



# NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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## Monthly Indicators

### December 2010

While there's no shortage of uncertainty regarding what 2011 will bring, one thing is certain: patience is running thin during this painstakingly slow recovery. According to closely watched indices, national home sales hit bottom in the first quarter of 2009 and prices followed suit shortly thereafter. On the local front, let's take a look at how Northeast Florida finished 2010.

Pending Sales increased 21.4 percent since December 2009 to arrive at 1,340 contracts written. Closed sales were also up year-over-year, with a three percent increase in December 2010 over December 2009. Meanwhile, New Listings were down 9.0 percent to 1,927. Total Active Listings dropped 8.1 percent from year-ago levels to weigh in at 14,529.

A Median Sales Price of \$130,000 represented a 7.1 percent decrease over December 2009 and was once again the result of the plunging prices of lender-mediated sales, which fell 19.5 percent from December 2009 to December 2010. By contrast, and for the fifth consecutive month, the median sale price for traditional sales increased, posting a healthy 11.7 jump over December 2009.

Higher interest rates are expected in 2011 as we press toward a more durable recovery, which clearly hinges upon continued labor market growth. After undergoing a challenging 2010, some positive indicators point toward a stronger horizon in 2011.

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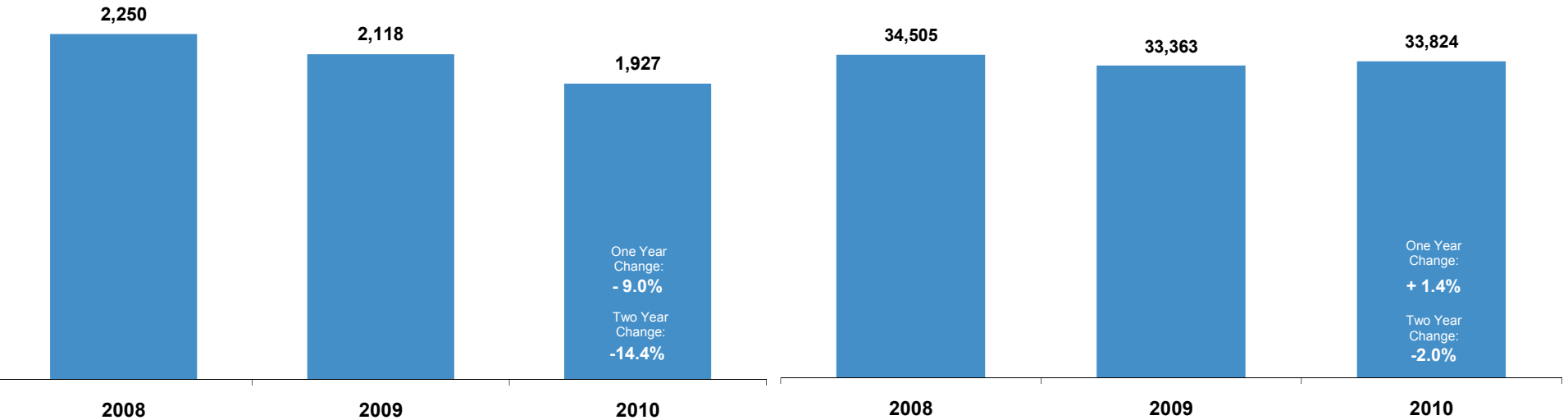
# New Listings

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

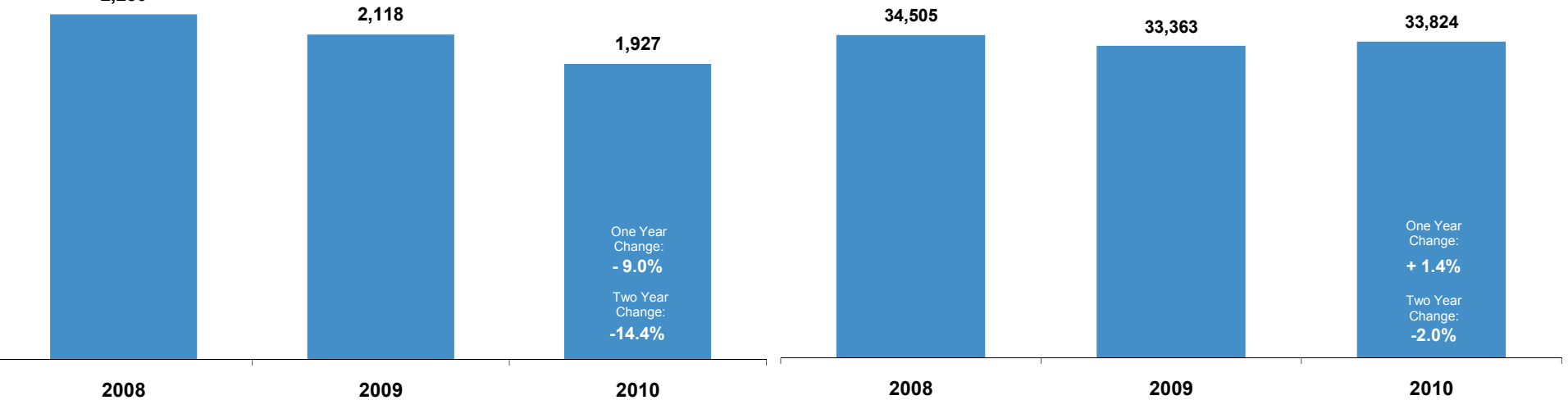


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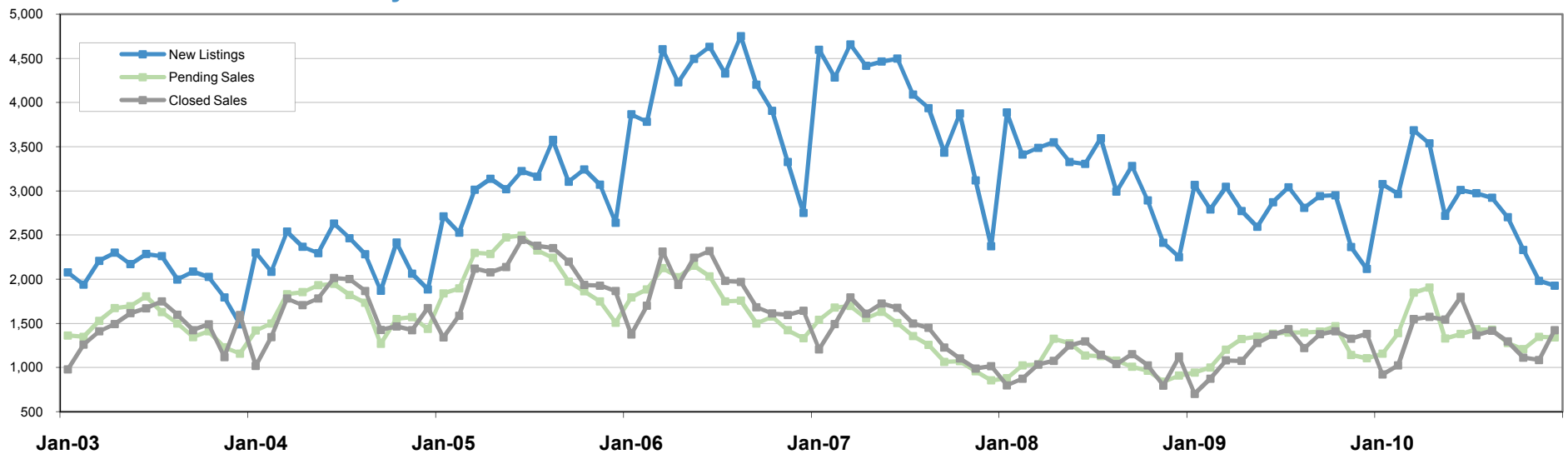
## December



## Year to Date



## Historical Market Activity



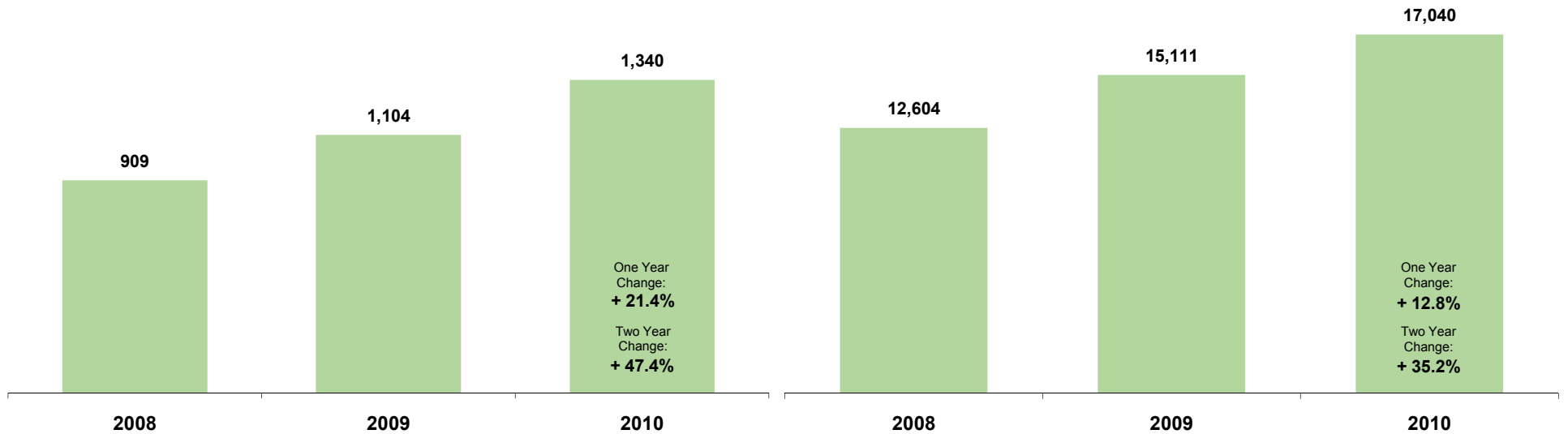
# Pending Sales

A Monthly Indicator from the Northeast Florida Association of REALTORS®

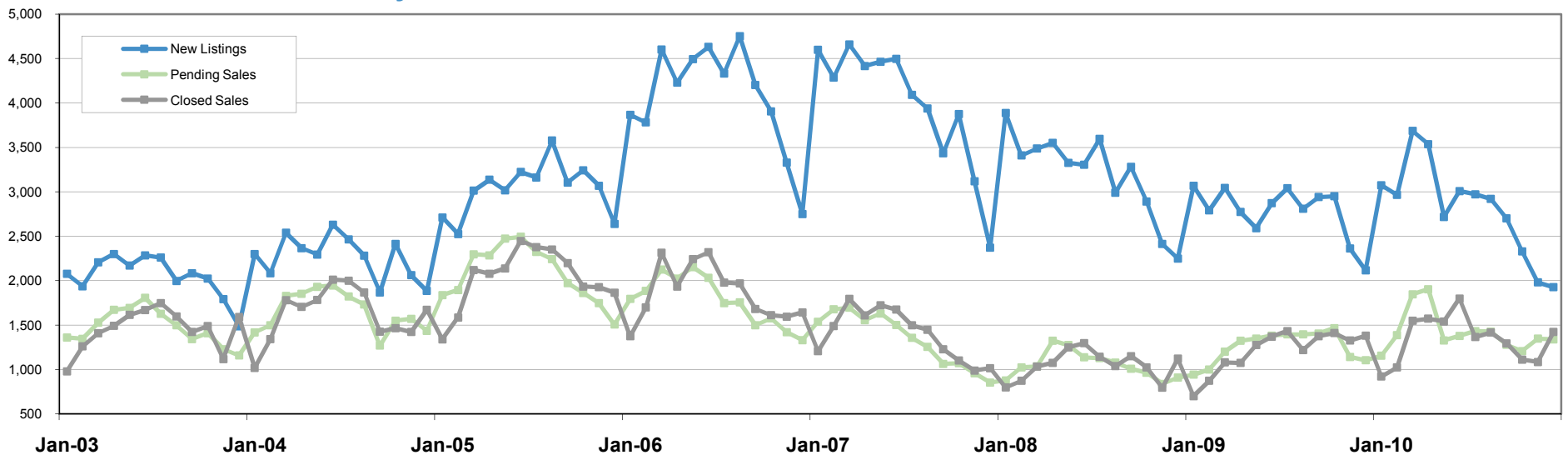


## December

## Year to Date



## Historical Market Activity



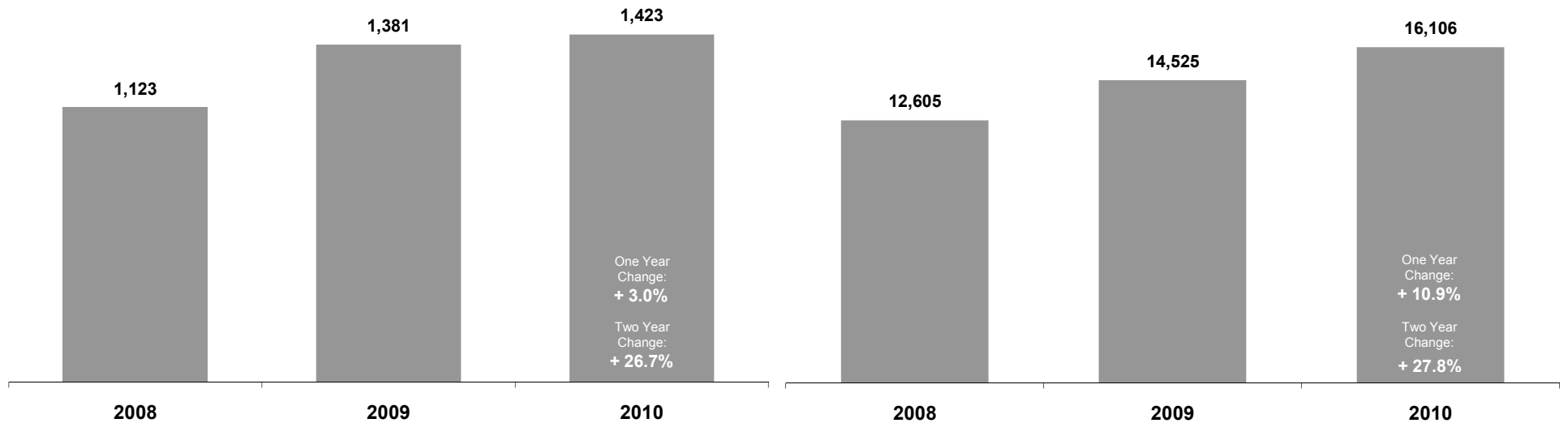
# Closed Sales

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

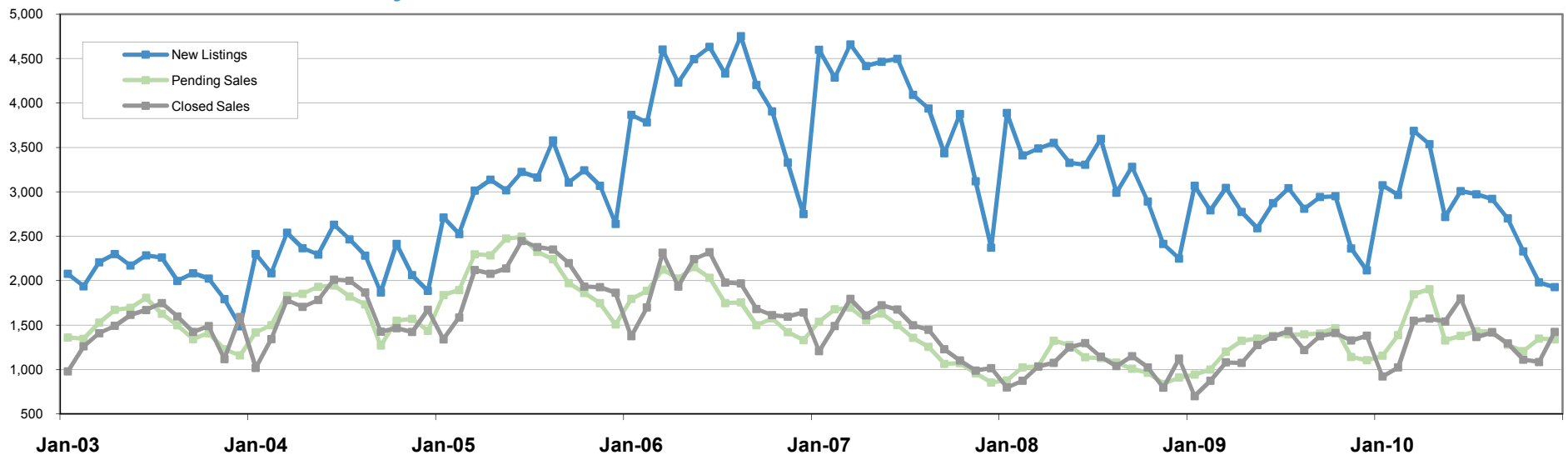


## December

## Year to Date



## Historical Market Activity



# Days on Market Until Sale

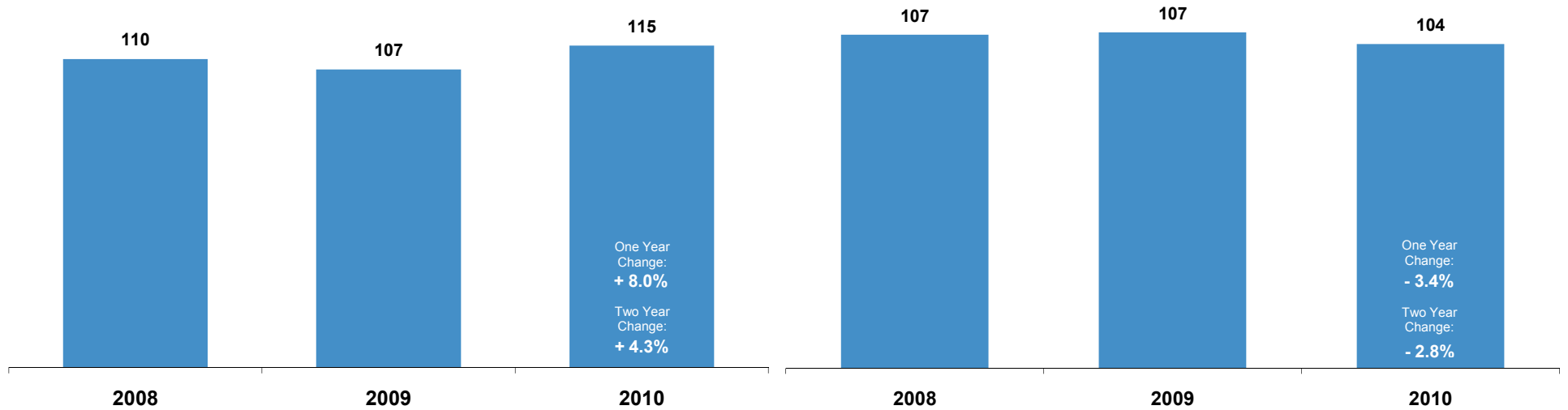
A Monthly Indicator from the Northeast Florida Association of REALTORS®



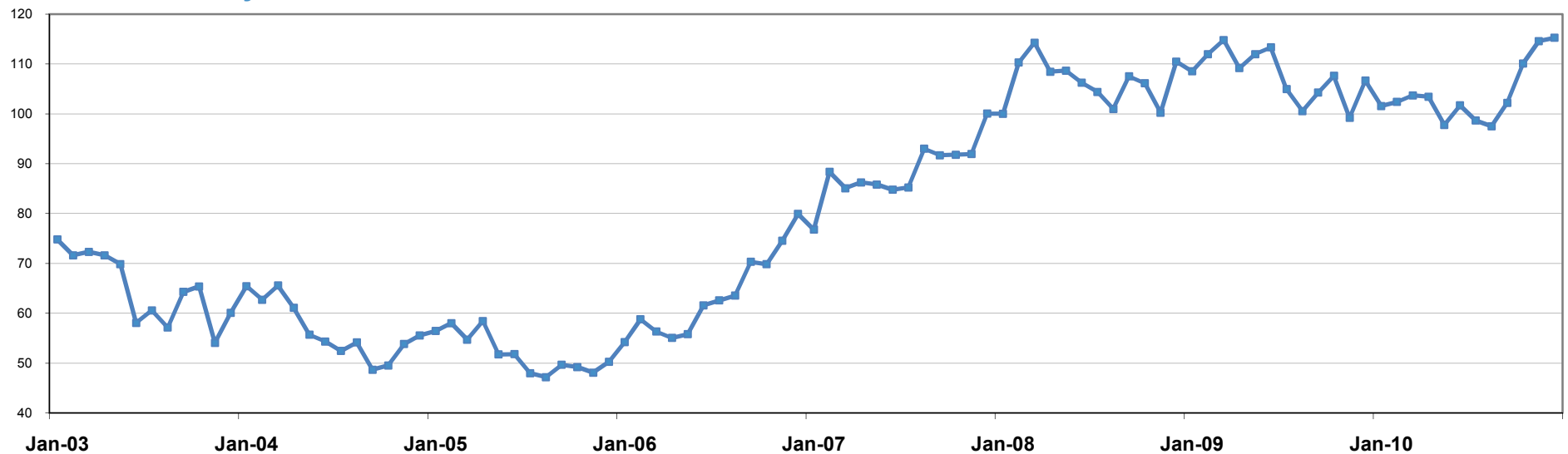
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## December

## Year to Date



## Historical Days on Market Until Sale



# Median Sales Price

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

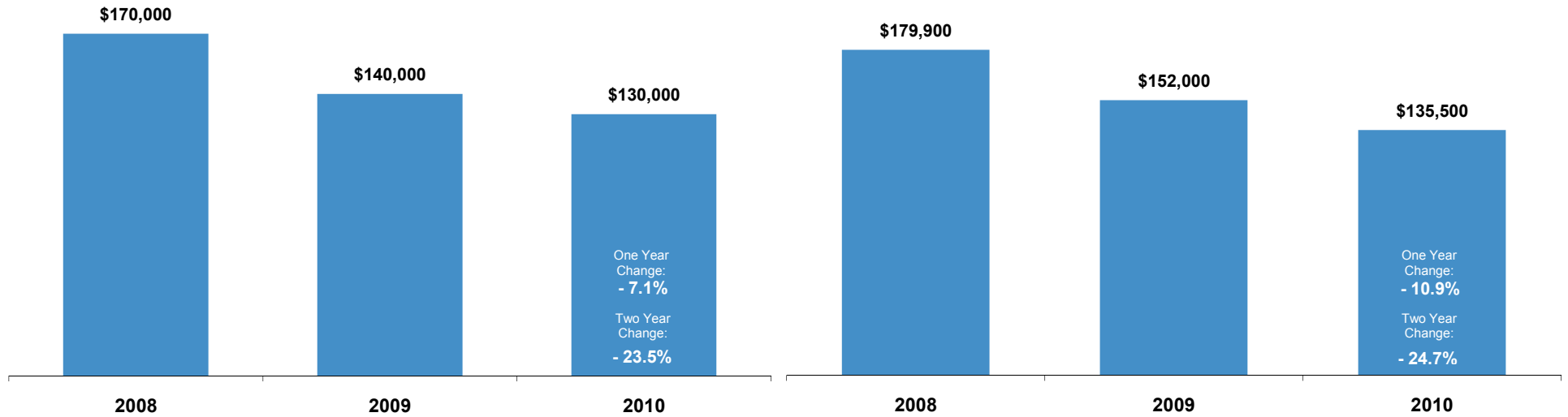


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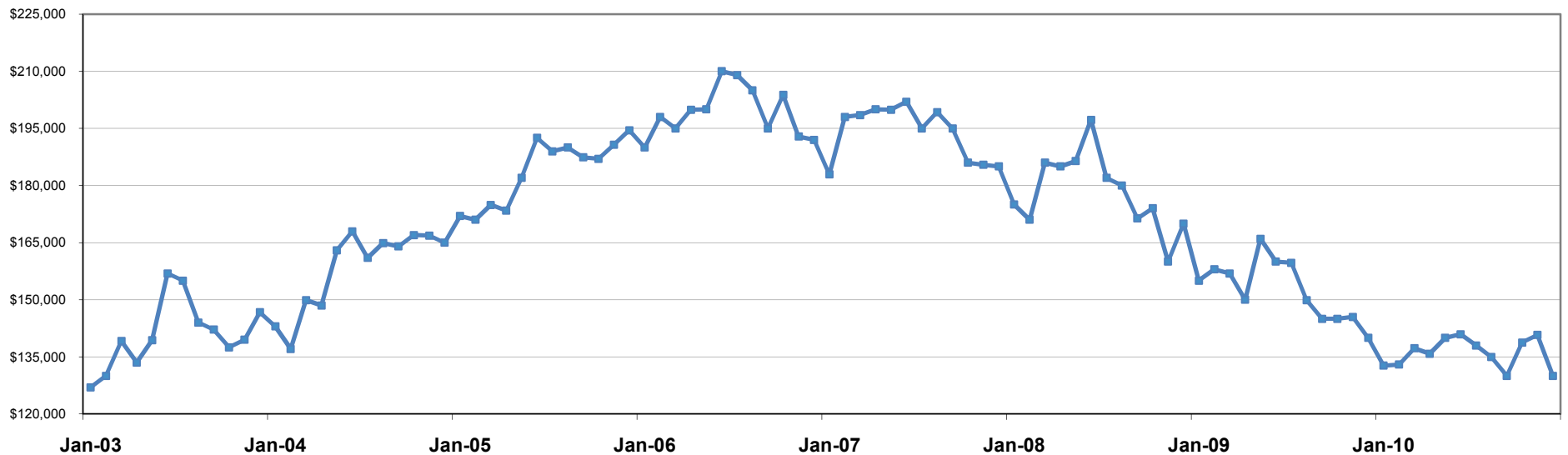
## December

## 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®

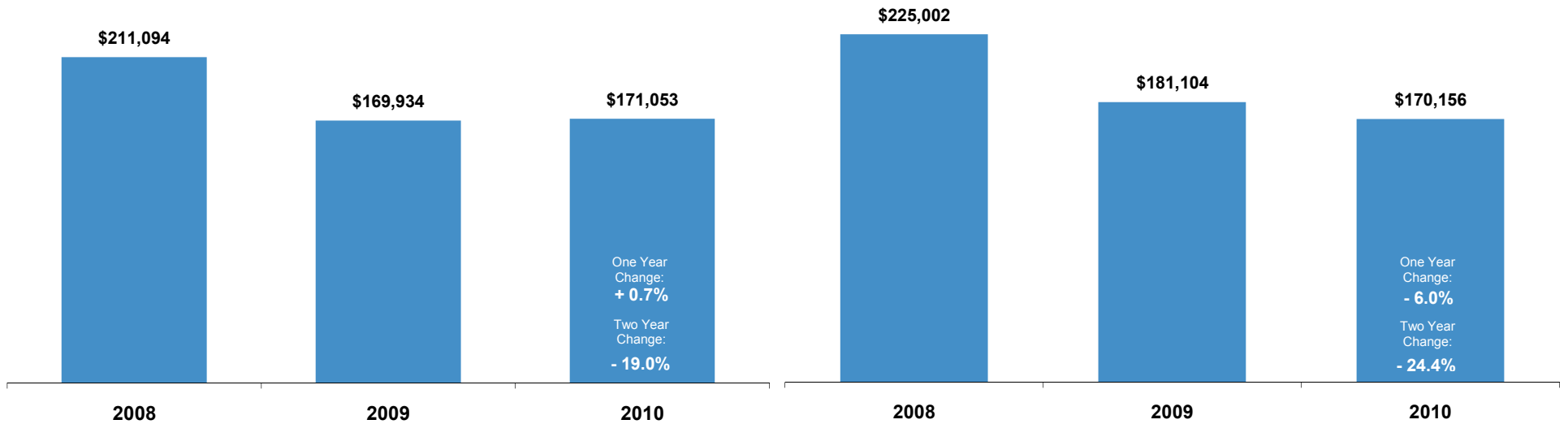


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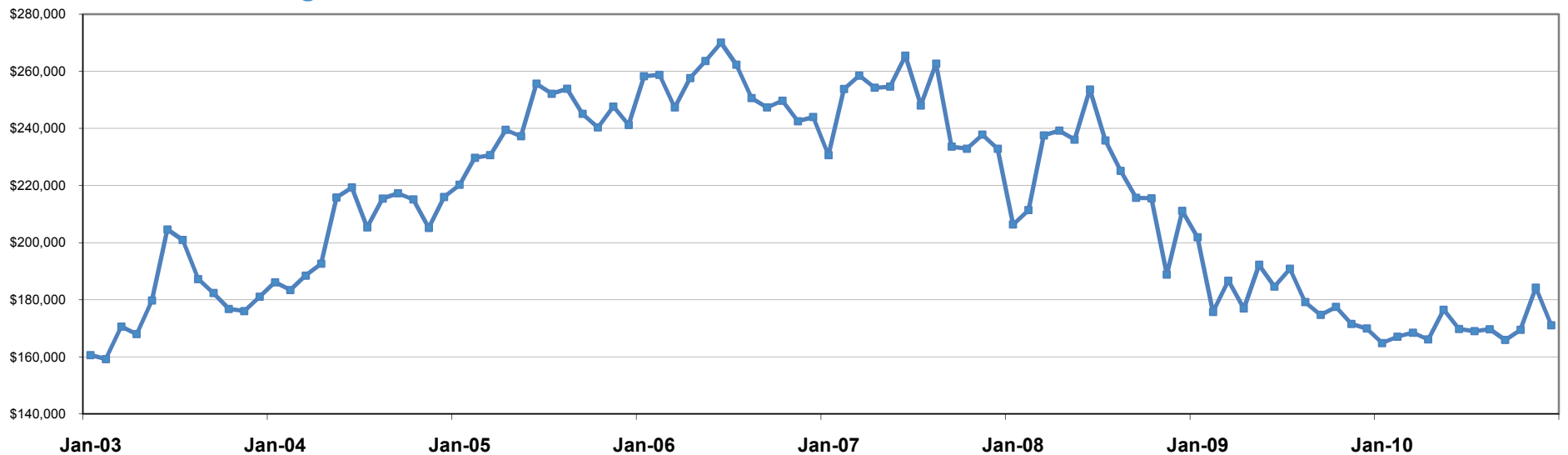
## December

## Year to Date

Figures do not take into account seller concessions.



## Historical Average Prices

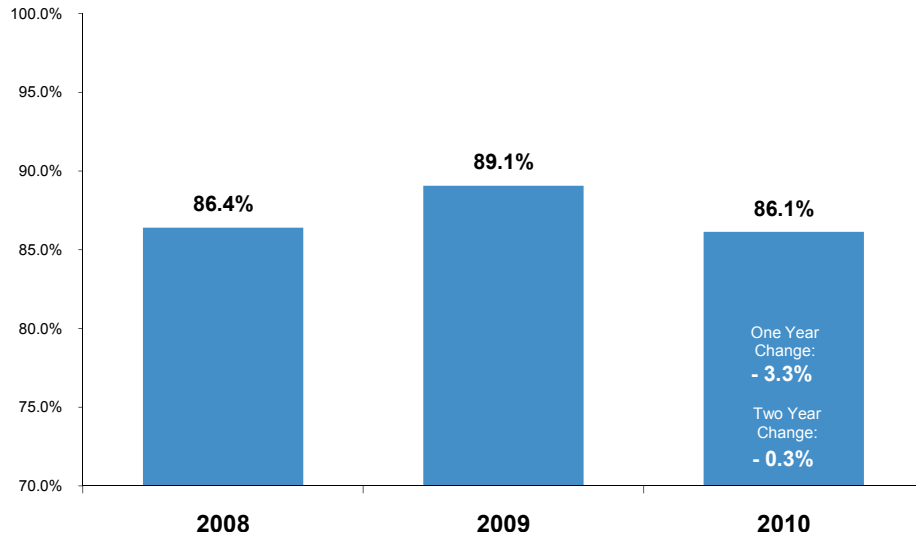


# Percent of Original List Price Received at Sale

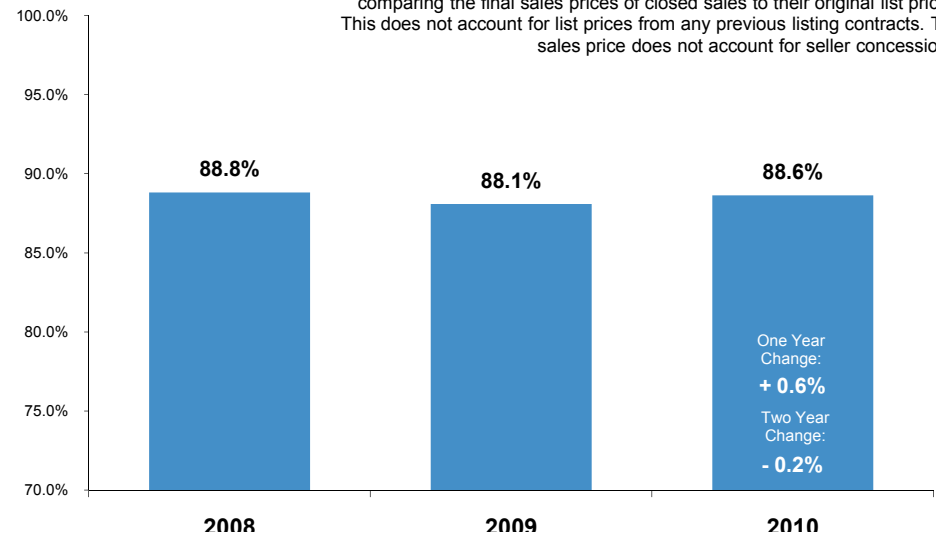
A Monthly Indicator from the Northeast Florida Association of REALTORS®



## December

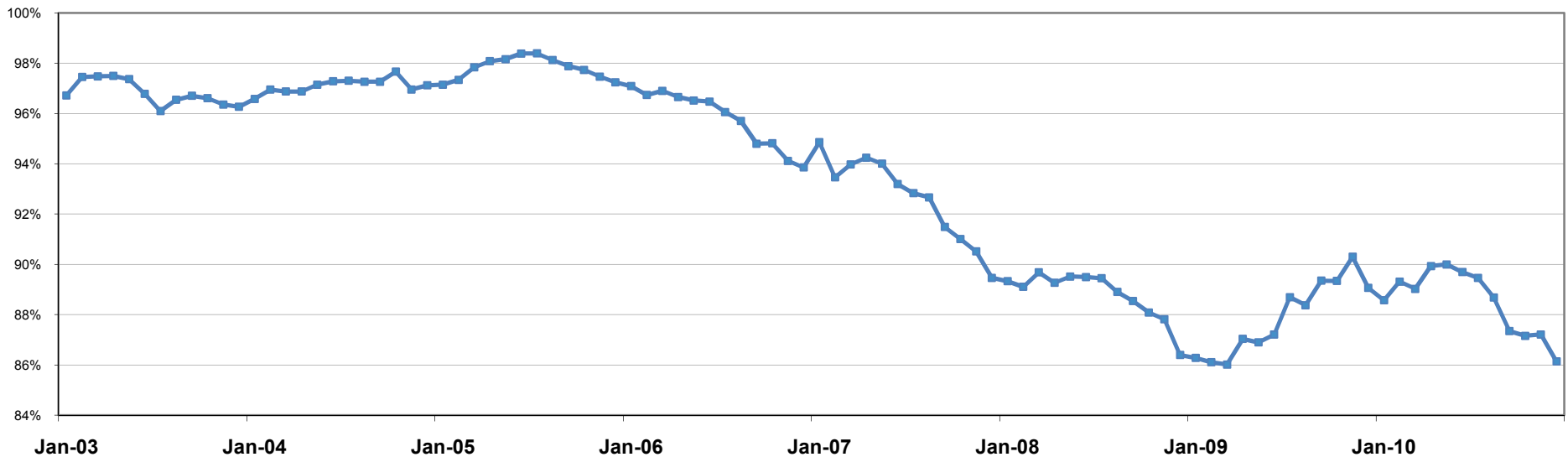


## Year to Date



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®**

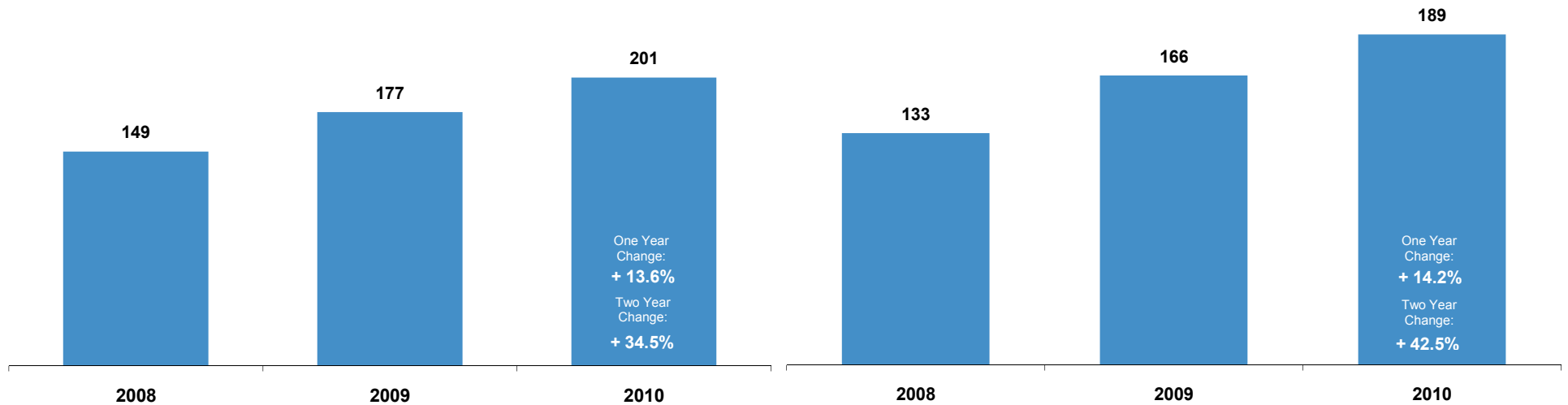


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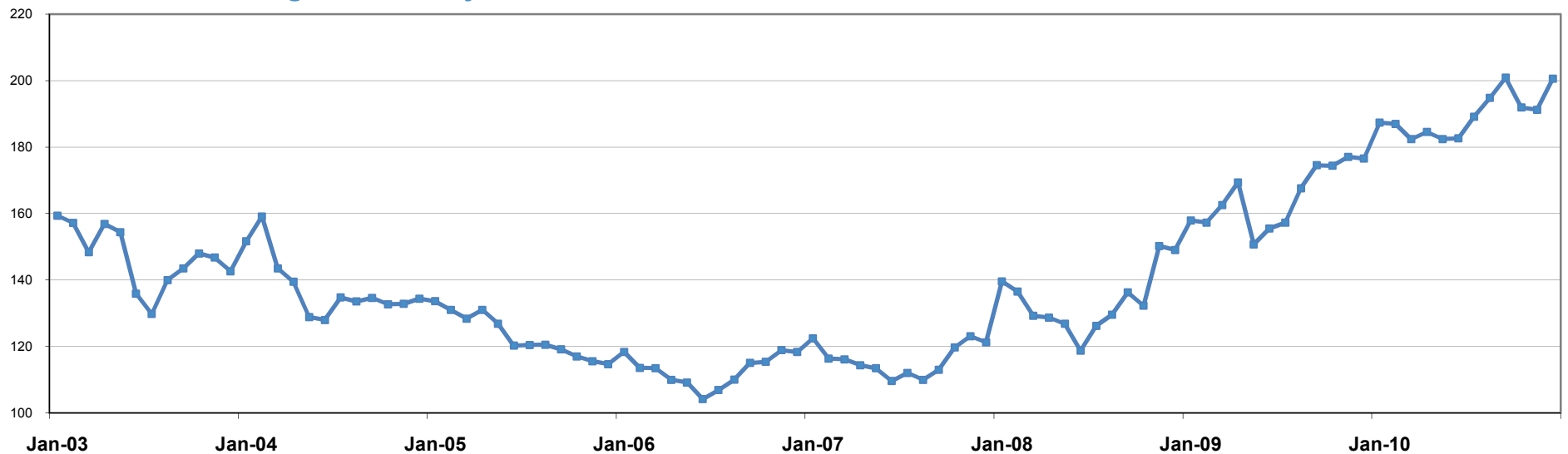
December

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



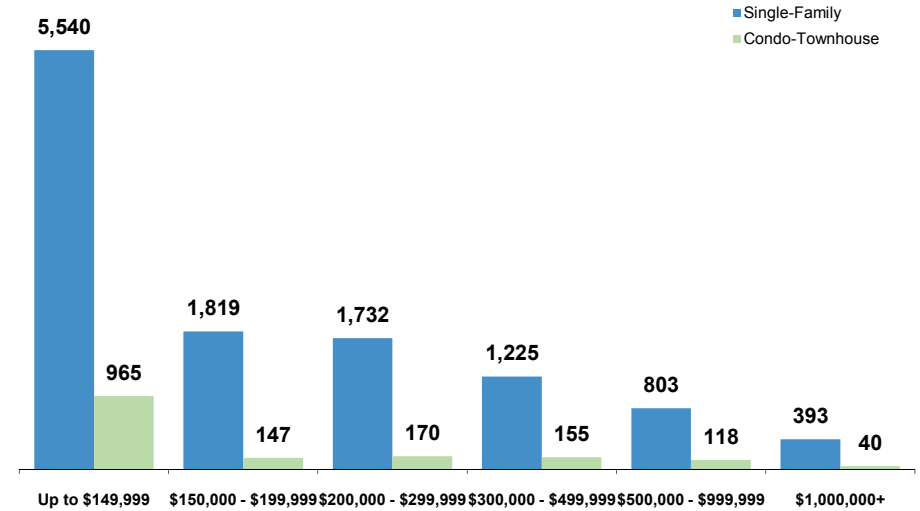
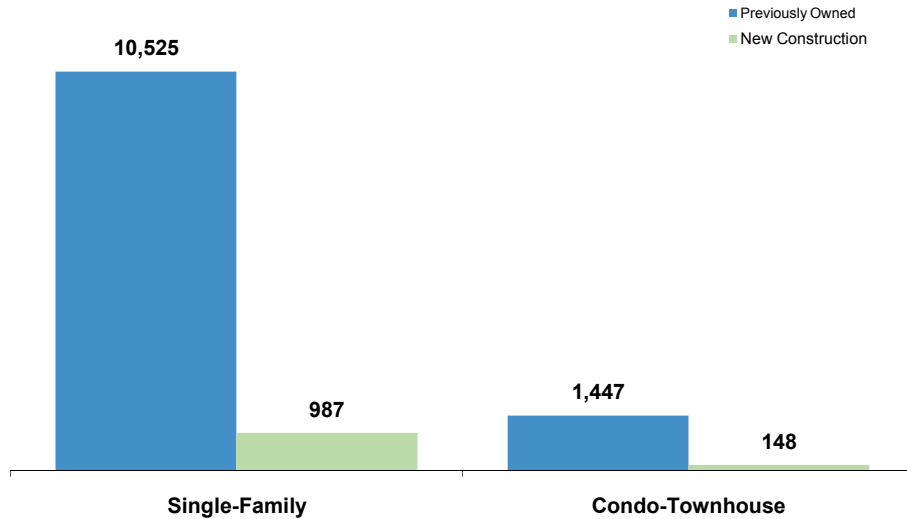
# Housing Supply Outlook

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

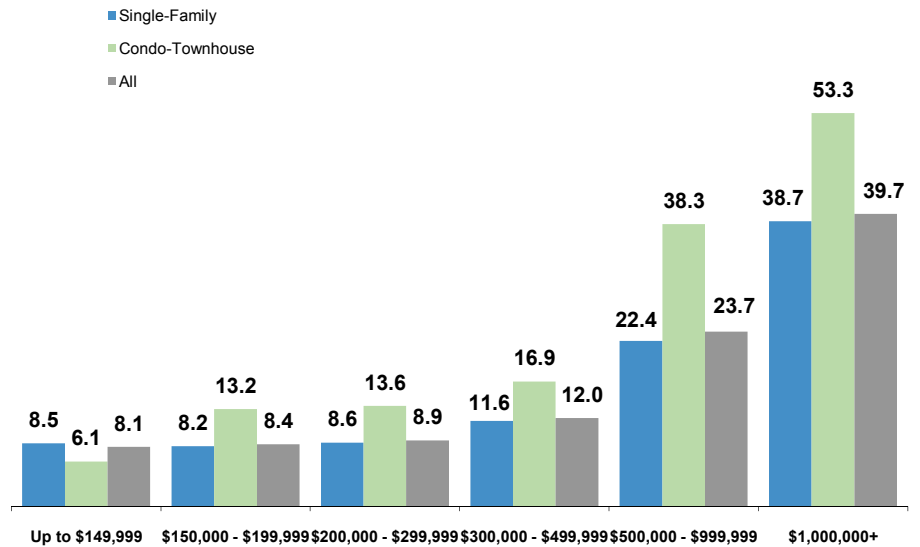
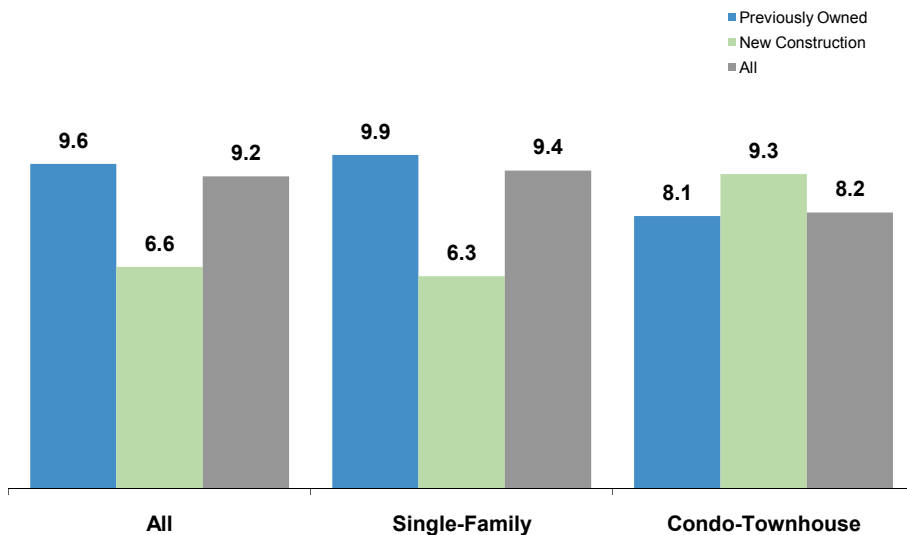


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## Inventory of Active Listings



## 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

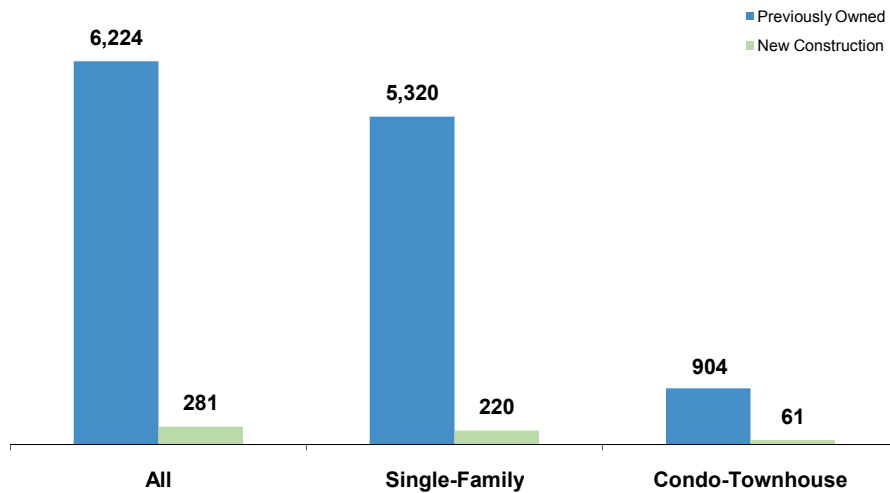
A Monthly Indicator from the Northeast Florida Association of REALTORS®



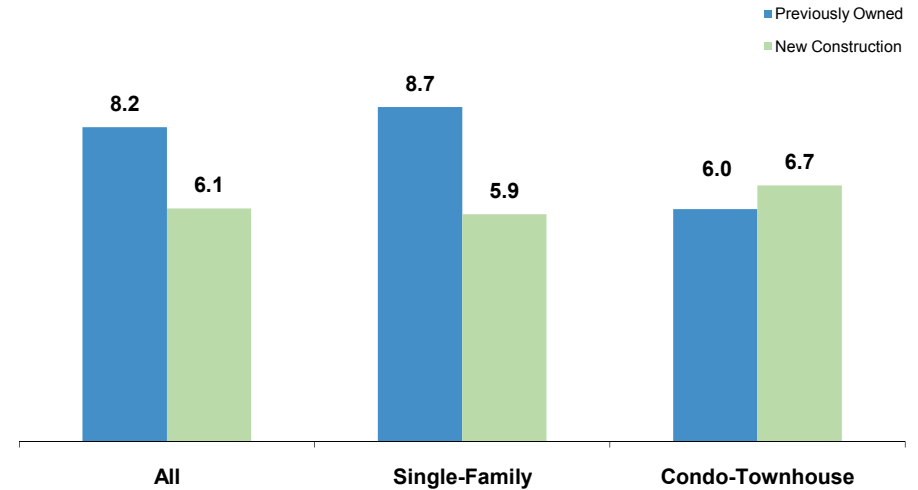
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## Up to \$149,999

### Inventory

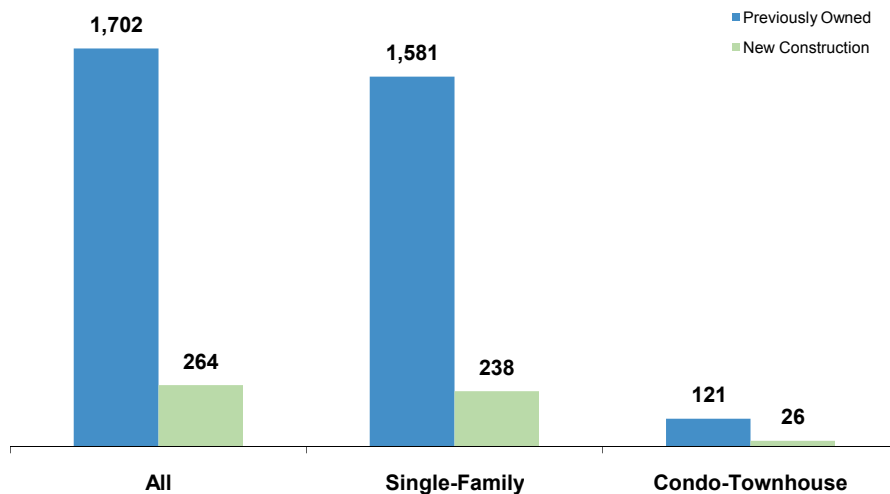


### Months Supply

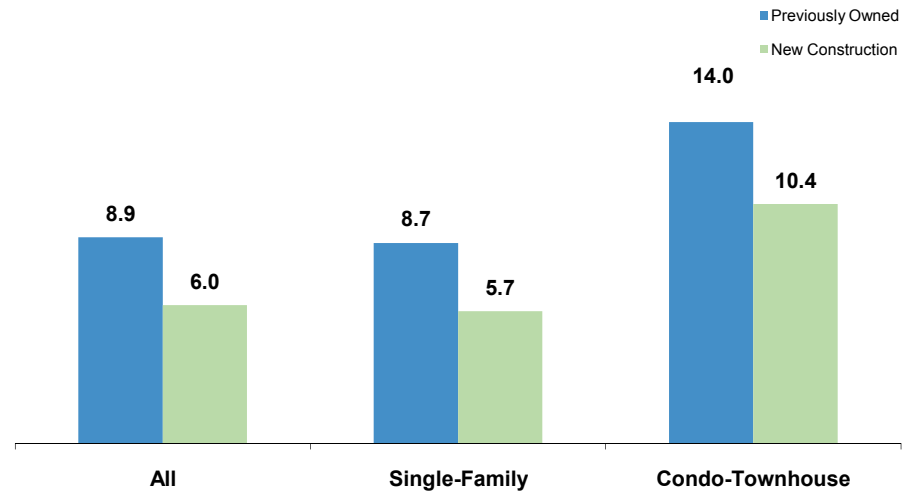


## \$150,000 to \$199,999

### Inventory



### Months Supply



# Housing Supply Outlook

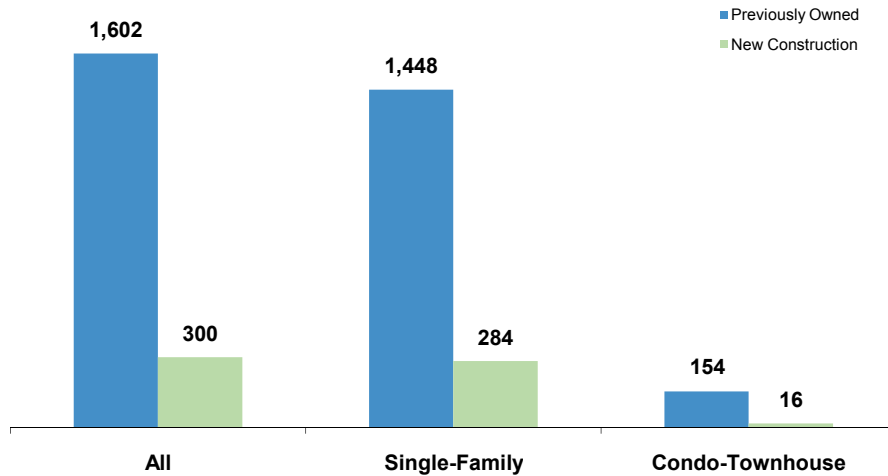
A Monthly Indicator from the Northeast Florida Association of REALTORS®



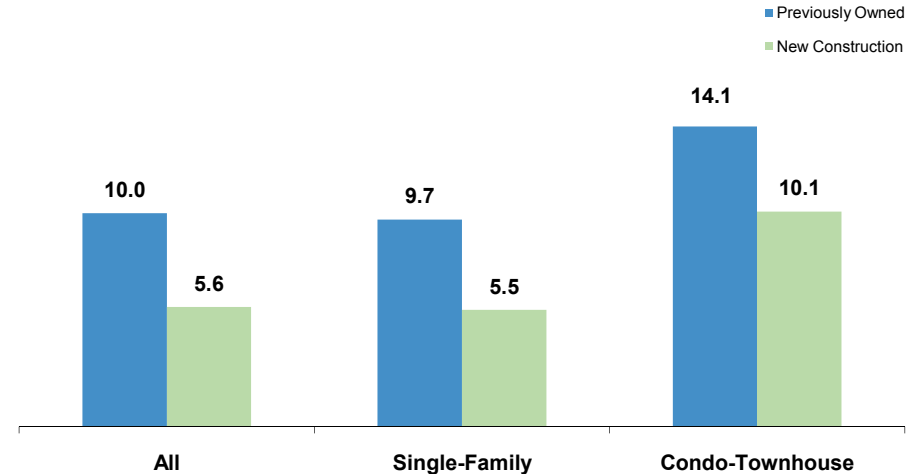
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## \$200,000 to \$299,999

### Inventory

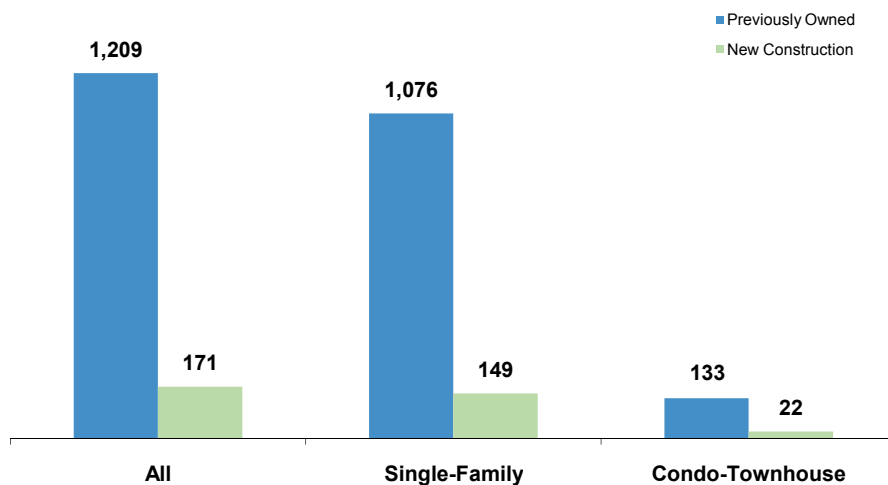


### Months Supply

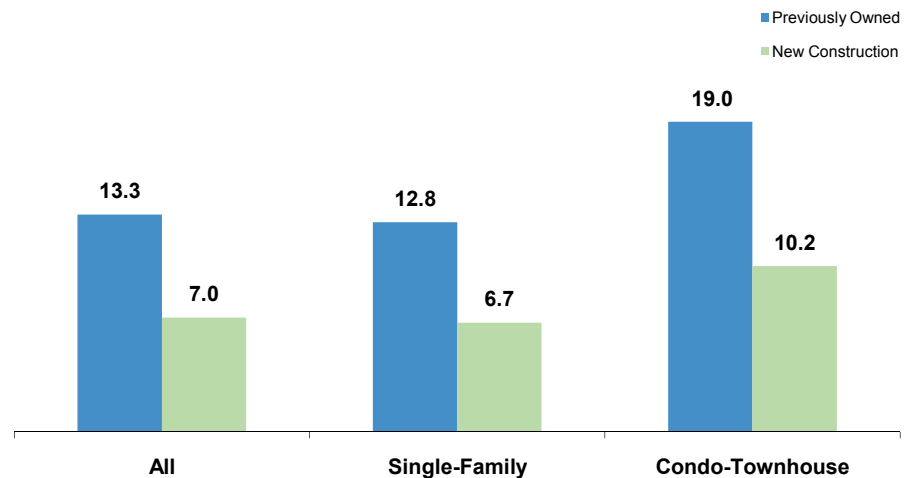


## \$300,000 to \$499,999

### Inventory



### Months Supply



# Housing Supply Outlook

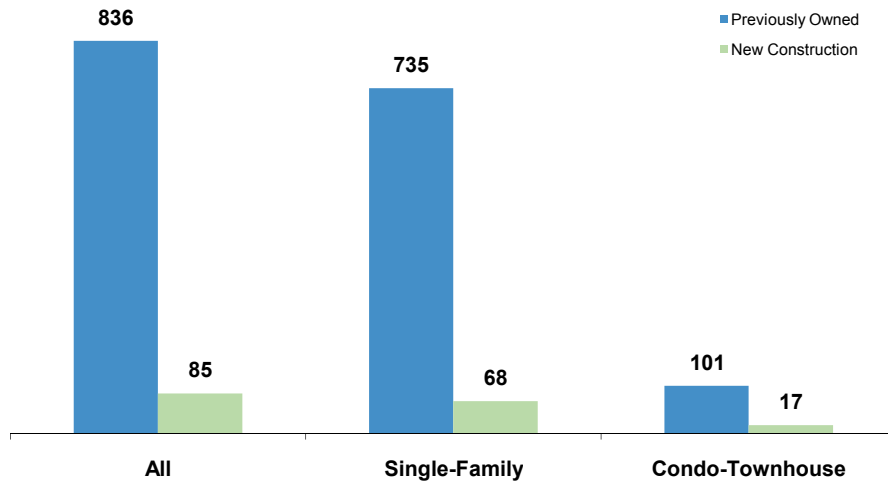
A Monthly Indicator from the Northeast Florida Association of REALTORS®



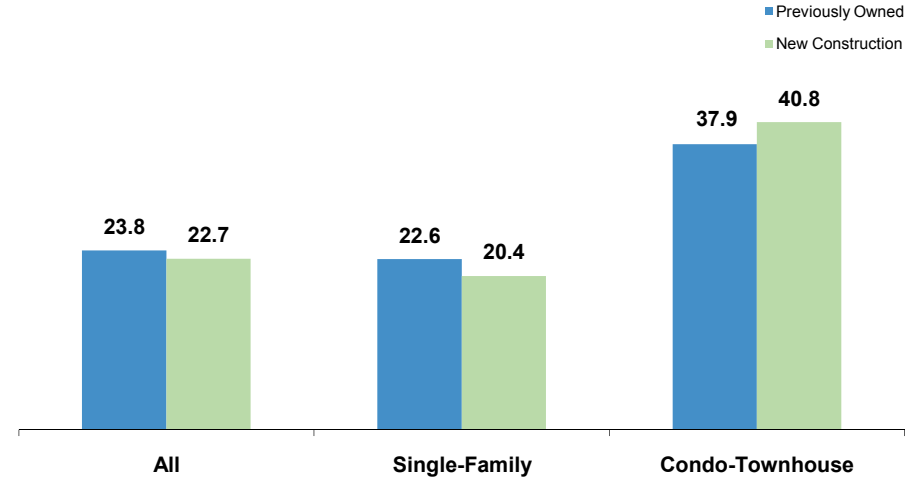
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## \$500,000 to \$999,999

### Inventory

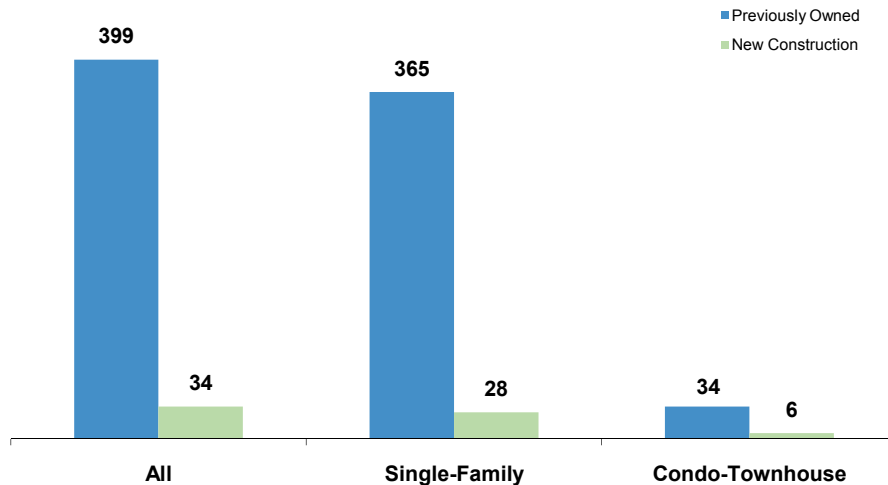


### Months Supply

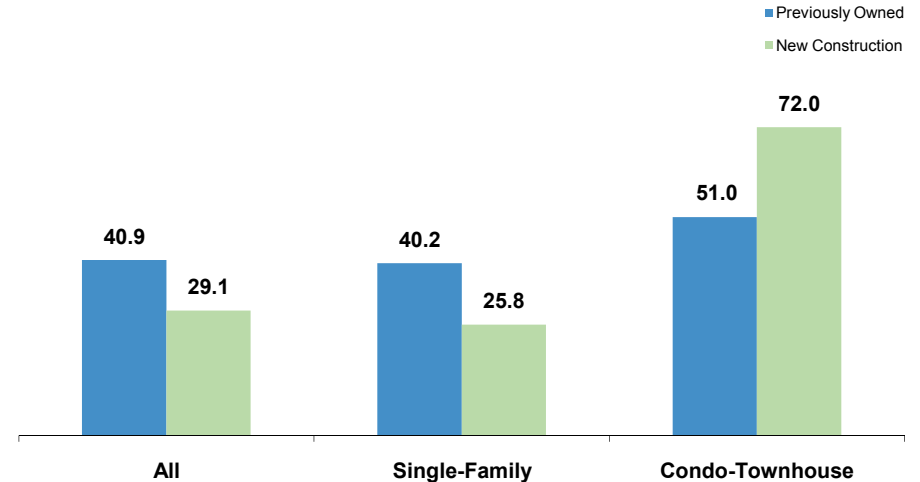


## \$1,000,000 and above

### Inventory



### Months Supply



# Market Overview

A Monthly Indicator from the Northeast Florida Association of REALTORS®



December 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>	Oct	2,331	2,950	- 21.0%	3,191	29,916	28,881
	Nov	1,981	2,364	- 16.2%	2,641	31,897	31,245	+ 2.1%	37,380
	<b>Dec</b>	<b>1,927</b>	<b>2,118</b>	<b>- 9.0%</b>	<b>2,284</b>	<b>33,824</b>	<b>33,363</b>	<b>+ 1.4%</b>	<b>39,664</b>
<b>Pending Sales</b>	Oct	1,208	1,467	- 17.7%	1,257	14,352	12,865	+ 11.6%	14,204
	Nov	1,348	1,142	+ 18.0%	1,142	15,700	14,007	+ 12.1%	15,346
	<b>Dec</b>	<b>1,340</b>	<b>1,104</b>	<b>+ 21.4%</b>	<b>1,108</b>	<b>17,040</b>	<b>15,111</b>	<b>+ 12.8%</b>	<b>16,454</b>
<b>Closed Sales</b>	Oct	1,112	1,411	- 21.2%	1,252	13,598	11,817	+ 15.1%	14,001
	Nov	1,085	1,327	- 18.2%	1,158	14,683	13,144	+ 11.7%	15,159
	<b>Dec</b>	<b>1,423</b>	<b>1,381</b>	<b>+ 3.0%</b>	<b>1,317</b>	<b>16,106</b>	<b>14,525</b>	<b>+ 10.9%</b>	<b>16,476</b>
<b>Days on Market Until Sale</b>	Oct	110	108	+ 2.3%	97	102	108	- 6.2%	93
	Nov	115	99	+ 15.5%	96	103	108	- 4.5%	93
	<b>Dec</b>	<b>115</b>	<b>107</b>	<b>+ 8.0%</b>	<b>102</b>	<b>104</b>	<b>107</b>	<b>- 3.4%</b>	<b>94</b>
<b>Median Sales Price</b>	Oct	\$138,750	\$145,000	- 4.3%	\$169,523	\$136,000	\$155,000	- 12.3%	\$173,860
	Nov	\$140,750	\$145,473	- 3.2%	\$164,910	\$136,500	\$153,990	- 11.4%	\$173,178
	<b>Dec</b>	<b>\$130,000</b>	<b>\$140,000</b>	<b>- 7.1%</b>	<b>\$163,398</b>	<b>\$135,500</b>	<b>\$152,000</b>	<b>- 10.9%</b>	<b>\$172,460</b>
<b>Average Sales Price</b>	Oct	\$169,447	\$177,494	- 4.5%	\$209,017	\$168,940	\$183,481	- 7.9%	\$217,894
	Nov	\$184,210	\$171,568	+ 7.4%	\$204,979	\$170,069	\$182,278	- 6.7%	\$216,933
	<b>Dec</b>	<b>\$171,053</b>	<b>\$169,934</b>	<b>+ 0.7%</b>	<b>\$205,774</b>	<b>\$170,156</b>	<b>\$181,104</b>	<b>- 6.0%</b>	<b>\$216,060</b>
<b>Total Active Listings Available</b>	Oct	15,696	15,934	- 1.5%					
	Nov	15,238	15,903	- 4.2%	--	--	--	--	--
	<b>Dec</b>	<b>14,529</b>	<b>15,812</b>	<b>- 8.1%</b>					
<b>Percent of Original List Price Received At Sale</b>	Oct	87.2%	89.3%	- 2.4%	90.1%	90.1%	87.7%	+ 2.7%	89.0%
	Nov	87.2%	90.3%	- 3.4%	90.0%	90.0%	88.0%	+ 2.3%	88.9%
	<b>Dec</b>	<b>86.1%</b>	<b>89.1%</b>	<b>- 3.3%</b>	<b>89.0%</b>	<b>89.0%</b>	<b>88.1%</b>	<b>+ 1.0%</b>	<b>88.6%</b>
<b>Housing Affordability Index</b>	Oct	192	174	+ 10.0%	147	188	163	+ 15.2%	
	Nov	191	177	+ 8.0%	152	188	165	+ 14.3%	--
	<b>Dec</b>	<b>201</b>	<b>177</b>	<b>+ 13.6%</b>	<b>153</b>	<b>189</b>	<b>166</b>	<b>+ 14.2%</b>	
<b>Months Supply of Inventory</b>	Oct	11.0	13.1	- 15.6%					
	Nov	10.4	12.7	- 18.4%	--	--	--	--	--
	<b>Dec</b>	<b>9.2</b>	<b>11.9</b>	<b>- 22.1%</b>					

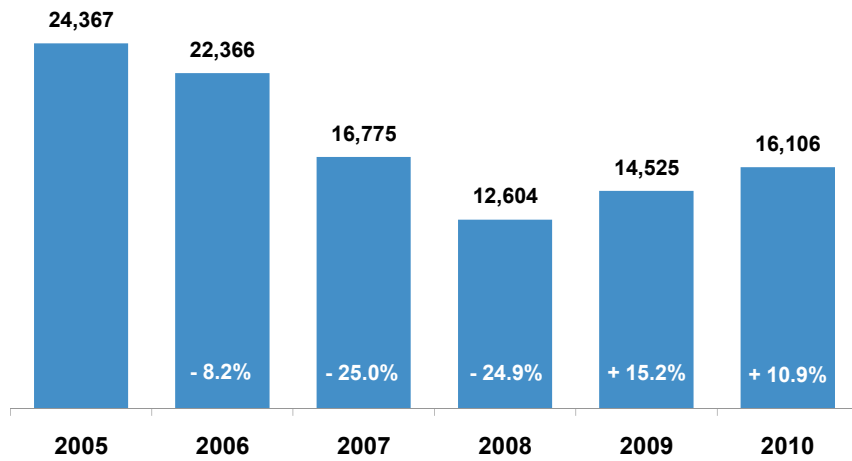
# Annual Review

A Monthly Indicator from the Northeast Florida Association of REALTORS®

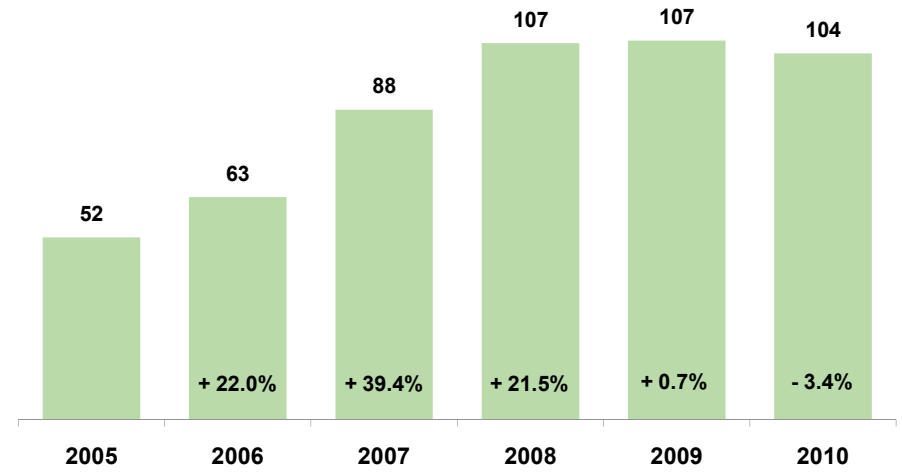


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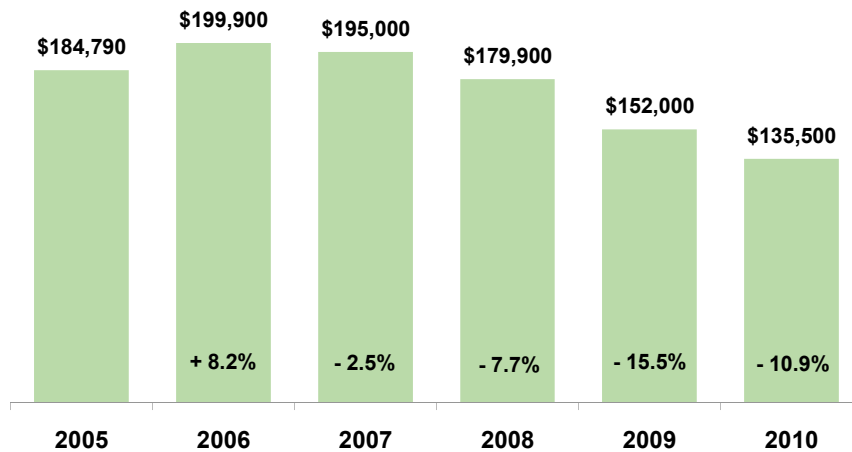
## Closed Sales



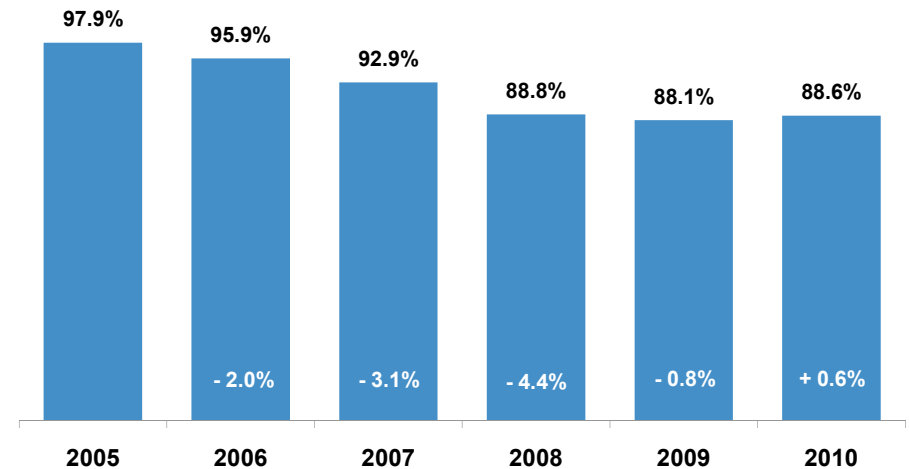
## Days on Market Until Sale



## Median Sales Price



## Percent of Original List Price Received at Sale



# Local Market Updates

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## Region 01 Southside/Mandarin/ Bartram

### December

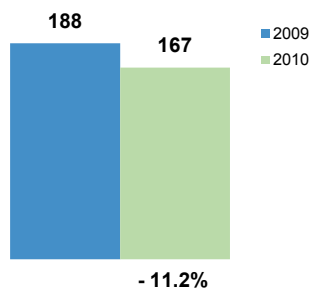
### Year to Date

Duval County, FL

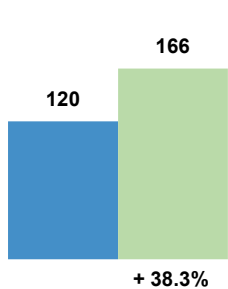
	2009	2010	Change	2009	2010	Change
New Listings	188	167	- 11.2%	2,887	3,190	+ 10.5%
Closed Sales	120	166	+ 38.3%	1,315	1,551	+ 17.9%
Median Sales Price*	\$175,001	\$146,000	- 16.6%	\$175,000	\$150,950	- 13.7%
Percent of Original List Price Received at Sale*	91.0%	88.0%	- 3.4%	89.1%	89.9%	+ 0.9%
Average Days on Market Until Sale	98	112	+ 14.3%	109	104	- 4.5%
Single-Family Detached Inventory	960	960	- 0.0%	--	--	--
Townhouse-Condo Inventory	251	167	- 33.5%	--	--	--

\*Does not account for seller concessions

Activity—Most Recent Month

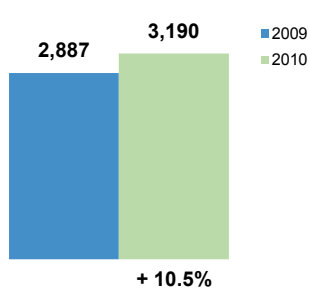


New Listings

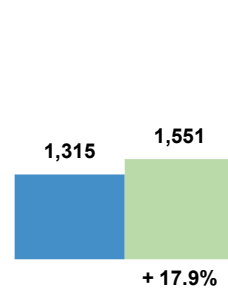


Closed Sales

Activity—Year to Date

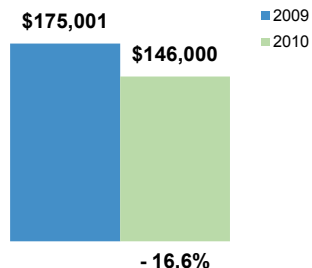


New Listings

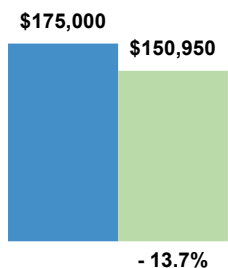


Closed Sales

Median Sales Price

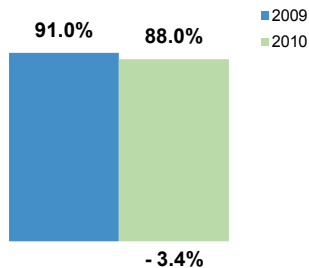


December

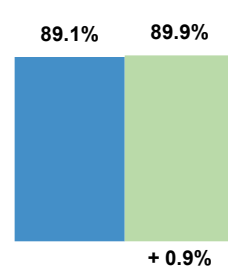


Year to Date

Percent of Original List Price Received at Sale

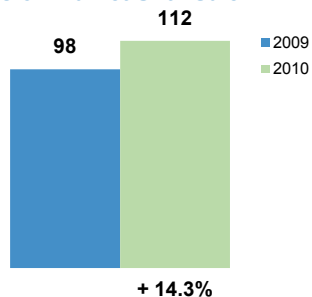


December

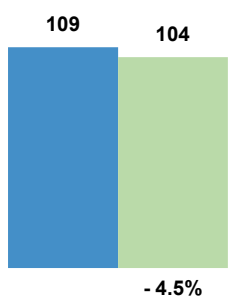


Year to Date

Days on Market Until Sale

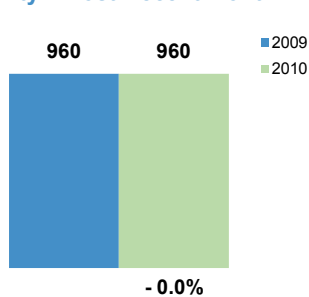


December

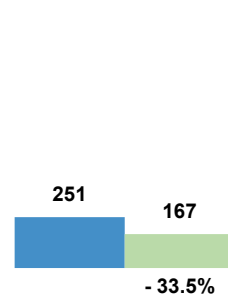


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached



# Local Market Updates

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## Region 02

### Southside

### December

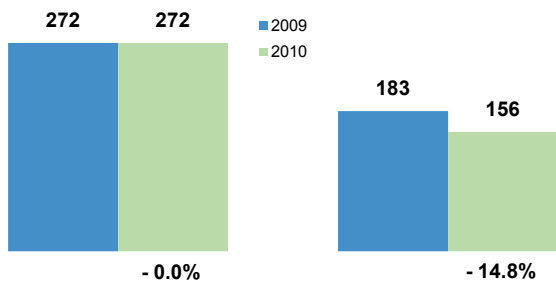
### Year to Date

Duval County, FL

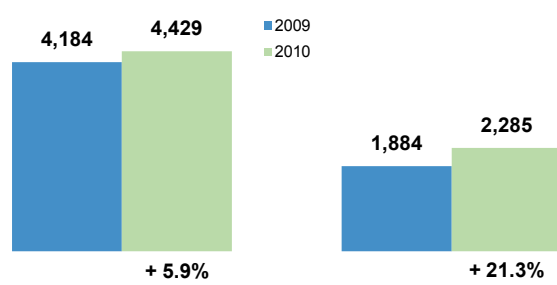
	2009	2010	Change	2009	2010	Change
New Listings	272	272	- 0.0%	4,184	4,429	+ 5.9%
Closed Sales	183	156	- 14.8%	1,884	2,285	+ 21.3%
Median Sales Price*	\$125,250	\$110,500	- 11.8%	\$148,970	\$126,700	- 14.9%
Percent of Original List Price Received at Sale*	87.9%	87.3%	- 0.6%	88.8%	89.5%	+ 0.8%
Average Days on Market Until Sale	100	109	+ 8.9%	99	97	- 2.1%
Single-Family Detached Inventory	1,185	1,056	- 10.9%	--	--	--
Townhouse-Condo Inventory	591	446	- 24.5%	--	--	--

\*Does not account for seller concessions

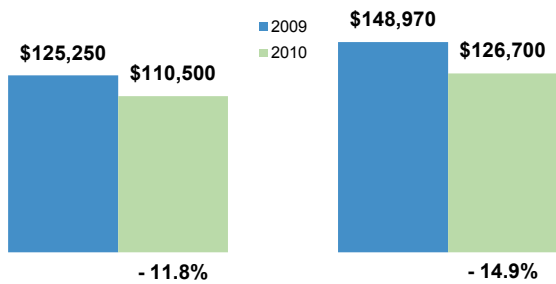
#### Activity—Most Recent Month



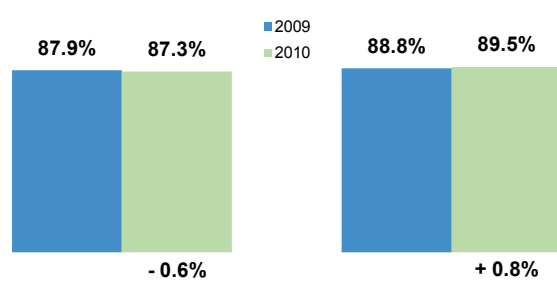
#### Activity—Year to Date



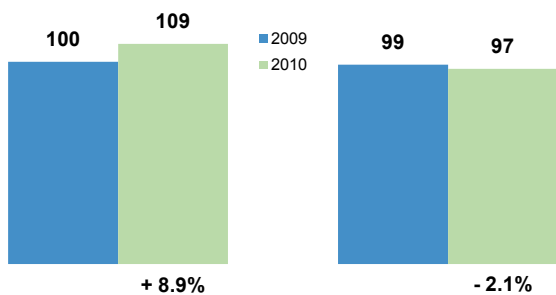
#### Median Sales Price



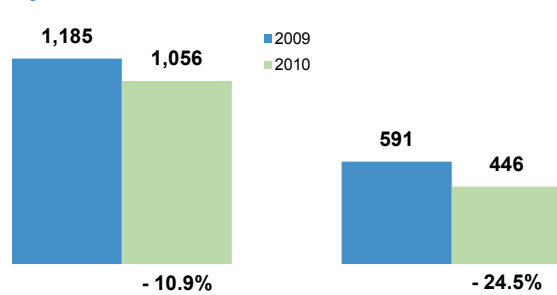
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 03

### Riverside/Avondale/ Ortega

Duval County, FL

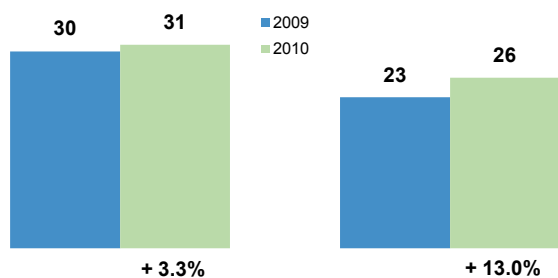
### December

### Year to Date

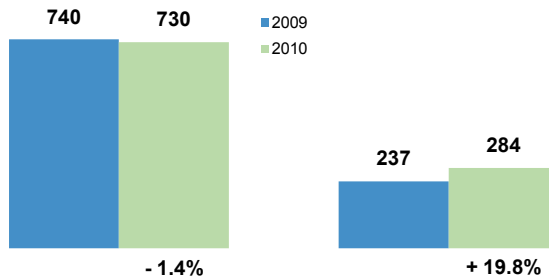
	2009	2010	Change	2009	2010	Change
New Listings	30	31	+ 3.3%	740	730	- 1.4%
Closed Sales	23	26	+ 13.0%	237	284	+ 19.8%
Median Sales Price*	\$182,250	\$216,000	+ 18.5%	\$185,000	\$189,000	+ 2.2%
Percent of Original List Price Received at Sale*	84.6%	82.1%	- 3.0%	85.3%	85.5%	+ 0.1%
Average Days on Market Until Sale	123	160	+ 29.2%	121	127	+ 5.0%
Single-Family Detached Inventory	297	261	- 12.1%	--	--	--
Townhouse-Condo Inventory	59	52	- 11.9%	--	--	--

\*Does not account for seller concessions

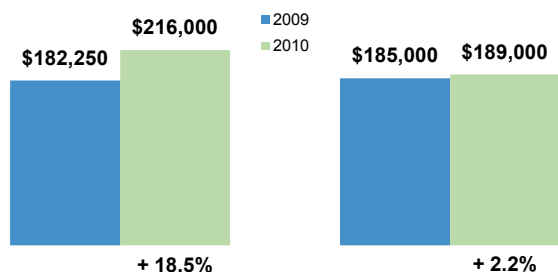
Activity—Most Recent Month



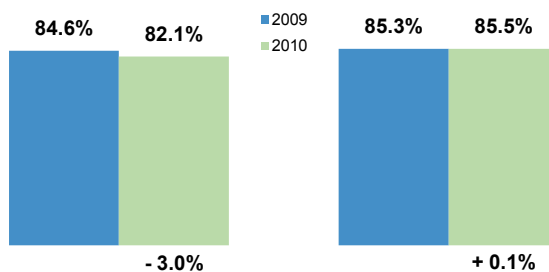
Activity—Year to Date



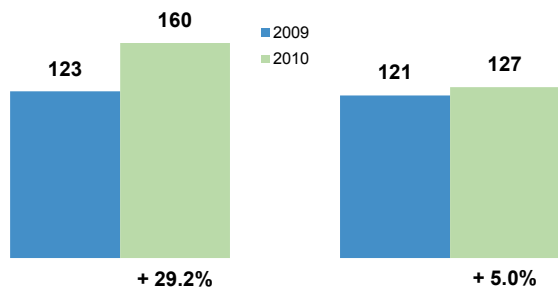
Median Sales Price



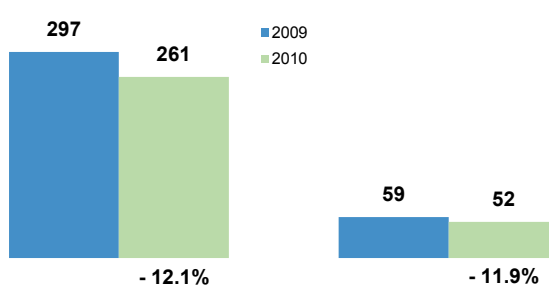
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates

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



## Region 04 Arlington/Fort Caroline

### December

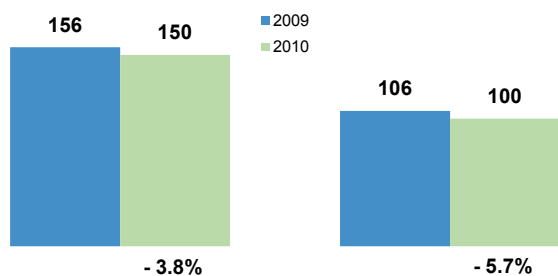
### Year to Date

Duval County, FL

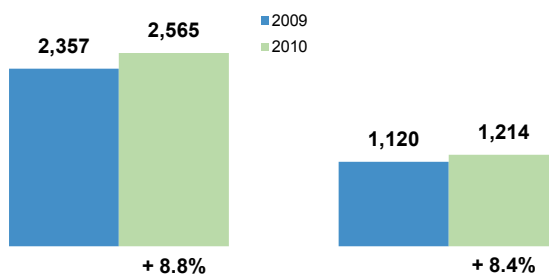
	2009	2010	Change	2009	2010	Change
New Listings	156	150	- 3.8%	2,357	2,565	+ 8.8%
Closed Sales	106	100	- 5.7%	1,120	1,214	+ 8.4%
Median Sales Price*	\$127,800	\$112,000	- 12.4%	\$138,000	\$119,500	- 13.4%
Percent of Original List Price Received at Sale*	91.6%	84.1%	- 8.2%	89.0%	88.8%	- 0.2%
Average Days on Market Until Sale	87	114	+ 30.4%	98	92	- 6.2%
Single-Family Detached Inventory	889	847	- 4.7%	--	--	--
Townhouse-Condo Inventory	110	59	- 46.4%	--	--	--

\*Does not account for seller concessions

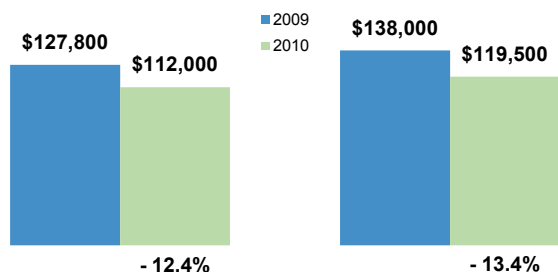
#### Activity—Most Recent Month



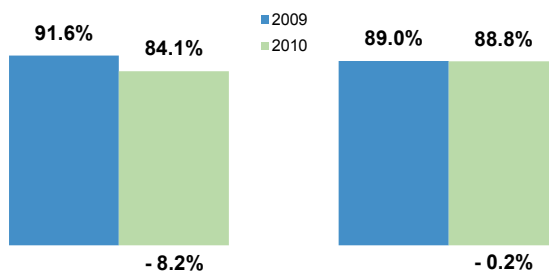
#### Activity—Year to Date



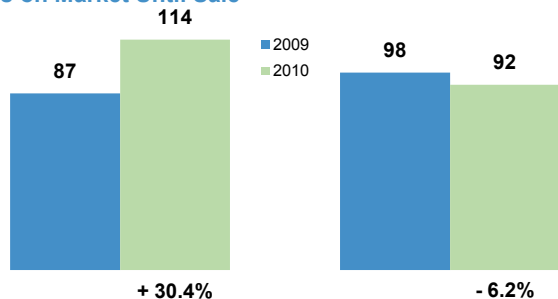
#### Median Sales Price



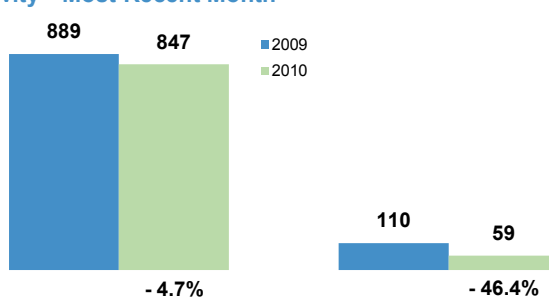
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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## Region 05

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

### December

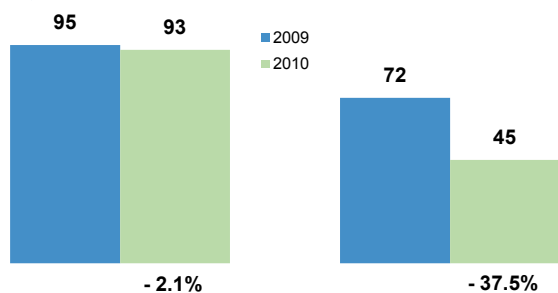
### Year to Date

Duval County, FL

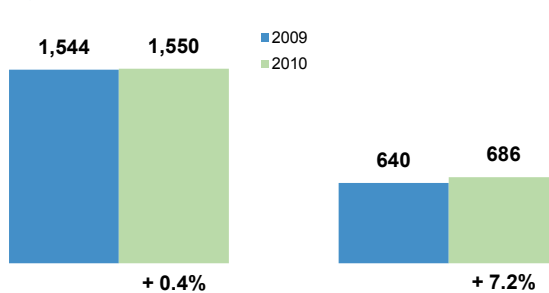
	2009	2010	Change	2009	2010	Change
New Listings	95	93	- 2.1%	1,544	1,550	+ 0.4%
Closed Sales	72	45	- 37.5%	640	686	+ 7.2%
Median Sales Price*	\$78,000	\$43,150	- 44.7%	\$85,000	\$59,400	- 30.1%
Percent of Original List Price Received at Sale*	87.6%	83.5%	- 4.7%	85.7%	87.9%	+ 2.5%
Average Days on Market Until Sale	86	117	+ 35.4%	94	87	- 7.4%
Single-Family Detached Inventory	548	487	- 11.1%	--	--	--
Townhouse-Condo Inventory	46	34	- 26.1%	--	--	--

\*Does not account for seller concessions

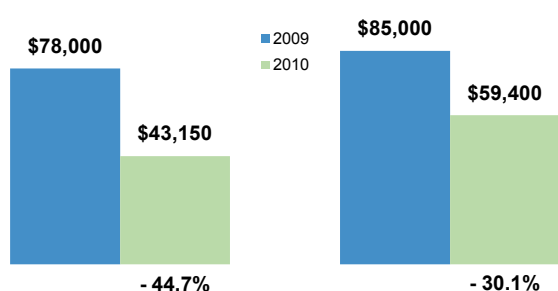
#### Activity—Most Recent Month



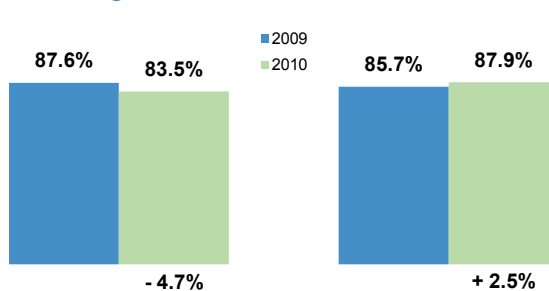
#### Activity—Year to Date



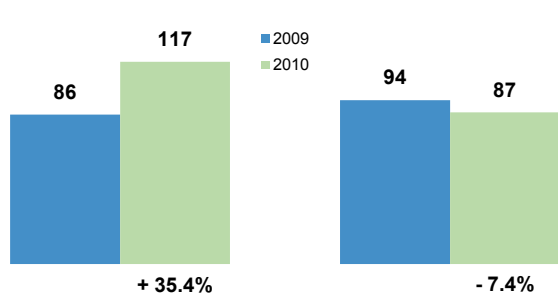
#### Median Sales Price



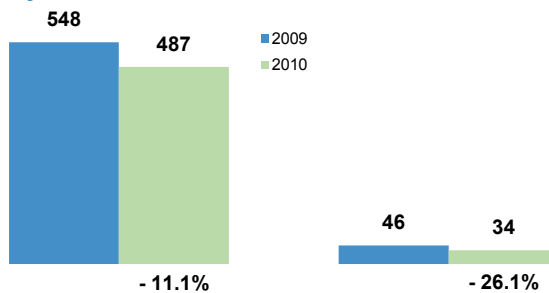
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates



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## Region 06

### West Jacksonville

### December

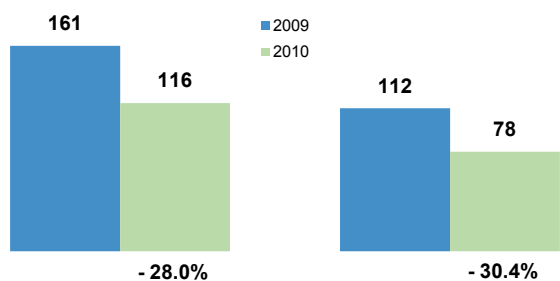
### Year to Date

Duval County, FL

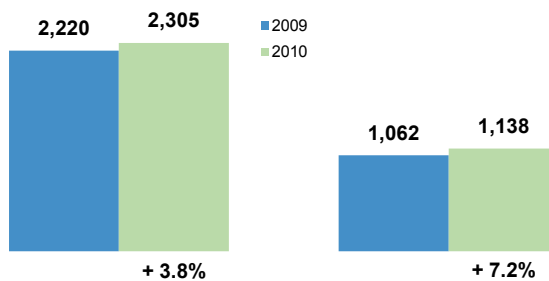
	2009	2010	Change	2009	2010	Change
New Listings	161	116	- 28.0%	2,220	2,305	+ 3.8%
Closed Sales	112	78	- 30.4%	1,062	1,138	+ 7.2%
Median Sales Price*	\$109,950	\$101,500	- 7.7%	\$120,000	\$102,900	- 14.3%
Percent of Original List Price Received at Sale*	92.1%	87.9%	- 4.5%	89.5%	90.7%	+ 1.3%
Average Days on Market Until Sale	87	82	- 5.2%	100	88	- 11.4%
Single-Family Detached Inventory	872	748	- 14.2%	--	--	--
Townhouse-Condo Inventory	38	22	- 42.1%	--	--	--

\*Does not account for seller concessions

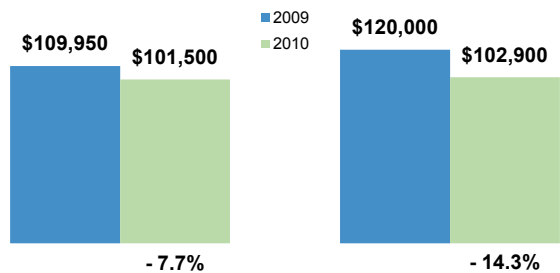
#### Activity—Most Recent Month



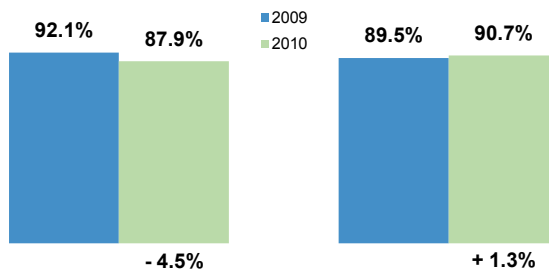
#### Activity—Year to Date



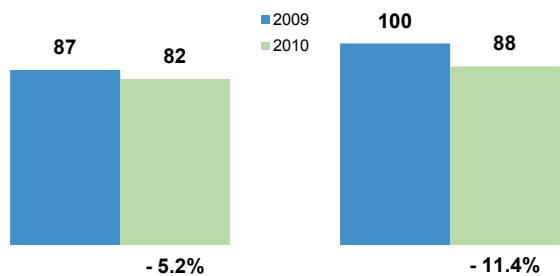
#### Median Sales Price



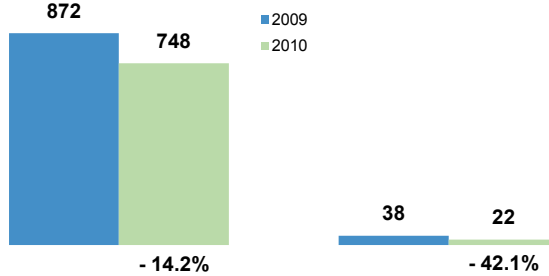
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 07

Springfield/Downtown/Paxon/Trout  
River South

December

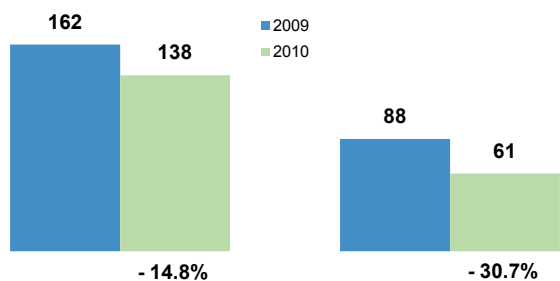
Year to Date

Duval County, FL

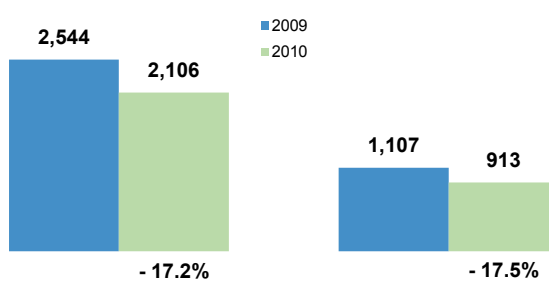
	2009	2010	Change	2009	2010	Change
New Listings	162	138	- 14.8%	2,544	2,106	- 17.2%
Closed Sales	88	61	- 30.7%	1,107	913	- 17.5%
Median Sales Price*	\$20,275	\$17,000	- 16.2%	\$21,000	\$19,000	- 9.5%
Percent of Original List Price Received at Sale*	88.9%	85.2%	- 4.2%	84.2%	86.6%	+ 2.8%
Average Days on Market Until Sale	75	102	+ 36.3%	86	78	- 9.7%
Single-Family Detached Inventory	916	693	- 24.3%	--	--	--
Townhouse-Condo Inventory	64	28	- 56.3%	--	--	--

\*Does not account for seller concessions

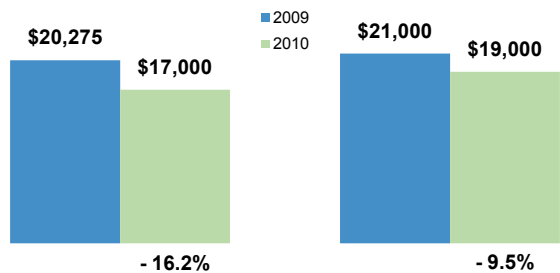
Activity—Most Recent Month



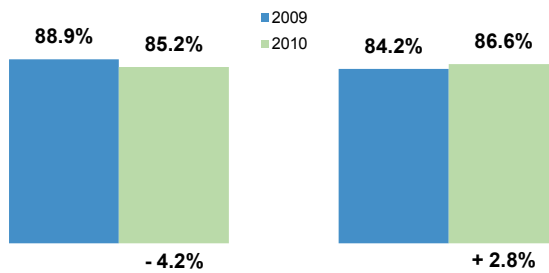
Activity—Year to Date



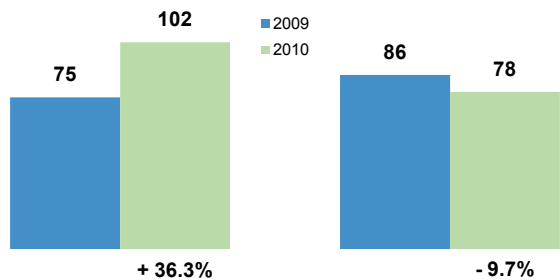
Median Sales Price



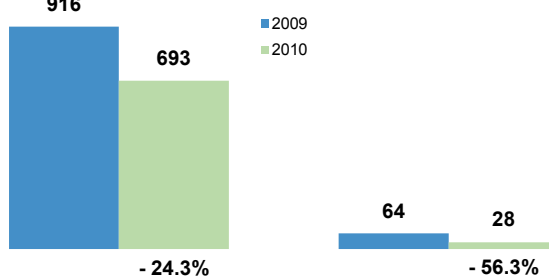
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates



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

## Region 08

Marietta/Whitehouse/Baldwin/Garden  
St/Dinsmore

December

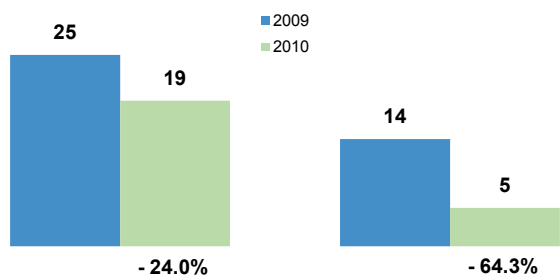
Year to Date

Duval County, FL

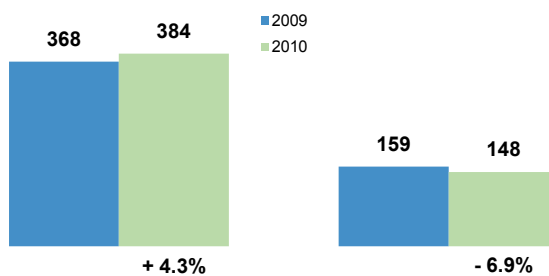
	2009	2010	Change	2009	2010	Change
New Listings	25	19	- 24.0%	368	384	+ 4.3%
Closed Sales	14	5	- 64.3%	159	148	- 6.9%
Median Sales Price*	\$114,950	\$107,000	- 6.9%	\$139,900	\$119,000	- 14.9%
Percent of Original List Price Received at Sale*	81.6%	82.8%	+ 1.5%	87.1%	87.3%	+ 0.2%
Average Days on Market Until Sale	122	113	- 7.7%	106	94	- 11.6%
Single-Family Detached Inventory	165	147	- 10.9%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

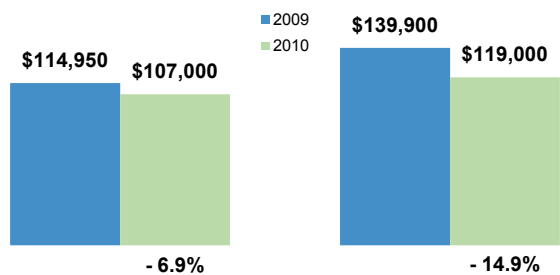
Activity—Most Recent Month



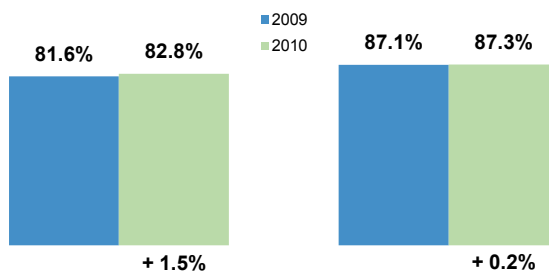
Activity—Year to Date



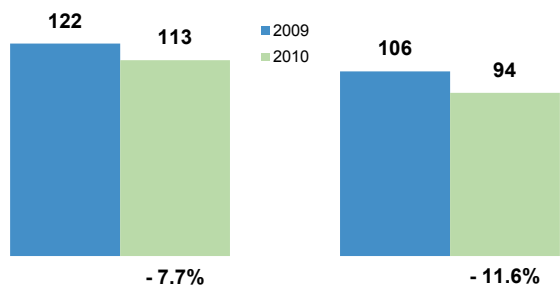
Median Sales Price



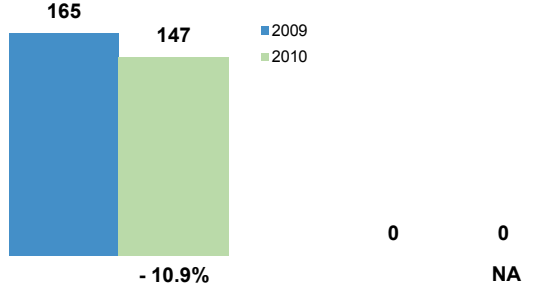
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates

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



## Region 09

### Jacksonville – North

### December

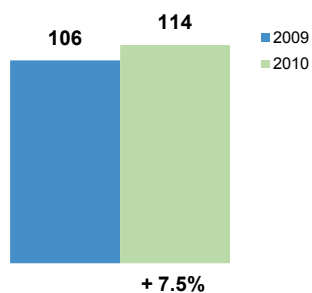
### Year to Date

Duval County, FL

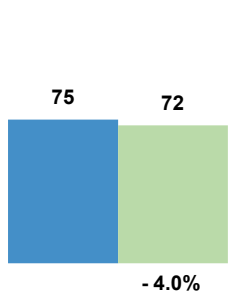
	2009	2010	Change	2009	2010	Change
New Listings	106	114	+ 7.5%	1,759	1,775	+ 0.9%
Closed Sales	75	72	- 4.0%	856	876	+ 2.3%
Median Sales Price*	\$150,000	\$148,500	- 1.0%	\$155,000	\$143,998	- 7.1%
Percent of Original List Price Received at Sale*	89.3%	87.4%	- 2.1%	89.3%	89.8%	+ 0.6%
Average Days on Market Until Sale	126	117	- 7.4%	108	107	- 1.2%
Single-Family Detached Inventory	759	653	- 14.0%	--	--	--
Townhouse-Condo Inventory	1	2	+ 100.0%	--	--	--

\*Does not account for seller concessions

#### Activity—Most Recent Month

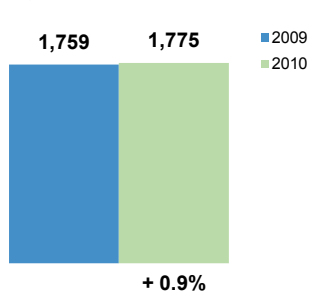


New Listings

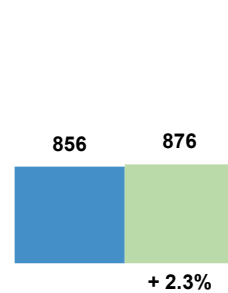


Closed Sales

#### Activity—Year to Date

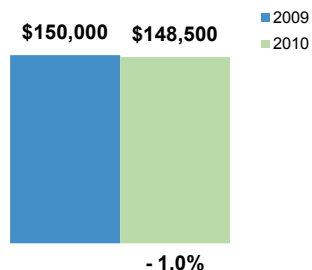


New Listings

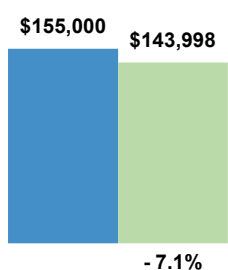


Closed Sales

#### Median Sales Price

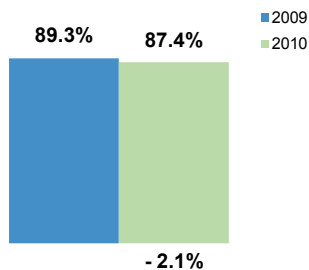


December

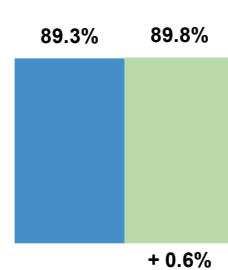


Year to Date

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

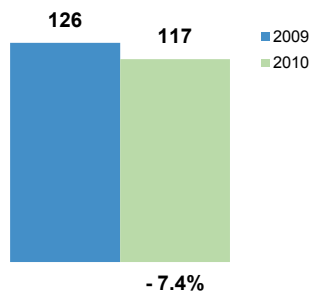


December

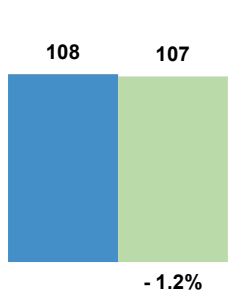


Year to Date

#### Days on Market Until Sale

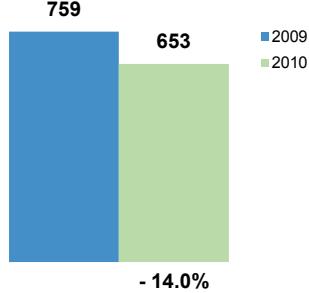


December

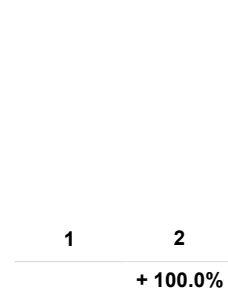


Year to Date

#### 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 12

### Fleming Island Area

### December

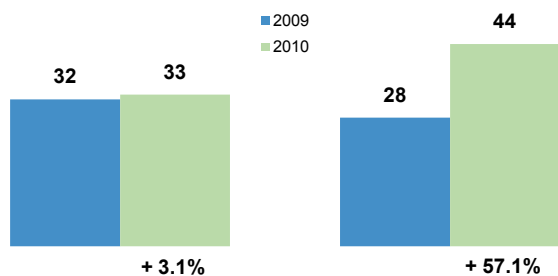
### Year to Date

Clay County, FL

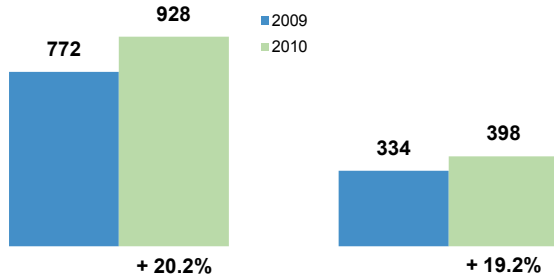
	2009	2010	Change	2009	2010	Change
New Listings	32	33	+ 3.1%	772	928	+ 20.2%
Closed Sales	28	44	+ 57.1%	334	398	+ 19.2%
Median Sales Price*	\$234,250	\$165,000	- 29.6%	\$222,500	\$193,941	- 12.8%
Percent of Original List Price Received at Sale*	90.4%	91.5%	+ 1.2%	89.8%	90.6%	+ 0.9%
Average Days on Market Until Sale	101	96	- 5.2%	111	103	- 7.6%
Single-Family Detached Inventory	251	276	+ 10.0%	--	--	--
Townhouse-Condo Inventory	27	18	- 33.3%	--	--	--

\*Does not account for seller concessions

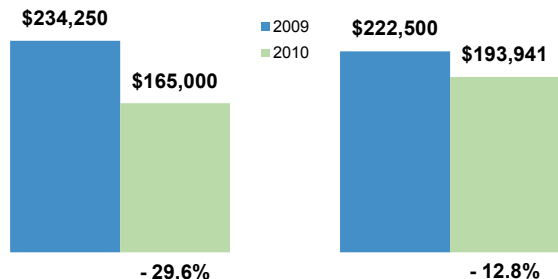
#### Activity—Most Recent Month



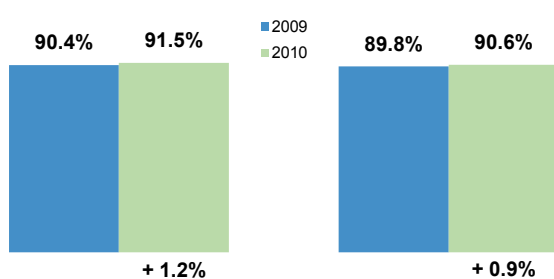
#### Activity—Year to Date



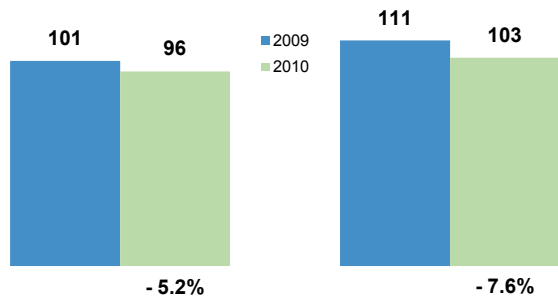
#### Median Sales Price



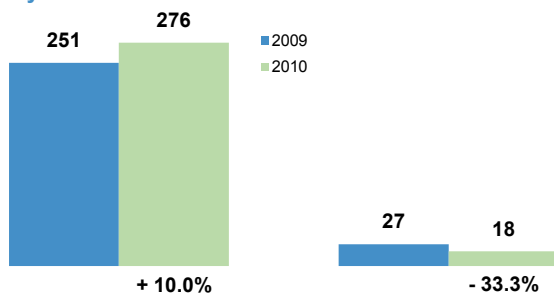
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 13

### Orange Park

### December

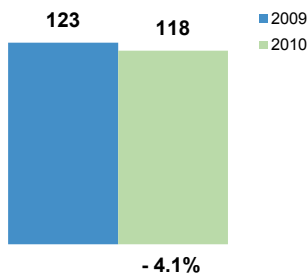
### Year to Date

Clay County, FL

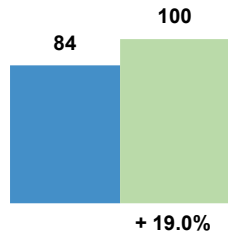
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	123	118	- 4.1%	2,054	2,015	- 1.9%
<b>Closed Sales</b>	84	100	+ 19.0%	1,000	1,036	+ 3.6%
<b>Median Sales Price*</b>	\$145,000	\$109,900	- 24.2%	\$154,000	\$134,500	- 12.7%
<b>Percent of Original List Price Received at Sale*</b>	90.1%	87.2%	- 3.2%	89.9%	89.2%	- 0.8%
<b>Average Days on Market Until Sale</b>	103	90	- 13.2%	100	95	- 5.3%
<b>Single-Family Detached Inventory</b>	741	604	- 18.5%	--	--	--
<b>Townhouse-Condo Inventory</b>	60	48	- 20.0%	--	--	--

\*Does not account for seller concessions

#### Activity—Most Recent Month

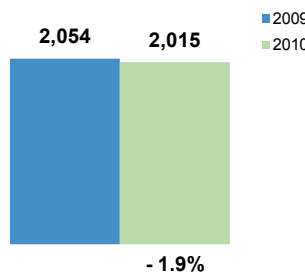


New Listings

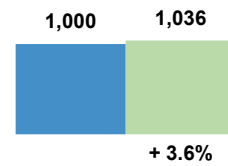


Closed Sales

#### Activity—Year to Date

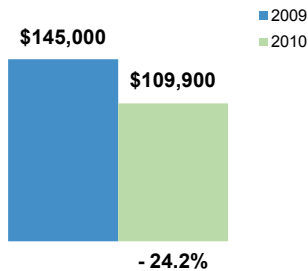


New Listings

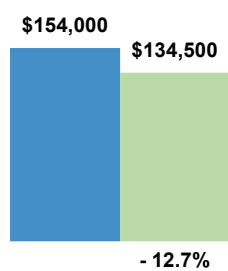


Closed Sales

#### Median Sales Price

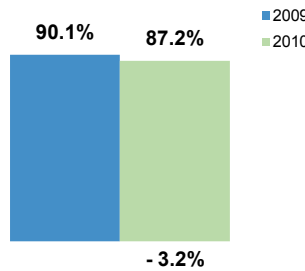


December

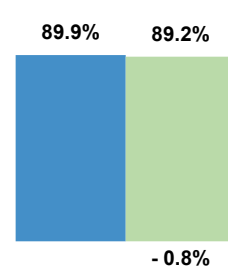


Year to Date

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

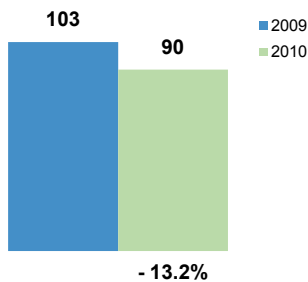


December

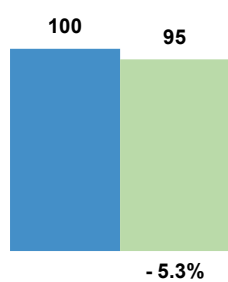


Year to Date

#### Days on Market Until Sale

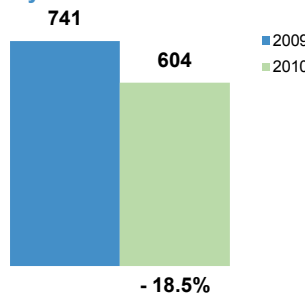


December

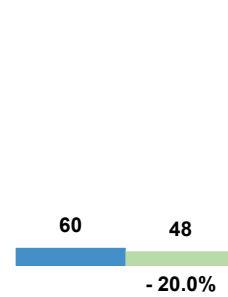


Year to Date

#### Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

# Local Market Updates

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## Region 14

### Middleburg Vicinity

### December

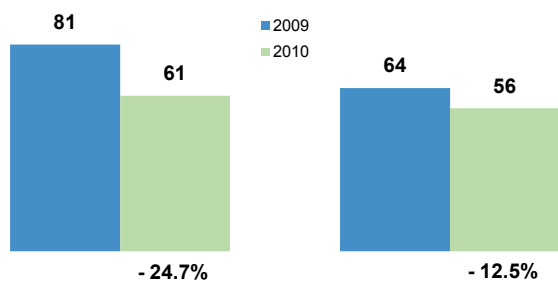
### Year to Date

Clay County, FL

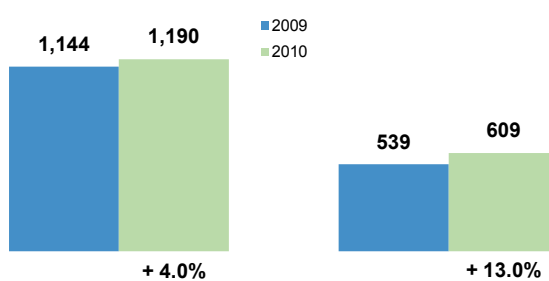
	2009	2010	Change	2009	2010	Change
New Listings	81	61	- 24.7%	1,144	1,190	+ 4.0%
Closed Sales	64	56	- 12.5%	539	609	+ 13.0%
Median Sales Price*	\$145,000	\$101,225	- 30.2%	\$154,450	\$130,000	- 15.8%
Percent of Original List Price Received at Sale*	91.6%	86.0%	- 6.1%	90.9%	90.2%	- 0.8%
Average Days on Market Until Sale	101	94	- 6.4%	100	90	- 10.2%
Single-Family Detached Inventory	465	389	- 16.3%	--	--	--
Townhouse-Condo Inventory	5	3	- 40.0%	--	--	--

\*Does not account for seller concessions

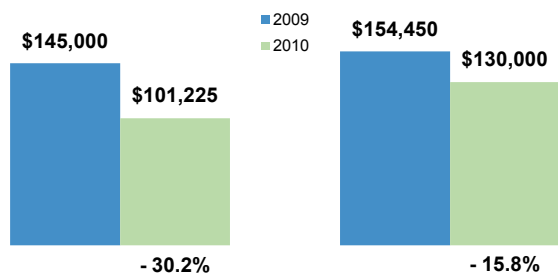
#### Activity—Most Recent Month



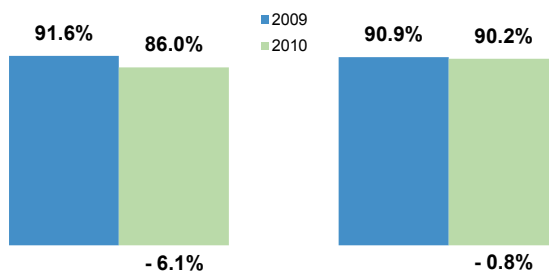
#### Activity—Year to Date



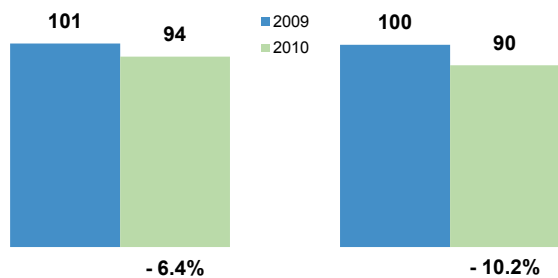
#### Median Sales Price



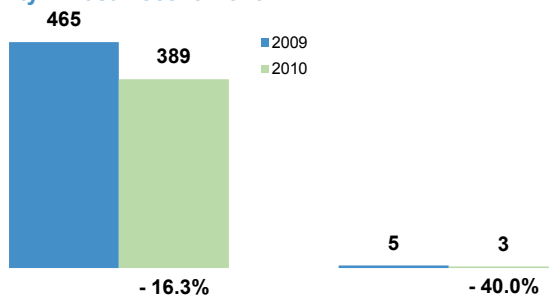
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates



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

## Region 15 Keystone Heights Vicinity

### December

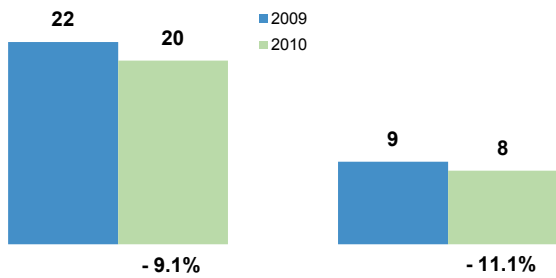
### Year to Date

Clay County, FL

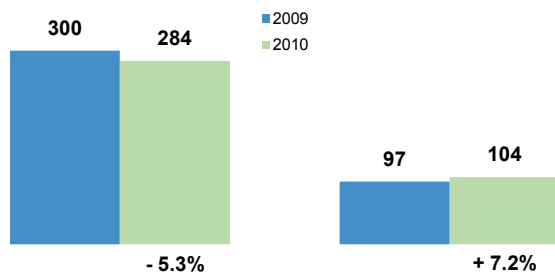
	2009	2010	Change	2009	2010	Change
New Listings	22	20	- 9.1%	300	284	- 5.3%
Closed Sales	9	8	- 11.1%	97	104	+ 7.2%
Median Sales Price*	\$73,000	\$130,000	+ 78.1%	\$101,125	\$74,900	- 25.9%
Percent of Original List Price Received at Sale*	90.1%	88.1%	- 2.2%	85.9%	83.5%	- 2.8%
Average Days on Market Until Sale	68	124	+ 82.9%	129	141	+ 10.0%
Single-Family Detached Inventory	201	174	- 13.4%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

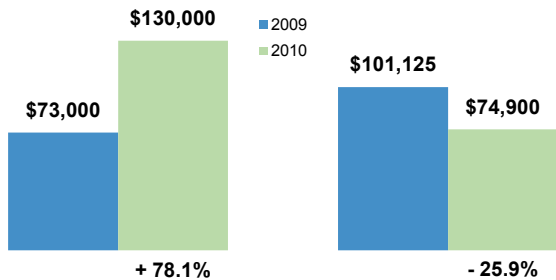
Activity—Most Recent Month



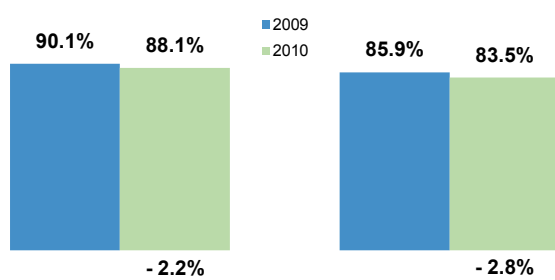
Activity—Year to Date



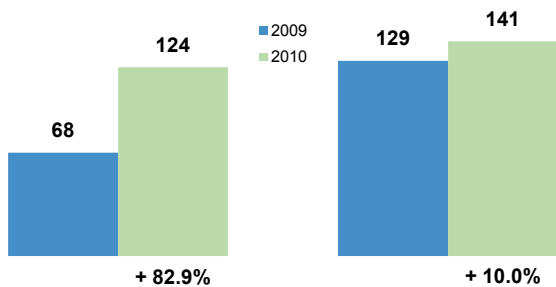
Median Sales Price



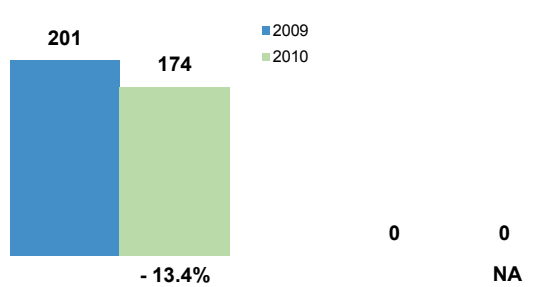
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates

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## Region 16

### Green Cove Springs

### December

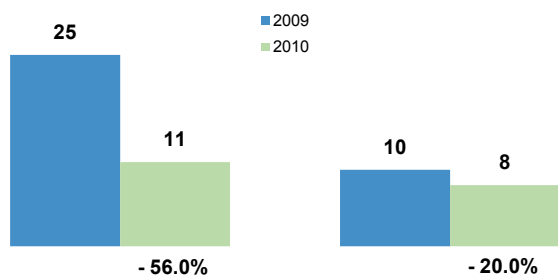
### Year to Date

Clay County, FL

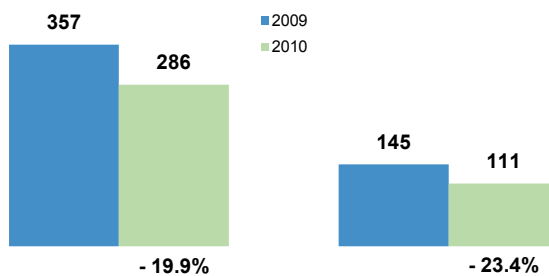
	2009	2010	Change	2009	2010	Change
New Listings	25	11	- 56.0%	357	286	- 19.9%
Closed Sales	10	8	- 20.0%	145	111	- 23.4%
Median Sales Price*	\$142,500	\$113,250	- 20.5%	\$179,000	\$153,000	- 14.5%
Percent of Original List Price Received at Sale*	89.9%	84.2%	- 6.4%	88.0%	87.0%	- 1.1%
Average Days on Market Until Sale	121	163	+ 34.2%	128	123	- 4.2%
Single-Family Detached Inventory	181	118	- 34.8%	--	--	--
Townhouse-Condo Inventory	6	6	- 0.0%	--	--	--

\*Does not account for seller concessions

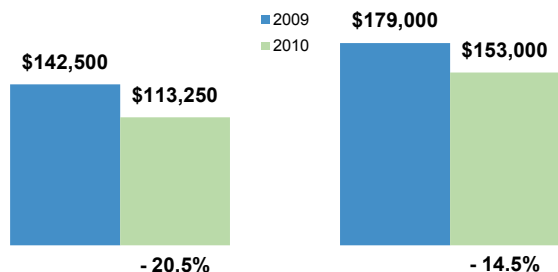
#### Activity—Most Recent Month



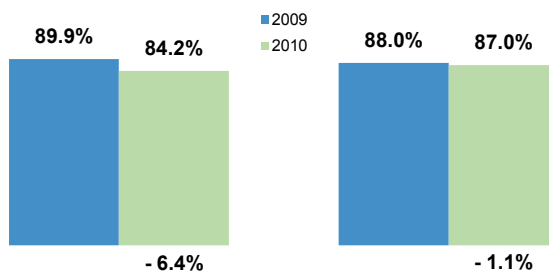
#### Activity—Year to Date



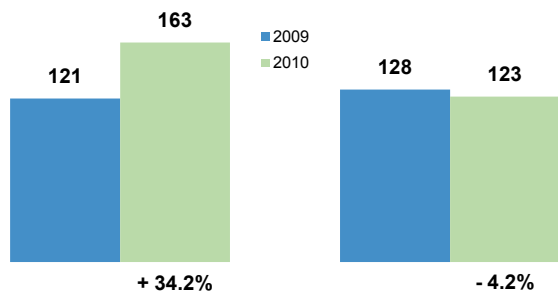
#### Median Sales Price



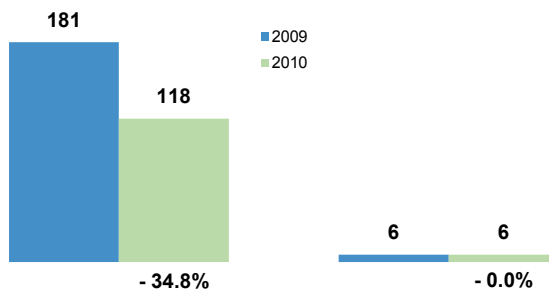
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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## Region 21

### Jacksonville Bch

### December

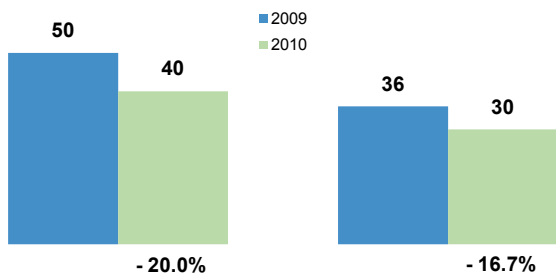
### Year to Date

Duval County, FL

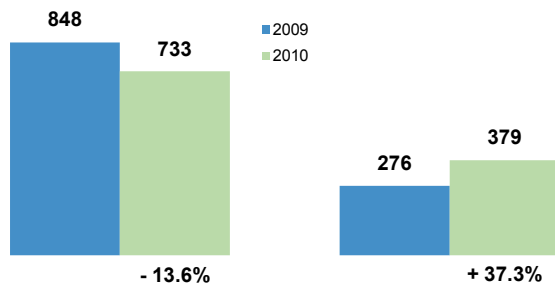
	2009	2010	Change	2009	2010	Change
New Listings	50	40	- 20.0%	848	733	- 13.6%
Closed Sales	36	30	- 16.7%	276	379	+ 37.3%
Median Sales Price*	\$220,000	\$155,500	- 29.3%	\$255,000	\$216,000	- 15.3%
Percent of Original List Price Received at Sale*	83.8%	80.5%	- 4.0%	85.0%	88.0%	+ 3.5%
Average Days on Market Until Sale	130	215	+ 65.8%	131	136	+ 3.4%
Single-Family Detached Inventory	209	156	- 25.4%	--	--	--
Townhouse-Condo Inventory	271	155	- 42.8%	--	--	--

\*Does not account for seller concessions

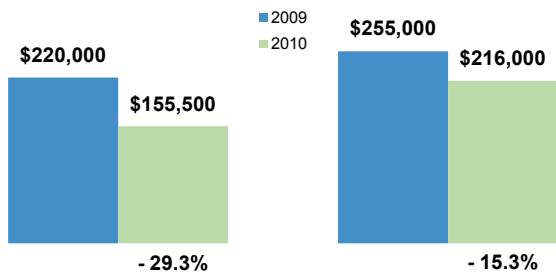
#### Activity—Most Recent Month



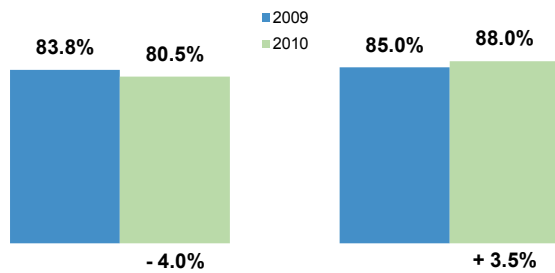
#### Activity—Year to Date



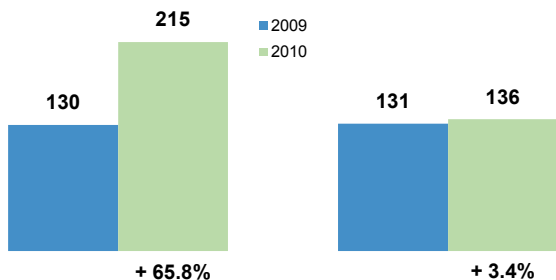
#### Median Sales Price



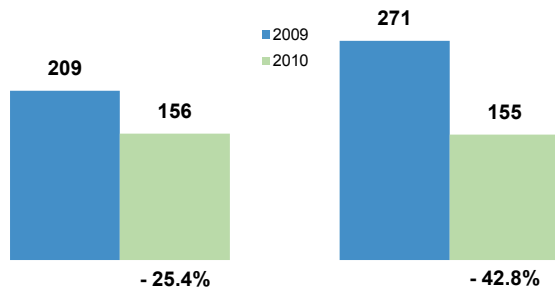
#### Percent of Original List Price Received at Sale



#### 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

### December

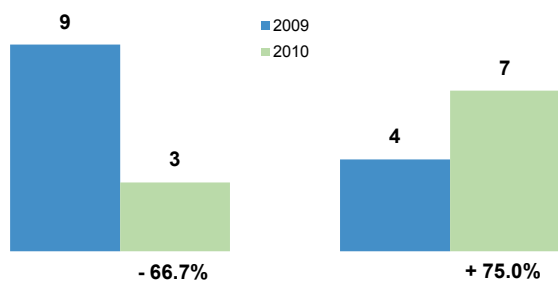
### Year to Date

Duval County, FL

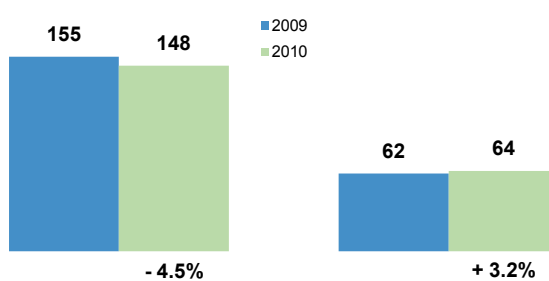
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	9	3	- 66.7%	155	148	- 4.5%
<b>Closed Sales</b>	4	7	+ 75.0%	62	64	+ 3.2%
<b>Median Sales Price*</b>	\$240,050	<b>\$385,000</b>	+ 60.4%	\$290,000	<b>\$250,750</b>	- 13.5%
<b>Percent of Original List Price Received at Sale*</b>	85.8%	<b>81.4%</b>	- 5.1%	87.7%	<b>87.1%</b>	- 0.8%
<b>Average Days on Market Until Sale</b>	61	<b>237</b>	+ 286.9%	102	<b>108</b>	+ 5.8%
<b>Single-Family Detached Inventory</b>	73	<b>64</b>	- 12.3%	--	--	--
<b>Townhouse-Condo Inventory</b>	1	<b>1</b>	- 0.0%	--	--	--

\*Does not account for seller concessions

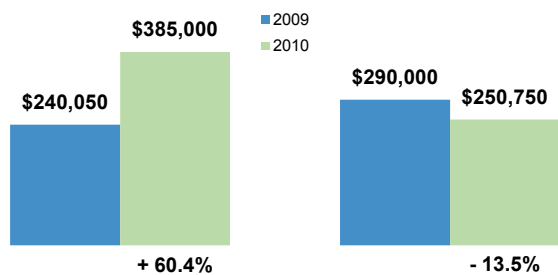
#### Activity—Most Recent Month



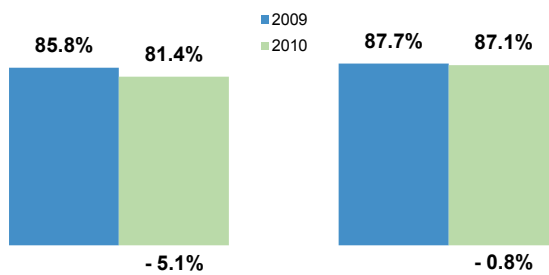
#### Activity—Year to Date



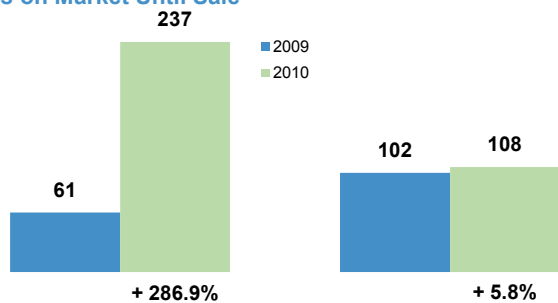
#### Median Sales Price



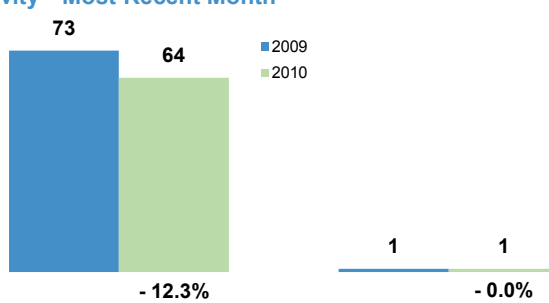
#### Percent of Original List Price Received at Sale



#### 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

### December

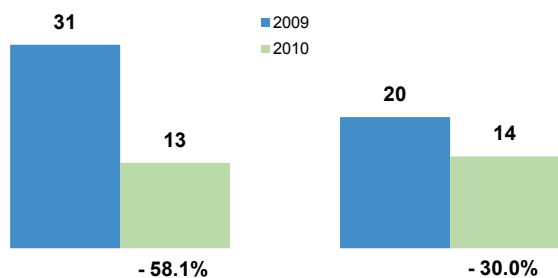
### Year to Date

Duval County, FL

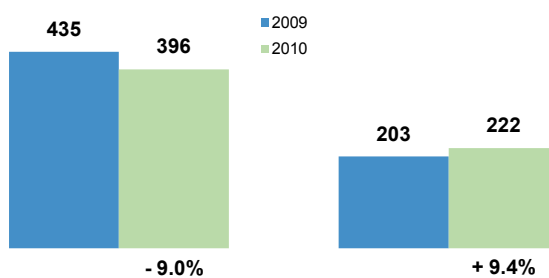
	2009	2010	Change	2009	2010	Change
New Listings	31	13	- 58.1%	435	396	- 9.0%
Closed Sales	20	14	- 30.0%	203	222	+ 9.4%
Median Sales Price*	\$145,000	\$232,500	+ 60.3%	\$197,500	\$168,200	- 14.8%
Percent of Original List Price Received at Sale*	90.1%	80.3%	- 10.8%	86.1%	86.2%	+ 0.2%
Average Days on Market Until Sale	66	147	+ 123.4%	114	131	+ 15.2%
Single-Family Detached Inventory	168	115	- 31.5%	--	--	--
Townhouse-Condo Inventory	28	25	- 10.7%	--	--	--

\*Does not account for seller concessions

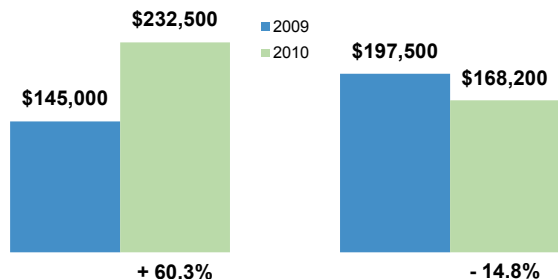
#### Activity—Most Recent Month



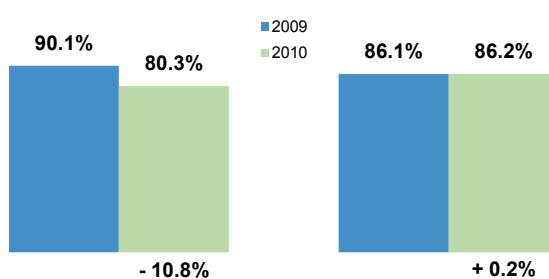
#### Activity—Year to Date



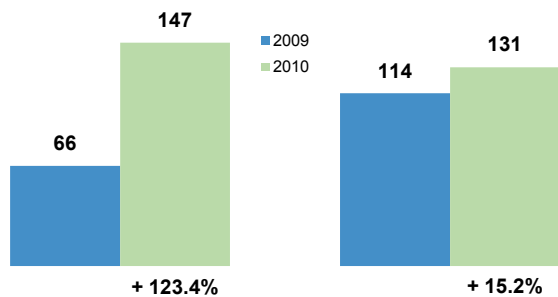
#### Median Sales Price



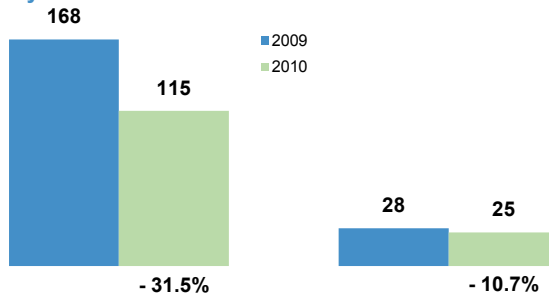
#### Percent of Original List Price Received at Sale



#### 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

### December

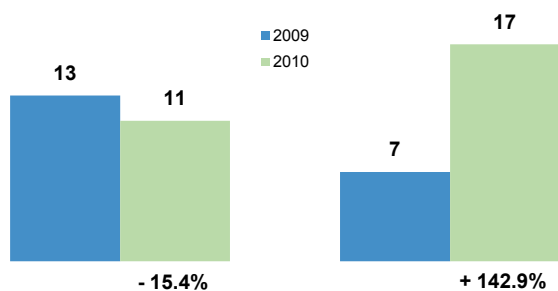
### Year to Date

St. John's County, FL

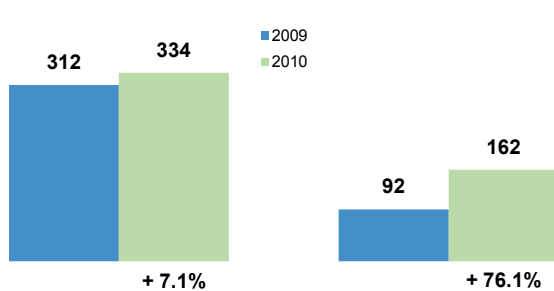
	2009	2010	Change	2009	2010	Change
New Listings	13	11	- 15.4%	312	334	+ 7.1%
Closed Sales	7	17	+ 142.9%	92	162	+ 76.1%
Median Sales Price*	\$567,450	\$387,500	- 31.7%	\$310,000	\$449,500	+ 45.0%
Percent of Original List Price Received at Sale*	72.9%	82.2%	+ 12.7%	83.8%	83.6%	- 0.2%
Average Days on Market Until Sale	335	213	- 36.3%	148	158	+ 6.7%
Single-Family Detached Inventory	140	120	- 14.3%	--	--	--
Townhouse-Condo Inventory	33	26	- 21.2%	--	--	--

\*Does not account for seller concessions

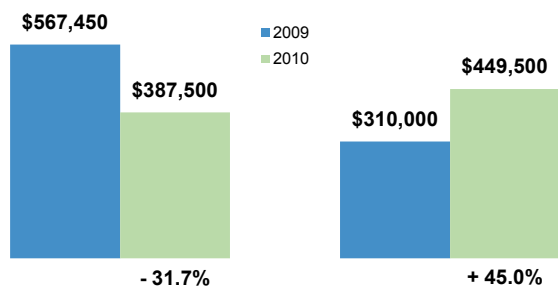
Activity—Most Recent Month



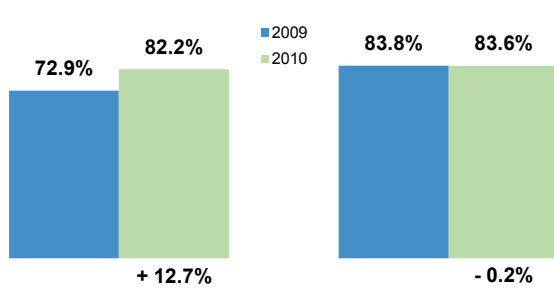
Activity—Year to Date



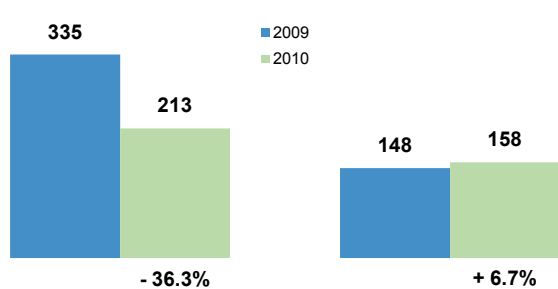
Median Sales Price



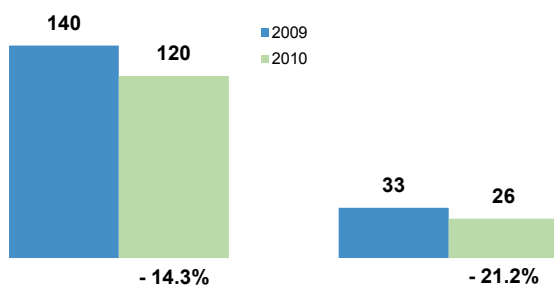
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates



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## Region 26

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

December

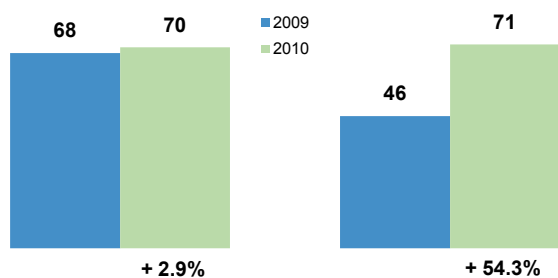
Year to Date

St. John's County, FL

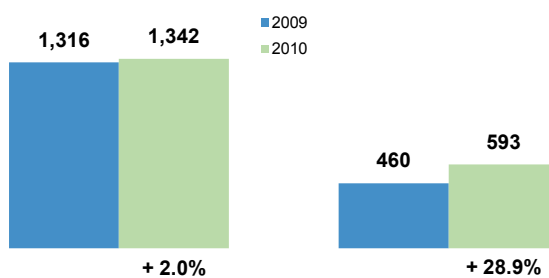
	2009	2010	Change	2009	2010	Change
New Listings	68	70	+ 2.9%	1,316	1,342	+ 2.0%
Closed Sales	46	71	+ 54.3%	460	593	+ 28.9%
Median Sales Price*	\$329,000	\$316,500	- 3.8%	\$310,000	\$308,500	- 0.5%
Percent of Original List Price Received at Sale*	88.8%	90.9%	+ 2.3%	85.8%	87.9%	+ 2.4%
Average Days on Market Until Sale	135	116	- 13.8%	136	139	+ 1.8%
Single-Family Detached Inventory	488	480	- 1.6%	--	--	--
Townhouse-Condo Inventory	210	164	- 21.9%	--	--	--

\*Does not account for seller concessions

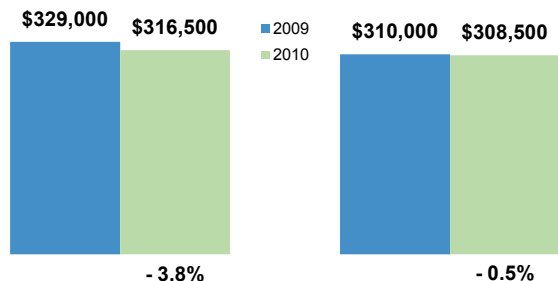
### Activity—Most Recent Month



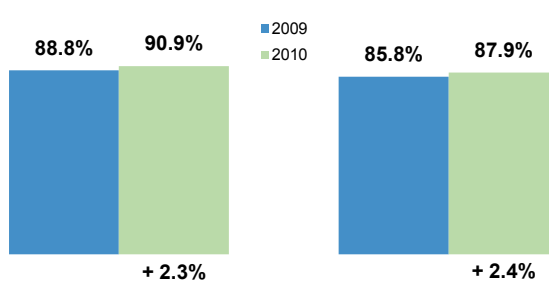
### Activity—Year to Date



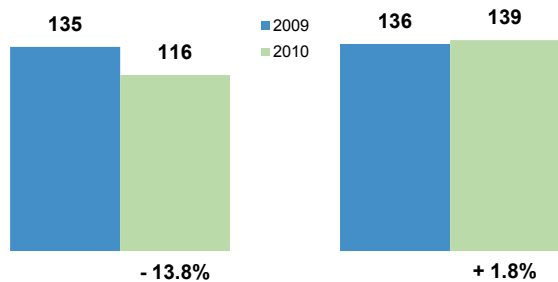
### Median Sales Price



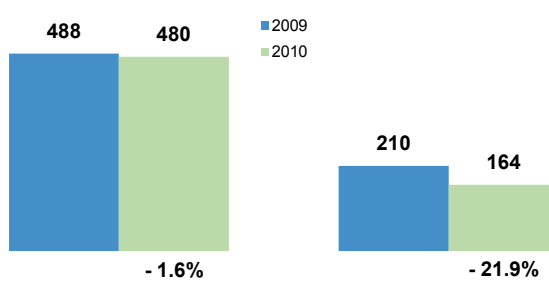
### Percent of Original List Price Received at Sale



### Days on Market Until Sale



### Activity—Most Recent Month



# Local Market Updates

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



## Region 30 St. Johns County – NW

### December

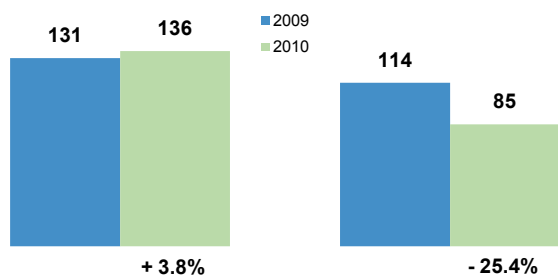
### Year to Date

St. John's County, FL

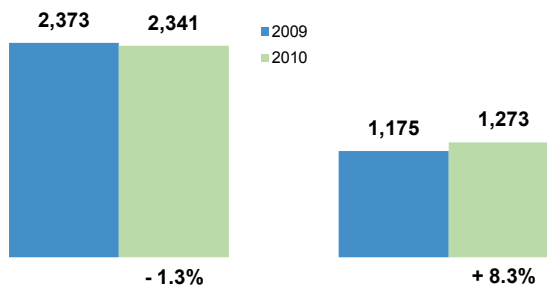
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	131	136	+ 3.8%	2,373	2,341	- 1.3%
<b>Closed Sales</b>	114	85	- 25.4%	1,175	1,273	+ 8.3%
<b>Median Sales Price*</b>	\$240,000	\$208,235	- 13.2%	\$234,990	\$219,995	- 6.4%
<b>Percent of Original List Price Received at Sale*</b>	89.9%	89.8%	- 0.1%	89.3%	90.6%	+ 1.4%
<b>Average Days on Market Until Sale</b>	105	111	+ 5.5%	115	107	- 7.0%
<b>Single-Family Detached Inventory</b>	846	778	- 8.0%	--	--	--
<b>Townhouse-Condo Inventory</b>	150	56	- 62.7%	--	--	--

\*Does not account for seller concessions

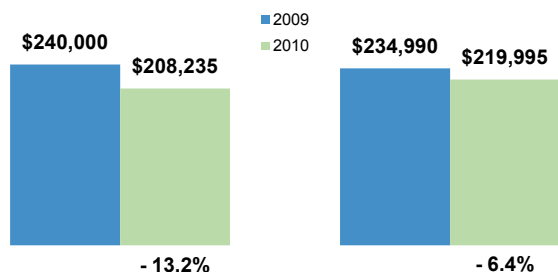
#### Activity—Most Recent Month



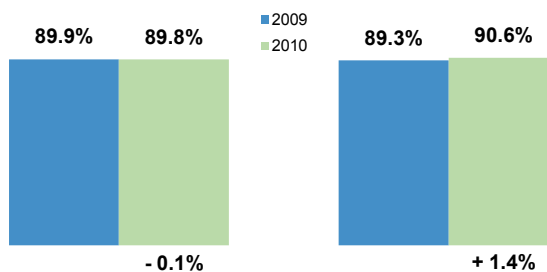
#### Activity—Year to Date



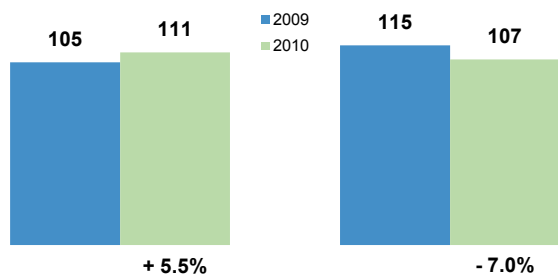
#### Median Sales Price



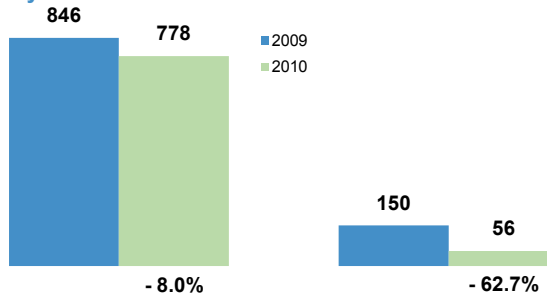
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates



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

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

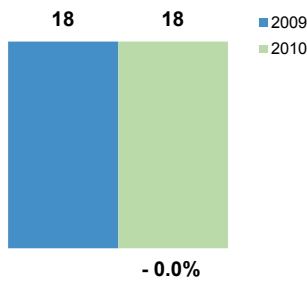
### December

### Year to Date

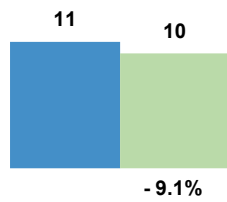
	2009	2010	Change	2009	2010	Change
New Listings	18	18	- 0.0%	318	273	- 14.2%
Closed Sales	11	10	- 9.1%	118	132	+ 11.9%
Median Sales Price*	\$292,000	\$245,000	- 16.1%	\$235,773	\$245,000	+ 3.9%
Percent of Original List Price Received at Sale*	88.2%	90.8%	+ 3.0%	87.3%	89.8%	+ 2.9%
Average Days on Market Until Sale	201	148	- 26.5%	125	113	- 9.2%
Single-Family Detached Inventory	112	112	- 0.0%	--	--	--
Townhouse-Condo Inventory	32	10	- 68.8%	--	--	--

\*Does not account for seller concessions

Activity—Most Recent Month

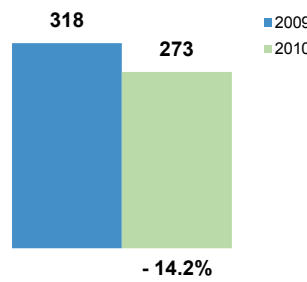


New Listings

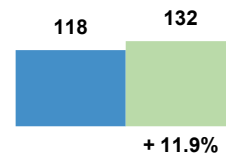


Closed Sales

Activity—Year to Date

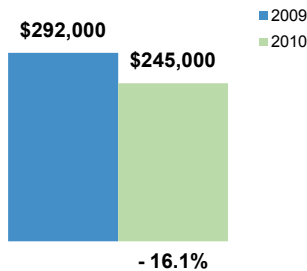


New Listings

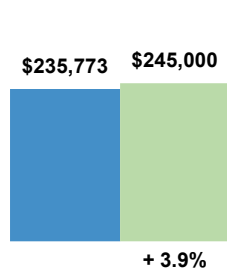


Closed Sales

Median Sales Price

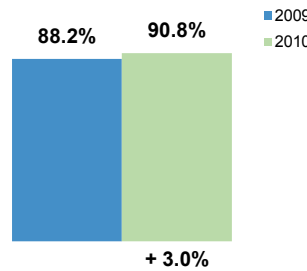


December

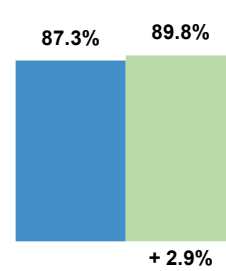


Year to Date

Percent of Original List Price Received at Sale

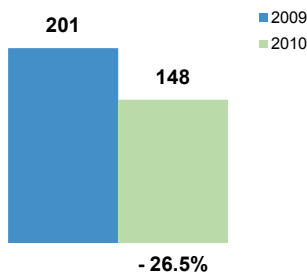


December

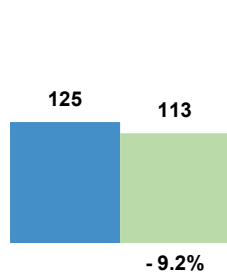


Year to Date

Days on Market Until Sale

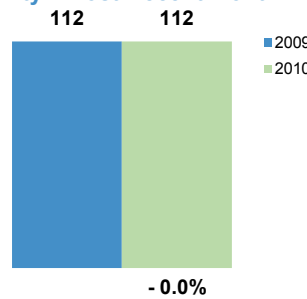


December

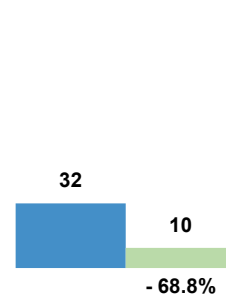


Year to Date

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

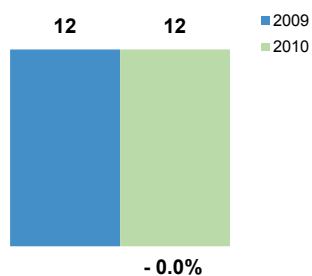
### December

### Year to Date

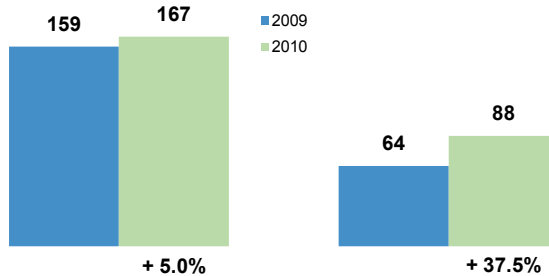
	2009	2010	Change	2009	2010	Change
New Listings	12	12	- 0.0%	159	167	+ 5.0%
Closed Sales	5	8	+ 60.0%	64	88	+ 37.5%
Median Sales Price*	\$165,000	\$232,500	+ 40.9%	\$162,000	\$152,500	- 5.9%
Percent of Original List Price Received at Sale*	85.5%	85.5%	- 0.1%	85.0%	86.3%	+ 1.6%
Average Days on Market Until Sale	315	124	- 60.7%	183	128	- 30.2%
Single-Family Detached Inventory	79	67	- 15.2%	--	--	--
Townhouse-Condo Inventory	36	17	- 52.8%	--	--	--

\*Does not account for seller concessions

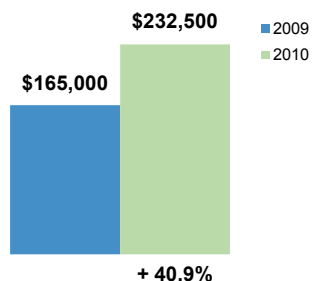
Activity—Most Recent Month



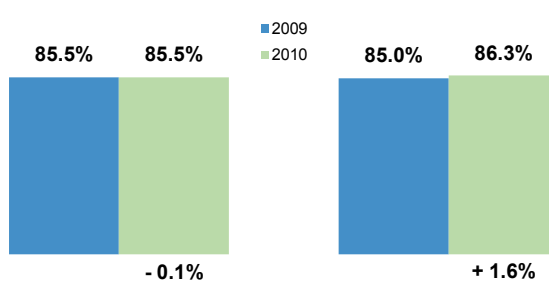
Activity—Year to Date



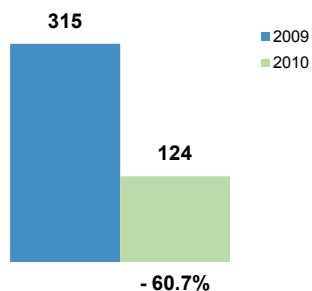
Median Sales Price



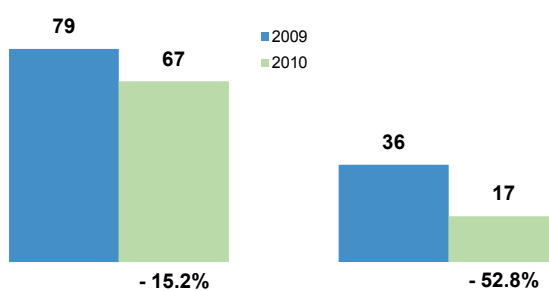
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates

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



## Region 33 St. Johns County – SE

### December

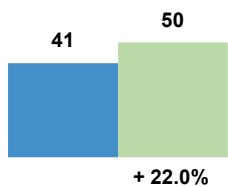
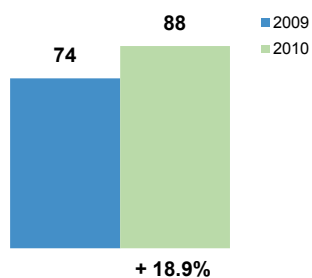
### Year to Date

St. John's County, FL

	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	74	88	+ 18.9%	1,054	1,110	+ 5.3%
<b>Closed Sales</b>	41	50	+ 22.0%	474	525	+ 10.8%
<b>Median Sales Price*</b>	\$165,000	\$155,000	- 6.1%	\$165,000	\$146,000	- 11.5%
<b>Percent of Original List Price Received at Sale*</b>	91.7%	85.5%	- 6.8%	89.0%	88.1%	- 1.0%
<b>Average Days on Market Until Sale</b>	115	106	- 7.7%	100	109	+ 8.9%
<b>Single-Family Detached Inventory</b>	376	309	- 17.8%	--	--	--
<b>Townhouse-Condo Inventory</b>	136	141	+ 3.7%	--	--	--

\*Does not account for seller concessions

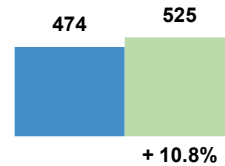
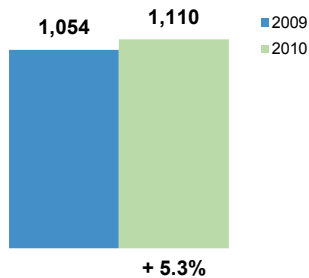
Activity—Most Recent Month



New Listings

Closed Sales

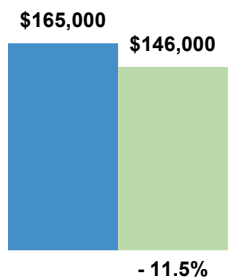
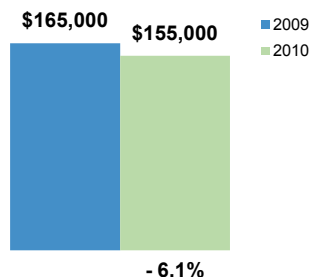
Activity—Year to Date



New Listings

Closed Sales

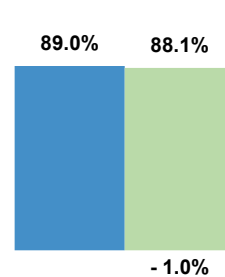
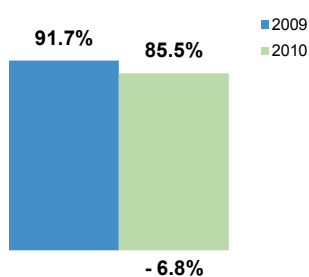
Median Sales Price



December

Year to Date

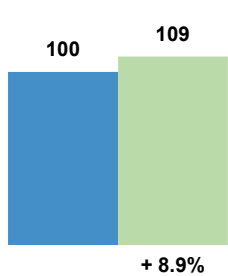
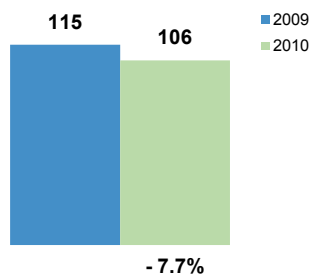
Percent of Original List Price Received at Sale



December

Year to Date

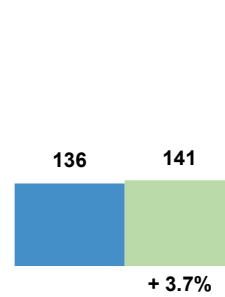
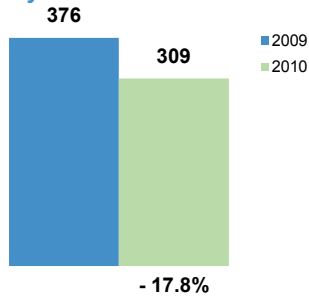
Days on Market Until Sale



December

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 34 St. Johns County – SW

### December

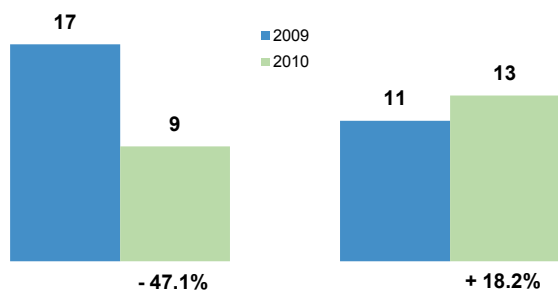
### Year to Date

St. John's County, FL

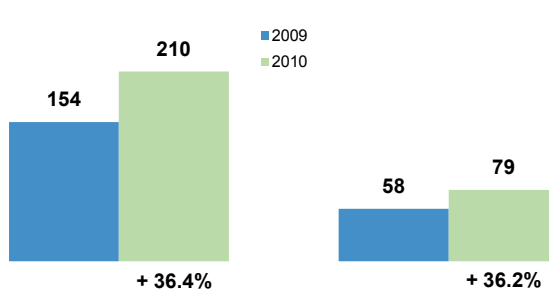
	2009	2010	Change	2009	2010	Change
New Listings	17	9	- 47.1%	154	210	+ 36.4%
Closed Sales	11	13	+ 18.2%	58	79	+ 36.2%
Median Sales Price*	\$65,000	\$50,000	- 23.1%	\$133,245	\$79,900	- 40.0%
Percent of Original List Price Received at Sale*	77.9%	78.1%	+ 0.2%	86.0%	85.8%	- 0.3%
Average Days on Market Until Sale	109	99	- 9.1%	119	94	- 21.4%
Single-Family Detached Inventory	92	98	+ 6.5%	--	--	--
Townhouse-Condo Inventory	0	1	NA	--	--	--

\*Does not account for seller concessions

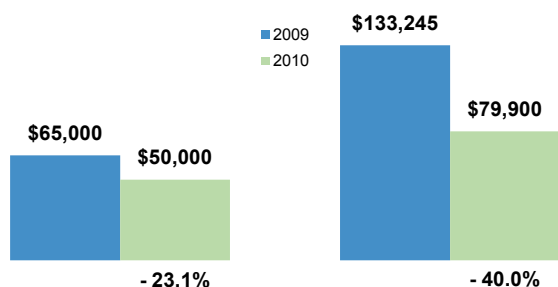
Activity—Most Recent Month



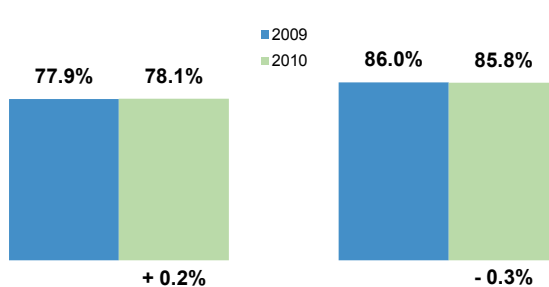
Activity—Year to Date



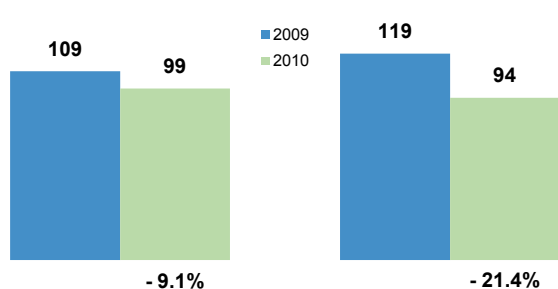
Median Sales Price



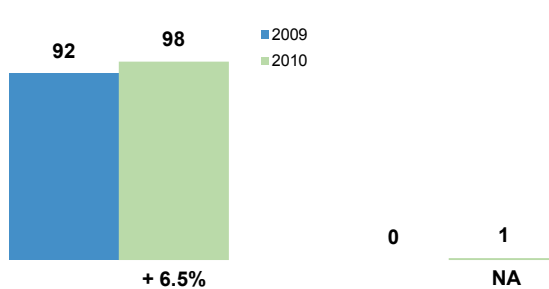
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates

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



## Region 40

### Nassau County

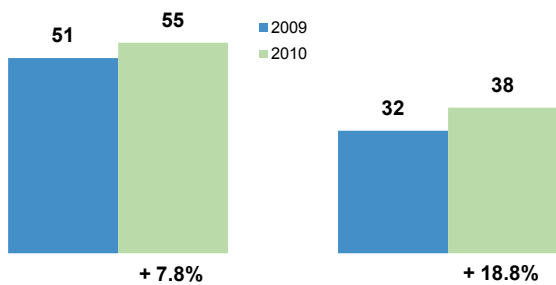
### December

### Year to Date

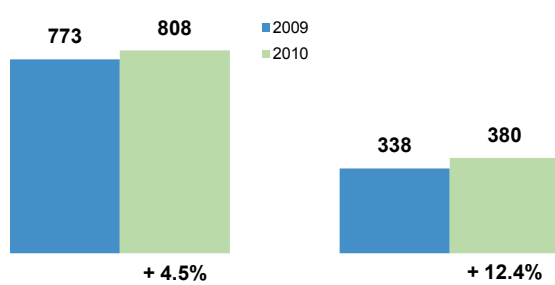
Nassau County, FL	2009	2010	Change	2009	2010	Change
New Listings	51	55	+ 7.8%	773	808	+ 4.5%
Closed Sales	32	38	+ 18.8%	338	380	+ 12.4%
Median Sales Price*	\$199,900	\$134,950	- 32.5%	\$174,000	\$145,000	- 16.7%
Percent of Original List Price Received at Sale*	84.8%	84.0%	- 0.9%	87.7%	85.8%	- 2.1%
Average Days on Market Until Sale	199	112	- 43.6%	116	116	+ 0.1%
Single-Family Detached Inventory	334	294	- 12.0%	--	--	--
Townhouse-Condo Inventory	34	28	- 17.6%	--	--	--

\*Does not account for seller concessions

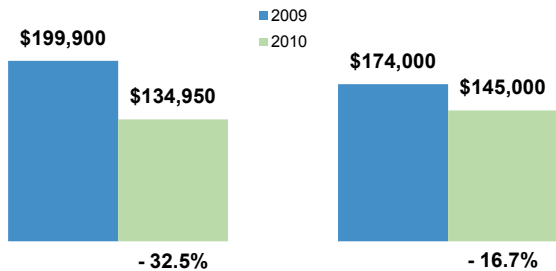
#### Activity—Most Recent Month



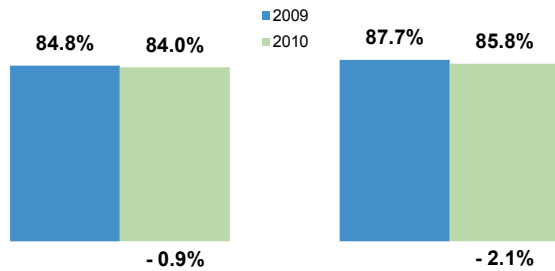
#### Activity—Year to Date



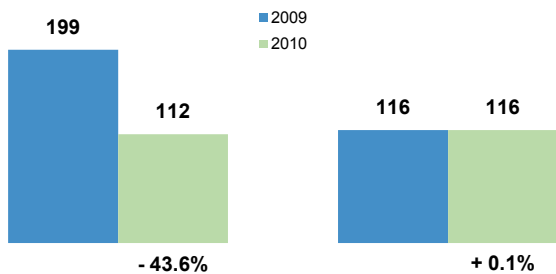
#### Median Sales Price



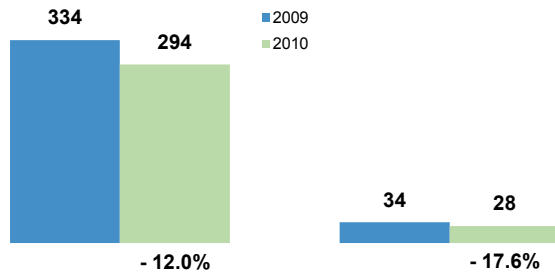
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month





# Local Market Updates

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



## Region 50

### Baker County

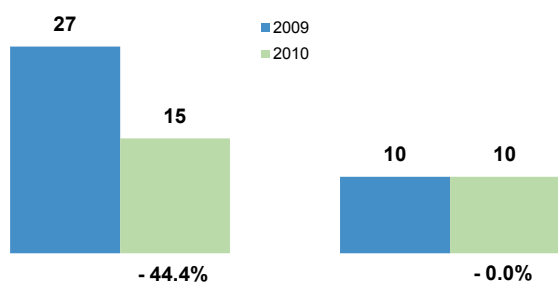
### December

### Year to Date

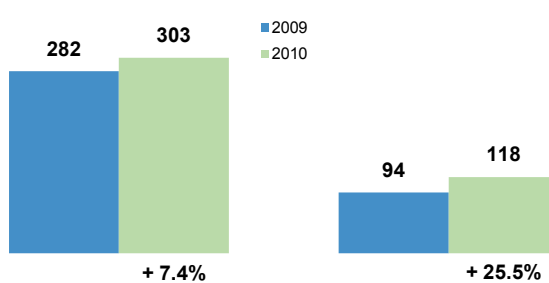
Baker County, FL	2009	2010	Change	2009	2010	Change
New Listings	27	15	- 44.4%	282	303	+ 7.4%
Closed Sales	10	10	- 0.0%	94	118	+ 25.5%
Median Sales Price*	\$121,550	\$165,000	+ 35.7%	\$140,000	\$130,000	- 7.1%
Percent of Original List Price Received at Sale*	85.0%	90.3%	+ 6.2%	87.7%	88.7%	+ 1.2%
Average Days on Market Until Sale	139	73	- 47.5%	121	127	+ 5.3%
Single-Family Detached Inventory	135	117	- 13.3%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

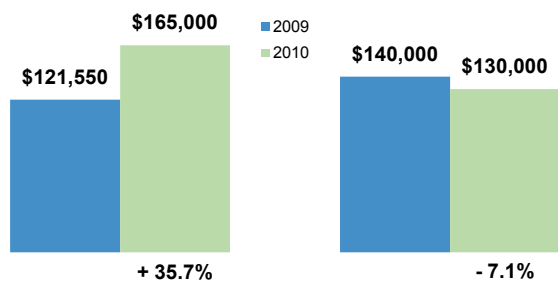
#### Activity—Most Recent Month



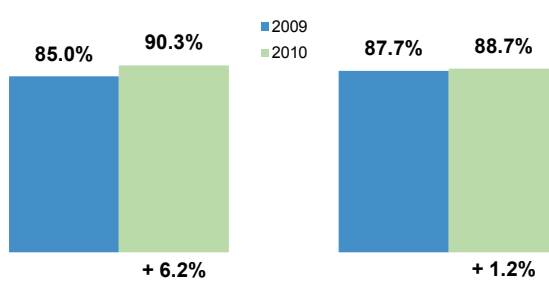
#### Activity—Year to Date



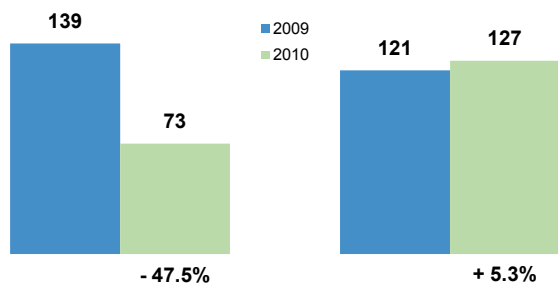
#### Median Sales Price



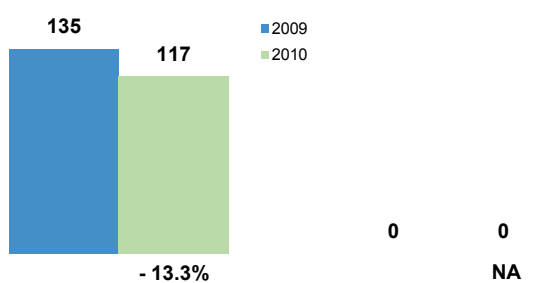
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 56

### Putnam County NE

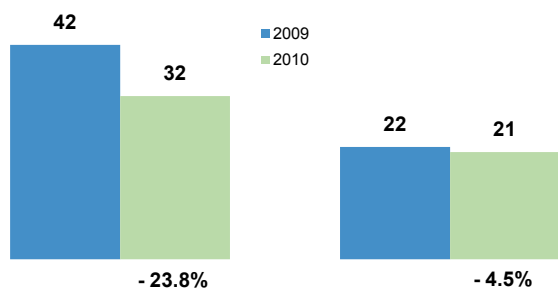
### December

### Year to Date

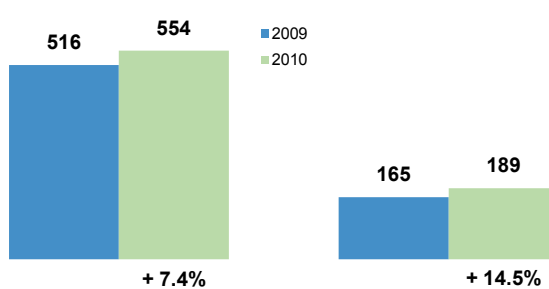
Putnam County, FL	2009	2010	Change	2009	2010	Change
New Listings	42	32	- 23.8%	516	554	+ 7.4%
Closed Sales	22	21	- 4.5%	165	189	+ 14.5%
Median Sales Price*	\$95,750	\$75,000	- 21.7%	\$88,500	\$76,950	- 13.1%
Percent of Original List Price Received at Sale*	86.3%	73.9%	- 14.4%	82.4%	80.1%	- 2.8%
Average Days on Market Until Sale	197	153	- 22.7%	152	146	- 4.0%
Single-Family Detached Inventory	359	347	- 3.3%	--	--	--
Townhouse-Condo Inventory	3	3	- 0.0%	--	--	--

\*Does not account for seller concessions

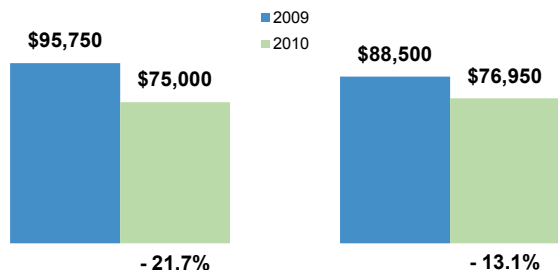
#### Activity—Most Recent Month



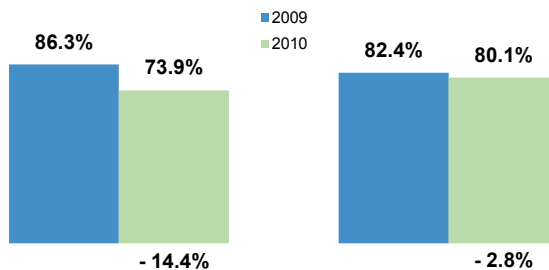
#### Activity—Year to Date



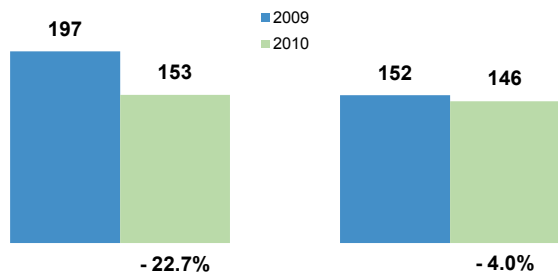
#### Median Sales Price



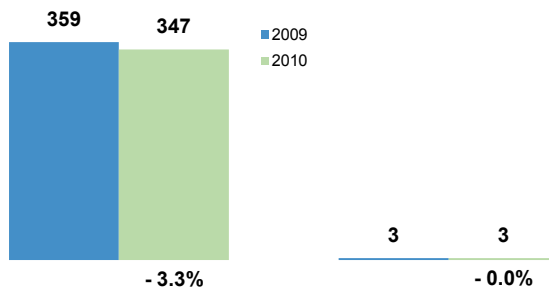
#### Percent of Original List Price Received at Sale



#### 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

### December

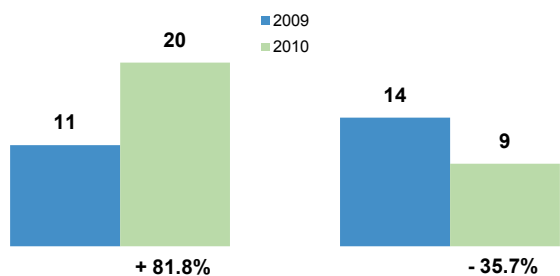
### Year to Date

Putnam County, FL

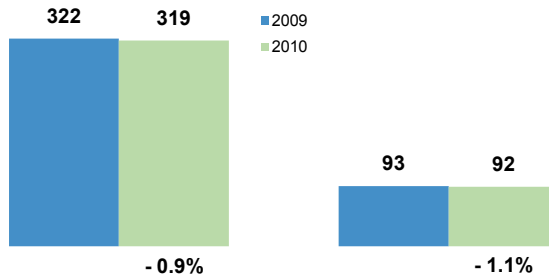
	2009	2010	Change	2009	2010	Change
New Listings	11	20	+ 81.8%	322	319	- 0.9%
Closed Sales	14	9	- 35.7%	93	92	- 1.1%
Median Sales Price*	\$67,500	\$45,500	- 32.6%	\$49,950	\$54,950	+ 10.0%
Percent of Original List Price Received at Sale*	82.3%	67.7%	- 17.7%	79.3%	79.6%	+ 0.4%
Average Days on Market Until Sale	120	246	+ 106.0%	158	149	- 5.6%
Single-Family Detached Inventory	204	194	- 4.9%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

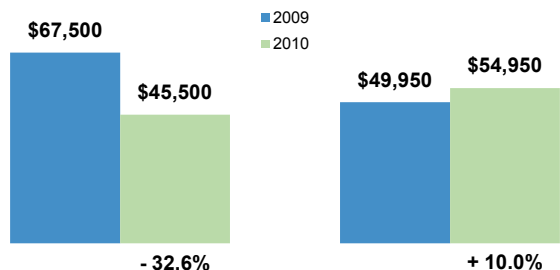
Activity—Most Recent Month



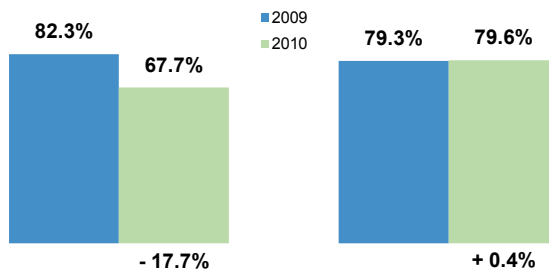
Activity—Year to Date



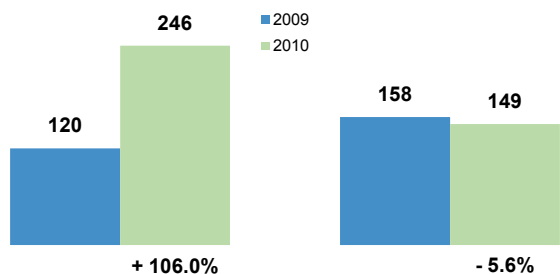
Median Sales Price



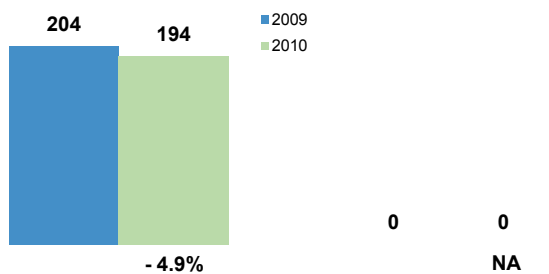
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates

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## Region 58 Putnam County - South

### December

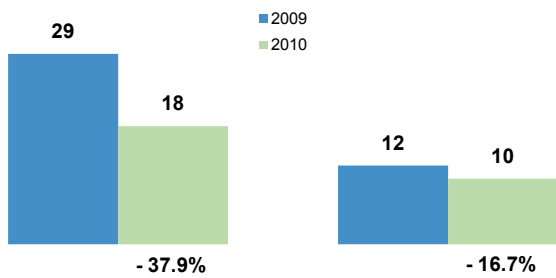
### Year to Date

Putnam County, FL

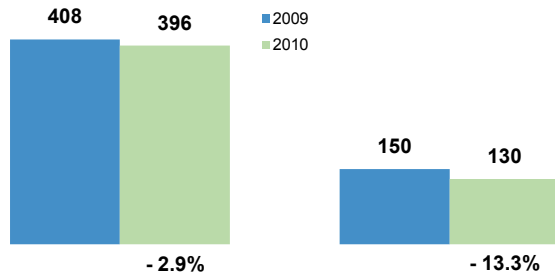
	2009	2010	Change	2009	2010	Change
New Listings	29	18	- 37.9%	408	396	- 2.9%
Closed Sales	12	10	- 16.7%	150	130	- 13.3%
Median Sales Price*	\$81,500	\$41,000	- 49.7%	\$69,500	\$50,000	- 28.1%
Percent of Original List Price Received at Sale*	85.5%	70.5%	- 17.6%	81.4%	77.3%	- 5.0%
Average Days on Market Until Sale	71	132	+ 84.5%	168	176	+ 4.9%
Single-Family Detached Inventory	288	256	- 11.1%	--	--	--
Townhouse-Condo Inventory	4	11	+ 175.0%	--	--	--

\*Does not account for seller concessions

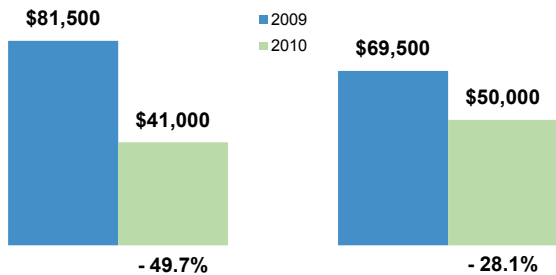
Activity—Most Recent Month



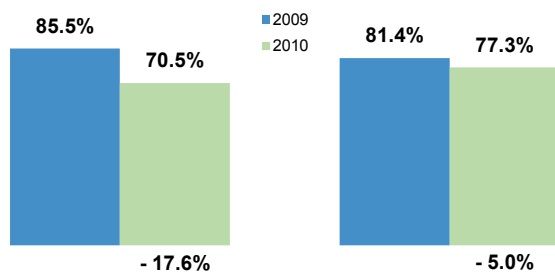
Activity—Year to Date



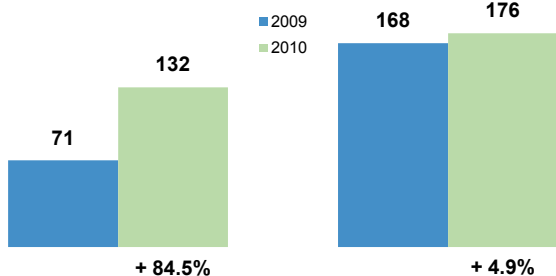
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

