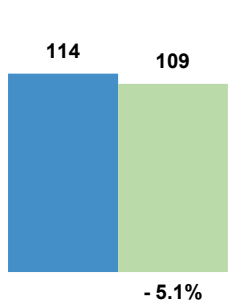
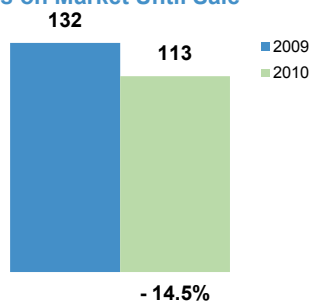
Percent of Original List Price Received at Sale



June

Year to Date

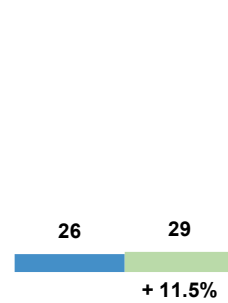
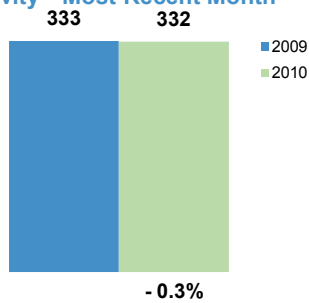
Days on Market Until Sale



June

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

June

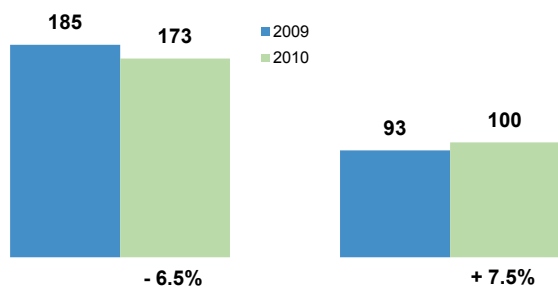
Year to Date

Clay County, FL

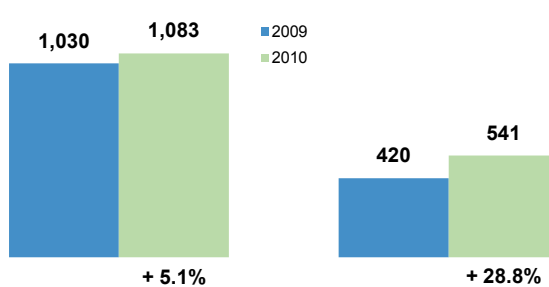
	2009	2010	Change	2009	2010	Change
New Listings	185	173	- 6.5%	1,030	1,083	+ 5.1%
Closed Sales	93	100	+ 7.5%	420	541	+ 28.8%
Median Sales Price*	\$159,000	\$150,000	- 5.7%	\$160,000	\$138,000	- 13.8%
Percent of Original List Price Received at Sale*	91.3%	90.7%	- 0.7%	88.8%	89.6%	+ 0.9%
Average Days on Market Until Sale	94	88	- 6.7%	104	94	- 9.6%
Single-Family Detached Inventory	809	706	- 12.7%	--	--	--
Townhouse-Condo Inventory	71	49	- 31.0%	--	--	--

*Does not account for seller concessions

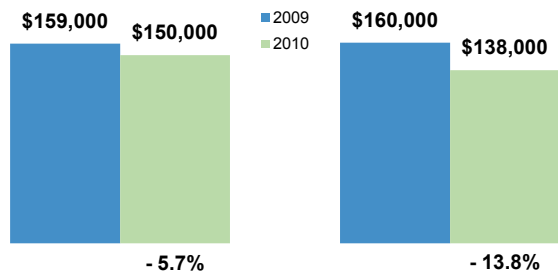
Activity—Most Recent Month



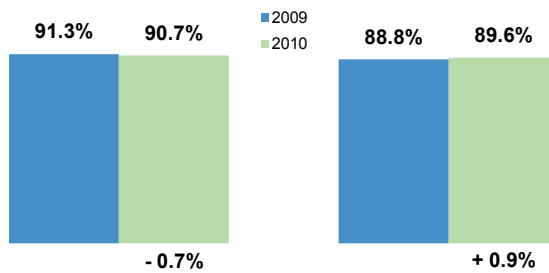
Activity—Year to Date



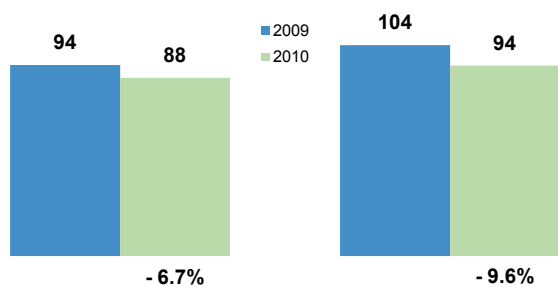
Median Sales Price



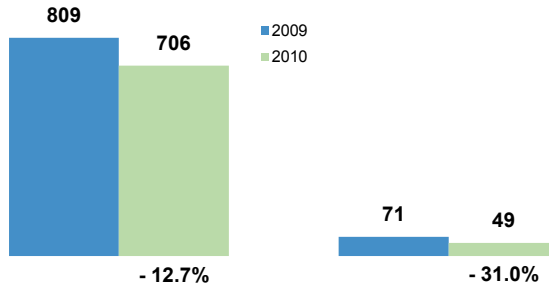
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 14

Middleburg Vicinity

June

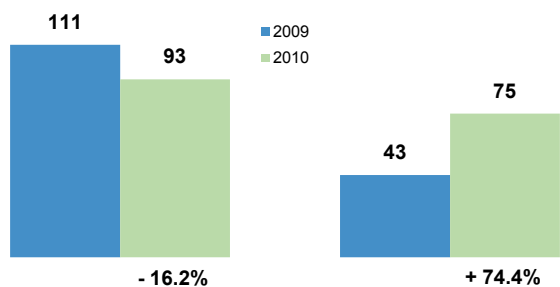
Year to Date

Clay County, FL

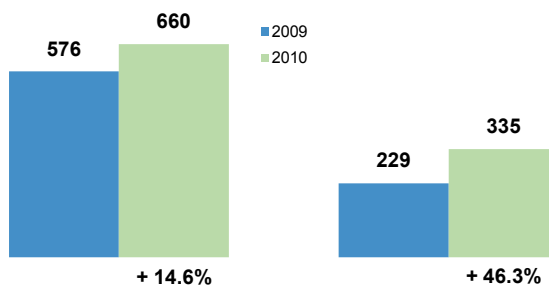
	2009	2010	Change	2009	2010	Change
New Listings	111	93	- 16.2%	576	660	+ 14.6%
Closed Sales	43	75	+ 74.4%	229	335	+ 46.3%
Median Sales Price*	\$165,000	\$132,000	- 20.0%	\$163,000	\$135,000	- 17.2%
Percent of Original List Price Received at Sale*	91.6%	89.4%	- 2.3%	89.3%	90.6%	+ 1.5%
Average Days on Market Until Sale	114	98	- 13.5%	112	93	- 16.4%
Single-Family Detached Inventory	484	435	- 10.1%	--	--	--
Townhouse-Condo Inventory	10	11	+ 10.0%	--	--	--

*Does not account for seller concessions

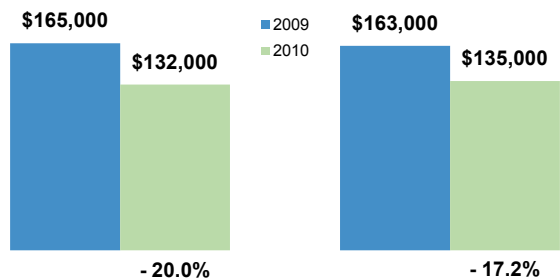
Activity—Most Recent Month



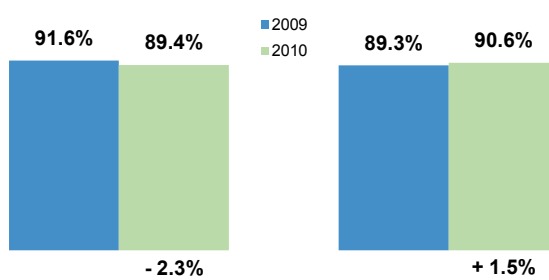
Activity—Year to Date



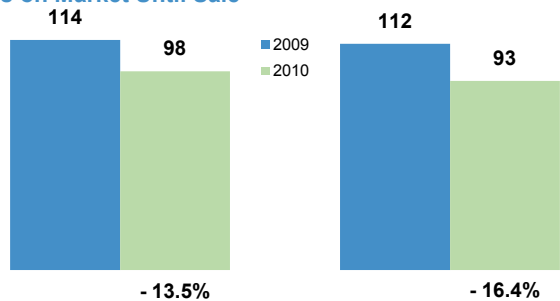
Median Sales Price



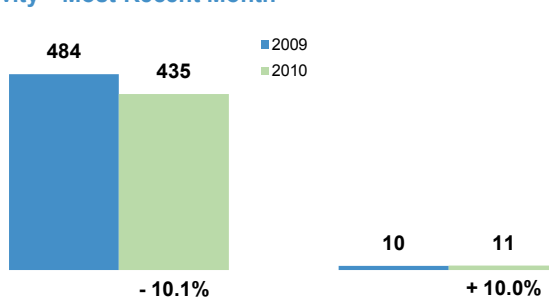
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 15 Keystone Heights Vicinity

Clay County, FL

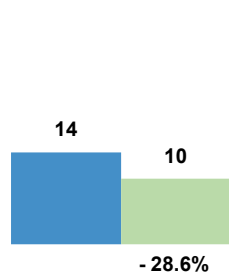
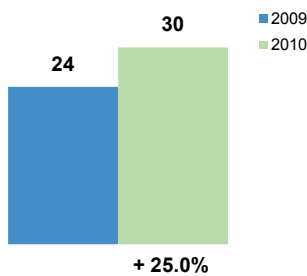
June

Year to Date

	2009	2010	Change	2009	2010	Change
New Listings	24	30	+ 25.0%	150	157	+ 4.7%
Closed Sales	14	10	- 28.6%	44	48	+ 9.1%
Median Sales Price*	\$92,250	\$73,000	- 20.9%	\$105,500	\$80,000	- 24.2%
Percent of Original List Price Received at Sale*	83.1%	85.4%	+ 2.7%	86.1%	83.6%	- 2.9%
Average Days on Market Until Sale	178	148	- 16.9%	134	167	+ 25.1%
Single-Family Detached Inventory	191	191	- 0.0%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

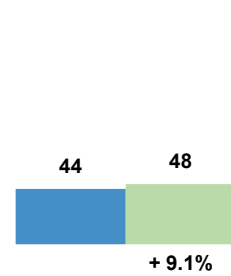
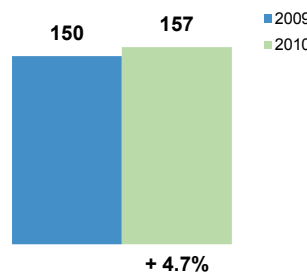
Activity—Most Recent Month



New Listings

Closed Sales

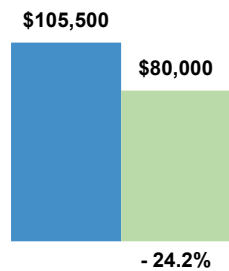
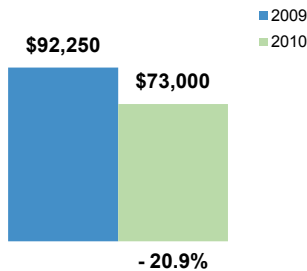
Activity—Year to Date



New Listings

Closed Sales

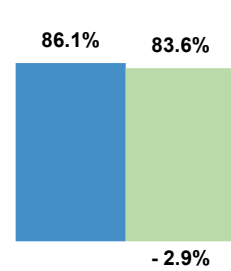
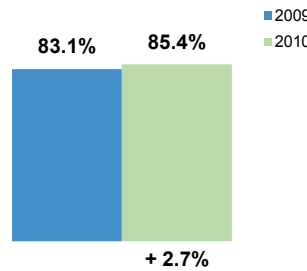
Median Sales Price



June

Year to Date

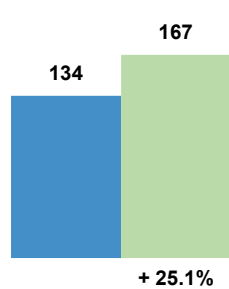
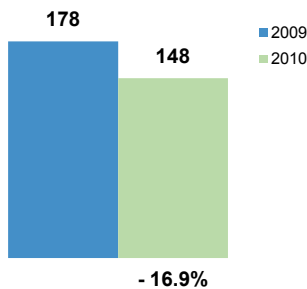
Percent of Original List Price Received at Sale



June

Year to Date

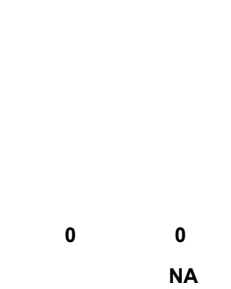
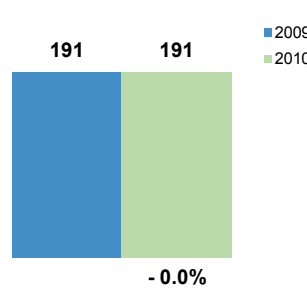
Days on Market Until Sale



June

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 16

Green Cove Springs

June

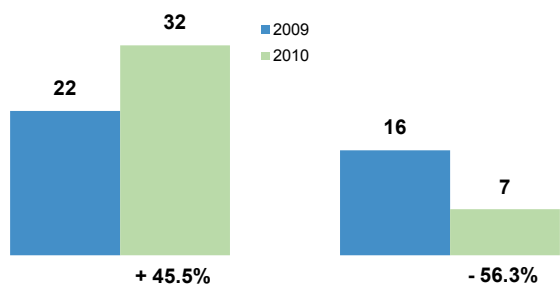
Year to Date

Clay County, FL

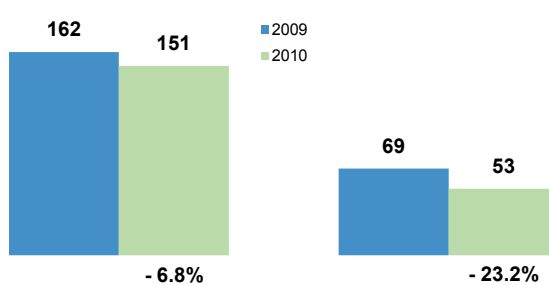
	2009	2010	Change	2009	2010	Change
New Listings	22	32	+ 45.5%	162	151	- 6.8%
Closed Sales	16	7	- 56.3%	69	53	- 23.2%
Median Sales Price*	\$182,500	\$80,900	- 55.7%	\$198,233	\$151,075	- 23.8%
Percent of Original List Price Received at Sale*	82.8%	77.7%	- 6.1%	88.2%	85.2%	- 3.3%
Average Days on Market Until Sale	129	78	- 39.8%	133	123	- 7.3%
Single-Family Detached Inventory	168	140	- 16.7%	--	--	--
Townhouse-Condo Inventory	7	8	+ 14.3%	--	--	--

*Does not account for seller concessions

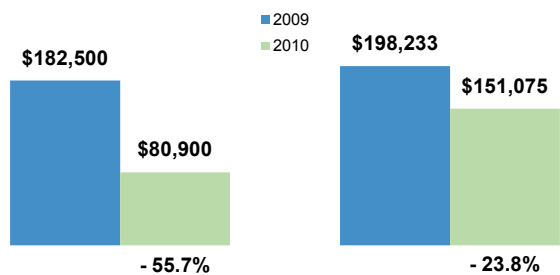
Activity—Most Recent Month



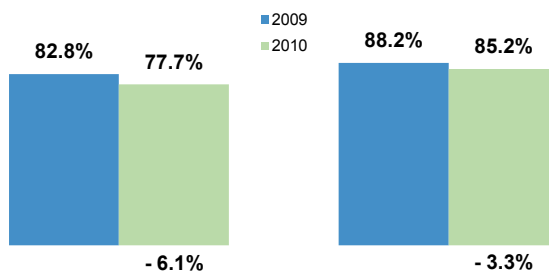
Activity—Year to Date



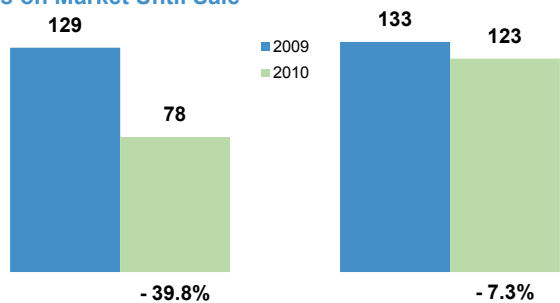
Median Sales Price



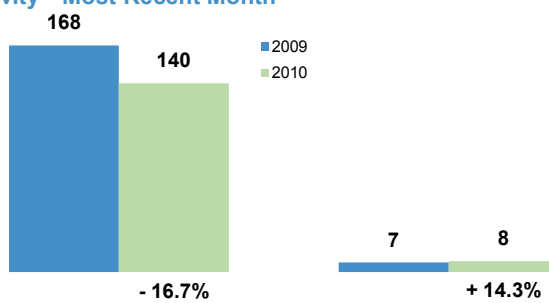
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 21

Jacksonville Bch

June

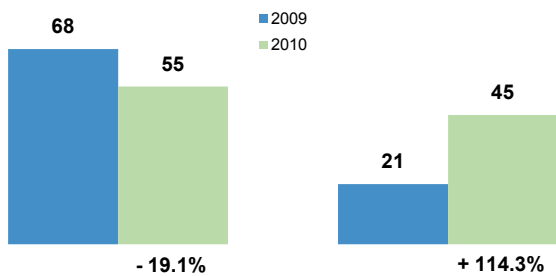
Year to Date

Duval County, FL

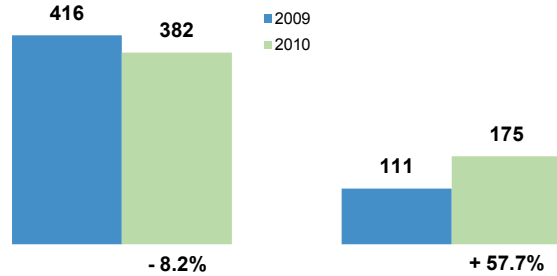
	2009	2010	Change	2009	2010	Change
New Listings	68	55	- 19.1%	416	382	- 8.2%
Closed Sales	21	45	+ 114.3%	111	175	+ 57.7%
Median Sales Price*	\$250,000	\$242,000	- 3.2%	\$255,000	\$218,500	- 14.3%
Percent of Original List Price Received at Sale*	85.4%	87.0%	+ 1.8%	85.9%	87.8%	+ 2.2%
Average Days on Market Until Sale	93	172	+ 85.3%	108	128	+ 18.2%
Single-Family Detached Inventory	240	165	- 31.3%	--	--	--
Townhouse-Condo Inventory	251	194	- 22.7%	--	--	--

*Does not account for seller concessions

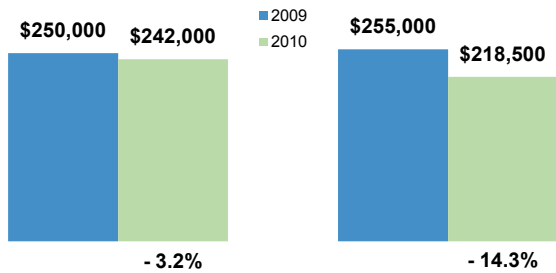
Activity—Most Recent Month



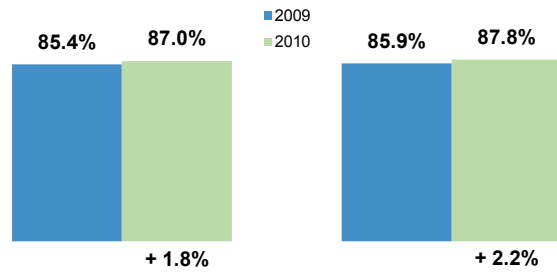
Activity—Year to Date



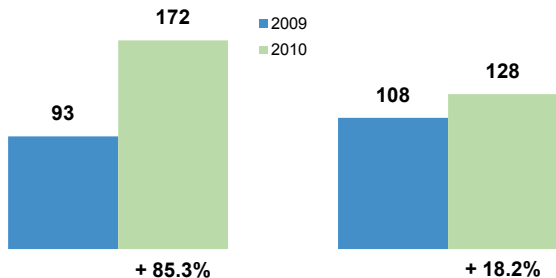
Median Sales Price



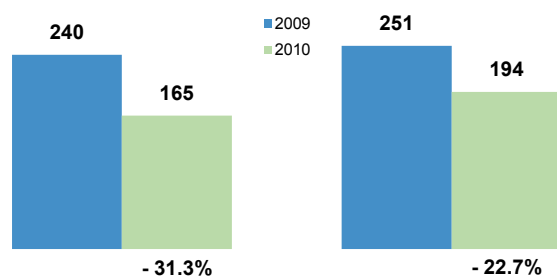
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 22

Neptune Bch

June

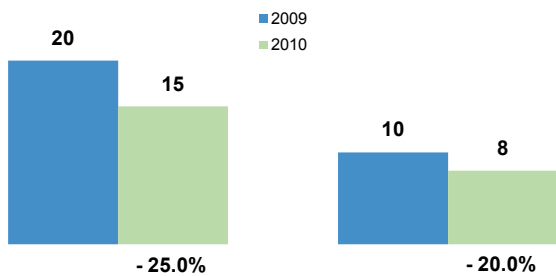
Year to Date

Duval County, FL

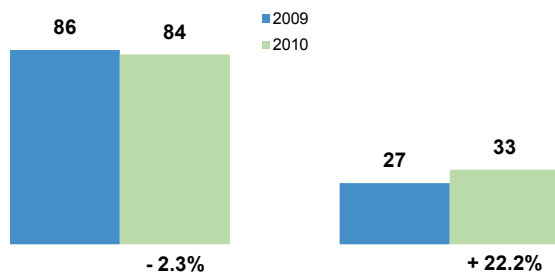
	2009	2010	Change	2009	2010	Change
New Listings	20	15	- 25.0%	86	84	- 2.3%
Closed Sales	10	8	- 20.0%	27	33	+ 22.2%
Median Sales Price*	\$260,000	\$183,000	- 29.6%	\$344,500	\$225,000	- 34.7%
Percent of Original List Price Received at Sale*	84.8%	88.3%	+ 4.2%	85.5%	87.7%	+ 2.6%
Average Days on Market Until Sale	151	102	- 32.1%	126	74	- 40.9%
Single-Family Detached Inventory	78	81	+ 3.8%	--	--	--
Townhouse-Condo Inventory	1	1	- 0.0%	--	--	--

*Does not account for seller concessions

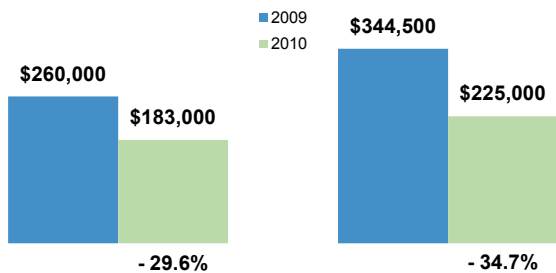
Activity—Most Recent Month



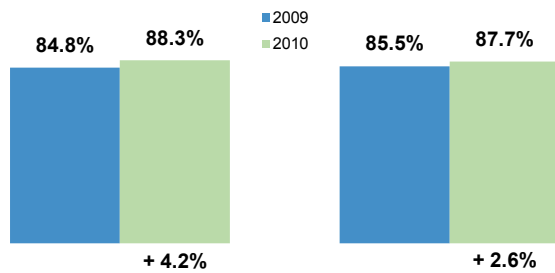
Activity—Year to Date



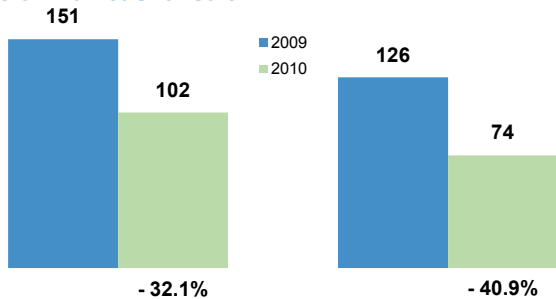
Median Sales Price



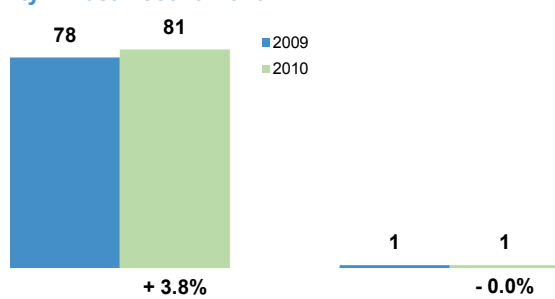
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 23

Atlantic Bch

June

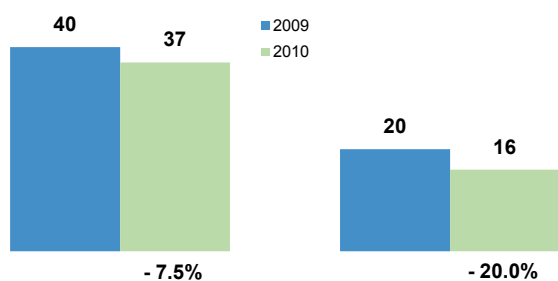
Year to Date

Duval County, FL

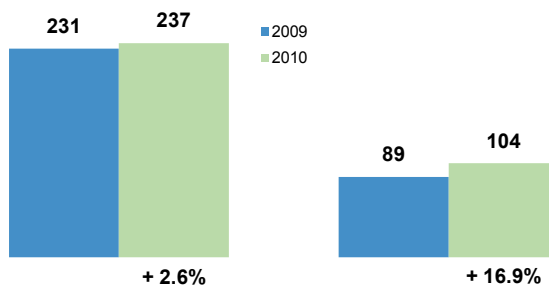
	2009	2010	Change	2009	2010	Change
New Listings	40	37	- 7.5%	231	237	+ 2.6%
Closed Sales	20	16	- 20.0%	89	104	+ 16.9%
Median Sales Price*	\$261,000	\$142,000	- 45.6%	\$195,000	\$166,500	- 14.6%
Percent of Original List Price Received at Sale*	83.0%	92.1%	+ 10.9%	83.8%	87.1%	+ 3.8%
Average Days on Market Until Sale	173	77	- 55.4%	122	134	+ 10.2%
Single-Family Detached Inventory	199	170	- 14.6%	--	--	--
Townhouse-Condo Inventory	26	21	- 19.2%	--	--	--

*Does not account for seller concessions

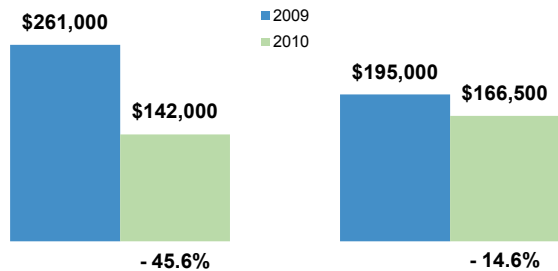
Activity—Most Recent Month



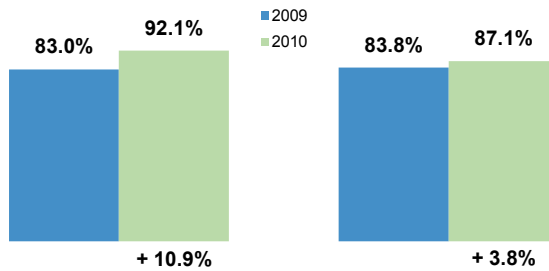
Activity—Year to Date



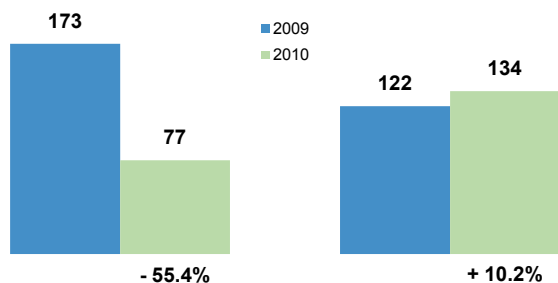
Median Sales Price



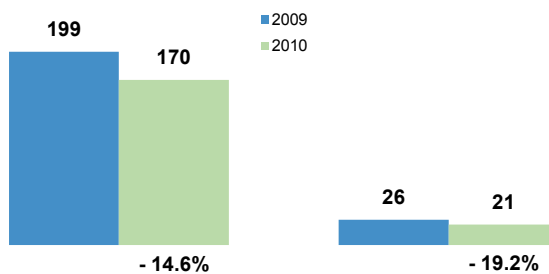
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 25 Ponte Vedra Bch North

June

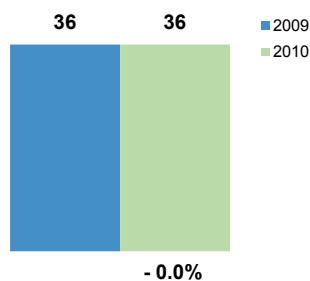
Year to Date

St. John's County, FL

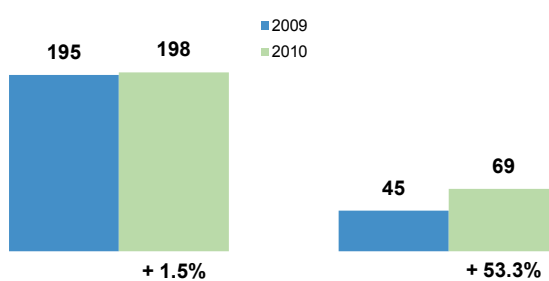
	2009	2010	Change	2009	2010	Change
New Listings	36	36	- 0.0%	195	198	+ 1.5%
Closed Sales	12	15	+ 25.0%	45	69	+ 53.3%
Median Sales Price*	\$205,000	\$214,000	+ 4.4%	\$302,875	\$359,200	+ 18.6%
Percent of Original List Price Received at Sale*	87.1%	80.3%	- 7.8%	84.3%	82.3%	- 2.3%
Average Days on Market Until Sale	99	174	+ 75.5%	125	139	+ 11.4%
Single-Family Detached Inventory	174	155	- 10.9%	--	--	--
Townhouse-Condo Inventory	38	33	- 13.2%	--	--	--

*Does not account for seller concessions

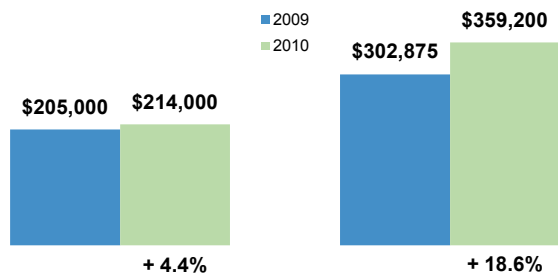
Activity—Most Recent Month



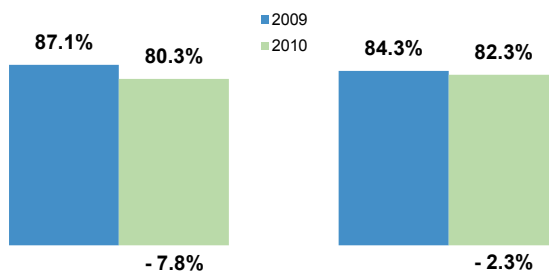
Activity—Year to Date



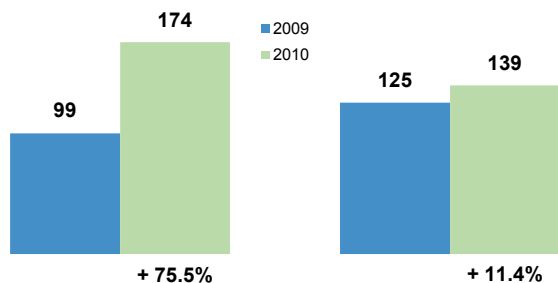
Median Sales Price



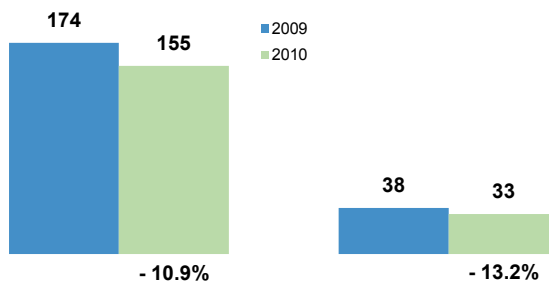
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 26

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

June

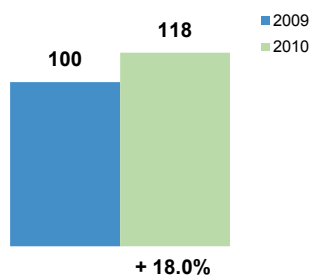
Year to Date

St. John's County, FL

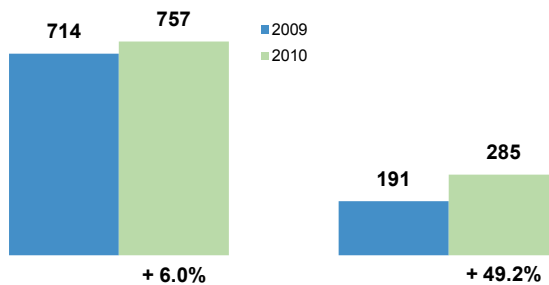
	2009	2010	Change	2009	2010	Change
New Listings	100	118	+ 18.0%	714	757	+ 6.0%
Closed Sales	36	68	+ 88.9%	191	285	+ 49.2%
Median Sales Price*	\$273,955	\$334,000	+ 21.9%	\$305,000	\$312,200	+ 2.4%
Percent of Original List Price Received at Sale*	84.1%	86.3%	+ 2.6%	85.0%	87.5%	+ 2.9%
Average Days on Market Until Sale	142	144	+ 1.2%	127	144	+ 13.1%
Single-Family Detached Inventory	538	555	+ 3.2%	--	--	--
Townhouse-Condo Inventory	253	188	- 25.7%	--	--	--

*Does not account for seller concessions

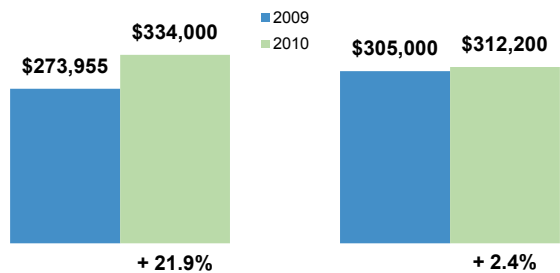
Activity—Most Recent Month



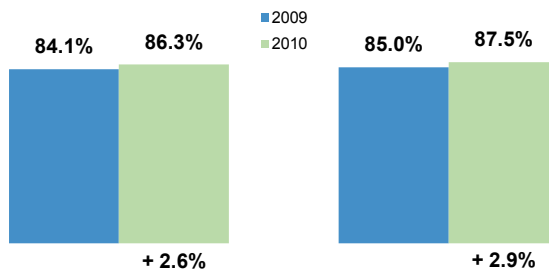
Activity—Year to Date



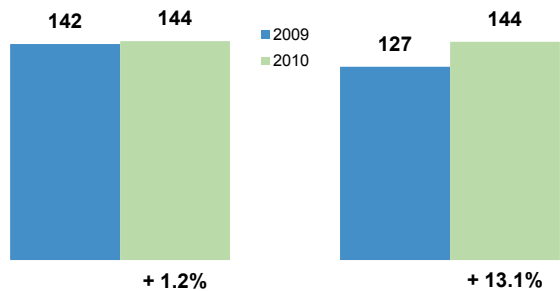
Median Sales Price



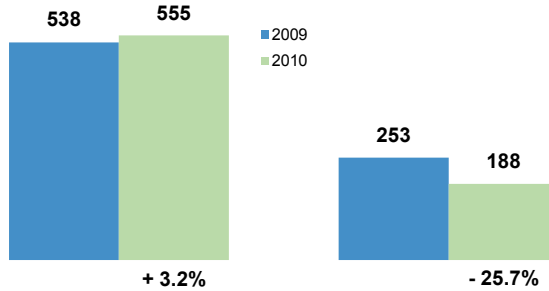
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 30 St. Johns County – NW

June

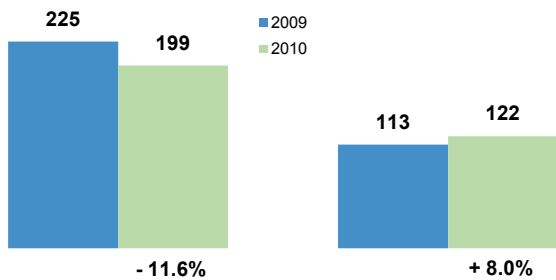
Year to Date

St. John's County, FL

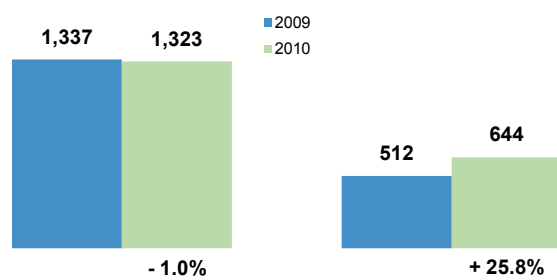
	2009	2010	Change	2009	2010	Change
New Listings	225	199	- 11.6%	1,337	1,323	- 1.0%
Closed Sales	113	122	+ 8.0%	512	644	+ 25.8%
Median Sales Price*	\$240,000	\$239,970	- 0.0%	\$235,711	\$220,480	- 6.5%
Percent of Original List Price Received at Sale*	88.5%	91.7%	+ 3.6%	87.9%	90.6%	+ 3.0%
Average Days on Market Until Sale	123	97	- 21.0%	124	109	- 12.6%
Single-Family Detached Inventory	1,048	894	- 14.7%	--	--	--
Townhouse-Condo Inventory	185	82	- 55.7%	--	--	--

*Does not account for seller concessions

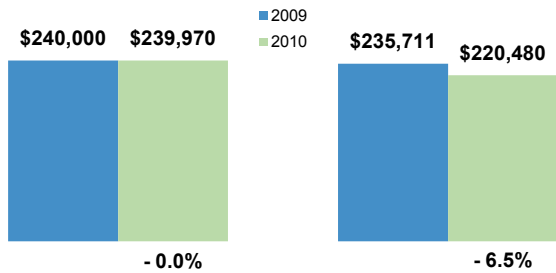
Activity—Most Recent Month



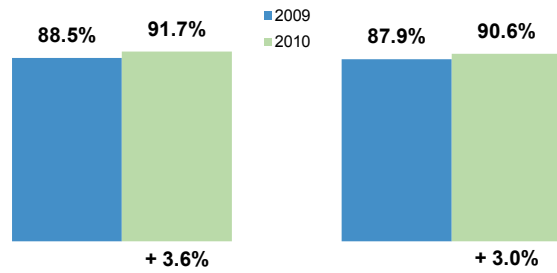
Activity—Year to Date



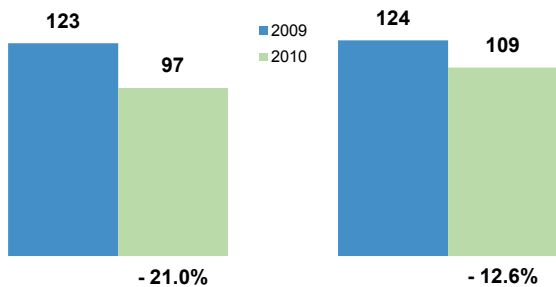
Median Sales Price



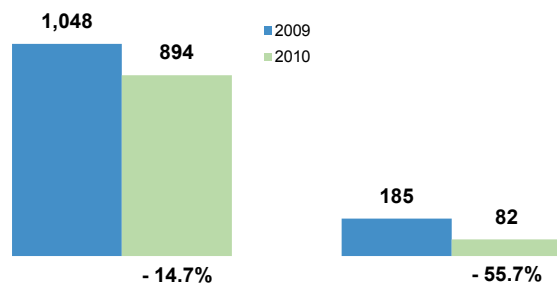
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

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

St. John's County, FL

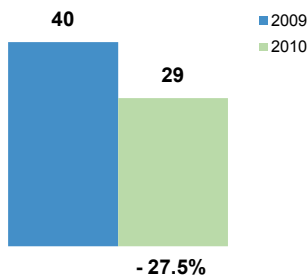
June

Year to Date

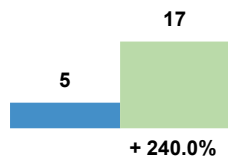
	2009	2010	Change	2009	2010	Change
New Listings	40	29	- 27.5%	188	179	- 4.8%
Closed Sales	5	17	+ 240.0%	45	76	+ 68.9%
Median Sales Price*	\$377,500	\$238,000	- 37.0%	\$224,950	\$250,000	+ 11.1%
Percent of Original List Price Received at Sale*	82.7%	93.3%	+ 12.7%	83.6%	89.4%	+ 7.0%
Average Days on Market Until Sale	132	82	- 37.6%	136	116	- 14.9%
Single-Family Detached Inventory	164	134	- 18.3%	--	--	--
Townhouse-Condo Inventory	61	17	- 72.1%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

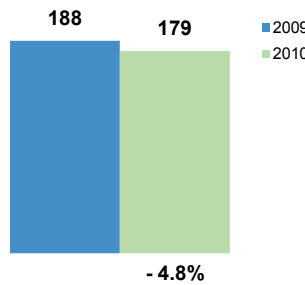


New Listings

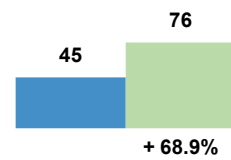


Closed Sales

Activity—Year to Date

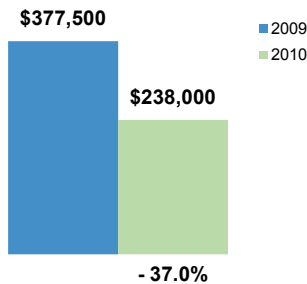


New Listings

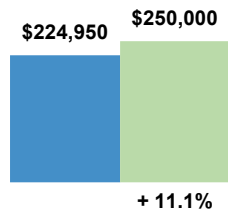


Closed Sales

Median Sales Price

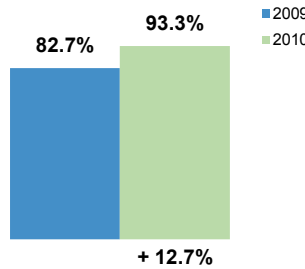


June

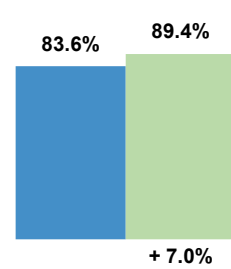


Year to Date

Percent of Original List Price Received at Sale

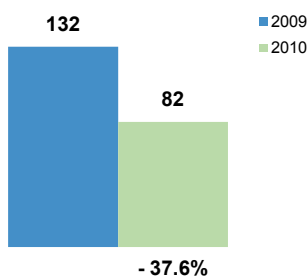


June

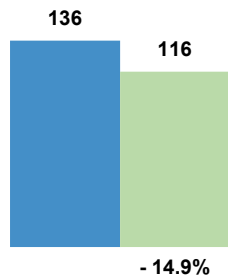


Year to Date

Days on Market Until Sale

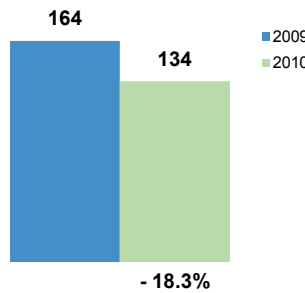


June

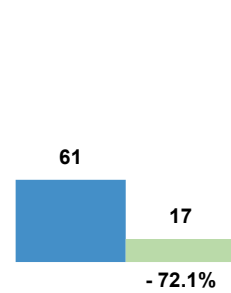


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates



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

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

St. John's County, FL

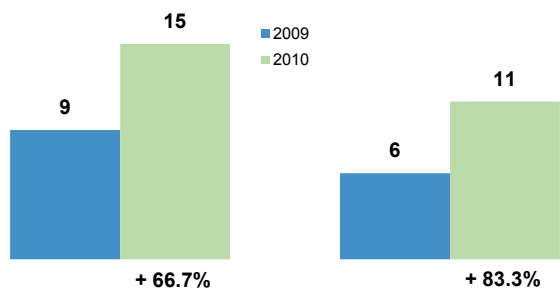
June

Year to Date

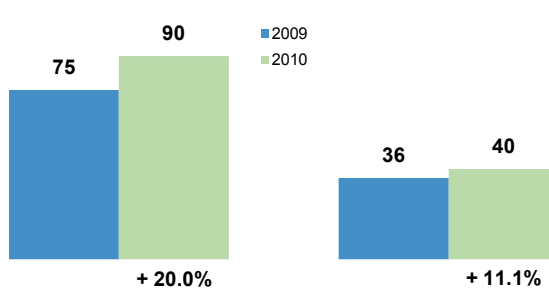
	2009	2010	Change	2009	2010	Change
New Listings	9	15	+ 66.7%	75	90	+ 20.0%
Closed Sales	6	11	+ 83.3%	36	40	+ 11.1%
Median Sales Price*	\$168,750	\$109,500	- 35.1%	\$156,975	\$170,000	+ 8.3%
Percent of Original List Price Received at Sale*	86.1%	91.4%	+ 6.1%	85.6%	86.9%	+ 1.5%
Average Days on Market Until Sale	98	101	+ 3.2%	155	127	- 17.7%
Single-Family Detached Inventory	69	69	- 0.0%	--	--	--
Townhouse-Condo Inventory	37	31	- 16.2%	--	--	--

*Does not account for seller concessions

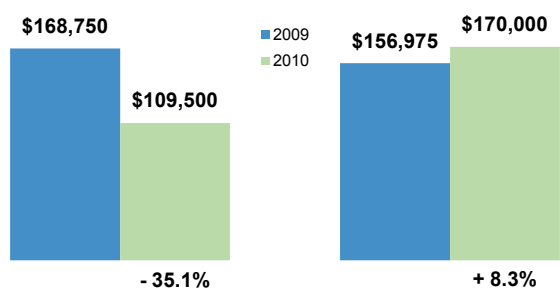
Activity—Most Recent Month



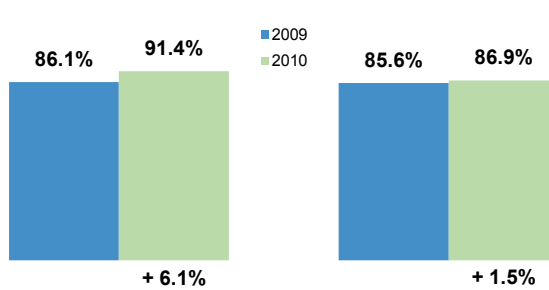
Activity—Year to Date



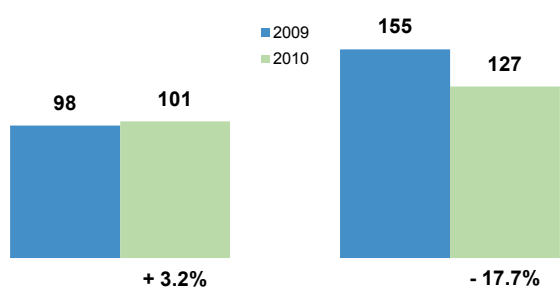
Median Sales Price



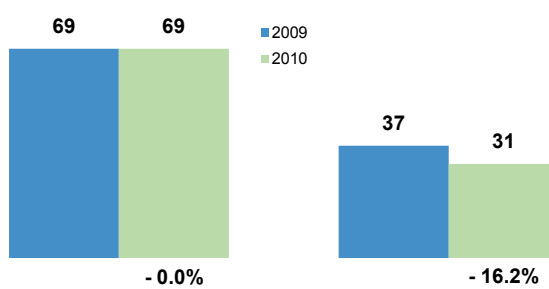
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 33 St. Johns County – SE

June

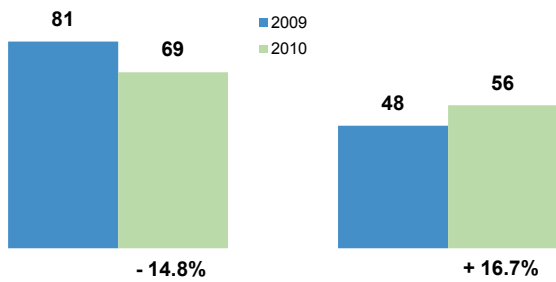
Year to Date

St. John's County, FL

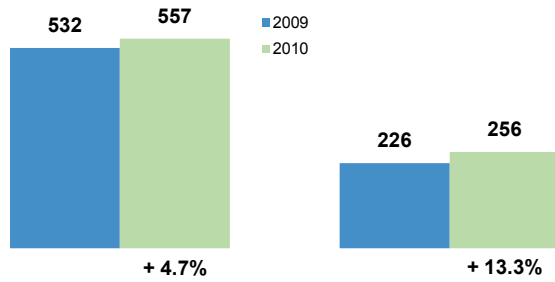
	2009	2010	Change	2009	2010	Change
New Listings	81	69	- 14.8%	532	557	+ 4.7%
Closed Sales	48	56	+ 16.7%	226	256	+ 13.3%
Median Sales Price*	\$170,000	\$150,000	- 11.8%	\$170,000	\$144,375	- 15.1%
Percent of Original List Price Received at Sale*	88.3%	88.6%	+ 0.2%	87.9%	88.1%	+ 0.2%
Average Days on Market Until Sale	96	95	- 0.9%	96	109	+ 14.0%
Single-Family Detached Inventory	375	342	- 8.8%	--	--	--
Townhouse-Condo Inventory	130	114	- 12.3%	--	--	--

*Does not account for seller concessions

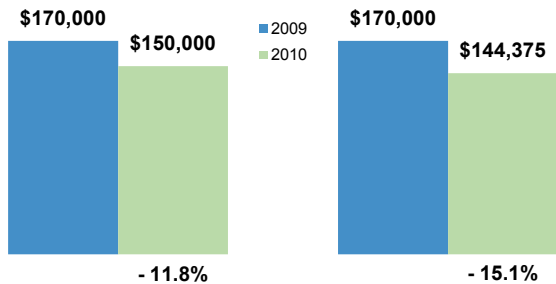
Activity—Most Recent Month



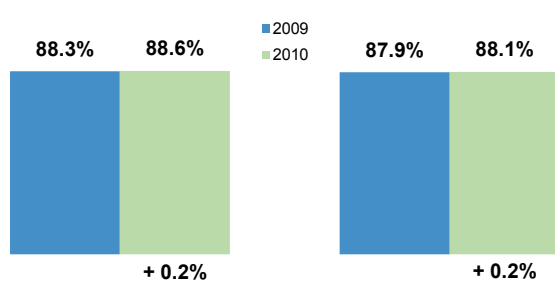
Activity—Year to Date



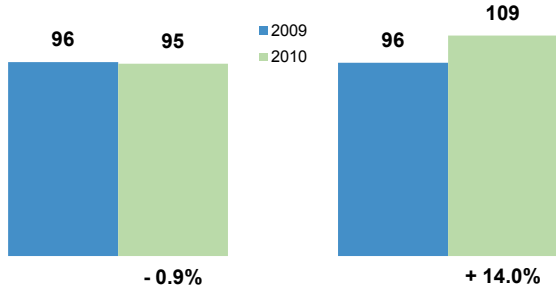
Median Sales Price



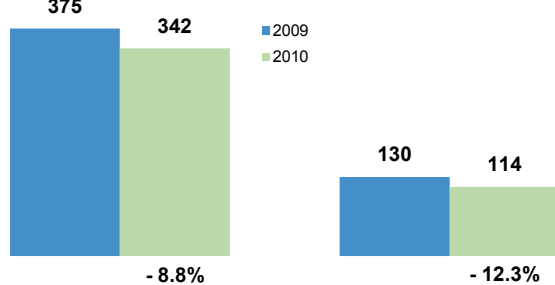
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 34 St. Johns County – SW

June

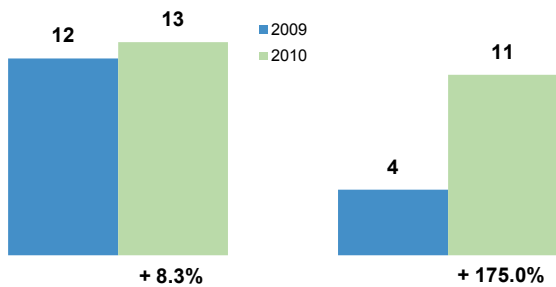
Year to Date

St. John's County, FL

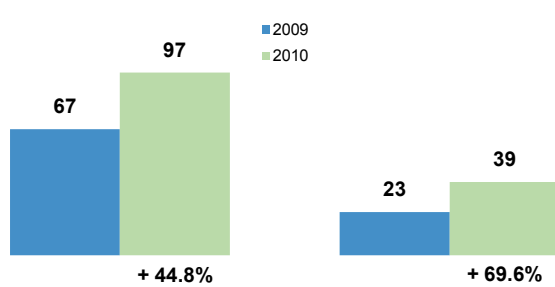
	2009	2010	Change	2009	2010	Change
New Listings	12	13	+ 8.3%	67	97	+ 44.8%
Closed Sales	4	11	+ 175.0%	23	39	+ 69.6%
Median Sales Price*	\$174,950	\$160,000	- 8.5%	\$163,000	\$93,000	- 42.9%
Percent of Original List Price Received at Sale*	90.6%	88.1%	- 2.8%	87.0%	88.3%	+ 1.5%
Average Days on Market Until Sale	56	128	+ 129.8%	123	80	- 34.9%
Single-Family Detached Inventory	86	89	+ 3.5%	--	--	--
Townhouse-Condo Inventory	2	0	- 100.0%	--	--	--

*Does not account for seller concessions

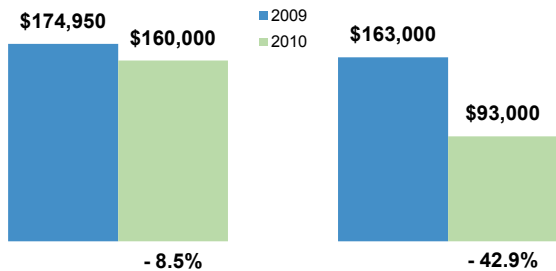
Activity—Most Recent Month



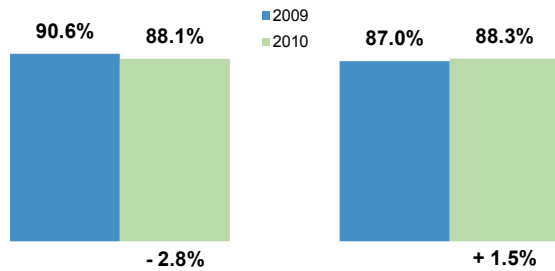
Activity—Year to Date



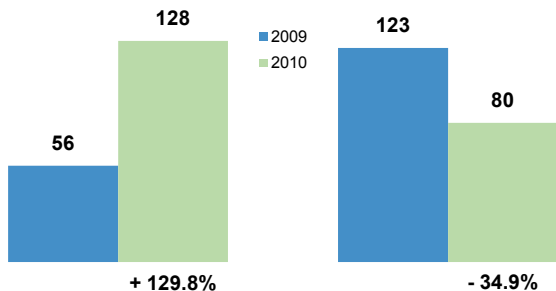
Median Sales Price



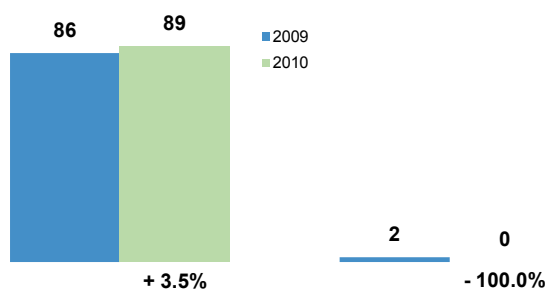
Percent of Original List Price Received at Sale



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

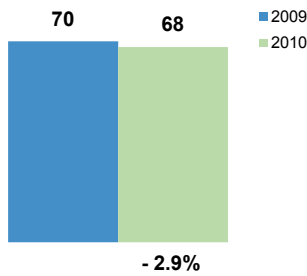
June

Year to Date

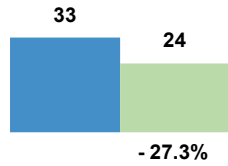
Nassau County, FL		2009	2010	Change	2009	2010	Change
New Listings		70	68	- 2.9%	402	448	+ 11.4%
Closed Sales		33	24	- 27.3%	159	196	+ 23.3%
Median Sales Price*		\$168,000	\$141,735	- 15.6%	\$181,940	\$145,000	- 20.3%
Percent of Original List Price Received at Sale*		88.8%	85.1%	- 4.3%	87.2%	86.2%	- 1.1%
Average Days on Market Until Sale		143	138	- 3.6%	119	121	+ 1.7%
Single-Family Detached Inventory		353	334	- 5.4%	--	--	--
Townhouse-Condo Inventory		41	40	- 2.4%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

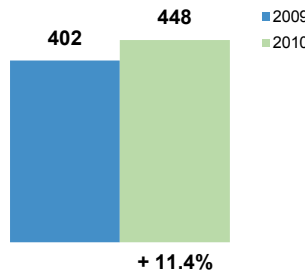


New Listings

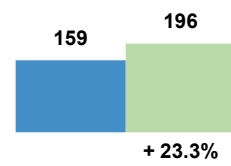


Closed Sales

Activity—Year to Date

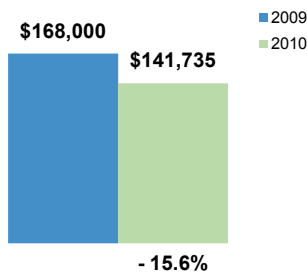


New Listings

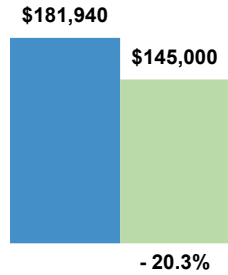


Closed Sales

Median Sales Price

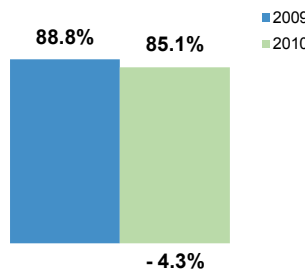


June

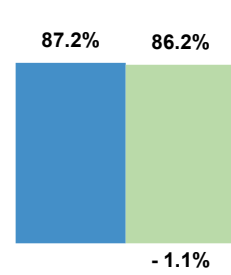


Year to Date

Percent of Original List Price Received at Sale

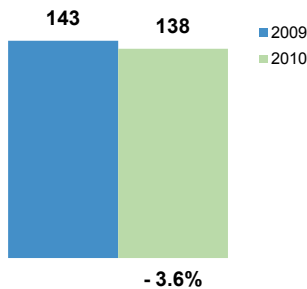


June

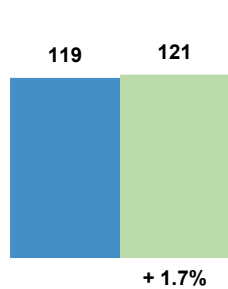


Year to Date

Days on Market Until Sale

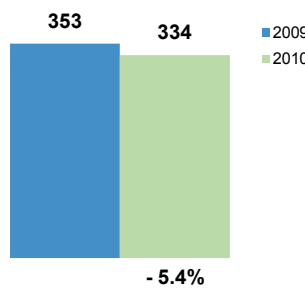


June

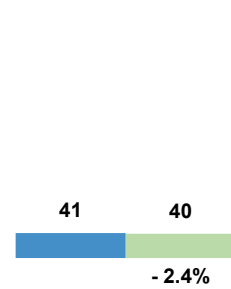


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates

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Region 50

Baker County

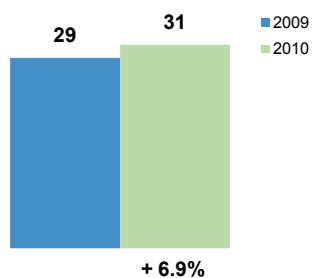
June

Year to Date

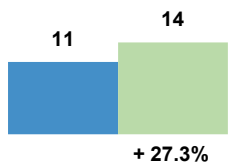
Baker County, FL	2009	2010	Change	2009	2010	Change
New Listings	29	31	+ 6.9%	140	171	+ 22.1%
Closed Sales	11	14	+ 27.3%	49	58	+ 18.4%
Median Sales Price*	\$174,900	\$131,500	- 24.8%	\$155,000	\$132,000	- 14.8%
Percent of Original List Price Received at Sale*	89.2%	87.3%	- 2.1%	87.6%	89.3%	+ 2.0%
Average Days on Market Until Sale	113	136	+ 19.9%	140	151	+ 8.3%
Single-Family Detached Inventory	126	152	+ 20.6%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

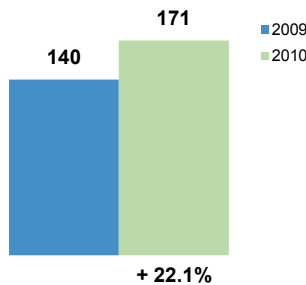


New Listings

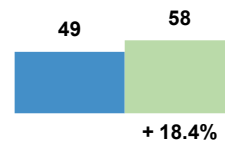


Closed Sales

Activity—Year to Date

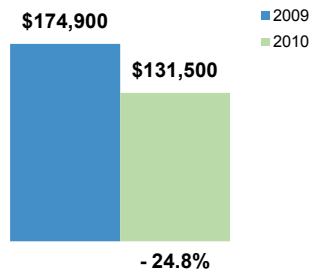


New Listings

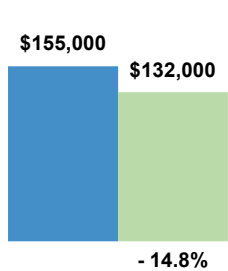


Closed Sales

Median Sales Price

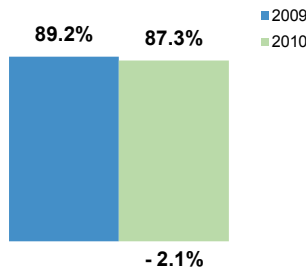


June

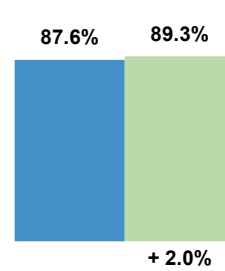


Year to Date

Percent of Original List Price Received at Sale

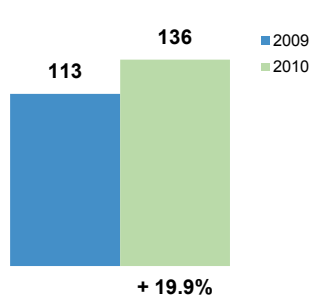


June

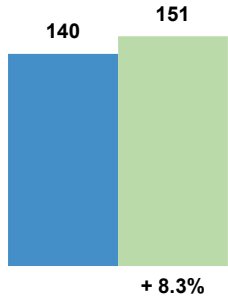


Year to Date

Days on Market Until Sale

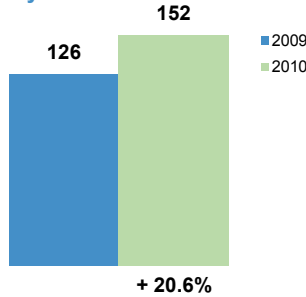


June



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

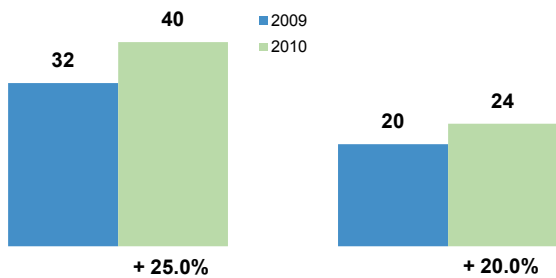
June

Year to Date

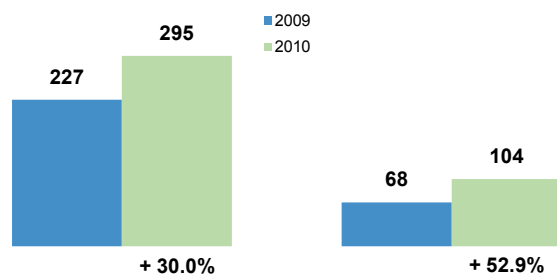
Putnam County, FL		2009	2010	Change	2009	2010	Change
New Listings		32	40	+ 25.0%	227	295	+ 30.0%
Closed Sales		20	24	+ 20.0%	68	104	+ 52.9%
Median Sales Price*		\$98,000	\$86,250	- 12.0%	\$90,000	\$76,450	- 15.1%
Percent of Original List Price Received at Sale*		81.9%	76.4%	- 6.7%	80.8%	81.5%	+ 0.8%
Average Days on Market Until Sale		140	170	+ 20.9%	147	140	- 4.4%
Single-Family Detached Inventory		335	376	+ 12.2%	--	--	--
Townhouse-Condo Inventory		5	4	- 20.0%	--	--	--

*Does not account for seller concessions

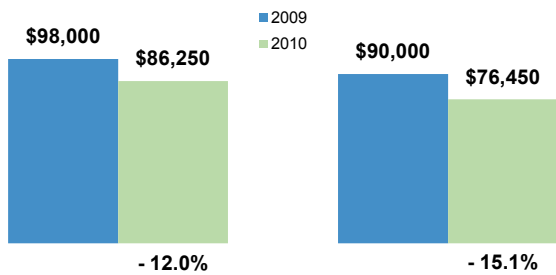
Activity—Most Recent Month



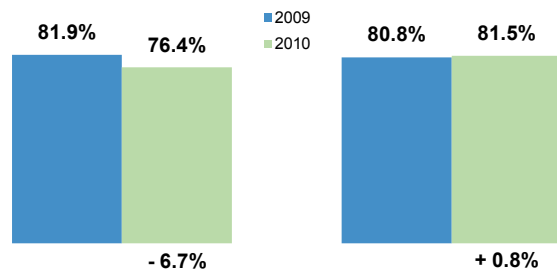
Activity—Year to Date



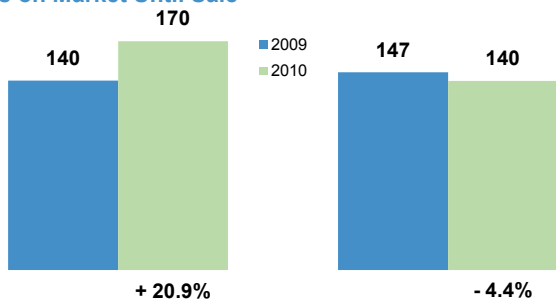
Median Sales Price



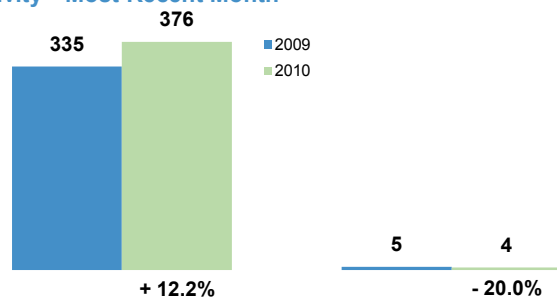
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 57 Putnam County – West

June

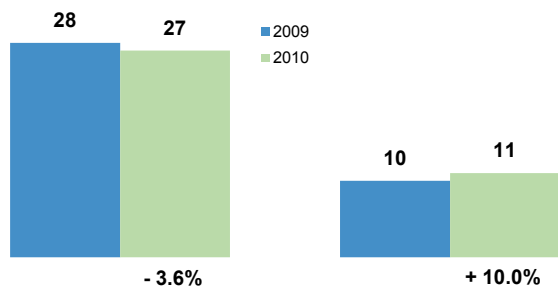
Year to Date

Putnam County, FL

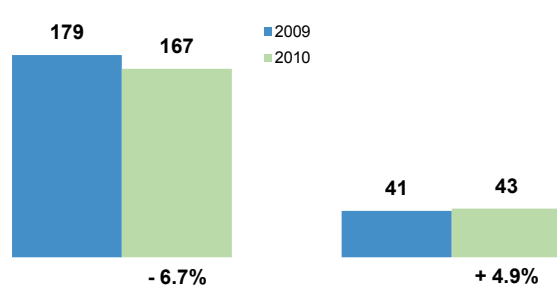
	2009	2010	Change	2009	2010	Change
New Listings	28	27	- 3.6%	179	167	- 6.7%
Closed Sales	10	11	+ 10.0%	41	43	+ 4.9%
Median Sales Price*	\$72,900	\$49,950	- 31.5%	\$46,000	\$51,000	+ 10.9%
Percent of Original List Price Received at Sale*	86.4%	86.4%	- 0.0%	79.1%	83.1%	+ 5.0%
Average Days on Market Until Sale	125	122	- 2.5%	155	161	+ 3.8%
Single-Family Detached Inventory	248	212	- 14.5%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

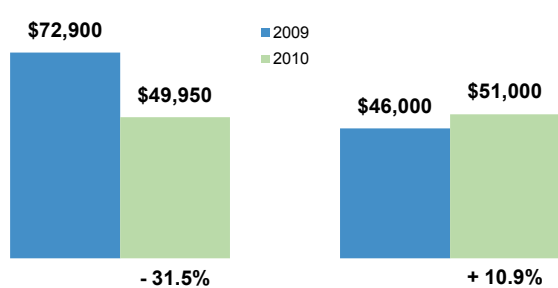
Activity—Most Recent Month



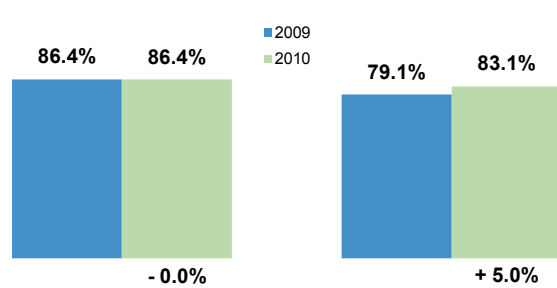
Activity—Year to Date



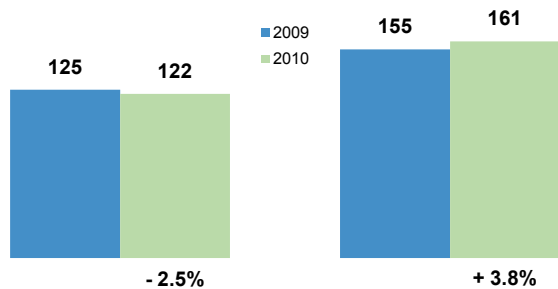
Median Sales Price



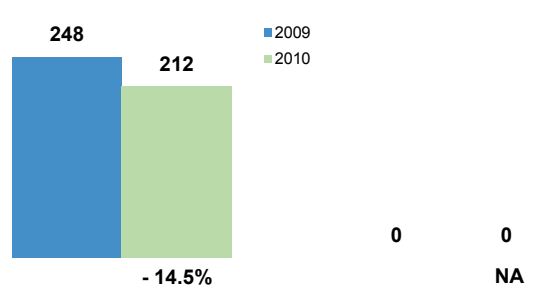
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 58 Putnam County - South

June

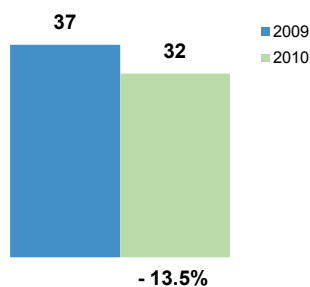
Year to Date

Putnam County, FL

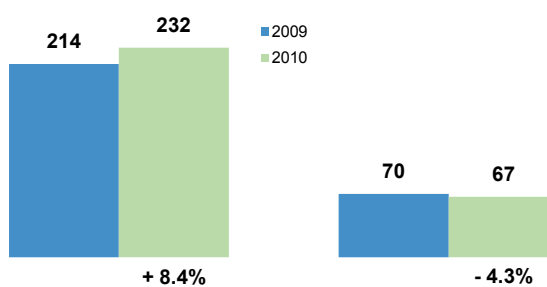
	2009	2010	Change	2009	2010	Change
New Listings	37	32	- 13.5%	214	232	+ 8.4%
Closed Sales	10	11	+ 10.0%	70	67	- 4.3%
Median Sales Price*	\$51,450	\$32,000	- 37.8%	\$65,000	\$50,000	- 23.1%
Percent of Original List Price Received at Sale*	76.7%	85.5%	+ 11.5%	82.0%	81.3%	- 0.8%
Average Days on Market Until Sale	244	97	- 60.5%	164	175	+ 6.3%
Single-Family Detached Inventory	317	311	- 1.9%	--	--	--
Townhouse-Condo Inventory	5	7	+ 40.0%	--	--	--

*Does not account for seller concessions

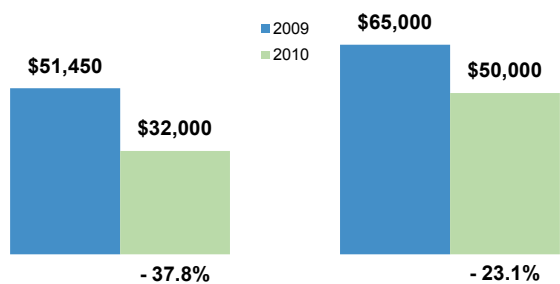
Activity—Most Recent Month



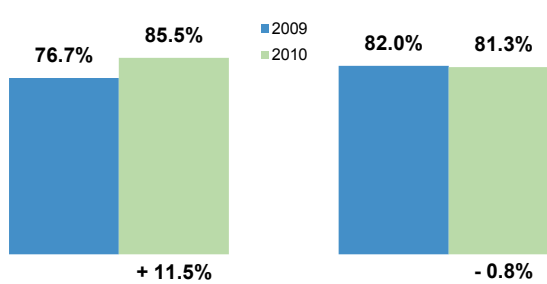
Activity—Year to Date



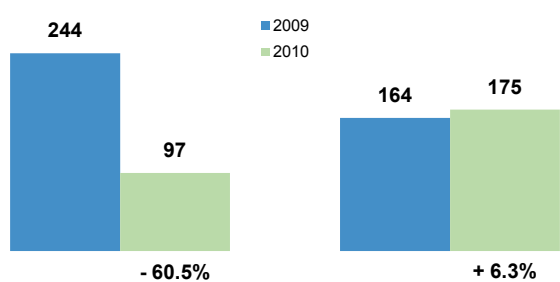
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

