



NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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Monthly Indicators

November 2010

Northeast Florida's real estate market showed some signs of positive movement during November.

The 1,394 pending sales in the region were a 22.2 percent increase over last November. Months supply of inventory – which should ideally fall between five and six months – also took a step in the right direction and was down to 9.6 months; a significant 24.6 percent decrease over last year.

Closed sales of 1,001 were a 24.6 percent drop from last year's 1,327. With a temporary stoppage of foreclosure sales and short sales by many large lenders during the past couple of months, this is not necessarily a surprise.

A positive trend seems to be emerging in closed sales, however. While lender-mediated prices continue to drop, the median price of traditional sales has rallied every month since August, showing increases over their respective month in 2009. November's median price for traditional sales jumped 8.9 percent over last year's \$160,000 to reach \$174,250. Overall, median prices dropped 3.2 percent as a result of the 21.7 percent decrease in lender-mediated sales.

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New Listings

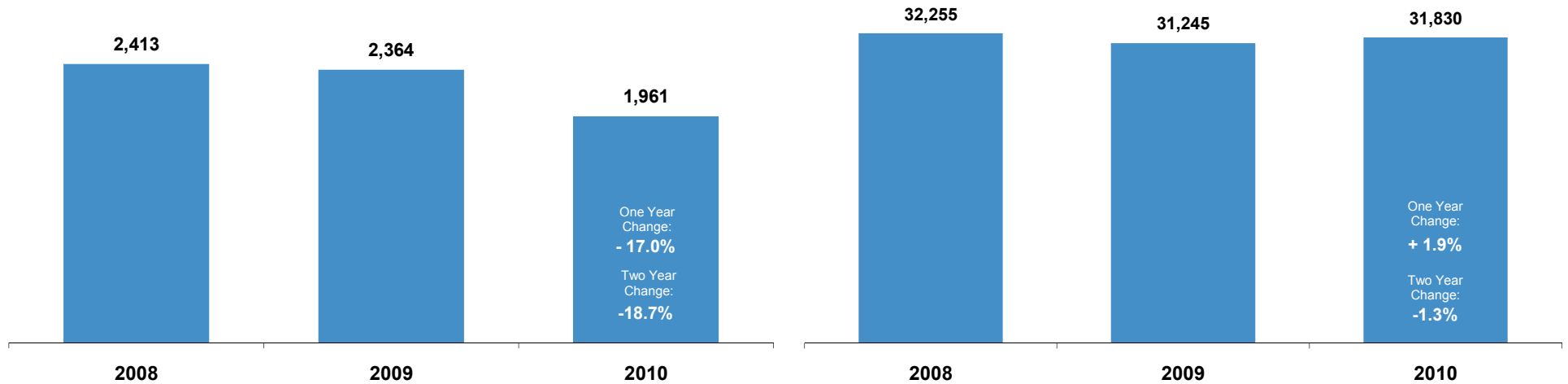
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



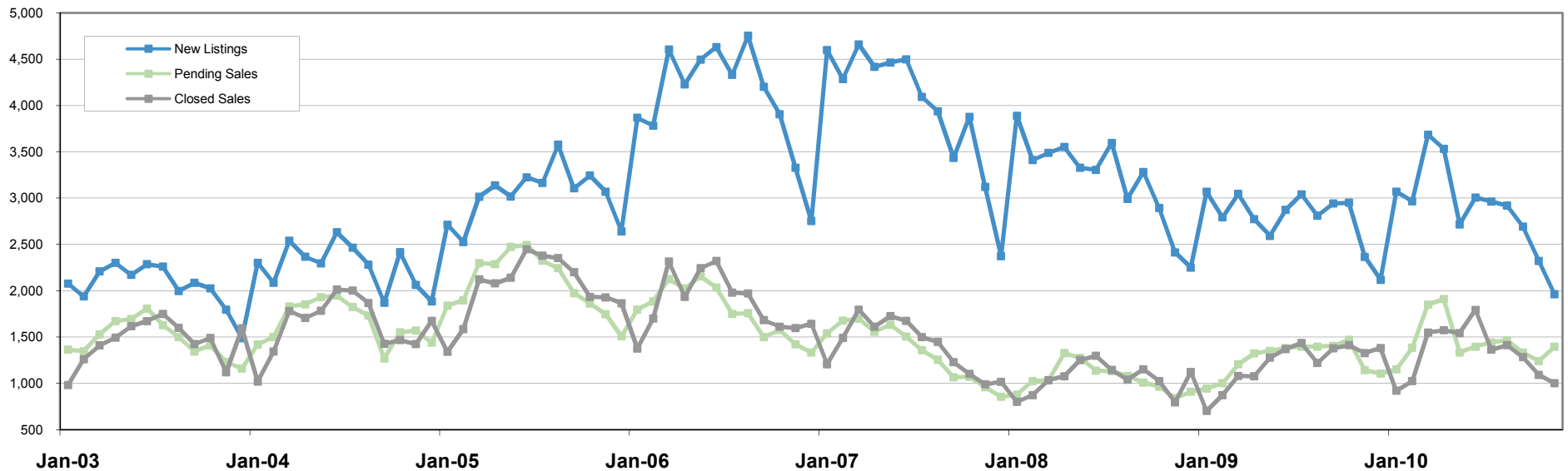
**NORTHEAST FLORIDA
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November

Year to Date



Historical Market Activity



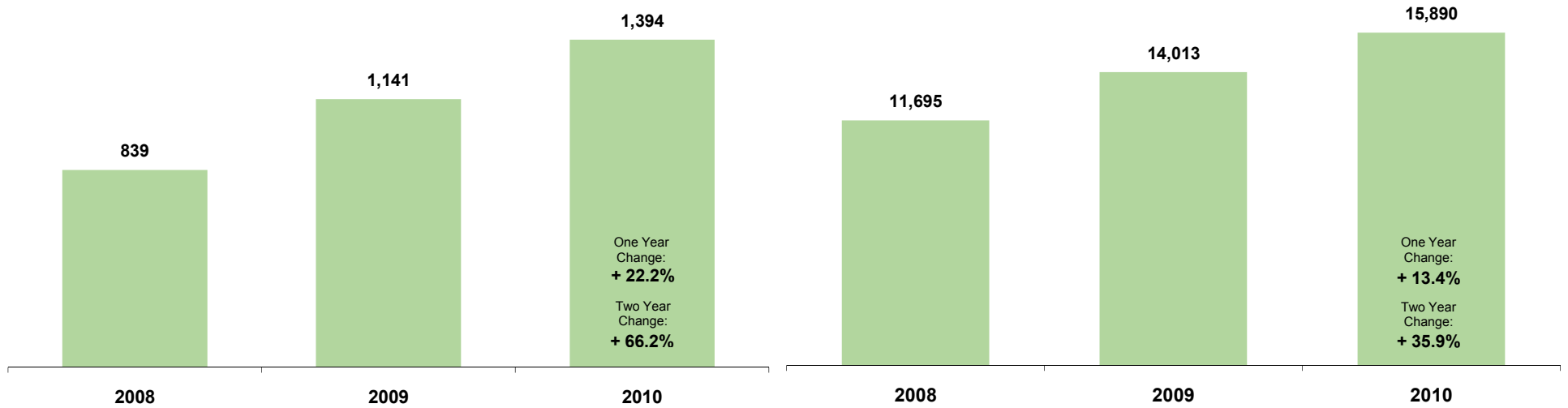
Pending Sales

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

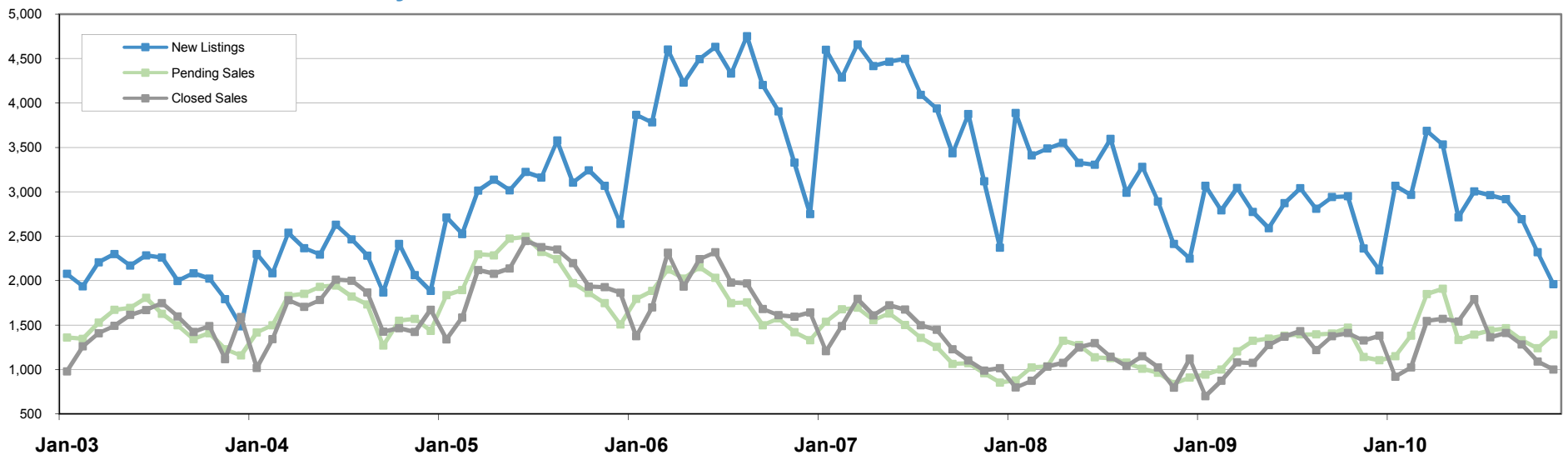


November

Year to Date



Historical Market Activity



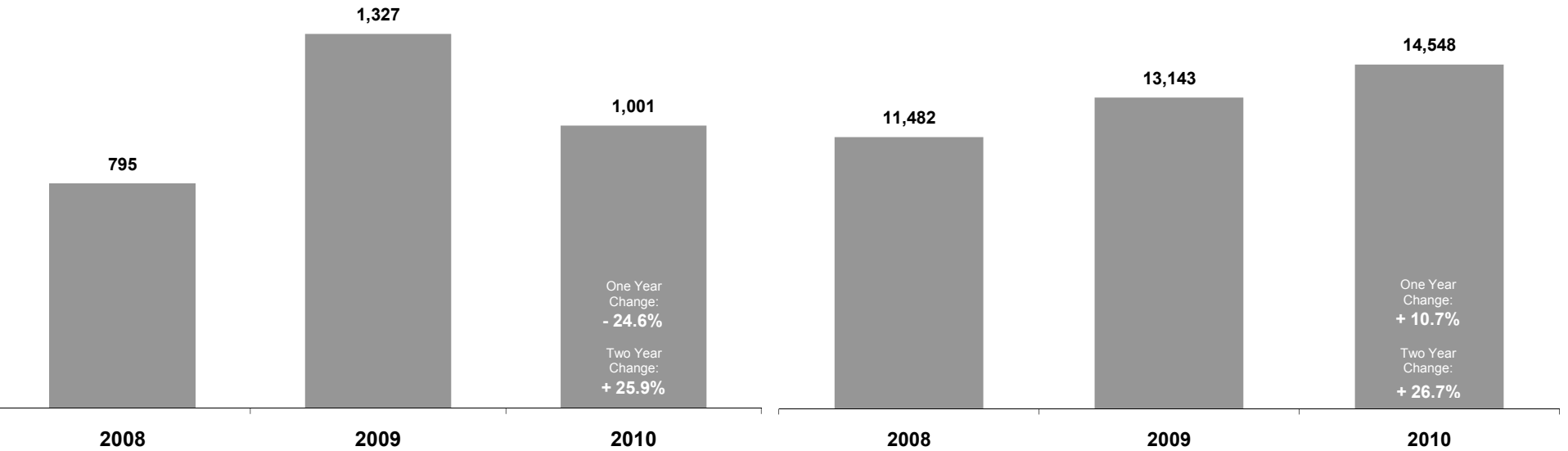
Closed Sales

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

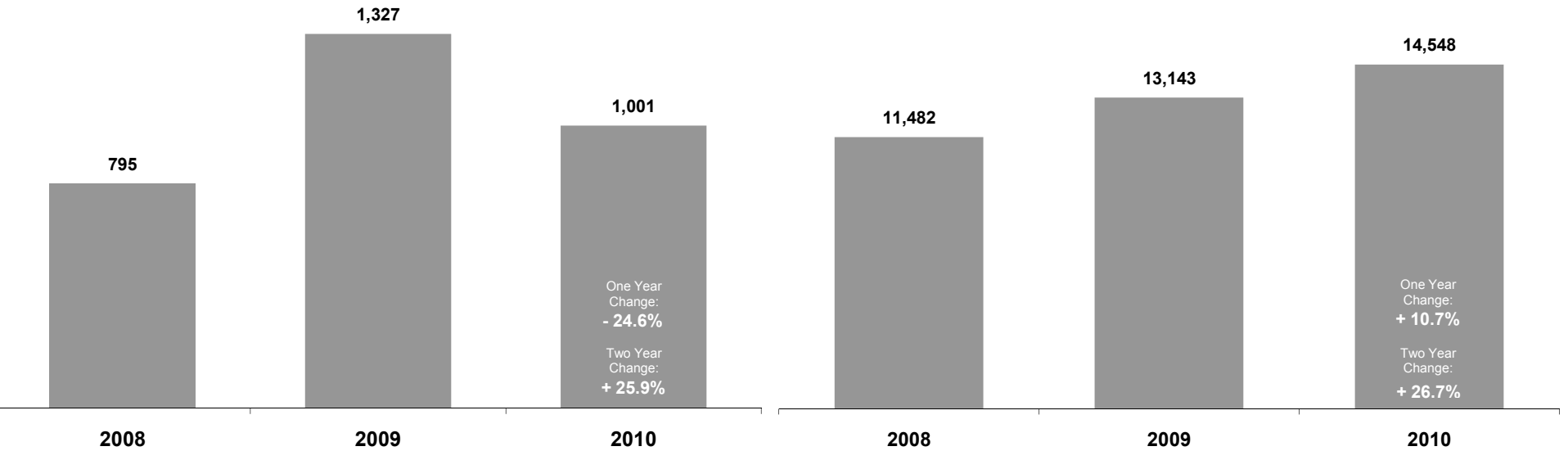


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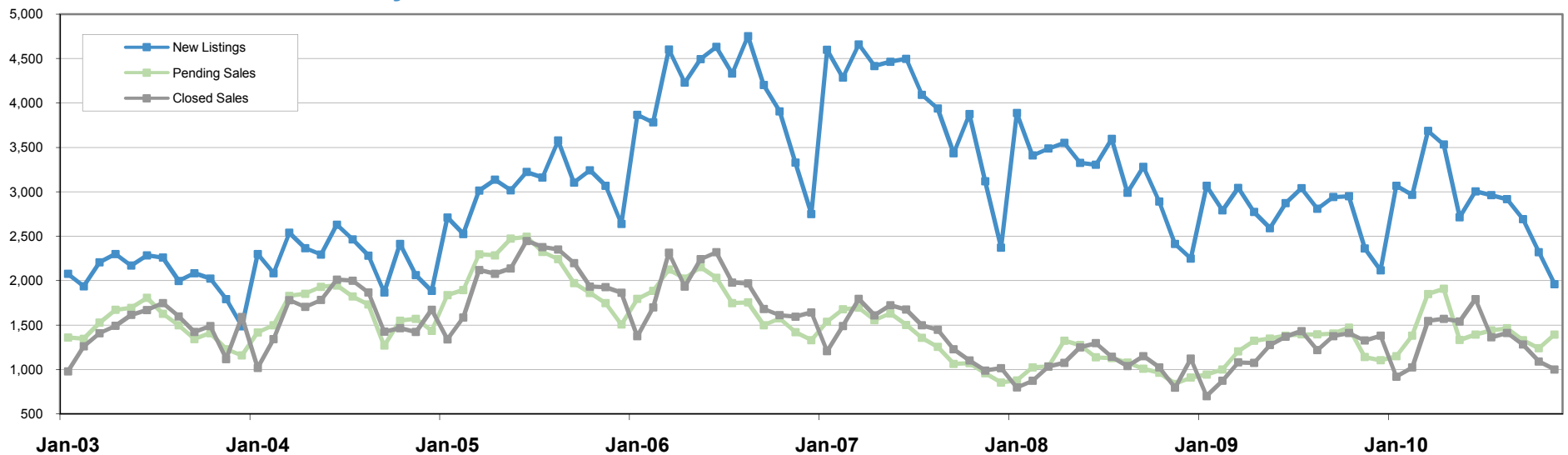
November



Year to Date



Historical Market Activity



Days on Market Until Sale

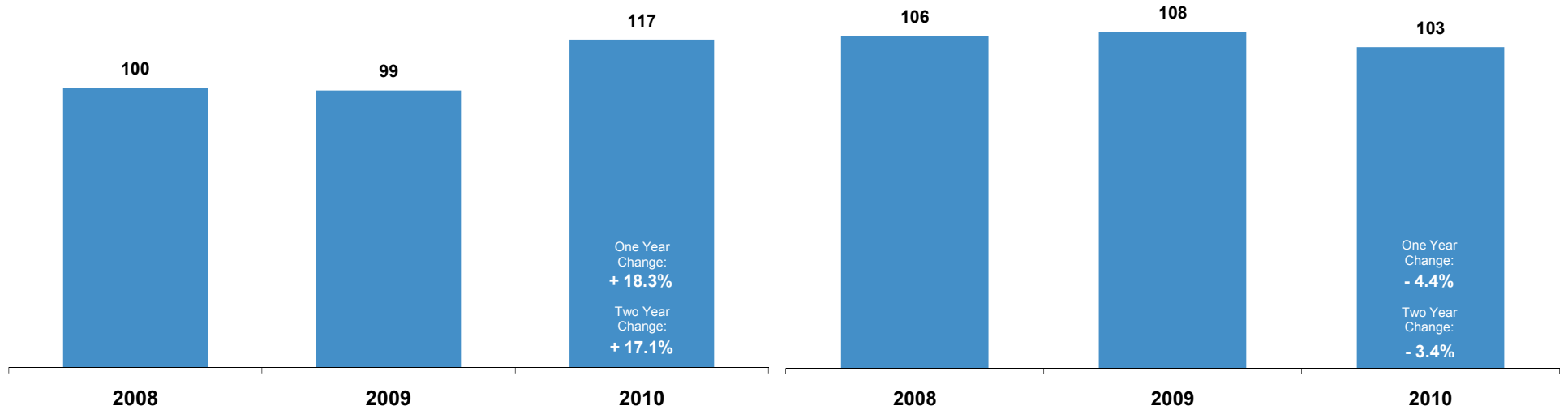
A Monthly Indicator from the Northeast Florida Association of REALTORS®



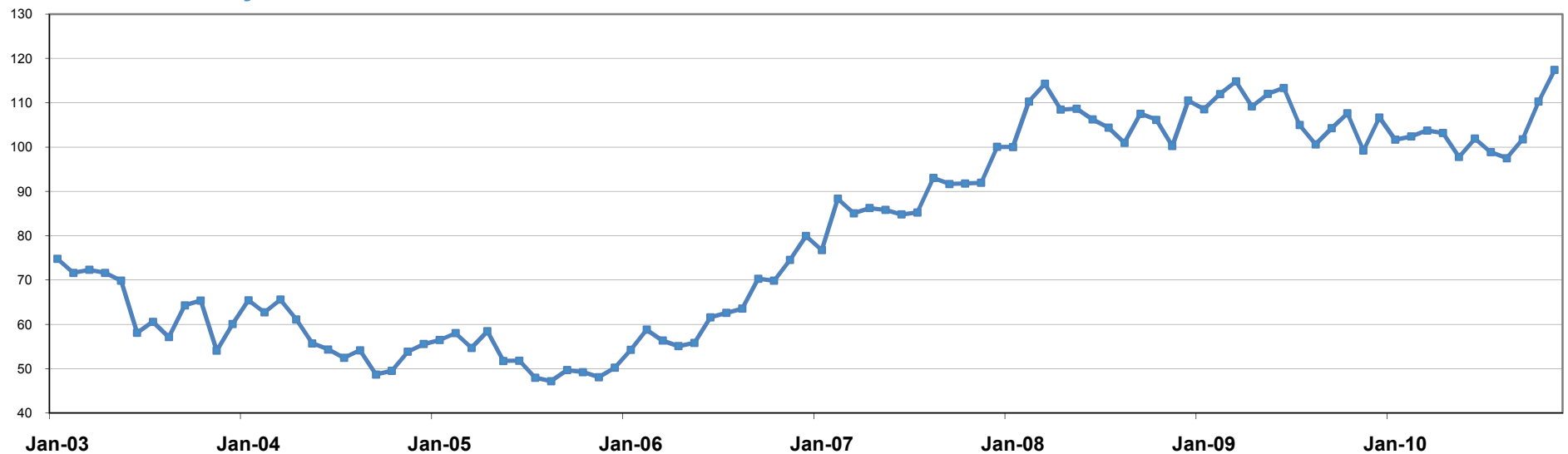
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November

Year to Date



Historical Days on Market Until Sale



Median Sales Price

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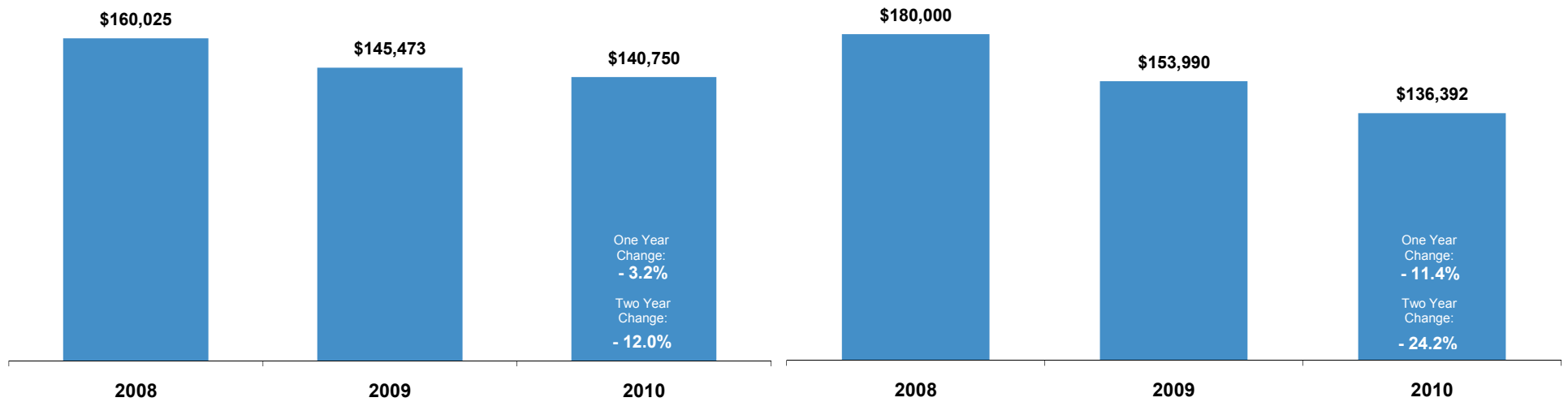


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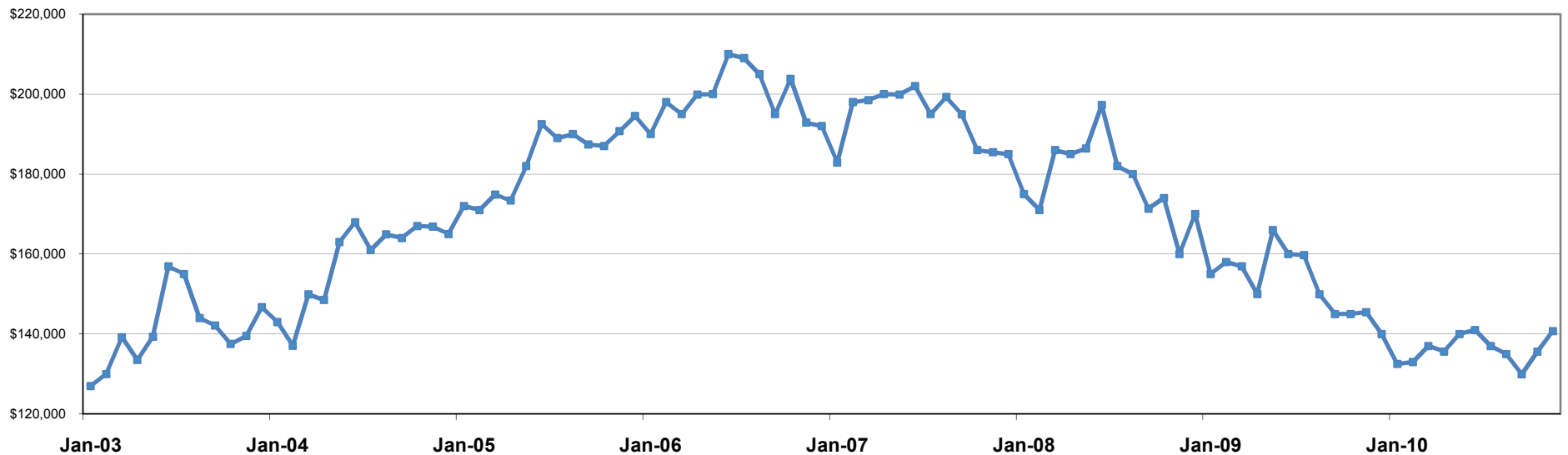
November

Year to Date

Figures do not take into account seller concessions.



Historical Median Prices



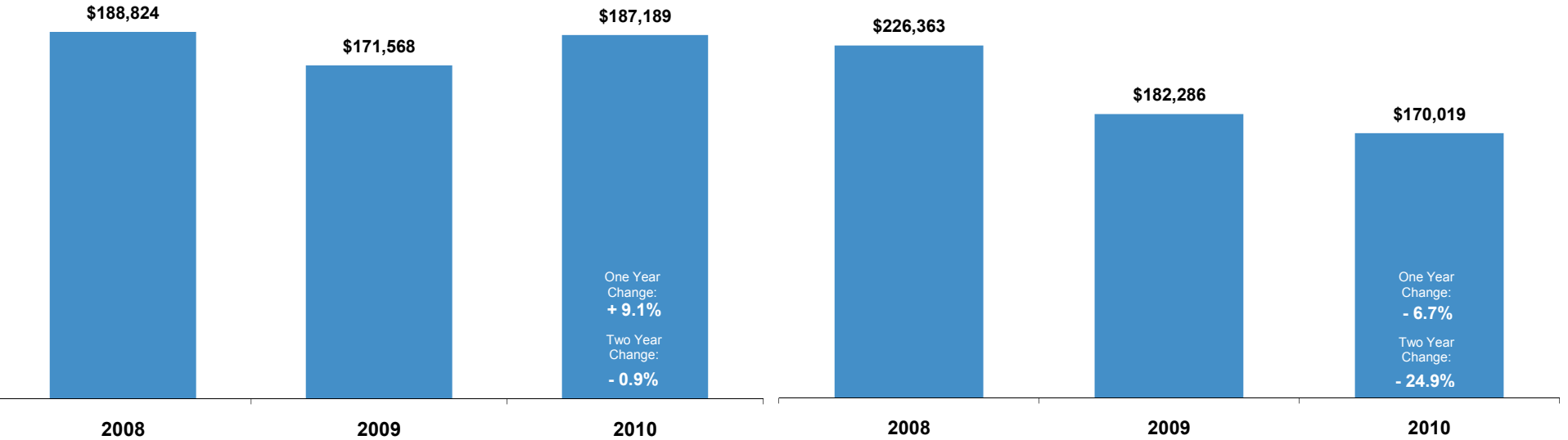
Average Sales Price

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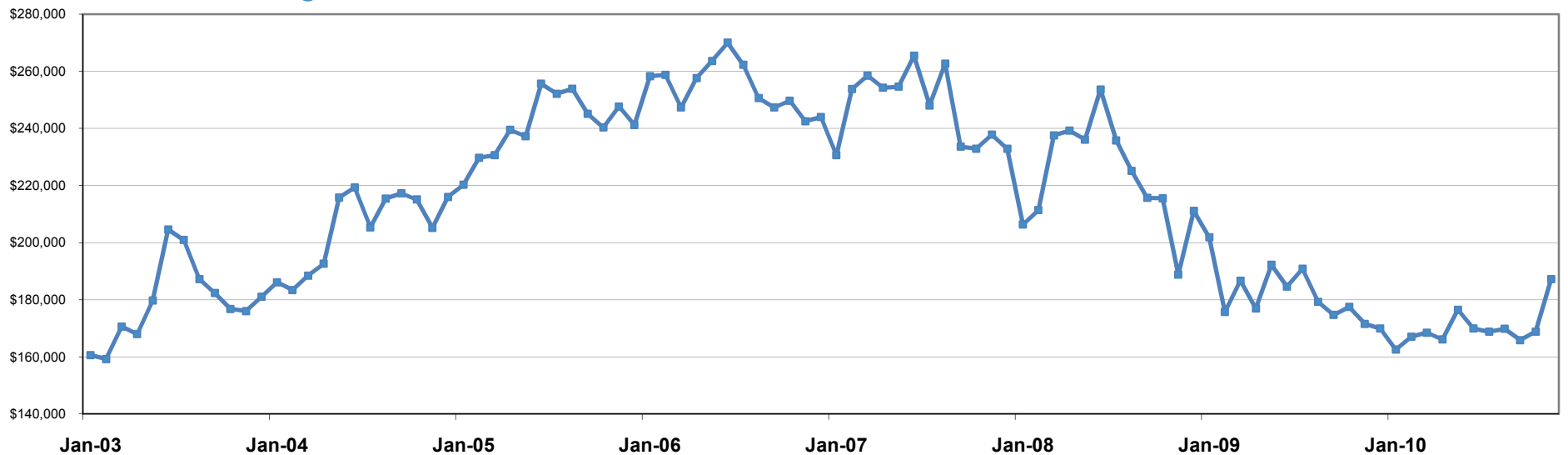
November



Year to Date

Figures do not take into account seller concessions.

Historical Average Prices

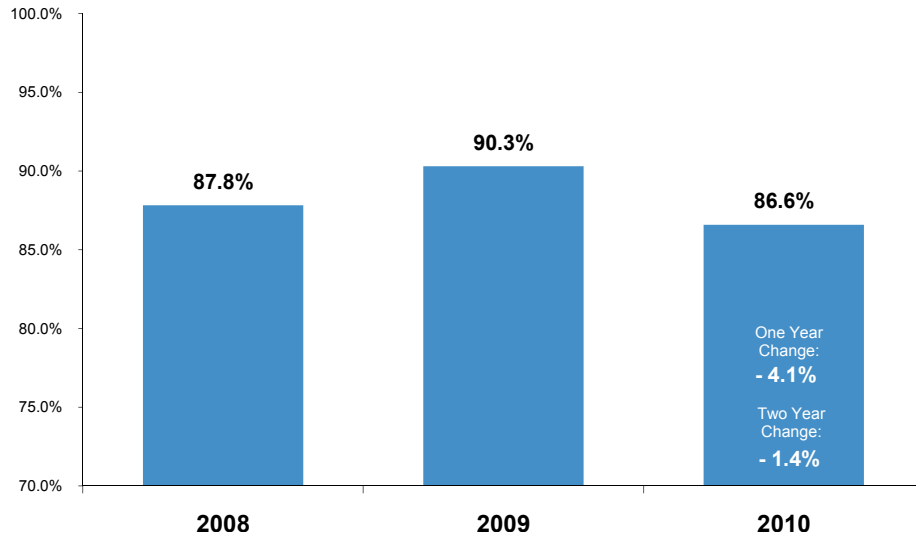


Percent of Original List Price Received at Sale

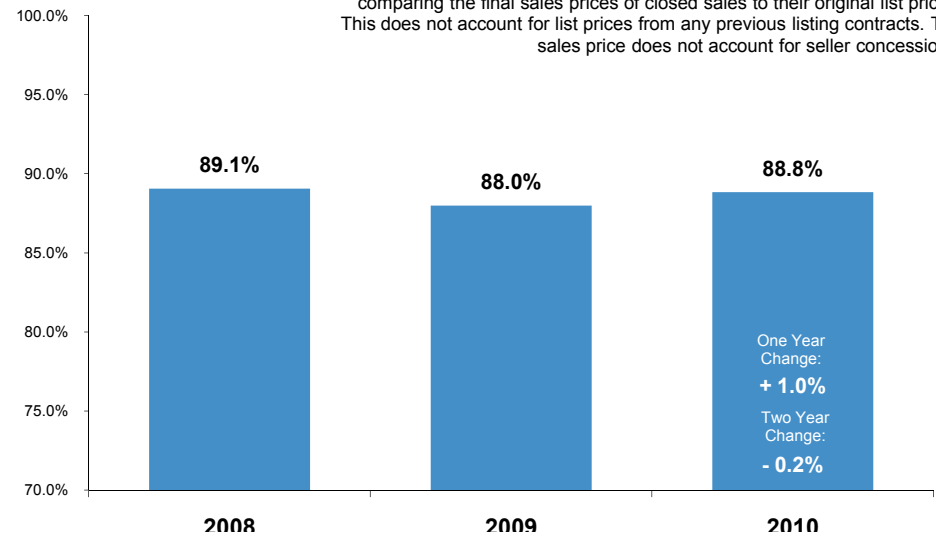
A Monthly Indicator from the Northeast Florida Association of REALTORS®



November

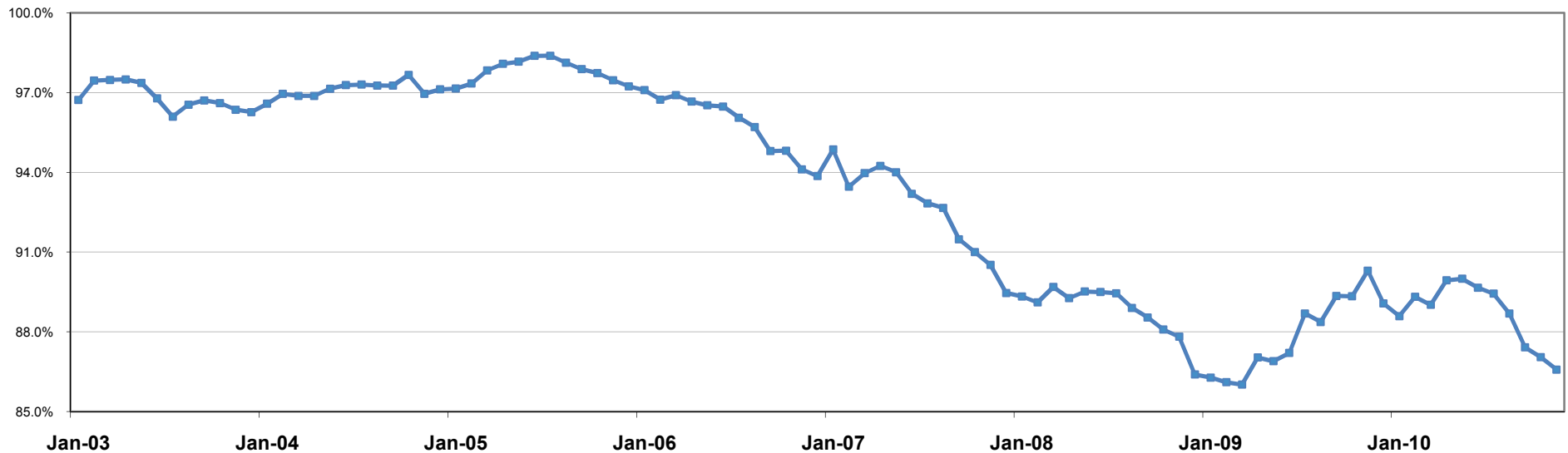


Year to Date



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®**

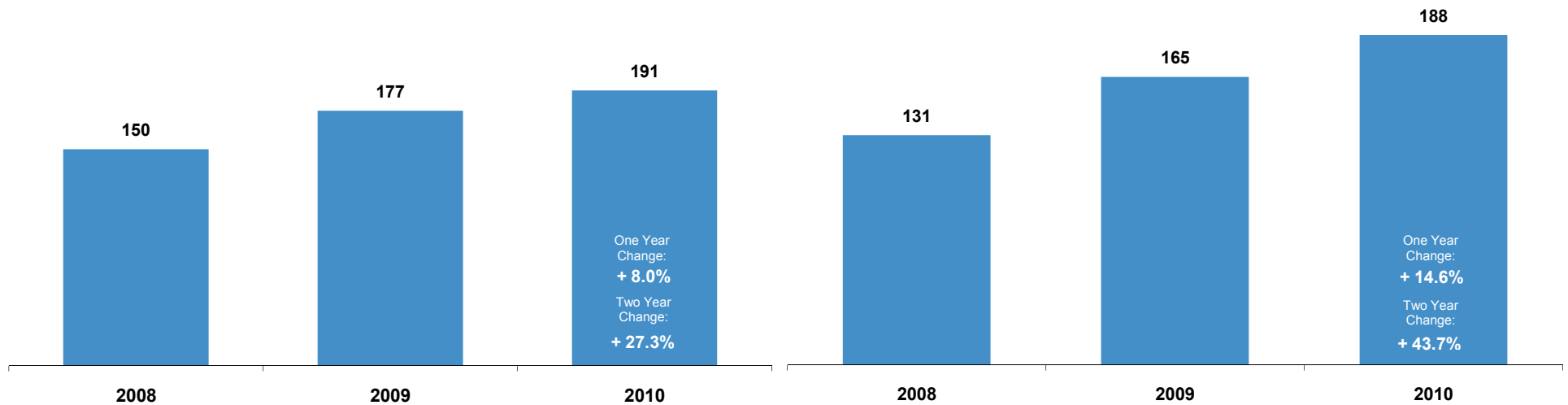


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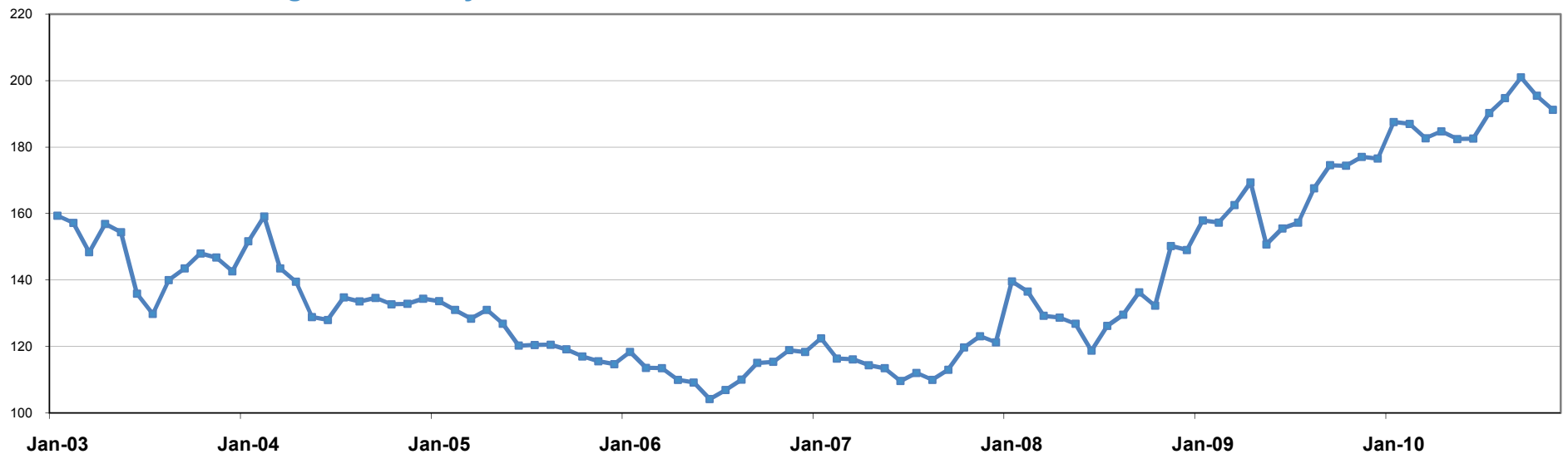
November

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



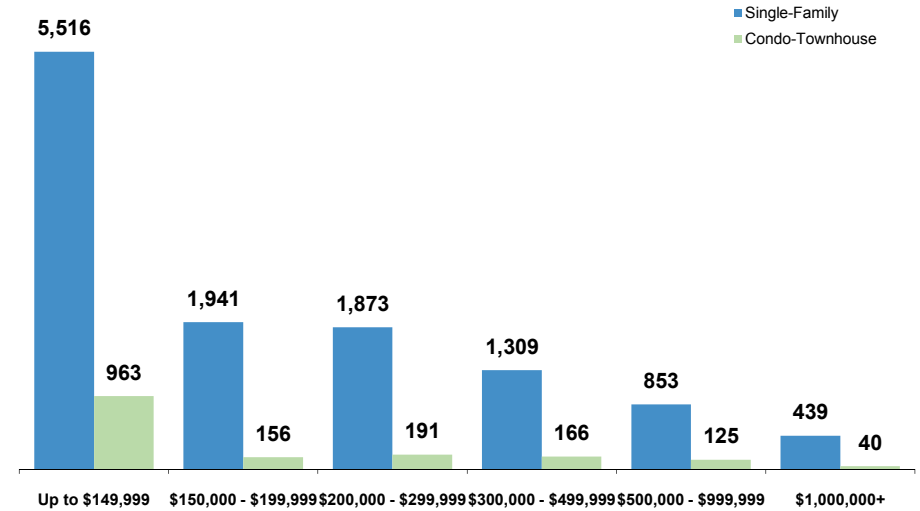
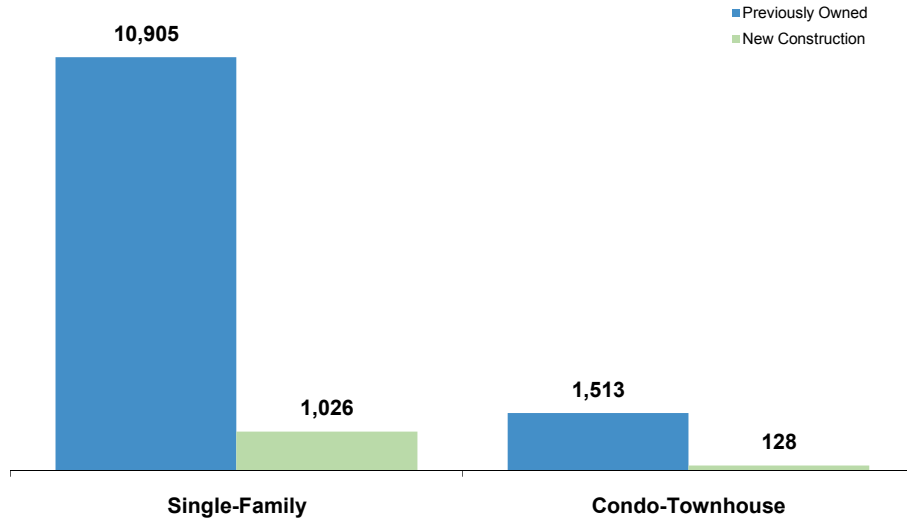
Housing Supply Outlook

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

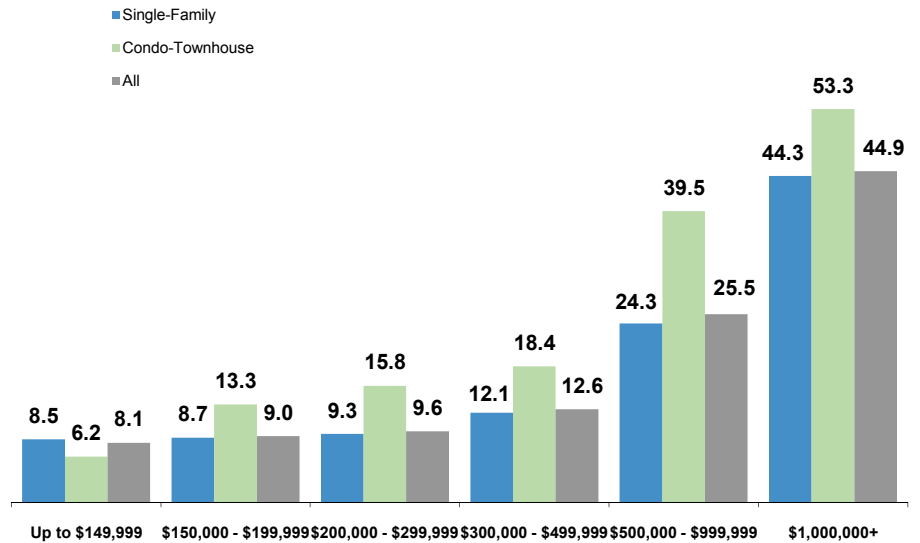
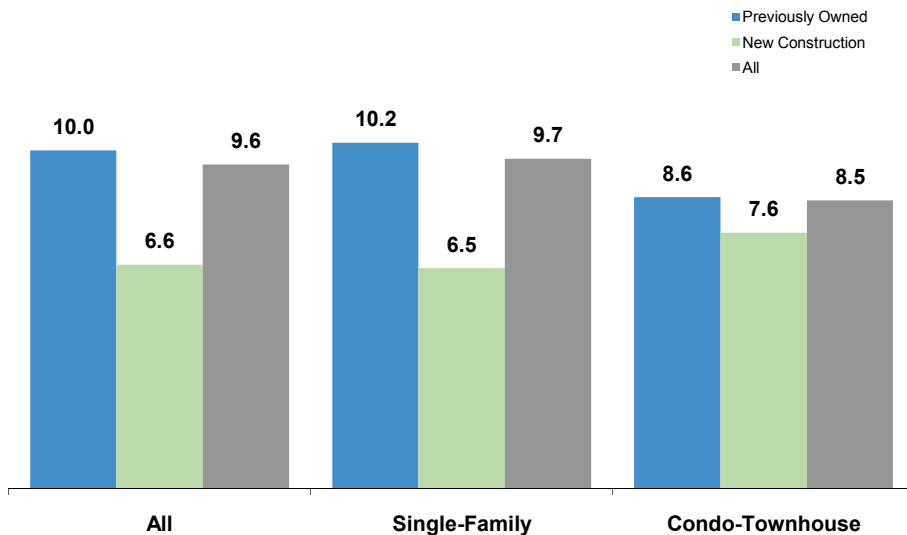


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Inventory of Active Listings



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

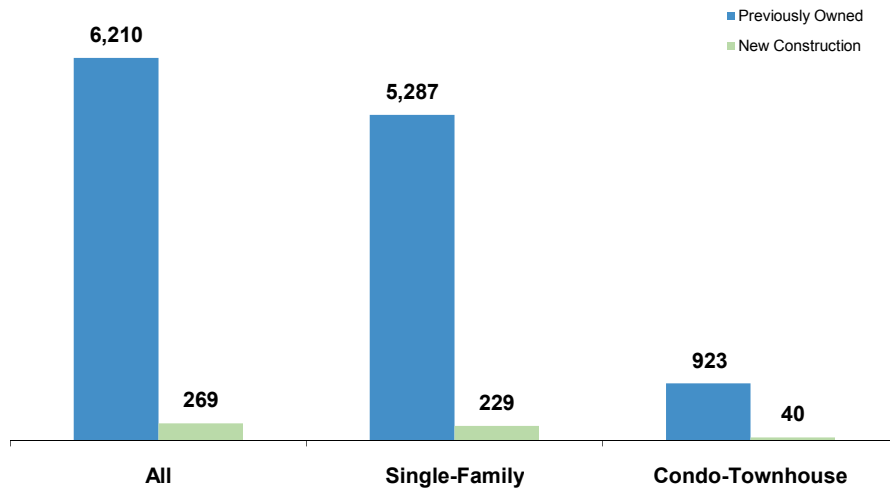
A Monthly Indicator from the Northeast Florida Association of REALTORS®



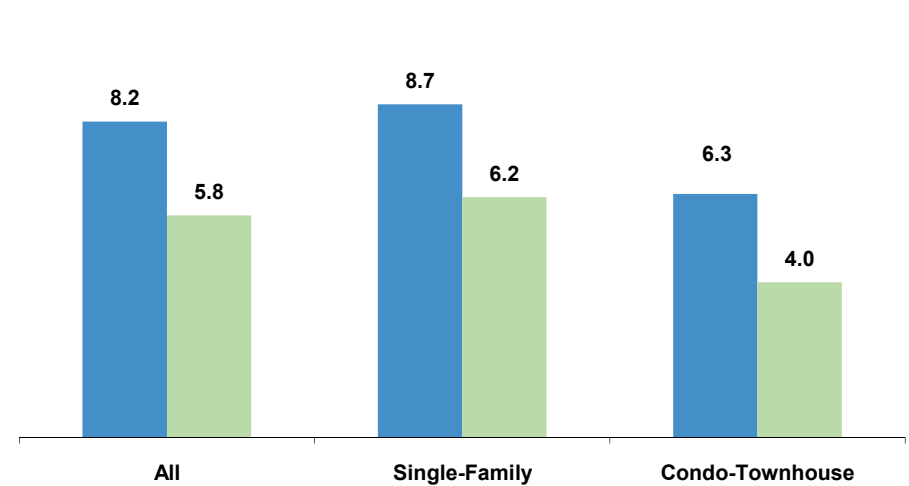
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Up to \$149,999

Inventory

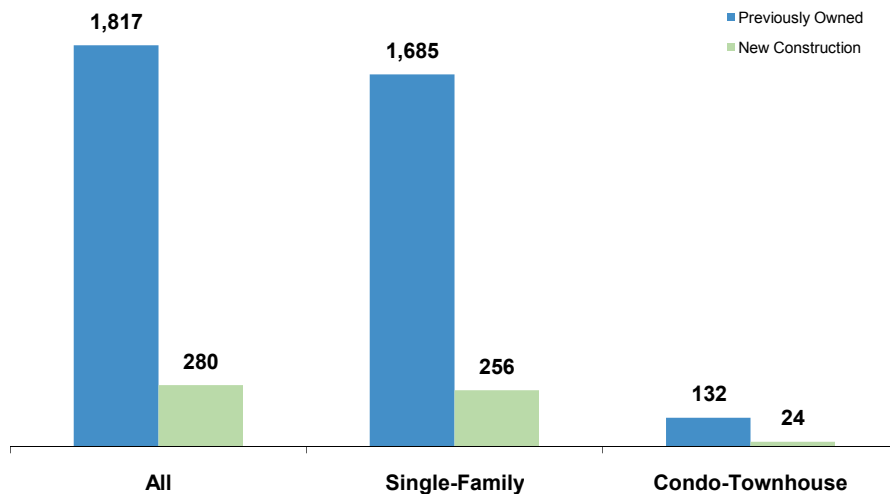


Months Supply

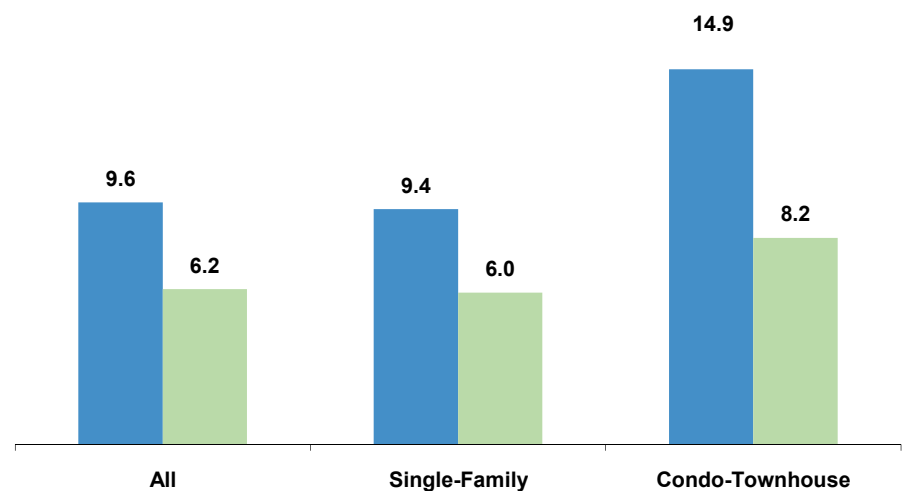


\$150,000 to \$199,999

Inventory



Months Supply



Housing Supply Outlook

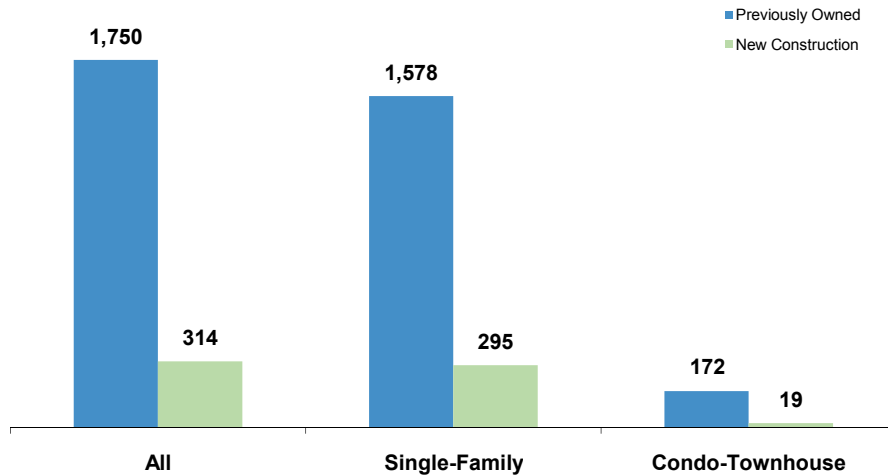
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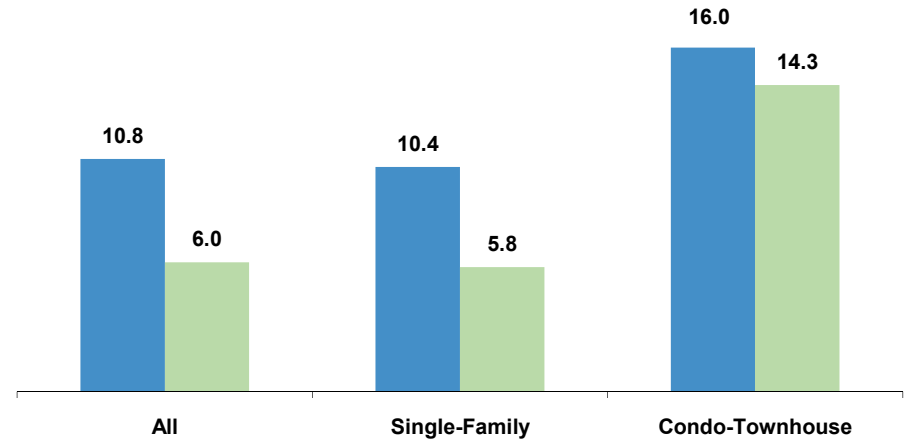
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\$200,000 to \$299,999

Inventory

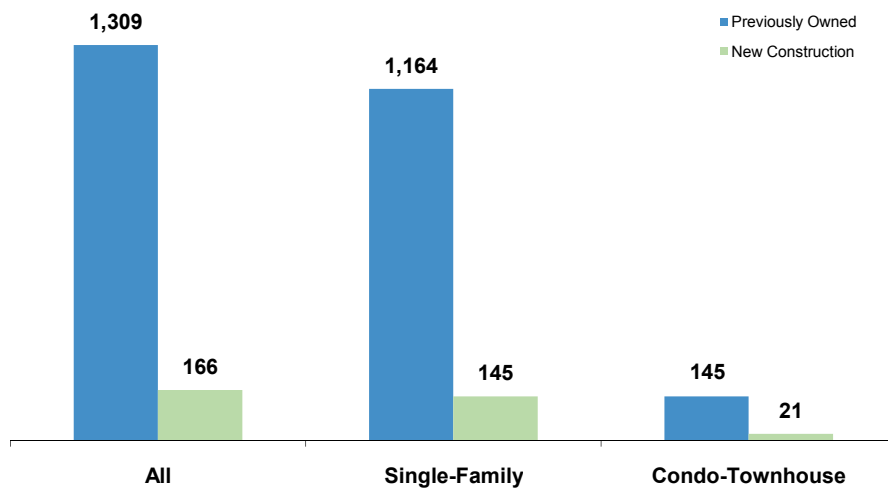


Months Supply

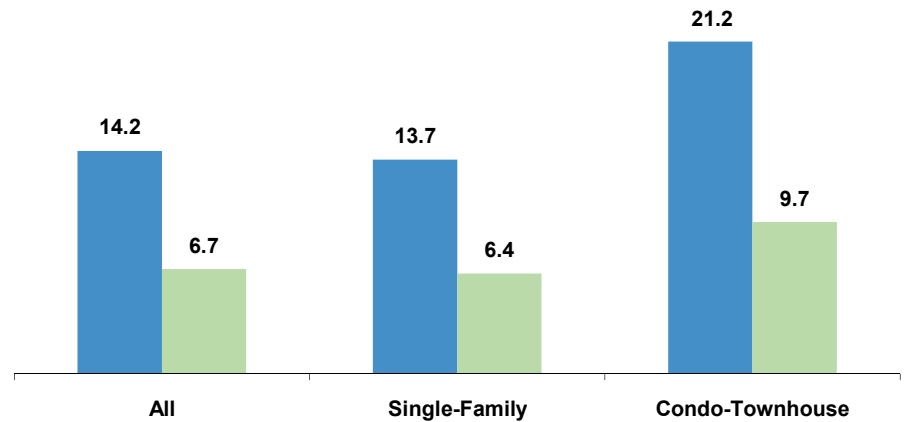


\$300,000 to \$499,999

Inventory



Months Supply



Housing Supply Outlook

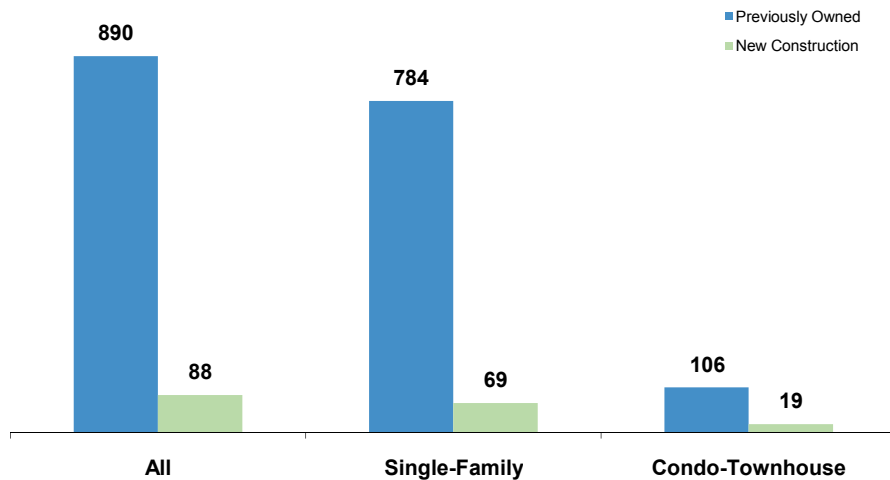
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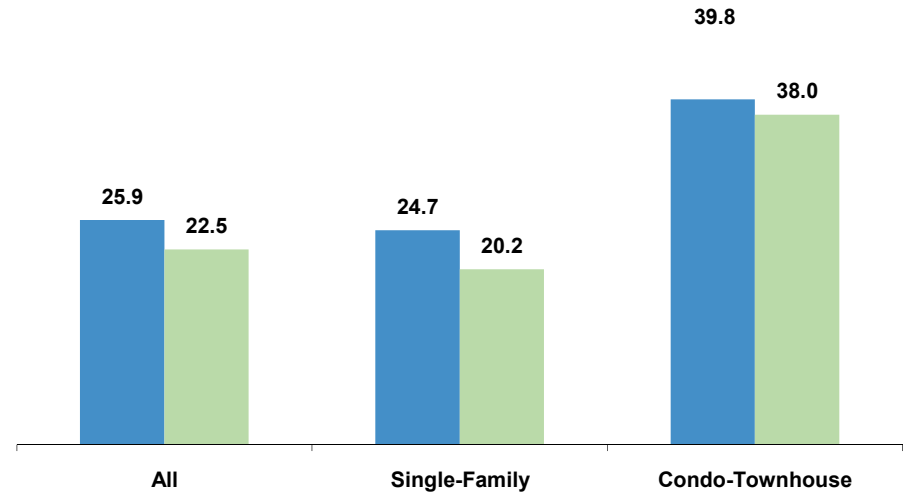
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\$500,000 to \$999,999

Inventory

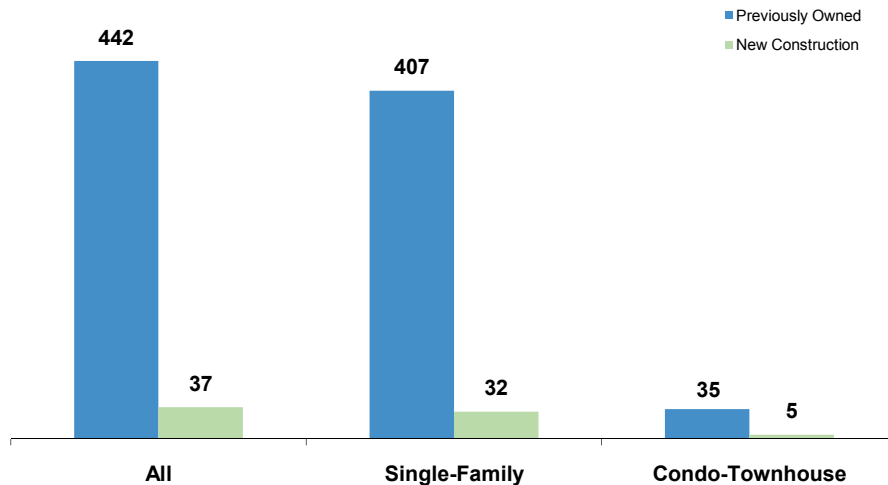


Months Supply

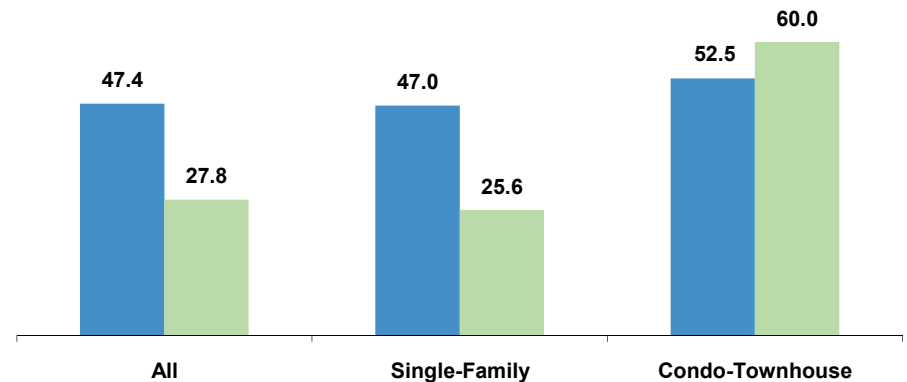


\$1,000,000 and above

Inventory



Months Supply



Market Overview

A Monthly Indicator from the Northeast Florida Association of REALTORS®



November 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	Sep	2,693	2,941	- 8.4%	3,310	27,547	25,931	+ 6.2%	31,540
	Oct	2,322	2,950	- 21.3%	3,189	29,869	28,881	+ 3.4%	34,729
	Nov	1,961	2,364	- 17.0%	2,637	31,830	31,245	+ 1.9%	37,366
Pending Sales	Sep	1,331	1,405	- 5.3%	1,261	13,256	11,401	+ 16.3%	12,970
	Oct	1,240	1,471	- 15.7%	1,265	14,496	12,872	+ 12.6%	14,234
	Nov	1,394	1,141	+ 22.2%	1,151	15,890	14,013	+ 13.4%	15,385
Closed Sales	Sep	1,282	1,377	- 6.9%	1,344	12,456	10,405	+ 19.7%	12,743
	Oct	1,091	1,411	- 22.7%	1,248	13,547	11,816	+ 14.6%	13,991
	Nov	1,001	1,327	- 24.6%	1,141	14,548	13,143	+ 10.7%	15,132
Days on Market Until Sale	Sep	102	104	- 2.4%	95	101	109	- 7.0%	93
	Oct	110	108	+ 2.4%	97	102	108	- 6.3%	93
	Nov	117	99	+ 18.3%	97	103	108	- 4.4%	93
Median Sales Price	Sep	\$129,950	\$145,000	- 10.4%	\$167,249	\$136,000	\$155,000	- 12.3%	\$174,283
	Oct	\$135,575	\$145,000	- 6.5%	\$168,888	\$136,000	\$155,000	- 12.3%	\$173,860
	Nov	\$140,750	\$145,473	- 3.2%	\$164,910	\$136,392	\$153,990	- 11.4%	\$173,156
Average Sales Price	Sep	\$165,855	\$174,701	- 5.1%	\$207,427	\$168,741	\$184,303	- 8.4%	\$218,731
	Oct	\$168,857	\$177,494	- 4.9%	\$208,899	\$168,750	\$183,490	- 8.0%	\$217,858
	Nov	\$187,189	\$171,568	+ 9.1%	\$205,575	\$170,019	\$182,286	- 6.7%	\$216,925
Total Active Listings Available	Sep	15,816	16,121	- 1.9%					
	Oct	15,273	15,929	- 4.1%	--	--	--	--	--
	Nov	14,596	15,893	- 8.2%					
Percent of Original List Price Received At Sale	Sep	87.4%	89.4%	- 2.2%	90.3%	90.3%	87.5%	+ 3.2%	89.2%
	Oct	87.0%	89.3%	- 2.6%	90.1%	90.1%	87.7%	+ 2.7%	89.0%
	Nov	86.6%	90.3%	- 4.1%	89.9%	89.9%	88.0%	+ 2.1%	88.8%
Housing Affordability Index	Sep	201	175	+ 15.1%	148	188	162	+ 16.1%	
	Oct	195	174	+ 12.1%	147	188	163	+ 15.4%	--
	Nov	191	177	+ 8.0%	152	188	165	+ 14.6%	
Months Supply of Inventory	Sep	10.8	13.5	- 20.3%					
	Oct	10.5	13.0	- 19.8%	--	--	--	--	--
	Nov	9.6	12.7	- 24.6%					

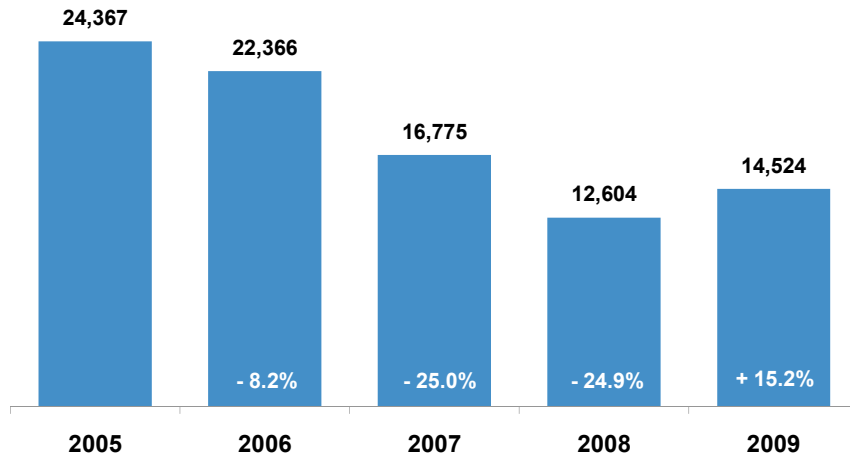
Annual Review

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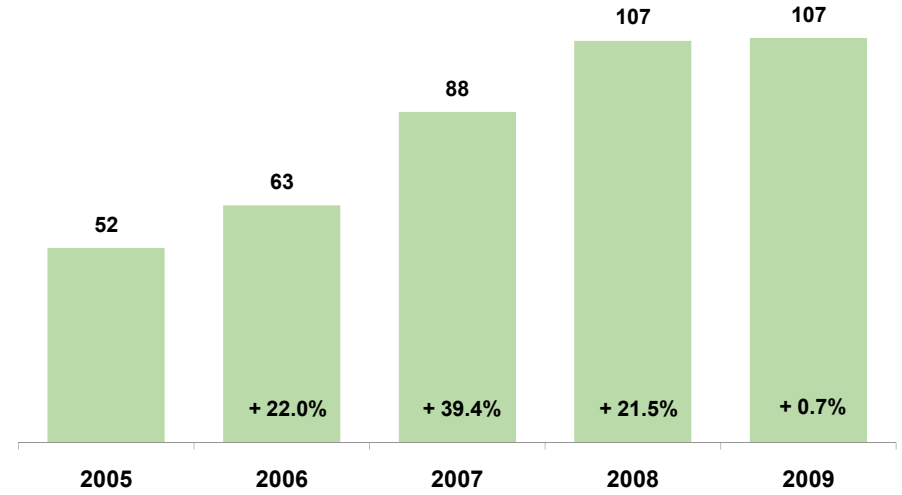


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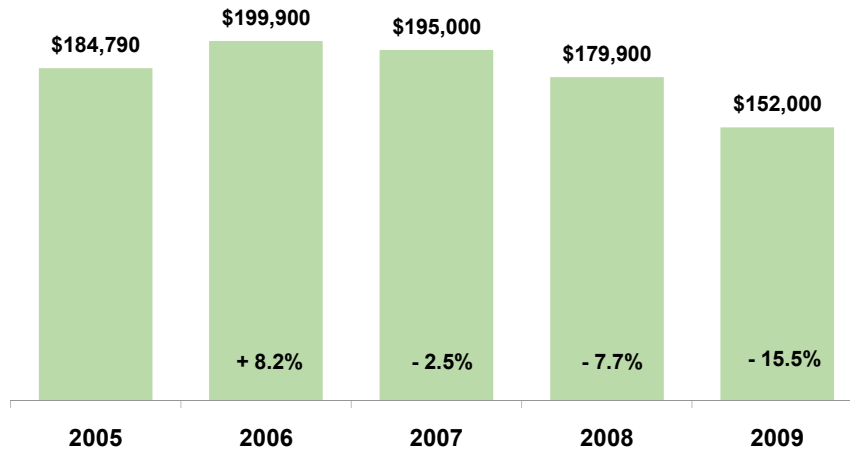
Closed Sales



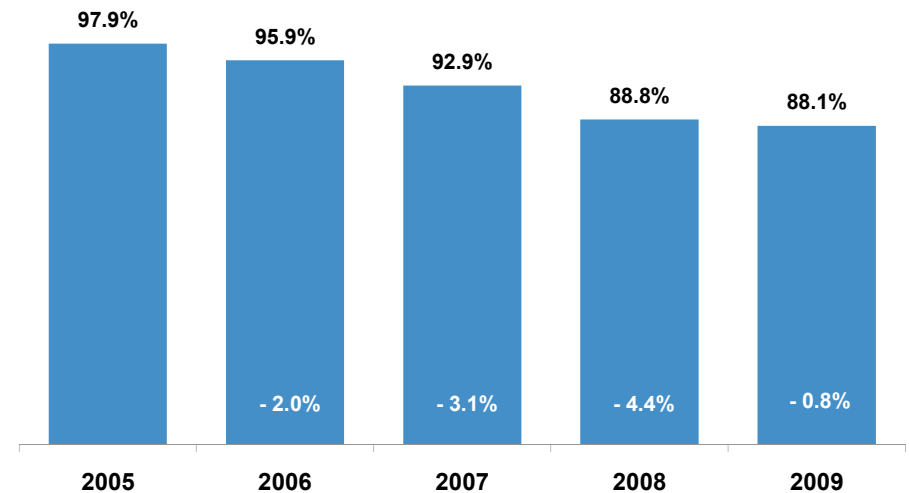
Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale



Local Market Updates

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Region 01 Southside/Mandarin/ Bartram

November

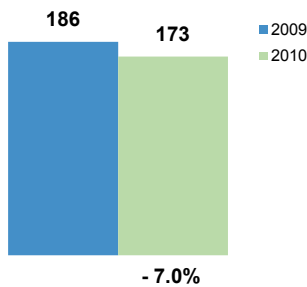
Year to Date

Duval County, FL

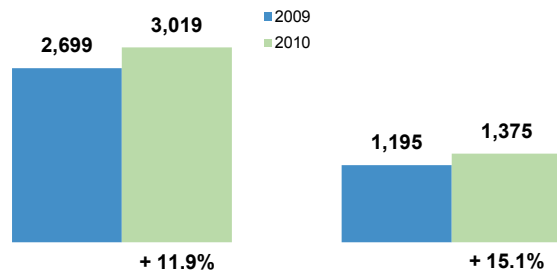
	2009	2010	Change	2009	2010	Change
New Listings	186	173	- 7.0%	2,699	3,019	+ 11.9%
Closed Sales	126	92	- 27.0%	1,195	1,375	+ 15.1%
Median Sales Price*	\$161,000	\$152,900	- 5.0%	\$175,000	\$152,950	- 12.6%
Percent of Original List Price Received at Sale*	89.8%	89.6%	- 0.3%	88.9%	90.1%	+ 1.4%
Average Days on Market Until Sale	103	116	+ 11.9%	110	103	- 6.3%
Single-Family Detached Inventory	1,020	1,033	+ 1.3%	--	--	--
Townhouse-Condo Inventory	267	182	- 31.8%	--	--	--

*Does not account for seller concessions

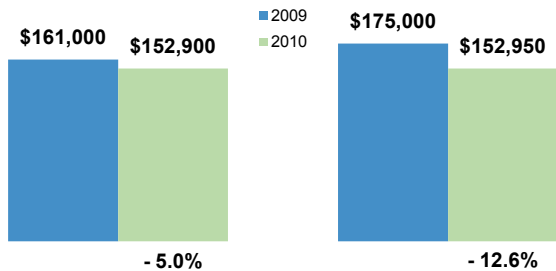
Activity—Most Recent Month



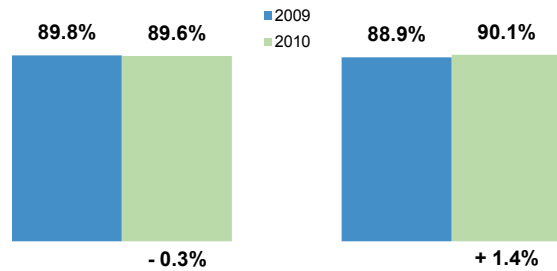
Activity—Year to Date



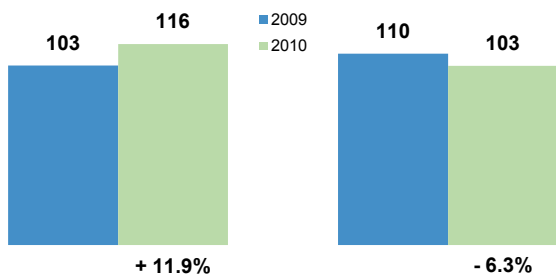
Median Sales Price



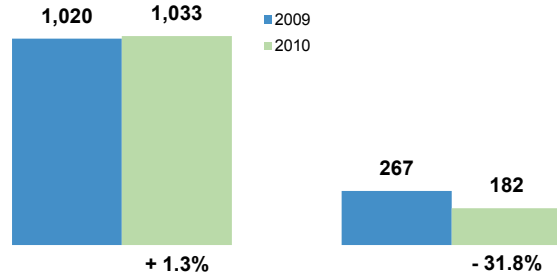
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 02

Southside

November

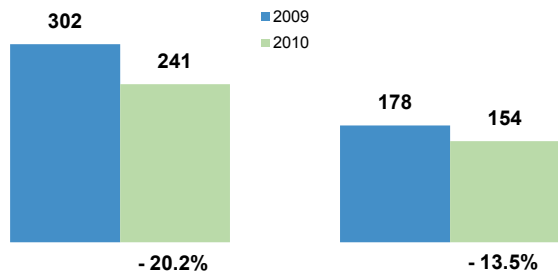
Year to Date

Duval County, FL

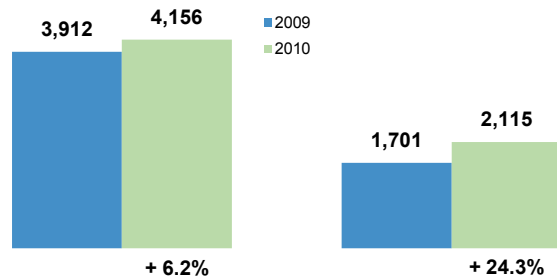
	2009	2010	Change	2009	2010	Change
New Listings	302	241	- 20.2%	3,912	4,156	+ 6.2%
Closed Sales	178	154	- 13.5%	1,701	2,115	+ 24.3%
Median Sales Price*	\$145,000	\$132,000	- 9.0%	\$150,000	\$129,000	- 14.0%
Percent of Original List Price Received at Sale*	90.7%	87.4%	- 3.7%	88.9%	89.7%	+ 0.8%
Average Days on Market Until Sale	88	102	+ 16.5%	98	96	- 2.8%
Single-Family Detached Inventory	1,271	1,108	- 12.8%	--	--	--
Townhouse-Condo Inventory	611	462	- 24.4%	--	--	--

*Does not account for seller concessions

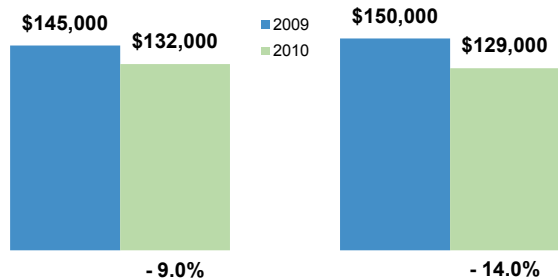
Activity—Most Recent Month



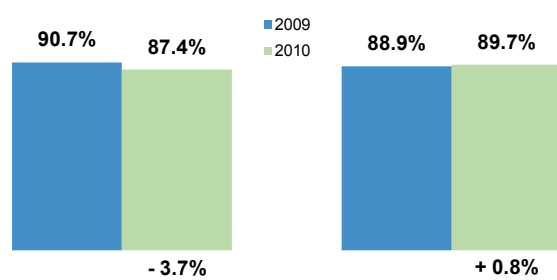
Activity—Year to Date



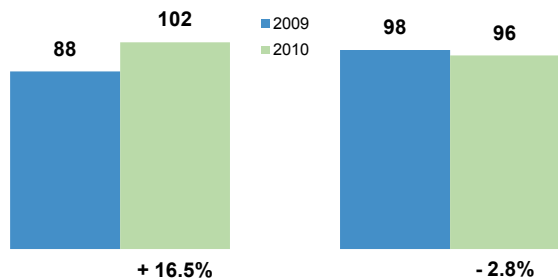
Median Sales Price



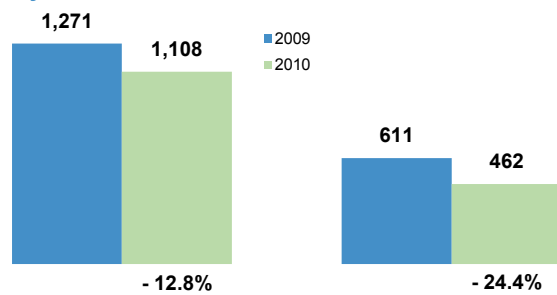
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 03

Riverside/Avondale/ Ortega

November

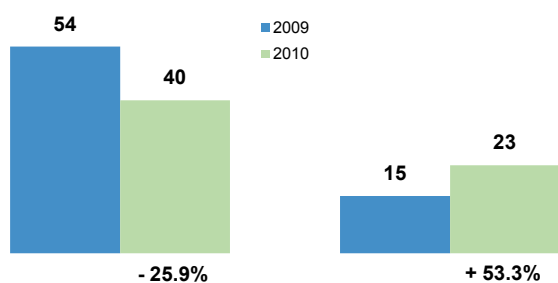
Year to Date

Duval County, FL

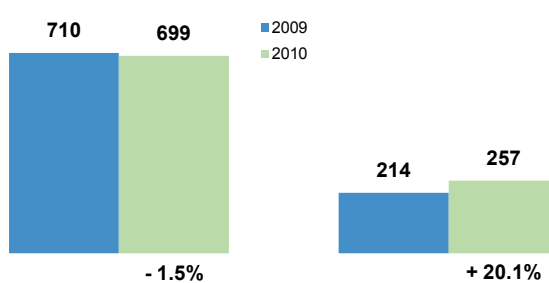
	2009	2010	Change	2009	2010	Change
New Listings	54	40	- 25.9%	710	699	- 1.5%
Closed Sales	15	23	+ 53.3%	214	257	+ 20.1%
Median Sales Price*	\$159,900	\$200,000	+ 25.1%	\$186,000	\$181,250	- 2.6%
Percent of Original List Price Received at Sale*	88.4%	80.9%	- 8.5%	85.4%	85.9%	+ 0.6%
Average Days on Market Until Sale	84	140	+ 66.7%	120	122	+ 1.2%
Single-Family Detached Inventory	320	277	- 13.4%	--	--	--
Townhouse-Condo Inventory	63	61	- 3.2%	--	--	--

*Does not account for seller concessions

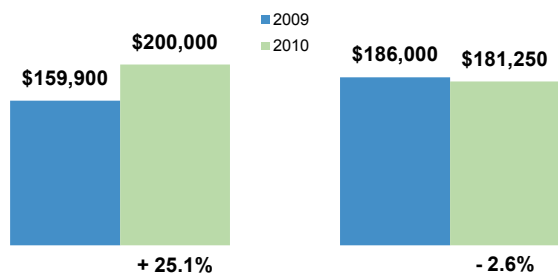
Activity—Most Recent Month



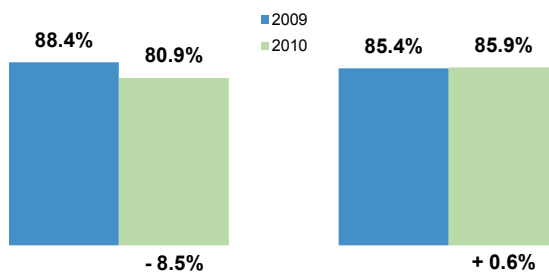
Activity—Year to Date



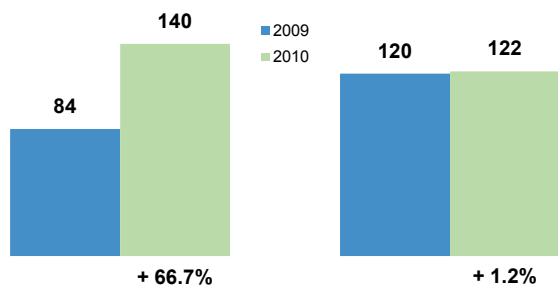
Median Sales Price



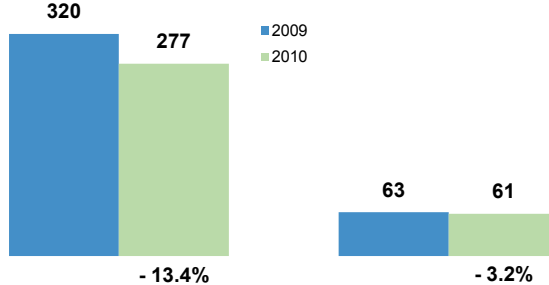
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 04 Arlington/Fort Caroline

November

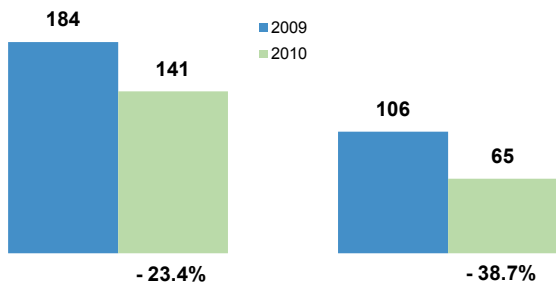
Year to Date

Duval County, FL

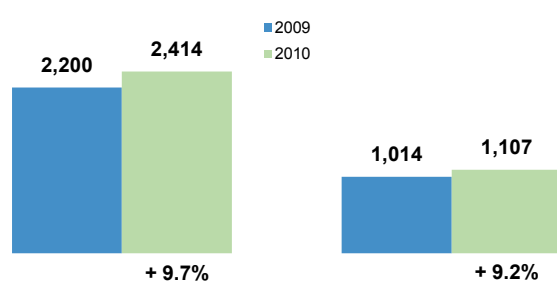
	2009	2010	Change	2009	2010	Change
New Listings	184	141	- 23.4%	2,200	2,414	+ 9.7%
Closed Sales	106	65	- 38.7%	1,014	1,107	+ 9.2%
Median Sales Price*	\$143,500	\$123,250	- 14.1%	\$139,650	\$120,000	- 14.1%
Percent of Original List Price Received at Sale*	92.5%	85.2%	- 8.0%	88.7%	89.4%	+ 0.7%
Average Days on Market Until Sale	106	109	+ 3.1%	99	89	- 9.7%
Single-Family Detached Inventory	934	894	- 4.3%	--	--	--
Townhouse-Condo Inventory	116	62	- 46.6%	--	--	--

*Does not account for seller concessions

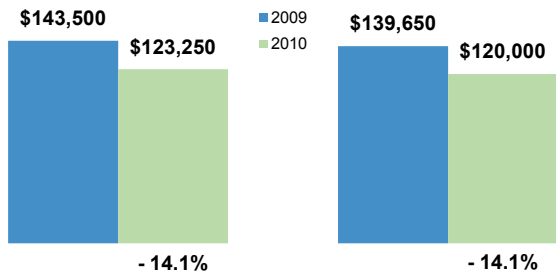
Activity—Most Recent Month



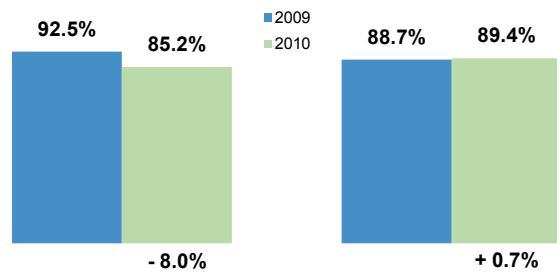
Activity—Year to Date



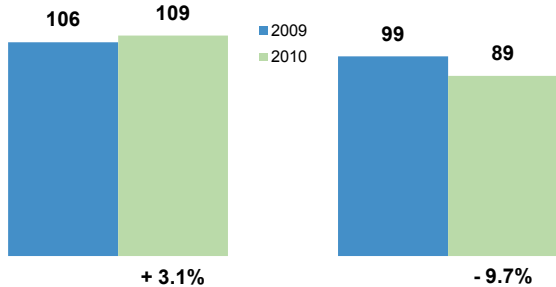
Median Sales Price



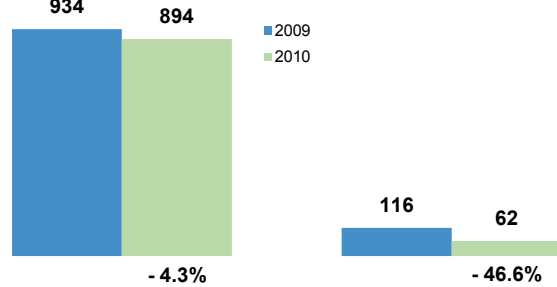
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 05

Hyde Grove/Murray Hill/Lakeshore/Wesconnett

November

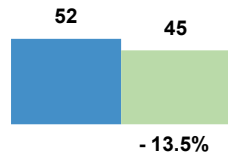
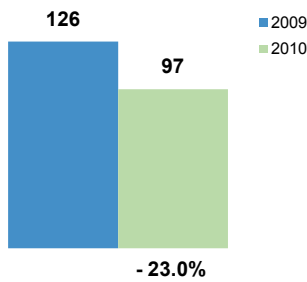
Year to Date

Duval County, FL

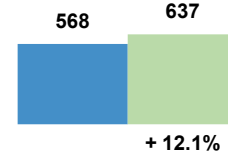
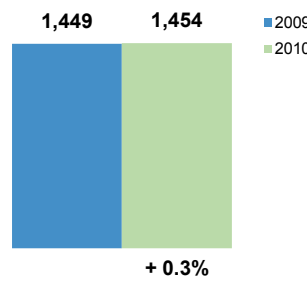
	2009	2010	Change	2009	2010	Change
New Listings	126	97	- 23.0%	1,449	1,454	+ 0.3%
Closed Sales	52	45	- 13.5%	568	637	+ 12.1%
Median Sales Price*	\$95,395	\$42,500	- 55.4%	\$86,000	\$60,000	- 30.2%
Percent of Original List Price Received at Sale*	88.9%	87.6%	- 1.4%	85.5%	88.1%	+ 3.0%
Average Days on Market Until Sale	94	85	- 9.8%	96	86	- 10.3%
Single-Family Detached Inventory	586	490	- 16.4%	--	--	--
Townhouse-Condo Inventory	56	27	- 51.8%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



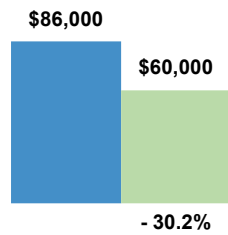
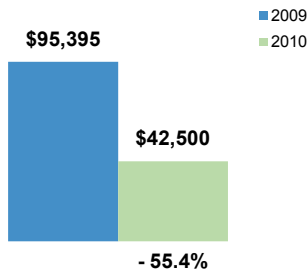
New Listings

Closed Sales

New Listings

Closed Sales

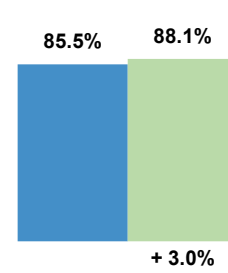
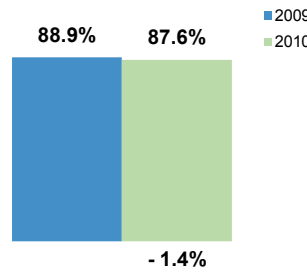
Median Sales Price



November

Year to Date

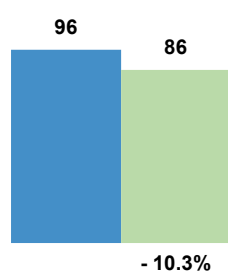
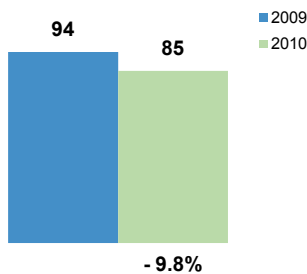
Percent of Original List Price Received at Sale



November

Year to Date

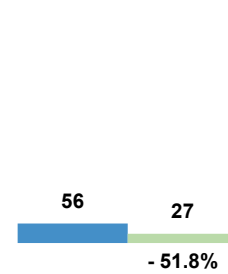
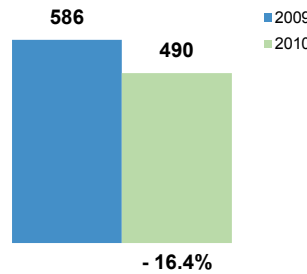
Days on Market Until Sale



November

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 06

West Jacksonville

November

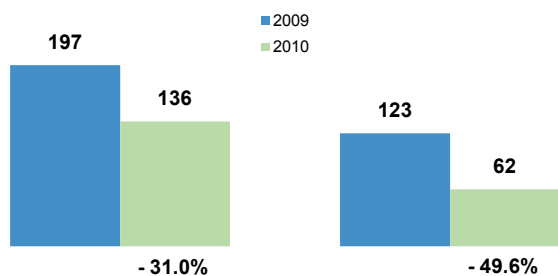
Year to Date

Duval County, FL

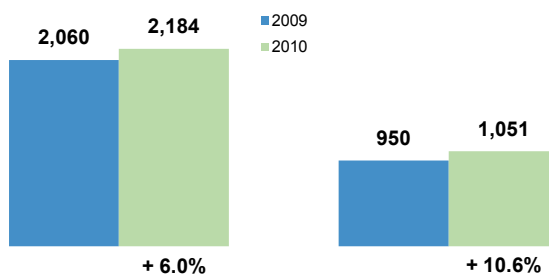
	2009	2010	Change	2009	2010	Change
New Listings	197	136	- 31.0%	2,060	2,184	+ 6.0%
Closed Sales	123	62	- 49.6%	950	1,051	+ 10.6%
Median Sales Price*	\$109,950	\$92,500	- 15.9%	\$121,950	\$102,500	- 15.9%
Percent of Original List Price Received at Sale*	94.1%	86.3%	- 8.3%	89.2%	90.9%	+ 1.9%
Average Days on Market Until Sale	79	132	+ 67.3%	101	89	- 12.0%
Single-Family Detached Inventory	892	815	- 8.6%	--	--	--
Townhouse-Condo Inventory	40	24	- 40.0%	--	--	--

*Does not account for seller concessions

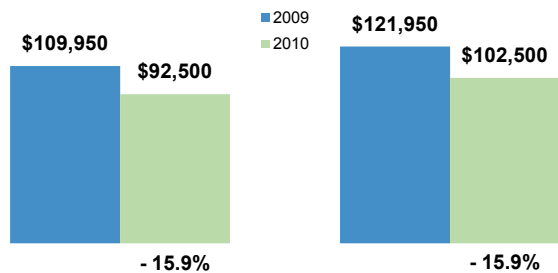
Activity—Most Recent Month



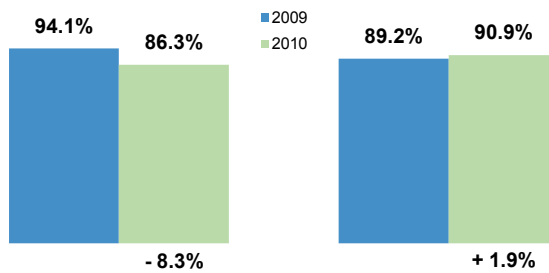
Activity—Year to Date



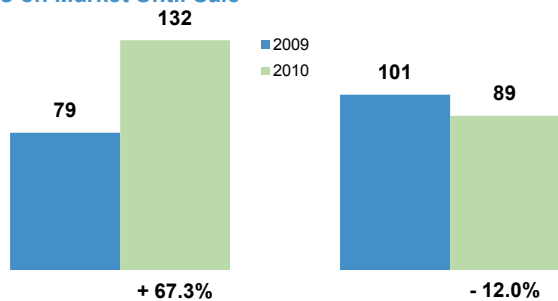
Median Sales Price



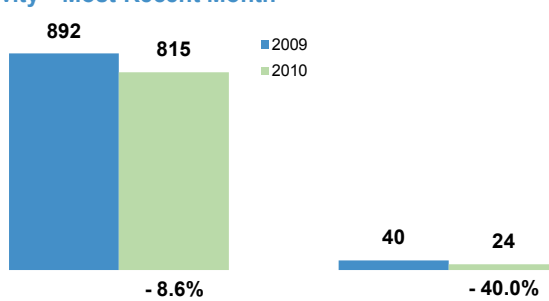
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 07

Springfield/Downtown/Paxon/Trout
River South

November

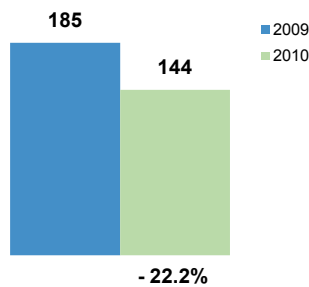
Year to Date

Duval County, FL

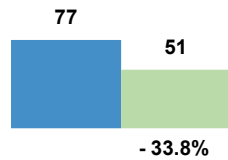
	2009	2010	Change	2009	2010	Change
New Listings	185	144	- 22.2%	2,381	1,964	- 17.5%
Closed Sales	77	51	- 33.8%	1,019	843	- 17.3%
Median Sales Price*	\$22,200	\$24,100	+ 8.6%	\$21,000	\$19,122	- 8.9%
Percent of Original List Price Received at Sale*	88.8%	84.5%	- 4.8%	83.7%	86.5%	+ 3.4%
Average Days on Market Until Sale	83	104	+ 24.6%	87	76	- 13.1%
Single-Family Detached Inventory	975	742	- 23.9%	--	--	--
Townhouse-Condo Inventory	109	32	- 70.6%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

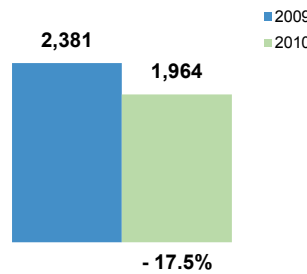


New Listings

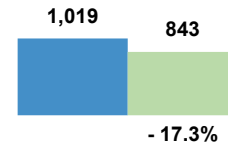


Closed Sales

Activity—Year to Date

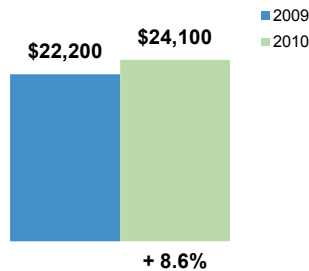


New Listings

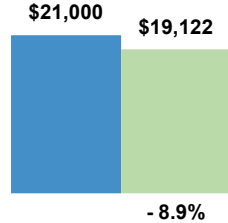


Closed Sales

Median Sales Price

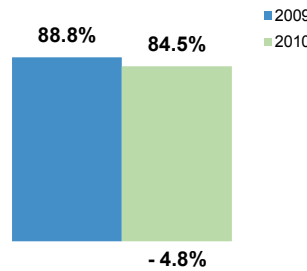


November

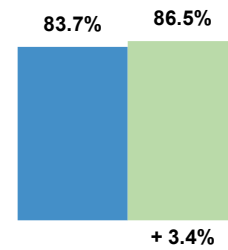


Year to Date

Percent of Original List Price Received at Sale

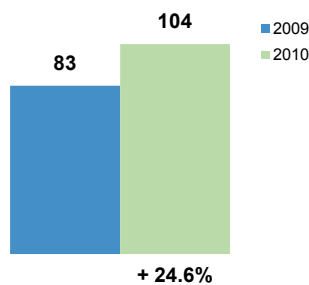


November

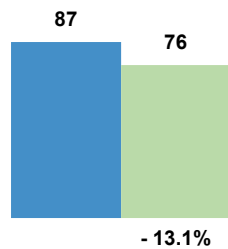


Year to Date

Days on Market Until Sale

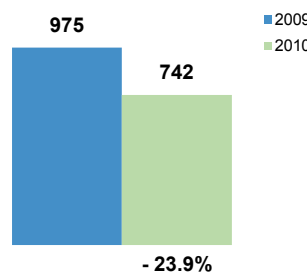


November

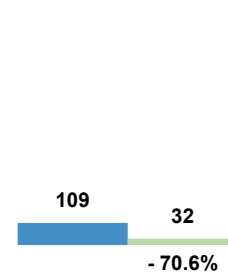


Year to Date

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

November

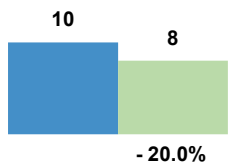
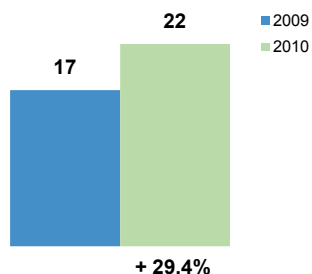
Year to Date

Duval County, FL

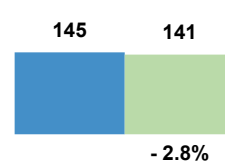
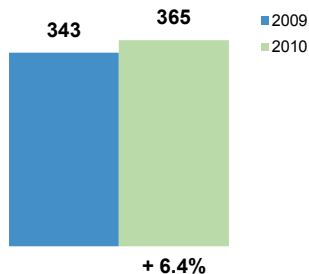
	2009	2010	Change	2009	2010	Change
New Listings	17	22	+ 29.4%	343	365	+ 6.4%
Closed Sales	10	8	- 20.0%	145	141	- 2.8%
Median Sales Price*	\$170,000	\$113,900	- 33.0%	\$142,000	\$118,950	- 16.2%
Percent of Original List Price Received at Sale*	90.0%	85.2%	- 5.3%	87.7%	87.4%	- 0.3%
Average Days on Market Until Sale	101	83	- 18.3%	105	93	- 10.9%
Single-Family Detached Inventory	171	157	- 8.2%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



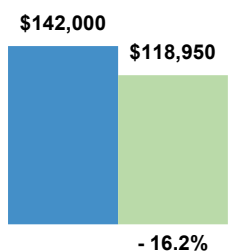
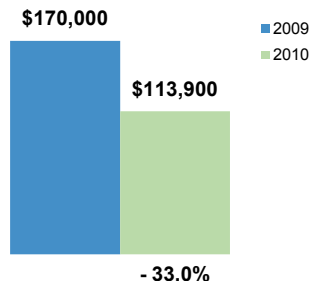
New Listings

Closed Sales

New Listings

Closed Sales

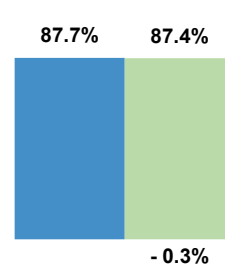
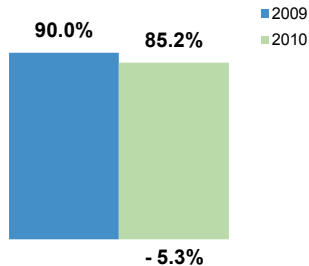
Median Sales Price



November

Year to Date

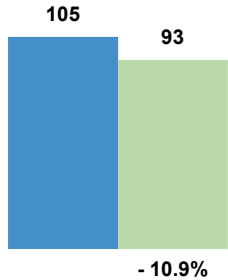
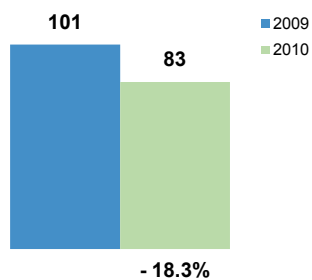
Percent of Original List Price Received at Sale



November

Year to Date

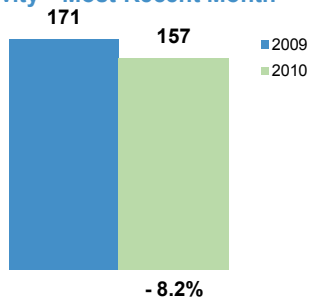
Days on Market Until Sale



November

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

November

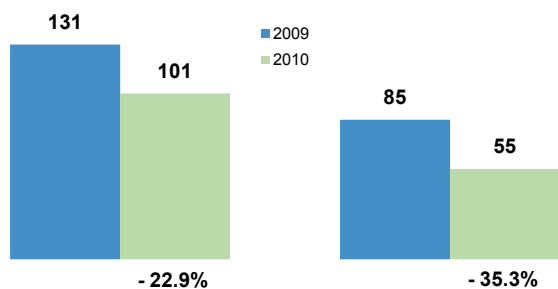
Year to Date

Duval County, FL

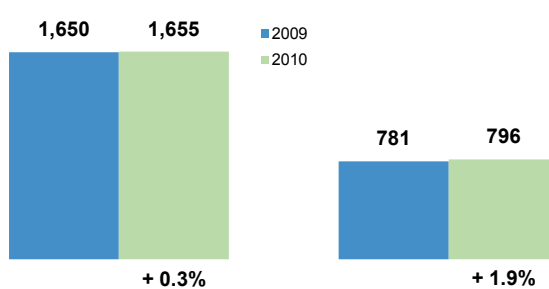
	2009	2010	Change	2009	2010	Change
New Listings	131	101	- 22.9%	1,650	1,655	+ 0.3%
Closed Sales	85	55	- 35.3%	781	796	+ 1.9%
Median Sales Price*	\$143,000	\$132,250	- 7.5%	\$155,000	\$142,000	- 8.4%
Percent of Original List Price Received at Sale*	91.5%	88.8%	- 3.0%	89.3%	89.9%	+ 0.8%
Average Days on Market Until Sale	88	112	+ 26.4%	107	106	- 0.2%
Single-Family Detached Inventory	797	681	- 14.6%	--	--	--
Townhouse-Condo Inventory	1	2	+ 100.0%	--	--	--

*Does not account for seller concessions

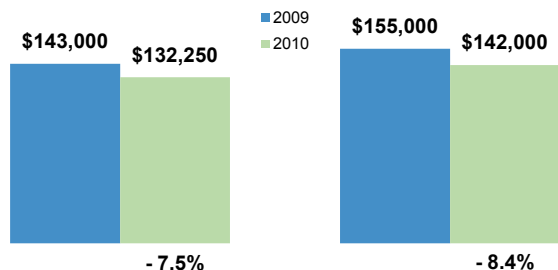
Activity—Most Recent Month



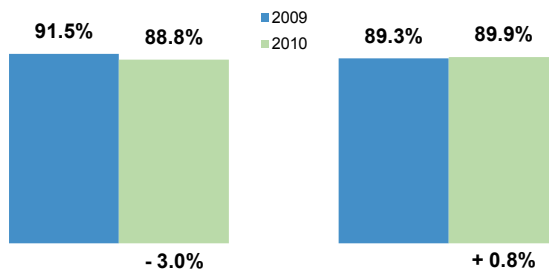
Activity—Year to Date



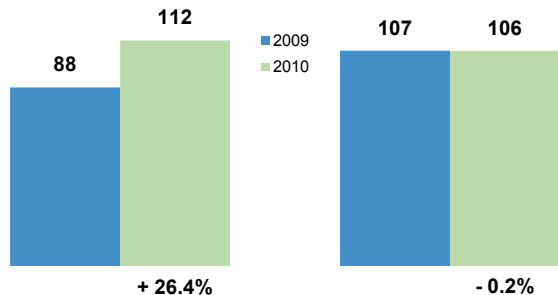
Median Sales Price



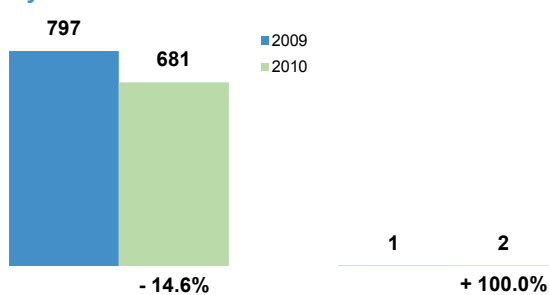
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 12

Fleming Island Area

November

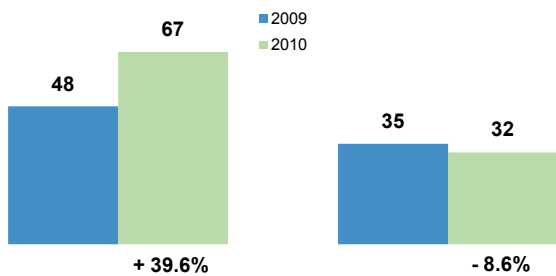
Year to Date

Clay County, FL

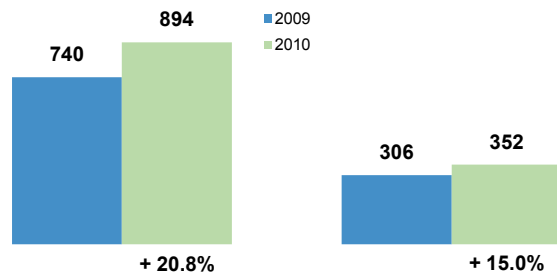
	2009	2010	Change	2009	2010	Change
New Listings	48	67	+ 39.6%	740	894	+ 20.8%
Closed Sales	35	32	- 8.6%	306	352	+ 15.0%
Median Sales Price*	\$210,000	\$197,500	- 6.0%	\$222,000	\$200,000	- 9.9%
Percent of Original List Price Received at Sale*	91.3%	90.5%	- 0.8%	89.7%	90.4%	+ 0.8%
Average Days on Market Until Sale	102	93	- 8.8%	112	104	- 7.1%
Single-Family Detached Inventory	283	308	+ 8.8%	--	--	--
Townhouse-Condo Inventory	28	28	- 0.0%	--	--	--

*Does not account for seller concessions

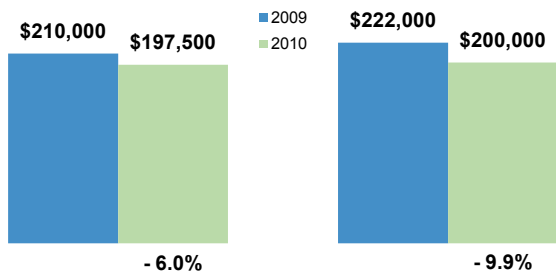
Activity—Most Recent Month



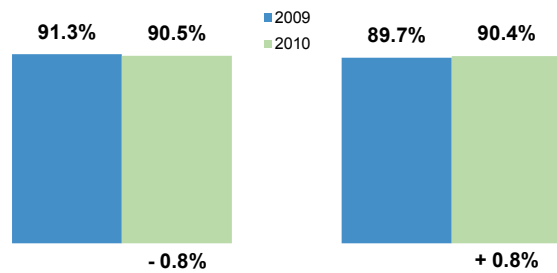
Activity—Year to Date



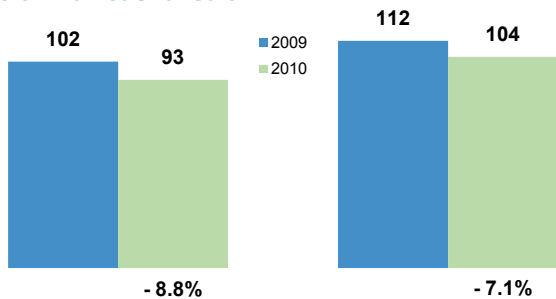
Median Sales Price



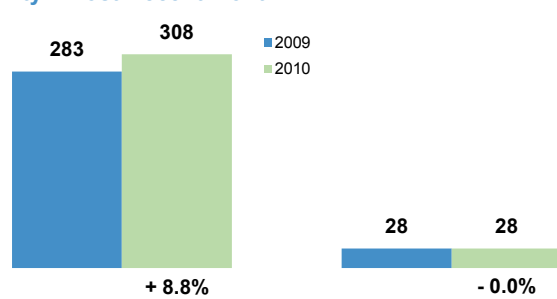
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 13

Orange Park

November

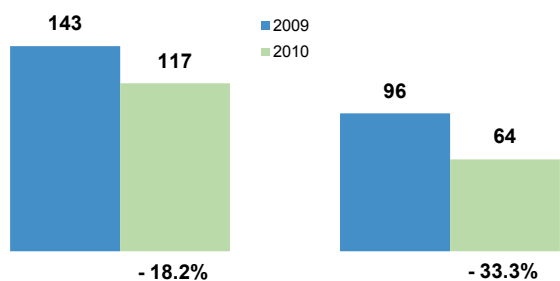
Year to Date

Clay County, FL

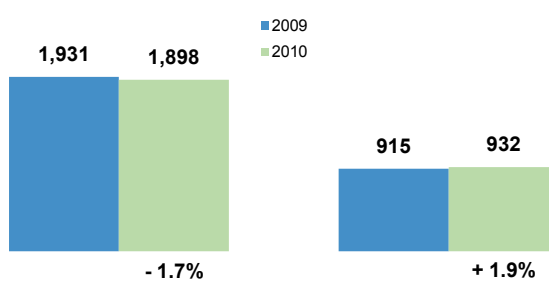
	2009	2010	Change	2009	2010	Change
New Listings	143	117	- 18.2%	1,931	1,898	- 1.7%
Closed Sales	96	64	- 33.3%	915	932	+ 1.9%
Median Sales Price*	\$142,900	\$136,200	- 4.7%	\$155,000	\$135,500	- 12.6%
Percent of Original List Price Received at Sale*	91.7%	88.2%	- 3.8%	89.9%	89.5%	- 0.5%
Average Days on Market Until Sale	98	105	+ 7.6%	100	95	- 4.4%
Single-Family Detached Inventory	788	664	- 15.7%	--	--	--
Townhouse-Condo Inventory	62	51	- 17.7%	--	--	--

*Does not account for seller concessions

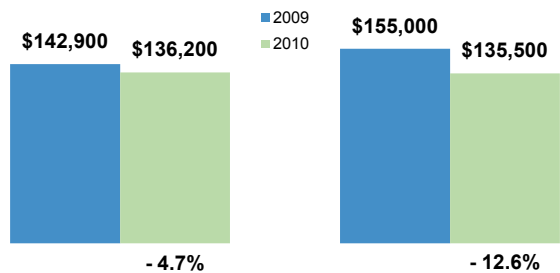
Activity—Most Recent Month



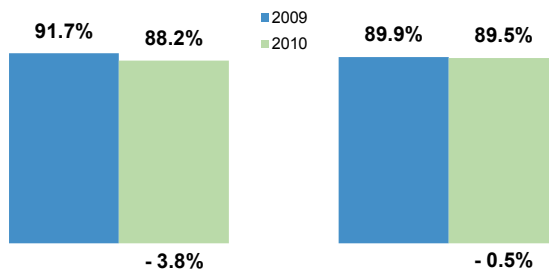
Activity—Year to Date



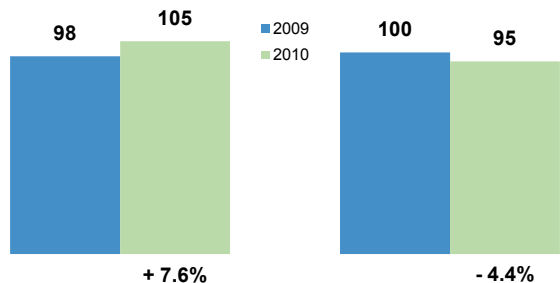
Median Sales Price



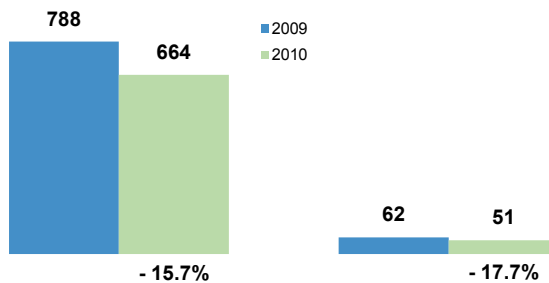
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 14

Middleburg Vicinity

November

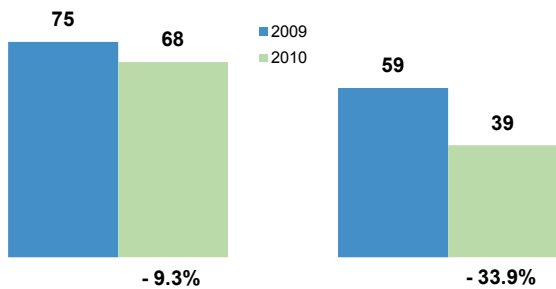
Year to Date

Clay County, FL

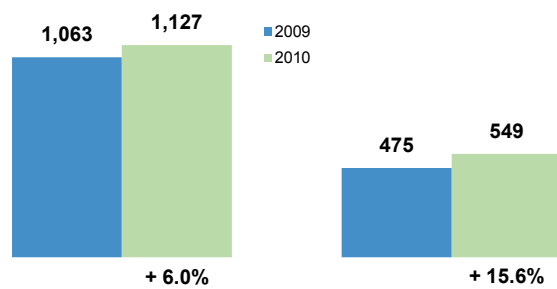
	2009	2010	Change	2009	2010	Change
New Listings	75	68	- 9.3%	1,063	1,127	+ 6.0%
Closed Sales	59	39	- 33.9%	475	549	+ 15.6%
Median Sales Price*	\$150,275	\$145,000	- 3.5%	\$156,450	\$134,000	- 14.3%
Percent of Original List Price Received at Sale*	90.4%	88.6%	- 1.9%	90.8%	90.6%	- 0.2%
Average Days on Market Until Sale	109	143	+ 30.9%	100	90	- 10.3%
Single-Family Detached Inventory	470	425	- 9.6%	--	--	--
Townhouse-Condo Inventory	7	4	- 42.9%	--	--	--

*Does not account for seller concessions

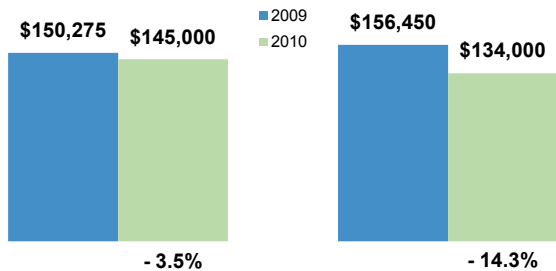
Activity—Most Recent Month



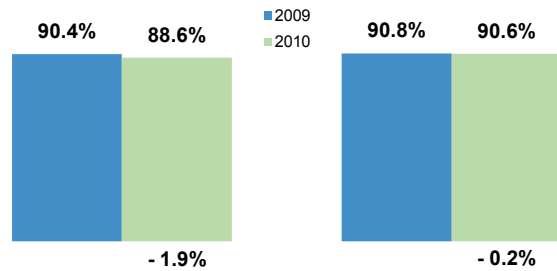
Activity—Year to Date



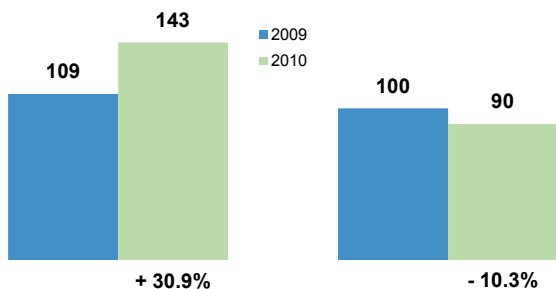
Median Sales Price



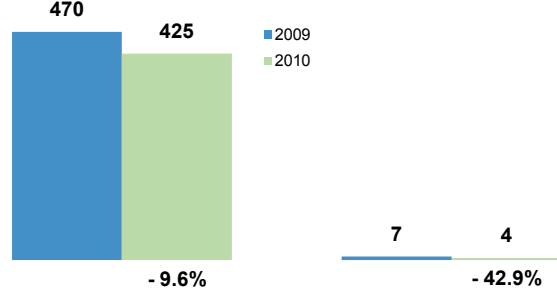
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

Region 15 Keystone Heights Vicinity

November

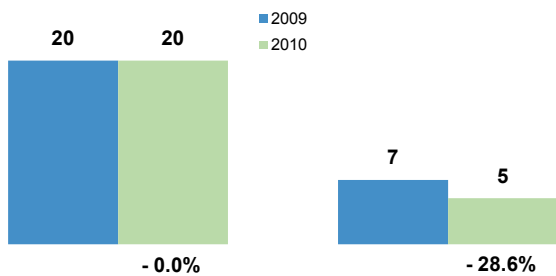
Year to Date

Clay County, FL

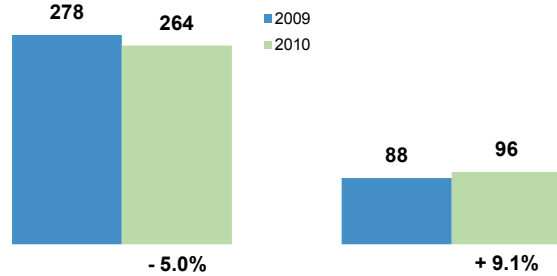
	2009	2010	Change	2009	2010	Change
New Listings	20	20	- 0.0%	278	264	- 5.0%
Closed Sales	7	5	- 28.6%	88	96	+ 9.1%
Median Sales Price*	\$100,000	\$28,750	- 71.3%	\$102,250	\$73,500	- 28.1%
Percent of Original List Price Received at Sale*	81.0%	64.2%	- 20.8%	85.5%	83.2%	- 2.7%
Average Days on Market Until Sale	171	175	+ 2.4%	135	143	+ 5.9%
Single-Family Detached Inventory	207	176	- 15.0%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

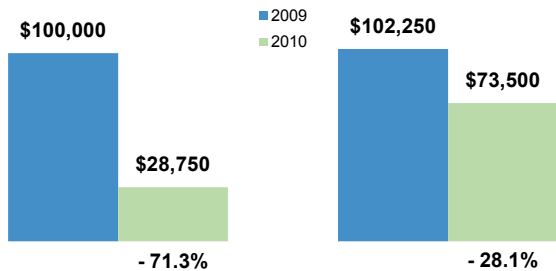
Activity—Most Recent Month



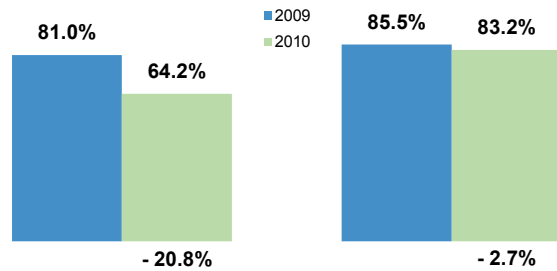
Activity—Year to Date



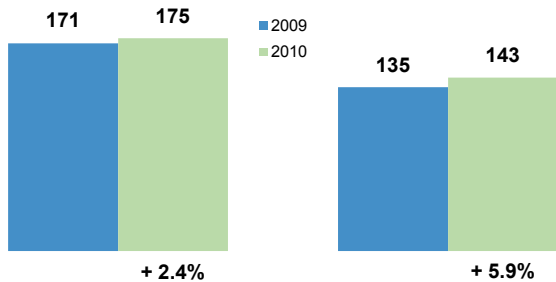
Median Sales Price



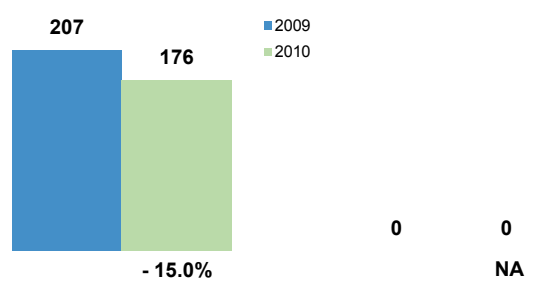
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 16

Green Cove Springs

November

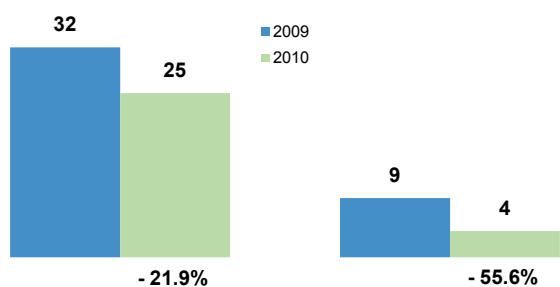
Year to Date

Clay County, FL

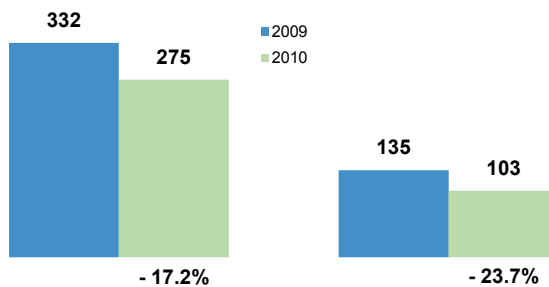
	2009	2010	Change	2009	2010	Change
New Listings	32	25	- 21.9%	332	275	- 17.2%
Closed Sales	9	4	- 55.6%	135	103	- 23.7%
Median Sales Price*	\$170,000	\$136,250	- 19.9%	\$182,000	\$153,000	- 15.9%
Percent of Original List Price Received at Sale*	94.9%	71.9%	- 24.3%	87.9%	86.7%	- 1.3%
Average Days on Market Until Sale	64	192	+ 198.8%	128	123	- 4.6%
Single-Family Detached Inventory	187	142	- 24.1%	--	--	--
Townhouse-Condo Inventory	6	6	- 0.0%	--	--	--

*Does not account for seller concessions

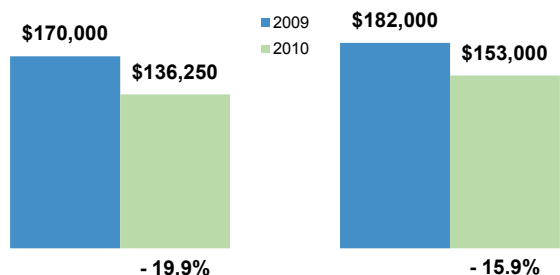
Activity—Most Recent Month



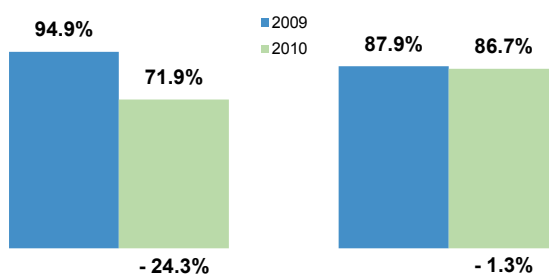
Activity—Year to Date



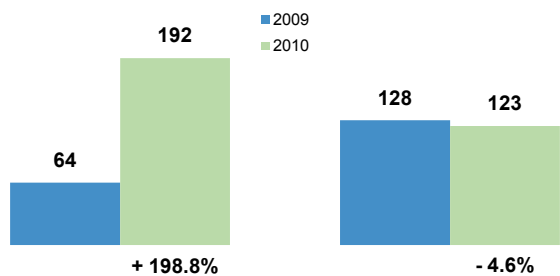
Median Sales Price



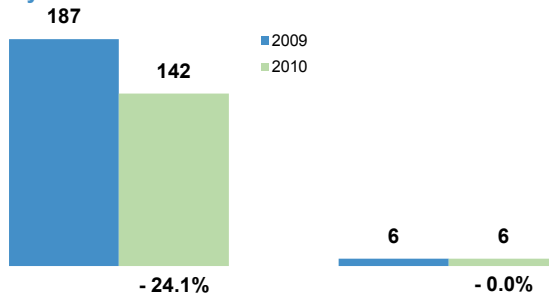
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 21

Jacksonville Bch

November

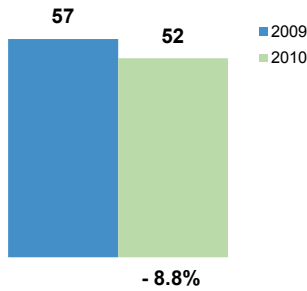
Year to Date

Duval County, FL

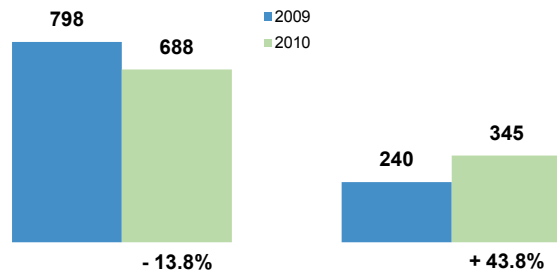
	2009	2010	Change	2009	2010	Change
New Listings	57	52	- 8.8%	798	688	- 13.8%
Closed Sales	25	20	- 20.0%	240	345	+ 43.8%
Median Sales Price*	\$235,000	\$183,750	- 21.8%	\$260,000	\$220,000	- 15.4%
Percent of Original List Price Received at Sale*	79.4%	87.6%	+ 10.3%	85.1%	88.5%	+ 3.9%
Average Days on Market Until Sale	153	134	- 12.6%	131	130	- 1.1%
Single-Family Detached Inventory	221	168	- 24.0%	--	--	--
Townhouse-Condo Inventory	270	176	- 34.8%	--	--	--

*Does not account for seller concessions

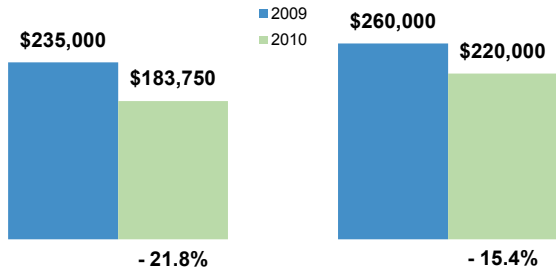
Activity—Most Recent Month



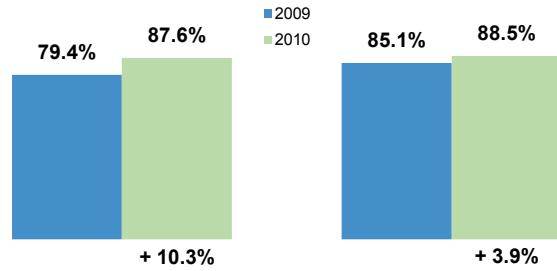
Activity—Year to Date



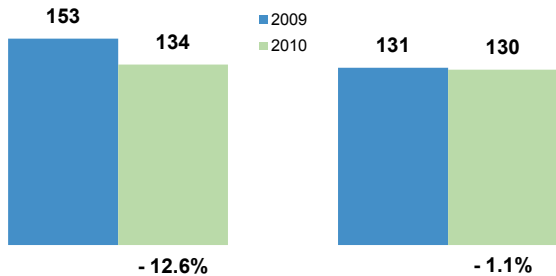
Median Sales Price



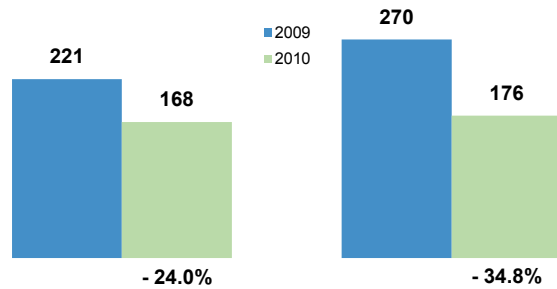
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 22

Neptune Bch

November

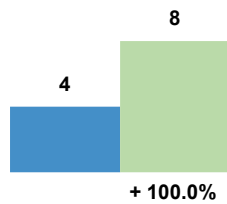
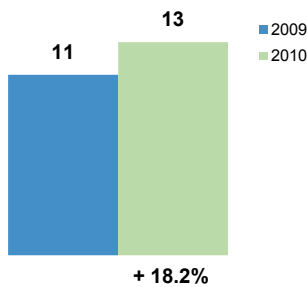
Year to Date

Duval County, FL

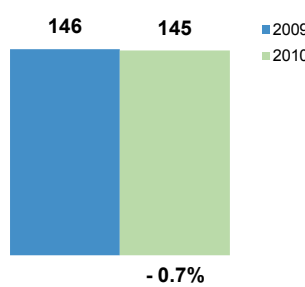
	2009	2010	Change	2009	2010	Change
New Listings	11	13	+ 18.2%	146	145	- 0.7%
Closed Sales	4	8	+ 100.0%	58	58	- 0.0%
Median Sales Price*	\$267,500	\$355,000	+ 32.7%	\$290,000	\$250,000	- 13.8%
Percent of Original List Price Received at Sale*	90.2%	85.7%	- 5.0%	87.9%	87.8%	- 0.1%
Average Days on Market Until Sale	69	162	+ 134.6%	105	93	- 11.0%
Single-Family Detached Inventory	72	71	- 1.4%	--	--	--
Townhouse-Condo Inventory	1	1	- 0.0%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



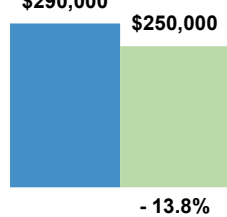
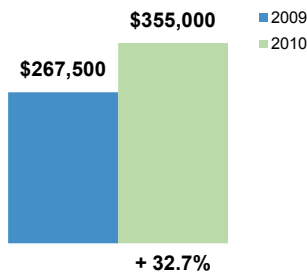
New Listings

Closed Sales

New Listings

Closed Sales

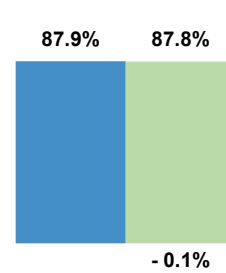
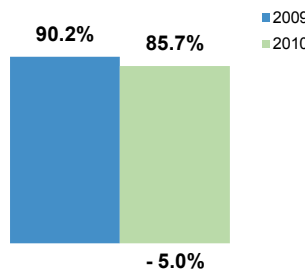
Median Sales Price



November

Year to Date

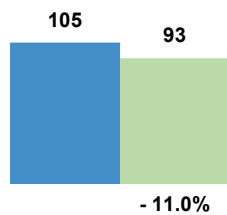
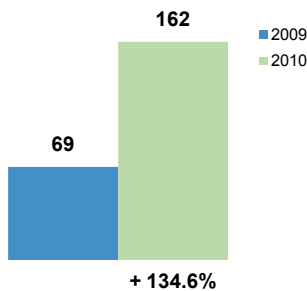
Percent of Original List Price Received at Sale



November

Year to Date

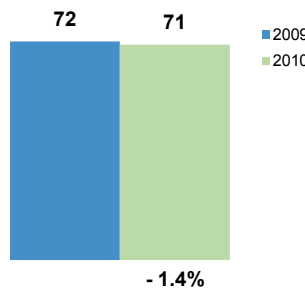
Days on Market Until Sale



November

Year to Date

Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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



Region 23

Atlantic Bch

November

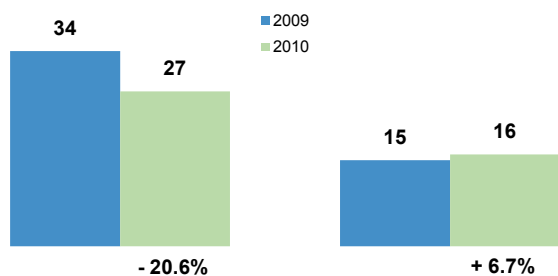
Year to Date

Duval County, FL

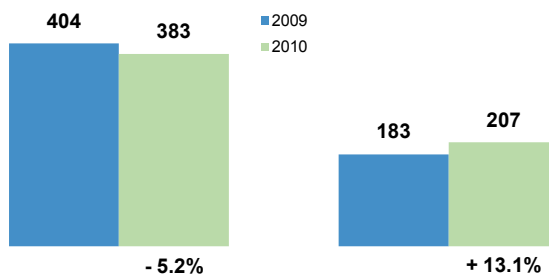
	2009	2010	Change	2009	2010	Change
New Listings	34	27	- 20.6%	404	383	- 5.2%
Closed Sales	15	16	+ 6.7%	183	207	+ 13.1%
Median Sales Price*	\$136,500	\$275,000	+ 101.5%	\$200,000	\$165,000	- 17.5%
Percent of Original List Price Received at Sale*	90.5%	82.4%	- 8.9%	85.6%	86.7%	+ 1.3%
Average Days on Market Until Sale	77	175	+ 128.1%	119	129	+ 8.4%
Single-Family Detached Inventory	183	129	- 29.5%	--	--	--
Townhouse-Condo Inventory	35	26	- 25.7%	--	--	--

*Does not account for seller concessions

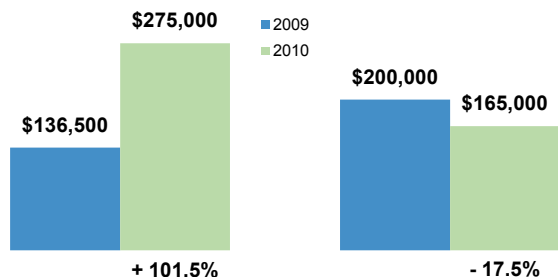
Activity—Most Recent Month



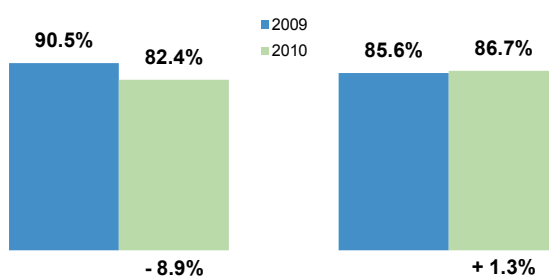
Activity—Year to Date



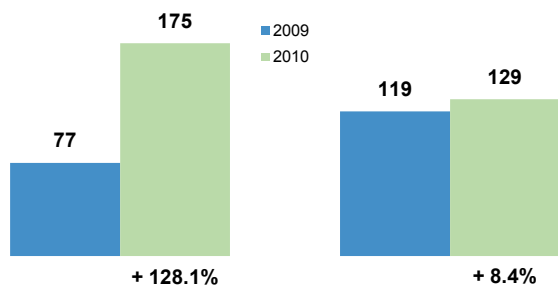
Median Sales Price



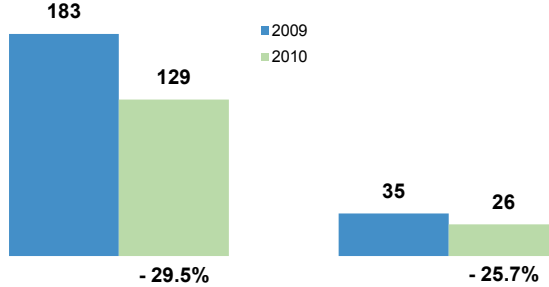
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 25 Ponte Vedra Bch North

November

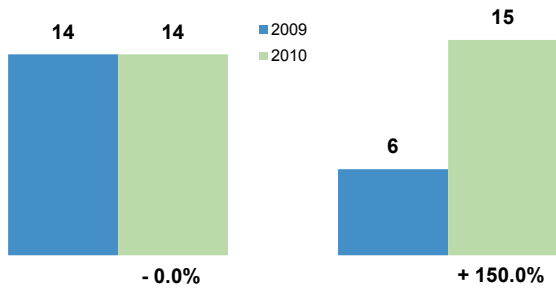
Year to Date

St. John's County, FL

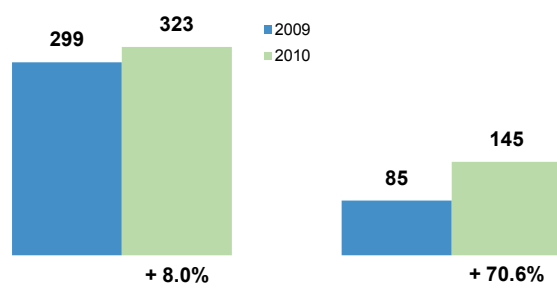
	2009	2010	Change	2009	2010	Change
New Listings	14	14	- 0.0%	299	323	+ 8.0%
Closed Sales	6	15	+ 150.0%	85	145	+ 70.6%
Median Sales Price*	\$206,000	\$670,000	+ 225.2%	\$300,000	\$450,000	+ 50.0%
Percent of Original List Price Received at Sale*	87.9%	84.4%	- 4.0%	84.6%	83.8%	- 0.9%
Average Days on Market Until Sale	141	184	+ 30.6%	135	151	+ 12.4%
Single-Family Detached Inventory	158	133	- 15.8%	--	--	--
Townhouse-Condo Inventory	32	26	- 18.8%	--	--	--

*Does not account for seller concessions

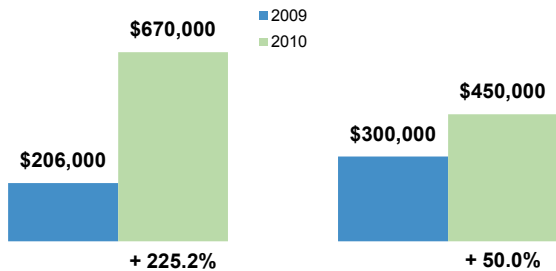
Activity—Most Recent Month



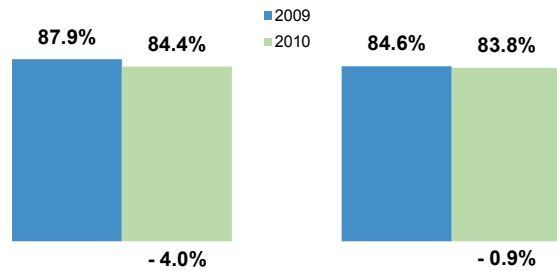
Activity—Year to Date



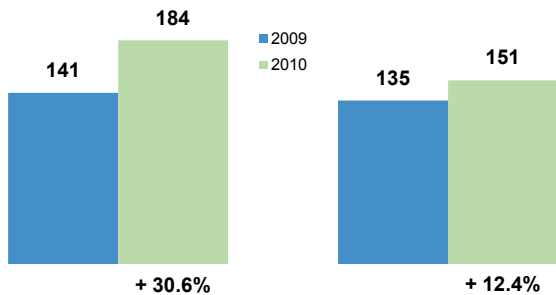
Median Sales Price



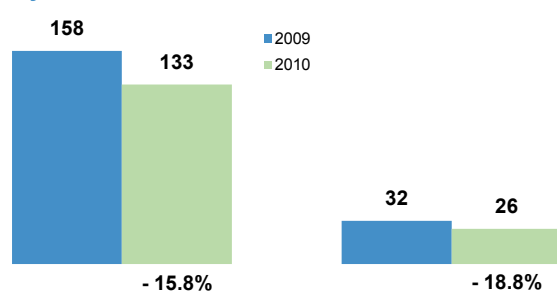
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 26

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

November

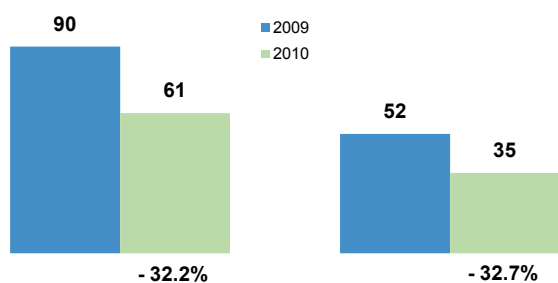
Year to Date

St. John's County, FL

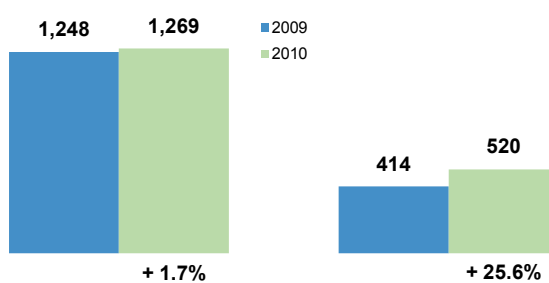
	2009	2010	Change	2009	2010	Change
New Listings	90	61	- 32.2%	1,248	1,269	+ 1.7%
Closed Sales	52	35	- 32.7%	414	520	+ 25.6%
Median Sales Price*	\$315,383	\$300,000	- 4.9%	\$310,000	\$305,000	- 1.6%
Percent of Original List Price Received at Sale*	85.0%	89.2%	+ 4.9%	85.5%	87.4%	+ 2.3%
Average Days on Market Until Sale	138	126	- 8.9%	137	142	+ 4.1%
Single-Family Detached Inventory	524	504	- 3.8%	--	--	--
Townhouse-Condo Inventory	219	169	- 22.8%	--	--	--

*Does not account for seller concessions

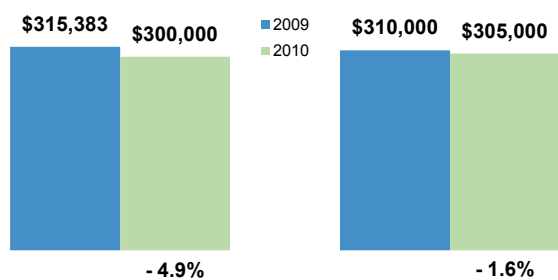
Activity—Most Recent Month



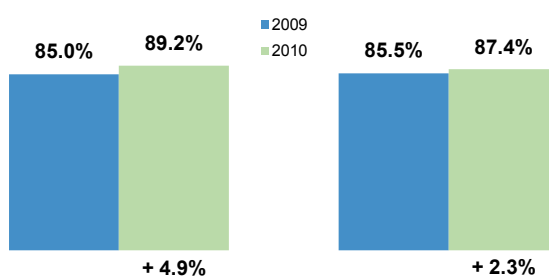
Activity—Year to Date



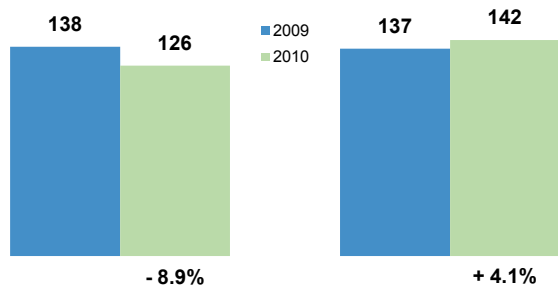
Median Sales Price



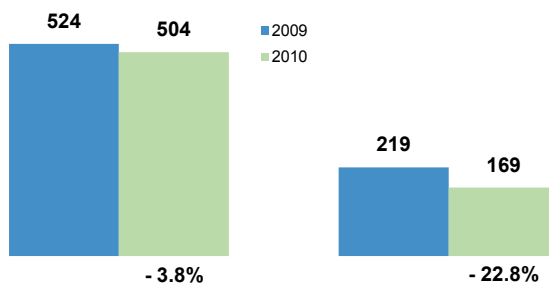
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 30 St. Johns County – NW

November

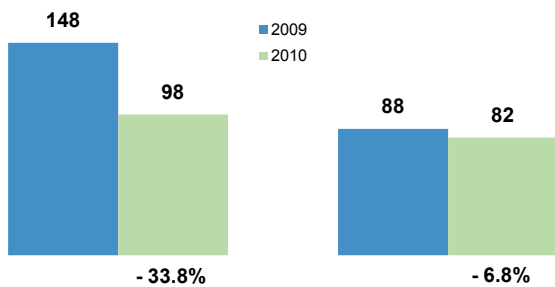
Year to Date

St. John's County, FL

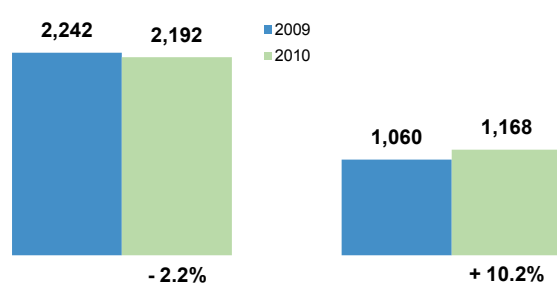
	2009	2010	Change	2009	2010	Change
New Listings	148	98	- 33.8%	2,242	2,192	- 2.2%
Closed Sales	88	82	- 6.8%	1,060	1,168	+ 10.2%
Median Sales Price*	\$246,493	\$220,000	- 10.7%	\$232,250	\$220,000	- 5.3%
Percent of Original List Price Received at Sale*	89.9%	88.7%	- 1.3%	89.3%	90.6%	+ 1.4%
Average Days on Market Until Sale	121	102	- 15.8%	116	108	- 7.2%
Single-Family Detached Inventory	926	801	- 13.5%	--	--	--
Townhouse-Condo Inventory	167	70	- 58.1%	--	--	--

*Does not account for seller concessions

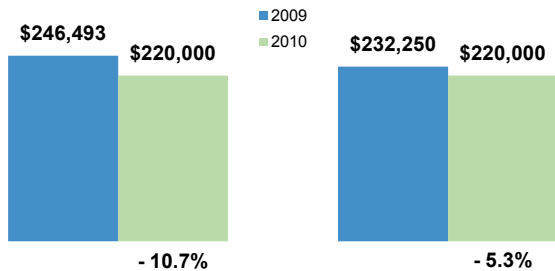
Activity—Most Recent Month



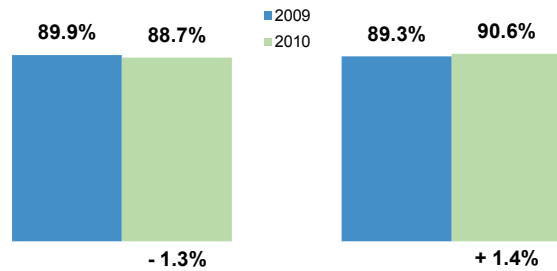
Activity—Year to Date



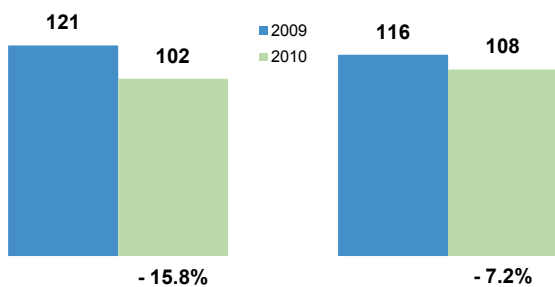
Median Sales Price



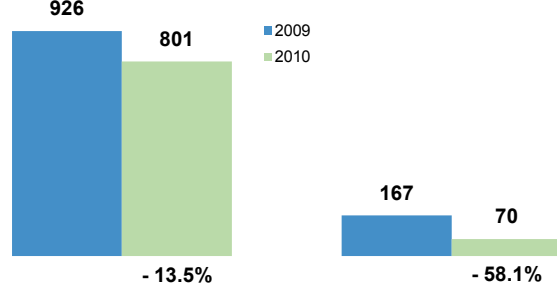
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



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

St. John's County, FL

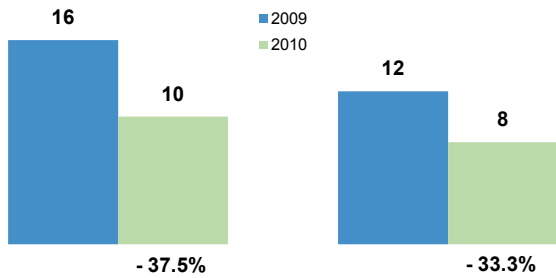
November

Year to Date

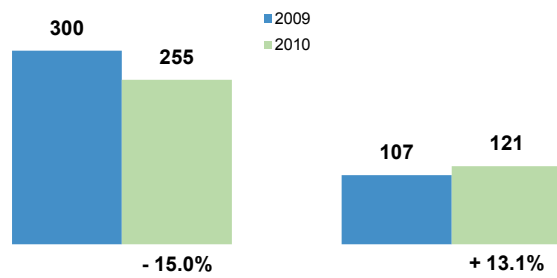
	2009	2010	Change	2009	2010	Change
New Listings	16	10	- 37.5%	300	255	- 15.0%
Closed Sales	12	8	- 33.3%	107	121	+ 13.1%
Median Sales Price*	\$281,725	\$248,500	- 11.8%	\$225,000	\$249,000	+ 10.7%
Percent of Original List Price Received at Sale*	89.5%	91.5%	+ 2.3%	87.2%	89.7%	+ 2.8%
Average Days on Market Until Sale	105	87	- 17.5%	117	111	- 5.2%
Single-Family Detached Inventory	119	112	- 5.9%	--	--	--
Townhouse-Condo Inventory	31	8	- 74.2%	--	--	--

*Does not account for seller concessions

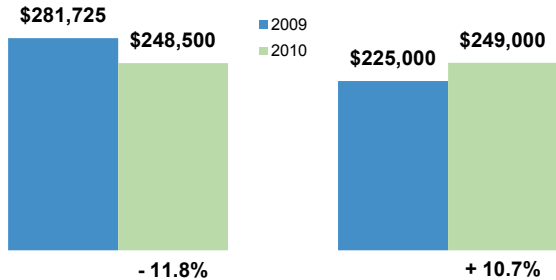
Activity—Most Recent Month



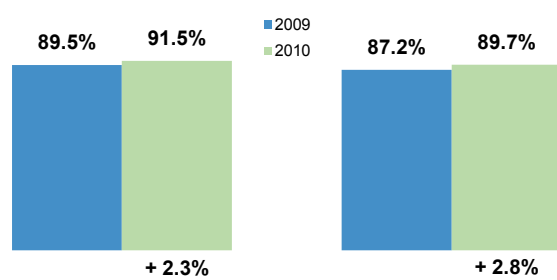
Activity—Year to Date



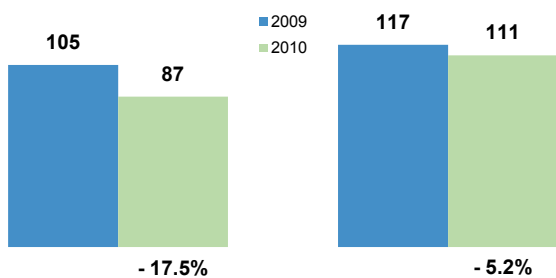
Median Sales Price



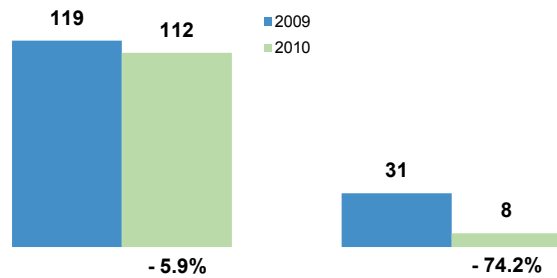
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

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

St. John's County, FL

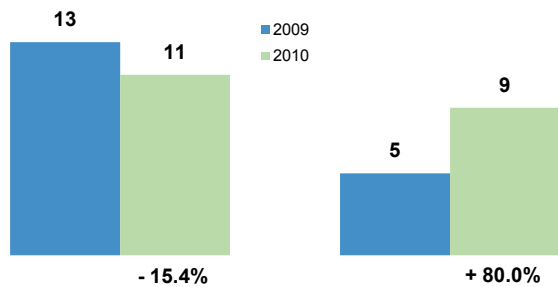
November

Year to Date

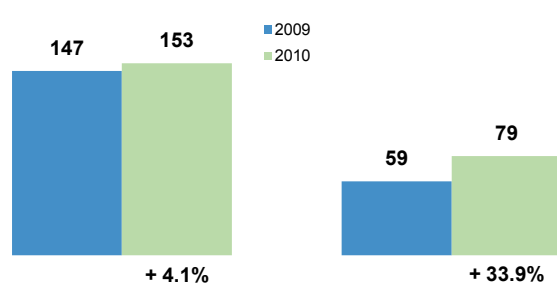
	2009	2010	Change	2009	2010	Change
New Listings	13	11	- 15.4%	147	153	+ 4.1%
Closed Sales	5	9	+ 80.0%	59	79	+ 33.9%
Median Sales Price*	\$229,800	\$101,000	- 56.0%	\$161,000	\$150,000	- 6.8%
Percent of Original List Price Received at Sale*	87.1%	82.5%	- 5.3%	85.0%	86.3%	+ 1.6%
Average Days on Market Until Sale	99	163	+ 64.1%	172	130	- 24.7%
Single-Family Detached Inventory	79	68	- 13.9%	--	--	--
Townhouse-Condo Inventory	39	24	- 38.5%	--	--	--

*Does not account for seller concessions

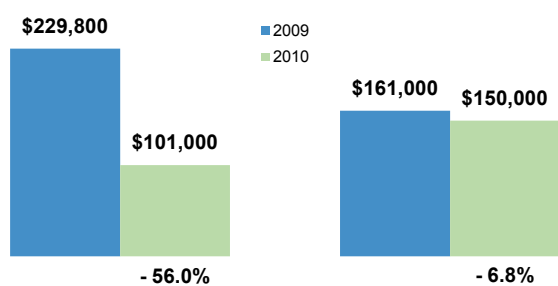
Activity—Most Recent Month



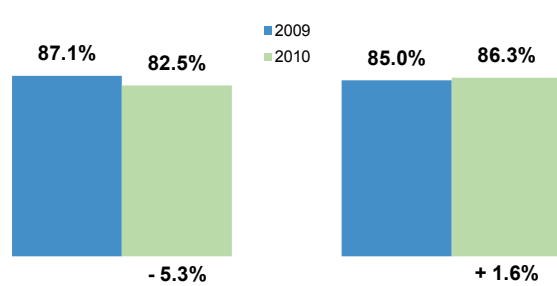
Activity—Year to Date



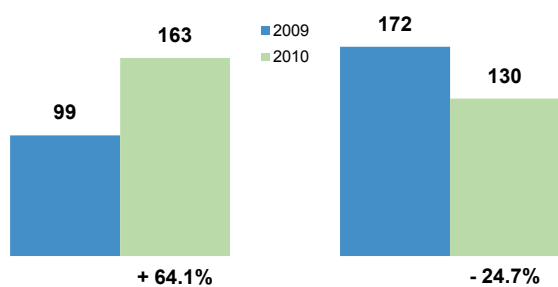
Median Sales Price



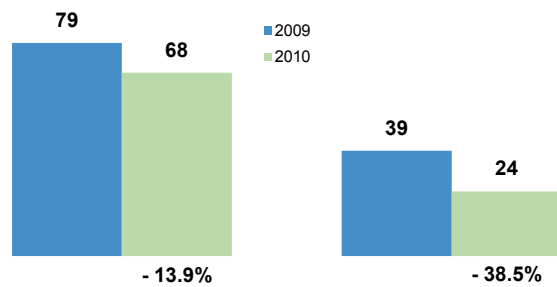
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 33 St. Johns County – SE

November

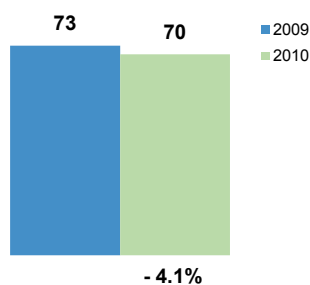
Year to Date

St. John's County, FL

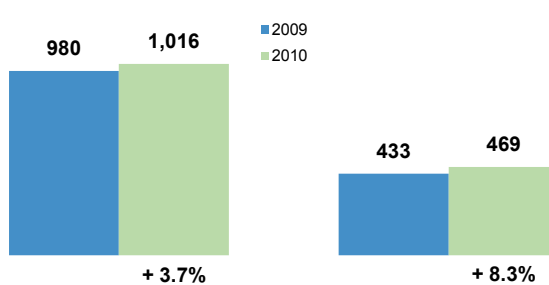
	2009	2010	Change	2009	2010	Change
New Listings	73	70	- 4.1%	980	1,016	+ 3.7%
Closed Sales	43	38	- 11.6%	433	469	+ 8.3%
Median Sales Price*	\$121,000	\$150,000	+ 24.0%	\$165,000	\$145,000	- 12.1%
Percent of Original List Price Received at Sale*	92.7%	85.2%	- 8.0%	88.7%	88.3%	- 0.4%
Average Days on Market Until Sale	90	118	+ 31.6%	98	108	+ 9.4%
Single-Family Detached Inventory	393	348	- 11.5%	--	--	--
Townhouse-Condo Inventory	142	131	- 7.7%	--	--	--

*Does not account for seller concessions

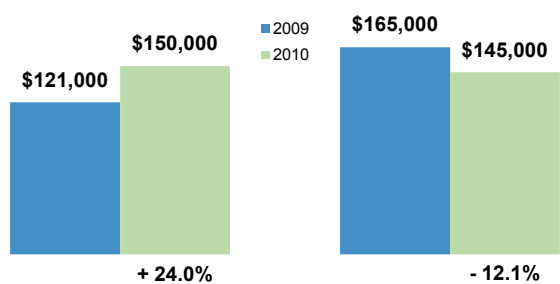
Activity—Most Recent Month



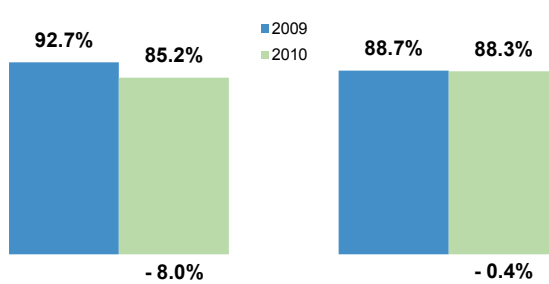
Activity—Year to Date



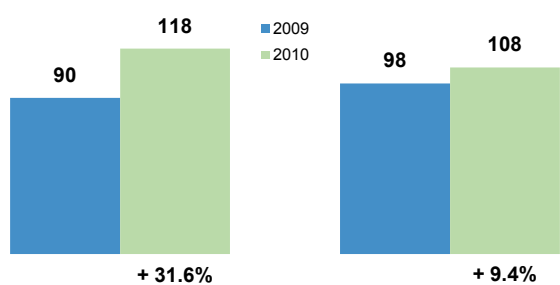
Median Sales Price



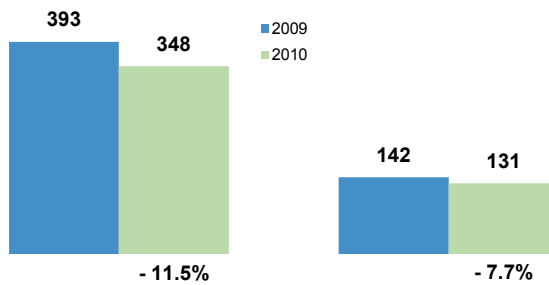
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

Region 34 St. Johns County – SW

November

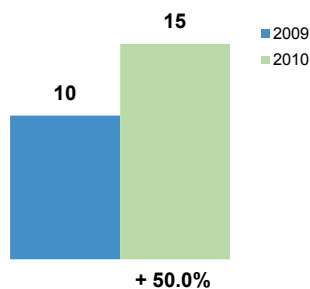
Year to Date

St. John's County, FL

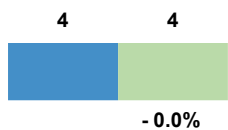
	2009	2010	Change	2009	2010	Change
New Listings	10	15	+ 50.0%	137	201	+ 46.7%
Closed Sales	4	4	- 0.0%	47	66	+ 40.4%
Median Sales Price*	\$192,224	\$37,058	- 80.7%	\$154,000	\$81,500	- 47.1%
Percent of Original List Price Received at Sale*	90.5%	72.2%	- 20.2%	87.8%	87.3%	- 0.5%
Average Days on Market Until Sale	75	78	+ 3.3%	121	93	- 23.8%
Single-Family Detached Inventory	91	109	+ 19.8%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

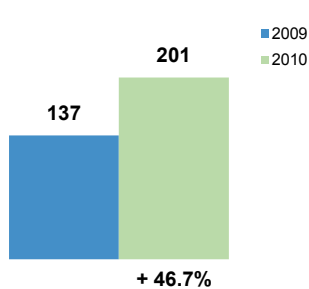


New Listings

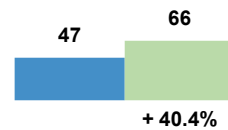


Closed Sales

Activity—Year to Date

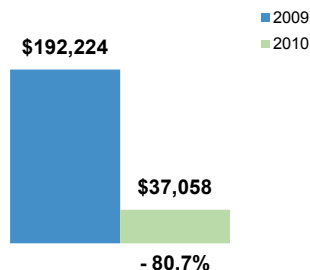


New Listings

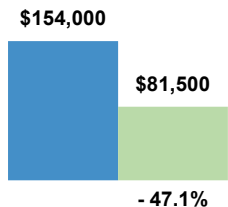


Closed Sales

Median Sales Price

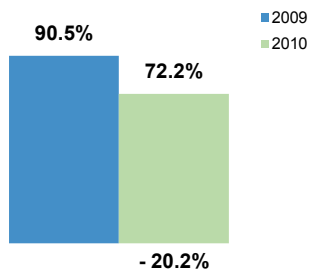


November

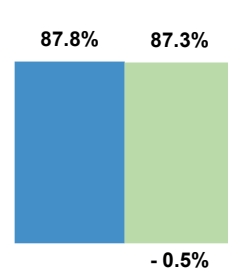


Year to Date

Percent of Original List Price Received at Sale

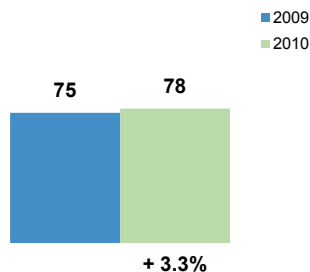


November

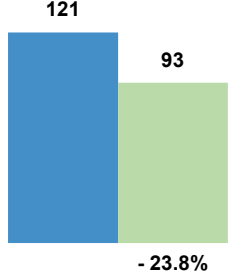


Year to Date

Days on Market Until Sale

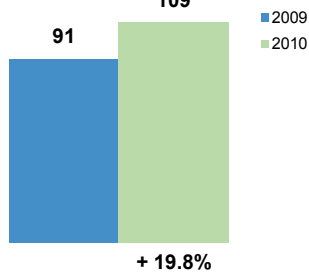


November

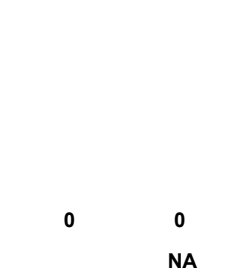


Year to Date

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 40

Nassau County

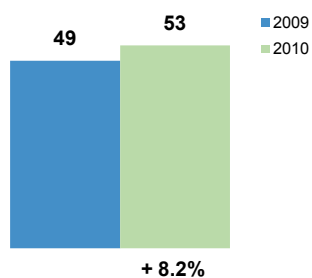
November

Year to Date

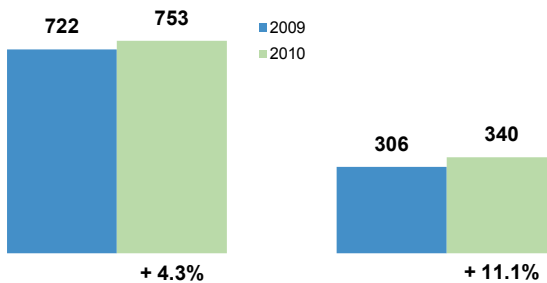
Nassau County, FL		2009	2010	Change	2009	2010	Change
New Listings		49	53	+ 8.2%	722	753	+ 4.3%
Closed Sales		32	19	- 40.6%	306	340	+ 11.1%
Median Sales Price*		\$150,995	\$120,000	- 20.5%	\$173,000	\$145,000	- 16.2%
Percent of Original List Price Received at Sale*		90.5%	79.0%	- 12.7%	88.0%	85.9%	- 2.4%
Average Days on Market Until Sale		60	120	+ 99.9%	107	117	+ 8.8%
Single-Family Detached Inventory		369	311	- 15.7%	--	--	--
Townhouse-Condo Inventory		33	34	+ 3.0%	--	--	--

*Does not account for seller concessions

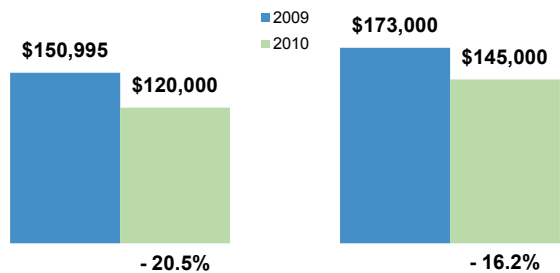
Activity—Most Recent Month



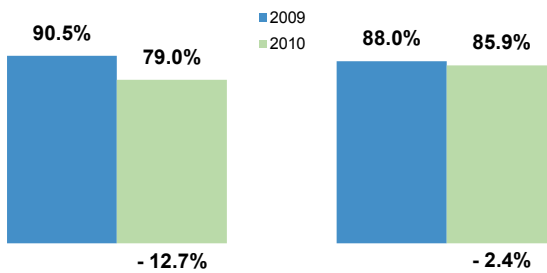
Activity—Year to Date



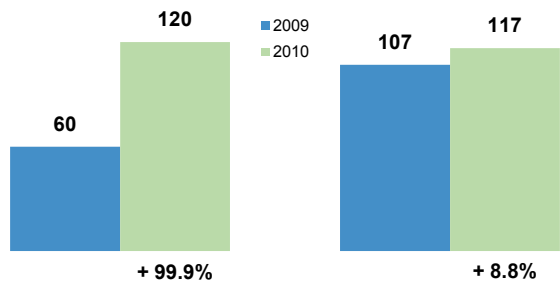
Median Sales Price



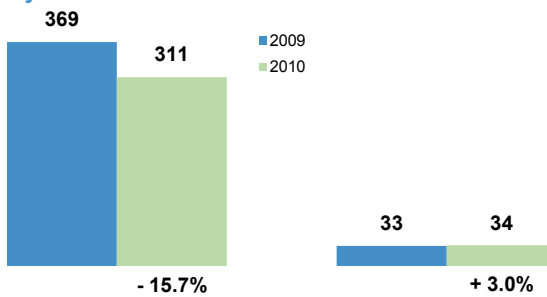
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 50

Baker County

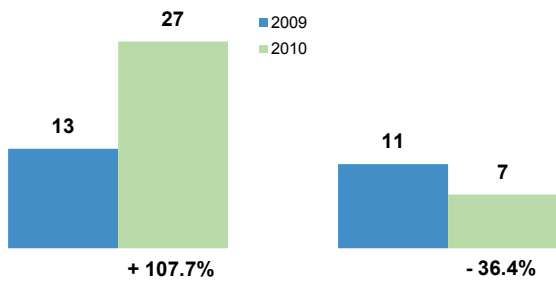
November

Year to Date

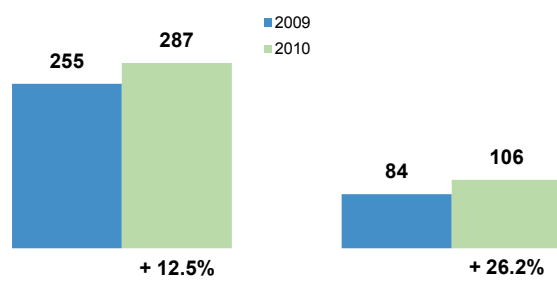
Baker County, FL	2009	2010	Change	2009	2010	Change
New Listings	13	27	+ 107.7%	255	287	+ 12.5%
Closed Sales	11	7	- 36.4%	84	106	+ 26.2%
Median Sales Price*	\$161,450	\$128,500	- 20.4%	\$147,000	\$128,500	- 12.6%
Percent of Original List Price Received at Sale*	87.6%	91.5%	+ 4.5%	88.0%	88.5%	+ 0.6%
Average Days on Market Until Sale	71	90	+ 26.3%	119	129	+ 8.5%
Single-Family Detached Inventory	138	124	- 10.1%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

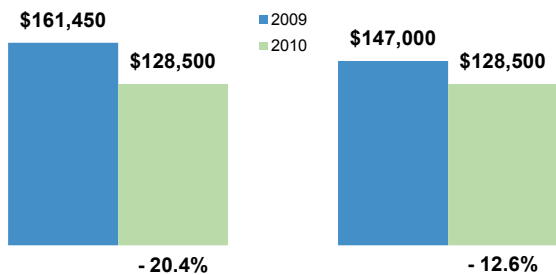
Activity—Most Recent Month



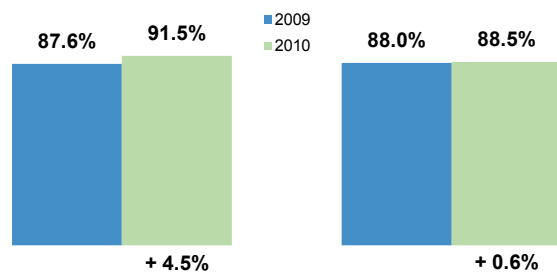
Activity—Year to Date



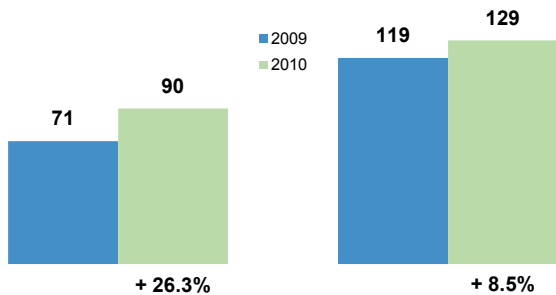
Median Sales Price



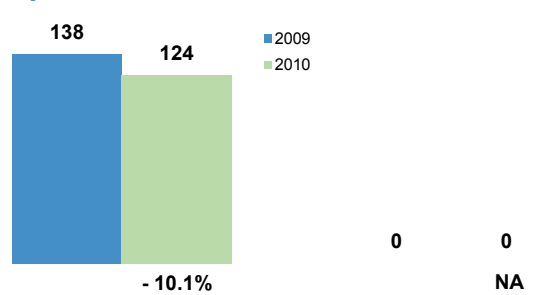
Percent of Original List Price Received at Sale



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

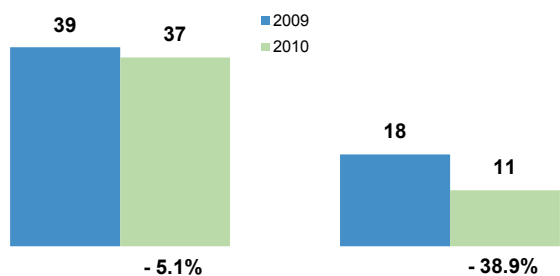
November

Year to Date

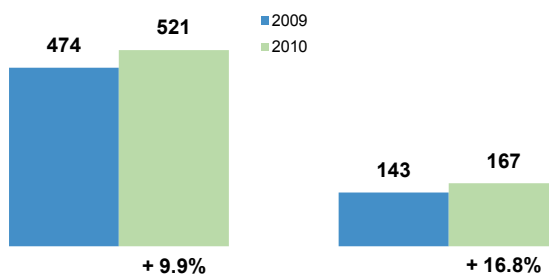
Putnam County, FL		2009	2010	Change	2009	2010	Change
New Listings		39	37	- 5.1%	474	521	+ 9.9%
Closed Sales		18	11	- 38.9%	143	167	+ 16.8%
Median Sales Price*		\$86,450	\$91,250	+ 5.6%	\$88,500	\$77,900	- 12.0%
Percent of Original List Price Received at Sale*		80.6%	80.1%	- 0.6%	81.8%	81.0%	- 0.9%
Average Days on Market Until Sale		121	188	+ 54.6%	145	145	+ 0.2%
Single-Family Detached Inventory		367	355	- 3.3%	--	--	--
Townhouse-Condo Inventory		3	3	- 0.0%	--	--	--

*Does not account for seller concessions

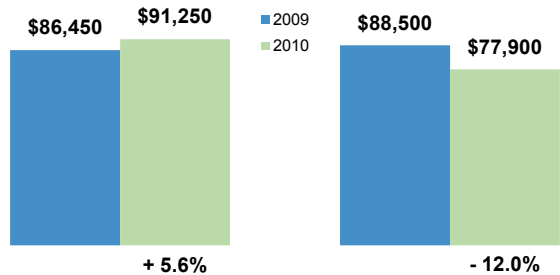
Activity—Most Recent Month



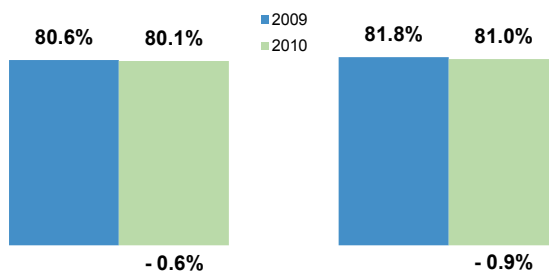
Activity—Year to Date



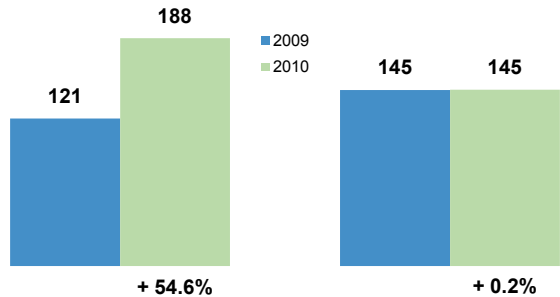
Median Sales Price



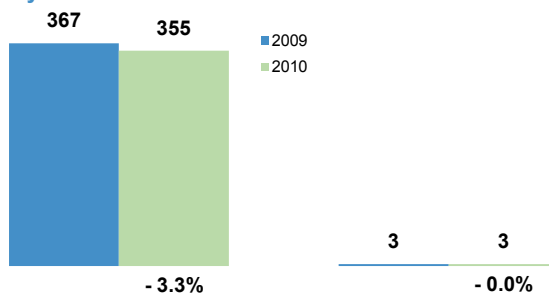
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 57 Putnam County – West

November

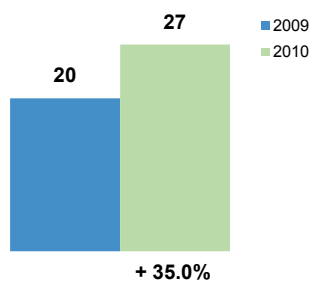
Year to Date

Putnam County, FL

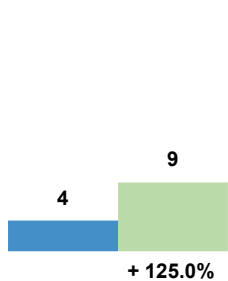
	2009	2010	Change	2009	2010	Change
New Listings	20	27	+ 35.0%	311	298	- 4.2%
Closed Sales	4	9	+ 125.0%	79	82	+ 3.8%
Median Sales Price*	\$50,000	\$42,900	- 14.2%	\$43,000	\$55,000	+ 27.9%
Percent of Original List Price Received at Sale*	85.1%	76.4%	- 10.2%	78.7%	80.9%	+ 2.8%
Average Days on Market Until Sale	202	168	- 16.9%	165	141	- 14.8%
Single-Family Detached Inventory	224	198	- 11.6%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

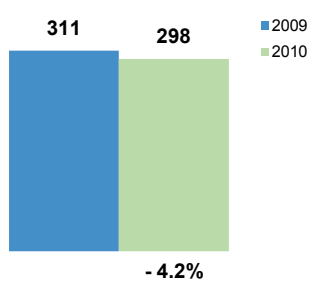


New Listings

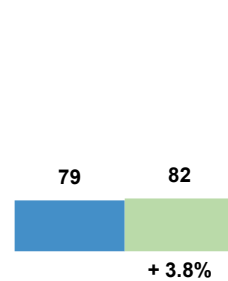


Closed Sales

Activity—Year to Date

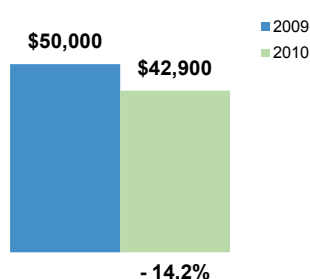


New Listings

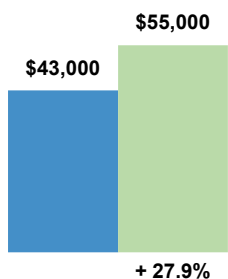


Closed Sales

Median Sales Price

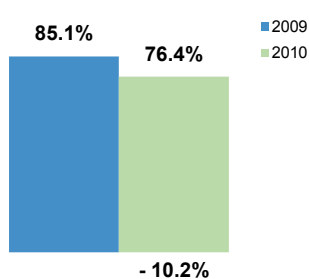


November

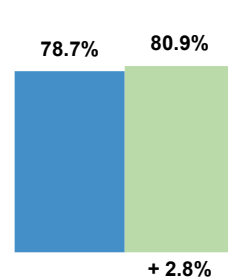


Year to Date

Percent of Original List Price Received at Sale

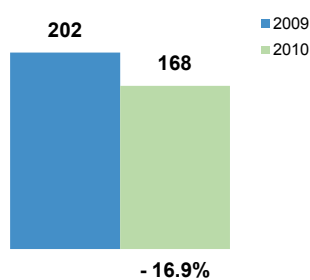


November

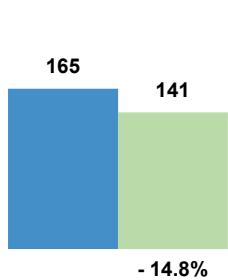


Year to Date

Days on Market Until Sale

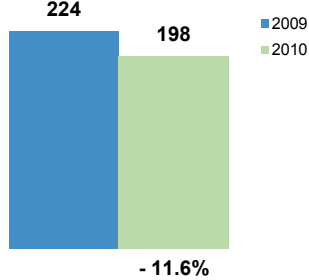


November

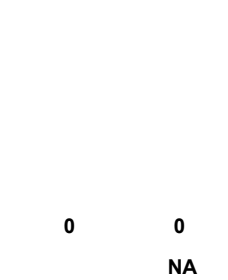


Year to Date

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 58 Putnam County - South

November

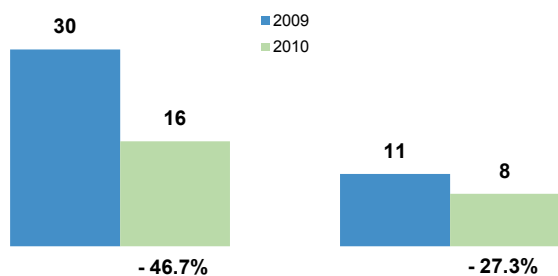
Year to Date

Putnam County, FL

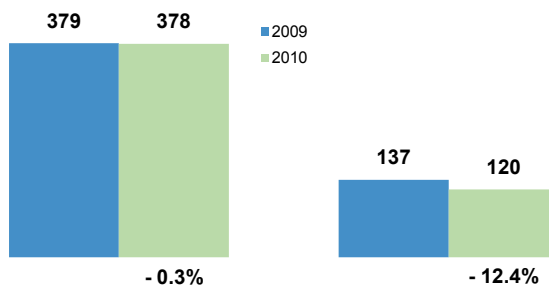
	2009	2010	Change	2009	2010	Change
New Listings	30	16	- 46.7%	379	378	- 0.3%
Closed Sales	11	8	- 27.3%	137	120	- 12.4%
Median Sales Price*	\$75,000	\$25,200	- 66.4%	\$67,000	\$50,000	- 25.4%
Percent of Original List Price Received at Sale*	85.1%	80.0%	- 6.1%	81.0%	78.0%	- 3.7%
Average Days on Market Until Sale	165	158	- 3.9%	171	180	+ 5.0%
Single-Family Detached Inventory	298	273	- 8.4%	--	--	--
Townhouse-Condo Inventory	3	12	+ 300.0%	--	--	--

*Does not account for seller concessions

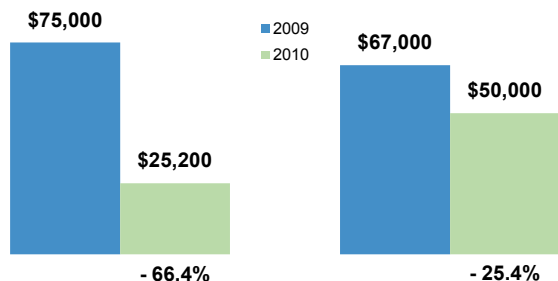
Activity—Most Recent Month



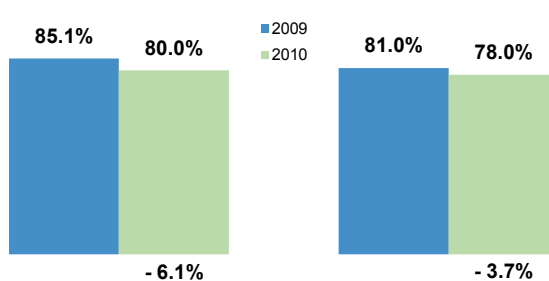
Activity—Year to Date



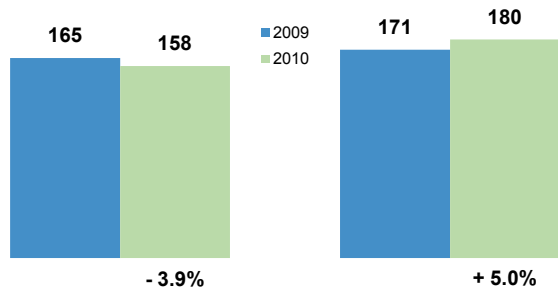
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

