



# NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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## Monthly Indicators

### August 2010

Your current outlook on the housing market depends on how you interpret the signs. Federal Reserve Chairman Ben Bernanke's "unusually uncertain" economic outlook underpins the need for job growth before housing demand recovers across the nation. But let's focus on the local story before trying to fix the national malaise.

Pending Sales in the Northeast Florida region increased by 16.6 percent from last August to arrive at 1,632. New Listings increased by 3.3 percent since last August and the overall inventory of 15,459 decreased by 4.4 percent.

Median Sales Price decreased by 13.3 percent compared to last August, registering in at \$130,000. Average Days on Market, at 98, decreased by 2.6 percent versus last year. Months Supply of Inventory decreased by 25.7 percent to weigh in at 10.8 months.

In the coming months, keep an eye on Active Listings and Months Supply. Slowed sales may increase inventory, depending on listing activity. If listings go down, balance may be found.

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*Area breakouts of 29 submarkets begin after page 15.*

# New Listings

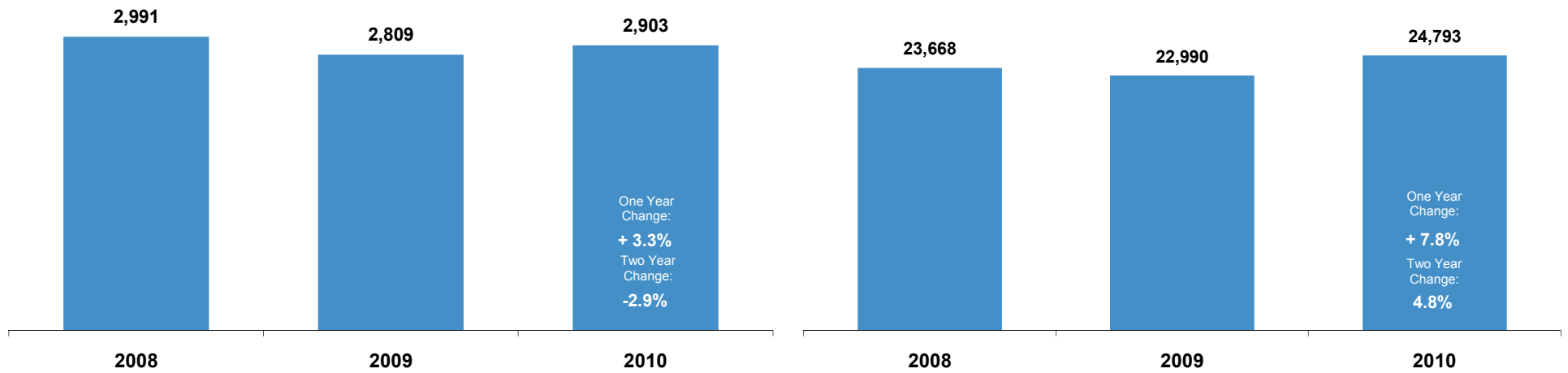
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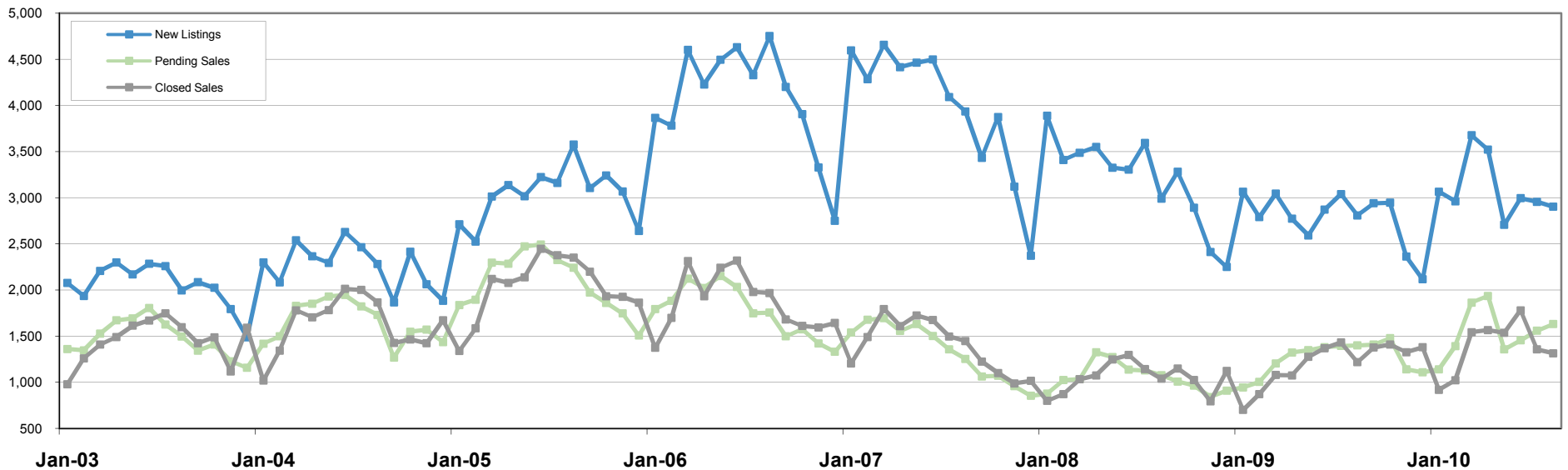
NORTHEAST FLORIDA  
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## August

## Year to Date



## Historical Market Activity



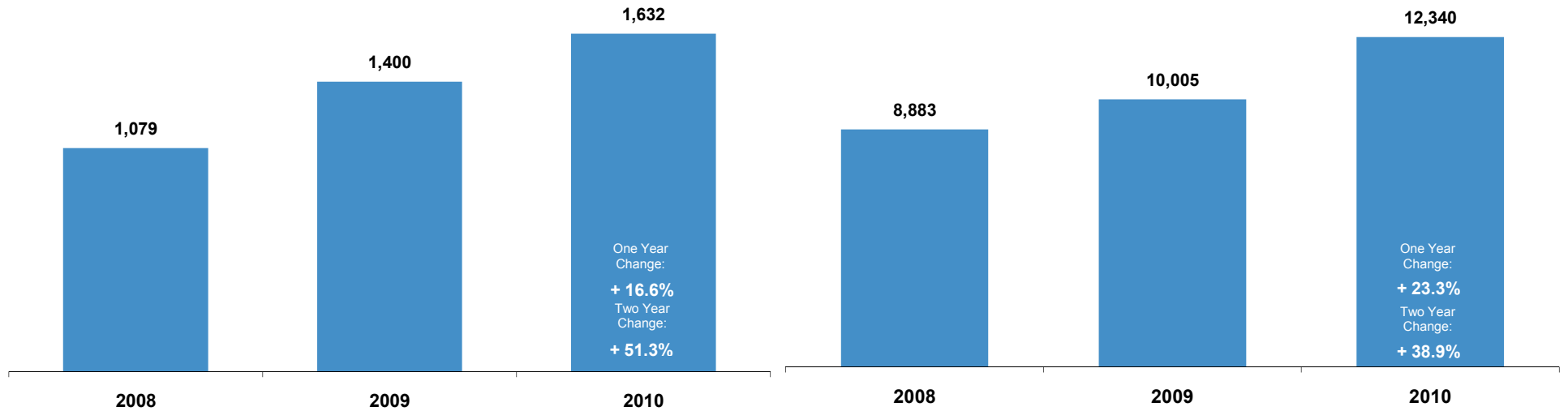
# Pending Sales

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

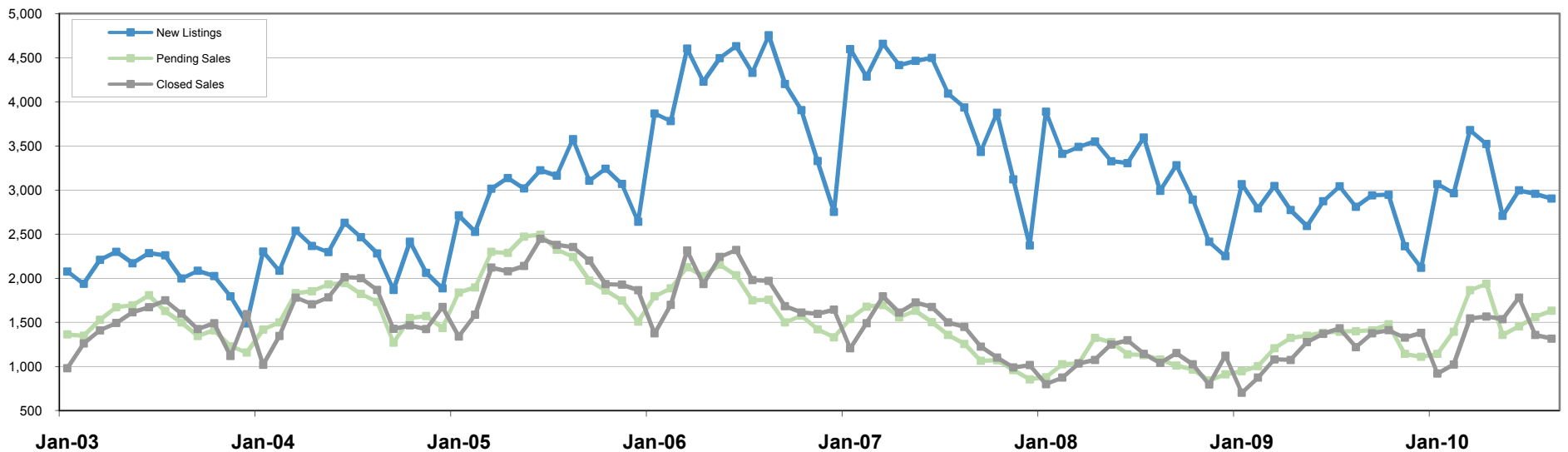


## August

## Year to Date



## Historical Market Activity



# Closed Sales

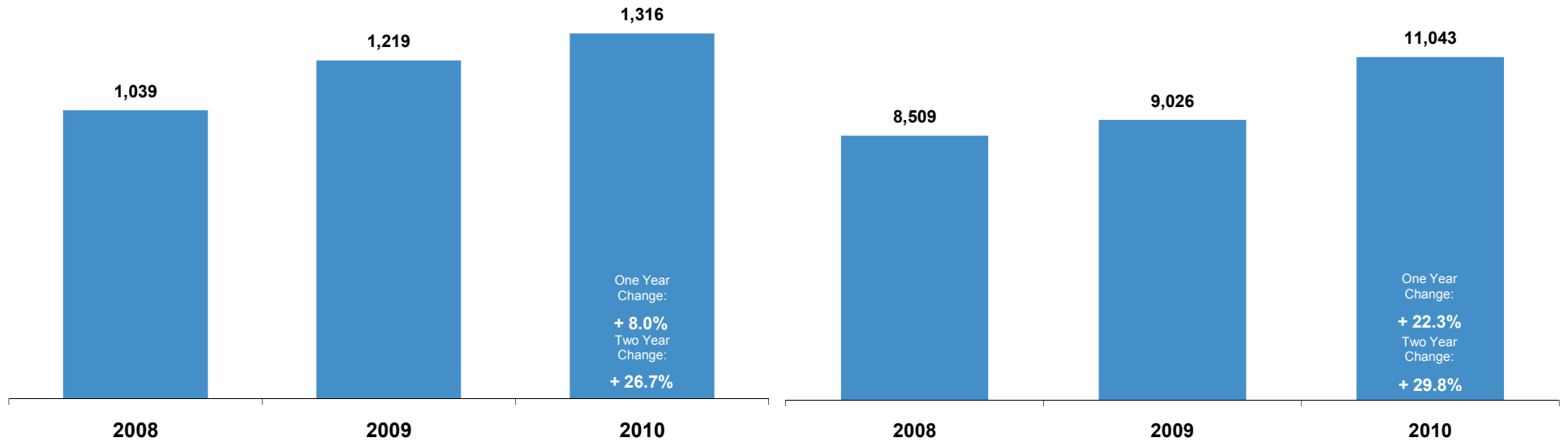
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



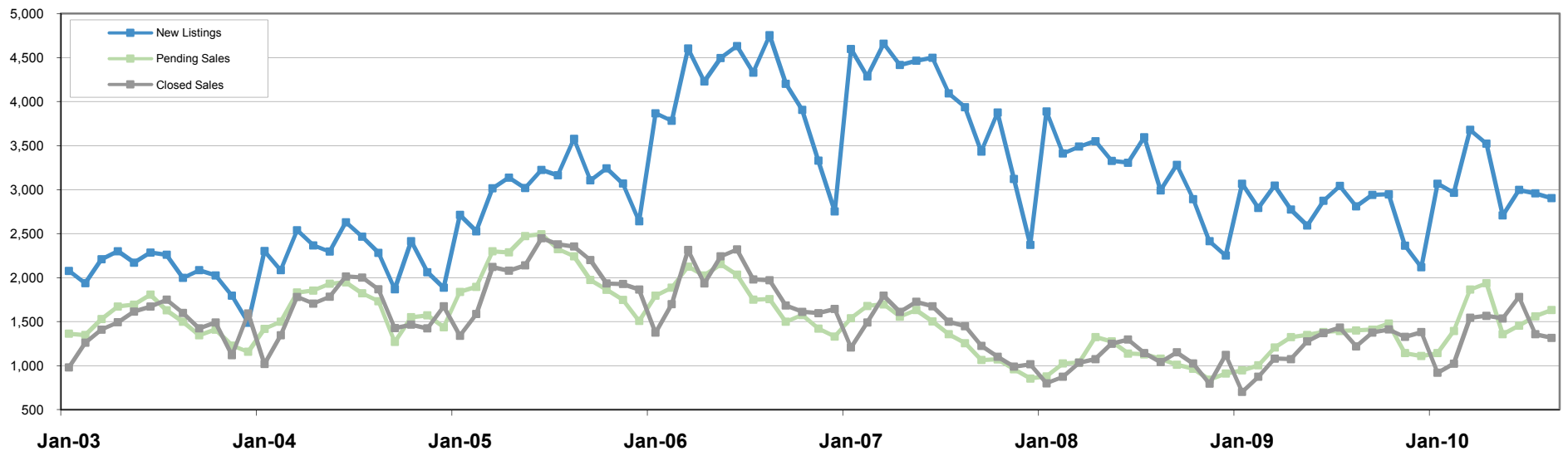
**NORTHEAST FLORIDA  
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## August

## Year to Date



## Historical Market Activity



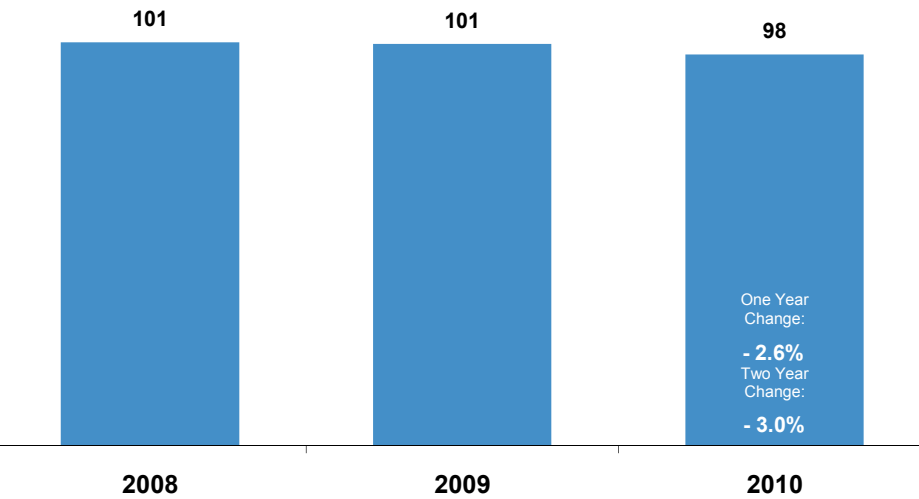
# Days on Market Until Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

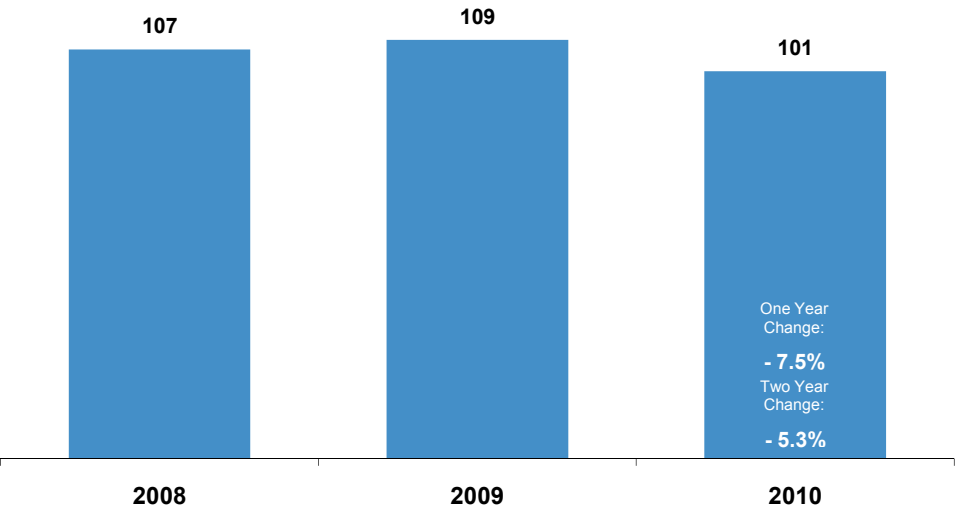


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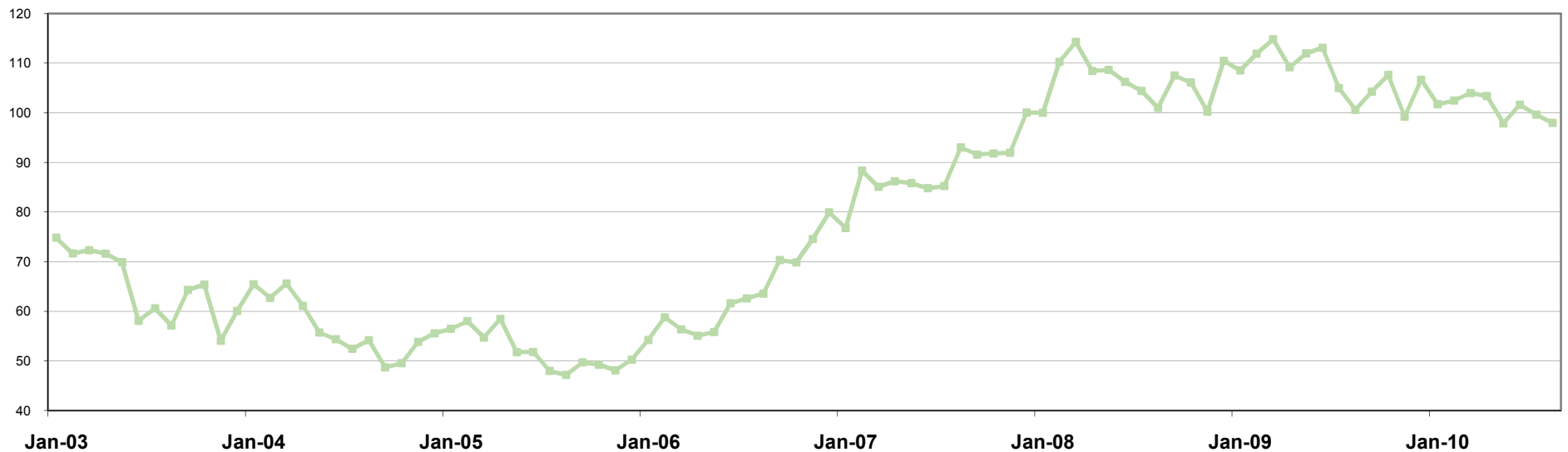
## August



## Year to Date



## Historical Days on Market Until Sale



# Median Sales Price

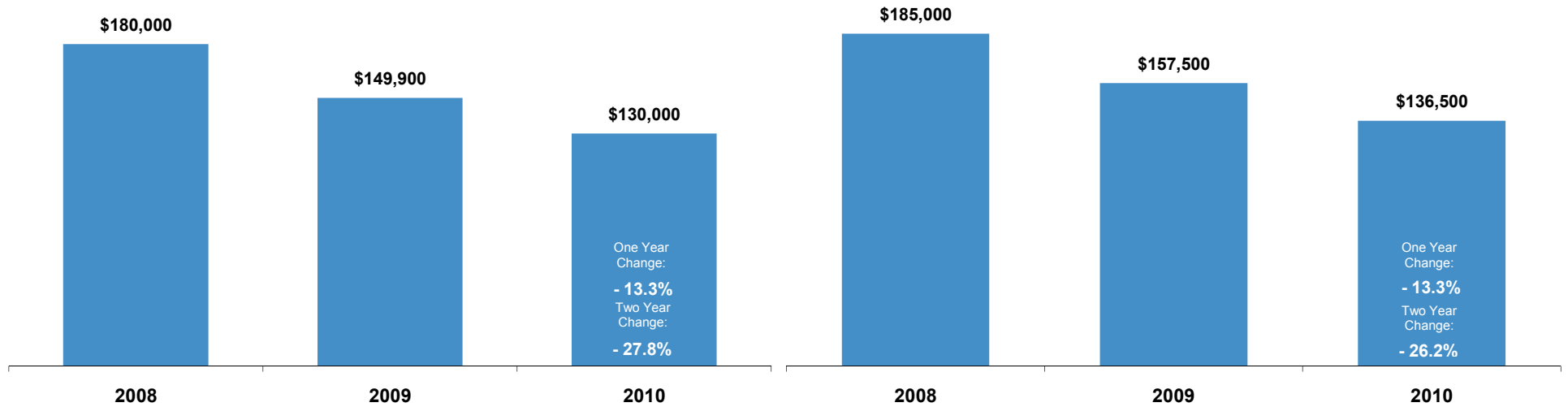
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



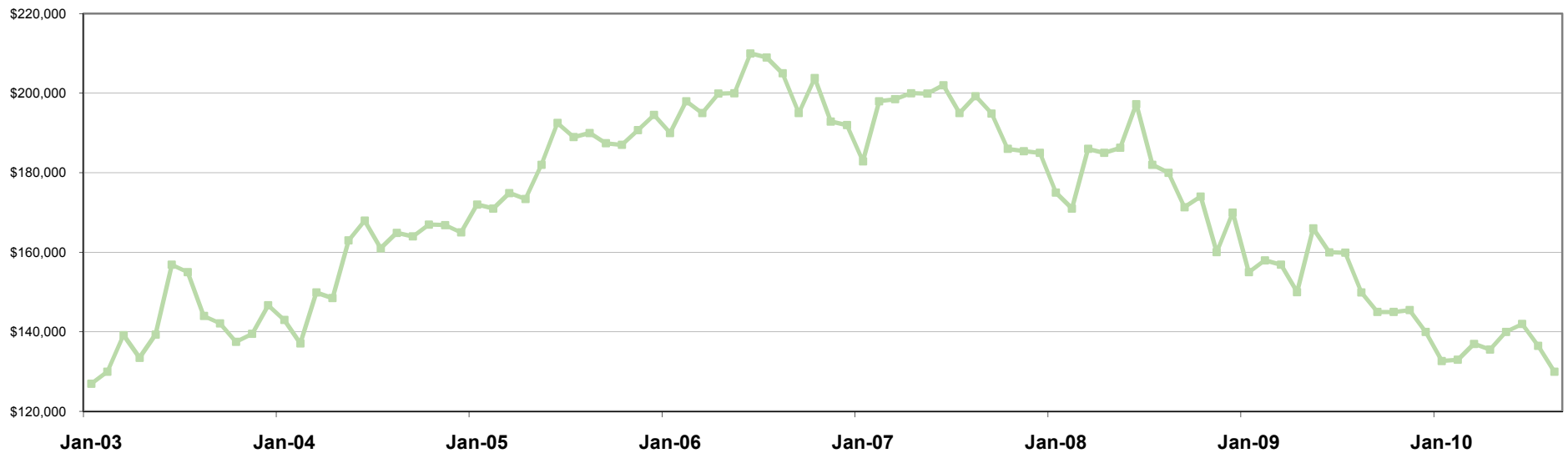
## August

## Year to Date

Figures do not take into account seller concessions.



## Historical Median Prices



# Average Sales Price

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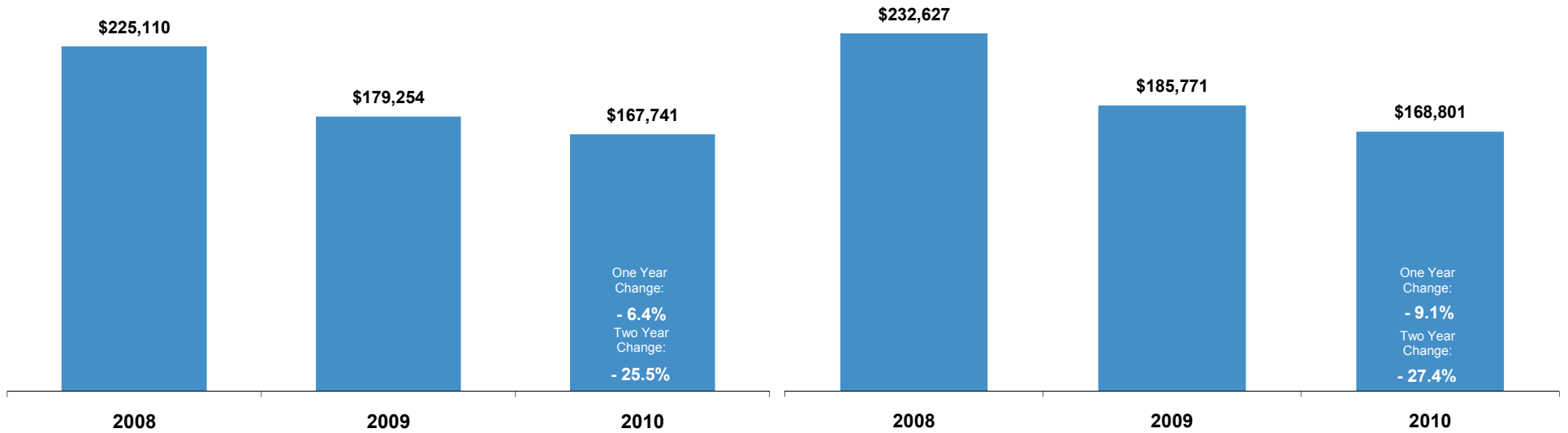


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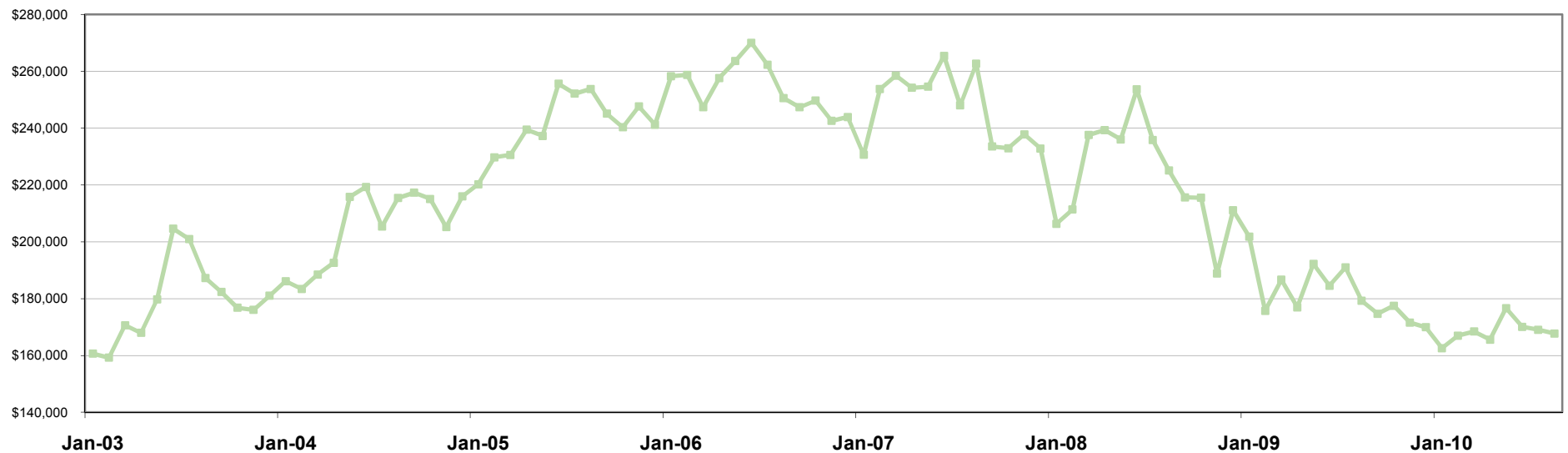
## August

## Year to Date

Figures do not take into account seller concessions.



## Historical Average Prices

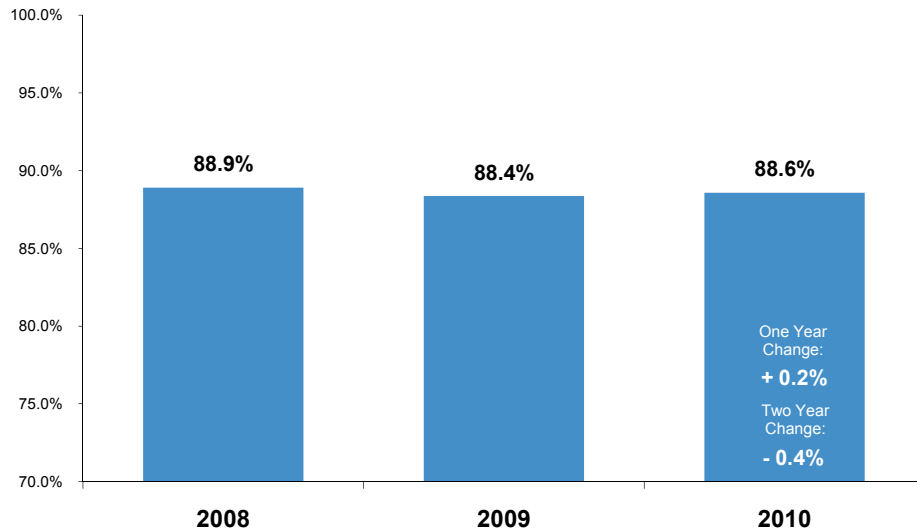


# Percent of Original List Price Received at Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®



## August

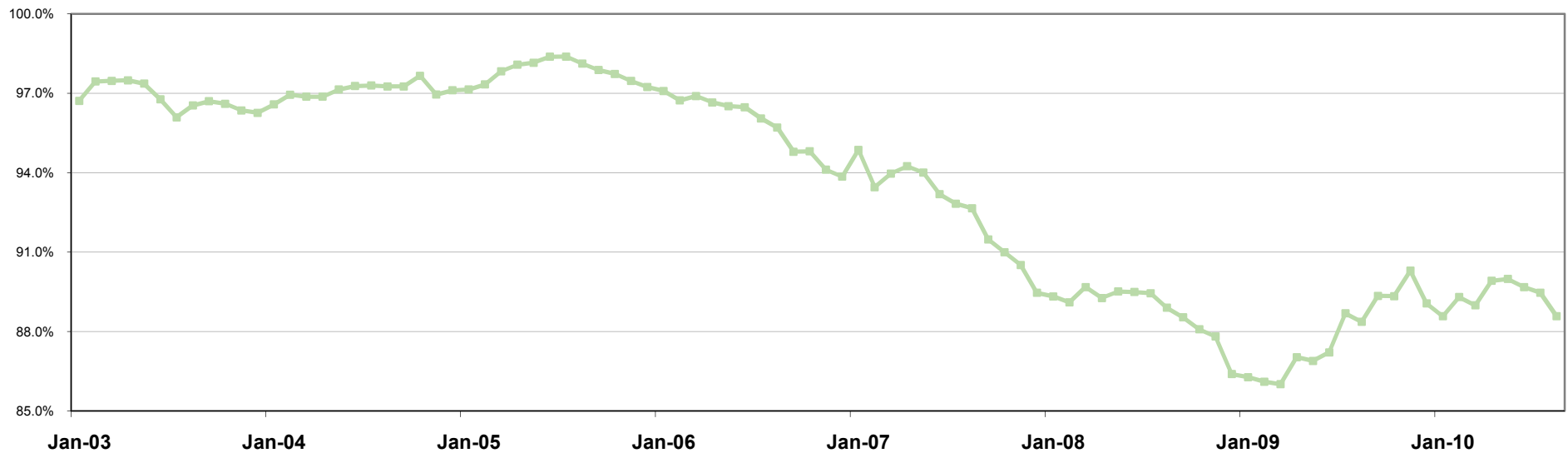


## Year to Date



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

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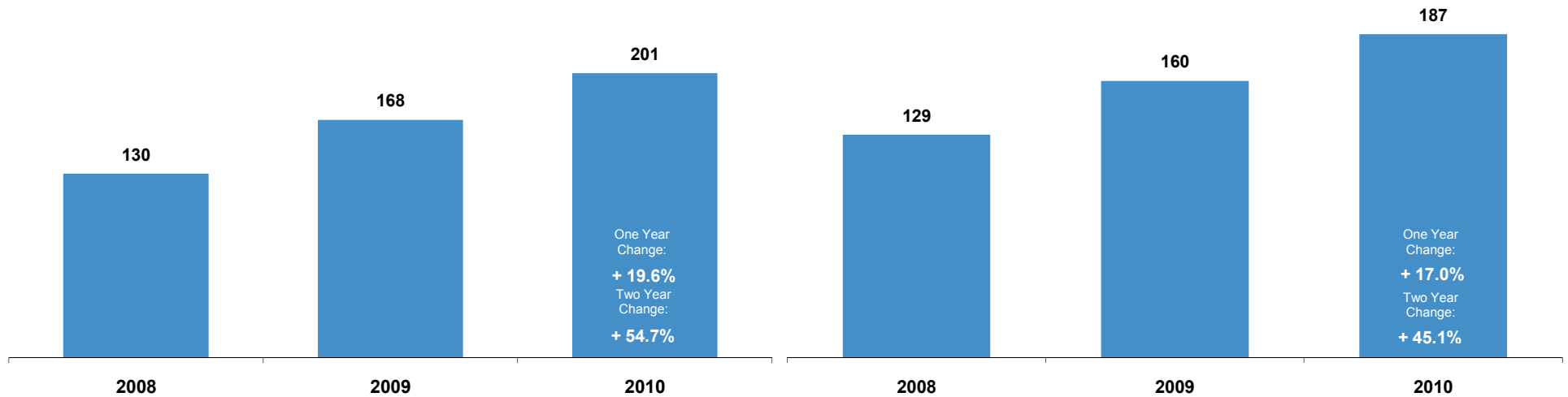


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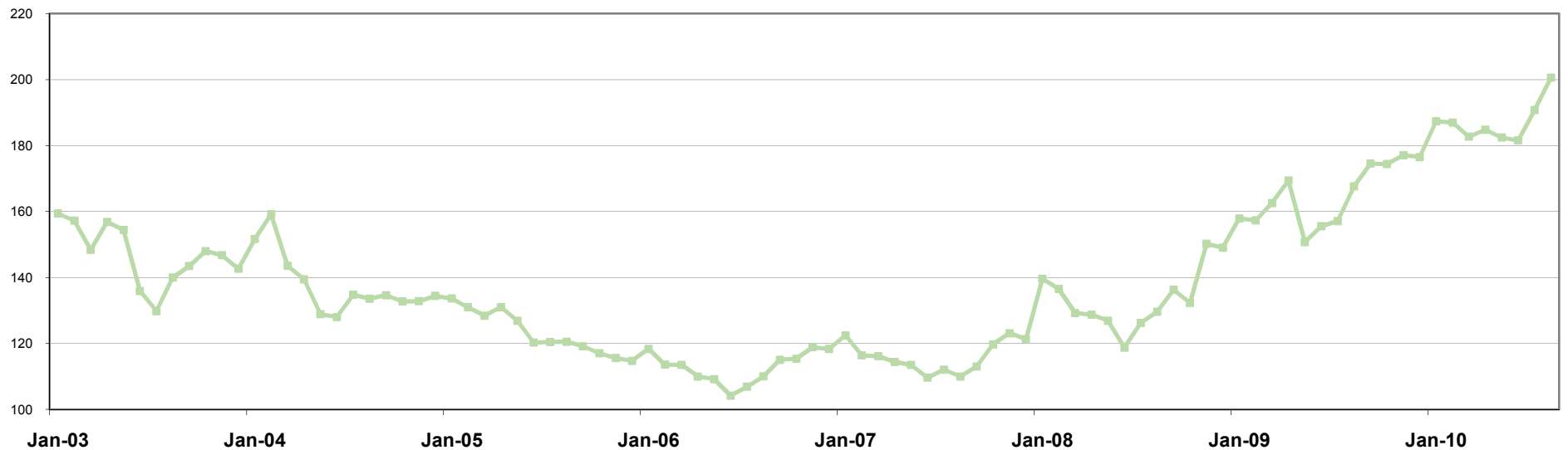
August

Year to Date

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



## Historical Housing Affordability Index

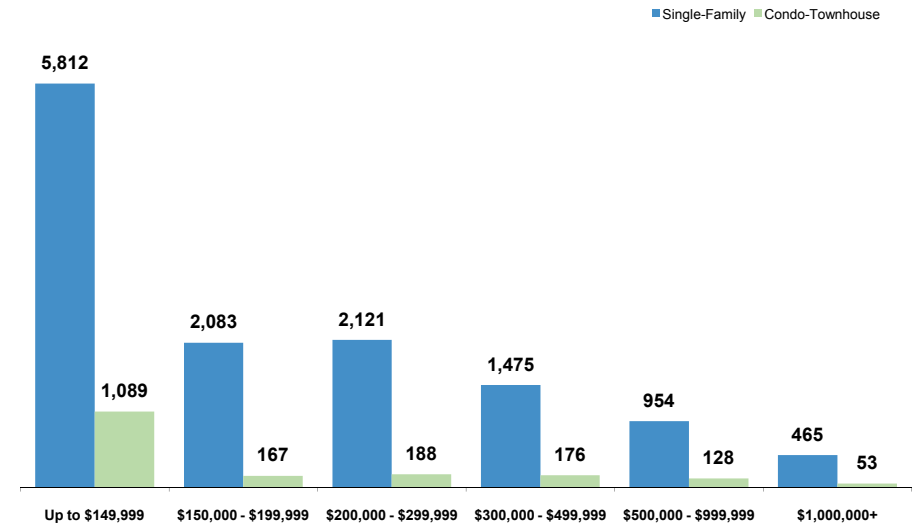
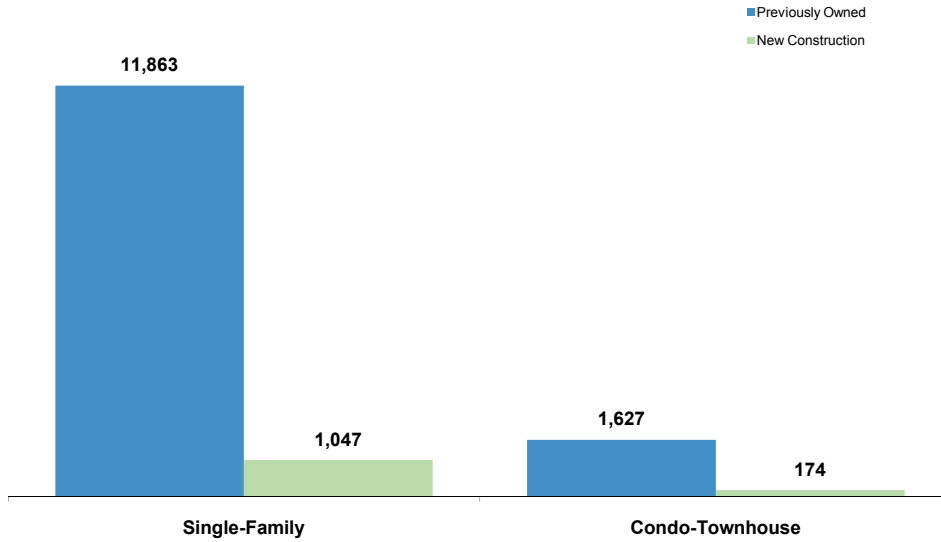


# Housing Supply Outlook

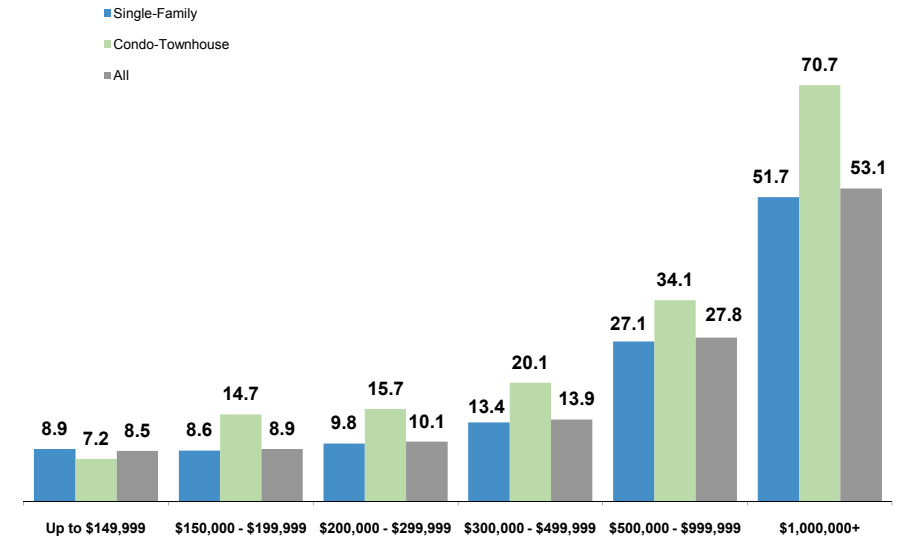
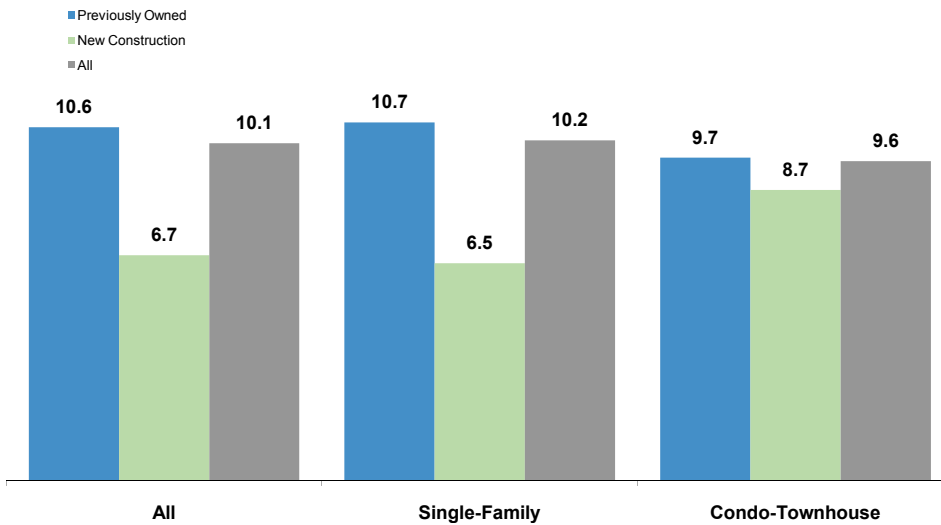
A Monthly Indicator from the Northeast Florida Association of REALTORS®



## Inventory of Active Listings



## Months Supply of Inventory



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

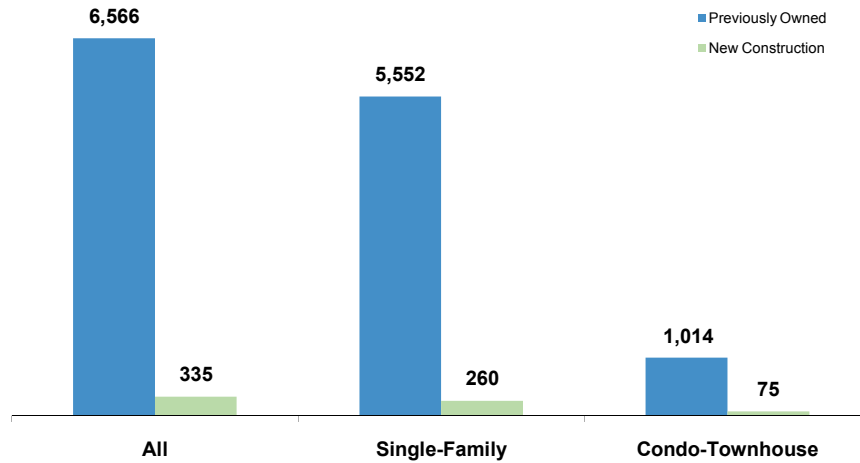
# Housing Supply Outlook

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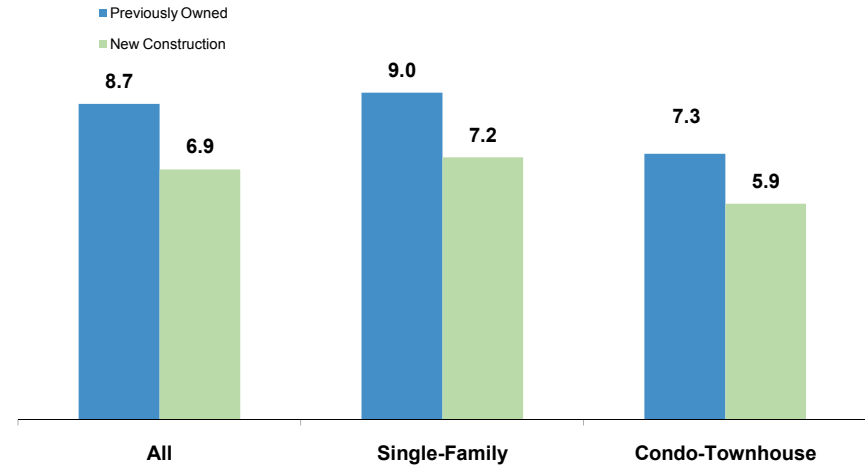


## Up to \$149,999

### Inventory

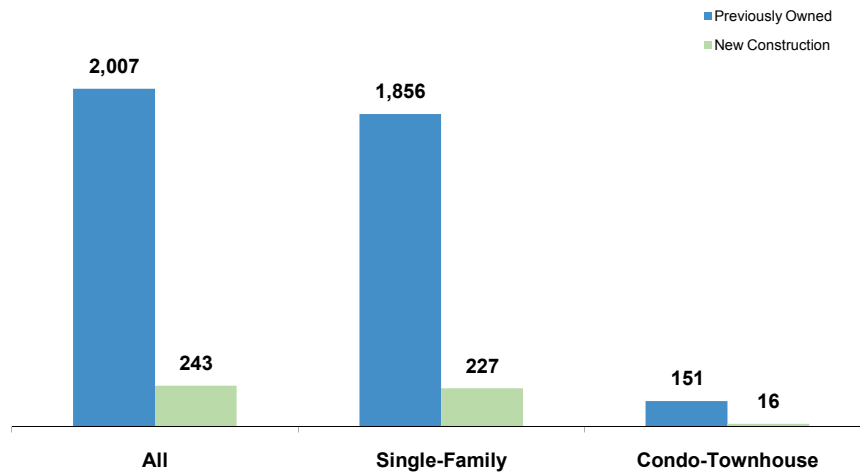


### Months Supply

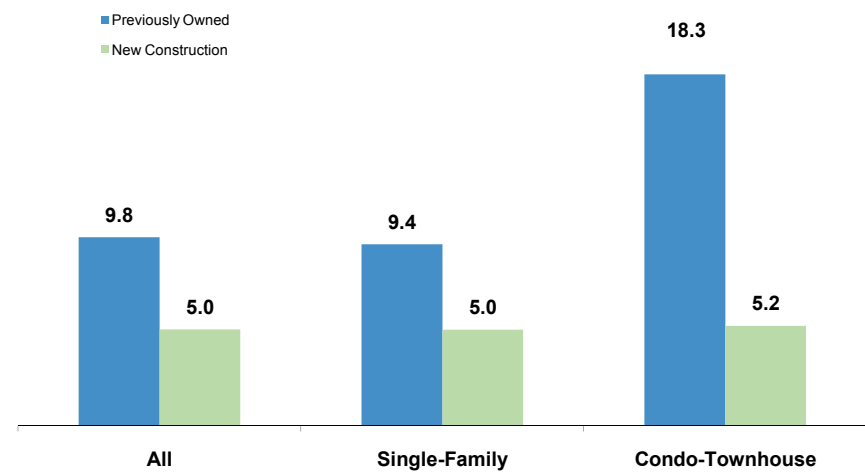


## \$150,000 to \$199,999

### Inventory



### Months Supply



# Housing Supply Outlook

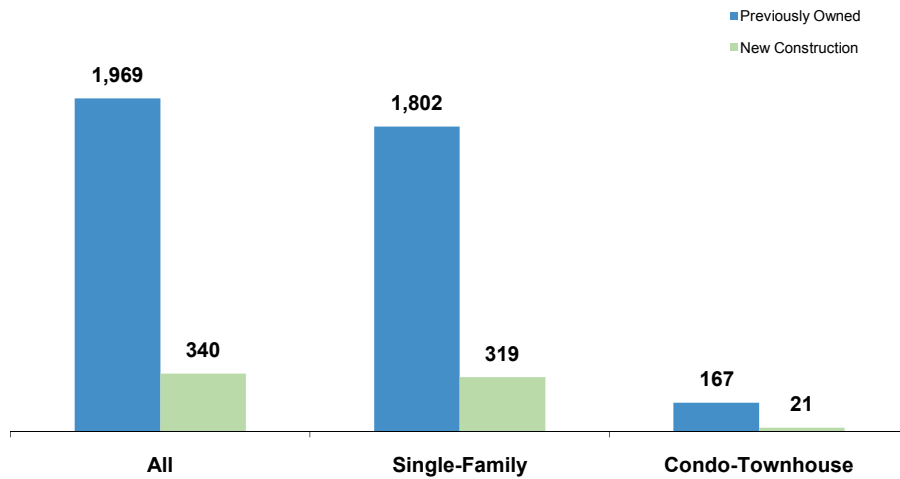
A Monthly Indicator from the Northeast Florida Association of REALTORS®



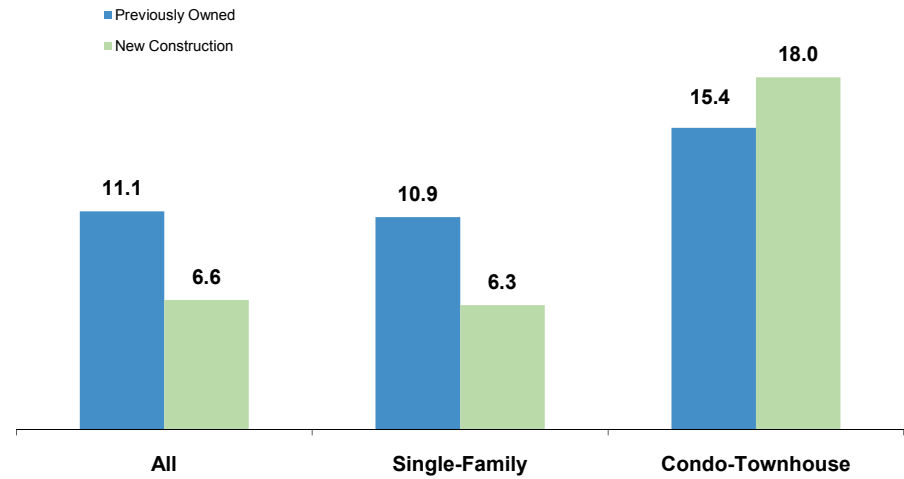
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## \$200,000 to \$299,999

### Inventory

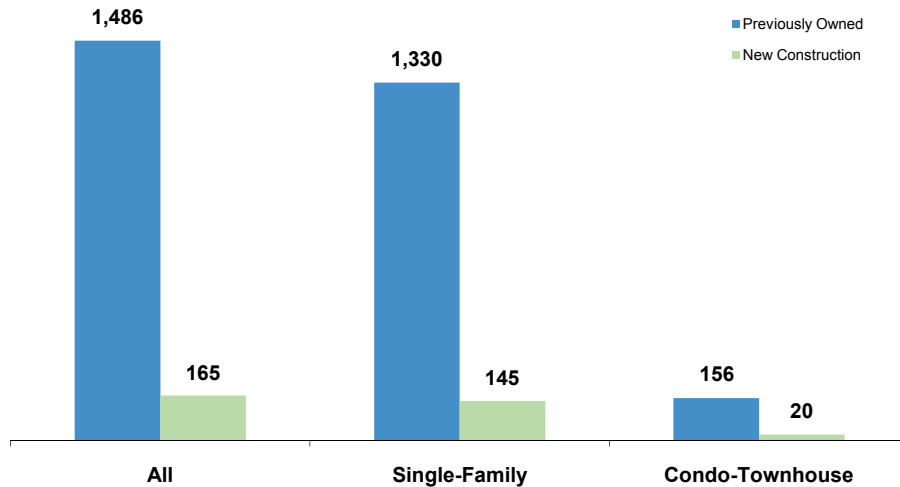


### Months Supply

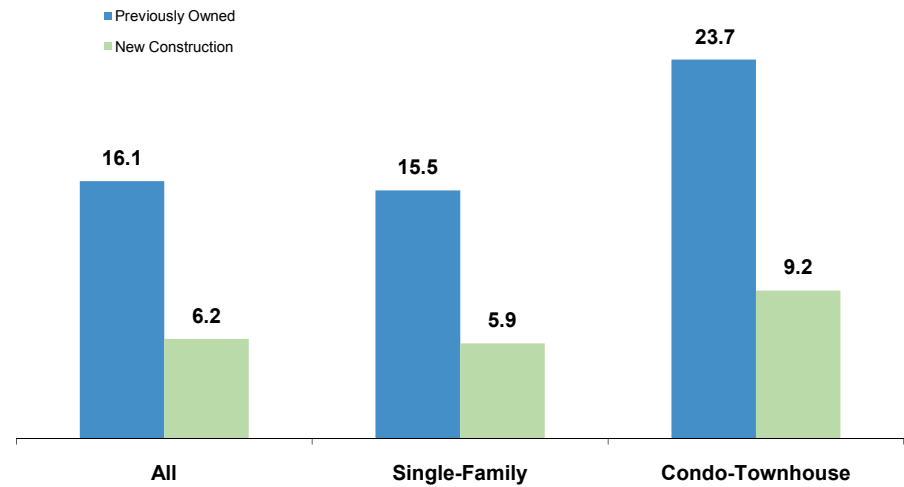


## \$300,000 to \$499,999

### Inventory



### Months Supply



# Housing Supply Outlook

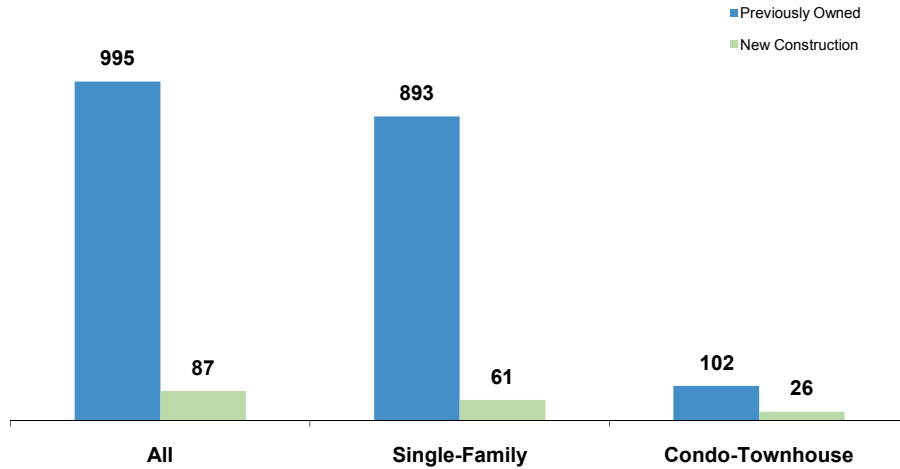
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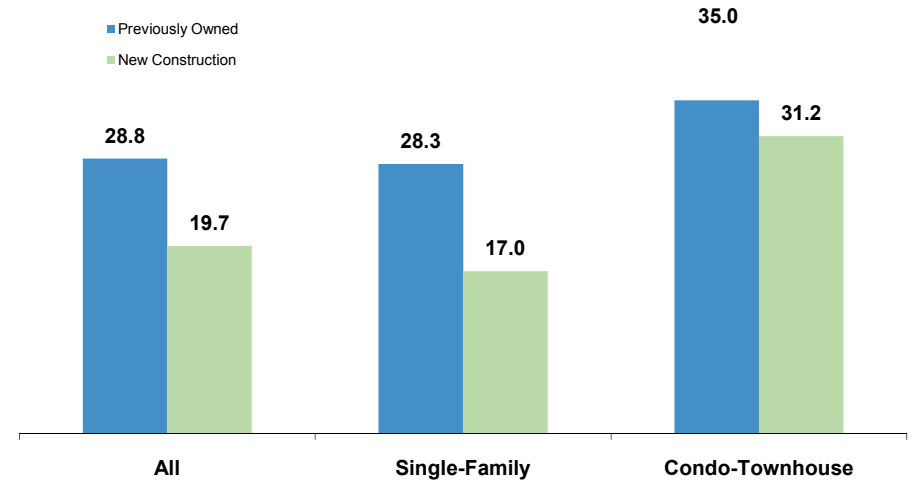
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## \$500,000 to \$999,999

### Inventory

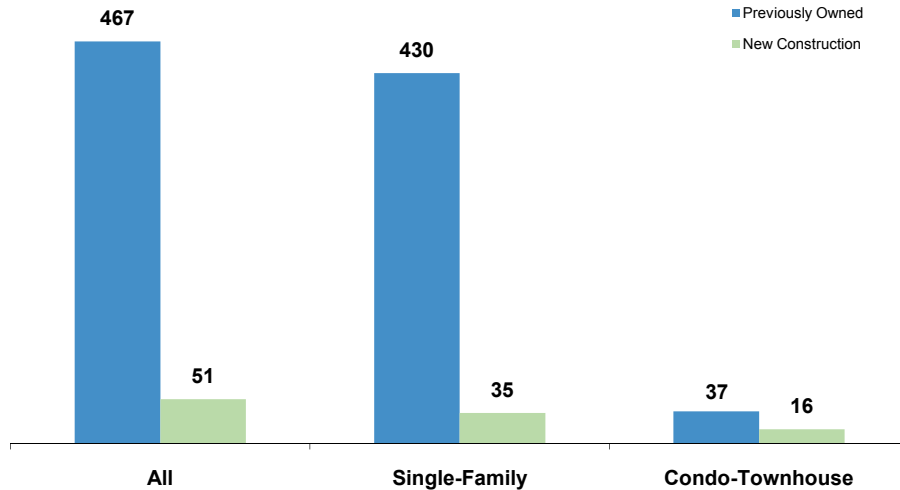


### Months Supply

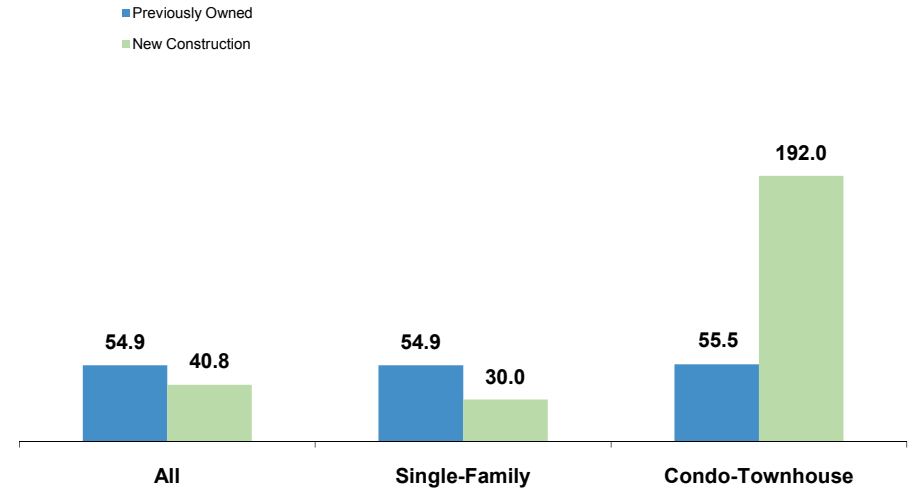


## \$1,000,000 and above

### Inventory



### Months Supply



# Market Overview



A Monthly Indicator from the Northeast Florida Association of REALTORS®

August 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
<b>New Listings</b>	Jun	2,996	2,872	+ 4.3%	3,660	18,933	17,140	+ 10.5%	21,914
	Jul	2,957	3,041	- 2.8%	3,603	21,890	20,181	+ 8.5%	24,739
	<b>Aug</b>	<b>2,903</b>	<b>2,809</b>	<b>+ 3.3%</b>	<b>3,479</b>	<b>24,793</b>	<b>22,990</b>	<b>+ 7.8%</b>	<b>28,218</b>
<b>Pending Sales</b>	Jun	1,455	1,382	+ 5.3%	1,502	9,148	7,210	+ 26.9%	8,931
	Jul	1,560	1,395	+ 11.8%	1,438	10,708	8,605	+ 24.4%	10,369
	<b>Aug</b>	<b>1,632</b>	<b>1,400</b>	<b>+ 16.6%</b>	<b>1,424</b>	<b>12,340</b>	<b>10,005</b>	<b>+ 23.3%</b>	<b>11,793</b>
<b>Closed Sales</b>	Jun	1,781	1,370	+ 30.0%	1,688	8,370	6,375	+ 31.3%	8,491
	Jul	1,357	1,432	- 5.2%	1,482	9,727	7,807	+ 24.6%	9,974
	<b>Aug</b>	<b>1,316</b>	<b>1,219</b>	<b>+ 8.0%</b>	<b>1,398</b>	<b>11,043</b>	<b>9,026</b>	<b>+ 22.3%</b>	<b>11,372</b>
<b>Days on Market Until Sale</b>	Jun	102	113	- 10.1%	93	102	112	- 9.0%	93
	Jul	100	105	- 5.1%	91	102	111	- 8.2%	93
	<b>Aug</b>	<b>98</b>	<b>101</b>	<b>- 2.6%</b>	<b>91</b>	<b>101</b>	<b>109</b>	<b>- 7.5%</b>	<b>92</b>
<b>Median Sales Price</b>	Jun	\$142,000	\$160,000	- 11.3%	\$182,250	\$137,600	\$159,900	- 13.9%	\$176,080
	Jul	\$136,488	\$159,900	- 14.6%	\$176,478	\$137,500	\$159,900	- 14.0%	\$176,040
	<b>Aug</b>	<b>\$130,000</b>	<b>\$149,900</b>	<b>- 13.3%</b>	<b>\$172,830</b>	<b>\$136,500</b>	<b>\$157,500</b>	<b>- 13.3%</b>	<b>\$175,400</b>
<b>Average Sales Price</b>	Jun	\$170,081	\$184,555	- 7.8%	\$228,743	\$168,931	\$185,850	- 9.1%	\$220,295
	Jul	\$169,024	\$190,967	- 11.5%	\$221,221	\$168,944	\$186,789	- 9.6%	\$220,482
	<b>Aug</b>	<b>\$167,741</b>	<b>\$179,254</b>	<b>- 6.4%</b>	<b>\$217,073</b>	<b>\$168,801</b>	<b>\$185,771</b>	<b>- 9.1%</b>	<b>\$220,032</b>
<b>Total Active Listings Available</b>	Jun	15,850	16,343	- 3.0%					
	Jul	15,785	16,156	- 2.3%	--	--	--	--	--
	<b>Aug</b>	<b>15,459</b>	<b>16,177</b>	<b>- 4.4%</b>					
<b>Percent of Original List Price Received At Sale</b>	Jun	89.7%	87.2%	+ 2.8%	91.2%	91.2%	86.7%	+ 5.2%	89.5%
	Jul	89.5%	88.7%	+ 0.9%	91.3%	91.3%	87.0%	+ 4.9%	89.5%
	<b>Aug</b>	<b>88.6%</b>	<b>88.4%</b>	<b>+ 0.2%</b>	<b>90.8%</b>	<b>90.8%</b>	<b>87.2%</b>	<b>+ 4.2%</b>	<b>89.4%</b>
<b>Housing Affordability Index</b>	Jun	182	156	+ 16.7%	134	184	159	+ 15.9%	
	Jul	191	157	+ 21.4%	139	185	158	+ 16.7%	--
	<b>Aug</b>	<b>201</b>	<b>168</b>	<b>+ 19.6%</b>	<b>144</b>	<b>187</b>	<b>160</b>	<b>+ 17.0%</b>	
<b>Months Supply of Inventory</b>	Jun	11.1	14.8	- 24.8%					
	Jul	10.8	14.5	- 25.7%	--	--	--	--	--
	<b>Aug</b>	<b>10.1</b>	<b>14.1</b>	<b>- 28.2%</b>					

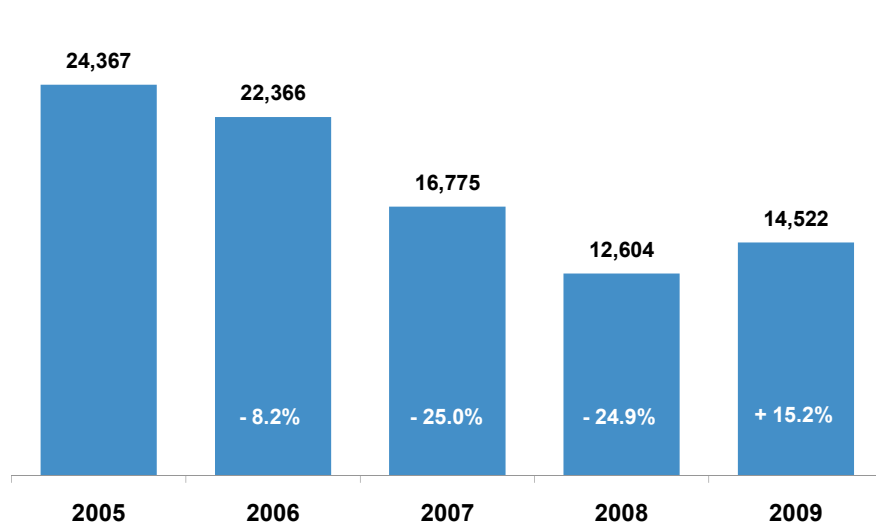
# Annual Review

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

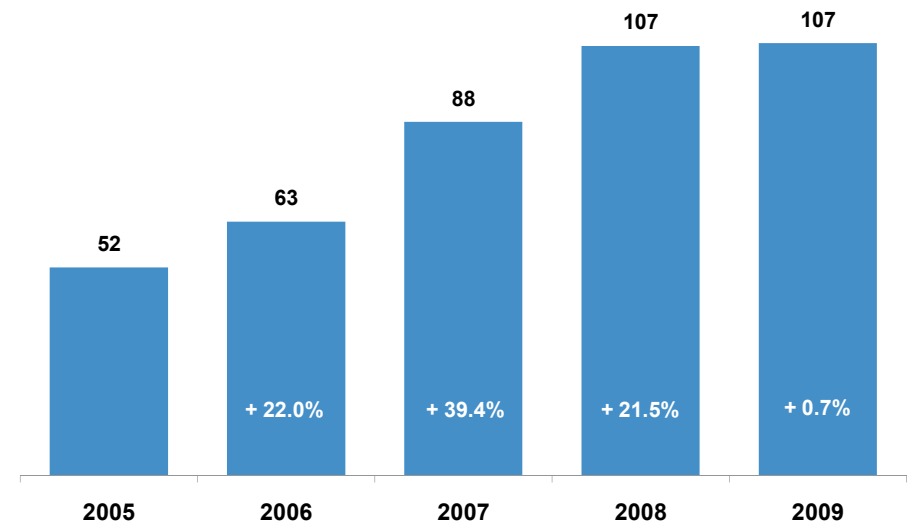


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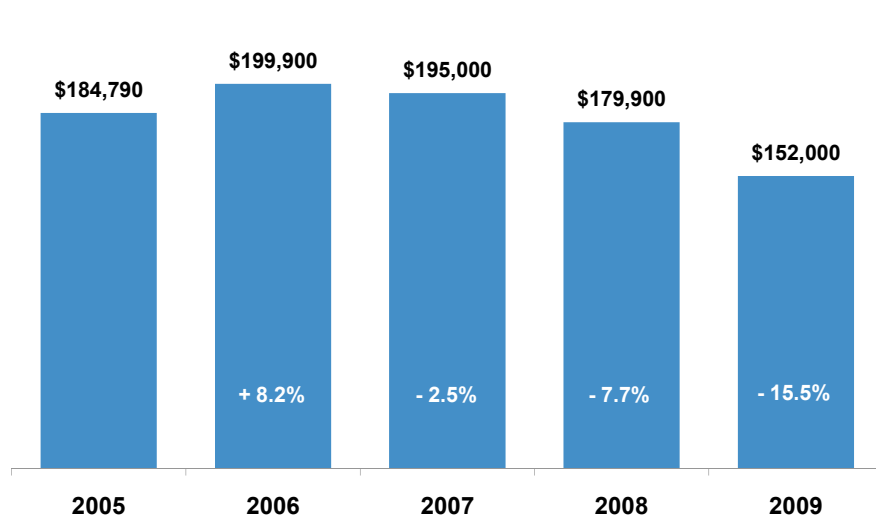
## Closed Sales



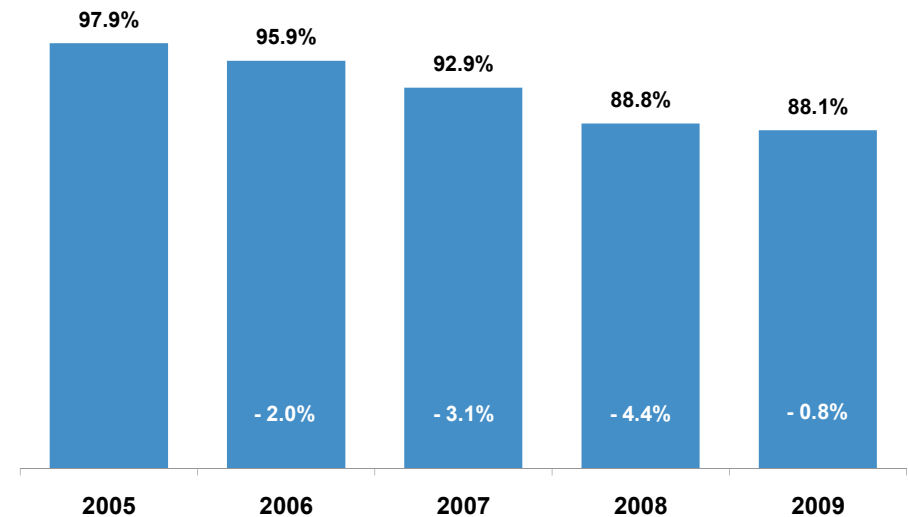
## Days on Market Until Sale



## Median Sales Price



## Percent of Original List Price Received at Sale



# Local Market Updates

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## Region 01 Southside/Mandarin/ Bartram

### August

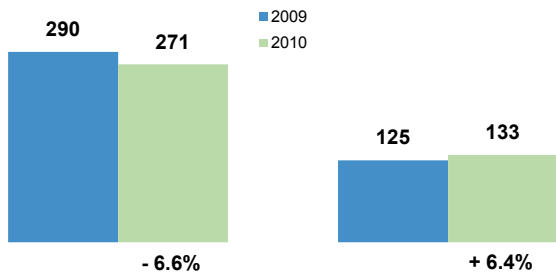
### Year to Date

Duval County, FL

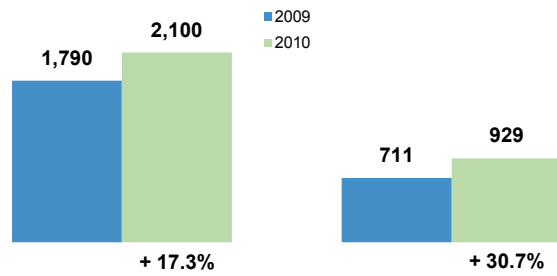
	2009	2010	Change	2009	2010	Change
New Listings	290	271	- 6.6%	1,790	2,100	+ 17.3%
Closed Sales	125	133	+ 6.4%	711	929	+ 30.7%
Median Sales Price*	\$177,500	\$174,500	- 1.7%	\$177,500	\$153,000	- 13.8%
Percent of Original List Price Received at Sale*	86.9%	90.7%	+ 4.3%	87.8%	90.6%	+ 3.2%
Average Days on Market Until Sale	117	101	- 13.5%	115	107	- 7.3%
Single-Family Detached Inventory	1,070	1,180	+ 10.3%	--	--	--
Townhouse-Condo Inventory	289	210	- 27.3%	--	--	--

\*Does not account for seller concessions

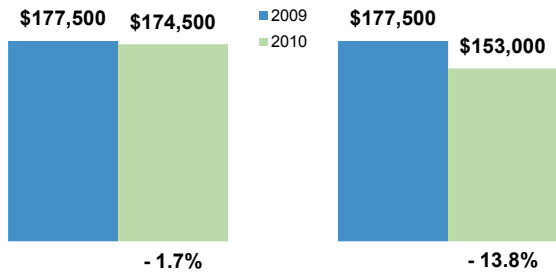
#### Activity—Most Recent Month



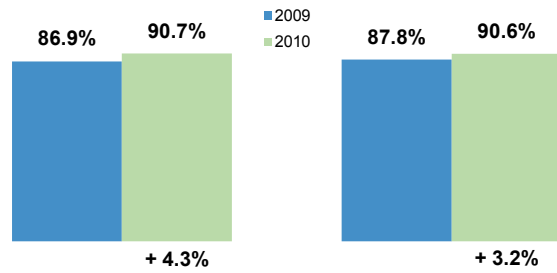
#### Activity—Year to Date



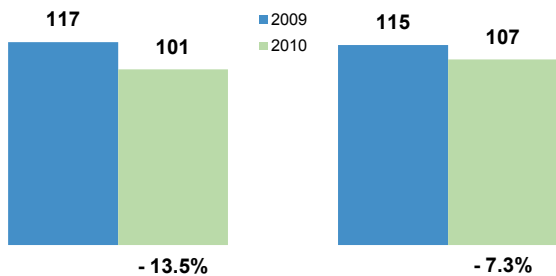
#### Median Sales Price



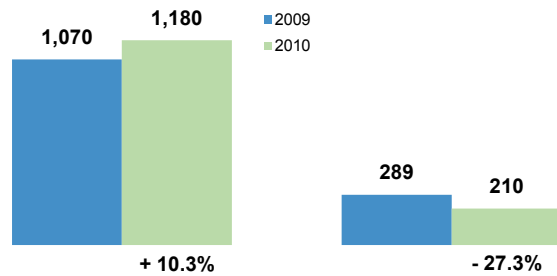
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month





# Local Market Updates

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## Region 02

### Southside

### August

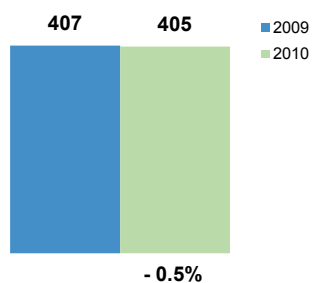
### Year to Date

Duval County, FL

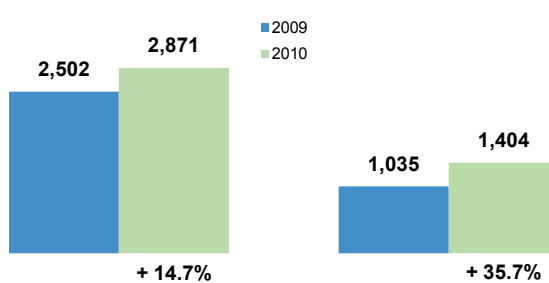
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	407	405	- 0.5%	2,502	2,871	+ 14.7%
<b>Closed Sales</b>	193	196	+ 1.6%	1,035	1,404	+ 35.7%
<b>Median Sales Price*</b>	\$161,500	\$130,500	- 19.2%	\$160,000	\$129,450	- 19.1%
<b>Percent of Original List Price Received at Sale*</b>	89.7%	89.5%	- 0.3%	88.3%	90.3%	+ 2.3%
<b>Average Days on Market Until Sale</b>	95	109	+ 15.1%	103	97	- 6.4%
<b>Single-Family Detached Inventory</b>	1,242	1,219	- 1.9%	--	--	--
<b>Townhouse-Condo Inventory</b>	570	546	- 4.2%	--	--	--

\*Does not account for seller concessions

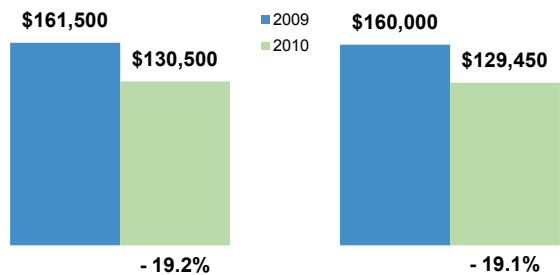
#### Activity—Most Recent Month



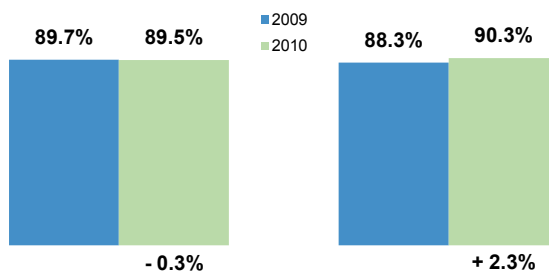
#### Activity—Year to Date



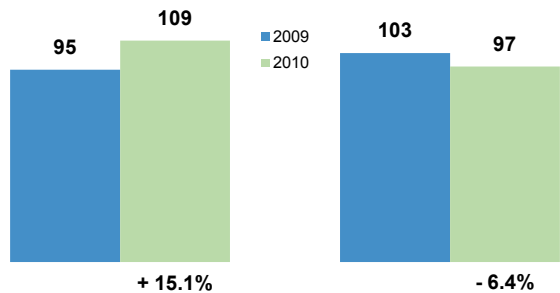
#### Median Sales Price



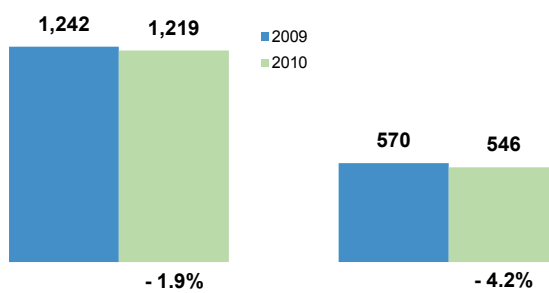
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 03

### Riverside/Avondale/ Ortega

Duval County, FL

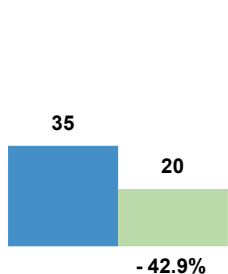
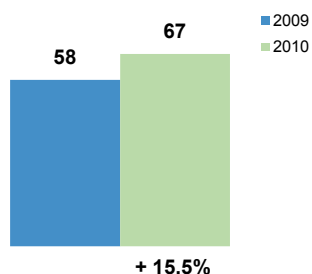
### August

### Year to Date

	2009	2010	Change	2009	2010	Change
New Listings	58	67	+ 15.5%	473	484	+ 2.3%
Closed Sales	35	20	- 42.9%	134	163	+ 21.6%
Median Sales Price*	\$225,000	\$188,250	- 16.3%	\$196,000	\$183,750	- 6.3%
Percent of Original List Price Received at Sale*	84.7%	86.6%	+ 2.3%	85.1%	86.8%	+ 1.9%
Average Days on Market Until Sale	180	103	- 42.6%	130	121	- 7.5%
Single-Family Detached Inventory	309	311	+ 0.6%	--	--	--
Townhouse-Condo Inventory	81	67	- 17.3%	--	--	--

\*Does not account for seller concessions

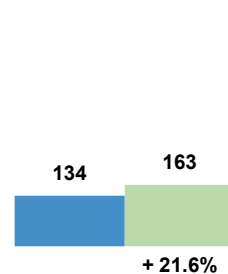
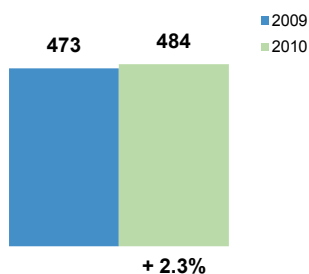
Activity—Most Recent Month



New Listings

Closed Sales

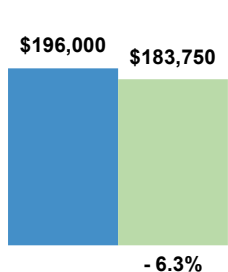
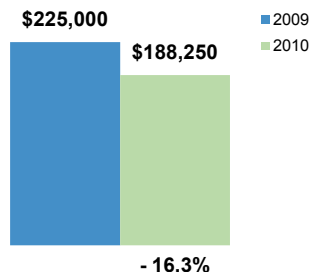
Activity—Year to Date



New Listings

Closed Sales

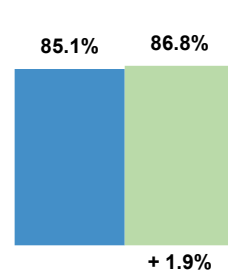
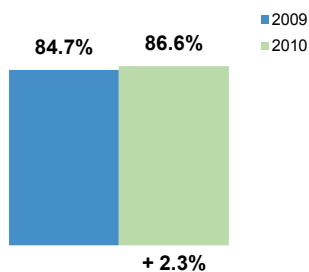
Median Sales Price



August

Year to Date

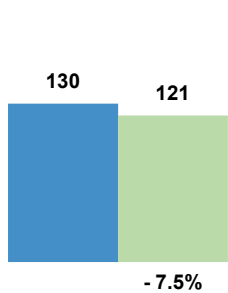
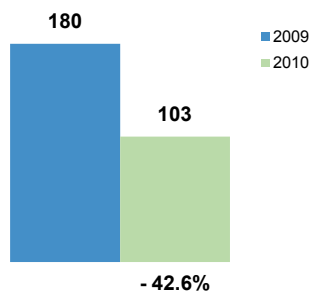
Percent of Original List Price Received at Sale



August

Year to Date

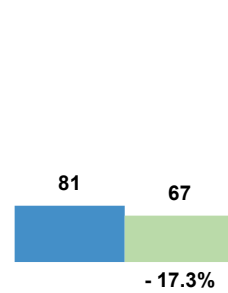
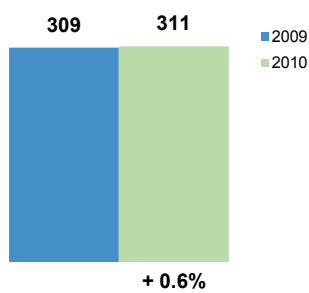
Days on Market Until Sale



August

Year to Date

Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

# Local Market Updates

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



## Region 04 Arlington/Fort Caroline

### August

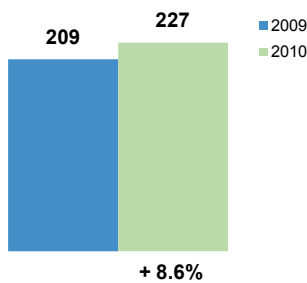
### Year to Date

Duval County, FL

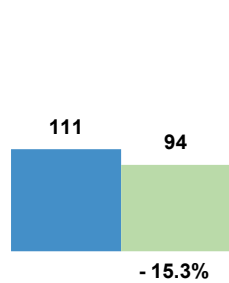
	2009	2010	Change	2009	2010	Change
New Listings	209	227	+ 8.6%	1,351	1,680	+ 24.4%
Closed Sales	111	94	- 15.3%	588	752	+ 27.9%
Median Sales Price*	\$140,000	\$110,000	- 21.4%	\$140,000	\$122,500	- 12.5%
Percent of Original List Price Received at Sale*	89.2%	89.1%	- 0.1%	86.7%	90.6%	+ 4.5%
Average Days on Market Until Sale	85	79	- 7.3%	106	85	- 19.6%
Single-Family Detached Inventory	899	1,027	+ 14.2%	--	--	--
Townhouse-Condo Inventory	115	84	- 27.0%	--	--	--

\*Does not account for seller concessions

Activity—Most Recent Month

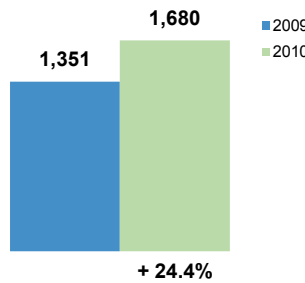


New Listings

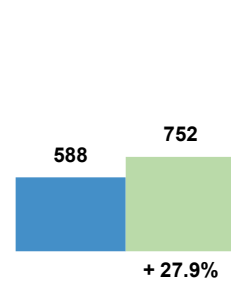


Closed Sales

Activity—Year to Date

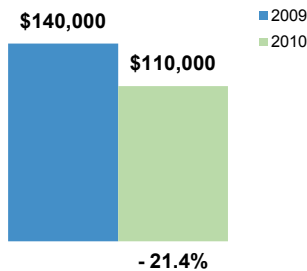


New Listings

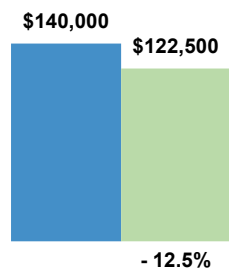


Closed Sales

Median Sales Price

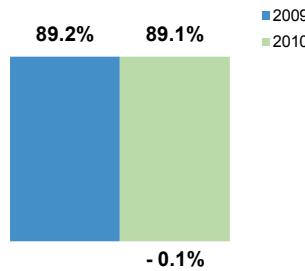


August

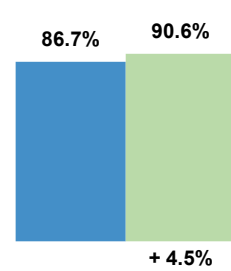


Year to Date

Percent of Original List Price Received at Sale

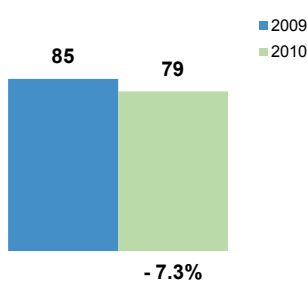


August

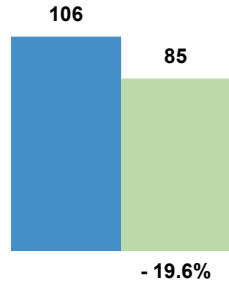


Year to Date

Days on Market Until Sale

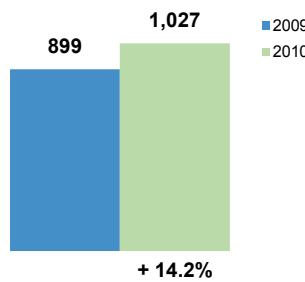


August

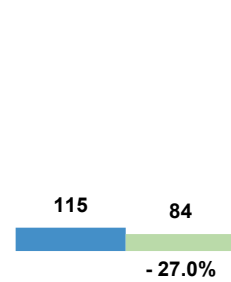


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

# Local Market Updates

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## Region 05

### Hyde Grove/Murray Hill/Lakeshore/Wesconnett

August

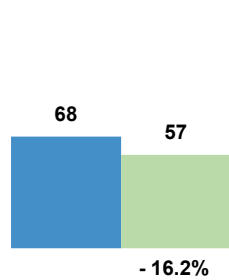
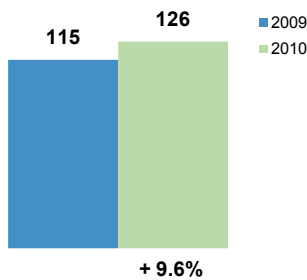
Year to Date

Duval County, FL

	2009	2010	Change	2009	2010	Change
New Listings	115	126	+ 9.6%	911	996	+ 9.3%
Closed Sales	68	57	- 16.2%	310	428	+ 38.1%
Median Sales Price*	\$62,750	\$45,000	- 28.3%	\$71,250	\$68,950	- 3.2%
Percent of Original List Price Received at Sale*	86.1%	86.9%	+ 0.9%	84.5%	88.8%	+ 5.1%
Average Days on Market Until Sale	84	78	- 8.2%	85	82	- 3.7%
Single-Family Detached Inventory	615	588	- 4.4%	--	--	--
Townhouse-Condo Inventory	50	41	- 18.0%	--	--	--

\*Does not account for seller concessions

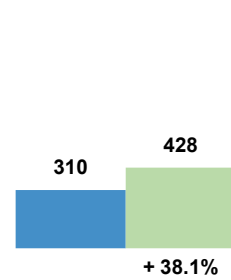
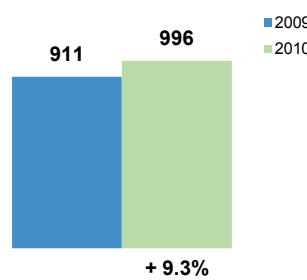
#### Activity—Most Recent Month



New Listings

Closed Sales

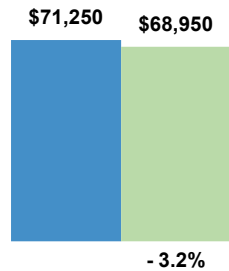
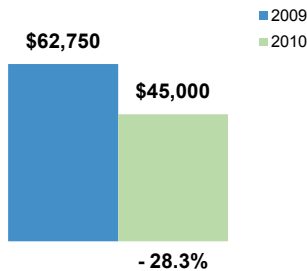
#### Activity—Year to Date



New Listings

Closed Sales

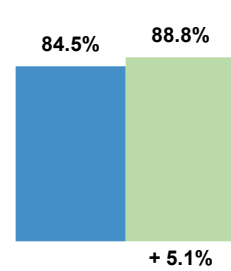
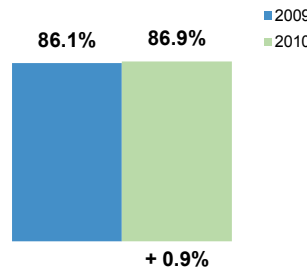
#### Median Sales Price



August

Year to Date

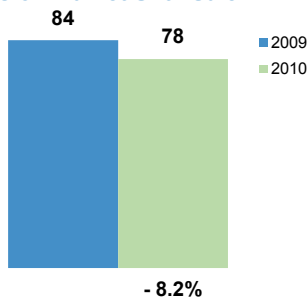
#### Percent of Original List Price Received at Sale



August

Year to Date

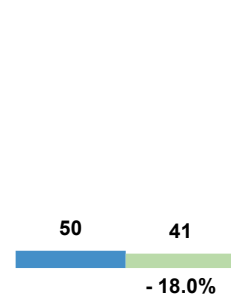
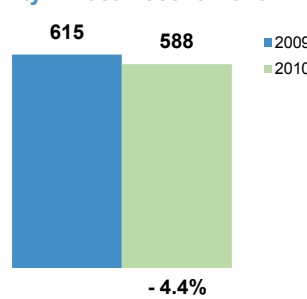
#### Days on Market Until Sale



August

Year to Date

#### Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

# Local Market Updates

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## Region 06

### West Jacksonville

### August

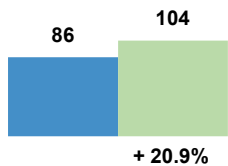
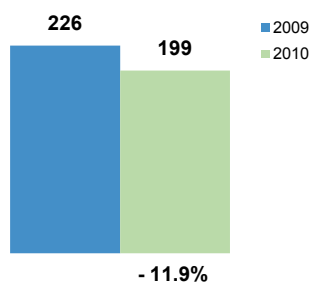
### Year to Date

Duval County, FL

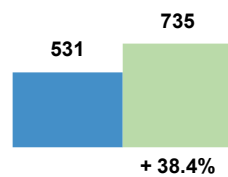
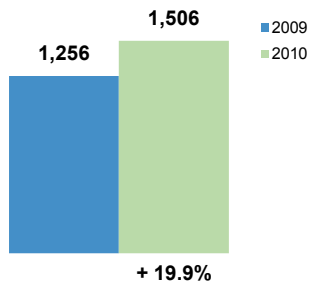
	2009	2010	Change	2009	2010	Change
New Listings	226	199	- 11.9%	1,256	1,506	+ 19.9%
Closed Sales	86	104	+ 20.9%	531	735	+ 38.4%
Median Sales Price*	\$129,500	\$92,750	- 28.4%	\$130,000	\$107,000	- 17.7%
Percent of Original List Price Received at Sale*	92.8%	90.8%	- 2.2%	87.6%	91.7%	+ 4.7%
Average Days on Market Until Sale	92	87	- 5.1%	107	85	- 20.3%
Single-Family Detached Inventory	864	895	+ 3.6%	--	--	--
Townhouse-Condo Inventory	37	36	- 2.7%	--	--	--

\*Does not account for seller concessions

#### Activity—Most Recent Month



#### Activity—Year to Date



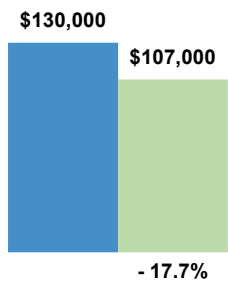
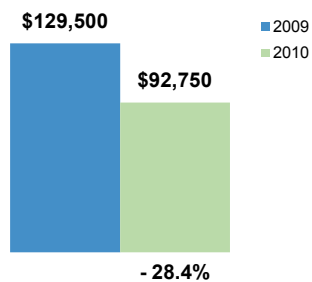
New Listings

Closed Sales

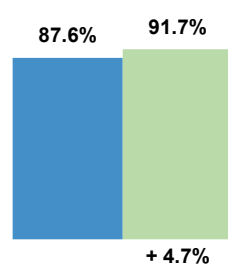
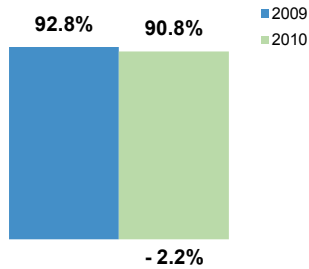
New Listings

Closed Sales

#### Median Sales Price



#### Percent of Original List Price Received at Sale



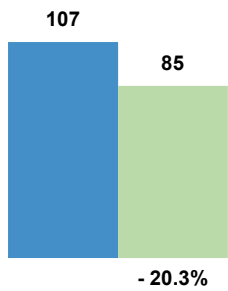
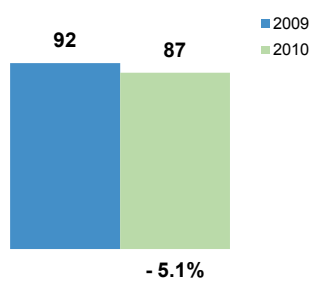
August

Year to Date

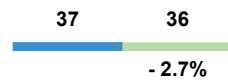
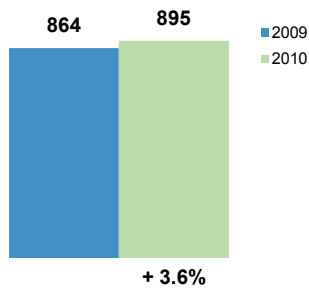
August

Year to Date

#### Days on Market Until Sale



#### Activity—Most Recent Month



August

Year to Date

Single-Family Detached

Townhouse-Condo Attached

# Local Market Updates

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



## Region 07

Springfield/Downtown/Paxon/Trout  
River South

August

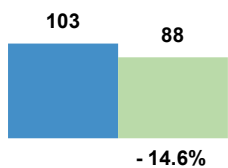
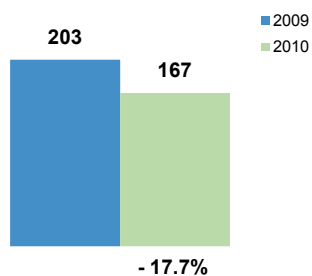
Year to Date

Duval County, FL

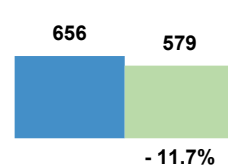
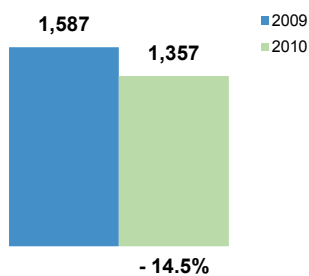
	2009	2010	Change	2009	2010	Change
New Listings	203	167	- 17.7%	1,587	1,357	- 14.5%
Closed Sales	103	88	- 14.6%	656	579	- 11.7%
Median Sales Price*	\$19,450	\$22,000	+ 13.1%	\$22,075	\$20,000	- 9.4%
Percent of Original List Price Received at Sale*	84.1%	87.6%	+ 4.2%	81.4%	88.2%	+ 8.4%
Average Days on Market Until Sale	87	71	- 18.5%	92	70	- 23.5%
Single-Family Detached Inventory	1,012	870	- 14.0%	--	--	--
Townhouse-Condo Inventory	146	39	- 73.3%	--	--	--

\*Does not account for seller concessions

### Activity—Most Recent Month



### Activity—Year to Date



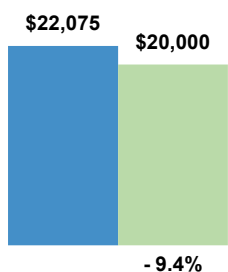
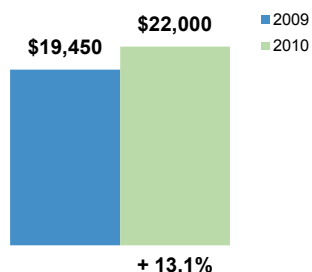
New Listings

Closed Sales

New Listings

Closed Sales

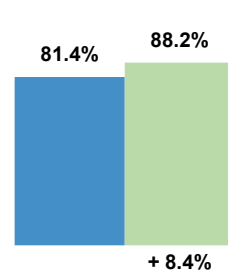
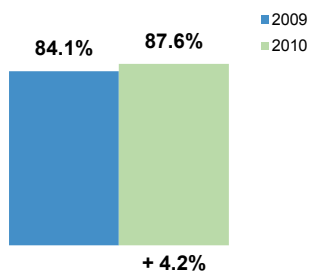
### Median Sales Price



August

Year to Date

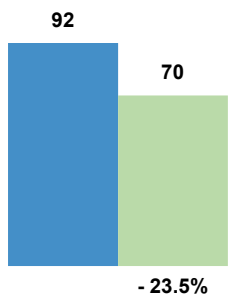
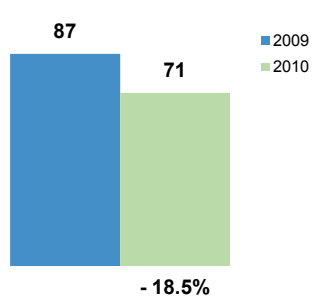
### Percent of Original List Price Received at Sale



August

Year to Date

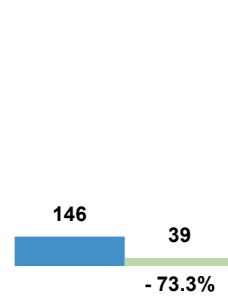
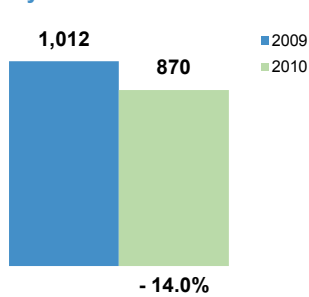
### Days on Market Until Sale



August

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 08

Marietta/Whitehouse/Baldwin/Garden  
St/Dinsmore

August

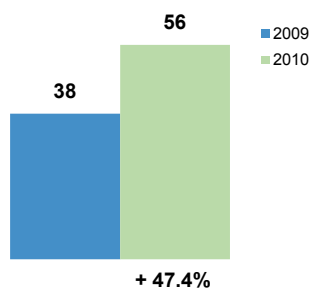
Year to Date

Duval County, FL

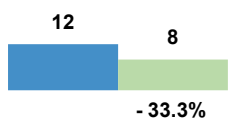
	2009	2010	Change	2009	2010	Change
New Listings	38	56	+ 47.4%	217	260	+ 19.8%
Closed Sales	12	8	- 33.3%	90	89	- 1.1%
Median Sales Price*	\$153,700	\$77,950	- 49.3%	\$149,000	\$123,250	- 17.3%
Percent of Original List Price Received at Sale*	92.8%	85.3%	- 8.1%	86.4%	89.1%	+ 3.2%
Average Days on Market Until Sale	93	73	- 21.3%	115	92	- 19.7%
Single-Family Detached Inventory	169	192	+ 13.6%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

Activity—Most Recent Month

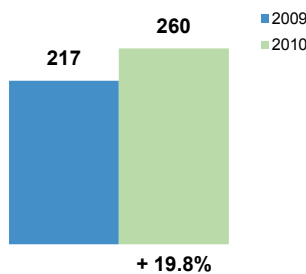


New Listings

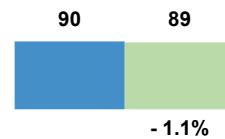


Closed Sales

Activity—Year to Date

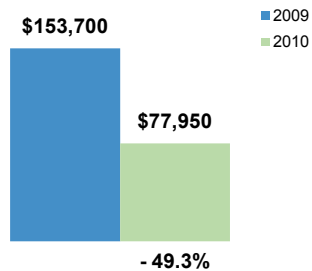


New Listings

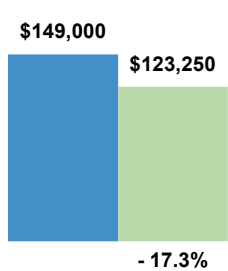


Closed Sales

Median Sales Price

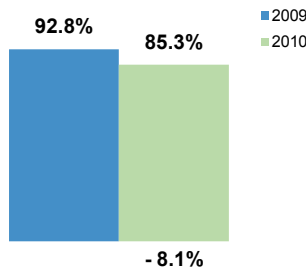


August

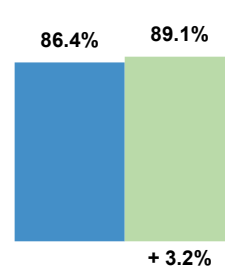


Year to Date

Percent of Original List Price Received at Sale

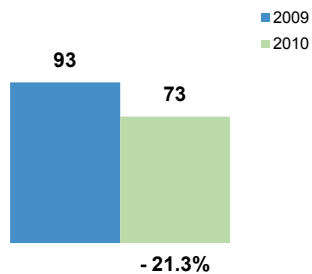


August

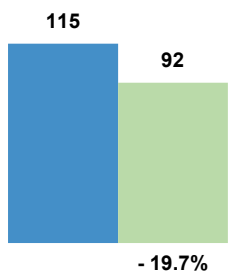


Year to Date

Days on Market Until Sale

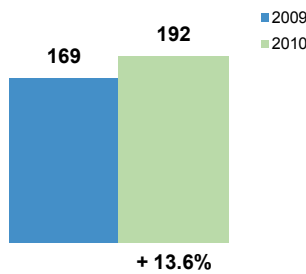


August

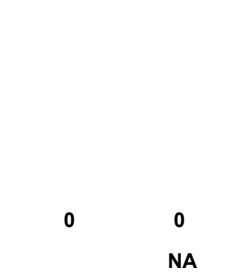


Year to Date

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

August

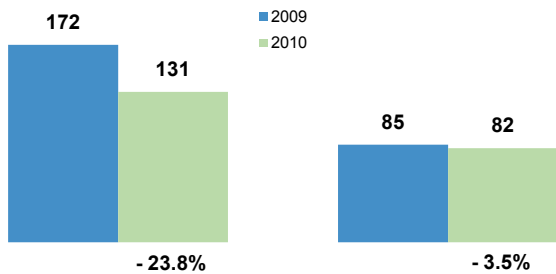
Year to Date

Duval County, FL

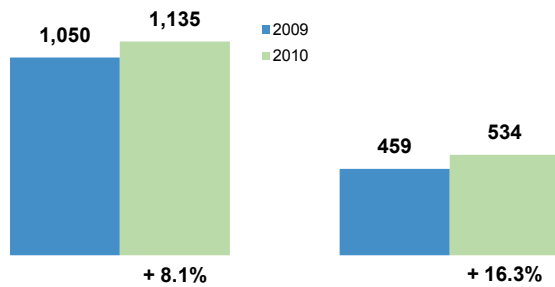
	2009	2010	Change	2009	2010	Change
New Listings	172	131	- 23.8%	1,050	1,135	+ 8.1%
Closed Sales	85	82	- 3.5%	459	534	+ 16.3%
Median Sales Price*	\$160,000	\$149,900	- 6.3%	\$159,913	\$147,000	- 8.1%
Percent of Original List Price Received at Sale*	89.9%	91.5%	+ 1.8%	88.0%	90.6%	+ 3.0%
Average Days on Market Until Sale	103	89	- 13.4%	111	101	- 8.7%
Single-Family Detached Inventory	787	754	- 4.2%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

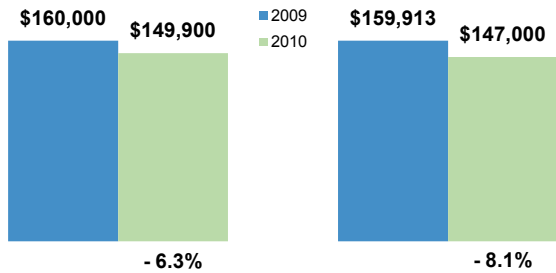
#### Activity—Most Recent Month



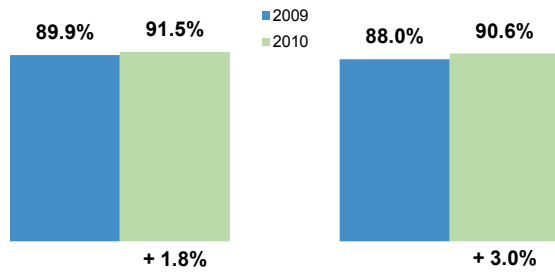
#### Activity—Year to Date



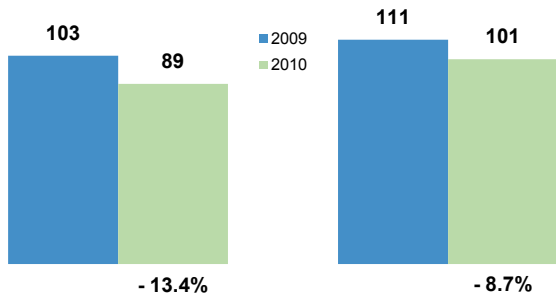
#### Median Sales Price



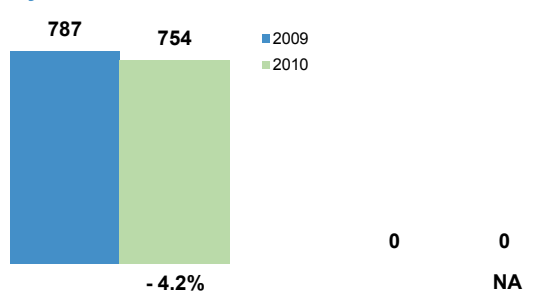
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month





# Local Market Updates

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



## Region 12

### Fleming Island Area

August

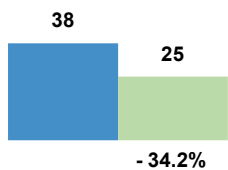
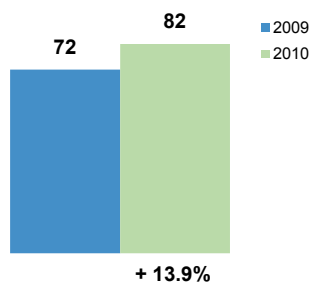
Year to Date

Clay County, FL

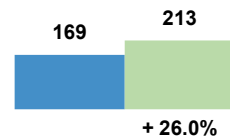
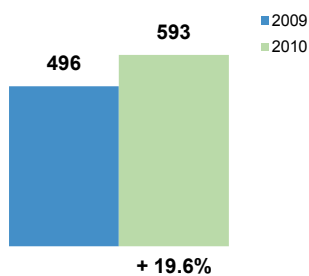
	2009	2010	Change	2009	2010	Change
New Listings	72	82	+ 13.9%	496	593	+ 19.6%
Closed Sales	38	25	- 34.2%	169	213	+ 26.0%
Median Sales Price*	\$232,500	\$205,000	- 11.8%	\$224,900	\$210,000	- 6.6%
Percent of Original List Price Received at Sale*	91.3%	91.6%	+ 0.3%	90.0%	90.3%	+ 0.3%
Average Days on Market Until Sale	104	105	+ 0.7%	113	108	- 4.1%
Single-Family Detached Inventory	325	350	+ 7.7%	--	--	--
Townhouse-Condo Inventory	26	34	+ 30.8%	--	--	--

\*Does not account for seller concessions

#### Activity—Most Recent Month



#### Activity—Year to Date



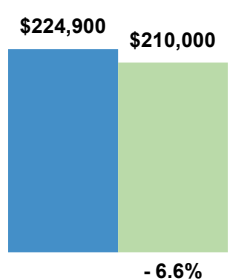
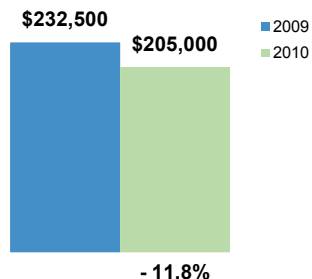
New Listings

Closed Sales

New Listings

Closed Sales

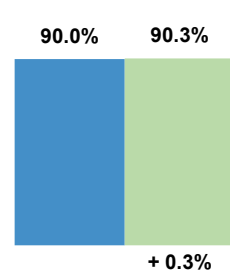
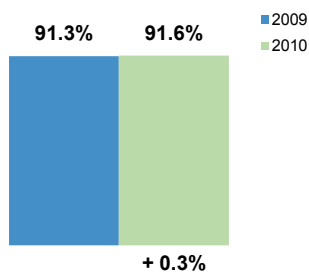
#### Median Sales Price



August

Year to Date

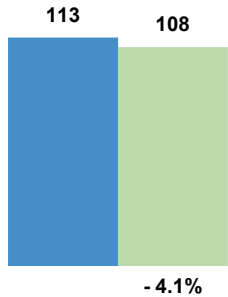
#### Percent of Original List Price Received at Sale



August

Year to Date

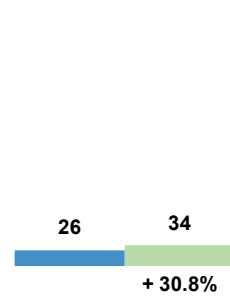
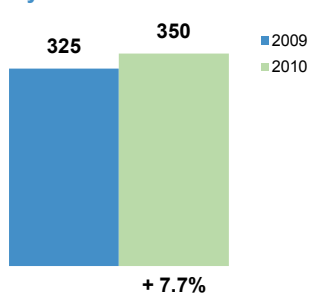
#### Days on Market Until Sale



August

Year to Date

#### Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

# Local Market Updates

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## Region 13

### Orange Park

### August

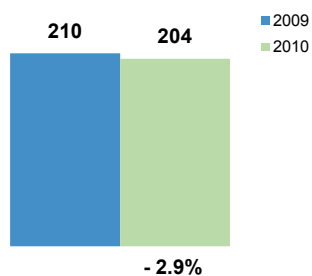
### Year to Date

Clay County, FL

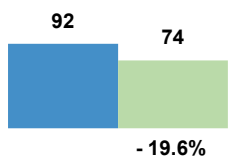
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	210	204	- 2.9%	1,240	1,285	+ 3.6%
<b>Closed Sales</b>	92	74	- 19.6%	512	622	+ 21.5%
<b>Median Sales Price*</b>	\$149,500	\$120,000	- 19.7%	\$158,000	\$135,500	- 14.2%
<b>Percent of Original List Price Received at Sale*</b>	91.5%	91.5%	- 0.1%	89.3%	89.9%	+ 0.7%
<b>Average Days on Market Until Sale</b>	93	87	- 6.2%	102	94	- 8.4%
<b>Single-Family Detached Inventory</b>	839	774	- 7.7%	--	--	--
<b>Townhouse-Condo Inventory</b>	74	58	- 21.6%	--	--	--

\*Does not account for seller concessions

#### Activity—Most Recent Month

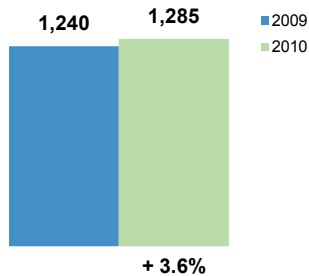


New Listings

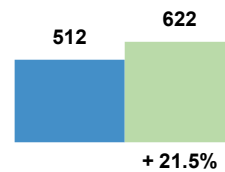


Closed Sales

#### Activity—Year to Date

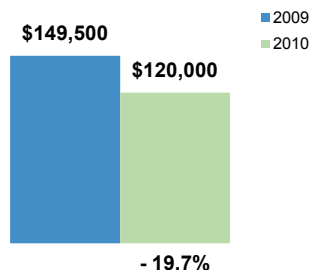


New Listings

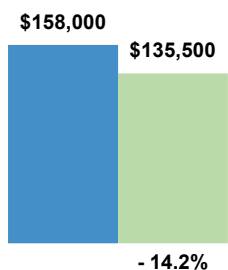


Closed Sales

#### Median Sales Price

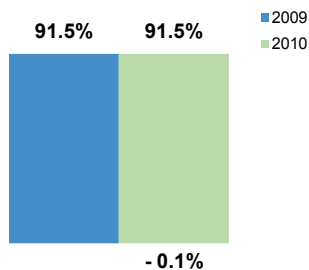


August

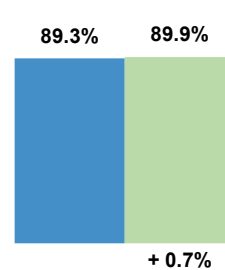


Year to Date

#### Percent of Original List Price Received at Sale

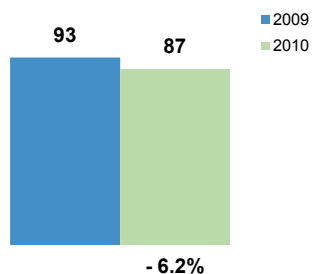


August

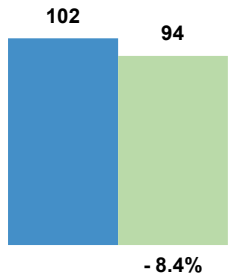


Year to Date

#### Days on Market Until Sale

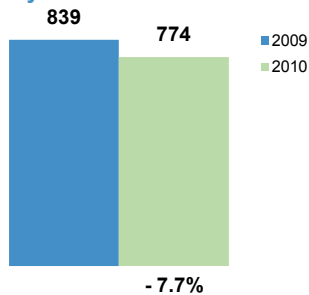


August

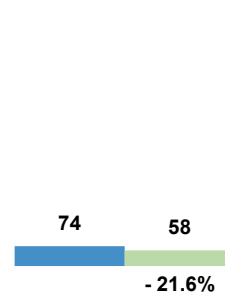


Year to Date

#### Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

# Local Market Updates

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## Region 14

### Middleburg Vicinity

August

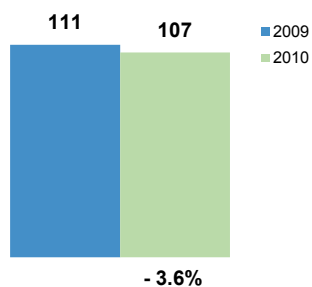
Year to Date

Clay County, FL

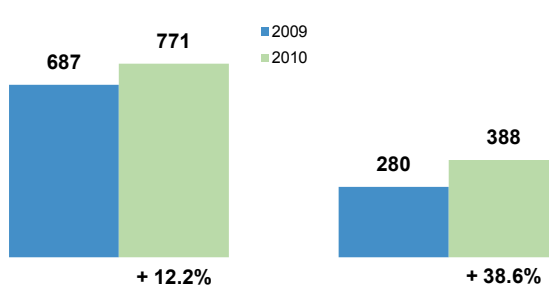
	2009	2010	Change	2009	2010	Change
New Listings	111	107	- 3.6%	687	771	+ 12.2%
Closed Sales	51	48	- 5.9%	280	388	+ 38.6%
Median Sales Price*	\$158,000	\$135,300	- 14.4%	\$160,000	\$135,000	- 15.6%
Percent of Original List Price Received at Sale*	92.9%	92.4%	- 0.6%	89.9%	90.9%	+ 1.1%
Average Days on Market Until Sale	85	79	- 7.3%	107	91	- 14.9%
Single-Family Detached Inventory	510	468	- 8.2%	--	--	--
Townhouse-Condo Inventory	8	10	+ 25.0%	--	--	--

\*Does not account for seller concessions

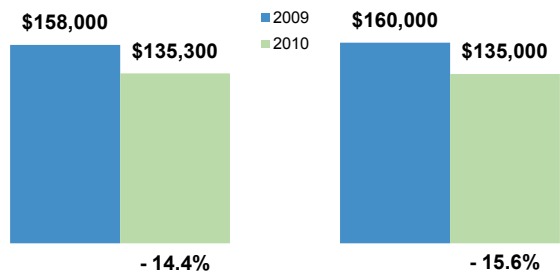
Activity—Most Recent Month



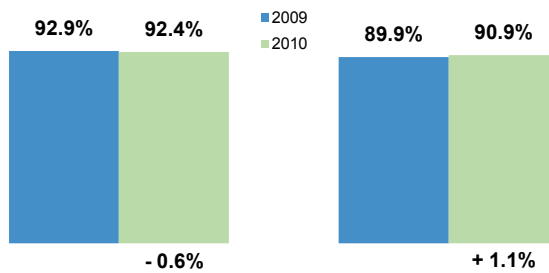
Activity—Year to Date



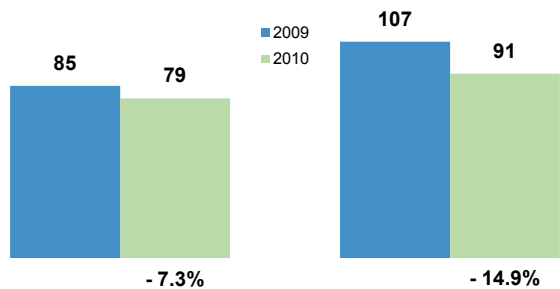
Median Sales Price



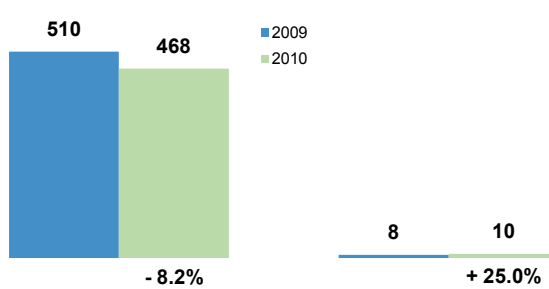
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates

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



## Region 15 Keystone Heights Vicinity

### August

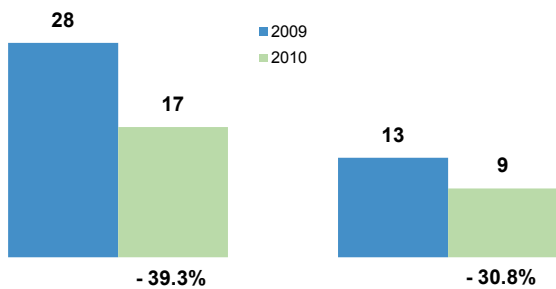
### Year to Date

Clay County, FL

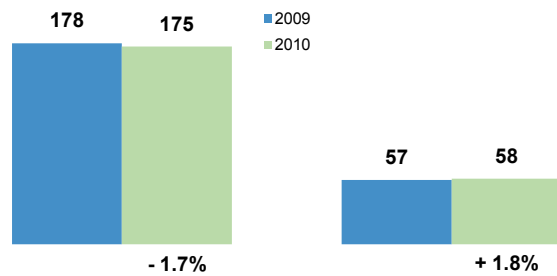
	2009	2010	Change	2009	2010	Change
New Listings	28	17	- 39.3%	178	175	- 1.7%
Closed Sales	13	9	- 30.8%	57	58	+ 1.8%
Median Sales Price*	\$114,000	<b>\$70,615</b>	- 38.1%	\$106,000	<b>\$75,750</b>	- 28.5%
Percent of Original List Price Received at Sale*	85.5%	<b>86.6%</b>	+ 1.2%	86.0%	<b>84.4%</b>	- 1.9%
Average Days on Market Until Sale	125	127	+ 1.3%	132	161	+ 22.4%
Single-Family Detached Inventory	190	199	+ 4.7%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

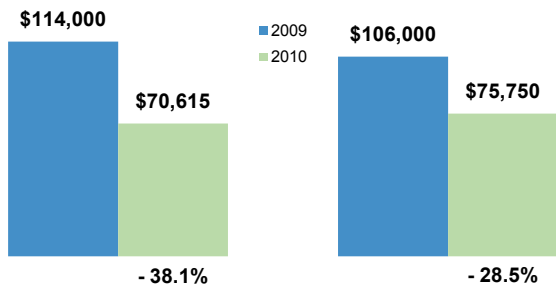
Activity—Most Recent Month



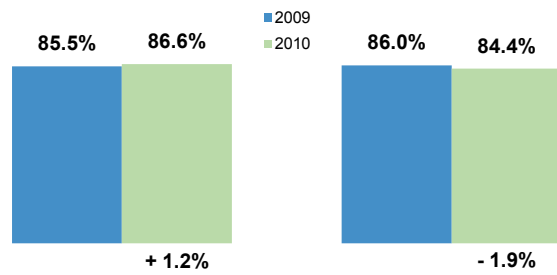
Activity—Year to Date



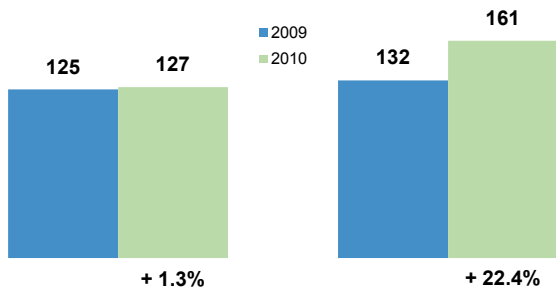
Median Sales Price



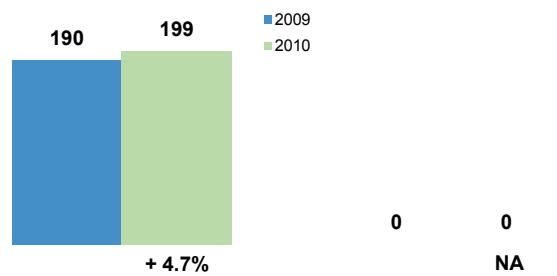
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates

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## Region 16

### Green Cove Springs

August

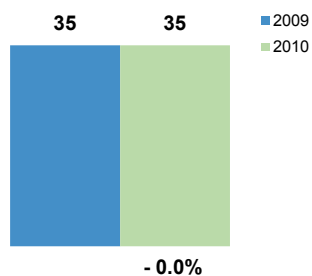
Year to Date

Clay County, FL

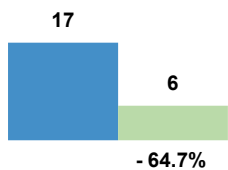
	2009	2010	Change	2009	2010	Change
New Listings	35	35	- 0.0%	197	184	- 6.6%
Closed Sales	17	6	- 64.7%	86	59	- 31.4%
Median Sales Price*	\$175,000	\$202,950	+ 16.0%	\$195,000	\$156,950	- 19.5%
Percent of Original List Price Received at Sale*	87.0%	83.9%	- 3.5%	87.9%	85.1%	- 3.3%
Average Days on Market Until Sale	125	154	+ 23.3%	131	126	- 3.8%
Single-Family Detached Inventory	175	148	- 15.4%	--	--	--
Townhouse-Condo Inventory	7	7	- 0.0%	--	--	--

\*Does not account for seller concessions

#### Activity—Most Recent Month

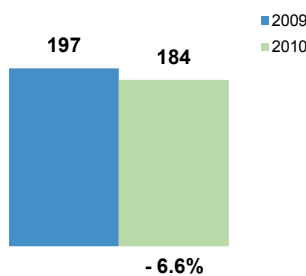


New Listings

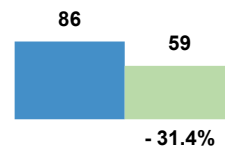


Closed Sales

#### Activity—Year to Date

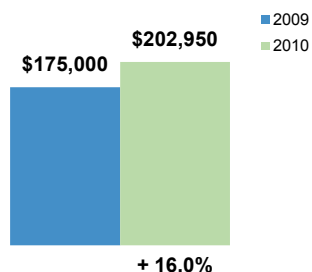


New Listings

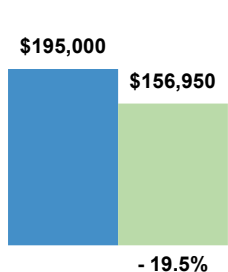


Closed Sales

#### Median Sales Price

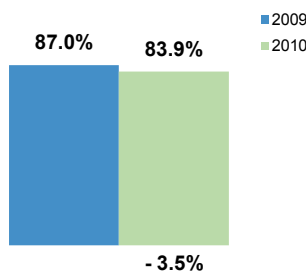


August

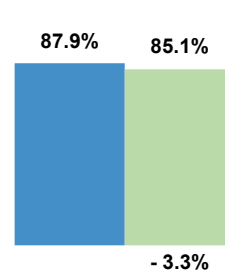


Year to Date

#### Percent of Original List Price Received at Sale

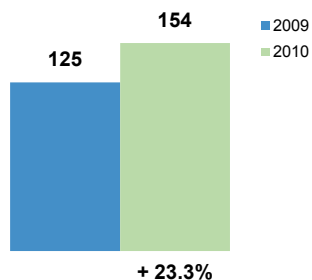


August

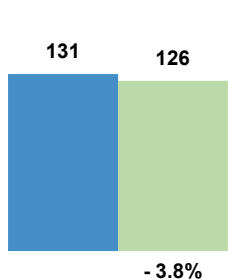


Year to Date

#### Days on Market Until Sale

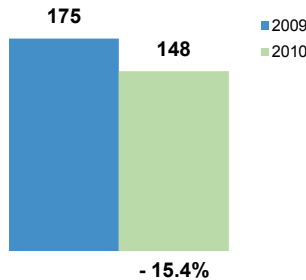


August

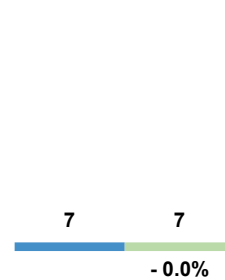


Year to Date

#### 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

### August

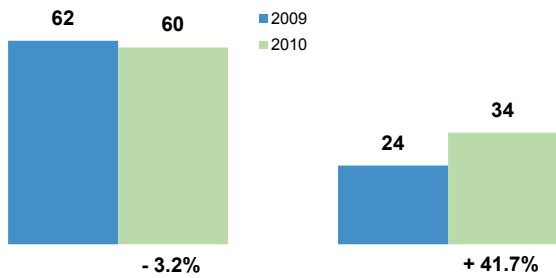
### Year to Date

Duval County, FL

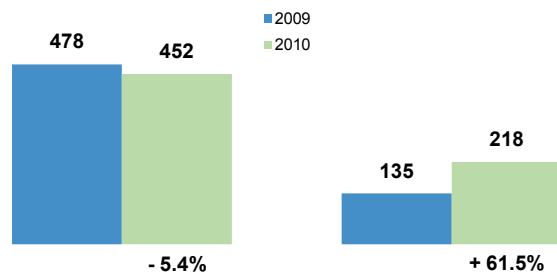
	2009	2010	Change	2009	2010	Change
New Listings	62	60	- 3.2%	478	452	- 5.4%
Closed Sales	24	34	+ 41.7%	135	218	+ 61.5%
Median Sales Price*	\$272,500	\$256,500	- 5.9%	\$265,000	\$229,000	- 13.6%
Percent of Original List Price Received at Sale*	85.6%	88.0%	+ 2.8%	85.8%	87.9%	+ 2.4%
Average Days on Market Until Sale	122	115	- 5.8%	111	125	+ 13.1%
Single-Family Detached Inventory	242	177	- 26.9%	--	--	--
Townhouse-Condo Inventory	237	220	- 7.2%	--	--	--

\*Does not account for seller concessions

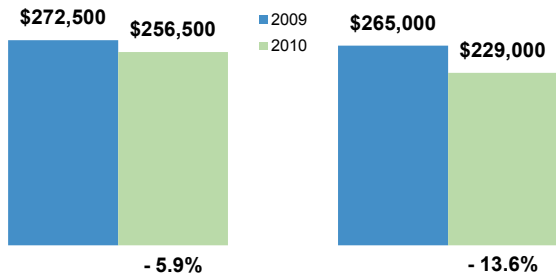
#### Activity—Most Recent Month



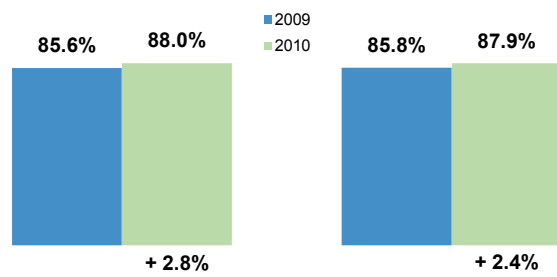
#### Activity—Year to Date



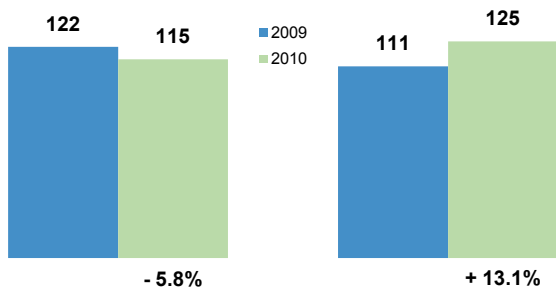
#### Median Sales Price



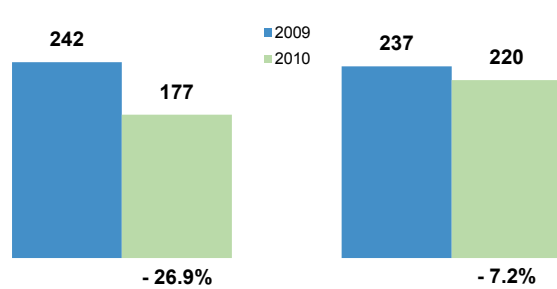
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 22

### Neptune Bch

### August

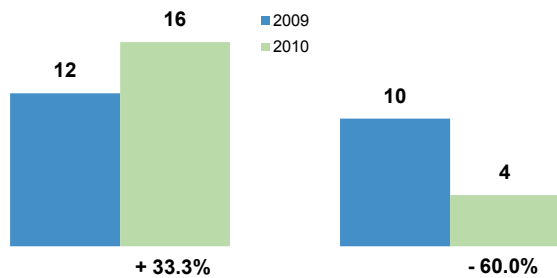
### Year to Date

Duval County, FL

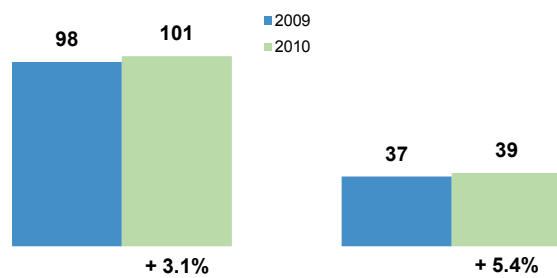
	2009	2010	Change	2009	2010	Change
New Listings	12	16	+ 33.3%	98	101	+ 3.1%
Closed Sales	10	4	- 60.0%	37	39	+ 5.4%
Median Sales Price*	\$314,000	\$281,000	- 10.5%	\$344,500	\$233,000	- 32.4%
Percent of Original List Price Received at Sale*	88.5%	91.8%	+ 3.7%	86.3%	88.6%	+ 2.6%
Average Days on Market Until Sale	92	107	+ 16.3%	117	77	- 34.2%
Single-Family Detached Inventory	72	85	+ 18.1%	--	--	--
Townhouse-Condo Inventory	1	1	- 0.0%	--	--	--

\*Does not account for seller concessions

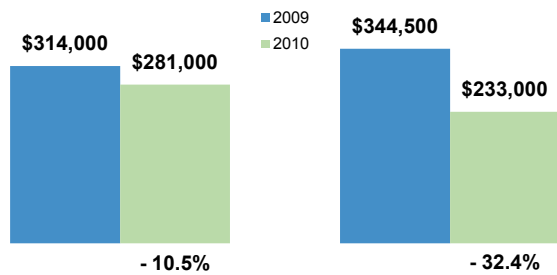
#### Activity—Most Recent Month



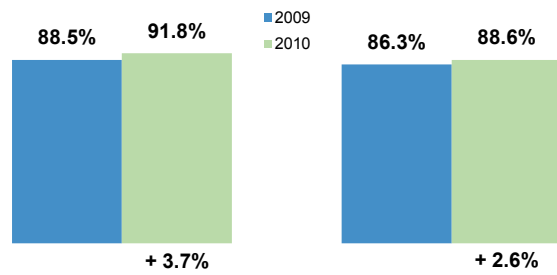
#### Activity—Year to Date



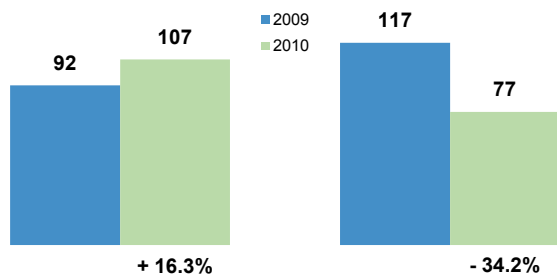
#### Median Sales Price



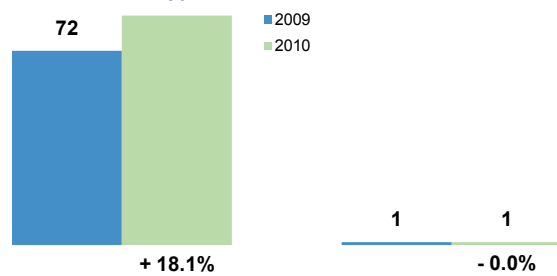
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 23

### Atlantic Bch

### August

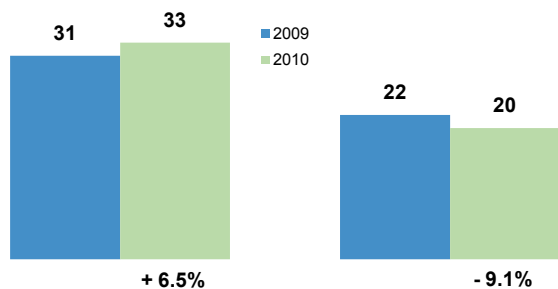
### Year to Date

Duval County, FL

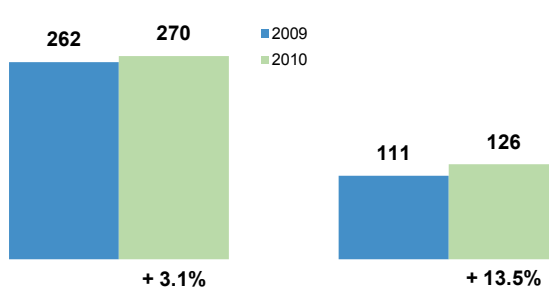
	2009	2010	Change	2009	2010	Change
New Listings	31	33	+ 6.5%	262	270	+ 3.1%
Closed Sales	22	20	- 9.1%	111	126	+ 13.5%
Median Sales Price*	\$205,000	\$119,950	- 41.5%	\$200,000	\$163,175	- 18.4%
Percent of Original List Price Received at Sale*	85.9%	90.7%	+ 5.5%	84.3%	87.5%	+ 3.9%
Average Days on Market Until Sale	122	104	- 14.6%	122	131	+ 7.7%
Single-Family Detached Inventory	188	162	- 13.8%	--	--	--
Townhouse-Condo Inventory	27	33	+ 22.2%	--	--	--

\*Does not account for seller concessions

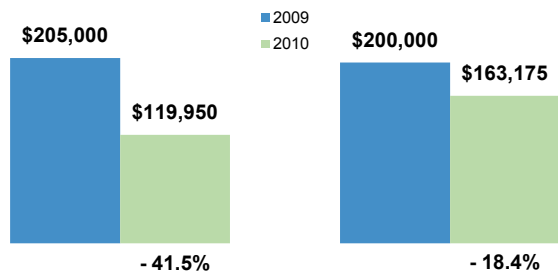
#### Activity—Most Recent Month



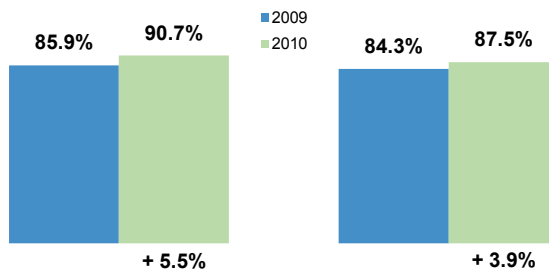
#### Activity—Year to Date



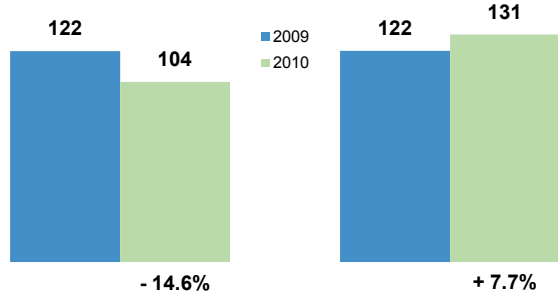
#### Median Sales Price



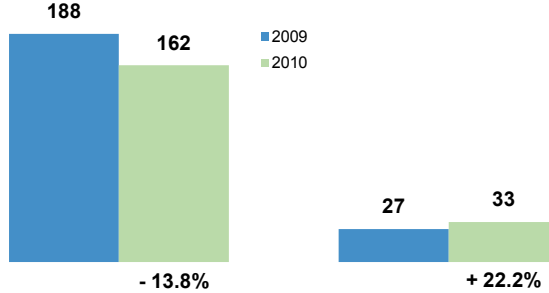
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month





# Local Market Updates

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



## Region 25 Ponte Vedra Bch North

August

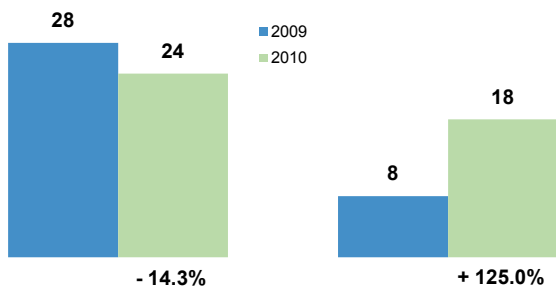
Year to Date

St. John's County, FL

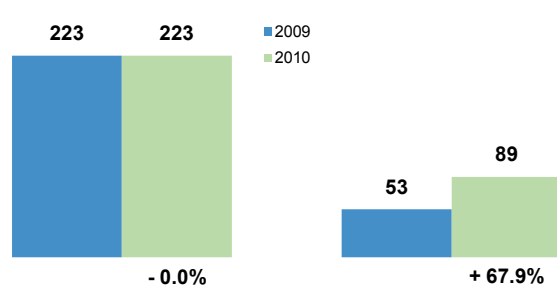
	2009	2010	Change	2009	2010	Change
New Listings	28	24	- 14.3%	223	223	- 0.0%
Closed Sales	8	18	+ 125.0%	53	89	+ 67.9%
Median Sales Price*	\$202,250	\$557,500	+ 175.6%	\$270,375	\$359,200	+ 32.9%
Percent of Original List Price Received at Sale*	89.9%	86.1%	- 4.2%	85.2%	83.2%	- 2.3%
Average Days on Market Until Sale	93	154	+ 65.7%	120	140	+ 16.9%
Single-Family Detached Inventory	177	146	- 17.5%	--	--	--
Townhouse-Condo Inventory	37	34	- 8.1%	--	--	--

\*Does not account for seller concessions

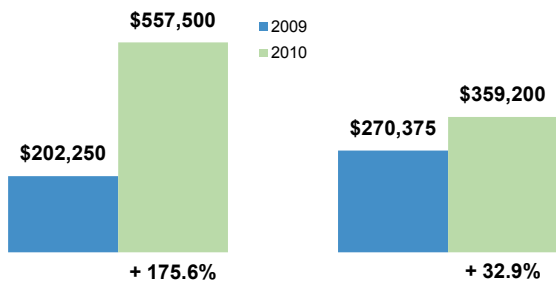
Activity—Most Recent Month



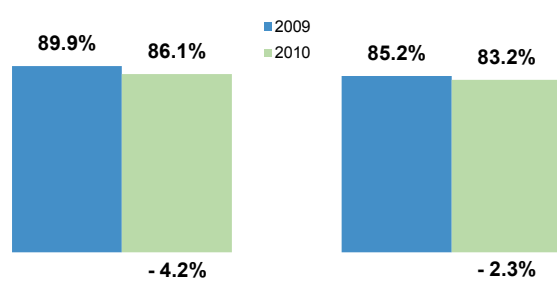
Activity—Year to Date



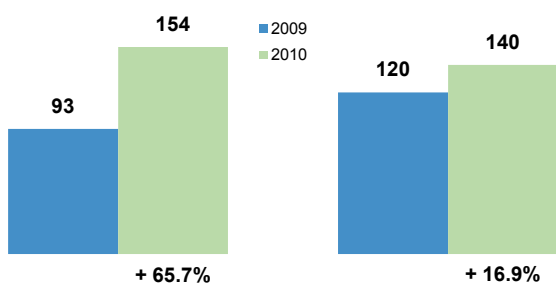
Median Sales Price



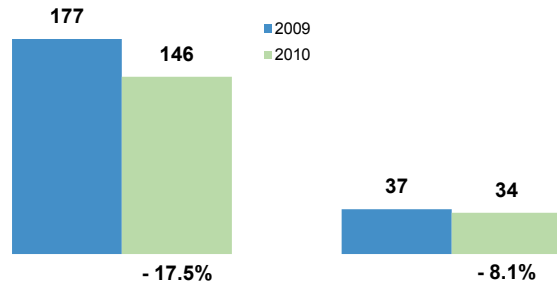
Percent of Original List Price Received at Sale



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

August

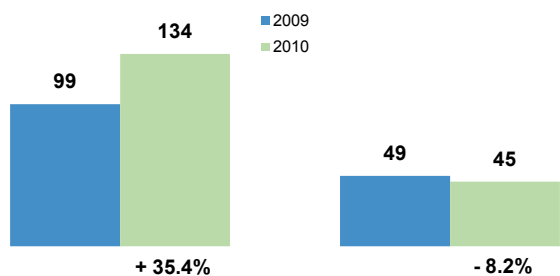
Year to Date

St. John's County, FL

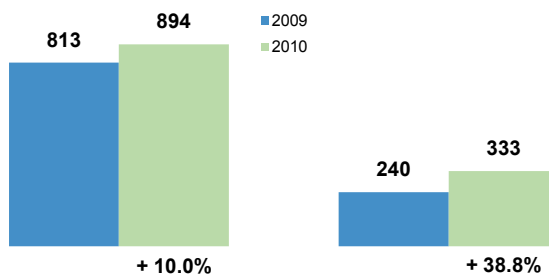
	2009	2010	Change	2009	2010	Change
New Listings	99	134	+ 35.4%	813	894	+ 10.0%
Closed Sales	49	45	- 8.2%	240	333	+ 38.8%
Median Sales Price*	\$365,000	\$305,000	- 16.4%	\$307,000	\$310,863	+ 1.3%
Percent of Original List Price Received at Sale*	85.7%	87.8%	+ 2.5%	85.2%	87.4%	+ 2.6%
Average Days on Market Until Sale	129	120	- 6.4%	128	140	+ 10.2%
Single-Family Detached Inventory	532	581	+ 9.2%	--	--	--
Townhouse-Condo Inventory	244	202	- 17.2%	--	--	--

\*Does not account for seller concessions

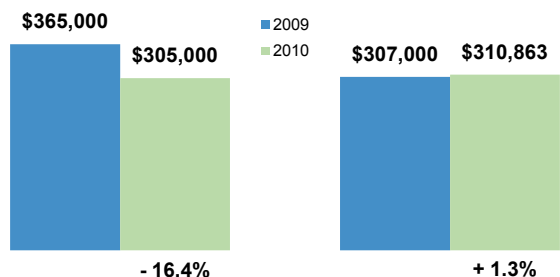
Activity—Most Recent Month



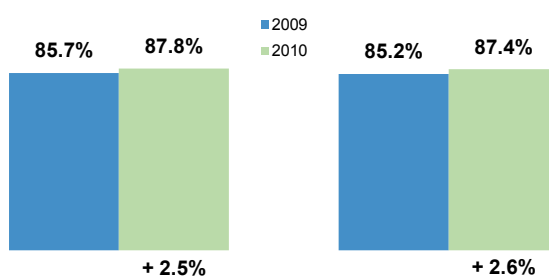
Activity—Year to Date



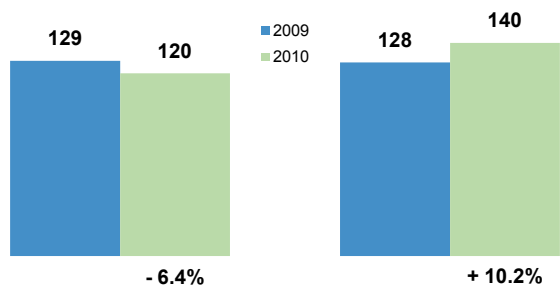
Median Sales Price



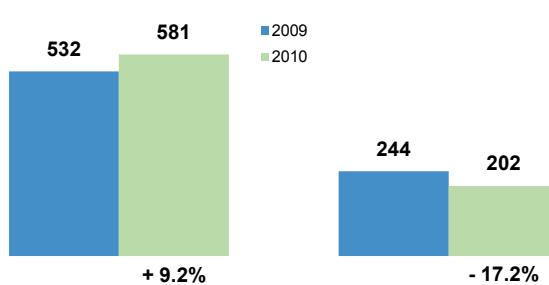
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates

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



## Region 30 St. Johns County – NW

### August

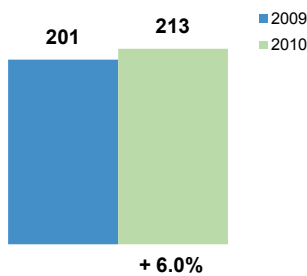
### Year to Date

St. John's County, FL

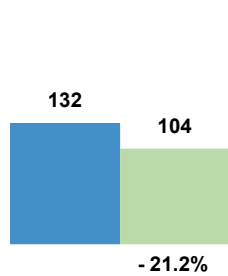
	2009	2010	Change	2009	2010	Change
New Listings	201	213	+ 6.0%	1,539	1,541	+ 0.1%
Closed Sales	132	104	- 21.2%	644	762	+ 18.3%
Median Sales Price*	\$227,750	\$220,000	- 3.4%	\$235,000	\$221,000	- 6.0%
Percent of Original List Price Received at Sale*	90.5%	90.8%	+ 0.4%	88.5%	90.7%	+ 2.6%
Average Days on Market Until Sale	113	109	- 3.0%	122	108	- 11.3%
Single-Family Detached Inventory	1,033	933	- 9.7%	--	--	--
Townhouse-Condo Inventory	191	91	- 52.4%	--	--	--

\*Does not account for seller concessions

#### Activity—Most Recent Month

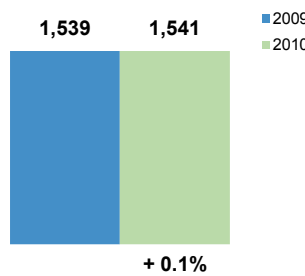


New Listings

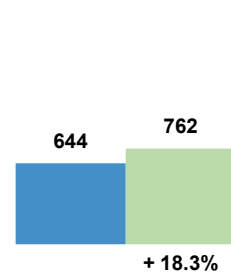


Closed Sales

#### Activity—Year to Date

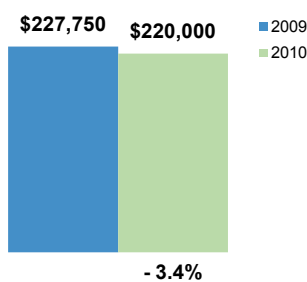


New Listings

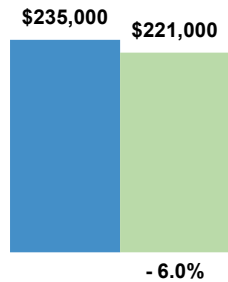


Closed Sales

#### Median Sales Price

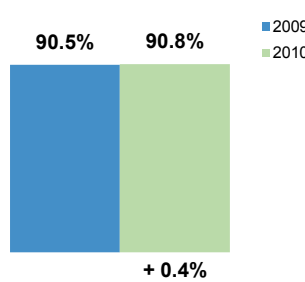


August

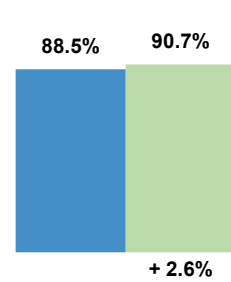


Year to Date

#### Percent of Original List Price Received at Sale

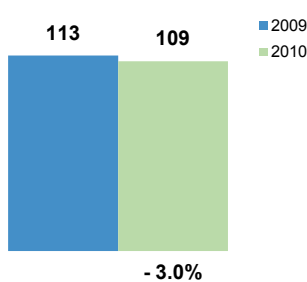


August

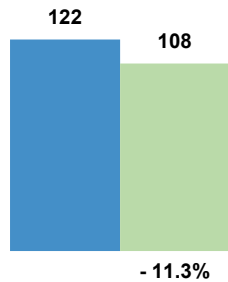


Year to Date

#### Days on Market Until Sale

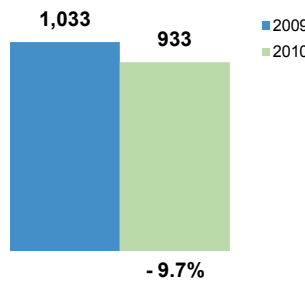


August

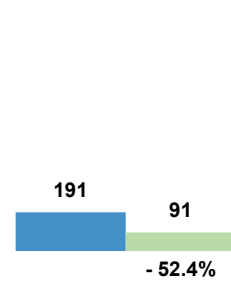


Year to Date

#### 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

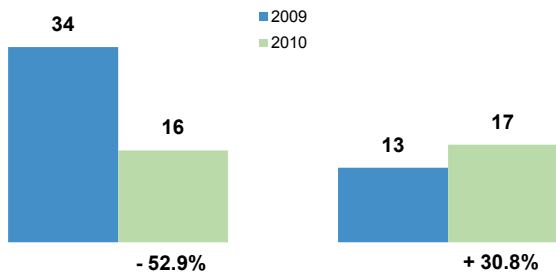
### August

### Year to Date

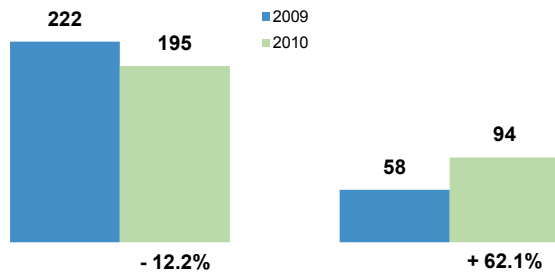
	2009	2010	Change	2009	2010	Change
New Listings	34	16	- 52.9%	222	195	- 12.2%
Closed Sales	13	17	+ 30.8%	58	94	+ 62.1%
Median Sales Price*	\$269,000	\$249,000	- 7.4%	\$235,773	\$249,995	+ 6.0%
Percent of Original List Price Received at Sale*	90.2%	90.0%	- 0.3%	85.1%	89.6%	+ 5.3%
Average Days on Market Until Sale	148	117	- 20.6%	139	116	- 16.1%
Single-Family Detached Inventory	155	134	- 13.5%	--	--	--
Townhouse-Condo Inventory	62	15	- 75.8%	--	--	--

\*Does not account for seller concessions

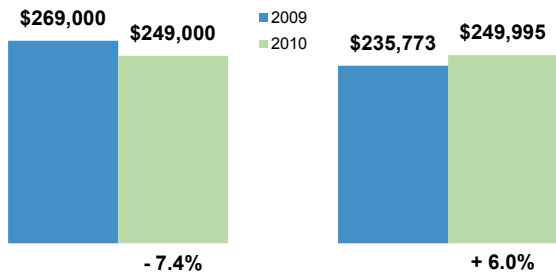
#### Activity—Most Recent Month



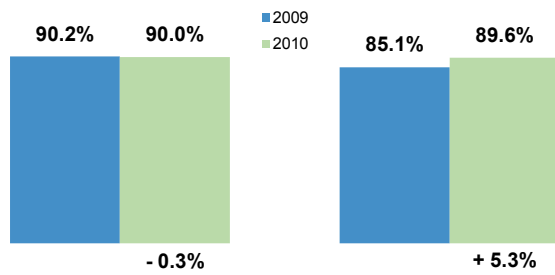
#### Activity—Year to Date



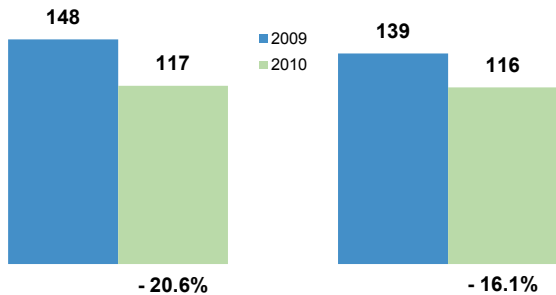
#### Median Sales Price



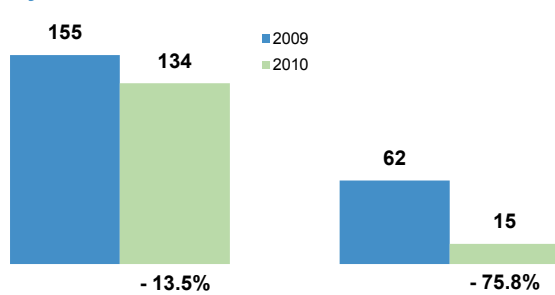
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates



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

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

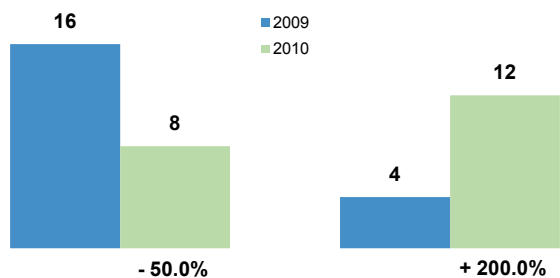
### August

### Year to Date

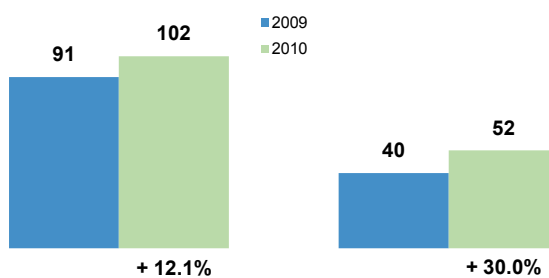
	2009	2010	Change	2009	2010	Change
New Listings	16	8	- 50.0%	91	102	+ 12.1%
Closed Sales	4	12	+ 200.0%	40	52	+ 30.0%
Median Sales Price*	\$165,000	\$174,000	+ 5.5%	\$160,000	\$170,000	+ 6.3%
Percent of Original List Price Received at Sale*	87.1%	86.8%	- 0.4%	85.7%	86.9%	+ 1.4%
Average Days on Market Until Sale	198	140	- 29.5%	159	130	- 18.1%
Single-Family Detached Inventory	74	66	- 10.8%	--	--	--
Townhouse-Condo Inventory	38	27	- 28.9%	--	--	--

\*Does not account for seller concessions

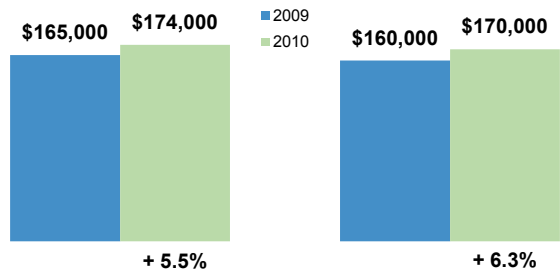
Activity—Most Recent Month



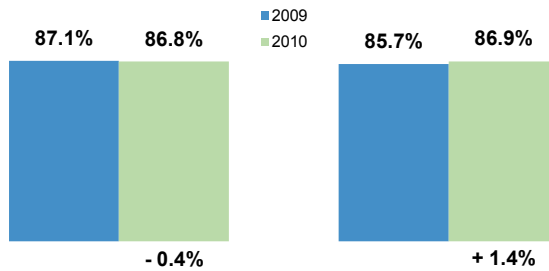
Activity—Year to Date



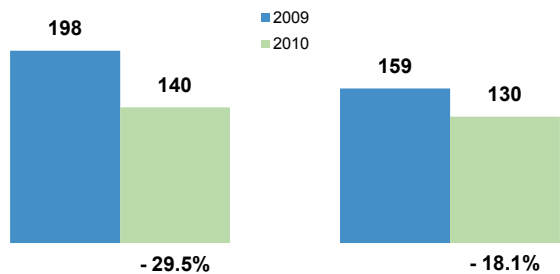
Median Sales Price



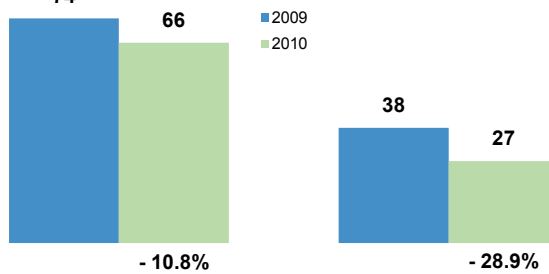
Percent of Original List Price Received at Sale



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

### August

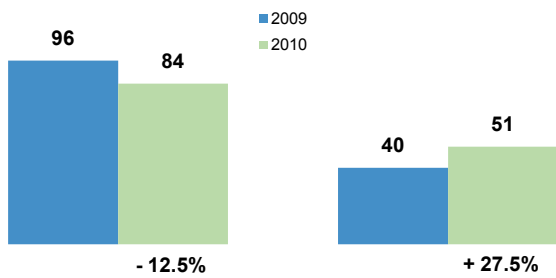
### Year to Date

St. John's County, FL

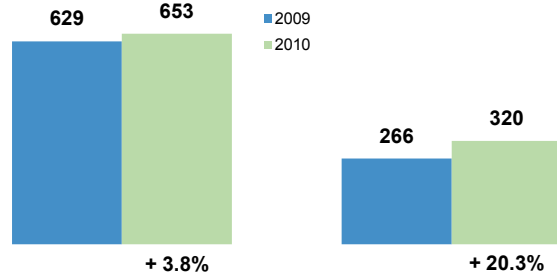
	2009	2010	Change	2009	2010	Change
New Listings	96	84	- 12.5%	629	653	+ 3.8%
Closed Sales	40	51	+ 27.5%	266	320	+ 20.3%
Median Sales Price*	\$135,000	\$140,000	+ 3.7%	\$169,500	\$145,000	- 14.5%
Percent of Original List Price Received at Sale*	85.4%	91.7%	+ 7.3%	87.5%	88.8%	+ 1.4%
Average Days on Market Until Sale	122	108	- 10.9%	99	108	+ 8.3%
Single-Family Detached Inventory	390	356	- 8.7%	--	--	--
Townhouse-Condo Inventory	132	121	- 8.3%	--	--	--

\*Does not account for seller concessions

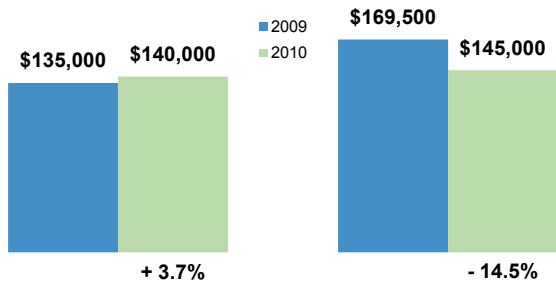
#### Activity—Most Recent Month



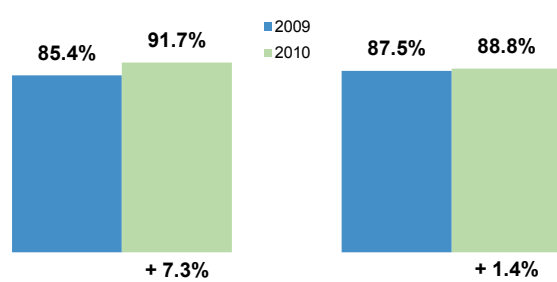
#### Activity—Year to Date



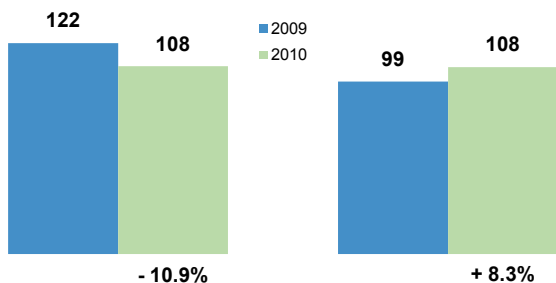
#### Median Sales Price



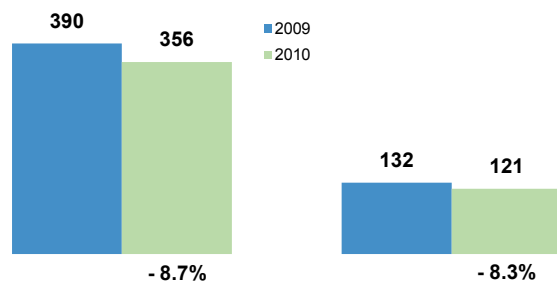
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 34 St. Johns County – SW

### August

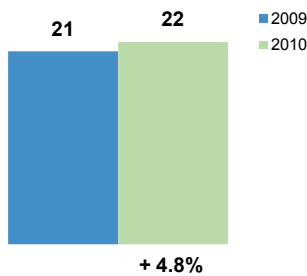
### Year to Date

St. John's County, FL

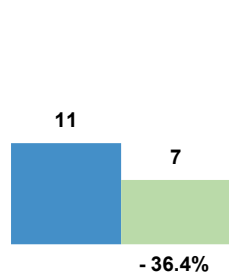
	2009	2010	Change	2009	2010	Change
New Listings	21	22	+ 4.8%	88	119	+ 35.2%
Closed Sales	11	7	- 36.4%	34	48	+ 41.2%
Median Sales Price*	\$107,000	\$161,806	+ 51.2%	\$160,000	\$95,250	- 40.5%
Percent of Original List Price Received at Sale*	91.1%	90.0%	- 1.1%	88.3%	88.8%	+ 0.5%
Average Days on Market Until Sale	133	133	+ 0.3%	126	86	- 31.7%
Single-Family Detached Inventory	88	106	+ 20.5%	--	--	--
Townhouse-Condo Inventory	1	0	- 100.0%	--	--	--

\*Does not account for seller concessions

Activity—Most Recent Month

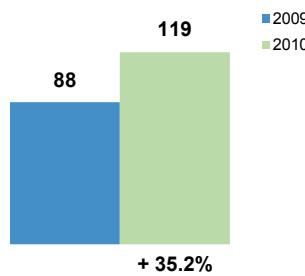


New Listings

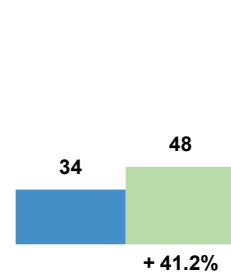


Closed Sales

Activity—Year to Date

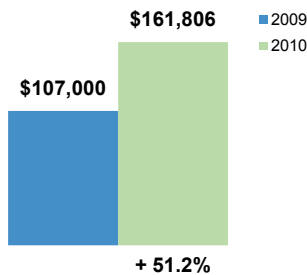


New Listings

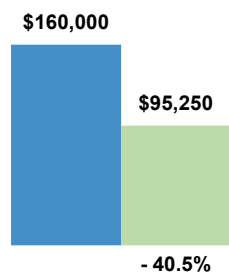


Closed Sales

Median Sales Price

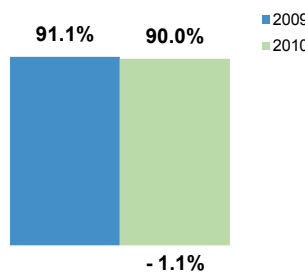


August

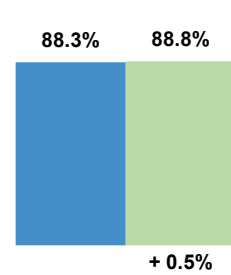


Year to Date

Percent of Original List Price Received at Sale



August

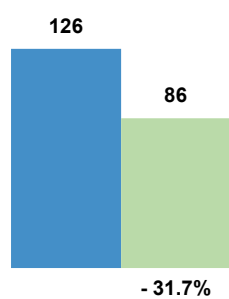


Year to Date

Days on Market Until Sale

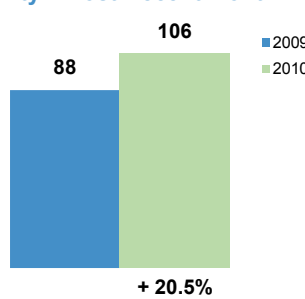


August



Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

# Local Market Updates

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## Region 40

### Nassau County

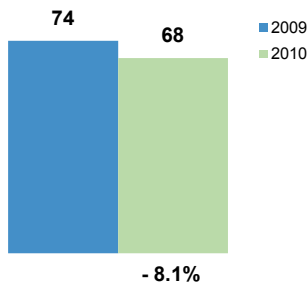
### August

### Year to Date

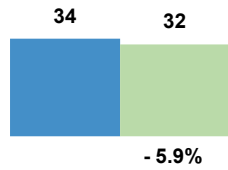
Nassau County, FL		2009	2010	Change	2009	2010	Change
New Listings		74	68	- 8.1%	476	519	+ 9.0%
Closed Sales		34	32	- 5.9%	193	232	+ 20.2%
Median Sales Price*		\$165,000	\$124,900	- 24.3%	\$180,000	\$144,000	- 20.0%
Percent of Original List Price Received at Sale*		89.7%	90.7%	+ 1.1%	87.6%	87.0%	- 0.7%
Average Days on Market Until Sale		107	76	- 29.0%	117	115	- 1.5%
Single-Family Detached Inventory		358	370	+ 3.4%	--	--	--
Townhouse-Condo Inventory		40	43	+ 7.5%	--	--	--

\*Does not account for seller concessions

#### Activity—Most Recent Month

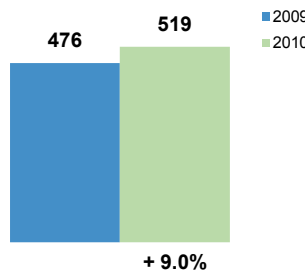


New Listings

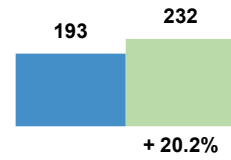


Closed Sales

#### Activity—Year to Date

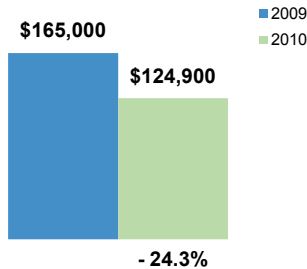


New Listings

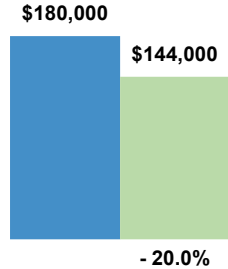


Closed Sales

#### Median Sales Price

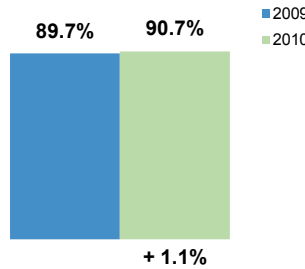


August

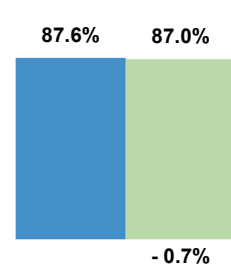


Year to Date

#### Percent of Original List Price Received at Sale

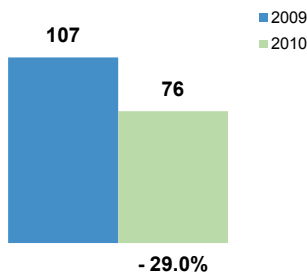


August

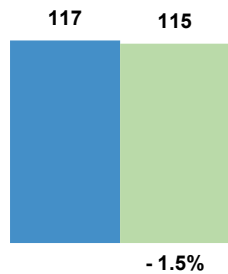


Year to Date

#### Days on Market Until Sale

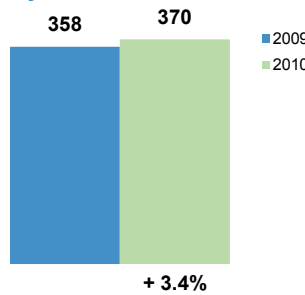


August

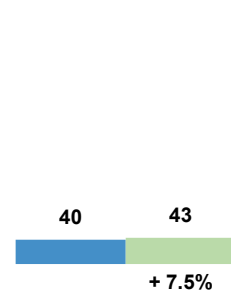


Year to Date

#### Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached



# Local Market Updates

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## Region 50

### Baker County

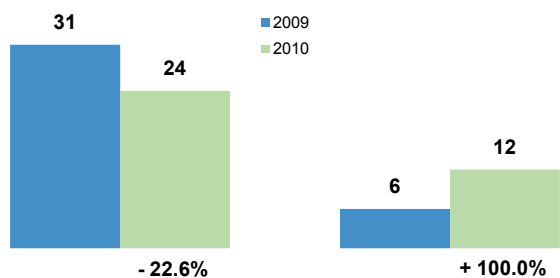
### August

### Year to Date

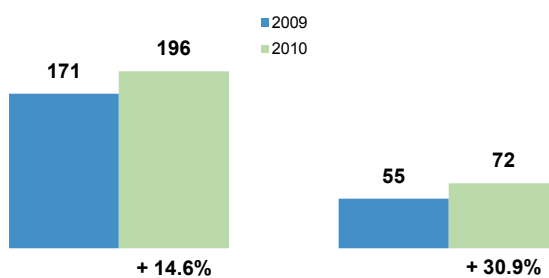
Baker County, FL	2009	2010	Change	2009	2010	Change
New Listings	31	24	- 22.6%	171	196	+ 14.6%
Closed Sales	6	12	+ 100.0%	55	72	+ 30.9%
Median Sales Price*	\$175,000	\$99,950	- 42.9%	\$155,000	\$127,500	- 17.7%
Percent of Original List Price Received at Sale*	98.0%	88.1%	- 10.1%	88.8%	89.2%	+ 0.4%
Average Days on Market Until Sale	65	139	+ 114.0%	132	149	+ 13.3%
Single-Family Detached Inventory	136	151	+ 11.0%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

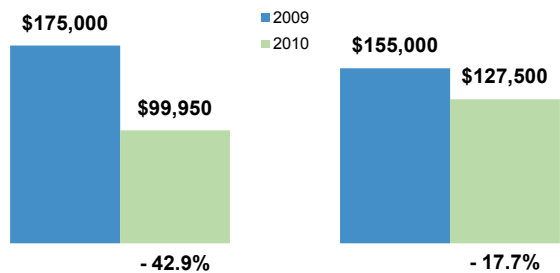
#### Activity—Most Recent Month



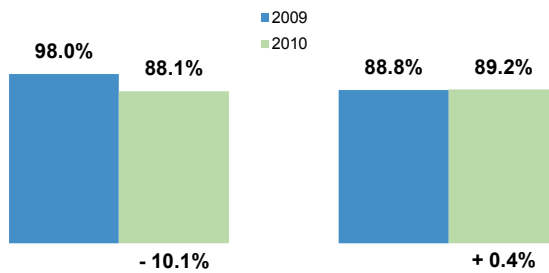
#### Activity—Year to Date



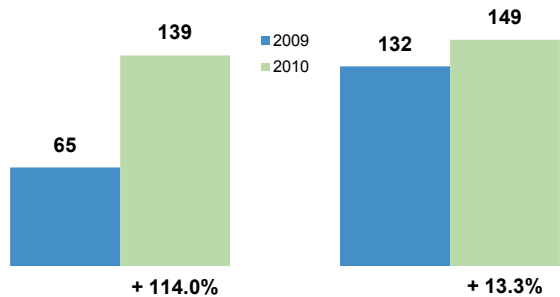
#### Median Sales Price



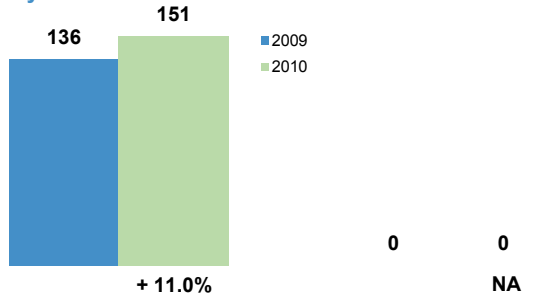
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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## Region 56

### Putnam County NE

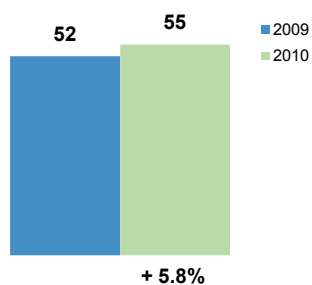
August

Year to Date

Putnam County, FL	2009	2010	Change	2009	2010	Change
New Listings	52	55	+ 5.8%	279	350	+ 25.4%
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	355	395	+ 11.3%	--	--	--
Townhouse-Condo Inventory	4	4	- 0.0%	--	--	--

\*Does not account for seller concessions

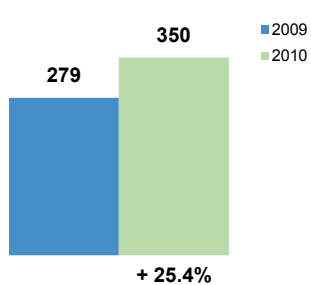
#### Activity—Most Recent Month



New Listings

Closed Sales

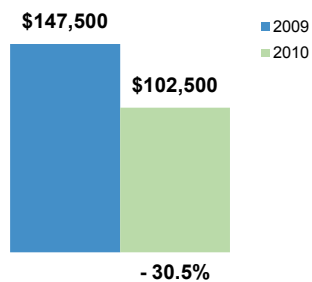
#### Activity—Year to Date



New Listings

Closed Sales

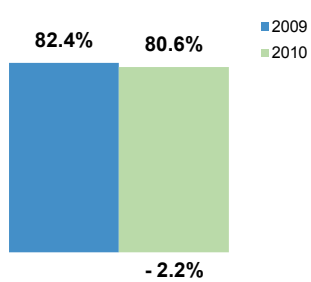
#### Median Sales Price



August

Year to Date

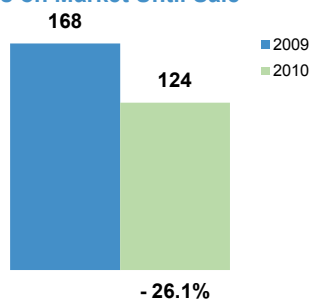
#### Percent of Original List Price Received at Sale



August

Year to Date

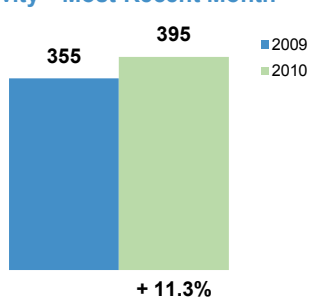
#### Days on Market Until Sale



August

Year to Date

#### Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

# Local Market Updates

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



## Region 57 Putnam County – West

### August

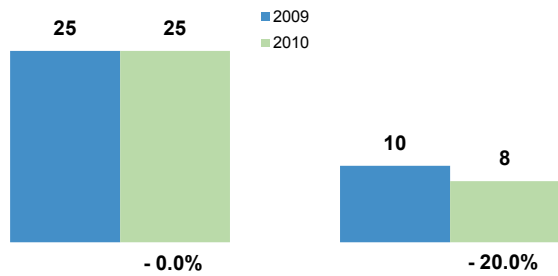
### Year to Date

Putnam County, FL

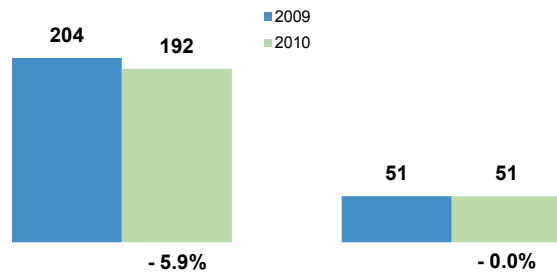
	2009	2010	Change	2009	2010	Change
New Listings	25	25	- 0.0%	204	192	- 5.9%
Closed Sales	10	8	- 20.0%	51	51	- 0.0%
Median Sales Price*	\$45,200	\$73,500	+ 62.6%	\$45,200	\$55,000	+ 21.7%
Percent of Original List Price Received at Sale*	74.8%	76.9%	+ 2.8%	78.2%	81.5%	+ 4.3%
Average Days on Market Until Sale	171	111	- 35.0%	158	153	- 2.9%
Single-Family Detached Inventory	234	206	- 12.0%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

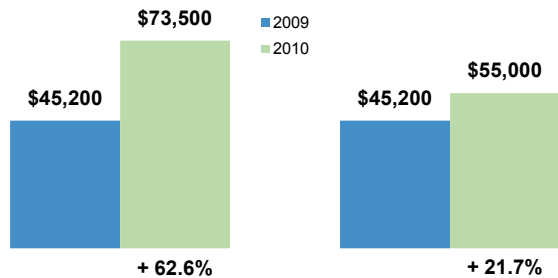
#### Activity—Most Recent Month



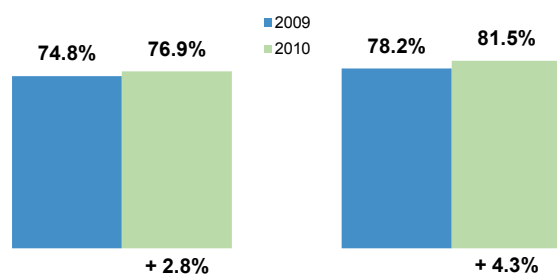
#### Activity—Year to Date



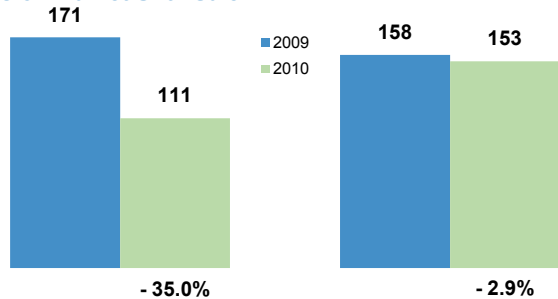
#### Median Sales Price



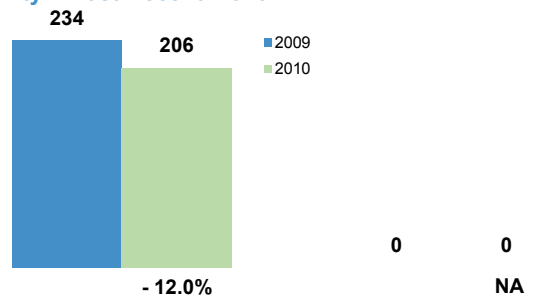
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 58 Putnam County - South

### August

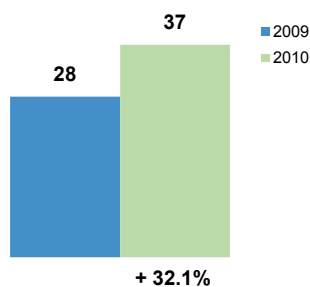
### Year to Date

Putnam County, FL

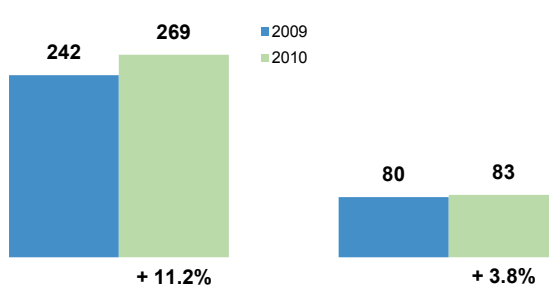
	2009	2010	Change	2009	2010	Change
New Listings	28	37	+ 32.1%	242	269	+ 11.2%
Closed Sales	10	16	+ 60.0%	80	83	+ 3.8%
Median Sales Price*	\$140,000	\$112,500	- 19.6%	\$66,000	\$50,305	- 23.8%
Percent of Original List Price Received at Sale*	79.0%	76.0%	- 3.7%	81.6%	80.3%	- 1.6%
Average Days on Market Until Sale	187	252	+ 34.8%	167	190	+ 13.5%
Single-Family Detached Inventory	306	309	+ 1.0%	--	--	--
Townhouse-Condo Inventory	5	6	+ 20.0%	--	--	--

\*Does not account for seller concessions

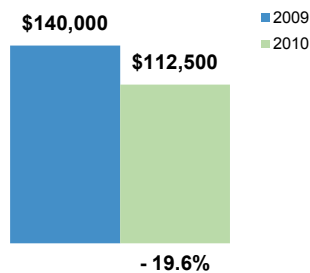
Activity—Most Recent Month



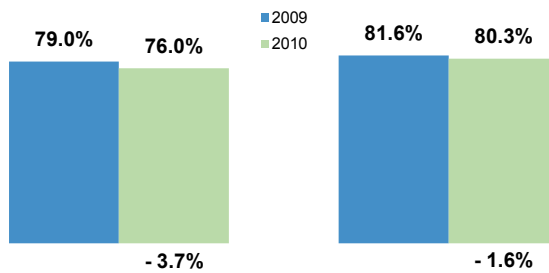
Activity—Year to Date



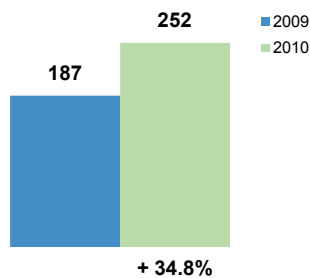
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

