



NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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Monthly Indicators

October 2010

What can we say that we haven't said before? Newspapers warn of possible foreclosure moratoria, job growth is just barely in the black and the midterm election cycle brought new leadership to Washington, DC. Buyers are armed with access to cheap loans and strong negotiating power. Recovery continues to crawl forward nationally; let's take a look at what's happening locally.

Pending Sales in the Northeast Florida region decreased by 13.0 percent from last October to arrive at 1,280. New Listings decreased by 21.6 percent to land at 2,311 and the overall inventory of 14,933 decreased by 6.2 percent.

Prices fell slightly, by 1.7 percent, registering in at \$142,550. Average Days on Market, at 112, increased by 3.9 percent versus last year. Negotiations moved in favor of buyers as Percent of Original List Price Received at Sale decreased by 2.7 percent to 86.9 percent.

Stronger economic growth will drive new household formations and instill the confidence needed for current homeowners to move up and for current renters to buy. We're getting there.

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Area breakouts of 29 submarkets begin after page 15.

New Listings

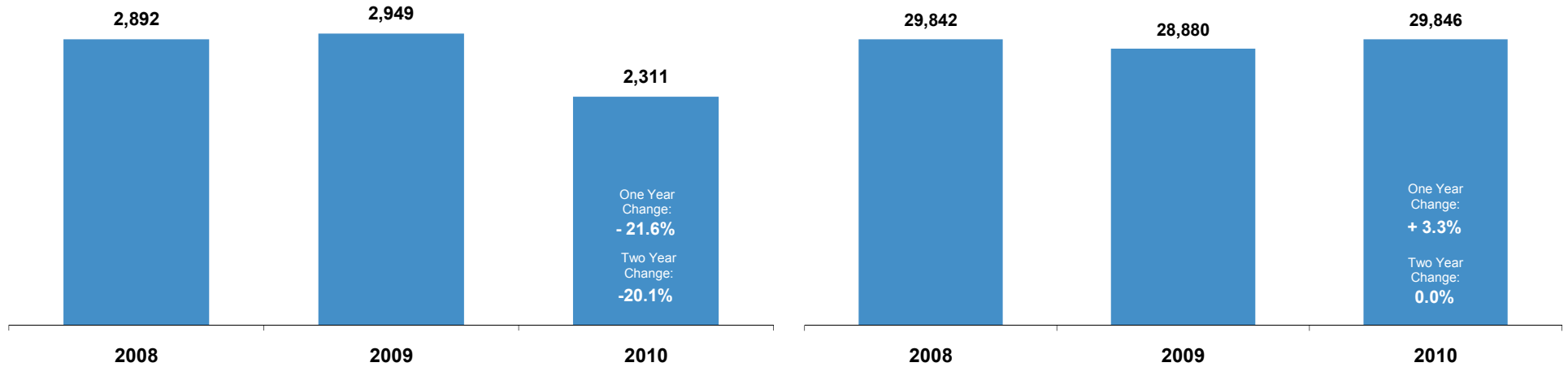
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



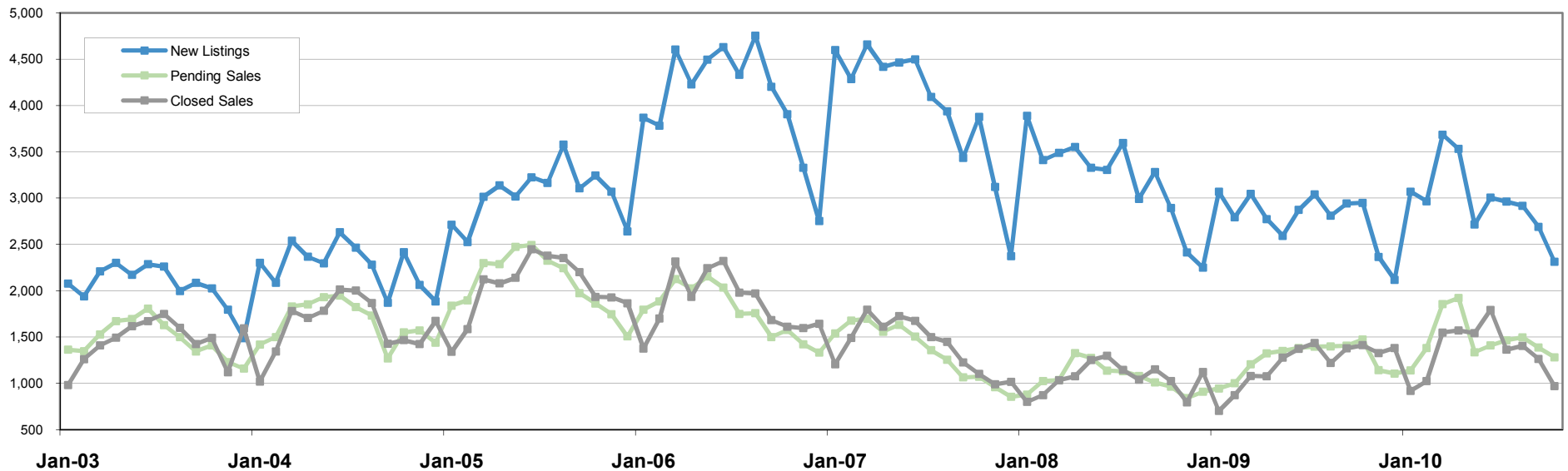
**NORTHEAST FLORIDA
ASSOCIATION OF REALTORS**

October

Year to Date



Historical Market Activity



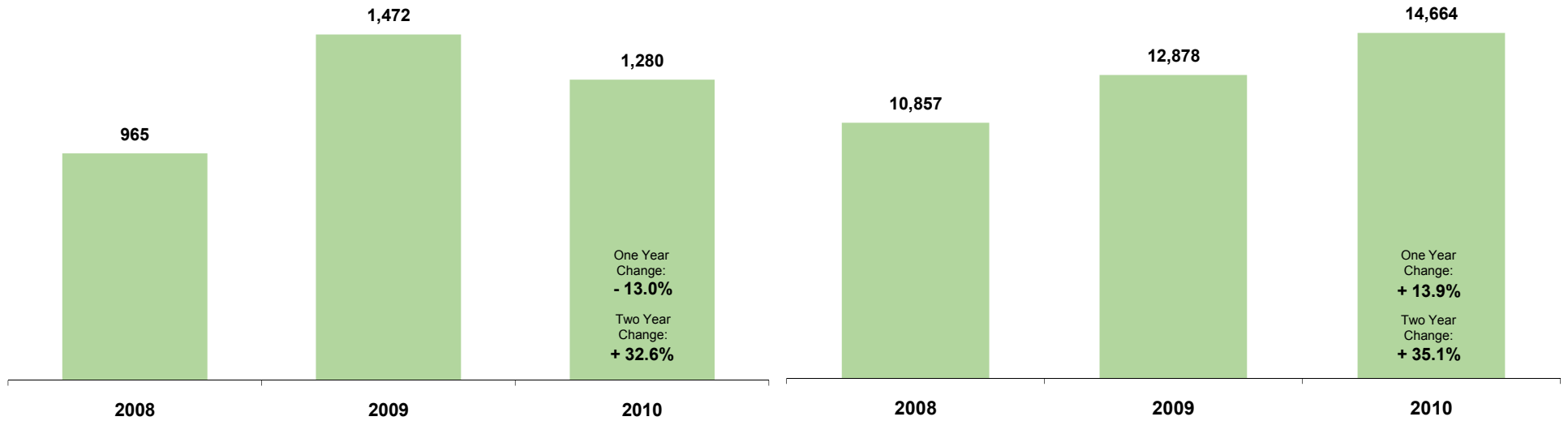
Pending Sales

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

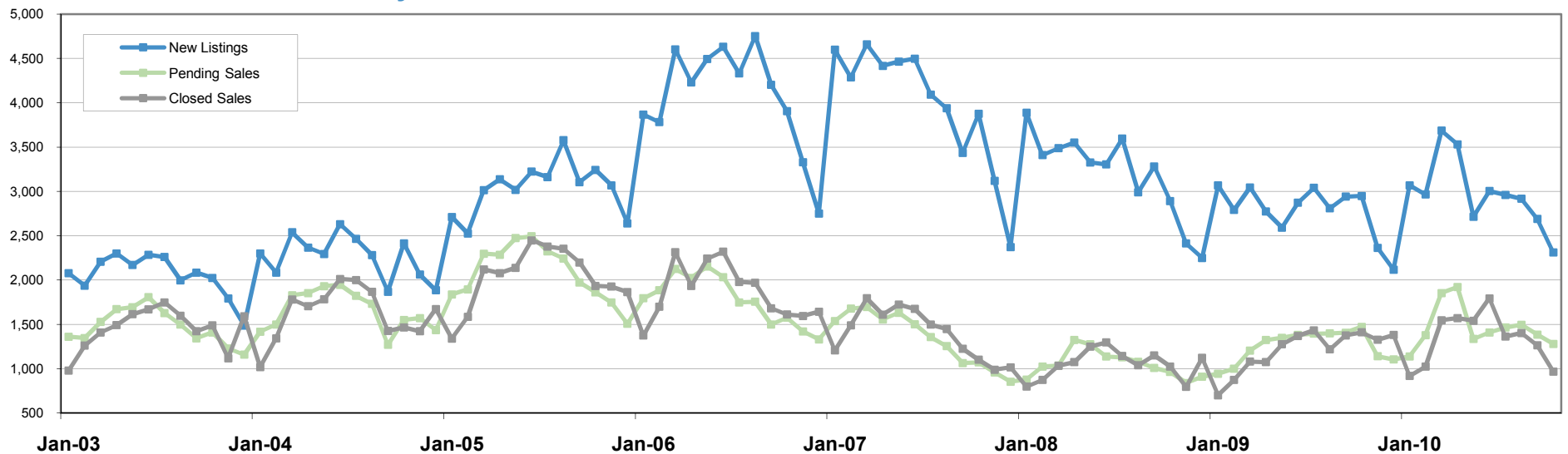


October

Year to Date



Historical Market Activity



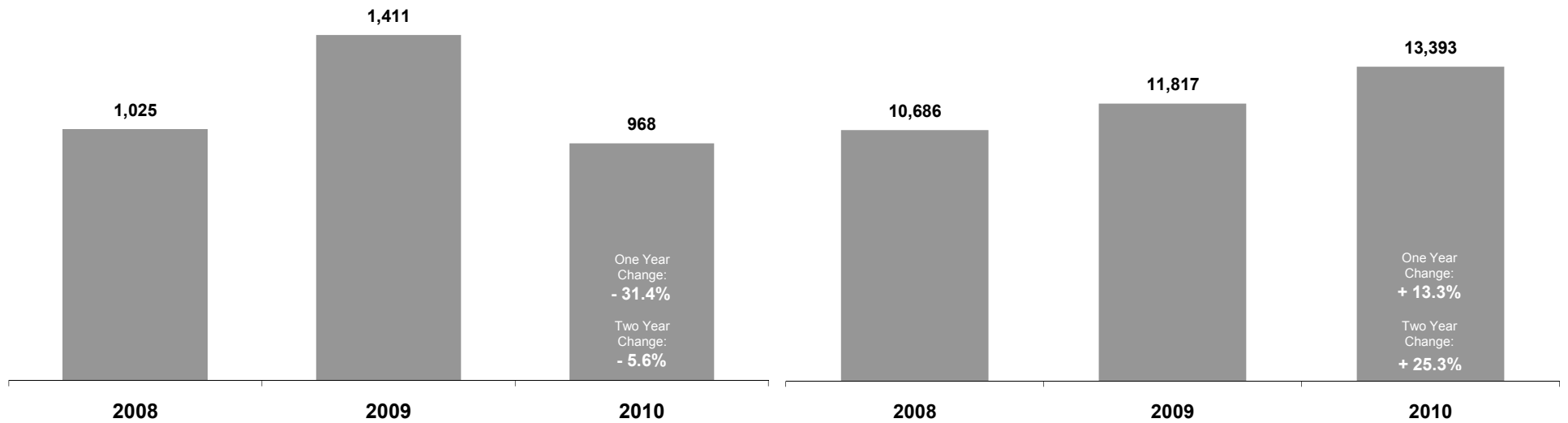
Closed Sales

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

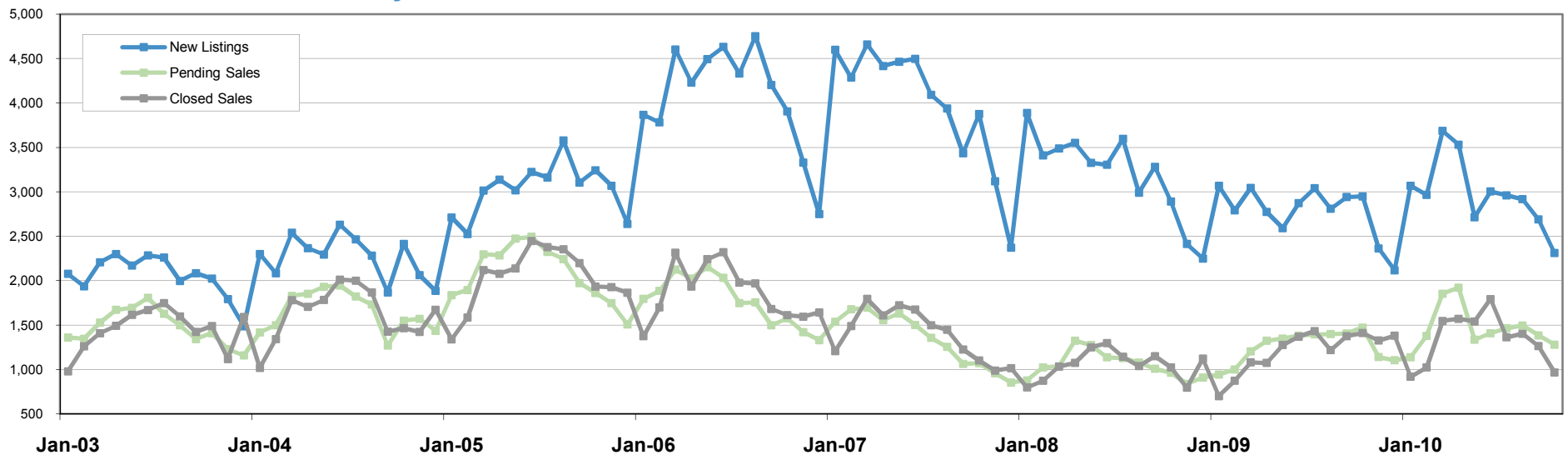


October

Year to Date



Historical Market Activity



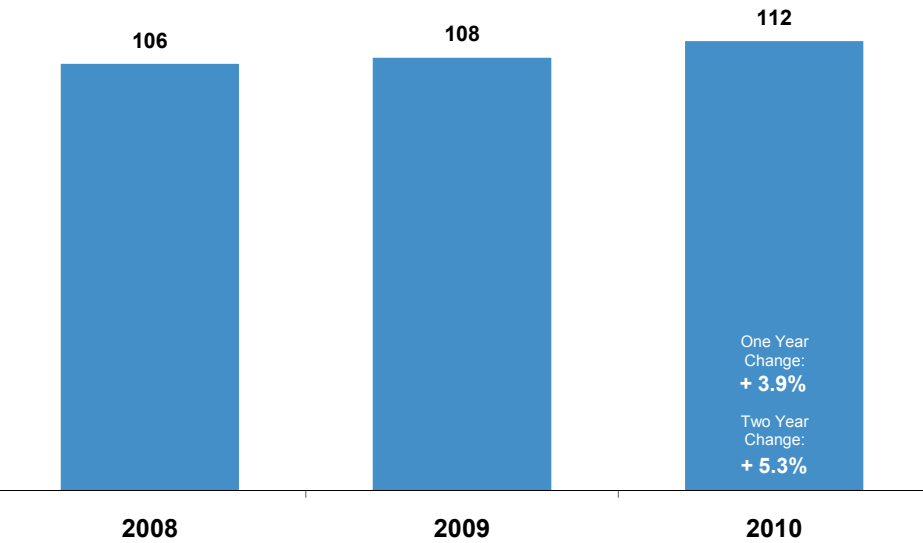
Days on Market Until Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

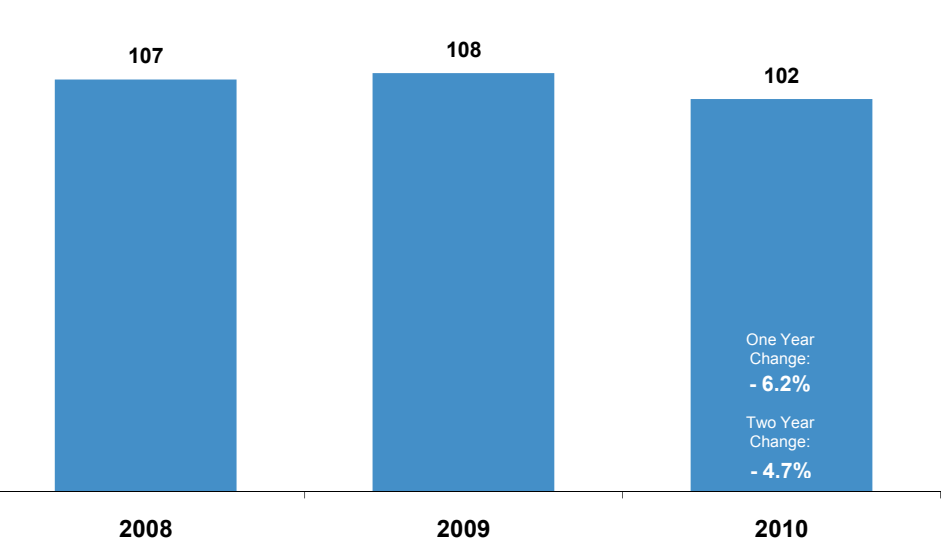


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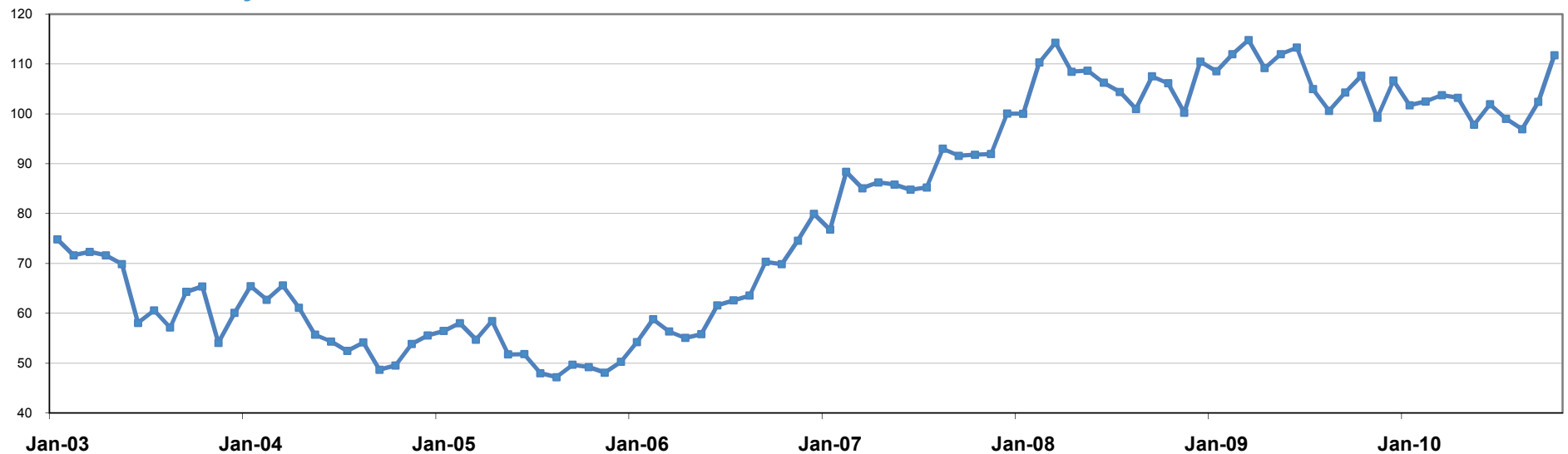
October



Year to Date



Historical Days on Market Until Sale



Median Sales Price

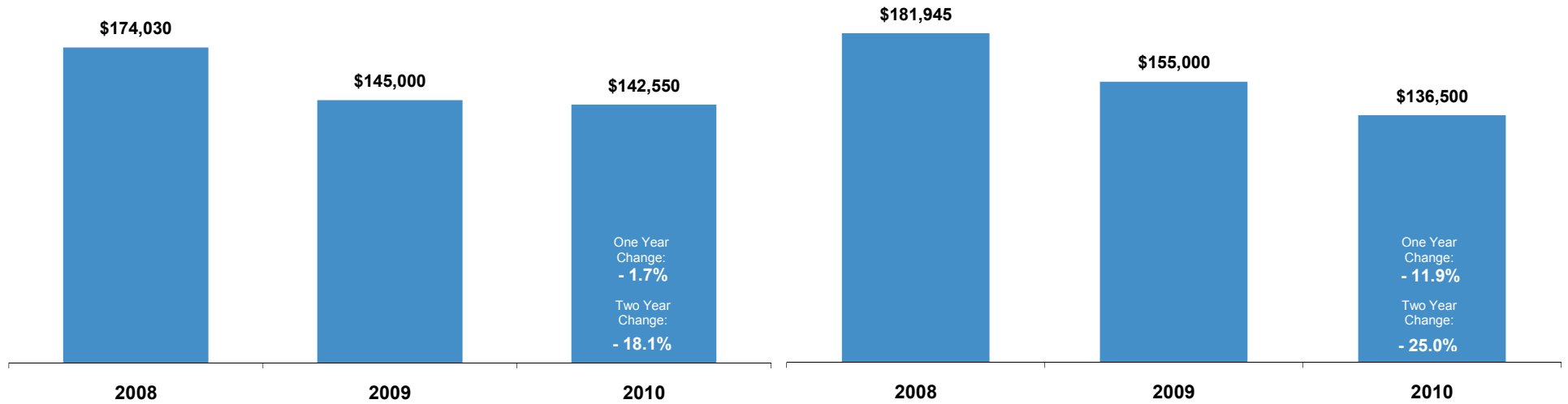
A Monthly Indicator from the Northeast Florida Association of REALTORS®



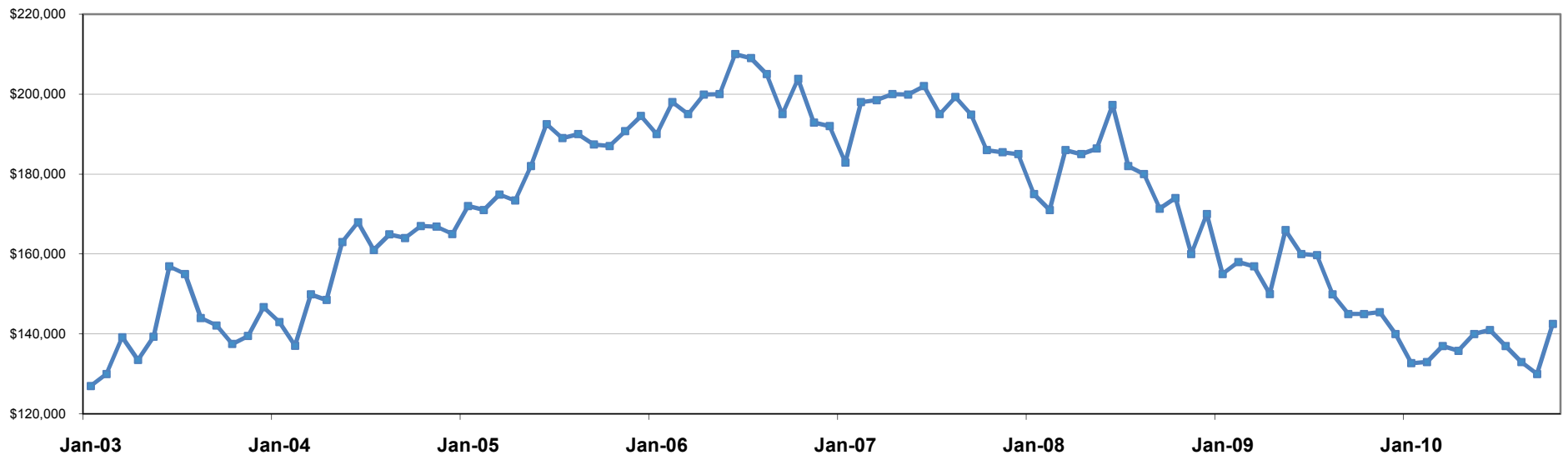
October

Year to Date

Figures do not take into account seller concessions.



Historical Median Prices



Average Sales Price

A Monthly Indicator from the Northeast Florida Association of REALTORS®

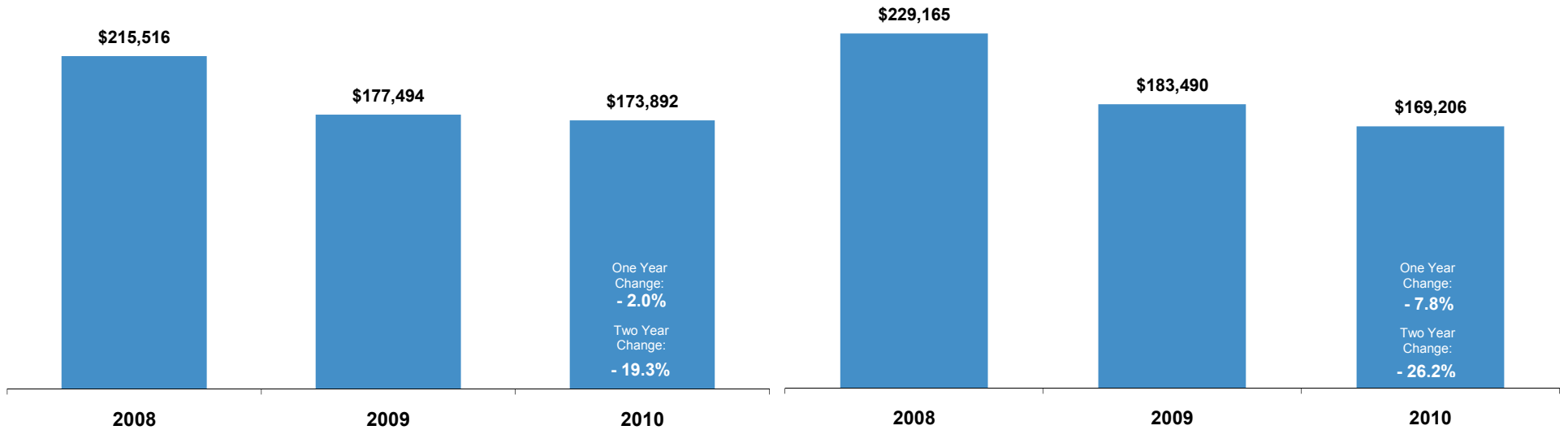


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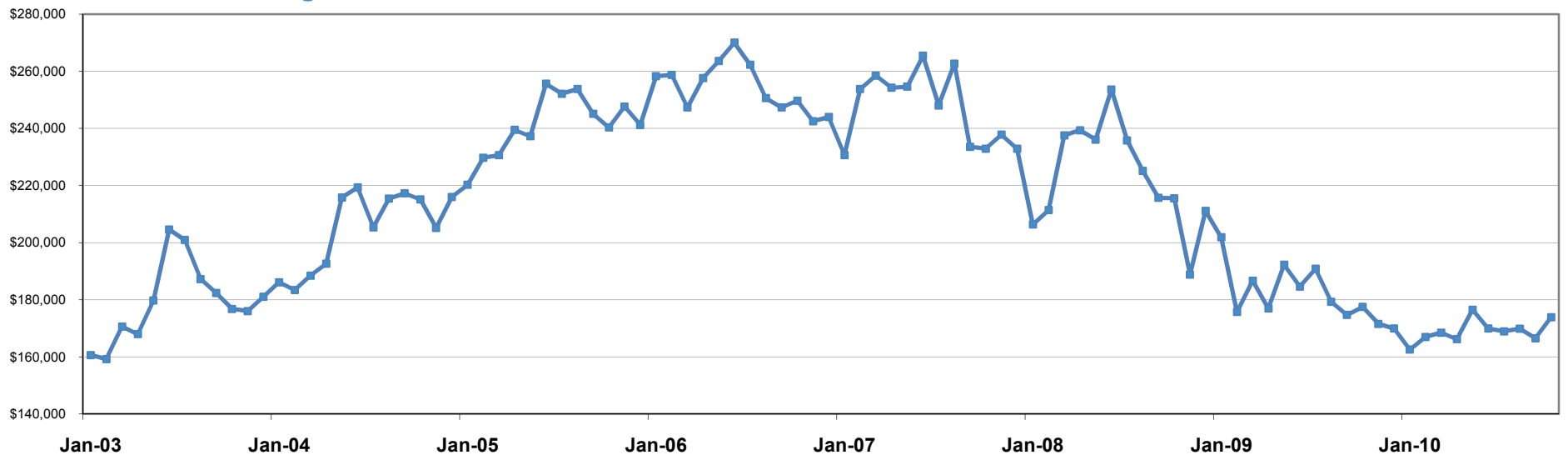
October

Year to Date

Figures do not take into account seller concessions.



Historical Average Prices

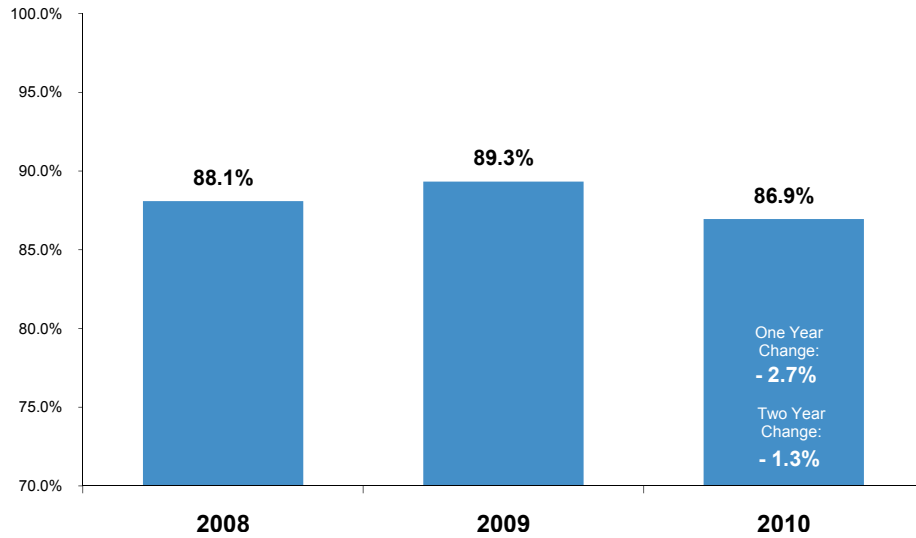


Percent of Original List Price Received at Sale

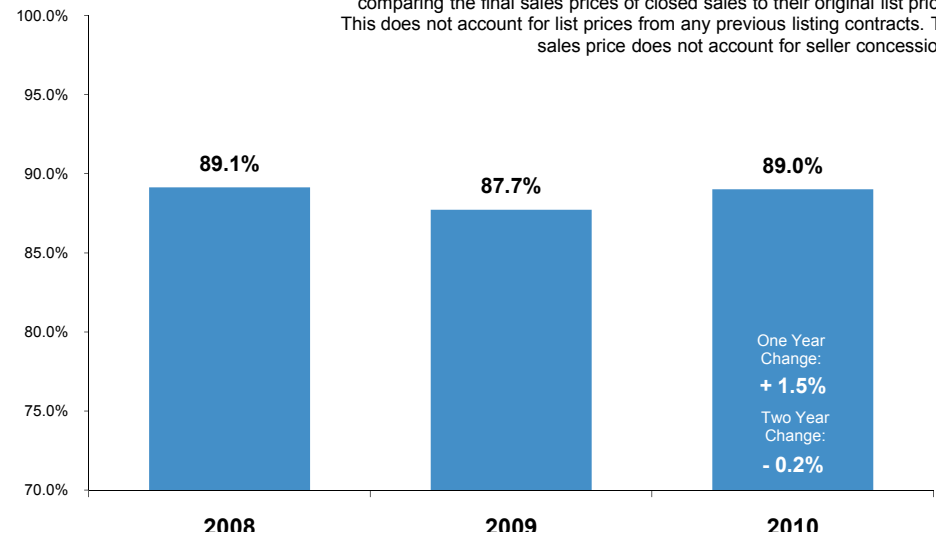
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October

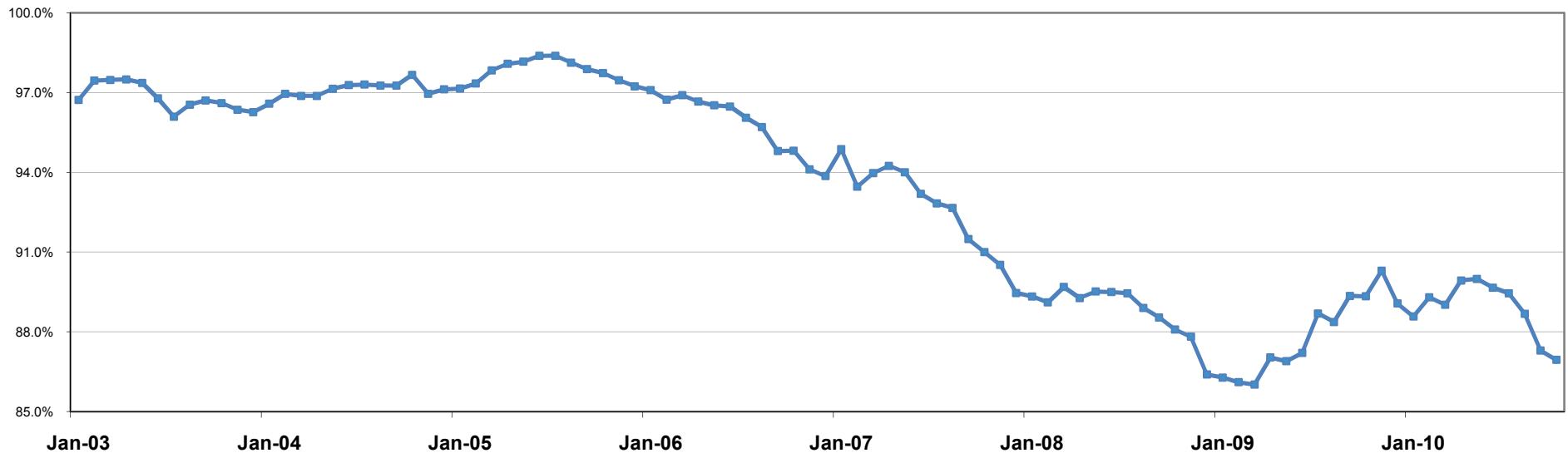


Year to Date



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®**

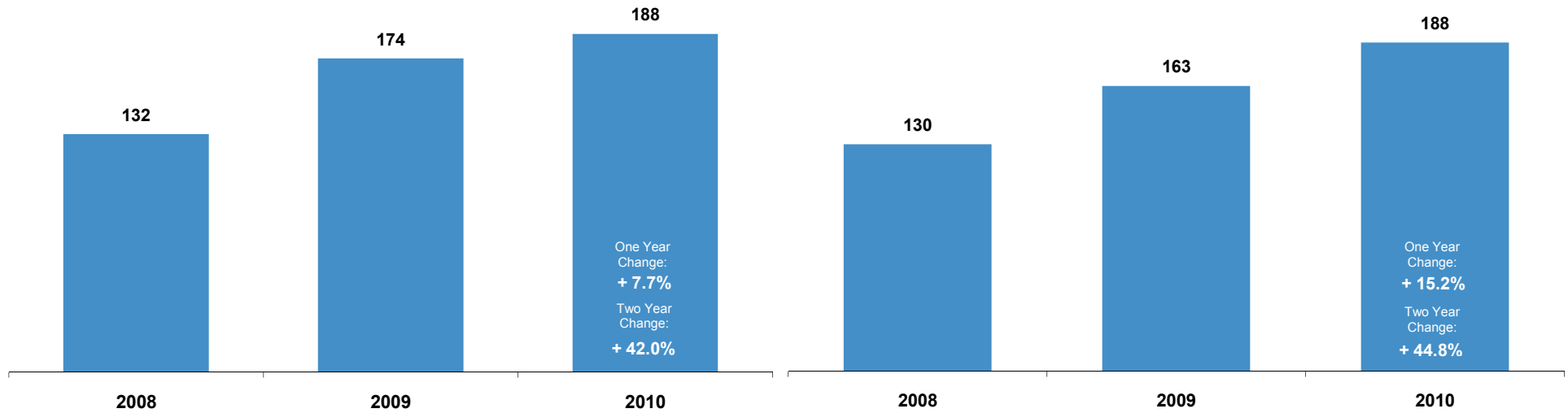


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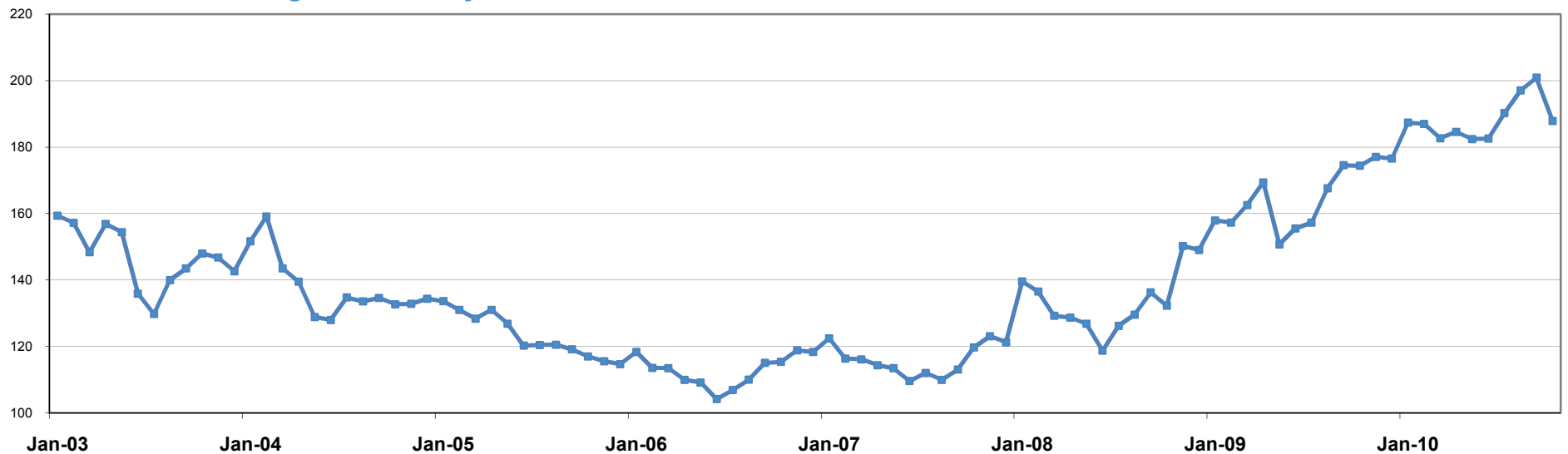
October

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



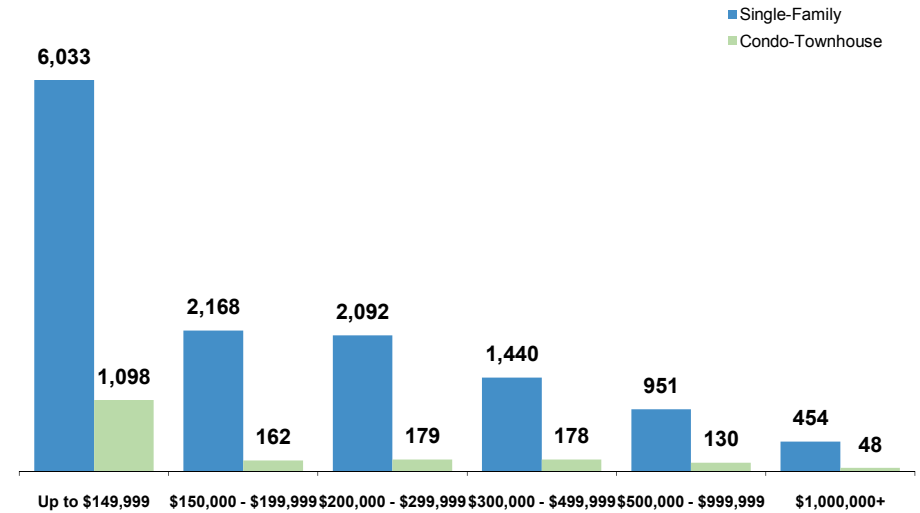
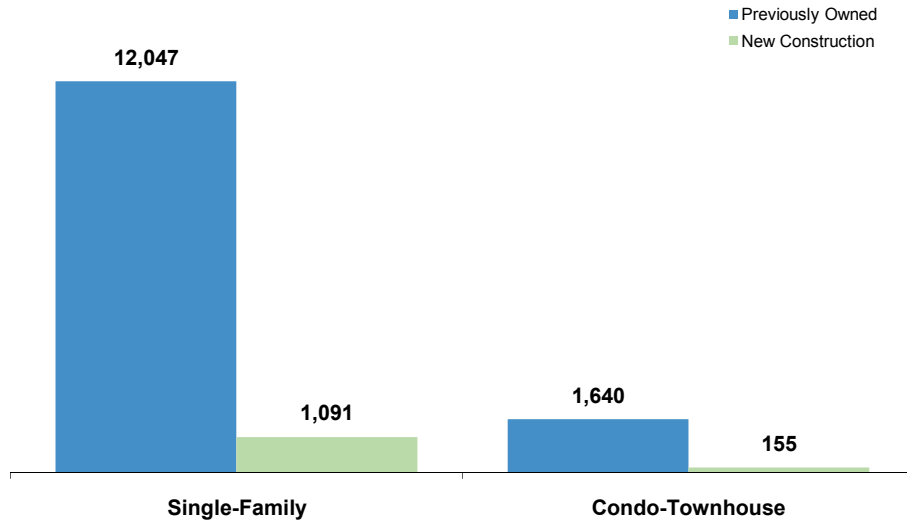
Housing Supply Outlook

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

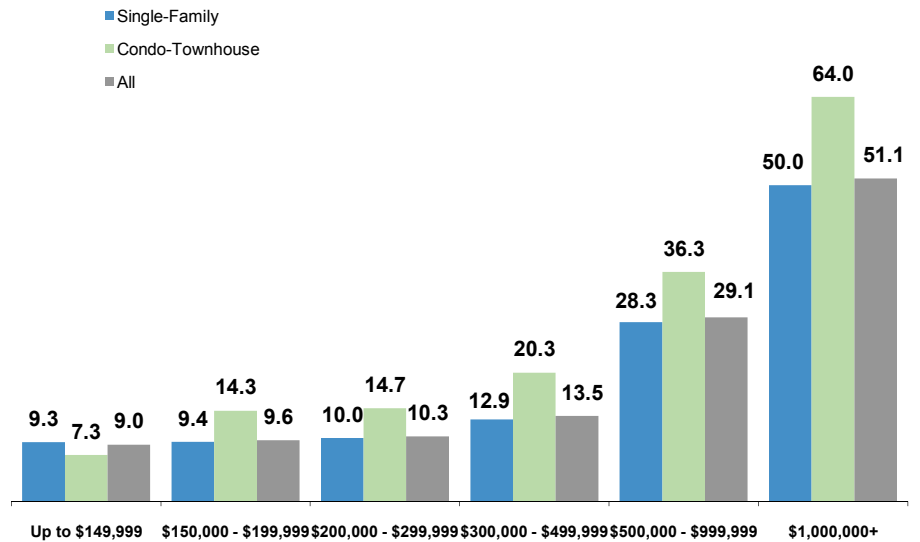
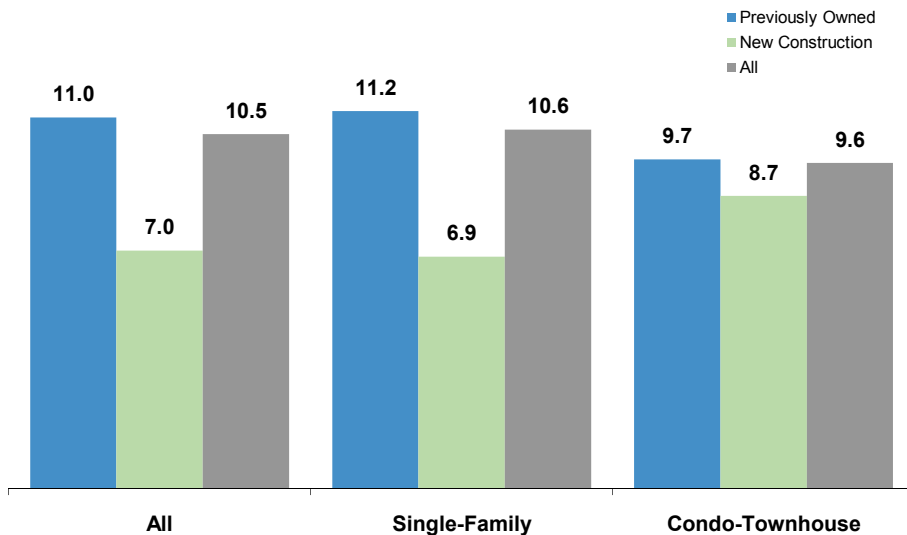


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Inventory of Active Listings



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

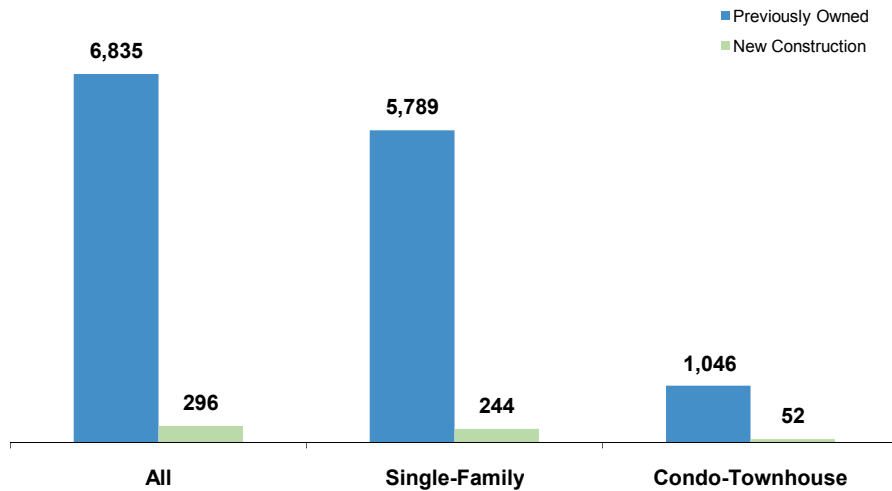
A Monthly Indicator from the Northeast Florida Association of REALTORS®



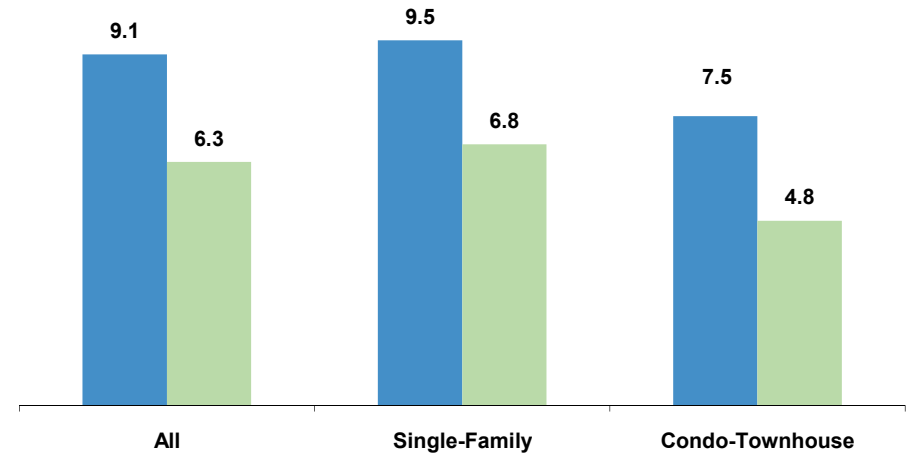
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Up to \$149,999

Inventory

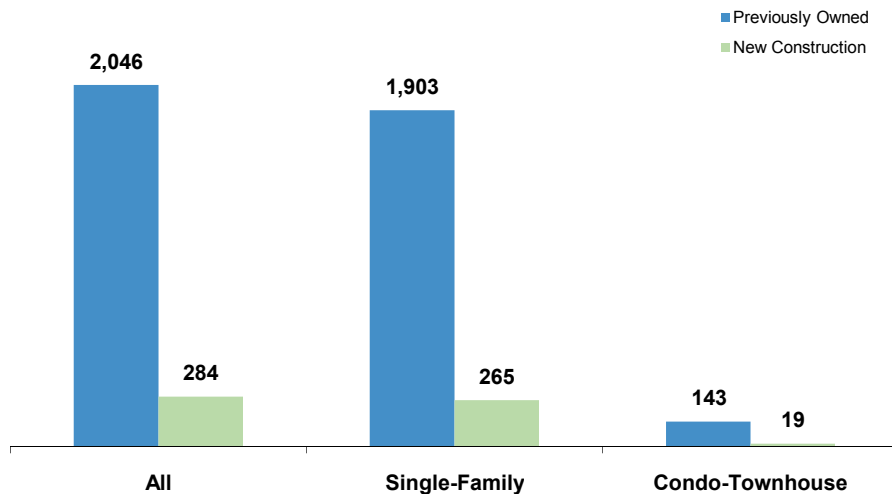


Months Supply

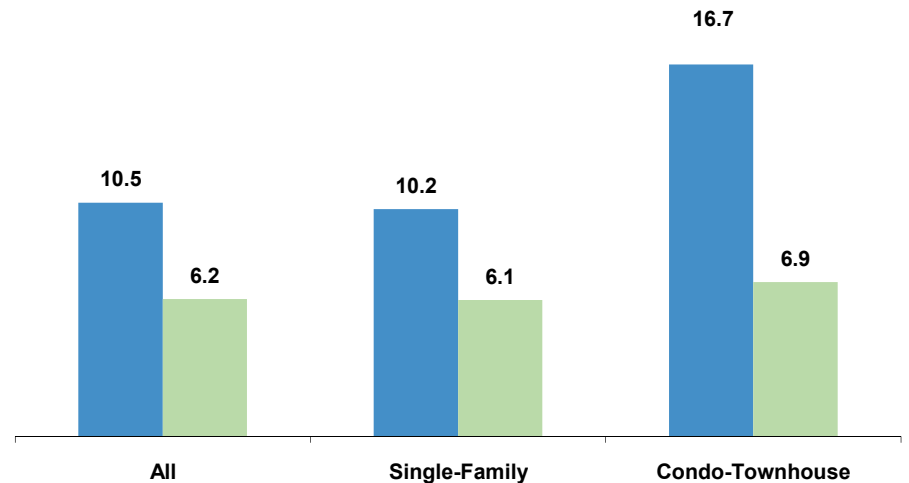


\$150,000 to \$199,999

Inventory



Months Supply



Housing Supply Outlook

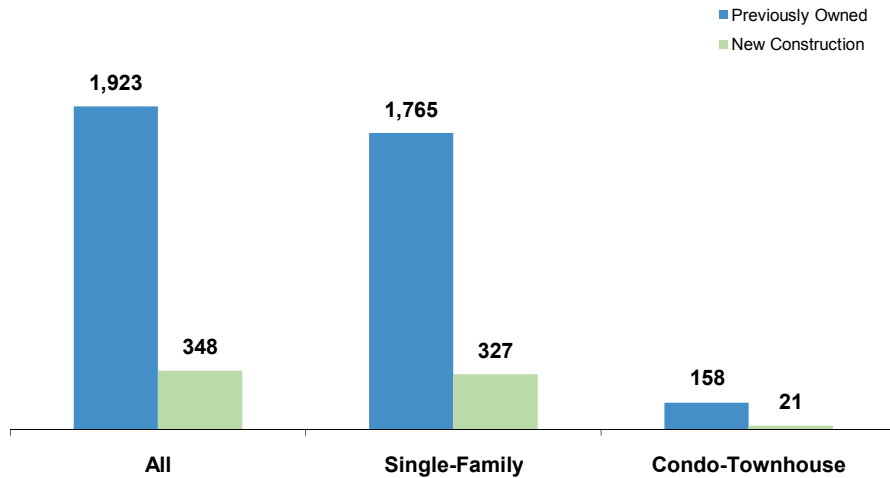
A Monthly Indicator from the Northeast Florida Association of REALTORS®



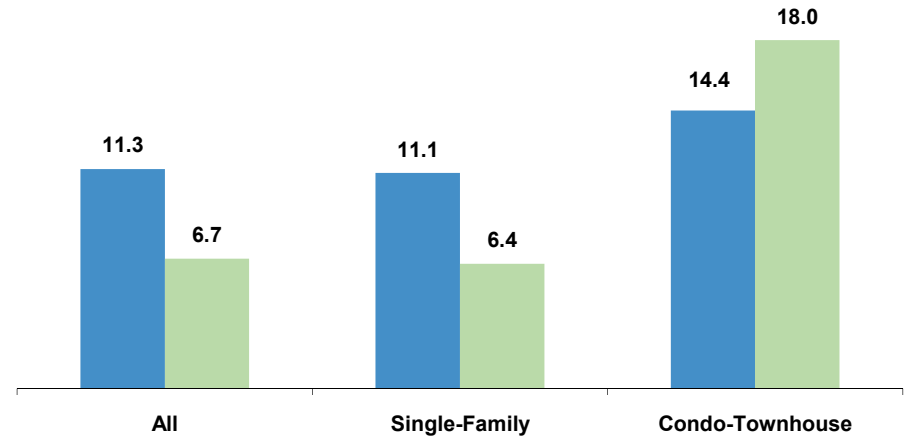
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\$200,000 to \$299,999

Inventory

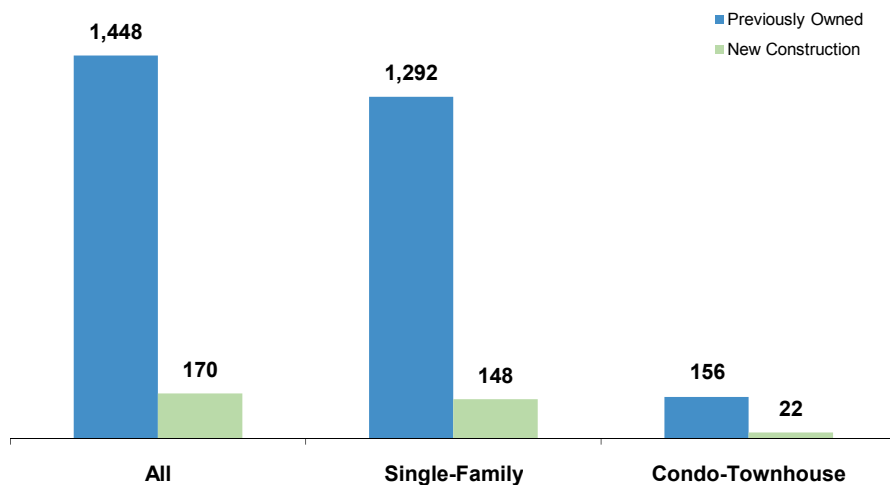


Months Supply

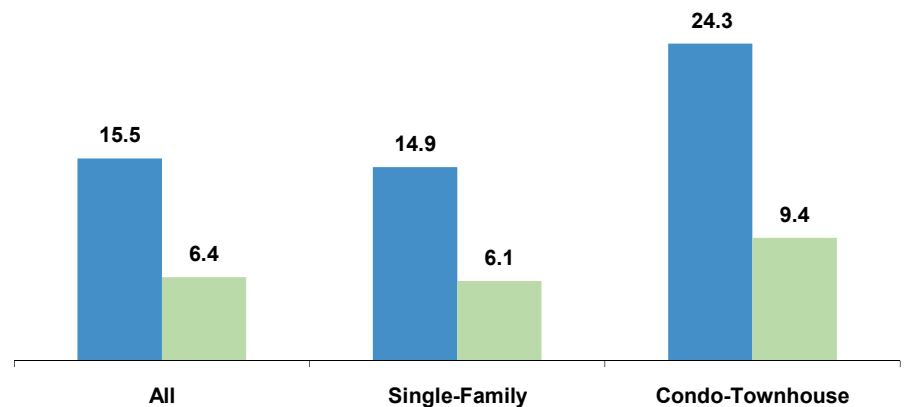


\$300,000 to \$499,999

Inventory



Months Supply



Housing Supply Outlook

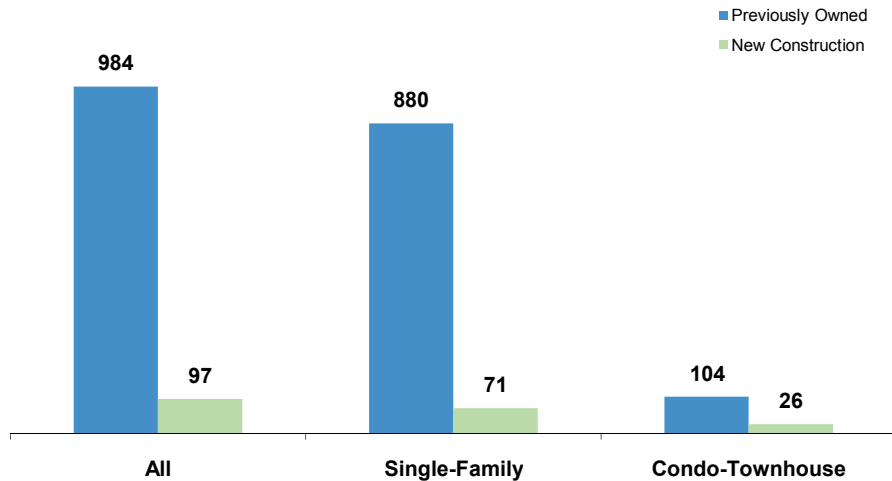
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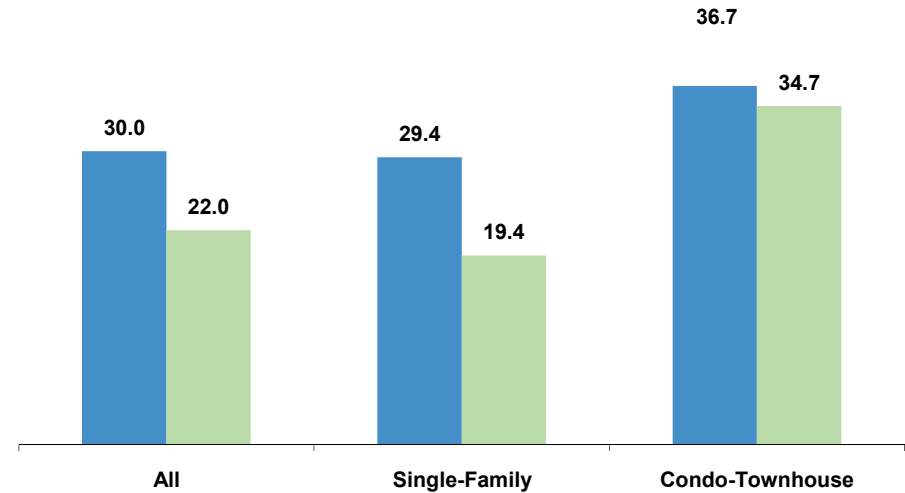
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\$500,000 to \$999,999

Inventory

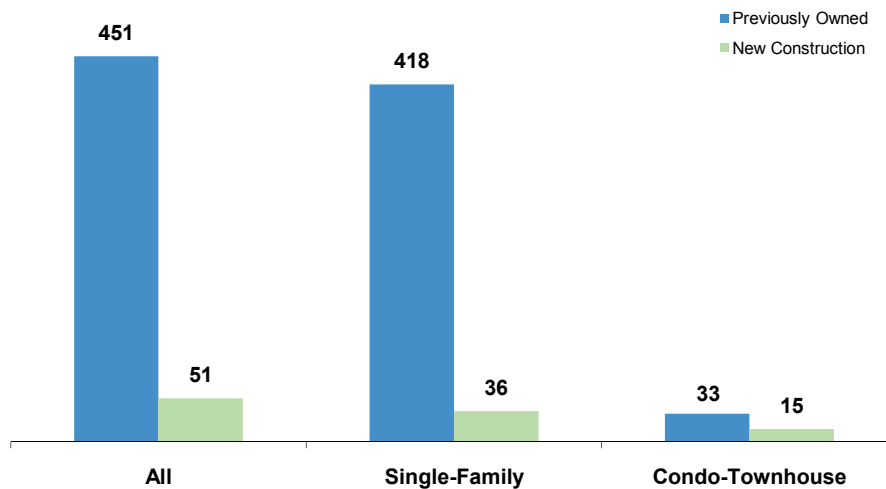


Months Supply

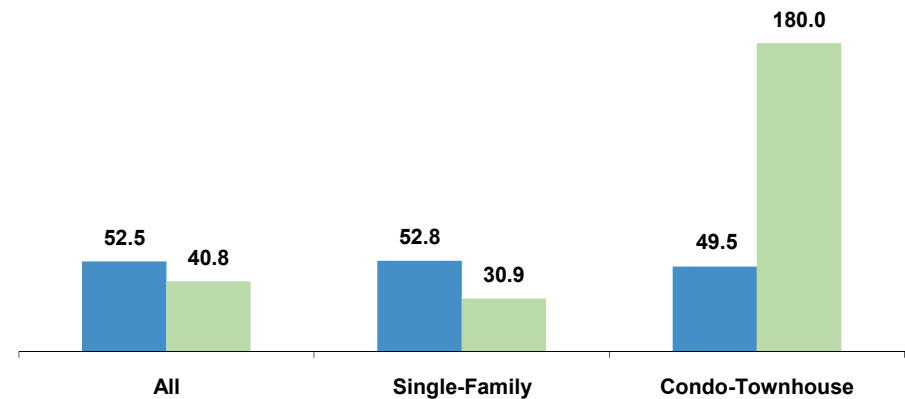


\$1,000,000 and above

Inventory



Months Supply



Market Overview



NORTHEAST FLORIDA
ASSOCIATION OF REALTORS

A Monthly Indicator from the Northeast Florida Association of REALTORS®

October 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	Aug	2,917	2,809	+ 3.8%	3,481	24,846	22,990	+ 8.1%	28,228
	Sep	2,689	2,941	- 8.6%	3,309	27,535	25,931	+ 6.2%	31,538
	Oct	2,311	2,949	- 21.6%	3,187	29,846	28,880	+ 3.3%	34,724
Pending Sales	Aug	1,496	1,399	+ 6.9%	1,397	11,999	10,000	+ 20.0%	11,724
	Sep	1,385	1,406	- 1.5%	1,273	13,384	11,406	+ 17.3%	12,997
	Oct	1,280	1,472	- 13.0%	1,273	14,664	12,878	+ 13.9%	14,269
Closed Sales	Aug	1,404	1,219	+ 15.2%	1,416	11,162	9,029	+ 23.6%	11,396
	Sep	1,263	1,377	- 8.3%	1,340	12,425	10,406	+ 19.4%	12,736
	Oct	968	1,411	- 31.4%	1,223	13,393	11,817	+ 13.3%	13,960
Days on Market Until Sale	Aug	97	101	- 3.7%	91	101	109	- 7.7%	92
	Sep	102	104	- 1.8%	95	101	109	- 7.0%	93
	Oct	112	108	+ 3.9%	97	102	108	- 6.2%	93
Median Sales Price	Aug	\$133,000	\$149,900	- 11.3%	\$173,430	\$137,000	\$157,500	- 13.0%	\$175,500
	Sep	\$130,000	\$145,000	- 10.3%	\$167,250	\$136,000	\$155,000	- 12.3%	\$174,281
	Oct	\$142,550	\$145,000	- 1.7%	\$170,283	\$136,500	\$155,000	- 11.9%	\$173,960
Average Sales Price	Aug	\$169,860	\$179,254	- 5.2%	\$217,497	\$169,105	\$185,767	- 9.0%	\$220,094
	Sep	\$166,504	\$174,701	- 4.7%	\$207,551	\$168,841	\$184,303	- 8.4%	\$218,754
	Oct	\$173,892	\$177,494	- 2.0%	\$209,907	\$169,206	\$183,490	- 7.8%	\$217,951
Total Active Listings Available	Aug	15,974	16,184	- 1.3%					
	Sep	15,597	16,112	- 3.2%	--	--	--	--	--
	Oct	14,933	15,919	- 6.2%					
Percent of Original List Price Received At Sale	Aug	88.7%	88.4%	+ 0.4%	90.9%	90.9%	87.2%	+ 4.2%	89.4%
	Sep	87.3%	89.4%	- 2.3%	90.3%	90.3%	87.5%	+ 3.2%	89.2%
	Oct	86.9%	89.3%	- 2.7%	90.0%	90.0%	87.7%	+ 2.6%	89.0%
Housing Affordability Index	Aug	197	168	+ 17.5%	143	186	160	+ 16.8%	
	Sep	201	175	+ 15.1%	148	188	162	+ 16.3%	--
	Oct	188	174	+ 7.7%	146	188	163	+ 15.2%	
Months Supply of Inventory	Aug	10.9	14.1	- 22.4%					
	Sep	10.5	13.5	- 22.6%	--	--	--	--	--
	Oct	9.8	13.0	- 24.4%					

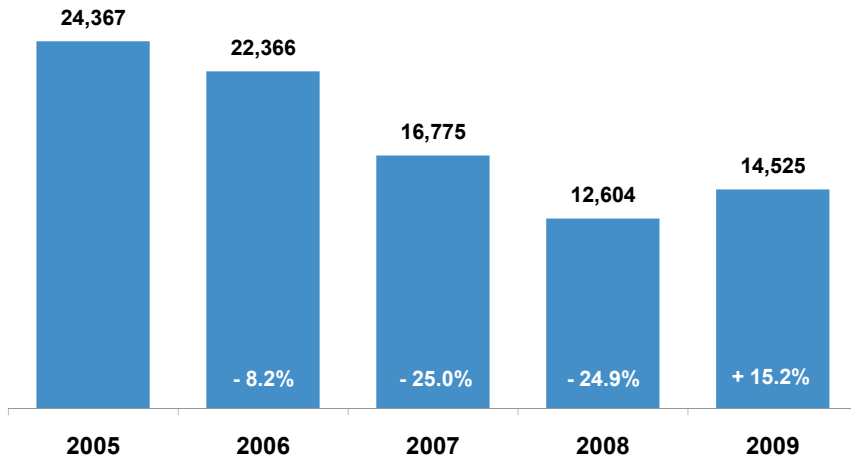
Annual Review

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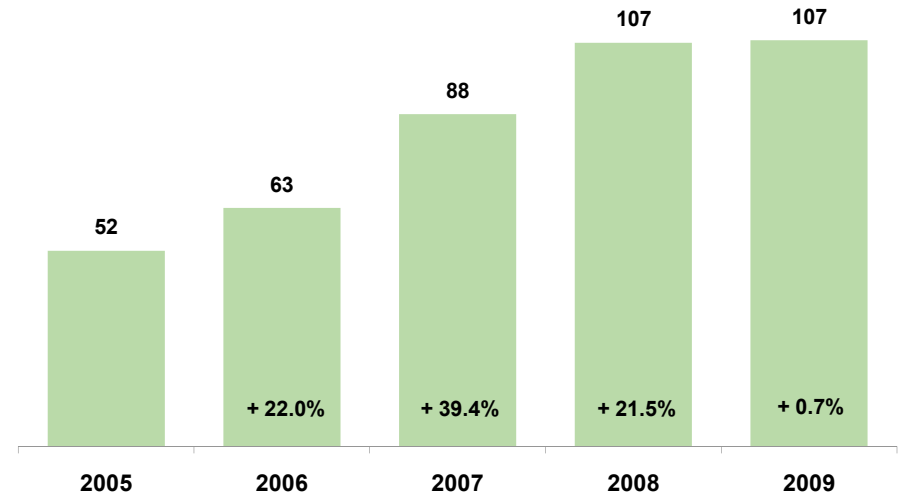


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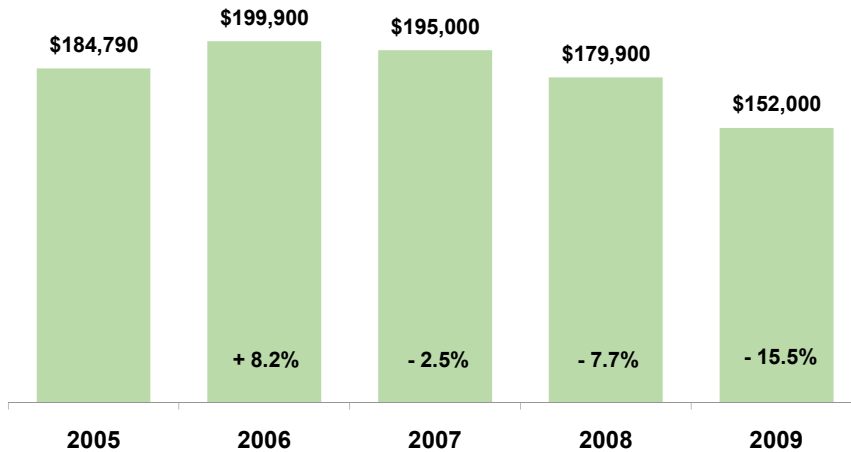
Closed Sales



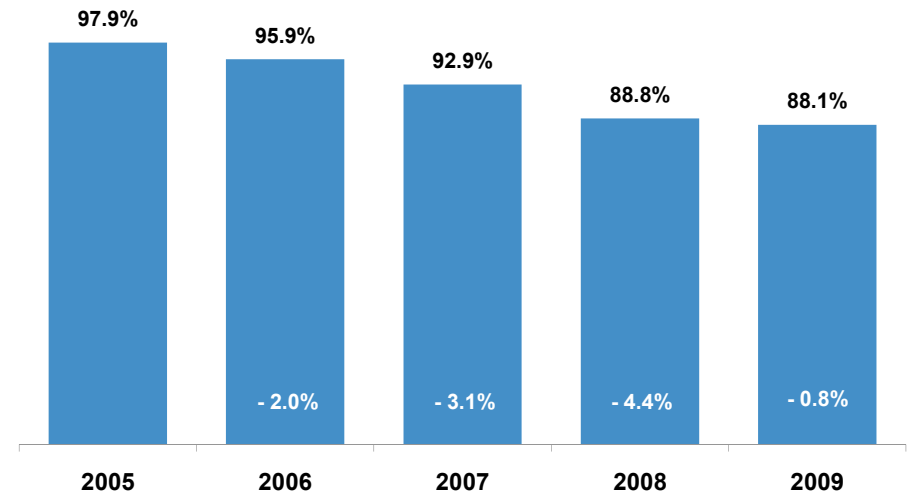
Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale



Local Market Updates

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Region 01 Southside/Mandarin/ Bartram

October

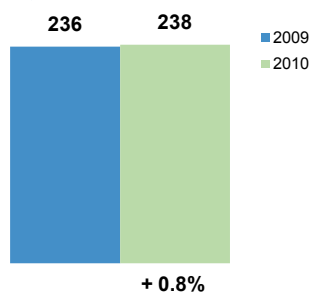
Year to Date

Duval County, FL

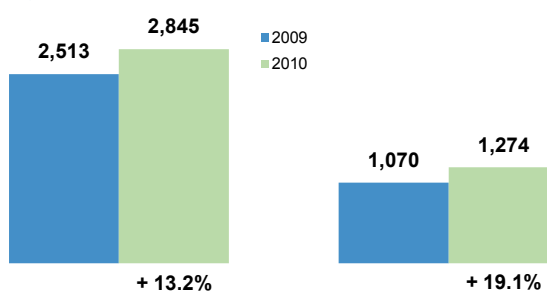
	2009	2010	Change	2009	2010	Change
New Listings	236	238	+ 0.8%	2,513	2,845	+ 13.2%
Closed Sales	128	93	- 27.3%	1,070	1,274	+ 19.1%
Median Sales Price*	\$177,500	\$155,500	- 12.4%	\$176,250	\$153,000	- 13.2%
Percent of Original List Price Received at Sale*	89.6%	90.0%	+ 0.4%	88.8%	90.2%	+ 1.6%
Average Days on Market Until Sale	116	92	- 20.5%	111	102	- 8.1%
Single-Family Detached Inventory	1,029	1,054	+ 2.4%	--	--	--
Townhouse-Condo Inventory	276	191	- 30.8%	--	--	--

*Does not account for seller concessions

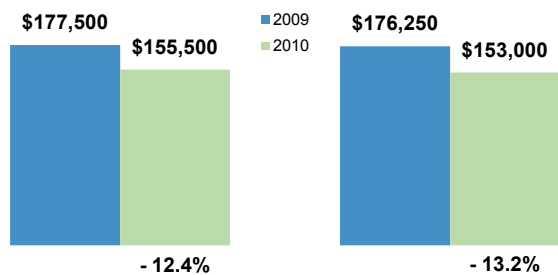
Activity—Most Recent Month



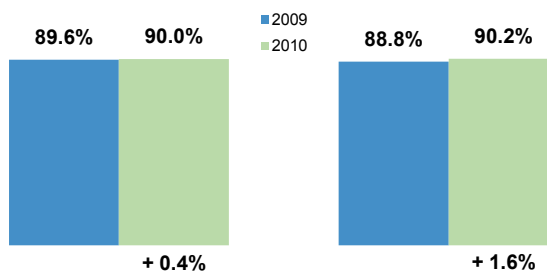
Activity—Year to Date



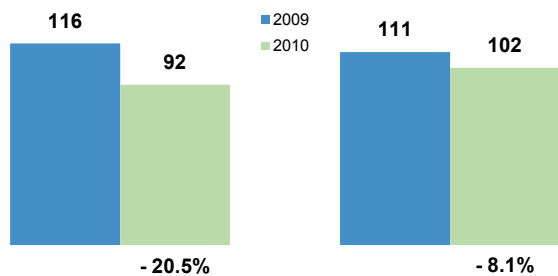
Median Sales Price



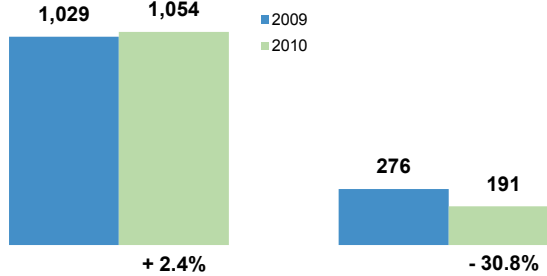
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 02

Southside

October

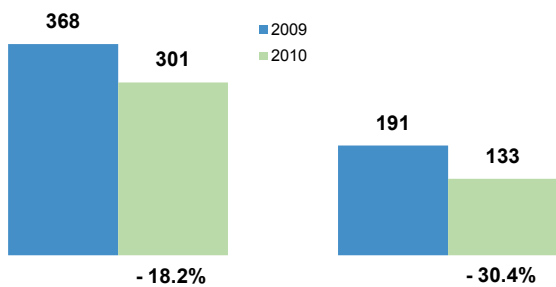
Year to Date

Duval County, FL

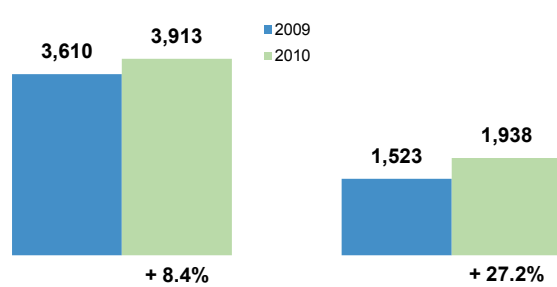
	2009	2010	Change	2009	2010	Change
New Listings	368	301	- 18.2%	3,610	3,913	+ 8.4%
Closed Sales	191	133	- 30.4%	1,523	1,938	+ 27.2%
Median Sales Price*	\$148,500	\$135,500	- 8.8%	\$150,000	\$129,000	- 14.0%
Percent of Original List Price Received at Sale*	90.1%	87.6%	- 2.8%	88.7%	89.9%	+ 1.3%
Average Days on Market Until Sale	92	97	+ 5.0%	100	95	- 4.5%
Single-Family Detached Inventory	1,273	1,121	- 11.9%	--	--	--
Townhouse-Condo Inventory	622	475	- 23.6%	--	--	--

*Does not account for seller concessions

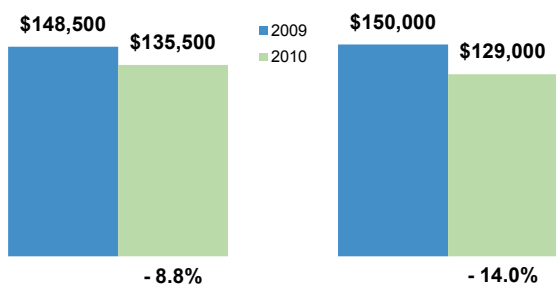
Activity—Most Recent Month



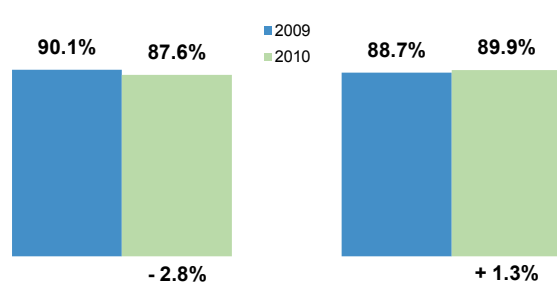
Activity—Year to Date



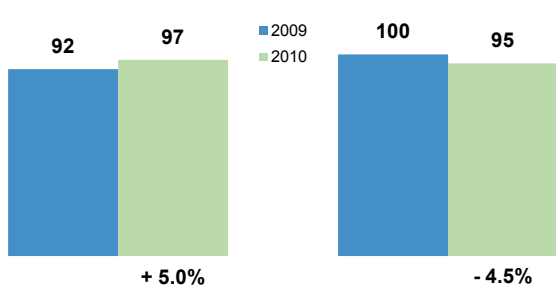
Median Sales Price



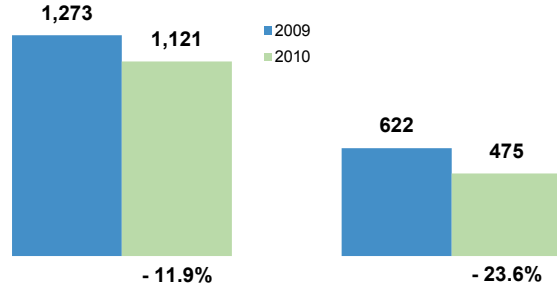
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 03

Riverside/Avondale/ Ortega

Duval County, FL

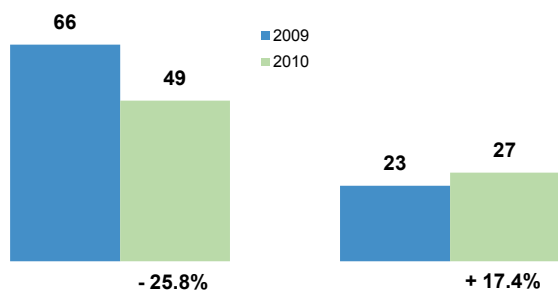
October

Year to Date

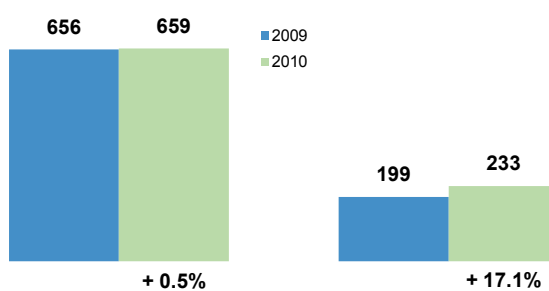
	2009	2010	Change	2009	2010	Change
New Listings	66	49	- 25.8%	656	659	+ 0.5%
Closed Sales	23	27	+ 17.4%	199	233	+ 17.1%
Median Sales Price*	\$189,000	\$130,000	- 31.2%	\$190,000	\$180,000	- 5.3%
Percent of Original List Price Received at Sale*	82.8%	84.7%	+ 2.3%	85.2%	86.4%	+ 1.4%
Average Days on Market Until Sale	125	115	- 8.2%	123	120	- 2.6%
Single-Family Detached Inventory	324	292	- 9.9%	--	--	--
Townhouse-Condo Inventory	65	64	- 1.5%	--	--	--

*Does not account for seller concessions

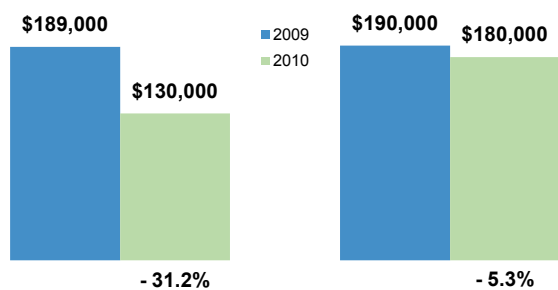
Activity—Most Recent Month



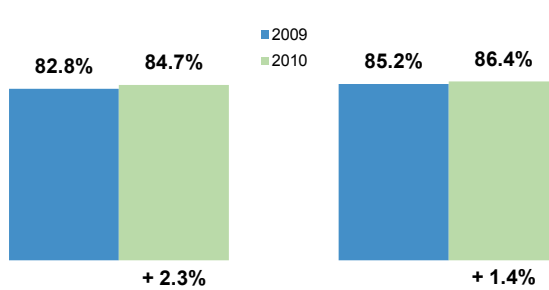
Activity—Year to Date



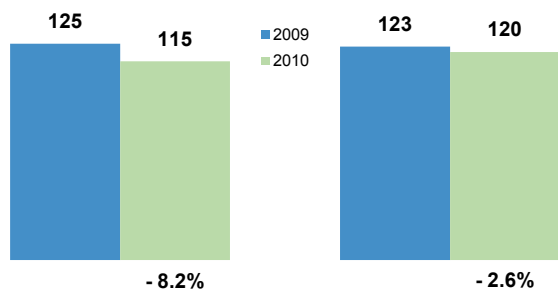
Median Sales Price



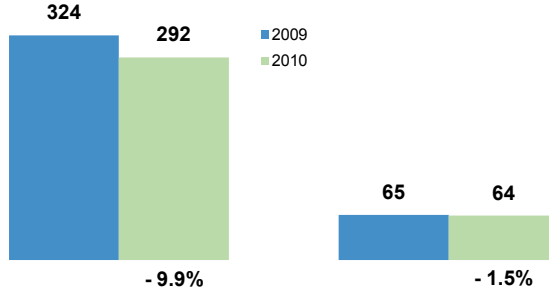
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 04 Arlington/Fort Caroline

October

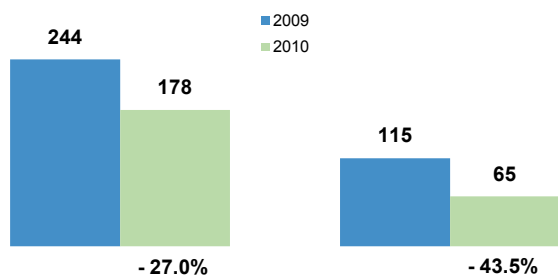
Year to Date

Duval County, FL

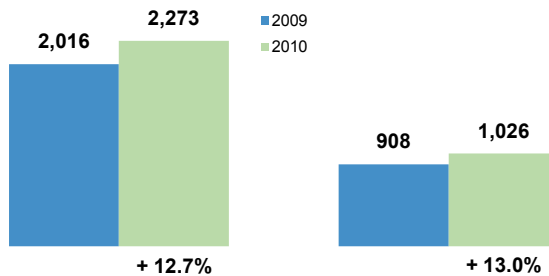
	2009	2010	Change	2009	2010	Change
New Listings	244	178	- 27.0%	2,016	2,273	+ 12.7%
Closed Sales	115	65	- 43.5%	908	1,026	+ 13.0%
Median Sales Price*	\$135,000	\$128,150	- 5.1%	\$139,000	\$120,000	- 13.7%
Percent of Original List Price Received at Sale*	92.4%	84.3%	- 8.7%	88.3%	89.6%	+ 1.5%
Average Days on Market Until Sale	68	125	+ 84.4%	98	88	- 9.7%
Single-Family Detached Inventory	928	918	- 1.1%	--	--	--
Townhouse-Condo Inventory	114	64	- 43.9%	--	--	--

*Does not account for seller concessions

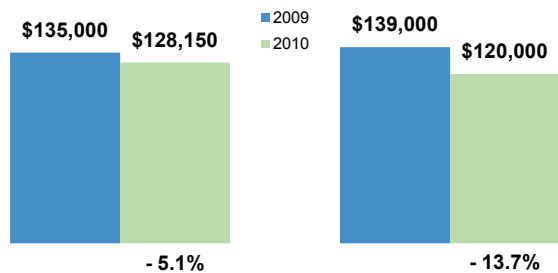
Activity—Most Recent Month



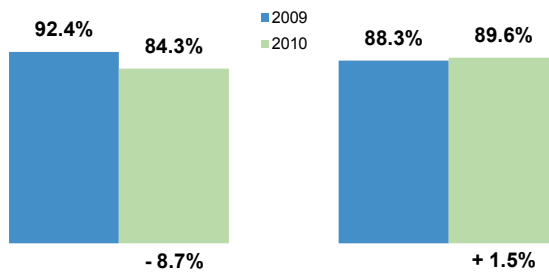
Activity—Year to Date



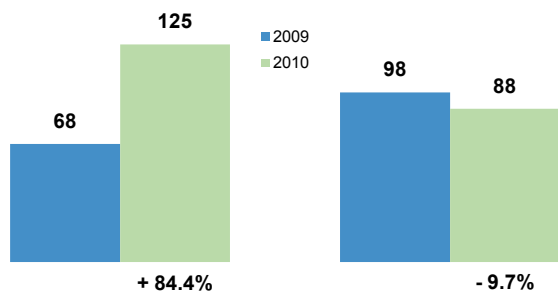
Median Sales Price



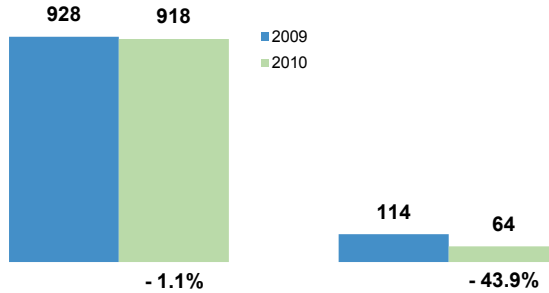
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 05

Hyde Grove/Murray Hill/Lakeshore/Wesconnett

October

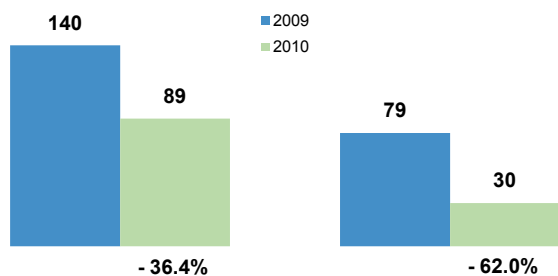
Year to Date

Duval County, FL

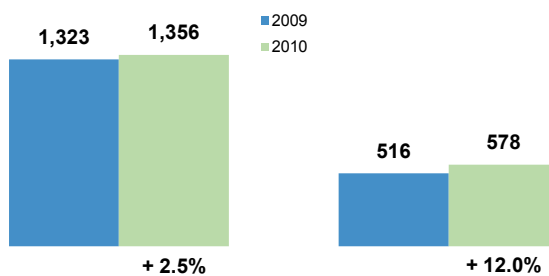
	2009	2010	Change	2009	2010	Change
New Listings	140	89	- 36.4%	1,323	1,356	+ 2.5%
Closed Sales	79	30	- 62.0%	516	578	+ 12.0%
Median Sales Price*	\$89,400	\$57,400	- 35.8%	\$85,000	\$65,000	- 23.5%
Percent of Original List Price Received at Sale*	88.1%	84.5%	- 4.2%	85.1%	88.1%	+ 3.5%
Average Days on Market Until Sale	99	131	+ 32.3%	96	86	- 9.8%
Single-Family Detached Inventory	582	513	- 11.9%	--	--	--
Townhouse-Condo Inventory	52	33	- 36.5%	--	--	--

*Does not account for seller concessions

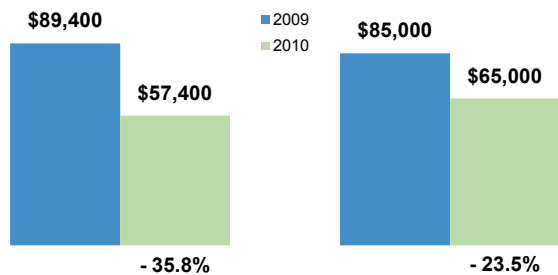
Activity—Most Recent Month



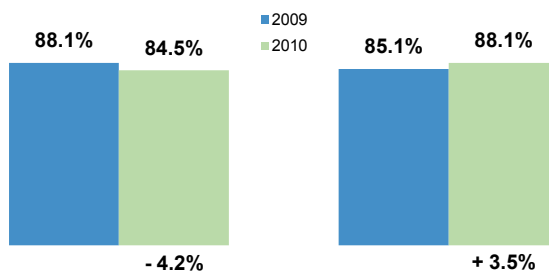
Activity—Year to Date



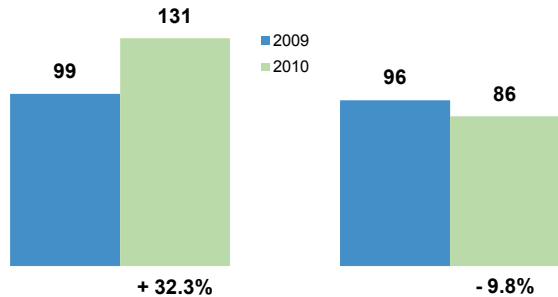
Median Sales Price



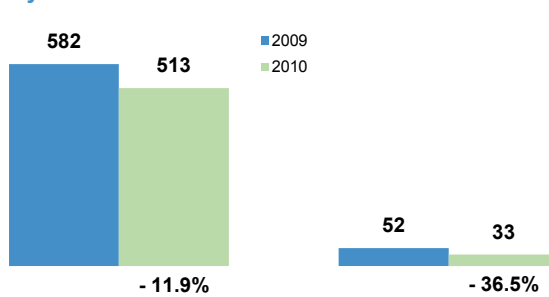
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 06

West Jacksonville

October

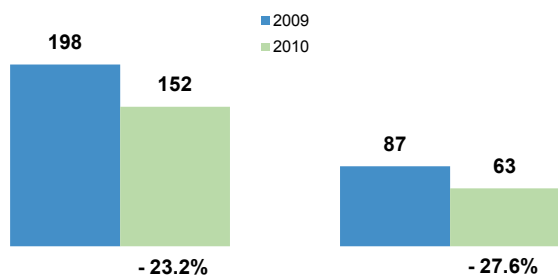
Year to Date

Duval County, FL

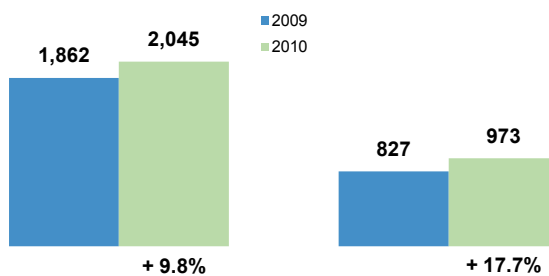
	2009	2010	Change	2009	2010	Change
New Listings	198	152	- 23.2%	1,862	2,045	+ 9.8%
Closed Sales	87	63	- 27.6%	827	973	+ 17.7%
Median Sales Price*	\$101,500	\$100,950	- 0.5%	\$124,000	\$104,450	- 15.8%
Percent of Original List Price Received at Sale*	88.6%	89.6%	+ 1.2%	88.5%	91.3%	+ 3.2%
Average Days on Market Until Sale	126	90	- 28.7%	104	86	- 17.7%
Single-Family Detached Inventory	871	809	- 7.1%	--	--	--
Townhouse-Condo Inventory	38	27	- 28.9%	--	--	--

*Does not account for seller concessions

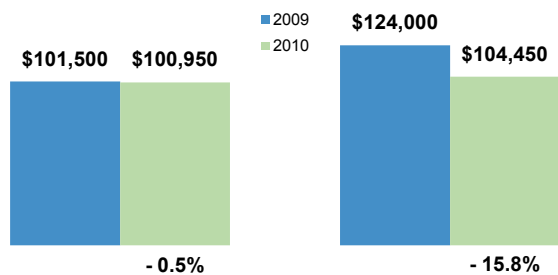
Activity—Most Recent Month



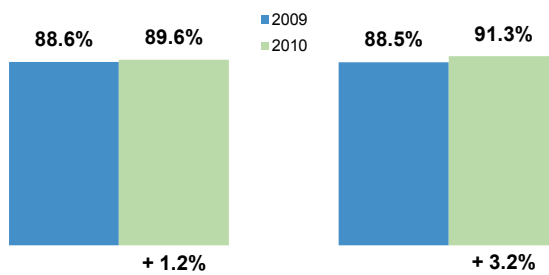
Activity—Year to Date



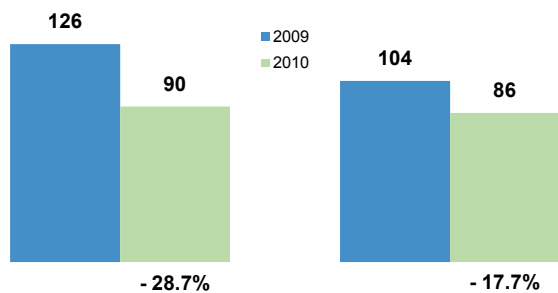
Median Sales Price



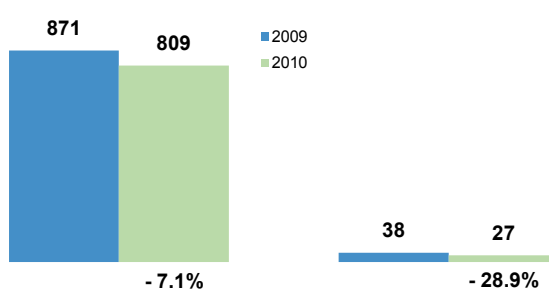
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 07

Springfield/Downtown/Paxon/Trout
River South

October

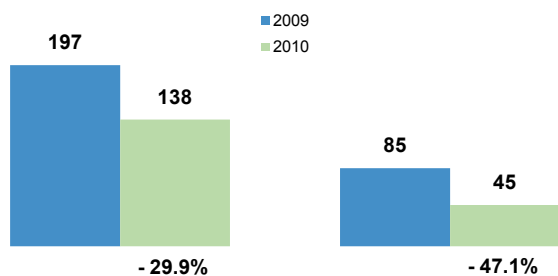
Year to Date

Duval County, FL

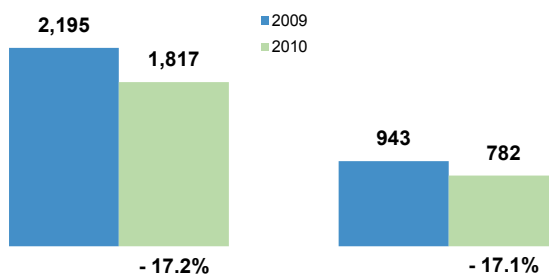
	2009	2010	Change	2009	2010	Change
New Listings	197	138	- 29.9%	2,195	1,817	- 17.2%
Closed Sales	85	45	- 47.1%	943	782	- 17.1%
Median Sales Price*	\$21,251	\$14,950	- 29.6%	\$21,000	\$19,311	- 8.0%
Percent of Original List Price Received at Sale*	91.8%	77.7%	- 15.4%	83.2%	86.7%	+ 4.1%
Average Days on Market Until Sale	83	87	+ 5.0%	87	74	- 15.0%
Single-Family Detached Inventory	950	747	- 21.4%	--	--	--
Townhouse-Condo Inventory	109	36	- 67.0%	--	--	--

*Does not account for seller concessions

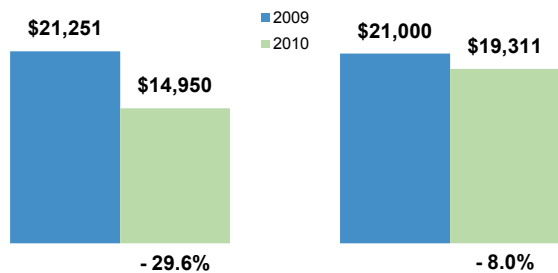
Activity—Most Recent Month



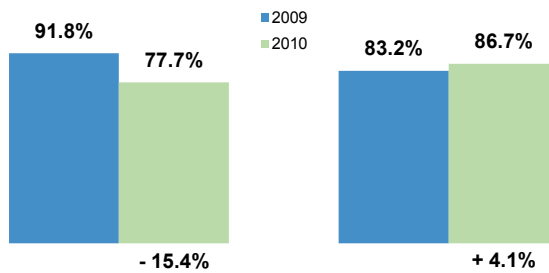
Activity—Year to Date



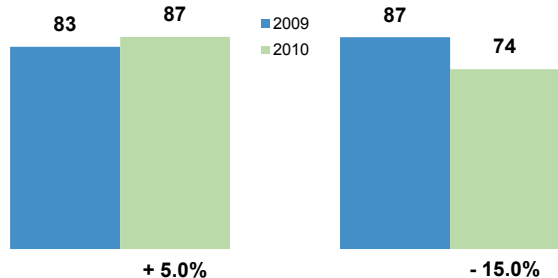
Median Sales Price



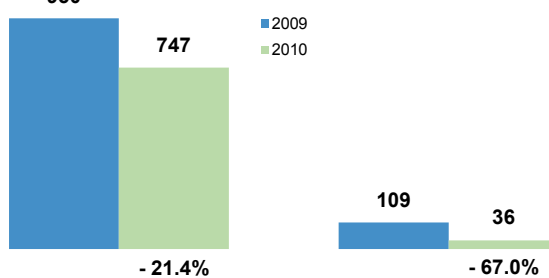
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 08

Marietta/Whitehouse/Baldwin/Garden
St/Dinsmore

October

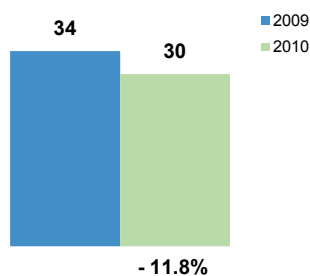
Year to Date

Duval County, FL

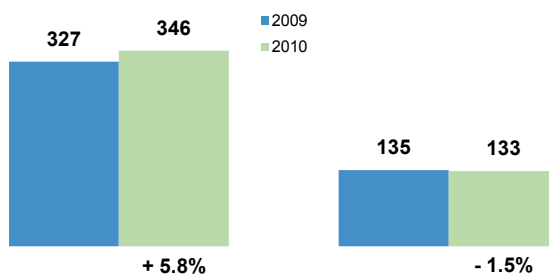
	2009	2010	Change	2009	2010	Change
New Listings	34	30	- 11.8%	327	346	+ 5.8%
Closed Sales	19	14	- 26.3%	135	133	- 1.5%
Median Sales Price*	\$124,500	\$114,000	- 8.4%	\$140,000	\$119,000	- 15.0%
Percent of Original List Price Received at Sale*	88.6%	86.4%	- 2.5%	87.5%	87.9%	+ 0.5%
Average Days on Market Until Sale	100	104	+ 3.2%	105	93	- 11.3%
Single-Family Detached Inventory	180	155	- 13.9%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

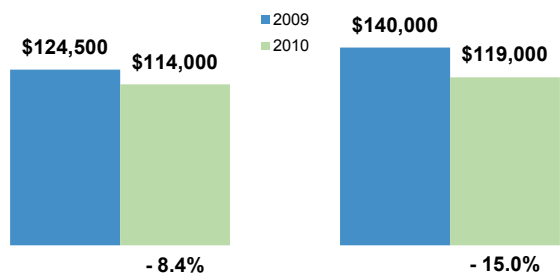
Activity—Most Recent Month



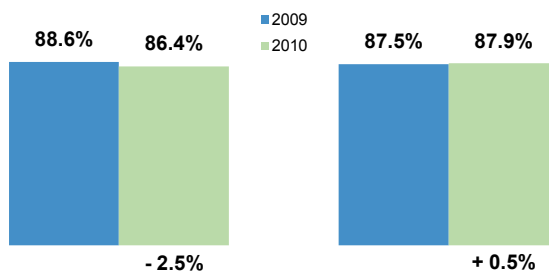
Activity—Year to Date



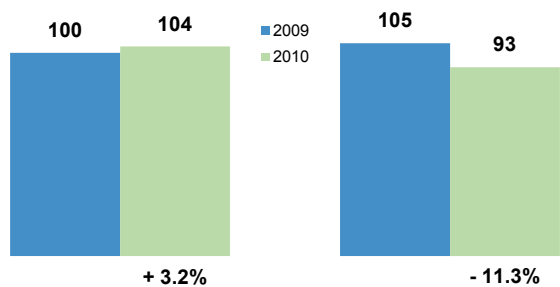
Median Sales Price



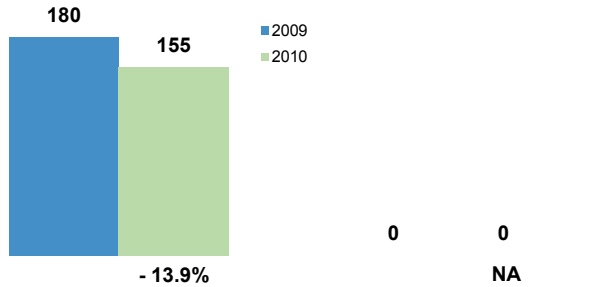
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 09

Jacksonville – North

October

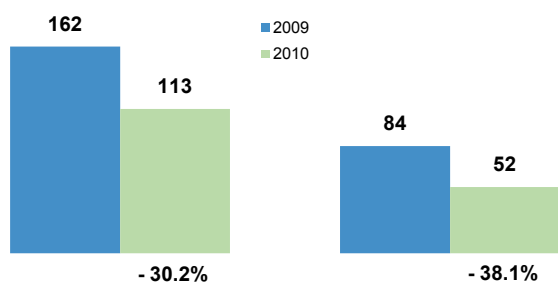
Year to Date

Duval County, FL

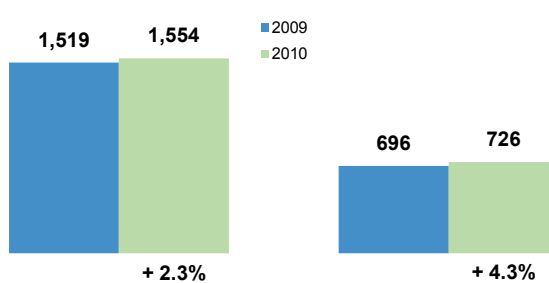
	2009	2010	Change	2009	2010	Change
New Listings	162	113	- 30.2%	1,519	1,554	+ 2.3%
Closed Sales	84	52	- 38.1%	696	726	+ 4.3%
Median Sales Price*	\$155,000	\$140,450	- 9.4%	\$158,000	\$143,995	- 8.9%
Percent of Original List Price Received at Sale*	89.5%	88.6%	- 1.0%	89.0%	89.9%	+ 1.0%
Average Days on Market Until Sale	111	127	+ 13.7%	109	106	- 2.2%
Single-Family Detached Inventory	779	694	- 10.9%	--	--	--
Townhouse-Condo Inventory	1	1	- 0.0%	--	--	--

*Does not account for seller concessions

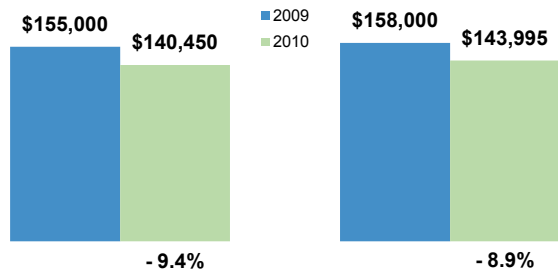
Activity—Most Recent Month



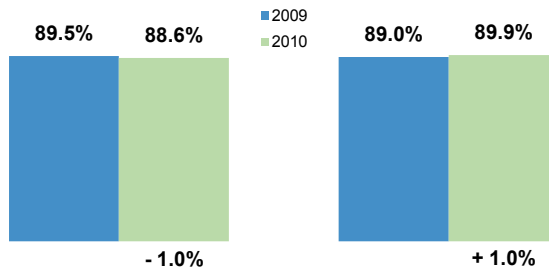
Activity—Year to Date



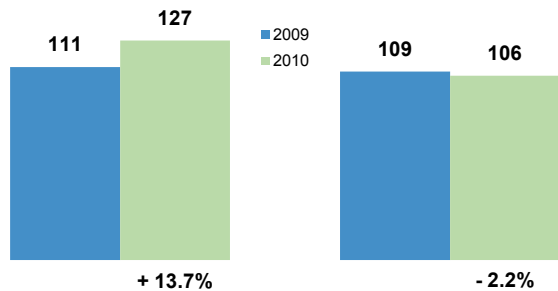
Median Sales Price



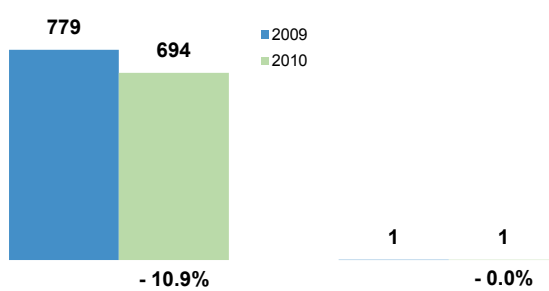
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 12

Fleming Island Area

October

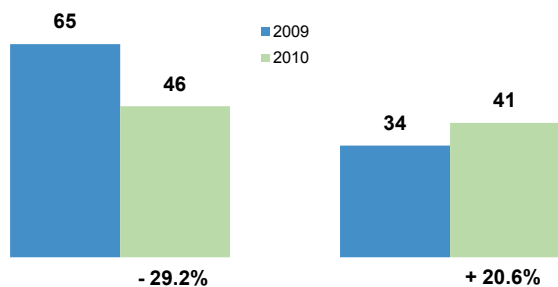
Year to Date

Clay County, FL

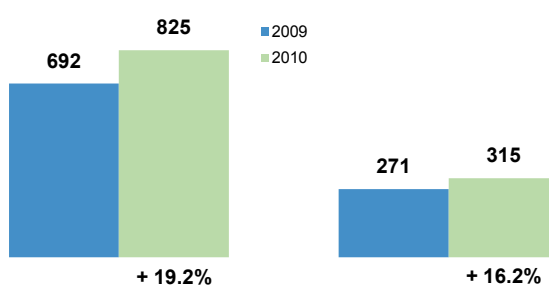
	2009	2010	Change	2009	2010	Change
New Listings	65	46	- 29.2%	692	825	+ 19.2%
Closed Sales	34	41	+ 20.6%	271	315	+ 16.2%
Median Sales Price*	\$225,000	\$180,000	- 20.0%	\$223,375	\$197,500	- 11.6%
Percent of Original List Price Received at Sale*	88.1%	91.9%	+ 4.3%	89.5%	90.5%	+ 1.1%
Average Days on Market Until Sale	133	101	- 23.8%	114	104	- 8.1%
Single-Family Detached Inventory	306	303	- 1.0%	--	--	--
Townhouse-Condo Inventory	26	25	- 3.8%	--	--	--

*Does not account for seller concessions

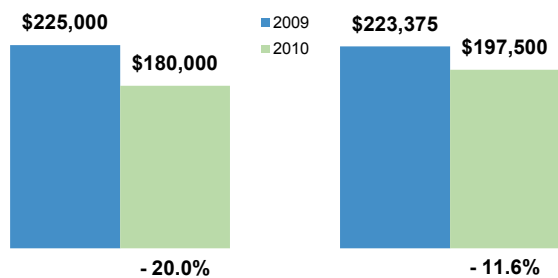
Activity—Most Recent Month



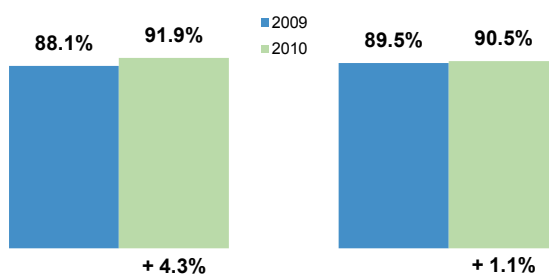
Activity—Year to Date



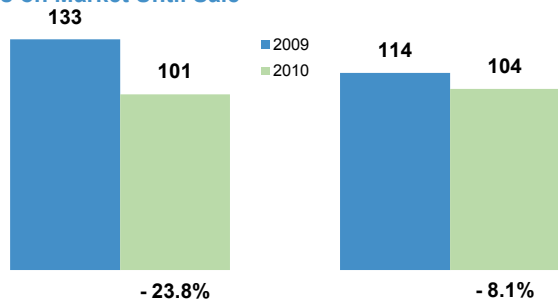
Median Sales Price



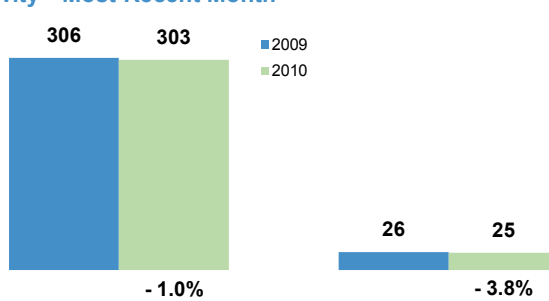
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 13

Orange Park

October

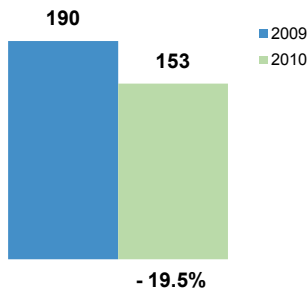
Year to Date

Clay County, FL

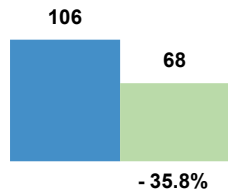
	2009	2010	Change	2009	2010	Change
New Listings	190	153	- 19.5%	1,788	1,782	- 0.3%
Closed Sales	106	68	- 35.8%	819	863	+ 5.4%
Median Sales Price*	\$151,551	\$144,250	- 4.8%	\$155,000	\$136,300	- 12.1%
Percent of Original List Price Received at Sale*	91.1%	90.2%	- 0.9%	89.7%	89.6%	- 0.1%
Average Days on Market Until Sale	98	95	- 3.3%	100	94	- 5.9%
Single-Family Detached Inventory	794	693	- 12.7%	--	--	--
Townhouse-Condo Inventory	62	49	- 21.0%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

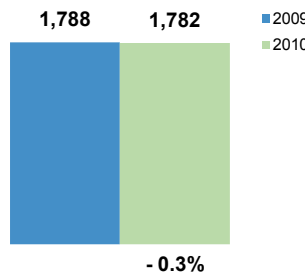


New Listings

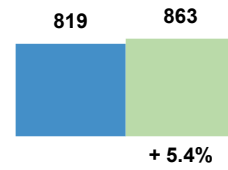


Closed Sales

Activity—Year to Date

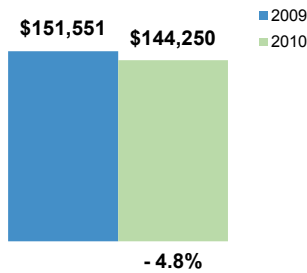


New Listings

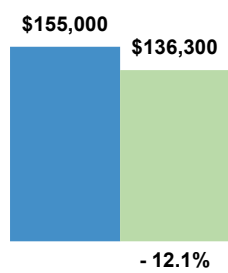


Closed Sales

Median Sales Price

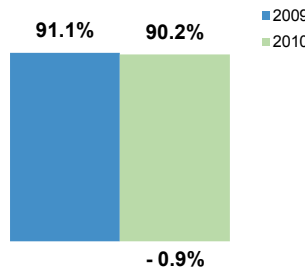


October

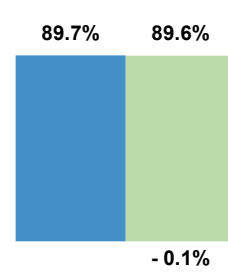


Year to Date

Percent of Original List Price Received at Sale

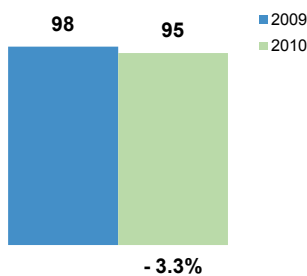


October

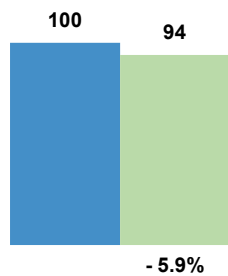


Year to Date

Days on Market Until Sale

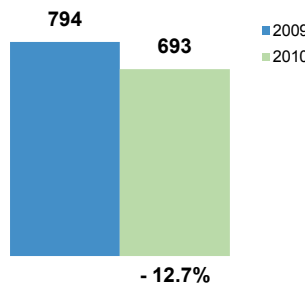


October

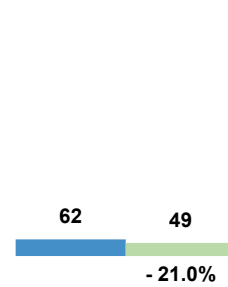


Year to Date

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 14

Middleburg Vicinity

October

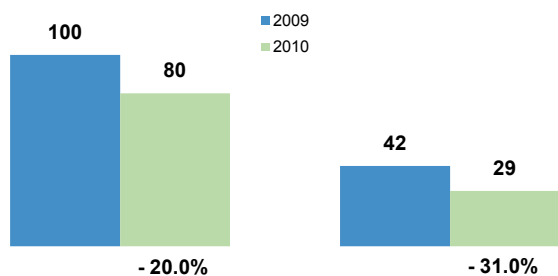
Year to Date

Clay County, FL

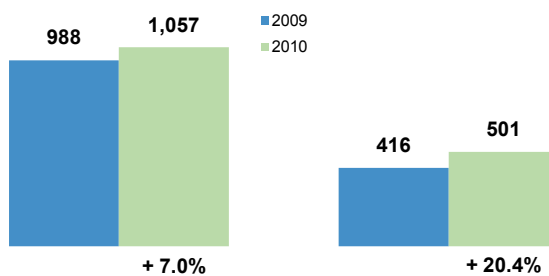
	2009	2010	Change	2009	2010	Change
New Listings	100	80	- 20.0%	988	1,057	+ 7.0%
Closed Sales	42	29	- 31.0%	416	501	+ 20.4%
Median Sales Price*	\$130,550	\$123,100	- 5.7%	\$157,500	\$132,500	- 15.9%
Percent of Original List Price Received at Sale*	92.0%	85.8%	- 6.7%	90.8%	90.6%	- 0.3%
Average Days on Market Until Sale	72	83	+ 15.4%	99	86	- 12.6%
Single-Family Detached Inventory	489	433	- 11.5%	--	--	--
Townhouse-Condo Inventory	7	6	- 14.3%	--	--	--

*Does not account for seller concessions

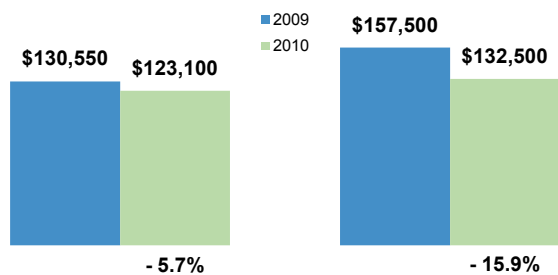
Activity—Most Recent Month



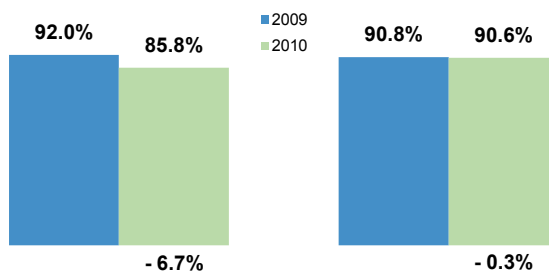
Activity—Year to Date



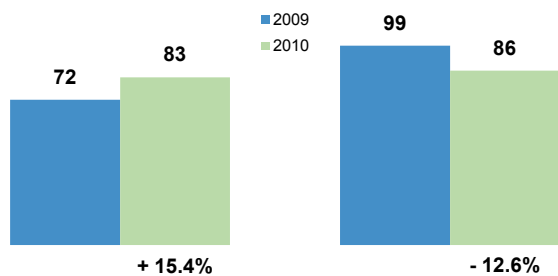
Median Sales Price



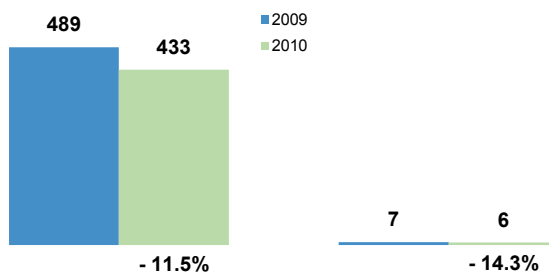
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 15 Keystone Heights Vicinity

Clay County, FL

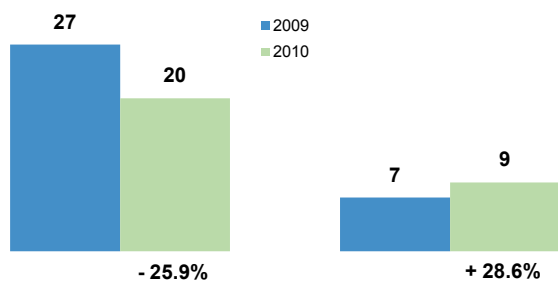
October

Year to Date

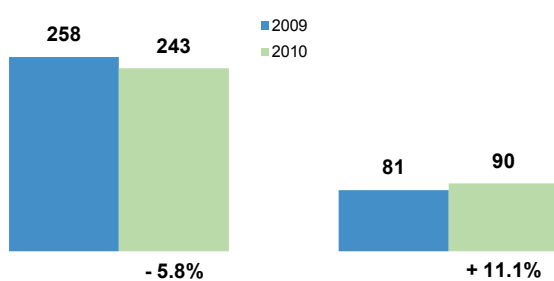
	2009	2010	Change	2009	2010	Change
New Listings	27	20	- 25.9%	258	243	- 5.8%
Closed Sales	7	9	+ 28.6%	81	90	+ 11.1%
Median Sales Price*	\$54,900	\$119,950	+ 118.5%	\$103,625	\$75,000	- 27.6%
Percent of Original List Price Received at Sale*	91.9%	85.4%	- 7.0%	85.9%	84.4%	- 1.7%
Average Days on Market Until Sale	93	87	- 6.4%	132	141	+ 7.0%
Single-Family Detached Inventory	213	174	- 18.3%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

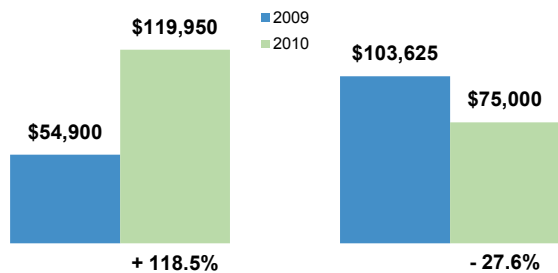
Activity—Most Recent Month



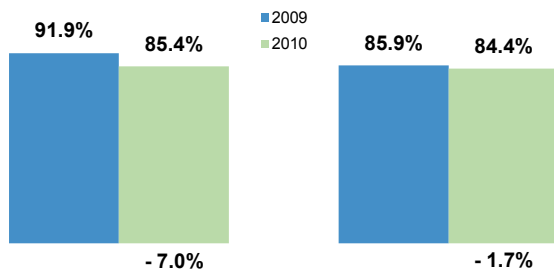
Activity—Year to Date



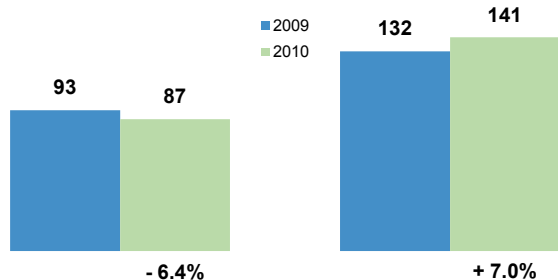
Median Sales Price



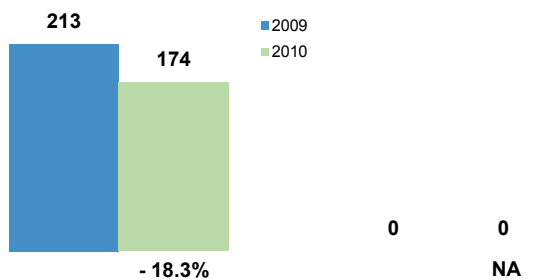
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 16

Green Cove Springs

October

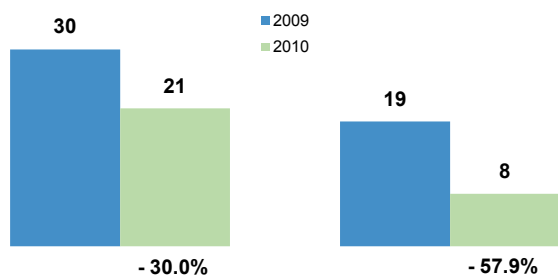
Year to Date

Clay County, FL

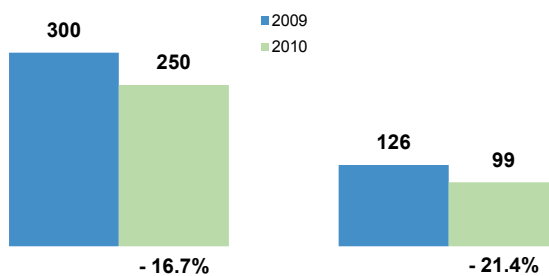
	2009	2010	Change	2009	2010	Change
New Listings	30	21	- 30.0%	300	250	- 16.7%
Closed Sales	19	8	- 57.9%	126	99	- 21.4%
Median Sales Price*	\$157,350	\$157,000	- 0.2%	\$184,500	\$156,500	- 15.2%
Percent of Original List Price Received at Sale*	91.6%	87.7%	- 4.2%	87.4%	87.4%	+ 0.0%
Average Days on Market Until Sale	65	156	+ 139.6%	133	120	- 10.0%
Single-Family Detached Inventory	176	144	- 18.2%	--	--	--
Townhouse-Condo Inventory	6	6	- 0.0%	--	--	--

*Does not account for seller concessions

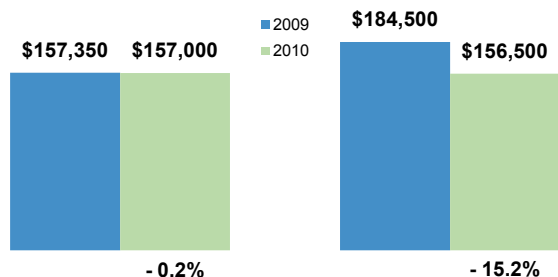
Activity—Most Recent Month



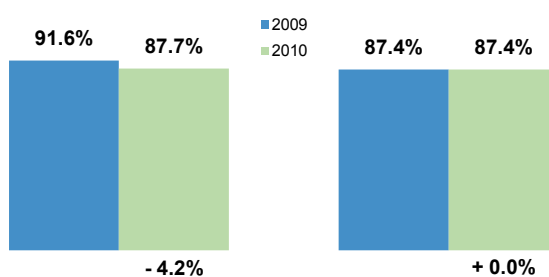
Activity—Year to Date



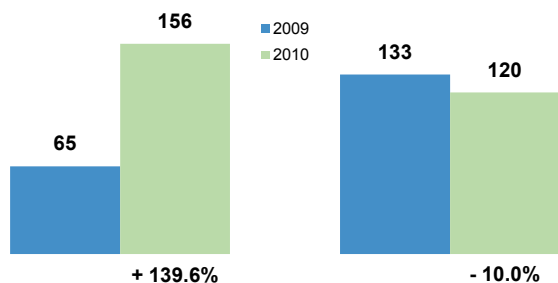
Median Sales Price



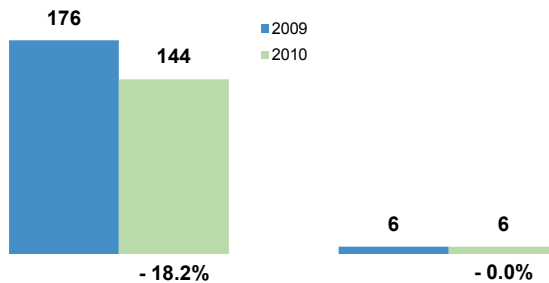
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 21

Jacksonville Bch

October

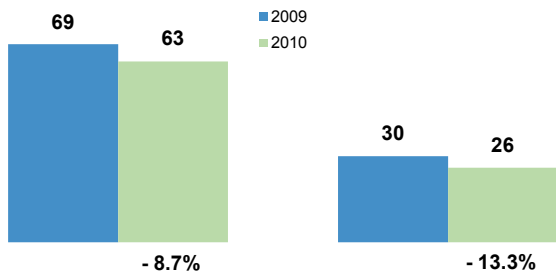
Year to Date

Duval County, FL

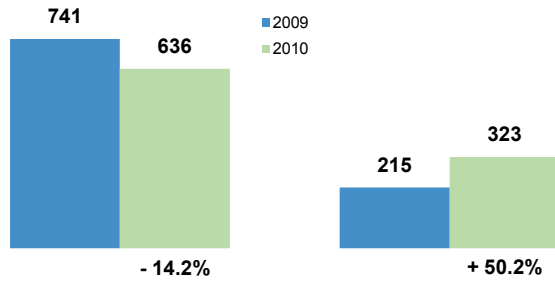
	2009	2010	Change	2009	2010	Change
New Listings	69	63	- 8.7%	741	636	- 14.2%
Closed Sales	30	26	- 13.3%	215	323	+ 50.2%
Median Sales Price*	\$249,000	\$217,500	- 12.7%	\$264,375	\$223,000	- 15.7%
Percent of Original List Price Received at Sale*	84.4%	90.7%	+ 7.4%	85.8%	88.6%	+ 3.2%
Average Days on Market Until Sale	192	84	- 56.2%	129	128	- 0.8%
Single-Family Detached Inventory	226	157	- 30.5%	--	--	--
Townhouse-Condo Inventory	280	186	- 33.6%	--	--	--

*Does not account for seller concessions

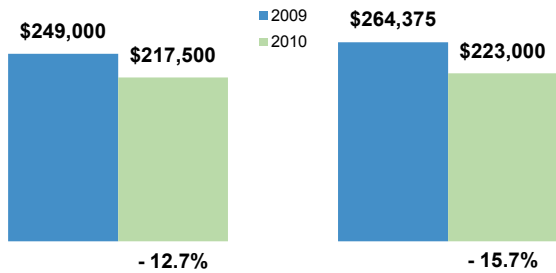
Activity—Most Recent Month



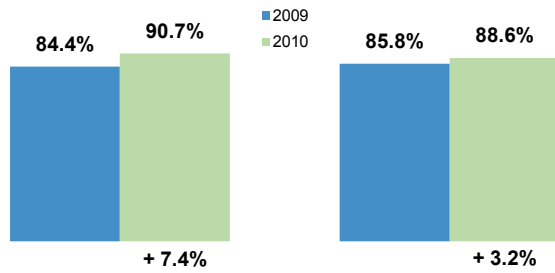
Activity—Year to Date



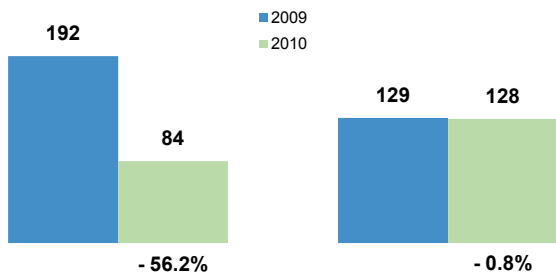
Median Sales Price



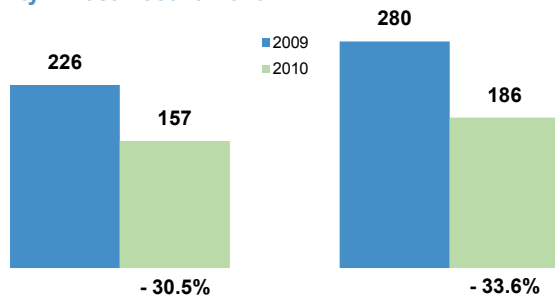
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

Region 22

Neptune Bch

October

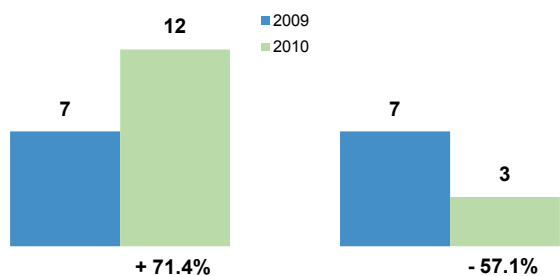
Year to Date

Duval County, FL

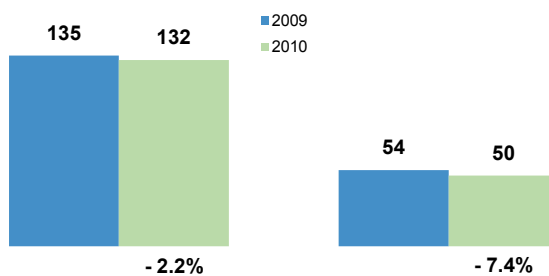
	2009	2010	Change	2009	2010	Change
New Listings	7	12	+ 71.4%	135	132	- 2.2%
Closed Sales	7	3	- 57.1%	54	50	- 7.4%
Median Sales Price*	\$209,000	\$501,500	+ 140.0%	\$310,000	\$240,000	- 22.6%
Percent of Original List Price Received at Sale*	93.7%	75.7%	- 19.2%	87.7%	88.1%	+ 0.5%
Average Days on Market Until Sale	80	209	+ 159.9%	108	82	- 23.7%
Single-Family Detached Inventory	69	73	+ 5.8%	--	--	--
Townhouse-Condo Inventory	1	1	- 0.0%	--	--	--

*Does not account for seller concessions

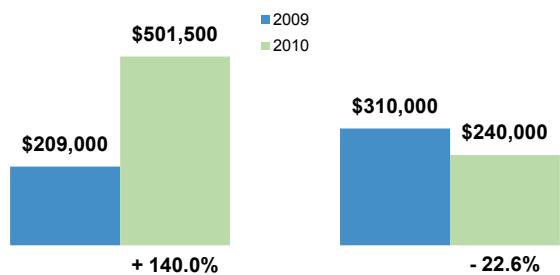
Activity—Most Recent Month



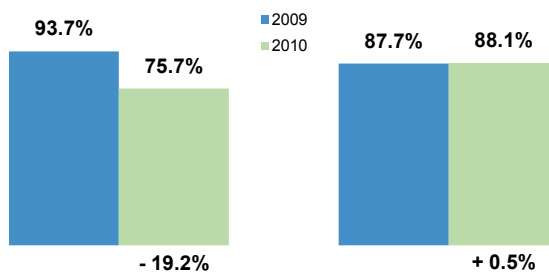
Activity—Year to Date



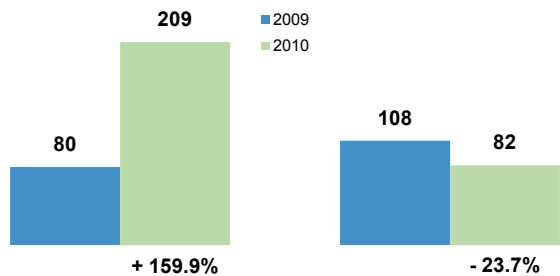
Median Sales Price



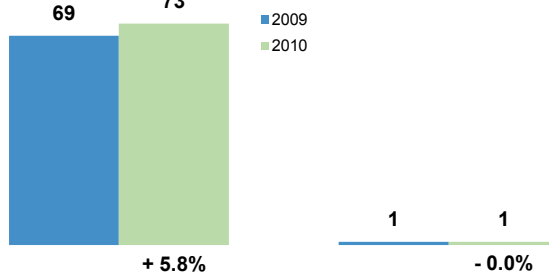
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 23

Atlantic Bch

October

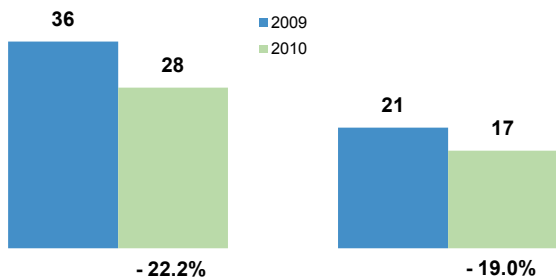
Year to Date

Duval County, FL

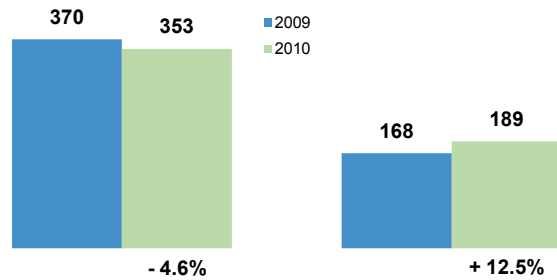
	2009	2010	Change	2009	2010	Change
New Listings	36	28	- 22.2%	370	353	- 4.6%
Closed Sales	21	17	- 19.0%	168	189	+ 12.5%
Median Sales Price*	\$231,500	\$218,000	- 5.8%	\$205,000	\$164,950	- 19.5%
Percent of Original List Price Received at Sale*	87.7%	83.4%	- 5.0%	85.2%	87.0%	+ 2.1%
Average Days on Market Until Sale	153	128	- 16.0%	123	125	+ 1.4%
Single-Family Detached Inventory	184	131	- 28.8%	--	--	--
Townhouse-Condo Inventory	31	24	- 22.6%	--	--	--

*Does not account for seller concessions

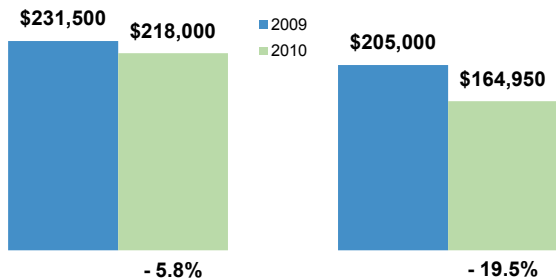
Activity—Most Recent Month



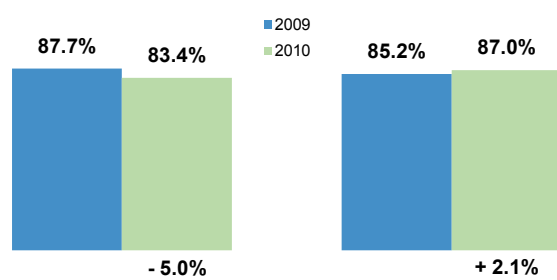
Activity—Year to Date



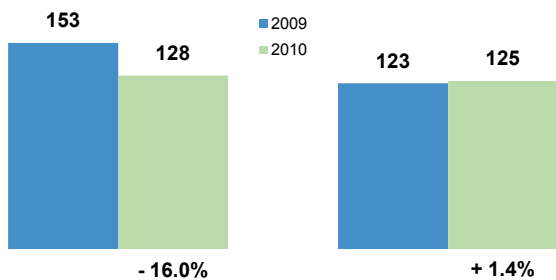
Median Sales Price



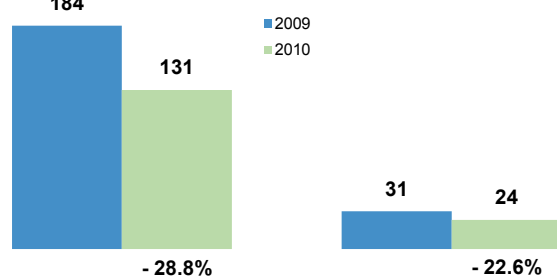
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 25 Ponte Vedra Bch North

October

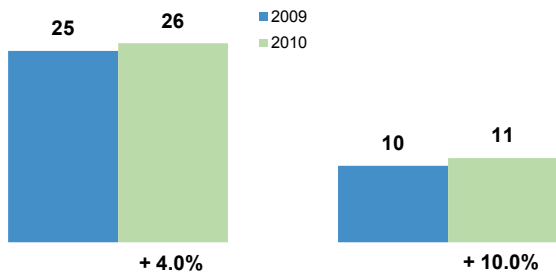
Year to Date

St. John's County, FL

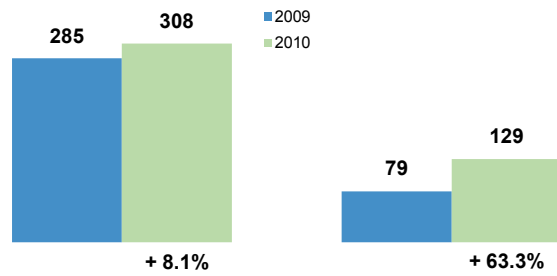
	2009	2010	Change	2009	2010	Change
New Listings	25	26	+ 4.0%	285	308	+ 8.1%
Closed Sales	10	11	+ 10.0%	79	129	+ 63.3%
Median Sales Price*	\$249,000	\$617,500	+ 148.0%	\$320,000	\$450,000	+ 40.6%
Percent of Original List Price Received at Sale*	74.9%	85.1%	+ 13.6%	84.3%	83.6%	- 0.8%
Average Days on Market Until Sale	233	137	- 41.3%	134	148	+ 10.4%
Single-Family Detached Inventory	160	148	- 7.5%	--	--	--
Townhouse-Condo Inventory	29	24	- 17.2%	--	--	--

*Does not account for seller concessions

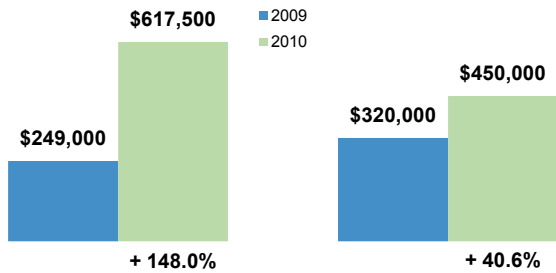
Activity—Most Recent Month



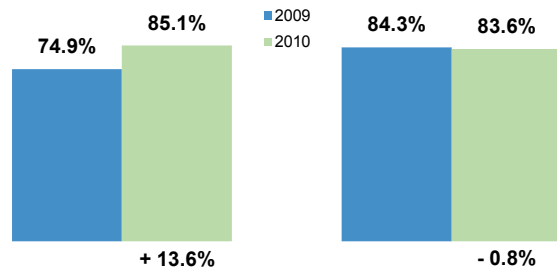
Activity—Year to Date



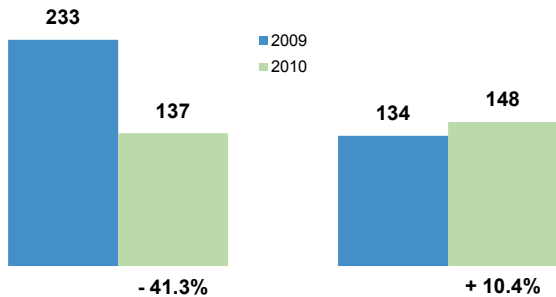
Median Sales Price



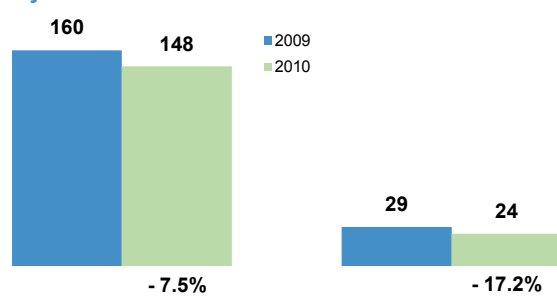
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 26

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

October

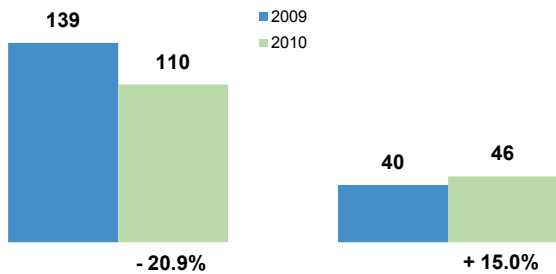
Year to Date

St. John's County, FL

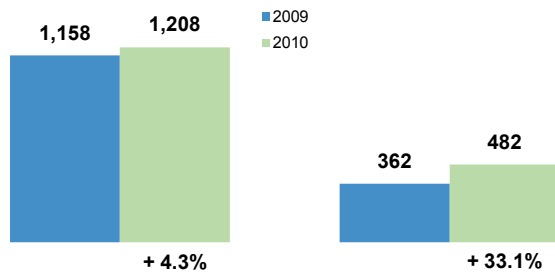
	2009	2010	Change	2009	2010	Change
New Listings	139	110	- 20.9%	1,158	1,208	+ 4.3%
Closed Sales	40	46	+ 15.0%	362	482	+ 33.1%
Median Sales Price*	\$362,250	\$337,500	- 6.8%	\$307,500	\$305,000	- 0.8%
Percent of Original List Price Received at Sale*	86.0%	85.2%	- 0.9%	85.5%	87.2%	+ 2.0%
Average Days on Market Until Sale	160	193	+ 20.6%	136	144	+ 5.6%
Single-Family Detached Inventory	544	533	- 2.0%	--	--	--
Townhouse-Condo Inventory	232	168	- 27.6%	--	--	--

*Does not account for seller concessions

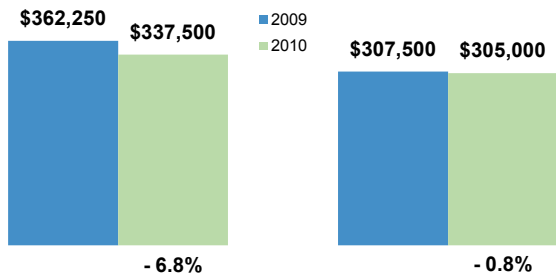
Activity—Most Recent Month



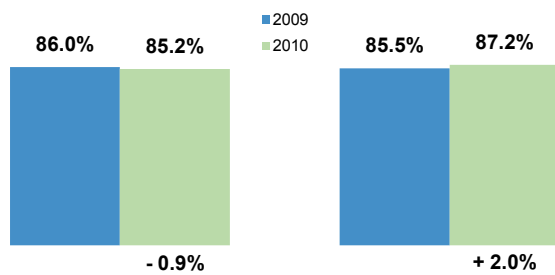
Activity—Year to Date



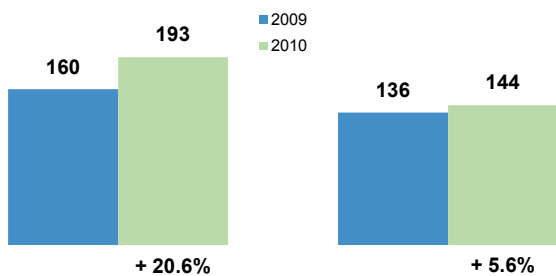
Median Sales Price



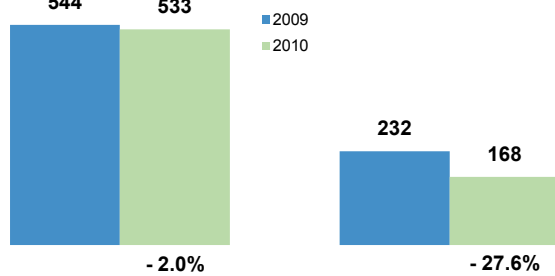
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 30 St. Johns County – NW

October

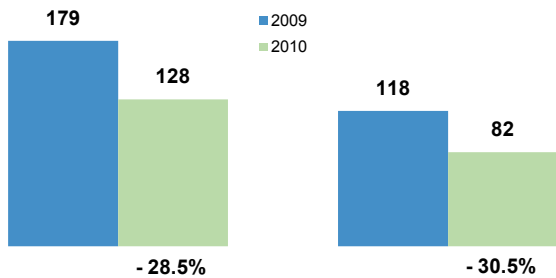
Year to Date

St. John's County, FL

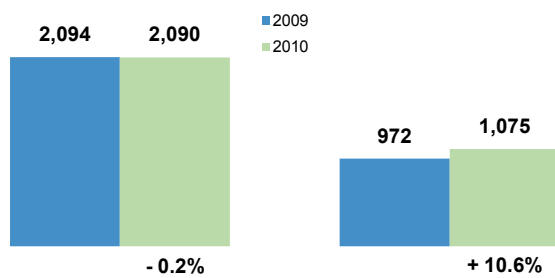
	2009	2010	Change	2009	2010	Change
New Listings	179	128	- 28.5%	2,094	2,090	- 0.2%
Closed Sales	118	82	- 30.5%	972	1,075	+ 10.6%
Median Sales Price*	\$203,700	\$218,950	+ 7.5%	\$230,495	\$220,000	- 4.6%
Percent of Original List Price Received at Sale*	90.9%	88.2%	- 3.1%	89.2%	90.6%	+ 1.6%
Average Days on Market Until Sale	95	124	+ 30.5%	116	108	- 6.6%
Single-Family Detached Inventory	957	831	- 13.2%	--	--	--
Townhouse-Condo Inventory	160	70	- 56.3%	--	--	--

*Does not account for seller concessions

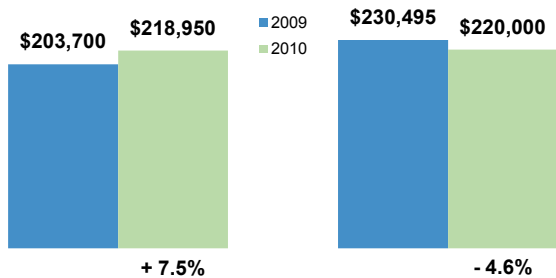
Activity—Most Recent Month



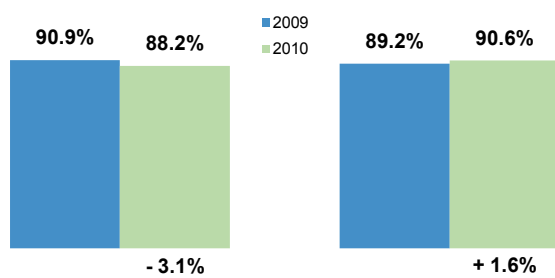
Activity—Year to Date



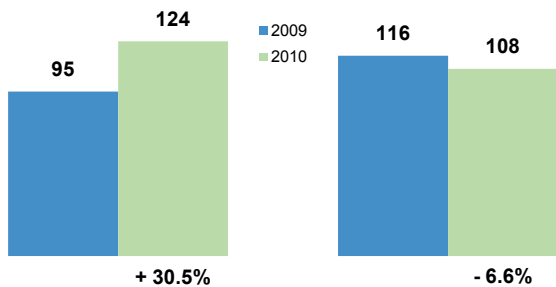
Median Sales Price



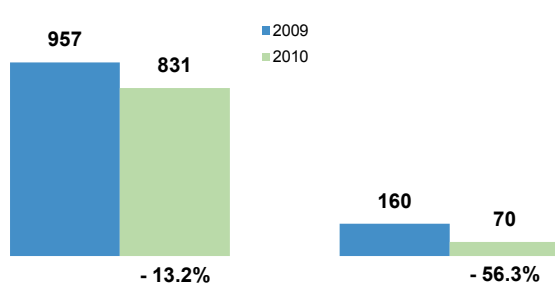
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

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

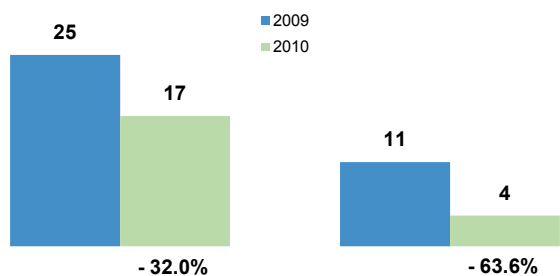
October

Year to Date

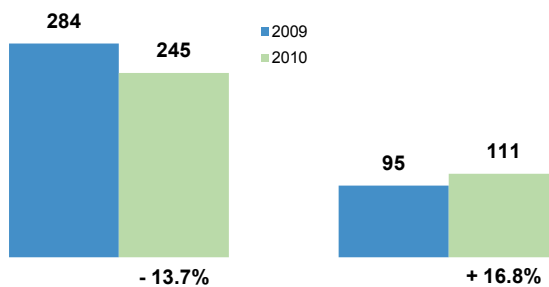
	2009	2010	Change	2009	2010	Change
New Listings	25	17	- 32.0%	284	245	- 13.7%
Closed Sales	11	4	- 63.6%	95	111	+ 16.8%
Median Sales Price*	\$138,000	\$237,500	+ 72.1%	\$205,000	\$245,000	+ 19.5%
Percent of Original List Price Received at Sale*	89.7%	96.7%	+ 7.8%	86.9%	89.4%	+ 2.9%
Average Days on Market Until Sale	93	93	- 0.0%	118	114	- 3.9%
Single-Family Detached Inventory	129	117	- 9.3%	--	--	--
Townhouse-Condo Inventory	35	10	- 71.4%	--	--	--

*Does not account for seller concessions

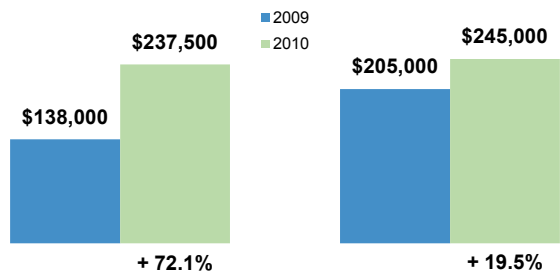
Activity—Most Recent Month



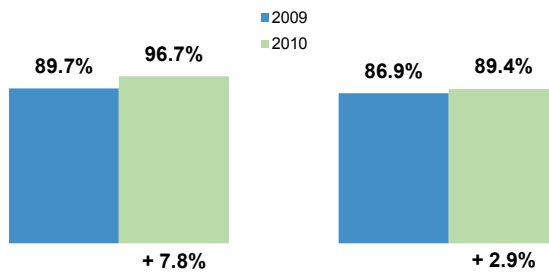
Activity—Year to Date



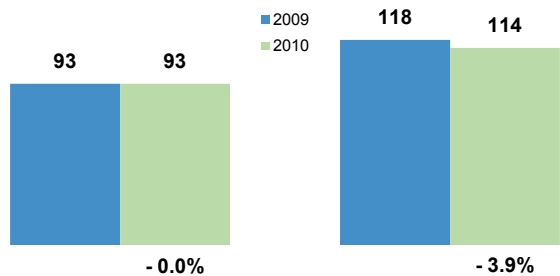
Median Sales Price



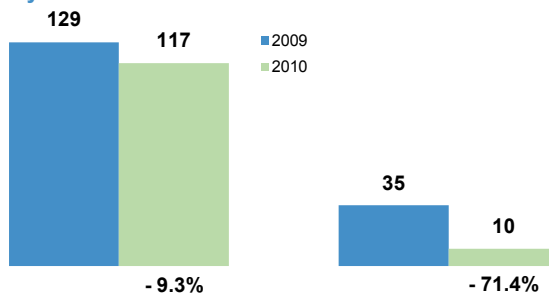
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

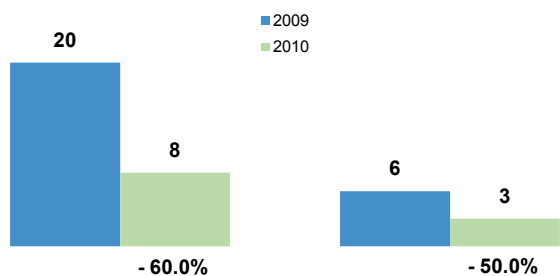
Region 32 St. John's County — St. Augustine Area (East of US 1) St. John's County, FL

October Year to Date

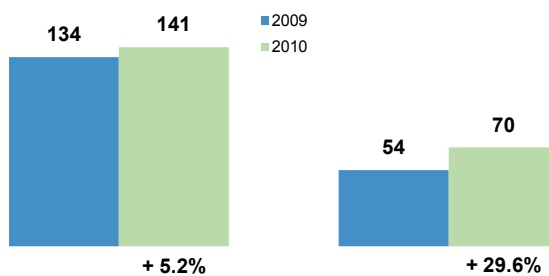
	2009	2010	Change	2009	2010	Change
New Listings	20	8	- 60.0%	134	141	+ 5.2%
Closed Sales	6	3	- 50.0%	54	70	+ 29.6%
Median Sales Price*	\$105,000	\$96,000	- 8.6%	\$160,000	\$161,000	+ 0.6%
Percent of Original List Price Received at Sale*	79.7%	97.0%	+ 21.7%	84.7%	86.8%	+ 2.4%
Average Days on Market Until Sale	139	64	- 53.8%	179	125	- 30.0%
Single-Family Detached Inventory	77	69	- 10.4%	--	--	--
Townhouse-Condo Inventory	39	22	- 43.6%	--	--	--

*Does not account for seller concessions

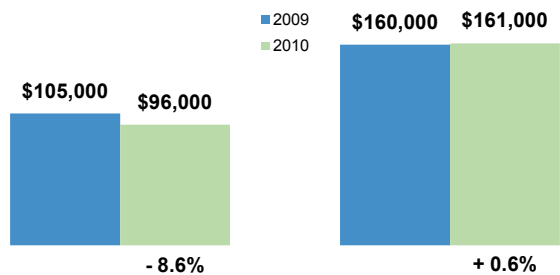
Activity—Most Recent Month



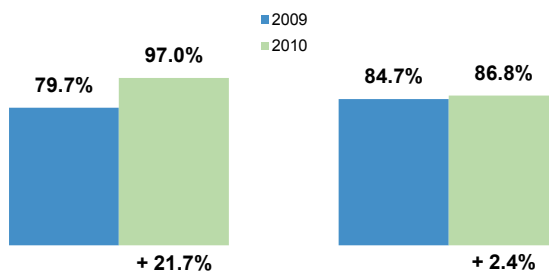
Activity—Year to Date



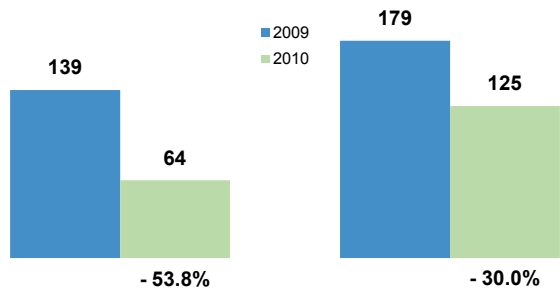
Median Sales Price



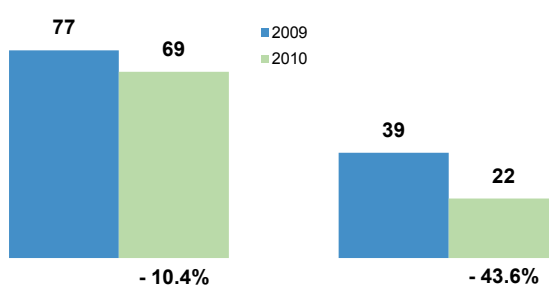
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 33 St. Johns County – SE

October

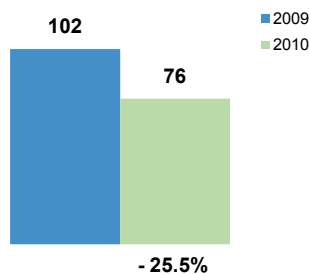
Year to Date

St. John's County, FL

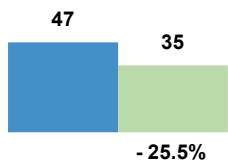
	2009	2010	Change	2009	2010	Change
New Listings	102	76	- 25.5%	907	946	+ 4.3%
Closed Sales	47	35	- 25.5%	390	428	+ 9.7%
Median Sales Price*	\$158,000	\$99,995	- 36.7%	\$169,900	\$145,000	- 14.7%
Percent of Original List Price Received at Sale*	91.5%	87.3%	- 4.5%	88.3%	88.5%	+ 0.3%
Average Days on Market Until Sale	91	122	+ 34.2%	99	106	+ 6.9%
Single-Family Detached Inventory	406	347	- 14.5%	--	--	--
Townhouse-Condo Inventory	137	135	- 1.5%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

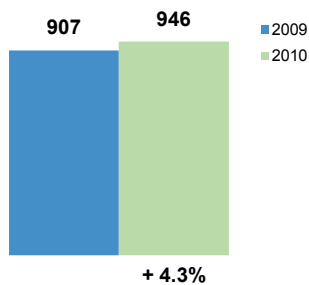


New Listings

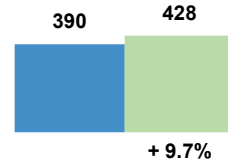


Closed Sales

Activity—Year to Date

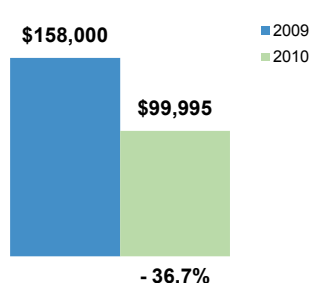


New Listings

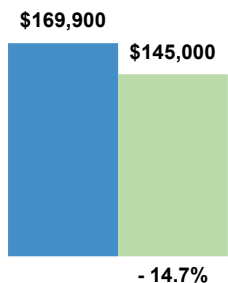


Closed Sales

Median Sales Price

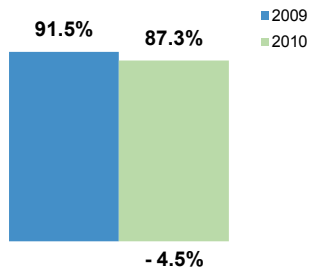


October

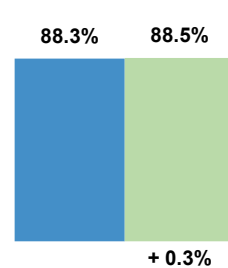


Year to Date

Percent of Original List Price Received at Sale

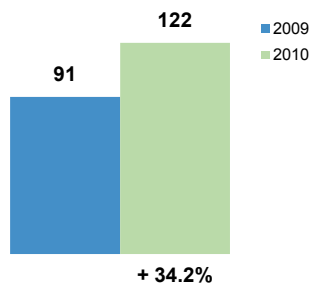


October

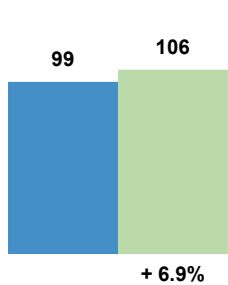


Year to Date

Days on Market Until Sale

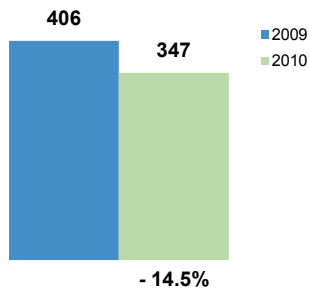


October

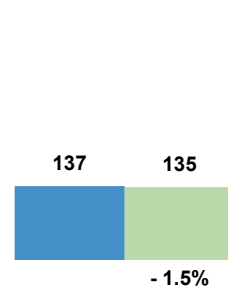


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates

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Region 34 St. Johns County – SW

October

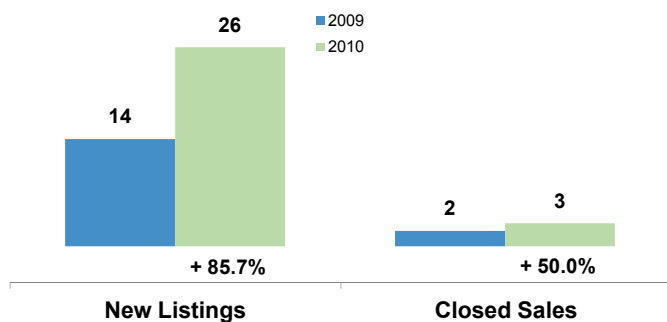
Year to Date

St. John's County, FL

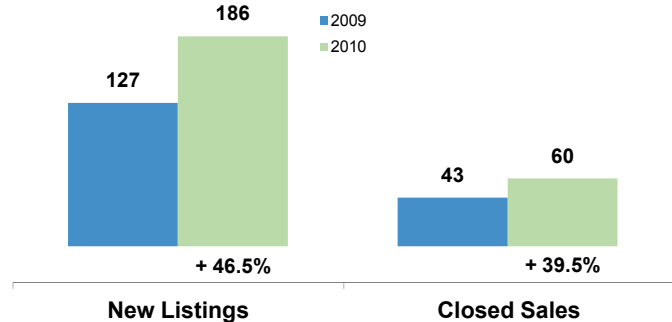
	2009	2010	Change	2009	2010	Change
New Listings	14	26	+ 85.7%	127	186	+ 46.5%
Closed Sales	2	3	+ 50.0%	43	60	+ 39.5%
Median Sales Price*	\$128,950	\$82,179	- 36.3%	\$141,580	\$87,750	- 38.0%
Percent of Original List Price Received at Sale*	88.5%	90.8%	+ 2.7%	87.5%	88.7%	+ 1.3%
Average Days on Market Until Sale	105	173	+ 65.9%	126	90	- 28.0%
Single-Family Detached Inventory	101	120	+ 18.8%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

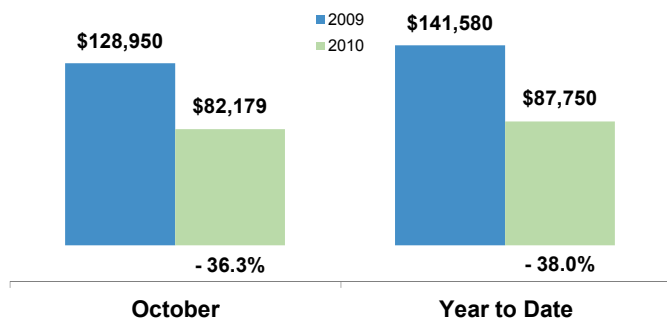
Activity—Most Recent Month



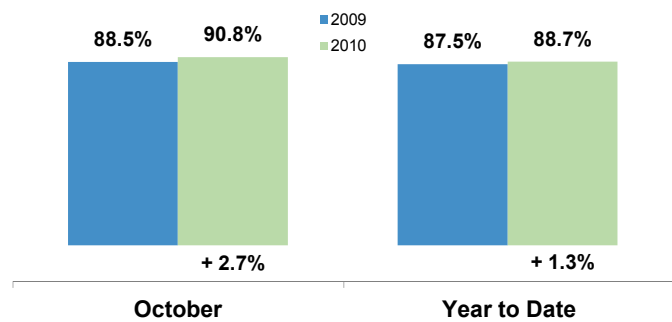
Activity—Year to Date



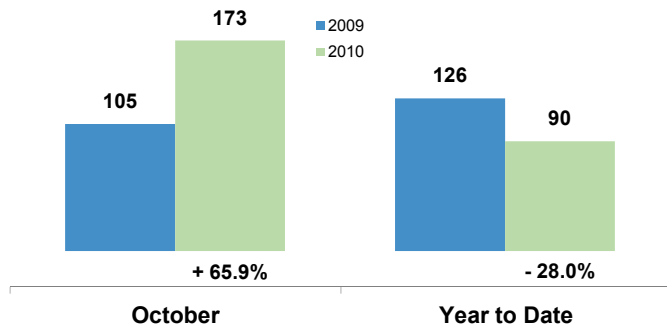
Median Sales Price



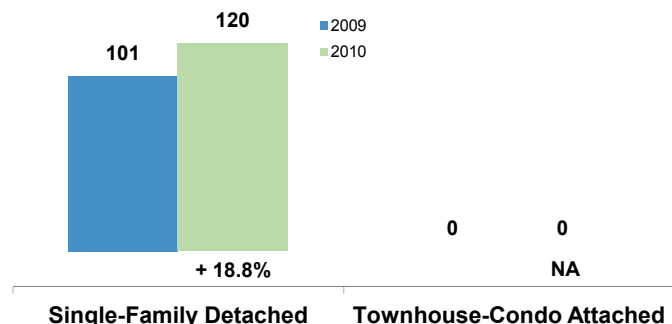
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 40

Nassau County

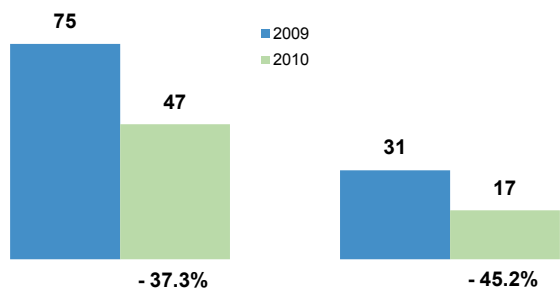
October

Year to Date

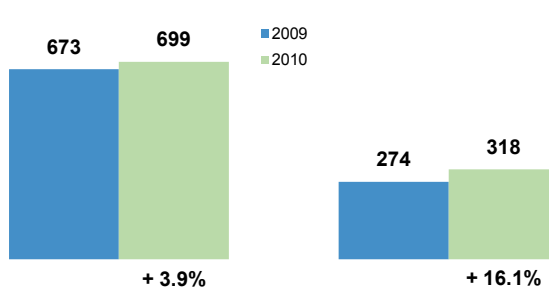
Nassau County, FL		2009	2010	Change	2009	2010	Change
New Listings		75	47	- 37.3%	673	699	+ 3.9%
Closed Sales		31	17	- 45.2%	274	318	+ 16.1%
Median Sales Price*		\$160,000	\$189,000	+ 18.1%	\$175,000	\$146,500	- 16.3%
Percent of Original List Price Received at Sale*		89.1%	80.0%	- 10.2%	87.7%	86.4%	- 1.5%
Average Days on Market Until Sale		99	139	+ 40.2%	113	117	+ 4.0%
Single-Family Detached Inventory		363	315	- 13.2%	--	--	--
Townhouse-Condo Inventory		31	34	+ 9.7%	--	--	--

*Does not account for seller concessions

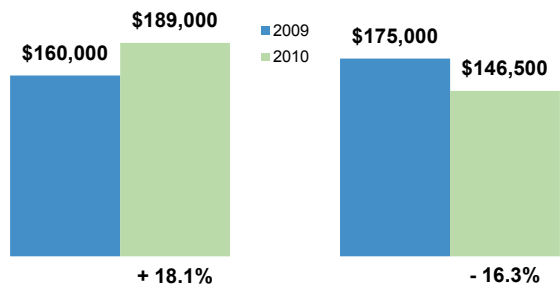
Activity—Most Recent Month



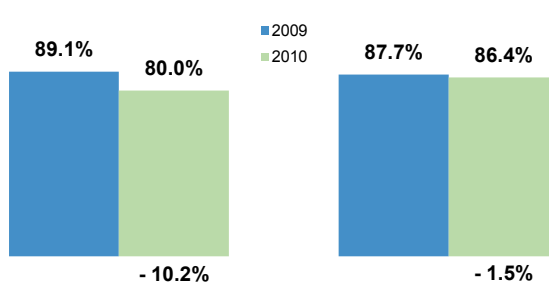
Activity—Year to Date



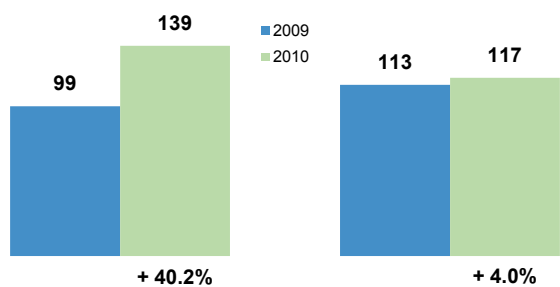
Median Sales Price



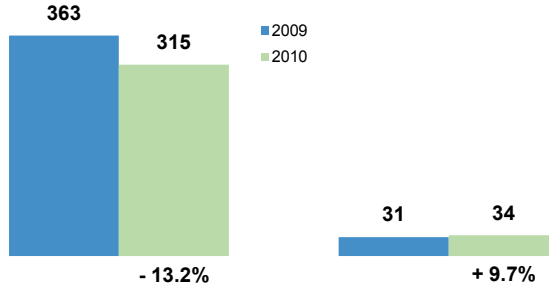
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 50

Baker County

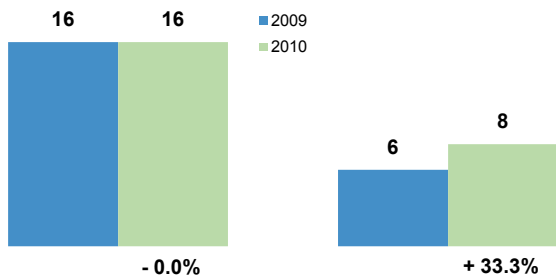
October

Year to Date

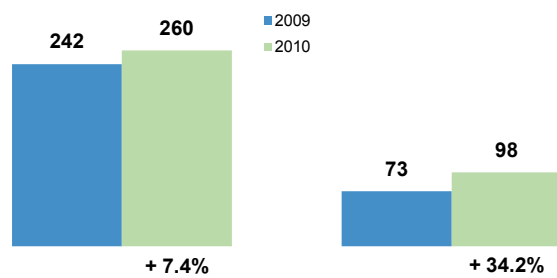
Baker County, FL	2009	2010	Change	2009	2010	Change
New Listings	16	16	- 0.0%	242	260	+ 7.4%
Closed Sales	6	8	+ 33.3%	73	98	+ 34.2%
Median Sales Price*	\$112,250	\$134,400	+ 19.7%	\$140,400	\$129,700	- 7.6%
Percent of Original List Price Received at Sale*	82.4%	80.1%	- 2.8%	88.1%	88.2%	+ 0.1%
Average Days on Market Until Sale	161	70	- 56.7%	126	132	+ 4.5%
Single-Family Detached Inventory	140	123	- 12.1%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

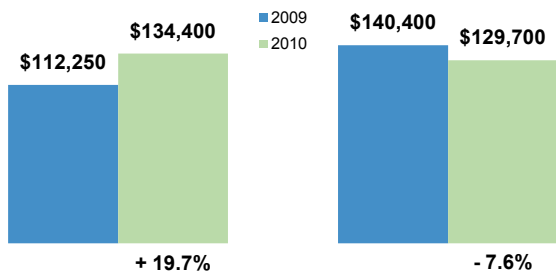
Activity—Most Recent Month



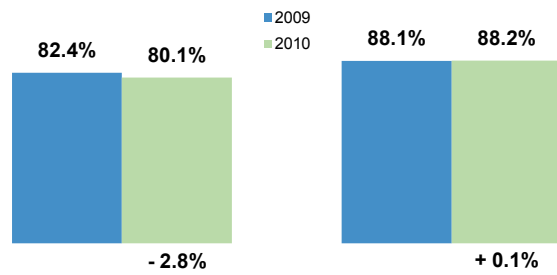
Activity—Year to Date



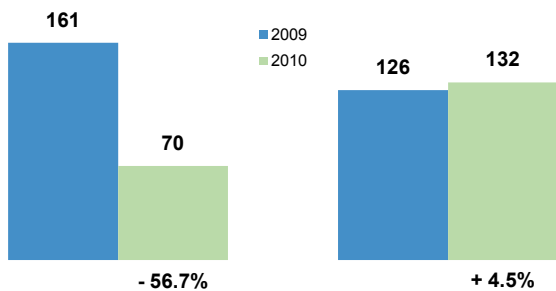
Median Sales Price



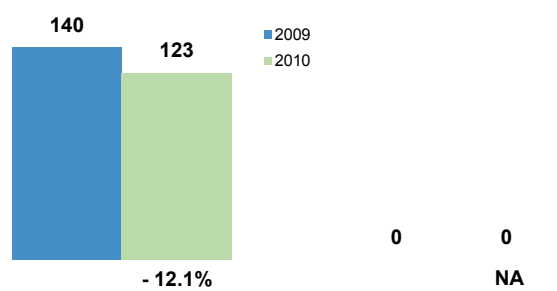
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 56

Putnam County NE

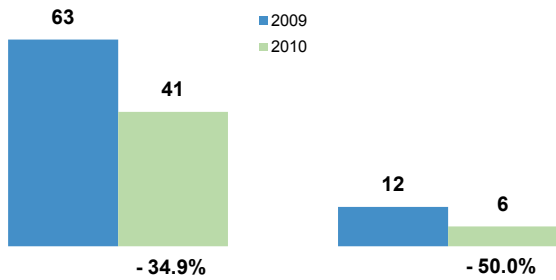
October

Year to Date

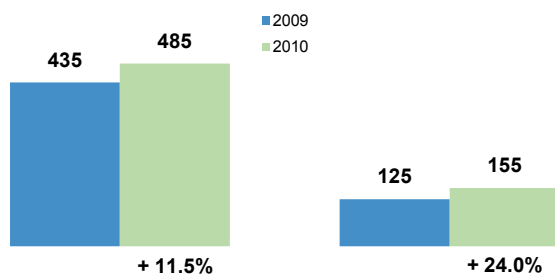
Putnam County, FL		2009	2010	Change	2009	2010	Change
New Listings		63	41	- 34.9%	435	485	+ 11.5%
Closed Sales		12	6	- 50.0%	125	155	+ 24.0%
Median Sales Price*		\$65,000	\$62,450	- 3.9%	\$89,450	\$75,000	- 16.2%
Percent of Original List Price Received at Sale*		81.1%	72.4%	- 10.7%	81.9%	80.9%	- 1.2%
Average Days on Market Until Sale		143	238	+ 66.0%	148	143	- 3.6%
Single-Family Detached Inventory		361	368	+ 1.9%	--	--	--
Townhouse-Condo Inventory		4	3	- 25.0%	--	--	--

*Does not account for seller concessions

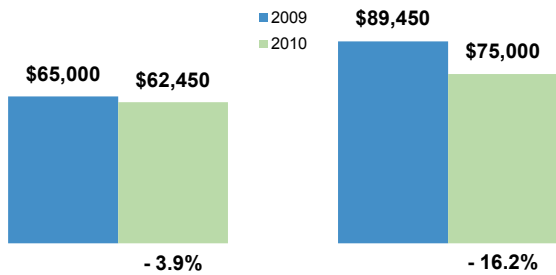
Activity—Most Recent Month



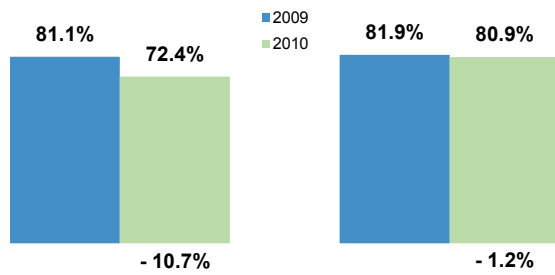
Activity—Year to Date



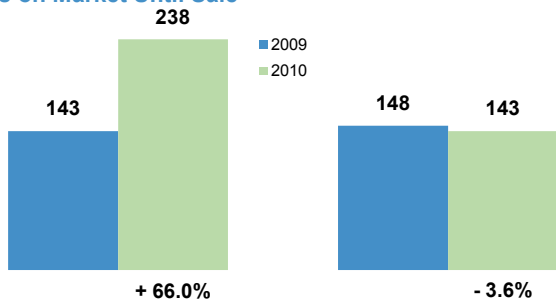
Median Sales Price



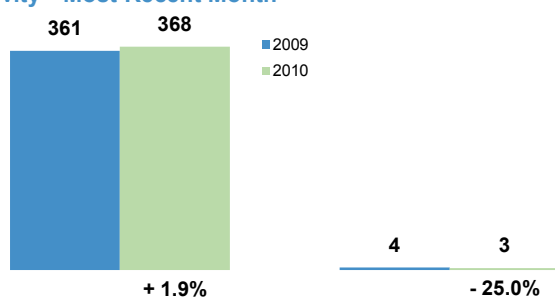
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 57 Putnam County – West

October

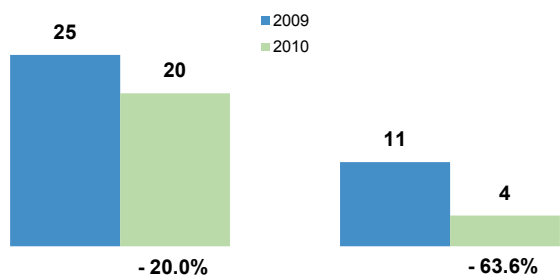
Year to Date

Putnam County, FL

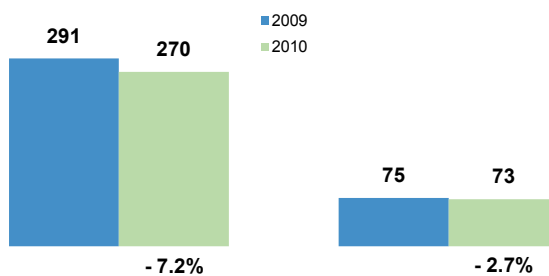
	2009	2010	Change	2009	2010	Change
New Listings	25	20	- 20.0%	291	270	- 7.2%
Closed Sales	11	4	- 63.6%	75	73	- 2.7%
Median Sales Price*	\$44,500	\$46,300	+ 4.0%	\$42,000	\$55,000	+ 31.0%
Percent of Original List Price Received at Sale*	79.8%	76.8%	- 3.7%	78.3%	81.4%	+ 3.9%
Average Days on Market Until Sale	174	144	- 17.5%	163	137	- 15.9%
Single-Family Detached Inventory	225	194	- 13.8%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

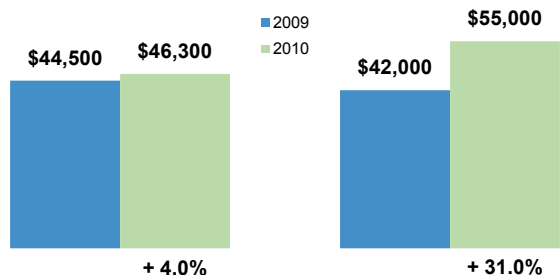
Activity—Most Recent Month



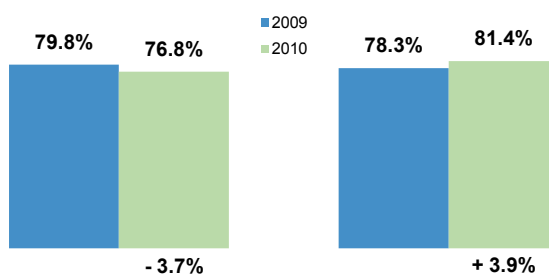
Activity—Year to Date



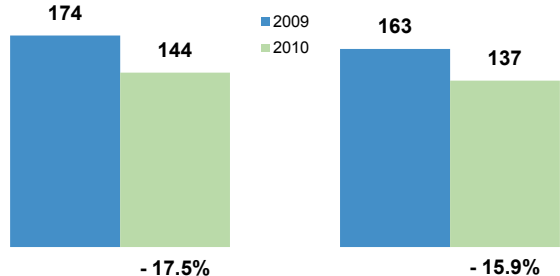
Median Sales Price



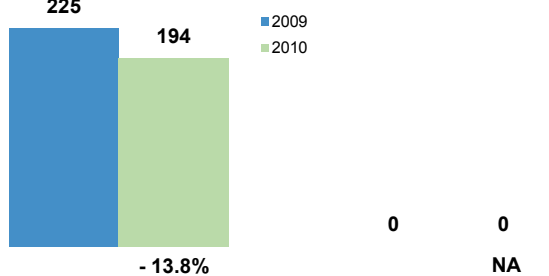
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 58 Putnam County - South

October

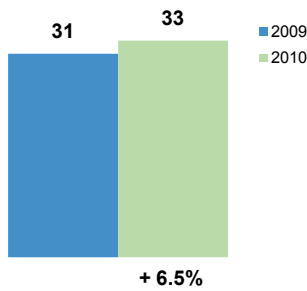
Year to Date

Putnam County, FL

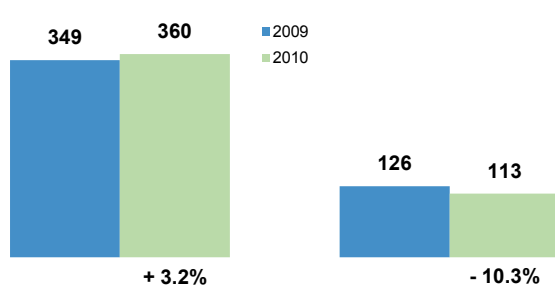
	2009	2010	Change	2009	2010	Change
New Listings	31	33	+ 6.5%	349	360	+ 3.2%
Closed Sales	17	11	- 35.3%	126	113	- 10.3%
Median Sales Price*	\$67,500	\$78,000	+ 15.6%	\$66,000	\$50,609	- 23.3%
Percent of Original List Price Received at Sale*	79.0%	74.0%	- 6.3%	80.7%	77.9%	- 3.4%
Average Days on Market Until Sale	226	134	- 40.9%	172	183	+ 6.1%
Single-Family Detached Inventory	300	282	- 6.0%	--	--	--
Townhouse-Condo Inventory	3	11	+ 266.7%	--	--	--

*Does not account for seller concessions

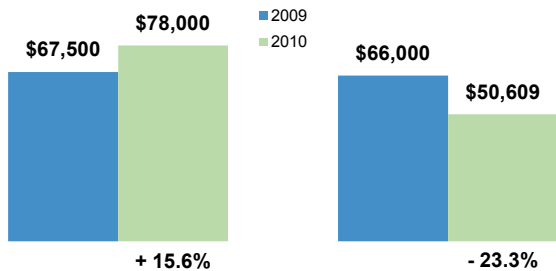
Activity—Most Recent Month



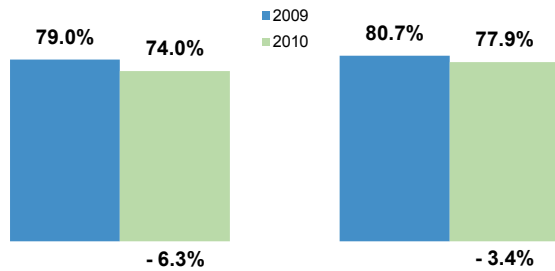
Activity—Year to Date



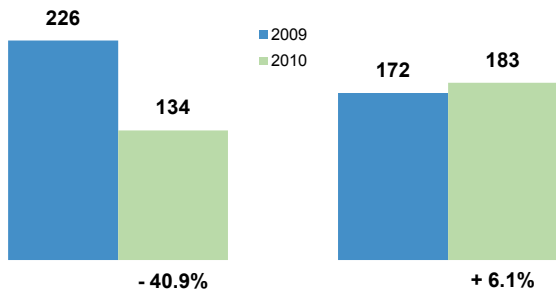
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

