



NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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Monthly Indicators

August 2009

Area breakouts of 29 submarkets begin after page 15.

Northeast Florida home sales were through the roof once again in August as low mortgage rates and the first-time buyer tax credit push buyers into the market. August's signed purchase agreements were a whopping 47.8 percent higher than one year ago. While not all of these sales will end up closing, the revived buyer demand is welcome news regardless.

The July median sales price for all properties was \$150,000, down 16.7 percent from a year ago. The sales price for traditional homes excluding foreclosures and short sales was \$158,495, down 16.5 percent from a year ago. Of the month's closed sales, 26.1 percent were lender-mediated foreclosures and short sales.

The Months Supply of Inventory for the region has dropped dramatically in the last year. A year ago there was 17.1 months of supply, compared to the current mark of 12.6. A balanced market between buyers and sellers should have a 5 to 6-month supply of homes available for sale.

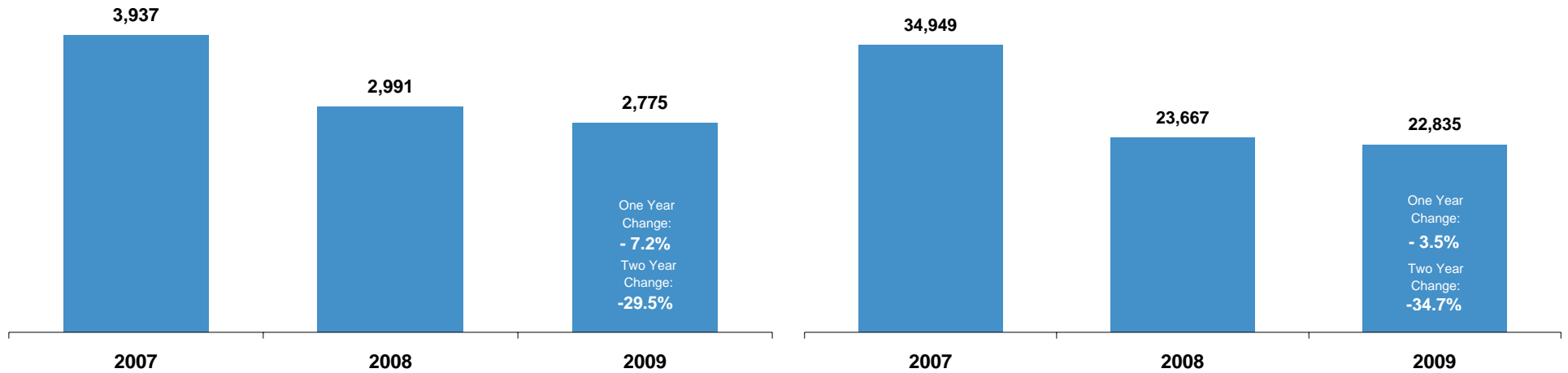
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New Listings

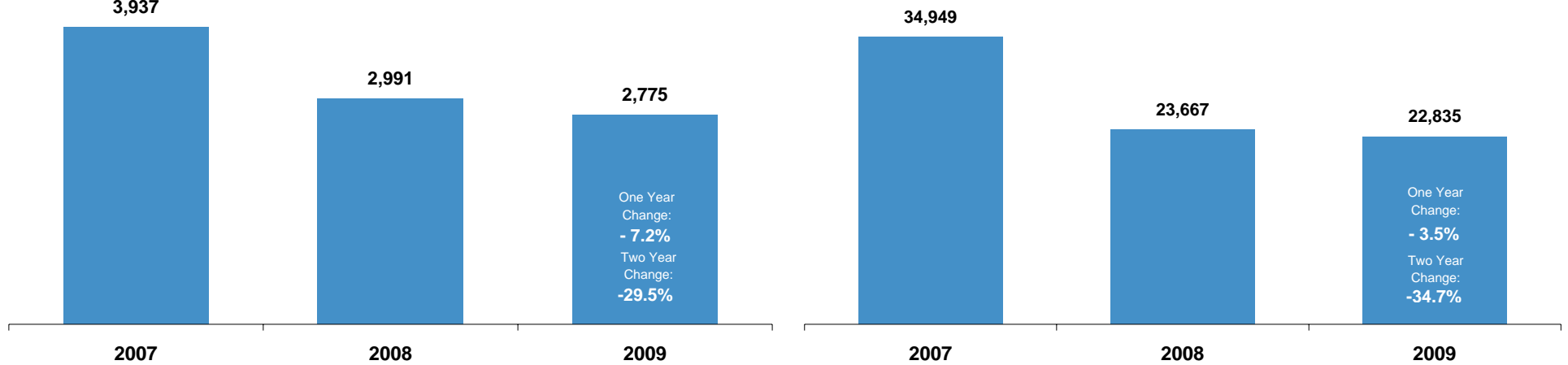
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



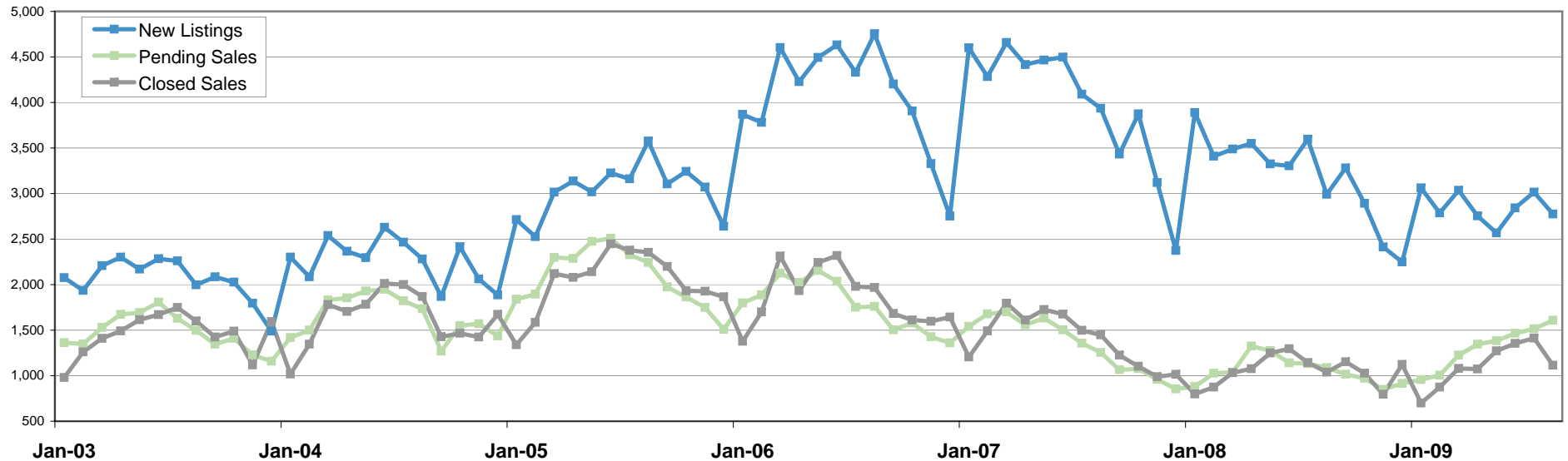
August



Year to Date



Historical Market Activity



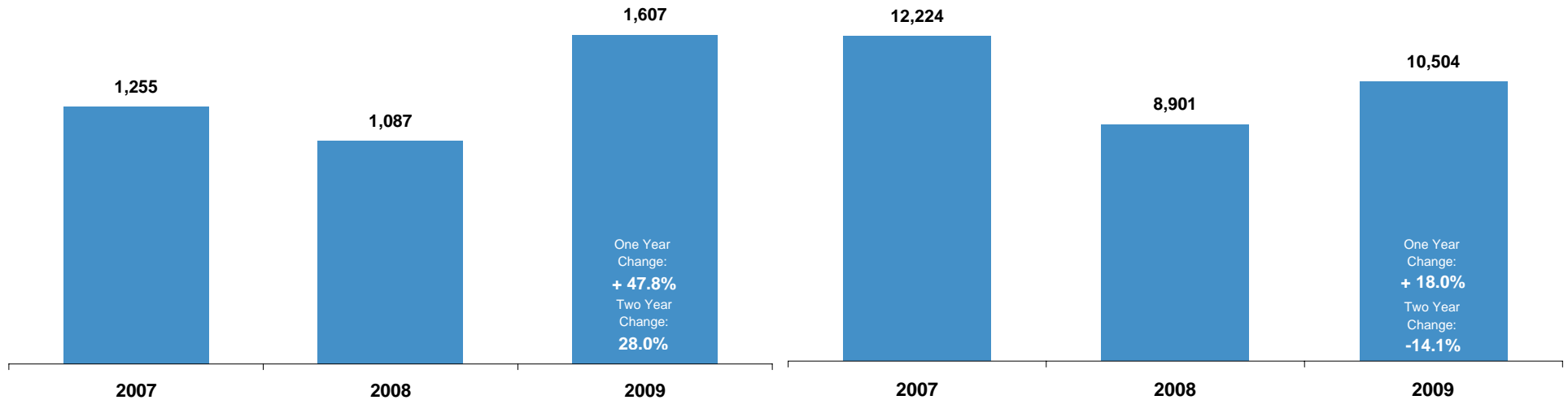
Pending Sales

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

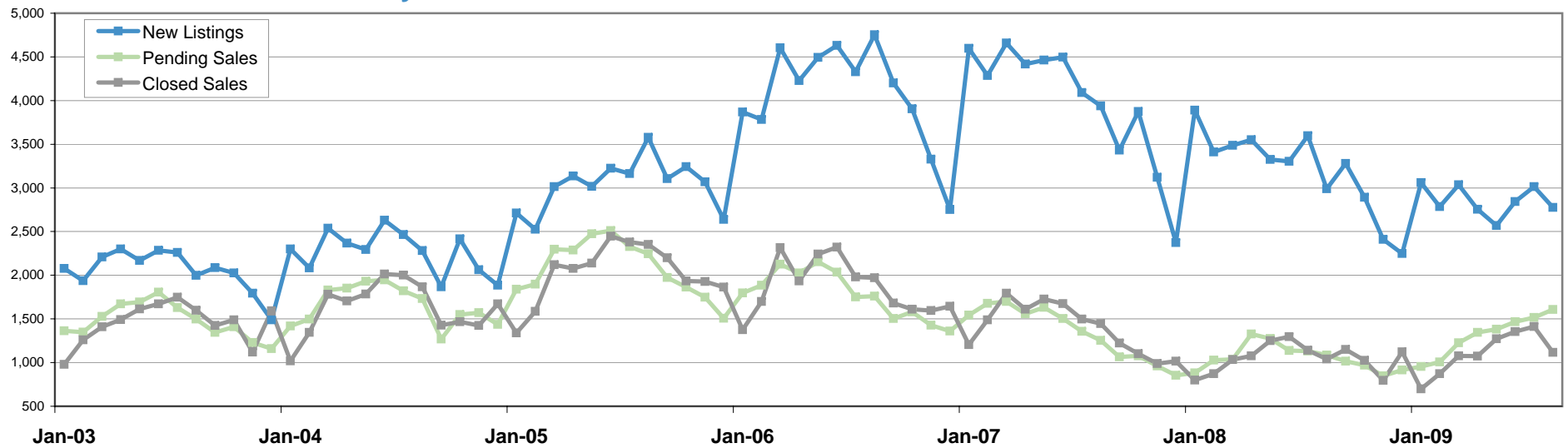


August

Year to Date



Historical Market Activity

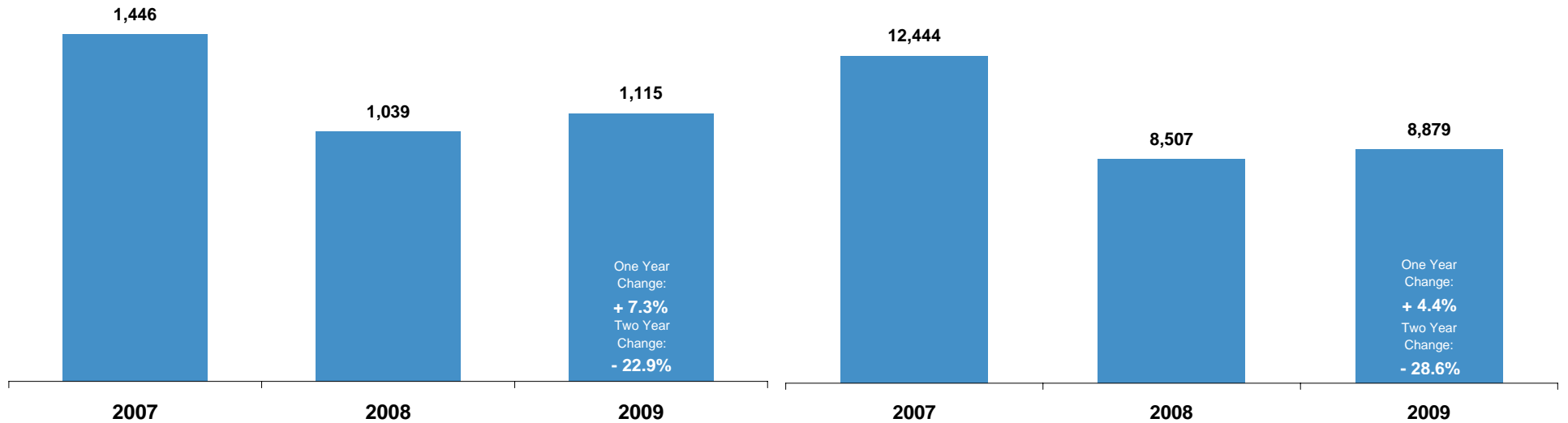


Closed Sales

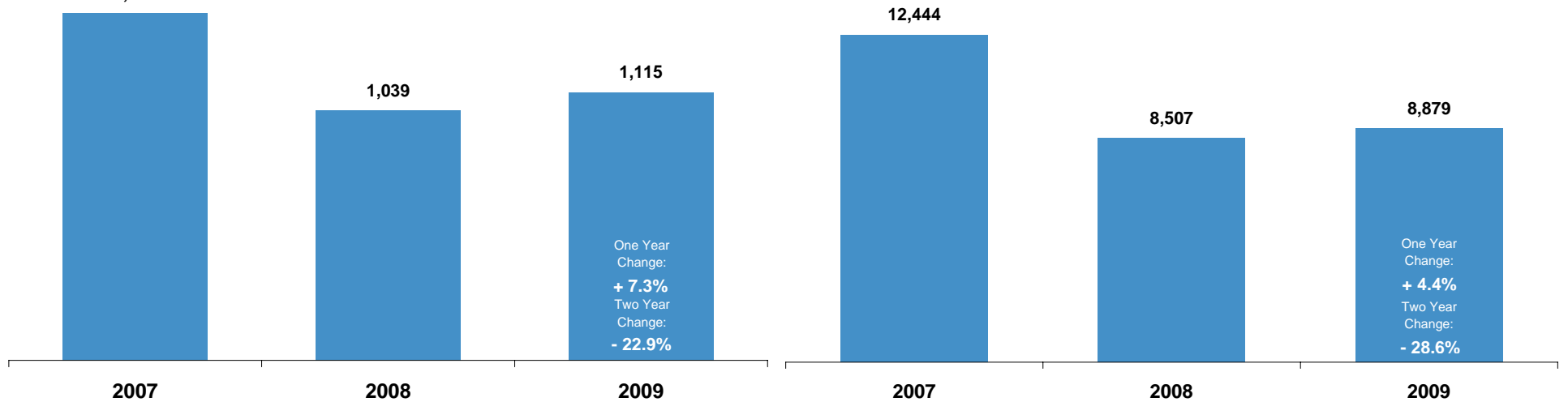
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



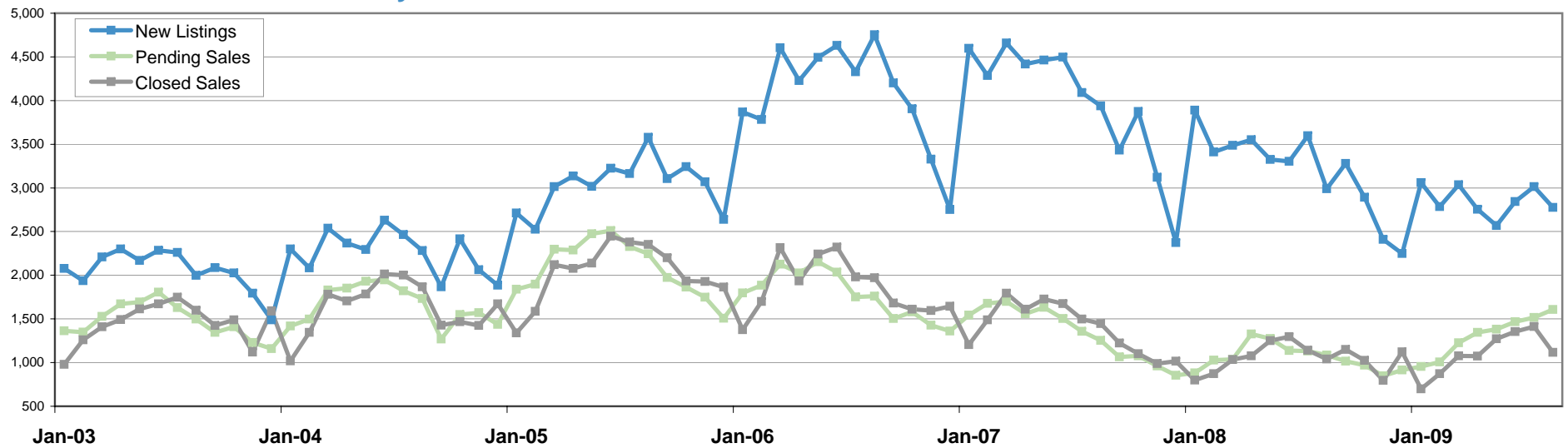
August



Year to Date



Historical Market Activity



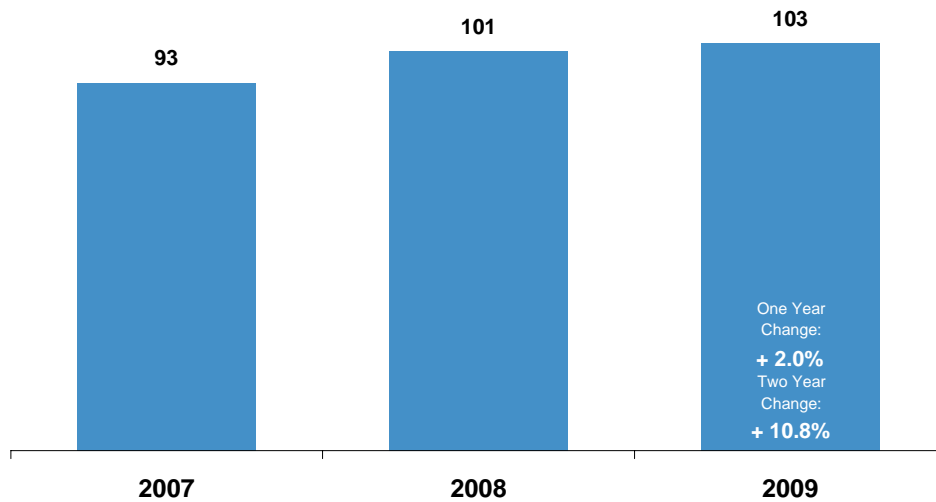
Days on Market Until Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

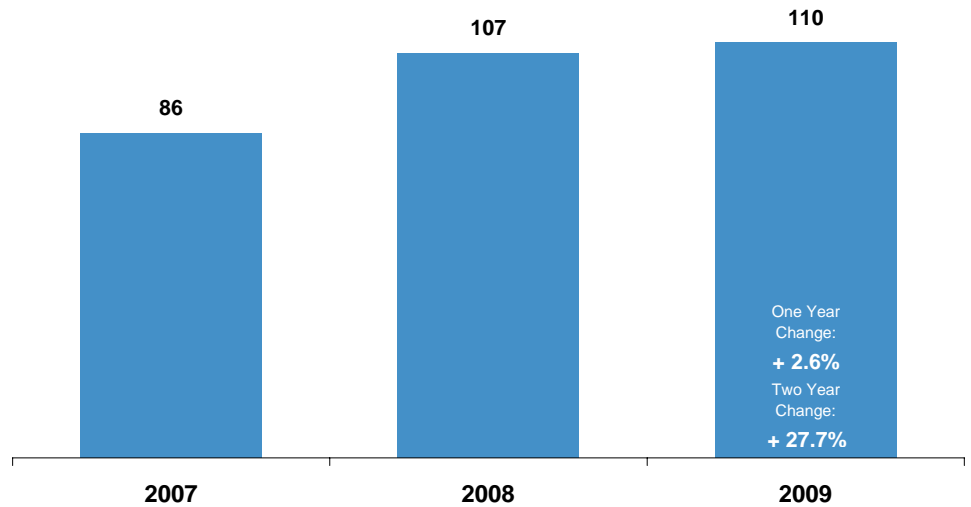


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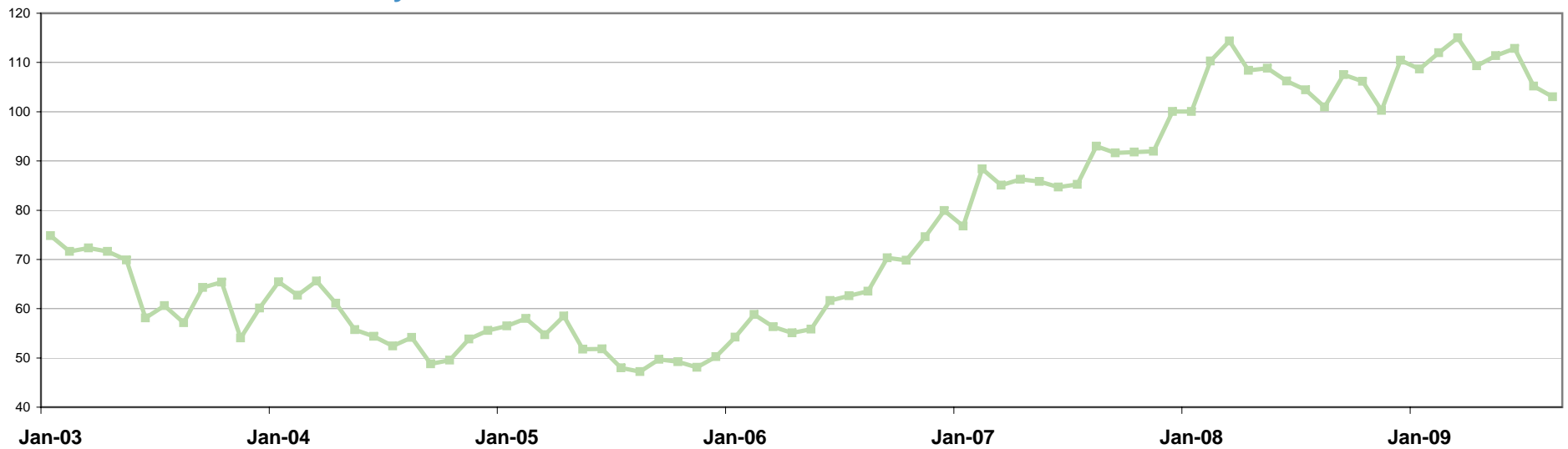
August



Year to Date



Historical Market Activity



Median Sales Price

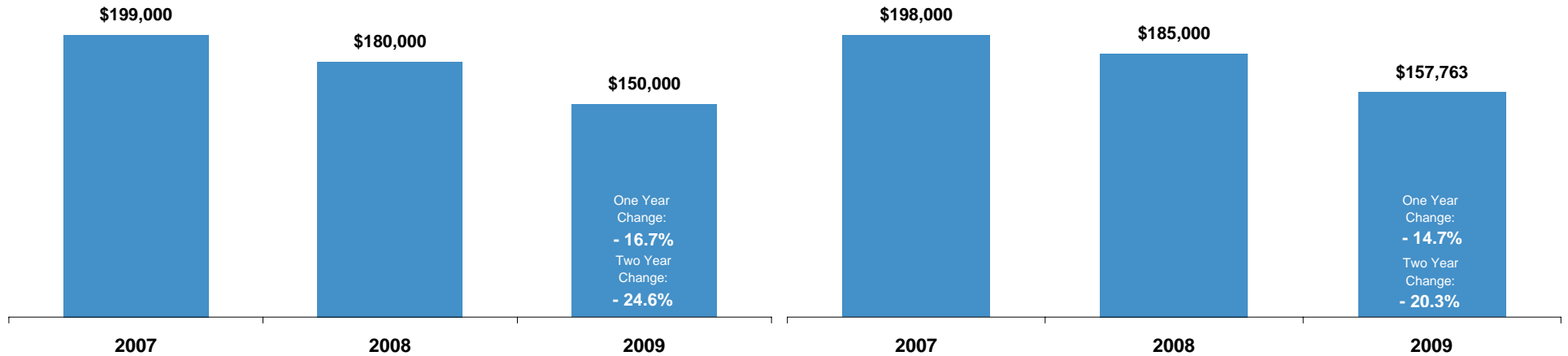
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



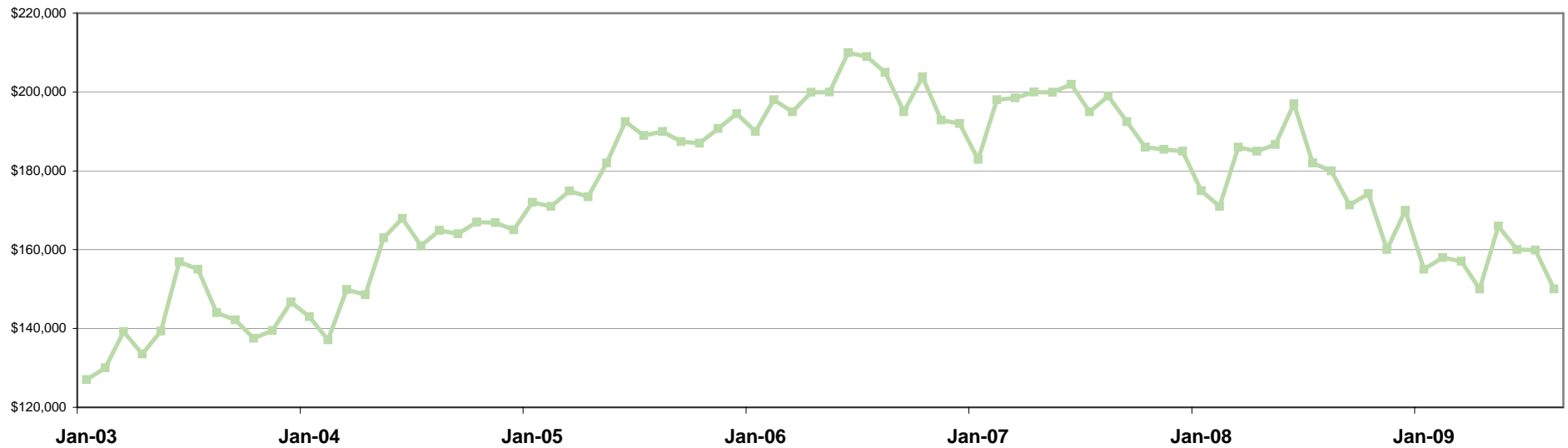
August

Year to Date

Figures do not take into account seller concessions.



Historical Median Prices



Average Sales Price

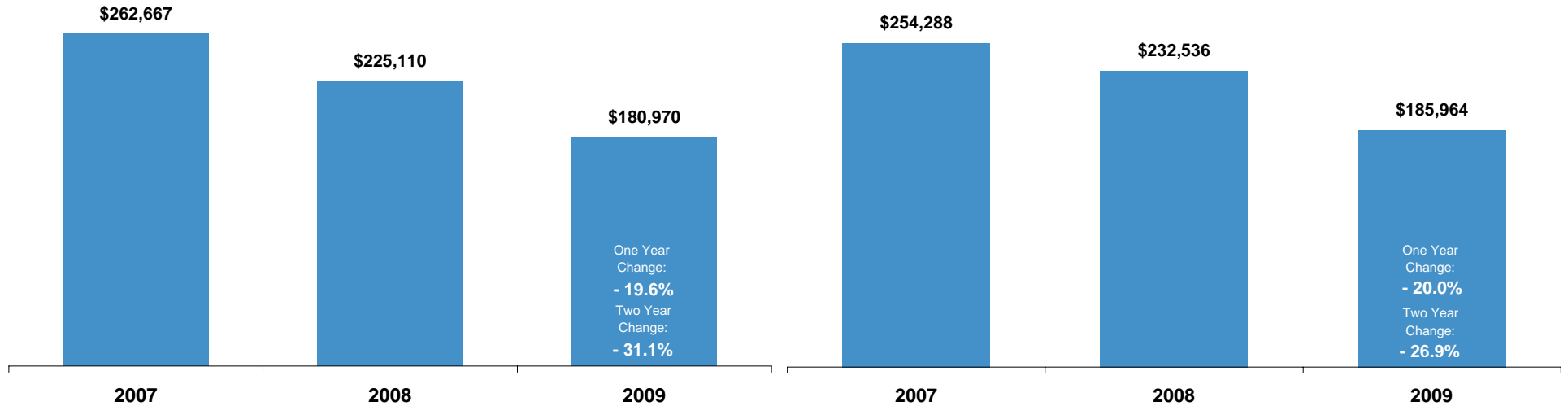
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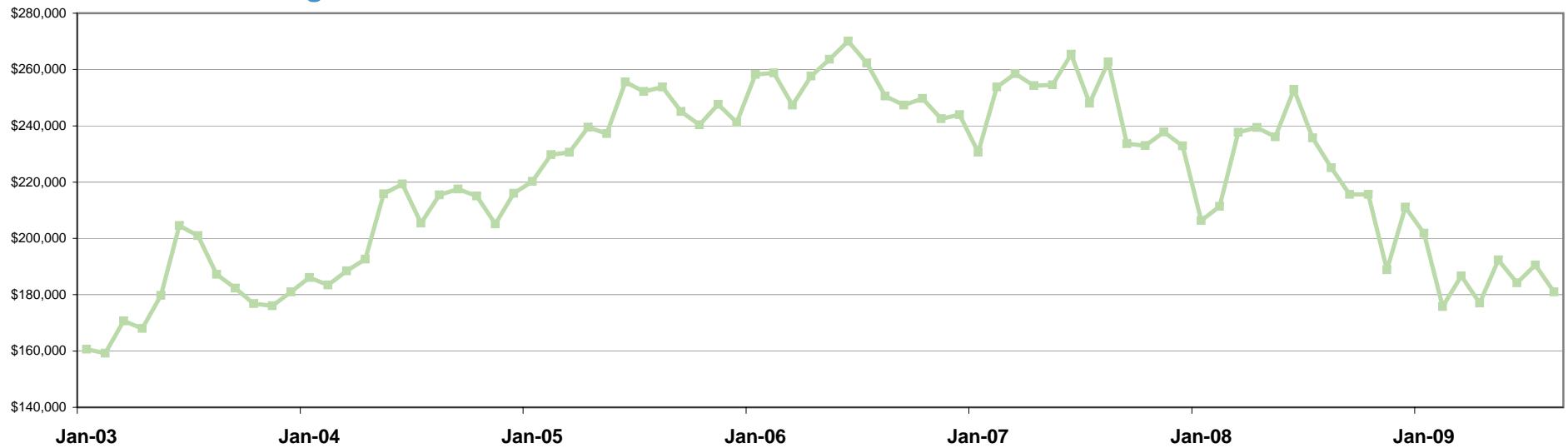
August

Year to Date

Figures do not take into account seller concessions.



Historical Average Prices

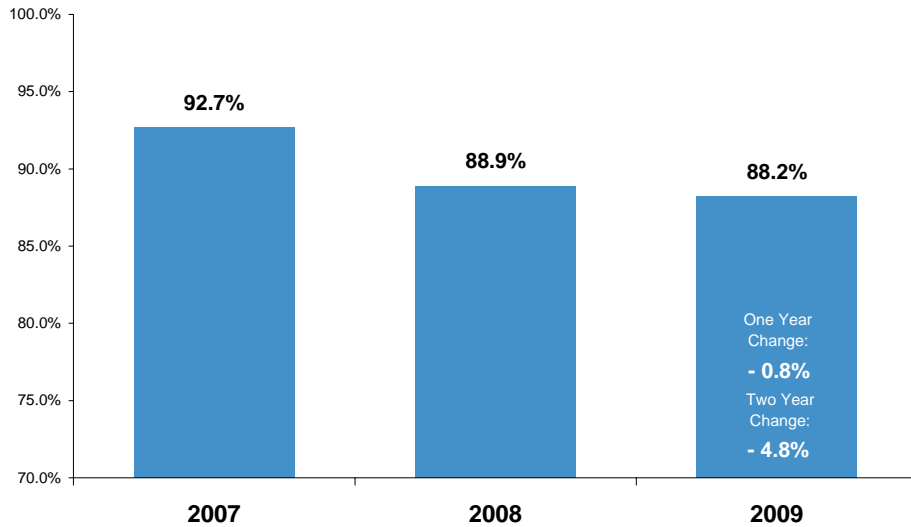


Percent of Original List Price Received at Sale

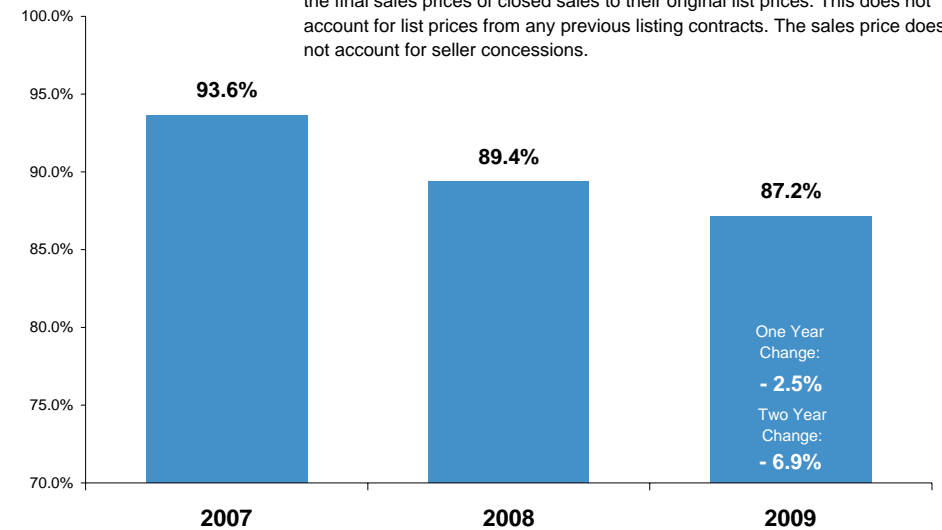
A Monthly Indicator from the Northeast Florida Association of REALTORS®



August

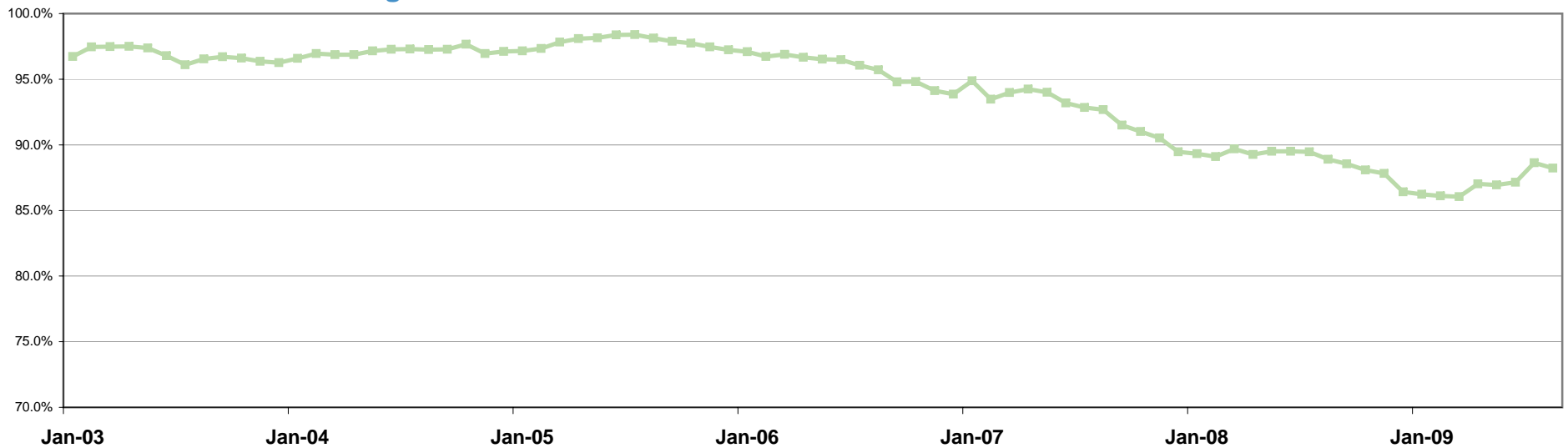


Year to Date



The Percent of Original List Price Received at Sale is calculated by comparing the final sales prices of closed sales to their original list prices. This does not account for list prices from any previous listing contracts. The sales price does not account for seller concessions.

Historical Percent of Original List Price Received at Sale



Housing Affordability Index

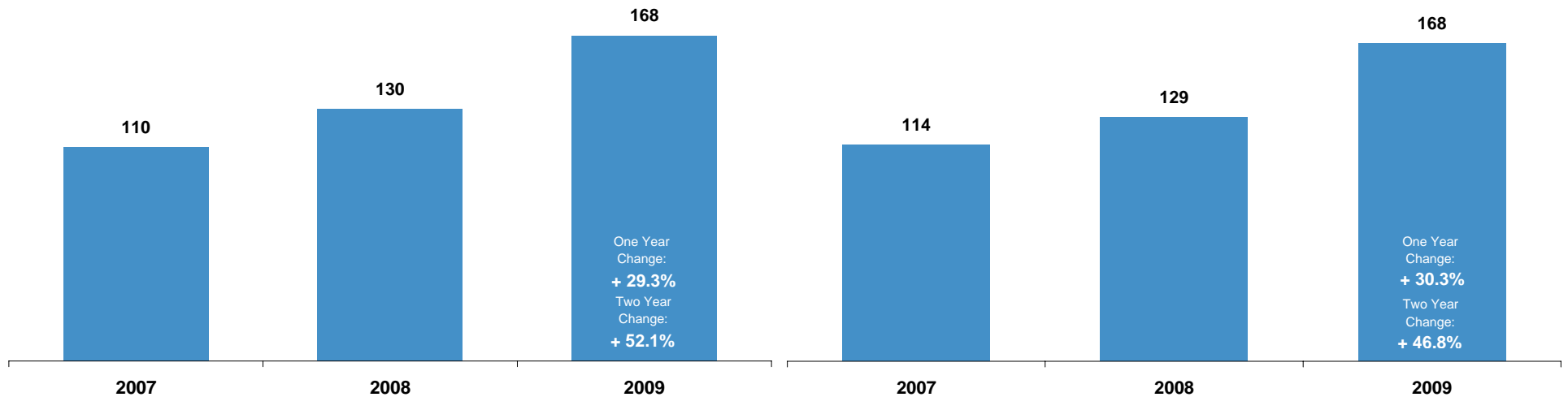
A Monthly Indicator from the Northeast Florida Association of REALTORS®



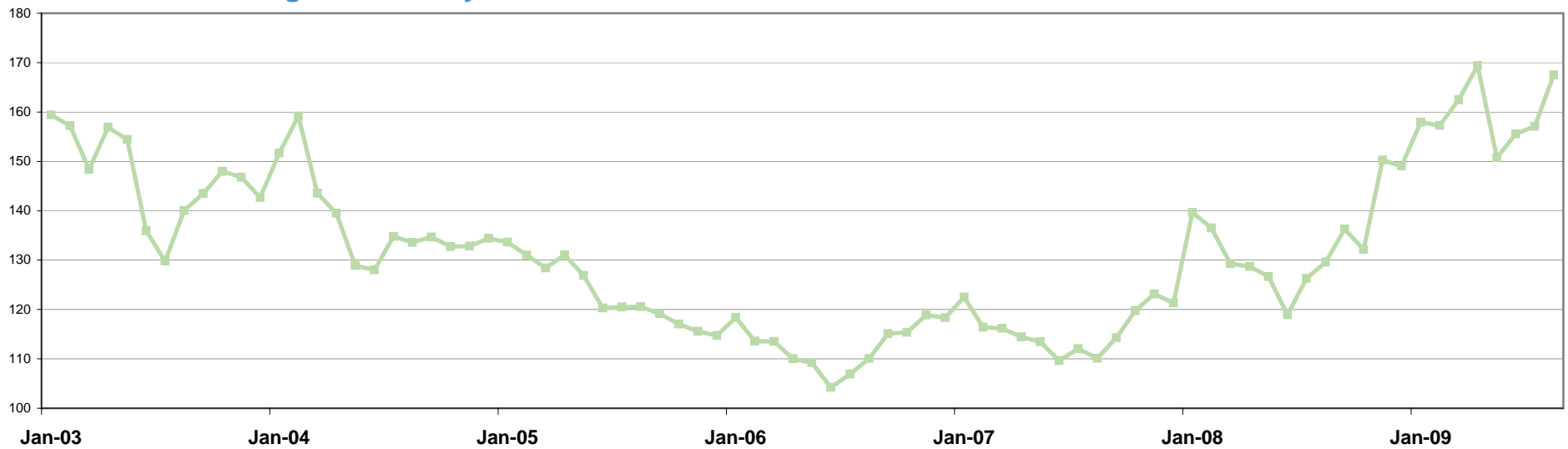
August

Year to Date

The HAI formula measures housing affordability for the Northeast Florida Housing Market. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using a 20% down, 30-year fixed rate mortgage.



Historical Housing Affordability Index

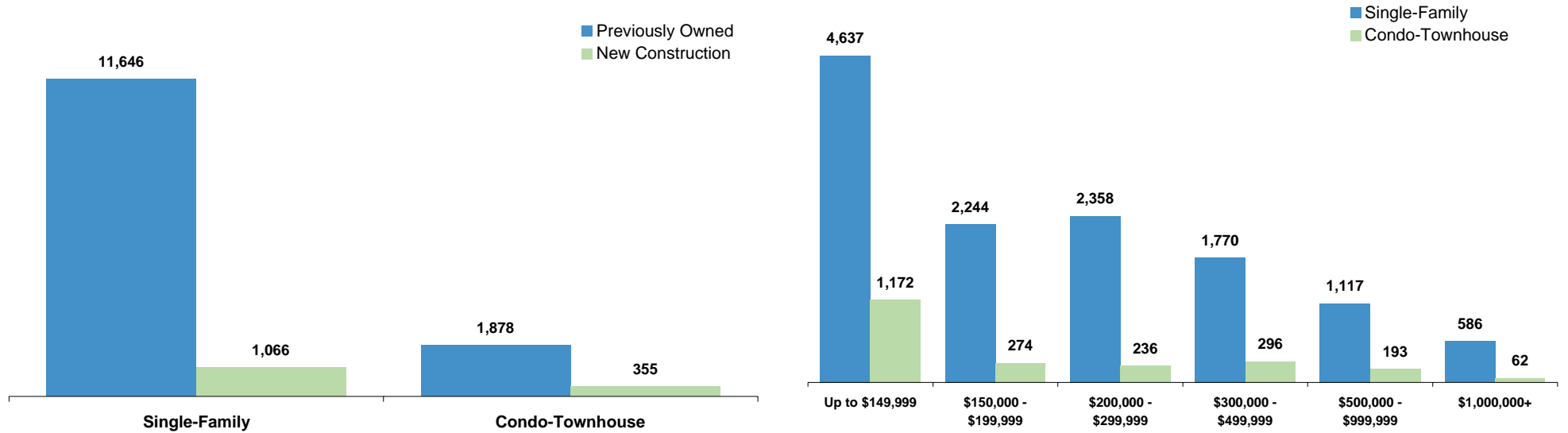


Housing Supply Outlook

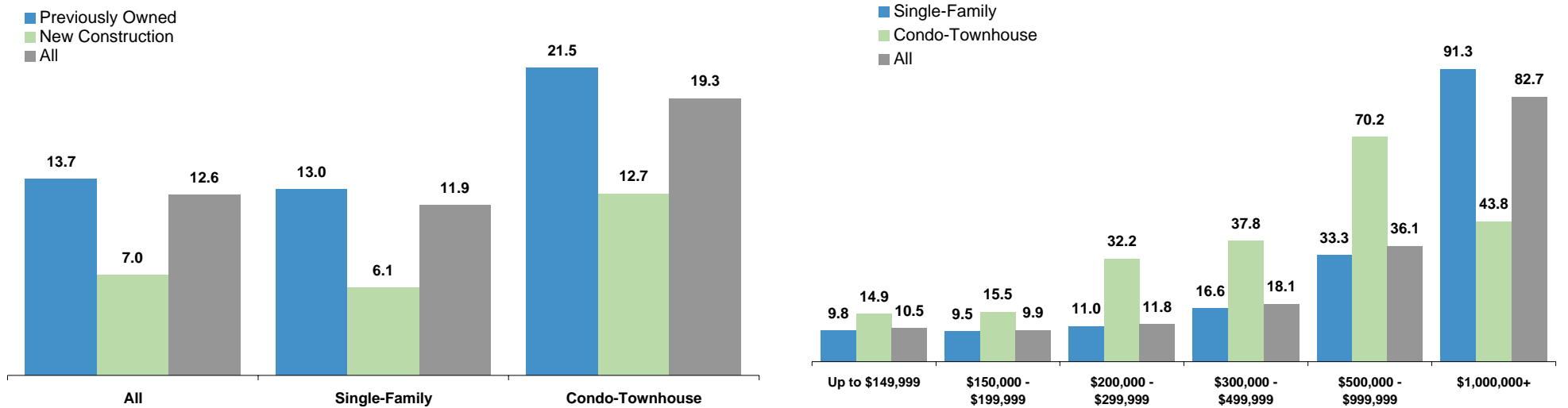
A Monthly Indicator from the Northeast Florida Association of REALTORS®



Inventory of Active Listings



Months Supply of Inventory



A market is considered balanced between buyers and sellers when there is roughly a 5 to 6-month supply of homes available for purchase

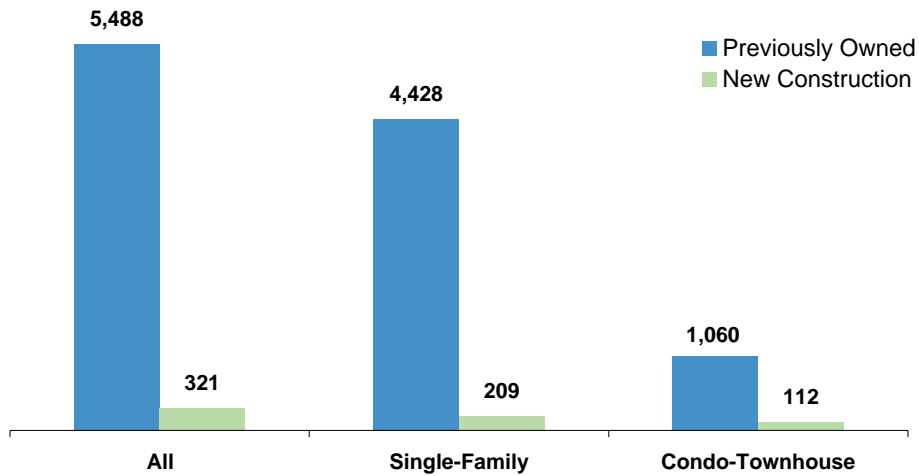
Housing Supply Outlook

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

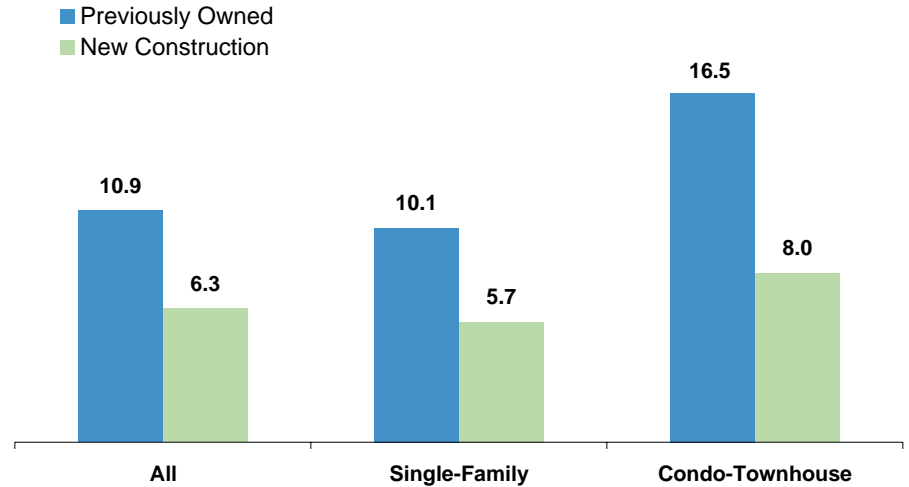


Up to \$149,999

Inventory

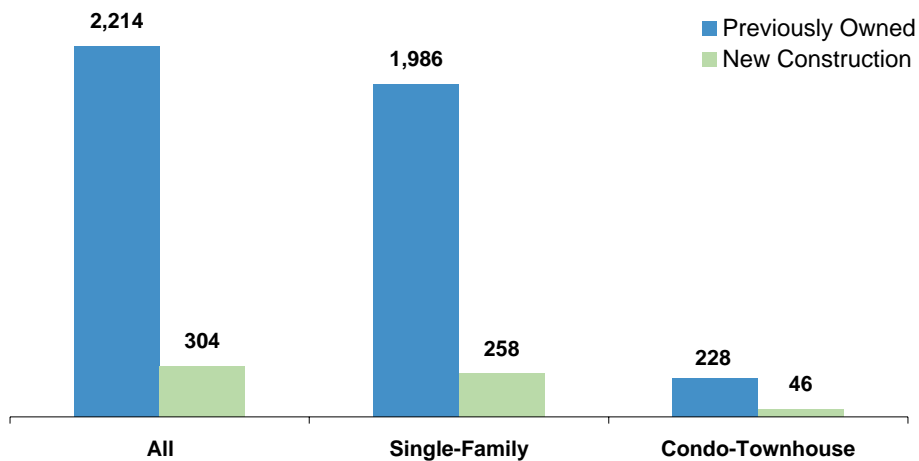


Months Supply

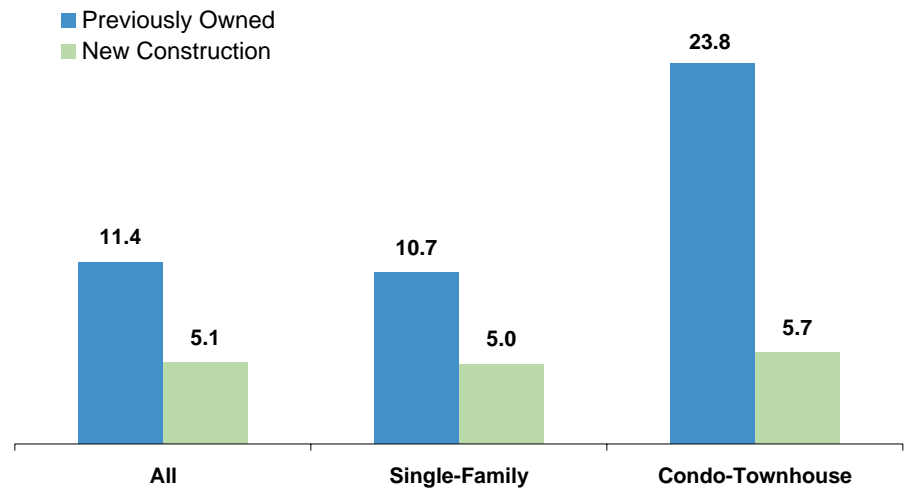


\$150,000 to \$199,999

Inventory



Months Supply



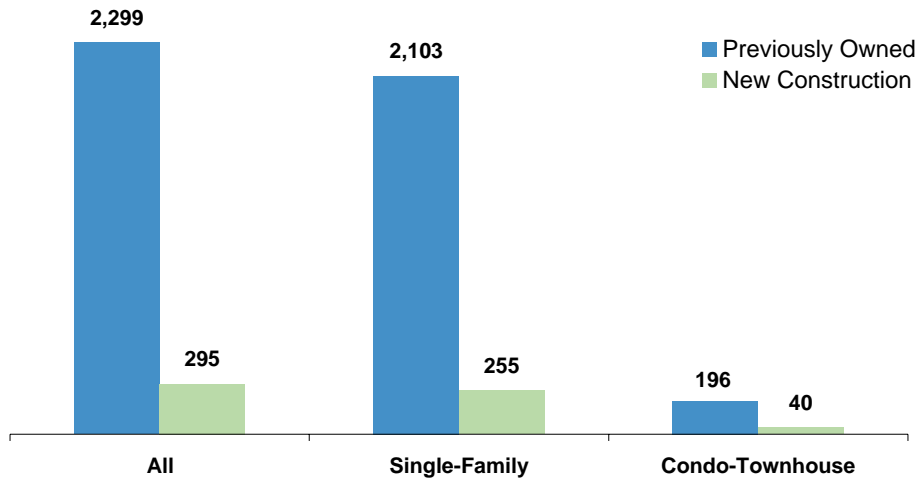
Housing Supply Outlook

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

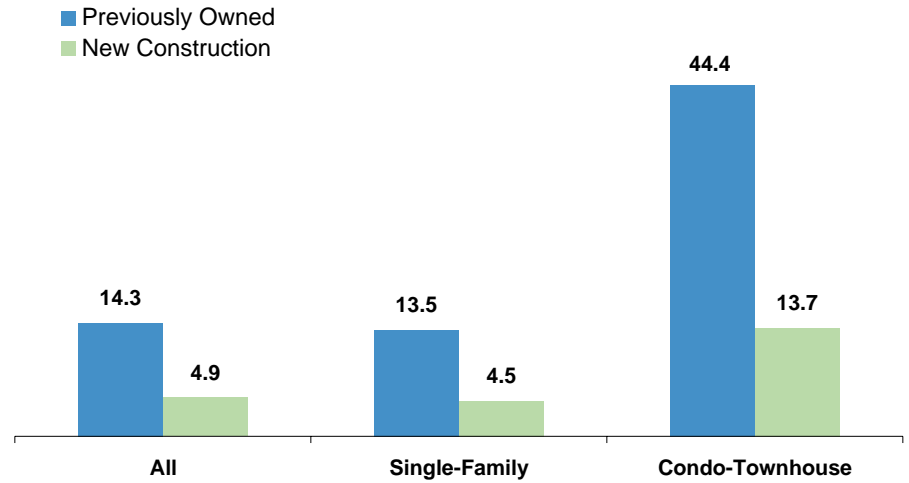


\$200,000 to \$299,999

Inventory

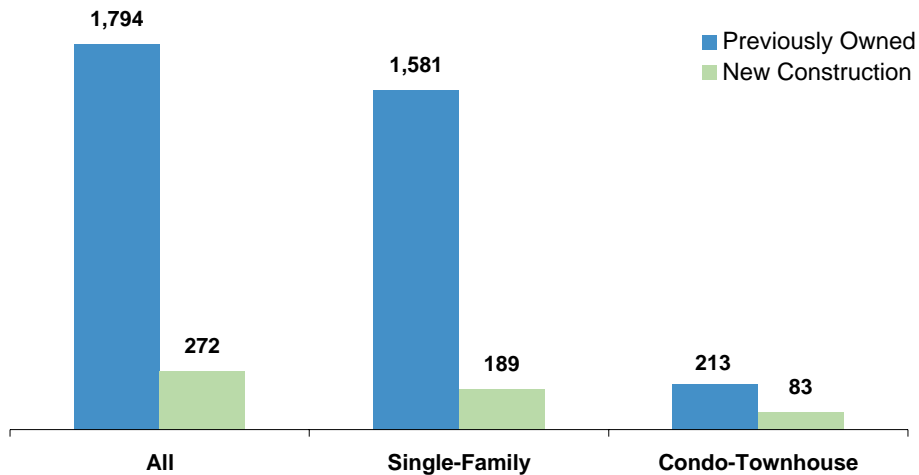


Months Supply

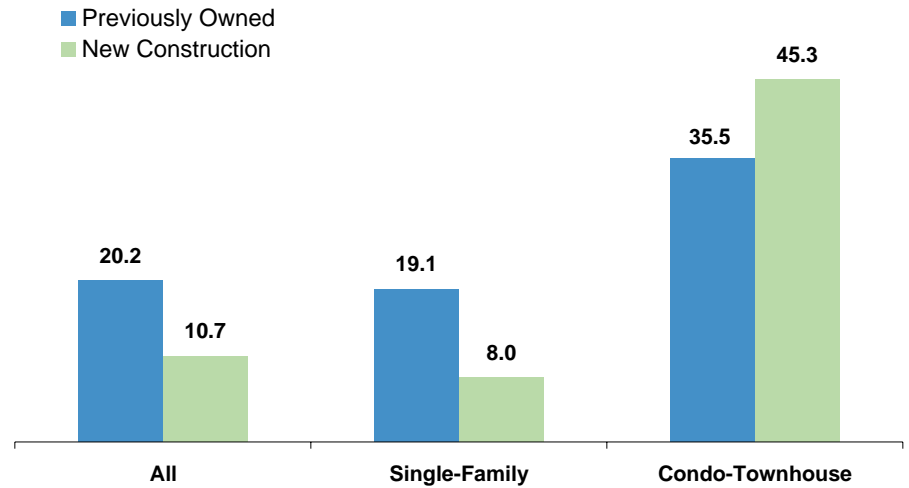


\$300,000 to \$499,999

Inventory



Months Supply



Housing Supply Outlook

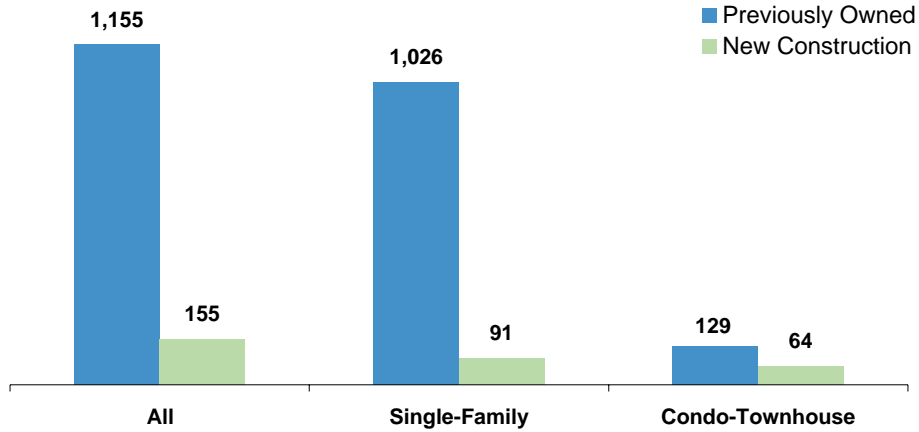
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



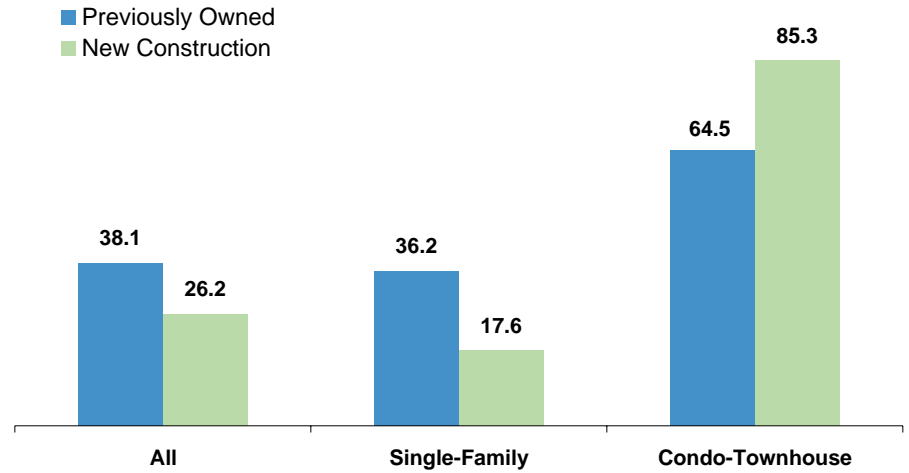
**NORTHEAST FLORIDA
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\$500,000 to \$999,999

Inventory

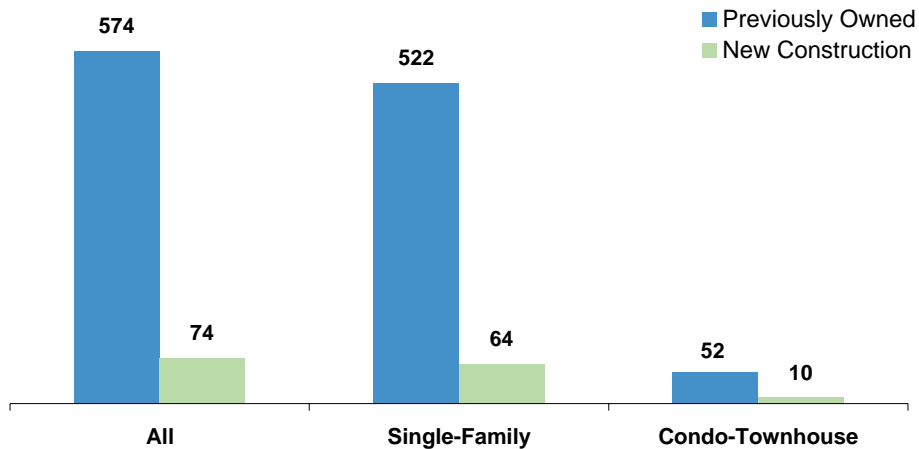


Months Supply

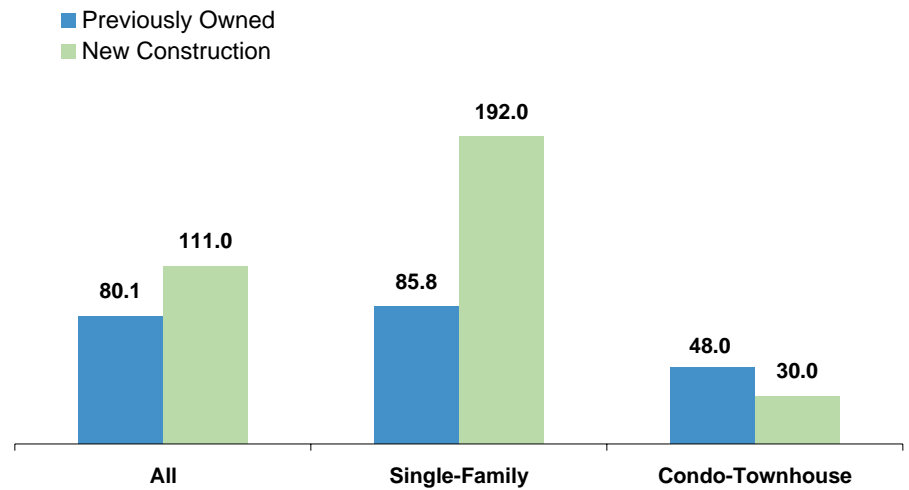


\$1,000,000 and above

Inventory



Months Supply



Market Overview



A Monthly Indicator from the Northeast Florida Association of REALTORS®

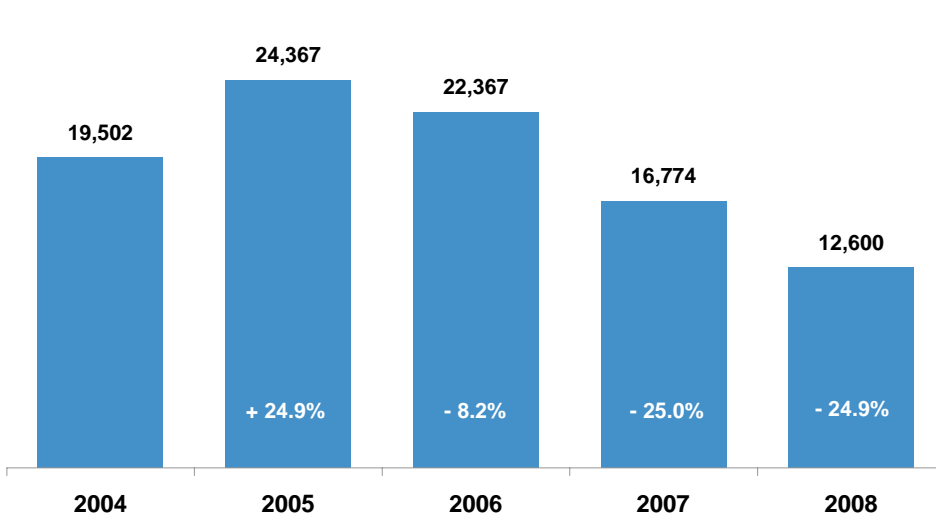
August 2009		This Year	Previous Year	Percent Change	5-Year Average	This Year Year-to-Date	Previous Year Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	Jun	2,842	3,305	- 14.0%	3,700	17,046	20,968	- 18.7%	21,634
	Jul	3,014	3,596	- 16.2%	3,639	20,060	20,676	- 3.0%	24,495
	Aug	2,775	2,991	- 7.2%	3,607	22,835	23,667	- 3.5%	28,102
Pending Sales	Jun	1,466	1,139	+ 28.7%	1,731	7,382	6,683	+ 10.5%	9,800
	Jul	1,515	1,131	+ 34.0%	1,616	8,897	7,814	+ 13.9%	11,417
	Aug	1,607	1,087	+ 47.8%	1,591	10,504	8,901	+ 18.0%	13,007
Closed Sales	Jun	1,355	1,295	+ 4.6%	1,818	6,351	6,326	+ 0.4%	9,155
	Jul	1,413	1,142	+ 23.7%	1,682	7,764	7,468	+ 4.0%	10,837
	Aug	1,115	1,039	+ 7.3%	1,584	8,879	8,507	+ 4.4%	12,421
Days on Market Until Sale	Jun	113	106	+ 6.2%	83	112	108	+ 3.3%	83
	Jul	105	104	+ 0.7%	81	111	108	+ 2.7%	83
	Aug	103	101	+ 2.0%	82	110	107	+ 2.6%	83
Median Sales Price	Jun	\$160,000	\$197,000	- 18.8%	\$192,296	\$159,800	\$185,000	- 13.6%	\$184,140
	Jul	\$159,900	\$182,000	- 12.1%	\$186,975	\$159,800	\$185,000	- 13.6%	\$184,520
	Aug	\$150,000	\$180,000	- 16.7%	\$184,800	\$157,763	\$185,000	- 14.7%	\$184,447
Average Sales Price	Jun	\$184,216	\$252,968	- 27.2%	\$245,650	\$185,819	\$233,192	- 20.3%	\$233,945
	Jul	\$190,557	\$235,659	- 19.1%	\$237,735	\$186,681	\$233,569	- 20.1%	\$234,614
	Aug	\$180,970	\$225,110	- 19.6%	\$234,625	\$185,964	\$232,536	- 20.0%	\$234,654
Total Active Listings Available	Jun	15,667	18,530	- 15.5%					
	Jul	15,260	18,441	- 17.2%	--	--	--	--	--
	Aug	14,945	18,326	- 18.4%					
Percent of Original List Price	Jun	87.2%	89.5%	- 2.6%	92.9%	92.9%	89.4%	+ 3.9%	86.7%
	Jul	88.6%	89.5%	- 0.9%	93.1%	93.1%	89.4%	+ 4.1%	87.0%
	Aug	88.2%	88.9%	- 0.8%	92.7%	92.7%	89.4%	+ 3.8%	87.2%
Housing Affordability Index	Jun	156	119	+ 30.8%	122	156	129	+ 20.7%	
	Jul	157	126	+ 24.4%	125	157	128	+ 22.3%	--
	Aug	168	130	+ 29.3%	128	168	129	+ 30.3%	
Months Supply of Inventory	Jun	14.1	16.8	- 16.1%					
	Jul	13.3	17.0	- 21.5%	--	--	--	--	--
	Aug	12.6	17.1	- 26.4%					

Annual Review

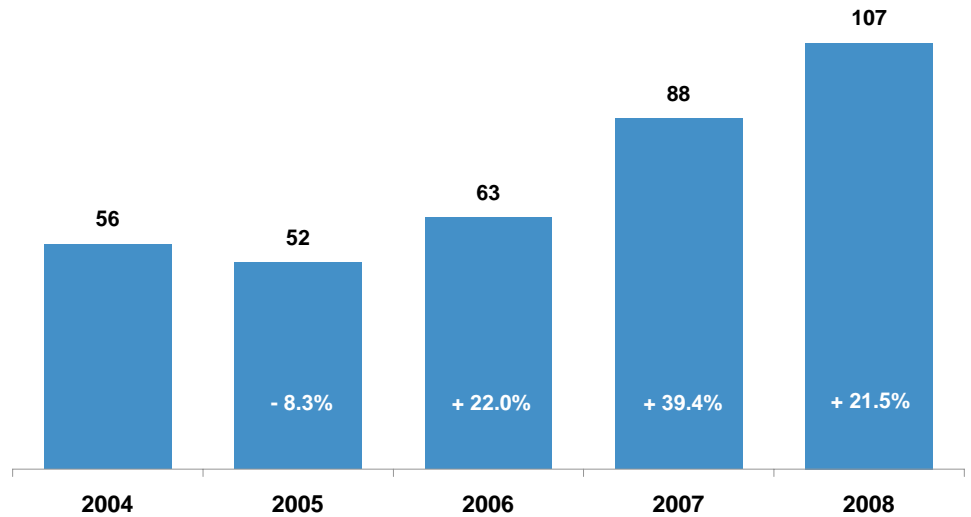
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



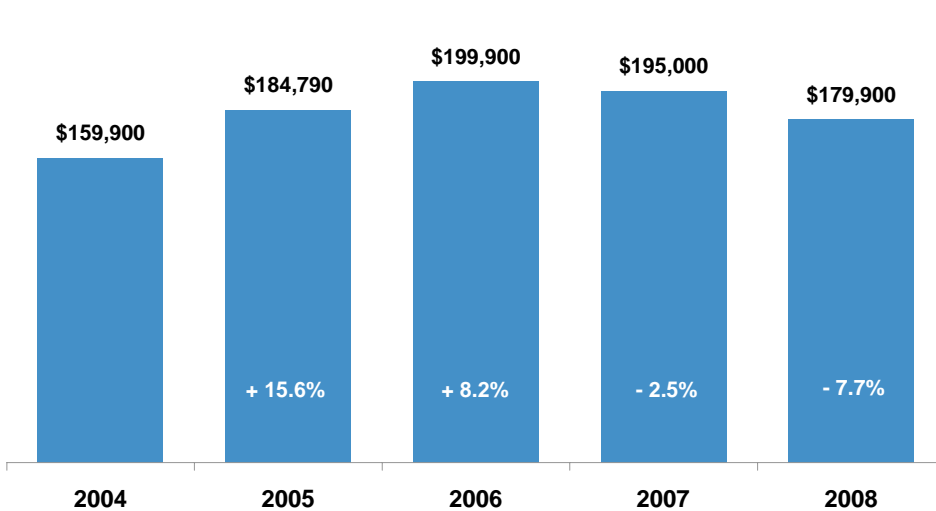
Closed Sales



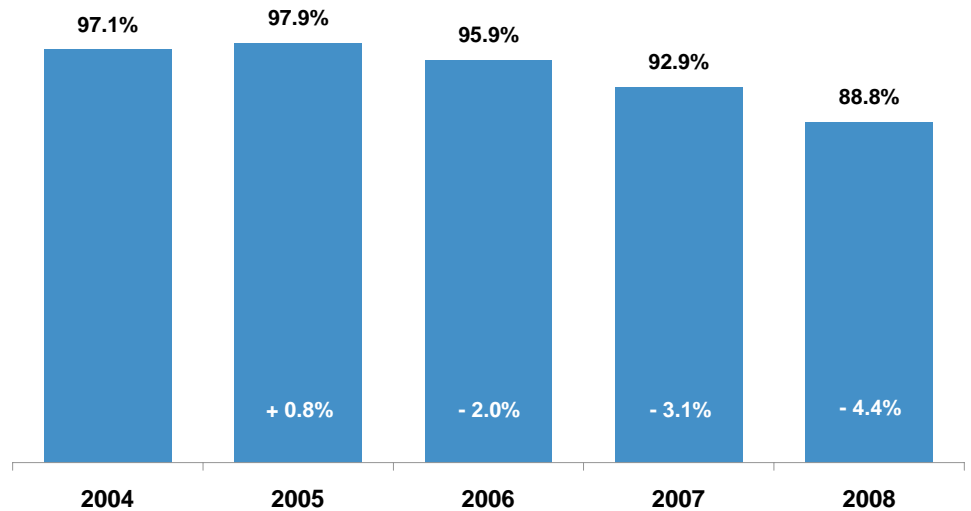
Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale



Local Market Updates

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Region 01 Southside/Mandarin/ Bartram

August

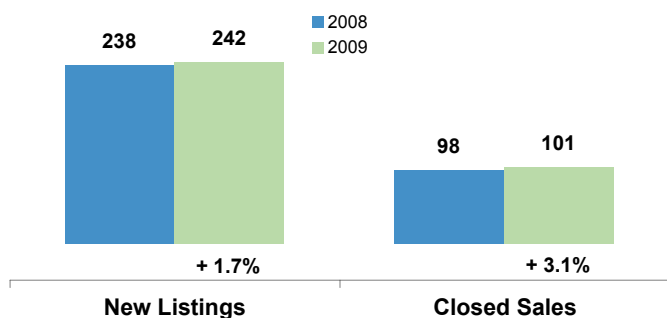
Year to Date

Duval County, FL

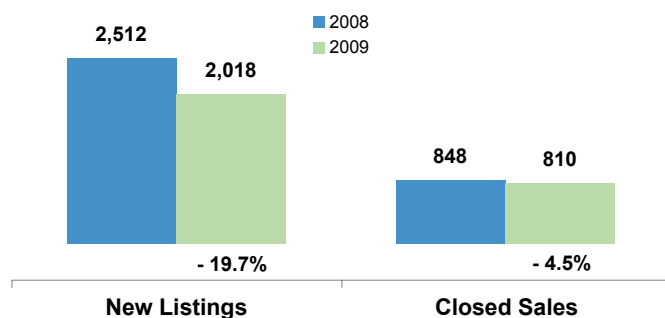
	2008	2009	Change	2008	2009	Change
New Listings	238	242	+ 1.7%	2,512	2,018	- 19.7%
Closed Sales	98	101	+ 3.1%	848	810	- 4.5%
Median Sales Price*	\$207,870	\$187,000	- 10.0%	\$215,000	\$179,900	- 16.3%
Percent of Original List Price Received at Sale*	89.4%	90.2%	+ 0.9%	90.5%	88.1%	- 2.7%
Average Days on Market Until Sale	90	103	+ 14.2%	101	114	+ 12.7%
Single-Family Detached Inventory	1,220	953	- 21.9%	--	--	--
Townhouse-Condo Inventory	293	268	- 8.5%	--	--	--

*Does not account for seller concessions

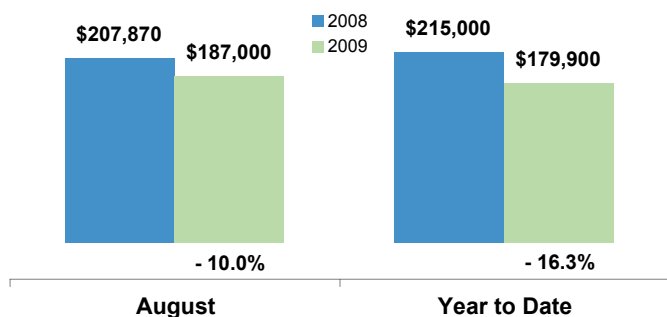
Activity—Most Recent Month



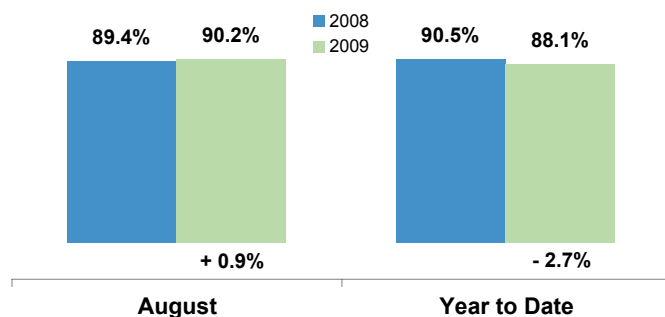
Activity—Year to Date



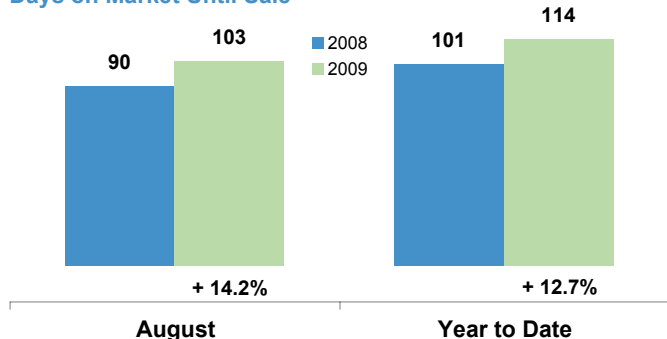
Median Sales Price



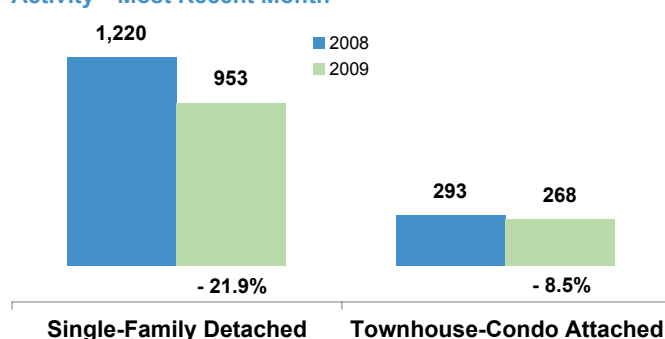
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 02

Southside

August

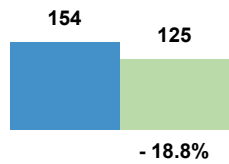
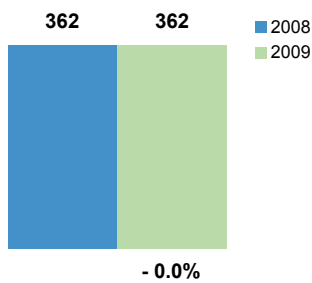
Year to Date

Duval County, FL

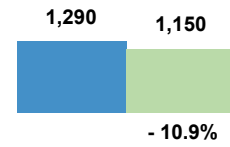
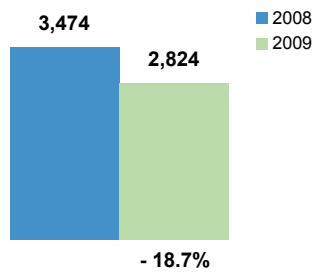
	2008	2009	Change	2008	2009	Change
New Listings	362	362	- 0.0%	3,474	2,824	- 18.7%
Closed Sales	154	125	- 18.8%	1,290	1,150	- 10.9%
Median Sales Price*	\$174,000	\$126,900	- 27.1%	\$175,000	\$155,000	- 11.4%
Percent of Original List Price Received at Sale*	91.0%	88.3%	- 3.0%	91.8%	88.3%	- 3.8%
Average Days on Market Until Sale	82	100	+ 22.0%	92	103	+ 12.2%
Single-Family Detached Inventory	1,400	1,112	- 20.6%	--	--	--
Townhouse-Condo Inventory	602	525	- 12.8%	--	--	--

*Does not account for seller concessions

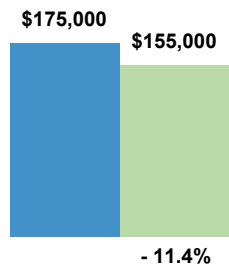
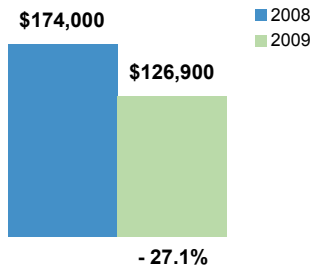
Activity—Most Recent Month



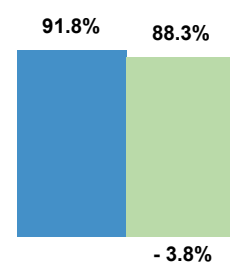
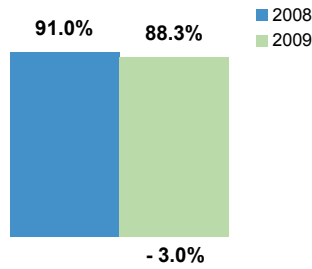
Activity—Year to Date



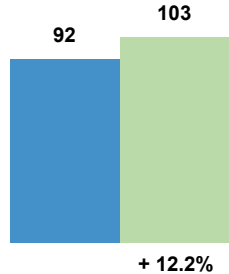
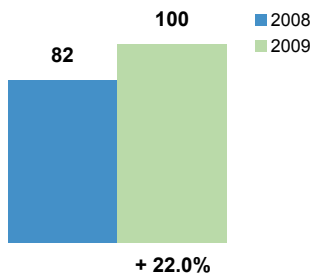
Median Sales Price



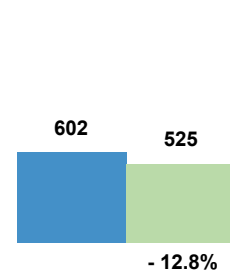
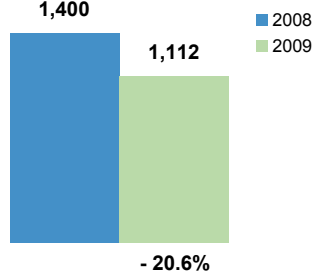
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 03

Riverside/Avondale/Ortega

August

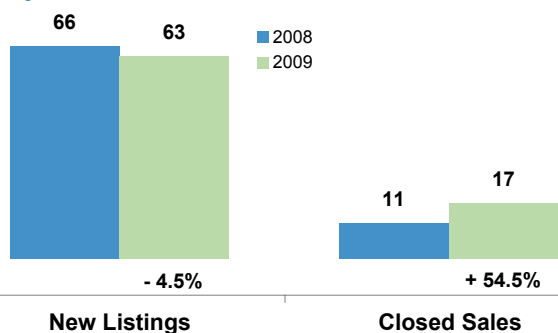
Year to Date

Duval County, FL

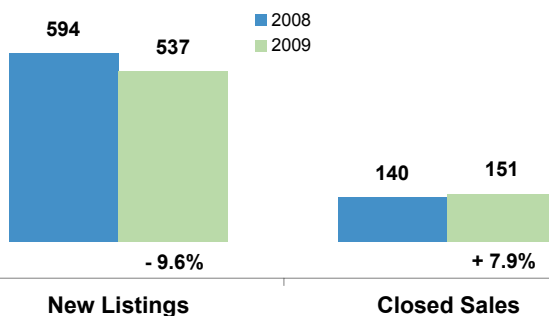
	2008	2009	Change	2008	2009	Change
New Listings	66	63	- 4.5%	594	537	- 9.6%
Closed Sales	11	17	+ 54.5%	140	151	+ 7.9%
Median Sales Price*	\$265,000	\$192,000	- 27.5%	\$252,000	\$195,000	- 22.6%
Percent of Original List Price Received at Sale*	89.5%	87.2%	- 2.6%	88.7%	85.4%	- 3.8%
Average Days on Market Until Sale	101	129	+ 28.5%	109	130	+ 19.4%
Single-Family Detached Inventory	328	306	- 6.7%	--	--	--
Townhouse-Condo Inventory	91	79	- 13.2%	--	--	--

*Does not account for seller concessions

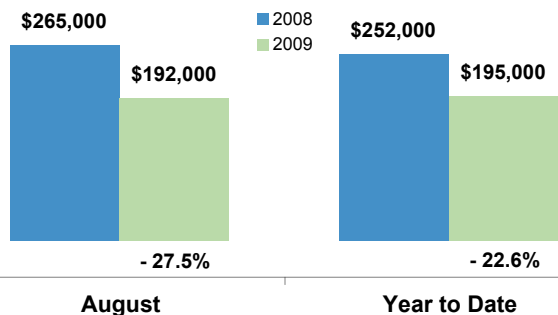
Activity—Most Recent Month



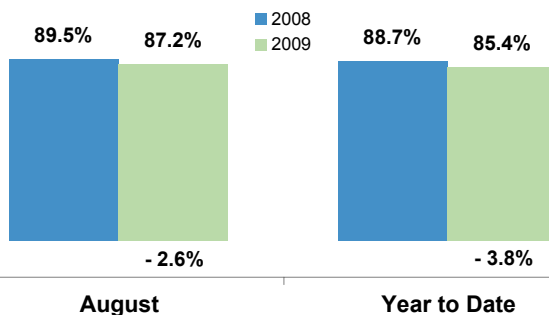
Activity—Year to Date



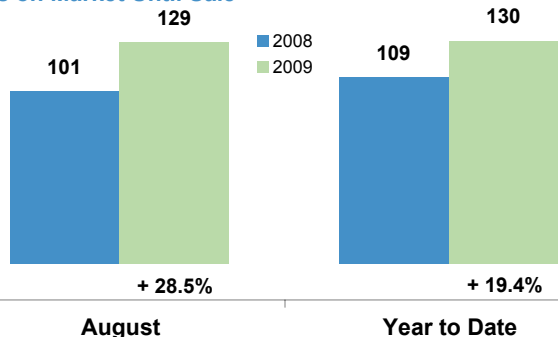
Median Sales Price



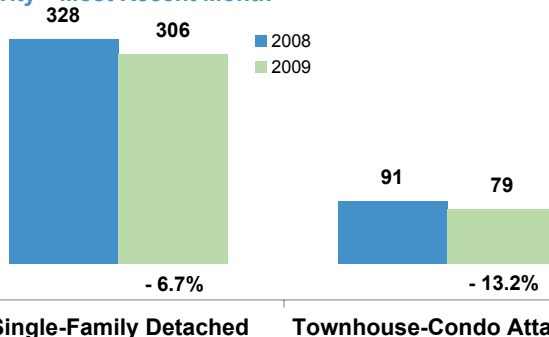
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 04 Arlington/Fort Caroline

August

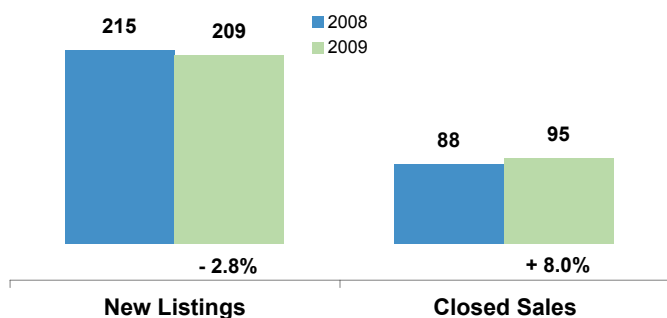
Year to Date

Duval County, FL

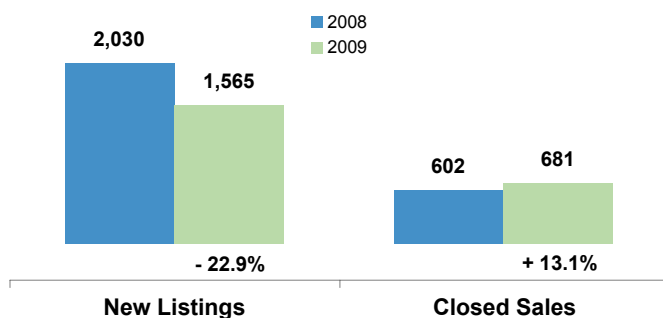
	2008	2009	Change	2008	2009	Change
New Listings	215	209	- 2.8%	2,030	1,565	- 22.9%
Closed Sales	88	95	+ 8.0%	602	681	+ 13.1%
Median Sales Price*	\$170,000	\$135,000	- 20.6%	\$171,000	\$140,000	- 18.1%
Percent of Original List Price Received at Sale*	86.7%	89.2%	+ 2.8%	90.0%	87.0%	- 3.3%
Average Days on Market Until Sale	108	99	- 8.3%	101	105	+ 4.0%
Single-Family Detached Inventory	1,112	785	- 29.4%	--	--	--
Townhouse-Condo Inventory	104	108	+ 3.8%	--	--	--

*Does not account for seller concessions

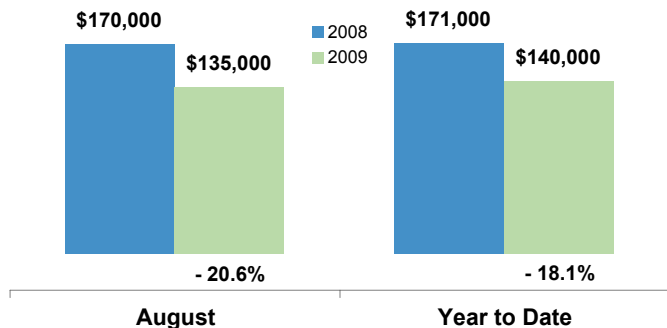
Activity—Most Recent Month



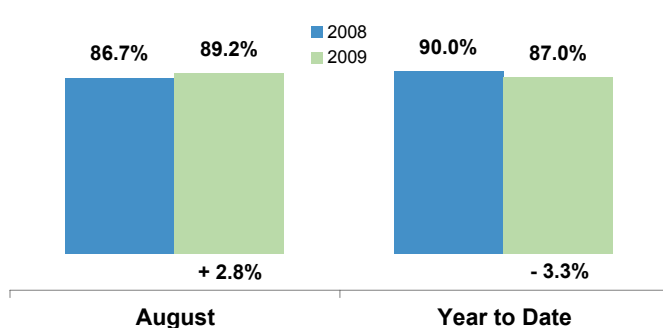
Activity—Year to Date



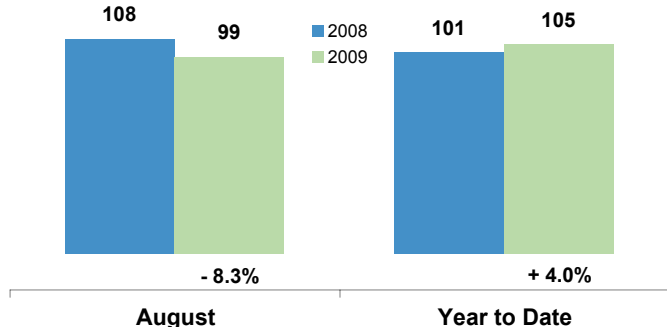
Median Sales Price



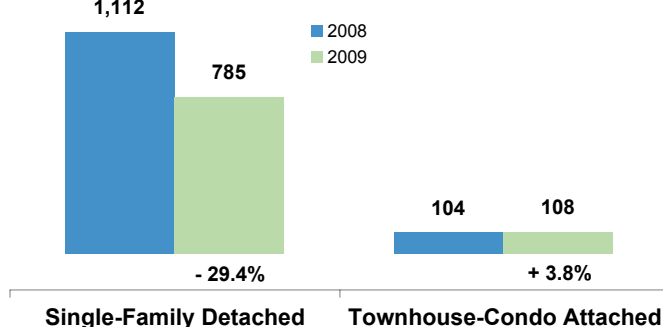
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 05

Hyde Grove/Murray Hill/Lakeshore/Wesconnett

August

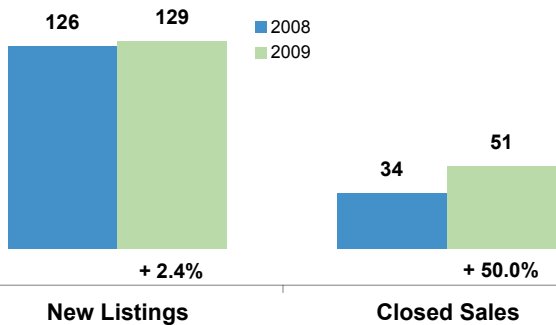
Year to Date

Duval County, FL

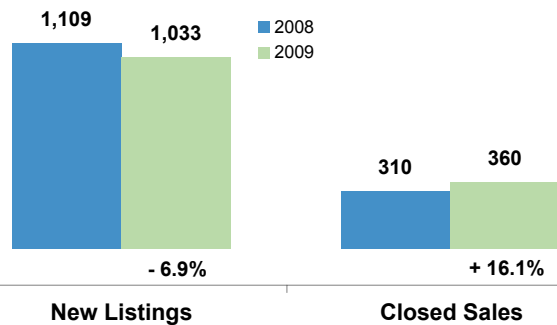
	2008	2009	Change	2008	2009	Change
New Listings	126	129	+ 2.4%	1,109	1,033	- 6.9%
Closed Sales	34	51	+ 50.0%	310	360	+ 16.1%
Median Sales Price*	\$115,000	\$98,990	- 13.9%	\$125,000	\$78,600	- 37.1%
Percent of Original List Price Received at Sale*	87.9%	84.4%	- 4.0%	89.3%	84.5%	- 5.4%
Average Days on Market Until Sale	86	114	+ 31.9%	93	89	- 4.1%
Single-Family Detached Inventory	639	527	- 17.5%	--	--	--
Townhouse-Condo Inventory	64	47	- 26.6%	--	--	--

*Does not account for seller concessions

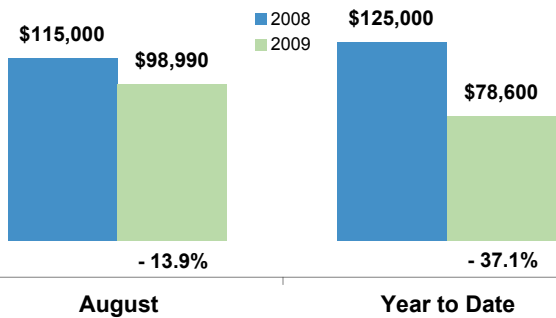
Activity—Most Recent Month



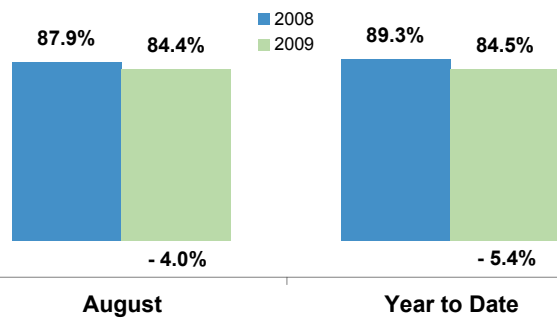
Activity—Year to Date



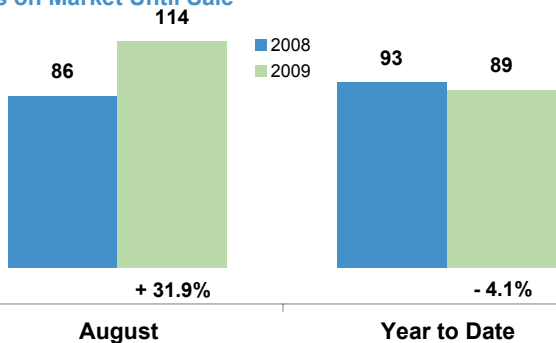
Median Sales Price



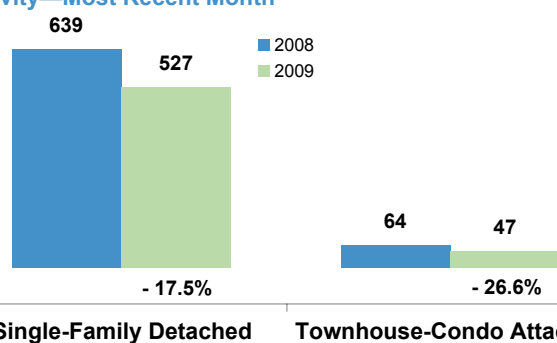
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 06

West Jacksonville

August

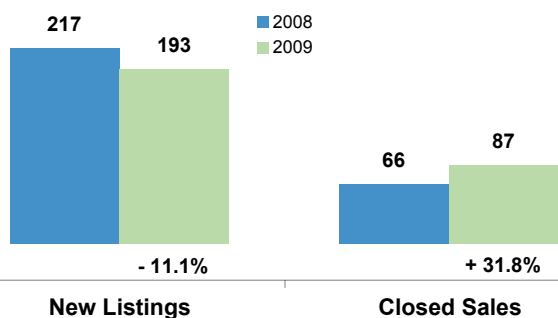
Year to Date

Duval County, FL

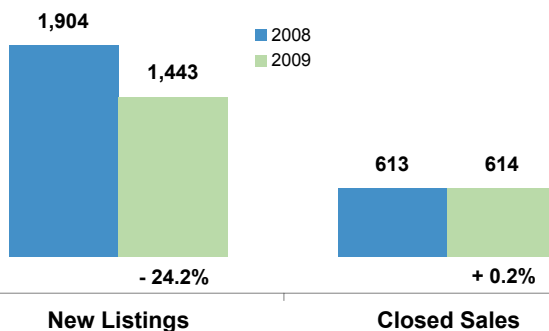
	2008	2009	Change	2008	2009	Change
New Listings	217	193	- 11.1%	1,904	1,443	- 24.2%
Closed Sales	66	87	+ 31.8%	613	614	+ 0.2%
Median Sales Price*	\$150,950	\$108,000	- 28.5%	\$154,990	\$126,000	- 18.7%
Percent of Original List Price Received at Sale*	92.0%	89.7%	- 2.5%	91.1%	87.9%	- 3.6%
Average Days on Market Until Sale	89	97	+ 8.5%	99	106	+ 6.3%
Single-Family Detached Inventory	1,054	749	- 28.9%	--	--	--
Townhouse-Condo Inventory	39	36	- 7.7%	--	--	--

*Does not account for seller concessions

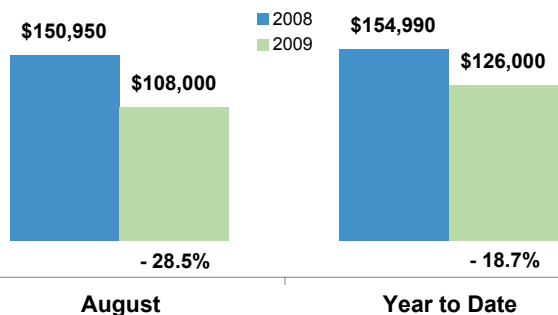
Activity—Most Recent Month



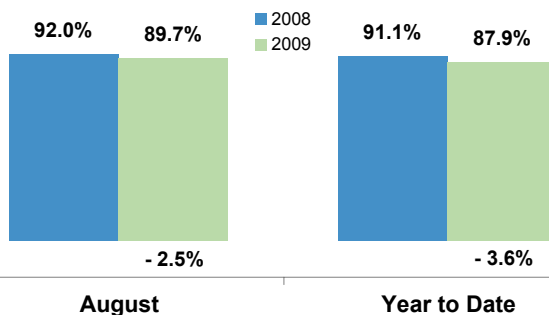
Activity—Year to Date



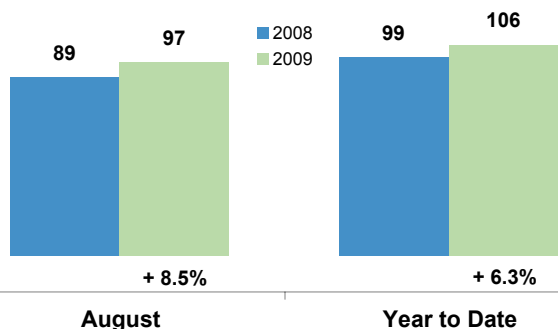
Median Sales Price



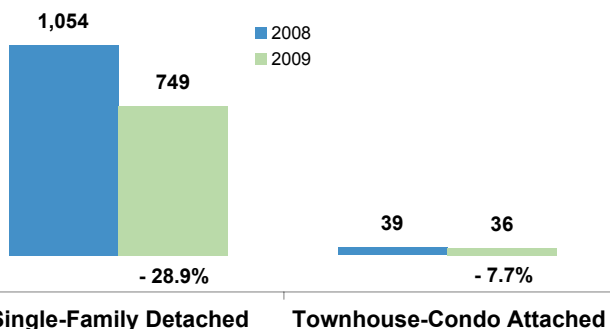
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 07

Springfield/Downtown/Paxon/ Trout River South

August

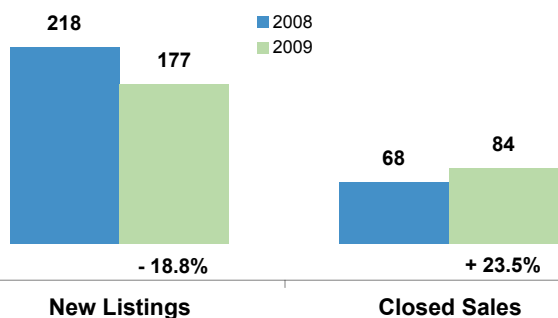
Year to Date

Duval County, FL

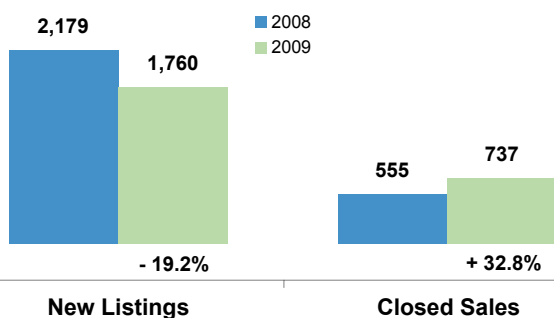
	2008	2009	Change	2008	2009	Change
New Listings	218	177	- 18.8%	2,179	1,760	- 19.2%
Closed Sales	68	84	+ 23.5%	555	737	+ 32.8%
Median Sales Price*	\$39,900	\$19,900	- 50.1%	\$45,000	\$21,500	- 52.2%
Percent of Original List Price Received at Sale*	81.7%	82.4%	+ 0.8%	83.8%	81.5%	- 2.8%
Average Days on Market Until Sale	87	65	- 24.9%	82	89	+ 8.2%
Single-Family Detached Inventory	1,224	862	- 29.6%	--	--	--
Townhouse-Condo Inventory	109	80	- 26.6%	--	--	--

*Does not account for seller concessions

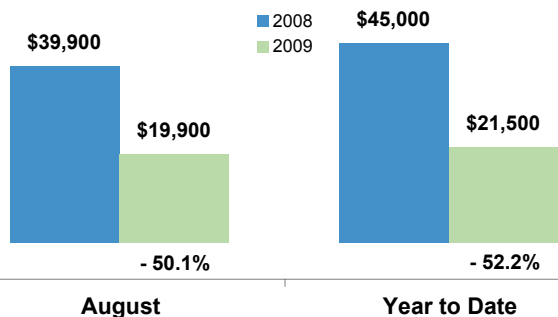
Activity—Most Recent Month



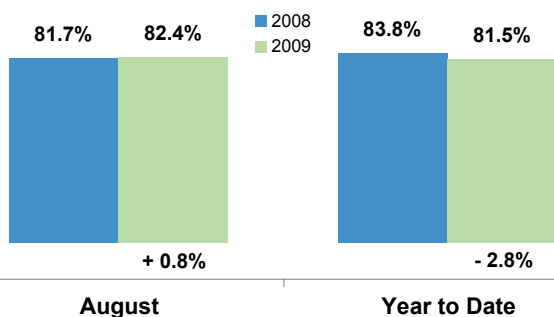
Activity—Year to Date



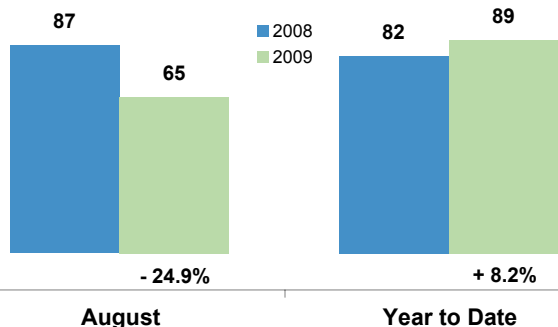
Median Sales Price



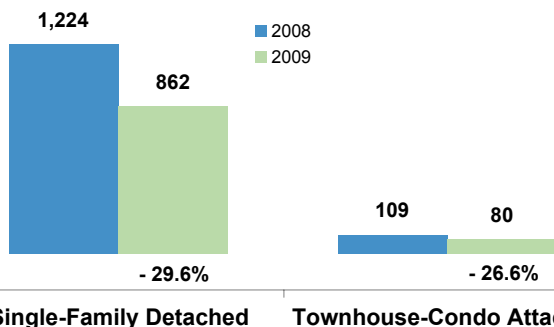
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 08

Marietta/Whitehouse/Baldwin/Garden
St/Dinsmore

August

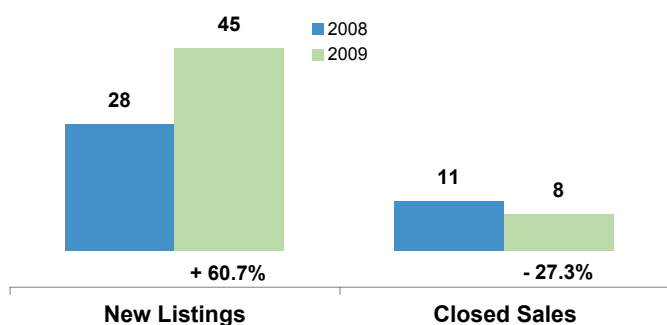
Year to Date

Duval County, FL

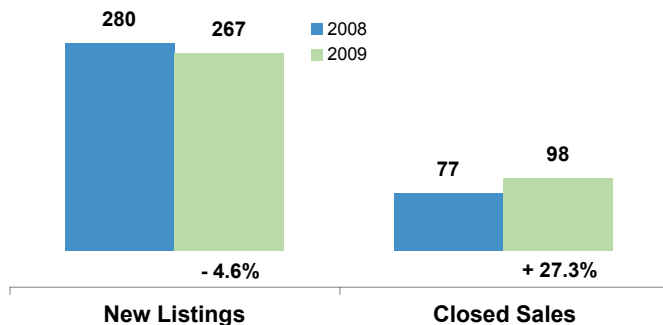
	2008	2009	Change	2008	2009	Change
New Listings	28	45	+ 60.7%	280	267	- 4.6%
Closed Sales	11	8	- 27.3%	77	98	+ 27.3%
Median Sales Price*	\$153,550	\$151,000	- 1.7%	\$161,827	\$149,000	- 7.9%
Percent of Original List Price Received at Sale*	94.8%	92.0%	- 2.9%	90.4%	86.8%	- 4.0%
Average Days on Market Until Sale	95	70	- 26.4%	97	111	+ 14.5%
Single-Family Detached Inventory	173	170	- 1.7%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

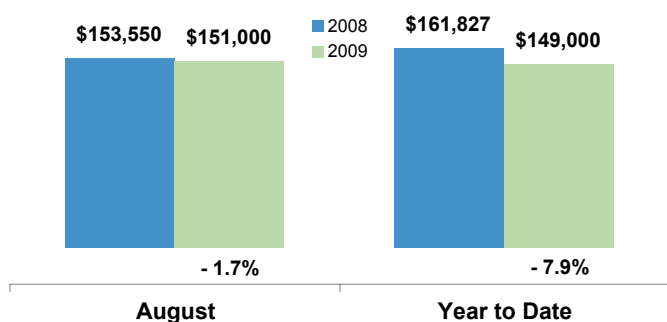
Activity—Most Recent Month



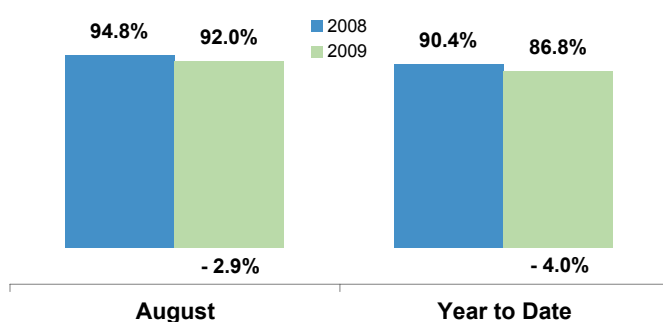
Activity—Year to Date



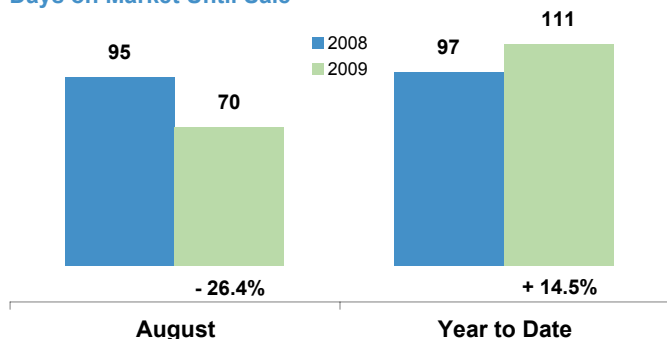
Median Sales Price



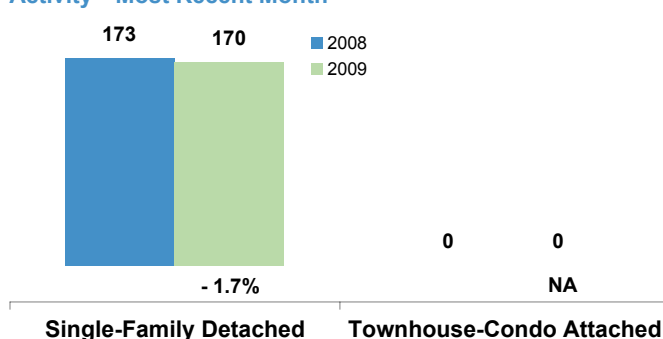
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

Region 09 Jacksonville – North

August

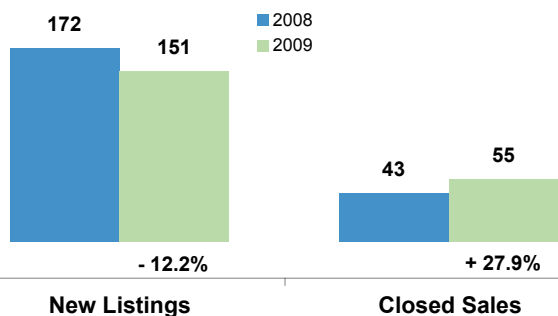
Year to Date

Duval County, FL

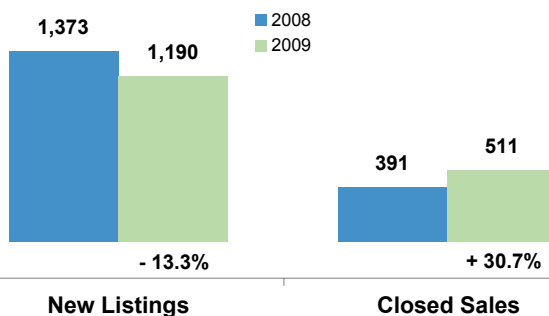
	2008	2009	Change	2008	2009	Change
New Listings	172	151	- 12.2%	1,373	1,190	- 13.3%
Closed Sales	43	55	+ 27.9%	391	511	+ 30.7%
Median Sales Price*	\$180,000	\$150,350	- 16.5%	\$180,500	\$158,525	- 12.2%
Percent of Original List Price Received at Sale*	88.7%	91.7%	+ 3.4%	89.6%	88.3%	- 1.4%
Average Days on Market Until Sale	100	100	- 0.0%	99	110	+ 11.8%
Single-Family Detached Inventory	920	674	- 26.7%	--	--	--
Townhouse-Condo Inventory	13	1	- 92.3%	--	--	--

*Does not account for seller concessions

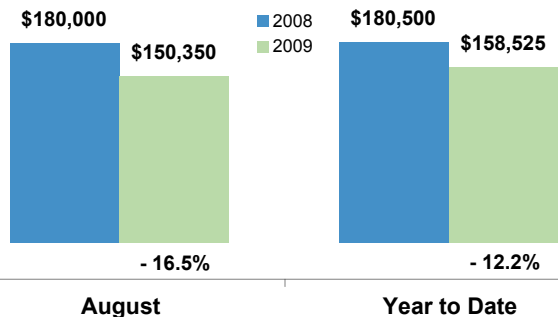
Activity—Most Recent Month



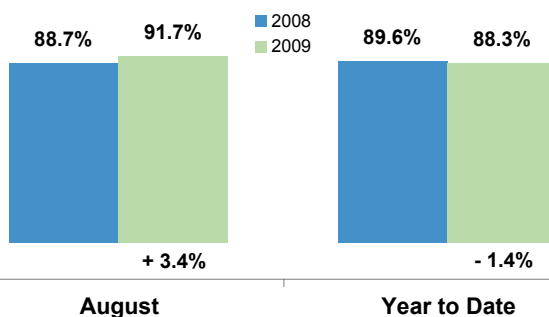
Activity—Year to Date



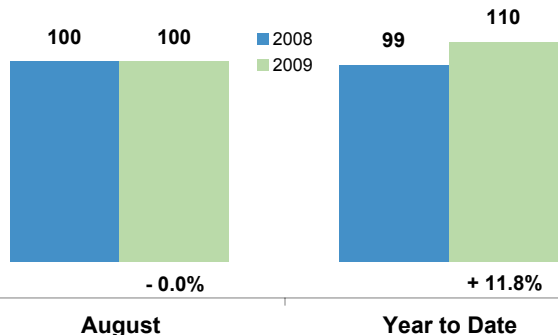
Median Sales Price



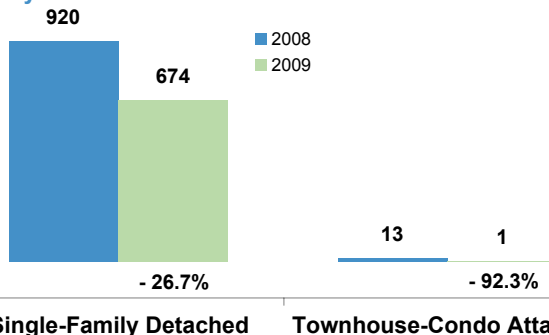
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 12 Fleming Island Area

Clay County, FL

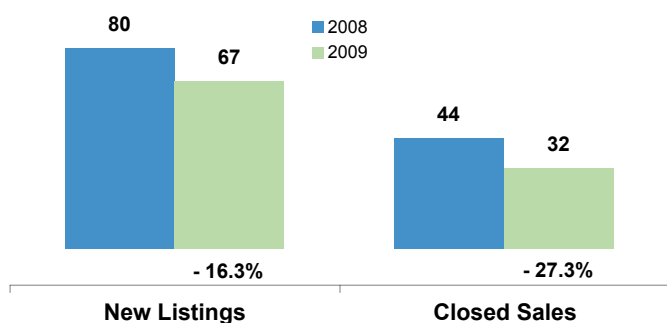
August

Year to Date

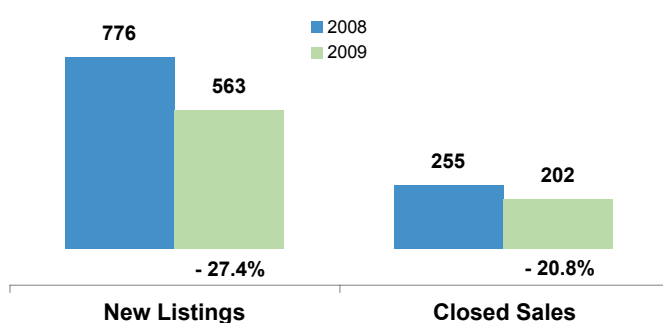
	2008	2009	Change	2008	2009	Change
New Listings	80	67	- 16.3%	776	563	- 27.4%
Closed Sales	44	32	- 27.3%	255	202	- 20.8%
Median Sales Price*	\$220,000	\$200,000	- 9.1%	\$236,000	\$221,500	- 6.1%
Percent of Original List Price Received at Sale*	91.5%	88.5%	- 3.3%	90.3%	89.9%	- 0.5%
Average Days on Market Until Sale	66	123	+ 87.0%	98	113	+ 15.6%
Single-Family Detached Inventory	361	303	- 16.1%	--	--	--
Townhouse-Condo Inventory	34	20	- 41.2%	--	--	--

*Does not account for seller concessions

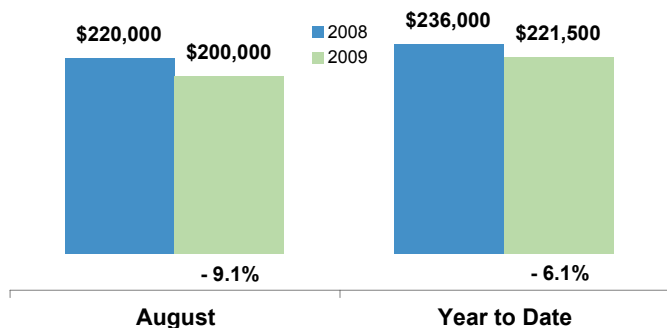
Activity—Most Recent Month



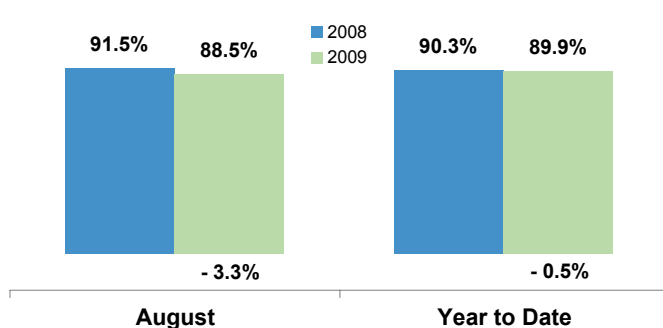
Activity—Year to Date



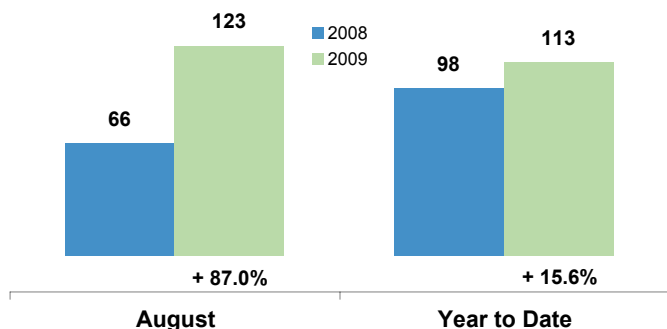
Median Sales Price



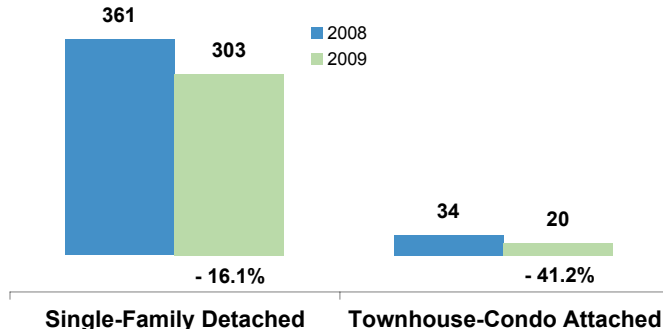
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 13

Orange Park

August

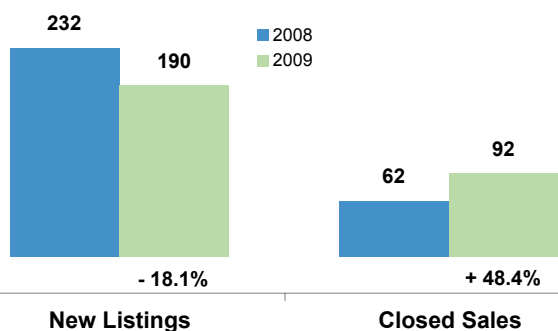
Year to Date

Clay County, FL

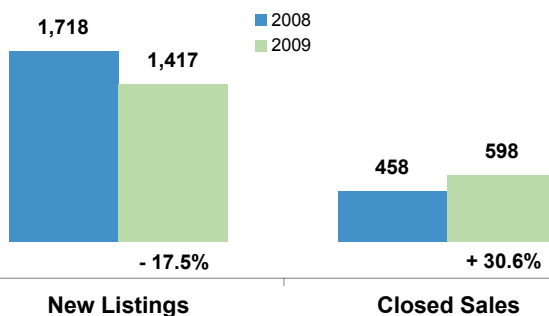
	2008	2009	Change	2008	2009	Change
New Listings	232	190	- 18.1%	1,718	1,417	- 17.5%
Closed Sales	62	92	+ 48.4%	458	598	+ 30.6%
Median Sales Price*	\$174,500	\$152,500	- 12.6%	\$176,000	\$156,700	- 11.0%
Percent of Original List Price Received at Sale*	91.4%	90.6%	- 0.9%	91.2%	89.4%	- 2.0%
Average Days on Market Until Sale	85	80	- 5.8%	92	99	+ 7.6%
Single-Family Detached Inventory	901	734	- 18.5%	--	--	--
Townhouse-Condo Inventory	82	62	- 24.4%	--	--	--

*Does not account for seller concessions

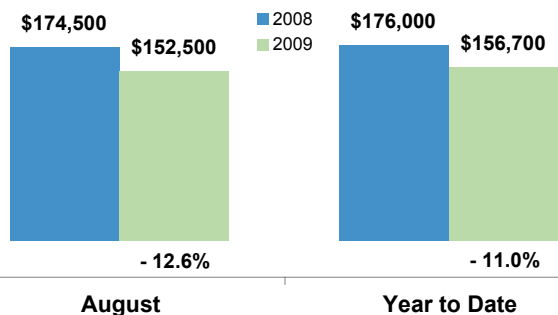
Activity—Most Recent Month



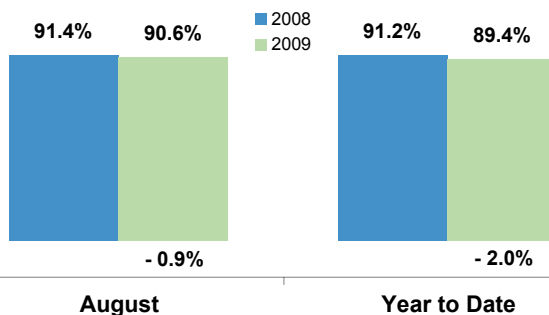
Activity—Year to Date



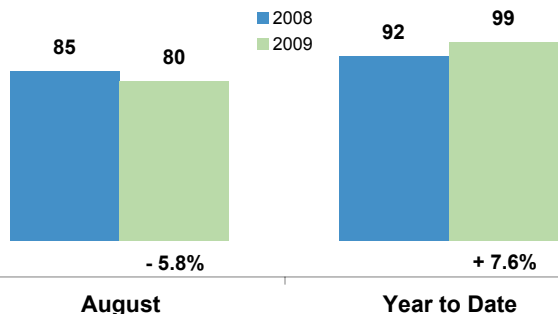
Median Sales Price



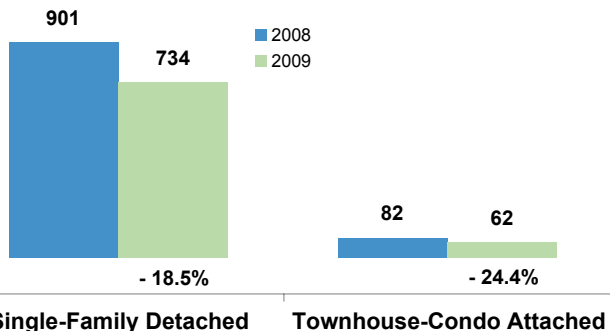
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

Region 14 Middleburg Vicinity

Clay County, FL

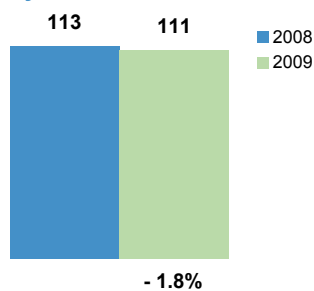
August

Year to Date

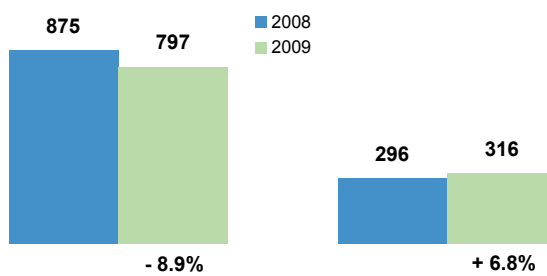
	2008	2009	Change	2008	2009	Change
New Listings	113	111	- 1.8%	875	797	- 8.9%
Closed Sales	37	33	- 10.8%	296	316	+ 6.8%
Median Sales Price*	\$185,000	\$152,000	- 17.8%	\$171,000	\$160,000	- 6.4%
Percent of Original List Price Received at Sale*	90.1%	94.4%	+ 4.8%	90.3%	90.5%	+ 0.3%
Average Days on Market Until Sale	101	56	- 44.3%	107	100	- 6.5%
Single-Family Detached Inventory	533	466	- 12.6%	--	--	--
Townhouse-Condo Inventory	4	5	+ 25.0%	--	--	--

*Does not account for seller concessions

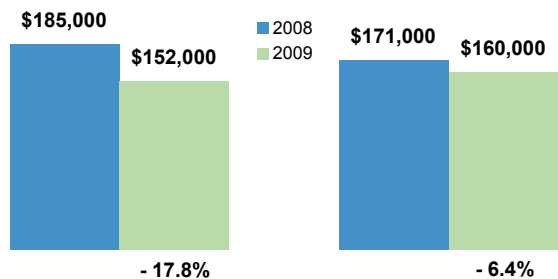
Activity—Most Recent Month



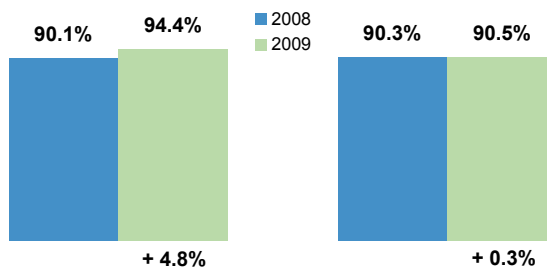
Activity—Year to Date



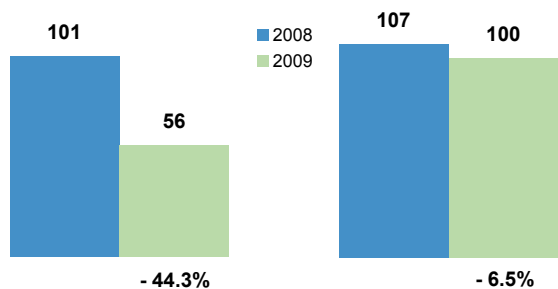
Median Sales Price



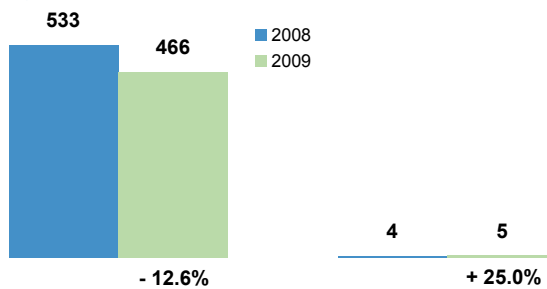
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 15 Keystone Heights Vicinity

Clay County, FL

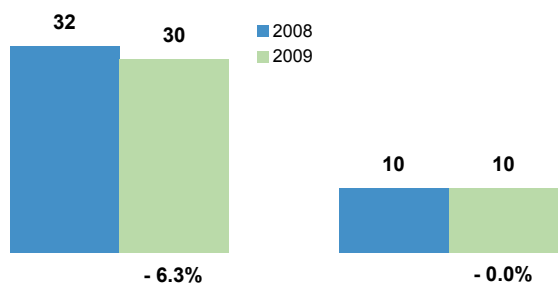
August

Year to Date

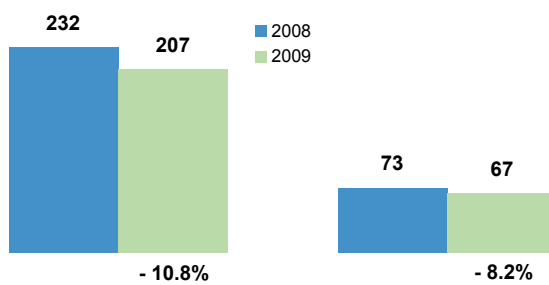
	2008	2009	Change	2008	2009	Change
New Listings	32	30	- 6.3%	232	207	- 10.8%
Closed Sales	10	10	- 0.0%	73	67	- 8.2%
Median Sales Price*	\$152,000	\$134,500	- 11.5%	\$125,000	\$108,000	- 13.6%
Percent of Original List Price Received at Sale*	86.1%	84.5%	- 1.9%	89.6%	85.8%	- 4.2%
Average Days on Market Until Sale	171	171	- 0.2%	154	138	- 10.5%
Single-Family Detached Inventory	234	174	- 25.6%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

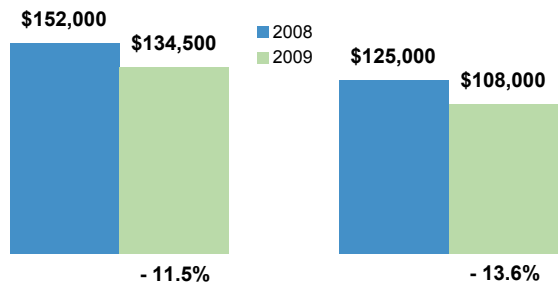
Activity—Most Recent Month



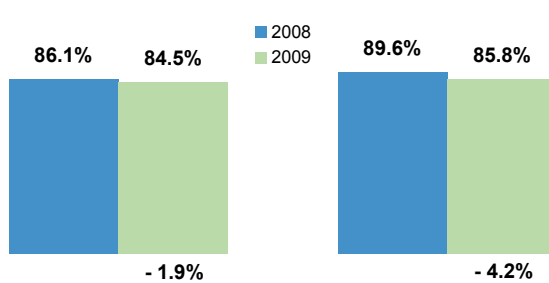
Activity—Year to Date



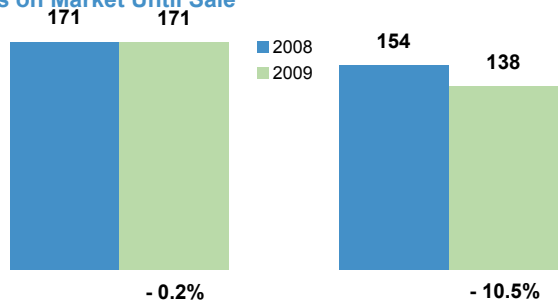
Median Sales Price



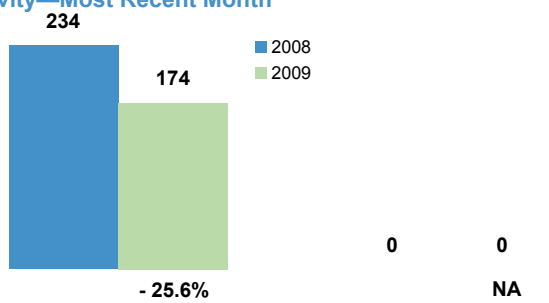
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 16 Green Cove Springs

Clay County, FL

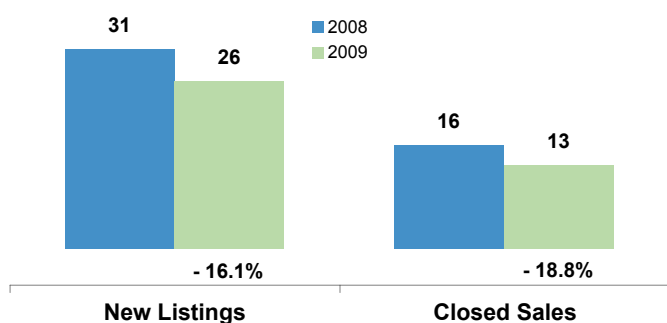
August

Year to Date

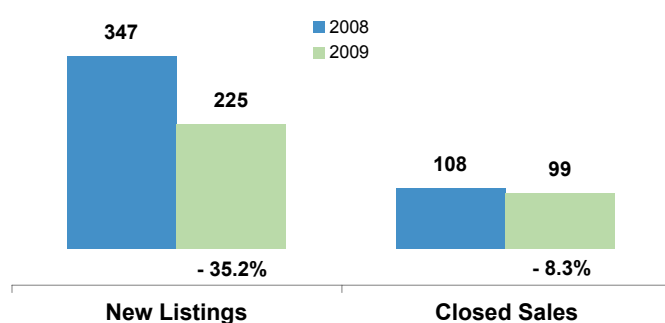
	2008	2009	Change	2008	2009	Change
New Listings	31	26	- 16.1%	347	225	- 35.2%
Closed Sales	16	13	- 18.8%	108	99	- 8.3%
Median Sales Price*	\$203,200	\$180,000	- 11.4%	\$200,000	\$189,873	- 5.1%
Percent of Original List Price Received at Sale*	93.8%	79.6%	- 15.2%	91.3%	87.1%	- 4.6%
Average Days on Market Until Sale	110	171	+ 56.3%	133	137	+ 3.2%
Single-Family Detached Inventory	240	158	- 34.2%	--	--	--
Townhouse-Condo Inventory	9	7	- 22.2%	--	--	--

*Does not account for seller concessions

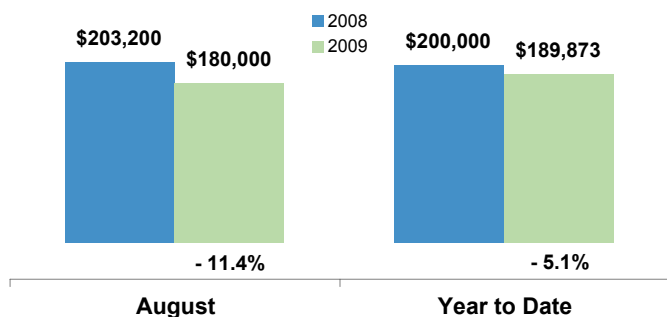
Activity—Most Recent Month



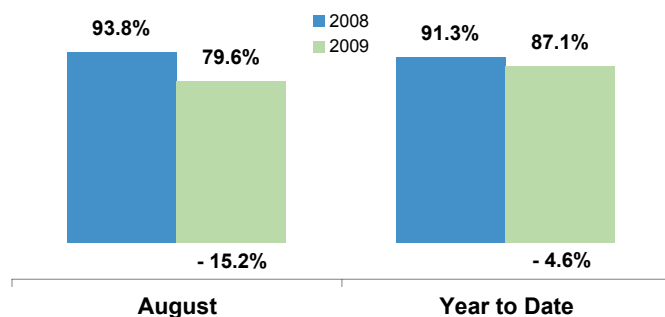
Activity—Year to Date



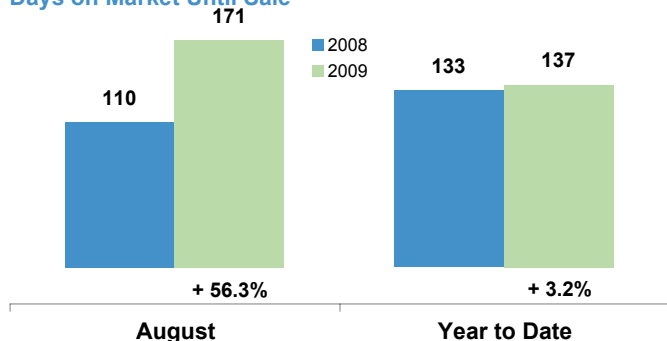
Median Sales Price



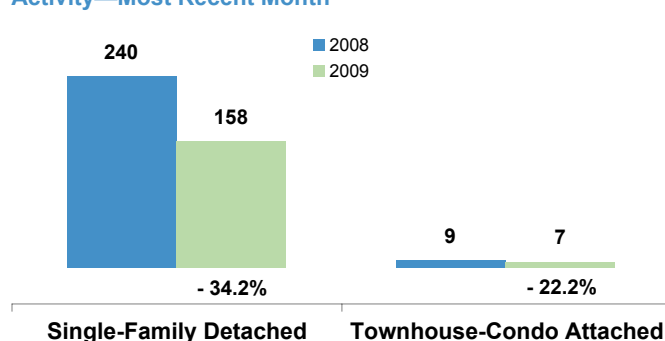
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 21

Jacksonville Bch

August

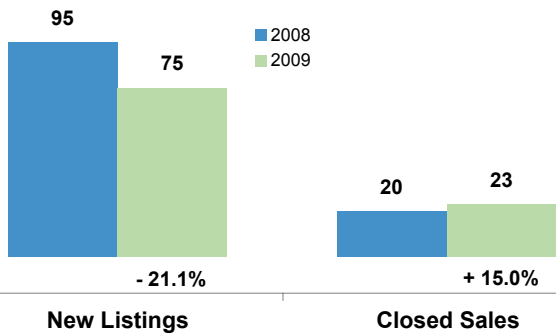
Year to Date

Duval County, FL

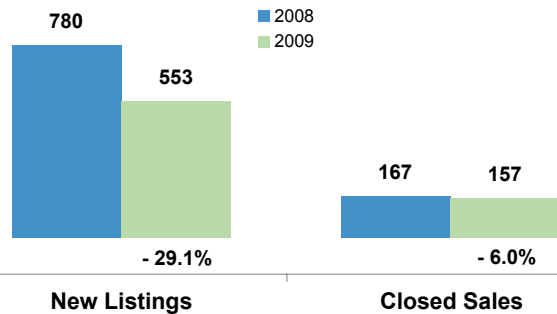
	2008	2009	Change	2008	2009	Change
New Listings	95	75	- 21.1%	780	553	- 29.1%
Closed Sales	20	23	+ 15.0%	167	157	- 6.0%
Median Sales Price*	\$295,000	\$295,000	- 0.0%	\$319,000	\$265,000	- 16.9%
Percent of Original List Price Received at Sale*	89.1%	88.5%	- 0.6%	87.8%	86.4%	- 1.6%
Average Days on Market Until Sale	171	108	- 36.7%	125	105	- 15.5%
Single-Family Detached Inventory	282	197	- 30.1%	--	--	--
Townhouse-Condo Inventory	300	225	- 25.0%	--	--	--

*Does not account for seller concessions

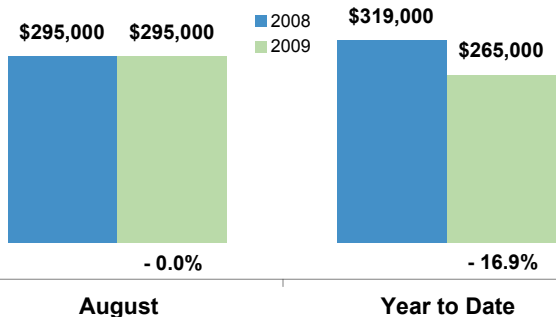
Activity—Most Recent Month



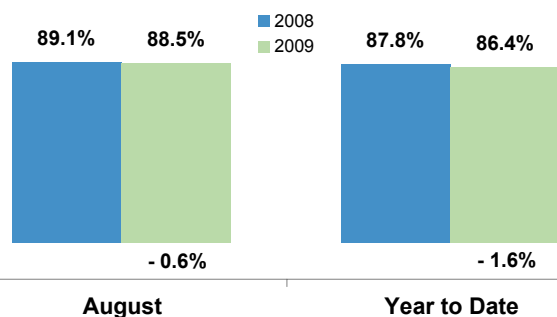
Activity—Year to Date



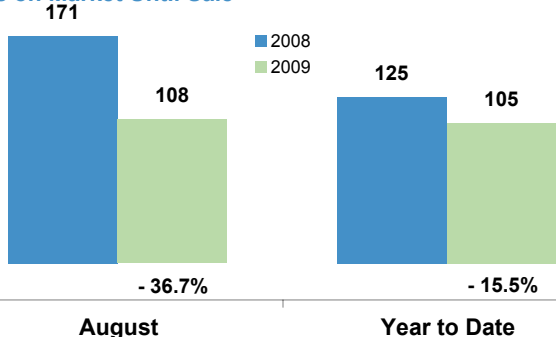
Median Sales Price



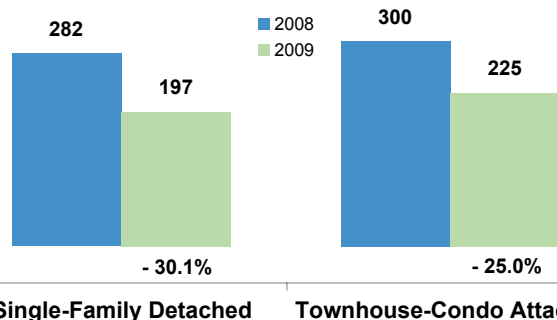
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 22

Neptune Bch

August

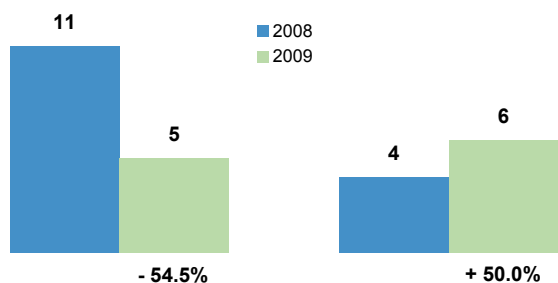
Year to Date

Duval County, FL

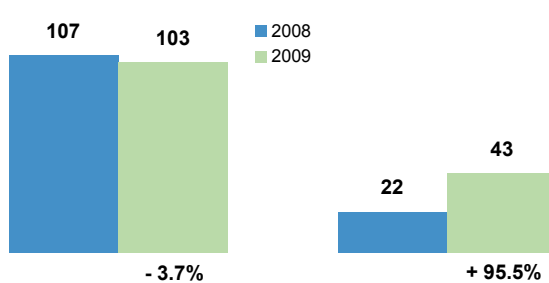
	2008	2009	Change	2008	2009	Change
New Listings	11	5	- 54.5%	107	103	- 3.7%
Closed Sales	4	6	+ 50.0%	22	43	+ 95.5%
Median Sales Price*	\$299,250	\$180,000	- 39.8%	\$294,250	\$330,000	+ 12.1%
Percent of Original List Price Received at Sale*	92.7%	83.4%	- 10.0%	87.1%	85.9%	- 1.4%
Average Days on Market Until Sale	75	119	+ 59.1%	143	117	- 18.5%
Single-Family Detached Inventory	78	61	- 21.8%	--	--	--
Townhouse-Condo Inventory	1	1	- 0.0%	--	--	--

*Does not account for seller concessions

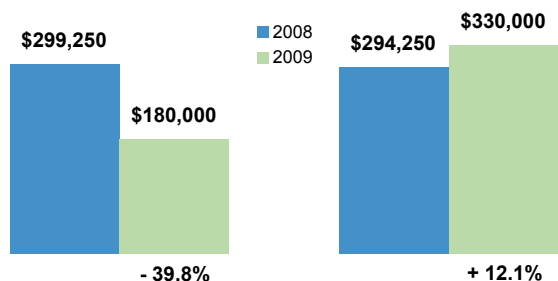
Activity—Most Recent Month



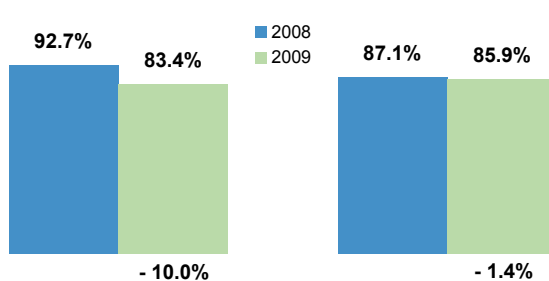
Activity—Year to Date



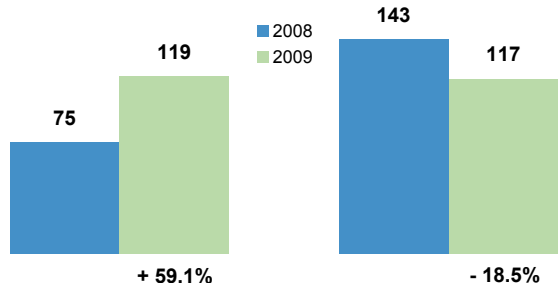
Median Sales Price



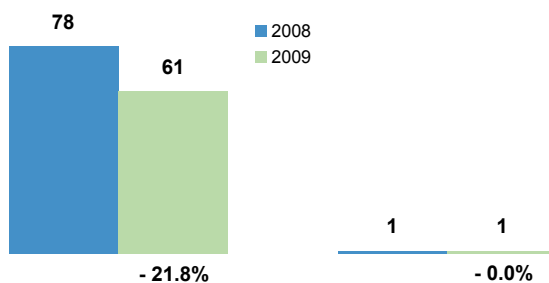
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 23

Atlantic Bch

August

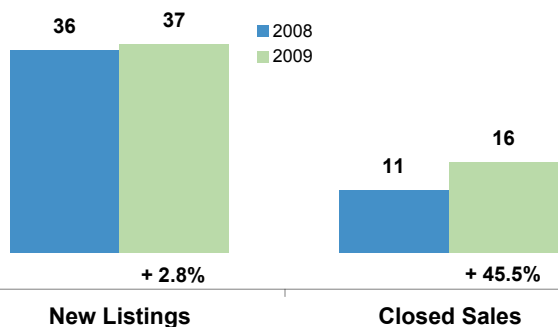
Year to Date

Duval County, FL

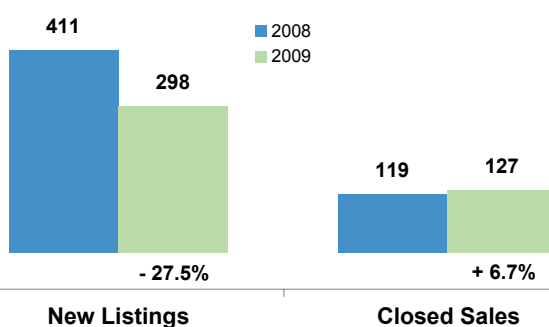
	2008	2009	Change	2008	2009	Change
New Listings	36	37	+ 2.8%	411	298	- 27.5%
Closed Sales	11	16	+ 45.5%	119	127	+ 6.7%
Median Sales Price*	\$350,000	\$254,000	- 27.4%	\$210,000	\$212,250	+ 1.1%
Percent of Original List Price Received at Sale*	86.5%	85.7%	- 0.9%	85.4%	84.4%	- 1.1%
Average Days on Market Until Sale	127	113	- 10.6%	135	121	- 10.7%
Single-Family Detached Inventory	213	164	- 23.0%	--	--	--
Townhouse-Condo Inventory	36	25	- 30.6%	--	--	--

*Does not account for seller concessions

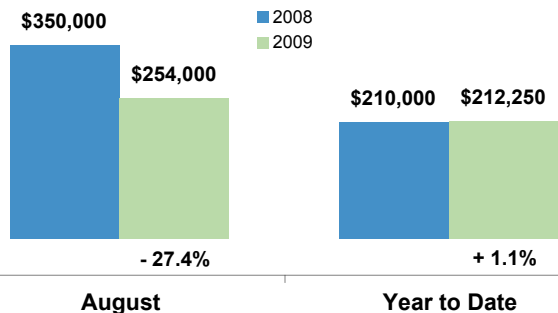
Activity—Most Recent Month



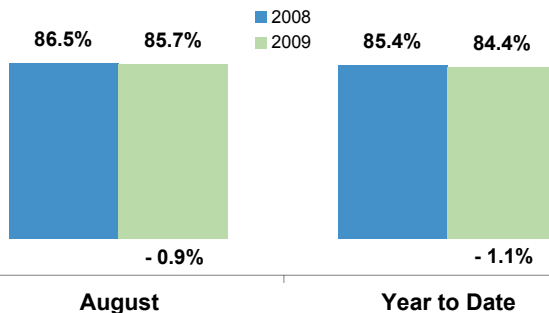
Activity—Year to Date



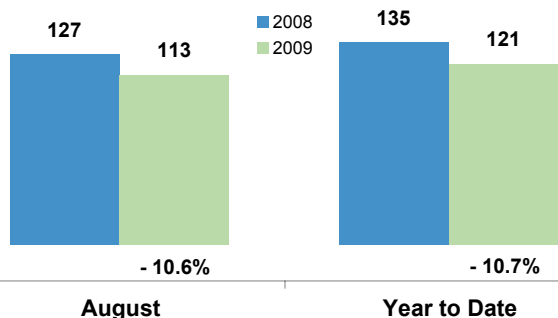
Median Sales Price



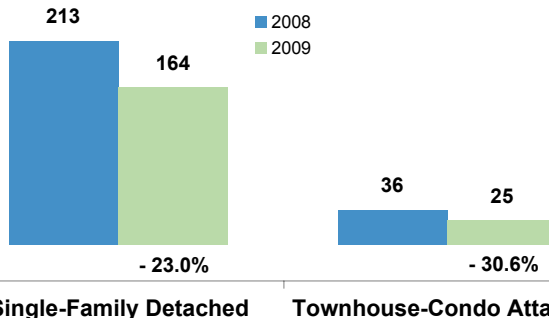
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 25 Ponte Vedra Bch North

St. John's County, FL

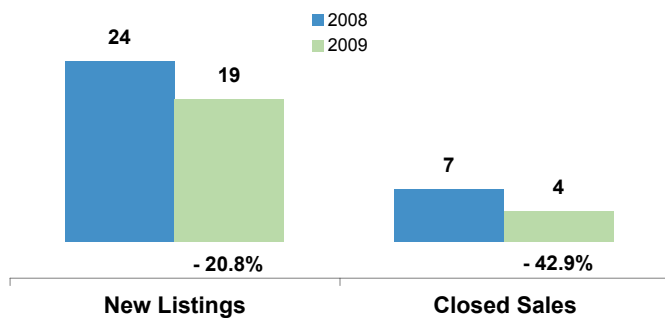
August

Year to Date

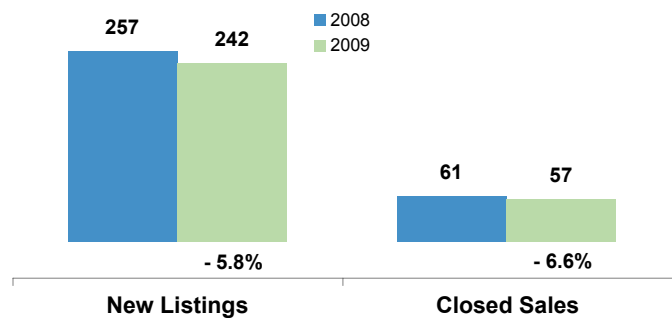
	2008	2009	Change	2008	2009	Change
New Listings	24	19	- 20.8%	257	242	- 5.8%
Closed Sales	7	4	- 42.9%	61	57	- 6.6%
Median Sales Price*	\$687,000	\$660,000	- 3.9%	\$651,000	\$302,875	- 53.5%
Percent of Original List Price Received at Sale*	83.6%	94.6%	+ 13.2%	86.9%	85.9%	- 1.2%
Average Days on Market Until Sale	211	89	- 57.7%	141	118	- 16.8%
Single-Family Detached Inventory	158	164	+ 3.8%	--	--	--
Townhouse-Condo Inventory	41	34	- 17.1%	--	--	--

*Does not account for seller concessions

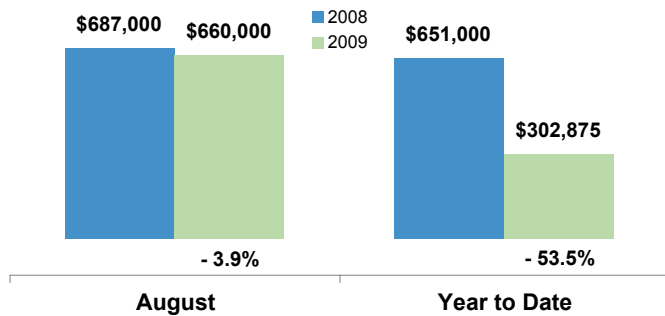
Activity—Most Recent Month



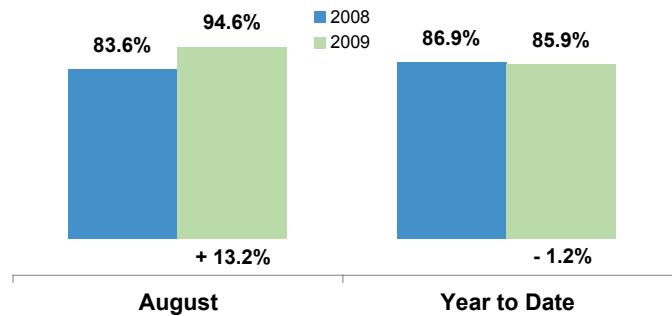
Activity—Year to Date



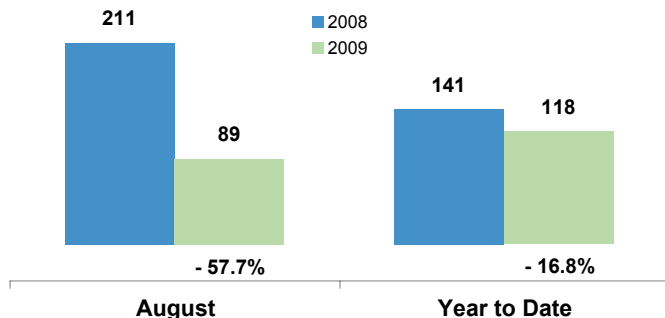
Median Sales Price



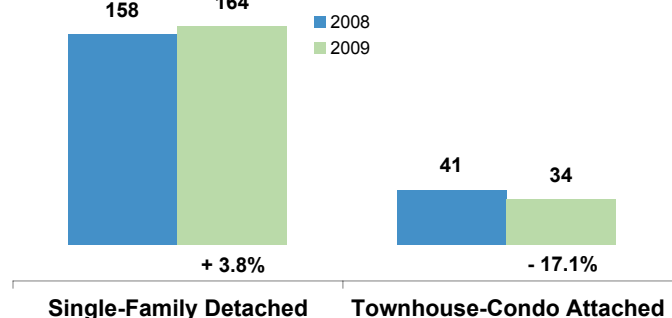
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 26

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

August

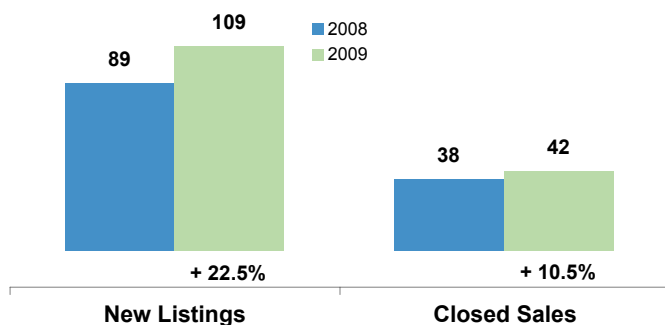
Year to Date

St. John's County, FL

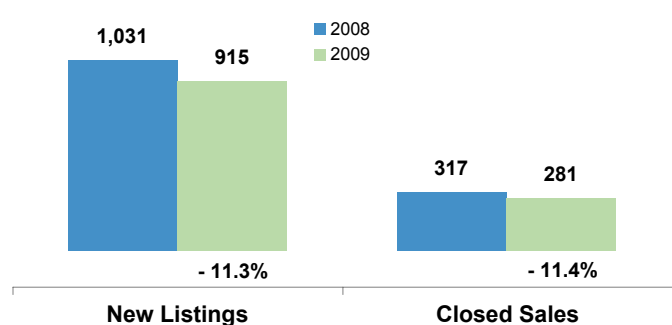
	2008	2009	Change	2008	2009	Change
New Listings	89	109	+ 22.5%	1,031	915	- 11.3%
Closed Sales	38	42	+ 10.5%	317	281	- 11.4%
Median Sales Price*	\$411,500	\$236,915	- 42.4%	\$413,120	\$301,500	- 27.0%
Percent of Original List Price Received at Sale*	87.6%	85.3%	- 2.6%	87.7%	85.2%	- 2.8%
Average Days on Market Until Sale	115	131	+ 13.4%	130	128	- 0.9%
Single-Family Detached Inventory	513	499	- 2.7%	--	--	--
Townhouse-Condo Inventory	257	216	- 16.0%	--	--	--

*Does not account for seller concessions

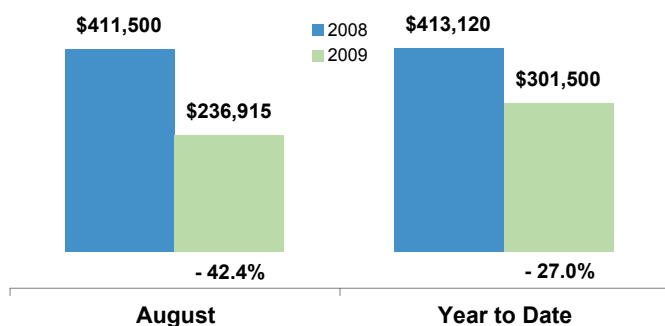
Activity—Most Recent Month



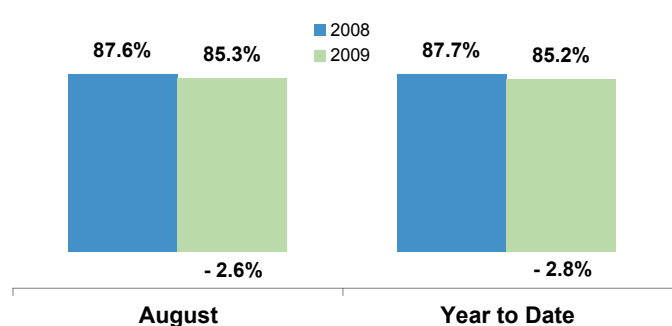
Activity—Year to Date



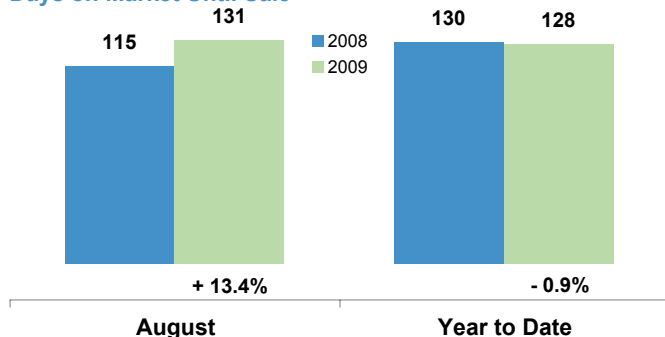
Median Sales Price



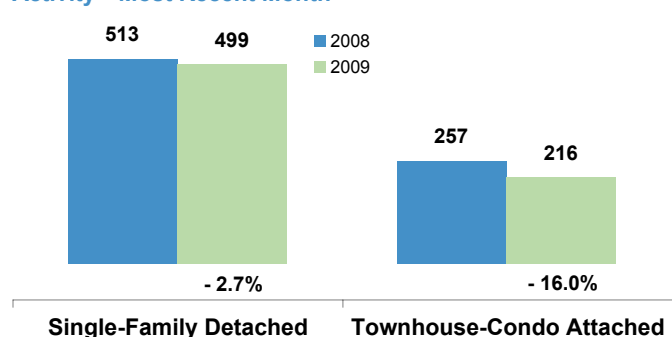
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 30 St. Johns County – NW

August

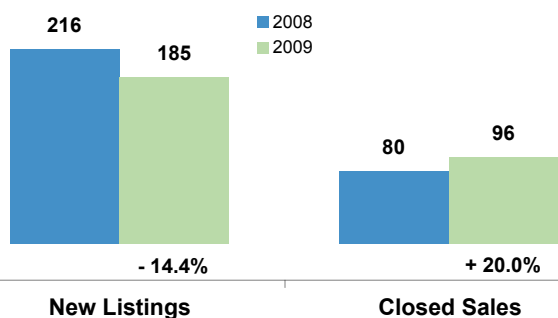
Year to Date

St. John's County, FL

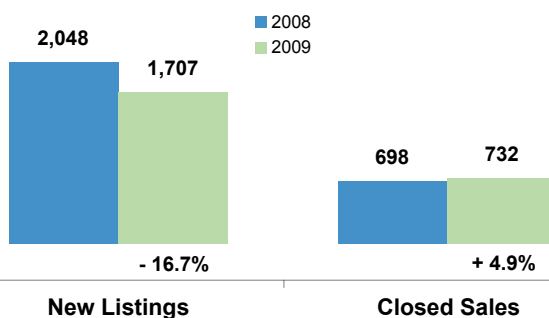
	2008	2009	Change	2008	2009	Change
New Listings	216	185	- 14.4%	2,048	1,707	- 16.7%
Closed Sales	80	96	+ 20.0%	698	732	+ 4.9%
Median Sales Price*	\$280,275	\$230,000	- 17.9%	\$279,000	\$233,000	- 16.5%
Percent of Original List Price Received at Sale*	88.8%	90.4%	+ 1.9%	88.7%	88.6%	- 0.1%
Average Days on Market Until Sale	105	103	- 1.7%	110	119	+ 8.3%
Single-Family Detached Inventory	1,162	921	- 20.7%	--	--	--
Townhouse-Condo Inventory	134	125	- 6.7%	--	--	--

*Does not account for seller concessions

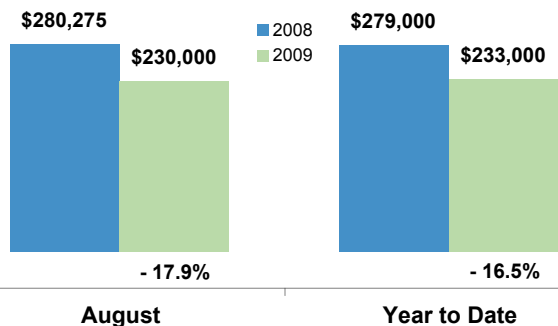
Activity—Most Recent Month



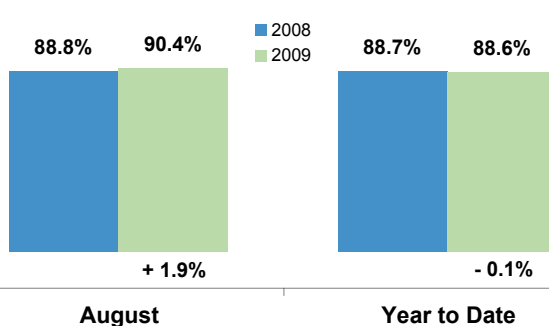
Activity—Year to Date



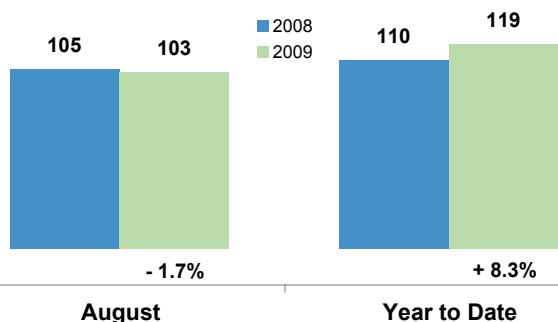
Median Sales Price



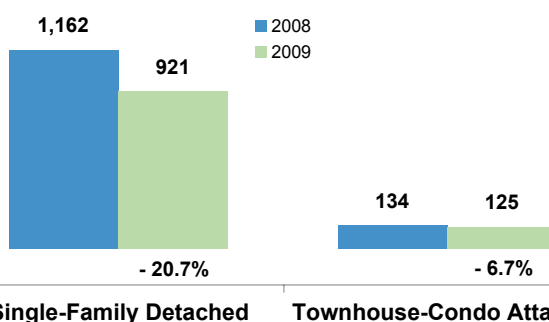
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

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

St. John's County, FL

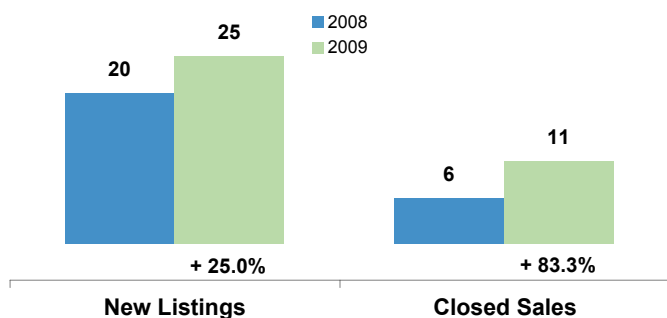
August

Year to Date

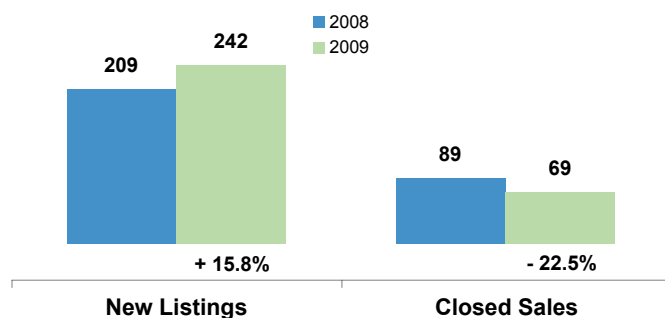
	2008	2009	Change	2008	2009	Change
New Listings	20	25	+ 25.0%	209	242	+ 15.8%
Closed Sales	6	11	+ 83.3%	89	69	- 22.5%
Median Sales Price*	\$168,583	\$166,000	- 1.5%	\$209,853	\$230,000	+ 9.6%
Percent of Original List Price Received at Sale*	90.4%	89.3%	- 1.1%	88.2%	85.8%	- 2.7%
Average Days on Market Until Sale	66	70	+ 5.9%	161	127	- 20.9%
Single-Family Detached Inventory	138	143	+ 3.6%	--	--	--
Townhouse-Condo Inventory	47	56	+ 19.1%	--	--	--

*Does not account for seller concessions

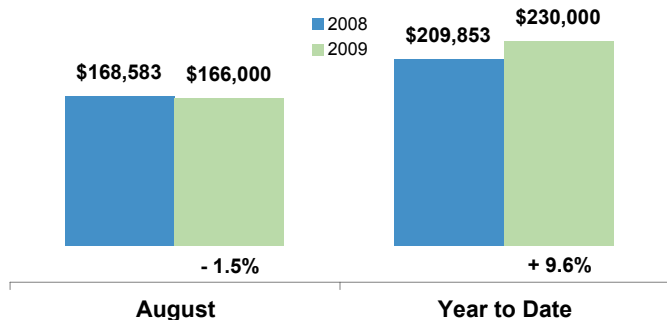
Activity—Most Recent Month



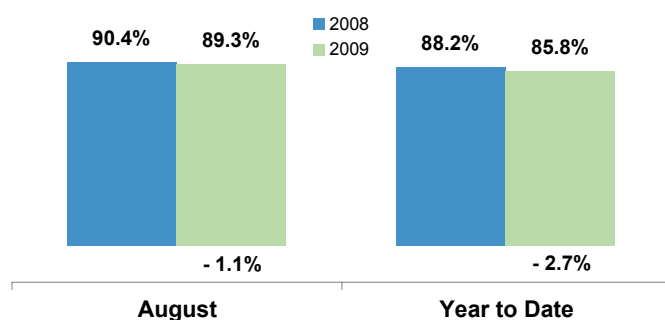
Activity—Year to Date



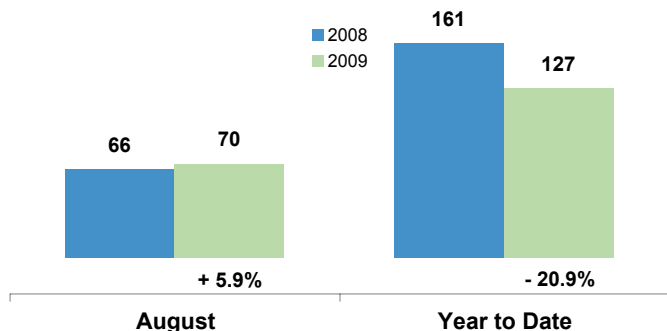
Median Sales Price



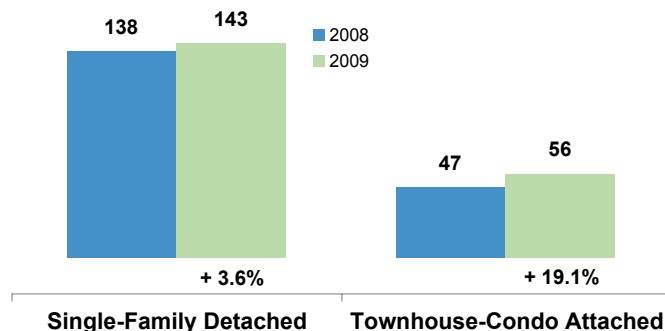
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



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

St. John's County, FL

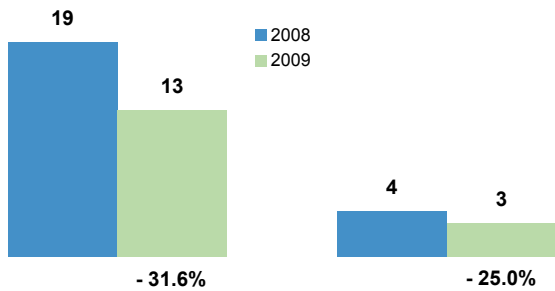
August

Year to Date

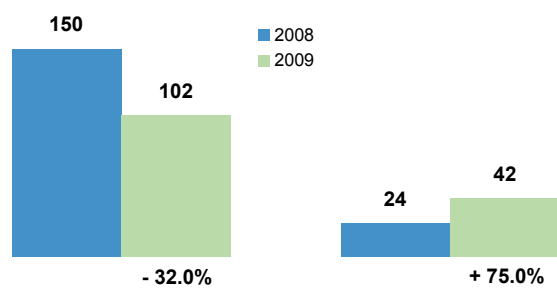
	2008	2009	Change	2008	2009	Change
New Listings	19	13	- 31.6%	150	102	- 32.0%
Closed Sales	4	3	- 25.0%	24	42	+ 75.0%
Median Sales Price*	\$164,500	\$160,000	- 2.7%	\$166,000	\$160,000	- 3.6%
Percent of Original List Price Received at Sale*	82.4%	80.4%	- 2.5%	83.6%	85.0%	+ 1.6%
Average Days on Market Until Sale	104	191	+ 83.8%	151	161	+ 6.7%
Single-Family Detached Inventory	91	60	- 34.1%	--	--	--
Townhouse-Condo Inventory	35	30	- 14.3%	--	--	--

*Does not account for seller concessions

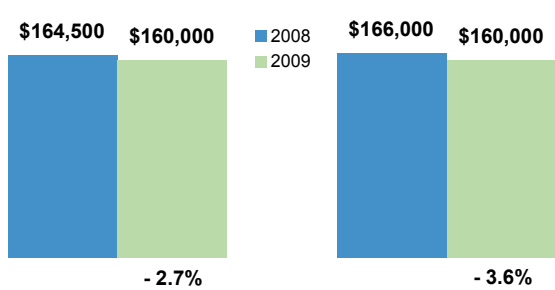
Activity—Most Recent Month



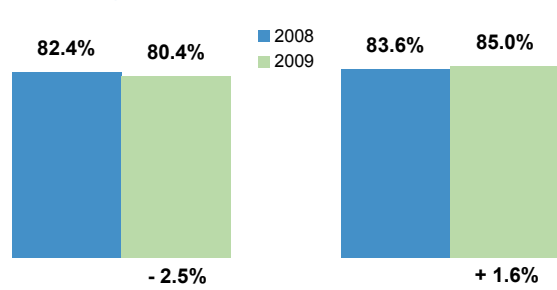
Activity—Year to Date



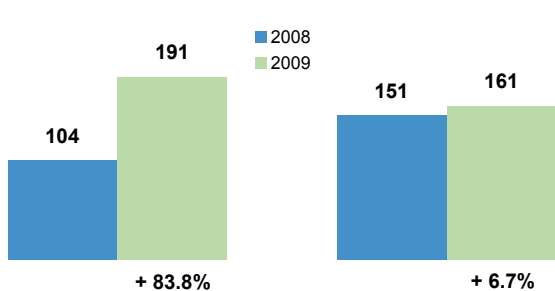
Median Sales Price



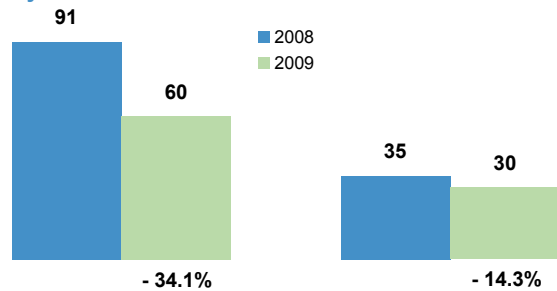
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 33 St. Johns County – SE

August

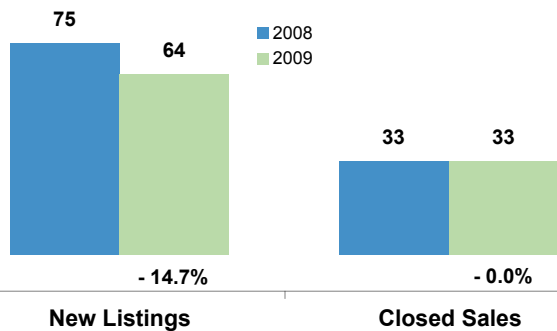
Year to Date

St. John's County, FL

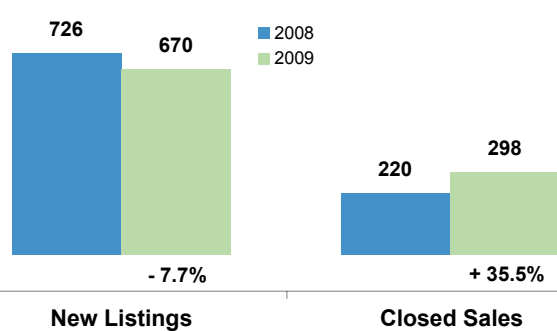
	2008	2009	Change	2008	2009	Change
New Listings	75	64	- 14.7%	726	670	- 7.7%
Closed Sales	33	33	- 0.0%	220	298	+ 35.5%
Median Sales Price*	\$240,000	\$197,000	- 17.9%	\$209,000	\$169,900	- 18.7%
Percent of Original List Price Received at Sale*	87.1%	86.9%	- 0.2%	86.9%	87.4%	+ 0.6%
Average Days on Market Until Sale	130	118	- 9.1%	136	101	- 25.4%
Single-Family Detached Inventory	419	300	- 28.4%	--	--	--
Townhouse-Condo Inventory	119	109	- 8.4%	--	--	--

*Does not account for seller concessions

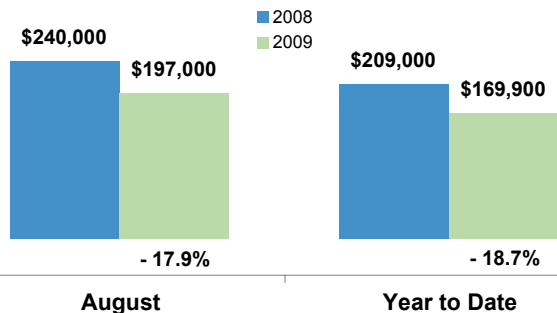
Activity—Most Recent Month



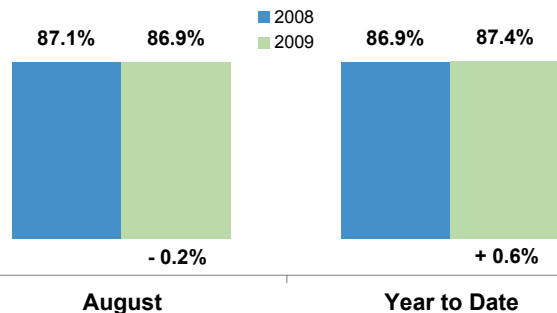
Activity—Year to Date



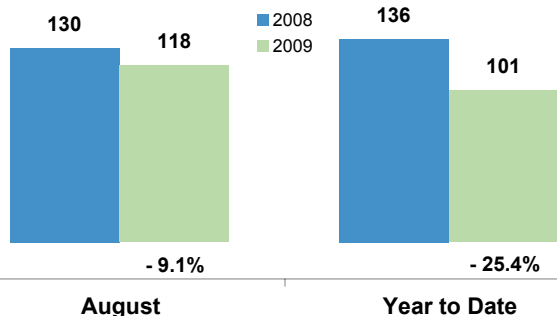
Median Sales Price



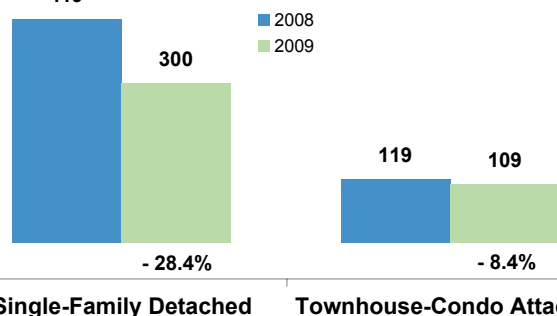
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 34 St. Johns County – SW

St. John's County, FL

August

Year to Date

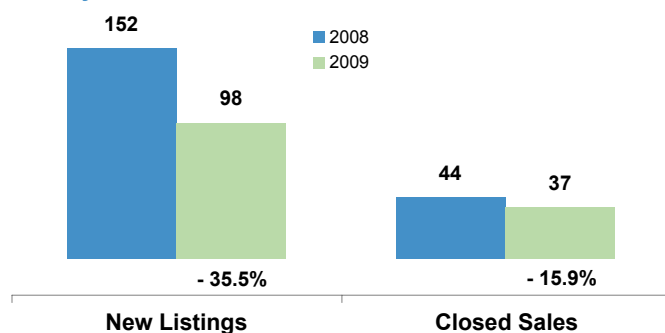
	2008	2009	Change	2008	2009	Change
New Listings	17	8	- 52.9%	152	98	- 35.5%
Closed Sales	4	3	- 25.0%	44	37	- 15.9%
Median Sales Price*	\$196,525	\$120,000	- 38.9%	\$165,000	\$147,580	- 10.6%
Percent of Original List Price Received at Sale*	82.6%	77.4%	- 6.3%	85.0%	87.4%	+ 2.8%
Average Days on Market Until Sale	112	192	+ 71.5%	132	132	+ 0.0%
Single-Family Detached Inventory	106	88	- 17.0%	--	--	--
Townhouse-Condo Inventory	7	0	- 100.0%	--	--	--

*Does not account for seller concessions

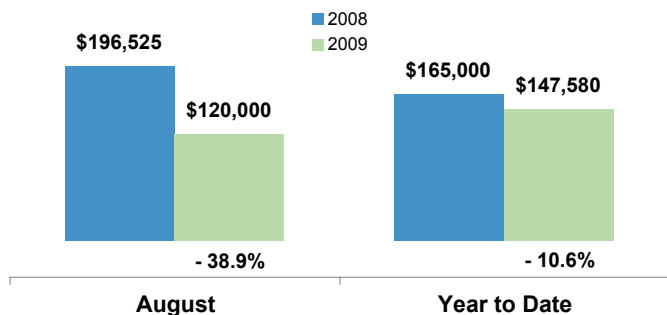
Activity—Most Recent Month



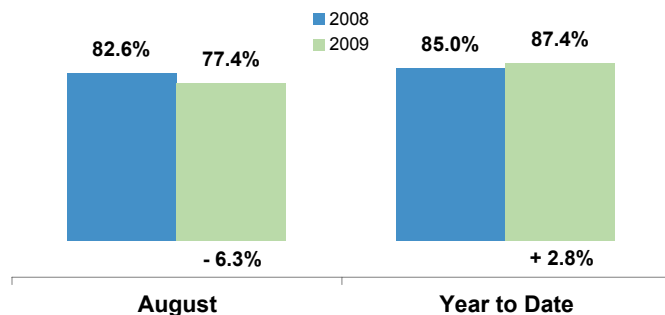
Activity—Year to Date



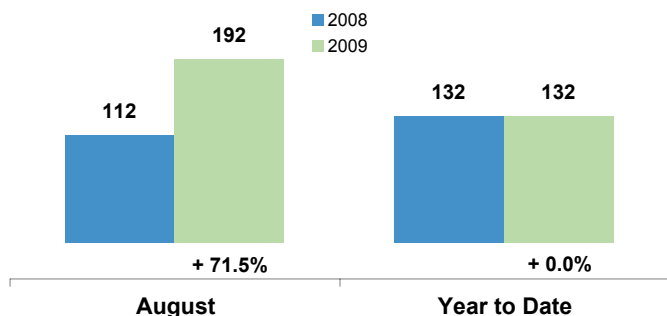
Median Sales Price



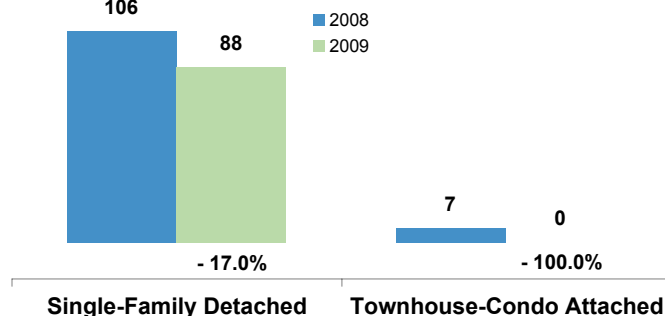
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 40

Nassau County

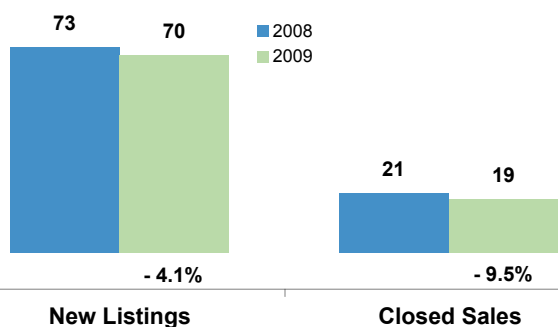
August

Year to Date

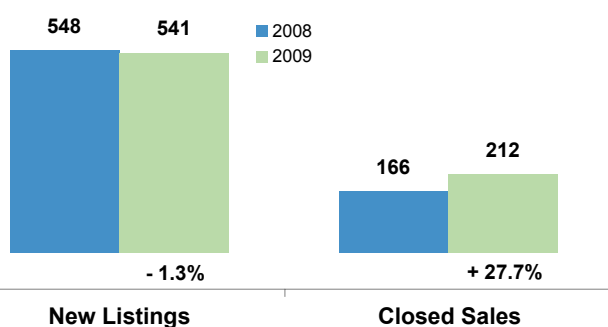
Nassau County, FL		2008	2009	Change	2008	2009	Change
New Listings		73	70	- 4.1%	548	541	- 1.3%
Closed Sales		21	19	- 9.5%	166	212	+ 27.7%
Median Sales Price*		\$188,490	\$200,000	+ 6.1%	\$195,000	\$180,460	- 7.5%
Percent of Original List Price Received at Sale*		92.3%	84.2%	- 8.8%	89.8%	87.3%	- 2.8%
Average Days on Market Until Sale		86	134	+ 56.7%	105	118	+ 13.1%
Single-Family Detached Inventory		377	322	- 14.6%	--	--	--
Townhouse-Condo Inventory		64	38	- 40.6%	--	--	--

*Does not account for seller concessions

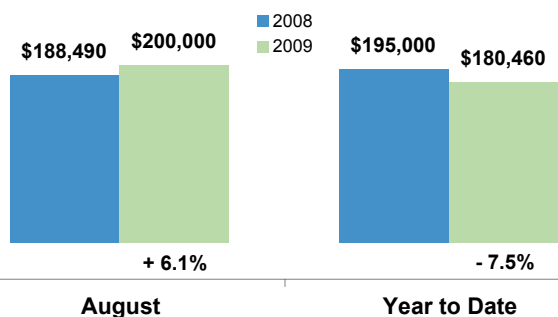
Activity—Most Recent Month



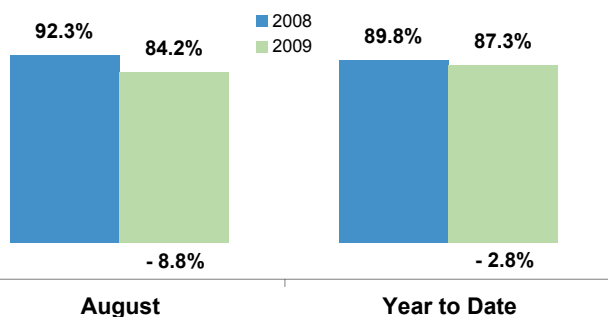
Activity—Year to Date



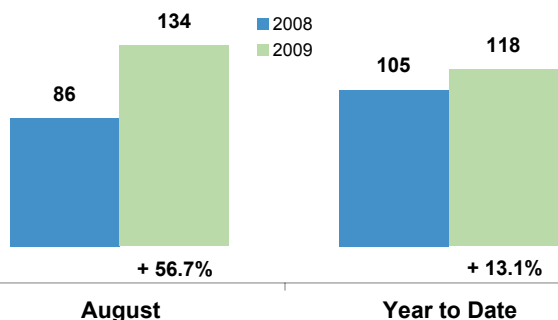
Median Sales Price



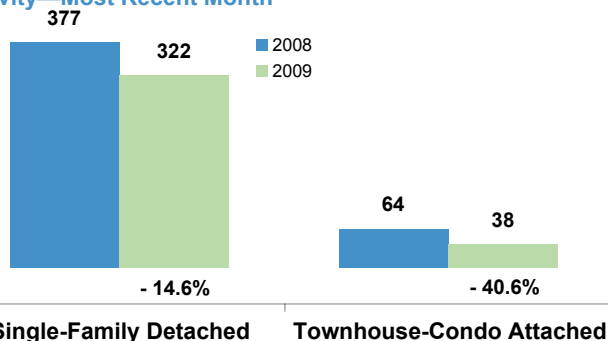
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 50

Baker County

August

Year to Date

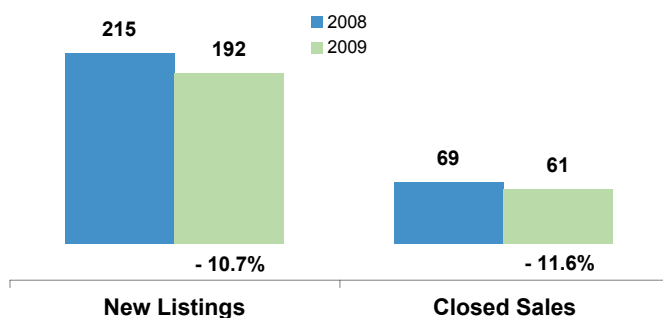
Baker County, FL		2008	2009	Change	2008	2009	Change
New Listings		21	22	+ 4.8%	215	192	- 10.7%
Closed Sales		9	6	- 33.3%	69	61	- 11.6%
Median Sales Price*		\$150,000	\$150,500	+ 0.3%	\$146,950	\$155,000	+ 5.5%
Percent of Original List Price Received at Sale*		85.6%	90.4%	+ 5.6%	91.1%	88.9%	- 2.4%
Average Days on Market Until Sale		81	46	- 43.3%	103	123	+ 19.0%
Single-Family Detached Inventory		144	126	- 12.5%	--	--	--
Townhouse-Condo Inventory		0	0	NA	--	--	--

*Does not account for seller concessions

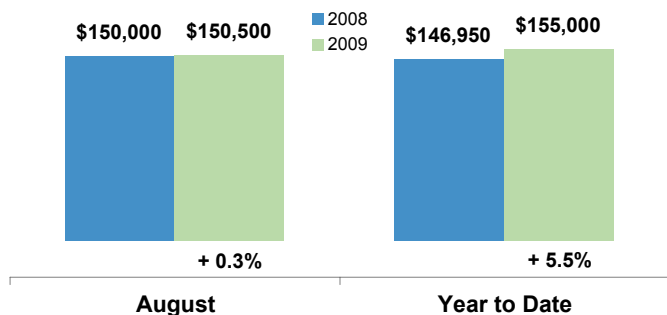
Activity—Most Recent Month



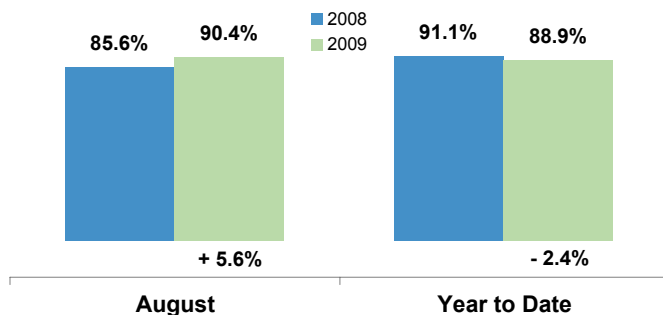
Activity—Year to Date



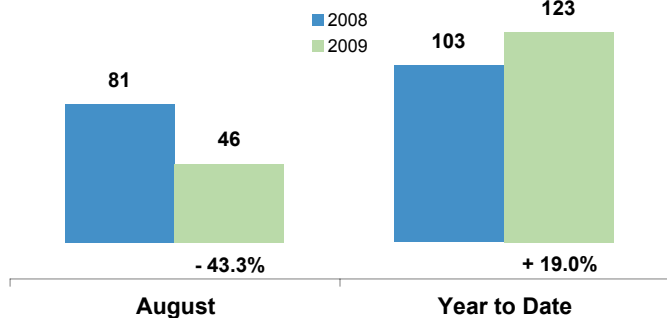
Median Sales Price



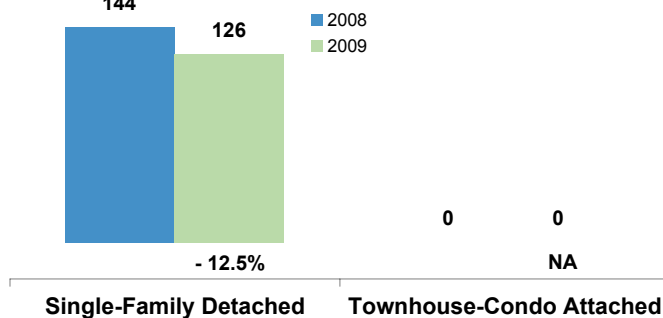
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 56 Putnam County NE

August

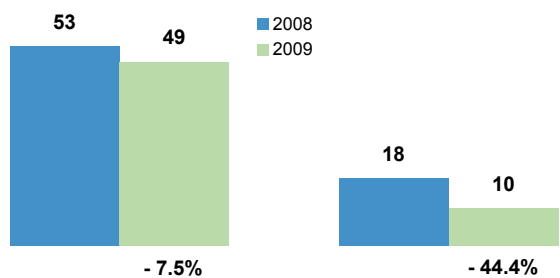
Year to Date

Putnam County, FL

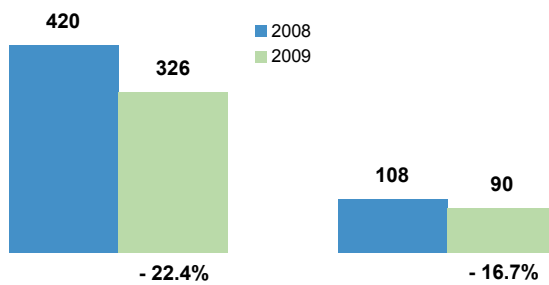
	2008	2009	Change	2008	2009	Change
New Listings	53	49	- 7.5%	420	326	- 22.4%
Closed Sales	18	10	- 44.4%	108	90	- 16.7%
Median Sales Price*	\$100,000	\$82,000	- 18.0%	\$125,000	\$90,000	- 28.0%
Percent of Original List Price Received at Sale*	84.8%	83.3%	- 1.8%	85.2%	81.3%	- 4.5%
Average Days on Market Until Sale	185	120	- 35.3%	151	146	- 3.3%
Single-Family Detached Inventory	391	337	- 13.8%	--	--	--
Townhouse-Condo Inventory	4	3	- 25.0%	--	--	--

*Does not account for seller concessions

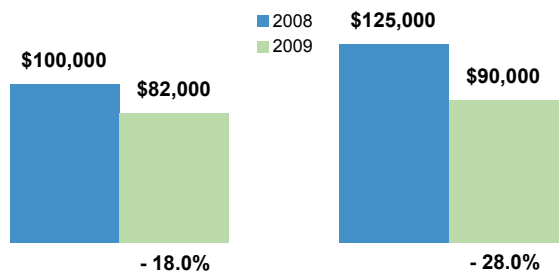
Activity—Most Recent Month



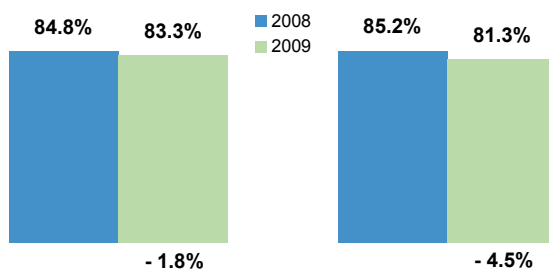
Activity—Year to Date



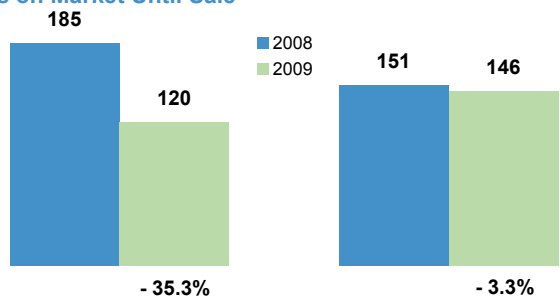
Median Sales Price



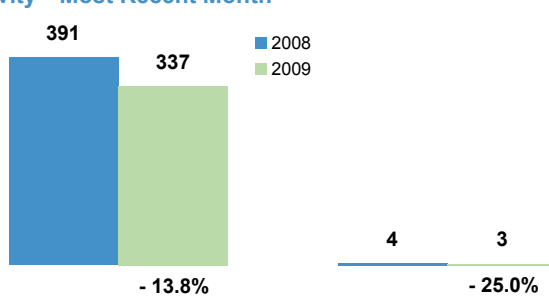
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 57 Putnam County – West

Putnam County, FL

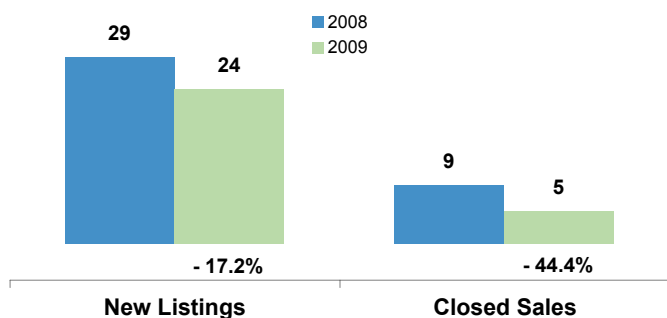
August

Year to Date

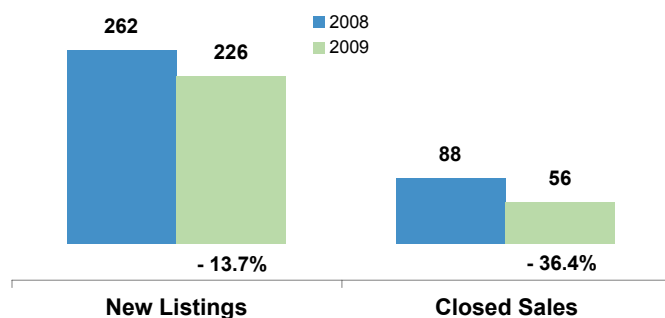
	2008	2009	Change	2008	2009	Change
New Listings	29	24	- 17.2%	262	226	- 13.7%
Closed Sales	9	5	- 44.4%	88	56	- 36.4%
Median Sales Price*	\$70,200	\$53,500	- 23.8%	\$74,550	\$47,900	- 35.7%
Percent of Original List Price Received at Sale*	87.5%	79.4%	- 9.3%	84.5%	78.3%	- 7.3%
Average Days on Market Until Sale	103	157	+ 52.1%	149	158	+ 5.6%
Single-Family Detached Inventory	244	186	- 23.8%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

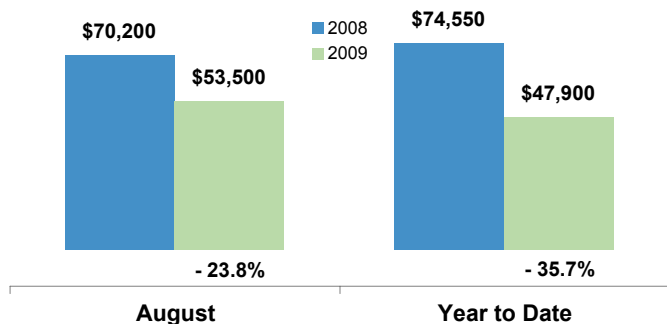
Activity—Most Recent Month



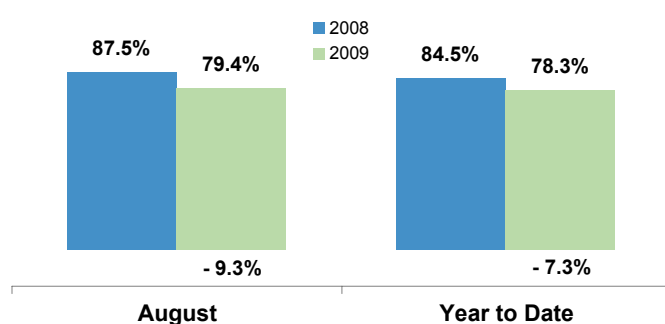
Activity—Year to Date



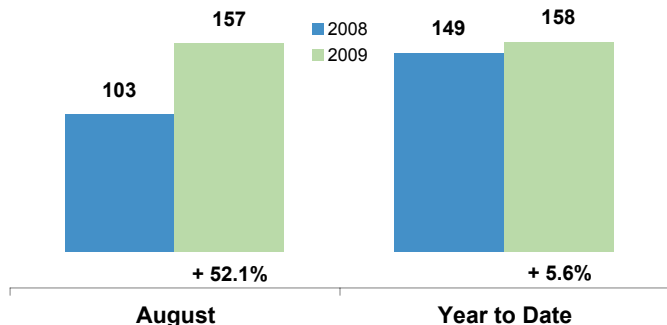
Median Sales Price



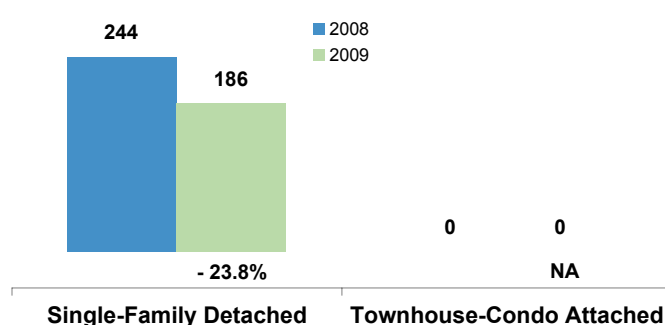
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 58 Putnam County - South

Putnam County, FL

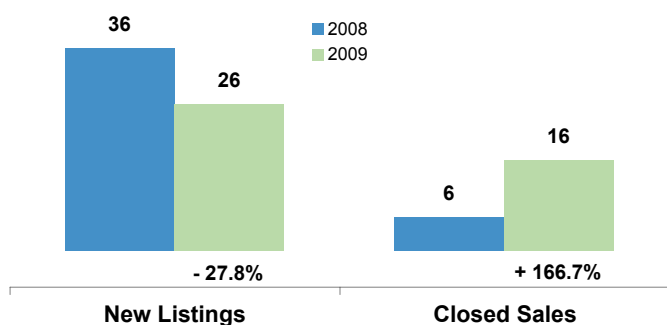
August

Year to Date

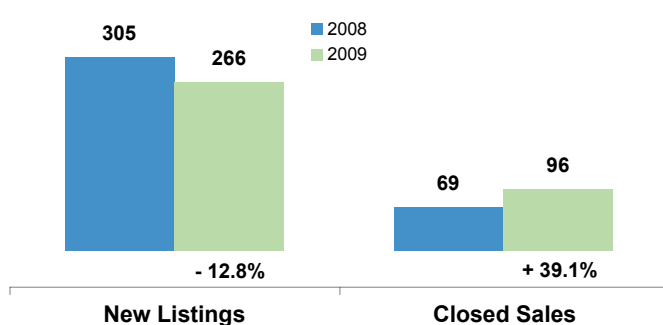
	2008	2009	Change	2008	2009	Change
New Listings	36	26	- 27.8%	305	266	- 12.8%
Closed Sales	6	16	+ 166.7%	69	96	+ 39.1%
Median Sales Price*	\$85,250	\$93,000	+ 9.1%	\$80,500	\$68,500	- 14.9%
Percent of Original List Price Received at Sale*	77.6%	80.2%	+ 3.3%	82.4%	81.4%	- 1.3%
Average Days on Market Until Sale	243	157	- 35.4%	165	166	+ 0.1%
Single-Family Detached Inventory	324	277	- 14.5%	--	--	--
Townhouse-Condo Inventory	8	5	- 37.5%	--	--	--

*Does not account for seller concessions

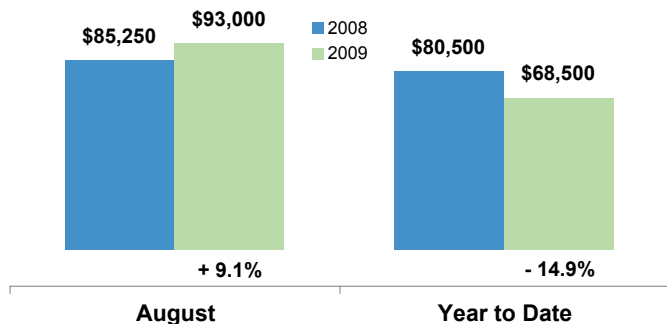
Activity—Most Recent Month



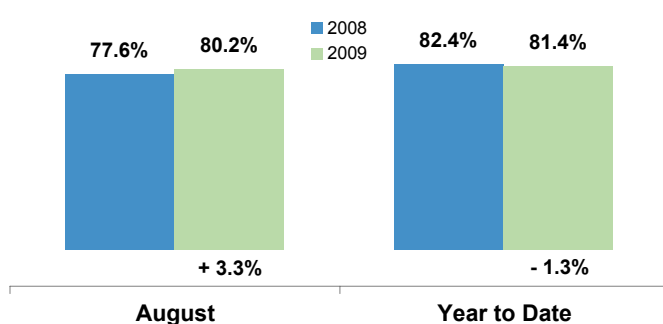
Activity—Year to Date



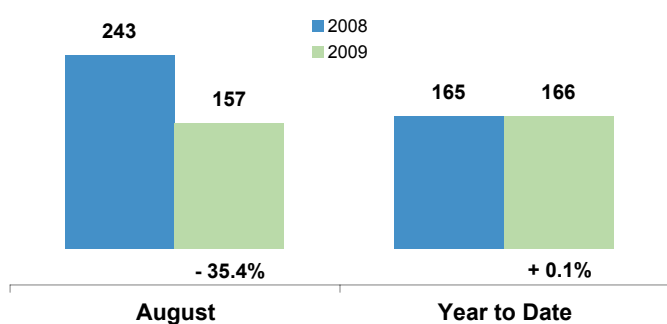
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

