



NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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Monthly Indicators

July 2010

“Recovery loses steam.” “Housing demand in a slump.” “Tax credit leaves mess in its wake.” We’re bombarded with headlines like these every day. Some have merit, some don’t. The truth is, the economy is now driving the housing market and not vice versa.

Pending Sales in the Northeast Florida region increased by 18.0 percent from last July to arrive at 1,648. New Listings dipped slightly by 3.3 percent since last July. As a result, inventory conveniently declined by 4.7 percent over last year.

Prices weren’t so lucky. Apparently all those Pending Sales were in the lower price tiers as Median Sales Price declined by 13.7 percent over last July to arrive at \$138,000. In addition, buyers were only willing to pay 89.4 percent of a seller’s asking price, and market times dropped by 2.6 percent over last year to arrive at 102 days.

Months Supply of Inventory decreased 27.5 percent over July 2009 to arrive at 10.7 months, given current demand.

In sum, the housing market is trying to hold its ground until the job situation improves. Only after widespread, private-sector hiring will demand be restored to the market and prices continue to stabilize. Until then, it’s a hurry up and wait game.

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Area breakouts of 29 submarkets begin after page 15.

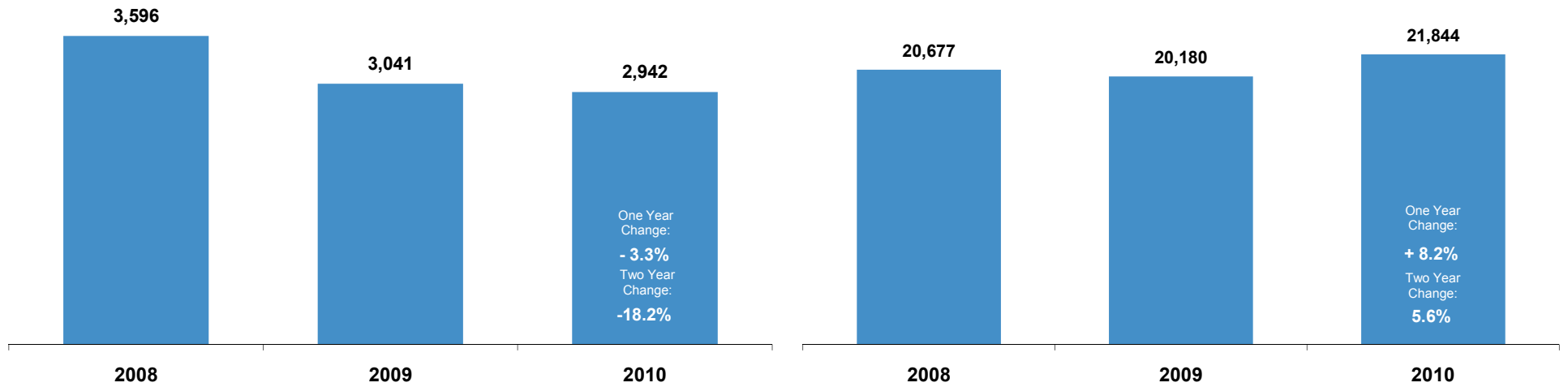
New Listings

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

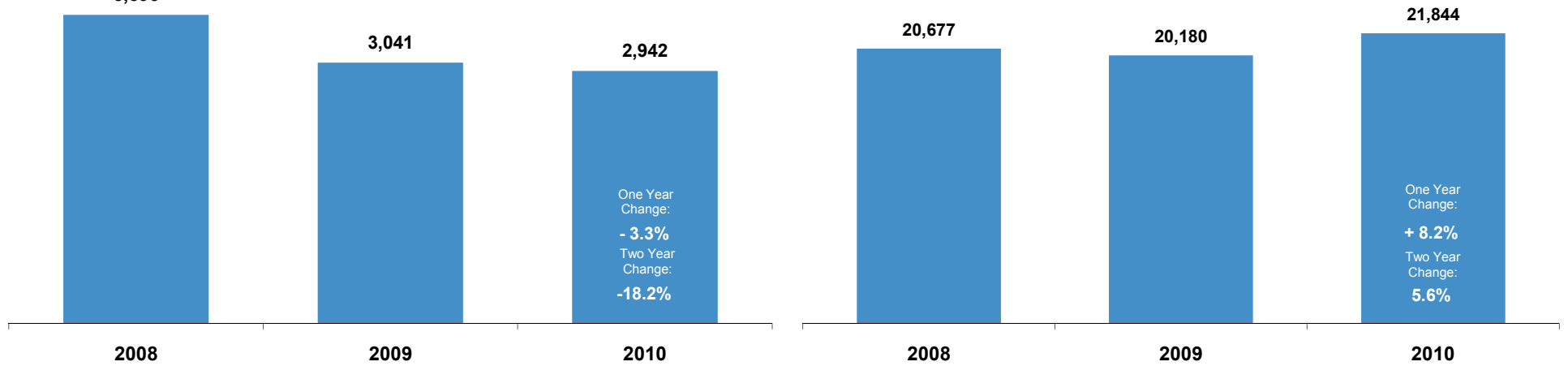


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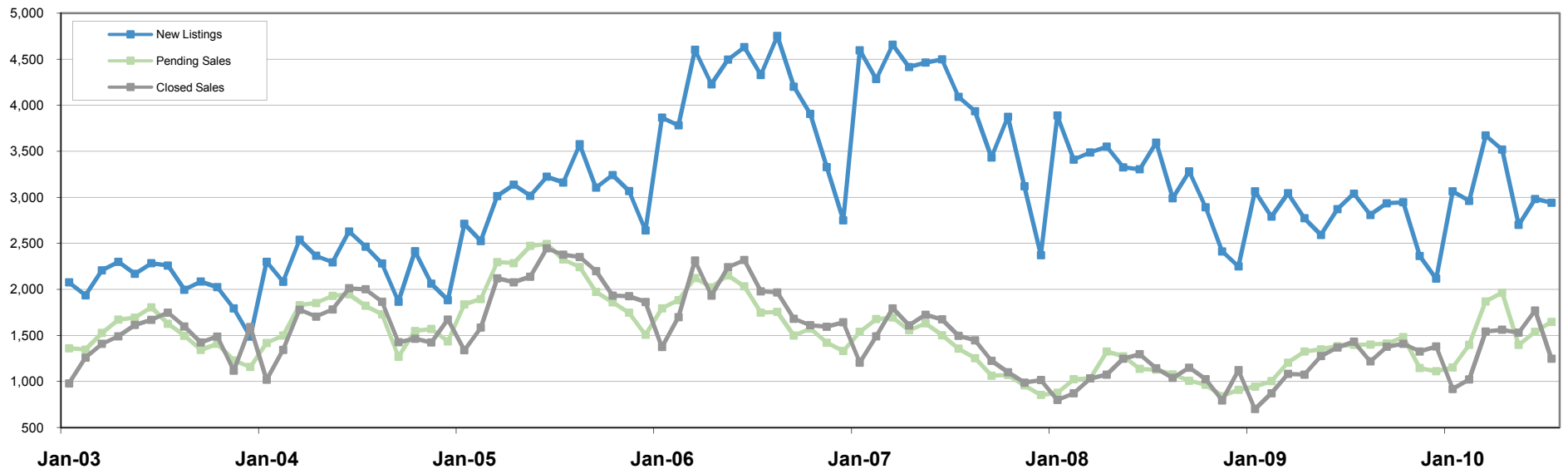
July



Year to Date



Historical Market Activity



Pending Sales

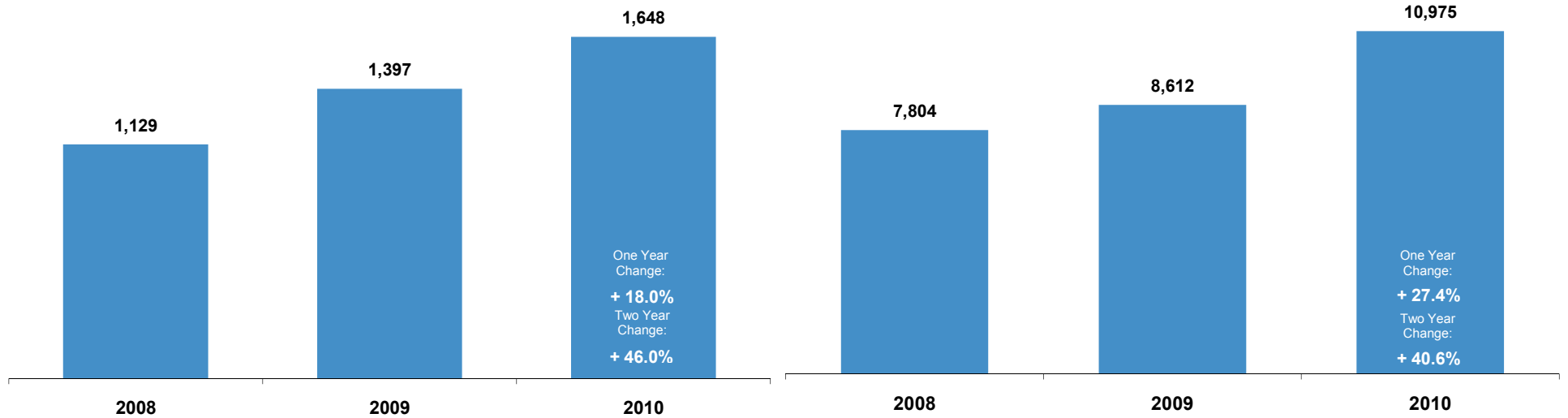
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



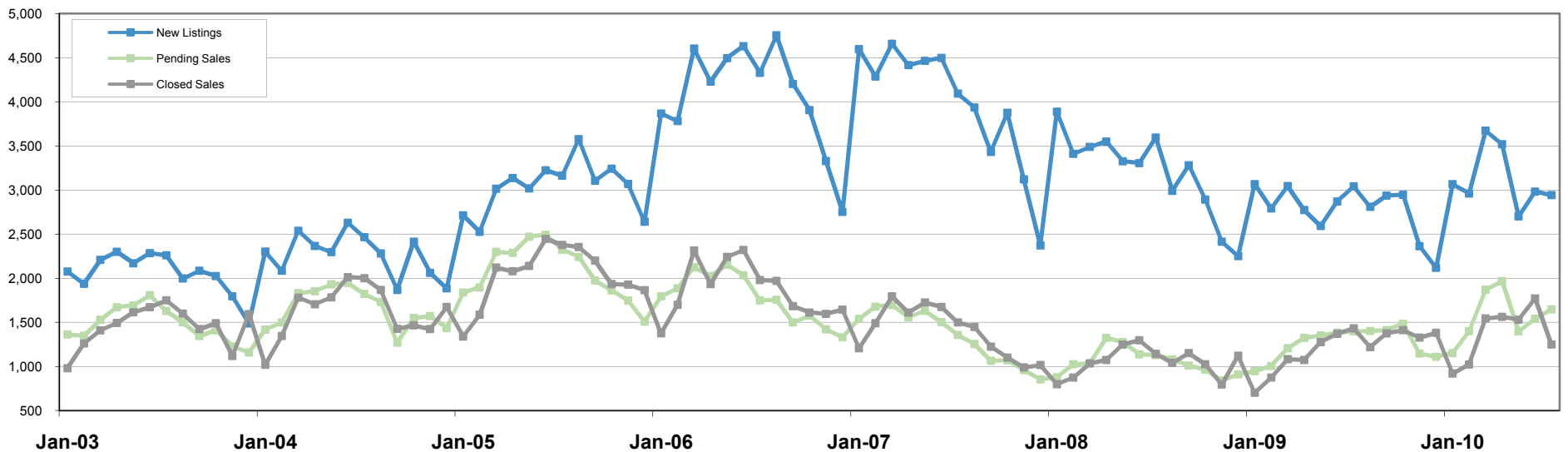
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July

Year to Date



Historical Market Activity



Closed Sales

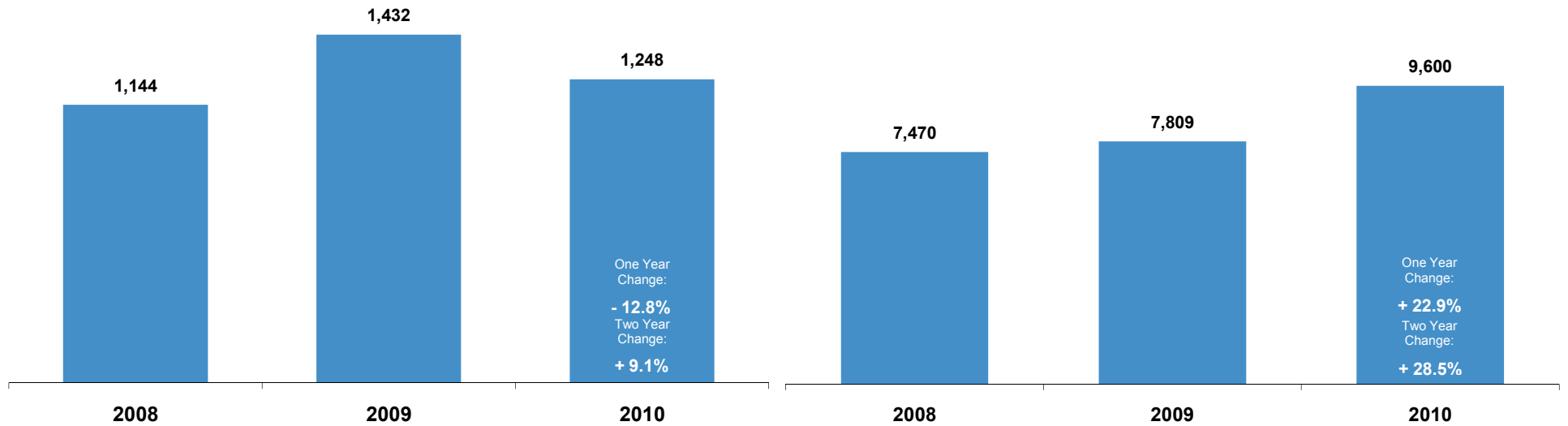
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



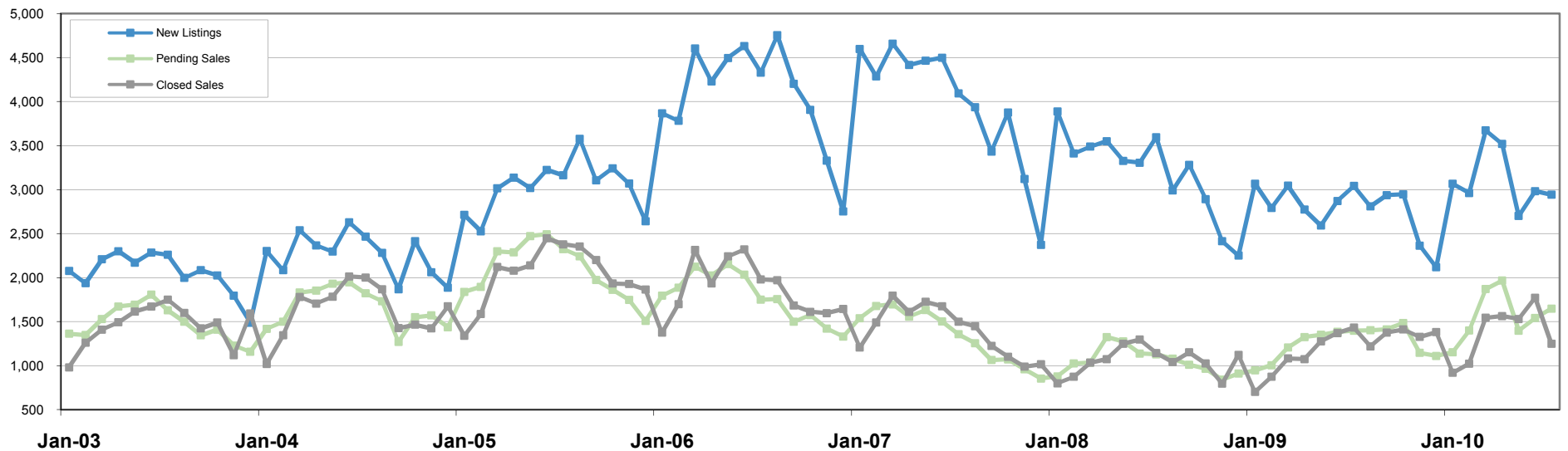
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July

Year to Date



Historical Market Activity



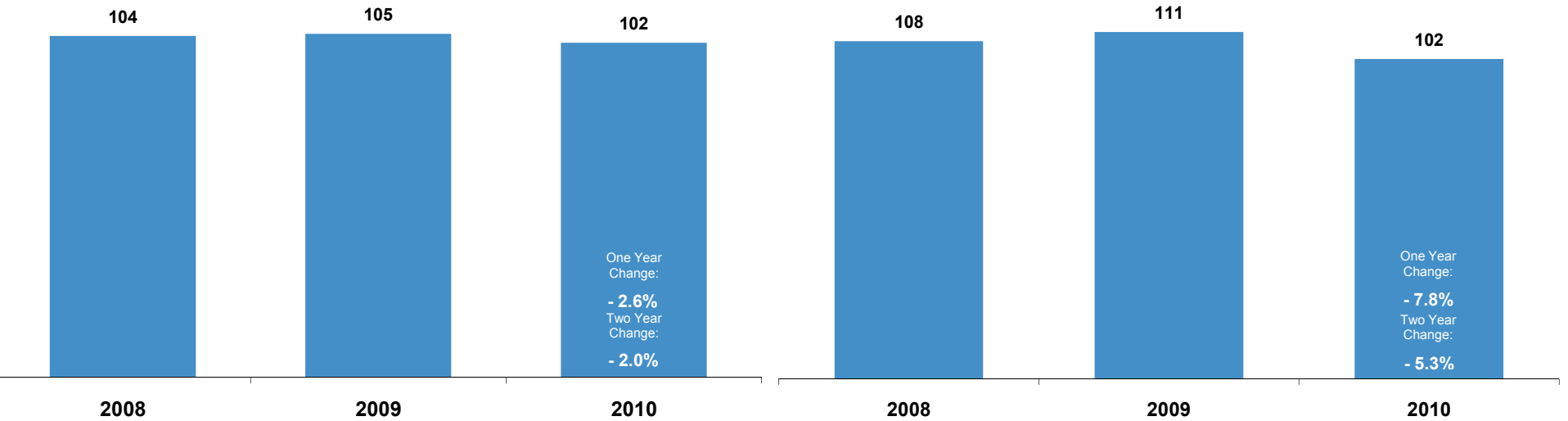
Days on Market Until Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

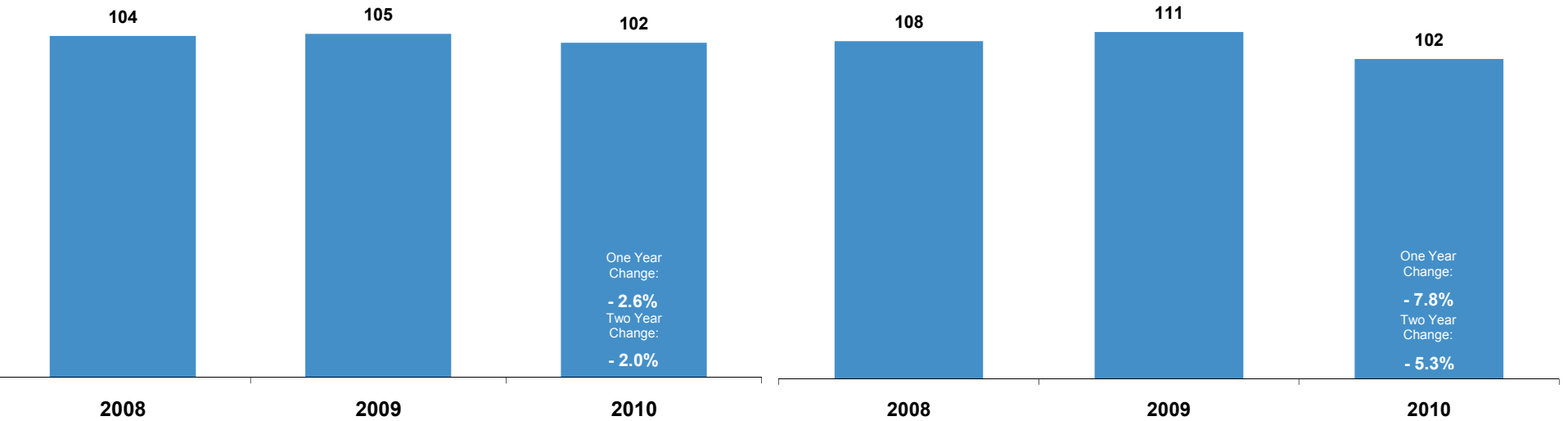


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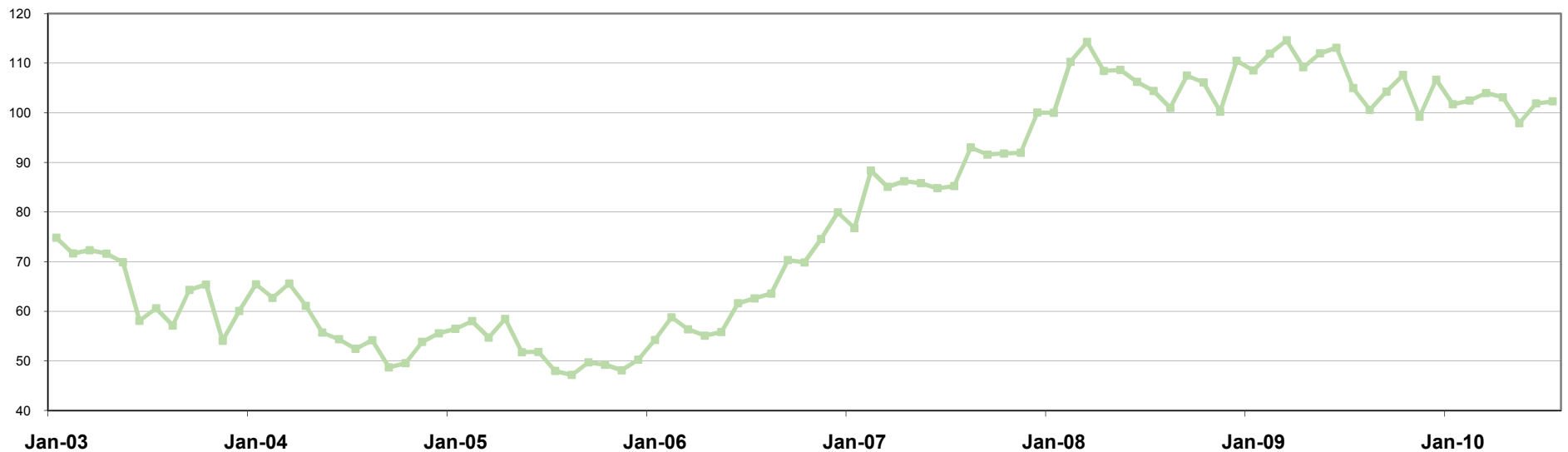
July



Year to Date



Historical Days on Market Until Sale



Median Sales Price

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

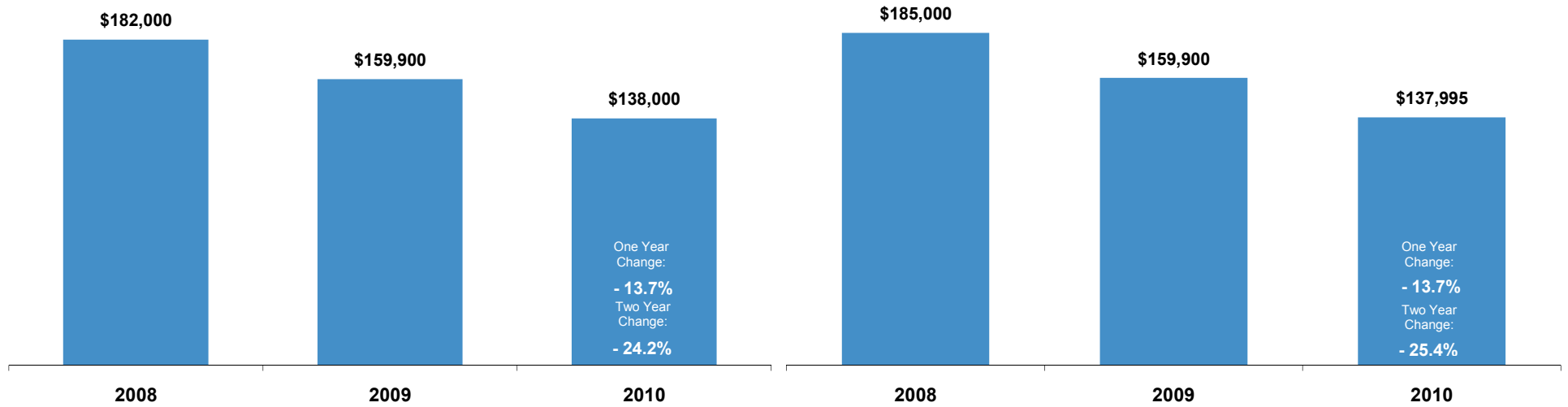


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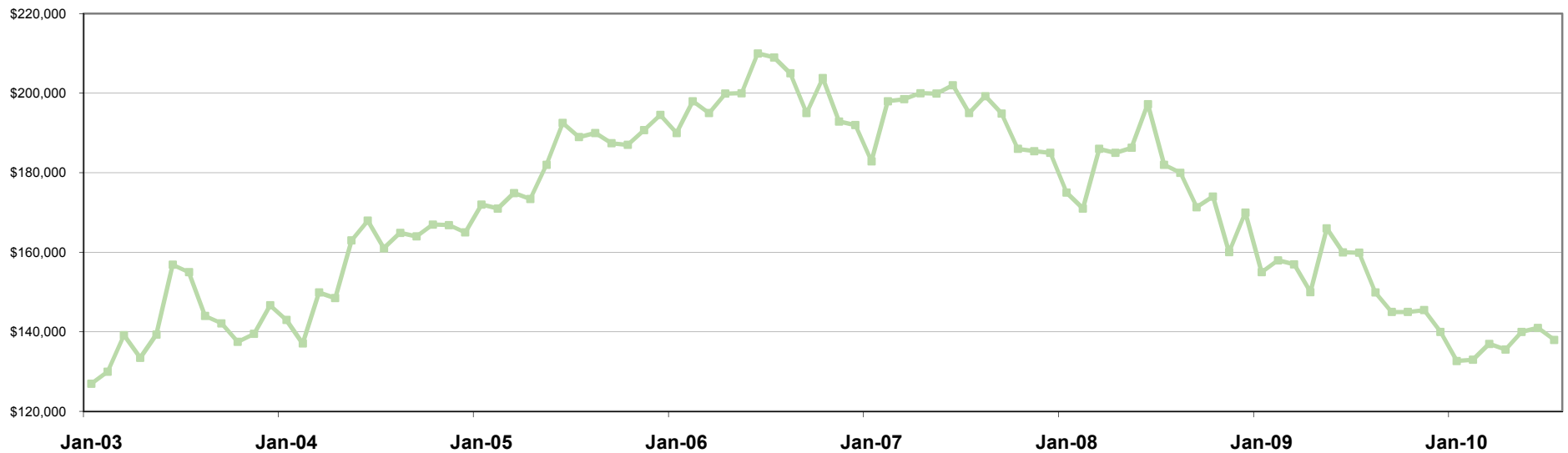
July

Year to Date

Figures do not take into account seller concessions.



Historical Median Prices



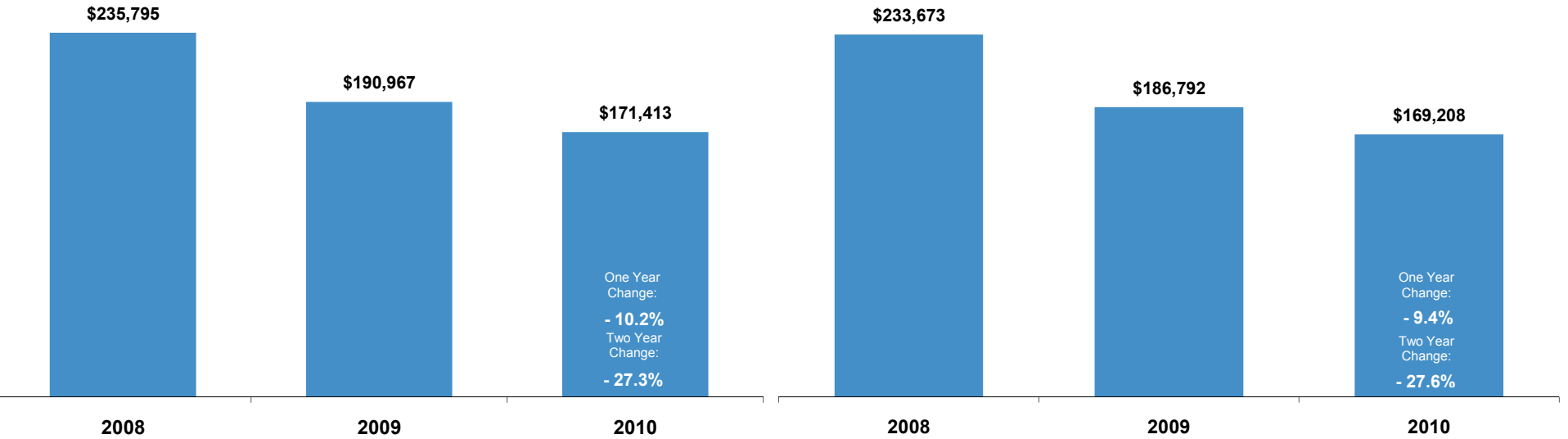
Average Sales Price

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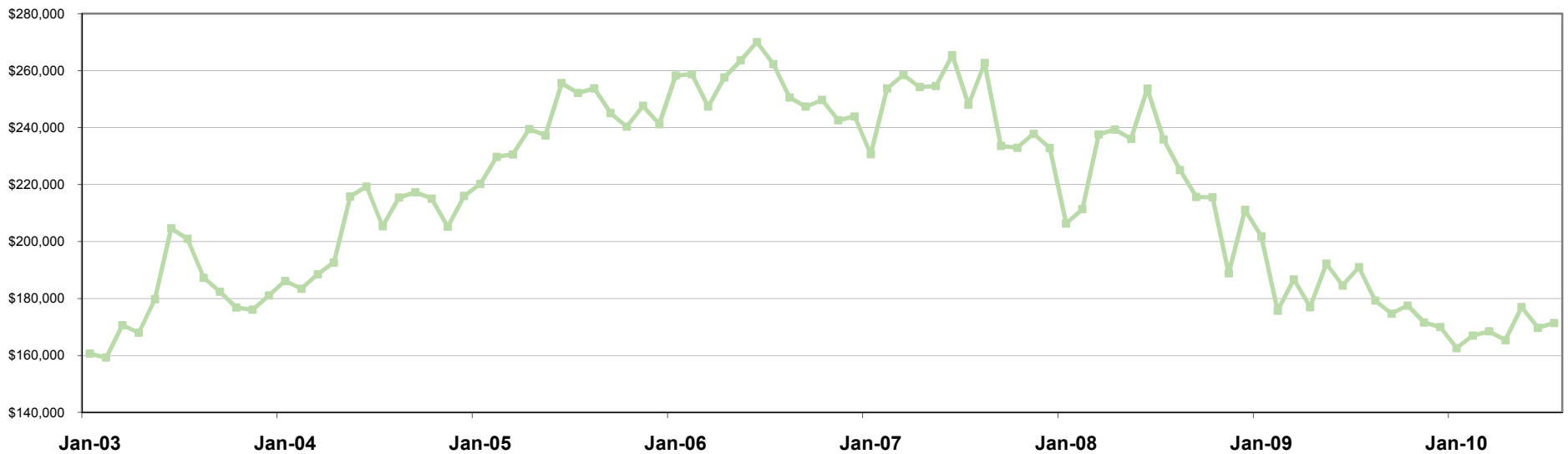
July



Year to Date

Figures do not take into account seller concessions.

Historical Average Prices

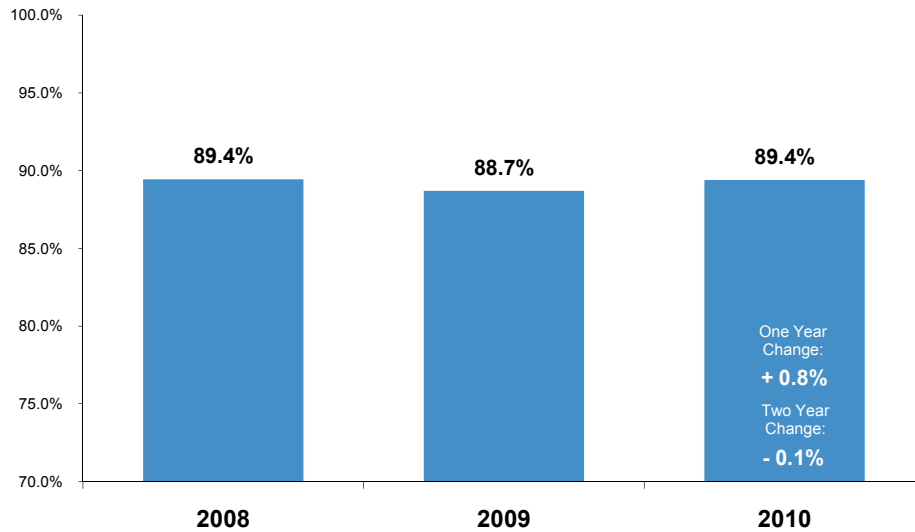


Percent of Original List Price Received at Sale

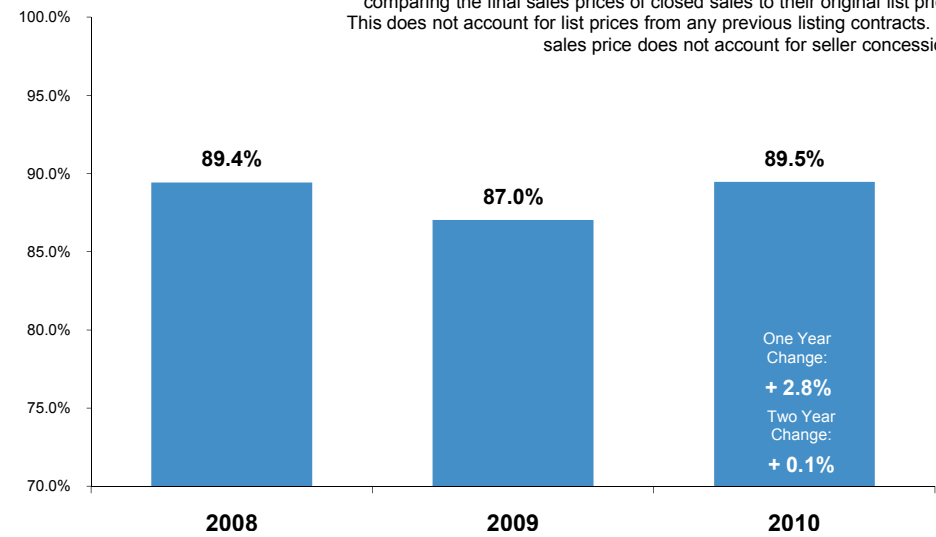
A Monthly Indicator from the Northeast Florida Association of REALTORS®



July

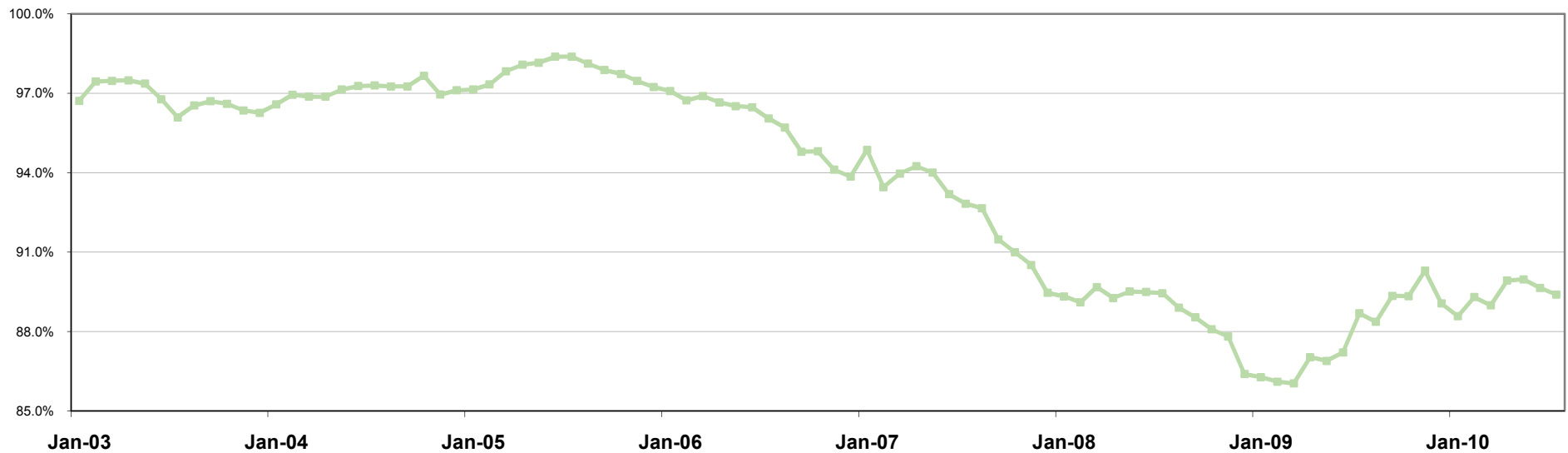


Year to Date



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®**

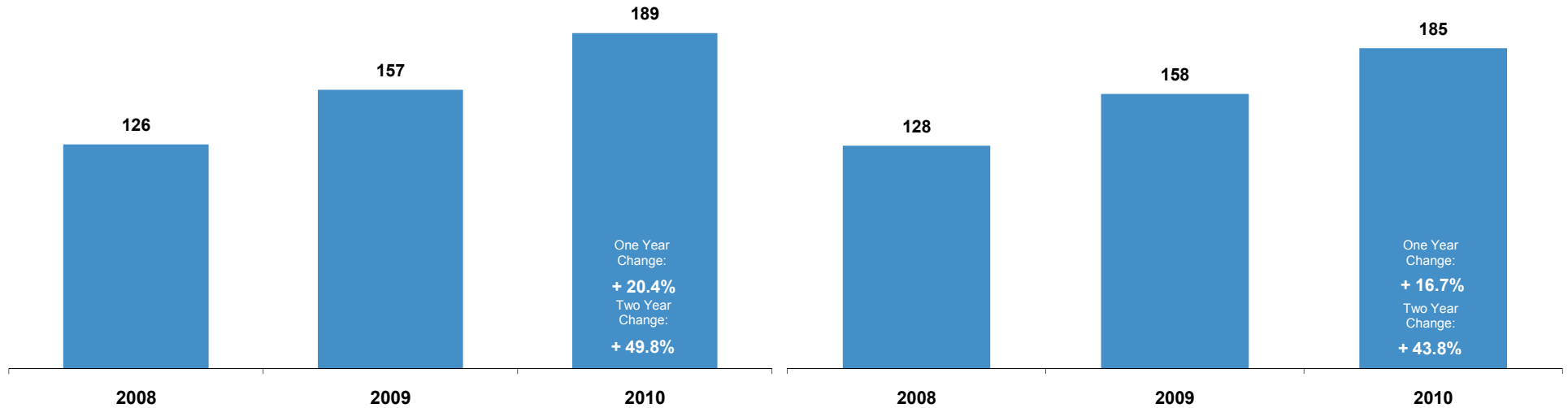


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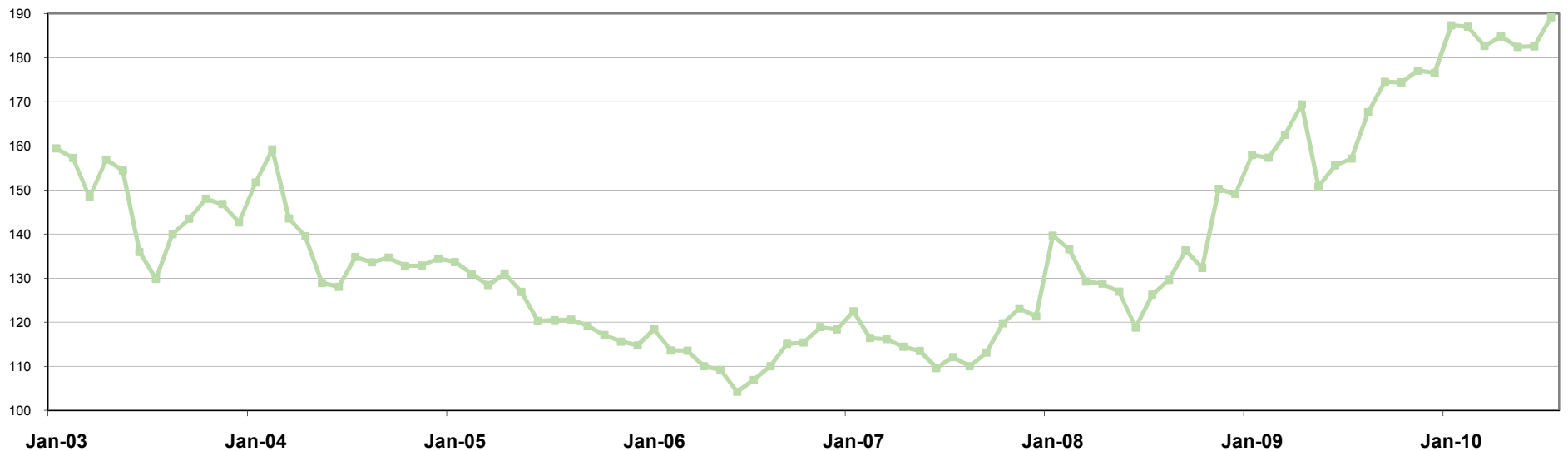
July

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

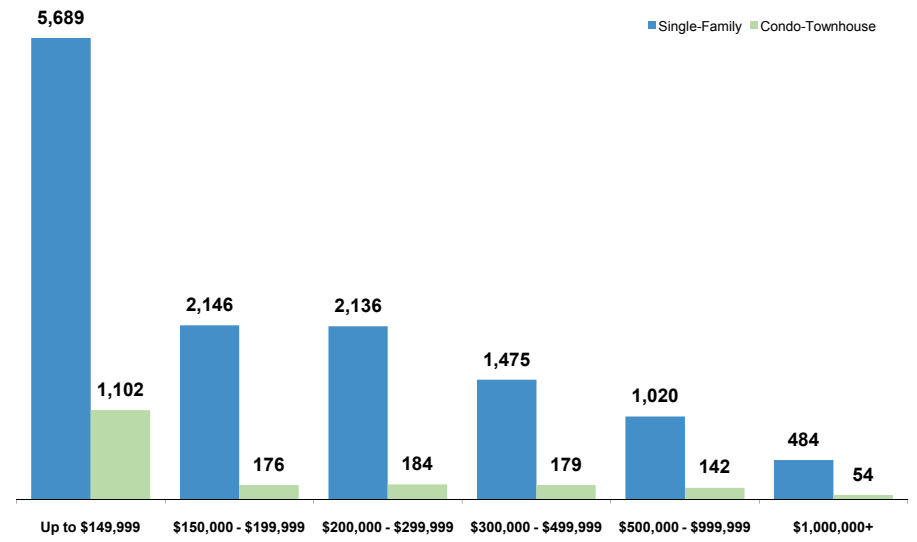
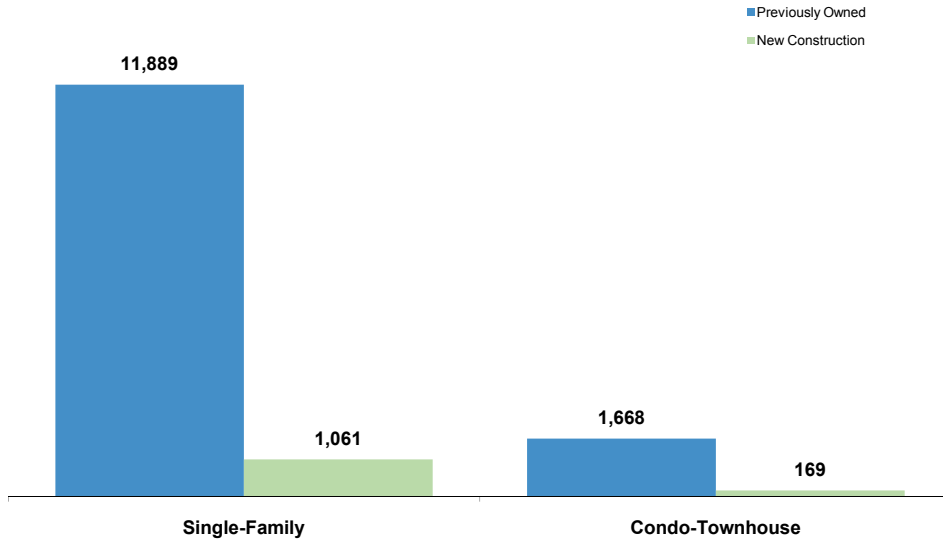


Housing Supply Outlook

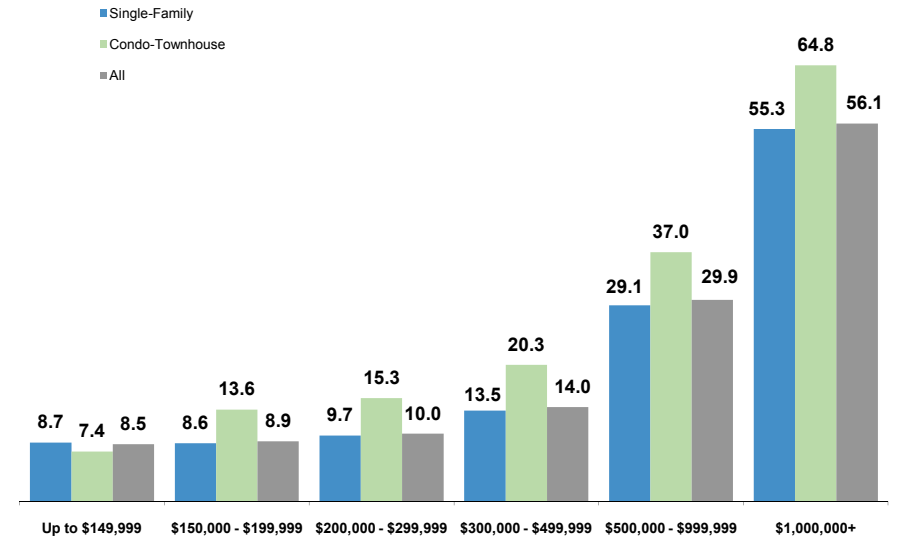
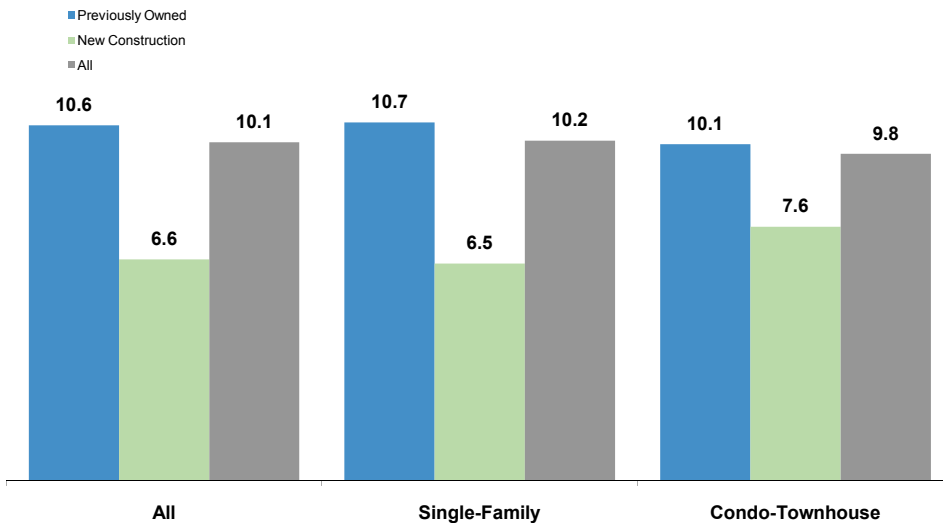
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Inventory of Active Listings



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

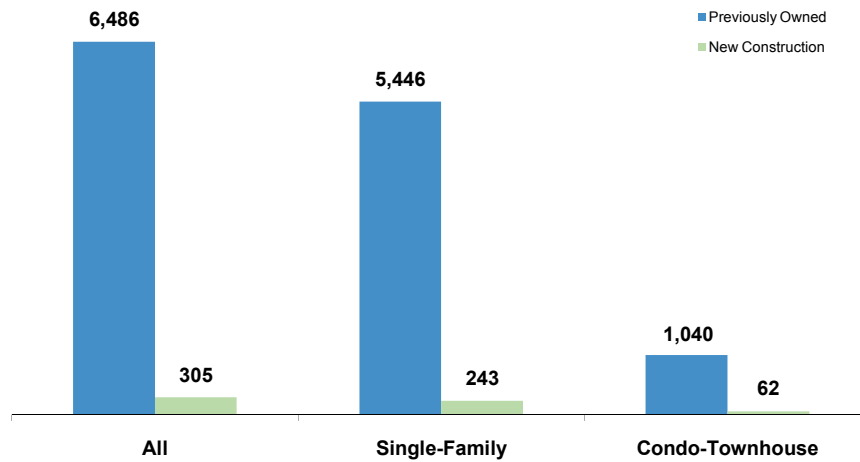
Housing Supply Outlook

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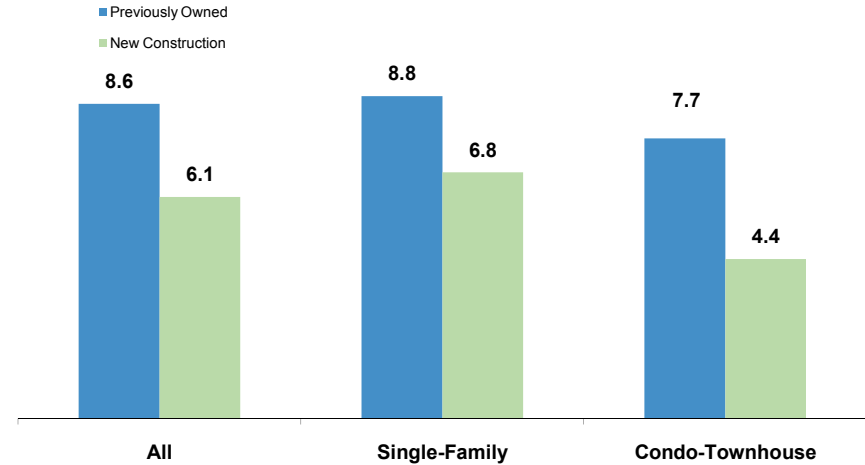


Up to \$149,999

Inventory

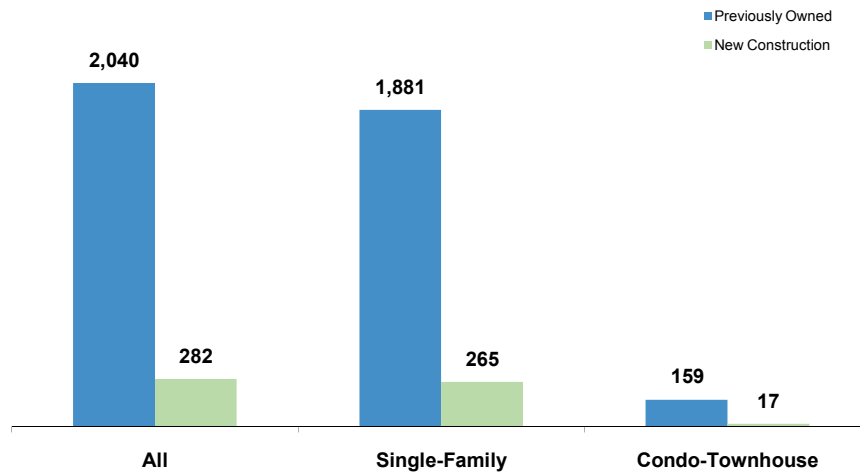


Months Supply

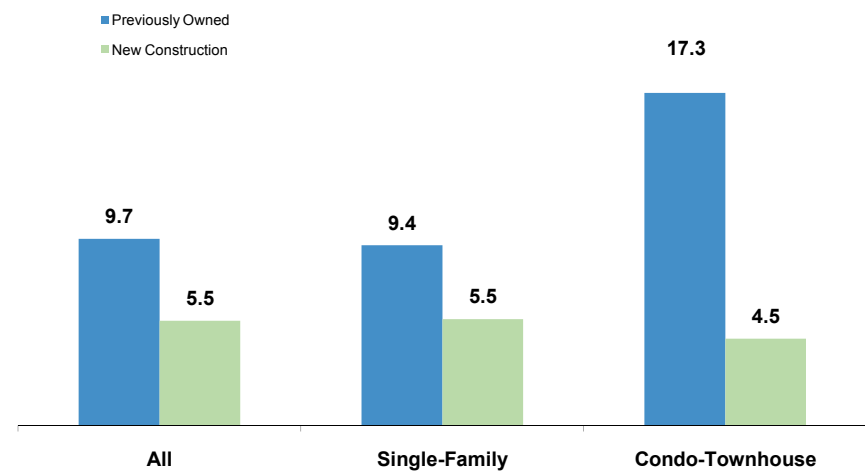


\$150,000 to \$199,999

Inventory



Months Supply



Housing Supply Outlook

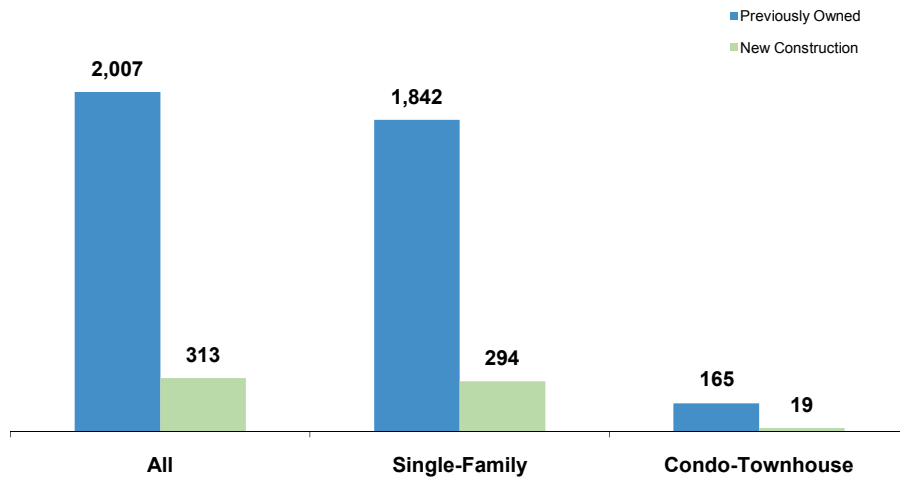
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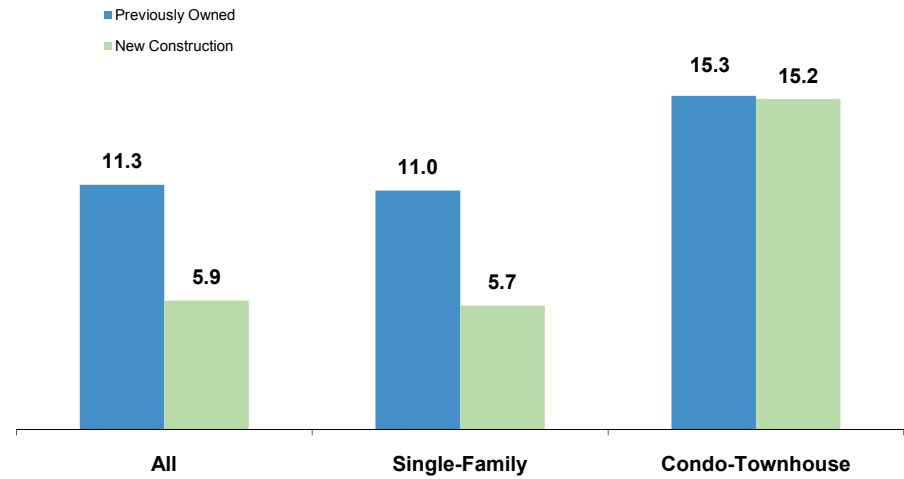
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\$200,000 to \$299,999

Inventory

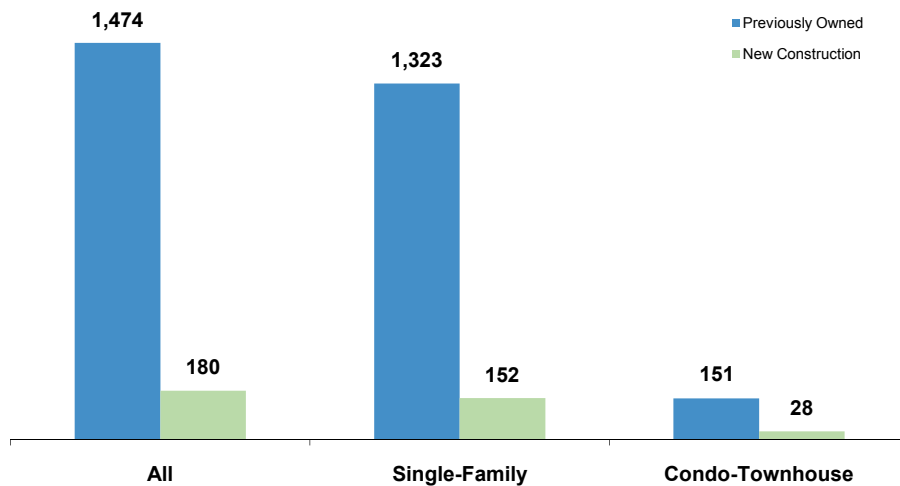


Months Supply

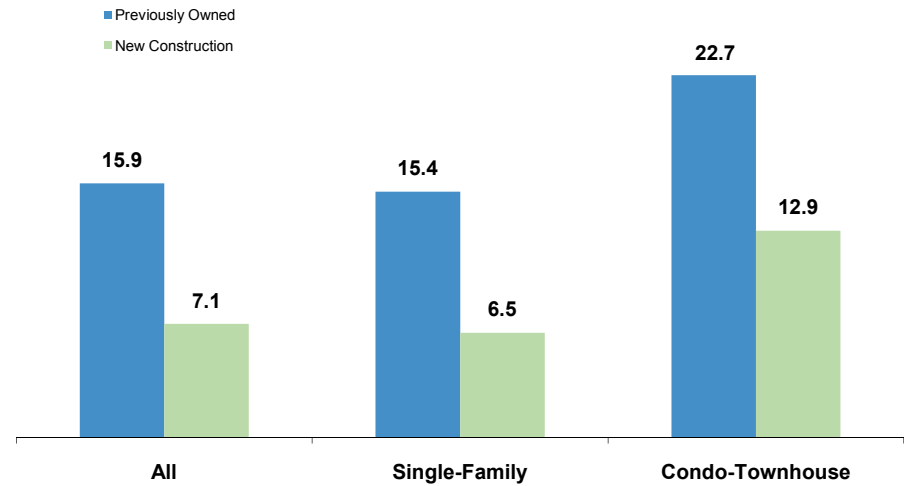


\$300,000 to \$499,999

Inventory



Months Supply



Housing Supply Outlook

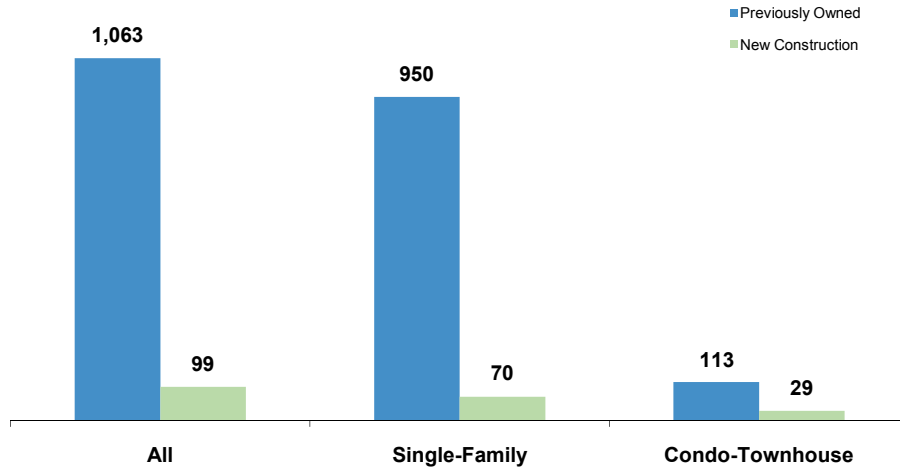
A Monthly Indicator from the Northeast Florida Association of REALTORS®



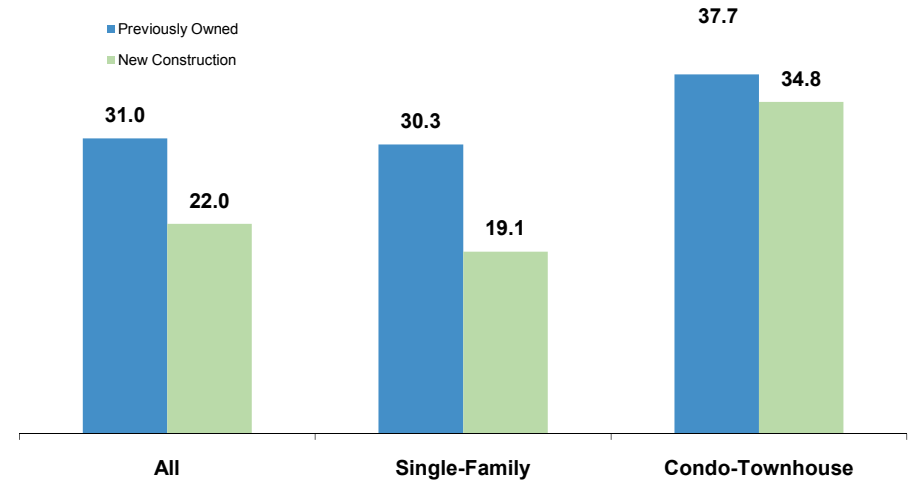
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\$500,000 to \$999,999

Inventory

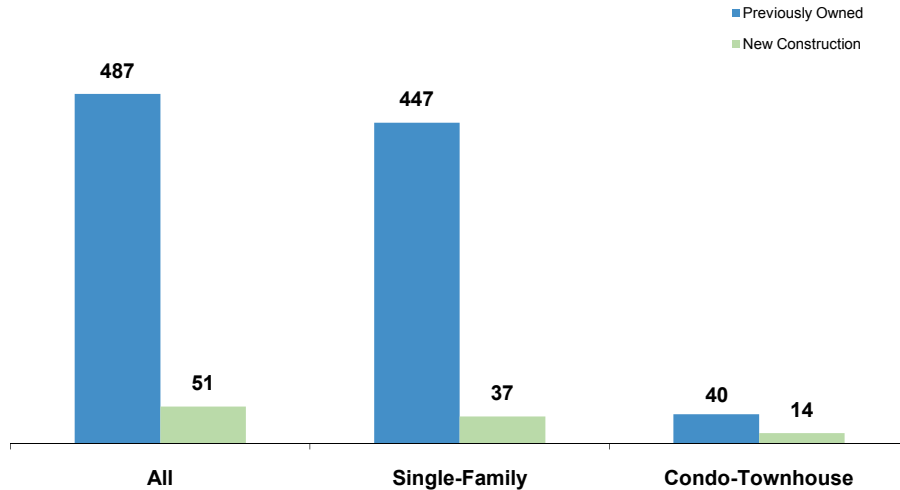


Months Supply

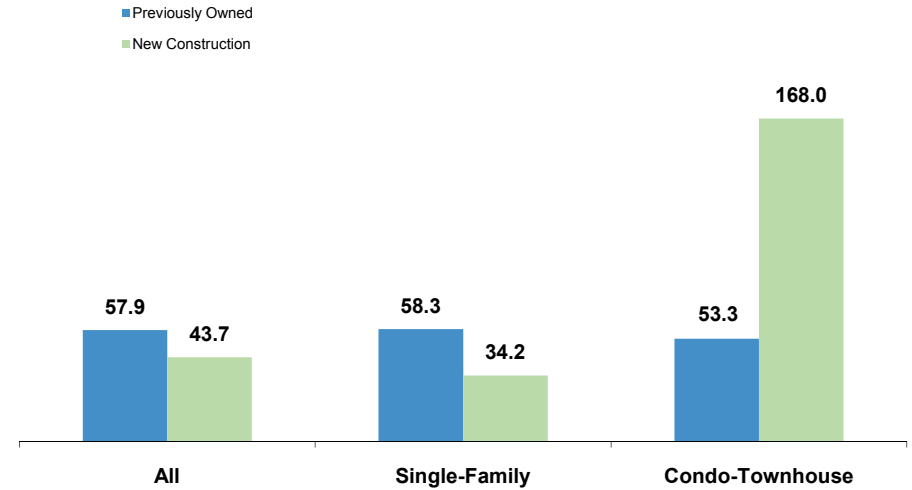


\$1,000,000 and above

Inventory



Months Supply



Market Overview



A Monthly Indicator from the Northeast Florida Association of REALTORS®

July 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	May	2,701	2,592	+ 4.2%	3,516	15,919	14,268	+ 11.6%	18,250
	Jun	2,983	2,871	+ 3.9%	3,658	18,902	17,139	+ 10.3%	21,907
	Jul	2,942	3,041	- 3.3%	3,600	21,844	20,180	+ 8.2%	24,730
Pending Sales	May	1,398	1,350	+ 3.6%	1,562	7,786	5,831	+ 33.5%	7,448
	Jun	1,541	1,384	+ 11.3%	1,520	9,327	7,215	+ 29.3%	8,968
	Jul	1,648	1,397	+ 18.0%	1,456	10,975	8,612	+ 27.4%	10,424
Closed Sales	May	1,531	1,276	+ 20.0%	1,605	6,580	5,007	+ 31.4%	6,802
	Jun	1,772	1,370	+ 29.3%	1,687	8,352	6,377	+ 31.0%	8,488
	Jul	1,248	1,432	- 12.8%	1,460	9,600	7,809	+ 22.9%	9,949
Days on Market Until Sale	May	98	112	- 12.5%	92	102	111	- 8.6%	93
	Jun	102	113	- 9.9%	94	102	112	- 8.9%	93
	Jul	102	105	- 2.6%	92	102	111	- 7.8%	93
Median Sales Price	May	\$140,000	\$165,995	- 15.7%	\$178,432	\$136,000	\$159,000	- 14.5%	\$174,398
	Jun	\$141,000	\$160,000	- 11.9%	\$182,050	\$137,500	\$159,900	- 14.0%	\$176,060
	Jul	\$138,000	\$159,900	- 13.7%	\$176,780	\$137,995	\$159,900	- 13.7%	\$176,139
Average Sales Price	May	\$176,999	\$192,216	- 7.9%	\$224,680	\$168,652	\$186,211	- 9.4%	\$218,259
	Jun	\$169,721	\$184,555	- 8.0%	\$228,671	\$168,879	\$185,855	- 9.1%	\$220,286
	Jul	\$171,413	\$190,967	- 10.2%	\$221,699	\$169,208	\$186,792	- 9.4%	\$220,536
Total Active Listings Available	May	15,702	16,548	- 5.1%					
	Jun	15,607	16,338	- 4.5%	--	--	--	--	--
	Jul	15,381	16,148	- 4.7%					
Percent of Original List Price Received At Sale	May	90.0%	86.9%	+ 3.5%	91.4%	91.4%	86.5%	+ 5.6%	89.4%
	Jun	89.7%	87.2%	+ 2.8%	91.2%	91.2%	86.7%	+ 5.2%	89.5%
	Jul	89.4%	88.7%	+ 0.8%	91.3%	91.3%	87.0%	+ 4.9%	89.5%
Housing Affordability Index	May	182	151	+ 21.0%	137	184	159	+ 15.7%	
	Jun	183	156	+ 17.4%	134	184	159	+ 16.0%	--
	Jul	189	157	+ 20.4%	138	185	158	+ 16.7%	
Months Supply of Inventory	May	11.0	15.5	- 28.7%					
	Jun	10.9	15.2	- 28.0%	--	--	--	--	--
	Jul	10.7	14.7	- 27.5%					

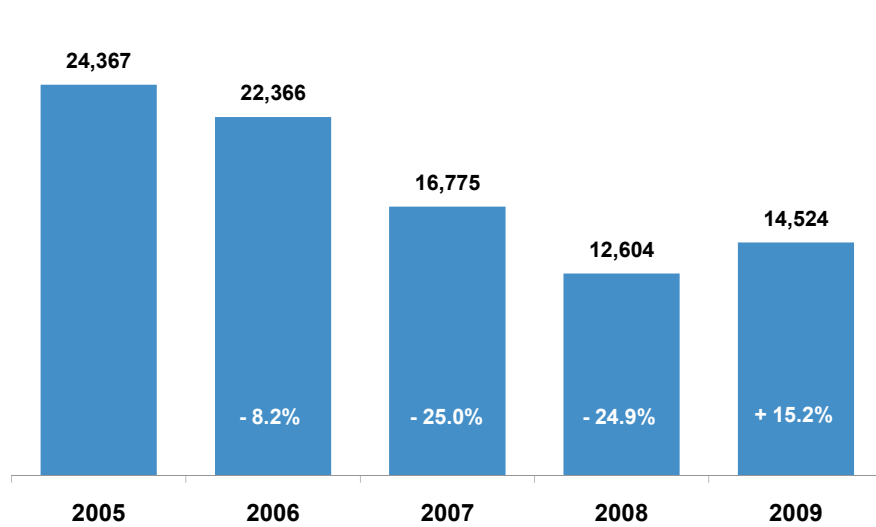
Annual Review

A Monthly Indicator from the Northeast Florida Association of REALTORS®

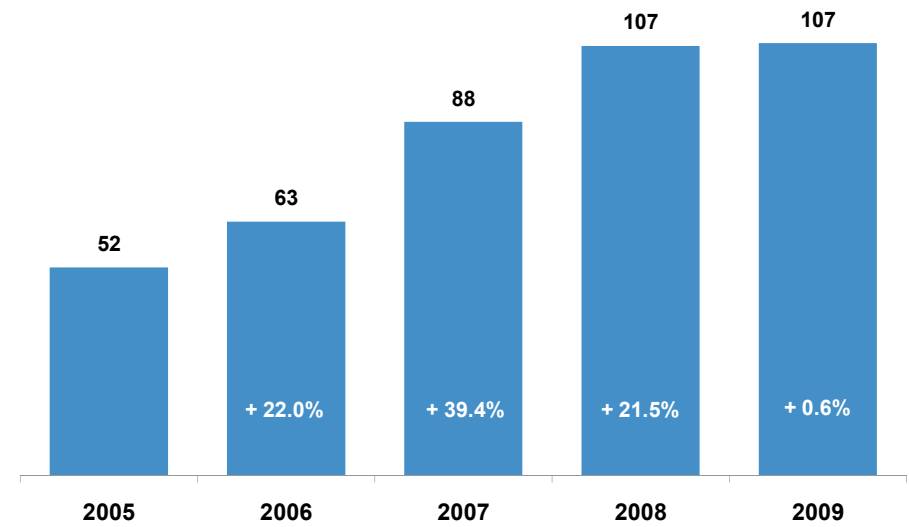


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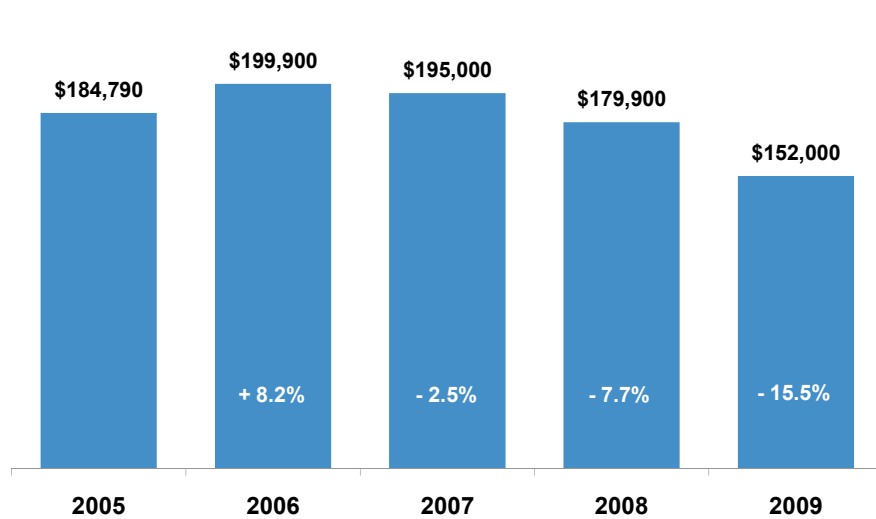
Closed Sales



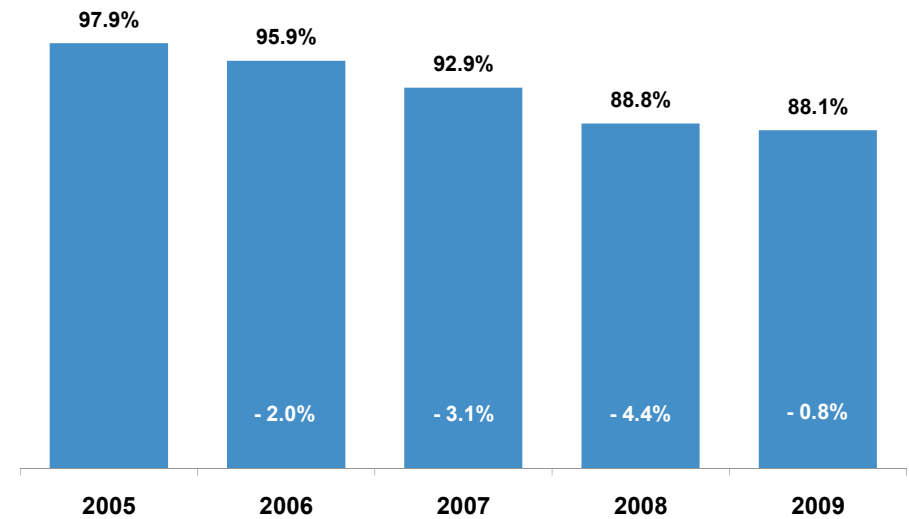
Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale



Local Market Updates

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Region 01 Southside/Mandarin/ Bartram

July

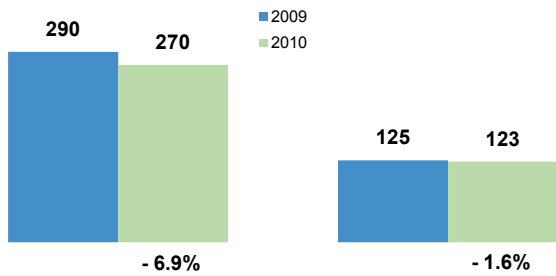
Year to Date

Duval County, FL

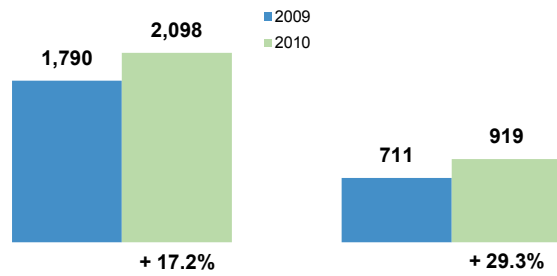
	2009	2010	Change	2009	2010	Change
New Listings	290	270	- 6.9%	1,790	2,098	+ 17.2%
Closed Sales	125	123	- 1.6%	711	919	+ 29.3%
Median Sales Price*	\$177,500	\$175,000	- 1.4%	\$177,500	\$153,000	- 13.8%
Percent of Original List Price Received at Sale*	86.9%	90.8%	+ 4.5%	87.8%	90.6%	+ 3.2%
Average Days on Market Until Sale	117	104	- 10.8%	115	107	- 6.9%
Single-Family Detached Inventory	1,070	1,134	+ 6.0%	--	--	--
Townhouse-Condo Inventory	289	203	- 29.8%	--	--	--

*Does not account for seller concessions

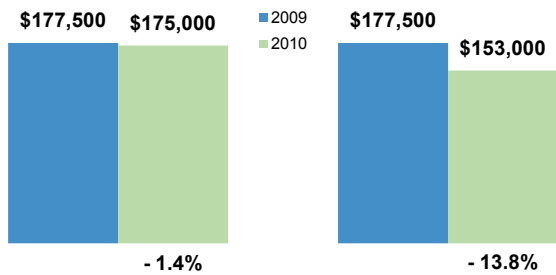
Activity—Most Recent Month



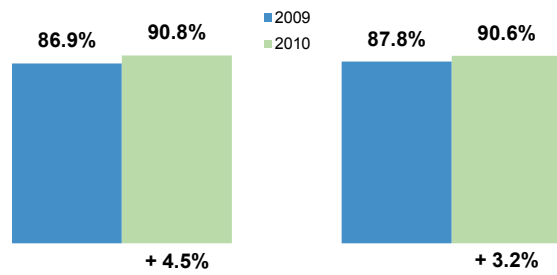
Activity—Year to Date



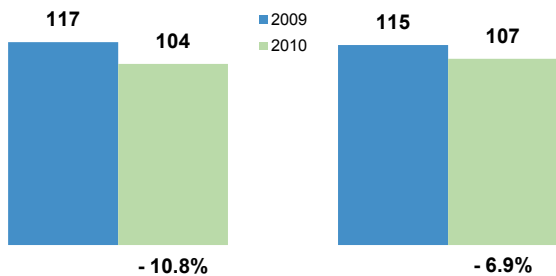
Median Sales Price



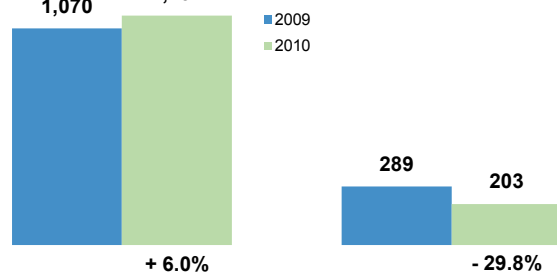
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 02

Southside

July

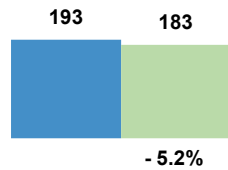
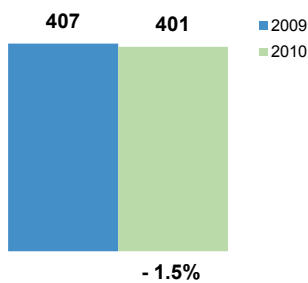
Year to Date

Duval County, FL

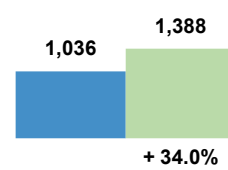
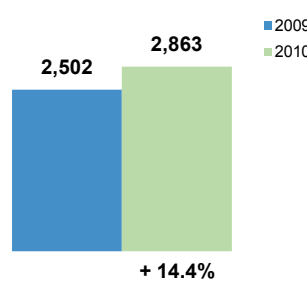
	2009	2010	Change	2009	2010	Change
New Listings	407	401	- 1.5%	2,502	2,863	+ 14.4%
Closed Sales	193	183	- 5.2%	1,036	1,388	+ 34.0%
Median Sales Price*	\$161,500	\$132,450	- 18.0%	\$160,000	\$129,900	- 18.8%
Percent of Original List Price Received at Sale*	89.7%	89.4%	- 0.3%	88.3%	90.3%	+ 2.3%
Average Days on Market Until Sale	95	112	+ 18.1%	103	97	- 5.9%
Single-Family Detached Inventory	1,242	1,160	- 6.6%	--	--	--
Townhouse-Condo Inventory	570	498	- 12.6%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



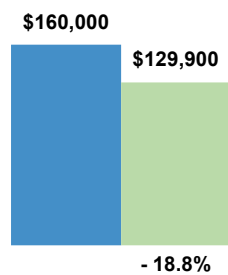
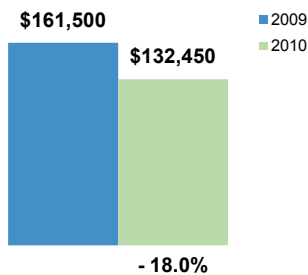
New Listings

Closed Sales

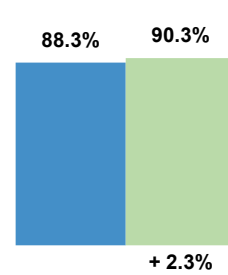
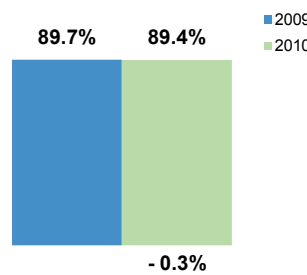
New Listings

Closed Sales

Median Sales Price



Percent of Original List Price Received at Sale



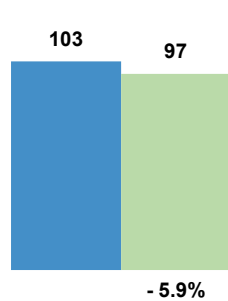
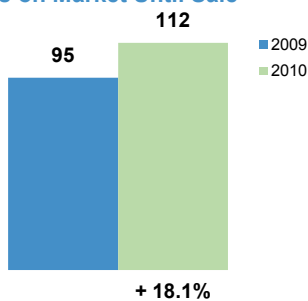
July

Year to Date

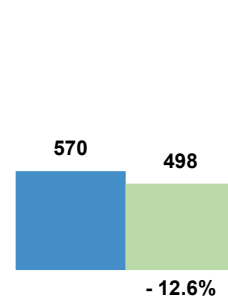
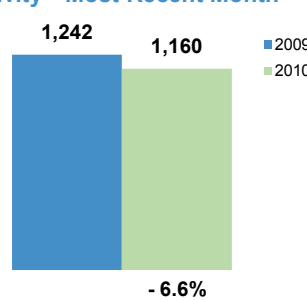
July

Year to Date

Days on Market Until Sale



Activity—Most Recent Month



July

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

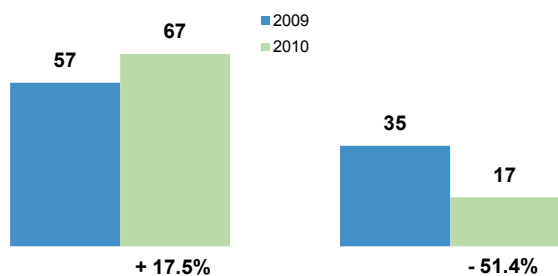
July

Year to Date

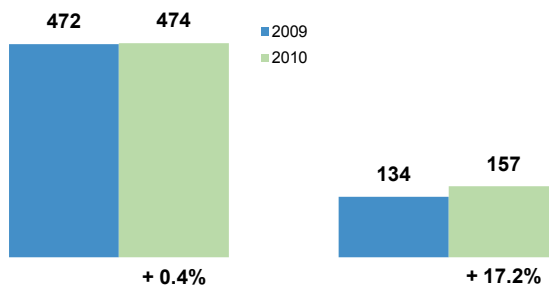
	2009	2010	Change	2009	2010	Change
New Listings	57	67	+ 17.5%	472	474	+ 0.4%
Closed Sales	35	17	- 51.4%	134	157	+ 17.2%
Median Sales Price*	\$225,000	\$200,000	- 11.1%	\$196,000	\$195,000	- 0.5%
Percent of Original List Price Received at Sale*	84.7%	85.1%	+ 0.5%	85.1%	86.5%	+ 1.6%
Average Days on Market Until Sale	180	116	- 35.5%	130	124	- 5.0%
Single-Family Detached Inventory	309	298	- 3.6%	--	--	--
Townhouse-Condo Inventory	81	65	- 19.8%	--	--	--

*Does not account for seller concessions

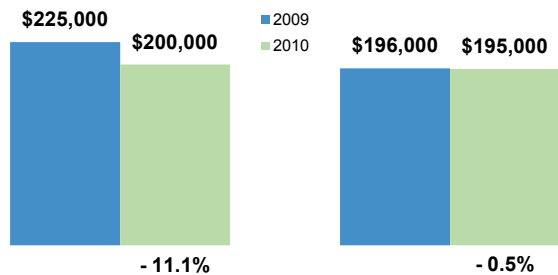
Activity—Most Recent Month



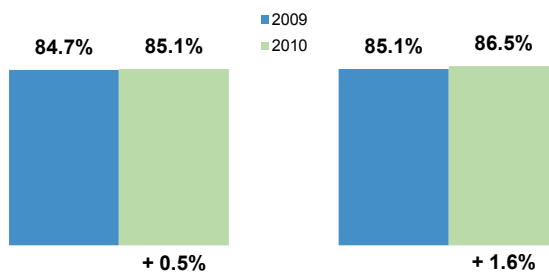
Activity—Year to Date



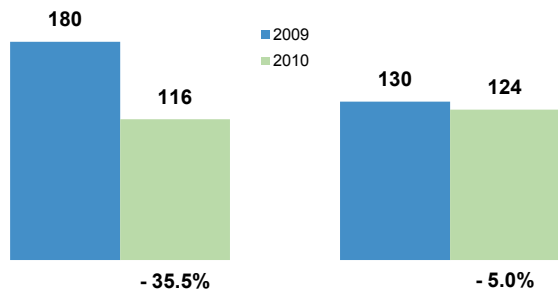
Median Sales Price



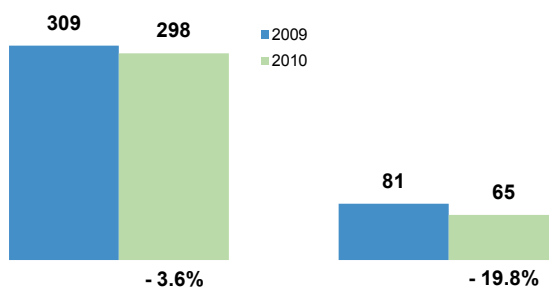
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 04 Arlington/Fort Caroline

July

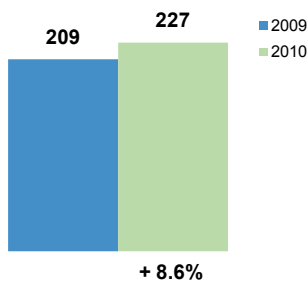
Year to Date

Duval County, FL

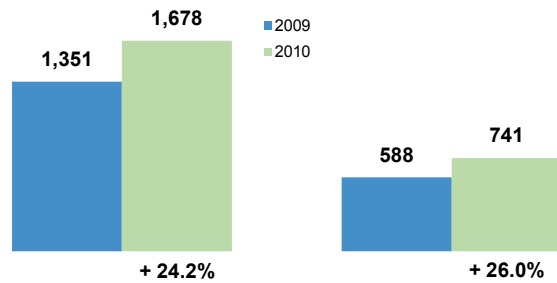
	2009	2010	Change	2009	2010	Change
New Listings	209	227	+ 8.6%	1,351	1,678	+ 24.2%
Closed Sales	111	85	- 23.4%	588	741	+ 26.0%
Median Sales Price*	\$140,000	\$120,000	- 14.3%	\$140,000	\$123,000	- 12.1%
Percent of Original List Price Received at Sale*	89.2%	89.1%	- 0.1%	86.7%	90.6%	+ 4.5%
Average Days on Market Until Sale	85	78	- 7.9%	106	85	- 19.5%
Single-Family Detached Inventory	898	982	+ 9.4%	--	--	--
Townhouse-Condo Inventory	115	82	- 28.7%	--	--	--

*Does not account for seller concessions

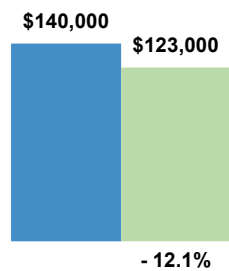
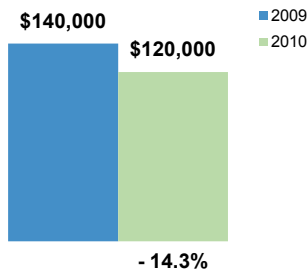
Activity—Most Recent Month



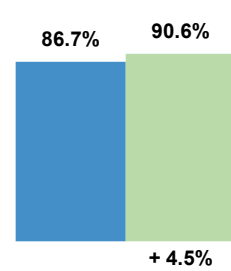
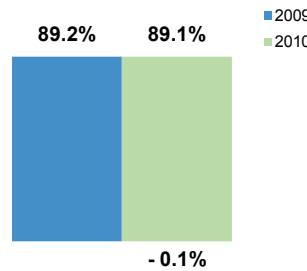
Activity—Year to Date



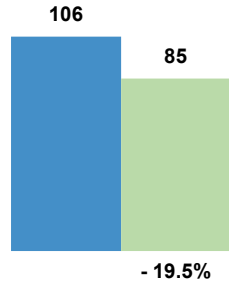
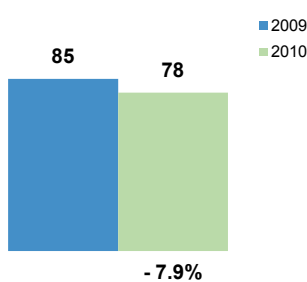
Median Sales Price



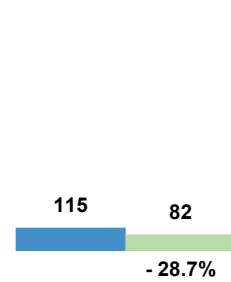
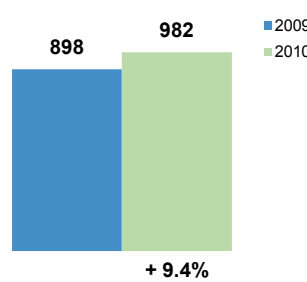
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 05

Hyde Grove/Murray Hill/Lakeshore/Wesconnett

July

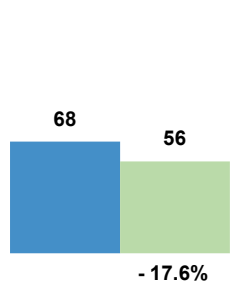
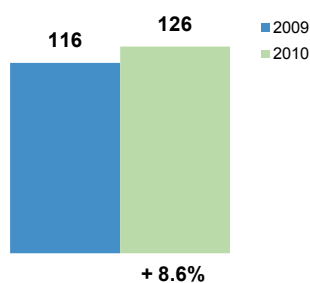
Year to Date

Duval County, FL

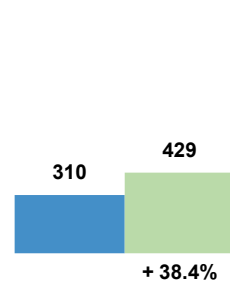
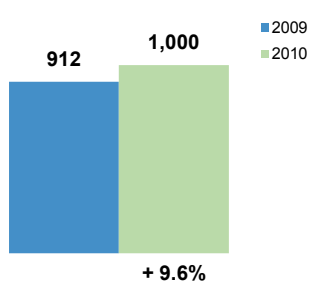
	2009	2010	Change	2009	2010	Change
New Listings	116	126	+ 8.6%	912	1,000	+ 9.6%
Closed Sales	68	56	- 17.6%	310	429	+ 38.4%
Median Sales Price*	\$62,750	\$48,000	- 23.5%	\$71,250	\$70,000	- 1.8%
Percent of Original List Price Received at Sale*	86.1%	87.0%	+ 1.0%	84.5%	88.9%	+ 5.1%
Average Days on Market Until Sale	84	78	- 7.2%	85	82	- 3.9%
Single-Family Detached Inventory	612	568	- 7.2%	--	--	--
Townhouse-Condo Inventory	50	40	- 20.0%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



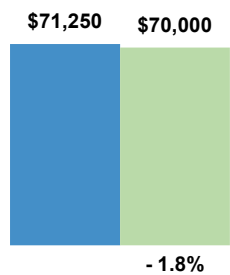
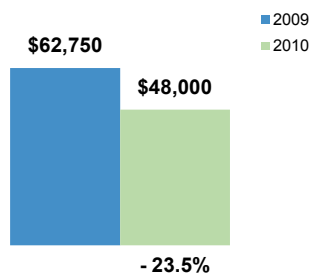
New Listings

Closed Sales

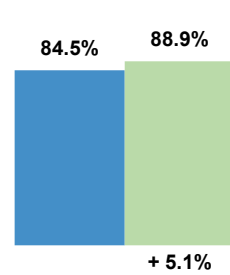
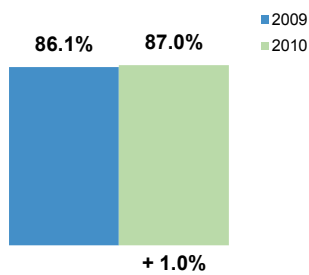
New Listings

Closed Sales

Median Sales Price



Percent of Original List Price Received at Sale



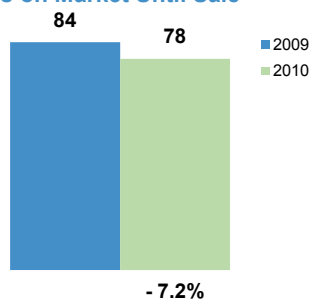
July

Year to Date

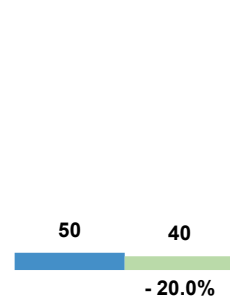
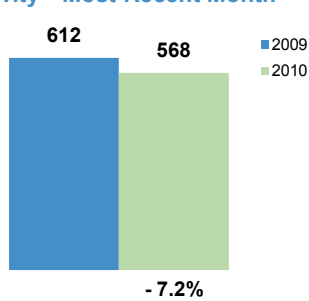
July

Year to Date

Days on Market Until Sale



Activity—Most Recent Month



July

Year to Date

Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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Region 06

West Jacksonville

July

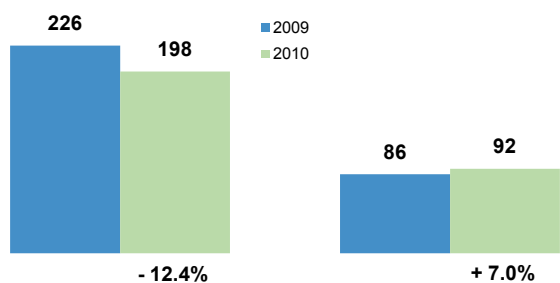
Year to Date

Duval County, FL

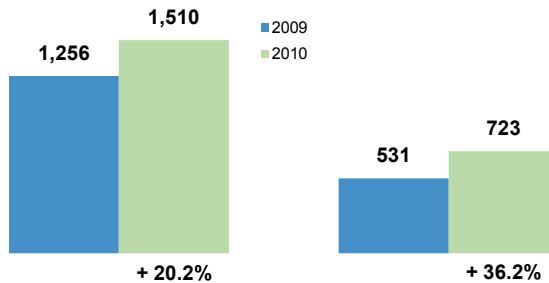
	2009	2010	Change	2009	2010	Change
New Listings	226	198	- 12.4%	1,256	1,510	+ 20.2%
Closed Sales	86	92	+ 7.0%	531	723	+ 36.2%
Median Sales Price*	\$129,500	\$93,700	- 27.6%	\$130,000	\$107,500	- 17.3%
Percent of Original List Price Received at Sale*	92.8%	90.3%	- 2.7%	87.6%	91.7%	+ 4.6%
Average Days on Market Until Sale	92	93	+ 1.5%	107	86	- 19.6%
Single-Family Detached Inventory	864	858	- 0.7%	--	--	--
Townhouse-Condo Inventory	37	34	- 8.1%	--	--	--

*Does not account for seller concessions

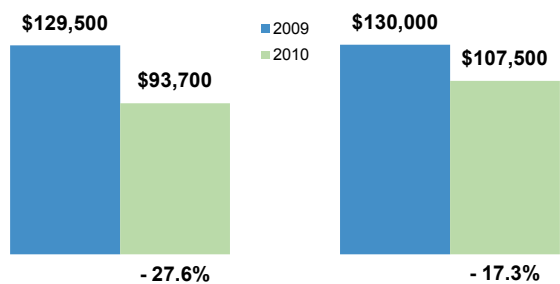
Activity—Most Recent Month



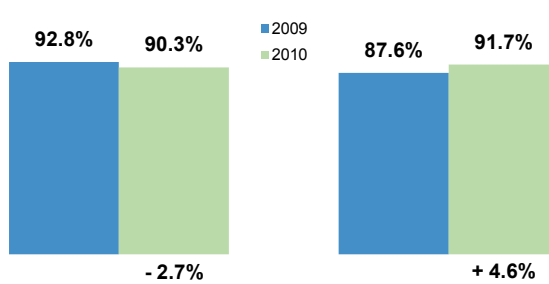
Activity—Year to Date



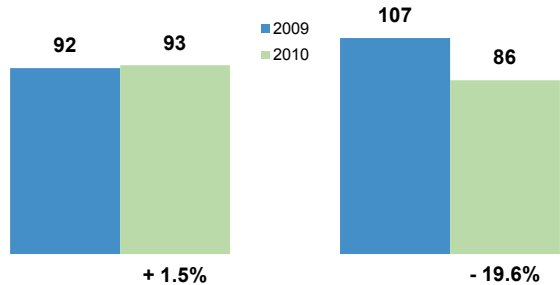
Median Sales Price



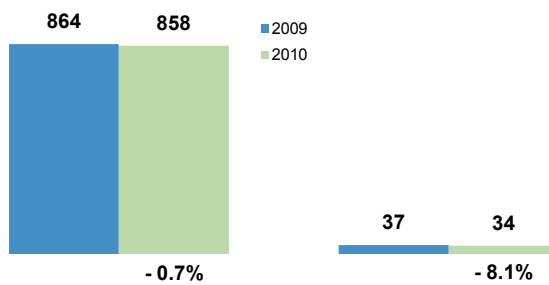
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 07

Springfield/Downtown/Paxon/Trout
River South

July

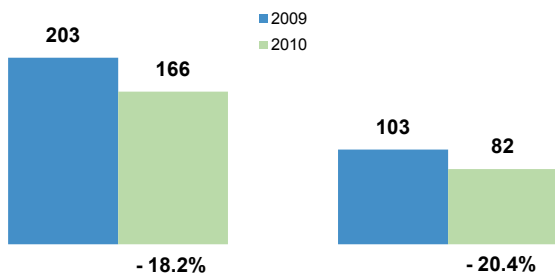
Year to Date

Duval County, FL

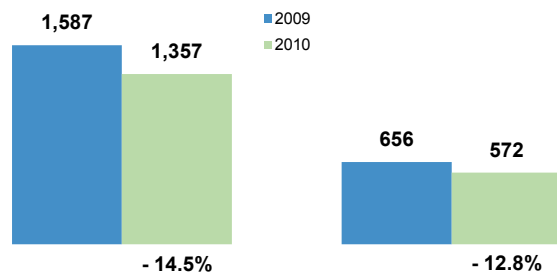
	2009	2010	Change	2009	2010	Change
New Listings	203	166	- 18.2%	1,587	1,357	- 14.5%
Closed Sales	103	82	- 20.4%	656	572	- 12.8%
Median Sales Price*	\$19,450	\$22,250	+ 14.4%	\$22,075	\$20,000	- 9.4%
Percent of Original List Price Received at Sale*	84.1%	87.6%	+ 4.1%	81.4%	88.2%	+ 8.4%
Average Days on Market Until Sale	87	74	- 14.8%	92	71	- 22.8%
Single-Family Detached Inventory	1,013	830	- 18.1%	--	--	--
Townhouse-Condo Inventory	146	37	- 74.7%	--	--	--

*Does not account for seller concessions

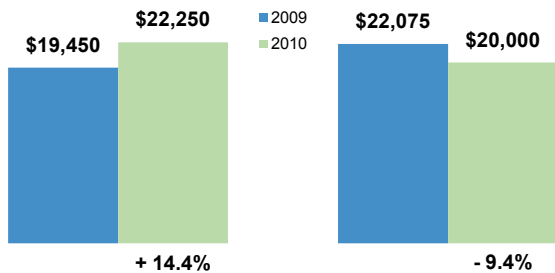
Activity—Most Recent Month



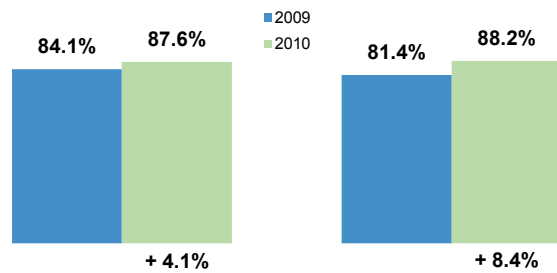
Activity—Year to Date



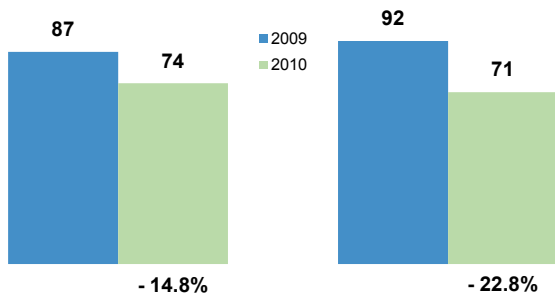
Median Sales Price



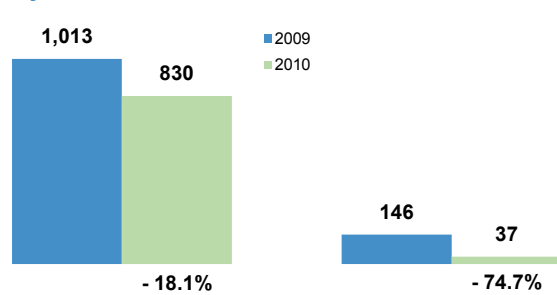
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 08

Marietta/Whitehouse/Baldwin/Garden
St/Dinsmore

July

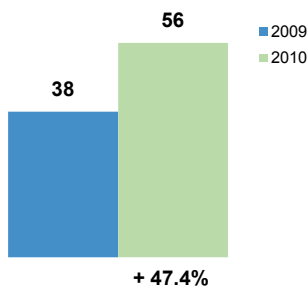
Year to Date

Duval County, FL

	2009	2010	Change	2009	2010	Change
New Listings	38	56	+ 47.4%	217	260	+ 19.8%
Closed Sales	12	7	- 41.7%	90	87	- 3.3%
Median Sales Price*	\$153,700	\$79,900	- 48.0%	\$149,000	\$128,000	- 14.1%
Percent of Original List Price Received at Sale*	92.8%	90.1%	- 2.9%	86.4%	89.5%	+ 3.7%
Average Days on Market Until Sale	93	78	- 16.2%	115	93	- 19.3%
Single-Family Detached Inventory	169	181	+ 7.1%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

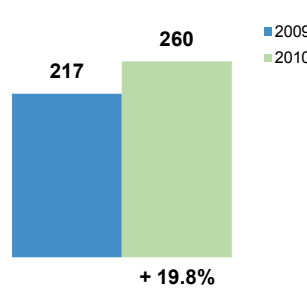
Activity—Most Recent Month



New Listings

Closed Sales

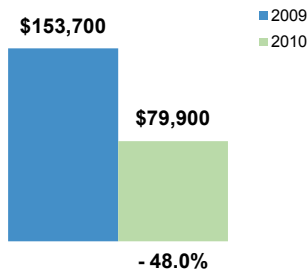
Activity—Year to Date



New Listings

Closed Sales

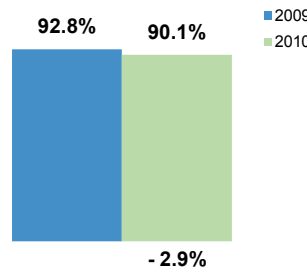
Median Sales Price



July

Year to Date

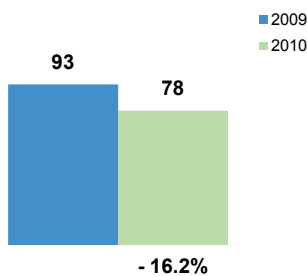
Percent of Original List Price Received at Sale



July

Year to Date

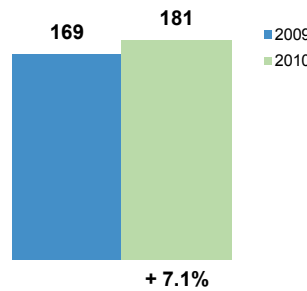
Days on Market Until Sale



July

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 09

Jacksonville – North

July

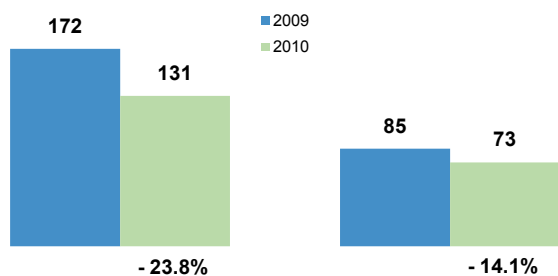
Year to Date

Duval County, FL

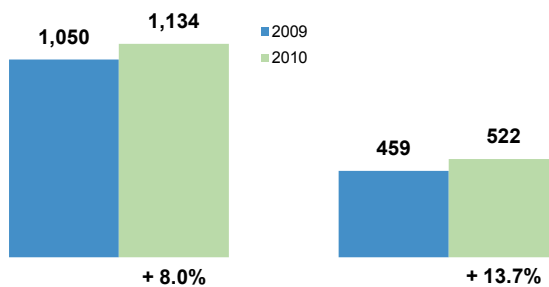
	2009	2010	Change	2009	2010	Change
New Listings	172	131	- 23.8%	1,050	1,134	+ 8.0%
Closed Sales	85	73	- 14.1%	459	522	+ 13.7%
Median Sales Price*	\$160,000	\$149,900	- 6.3%	\$159,913	\$147,000	- 8.1%
Percent of Original List Price Received at Sale*	89.9%	92.5%	+ 2.9%	88.0%	90.7%	+ 3.1%
Average Days on Market Until Sale	103	87	- 15.1%	111	101	- 8.5%
Single-Family Detached Inventory	785	716	- 8.8%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

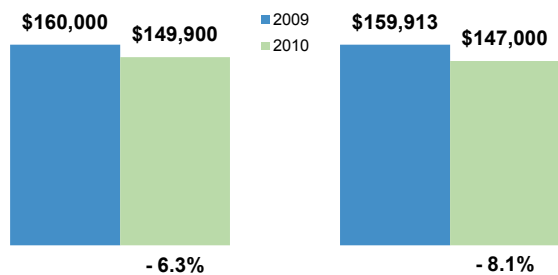
Activity—Most Recent Month



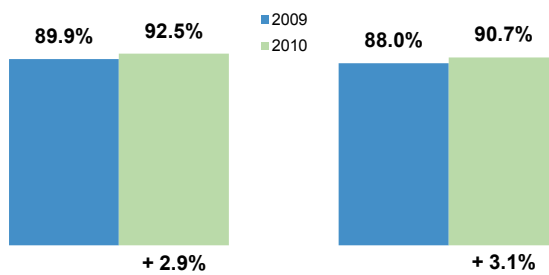
Activity—Year to Date



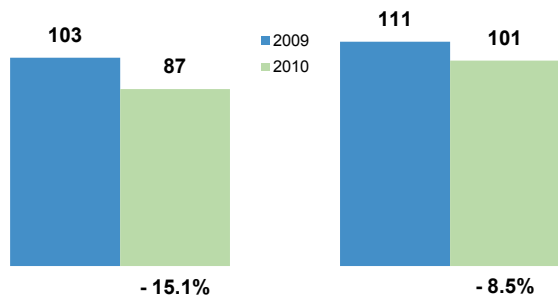
Median Sales Price



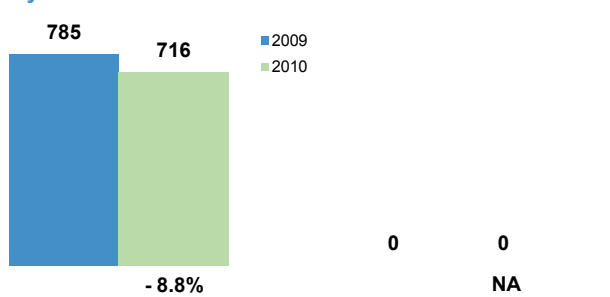
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 12

Fleming Island Area

July

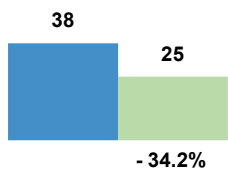
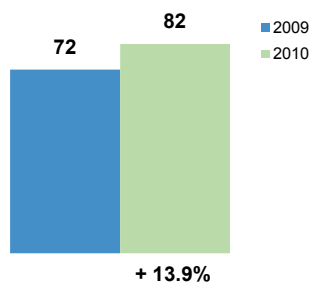
Year to Date

Clay County, FL

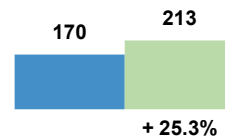
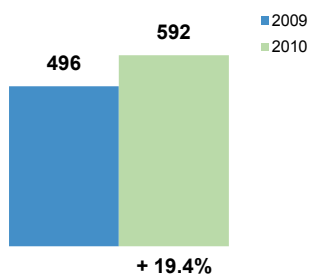
	2009	2010	Change	2009	2010	Change
New Listings	72	82	+ 13.9%	496	592	+ 19.4%
Closed Sales	38	25	- 34.2%	170	213	+ 25.3%
Median Sales Price*	\$232,500	\$205,000	- 11.8%	\$224,450	\$210,000	- 6.4%
Percent of Original List Price Received at Sale*	91.3%	91.6%	+ 0.3%	90.1%	90.3%	+ 0.3%
Average Days on Market Until Sale	104	105	+ 0.7%	112	108	- 3.5%
Single-Family Detached Inventory	325	342	+ 5.2%	--	--	--
Townhouse-Condo Inventory	26	34	+ 30.8%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



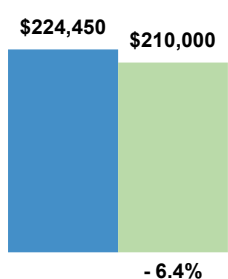
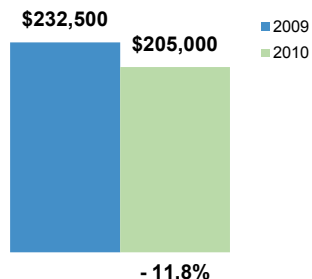
New Listings

Closed Sales

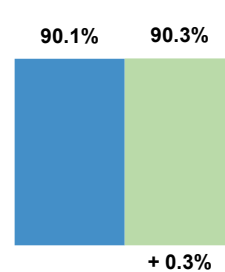
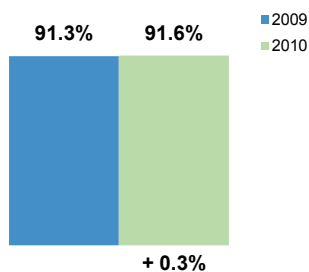
New Listings

Closed Sales

Median Sales Price



Percent of Original List Price Received at Sale



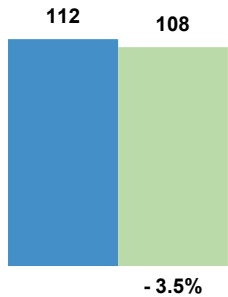
July

Year to Date

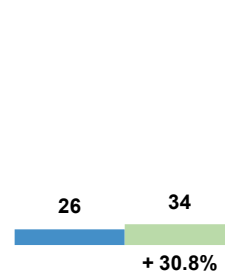
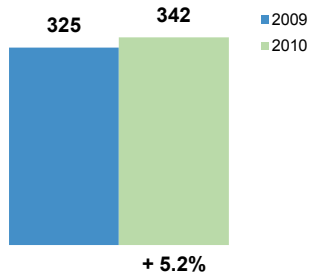
July

Year to Date

Days on Market Until Sale



Activity—Most Recent Month



July

Year to Date

Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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



Region 13

Orange Park

July

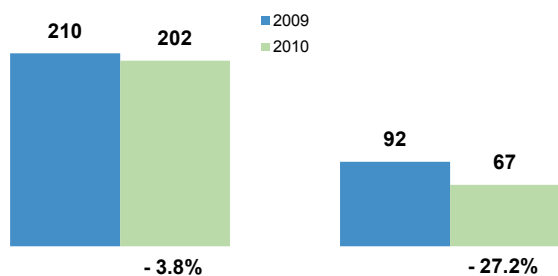
Year to Date

Clay County, FL

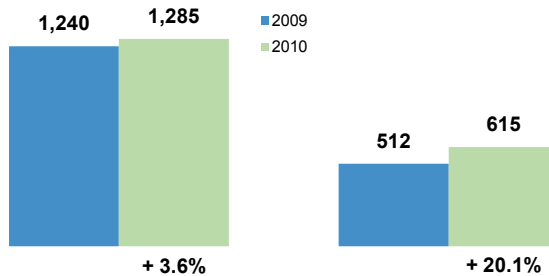
	2009	2010	Change	2009	2010	Change
New Listings	210	202	- 3.8%	1,240	1,285	+ 3.6%
Closed Sales	92	67	- 27.2%	512	615	+ 20.1%
Median Sales Price*	\$149,500	\$125,949	- 15.8%	\$158,000	\$136,800	- 13.4%
Percent of Original List Price Received at Sale*	91.5%	91.4%	- 0.1%	89.3%	89.9%	+ 0.7%
Average Days on Market Until Sale	93	88	- 5.4%	102	94	- 8.3%
Single-Family Detached Inventory	838	723	- 13.7%	--	--	--
Townhouse-Condo Inventory	74	54	- 27.0%	--	--	--

*Does not account for seller concessions

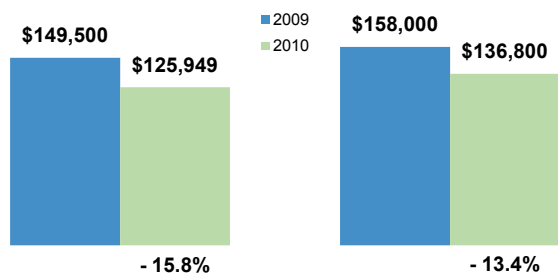
Activity—Most Recent Month



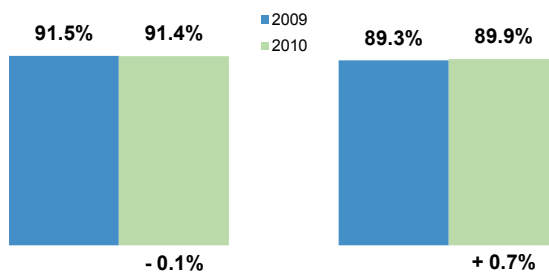
Activity—Year to Date



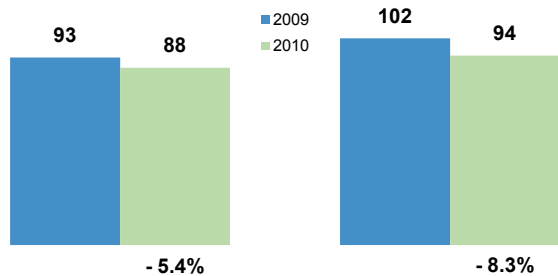
Median Sales Price



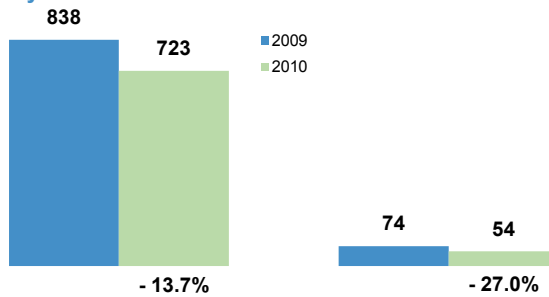
Percent of Original List Price Received at Sale



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

July

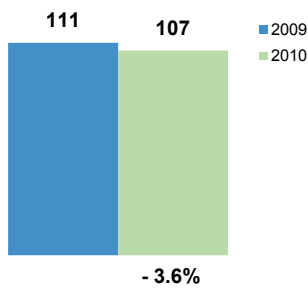
Year to Date

Clay County, FL

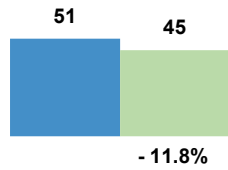
	2009	2010	Change	2009	2010	Change
New Listings	111	107	- 3.6%	687	771	+ 12.2%
Closed Sales	51	45	- 11.8%	280	385	+ 37.5%
Median Sales Price*	\$158,000	\$135,600	- 14.2%	\$160,000	\$135,000	- 15.6%
Percent of Original List Price Received at Sale*	92.9%	92.6%	- 0.4%	89.9%	90.9%	+ 1.1%
Average Days on Market Until Sale	85	72	- 15.8%	107	90	- 15.6%
Single-Family Detached Inventory	509	452	- 11.2%	--	--	--
Townhouse-Condo Inventory	8	10	+ 25.0%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

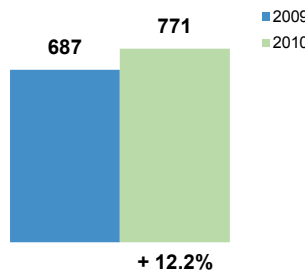


New Listings

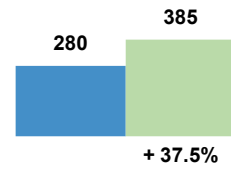


Closed Sales

Activity—Year to Date

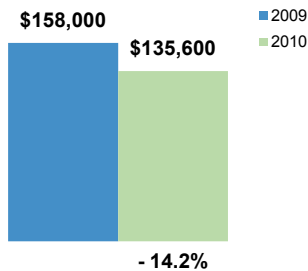


New Listings

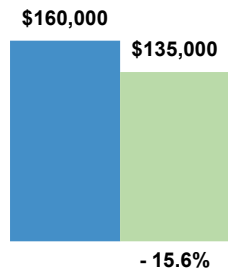


Closed Sales

Median Sales Price

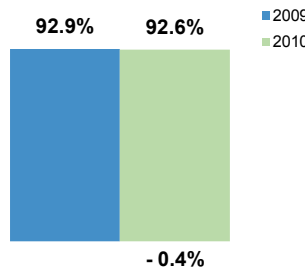


July

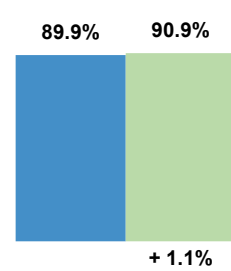


Year to Date

Percent of Original List Price Received at Sale

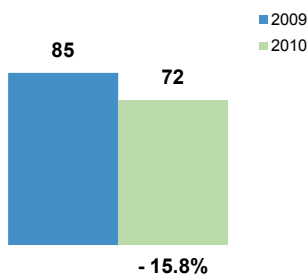


July

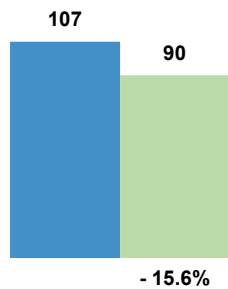


Year to Date

Days on Market Until Sale

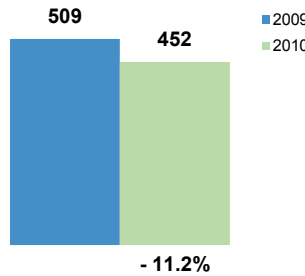


July

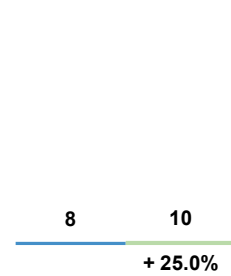


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates

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



Region 15 Keystone Heights Vicinity

Clay County, FL

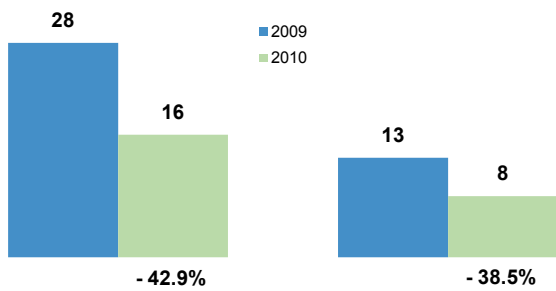
July

Year to Date

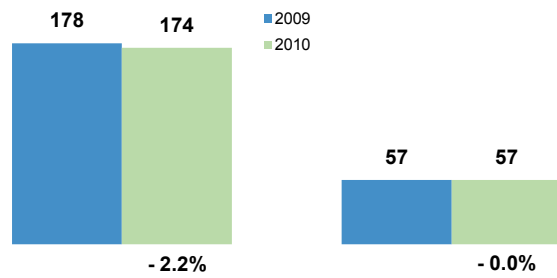
	2009	2010	Change	2009	2010	Change
New Listings	28	16	- 42.9%	178	174	- 2.2%
Closed Sales	13	8	- 38.5%	57	57	- 0.0%
Median Sales Price*	\$114,000	\$71,230	- 37.5%	\$106,000	\$76,500	- 27.8%
Percent of Original List Price Received at Sale*	85.5%	90.7%	+ 6.0%	86.0%	84.9%	- 1.3%
Average Days on Market Until Sale	125	132	+ 5.8%	132	163	+ 23.5%
Single-Family Detached Inventory	190	188	- 1.1%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

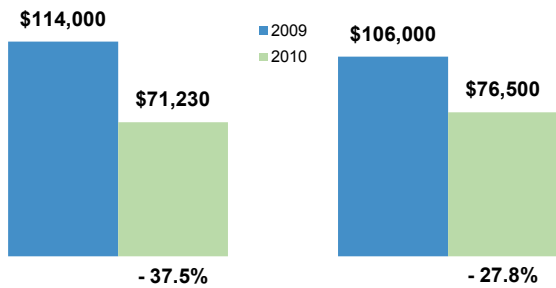
Activity—Most Recent Month



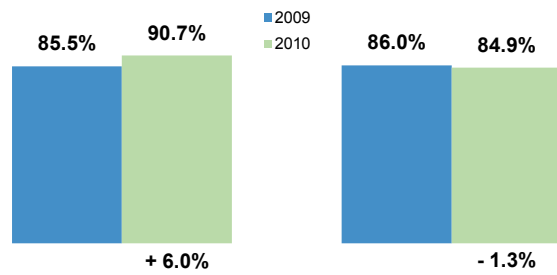
Activity—Year to Date



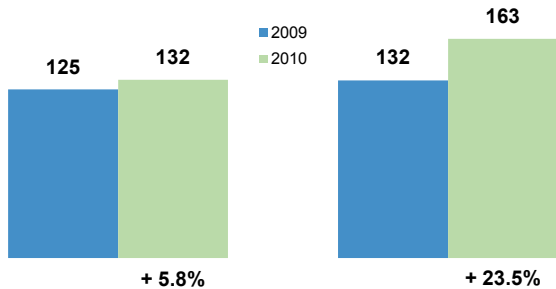
Median Sales Price



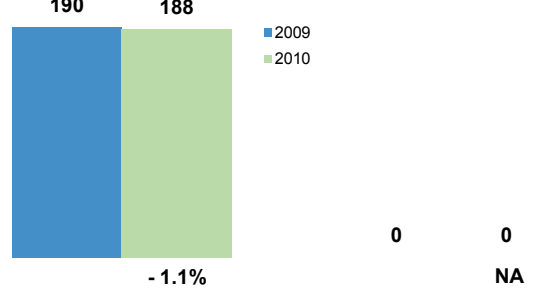
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 16

Green Cove Springs

July

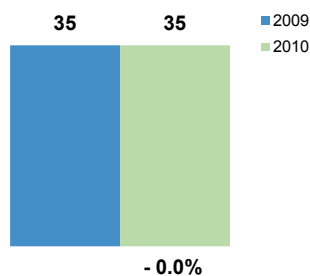
Year to Date

Clay County, FL

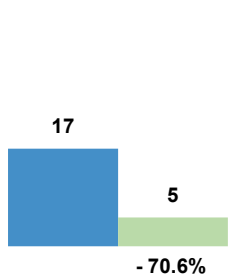
	2009	2010	Change	2009	2010	Change
New Listings	35	35	- 0.0%	197	184	- 6.6%
Closed Sales	17	5	- 70.6%	86	58	- 32.6%
Median Sales Price*	\$175,000	\$175,900	+ 0.5%	\$195,000	\$156,000	- 20.0%
Percent of Original List Price Received at Sale*	87.0%	83.0%	- 4.6%	87.9%	85.0%	- 3.3%
Average Days on Market Until Sale	125	159	+ 27.0%	131	126	- 3.8%
Single-Family Detached Inventory	175	142	- 18.9%	--	--	--
Townhouse-Condo Inventory	7	7	- 0.0%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

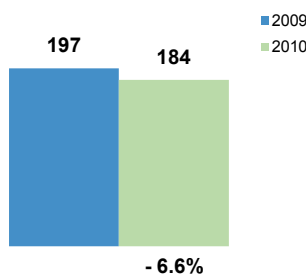


New Listings

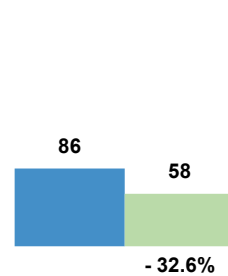


Closed Sales

Activity—Year to Date

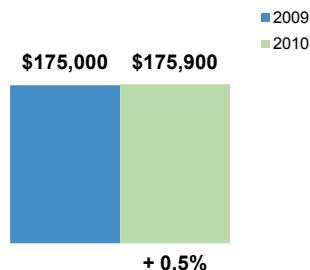


New Listings

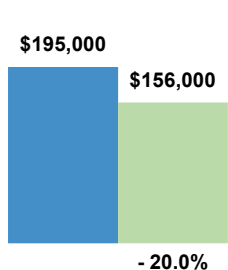


Closed Sales

Median Sales Price

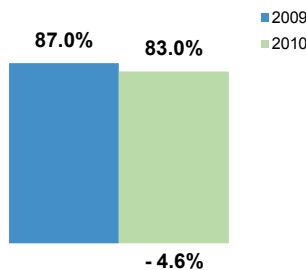


July

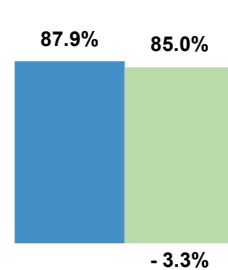


Year to Date

Percent of Original List Price Received at Sale

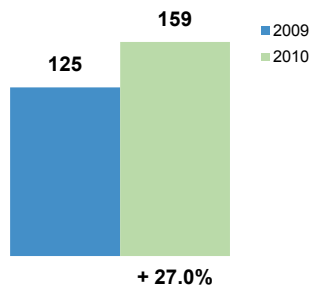


July

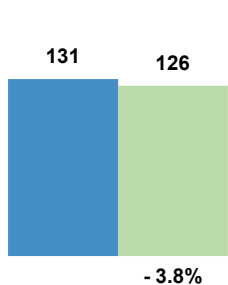


Year to Date

Days on Market Until Sale

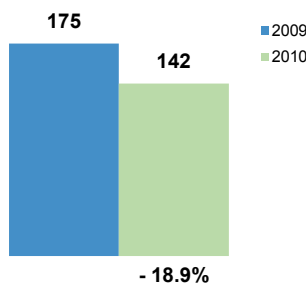


July

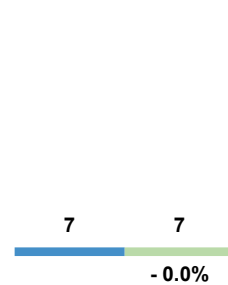


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates

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



Region 21

Jacksonville Bch

July

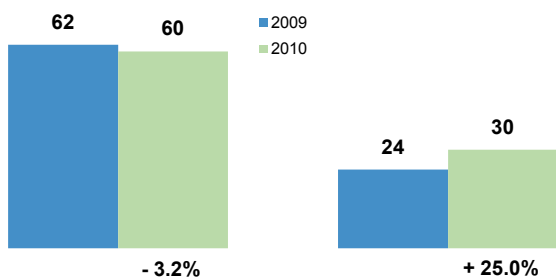
Year to Date

Duval County, FL

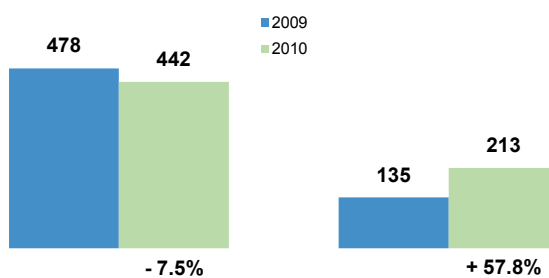
	2009	2010	Change	2009	2010	Change
New Listings	62	60	- 3.2%	478	442	- 7.5%
Closed Sales	24	30	+ 25.0%	135	213	+ 57.8%
Median Sales Price*	\$272,500	\$253,250	- 7.1%	\$265,000	\$225,500	- 14.9%
Percent of Original List Price Received at Sale*	85.6%	87.5%	+ 2.3%	85.8%	87.8%	+ 2.4%
Average Days on Market Until Sale	122	122	+ 0.6%	111	126	+ 13.6%
Single-Family Detached Inventory	242	168	- 30.6%	--	--	--
Townhouse-Condo Inventory	237	192	- 19.0%	--	--	--

*Does not account for seller concessions

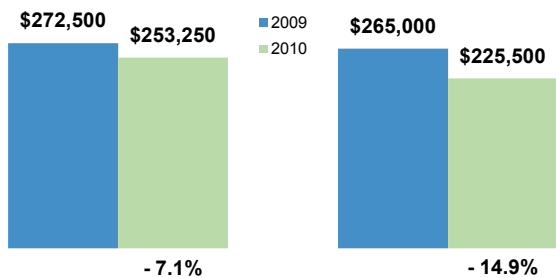
Activity—Most Recent Month



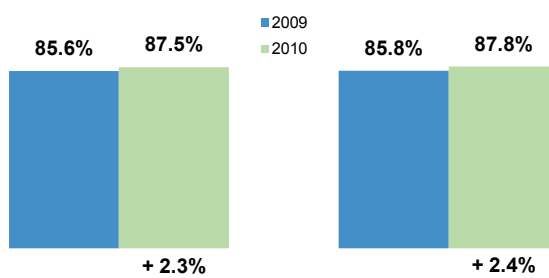
Activity—Year to Date



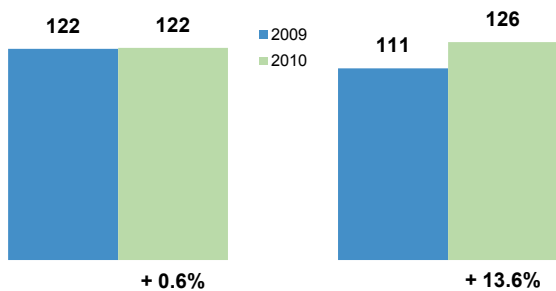
Median Sales Price



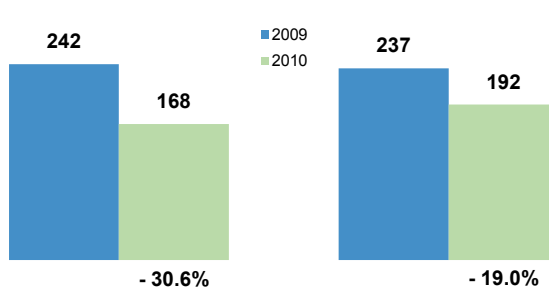
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 22

Neptune Bch

July

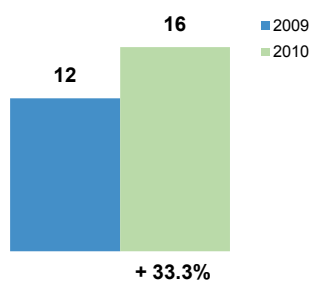
Year to Date

Duval County, FL

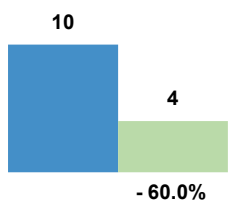
	2009	2010	Change	2009	2010	Change
New Listings	12	16	+ 33.3%	98	100	+ 2.0%
Closed Sales	10	4	- 60.0%	37	38	+ 2.7%
Median Sales Price*	\$314,000	\$281,000	- 10.5%	\$344,500	\$229,000	- 33.5%
Percent of Original List Price Received at Sale*	88.5%	91.8%	+ 3.7%	86.3%	88.3%	+ 2.2%
Average Days on Market Until Sale	92	107	+ 16.3%	117	79	- 32.5%
Single-Family Detached Inventory	72	84	+ 16.7%	--	--	--
Townhouse-Condo Inventory	1	1	- 0.0%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

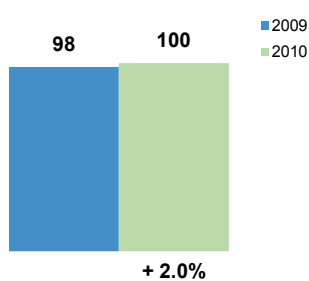


New Listings

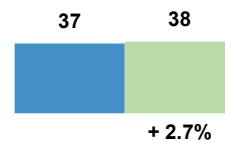


Closed Sales

Activity—Year to Date

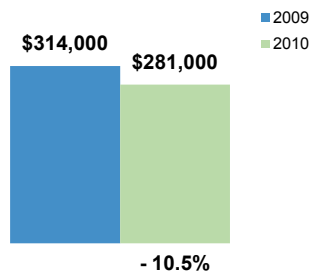


New Listings

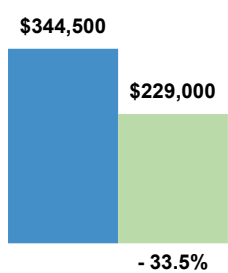


Closed Sales

Median Sales Price

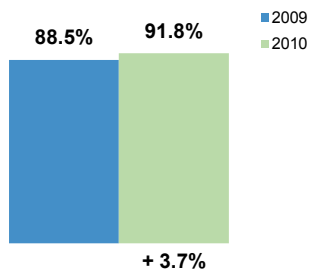


July

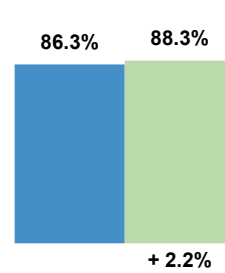


Year to Date

Percent of Original List Price Received at Sale

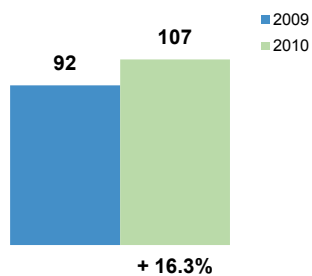


July

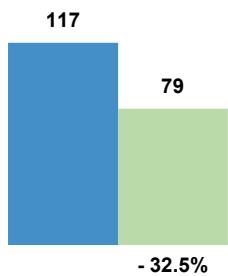


Year to Date

Days on Market Until Sale

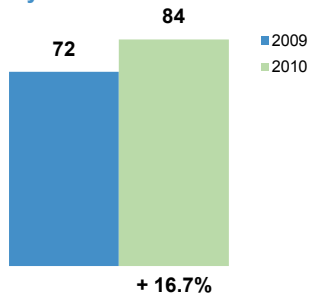


July



Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates

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



Region 23

Atlantic Bch

July

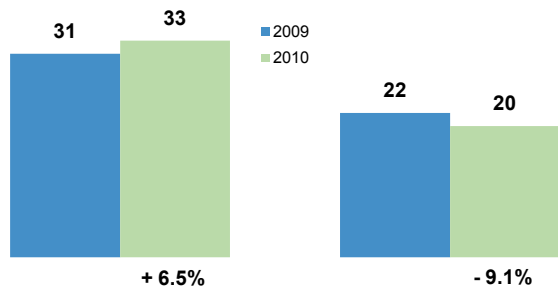
Year to Date

Duval County, FL

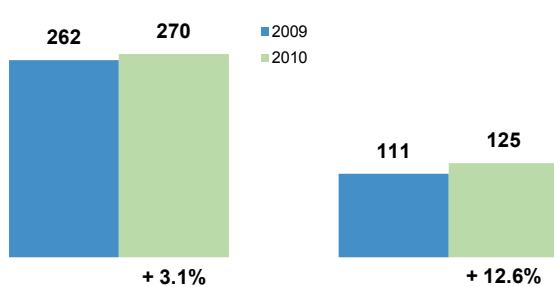
	2009	2010	Change	2009	2010	Change
New Listings	31	33	+ 6.5%	262	270	+ 3.1%
Closed Sales	22	20	- 9.1%	111	125	+ 12.6%
Median Sales Price*	\$205,000	\$119,950	- 41.5%	\$200,000	\$162,000	- 19.0%
Percent of Original List Price Received at Sale*	85.9%	90.7%	+ 5.5%	84.3%	87.7%	+ 4.1%
Average Days on Market Until Sale	122	104	- 14.6%	122	129	+ 5.7%
Single-Family Detached Inventory	188	158	- 16.0%	--	--	--
Townhouse-Condo Inventory	27	30	+ 11.1%	--	--	--

*Does not account for seller concessions

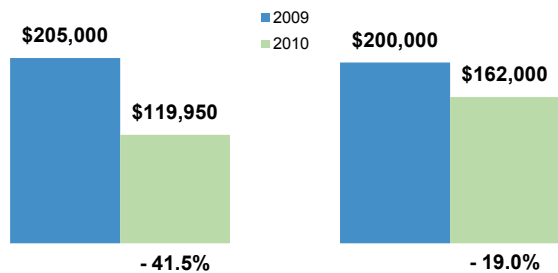
Activity—Most Recent Month



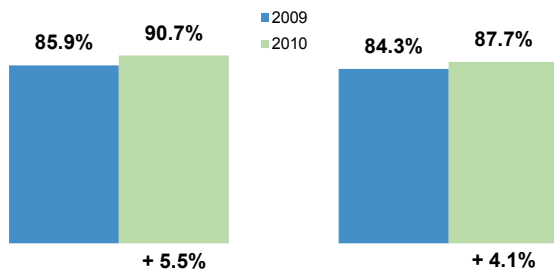
Activity—Year to Date



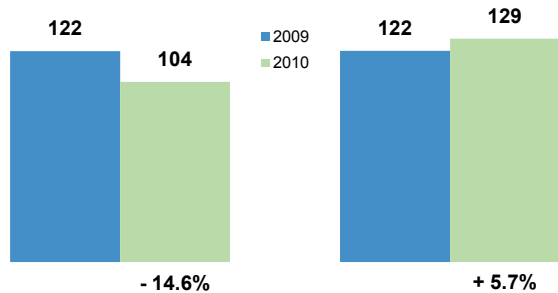
Median Sales Price



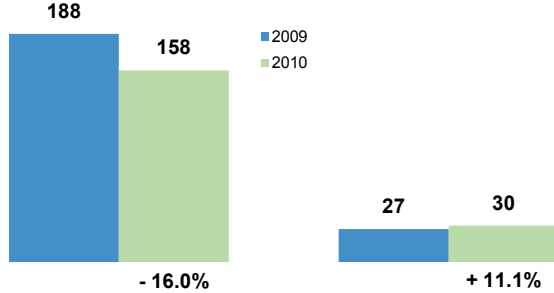
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 25 Ponte Vedra Bch North

July

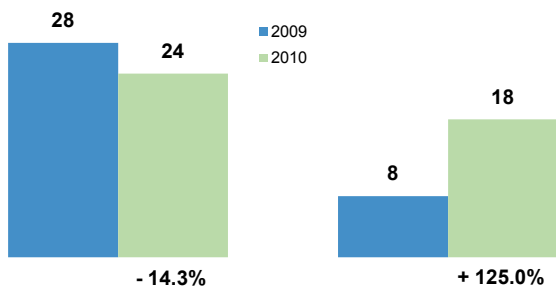
Year to Date

St. John's County, FL

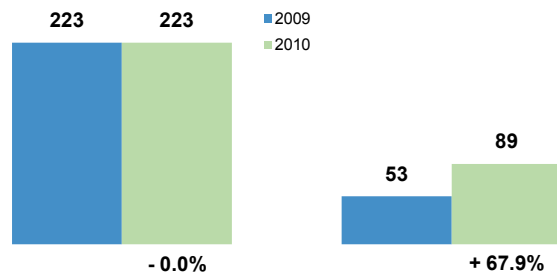
	2009	2010	Change	2009	2010	Change
New Listings	28	24	- 14.3%	223	223	- 0.0%
Closed Sales	8	18	+ 125.0%	53	89	+ 67.9%
Median Sales Price*	\$202,250	\$557,500	+ 175.6%	\$270,375	\$359,200	+ 32.9%
Percent of Original List Price Received at Sale*	89.9%	86.1%	- 4.2%	85.2%	83.2%	- 2.3%
Average Days on Market Until Sale	93	154	+ 65.7%	120	140	+ 16.9%
Single-Family Detached Inventory	177	140	- 20.9%	--	--	--
Townhouse-Condo Inventory	37	34	- 8.1%	--	--	--

*Does not account for seller concessions

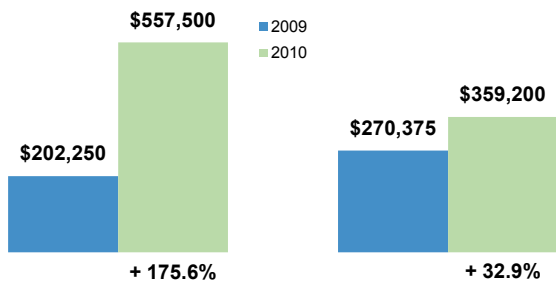
Activity—Most Recent Month



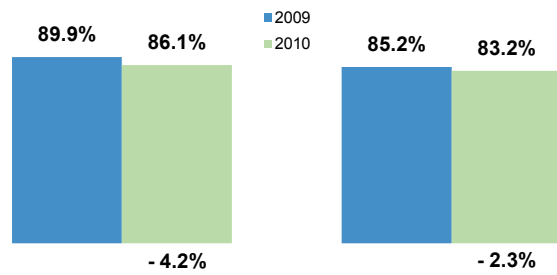
Activity—Year to Date



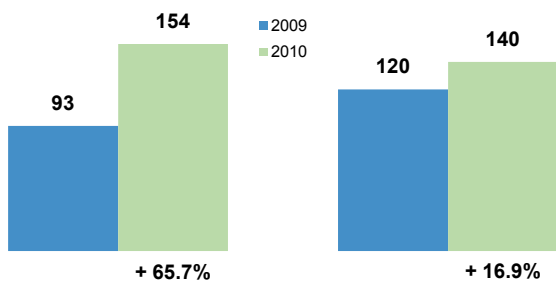
Median Sales Price



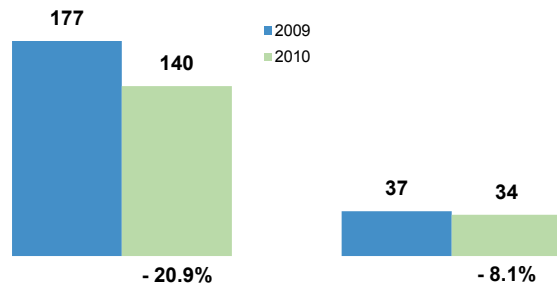
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 26

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

July

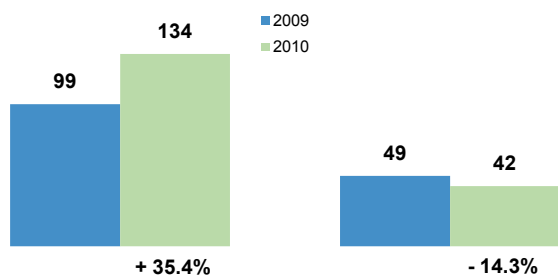
Year to Date

St. John's County, FL

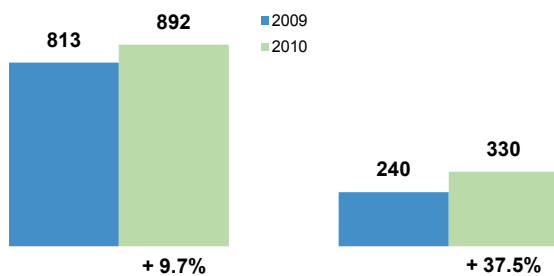
	2009	2010	Change	2009	2010	Change
New Listings	99	134	+ 35.4%	813	892	+ 9.7%
Closed Sales	49	42	- 14.3%	240	330	+ 37.5%
Median Sales Price*	\$365,000	\$303,500	- 16.8%	\$307,000	\$310,000	+ 1.0%
Percent of Original List Price Received at Sale*	85.7%	87.0%	+ 1.6%	85.2%	87.3%	+ 2.5%
Average Days on Market Until Sale	129	128	- 0.1%	128	142	+ 11.1%
Single-Family Detached Inventory	531	565	+ 6.4%	--	--	--
Townhouse-Condo Inventory	244	198	- 18.9%	--	--	--

*Does not account for seller concessions

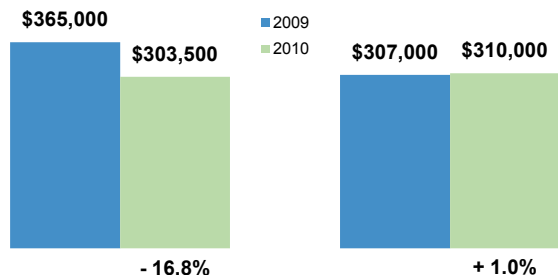
Activity—Most Recent Month



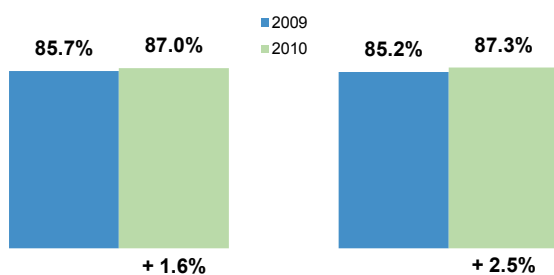
Activity—Year to Date



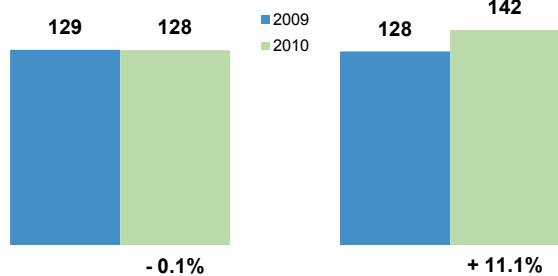
Median Sales Price



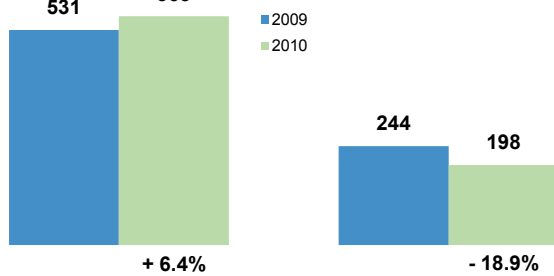
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 30 St. Johns County – NW

July

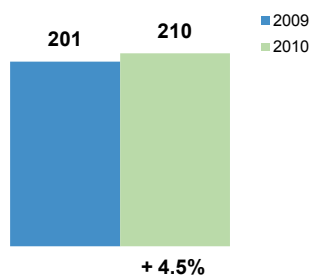
Year to Date

St. John's County, FL

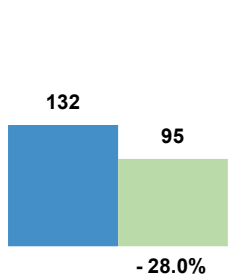
	2009	2010	Change	2009	2010	Change
New Listings	201	210	+ 4.5%	1,538	1,535	- 0.2%
Closed Sales	132	95	- 28.0%	644	752	+ 16.8%
Median Sales Price*	\$227,750	\$218,375	- 4.1%	\$235,000	\$220,000	- 6.4%
Percent of Original List Price Received at Sale*	90.5%	90.3%	- 0.2%	88.5%	90.7%	+ 2.5%
Average Days on Market Until Sale	113	115	+ 1.8%	122	109	- 10.7%
Single-Family Detached Inventory	1,033	893	- 13.6%	--	--	--
Townhouse-Condo Inventory	191	88	- 53.9%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

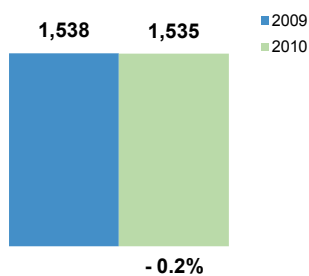


New Listings

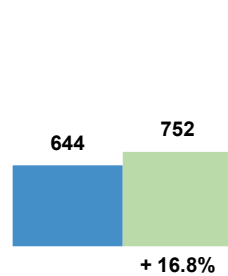


Closed Sales

Activity—Year to Date

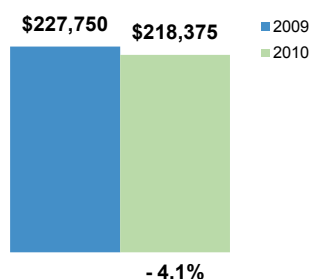


New Listings

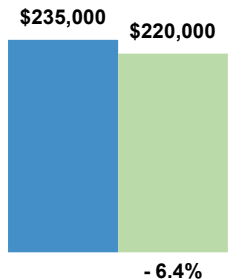


Closed Sales

Median Sales Price

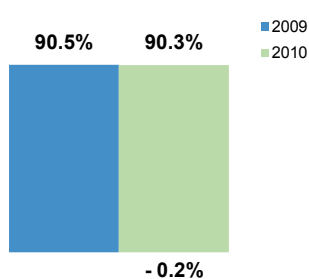


July

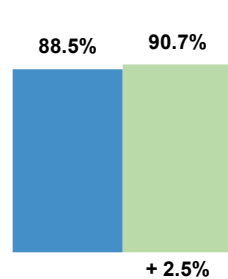


Year to Date

Percent of Original List Price Received at Sale

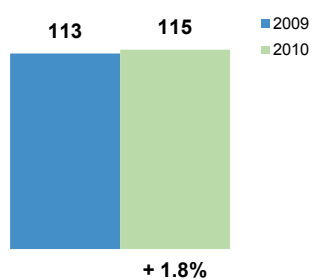


July

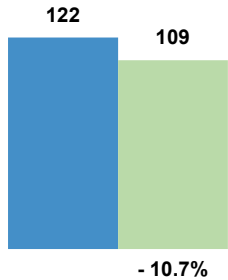


Year to Date

Days on Market Until Sale

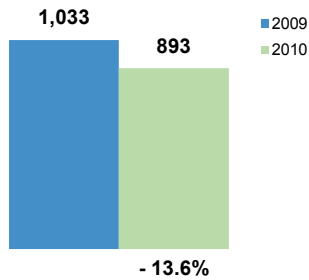


July

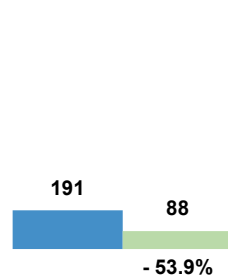


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates



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

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

St. John's County, FL

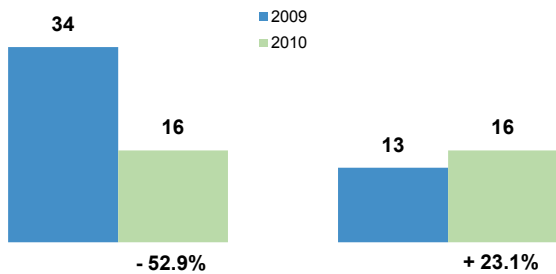
July

Year to Date

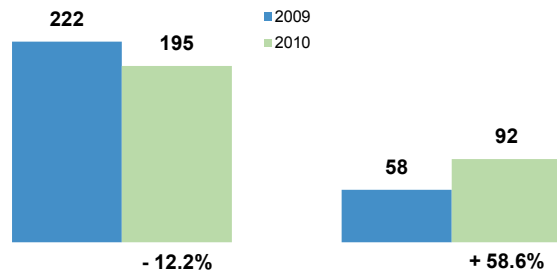
	2009	2010	Change	2009	2010	Change
New Listings	34	16	- 52.9%	222	195	- 12.2%
Closed Sales	13	16	+ 23.1%	58	92	+ 58.6%
Median Sales Price*	\$269,000	\$239,450	- 11.0%	\$235,773	\$249,495	+ 5.8%
Percent of Original List Price Received at Sale*	90.2%	89.7%	- 0.6%	85.1%	89.5%	+ 5.2%
Average Days on Market Until Sale	148	120	- 18.6%	139	116	- 16.0%
Single-Family Detached Inventory	155	129	- 16.8%	--	--	--
Townhouse-Condo Inventory	62	14	- 77.4%	--	--	--

*Does not account for seller concessions

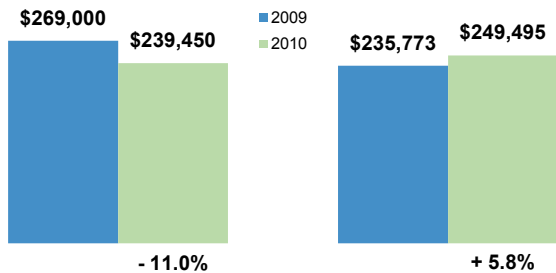
Activity—Most Recent Month



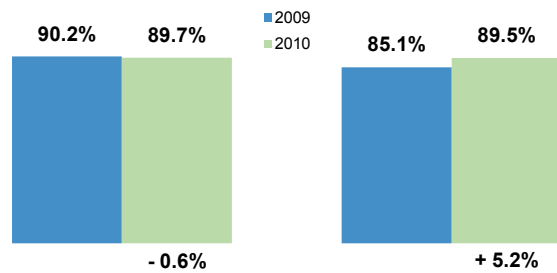
Activity—Year to Date



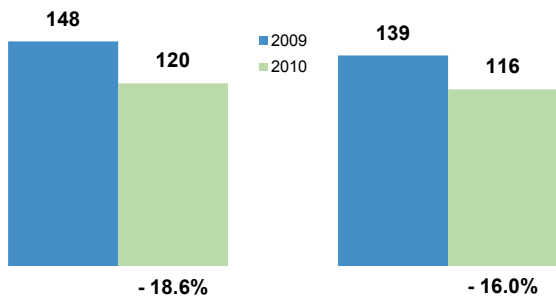
Median Sales Price



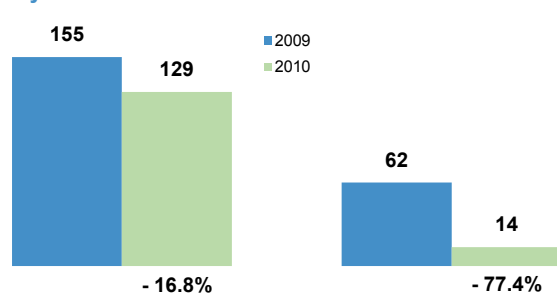
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

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

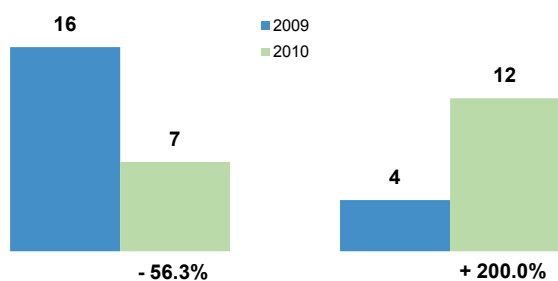
July

Year to Date

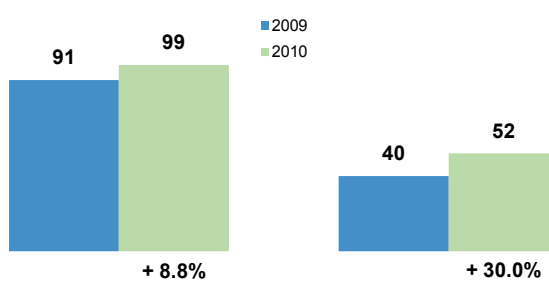
	2009	2010	Change	2009	2010	Change
New Listings	16	7	- 56.3%	91	99	+ 8.8%
Closed Sales	4	12	+ 200.0%	40	52	+ 30.0%
Median Sales Price*	\$165,000	\$174,000	+ 5.5%	\$160,000	\$170,000	+ 6.3%
Percent of Original List Price Received at Sale*	87.1%	86.8%	- 0.4%	85.7%	86.9%	+ 1.4%
Average Days on Market Until Sale	198	140	- 29.5%	159	130	- 18.1%
Single-Family Detached Inventory	74	61	- 17.6%	--	--	--
Townhouse-Condo Inventory	38	27	- 28.9%	--	--	--

*Does not account for seller concessions

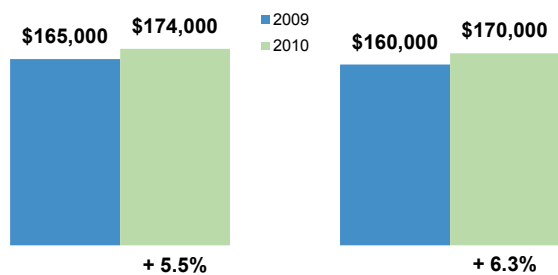
Activity—Most Recent Month



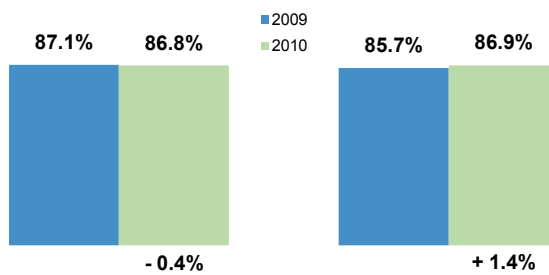
Activity—Year to Date



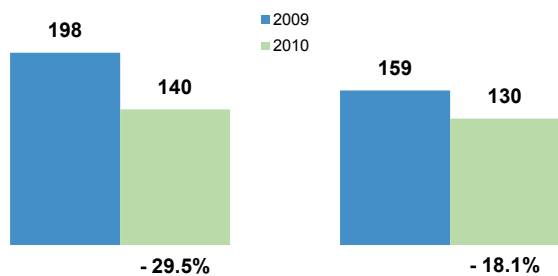
Median Sales Price



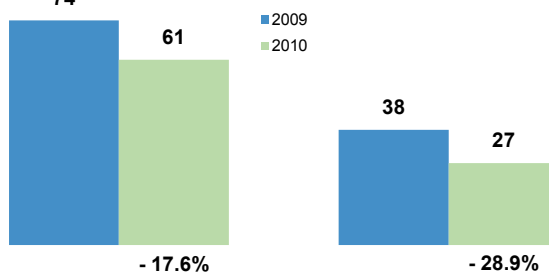
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 33 St. Johns County – SE

July

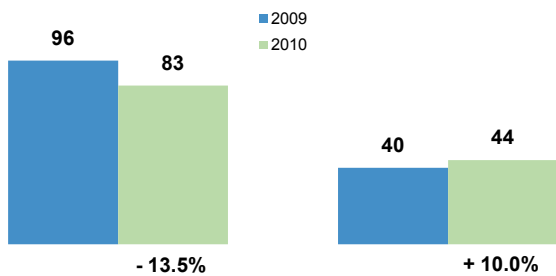
Year to Date

St. John's County, FL

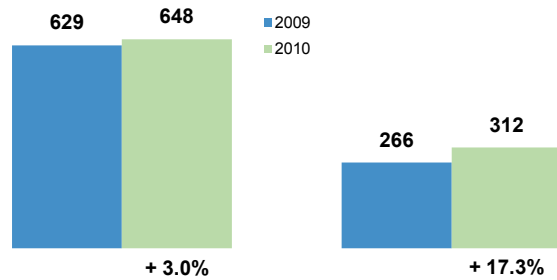
	2009	2010	Change	2009	2010	Change
New Listings	96	83	- 13.5%	629	648	+ 3.0%
Closed Sales	40	44	+ 10.0%	266	312	+ 17.3%
Median Sales Price*	\$135,000	\$127,135	- 5.8%	\$169,500	\$144,375	- 14.8%
Percent of Original List Price Received at Sale*	85.4%	90.9%	+ 6.4%	87.5%	88.6%	+ 1.2%
Average Days on Market Until Sale	122	109	- 10.1%	99	108	+ 8.7%
Single-Family Detached Inventory	390	349	- 10.5%	--	--	--
Townhouse-Condo Inventory	132	116	- 12.1%	--	--	--

*Does not account for seller concessions

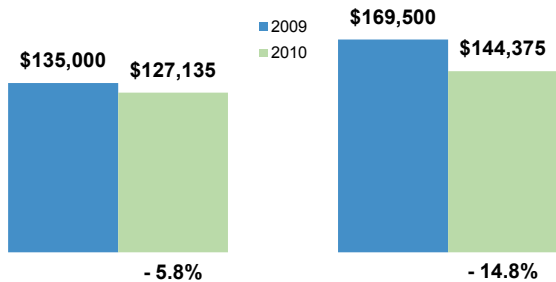
Activity—Most Recent Month



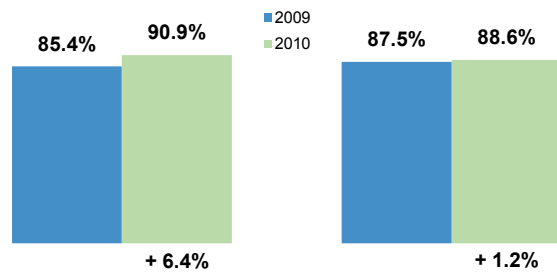
Activity—Year to Date



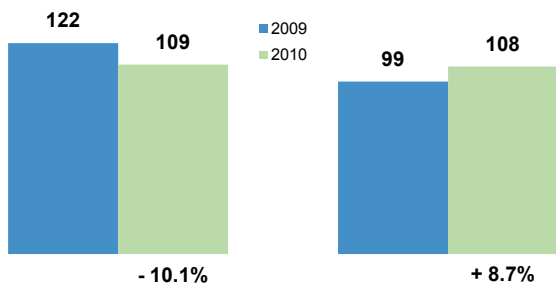
Median Sales Price



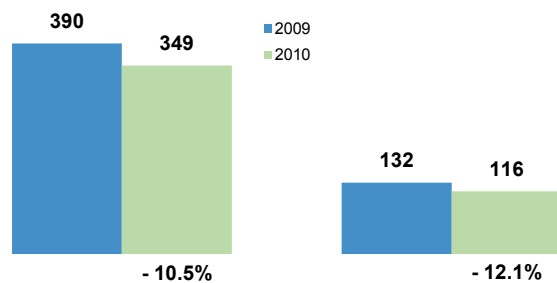
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 34 St. Johns County – SW

July

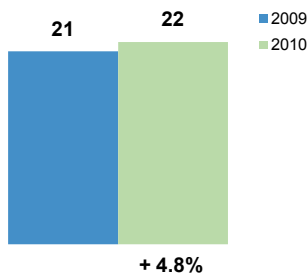
Year to Date

St. John's County, FL

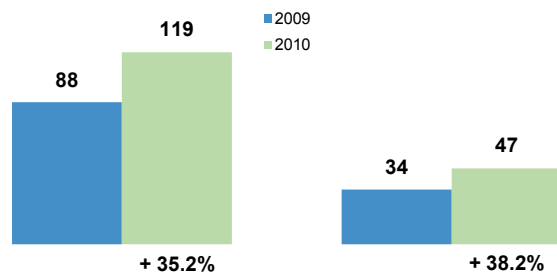
	2009	2010	Change	2009	2010	Change
New Listings	21	22	+ 4.8%	88	119	+ 35.2%
Closed Sales	11	6	- 45.5%	34	47	+ 38.2%
Median Sales Price*	\$107,000	\$129,250	+ 20.8%	\$160,000	\$93,500	- 41.6%
Percent of Original List Price Received at Sale*	91.1%	87.3%	- 4.2%	88.3%	88.5%	+ 0.2%
Average Days on Market Until Sale	133	152	+ 14.6%	126	88	- 30.6%
Single-Family Detached Inventory	88	102	+ 15.9%	--	--	--
Townhouse-Condo Inventory	1	0	- 100.0%	--	--	--

*Does not account for seller concessions

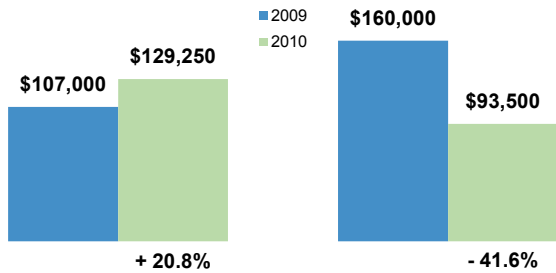
Activity—Most Recent Month



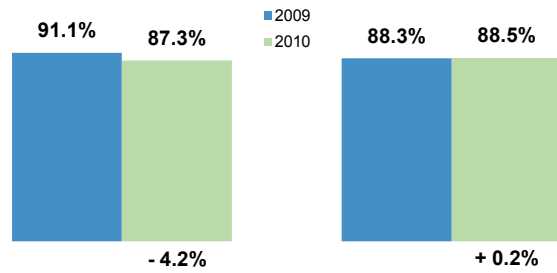
Activity—Year to Date



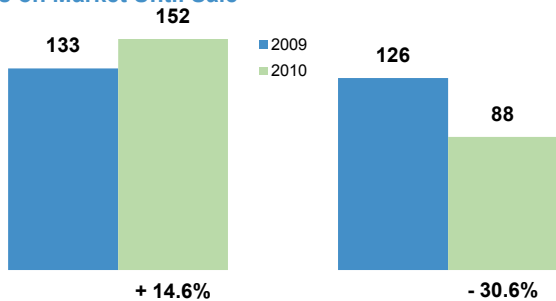
Median Sales Price



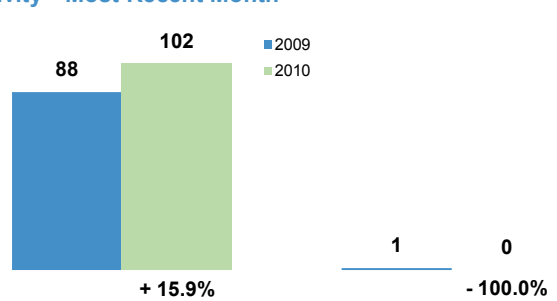
Percent of Original List Price Received at Sale



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

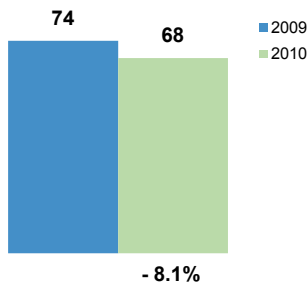
July

Year to Date

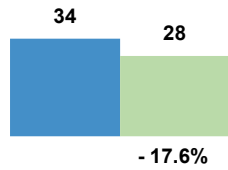
Nassau County, FL		2009	2010	Change	2009	2010	Change
New Listings		74	68	- 8.1%	476	517	+ 8.6%
Closed Sales		34	28	- 17.6%	193	227	+ 17.6%
Median Sales Price*		\$165,000	\$123,000	- 25.5%	\$180,000	\$144,035	- 20.0%
Percent of Original List Price Received at Sale*		89.7%	91.4%	+ 1.9%	87.6%	86.9%	- 0.8%
Average Days on Market Until Sale		107	76	- 28.6%	117	116	- 0.5%
Single-Family Detached Inventory		358	357	- 0.3%	--	--	--
Townhouse-Condo Inventory		40	41	+ 2.5%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

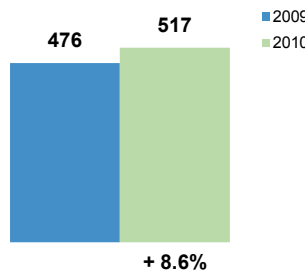


New Listings

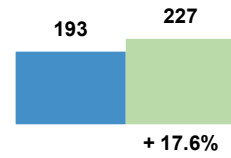


Closed Sales

Activity—Year to Date

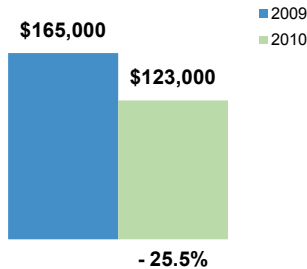


New Listings

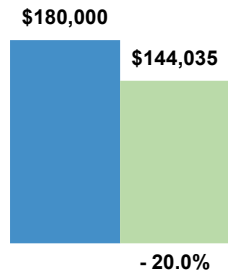


Closed Sales

Median Sales Price

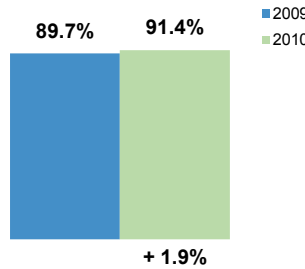


July

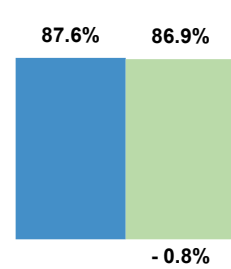


Year to Date

Percent of Original List Price Received at Sale

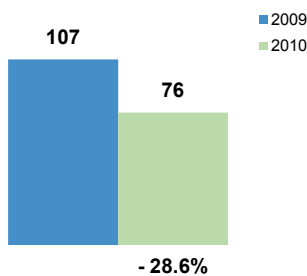


July

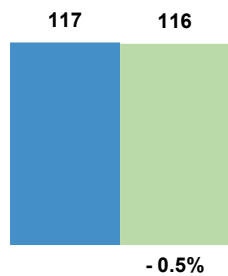


Year to Date

Days on Market Until Sale

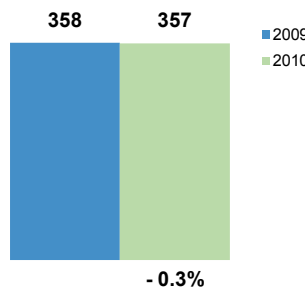


July

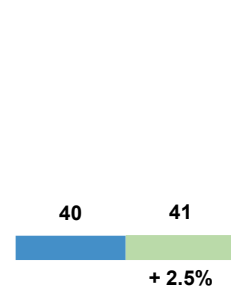


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates

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



Region 50

Baker County

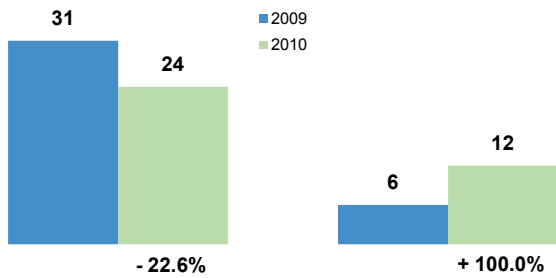
July

Year to Date

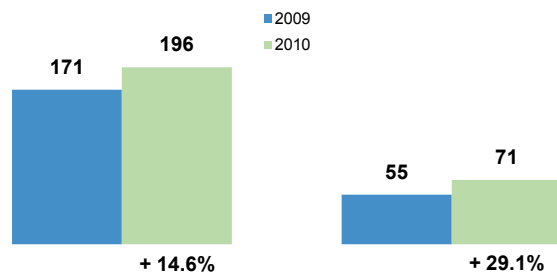
Baker County, FL	2009	2010	Change	2009	2010	Change
New Listings	31	24	- 22.6%	171	196	+ 14.6%
Closed Sales	6	12	+ 100.0%	55	71	+ 29.1%
Median Sales Price*	\$175,000	\$99,950	- 42.9%	\$155,000	\$127,500	- 17.7%
Percent of Original List Price Received at Sale*	98.0%	88.1%	- 10.1%	88.8%	89.2%	+ 0.4%
Average Days on Market Until Sale	65	139	+ 114.0%	132	147	+ 12.0%
Single-Family Detached Inventory	136	146	+ 7.4%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

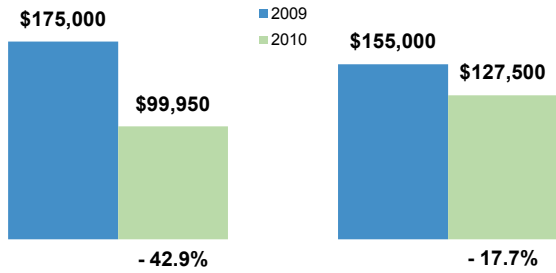
Activity—Most Recent Month



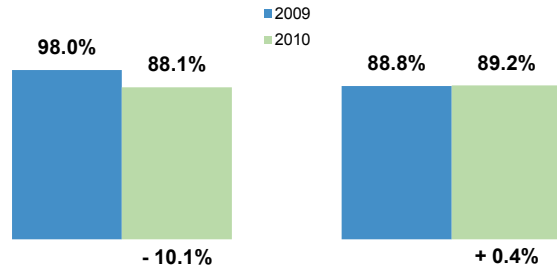
Activity—Year to Date



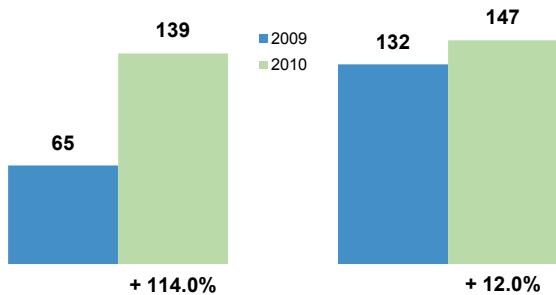
Median Sales Price



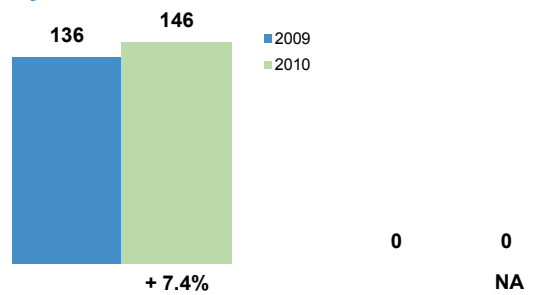
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 56

Putnam County NE

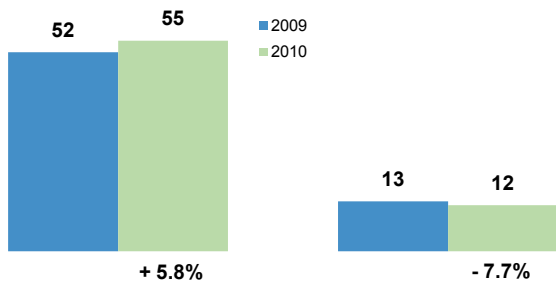
July

Year to Date

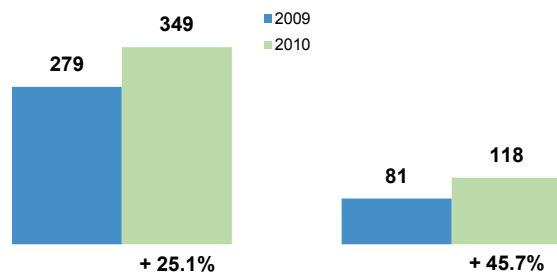
Putnam County, FL	2009	2010	Change	2009	2010	Change
New Listings	52	55	+ 5.8%	279	349	+ 25.1%
Closed Sales	13	12	- 7.7%	81	118	+ 45.7%
Median Sales Price*	\$147,500	\$102,500	- 30.5%	\$92,250	\$76,450	- 17.1%
Percent of Original List Price Received at Sale*	82.4%	80.6%	- 2.2%	81.1%	81.4%	+ 0.4%
Average Days on Market Until Sale	168	124	- 26.1%	150	139	- 7.3%
Single-Family Detached Inventory	353	376	+ 6.5%	--	--	--
Townhouse-Condo Inventory	4	4	- 0.0%	--	--	--

*Does not account for seller concessions

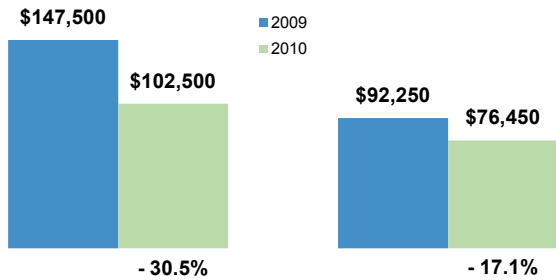
Activity—Most Recent Month



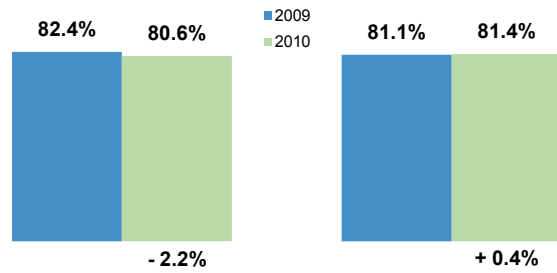
Activity—Year to Date



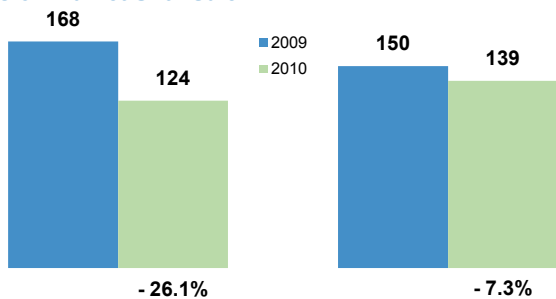
Median Sales Price



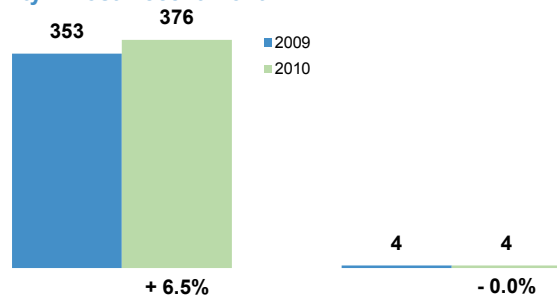
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 57 Putnam County – West

July

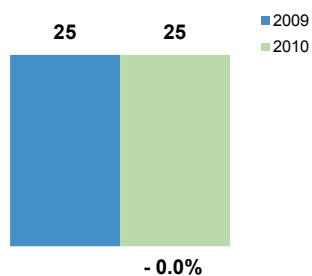
Year to Date

Putnam County, FL

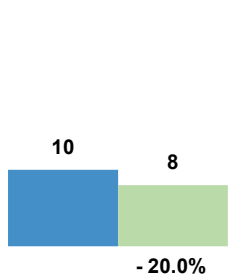
	2009	2010	Change	2009	2010	Change
New Listings	25	25	- 0.0%	204	192	- 5.9%
Closed Sales	10	8	- 20.0%	51	51	- 0.0%
Median Sales Price*	\$45,200	\$73,500	+ 62.6%	\$45,200	\$55,000	+ 21.7%
Percent of Original List Price Received at Sale*	74.8%	76.9%	+ 2.8%	78.2%	81.5%	+ 4.3%
Average Days on Market Until Sale	171	111	- 35.0%	158	153	- 2.9%
Single-Family Detached Inventory	234	199	- 15.0%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

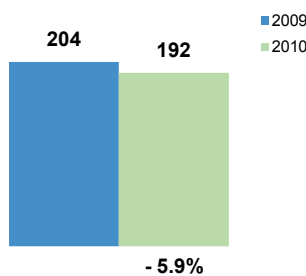


New Listings

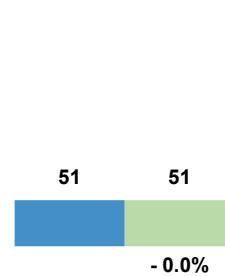


Closed Sales

Activity—Year to Date

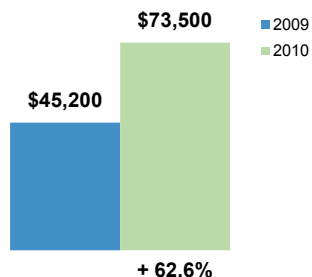


New Listings

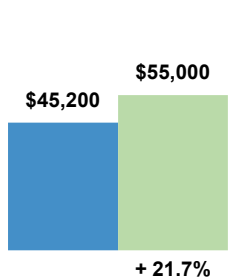


Closed Sales

Median Sales Price

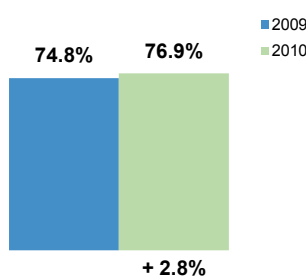


July

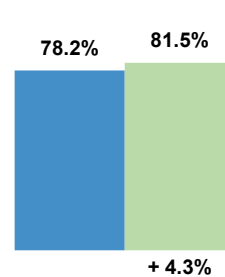


Year to Date

Percent of Original List Price Received at Sale

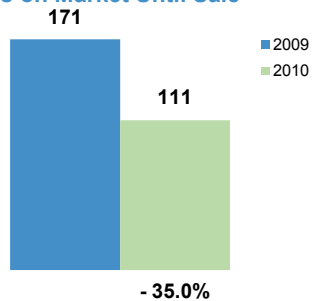


July

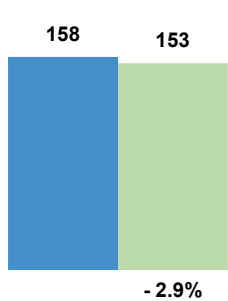


Year to Date

Days on Market Until Sale

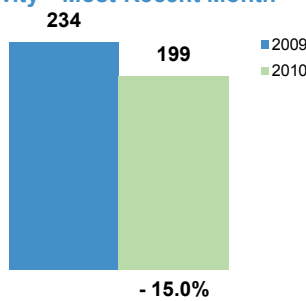


July



Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates

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Region 58 Putnam County - South

July

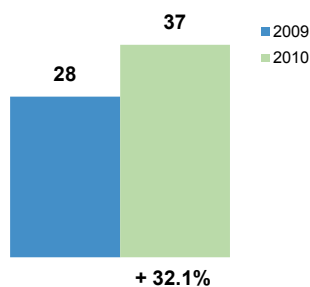
Year to Date

Putnam County, FL

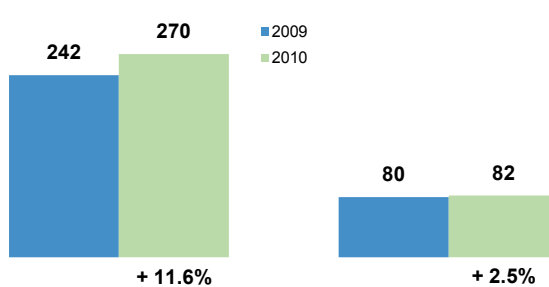
	2009	2010	Change	2009	2010	Change
New Listings	28	37	+ 32.1%	242	270	+ 11.6%
Closed Sales	10	15	+ 50.0%	80	82	+ 2.5%
Median Sales Price*	\$140,000	\$145,000	+ 3.6%	\$66,000	\$50,609	- 23.3%
Percent of Original List Price Received at Sale*	79.0%	75.6%	- 4.2%	81.6%	80.3%	- 1.6%
Average Days on Market Until Sale	187	261	+ 39.4%	167	191	+ 14.0%
Single-Family Detached Inventory	307	304	- 1.0%	--	--	--
Townhouse-Condo Inventory	5	6	+ 20.0%	--	--	--

*Does not account for seller concessions

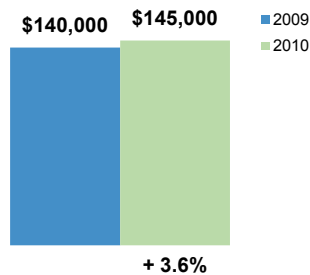
Activity—Most Recent Month



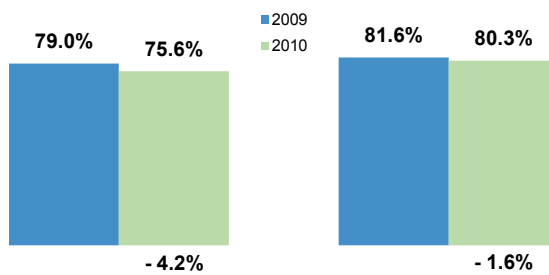
Activity—Year to Date



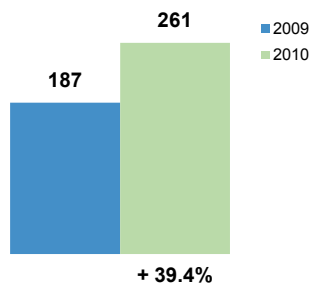
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

