



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

# New Listings

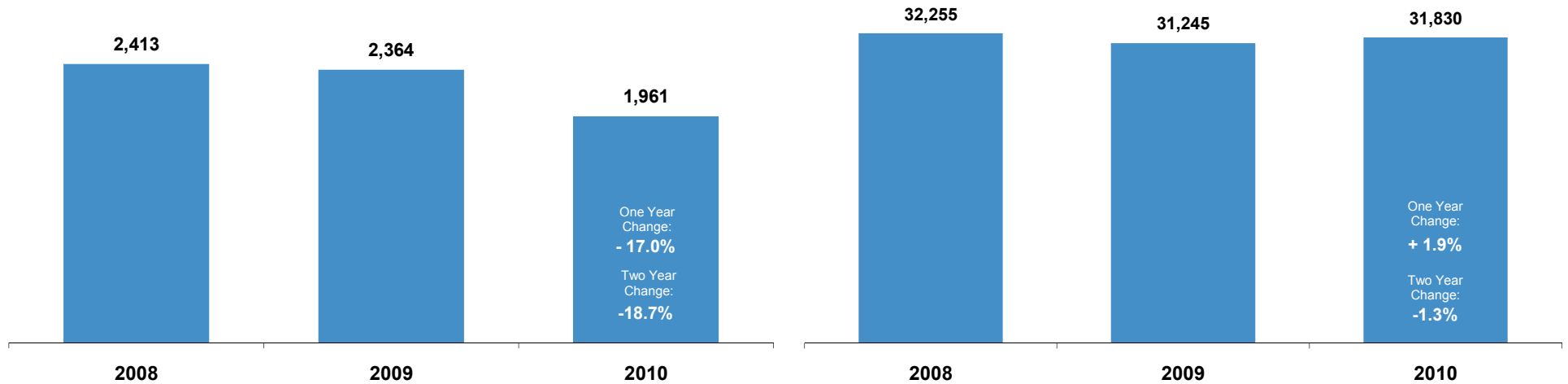
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



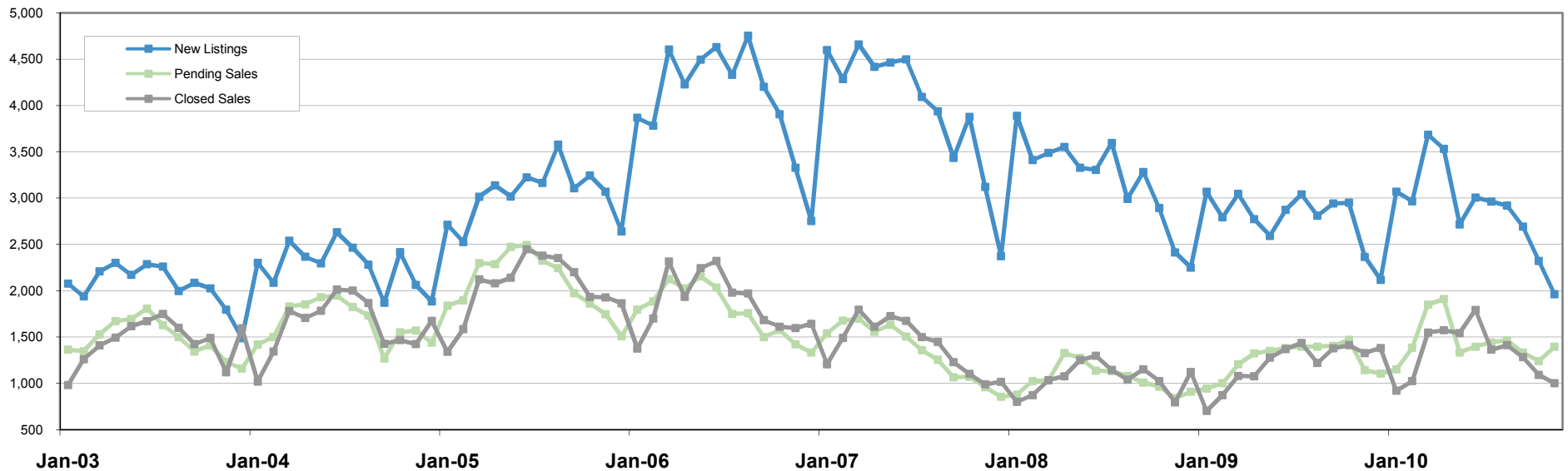
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## November

## Year to Date



## Historical Market Activity



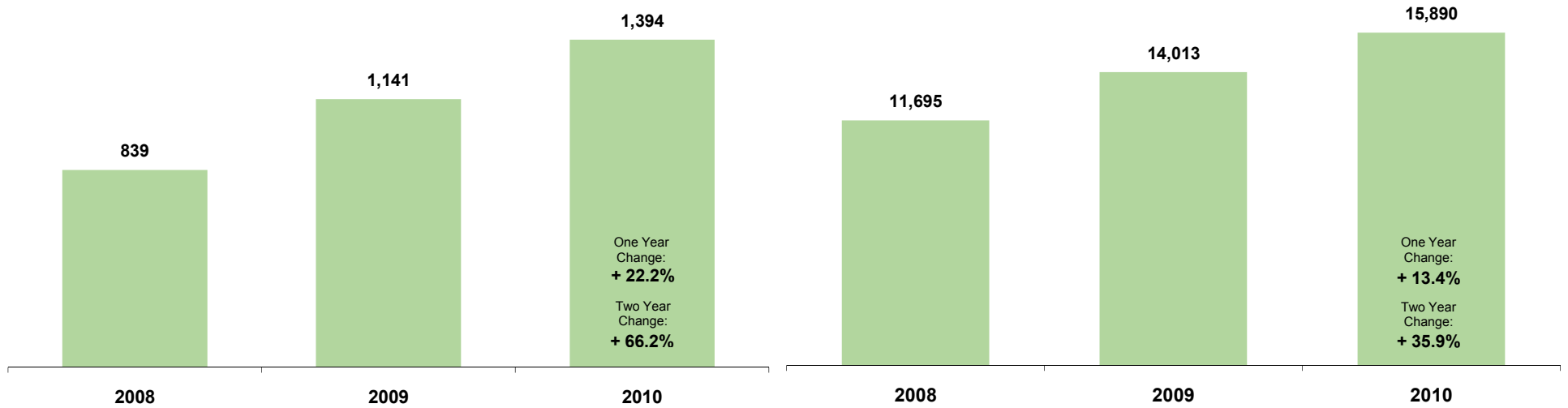
# Pending Sales

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

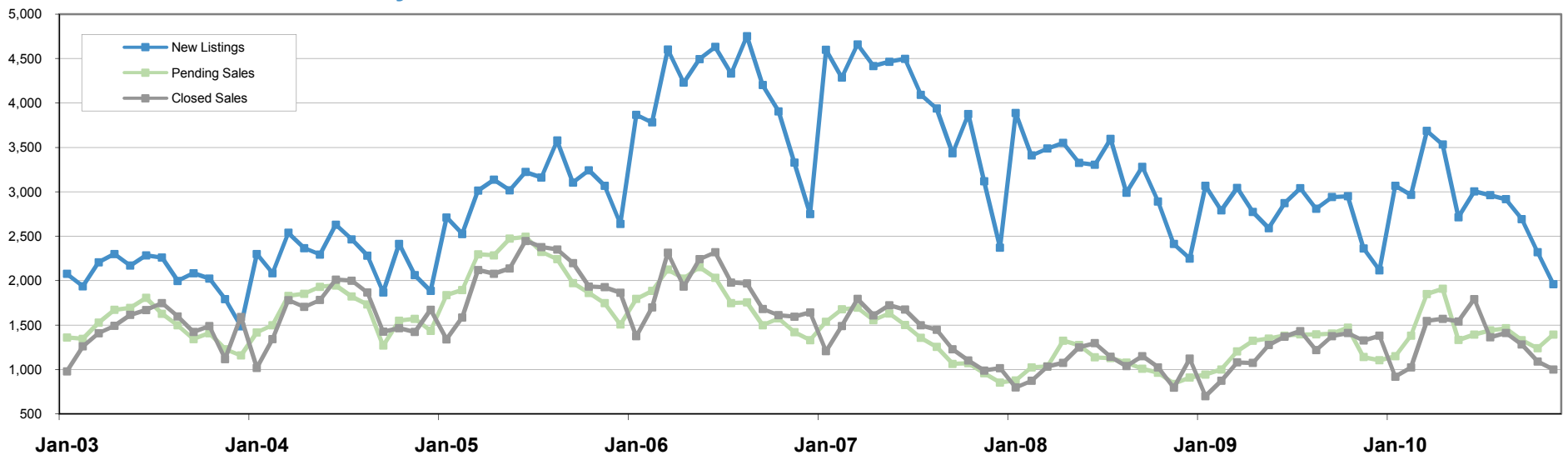


## November

## Year to Date



## Historical Market Activity



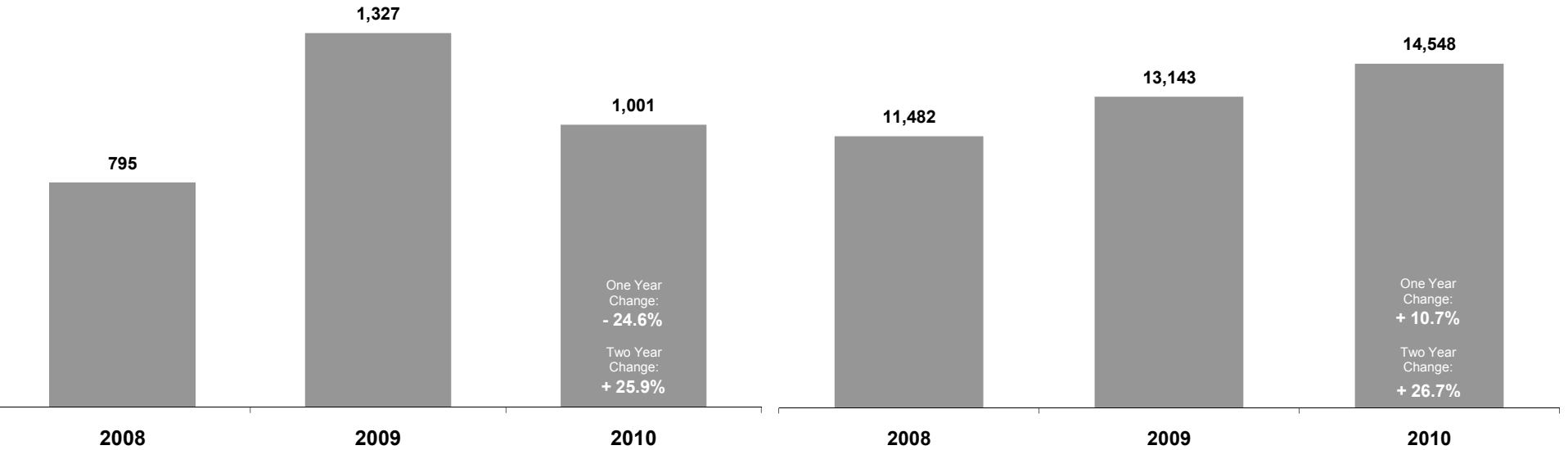
# Closed Sales

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

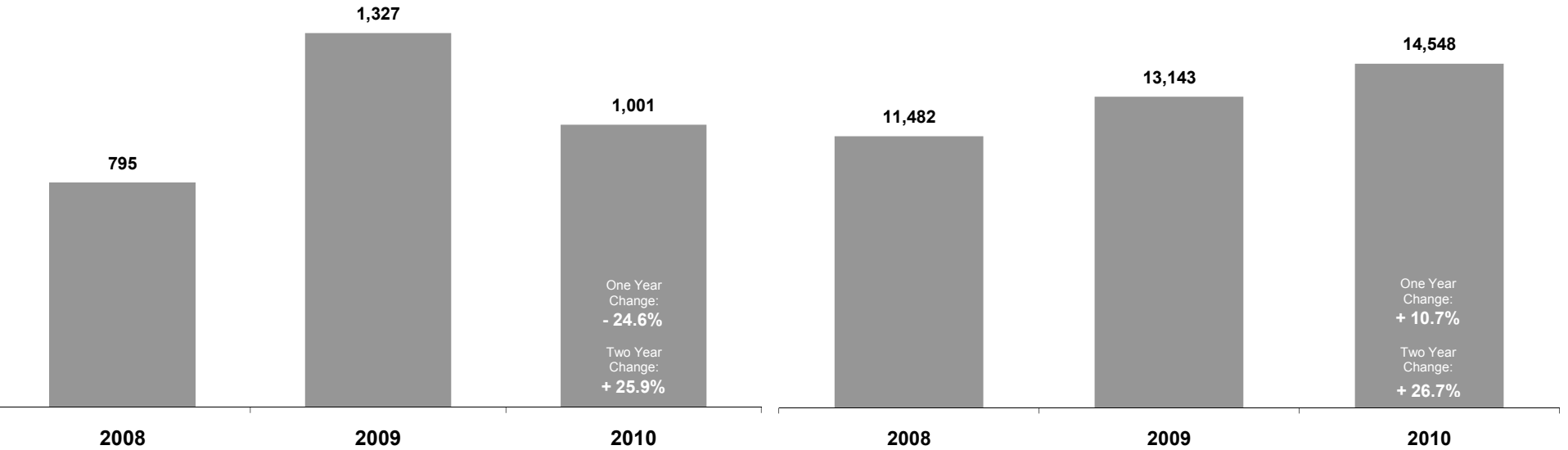


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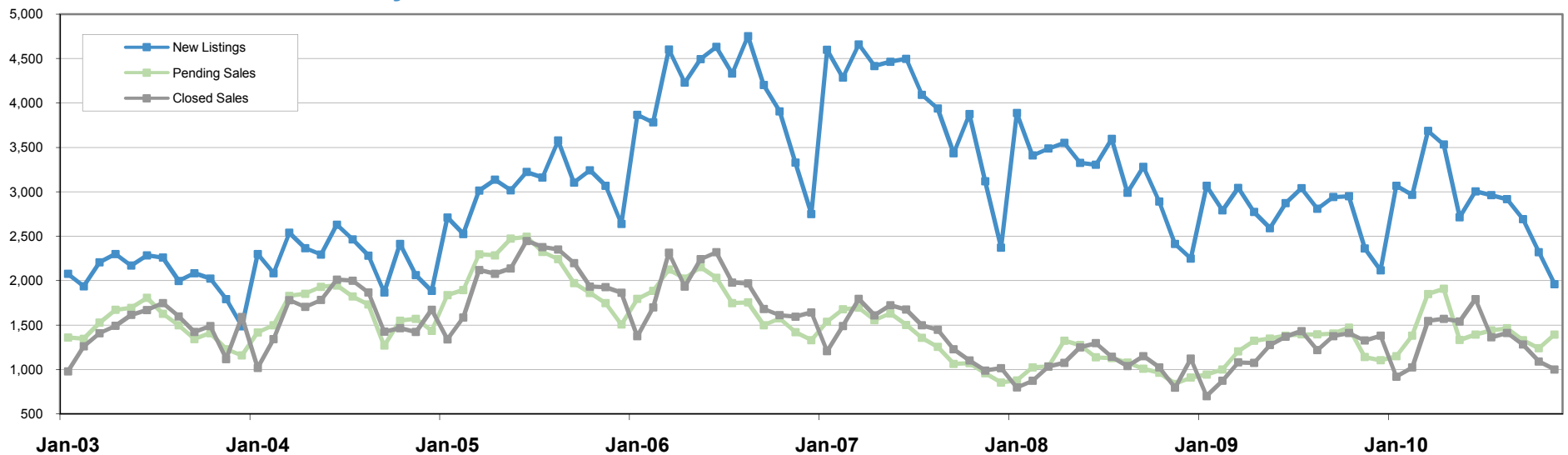
## November



## Year to Date



## Historical Market Activity



# Days on Market Until Sale

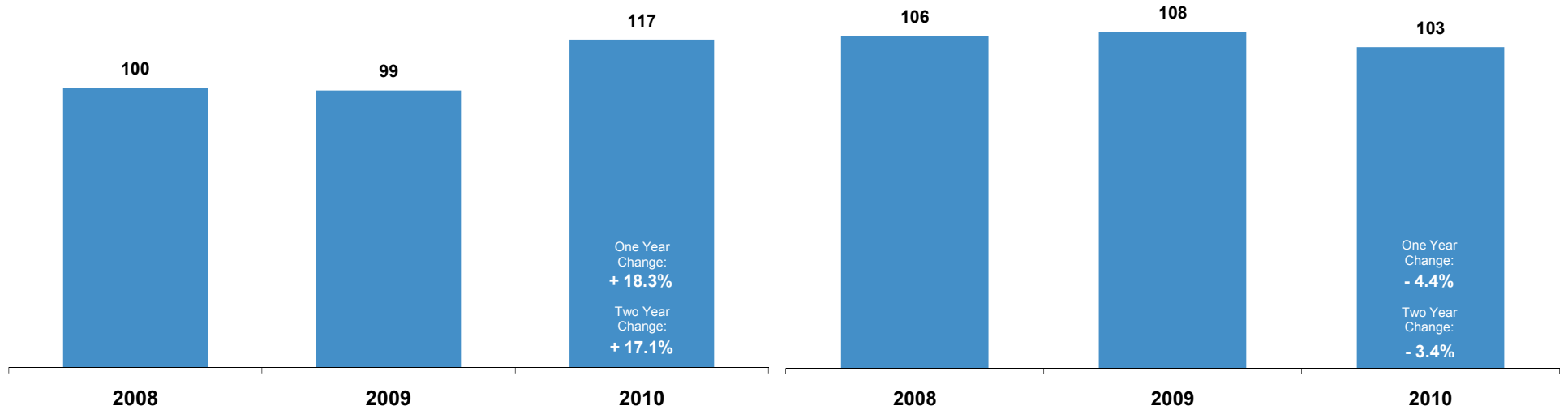
A Monthly Indicator from the Northeast Florida Association of REALTORS®



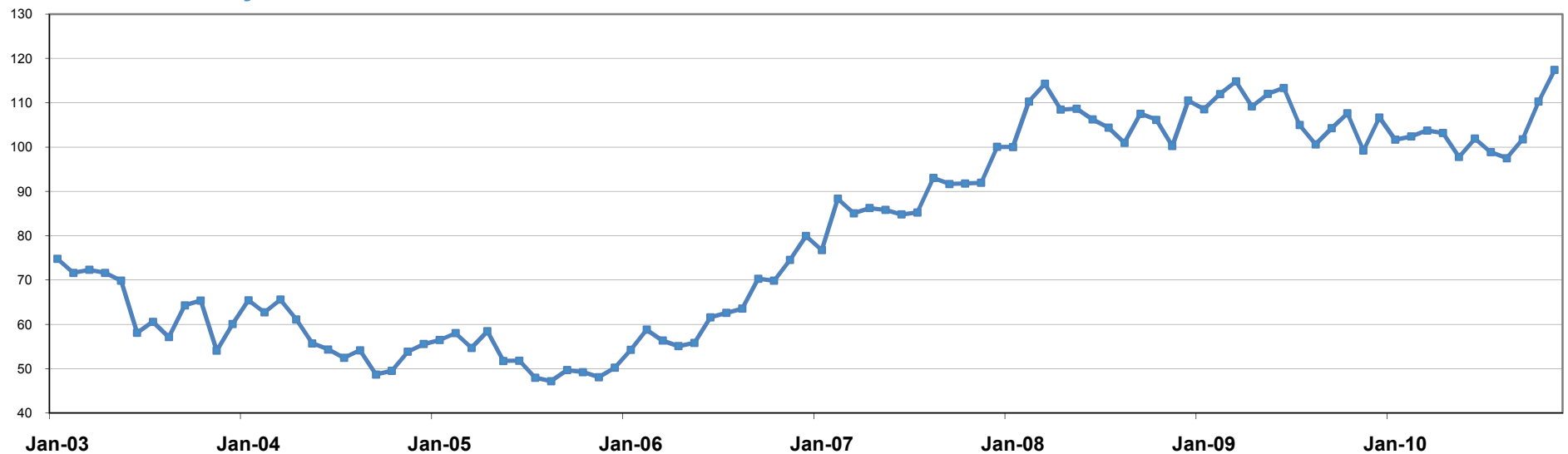
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## November

## Year to Date



## Historical Days on Market Until Sale



# Median Sales Price

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

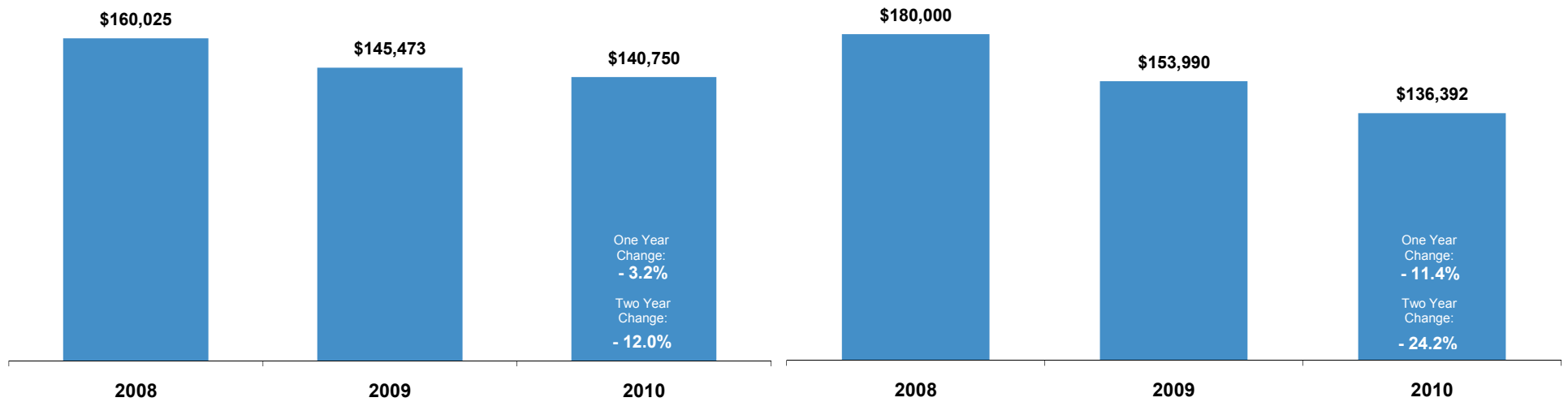


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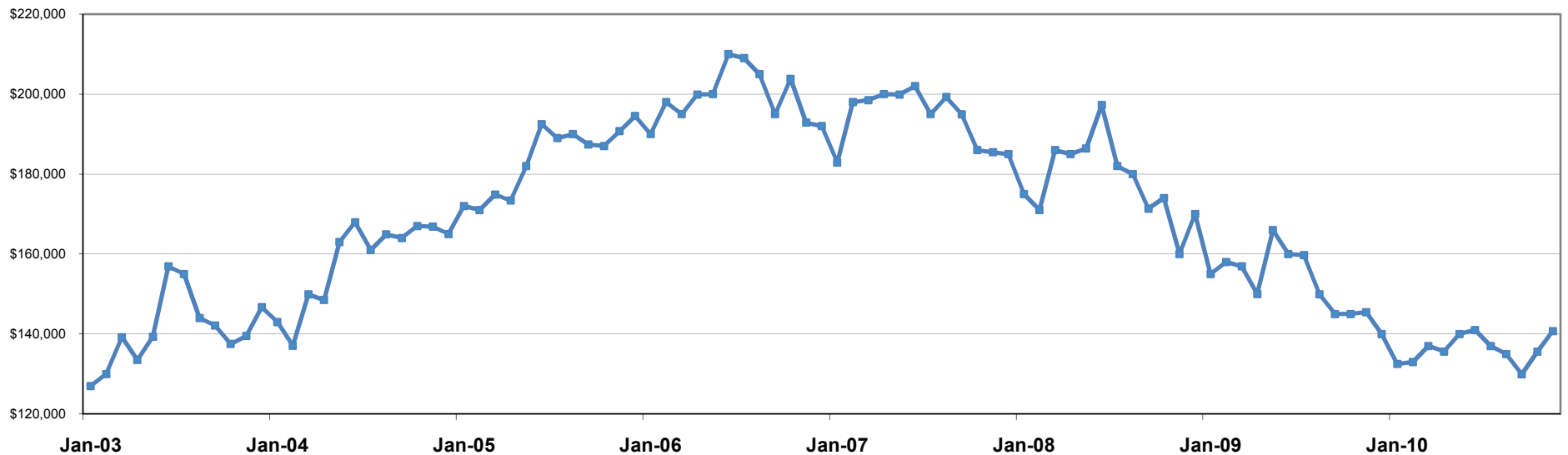
## November

## Year to Date

Figures do not take into account seller concessions.



## Historical Median Prices



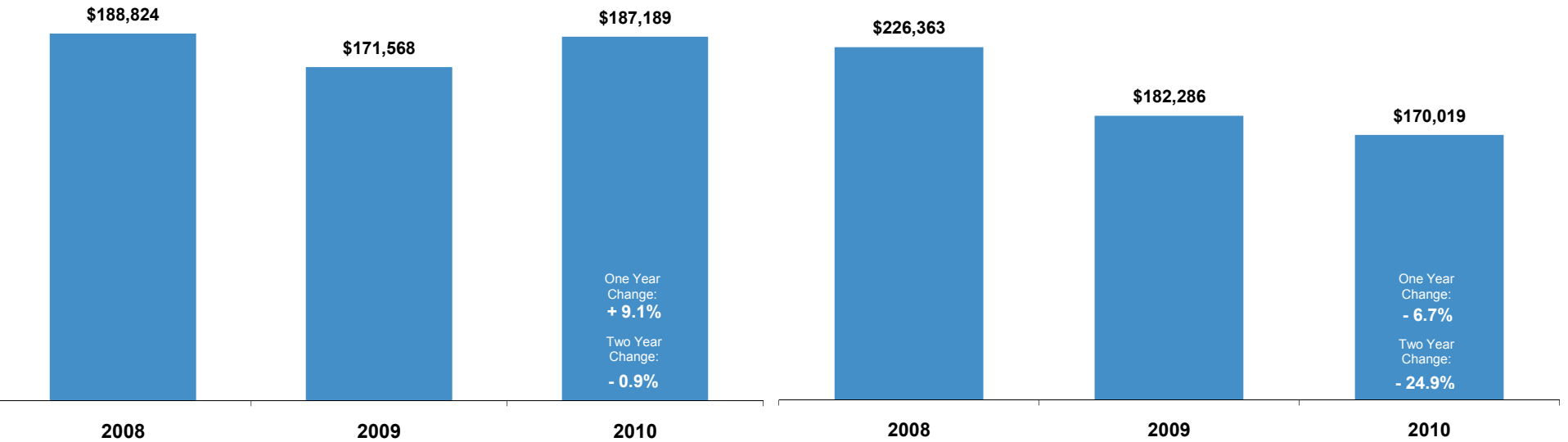
# Average Sales Price

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



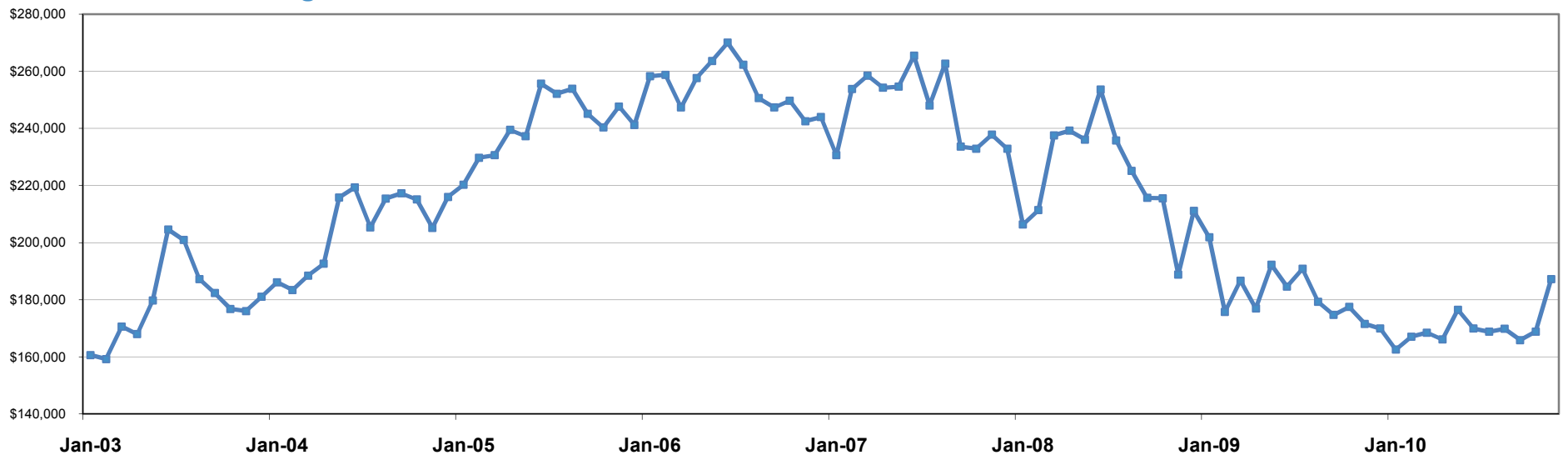
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## November



Figures do not take into account seller concessions.

## Historical Average Prices

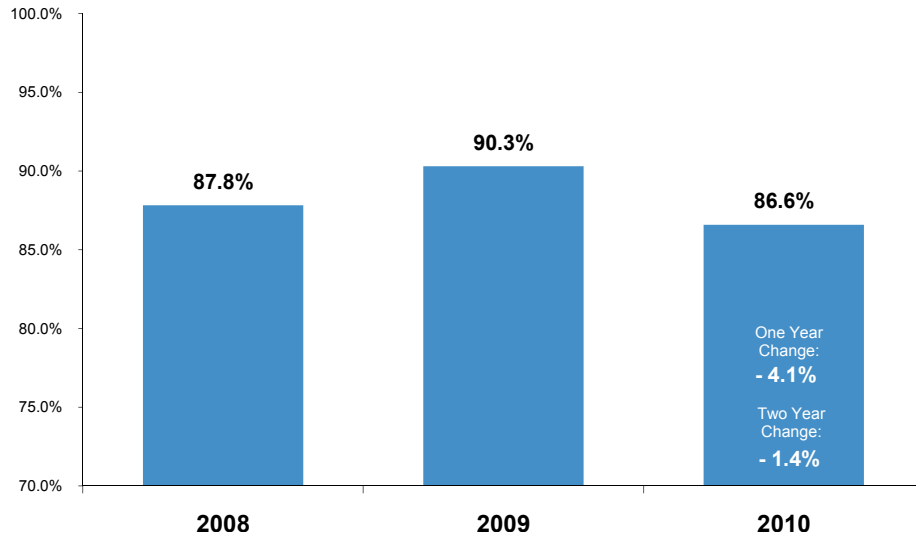


# Percent of Original List Price Received at Sale

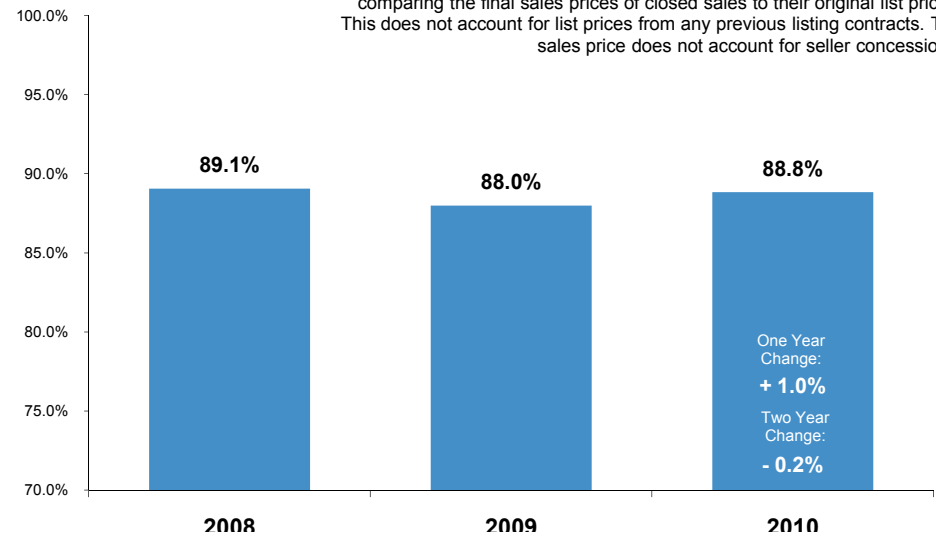
A Monthly Indicator from the Northeast Florida Association of REALTORS®



## November

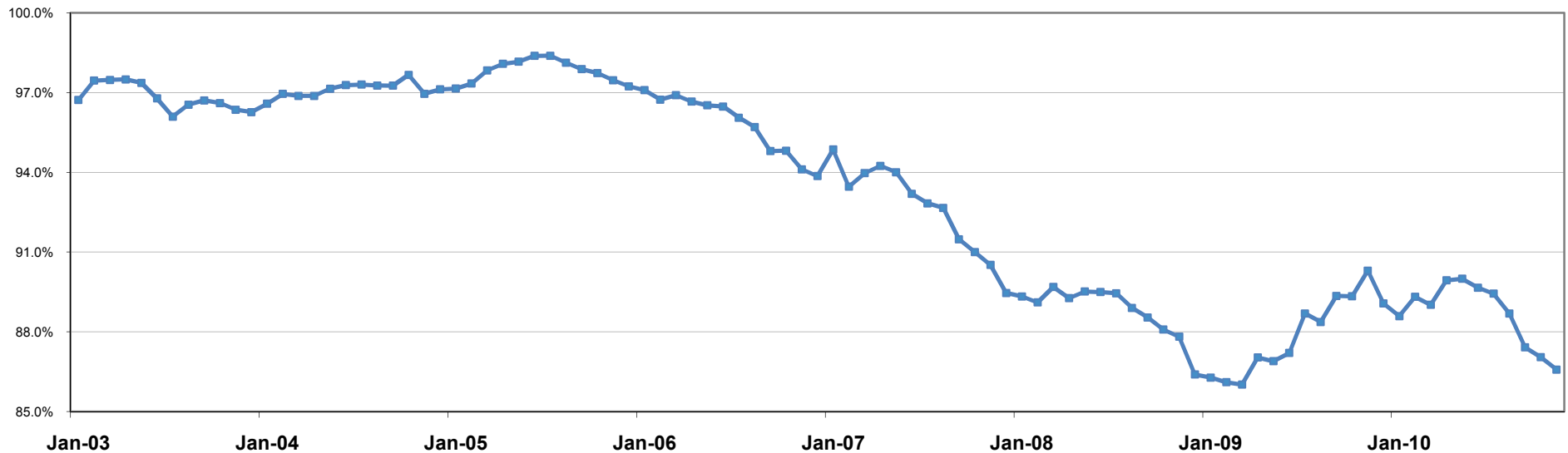


## Year to Date



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®**

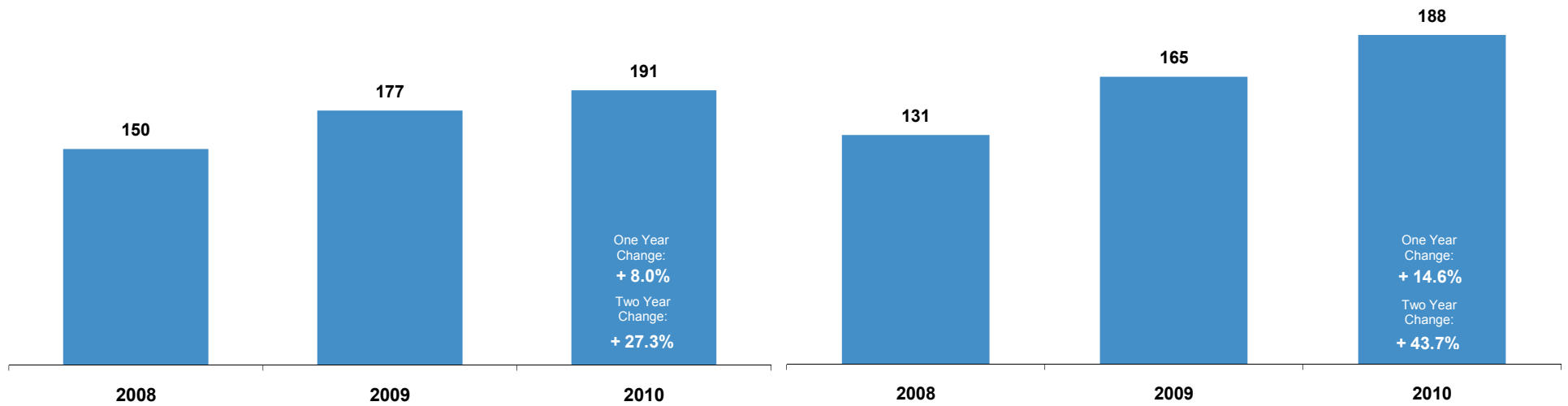


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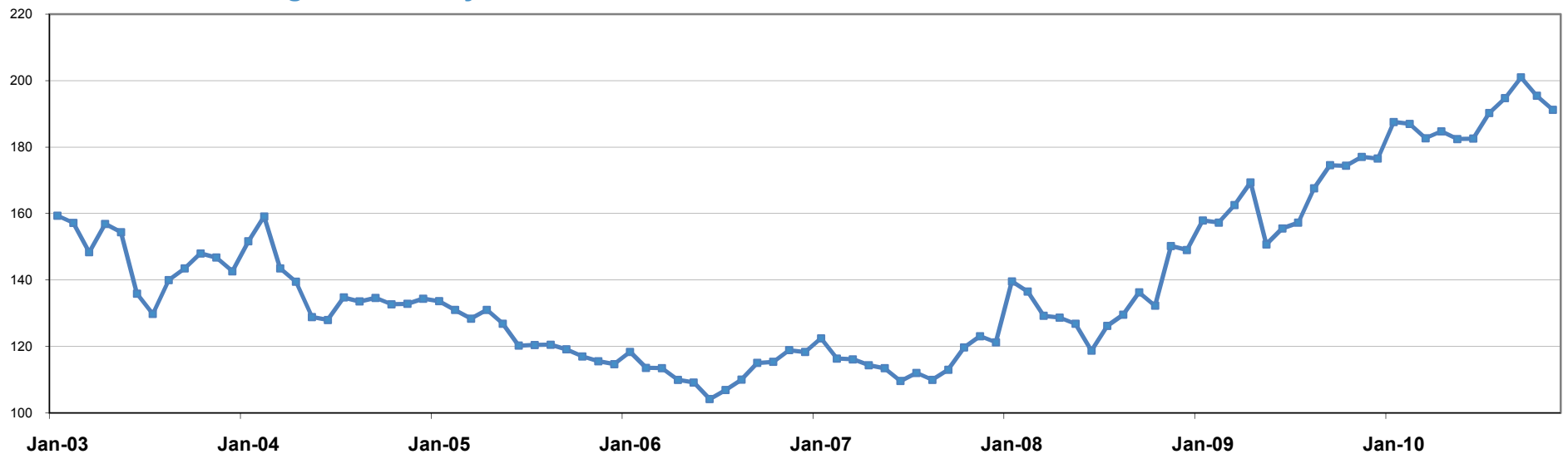
November

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



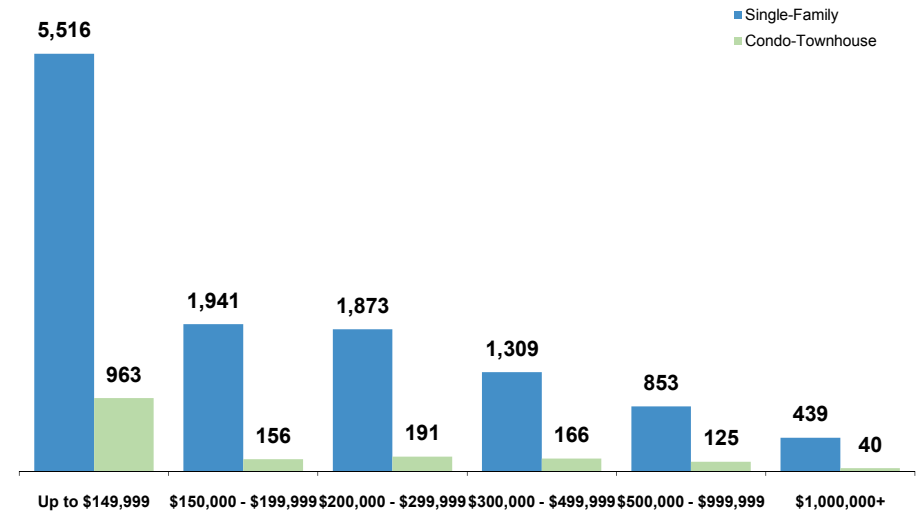
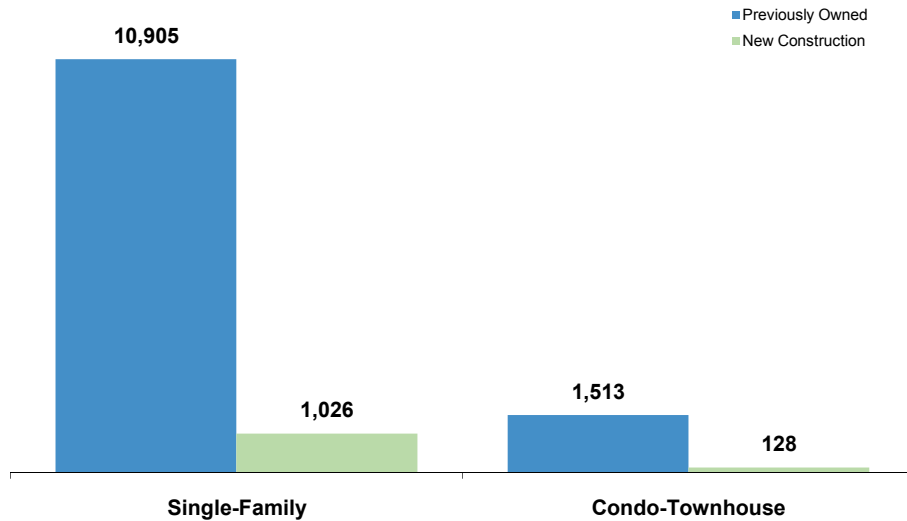
# Housing Supply Outlook

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

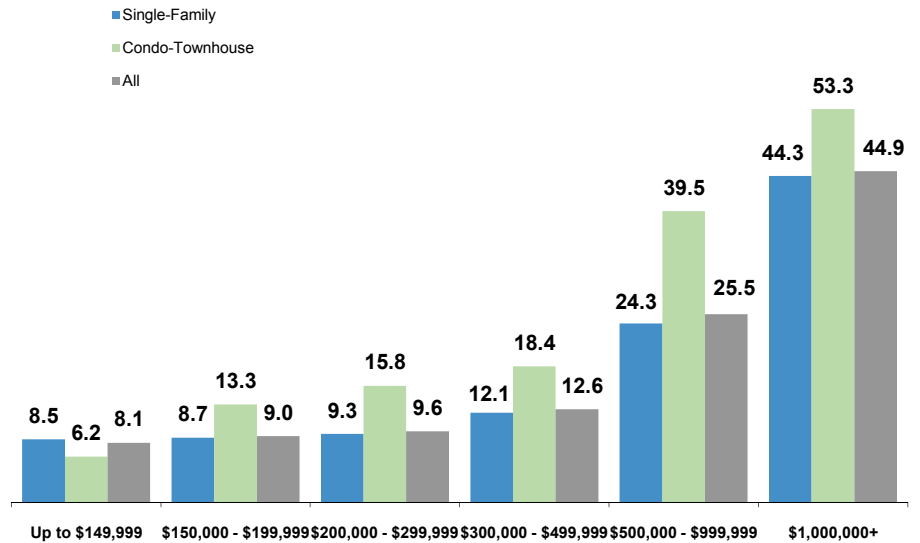
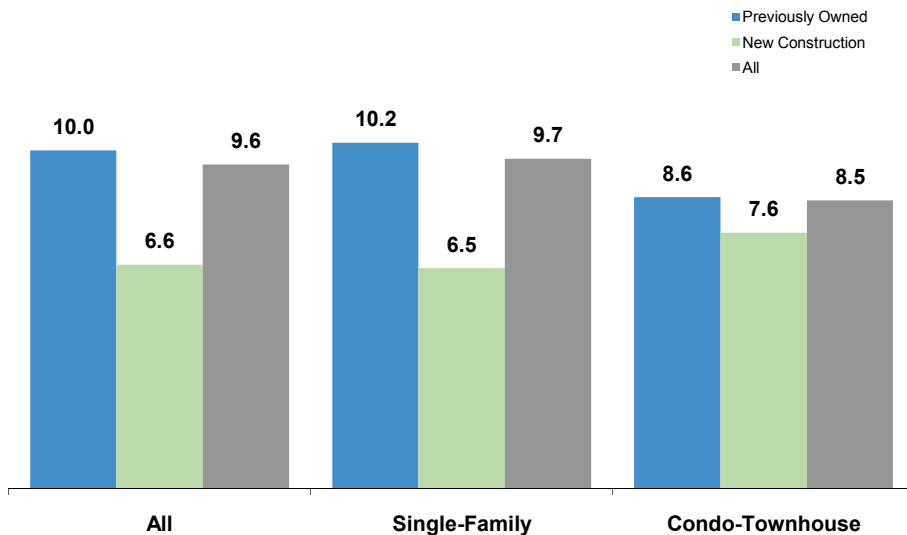


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## Inventory of Active Listings



## 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

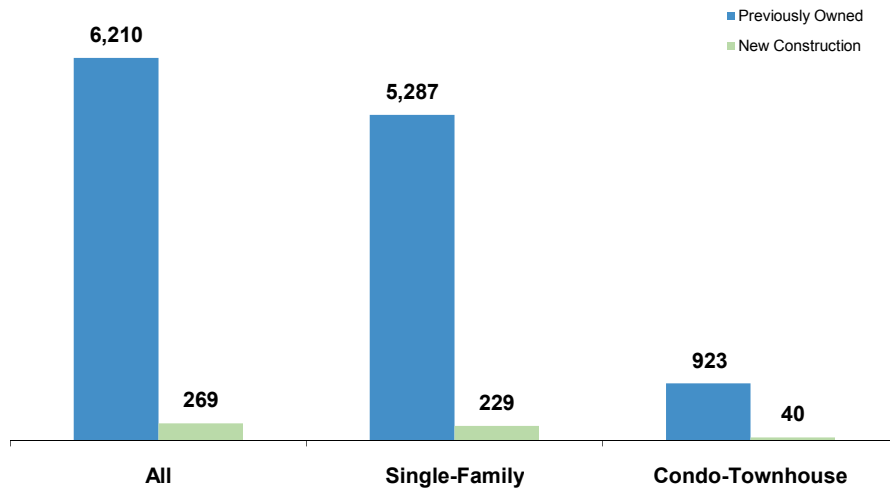
A Monthly Indicator from the Northeast Florida Association of REALTORS®



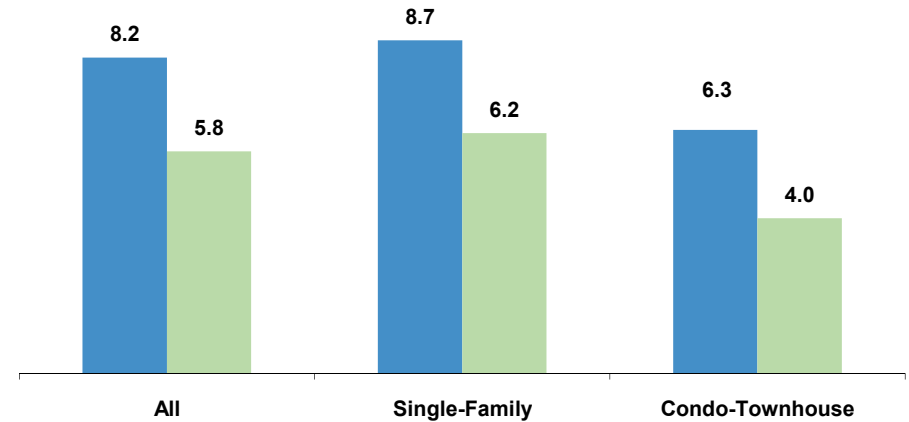
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## Up to \$149,999

### Inventory

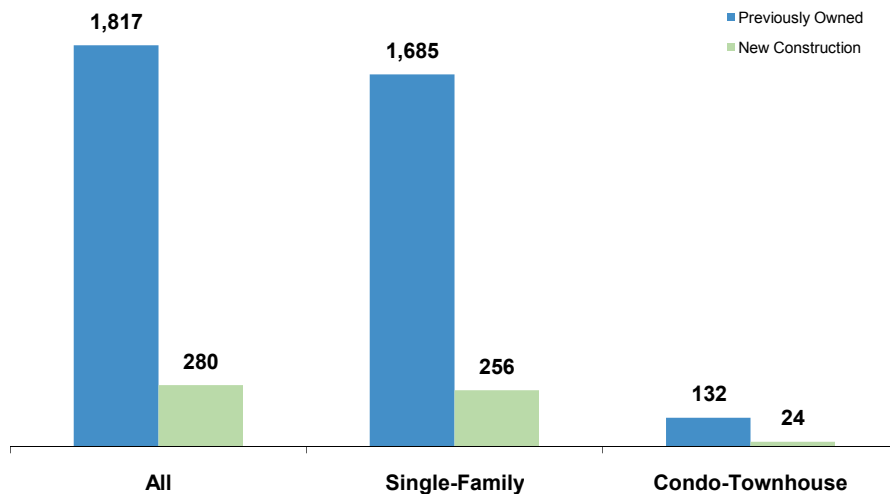


### Months Supply

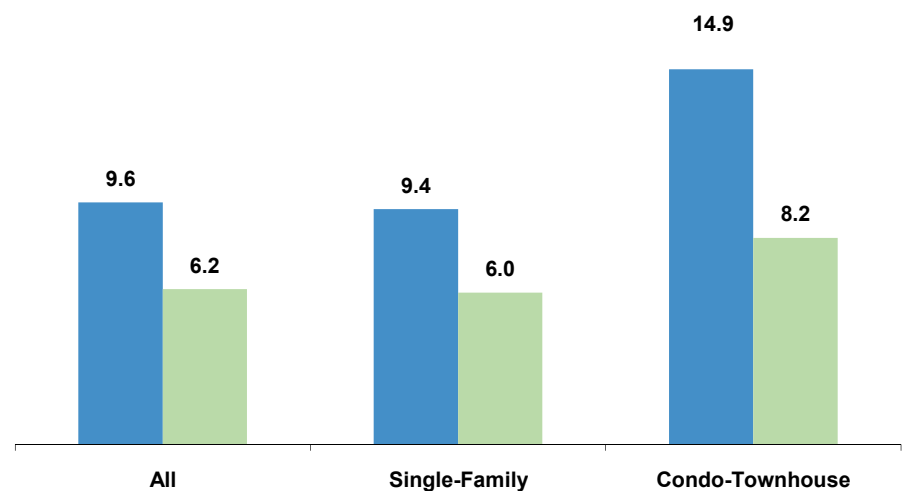


## \$150,000 to \$199,999

### Inventory



### Months Supply



# Housing Supply Outlook

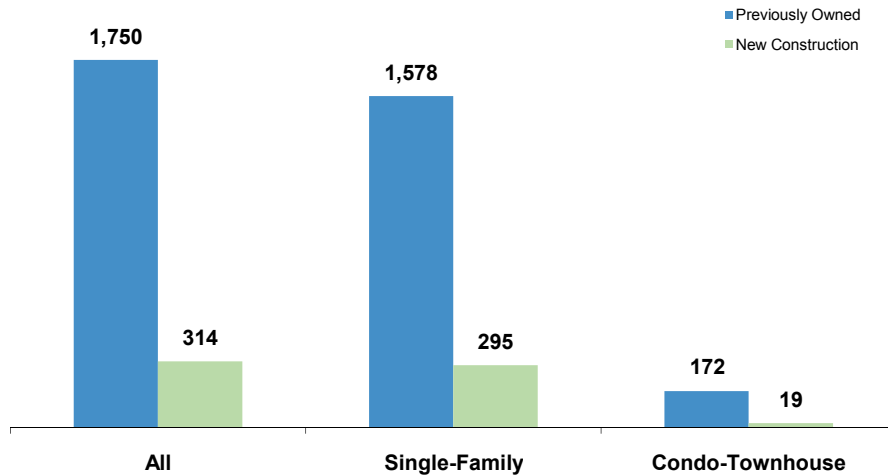
A Monthly Indicator from the Northeast Florida Association of REALTORS®



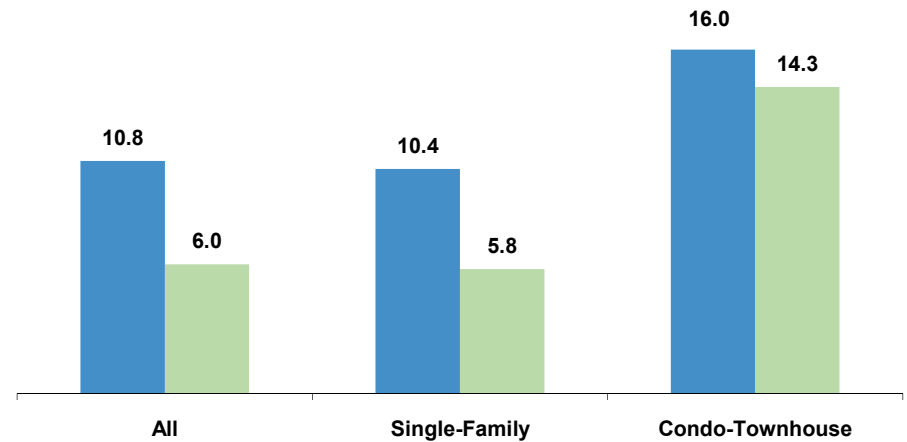
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## \$200,000 to \$299,999

### Inventory

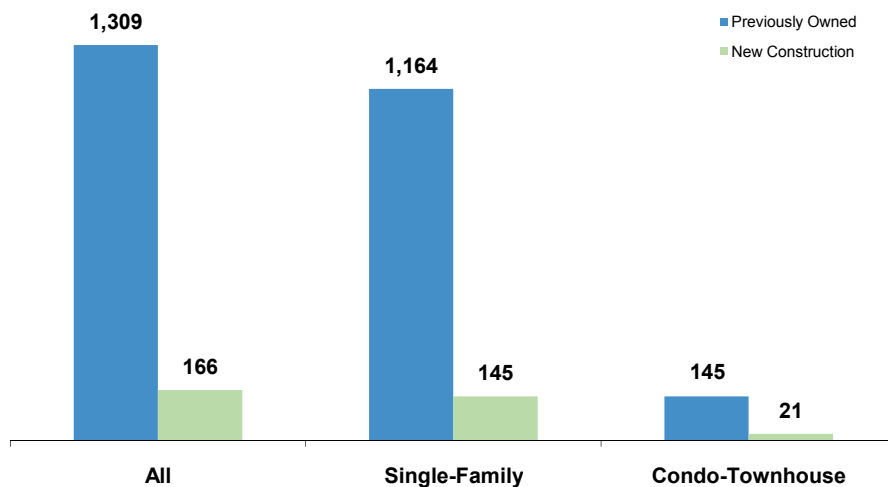


### Months Supply

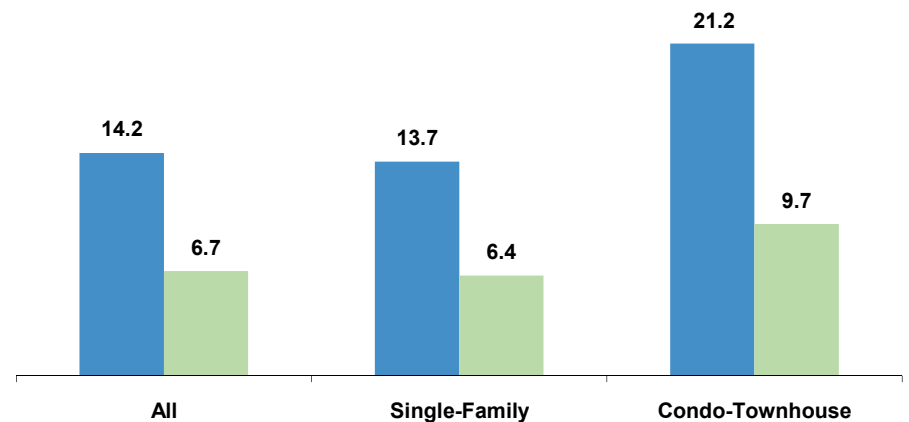


## \$300,000 to \$499,999

### Inventory



### Months Supply



# Housing Supply Outlook

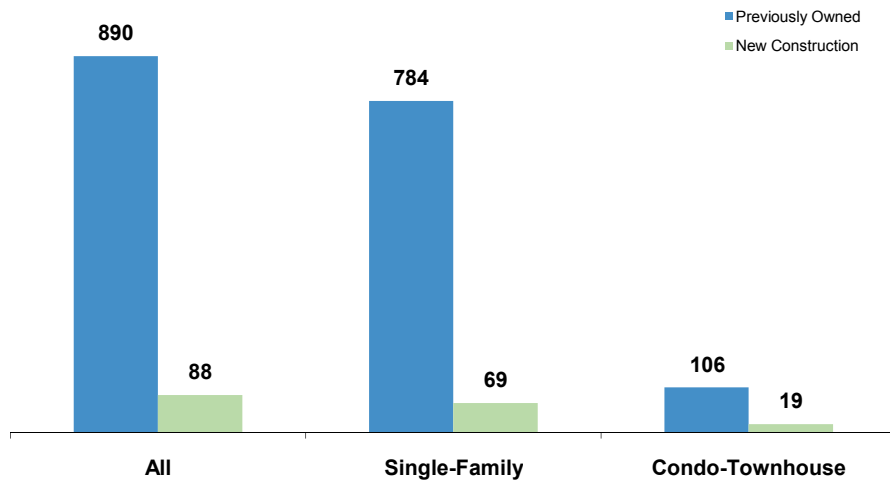
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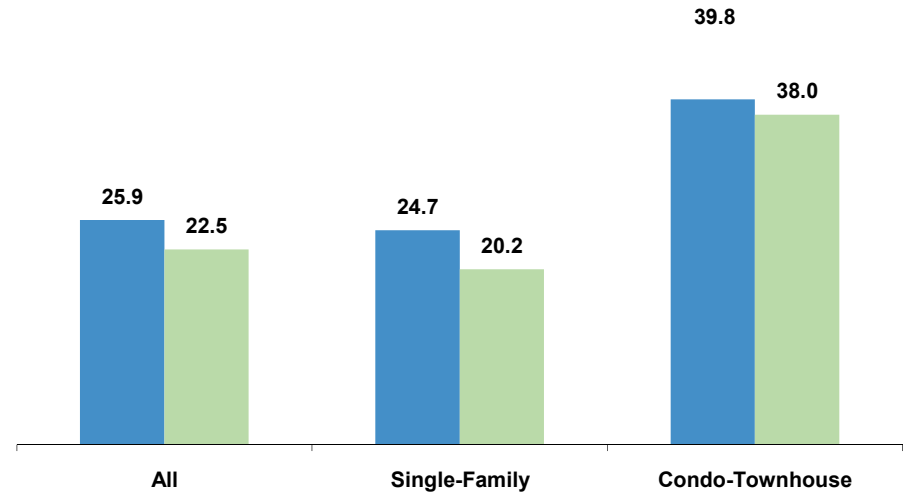
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## \$500,000 to \$999,999

### Inventory

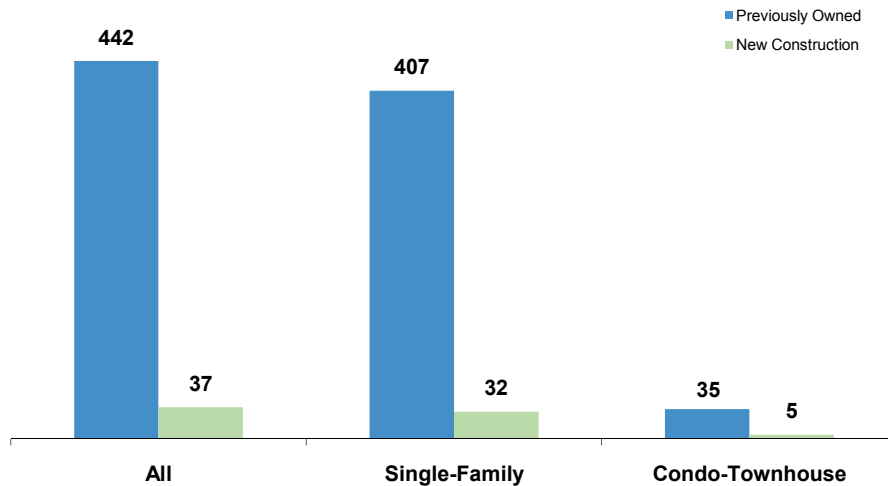


### Months Supply

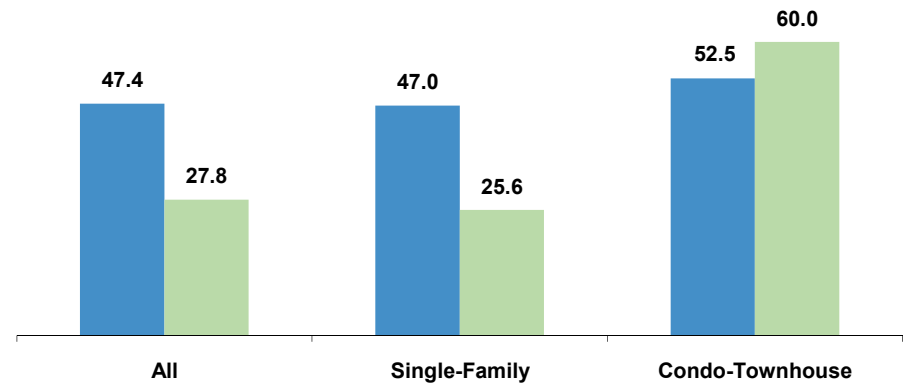


## \$1,000,000 and above

### Inventory



### Months Supply



# Market Overview



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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
<b>New Listings</b>	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
	<b>Nov</b>	<b>1,961</b>	<b>2,364</b>	<b>- 17.0%</b>	<b>2,637</b>	<b>31,830</b>	<b>31,245</b>	<b>+ 1.9%</b>	<b>37,366</b>
<b>Pending Sales</b>	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
	<b>Nov</b>	<b>1,394</b>	<b>1,141</b>	<b>+ 22.2%</b>	<b>1,151</b>	<b>15,890</b>	<b>14,013</b>	<b>+ 13.4%</b>	<b>15,385</b>
<b>Closed Sales</b>	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
	<b>Nov</b>	<b>1,001</b>	<b>1,327</b>	<b>- 24.6%</b>	<b>1,141</b>	<b>14,548</b>	<b>13,143</b>	<b>+ 10.7%</b>	<b>15,132</b>
<b>Days on Market Until Sale</b>	Sep	102	104	- 2.4%	95	101	109	- 7.0%	93
	Oct	110	108	+ 2.4%	97	102	108	- 6.3%	93
	<b>Nov</b>	<b>117</b>	<b>99</b>	<b>+ 18.3%</b>	<b>97</b>	<b>103</b>	<b>108</b>	<b>- 4.4%</b>	<b>93</b>
<b>Median Sales Price</b>	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
	<b>Nov</b>	<b>\$140,750</b>	<b>\$145,473</b>	<b>- 3.2%</b>	<b>\$164,910</b>	<b>\$136,392</b>	<b>\$153,990</b>	<b>- 11.4%</b>	<b>\$173,156</b>
<b>Average Sales Price</b>	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
	<b>Nov</b>	<b>\$187,189</b>	<b>\$171,568</b>	<b>+ 9.1%</b>	<b>\$205,575</b>	<b>\$170,019</b>	<b>\$182,286</b>	<b>- 6.7%</b>	<b>\$216,925</b>
<b>Total Active Listings Available</b>	Sep	15,816	16,121	- 1.9%					
	Oct	15,273	15,929	- 4.1%	--	--	--	--	--
	<b>Nov</b>	<b>14,596</b>	<b>15,893</b>	<b>- 8.2%</b>					
<b>Percent of Original List Price Received At Sale</b>	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%
	<b>Nov</b>	<b>86.6%</b>	<b>90.3%</b>	<b>- 4.1%</b>	<b>89.9%</b>	<b>89.9%</b>	<b>88.0%</b>	<b>+ 2.1%</b>	<b>88.8%</b>
<b>Housing Affordability Index</b>	Sep	201	175	+ 15.1%	148	188	162	+ 16.1%	
	Oct	195	174	+ 12.1%	147	188	163	+ 15.4%	--
	<b>Nov</b>	<b>191</b>	<b>177</b>	<b>+ 8.0%</b>	<b>152</b>	<b>188</b>	<b>165</b>	<b>+ 14.6%</b>	
<b>Months Supply of Inventory</b>	Sep	10.8	13.5	- 20.3%					
	Oct	10.5	13.0	- 19.8%	--	--	--	--	--
	<b>Nov</b>	<b>9.6</b>	<b>12.7</b>	<b>- 24.6%</b>					

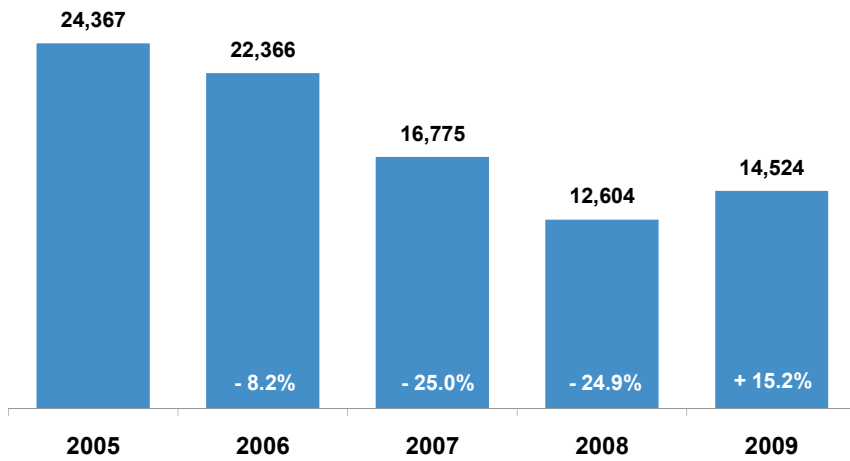
# Annual Review

A Monthly Indicator from the Northeast Florida Association of REALTORS®

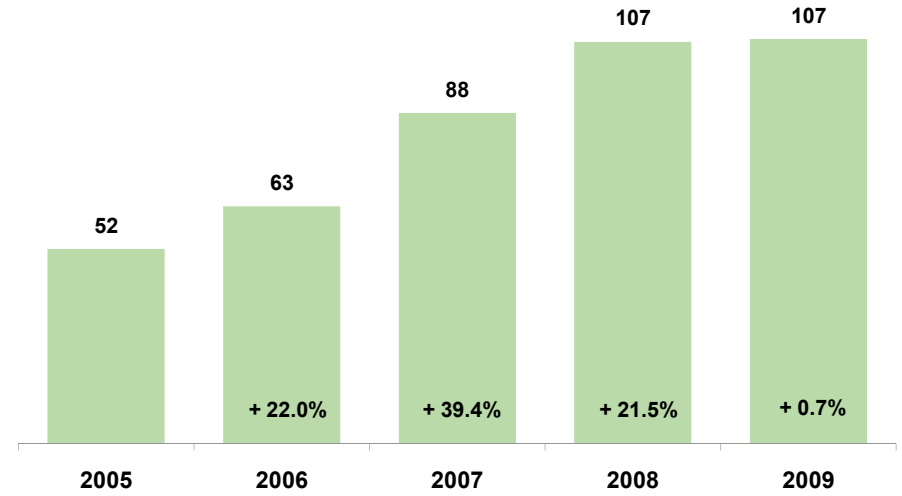


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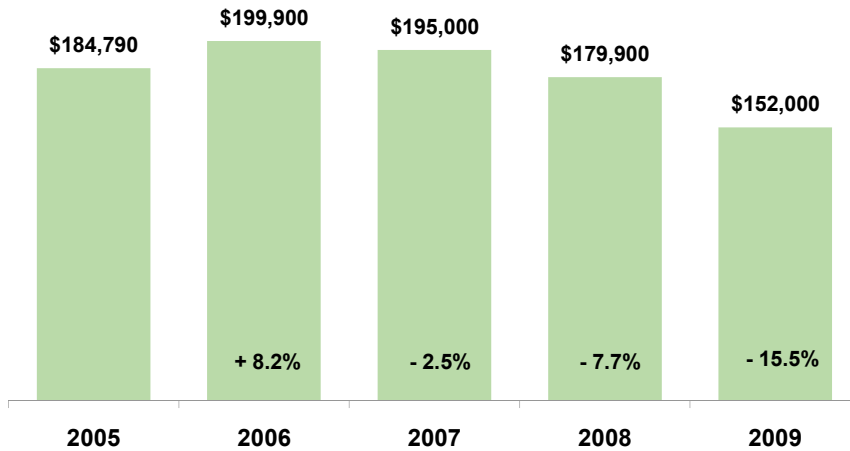
## Closed Sales



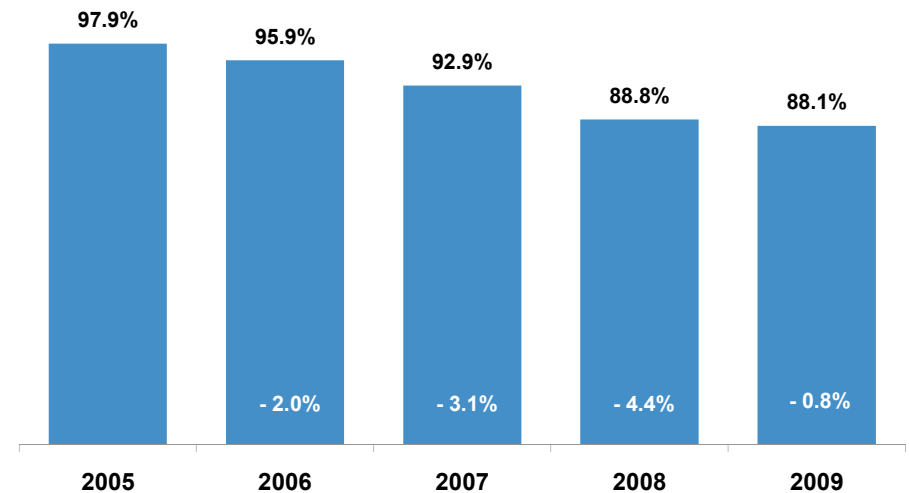
## Days on Market Until Sale



## Median Sales Price



## Percent of Original List Price Received at Sale



# Local Market Updates

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## Region 01 Southside/Mandarin/ Bartram

### November

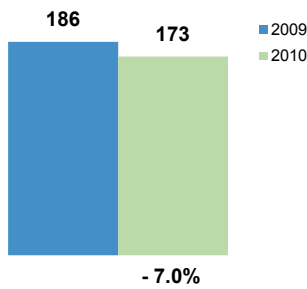
### Year to Date

Duval County, FL

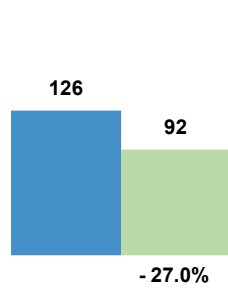
	2009	2010	Change	2009	2010	Change
New Listings	186	173	- 7.0%	2,699	3,019	+ 11.9%
Closed Sales	126	92	- 27.0%	1,195	1,375	+ 15.1%
Median Sales Price*	\$161,000	\$152,900	- 5.0%	\$175,000	\$152,950	- 12.6%
Percent of Original List Price Received at Sale*	89.8%	89.6%	- 0.3%	88.9%	90.1%	+ 1.4%
Average Days 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

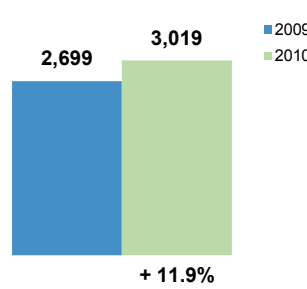


New Listings

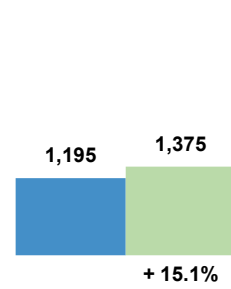


Closed Sales

Activity—Year to Date

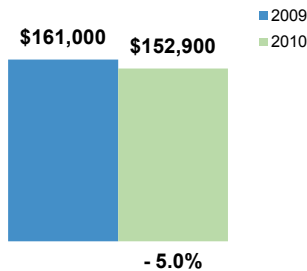


New Listings

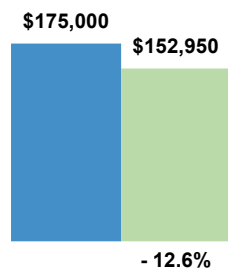


Closed Sales

Median Sales Price

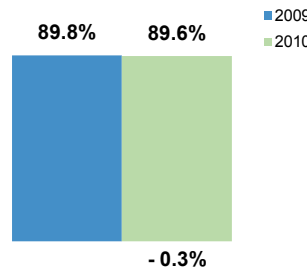


November

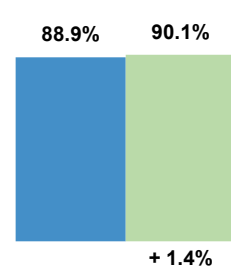


Year to Date

Percent of Original List Price Received at Sale

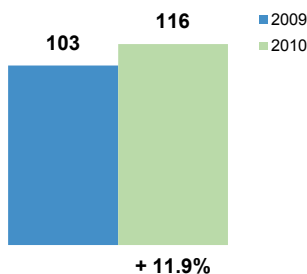


November

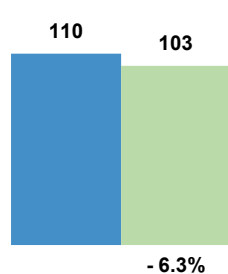


Year to Date

Days on Market Until Sale

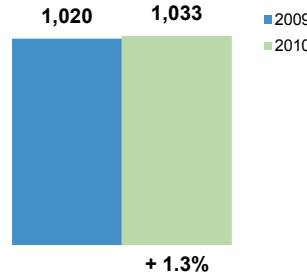


November

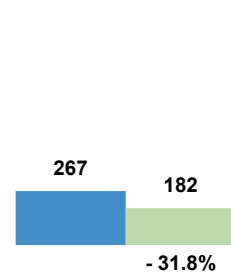


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached



# Local Market Updates

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## Region 02

### Southside

### November

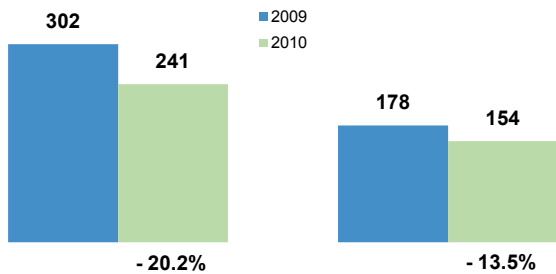
### Year to Date

Duval County, FL

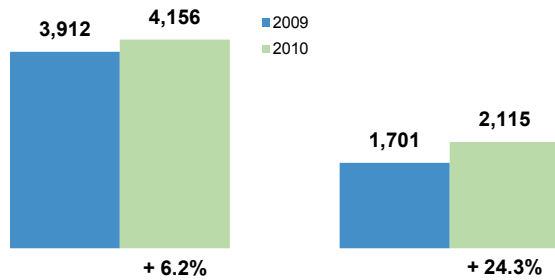
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	302	241	- 20.2%	3,912	4,156	+ 6.2%
<b>Closed Sales</b>	178	154	- 13.5%	1,701	2,115	+ 24.3%
<b>Median Sales Price*</b>	\$145,000	\$132,000	- 9.0%	\$150,000	\$129,000	- 14.0%
<b>Percent of Original List Price Received at Sale*</b>	90.7%	87.4%	- 3.7%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

\*Does not account for seller concessions

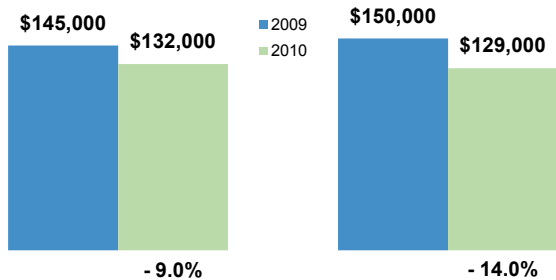
#### Activity—Most Recent Month



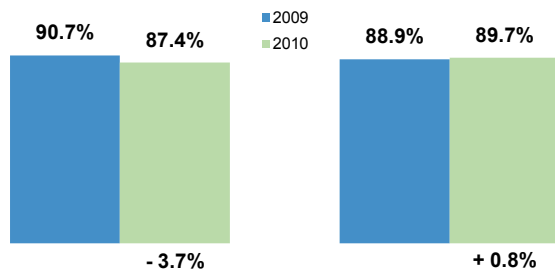
#### Activity—Year to Date



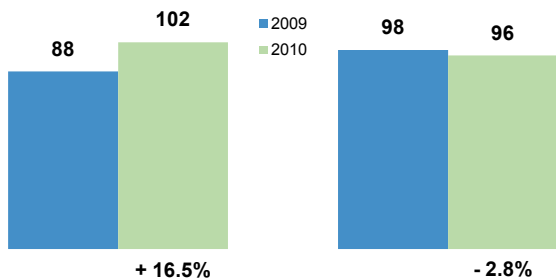
#### Median Sales Price



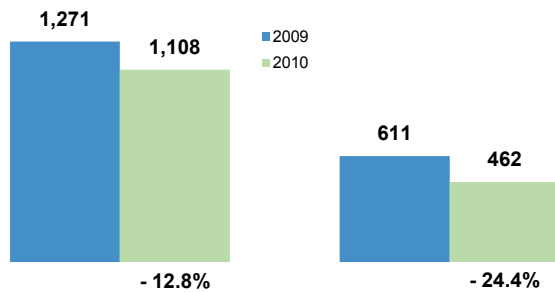
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 03

### Riverside/Avondale/ Ortega

November

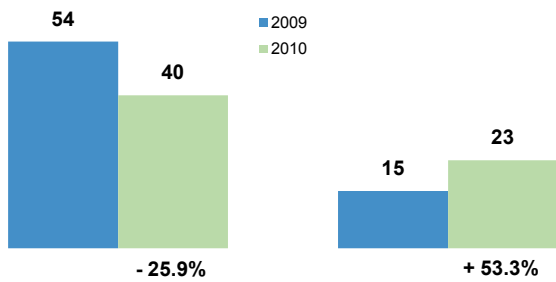
Year to Date

Duval County, FL

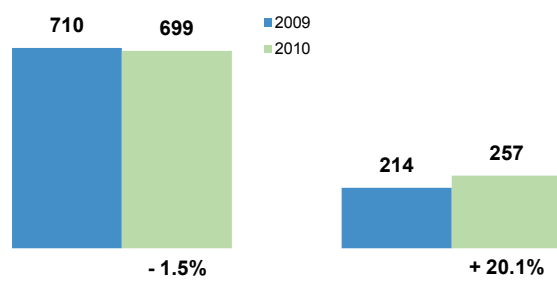
	2009	2010	Change	2009	2010	Change
New Listings	54	40	- 25.9%	710	699	- 1.5%
Closed Sales	15	23	+ 53.3%	214	257	+ 20.1%
Median Sales Price*	\$159,900	\$200,000	+ 25.1%	\$186,000	\$181,250	- 2.6%
Percent of Original List Price Received at Sale*	88.4%	80.9%	- 8.5%	85.4%	85.9%	+ 0.6%
Average Days on Market 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

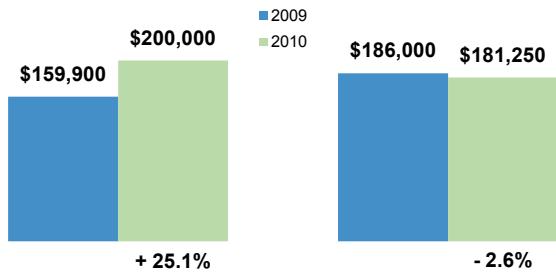
Activity—Most Recent Month



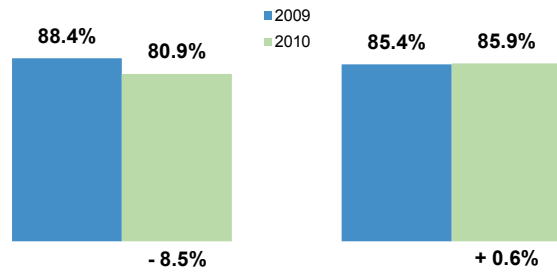
Activity—Year to Date



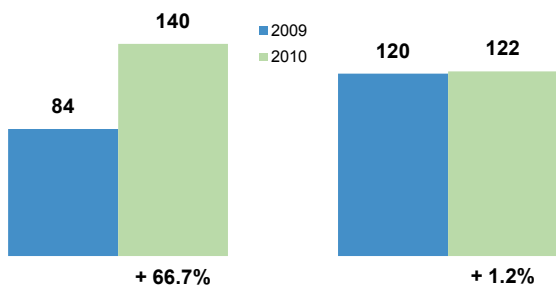
Median Sales Price



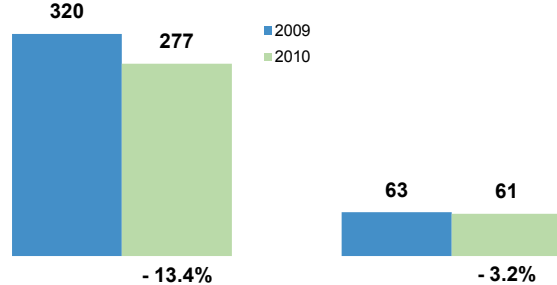
Percent of Original List Price Received at Sale



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

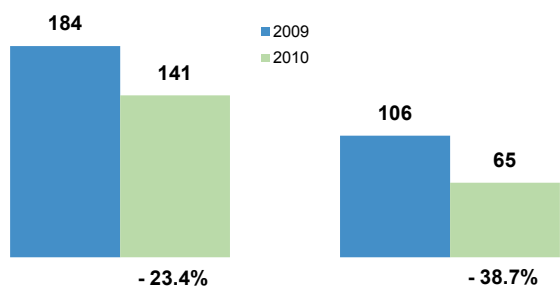
### Year to Date

Duval County, FL

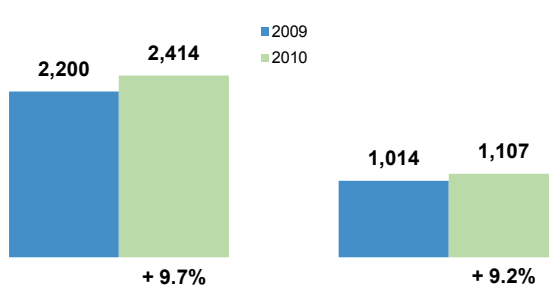
	2009	2010	Change	2009	2010	Change
New Listings	184	141	- 23.4%	2,200	2,414	+ 9.7%
Closed Sales	106	65	- 38.7%	1,014	1,107	+ 9.2%
Median Sales Price*	\$143,500	\$123,250	- 14.1%	\$139,650	\$120,000	- 14.1%
Percent of Original List Price Received at Sale*	92.5%	85.2%	- 8.0%	88.7%	89.4%	+ 0.7%
Average Days 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

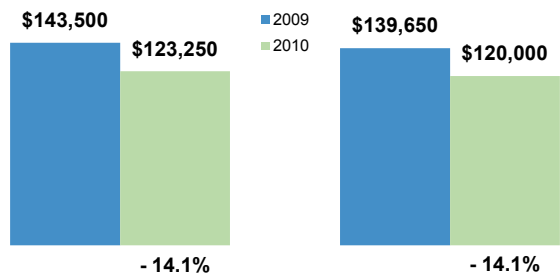
Activity—Most Recent Month



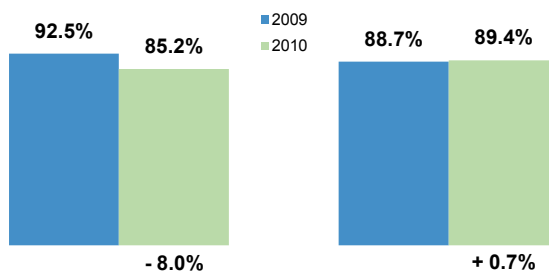
Activity—Year to Date



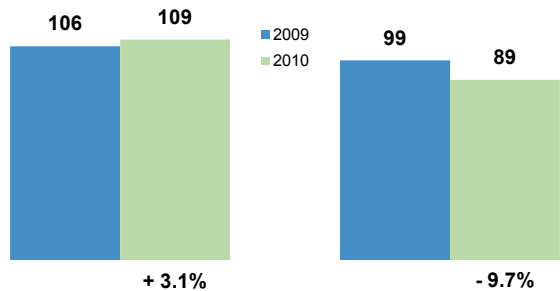
Median Sales Price



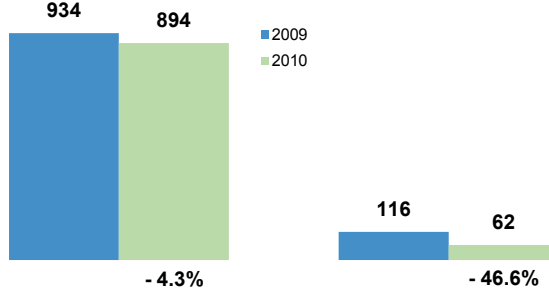
Percent of Original List Price Received at Sale



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

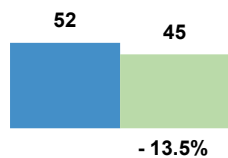
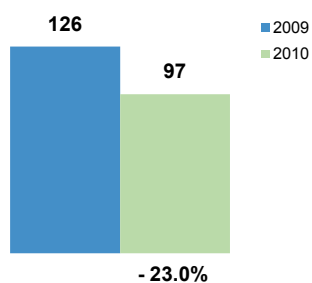
### Year to Date

Duval County, FL

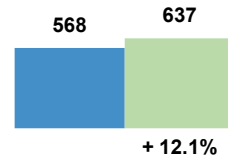
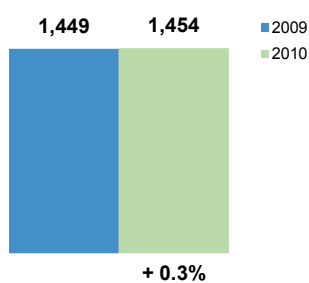
	2009	2010	Change	2009	2010	Change
New Listings	126	97	- 23.0%	1,449	1,454	+ 0.3%
Closed Sales	52	45	- 13.5%	568	637	+ 12.1%
Median Sales Price*	\$95,395	\$42,500	- 55.4%	\$86,000	\$60,000	- 30.2%
Percent of Original List Price Received at Sale*	88.9%	87.6%	- 1.4%	85.5%	88.1%	+ 3.0%
Average Days on Market 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



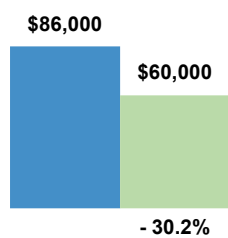
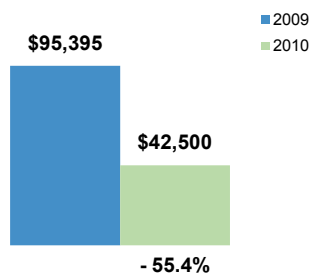
New Listings

Closed Sales

New Listings

Closed Sales

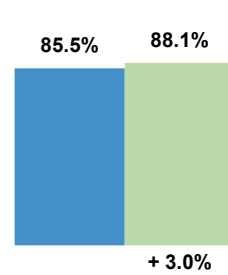
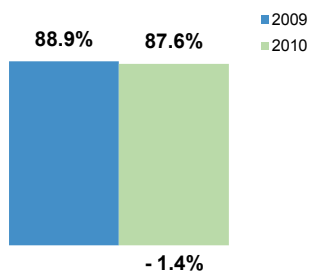
#### Median Sales Price



November

Year to Date

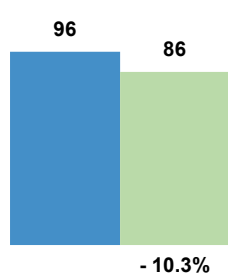
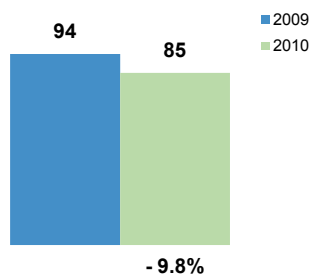
#### Percent of Original List Price Received at Sale



November

Year to Date

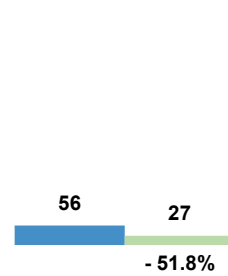
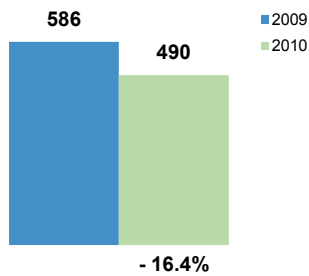
#### Days on Market Until Sale



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

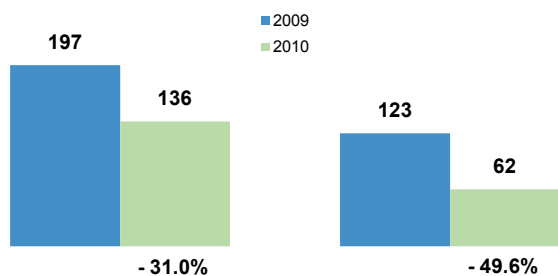
### Year to Date

Duval County, FL

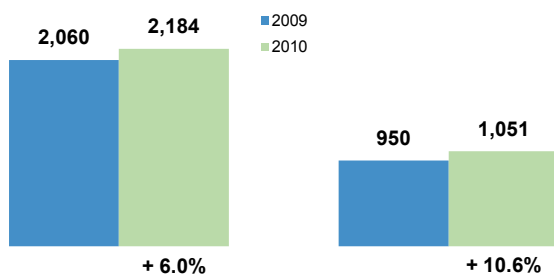
	2009	2010	Change	2009	2010	Change
New Listings	197	136	- 31.0%	2,060	2,184	+ 6.0%
Closed Sales	123	62	- 49.6%	950	1,051	+ 10.6%
Median Sales Price*	\$109,950	\$92,500	- 15.9%	\$121,950	\$102,500	- 15.9%
Percent of Original List Price Received at Sale*	94.1%	86.3%	- 8.3%	89.2%	90.9%	+ 1.9%
Average Days 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

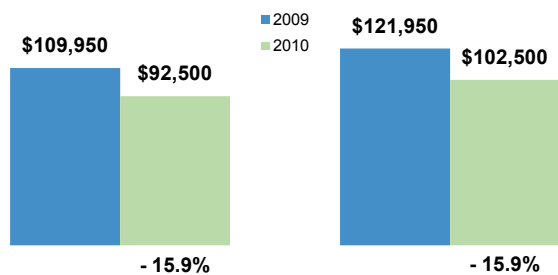
#### Activity—Most Recent Month



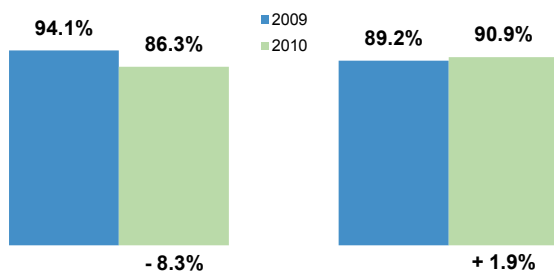
#### Activity—Year to Date



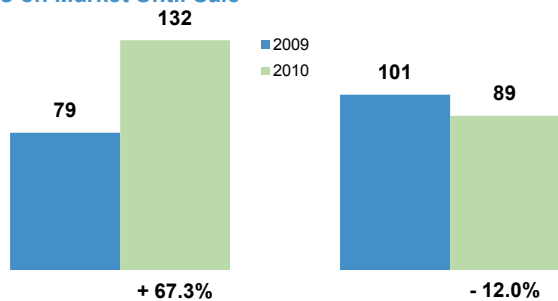
#### Median Sales Price



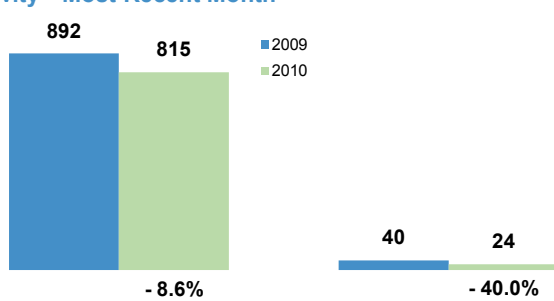
#### Percent of Original List Price Received at Sale



#### 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

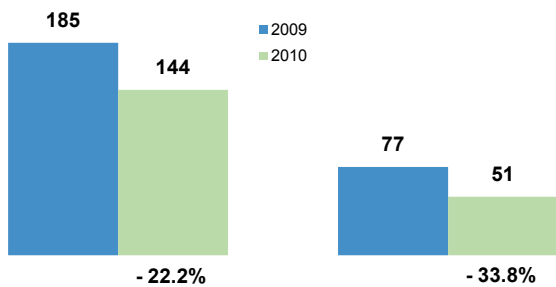
Year to Date

Duval County, FL

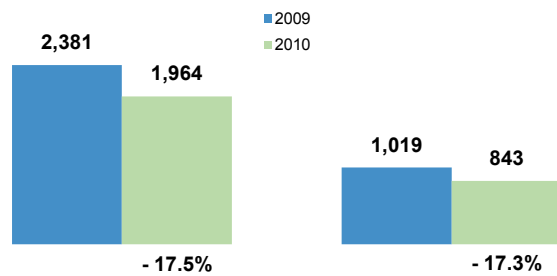
	2009	2010	Change	2009	2010	Change
New Listings	185	144	- 22.2%	2,381	1,964	- 17.5%
Closed Sales	77	51	- 33.8%	1,019	843	- 17.3%
Median Sales Price*	\$22,200	\$24,100	+ 8.6%	\$21,000	\$19,122	- 8.9%
Percent of Original List Price Received at Sale*	88.8%	84.5%	- 4.8%	83.7%	86.5%	+ 3.4%
Average Days on 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

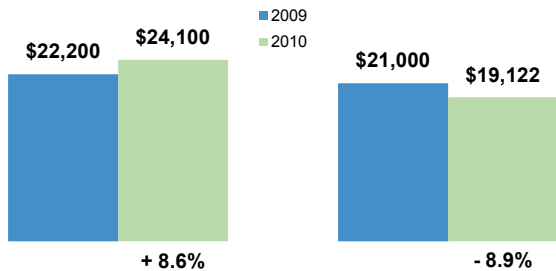
Activity—Most Recent Month



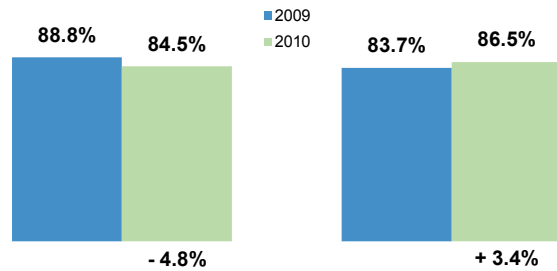
Activity—Year to Date



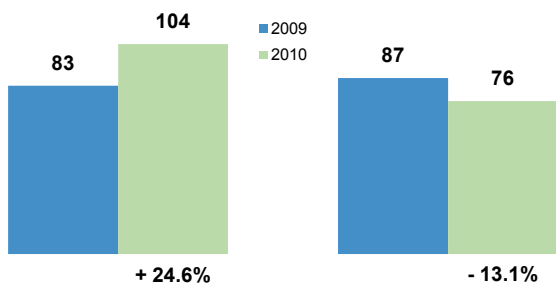
Median Sales Price



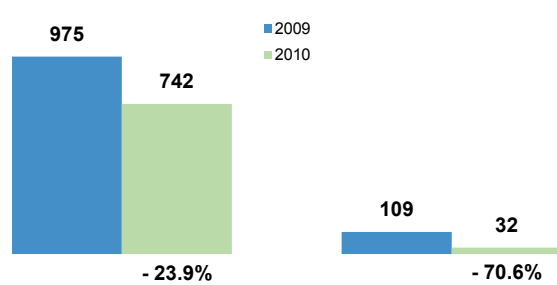
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates



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

## Region 08

Marietta/Whitehouse/Baldwin/Garden  
St/Dinsmore

November

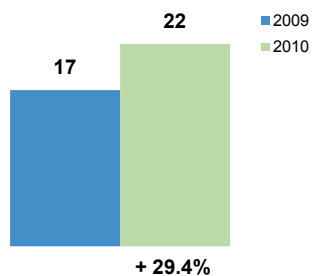
Year to Date

Duval County, FL

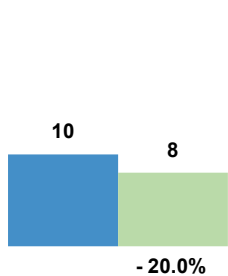
	2009	2010	Change	2009	2010	Change
New Listings	17	22	+ 29.4%	343	365	+ 6.4%
Closed Sales	10	8	- 20.0%	145	141	- 2.8%
Median Sales Price*	\$170,000	\$113,900	- 33.0%	\$142,000	\$118,950	- 16.2%
Percent of Original List Price Received at Sale*	90.0%	85.2%	- 5.3%	87.7%	87.4%	- 0.3%
Average Days on Market 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

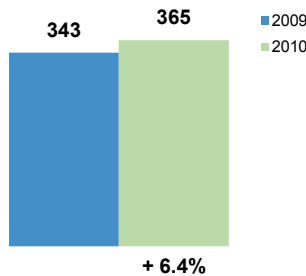


New Listings

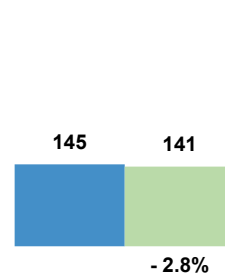


Closed Sales

Activity—Year to Date

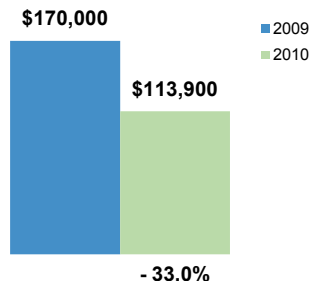


New Listings

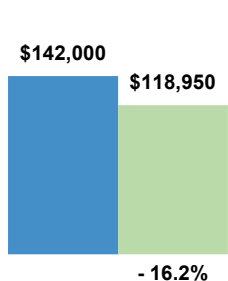


Closed Sales

Median Sales Price

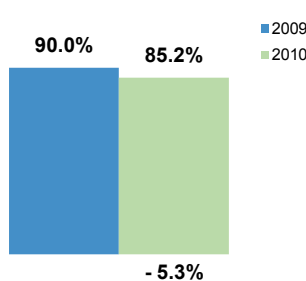


November

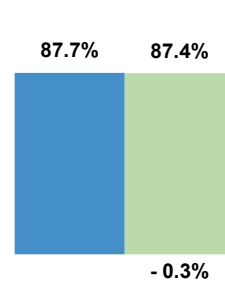


Year to Date

Percent of Original List Price Received at Sale

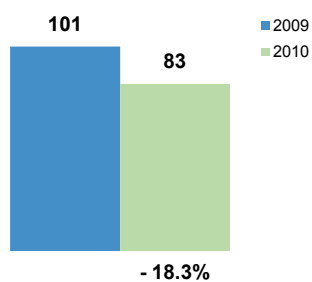


November

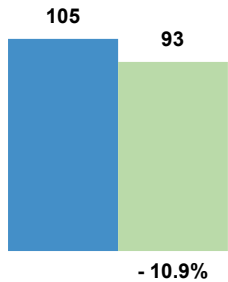


Year to Date

Days on Market Until Sale

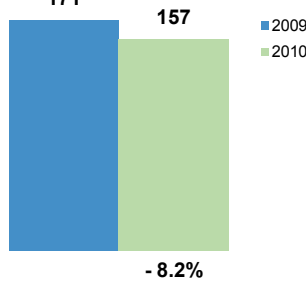


November



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 09

### Jacksonville – North

### November

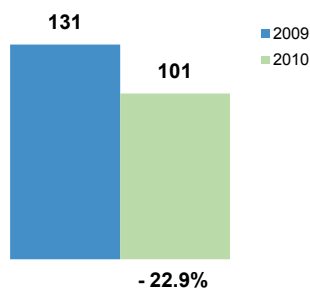
### Year to Date

Duval County, FL

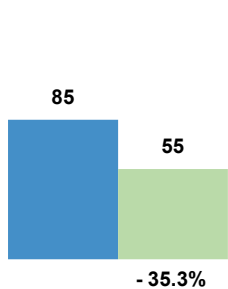
	2009	2010	Change	2009	2010	Change
New Listings	131	101	- 22.9%	1,650	1,655	+ 0.3%
Closed Sales	85	55	- 35.3%	781	796	+ 1.9%
Median Sales Price*	\$143,000	\$132,250	- 7.5%	\$155,000	\$142,000	- 8.4%
Percent of Original List Price Received at Sale*	91.5%	88.8%	- 3.0%	89.3%	89.9%	+ 0.8%
Average Days on 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

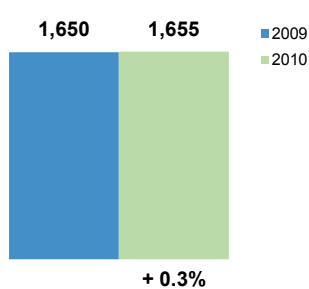


New Listings

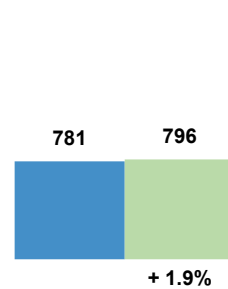


Closed Sales

#### Activity—Year to Date

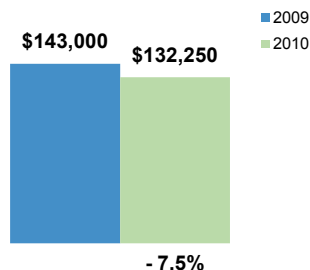


New Listings



Closed Sales

#### Median Sales Price

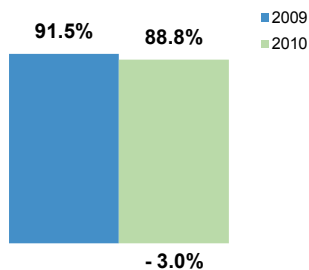


November

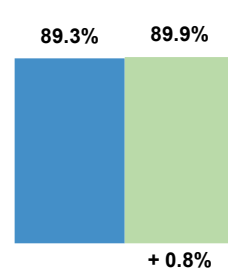


Year to Date

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

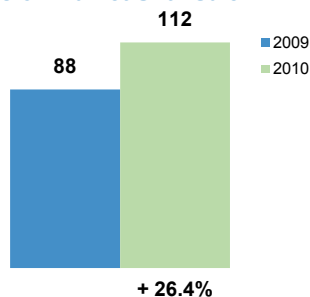


November

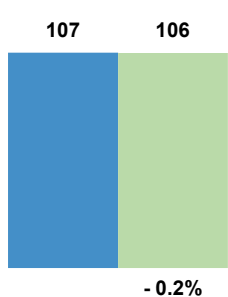


Year to Date

#### Days on Market Until Sale

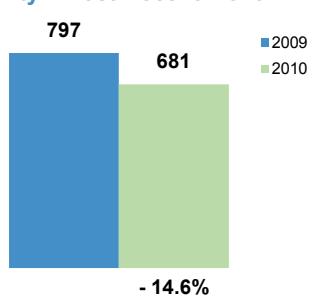


November

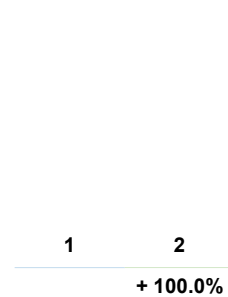


Year to Date

#### Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached



# Local Market Updates

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## Region 12

### Fleming Island Area

### November

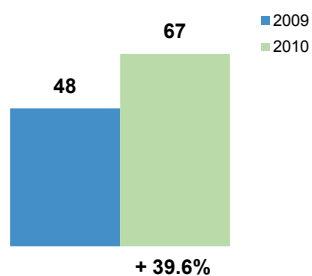
### Year to Date

Clay County, FL

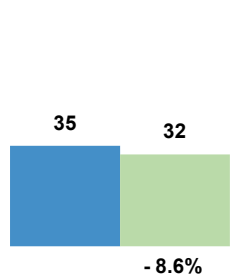
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	48	67	+ 39.6%	740	894	+ 20.8%
<b>Closed Sales</b>	35	32	- 8.6%	306	352	+ 15.0%
<b>Median Sales Price*</b>	\$210,000	\$197,500	- 6.0%	\$222,000	\$200,000	- 9.9%
<b>Percent of Original List Price Received at Sale*</b>	91.3%	90.5%	- 0.8%	89.7%	90.4%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

\*Does not account for seller concessions

#### Activity—Most Recent Month

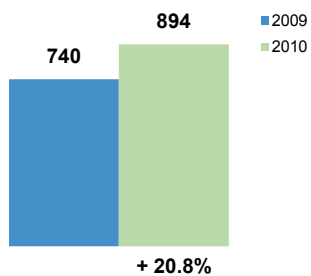


New Listings

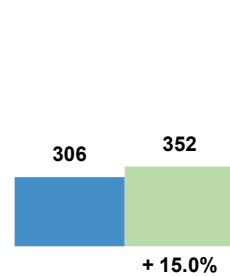


Closed Sales

#### Activity—Year to Date

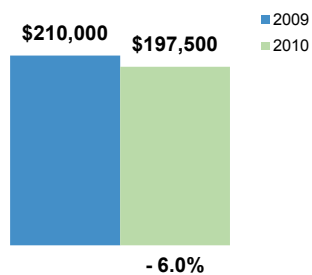


New Listings

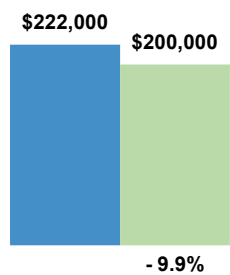


Closed Sales

#### Median Sales Price

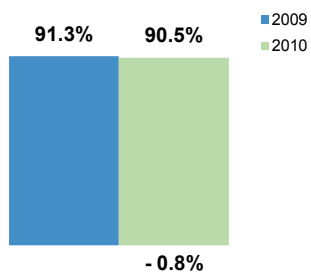


November

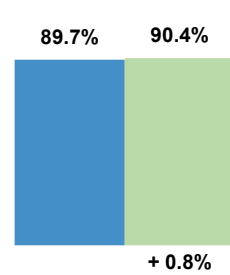


Year to Date

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

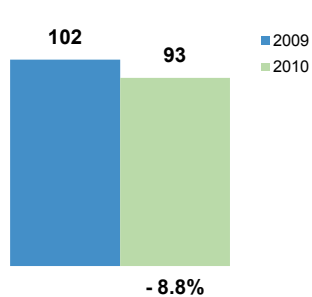


November

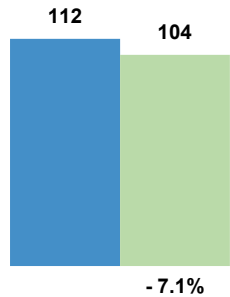


Year to Date

#### Days on Market Until Sale

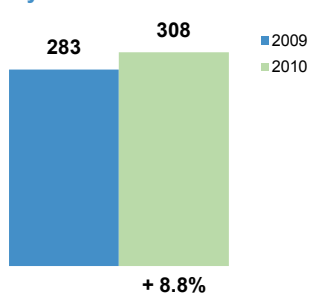


November

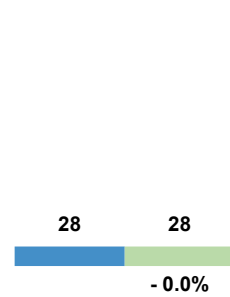


Year to Date

#### Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

# Local Market Updates



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## Region 13

### Orange Park

### November

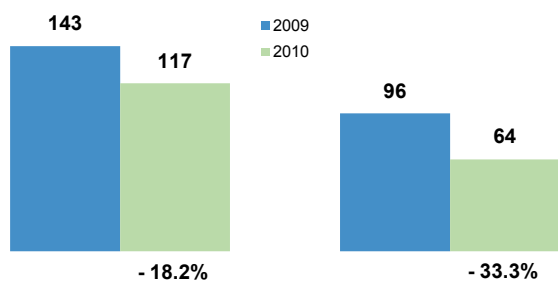
### Year to Date

Clay County, FL

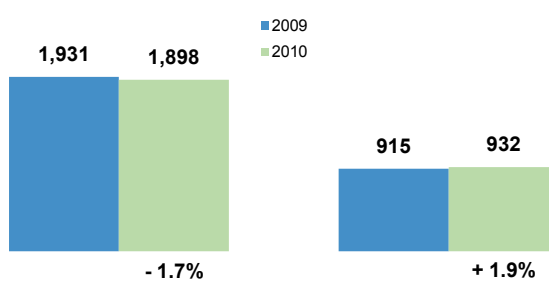
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	143	117	- 18.2%	1,931	1,898	- 1.7%
<b>Closed Sales</b>	96	64	- 33.3%	915	932	+ 1.9%
<b>Median Sales Price*</b>	\$142,900	\$136,200	- 4.7%	\$155,000	\$135,500	- 12.6%
<b>Percent of Original List Price Received at Sale*</b>	91.7%	88.2%	- 3.8%	89.9%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

\*Does not account for seller concessions

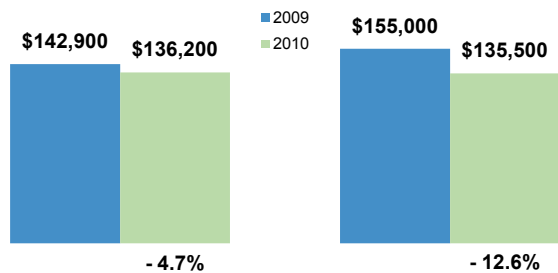
#### Activity—Most Recent Month



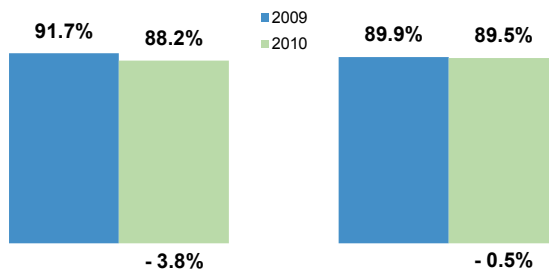
#### Activity—Year to Date



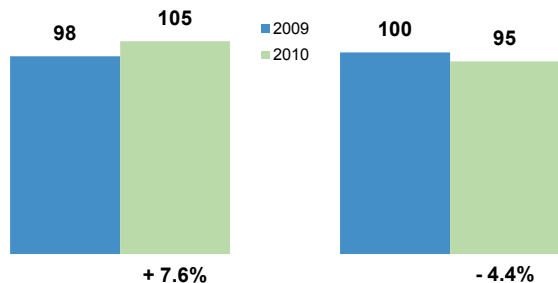
#### Median Sales Price



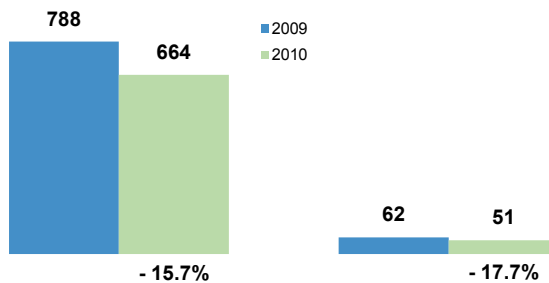
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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## Region 14

### Middleburg Vicinity

### November

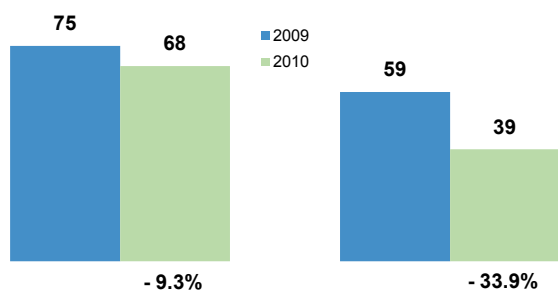
### Year to Date

Clay County, FL

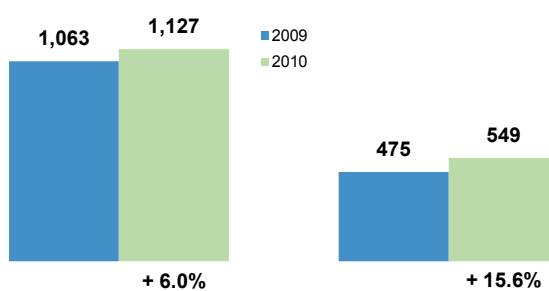
	2009	2010	Change	2009	2010	Change
New Listings	75	68	- 9.3%	1,063	1,127	+ 6.0%
Closed Sales	59	39	- 33.9%	475	549	+ 15.6%
Median Sales Price*	\$150,275	\$145,000	- 3.5%	\$156,450	\$134,000	- 14.3%
Percent of Original List Price Received at Sale*	90.4%	88.6%	- 1.9%	90.8%	90.6%	- 0.2%
Average Days on Market 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

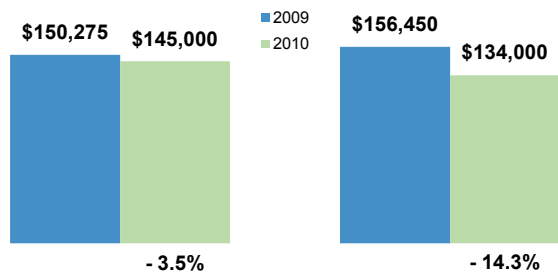
#### Activity—Most Recent Month



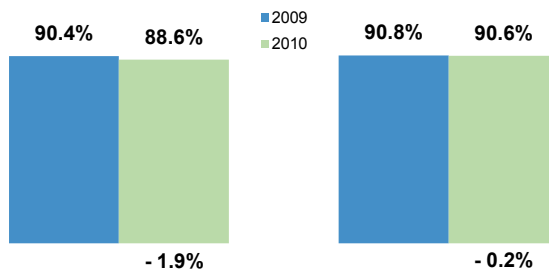
#### Activity—Year to Date



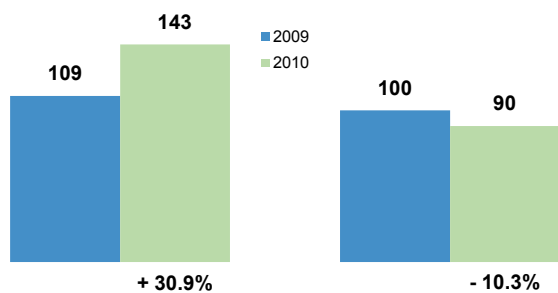
#### Median Sales Price



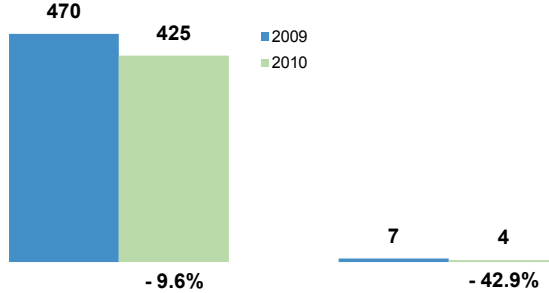
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates



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## Region 15 Keystone Heights Vicinity

### November

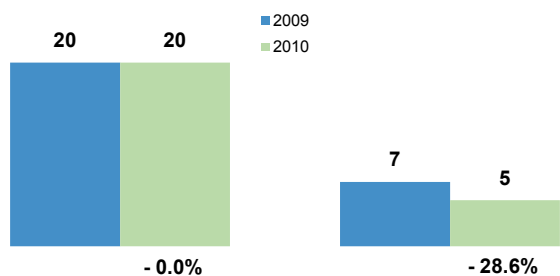
### Year to Date

Clay County, FL

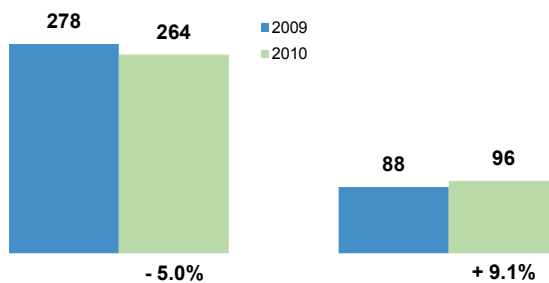
	2009	2010	Change	2009	2010	Change
New Listings	20	20	- 0.0%	278	264	- 5.0%
Closed Sales	7	5	- 28.6%	88	96	+ 9.1%
Median Sales Price*	\$100,000	\$28,750	- 71.3%	\$102,250	\$73,500	- 28.1%
Percent of Original List Price Received at Sale*	81.0%	64.2%	- 20.8%	85.5%	83.2%	- 2.7%
Average Days on Market Until 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

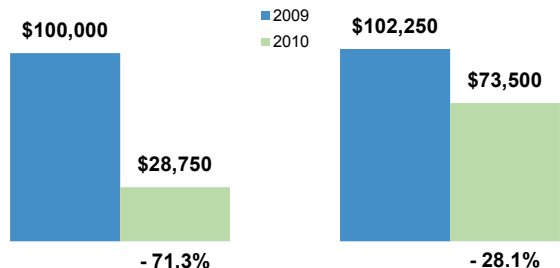
Activity—Most Recent Month



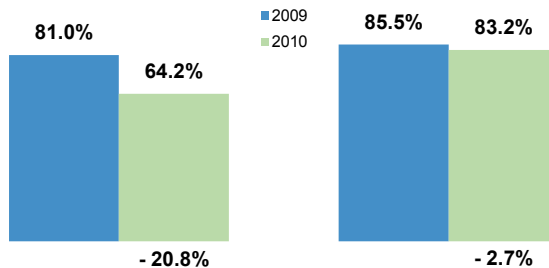
Activity—Year to Date



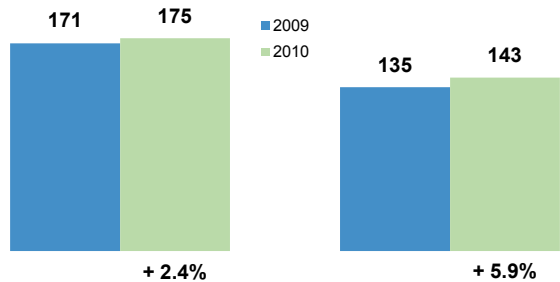
Median Sales Price



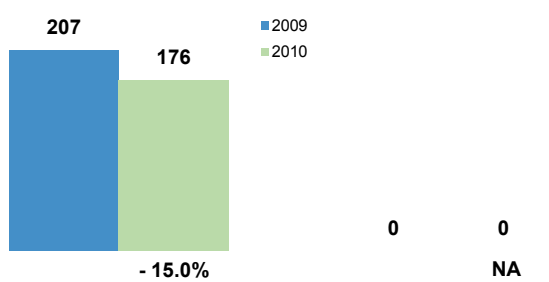
Percent of Original List Price Received at Sale



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

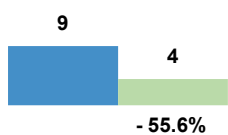
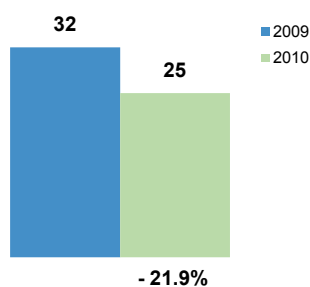
### Year to Date

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

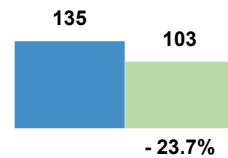
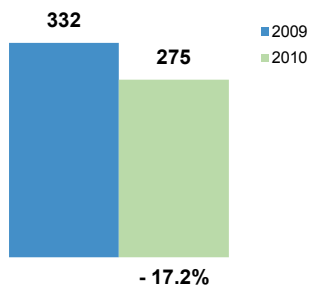
#### Activity—Most Recent Month



New Listings

Closed Sales

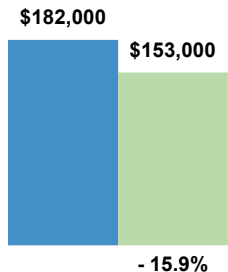
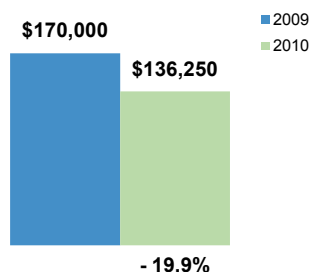
#### Activity—Year to Date



New Listings

Closed Sales

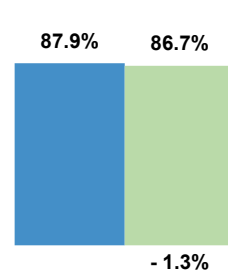
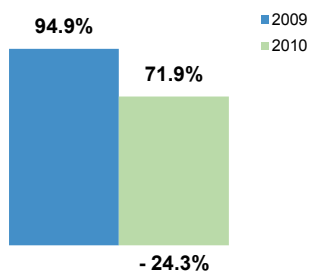
#### Median Sales Price



November

Year to Date

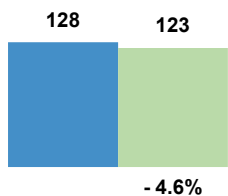
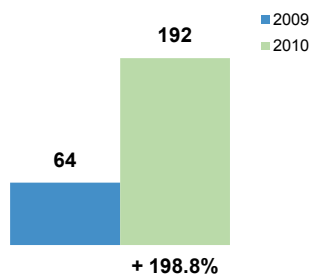
#### Percent of Original List Price Received at Sale



November

Year to Date

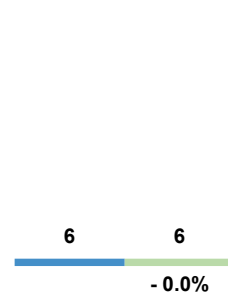
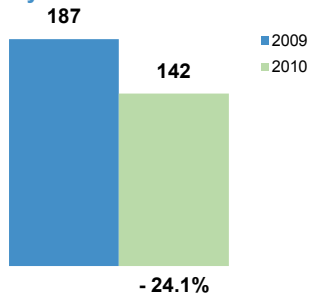
#### Days on Market Until Sale



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 21

### Jacksonville Bch

### November

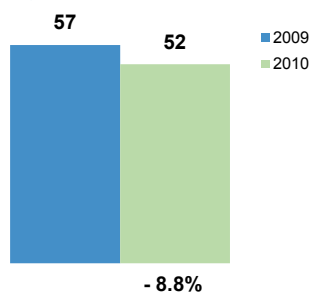
### Year to Date

Duval County, FL

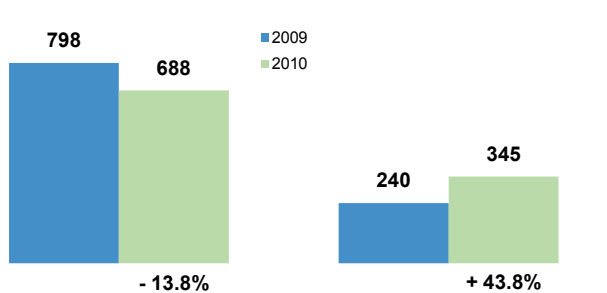
	2009	2010	Change	2009	2010	Change
New Listings	57	52	- 8.8%	798	688	- 13.8%
Closed Sales	25	20	- 20.0%	240	345	+ 43.8%
Median Sales Price*	\$235,000	\$183,750	- 21.8%	\$260,000	\$220,000	- 15.4%
Percent of Original List Price Received at Sale*	79.4%	87.6%	+ 10.3%	85.1%	88.5%	+ 3.9%
Average Days on Market 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

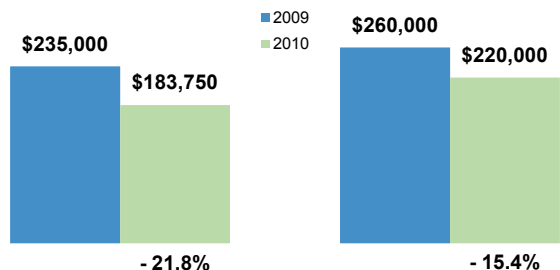
#### Activity—Most Recent Month



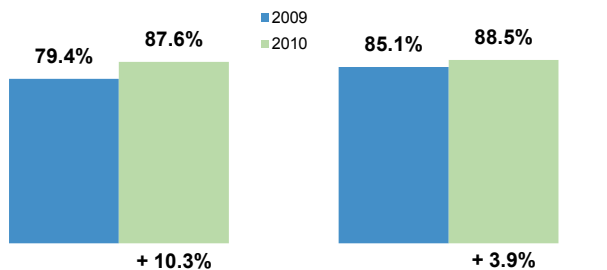
#### Activity—Year to Date



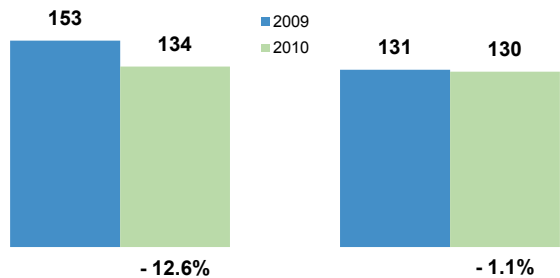
#### Median Sales Price



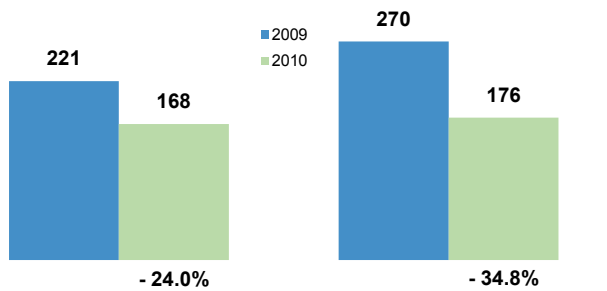
#### Percent of Original List Price Received at Sale



#### 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

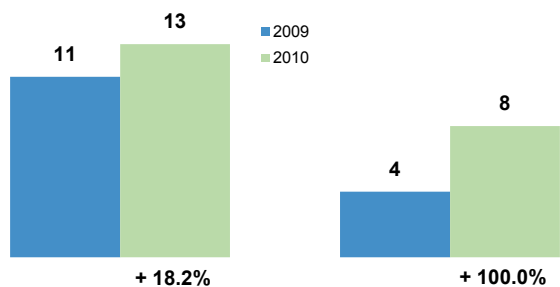
### Year to Date

Duval County, FL

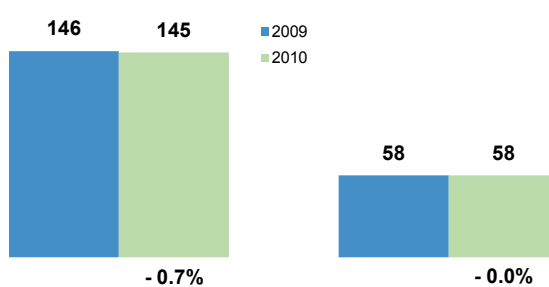
	2009	2010	Change	2009	2010	Change
New Listings	11	13	+ 18.2%	146	145	- 0.7%
Closed Sales	4	8	+ 100.0%	58	58	- 0.0%
Median Sales Price*	\$267,500	\$355,000	+ 32.7%	\$290,000	\$250,000	- 13.8%
Percent of Original List Price Received at Sale*	90.2%	85.7%	- 5.0%	87.9%	87.8%	- 0.1%
Average Days on Market 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

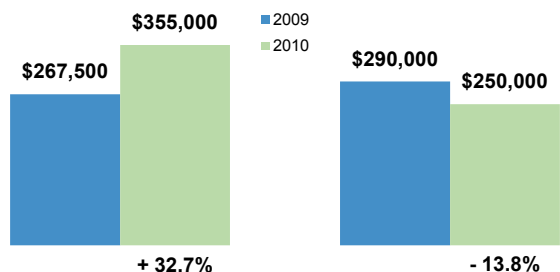
#### Activity—Most Recent Month



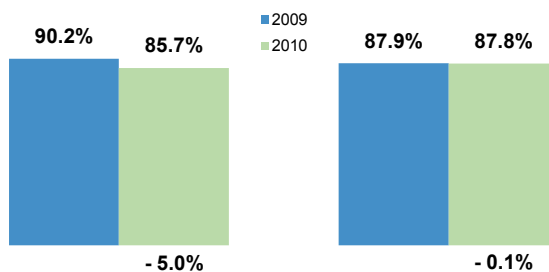
#### Activity—Year to Date



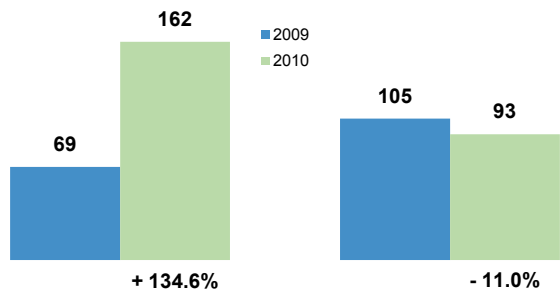
#### Median Sales Price



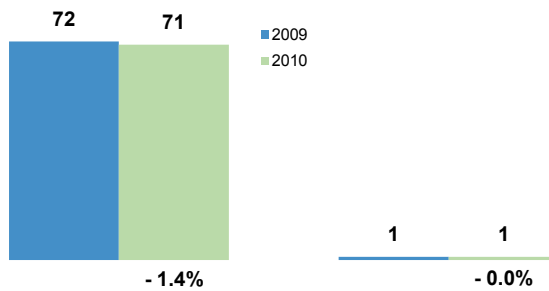
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 23

### Atlantic Bch

### November

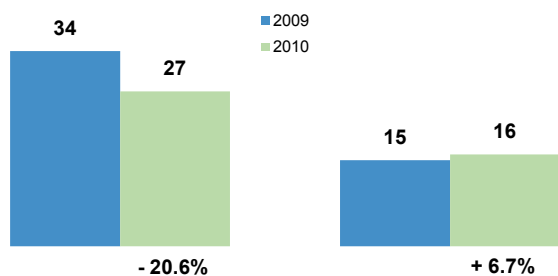
### Year to Date

Duval County, FL

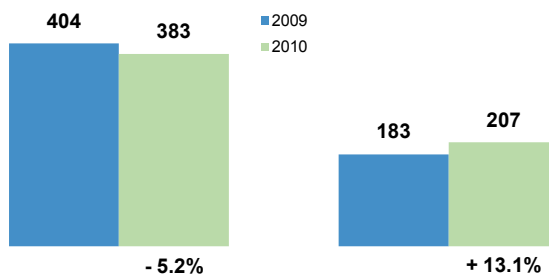
	2009	2010	Change	2009	2010	Change
New Listings	34	27	- 20.6%	404	383	- 5.2%
Closed Sales	15	16	+ 6.7%	183	207	+ 13.1%
Median Sales Price*	\$136,500	\$275,000	+ 101.5%	\$200,000	\$165,000	- 17.5%
Percent of Original List Price Received at Sale*	90.5%	82.4%	- 8.9%	85.6%	86.7%	+ 1.3%
Average Days on Market 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

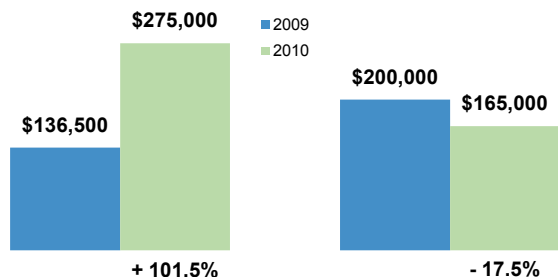
#### Activity—Most Recent Month



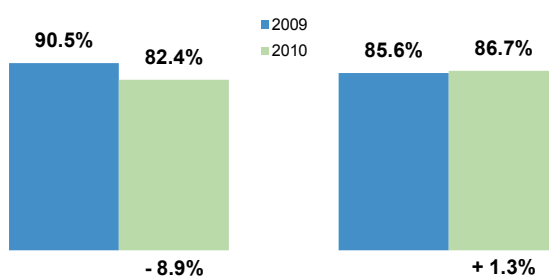
#### Activity—Year to Date



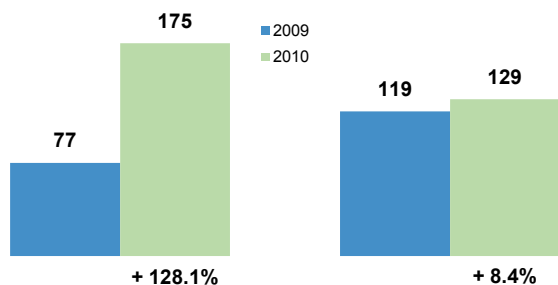
#### Median Sales Price



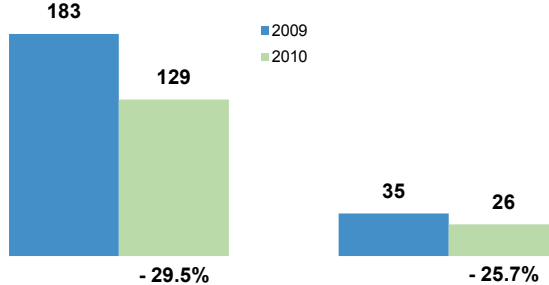
#### Percent of Original List Price Received at Sale



#### 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

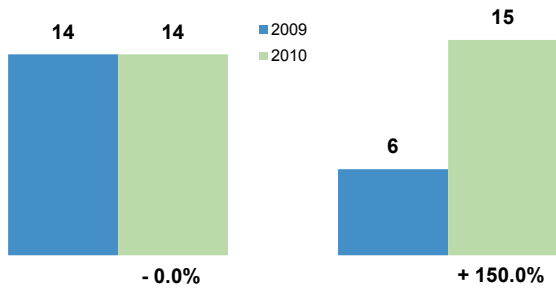
### Year to Date

St. John's County, FL

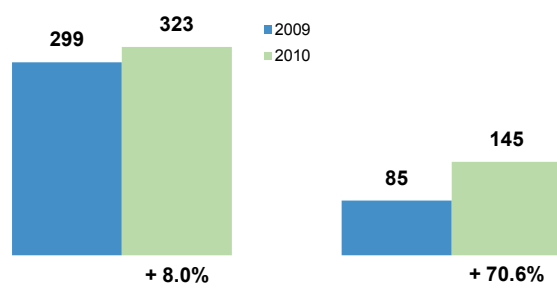
	2009	2010	Change	2009	2010	Change
New Listings	14	14	- 0.0%	299	323	+ 8.0%
Closed Sales	6	15	+ 150.0%	85	145	+ 70.6%
Median Sales Price*	\$206,000	\$670,000	+ 225.2%	\$300,000	\$450,000	+ 50.0%
Percent of Original List Price Received at Sale*	87.9%	84.4%	- 4.0%	84.6%	83.8%	- 0.9%
Average Days on Market 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

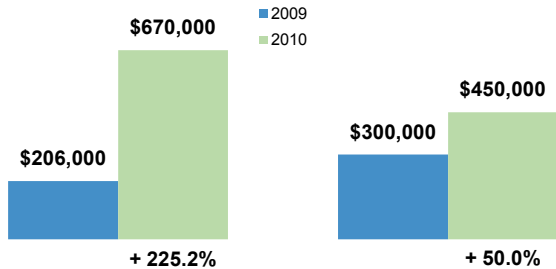
Activity—Most Recent Month



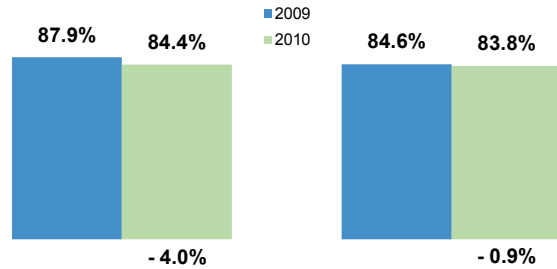
Activity—Year to Date



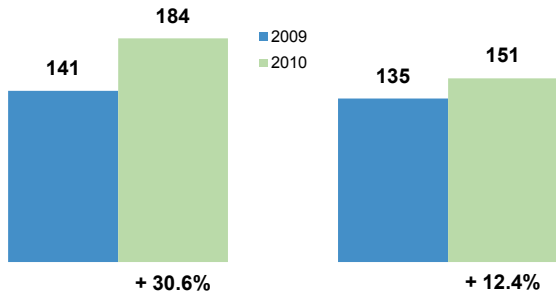
Median Sales Price



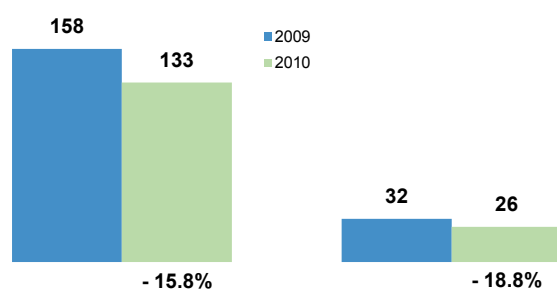
Percent of Original List Price Received at Sale



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

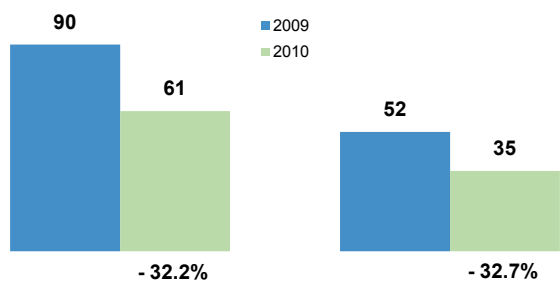
Year to Date

St. John's County, FL

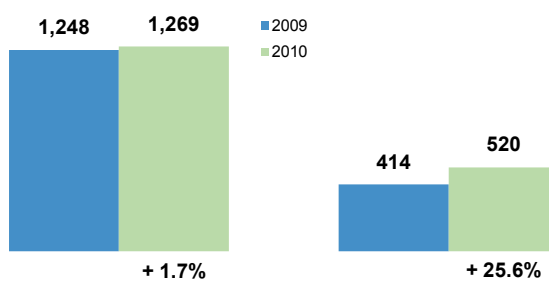
	2009	2010	Change	2009	2010	Change
New Listings	90	61	- 32.2%	1,248	1,269	+ 1.7%
Closed Sales	52	35	- 32.7%	414	520	+ 25.6%
Median Sales Price*	\$315,383	\$300,000	- 4.9%	\$310,000	\$305,000	- 1.6%
Percent of Original List Price Received at Sale*	85.0%	89.2%	+ 4.9%	85.5%	87.4%	+ 2.3%
Average Days on Market 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

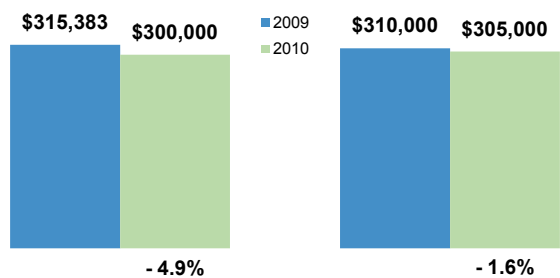
### Activity—Most Recent Month



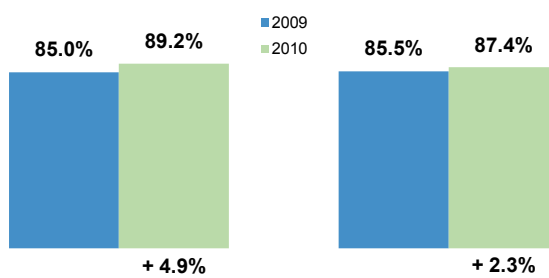
### Activity—Year to Date



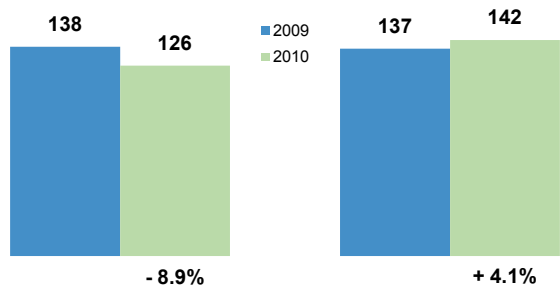
### Median Sales Price



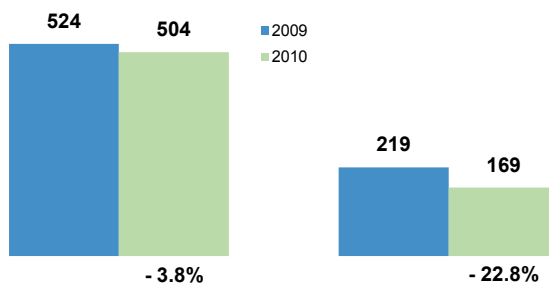
### Percent of Original List Price Received at Sale



### 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

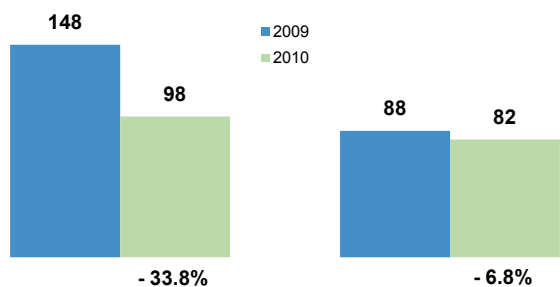
### Year to Date

St. John's County, FL

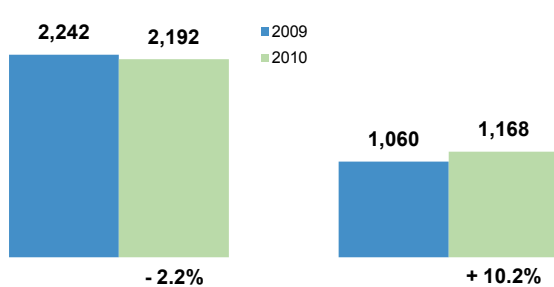
	2009	2010	Change	2009	2010	Change
New Listings	148	98	- 33.8%	2,242	2,192	- 2.2%
Closed Sales	88	82	- 6.8%	1,060	1,168	+ 10.2%
Median Sales Price*	\$246,493	\$220,000	- 10.7%	\$232,250	\$220,000	- 5.3%
Percent of Original List Price Received at Sale*	89.9%	88.7%	- 1.3%	89.3%	90.6%	+ 1.4%
Average Days 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

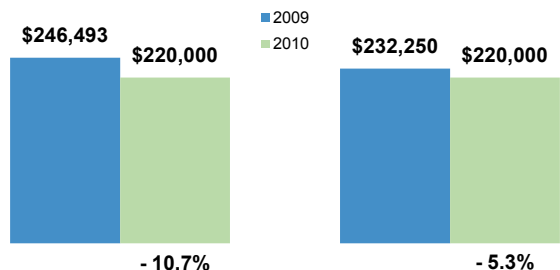
Activity—Most Recent Month



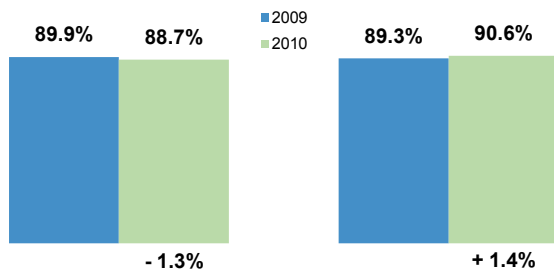
Activity—Year to Date



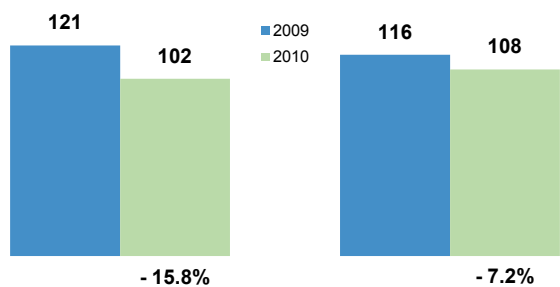
Median Sales Price



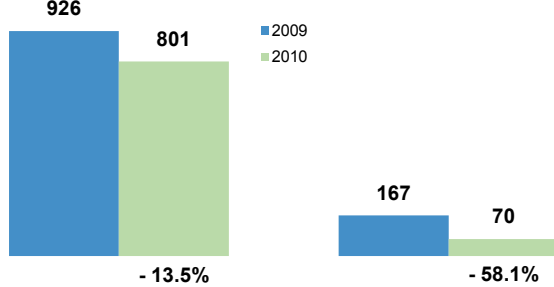
Percent of Original List Price Received at Sale



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

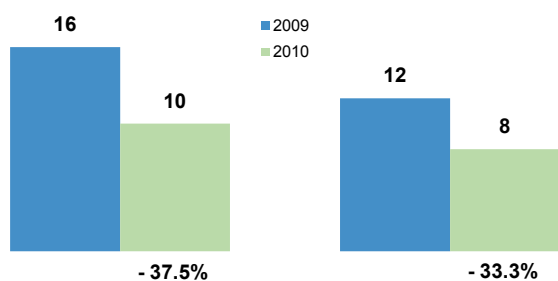
### November

### Year to Date

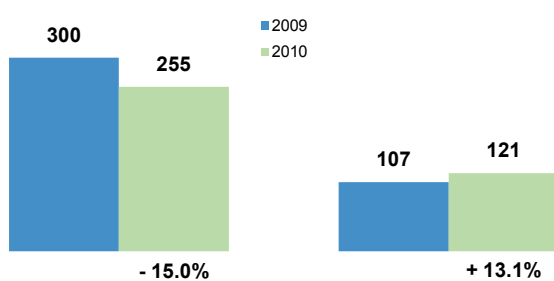
	2009	2010	Change	2009	2010	Change
New Listings	16	10	- 37.5%	300	255	- 15.0%
Closed Sales	12	8	- 33.3%	107	121	+ 13.1%
Median Sales Price*	\$281,725	\$248,500	- 11.8%	\$225,000	\$249,000	+ 10.7%
Percent of Original List Price Received at Sale*	89.5%	91.5%	+ 2.3%	87.2%	89.7%	+ 2.8%
Average Days on Market 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

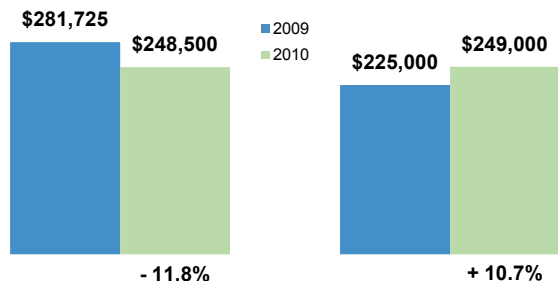
Activity—Most Recent Month



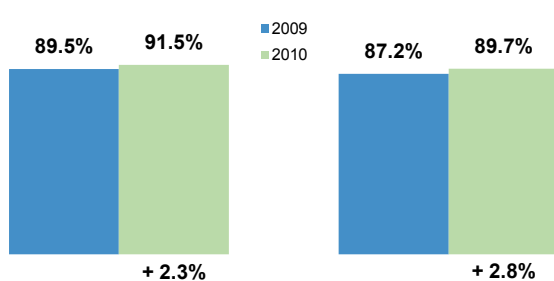
Activity—Year to Date



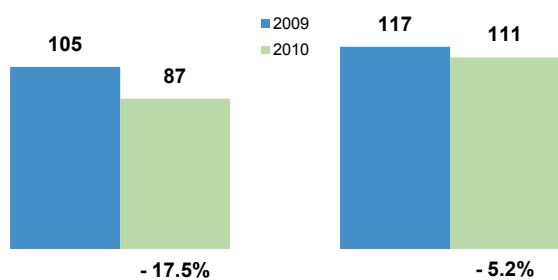
Median Sales Price



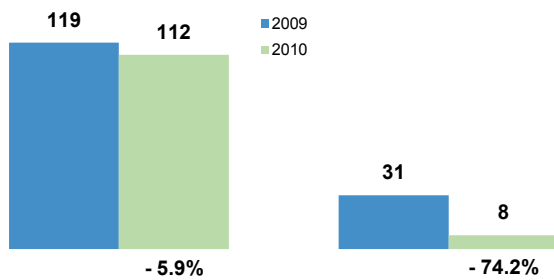
Percent of Original List Price Received at Sale



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

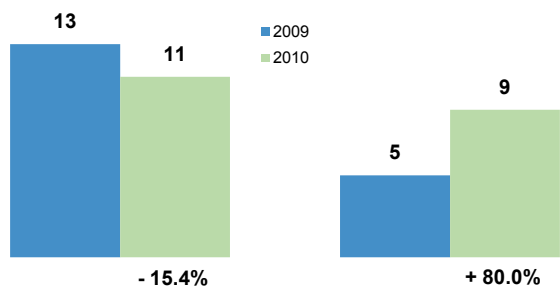
### November

### Year to Date

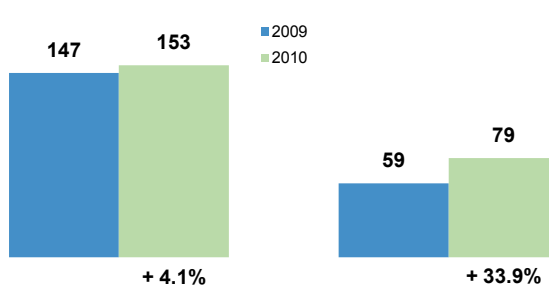
	2009	2010	Change	2009	2010	Change
New Listings	13	11	- 15.4%	147	153	+ 4.1%
Closed Sales	5	9	+ 80.0%	59	79	+ 33.9%
Median Sales Price*	\$229,800	\$101,000	- 56.0%	\$161,000	\$150,000	- 6.8%
Percent of Original List Price Received at Sale*	87.1%	82.5%	- 5.3%	85.0%	86.3%	+ 1.6%
Average Days on Market Until 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

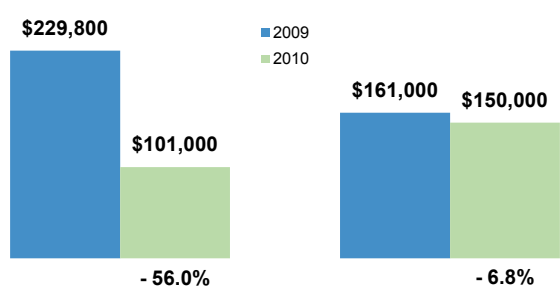
Activity—Most Recent Month



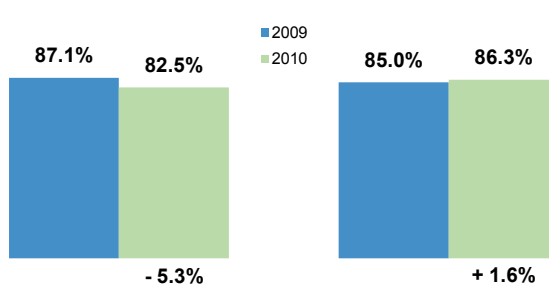
Activity—Year to Date



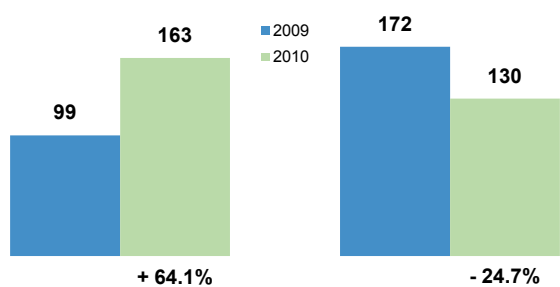
Median Sales Price



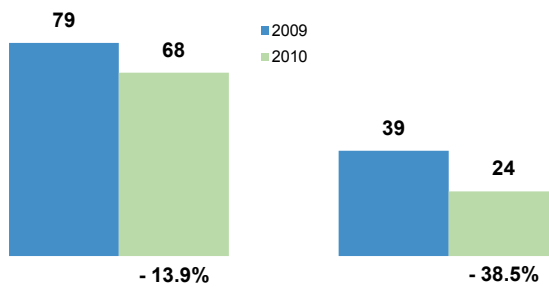
Percent of Original List Price Received at Sale



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

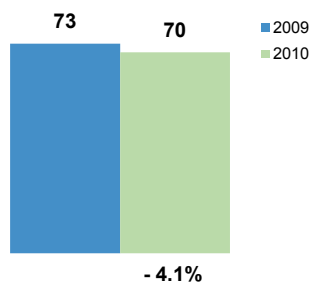
### Year to Date

St. John's County, FL

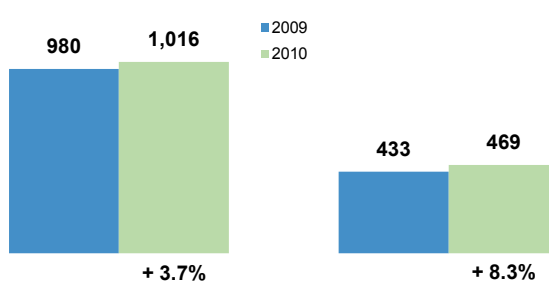
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	73	70	- 4.1%	980	1,016	+ 3.7%
<b>Closed Sales</b>	43	38	- 11.6%	433	469	+ 8.3%
<b>Median Sales Price*</b>	\$121,000	\$150,000	+ 24.0%	\$165,000	\$145,000	- 12.1%
<b>Percent of Original List Price Received at Sale*</b>	92.7%	85.2%	- 8.0%	88.7%	88.3%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

\*Does not account for seller concessions

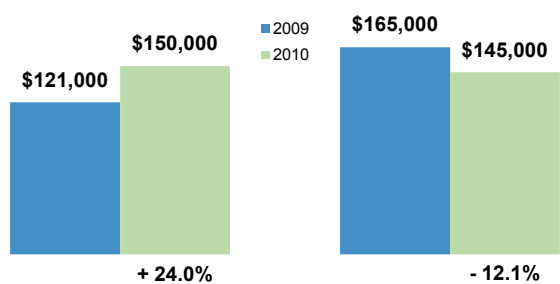
Activity—Most Recent Month



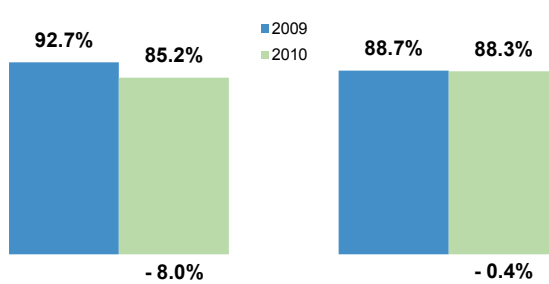
Activity—Year to Date



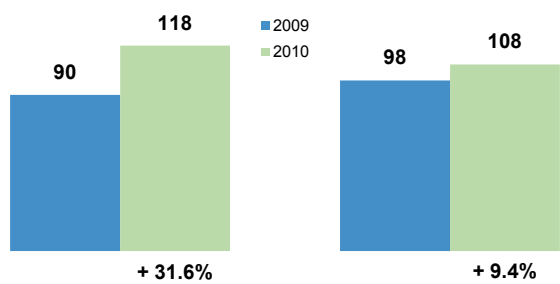
Median Sales Price



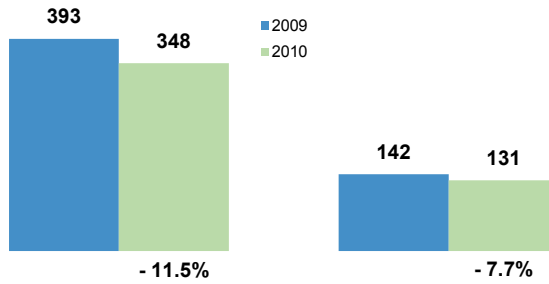
Percent of Original List Price Received at Sale



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

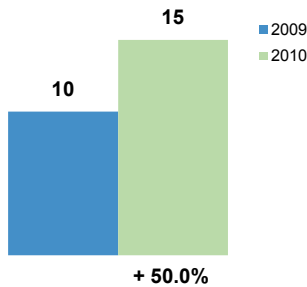
### Year to Date

St. John's County, FL

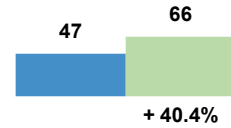
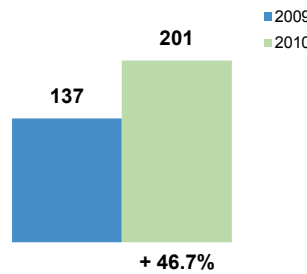
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	10	15	+ 50.0%	137	201	+ 46.7%
<b>Closed Sales</b>	4	4	- 0.0%	47	66	+ 40.4%
<b>Median Sales Price*</b>	\$192,224	<b>\$37,058</b>	- 80.7%	\$154,000	<b>\$81,500</b>	- 47.1%
<b>Percent of Original List Price Received at Sale*</b>	90.5%	<b>72.2%</b>	-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

\*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



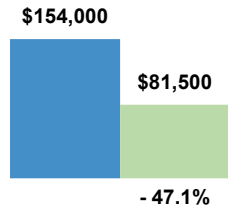
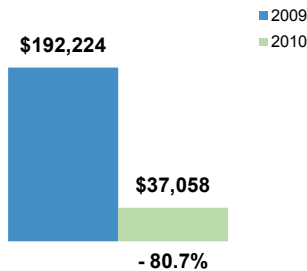
New Listings

Closed Sales

New Listings

Closed Sales

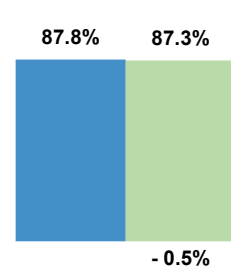
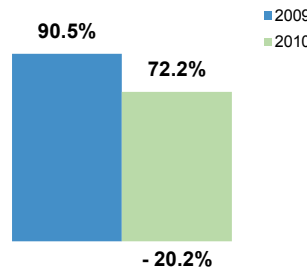
Median Sales Price



November

Year to Date

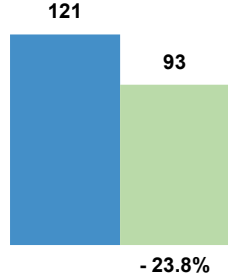
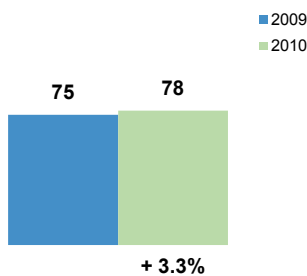
Percent of Original List Price Received at Sale



November

Year to Date

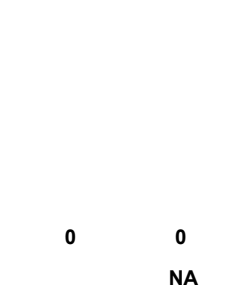
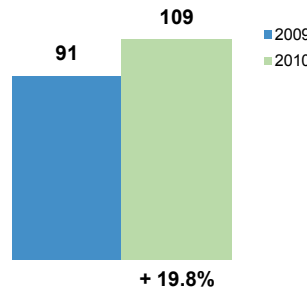
Days on Market Until Sale



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 40

### Nassau County

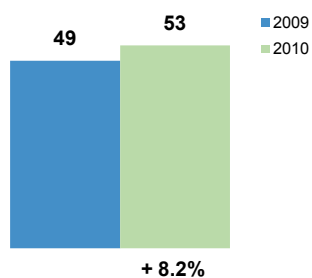
### November

### Year to Date

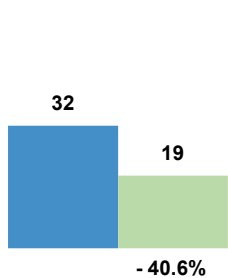
Nassau County, FL		2009	2010	Change	2009	2010	Change
New Listings		49	53	+ 8.2%	722	753	+ 4.3%
Closed Sales		32	19	- 40.6%	306	340	+ 11.1%
Median Sales Price*		\$150,995	\$120,000	- 20.5%	\$173,000	\$145,000	- 16.2%
Percent of Original List Price Received at Sale*		90.5%	79.0%	- 12.7%	88.0%	85.9%	- 2.4%
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

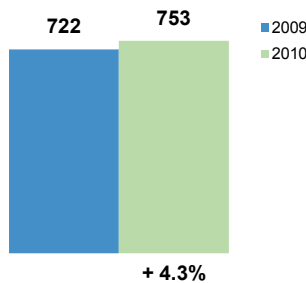


New Listings

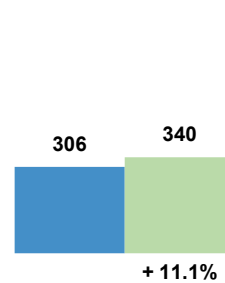


Closed Sales

#### Activity—Year to Date

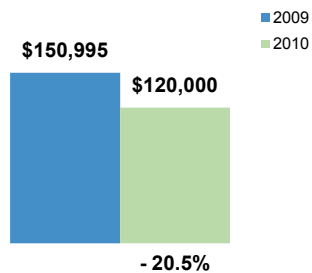


New Listings

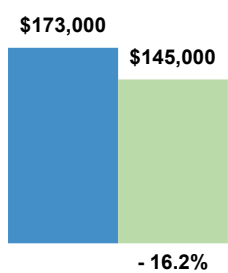


Closed Sales

#### Median Sales Price

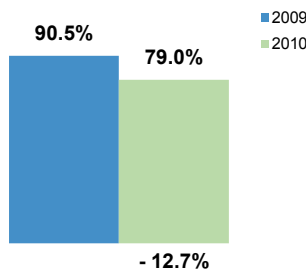


November

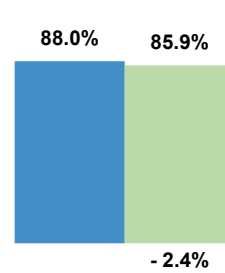


Year to Date

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

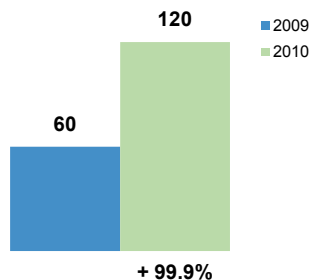


November

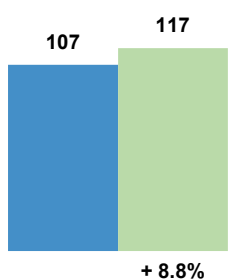


Year to Date

#### Days on Market Until Sale

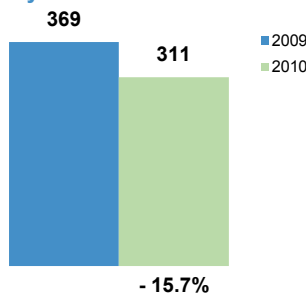


November

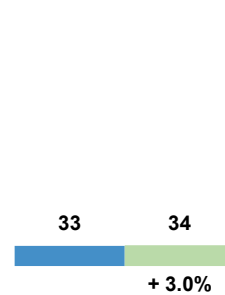


Year to Date

#### 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 50

### Baker County

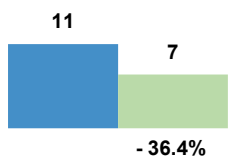
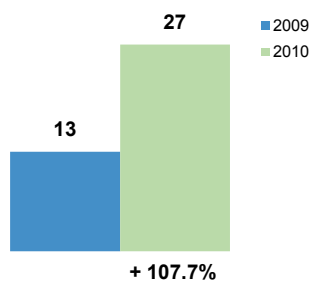
### November

### Year to Date

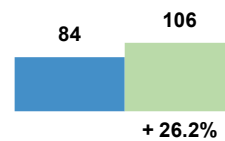
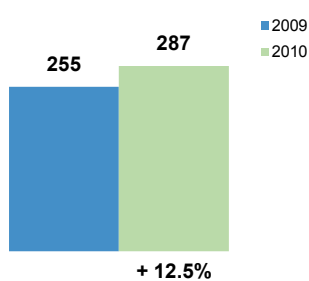
Baker County, FL	2009	2010	Change	2009	2010	Change
New Listings	13	27	+ 107.7%	255	287	+ 12.5%
Closed Sales	11	7	- 36.4%	84	106	+ 26.2%
Median Sales Price*	\$161,450	\$128,500	- 20.4%	\$147,000	\$128,500	- 12.6%
Percent of Original List Price Received at Sale*	87.6%	91.5%	+ 4.5%	88.0%	88.5%	+ 0.6%
Average 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



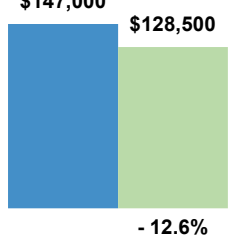
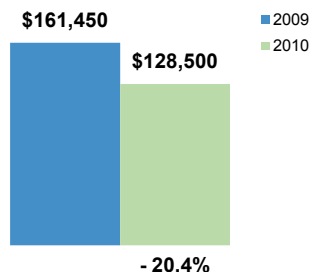
New Listings

Closed Sales

New Listings

Closed Sales

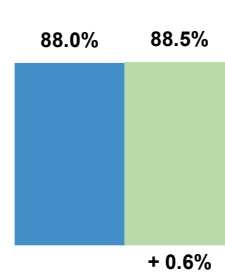
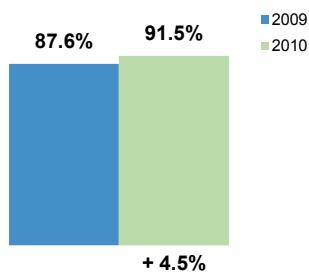
#### Median Sales Price



November

Year to Date

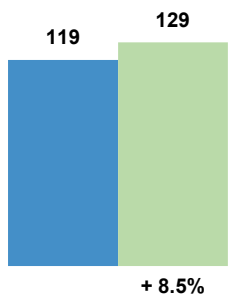
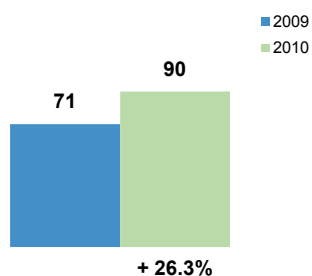
#### Percent of Original List Price Received at Sale



November

Year to Date

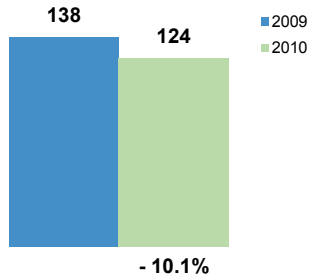
#### Days on Market Until Sale



November

Year to Date

#### Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

# Local Market Updates

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## Region 56

### Putnam County NE

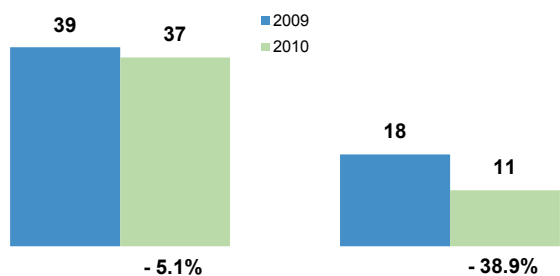
### November

### Year to Date

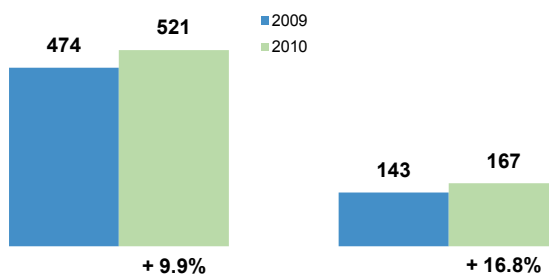
Putnam County, FL		2009	2010	Change	2009	2010	Change
<b>New Listings</b>		39	37	- 5.1%	474	521	+ 9.9%
<b>Closed Sales</b>		18	11	- 38.9%	143	167	+ 16.8%
<b>Median Sales Price*</b>		\$86,450	\$91,250	+ 5.6%	\$88,500	\$77,900	- 12.0%
<b>Percent of Original List Price Received at Sale*</b>		80.6%	80.1%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

\*Does not account for seller concessions

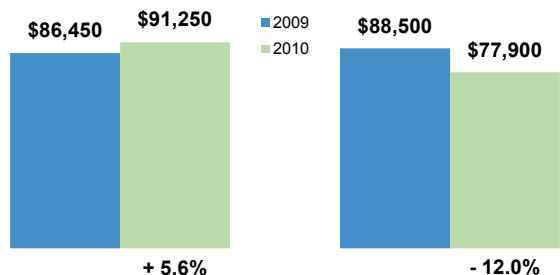
Activity—Most Recent Month



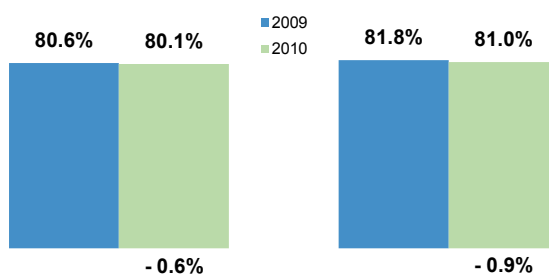
Activity—Year to Date



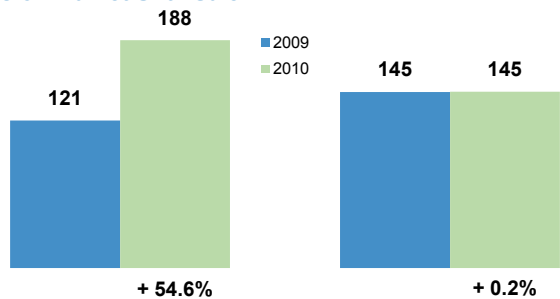
Median Sales Price



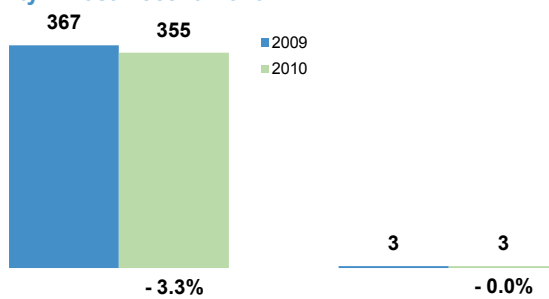
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates

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## Region 57 Putnam County – West

### November

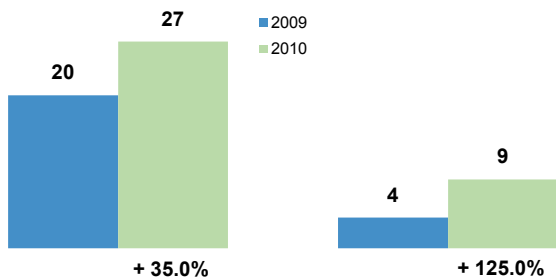
### Year to Date

Putnam County, FL

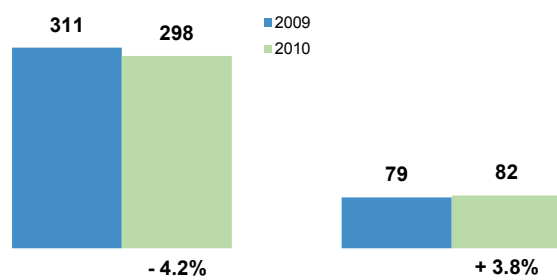
	2009	2010	Change	2009	2010	Change
New Listings	20	27	+ 35.0%	311	298	- 4.2%
Closed Sales	4	9	+ 125.0%	79	82	+ 3.8%
Median Sales Price*	\$50,000	\$42,900	- 14.2%	\$43,000	\$55,000	+ 27.9%
Percent of Original List Price Received at Sale*	85.1%	76.4%	- 10.2%	78.7%	80.9%	+ 2.8%
Average Days on Market Until 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

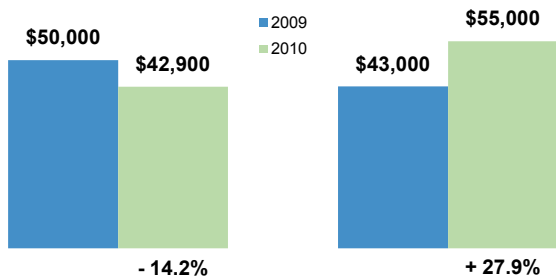
Activity—Most Recent Month



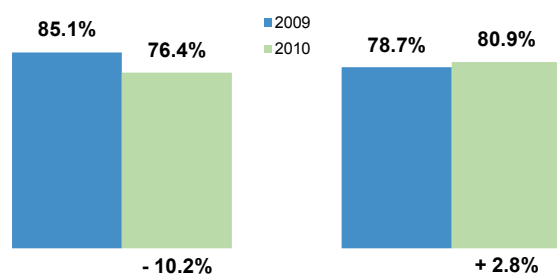
Activity—Year to Date



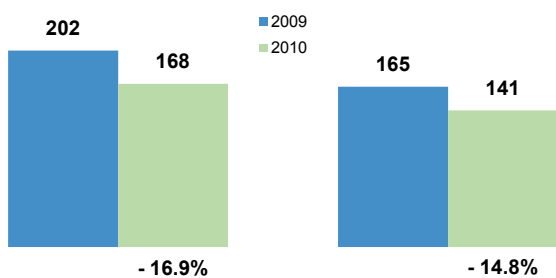
Median Sales Price



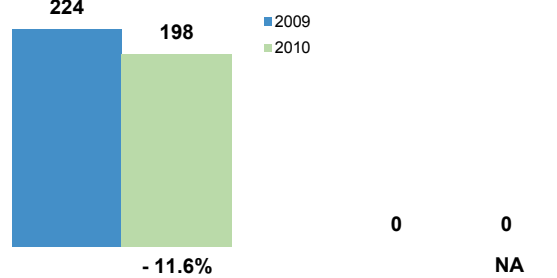
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates

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



## Region 58 Putnam County - South

### November

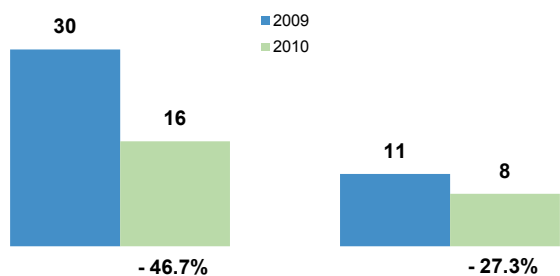
### Year to Date

Putnam County, FL

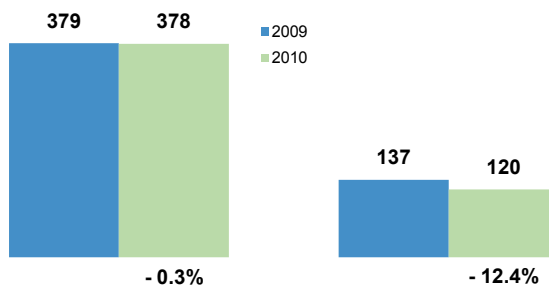
	2009	2010	Change	2009	2010	Change
New Listings	30	16	- 46.7%	379	378	- 0.3%
Closed Sales	11	8	- 27.3%	137	120	- 12.4%
Median Sales Price*	\$75,000	\$25,200	- 66.4%	\$67,000	\$50,000	- 25.4%
Percent of Original List Price Received at Sale*	85.1%	80.0%	- 6.1%	81.0%	78.0%	- 3.7%
Average Days on Market Until 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

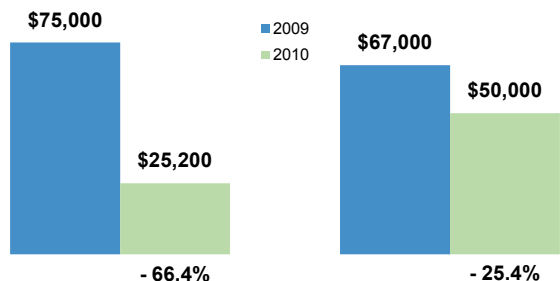
Activity—Most Recent Month



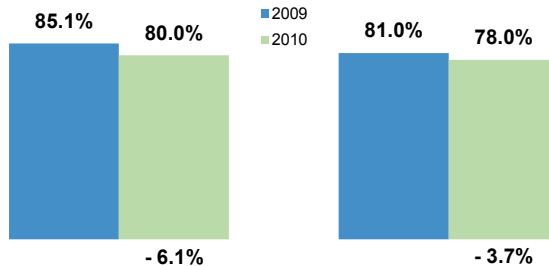
Activity—Year to Date



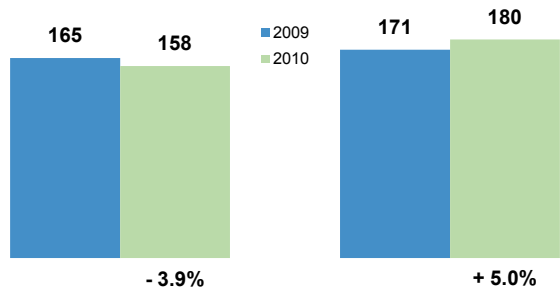
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

