

# Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS



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All data represents Realtor-brokered activity of single-family residential, condo and townhome sales combined. As all Nassau and St. Johns County Realtors are not members of the Northeast Florida Multiple Listing Service – a wholly owned subsidiary of the Northeast Florida Association of Realtors – reports do not represent the full extent of Realtor sales in those counties.

## June 2021

School's out, and as vaccination rates rise and America enters a new normal, the U.S. housing market continues along at a frenzied pace, with low interest rates and limited inventory fueling record high sales prices. May saw the median existing-home sales price exceed \$350,000, a 24% increase and the largest year-over-year increase since 1999, according to the National Association of REALTORS®. Eager buyers are making multiple offers, some for well over asking price, while others are making offers on homes sight unseen.

New Listings in the Northeast Florida region increased 10.1 percent to 4,003. Pending Sales were down 8.0 percent to 3,398. Inventory levels fell 50.0 percent to 4,238 units.

Prices continued to gain traction. The Median Sales Price increased 18.0 percent to \$301,000. Days on Market was down 54.9 percent to 32 days. Sellers were encouraged as Months Supply of Inventory was down 58.1 percent to 1.3 months.

The increase in sales prices comes with a slight decline in existing home sales nationwide, as homebuyers struggle with declining affordability amid a lack of inventory, forcing some buyers to simply wait it out in hopes of more inventory and less competition. Meanwhile, home builders are trying to meet the increased market demand, with housing starts up 3.6% in May from April, according to the Commerce Department. As we ease into new routines and look forward to a post-pandemic future, one thing remains certain: America desperately needs more homes.

## Quick Facts

**+ 7.6%**      **+ 18.0%**      **- 50.0%**

Change in **Closed Sales**      Change in **Median Sales Price**      Change in **Inventory**




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**Area breakouts of 33 submarkets begin after page 21.**



# Market Overview

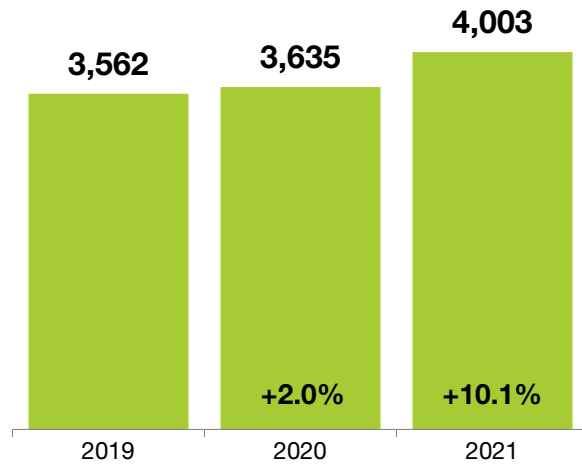
Key market metrics for the current month and year-to-date.

Key Metrics	Historical Sparklines	6-2020	6-2021	+/-	YTD 2020	YTD 2021	+/-
<b>New Listings</b>		3,635	<b>4,003</b>	+ 10.1%	21,200	<b>22,078</b>	+ 4.1%
<b>Pending Sales</b>		3,695	<b>3,398</b>	- 8.0%	17,273	<b>20,465</b>	+ 18.5%
<b>Closed Sales</b>		3,237	<b>3,483</b>	+ 7.6%	15,370	<b>18,902</b>	+ 23.0%
<b>Days on Market Until Sale</b>		71	<b>32</b>	- 54.9%	69	<b>43</b>	- 37.7%
<b>Median Sales Price</b>		\$255,000	<b>\$301,000</b>	+ 18.0%	\$245,000	<b>\$280,000</b>	+ 14.3%
<b>Average Sales Price</b>		\$309,269	<b>\$373,378</b>	+ 20.7%	\$291,259	<b>\$348,444</b>	+ 19.6%
<b>Percent of Original List Price Received</b>		96.1%	<b>100.5%</b>	+ 4.6%	96.1%	<b>99.1%</b>	+ 3.1%
<b>Percent of Properties Sold Over List Price</b>		13.5%	<b>43.3%</b>	+ 220.7%	13.5%	<b>32.6%</b>	+ 141.5%
<b>Housing Affordability Index</b>		136	<b>118</b>	- 13.2%	141	<b>127</b>	- 9.9%
<b>Inventory of Homes for Sale</b>		8,469	<b>4,238</b>	- 50.0%	--	--	--
<b>Months Supply of Homes for Sale</b>		3.1	<b>1.3</b>	- 58.1%	--	--	--

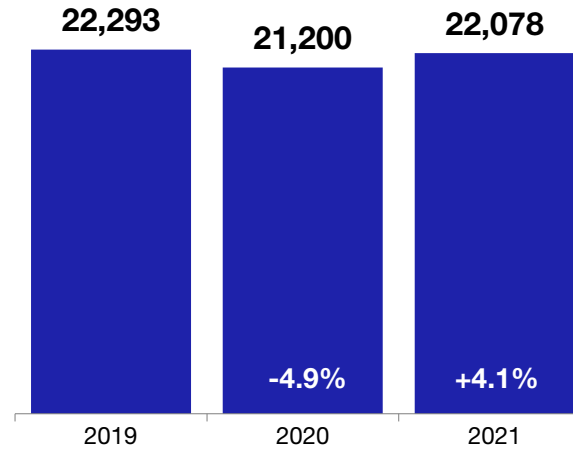
# New Listings

A count of the properties that have been newly listed on the market in a given month.

## June



## Year To Date



Month	Prior Year	Current Year	+ / -
July 2020	3,667	3,659	-0.2%
August 2020	3,587	3,582	-0.1%
September 2020	3,031	3,378	+11.4%
October 2020	3,595	3,583	-0.3%
November 2020	2,773	2,774	+0.0%
December 2020	2,188	2,548	+16.5%
January 2021	3,518	3,134	-10.9%
February 2021	3,418	3,069	-10.2%
March 2021	4,086	3,810	-6.8%
April 2021	3,185	4,174	+31.1%
May 2021	3,358	3,888	+15.8%
<b>June 2021</b>	<b>3,635</b>	<b>4,003</b>	<b>+10.1%</b>
12-Month Avg	3,337	3,467	+3.9%

## Historical New Listing Activity

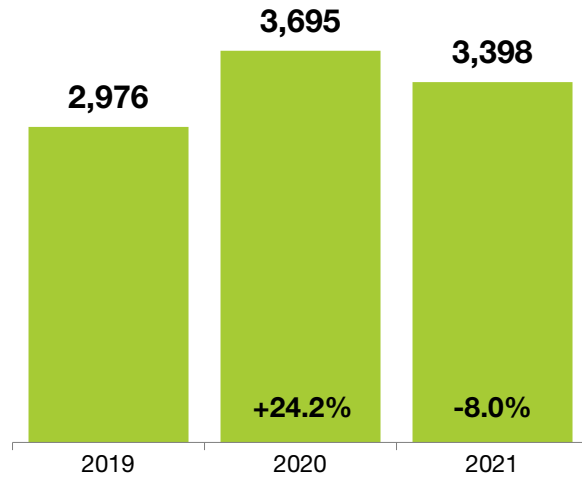


# Pending Sales

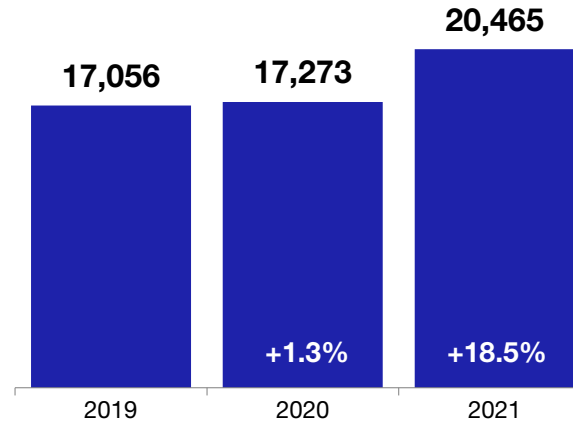
A count of the properties on which contracts have been written in a given month.



## June



## Year To Date



Month	Prior Year	Current Year	+ / -
July 2020	2,981	3,675	+23.3%
August 2020	2,849	3,494	+22.6%
September 2020	2,435	3,368	+38.3%
October 2020	2,645	3,260	+23.3%
November 2020	2,358	2,945	+24.9%
December 2020	2,135	2,684	+25.7%
January 2021	2,519	3,036	+20.5%
February 2021	2,749	3,111	+13.2%
March 2021	2,828	3,565	+26.1%
April 2021	2,382	3,677	+54.4%
May 2021	3,100	3,678	+18.6%
<b>June 2021</b>	<b>3,695</b>	<b>3,398</b>	<b>-8.0%</b>
12-Month Avg	2,723	3,324	+22.1%

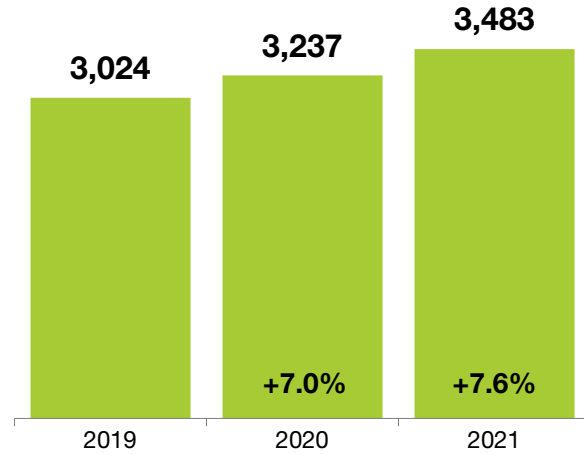
## Historical Pending Sales Activity



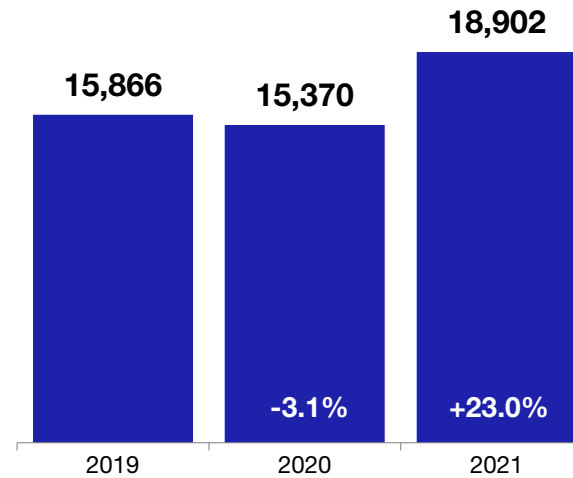
# Closed Sales

A count of actual sales that have closed within a given month.

## June



## Year To Date



Month	Prior Year	Current Year	+ / -
July 2020	3,037	3,759	+23.8%
August 2020	3,022	3,298	+9.1%
September 2020	2,660	3,354	+26.1%
October 2020	2,567	3,370	+31.3%
November 2020	2,371	2,906	+22.6%
December 2020	2,768	3,399	+22.8%
January 2021	1,988	2,384	+19.9%
February 2021	2,403	2,731	+13.6%
March 2021	2,857	3,476	+21.7%
April 2021	2,497	3,392	+35.8%
May 2021	2,388	3,436	+43.9%
<b>June 2021</b>	<b>3,237</b>	<b>3,483</b>	<b>+7.6%</b>
12-Month Avg	2,650	3,249	+23.2%

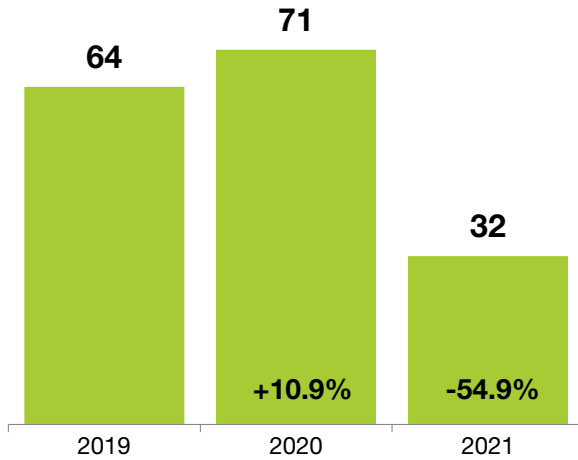
## Historical Closed Sales Activity



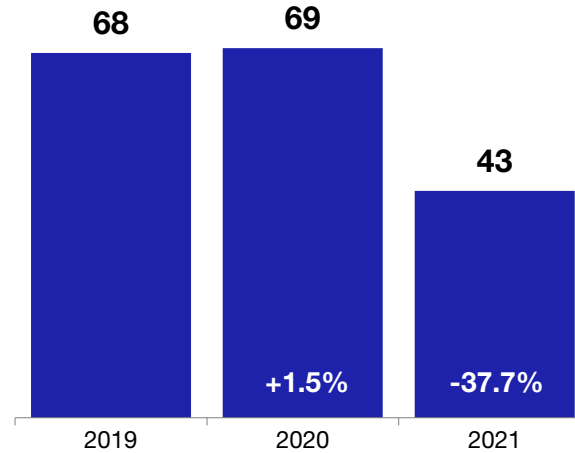
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

## June



## Year To Date



Month	Prior Year	Current Year	+ / -
July 2020	64	70	+9.4%
August 2020	62	62	0.0%
September 2020	66	62	-6.1%
October 2020	65	60	-7.7%
November 2020	65	54	-16.9%
December 2020	71	52	-26.8%
January 2021	74	53	-28.4%
February 2021	73	50	-31.5%
March 2021	70	49	-30.0%
April 2021	67	41	-38.8%
May 2021	63	35	-44.4%
<b>June 2021</b>	<b>71</b>	<b>32</b>	<b>-54.9%</b>
12-Month Avg	67	52	-23.1%

## Historical Days on Market Until Sale

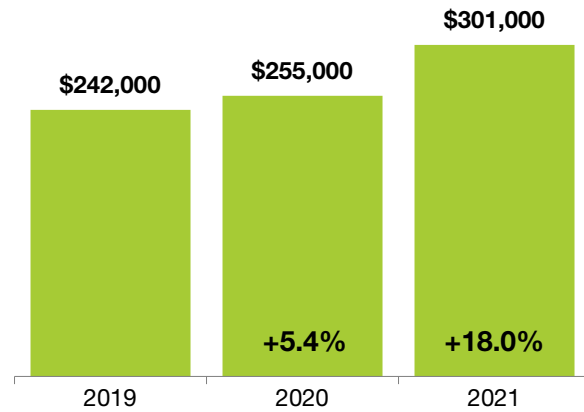


# Median Sales Price

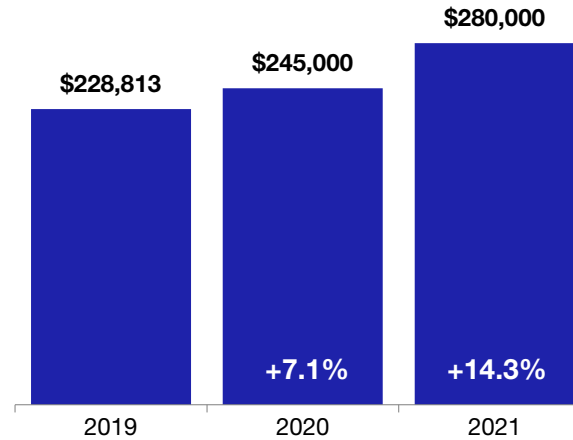
Median price point for all closed sales, not accounting for seller concessions, in a given month.



## June



## Year To Date



Month	Prior Year	Current Year	+ / -
July 2020	\$241,500	\$263,990	+9.3%
August 2020	\$240,700	\$261,621	+8.7%
September 2020	\$235,000	\$256,870	+9.3%
October 2020	\$235,000	\$262,000	+11.5%
November 2020	\$232,000	\$262,000	+12.9%
December 2020	\$240,000	\$267,000	+11.3%
January 2021	\$231,943	\$256,500	+10.6%
February 2021	\$237,000	\$263,990	+11.4%
March 2021	\$244,000	\$275,000	+12.7%
April 2021	\$249,825	\$283,945	+13.7%
May 2021	\$248,000	\$289,000	+16.5%
<b>June 2021</b>	<b>\$255,000</b>	<b>\$301,000</b>	<b>+18.0%</b>
12-Month Med	\$240,000	\$270,000	+12.5%

## Historical Median Sales Price

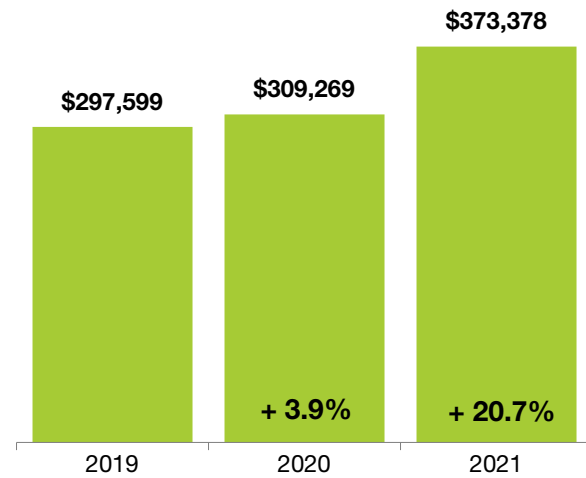


# Average Sales Price

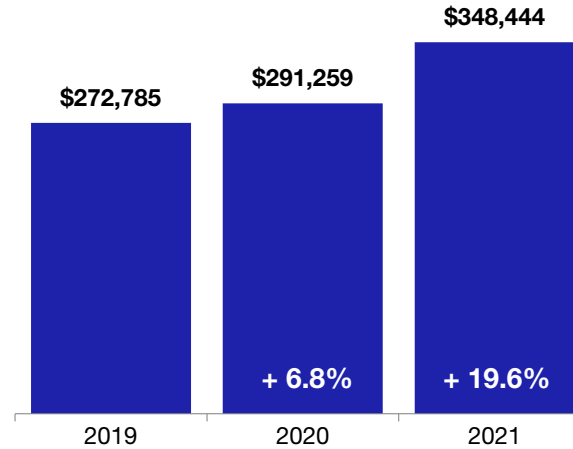
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## June



## Year To Date



Month	Prior Year	Current Year	+ / -
July 2020	\$282,788	\$322,319	+14.0%
August 2020	\$288,747	\$317,822	+10.1%
September 2020	\$271,754	\$317,153	+16.7%
October 2020	\$272,615	\$326,928	+19.9%
November 2020	\$270,948	\$315,820	+16.6%
December 2020	\$289,489	\$328,539	+13.5%
January 2021	\$275,787	\$317,897	+15.3%
February 2021	\$283,461	\$323,269	+14.0%
March 2021	\$286,307	\$342,675	+19.7%
April 2021	\$296,555	\$355,920	+20.0%
May 2021	\$287,948	\$362,848	+26.0%
<b>June 2021</b>	<b>\$309,269</b>	<b>\$373,378</b>	<b>+20.7%</b>
12-Month Avg	\$285,406	\$334,616	+17.2%

## Historical Average Sales Price



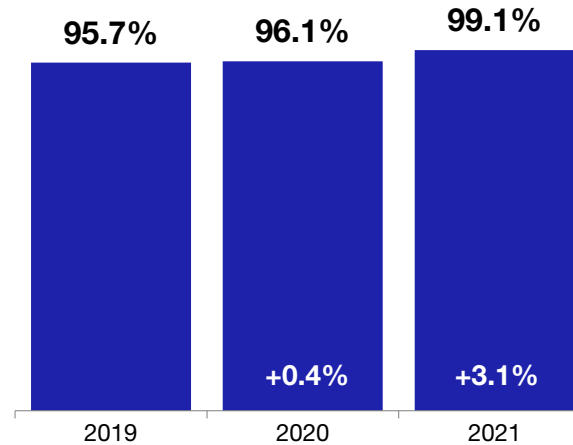
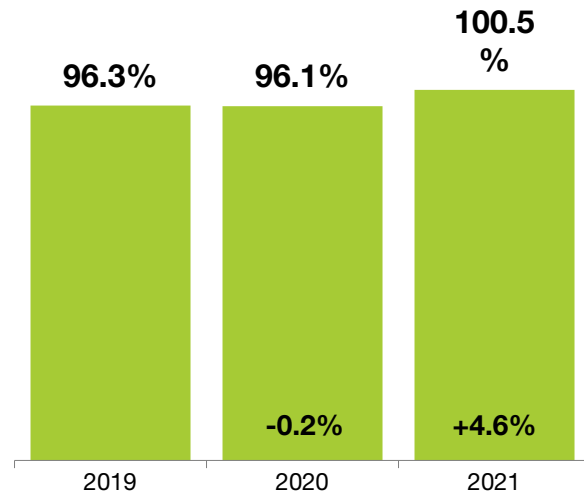


# Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## June

## Year To Date



Month	Prior Year	Current Year	+ / -
July 2020	95.9%	96.6%	+0.7%
August 2020	96.1%	97.0%	+0.9%
September 2020	95.6%	97.2%	+1.7%
October 2020	95.4%	97.2%	+1.9%
November 2020	95.3%	97.5%	+2.3%
December 2020	95.6%	97.6%	+2.1%
January 2021	95.0%	97.2%	+2.3%
February 2021	95.8%	98.0%	+2.3%
March 2021	96.3%	98.5%	+2.3%
April 2021	96.4%	99.5%	+3.2%
May 2021	96.5%	100.0%	+3.6%
<b>June 2021</b>	<b>96.1%</b>	<b>100.5%</b>	<b>+4.6%</b>
12-Month Avg	95.9%	98.1%	+2.3%

## Historical Percent of Original List Price Received

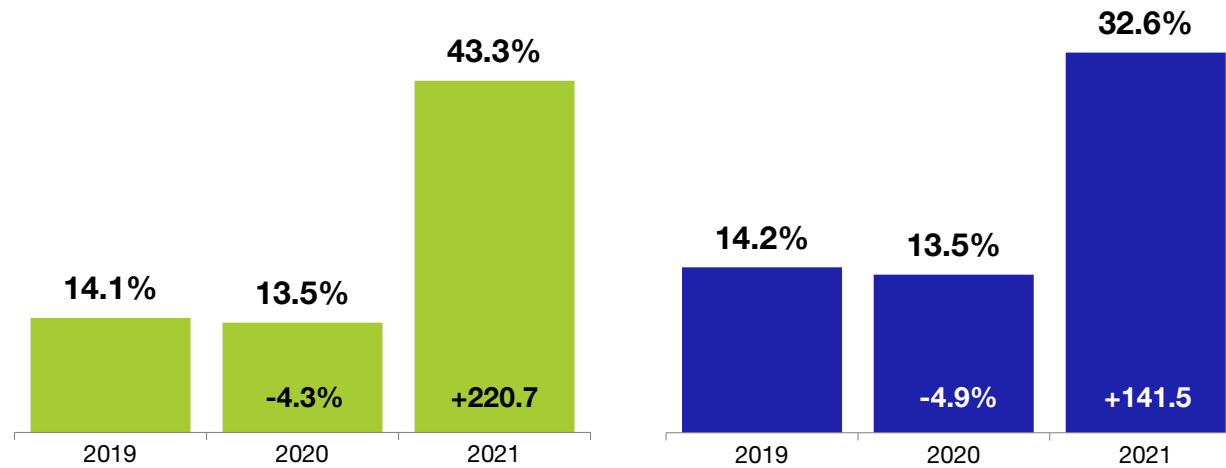


# Percent of Properties Sold Over List Price

Percent of closed sales that sold for more than the most recent list price.

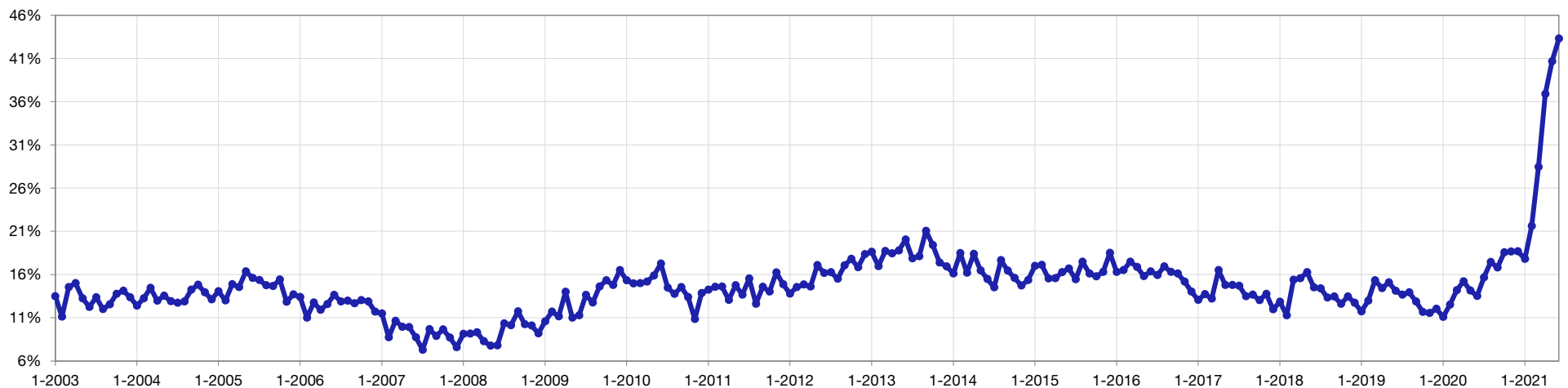
## June

## Year To Date



Month	Prior Year	Current Year	+ / -
July 2020	13.7%	15.7%	+14.6%
August 2020	13.9%	17.4%	+25.2%
September 2020	12.9%	16.8%	+30.2%
October 2020	11.7%	18.6%	+59.0%
November 2020	11.5%	18.7%	+62.6%
December 2020	12.0%	18.7%	+55.8%
January 2021	11.1%	17.8%	+60.4%
February 2021	12.5%	21.6%	+72.8%
March 2021	14.2%	28.4%	+100.0%
April 2021	15.2%	36.9%	+142.8%
May 2021	14.2%	40.7%	+186.6%
<b>June 2021</b>	<b>13.5%</b>	<b>43.3%</b>	<b>+220.7%</b>
12-Month Avg	13.1%	24.9%	+89.7%

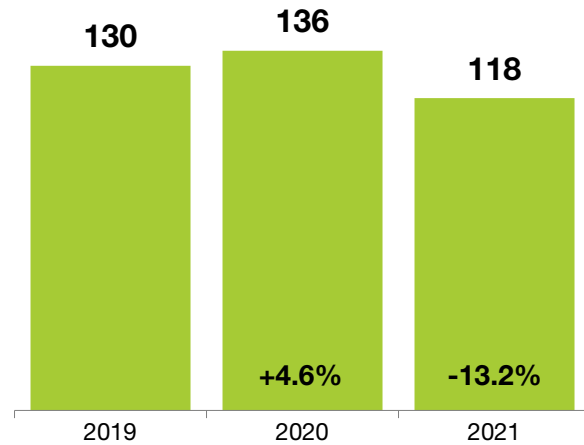
## Historical Percent of Properties Sold Over List Price



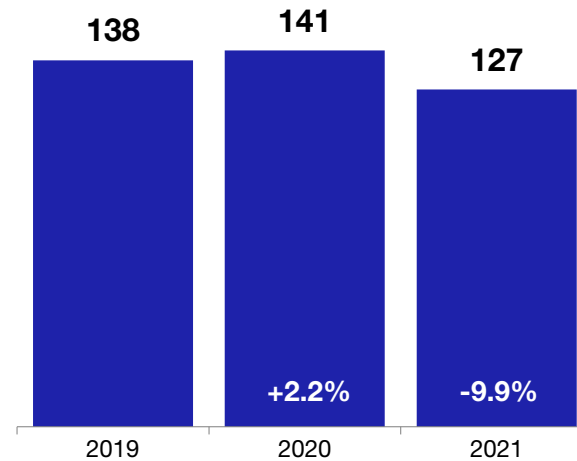
# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

## June



## Year To Date



Month	Prior Year	Current Year	+ / -
July 2020	133	134	+0.8%
August 2020	137	136	-0.7%
September 2020	137	140	+2.2%
October 2020	137	137	0.0%
November 2020	142	139	-2.1%
December 2020	137	137	0.0%
January 2021	146	142	-2.7%
February 2021	143	133	-7.0%
March 2021	138	127	-8.0%
April 2021	135	123	-8.9%
May 2021	138	121	-12.3%
<b>June 2021</b>	<b>136</b>	<b>118</b>	<b>-13.2%</b>
12-Month Avg	138	132	-4.3%

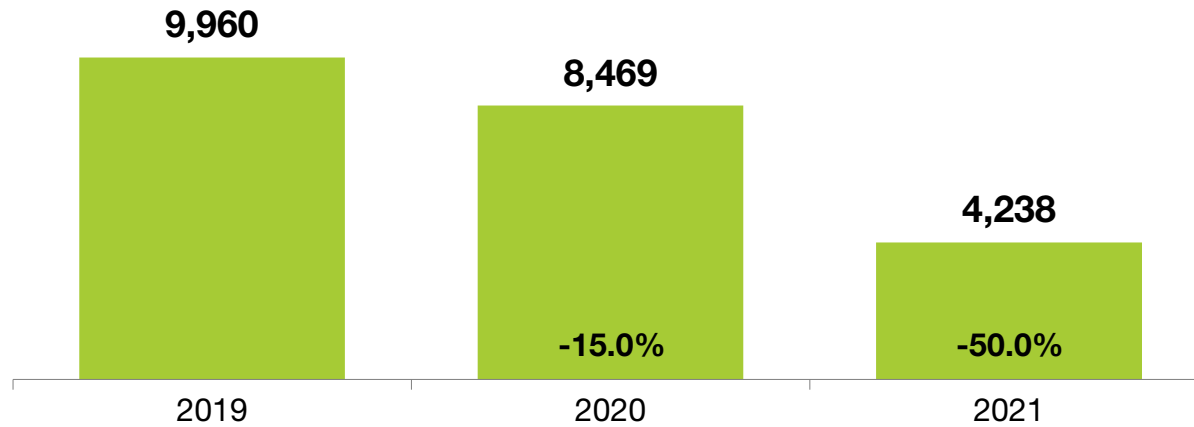
## Historical Housing Affordability Index



# Inventory of Homes for Sale

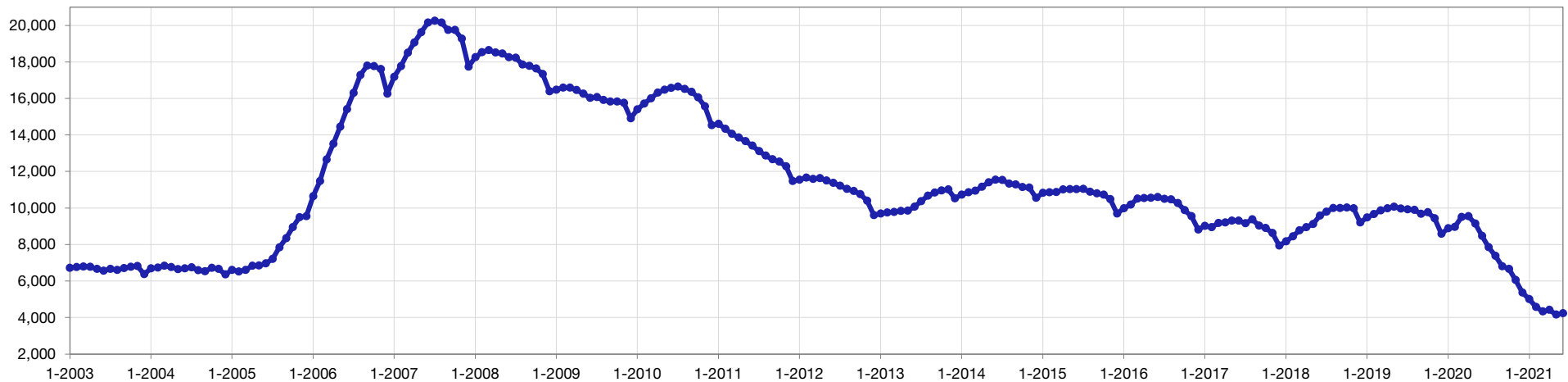
The number of properties available for sale in active status at the end of the month.

## June



Month	Prior Year	Current Year	+ / -
July 2020	9,926	7,848	-20.9%
August 2020	9,894	7,385	-25.4%
September 2020	9,680	6,807	-29.7%
October 2020	9,767	6,654	-31.9%
November 2020	9,436	6,060	-35.8%
December 2020	8,585	5,363	-37.5%
January 2021	8,893	5,004	-43.7%
February 2021	8,962	4,572	-49.0%
March 2021	9,500	4,329	-54.4%
April 2021	9,553	4,415	-53.8%
May 2021	9,151	4,162	-54.5%
<b>June 2021</b>	<b>8,469</b>	<b>4,238</b>	<b>-50.0%</b>
12-Month Avg	9,318	5,570	-40.5%

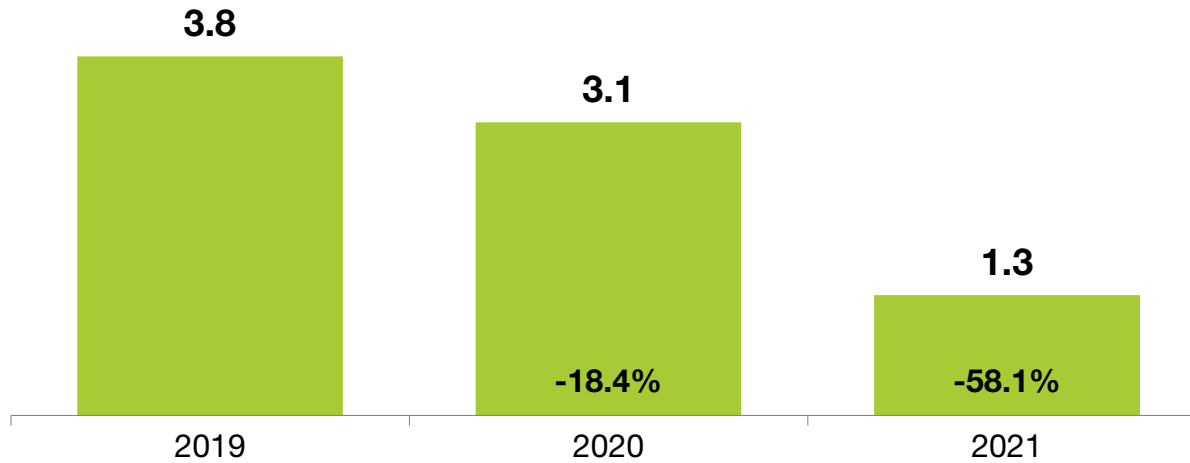
## Historical Inventory of Homes for Sale



# Months Supply of Inventory

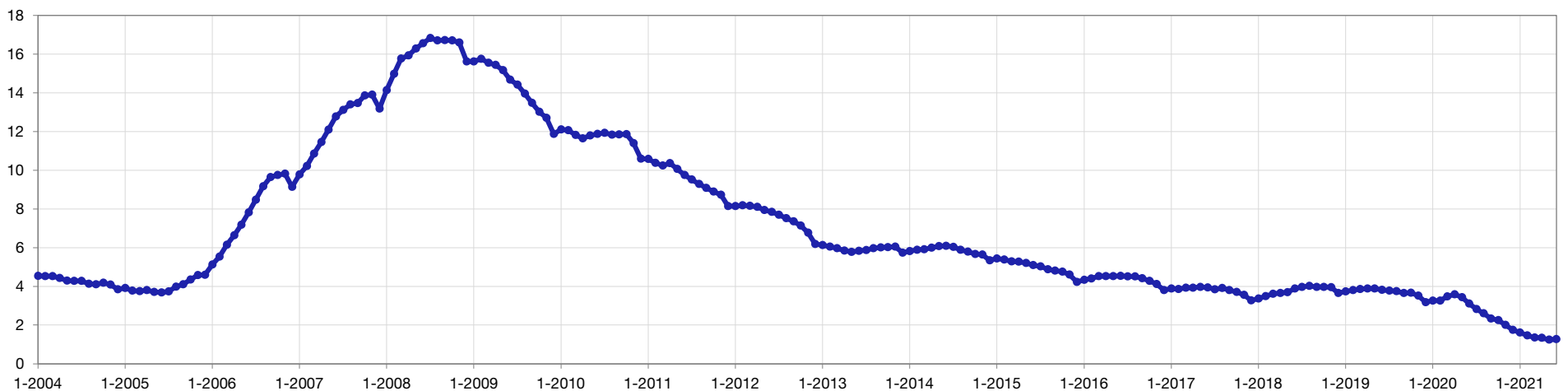
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

## June



Month	Prior Year	Current Year	+ / -
July 2020	3.8	2.8	-26.3%
August 2020	3.7	2.6	-29.7%
September 2020	3.7	2.3	-37.8%
October 2020	3.7	2.2	-40.5%
November 2020	3.5	2.0	-42.9%
December 2020	3.2	1.8	-43.8%
January 2021	3.3	1.6	-51.5%
February 2021	3.3	1.5	-54.5%
March 2021	3.5	1.4	-60.0%
April 2021	3.6	1.3	-63.9%
May 2021	3.4	1.2	-64.7%
<b>June 2021</b>	<b>3.1</b>	<b>1.3</b>	<b>-58.1%</b>
12-Month Avg	3.5	1.8	-47.0%

## Historical Months Supply of Inventory



# Housing Supply Overview

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## Quick Facts

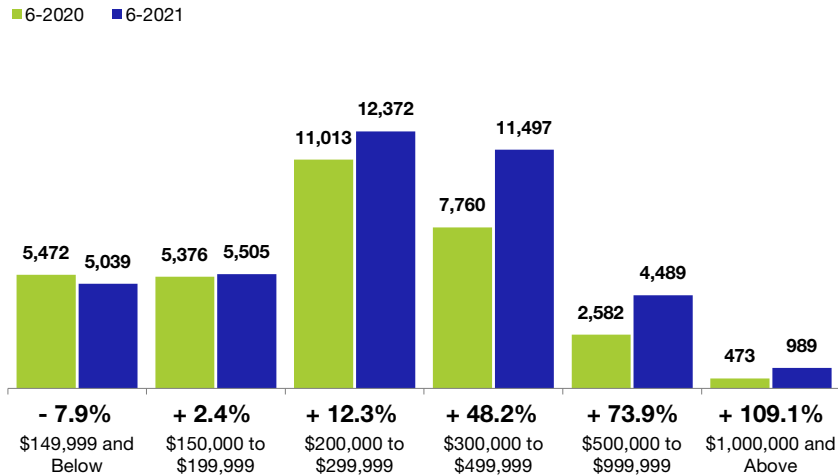
+ 109.1%	+ 25.7%	+ 33.8%
Price Range With Strongest Sales: <b>\$1,000,000 and Above</b>	Construction Status With Strongest Sales: <b>Previously Owned</b>	Property Type With Strongest Sales: <b>Condo-Townhouse</b>
Pending Sales		<b>15</b>
Days on Market Until Sale		<b>16</b>
Median Sales Price		<b>17</b>
Percent of Original List Price Received		<b>18</b>
Percent of Properties Sold Over List Price		<b>19</b>
Inventory of Homes for Sale		<b>20</b>
Months Supply of Inventory		<b>21</b>



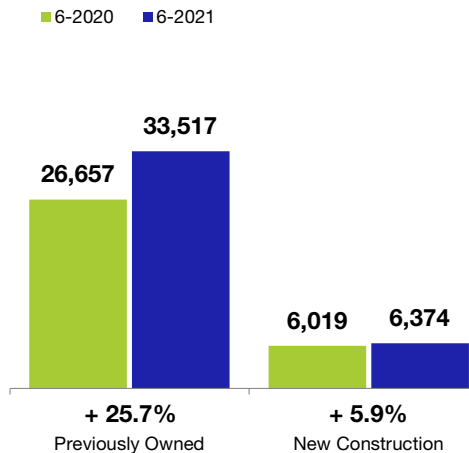
# Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month total.

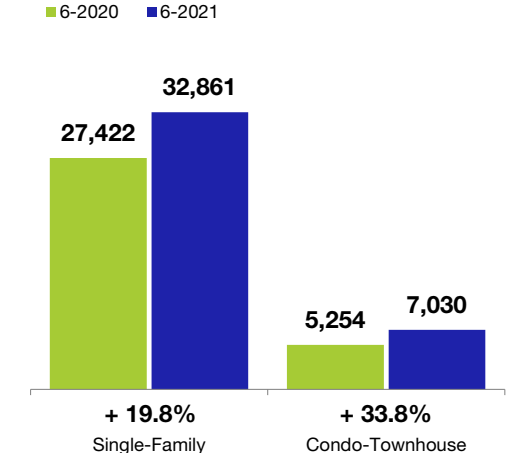
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	6-2020	6-2021	Change
\$149,999 and Below	5,472	5,039	- 7.9%
\$150,000 to \$199,999	5,376	5,505	+ 2.4%
\$200,000 to \$299,999	11,013	12,372	+ 12.3%
\$300,000 to \$499,999	7,760	11,497	+ 48.2%
\$500,000 to \$999,999	2,582	4,489	+ 73.9%
\$1,000,000 and Above	473	989	+ 109.1%
<b>All Price Ranges</b>	<b>32,676</b>	<b>39,891</b>	<b>+ 22.1%</b>

### Single-Family

6-2020	6-2021	Change
3,896	3,553	- 8.8%
3,848	3,663	- 4.8%
9,805	10,217	+ 4.2%
7,111	10,523	+ 48.0%
2,350	4,033	+ 71.6%
412	872	+ 111.7%
<b>27,422</b>	<b>32,861</b>	<b>+ 19.8%</b>

### Condo-Townhouse

6-2020	6-2021	Change
1,576	1,486	- 5.7%
1,528	1,842	+ 20.5%
1,208	2,155	+ 78.4%
649	974	+ 50.1%
232	456	+ 96.6%
61	117	+ 91.8%
<b>5,254</b>	<b>7,030</b>	<b>+ 33.8%</b>

By Construction Status	6-2020	6-2021	Change
Previously Owned	26,657	33,517	+ 25.7%
New Construction	6,019	6,374	+ 5.9%
<b>All Property Types</b>	<b>32,676</b>	<b>39,891</b>	<b>+ 22.1%</b>

6-2020	6-2021	Change	6-2020	6-2021	Change
21,928	27,577	+ 25.8%	4,729	5,940	+ 25.6%
5,494	5,284	- 3.8%	525	1,090	+ 107.6%
<b>27,422</b>	<b>32,861</b>	<b>+ 19.8%</b>	<b>5,254</b>	<b>7,030</b>	<b>+ 33.8%</b>

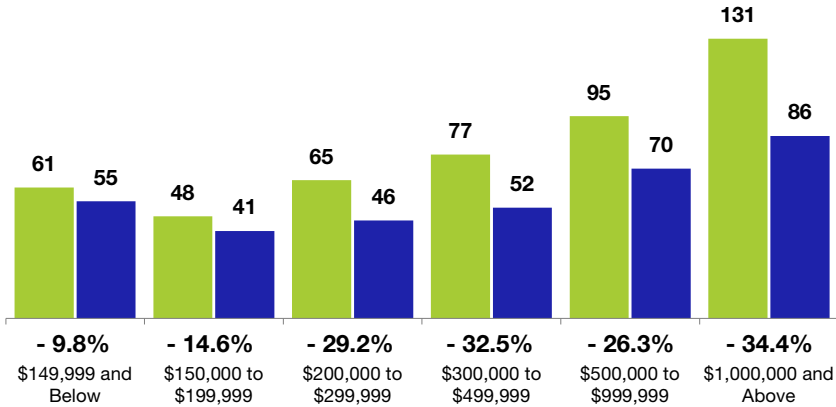
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



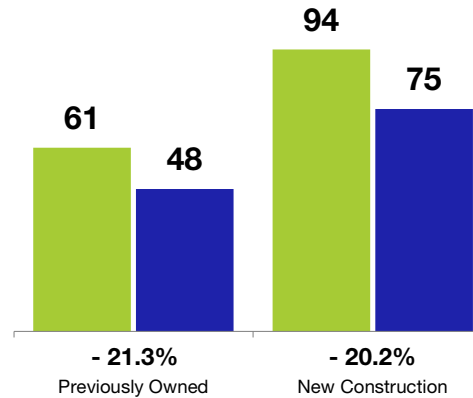
## By Price Range

■ 6-2020 ■ 6-2021



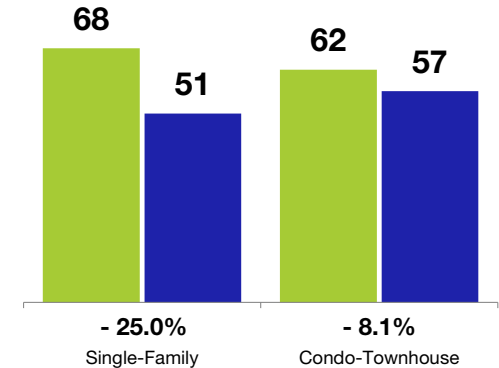
## By Construction Status

■ 6-2020 ■ 6-2021



## By Property Type

■ 6-2020 ■ 6-2021



### All Properties

By Price Range	6-2020	6-2021	Change
\$149,999 and Below	61	55	- 9.8%
\$150,000 to \$199,999	48	41	- 14.6%
\$200,000 to \$299,999	65	46	- 29.2%
\$300,000 to \$499,999	77	52	- 32.5%
\$500,000 to \$999,999	95	70	- 26.3%
\$1,000,000 and Above	131	86	- 34.4%
<b>All Price Ranges</b>	<b>67</b>	<b>52</b>	<b>- 22.4%</b>

### Single-Family

6-2020	6-2021	Change	6-2020	6-2021	Change
65	57	- 12.3%	54	50	- 7.4%
48	40	- 16.7%	49	44	- 10.2%
64	45	- 29.7%	71	52	- 26.8%
77	50	- 35.1%	81	78	- 3.7%
93	66	- 29.0%	114	103	- 9.6%
134	87	- 35.1%	116	75	- 35.3%
<b>68</b>	<b>51</b>	<b>- 25.0%</b>	<b>62</b>	<b>57</b>	<b>- 8.1%</b>

### Condo-Townhouse

By Construction Status	6-2020	6-2021	Change
Previously Owned	61	48	- 21.3%
New Construction	94	75	- 20.2%
<b>All Property Types</b>	<b>67</b>	<b>52</b>	<b>- 22.4%</b>

6-2020	6-2021	Change	6-2020	6-2021	Change
62	47	- 24.2%	60	51	- 15.0%
95	71	- 25.3%	84	95	+ 13.1%
<b>68</b>	<b>51</b>	<b>- 25.0%</b>	<b>62</b>	<b>57</b>	<b>- 8.1%</b>



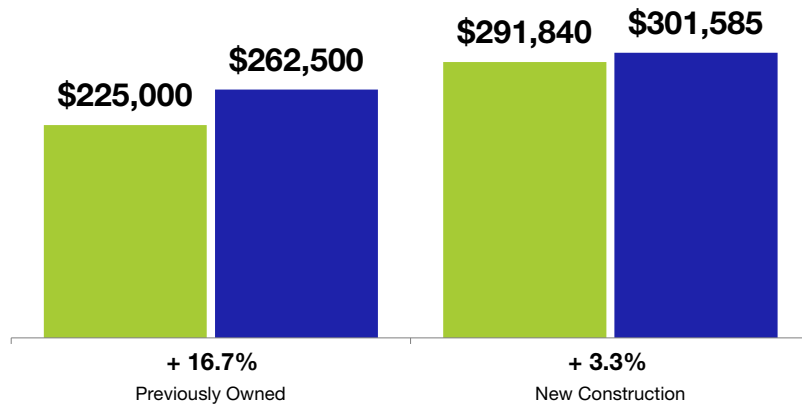
# Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



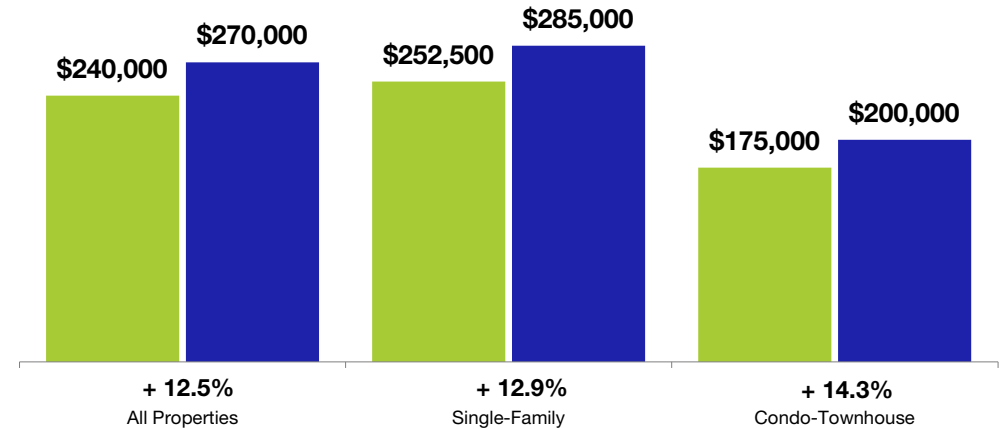
## By Construction Status

■ 6-2020 ■ 6-2021



## By Property Type

■ 6-2020 ■ 6-2021



### All Properties

By Construction Status	6-2020	6-2021	Change
Previously Owned	\$225,000	\$262,500	+ 16.7%
New Construction	\$291,840	\$301,585	+ 3.3%
<b>All Construction Statuses</b>	<b>\$240,000</b>	<b>\$270,000</b>	<b>+ 12.5%</b>

### Single-Family

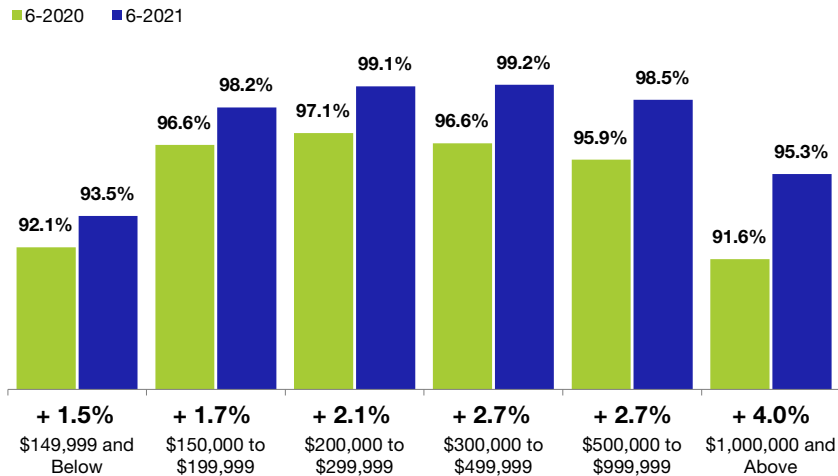
6-2020	6-2021	Change	6-2020	6-2021	Change
\$239,900	\$279,000	+ 16.3%	\$167,000	\$190,000	+ 13.8%
\$298,000	\$313,990	+ 5.4%	\$248,018	\$237,930	- 4.1%
<b>\$252,500</b>	<b>\$285,000</b>	<b>+ 12.9%</b>	<b>\$175,000</b>	<b>\$200,000</b>	<b>+ 14.3%</b>

### Condo-Townhouse

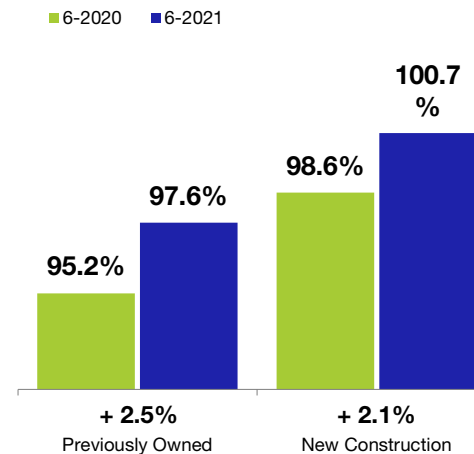
# Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

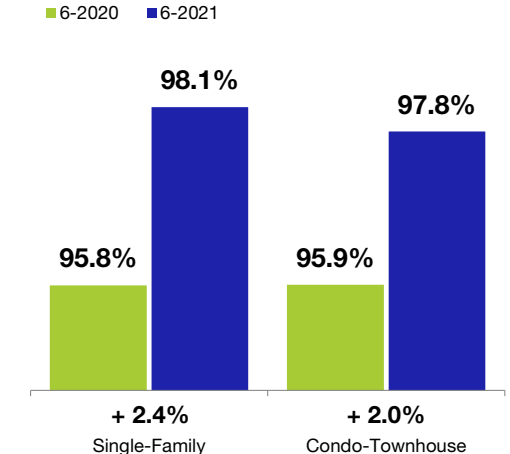
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	6-2020	6-2021	Change
\$149,999 and Below	92.1%	93.5%	+ 1.5%
\$150,000 to \$199,999	96.6%	98.2%	+ 1.7%
\$200,000 to \$299,999	97.1%	99.1%	+ 2.1%
\$300,000 to \$499,999	96.6%	99.2%	+ 2.7%
\$500,000 to \$999,999	95.9%	98.5%	+ 2.7%
\$1,000,000 and Above	91.6%	95.3%	+ 4.0%
<b>All Price Ranges</b>	<b>95.9%</b>	<b>98.1%</b>	<b>+ 2.3%</b>

### Single-Family

6-2020	6-2021	Change	6-2020	6-2021	Change
91.0%	92.3%	+ 1.4%	94.9%	96.3%	+ 1.5%
96.4%	98.0%	+ 1.7%	97.1%	98.5%	+ 1.4%
97.2%	99.1%	+ 2.0%	96.2%	98.8%	+ 2.7%
96.7%	99.3%	+ 2.7%	95.7%	98.0%	+ 2.4%
96.0%	98.7%	+ 2.8%	94.8%	96.5%	+ 1.8%
91.6%	95.3%	+ 4.0%	91.7%	95.3%	+ 3.9%
<b>95.8%</b>	<b>98.1%</b>	<b>+ 2.4%</b>	<b>95.9%</b>	<b>97.8%</b>	<b>+ 2.0%</b>

### Condo-Townhouse

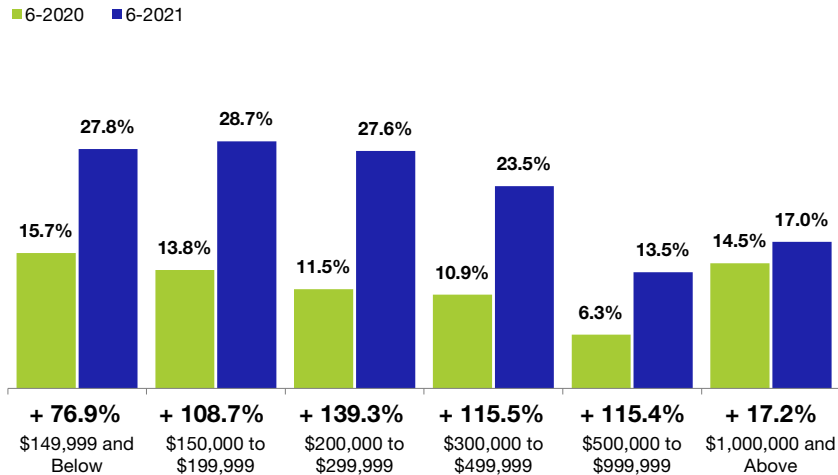
By Construction Status	6-2020	6-2021	Change
Previously Owned	95.2%	97.6%	+ 2.5%
New Construction	98.6%	100.7%	+ 2.1%
<b>All Property Types</b>	<b>95.9%</b>	<b>98.1%</b>	<b>+ 2.3%</b>

6-2020	6-2021	Change	6-2020	6-2021	Change
95.2%	97.6%	+ 2.5%	95.7%	97.6%	+ 2.0%
98.7%	100.9%	+ 2.2%	97.9%	99.2%	+ 1.3%
<b>95.8%</b>	<b>98.1%</b>	<b>+ 2.4%</b>	<b>95.9%</b>	<b>97.8%</b>	<b>+ 2.0%</b>

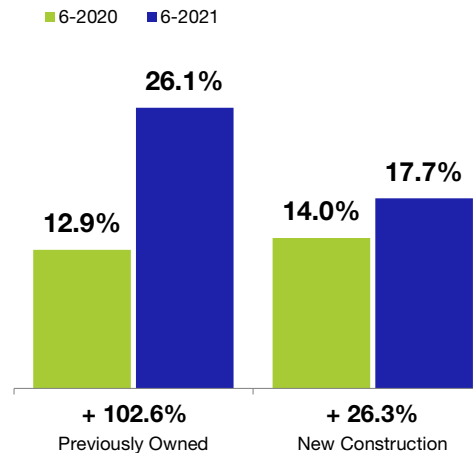
# Percent of Properties Sold Over List Price

Percent of closed sales that sold for more than the most recent list price. Based on a rolling 12-month average.

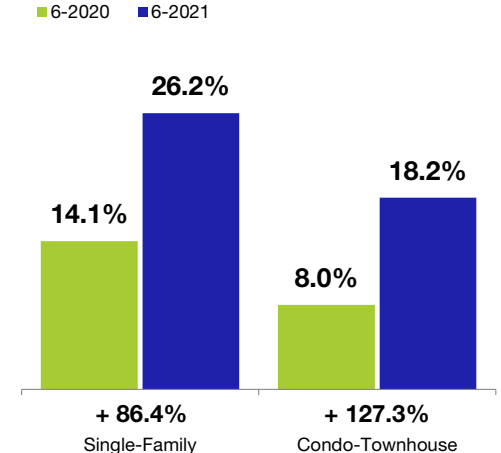
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	6-2020	6-2021	Change
\$149,999 and Below	15.7%	27.8%	+ 76.9%
\$150,000 to \$199,999	13.8%	28.7%	+ 108.7%
\$200,000 to \$299,999	11.5%	27.6%	+ 139.3%
\$300,000 to \$499,999	10.9%	23.5%	+ 115.5%
\$500,000 to \$999,999	6.3%	13.5%	+ 115.4%
\$1,000,000 and Above	14.5%	17.0%	+ 17.2%
<b>All Price Ranges</b>	<b>13.1%</b>	<b>24.9%</b>	<b>+ 89.7%</b>

### Single-Family

6-2020	6-2021	Change
18.1%	29.6%	+ 63.2%
14.6%	30.0%	+ 105.7%
12.1%	28.8%	+ 137.7%
11.8%	24.8%	+ 110.2%
6.8%	14.0%	+ 106.4%
16.3%	17.8%	+ 9.2%
<b>14.1%</b>	<b>26.2%</b>	<b>+ 86.4%</b>

### Condo-Townhouse

6-2020	6-2021	Change
9.3%	24.2%	+ 160.5%
6.7%	21.7%	+ 223.8%
5.1%	14.3%	+ 180.3%
2.0%	12.7%	+ 521.4%
3.0%	9.8%	+ 224.1%
10.2%	15.2%	+ 49.5%
<b>8.0%</b>	<b>18.2%</b>	<b>+ 127.3%</b>

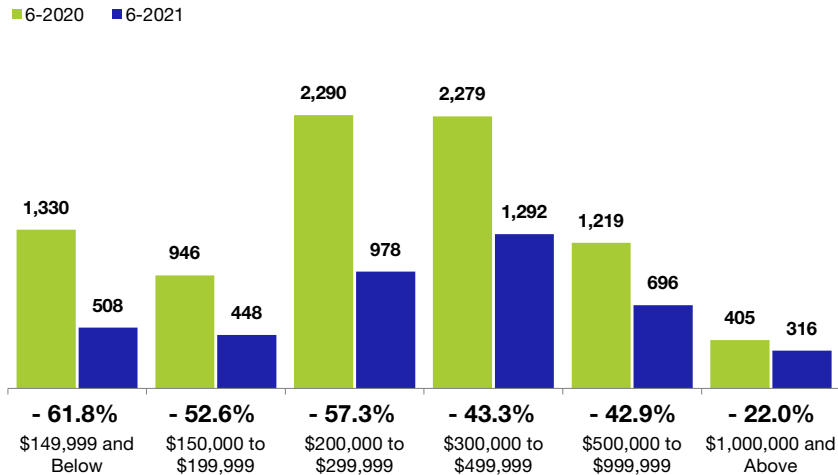
By Construction Status	6-2020	6-2021	Change
Previously Owned	12.9%	26.1%	+ 102.6%
New Construction	14.0%	17.7%	+ 26.3%
<b>All Property Types</b>	<b>13.1%</b>	<b>24.9%</b>	<b>+ 89.7%</b>

6-2020	6-2021	Change	6-2020	6-2021	Change
14.0%	27.7%	+ 97.7%	7.9%	19.2%	+ 142.9%
14.5%	18.8%	+ 29.8%	9.0%	11.5%	+ 27.6%
<b>14.1%</b>	<b>26.2%</b>	<b>+ 86.4%</b>	<b>8.0%</b>	<b>18.2%</b>	<b>+ 127.3%</b>

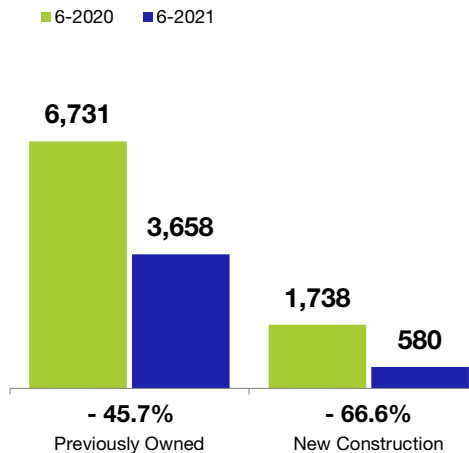
# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

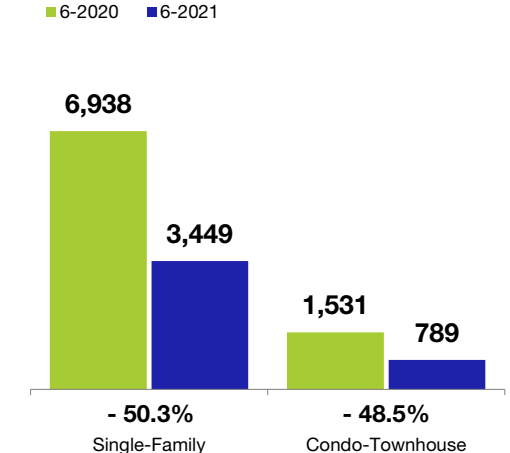
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	6-2020	6-2021	Change
\$149,999 and Below	1,330	508	- 61.8%
\$150,000 to \$199,999	946	448	- 52.6%
\$200,000 to \$299,999	2,290	978	- 57.3%
\$300,000 to \$499,999	2,279	1,292	- 43.3%
\$500,000 to \$999,999	1,219	696	- 42.9%
\$1,000,000 and Above	405	316	- 22.0%
<b>All Price Ranges</b>	<b>8,469</b>	<b>4,238</b>	<b>- 50.0%</b>

### Single-Family

6-2020	6-2021	Change	6-2020	6-2021	Change
994	393	- 60.5%	336	115	- 65.8%
636	318	- 50.0%	310	130	- 58.1%
1,907	664	- 65.2%	383	314	- 18.0%
2,001	1,179	- 41.1%	278	113	- 59.4%
1,034	604	- 41.6%	185	92	- 50.3%
366	291	- 20.5%	39	25	- 35.9%
<b>6,938</b>	<b>3,449</b>	<b>- 50.3%</b>	<b>1,531</b>	<b>789</b>	<b>- 48.5%</b>

### Condo-Townhouse

By Construction Status	6-2020	6-2021	Change
Previously Owned	6,731	3,658	- 45.7%
New Construction	1,738	580	- 66.6%
<b>All Property Types</b>	<b>8,469</b>	<b>4,238</b>	<b>- 50.0%</b>

6-2020	6-2021	Change	6-2020	6-2021	Change
5,504	3,064	- 44.3%	1,227	594	- 51.6%
1,434	385	- 73.2%	304	195	- 35.9%
<b>6,938</b>	<b>3,449</b>	<b>- 50.3%</b>	<b>1,531</b>	<b>789</b>	<b>- 48.5%</b>

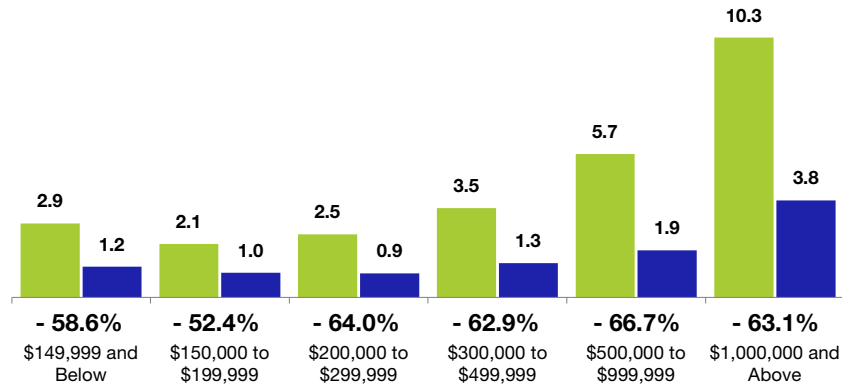
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.



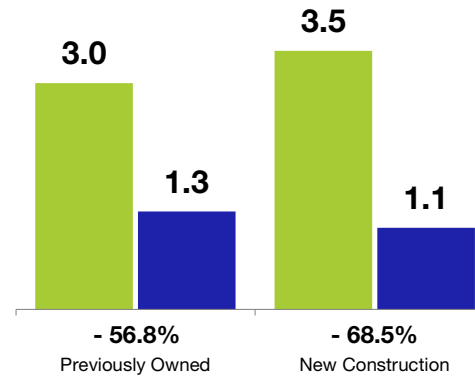
## By Price Range

■ 6-2020 ■ 6-2021



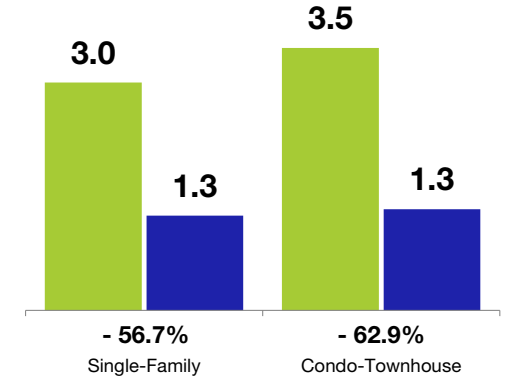
## By Construction Status

■ 6-2020 ■ 6-2021



## By Property Type

■ 6-2020 ■ 6-2021



### All Properties

By Price Range	6-2020	6-2021	Change
\$149,999 and Below	2.9	1.2	- 58.6%
\$150,000 to \$199,999	2.1	1.0	- 52.4%
\$200,000 to \$299,999	2.5	0.9	- 64.0%
\$300,000 to \$499,999	3.5	1.3	- 62.9%
\$500,000 to \$999,999	5.7	1.9	- 66.7%
\$1,000,000 and Above	10.3	3.8	- 63.1%
<b>All Price Ranges</b>	<b>3.1</b>	<b>1.3</b>	<b>- 58.1%</b>

### Single-Family

6-2020	6-2021	Change	6-2020	6-2021	Change
3.1	1.3	- 58.1%	2.6	0.9	- 65.4%
2.0	1.0	- 50.0%	2.4	0.8	- 66.7%
2.3	0.8	- 65.2%	3.8	1.7	- 55.3%
3.4	1.3	- 61.8%	5.1	1.4	- 72.5%
5.3	1.8	- 66.0%	9.6	2.4	- 75.0%
10.7	4.0	- 62.6%	7.7	2.6	- 66.2%
<b>3.0</b>	<b>1.3</b>	<b>- 56.7%</b>	<b>3.5</b>	<b>1.3</b>	<b>- 62.9%</b>

### Condo-Townhouse

By Construction Status	6-2020	6-2021	Change
Previously Owned	3.0	1.3	- 56.8%
New Construction	3.5	1.1	- 68.5%
<b>All Property Types</b>	<b>3.1</b>	<b>1.3</b>	<b>- 58.1%</b>

6-2020	6-2021	Change	6-2020	6-2021	Change
3.0	1.3	- 55.7%	3.1	1.2	- 61.5%
3.1	0.9	- 72.1%	6.9	2.1	- 69.1%
<b>3.0</b>	<b>1.3</b>	<b>- 56.7%</b>	<b>3.5</b>	<b>1.3</b>	<b>- 62.9%</b>

# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Southside / Mandarin / Bartram

Region 01

**+ 9.7%**

Change in  
New Listings

**+ 15.7%**

Change in  
Closed Sales

**+ 29.4%**

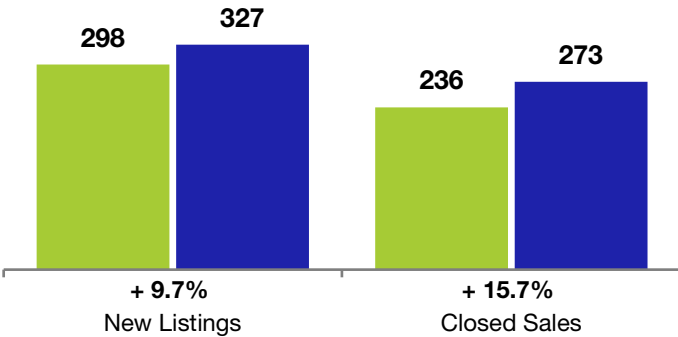
Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	298	327	+ 9.7%	1,706	1,802	+ 5.6%
Closed Sales	236	273	+ 15.7%	1,217	1,535	+ 26.1%
Median Sales Price*	\$255,000	\$330,000	+ 29.4%	\$250,000	\$291,000	+ 16.4%
Percent of Original List Price Received*	95.5%	101.2%	+ 6.0%	96.5%	99.7%	+ 3.3%
Percent of Properties Sold Over List Price*	13.6%	49.8%	+ 266.2%	15.0%	40.2%	+ 168.0%
Days on Market Until Sale	65	30	- 53.8%	59	39	- 33.9%
Inventory of Homes for Sale	637	396	- 37.8%	--	--	--
Months Supply of Inventory	2.9	1.5	- 48.3%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

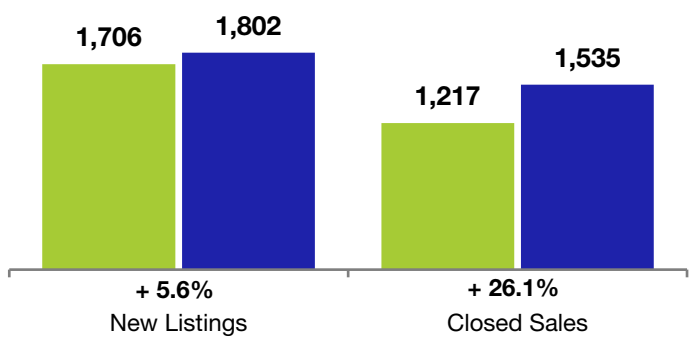
### June

■ 2020 ■ 2021

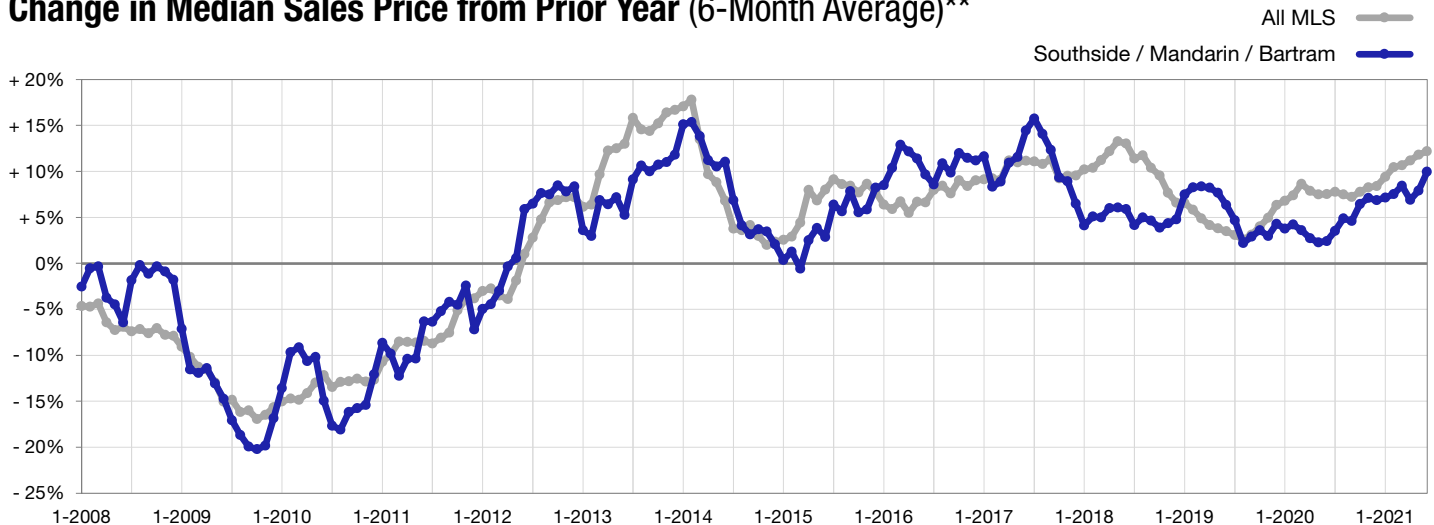


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Southside

**+ 2.2%**

Change in  
New Listings

**+ 11.6%**

Change in  
Closed Sales

**+ 12.9%**

Change in  
Median Sales Price

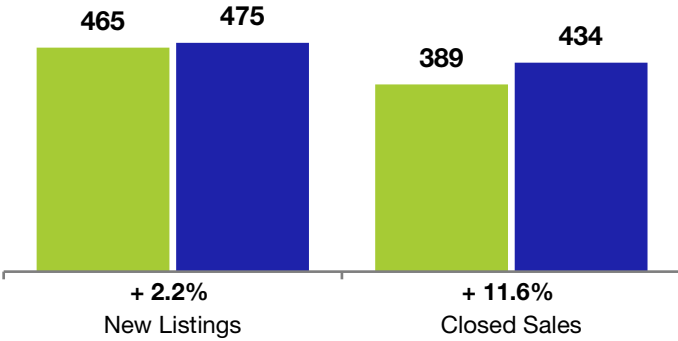
### Region 02

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	465	475	+ 2.2%	2,550	2,693	+ 5.6%
Closed Sales	389	434	+ 11.6%	1,841	2,319	+ 26.0%
Median Sales Price*	\$247,900	<b>\$280,000</b>	+ 12.9%	\$243,000	<b>\$255,000</b>	+ 4.9%
Percent of Original List Price Received*	96.7%	101.4%	+ 4.9%	96.7%	99.8%	+ 3.2%
Percent of Properties Sold Over List Price*	13.4%	42.2%	+ 214.9%	13.4%	33.7%	+ 151.5%
Days on Market Until Sale	55	29	- 47.3%	59	38	- 35.6%
Inventory of Homes for Sale	910	446	- 51.0%	--	--	--
Months Supply of Inventory	2.7	1.1	- 59.3%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

■ 2020 ■ 2021

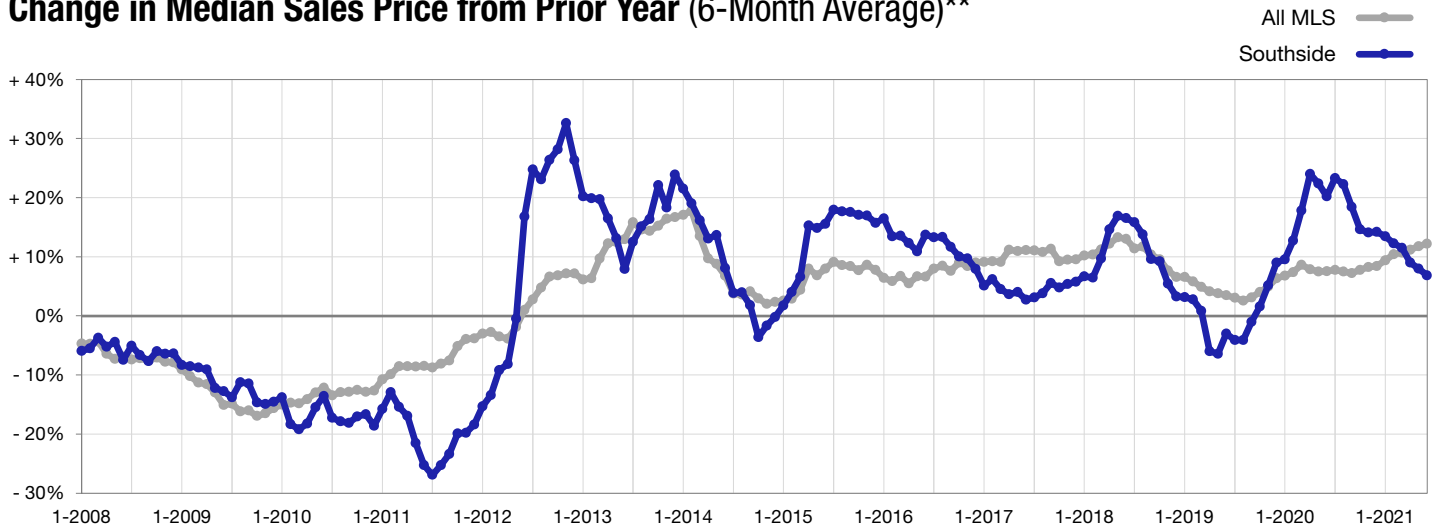


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Riverside / Avondale / Ortega

Region 03

**+ 15.5%**

Change in  
New Listings

**+ 11.8%**

Change in  
Closed Sales

**+ 28.2%**

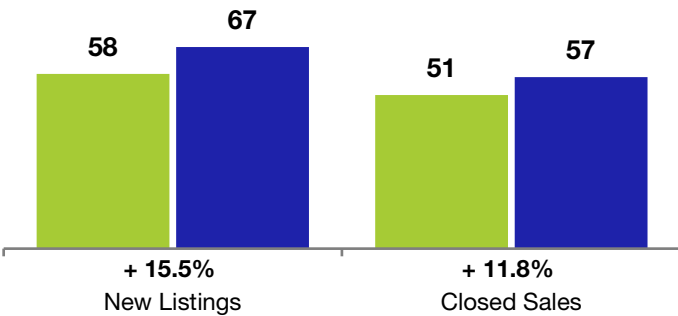
Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	58	67	+ 15.5%	411	474	+ 15.3%
Closed Sales	51	57	+ 11.8%	274	383	+ 39.8%
Median Sales Price*	\$312,000	<b>\$399,900</b>	+ 28.2%	\$300,000	<b>\$357,000</b>	+ 19.0%
Percent of Original List Price Received*	95.9%	<b>98.4%</b>	+ 2.6%	94.9%	<b>97.3%</b>	+ 2.5%
Percent of Properties Sold Over List Price*	17.6%	<b>26.3%</b>	+ 49.4%	14.2%	<b>28.2%</b>	+ 98.6%
Days on Market Until Sale	75	<b>41</b>	- 45.3%	83	<b>57</b>	- 31.3%
Inventory of Homes for Sale	181	<b>125</b>	- 30.9%	--	--	--
Months Supply of Inventory	3.6	<b>2.0</b>	- 44.4%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

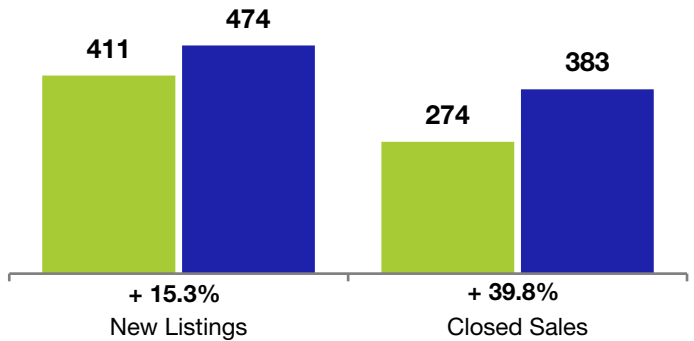
### June

■ 2020 ■ 2021

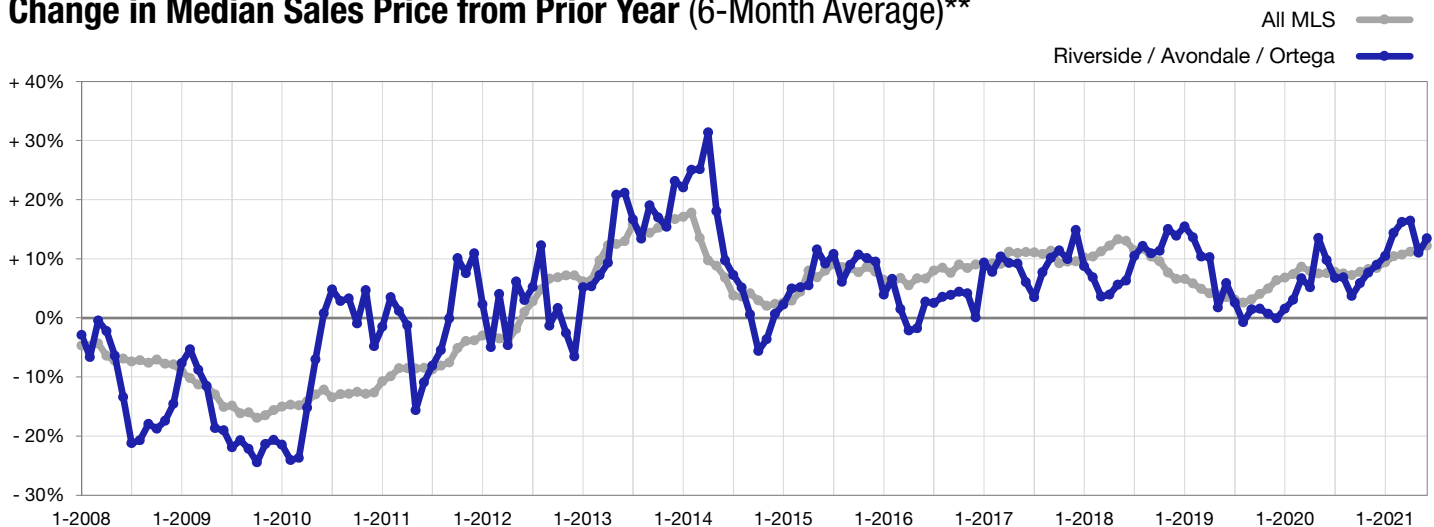


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.



# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Arlington / Fort Caroline

Region 04

**+ 54.1%**      **+ 29.9%**      **+ 24.4%**

Change in  
New Listings

Change in  
Closed Sales

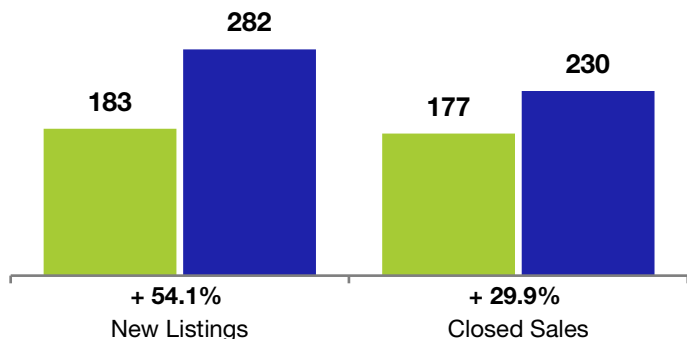
Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	183	<b>282</b>	+ 54.1%	1,196	<b>1,409</b>	+ 17.8%
Closed Sales	177	<b>230</b>	+ 29.9%	912	<b>1,117</b>	+ 22.5%
Median Sales Price*	\$219,000	<b>\$272,500</b>	+ 24.4%	\$215,000	<b>\$253,000</b>	+ 17.7%
Percent of Original List Price Received*	97.1%	<b>100.3%</b>	+ 3.3%	97.0%	<b>99.6%</b>	+ 2.7%
Percent of Properties Sold Over List Price*	22.6%	<b>51.7%</b>	+ 128.8%	19.2%	<b>41.9%</b>	+ 118.2%
Days on Market Until Sale	49	<b>26</b>	- 46.9%	46	<b>32</b>	- 30.4%
Inventory of Homes for Sale	347	<b>277</b>	- 20.2%	--	--	--
Months Supply of Inventory	2.1	<b>1.5</b>	- 28.6%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

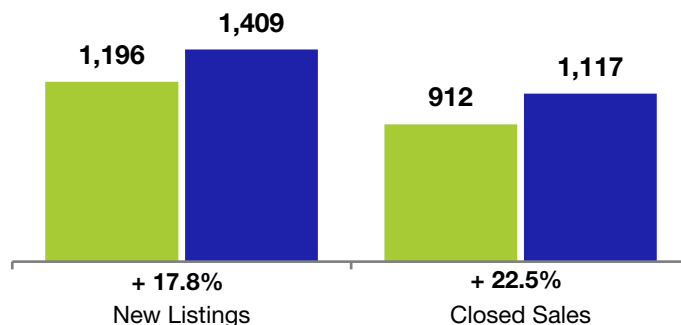
### June

■ 2020 ■ 2021

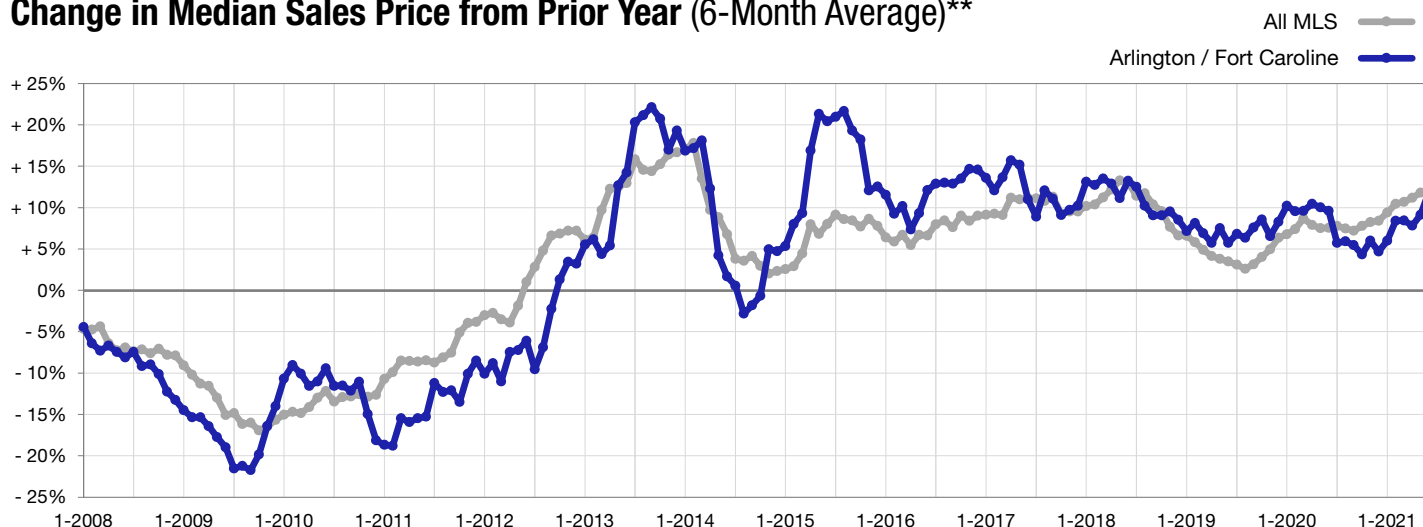


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Hyde Grove / Murray Hill / Lakeshore / Wesconnett

**+ 46.0%**

**+ 21.9%**

**+ 13.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 05

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	126	184	+ 46.0%	819	1,061	+ 29.5%
Closed Sales	128	156	+ 21.9%	638	854	+ 33.9%
Median Sales Price*	\$168,750	\$192,000	+ 13.8%	\$155,000	\$180,000	+ 16.1%
Percent of Original List Price Received*	96.8%	99.7%	+ 3.0%	95.3%	98.4%	+ 3.3%
Percent of Properties Sold Over List Price*	19.5%	38.5%	+ 97.4%	17.6%	30.8%	+ 75.0%
Days on Market Until Sale	51	31	- 39.2%	56	35	- 37.5%
Inventory of Homes for Sale	246	191	- 22.4%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--

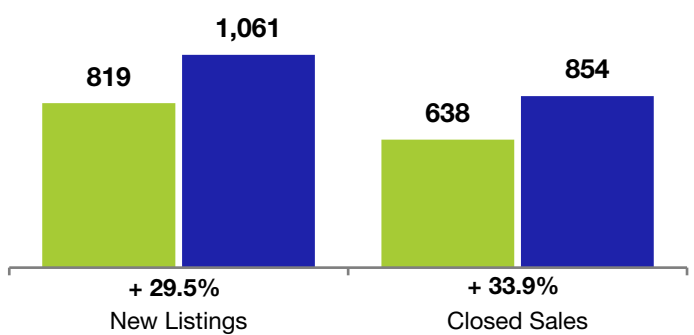
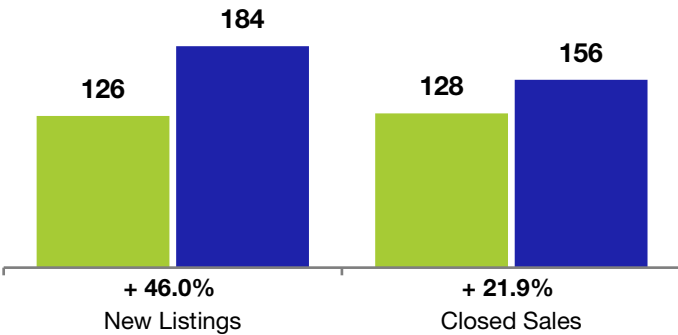
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

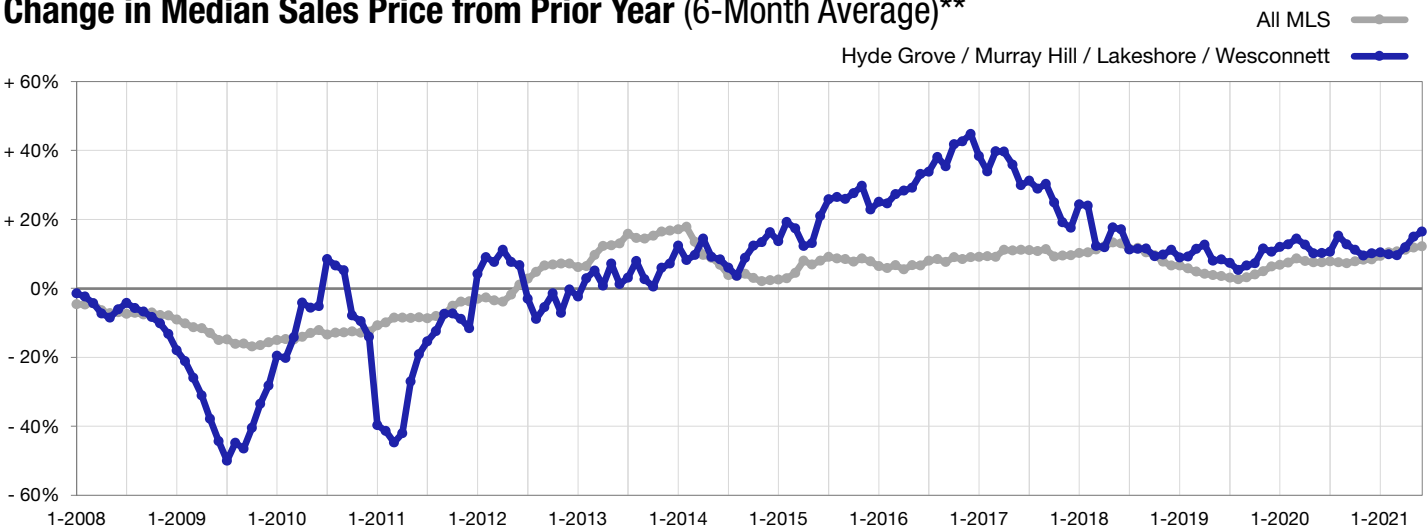
■ 2020 ■ 2021

### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## West Jacksonville

**+ 9.0%**

Change in  
New Listings

**+ 21.4%**

Change in  
Closed Sales

**+ 20.1%**

Change in  
Median Sales Price

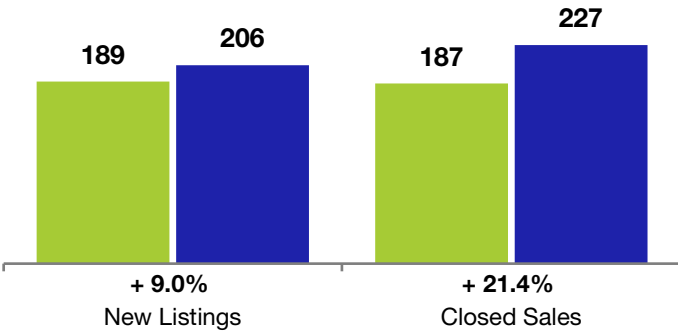
### Region 06

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	189	206	+ 9.0%	1,241	1,234	- 0.6%
Closed Sales	187	227	+ 21.4%	950	1,181	+ 24.3%
Median Sales Price*	\$201,500	\$241,985	+ 20.1%	\$200,000	\$233,000	+ 16.5%
Percent of Original List Price Received*	97.7%	101.4%	+ 3.8%	97.2%	99.8%	+ 2.7%
Percent of Properties Sold Over List Price*	17.1%	42.9%	+ 150.9%	17.2%	31.7%	+ 84.3%
Days on Market Until Sale	55	29	- 47.3%	58	36	- 37.9%
Inventory of Homes for Sale	394	168	- 57.4%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

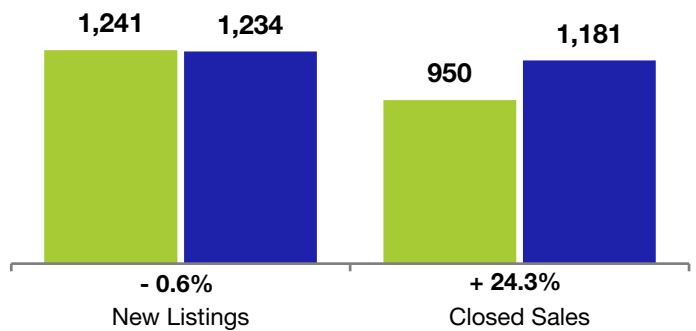
### June

■ 2020 ■ 2021

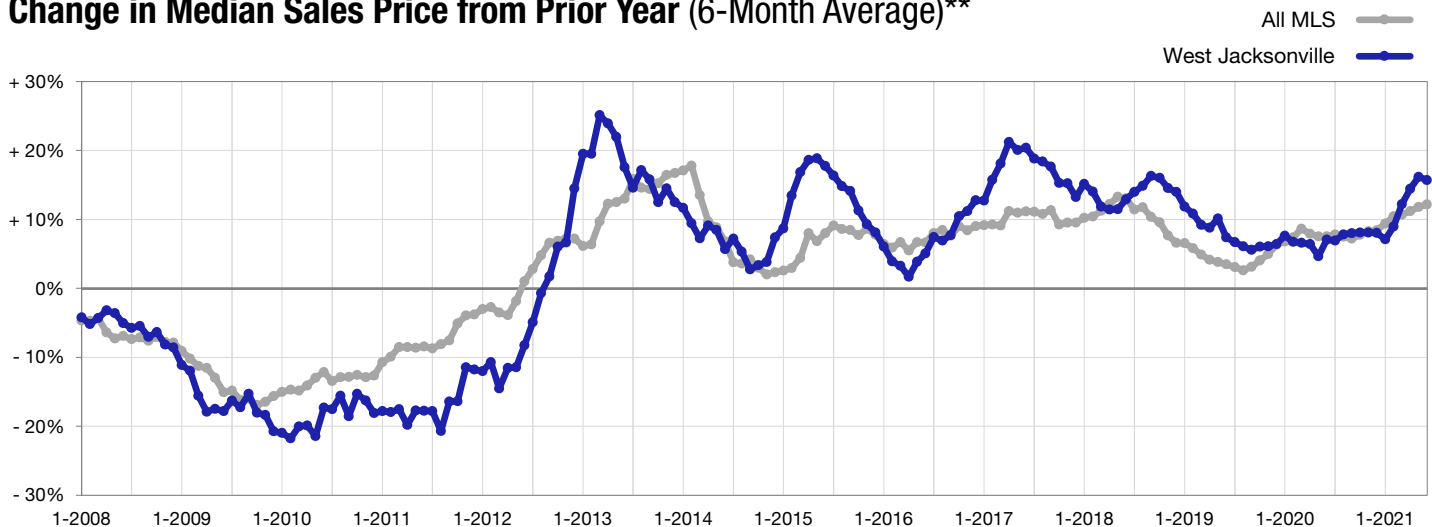


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Springfield / Downtown / Paxon / Trout River South / Downtown Jacksonville - E

**+ 43.9%**

**+ 15.4%**

**+ 41.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

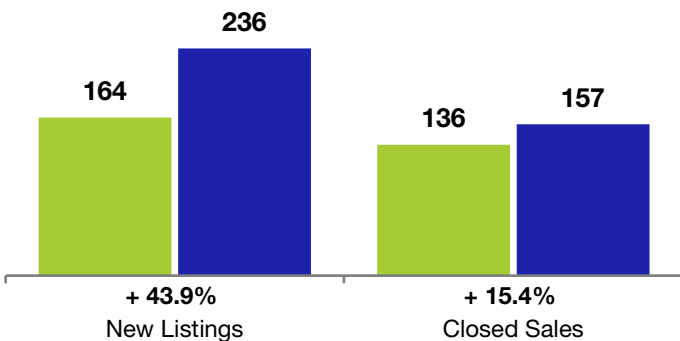
### Region 07

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	164	<b>236</b>	+ 43.9%	1,104	<b>1,347</b>	+ 22.0%
Closed Sales	136	<b>157</b>	+ 15.4%	658	<b>999</b>	+ 51.8%
Median Sales Price*	\$86,500	<b>\$122,200</b>	+ 41.3%	\$78,000	<b>\$120,000</b>	+ 53.8%
Percent of Original List Price Received*	91.1%	<b>95.4%</b>	+ 4.7%	90.6%	<b>94.0%</b>	+ 3.8%
Percent of Properties Sold Over List Price*	13.3%	<b>21.8%</b>	+ 63.9%	13.7%	<b>14.0%</b>	+ 2.2%
Days on Market Until Sale	71	<b>44</b>	- 38.0%	67	<b>48</b>	- 28.4%
Inventory of Homes for Sale	518	<b>315</b>	- 39.2%	--	--	--
Months Supply of Inventory	4.3	<b>1.9</b>	- 55.8%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

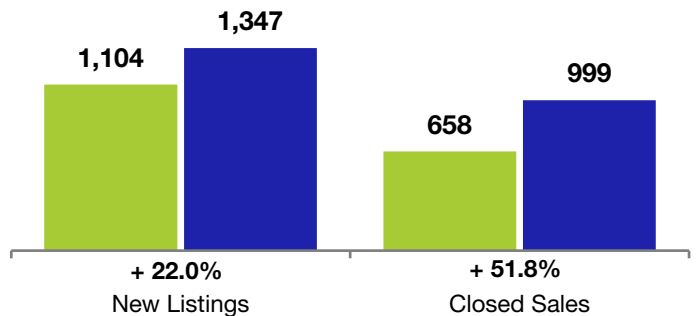
### June

■ 2020 ■ 2021



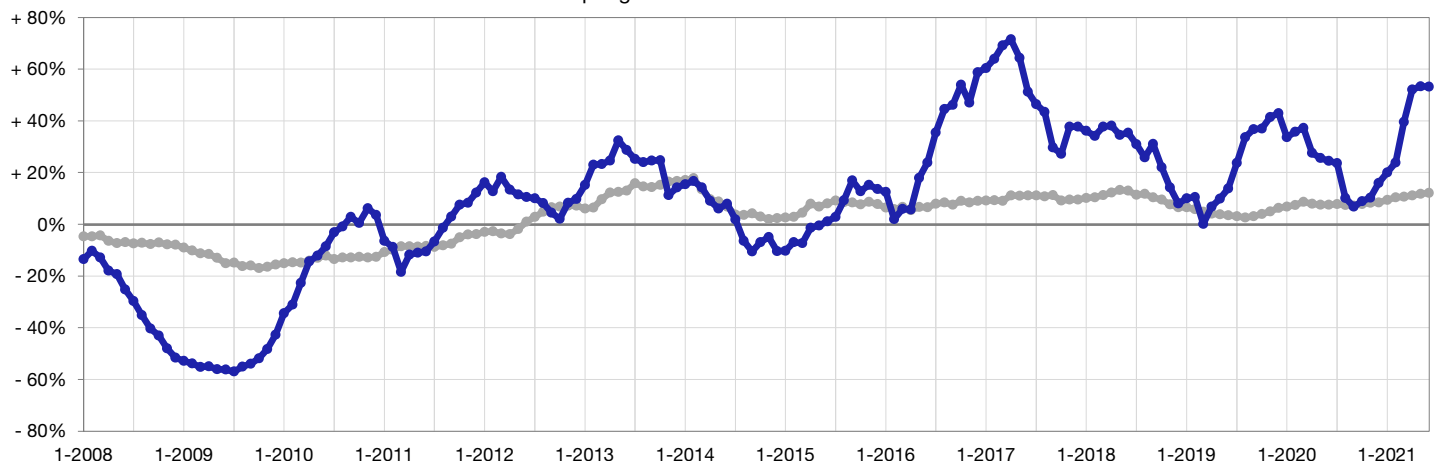
### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*

Springfield / Downtown / Paxon / Trout River South / Downtown Jacksonville - E



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Marietta / Whitehouse / Baldwin / Garden St / Dinsmore

**- 7.7%**

**+ 9.4%**

**+ 15.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 08

### June

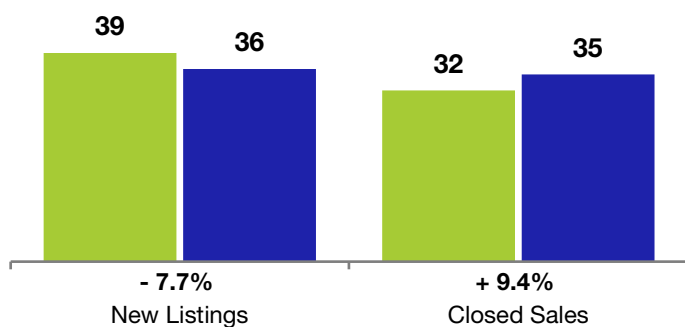
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	39	36	- 7.7%	229	190	- 17.0%
Closed Sales	32	35	+ 9.4%	168	156	- 7.1%
Median Sales Price*	\$224,543	<b>\$259,000</b>	+ 15.3%	\$198,950	<b>\$250,000</b>	+ 25.7%
Percent of Original List Price Received*	94.6%	<b>102.8%</b>	+ 8.7%	96.7%	<b>99.3%</b>	+ 2.7%
Percent of Properties Sold Over List Price*	9.4%	<b>54.3%</b>	+ 477.7%	15.7%	<b>35.5%</b>	+ 126.1%
Days on Market Until Sale	65	<b>31</b>	- 52.3%	50	<b>41</b>	- 18.0%
Inventory of Homes for Sale	62	<b>38</b>	- 38.7%	--	--	--
Months Supply of Inventory	2.3	<b>1.4</b>	- 39.1%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

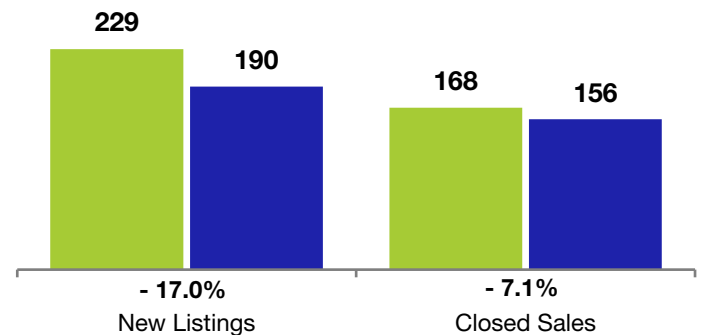
### June

■ 2020 ■ 2021

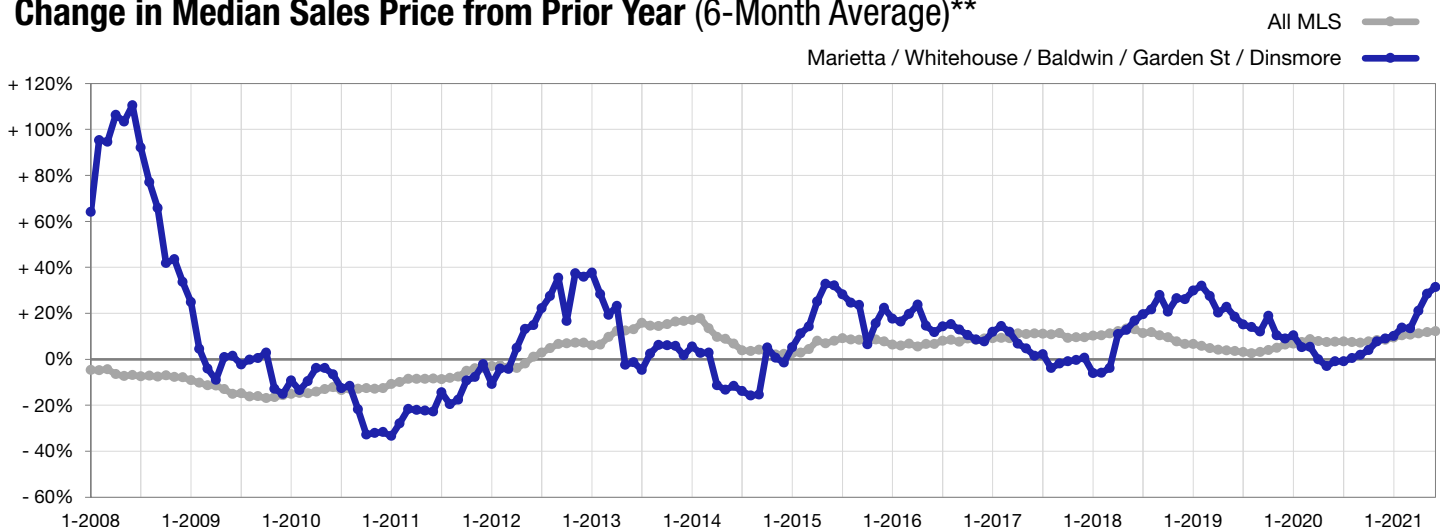


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Jacksonville - North

**- 12.6%**

**+ 13.4%**

**+ 10.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 09

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	230	201	- 12.6%	1,197	1,068	- 10.8%
Closed Sales	172	195	+ 13.4%	890	1,034	+ 16.2%
Median Sales Price*	\$245,500	<b>\$270,000</b>	+ 10.0%	\$230,000	<b>\$265,000</b>	+ 15.2%
Percent of Original List Price Received*	97.3%	<b>101.2%</b>	+ 4.0%	97.4%	<b>100.4%</b>	+ 3.1%
Percent of Properties Sold Over List Price*	19.2%	<b>41.5%</b>	+ 116.1%	15.5%	<b>35.4%</b>	+ 128.4%
Days on Market Until Sale	54	<b>39</b>	- 27.8%	63	<b>41</b>	- 34.9%
Inventory of Homes for Sale	431	<b>149</b>	- 65.4%	--	--	--
Months Supply of Inventory	2.6	<b>0.8</b>	- 69.2%	--	--	--

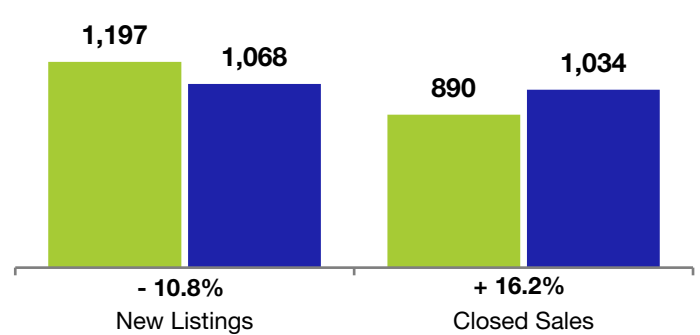
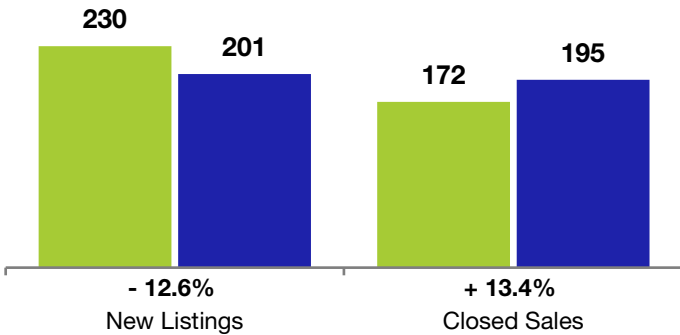
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

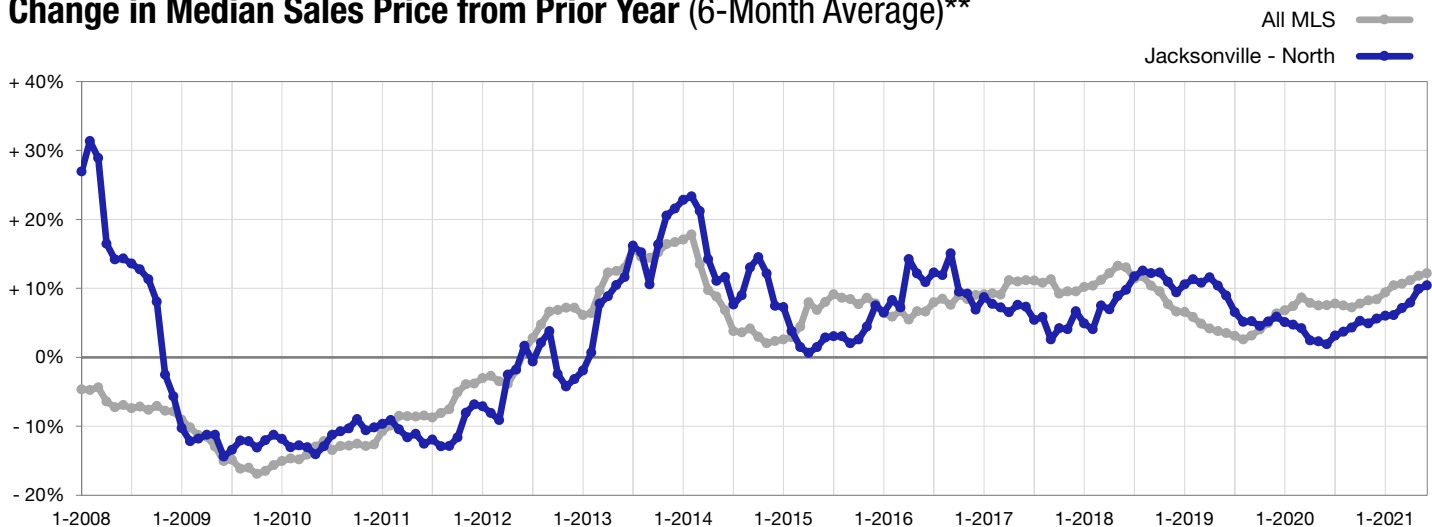
■ 2020 ■ 2021

### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Fleming Island Area

**- 5.1%**

**+ 27.6%**

**+ 40.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 12

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	79	75	- 5.1%	400	416	+ 4.0%
Closed Sales	58	74	+ 27.6%	288	357	+ 24.0%
Median Sales Price*	\$291,000	<b>\$408,000</b>	+ 40.2%	\$289,700	<b>\$368,000</b>	+ 27.0%
Percent of Original List Price Received*	97.3%	<b>102.0%</b>	+ 4.8%	97.0%	<b>100.2%</b>	+ 3.3%
Percent of Properties Sold Over List Price*	22.4%	<b>54.1%</b>	+ 141.5%	16.7%	<b>39.2%</b>	+ 134.7%
Days on Market Until Sale	50	<b>20</b>	- 60.0%	54	<b>31</b>	- 42.6%
Inventory of Homes for Sale	137	<b>69</b>	- 49.6%	--	--	--
Months Supply of Inventory	2.7	<b>1.1</b>	- 59.3%	--	--	--

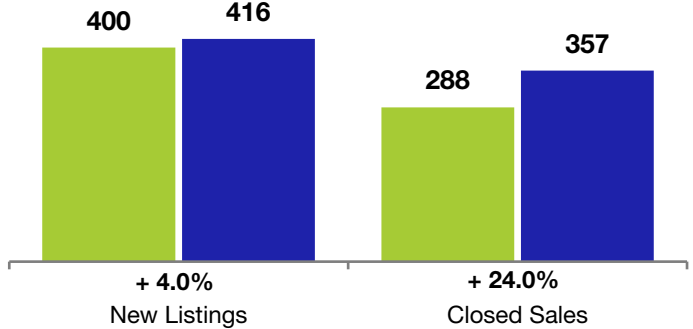
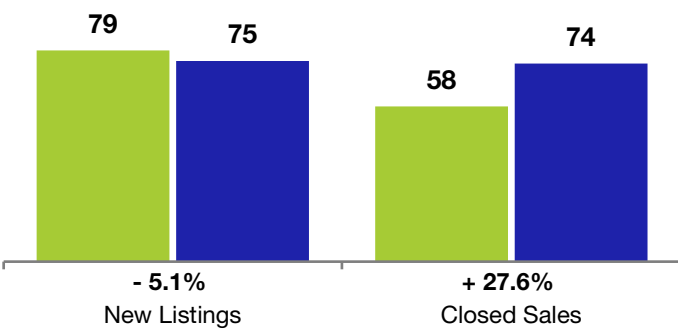
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

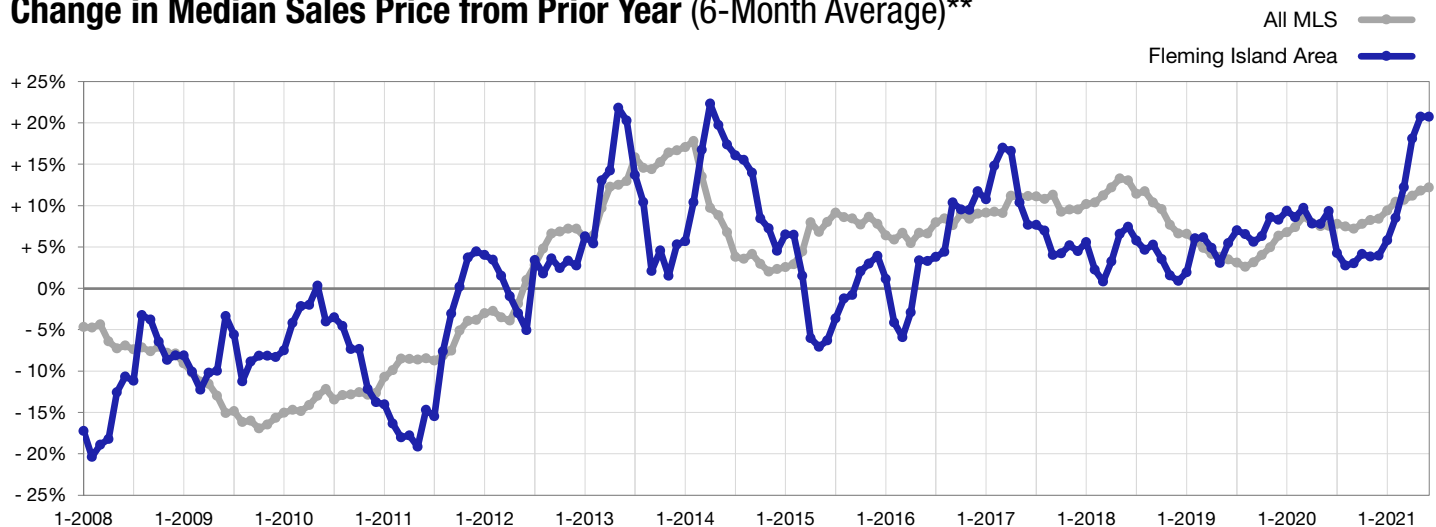
■ 2020 ■ 2021

### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Orange Park

**+ 51.1%**      **+ 11.0%**      **+ 18.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

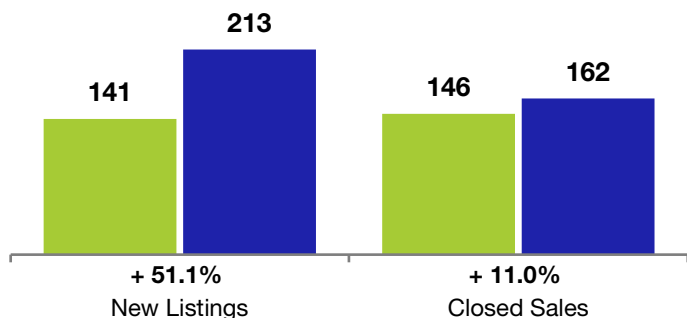
### Region 13

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	141	213	+ 51.1%	880	1,029	+ 16.9%
Closed Sales	146	162	+ 11.0%	724	809	+ 11.7%
Median Sales Price*	\$232,700	\$275,000	+ 18.2%	\$225,500	\$255,000	+ 13.1%
Percent of Original List Price Received*	96.3%	102.2%	+ 6.1%	97.1%	100.2%	+ 3.2%
Percent of Properties Sold Over List Price*	11.6%	54.9%	+ 373.3%	18.4%	43.7%	+ 137.5%
Days on Market Until Sale	70	20	- 71.4%	65	28	- 56.9%
Inventory of Homes for Sale	260	173	- 33.5%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

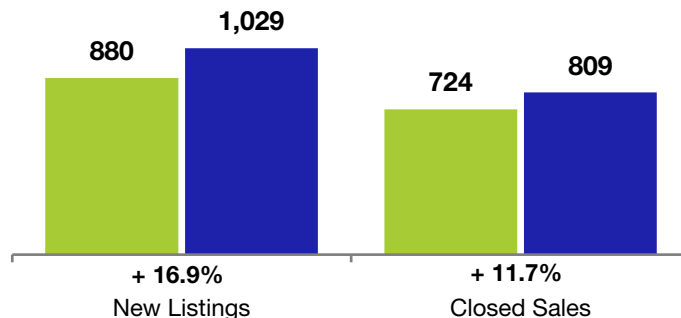
### June

■ 2020 ■ 2021

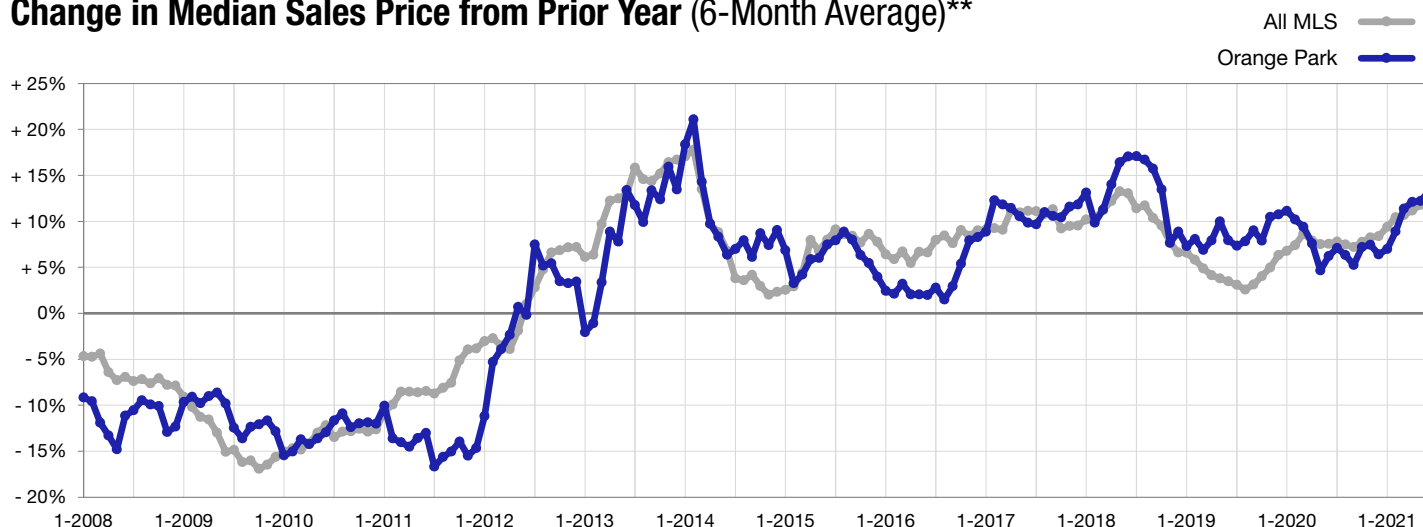


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Middleburg Vicinity

**+ 13.6%**

**- 4.2%**

**+ 22.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

Region 14

June

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	110	125	+ 13.6%	674	697	+ 3.4%
Closed Sales	96	92	- 4.2%	458	580	+ 26.6%
Median Sales Price*	\$223,495	<b>\$274,000</b>	+ 22.6%	\$222,000	<b>\$255,000</b>	+ 14.9%
Percent of Original List Price Received*	97.3%	<b>101.4%</b>	+ 4.2%	96.8%	<b>100.2%</b>	+ 3.5%
Percent of Properties Sold Over List Price*	14.6%	<b>59.8%</b>	+ 309.6%	18.2%	<b>44.9%</b>	+ 146.7%
Days on Market Until Sale	63	<b>30</b>	- 52.4%	63	<b>39</b>	- 38.1%
Inventory of Homes for Sale	271	<b>113</b>	- 58.3%	--	--	--
Months Supply of Inventory	3.2	<b>1.0</b>	- 68.8%	--	--	--

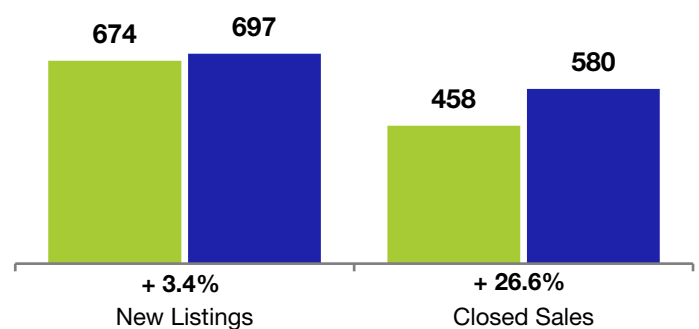
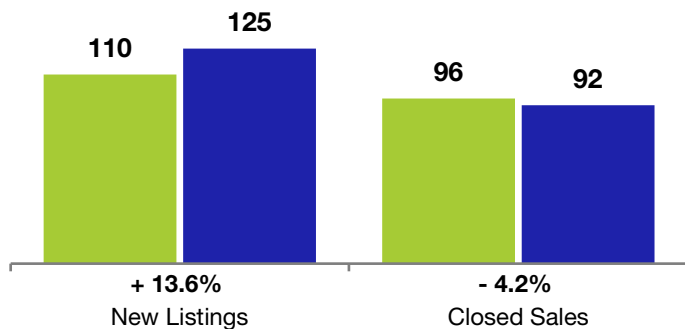
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

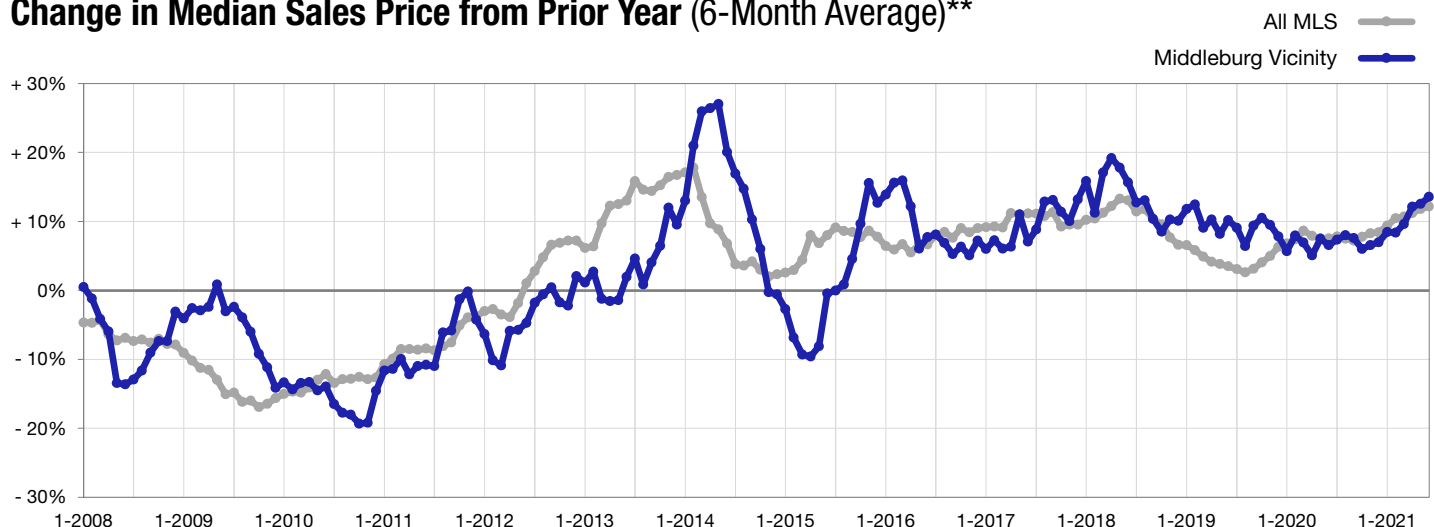
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Keystone Heights Vicinity

Region 15

**+ 78.9%**

**+ 4.3%**

**+ 34.4%**

Change in  
New Listings

Change in  
Closed Sales

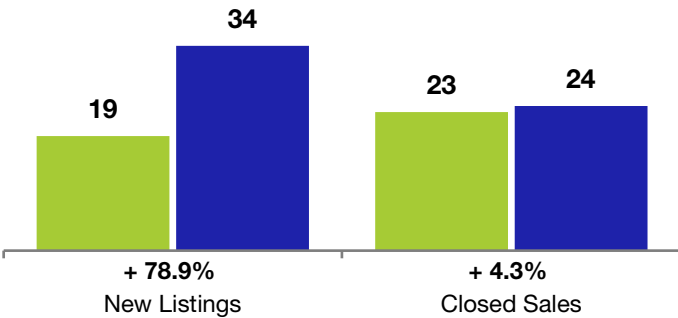
Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	19	34	+ 78.9%	120	138	+ 15.0%
Closed Sales	23	24	+ 4.3%	96	122	+ 27.1%
Median Sales Price*	\$164,900	\$221,550	+ 34.4%	\$148,950	\$175,250	+ 17.7%
Percent of Original List Price Received*	93.8%	98.6%	+ 5.1%	91.5%	94.9%	+ 3.7%
Percent of Properties Sold Over List Price*	13.0%	37.5%	+ 188.5%	12.5%	24.6%	+ 96.8%
Days on Market Until Sale	101	60	- 40.6%	95	69	- 27.4%
Inventory of Homes for Sale	73	38	- 47.9%	--	--	--
Months Supply of Inventory	4.0	1.9	- 52.5%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

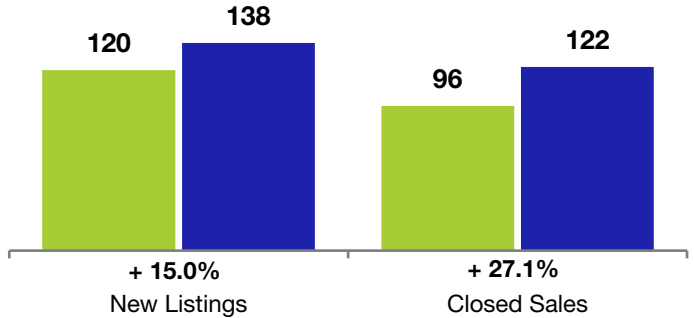
### June

■ 2020 ■ 2021

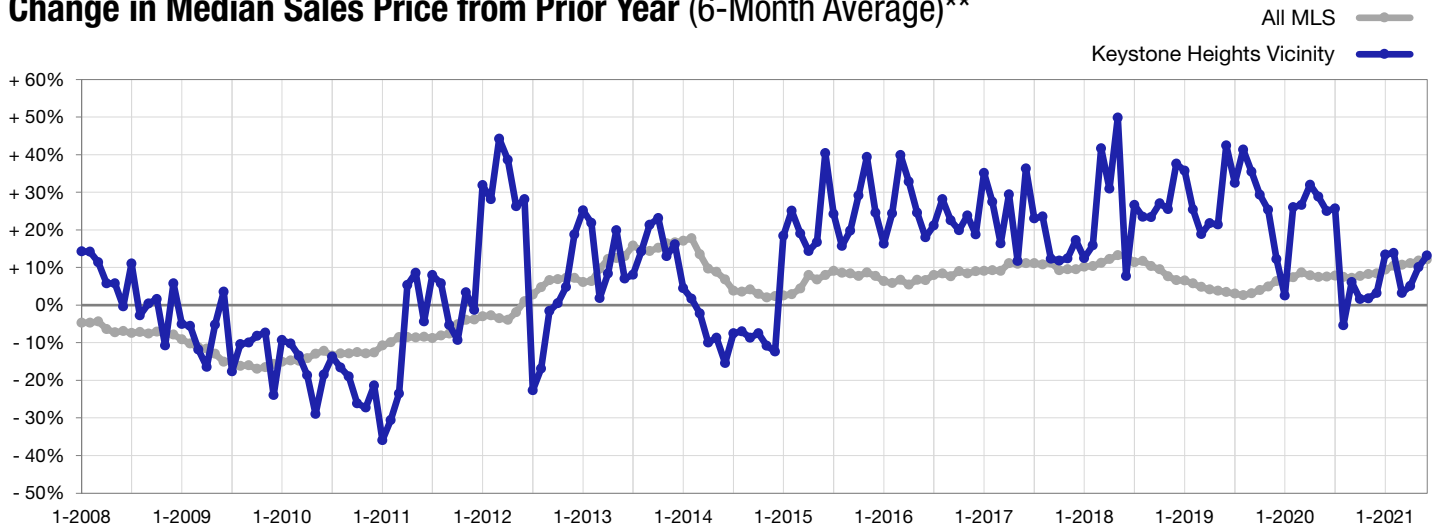


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Green Cove Springs

**+ 40.3%**

**- 15.8%**

**+ 27.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 16

### June

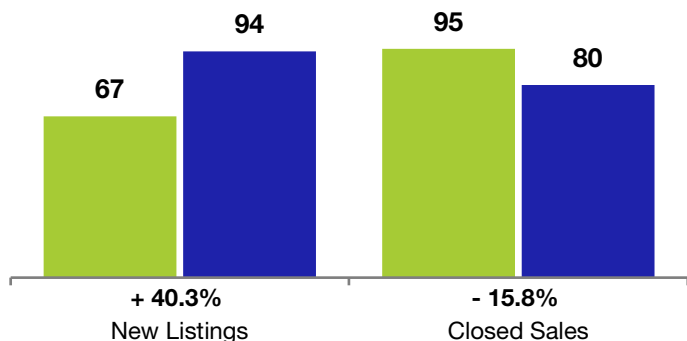
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	67	94	+ 40.3%	532	450	- 15.4%
Closed Sales	95	80	- 15.8%	372	395	+ 6.2%
Median Sales Price*	\$234,000	<b>\$297,500</b>	+ 27.1%	\$223,490	<b>\$270,000</b>	+ 20.8%
Percent of Original List Price Received*	97.5%	<b>101.1%</b>	+ 3.7%	97.7%	<b>99.0%</b>	+ 1.3%
Percent of Properties Sold Over List Price*	12.6%	<b>41.3%</b>	+ 227.8%	12.7%	<b>29.9%</b>	+ 135.4%
Days on Market Until Sale	57	<b>26</b>	- 54.4%	68	<b>40</b>	- 41.2%
Inventory of Homes for Sale	210	<b>80</b>	- 61.9%	--	--	--
Months Supply of Inventory	3.2	<b>1.1</b>	- 65.6%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

■ 2020 ■ 2021

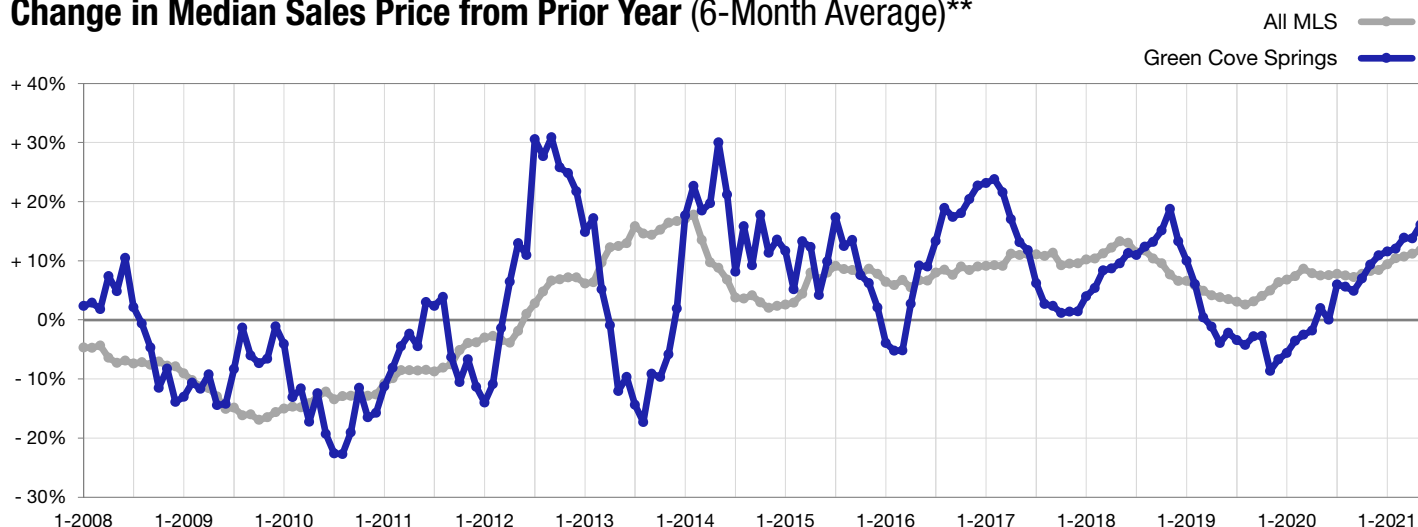


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Jacksonville Beach

**- 19.2%**

**- 13.0%**

**+ 16.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 21

### June

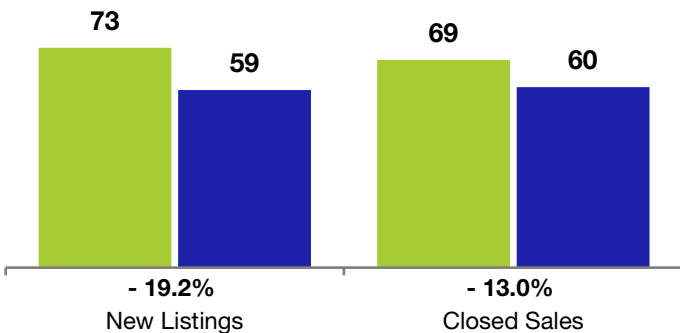
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	73	59	- 19.2%	435	406	- 6.7%
Closed Sales	69	60	- 13.0%	294	362	+ 23.1%
Median Sales Price*	\$449,900	<b>\$522,500</b>	+ 16.1%	\$425,000	<b>\$525,000</b>	+ 23.5%
Percent of Original List Price Received*	96.5%	<b>100.0%</b>	+ 3.6%	95.5%	<b>99.5%</b>	+ 4.2%
Percent of Properties Sold Over List Price*	5.8%	<b>46.7%</b>	+ 705.2%	7.5%	<b>32.6%</b>	+ 334.7%
Days on Market Until Sale	70	<b>24</b>	- 65.7%	73	<b>37</b>	- 49.3%
Inventory of Homes for Sale	161	<b>94</b>	- 41.6%	--	--	--
Months Supply of Inventory	3.1	<b>1.5</b>	- 51.6%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

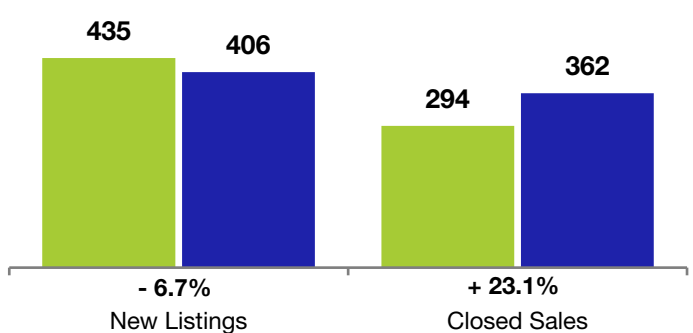
### June

■ 2020 ■ 2021

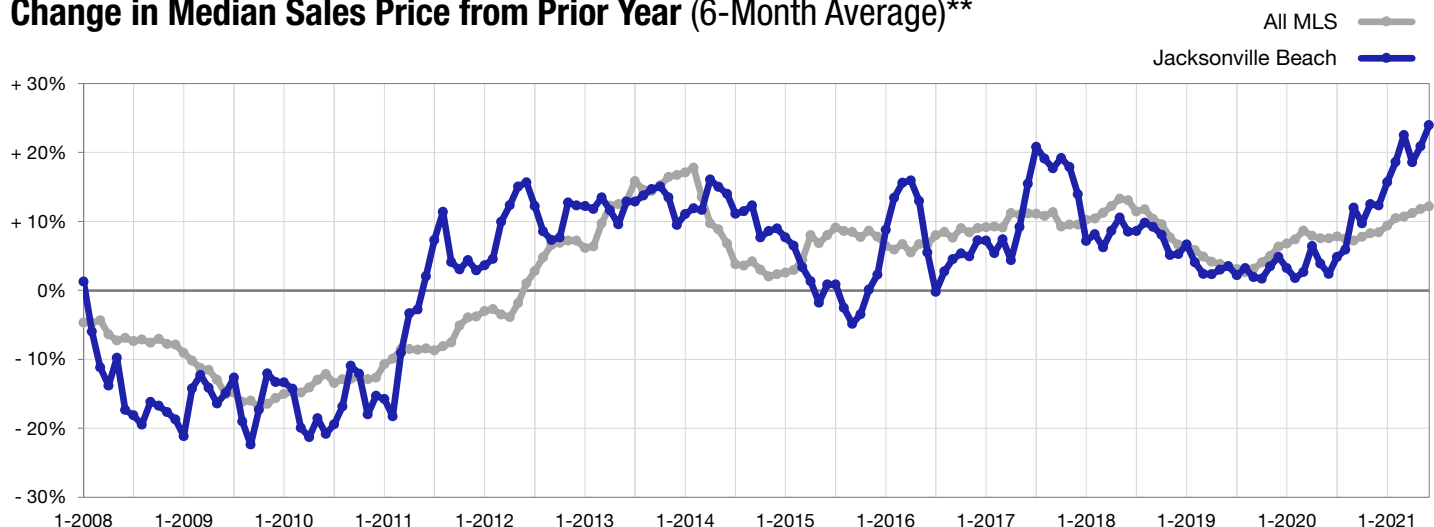


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Neptune Beach

**+ 9.1%**

Change in  
New Listings

**+ 62.5%**

Change in  
Closed Sales

**+ 21.7%**

Change in  
Median Sales Price

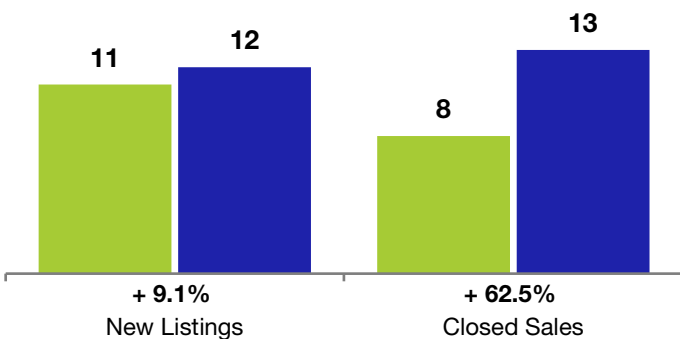
### Region 22

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	11	12	+ 9.1%	81	85	+ 4.9%
Closed Sales	8	13	+ 62.5%	64	69	+ 7.8%
Median Sales Price*	\$456,000	<b>\$555,000</b>	+ 21.7%	\$455,500	<b>\$585,000</b>	+ 28.4%
Percent of Original List Price Received*	95.4%	<b>97.9%</b>	+ 2.6%	95.2%	<b>99.0%</b>	+ 4.0%
Percent of Properties Sold Over List Price*	12.5%	<b>30.8%</b>	+ 146.4%	4.7%	<b>31.9%</b>	+ 578.7%
Days on Market Until Sale	38	31	- 18.4%	61	41	- 32.8%
Inventory of Homes for Sale	30	20	- 33.3%	--	--	--
Months Supply of Inventory	2.9	1.8	- 37.9%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

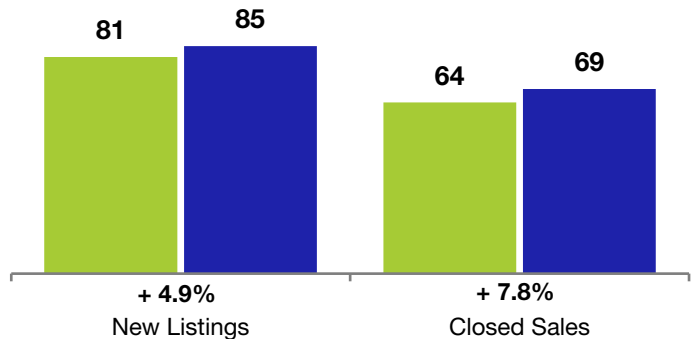
### June

■ 2020 ■ 2021

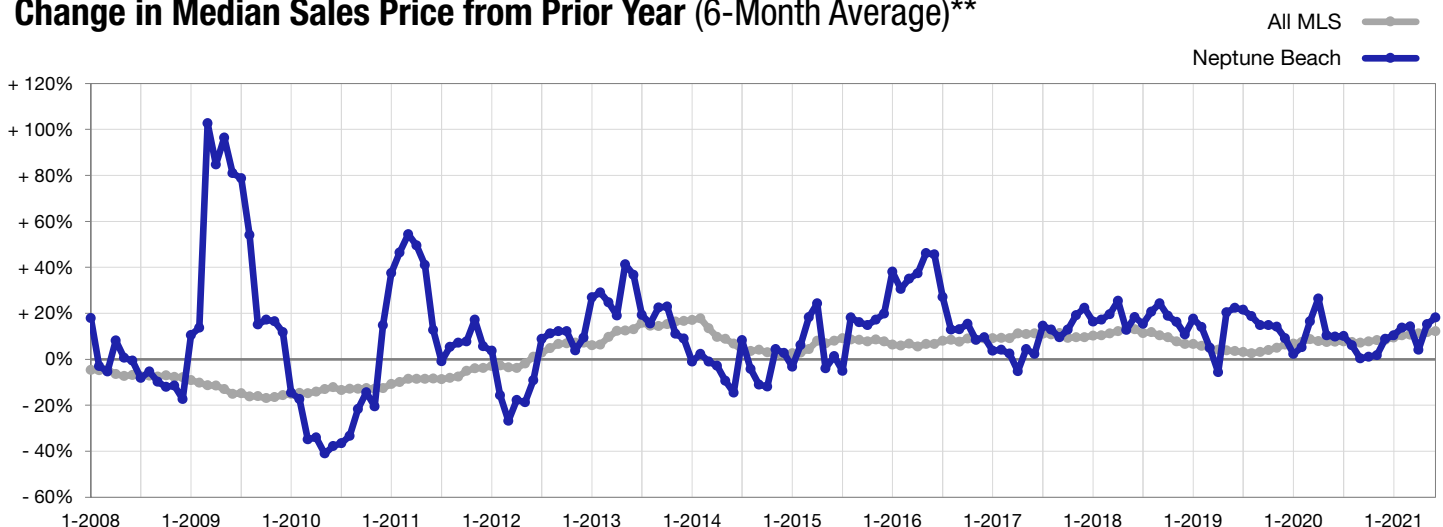


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Atlantic Beach

**+ 16.0%**

**+ 17.1%**

**+ 42.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 23

### June

### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	25	29	+ 16.0%	160	199	+ 24.4%
Closed Sales	35	41	+ 17.1%	124	175	+ 41.1%
Median Sales Price*	\$475,000	<b>\$675,000</b>	+ 42.1%	\$463,750	<b>\$570,000</b>	+ 22.9%
Percent of Original List Price Received*	92.7%	<b>99.3%</b>	+ 7.1%	94.6%	<b>98.8%</b>	+ 4.4%
Percent of Properties Sold Over List Price*	17.1%	<b>29.3%</b>	+ 71.3%	17.7%	<b>36.6%</b>	+ 106.8%
Days on Market Until Sale	76	<b>38</b>	- 50.0%	77	<b>41</b>	- 46.8%
Inventory of Homes for Sale	63	<b>45</b>	- 28.6%	--	--	--
Months Supply of Inventory	2.9	<b>1.7</b>	- 41.4%	--	--	--

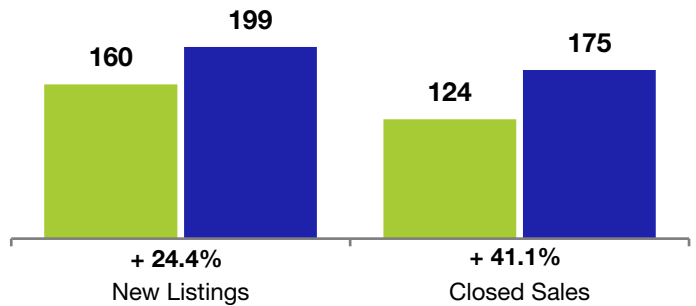
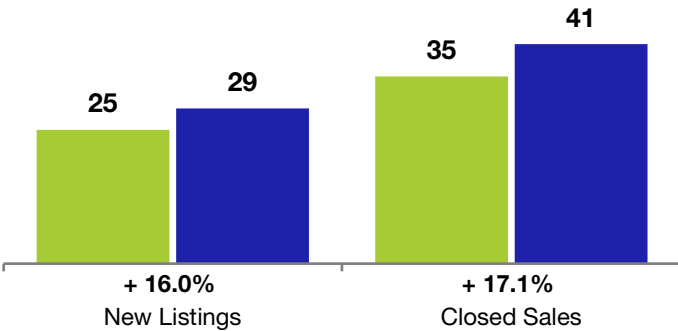
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

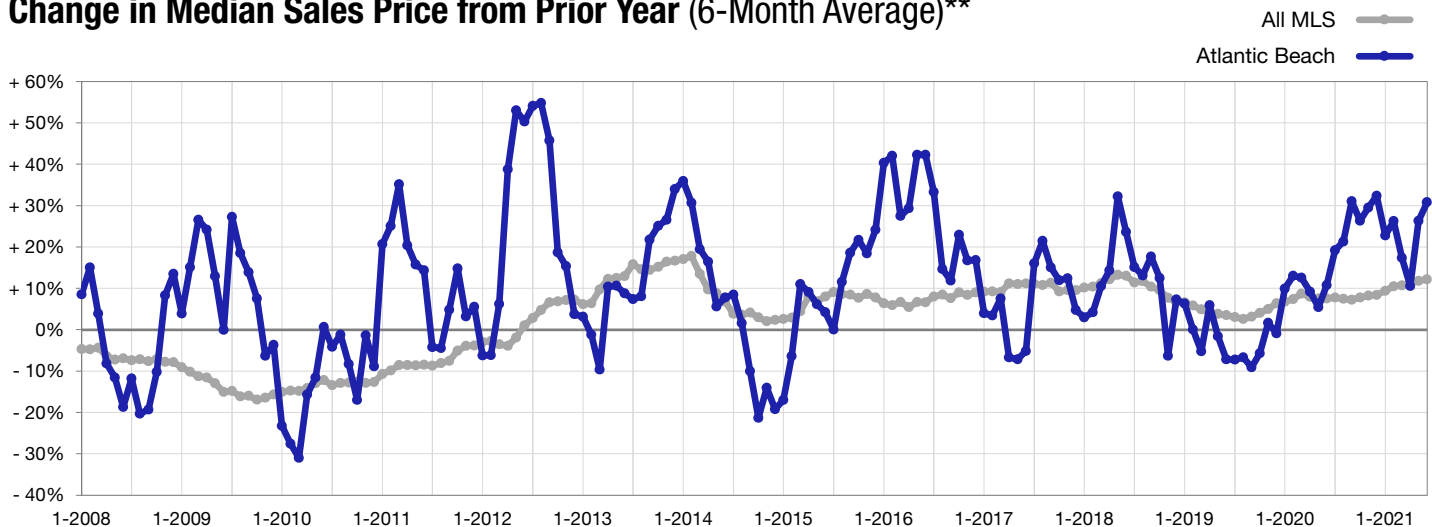
■ 2020 ■ 2021

### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## North Beach / Mayport

Region 24

**+ 8.3%**

Change in  
New Listings

**+ 14.3%**

Change in  
Closed Sales

**+ 34.1%**

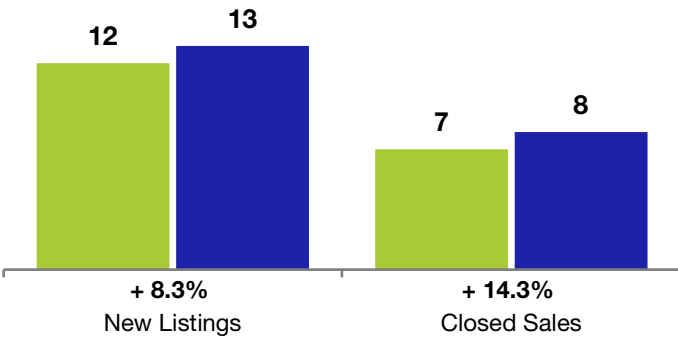
Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	12	13	+ 8.3%	79	81	+ 2.5%
Closed Sales	7	8	+ 14.3%	65	66	+ 1.5%
Median Sales Price*	\$199,000	<b>\$266,950</b>	+ 34.1%	\$218,500	<b>\$242,043</b>	+ 10.8%
Percent of Original List Price Received*	91.2%	<b>99.9%</b>	+ 9.5%	97.9%	<b>100.4%</b>	+ 2.6%
Percent of Properties Sold Over List Price*	0.0%	<b>25.0%</b>	--	30.8%	<b>31.8%</b>	+ 3.2%
Days on Market Until Sale	59	<b>39</b>	- 33.9%	35	<b>23</b>	- 34.3%
Inventory of Homes for Sale	19	<b>13</b>	- 31.6%	--	--	--
Months Supply of Inventory	1.9	<b>1.2</b>	- 36.8%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

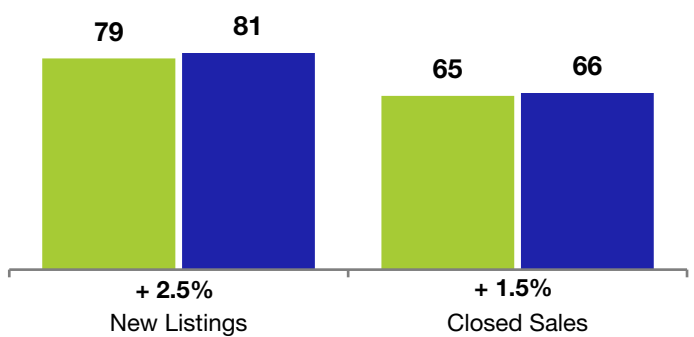
### June

■ 2020 ■ 2021

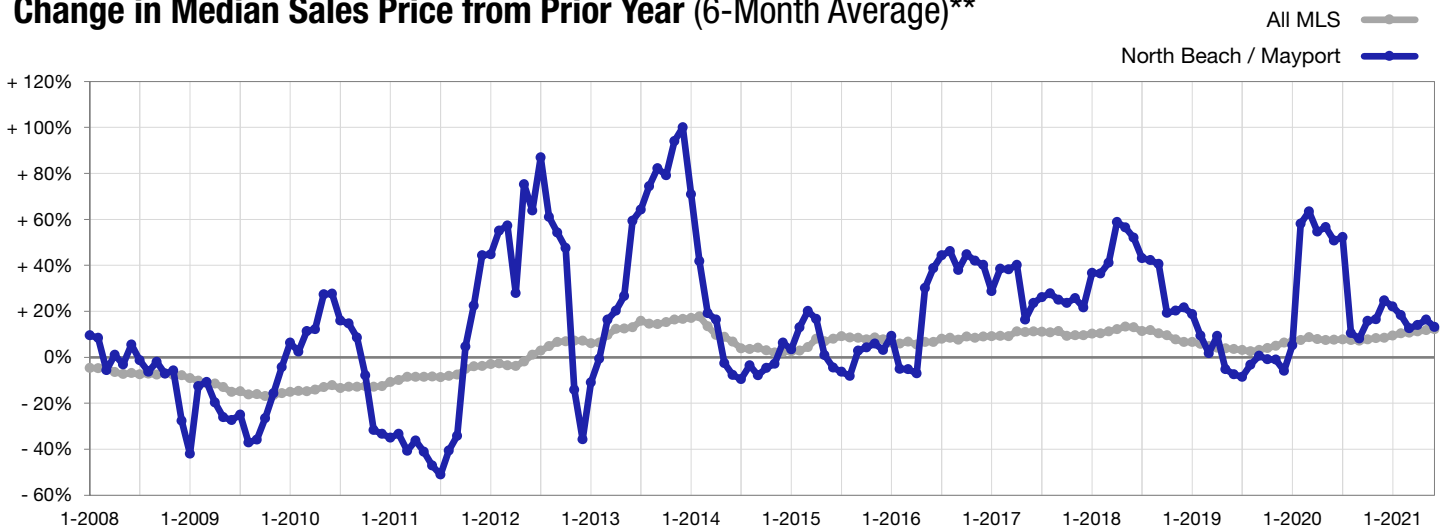


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## NE St. Johns County – Ponte Vedra Beach North

**- 32.4%**

**- 6.3%**

**- 11.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 25

### June

### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	37	25	- 32.4%	197	185	- 6.1%
Closed Sales	32	30	- 6.3%	126	165	+ 31.0%
Median Sales Price*	\$692,500	<b>\$610,500</b>	- 11.8%	\$553,750	<b>\$859,000</b>	+ 55.1%
Percent of Original List Price Received*	95.7%	<b>98.4%</b>	+ 2.8%	94.9%	<b>98.0%</b>	+ 3.3%
Percent of Properties Sold Over List Price*	9.4%	<b>46.7%</b>	+ 396.8%	7.1%	<b>26.7%</b>	+ 276.1%
Days on Market Until Sale	73	42	- 42.5%	77	52	- 32.5%
Inventory of Homes for Sale	97	41	- 57.7%	--	--	--
Months Supply of Inventory	4.6	1.5	- 67.4%	--	--	--

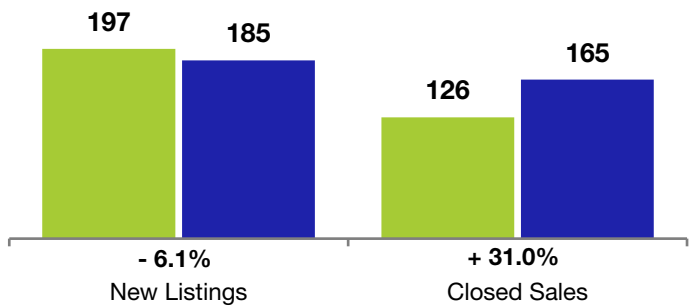
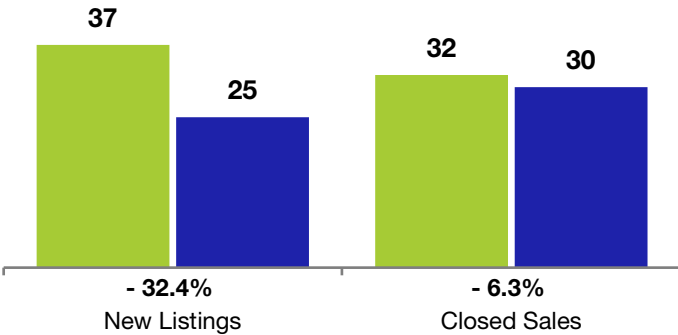
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

■ 2020 ■ 2021

### Year to Date

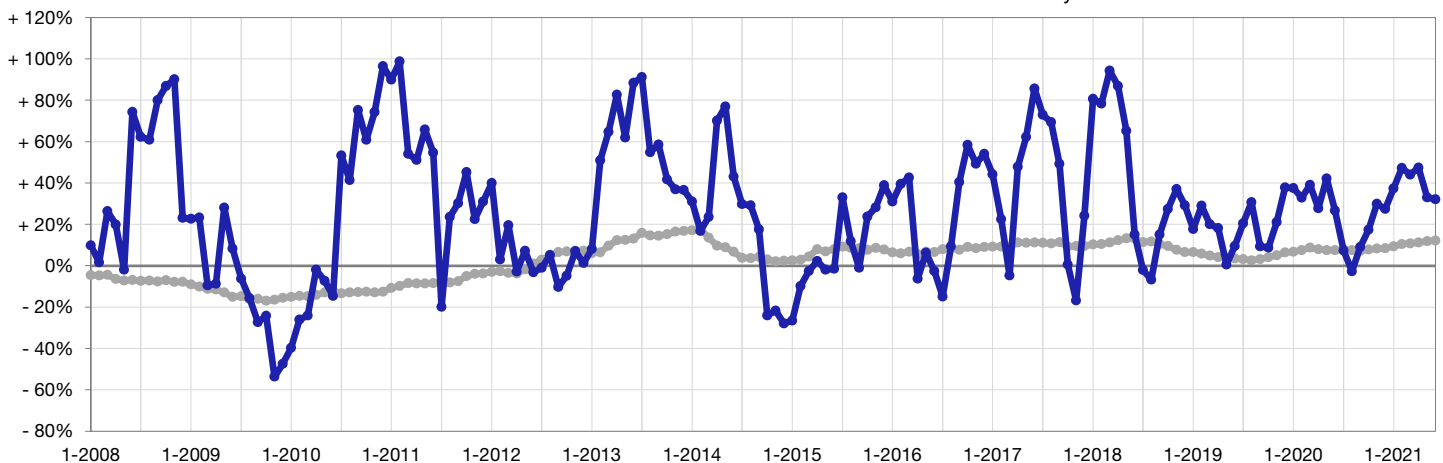
■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*

All MLS —

NE St. Johns County – Ponte Vedra Beach North —



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



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

**- 8.9%**

Change in  
New Listings

**- 10.7%**

Change in  
Closed Sales

**+ 40.8%**

Change in  
Median Sales Price

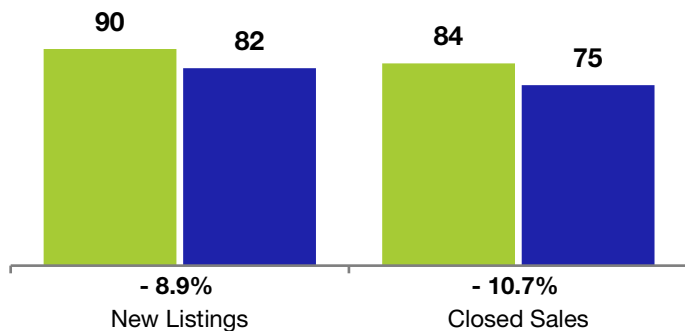
### Region 26

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	90	82	- 8.9%	539	517	- 4.1%
Closed Sales	84	75	- 10.7%	380	486	+ 27.9%
Median Sales Price*	\$490,000	<b>\$690,000</b>	+ 40.8%	\$478,750	<b>\$625,000</b>	+ 30.5%
Percent of Original List Price Received*	94.3%	<b>100.5%</b>	+ 6.6%	94.7%	<b>99.2%</b>	+ 4.8%
Percent of Properties Sold Over List Price*	6.0%	<b>45.3%</b>	+ 655.0%	5.8%	<b>31.7%</b>	+ 446.6%
Days on Market Until Sale	96	<b>28</b>	- 70.8%	106	<b>43</b>	- 59.4%
Inventory of Homes for Sale	276	<b>92</b>	- 66.7%	--	--	--
Months Supply of Inventory	4.2	<b>1.1</b>	- 73.8%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

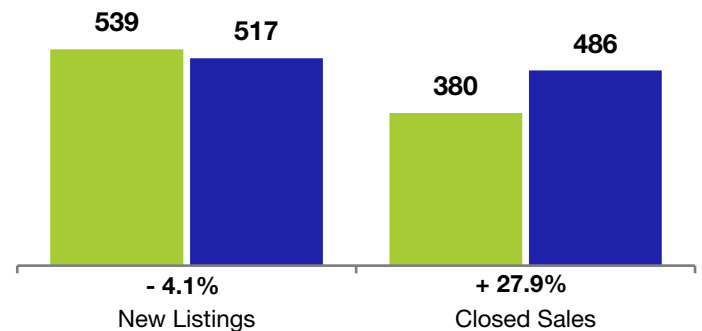
### June

■ 2020 ■ 2021



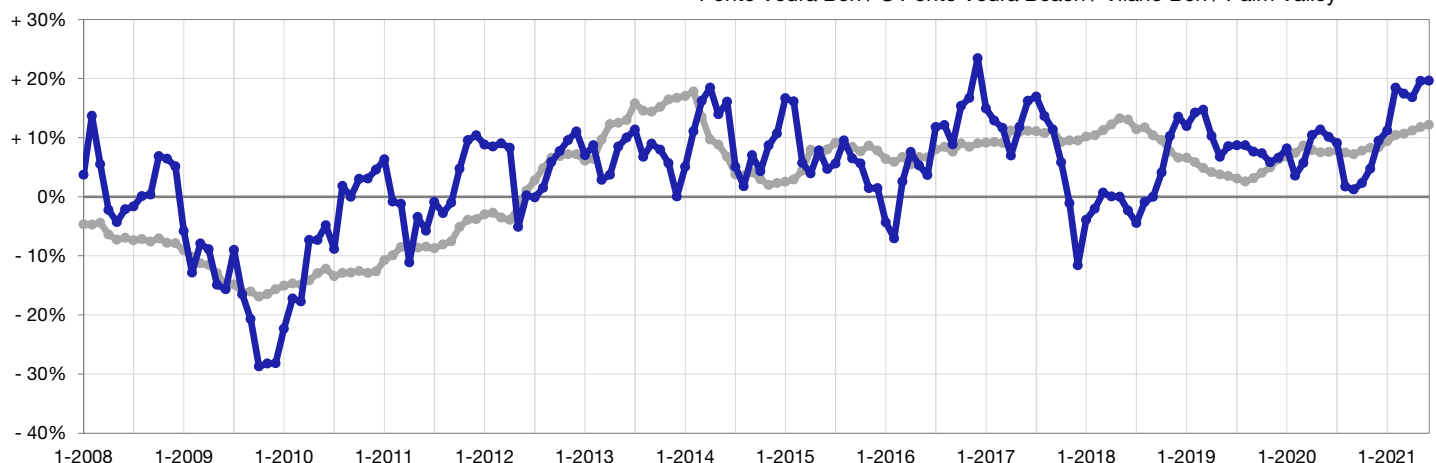
### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*

All MLS — Pontе Vedra Bch / S Pontе Vedra Beach / Vilano Bch / Palm Valley



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Ponte Vedra / Nocatee (St. Johns County)

**- 22.2%**

**- 4.3%**

**+ 33.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 27

### June

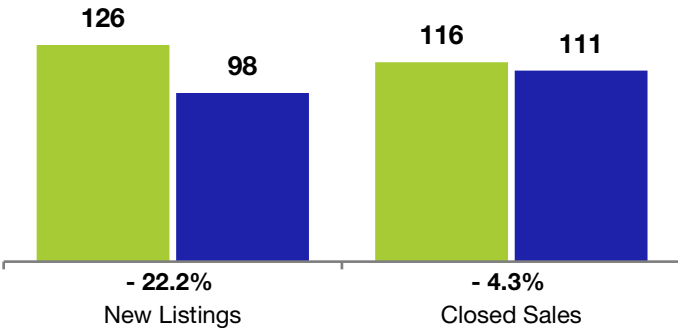
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	126	98	- 22.2%	600	487	- 18.8%
Closed Sales	116	111	- 4.3%	443	445	+ 0.5%
Median Sales Price*	\$454,500	<b>\$607,000</b>	+ 33.6%	\$450,000	<b>\$530,000</b>	+ 17.8%
Percent of Original List Price Received*	98.1%	<b>103.4%</b>	+ 5.4%	98.0%	<b>102.6%</b>	+ 4.7%
Percent of Properties Sold Over List Price*	17.2%	<b>52.3%</b>	+ 204.1%	14.2%	<b>44.7%</b>	+ 214.8%
Days on Market Until Sale	74	<b>24</b>	- 67.6%	70	<b>32</b>	- 54.3%
Inventory of Homes for Sale	208	<b>66</b>	- 68.3%	--	--	--
Months Supply of Inventory	2.5	<b>0.7</b>	- 72.0%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

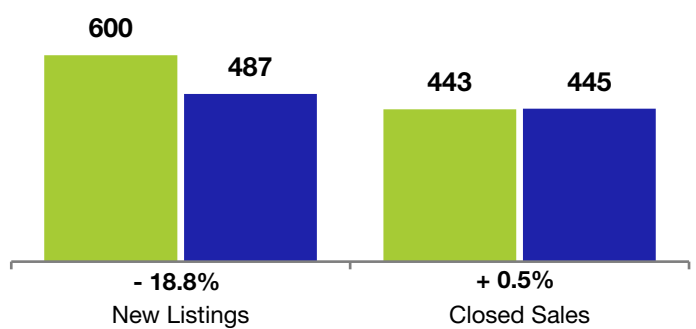
### June

■ 2020 ■ 2021

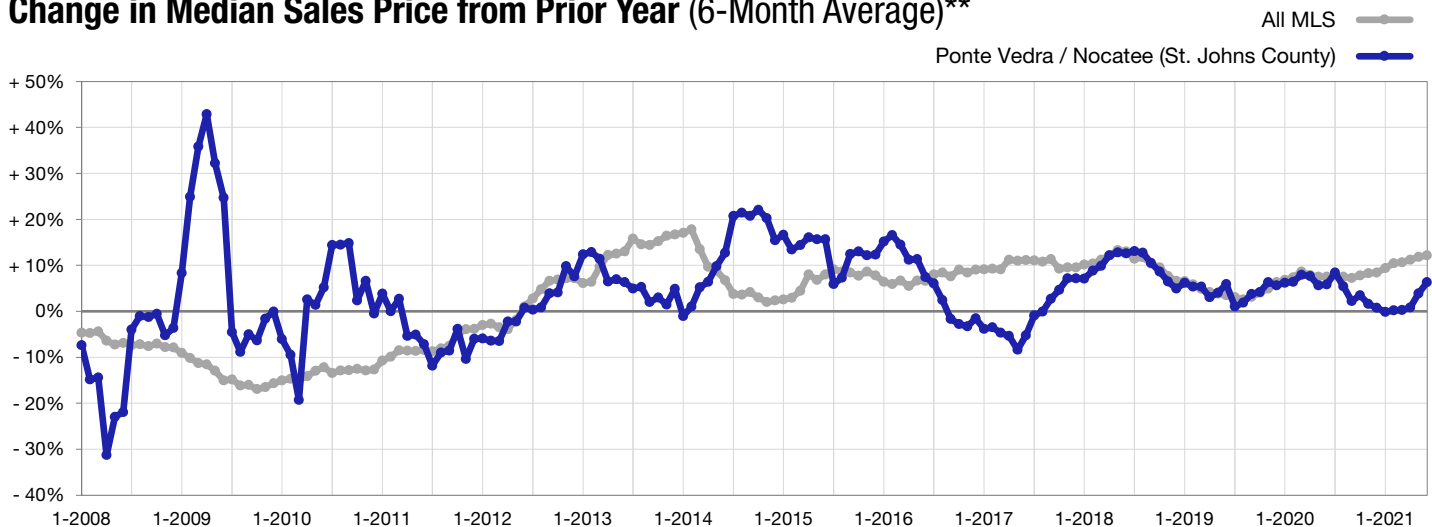


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## St. Johns County - NW

Region 30

**- 4.0%**

**+ 2.4%**

**+ 25.5%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	375	360	- 4.0%	2,249	2,033	- 9.6%
Closed Sales	382	391	+ 2.4%	1,686	1,911	+ 13.3%
Median Sales Price*	\$340,235	<b>\$427,000</b>	+ 25.5%	\$339,000	<b>\$380,090</b>	+ 12.1%
Percent of Original List Price Received*	97.3%	<b>102.0%</b>	+ 4.8%	97.4%	<b>101.0%</b>	+ 3.7%
Percent of Properties Sold Over List Price*	10.7%	<b>50.1%</b>	+ 368.2%	10.7%	<b>37.0%</b>	+ 245.8%
Days on Market Until Sale	84	<b>30</b>	- 64.3%	81	<b>42</b>	- 48.1%
Inventory of Homes for Sale	835	<b>255</b>	- 69.5%	--	--	--
Months Supply of Inventory	2.8	<b>0.7</b>	- 75.0%	--	--	--

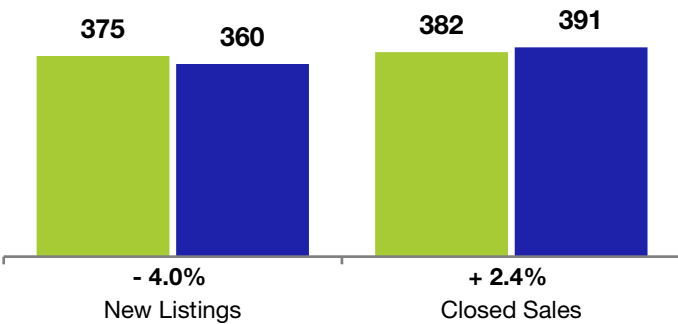
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### June

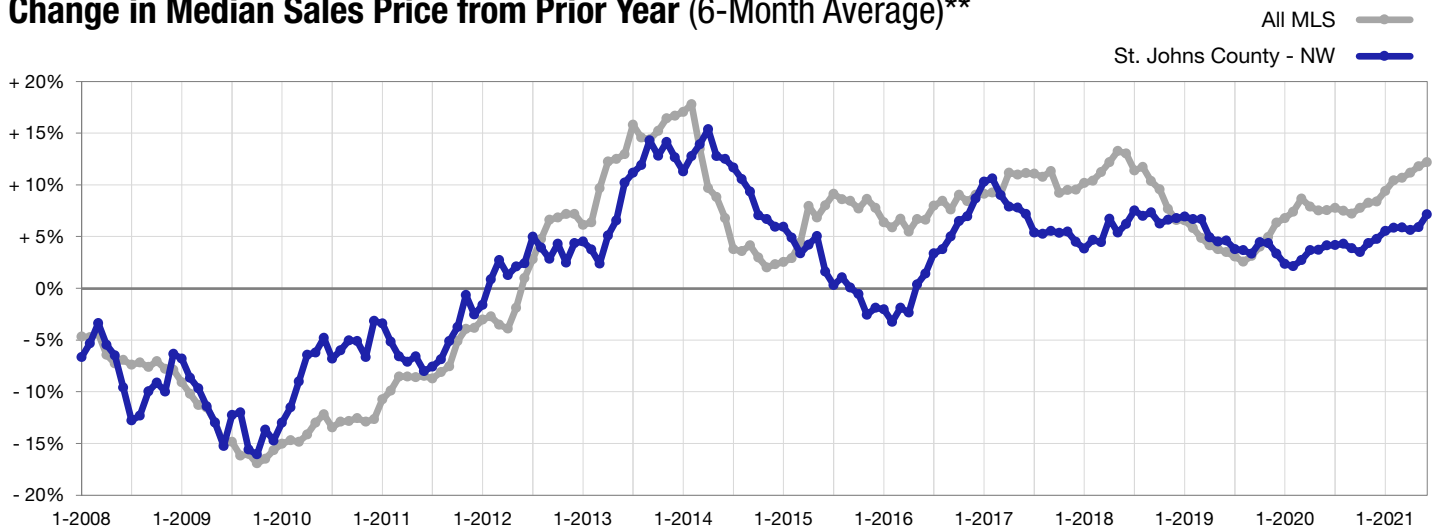
■ 2020 ■ 2021

### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## St. Johns County - NE

**+ 35.1%**

**- 23.7%**

**+ 32.5%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

Region 31

June

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	37	50	+ 35.1%	217	222	+ 2.3%
Closed Sales	38	29	- 23.7%	143	208	+ 45.5%
Median Sales Price*	\$377,375	\$500,000	+ 32.5%	\$364,000	\$443,500	+ 21.8%
Percent of Original List Price Received*	96.5%	100.3%	+ 3.9%	96.5%	99.6%	+ 3.2%
Percent of Properties Sold Over List Price*	5.3%	34.5%	+ 550.9%	9.8%	25.0%	+ 155.1%
Days on Market Until Sale	122	43	- 64.8%	96	48	- 50.0%
Inventory of Homes for Sale	109	54	- 50.5%	--	--	--
Months Supply of Inventory	3.9	1.5	- 61.5%	--	--	--

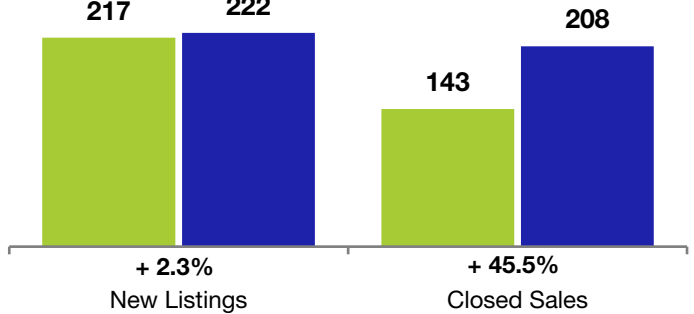
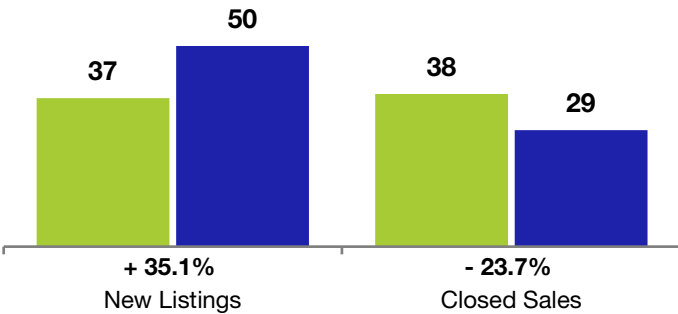
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June

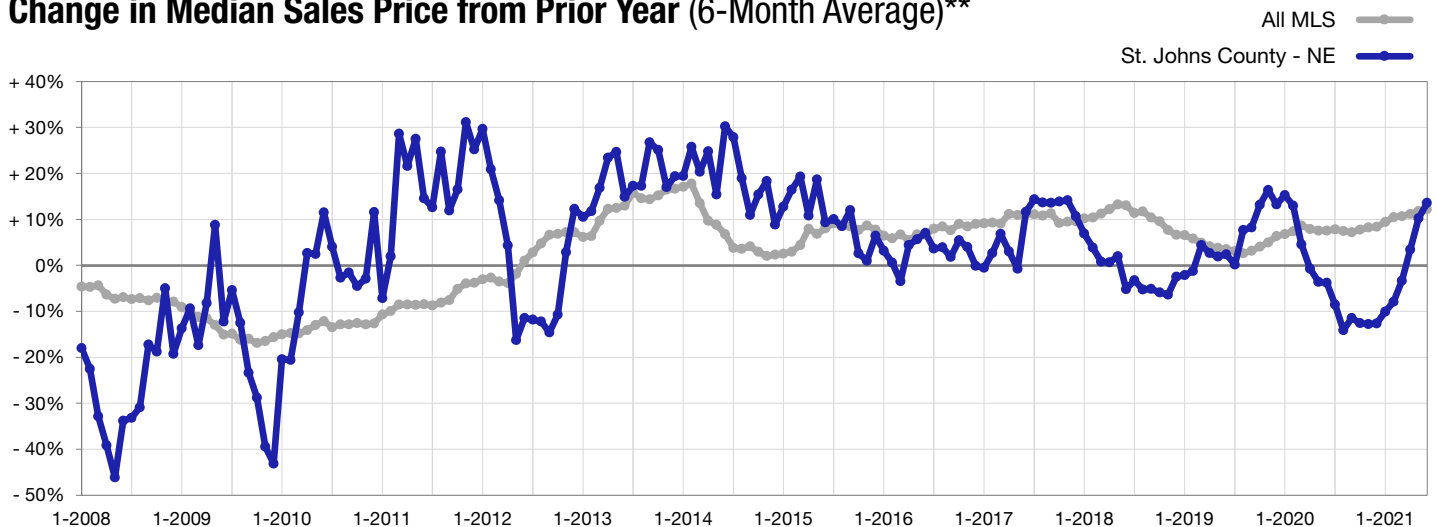
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## St. Johns County - St. Augustine Area - East of US 1

**+ 2.6%**

**+ 7.4%**

**+ 17.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

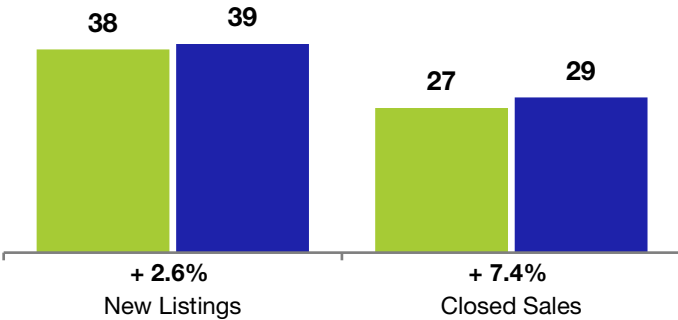
### Region 32

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	38	39	+ 2.6%	202	192	- 5.0%
Closed Sales	27	29	+ 7.4%	123	186	+ 51.2%
Median Sales Price*	\$332,990	<b>\$390,000</b>	+ 17.1%	\$326,250	<b>\$405,000</b>	+ 24.1%
Percent of Original List Price Received*	94.0%	<b>97.5%</b>	+ 3.7%	94.4%	<b>96.8%</b>	+ 2.5%
Percent of Properties Sold Over List Price*	7.4%	<b>34.5%</b>	+ 366.2%	8.2%	<b>15.6%</b>	+ 90.2%
Days on Market Until Sale	118	<b>49</b>	- 58.5%	96	<b>98</b>	+ 2.1%
Inventory of Homes for Sale	159	<b>64</b>	- 59.7%	--	--	--
Months Supply of Inventory	8.0	<b>2.1</b>	- 73.8%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

■ 2020 ■ 2021

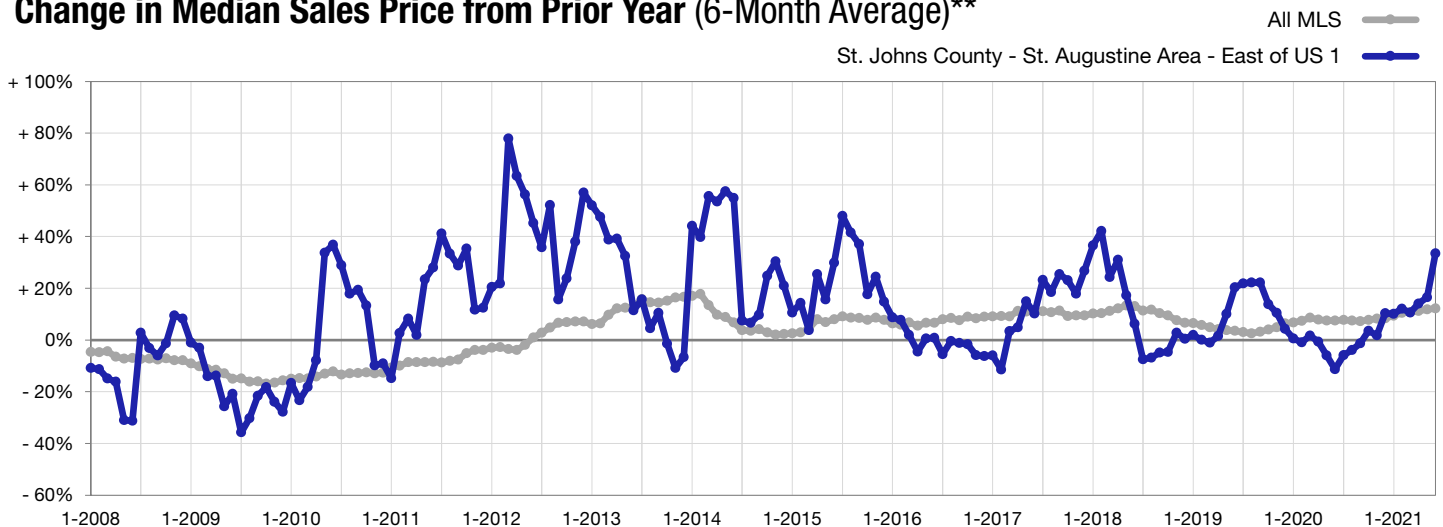


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## St. Johns County - SE

Region 33

**- 7.0%**

Change in  
New Listings

**- 10.2%**

Change in  
Closed Sales

**+ 11.9%**

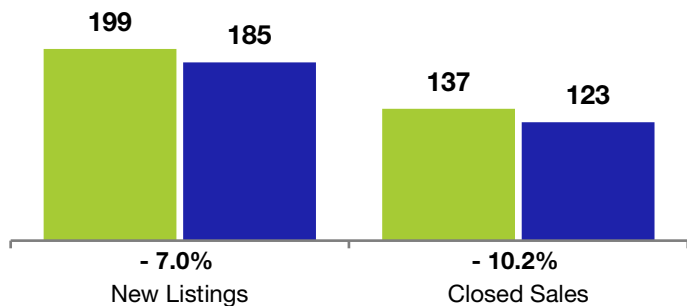
Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	199	185	- 7.0%	994	998	+ 0.4%
Closed Sales	137	123	- 10.2%	730	823	+ 12.7%
Median Sales Price*	\$295,000	<b>\$330,000</b>	+ 11.9%	\$266,000	<b>\$313,120</b>	+ 17.7%
Percent of Original List Price Received*	95.7%	<b>99.8%</b>	+ 4.3%	95.2%	<b>98.6%</b>	+ 3.6%
Percent of Properties Sold Over List Price*	7.3%	<b>42.3%</b>	+ 479.5%	5.1%	<b>25.2%</b>	+ 394.1%
Days on Market Until Sale	91	<b>35</b>	- 61.5%	87	<b>53</b>	- 39.1%
Inventory of Homes for Sale	534	<b>216</b>	- 59.6%	--	--	--
Months Supply of Inventory	4.2	<b>1.4</b>	- 66.7%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

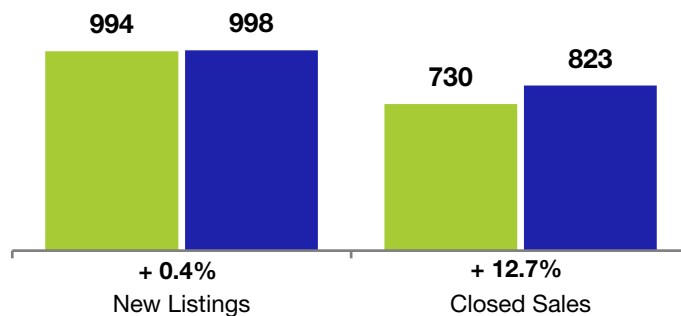
### June

■ 2020 ■ 2021

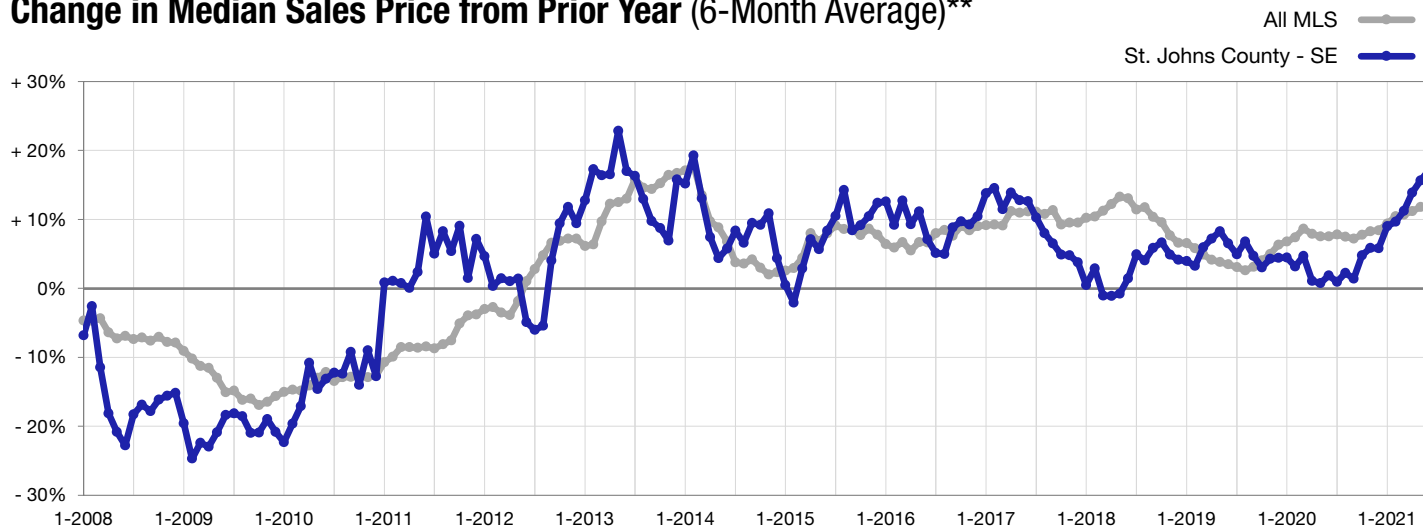


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## St. Johns County - SW

Region 34

**+ 23.5%**

**- 10.0%**

**+ 7.4%**

Change in  
New Listings

Change in  
Closed Sales

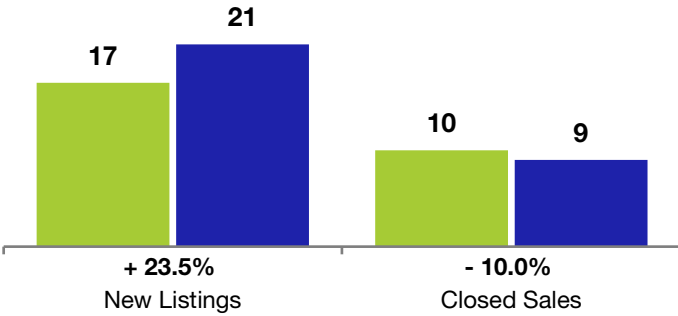
Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	17	21	+ 23.5%	97	100	+ 3.1%
Closed Sales	10	9	- 10.0%	56	87	+ 55.4%
Median Sales Price*	\$256,000	<b>\$275,000</b>	+ 7.4%	\$235,000	<b>\$250,000</b>	+ 6.4%
Percent of Original List Price Received*	91.8%	<b>99.3%</b>	+ 8.2%	94.8%	<b>96.9%</b>	+ 2.2%
Percent of Properties Sold Over List Price*	0.0%	<b>33.3%</b>	--	8.9%	<b>23.0%</b>	+ 158.4%
Days on Market Until Sale	89	<b>46</b>	- 48.3%	60	<b>71</b>	+ 18.3%
Inventory of Homes for Sale	48	<b>33</b>	- 31.3%	--	--	--
Months Supply of Inventory	5.0	<b>2.3</b>	- 54.0%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

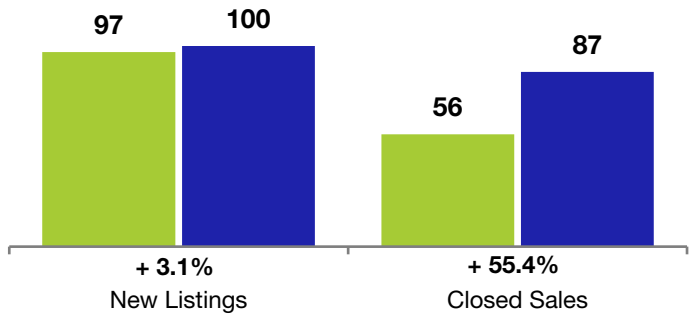
### June

■ 2020 ■ 2021

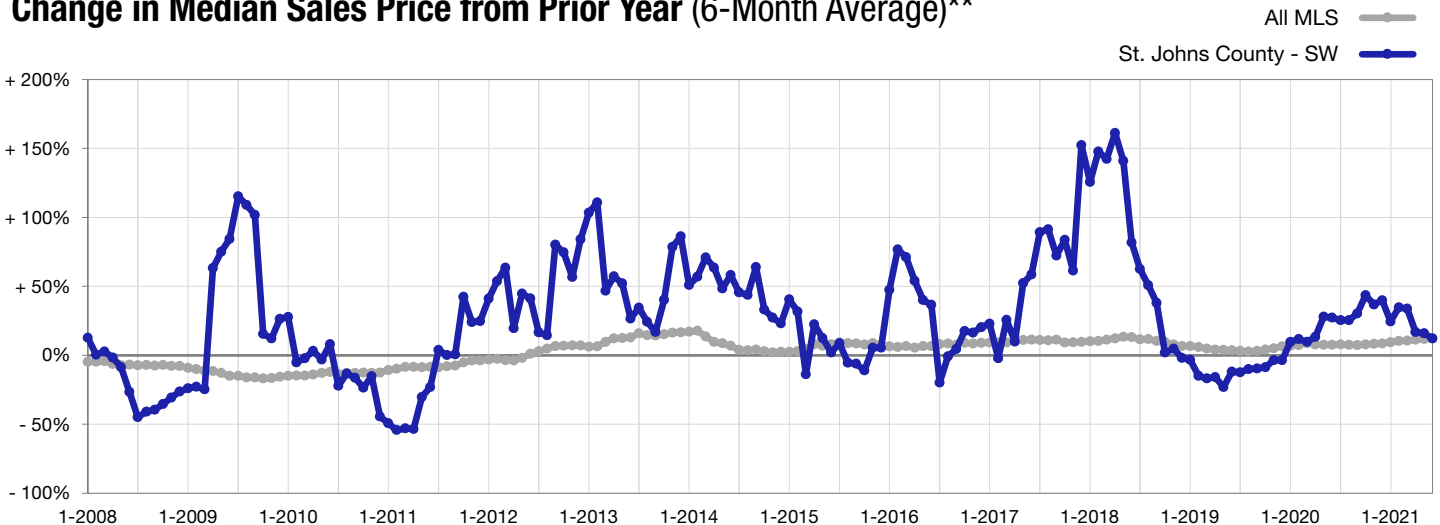


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Putnam County NE

**+ 20.8%**

Change in  
New Listings

**+ 6.9%**

Change in  
Closed Sales

**+ 24.3%**

Change in  
Median Sales Price

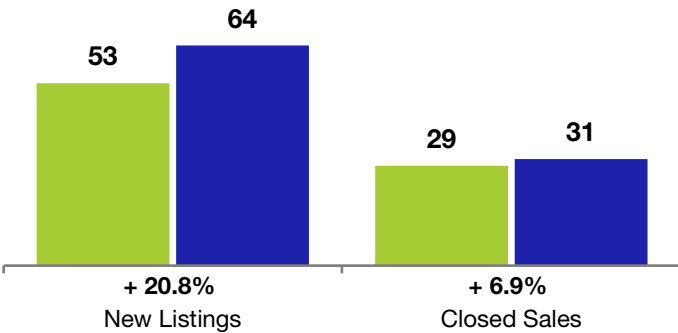
### Region 56

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	53	64	+ 20.8%	254	298	+ 17.3%
Closed Sales	29	31	+ 6.9%	178	217	+ 21.9%
Median Sales Price*	\$140,000	\$174,000	+ 24.3%	\$138,250	\$158,900	+ 14.9%
Percent of Original List Price Received*	92.8%	96.2%	+ 3.7%	91.1%	94.7%	+ 4.0%
Percent of Properties Sold Over List Price*	24.1%	29.0%	+ 20.3%	14.6%	18.0%	+ 23.3%
Days on Market Until Sale	99	78	- 21.2%	93	72	- 22.6%
Inventory of Homes for Sale	159	89	- 44.0%	--	--	--
Months Supply of Inventory	4.9	2.2	- 55.1%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

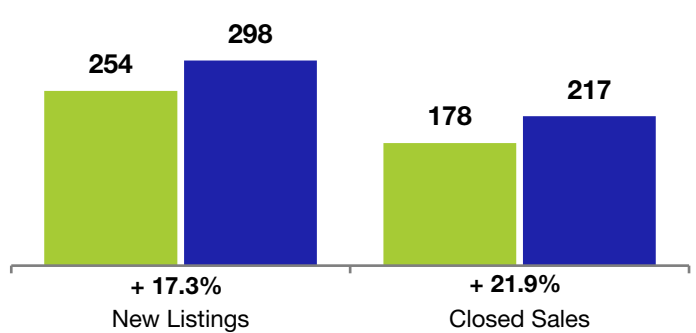
### June

■ 2020 ■ 2021

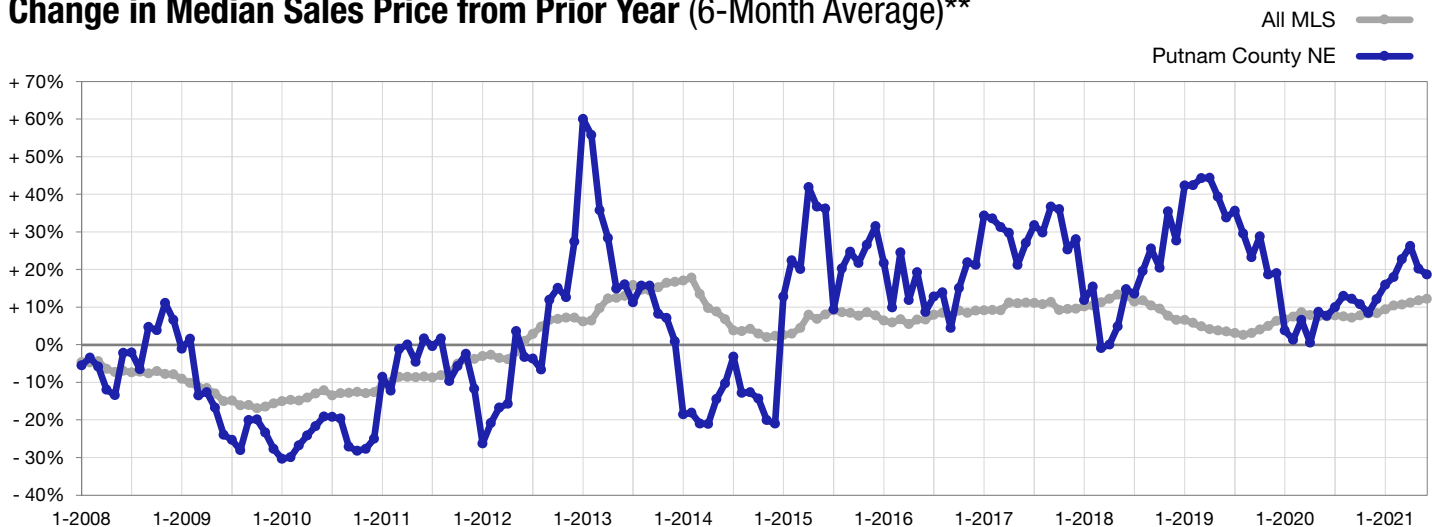


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.



# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Putnam County - West

Region 57

**- 40.9%**

**+ 37.5%**

**+ 98.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	44	26	- 40.9%	173	201	+ 16.2%
Closed Sales	24	33	+ 37.5%	119	157	+ 31.9%
Median Sales Price*	\$57,000	\$113,000	+ 98.2%	\$86,450	\$102,500	+ 18.6%
Percent of Original List Price Received*	88.0%	92.7%	+ 5.3%	87.8%	91.8%	+ 4.6%
Percent of Properties Sold Over List Price*	4.3%	15.2%	+ 253.5%	10.2%	10.3%	+ 1.0%
Days on Market Until Sale	67	42	- 37.3%	102	57	- 44.1%
Inventory of Homes for Sale	114	57	- 50.0%	--	--	--
Months Supply of Inventory	5.5	2.1	- 61.8%	--	--	--

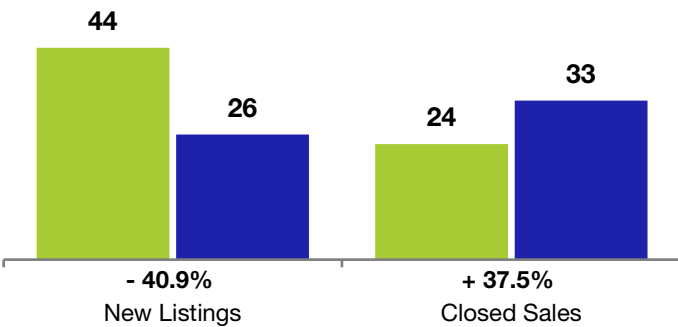
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

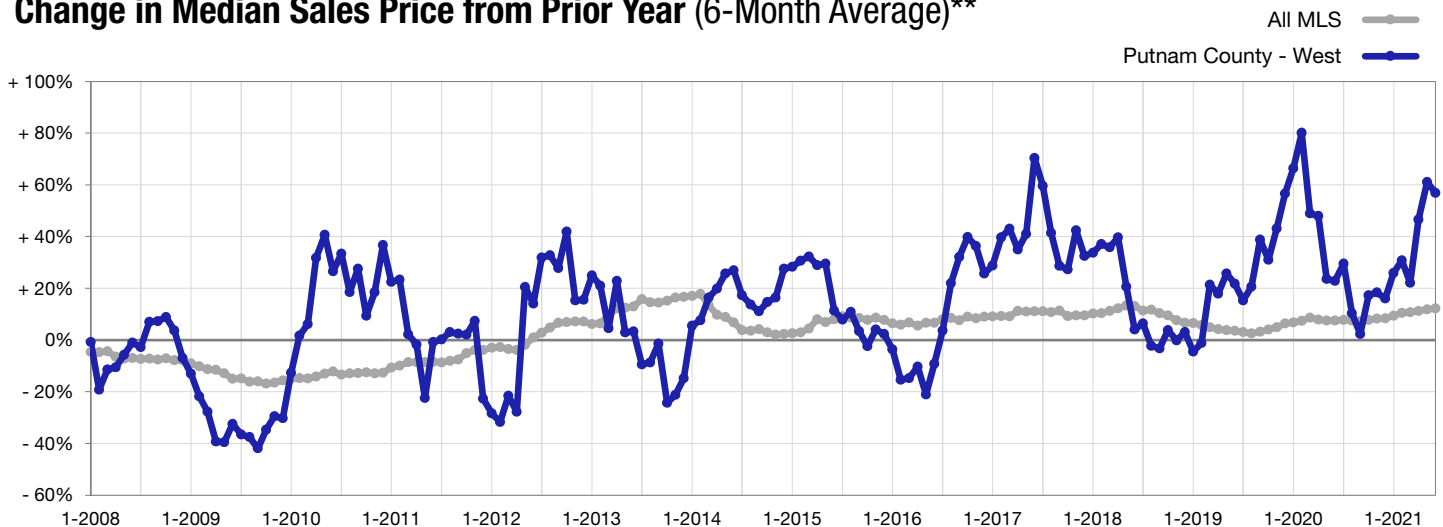
■ 2020 ■ 2021

### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Putnam County - South

Region 58

**+ 63.6%**

**- 16.7%**

**+ 12.8%**

Change in  
New Listings

Change in  
Closed Sales

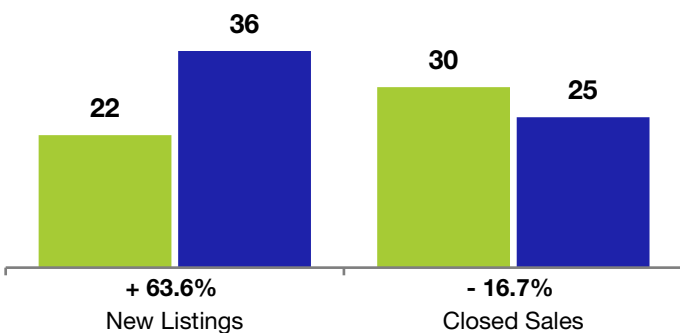
Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	22	36	+ 63.6%	154	168	+ 9.1%
Closed Sales	30	25	- 16.7%	125	128	+ 2.4%
Median Sales Price*	\$133,000	\$150,000	+ 12.8%	\$119,500	\$163,750	+ 37.0%
Percent of Original List Price Received*	87.8%	94.8%	+ 8.0%	89.2%	92.8%	+ 4.0%
Percent of Properties Sold Over List Price*	3.4%	24.0%	+ 605.9%	6.5%	14.1%	+ 116.9%
Days on Market Until Sale	136	81	- 40.4%	120	81	- 32.5%
Inventory of Homes for Sale	108	63	- 41.7%	--	--	--
Months Supply of Inventory	5.7	2.7	- 52.6%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

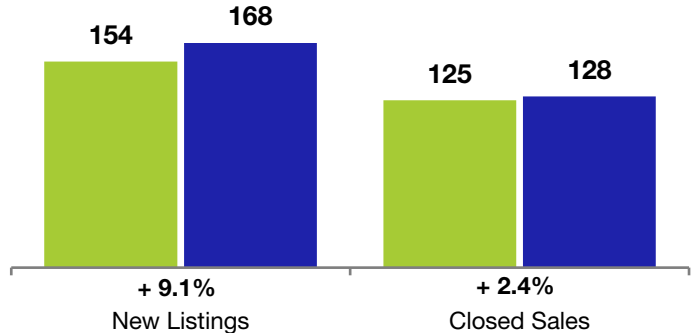
### June

■ 2020 ■ 2021

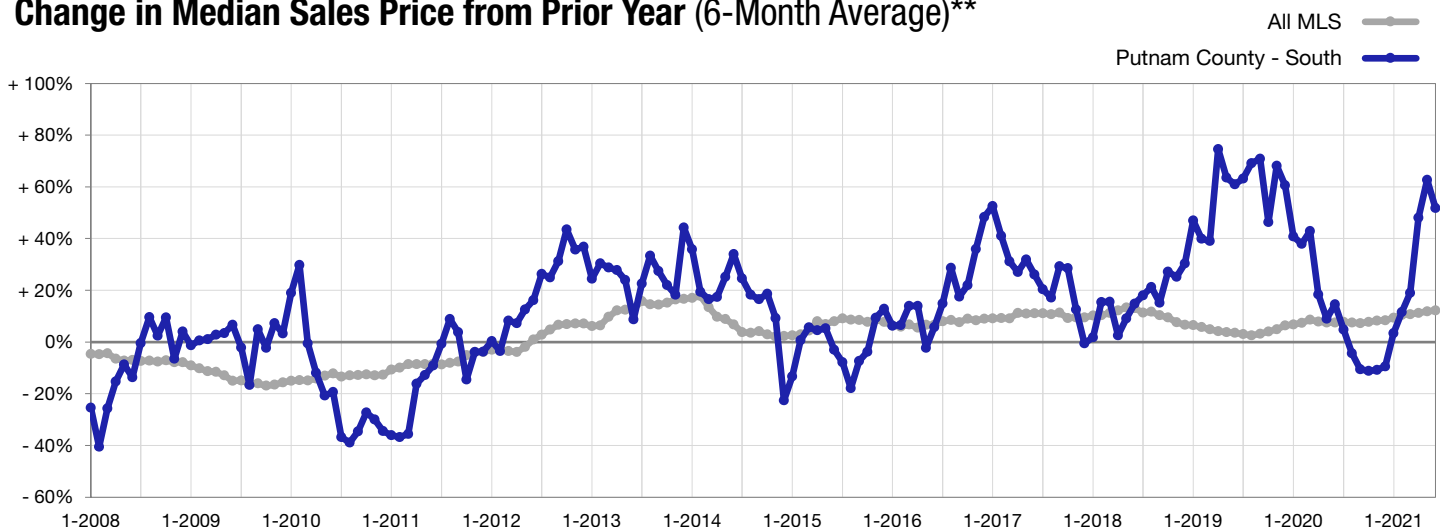


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Baker County

**+ 50.0%**

**- 45.2%**

**+ 22.0%**

Change in  
New Listings

Change in  
Closed Sales

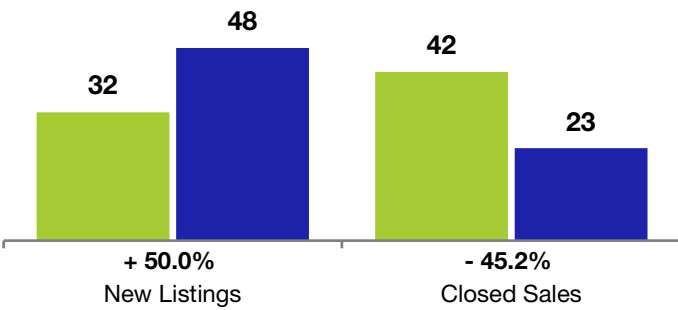
Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	32	48	+ 50.0%	182	209	+ 14.8%
Closed Sales	42	23	- 45.2%	144	180	+ 25.0%
Median Sales Price*	\$219,750	\$268,000	+ 22.0%	\$214,900	\$255,000	+ 18.7%
Percent of Original List Price Received*	96.2%	100.9%	+ 4.9%	95.7%	98.5%	+ 2.9%
Percent of Properties Sold Over List Price*	9.5%	43.5%	+ 357.9%	12.5%	25.6%	+ 104.8%
Days on Market Until Sale	84	34	- 59.5%	75	57	- 24.0%
Inventory of Homes for Sale	76	52	- 31.6%	--	--	--
Months Supply of Inventory	3.4	1.7	- 50.0%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

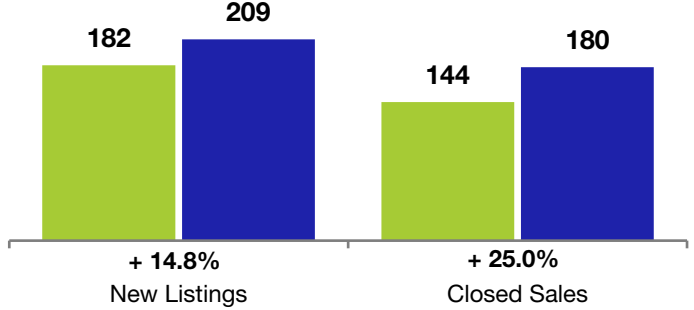
### June

■ 2020 ■ 2021

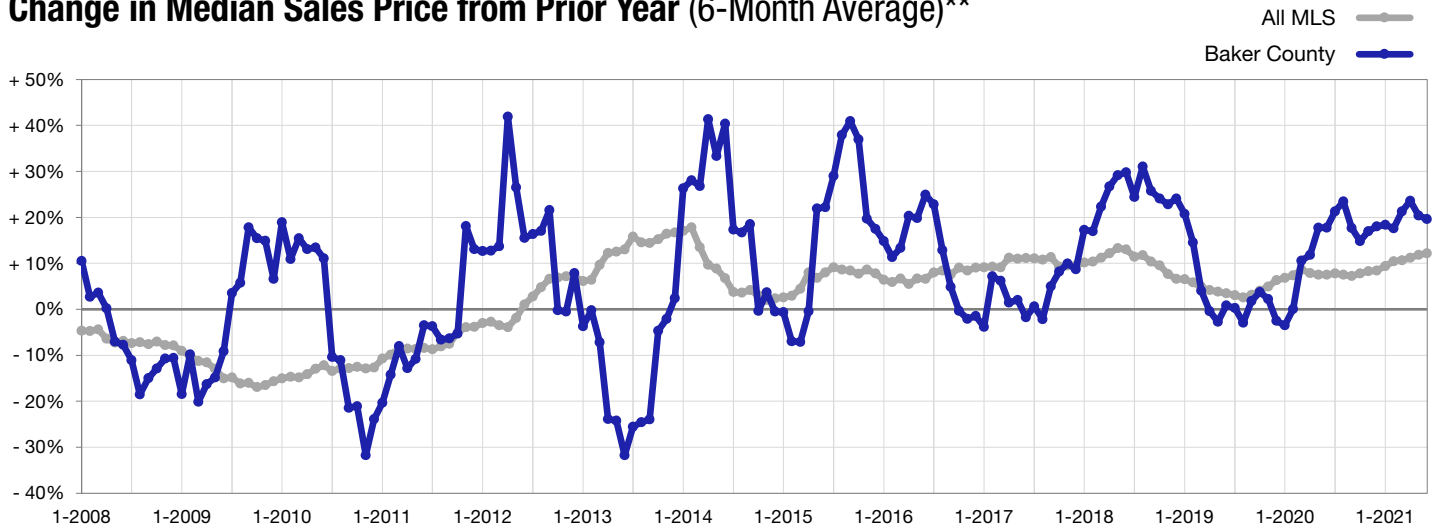


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Clay County

**+ 29.3%**

**+ 3.8%**

**+ 22.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	416	538	+ 29.3%	2,595	2,722	+ 4.9%
Closed Sales	416	432	+ 3.8%	1,928	2,252	+ 16.8%
Median Sales Price*	\$232,953	<b>\$285,000</b>	+ 22.3%	\$229,000	<b>\$265,000</b>	+ 15.7%
Percent of Original List Price Received*	96.8%	101.6%	+ 5.0%	96.9%	99.7%	+ 2.9%
Percent of Properties Sold Over List Price*	14.2%	52.3%	+ 268.3%	16.7%	39.9%	+ 138.9%
Days on Market Until Sale	65	25	- 61.5%	65	35	- 46.2%
Inventory of Homes for Sale	950	474	- 50.1%	--	--	--
Months Supply of Inventory	2.7	1.2	- 55.6%	--	--	--

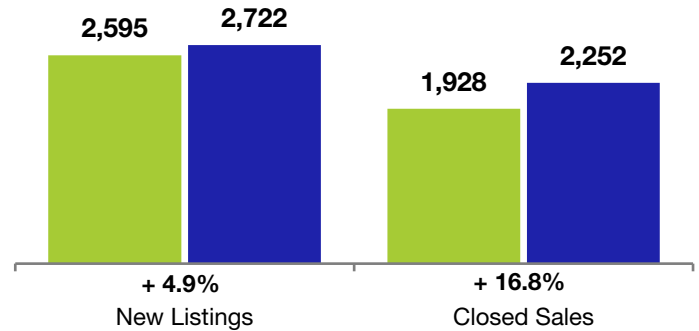
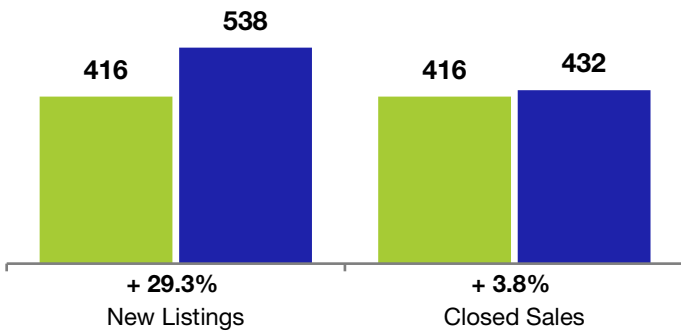
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

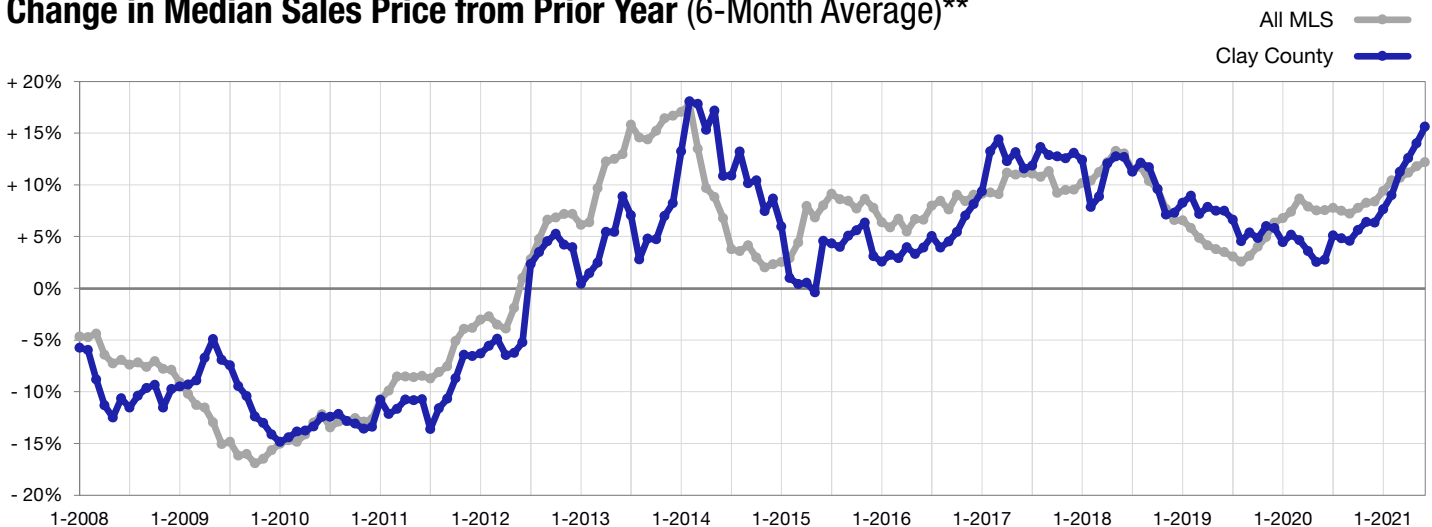
■ 2020 ■ 2021

### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Duval County

**+ 12.4%**

Change in  
New Listings

**+ 15.3%**

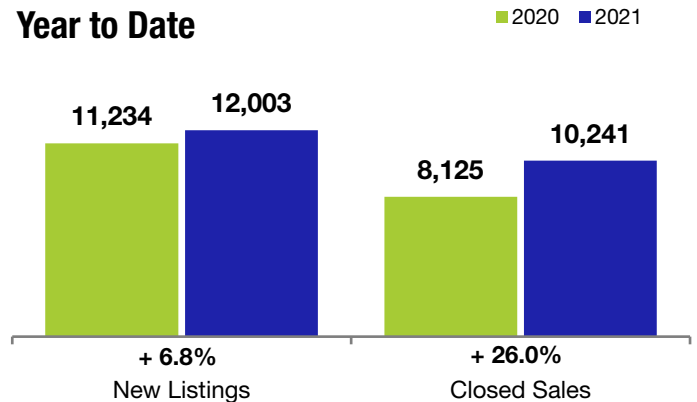
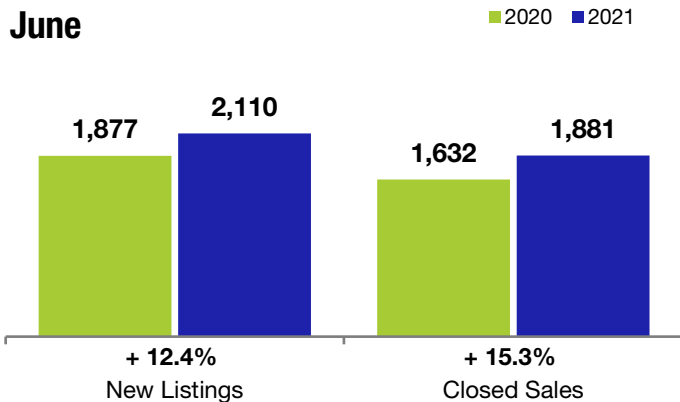
Change in  
Closed Sales

**+ 17.8%**

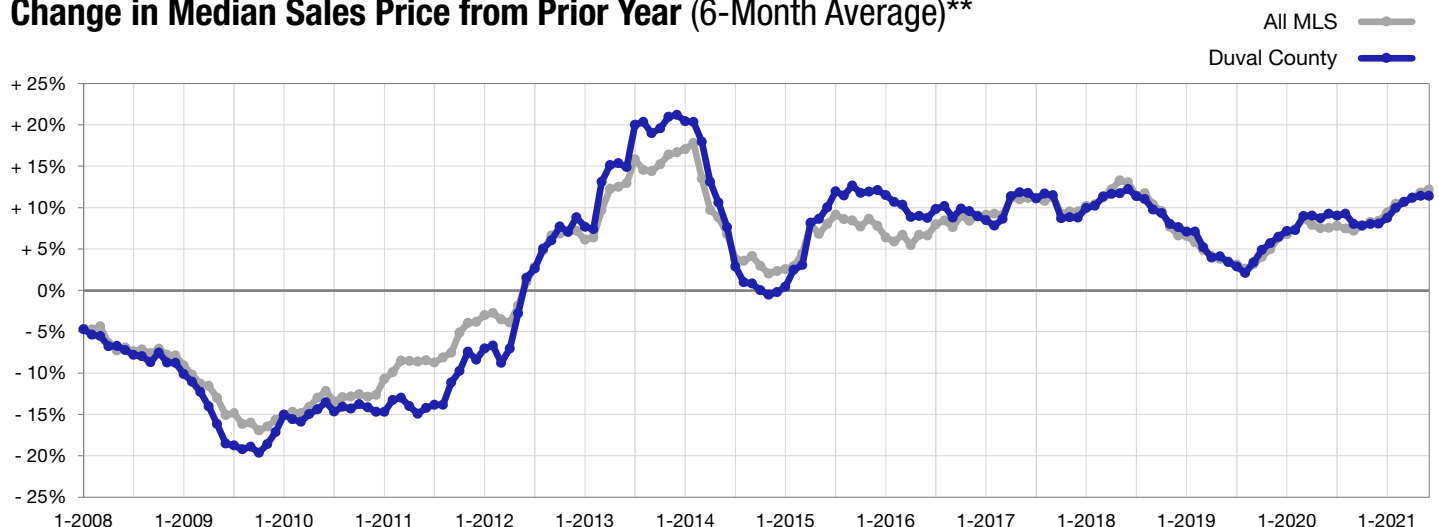
Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,877	<b>2,110</b>	+ 12.4%	11,234	<b>12,003</b>	+ 6.8%
Closed Sales	1,632	<b>1,881</b>	+ 15.3%	8,125	<b>10,241</b>	+ 26.0%
Median Sales Price*	\$225,000	<b>\$265,000</b>	+ 17.8%	\$219,900	<b>\$246,318</b>	+ 12.0%
Percent of Original List Price Received*	96.1%	<b>100.4%</b>	+ 4.5%	96.1%	<b>99.0%</b>	+ 3.0%
Percent of Properties Sold Over List Price*	15.6%	<b>42.0%</b>	+ 169.2%	15.3%	<b>33.1%</b>	+ 116.3%
Days on Market Until Sale	58	<b>31</b>	- 46.6%	59	<b>39</b>	- 33.9%
Inventory of Homes for Sale	4,008	<b>2,266</b>	- 43.5%	--	--	--
Months Supply of Inventory	2.8	<b>1.3</b>	- 53.6%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Nassau County

**- 20.1%**

**+ 0.6%**

**+ 24.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	194	155	- 20.1%	997	968	- 2.9%
Closed Sales	158	159	+ 0.6%	696	821	+ 18.0%
Median Sales Price*	\$276,990	<b>\$345,000</b>	+ 24.6%	\$276,000	<b>\$329,633</b>	+ 19.4%
Percent of Original List Price Received*	96.6%	<b>99.9%</b>	+ 3.4%	96.3%	<b>98.4%</b>	+ 2.2%
Percent of Properties Sold Over List Price*	13.4%	<b>35.2%</b>	+ 162.7%	11.8%	<b>24.0%</b>	+ 103.4%
Days on Market Until Sale	84	<b>33</b>	- 60.7%	85	<b>51</b>	- 40.0%
Inventory of Homes for Sale	466	<b>200</b>	- 57.1%	--	--	--
Months Supply of Inventory	3.8	<b>1.3</b>	- 65.8%	--	--	--

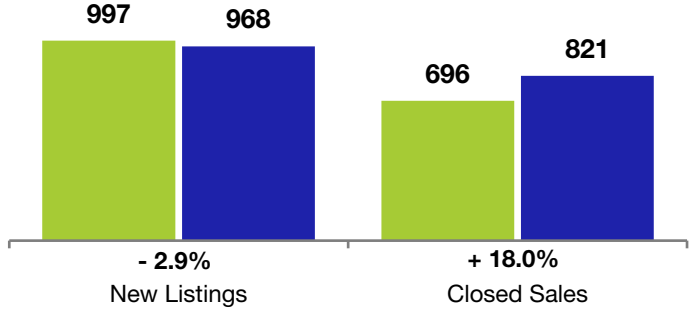
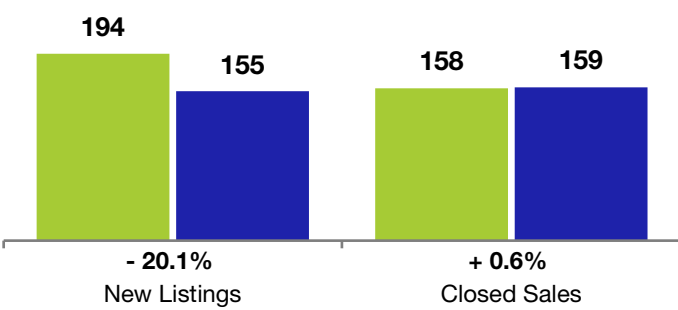
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

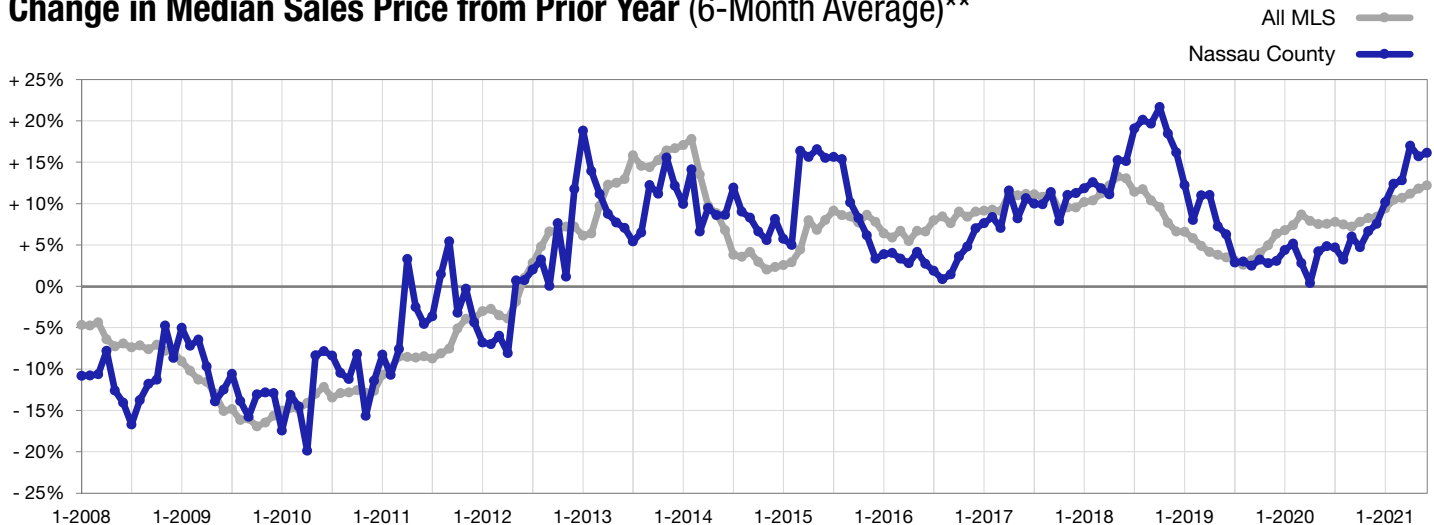
■ 2020 ■ 2021

### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## Putnam County

**+ 6.0%**

Change in  
New Listings

**+ 7.3%**

Change in  
Closed Sales

**+ 24.0%**

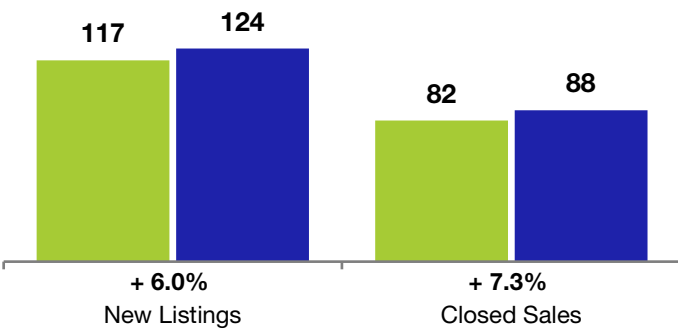
Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	117	124	+ 6.0%	576	665	+ 15.5%
Closed Sales	82	88	+ 7.3%	420	502	+ 19.5%
Median Sales Price*	\$120,950	\$150,000	+ 24.0%	\$121,450	\$149,000	+ 22.7%
Percent of Original List Price Received*	89.7%	94.5%	+ 5.4%	89.6%	93.3%	+ 4.1%
Percent of Properties Sold Over List Price*	11.3%	22.7%	+ 100.9%	11.0%	14.8%	+ 34.5%
Days on Market Until Sale	103	66	- 35.9%	104	70	- 32.7%
Inventory of Homes for Sale	378	207	- 45.2%	--	--	--
Months Supply of Inventory	5.3	2.3	- 56.6%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

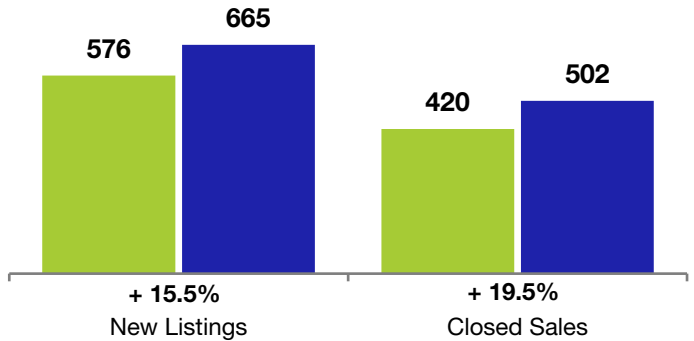
### June

■ 2020 ■ 2021

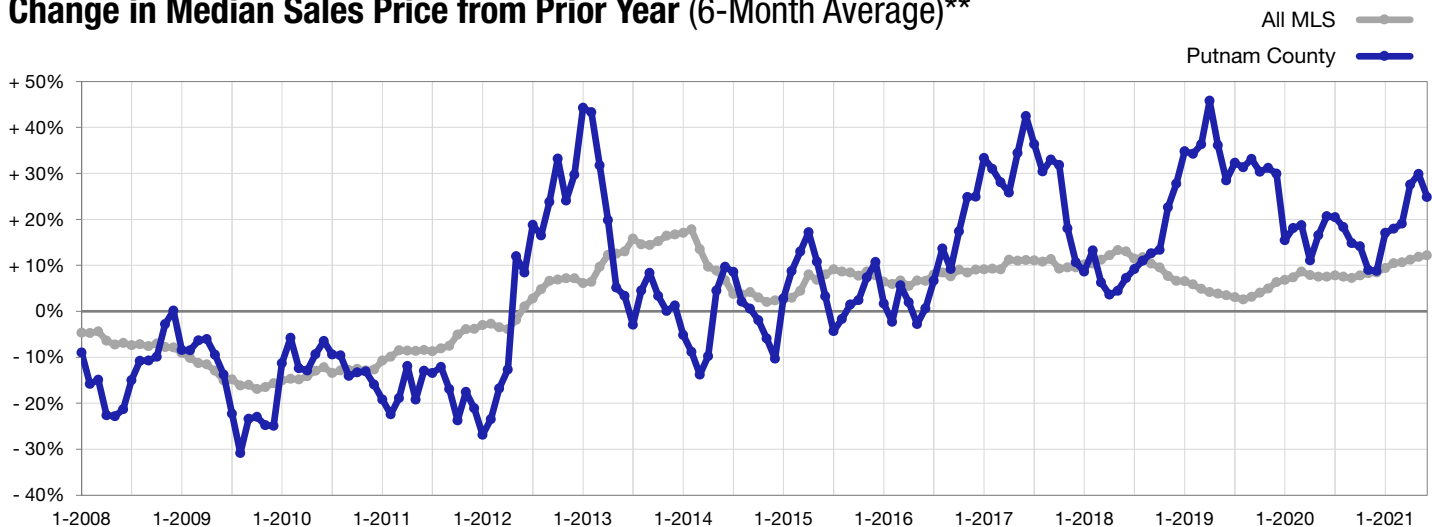


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®



## St. Johns County

**- 6.8%**

Change in  
New Listings

**- 3.8%**

Change in  
Closed Sales

**+ 22.7%**

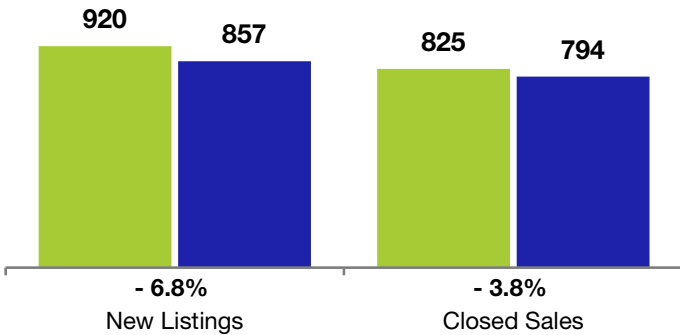
Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	920	857	- 6.8%	5,092	4,713	- 7.4%
Closed Sales	825	794	- 3.8%	3,678	4,292	+ 16.7%
Median Sales Price*	\$357,000	<b>\$438,000</b>	+ 22.7%	\$342,854	<b>\$399,000</b>	+ 16.4%
Percent of Original List Price Received*	96.6%	<b>101.3%</b>	+ 4.9%	96.5%	<b>100.0%</b>	+ 3.6%
Percent of Properties Sold Over List Price*	10.1%	<b>47.4%</b>	+ 369.3%	9.3%	<b>32.8%</b>	+ 252.7%
Days on Market Until Sale	87	<b>31</b>	- 64.4%	84	<b>47</b>	- 44.0%
Inventory of Homes for Sale	2,264	<b>817</b>	- 63.9%	--	--	--
Months Supply of Inventory	3.5	<b>1.0</b>	- 71.4%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

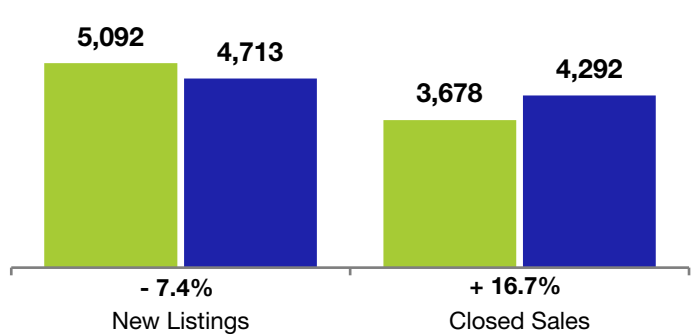
### June

■ 2020 ■ 2021

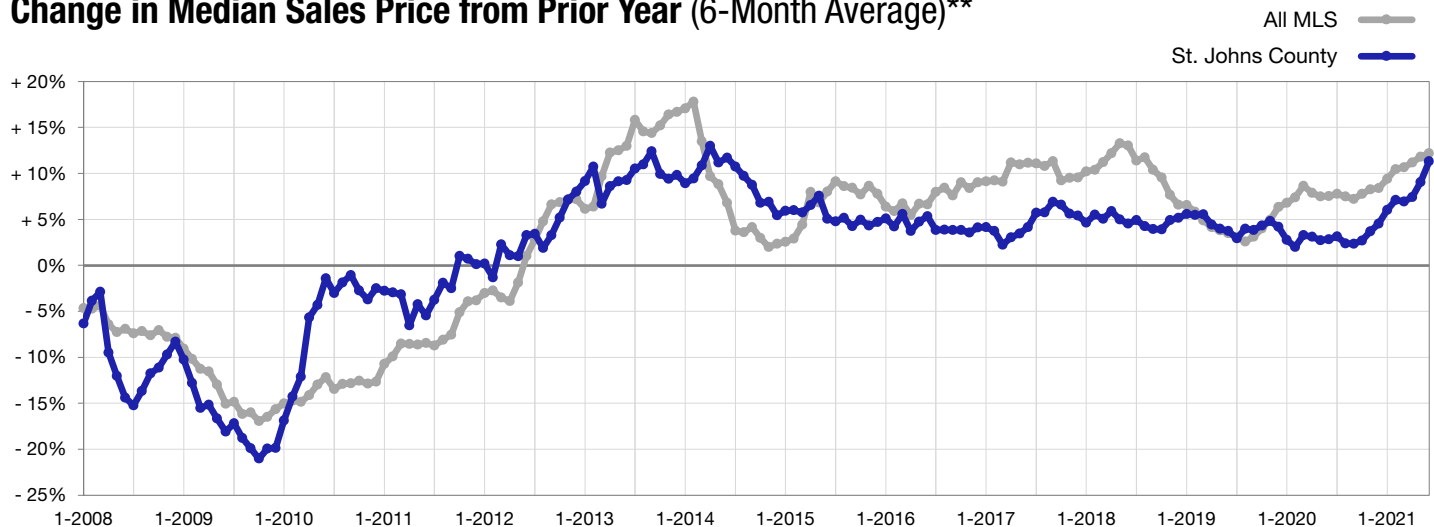


### Year to Date

■ 2020 ■ 2021



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.