



# NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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## Monthly Indicators

### September 2009

Area breakouts of 29 submarkets begin after page 15.

Just like August, September's pending sales in the Jacksonville region were through the roof as buyers rushed to take advantage of excellent affordability and the final days of the tax credit for first-time home buyers. There were 1,628 pending sales during the month—up a whopping 60.4 percent from the prior year. That's also an increase from August, which is quite remarkable considering that September typically means a drop-off in sales as the school year begins.

Home prices remain soft. The September median sales price of \$145,000 was 15.4 percent behind last year, which means improving affordability.

Good news for sellers: the Average Days on Market Until Sale is shrinking and the Percent of Original List Price Received at Sale is growing.

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# New Listings

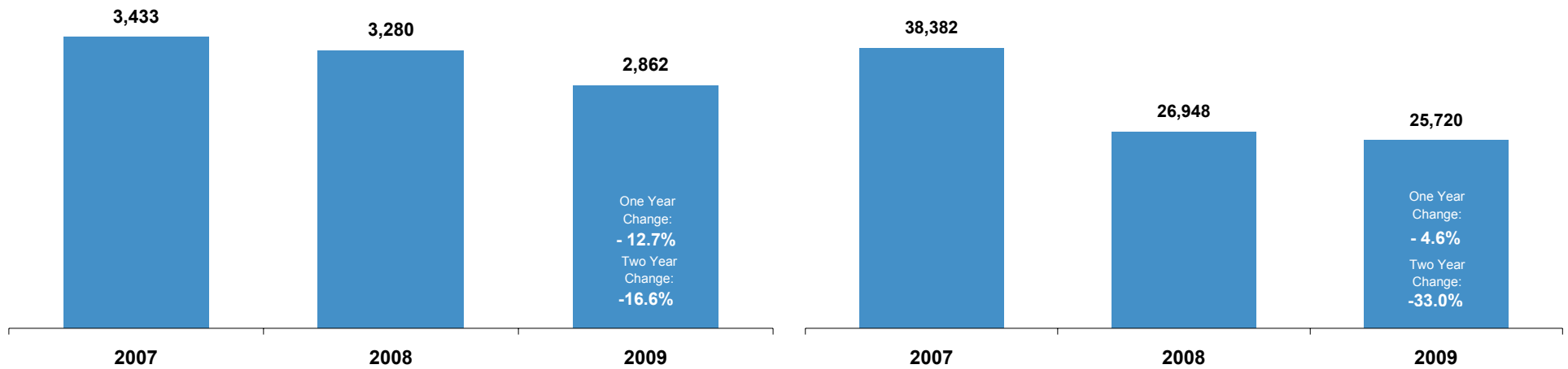
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



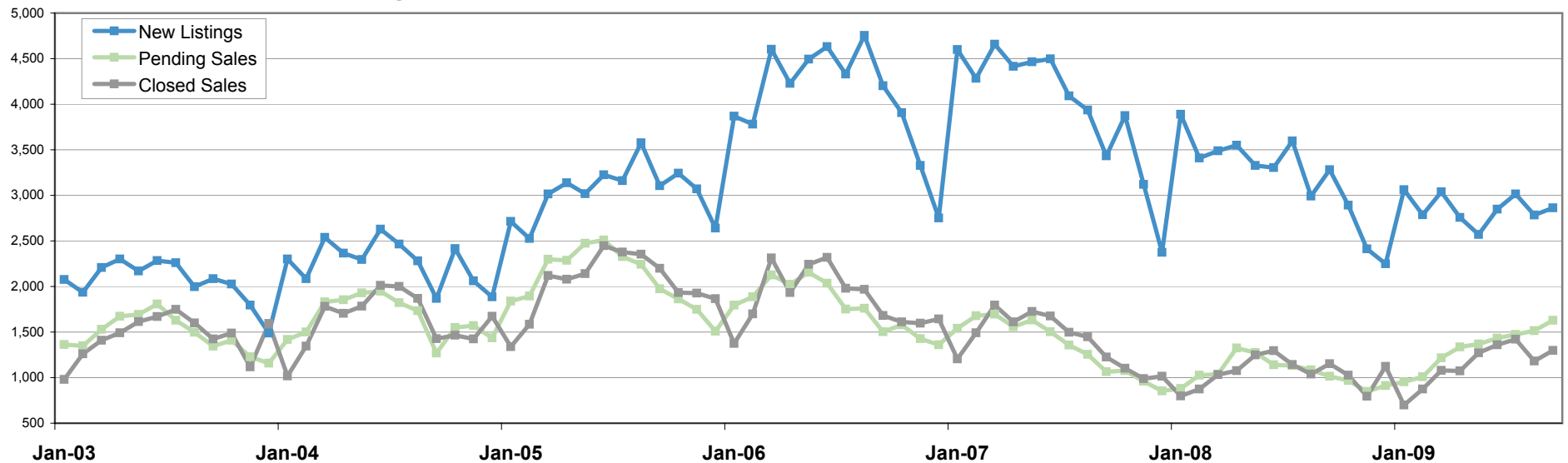
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## September

## Year to Date



## Historical Market Activity



# Pending Sales

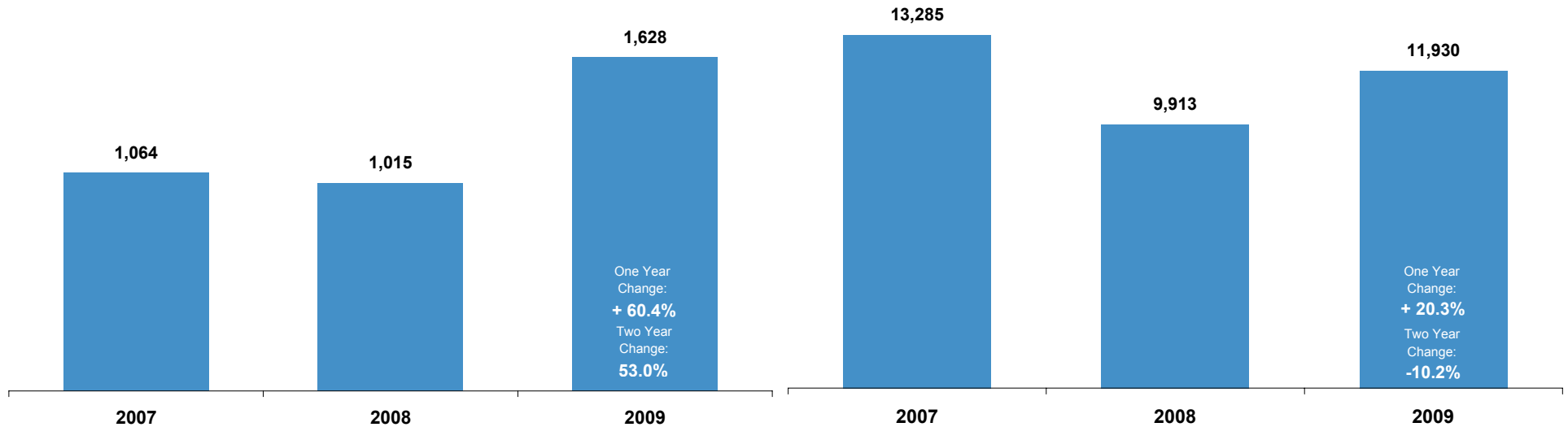
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



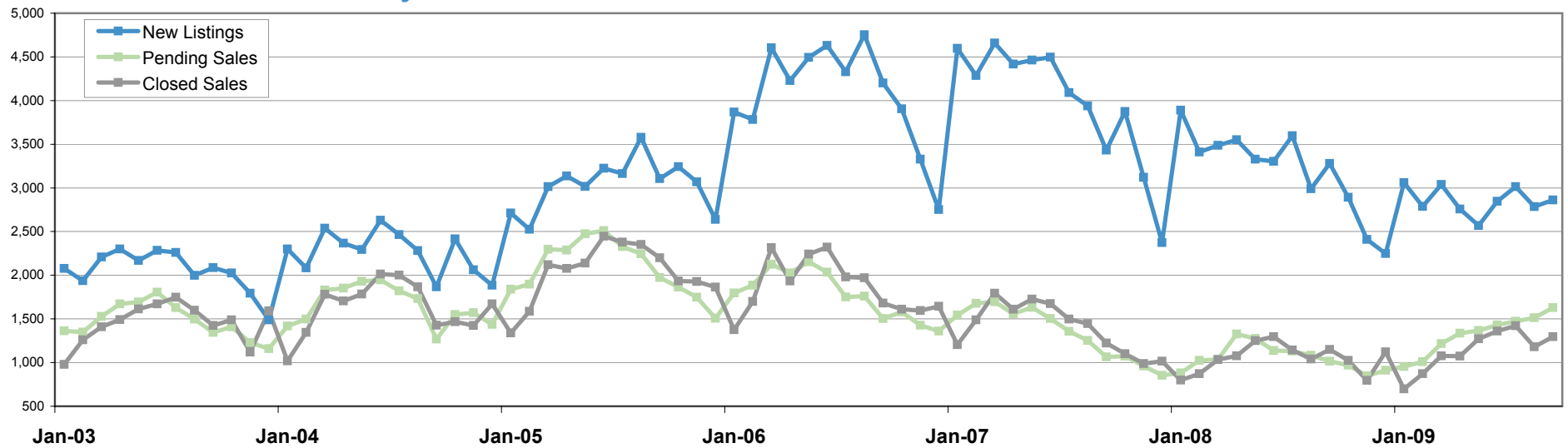
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## September

## Year to Date



## Historical Market Activity



# Closed Sales

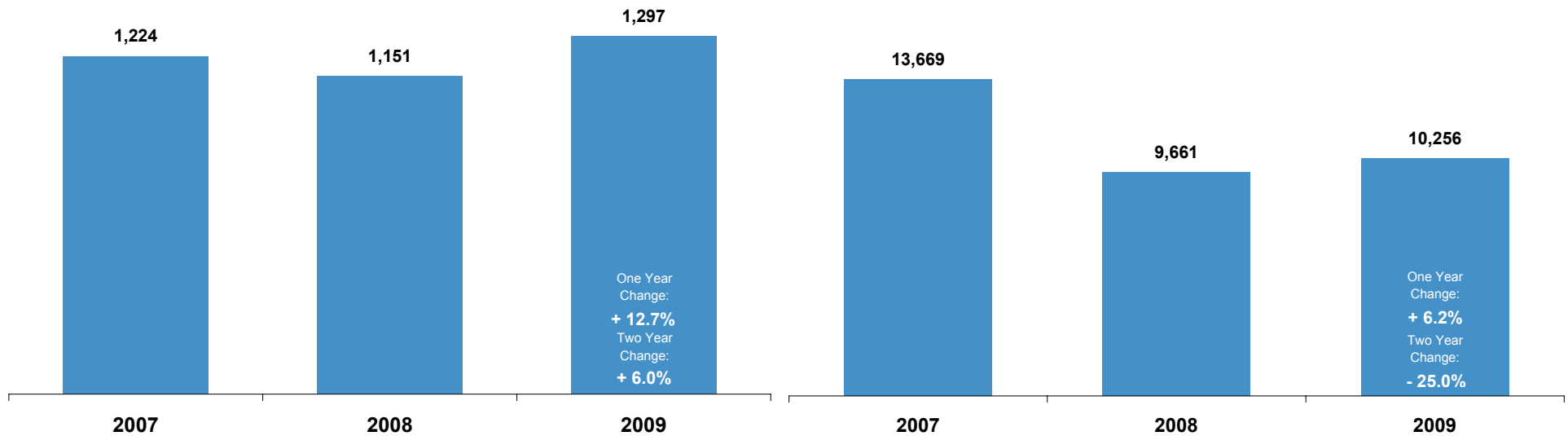
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



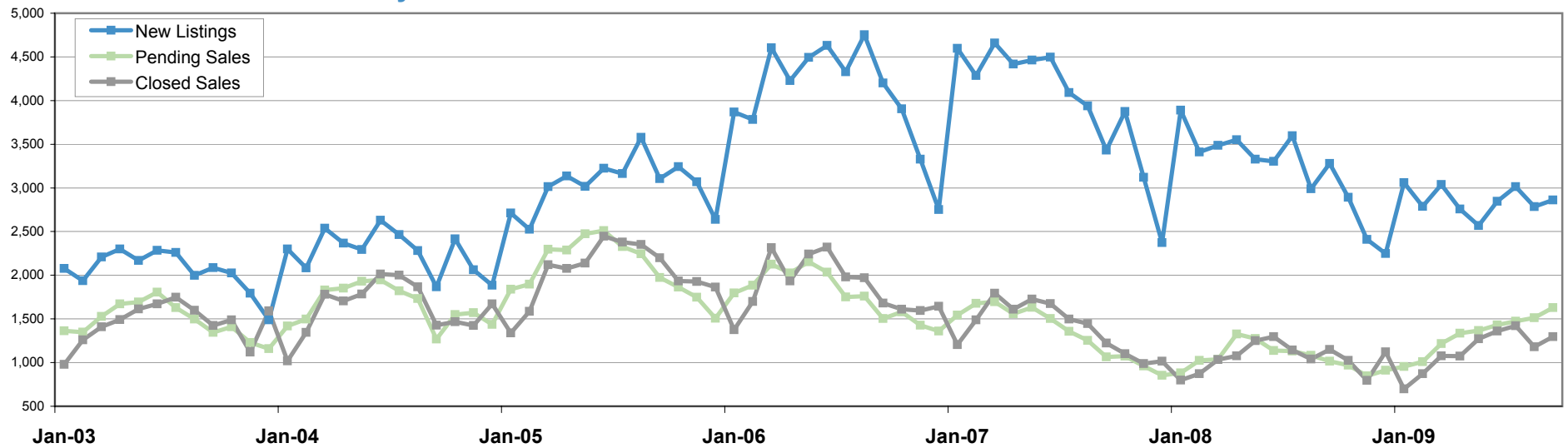
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## September

## Year to Date



## Historical Market Activity



# Days on Market Until Sale

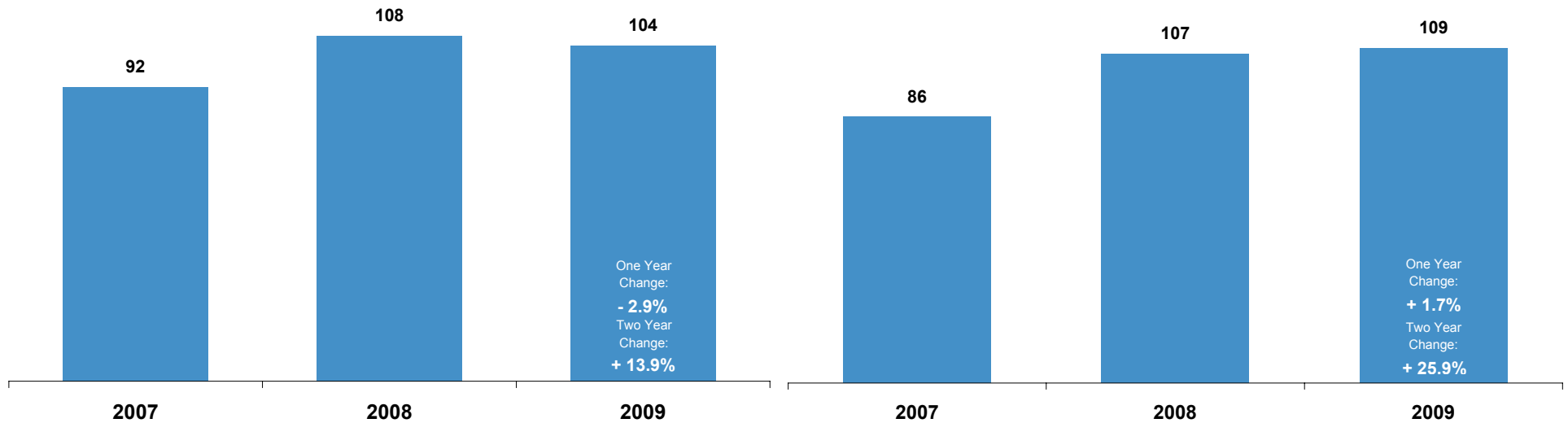
A Monthly Indicator from the Northeast Florida Association of REALTORS®



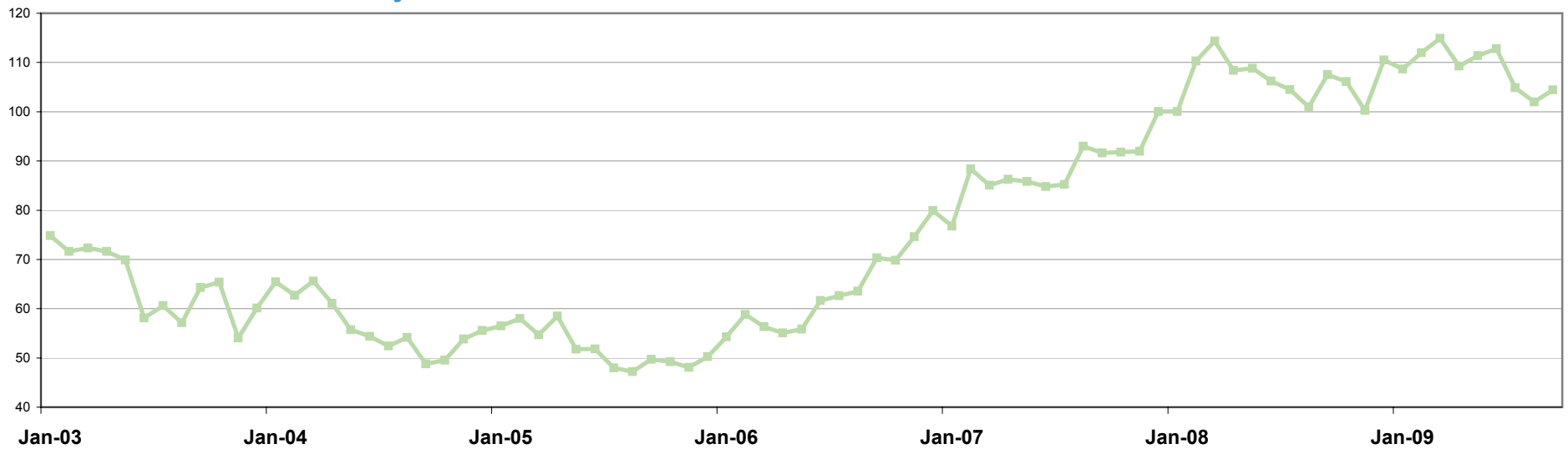
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## September

## Year to Date



## Historical Market Activity



# Median Sales Price

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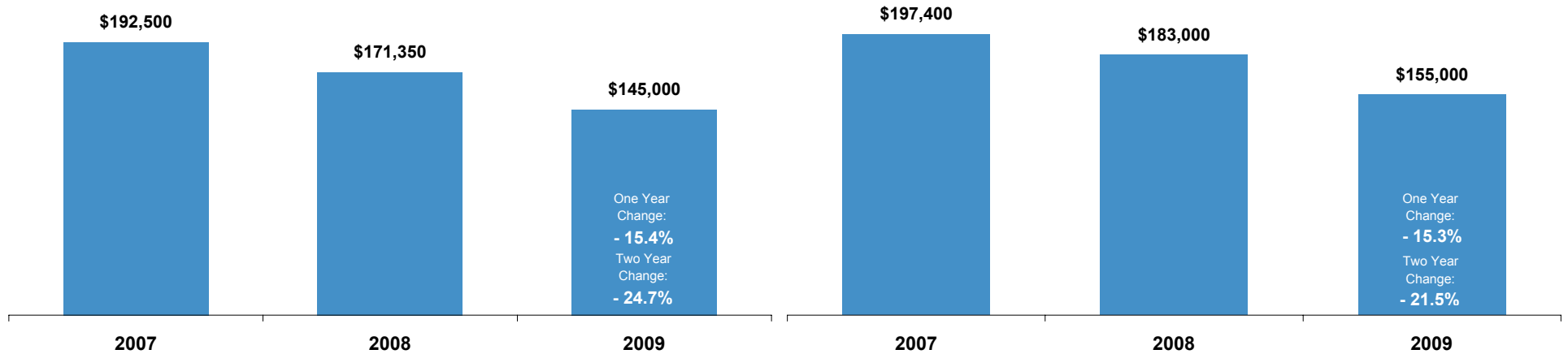


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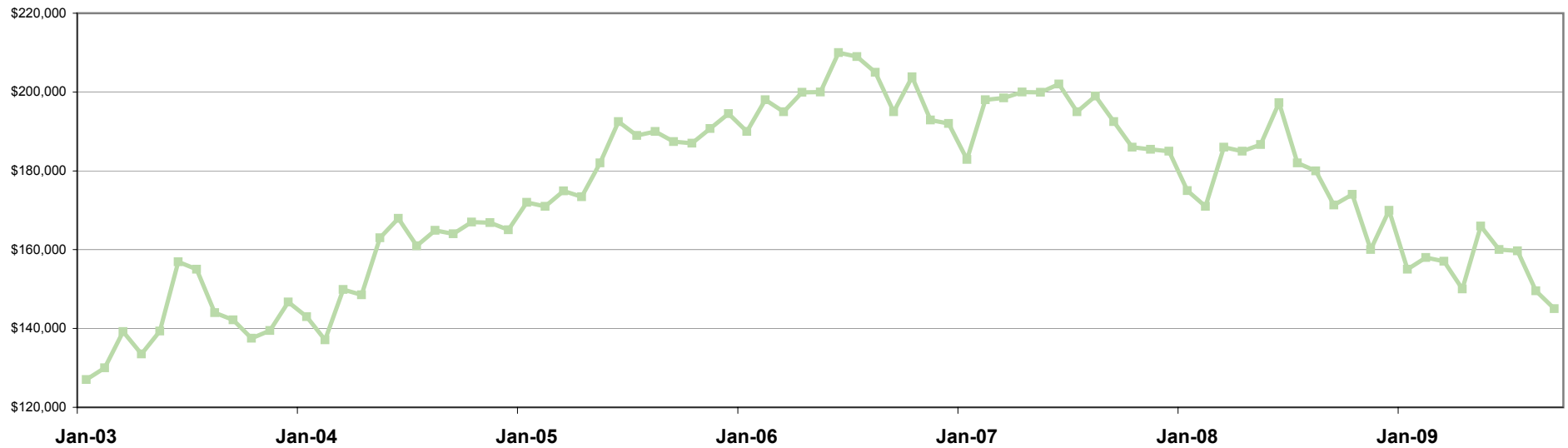
September

Year to Date

Figures do not take into account seller concessions.



## Historical Median Prices



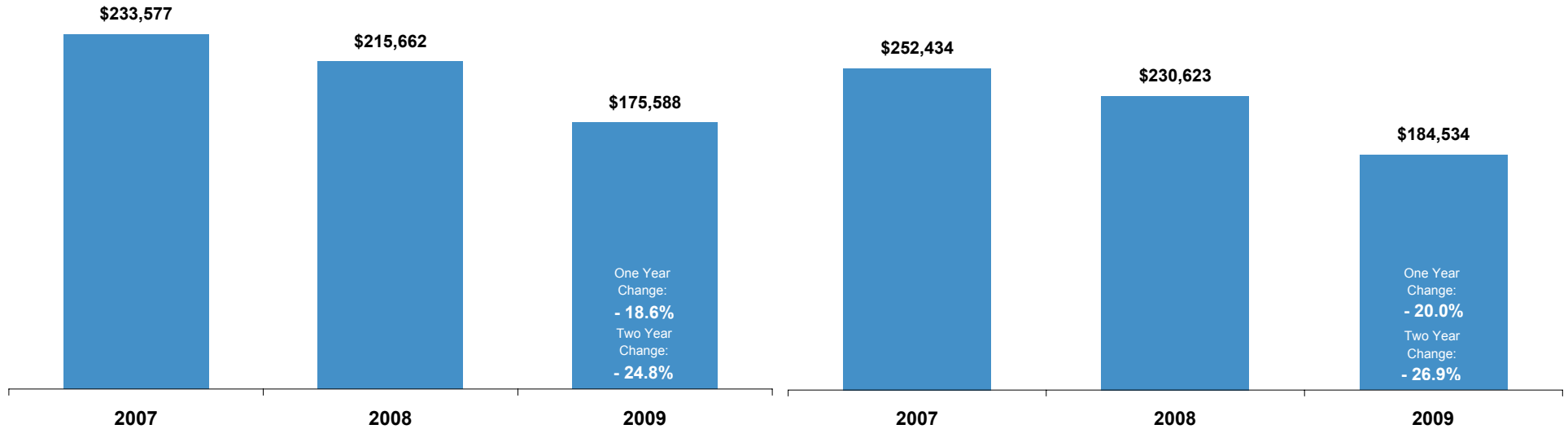
# Average Sales Price

A Monthly Indicator from the Northeast Florida Association of REALTORS®



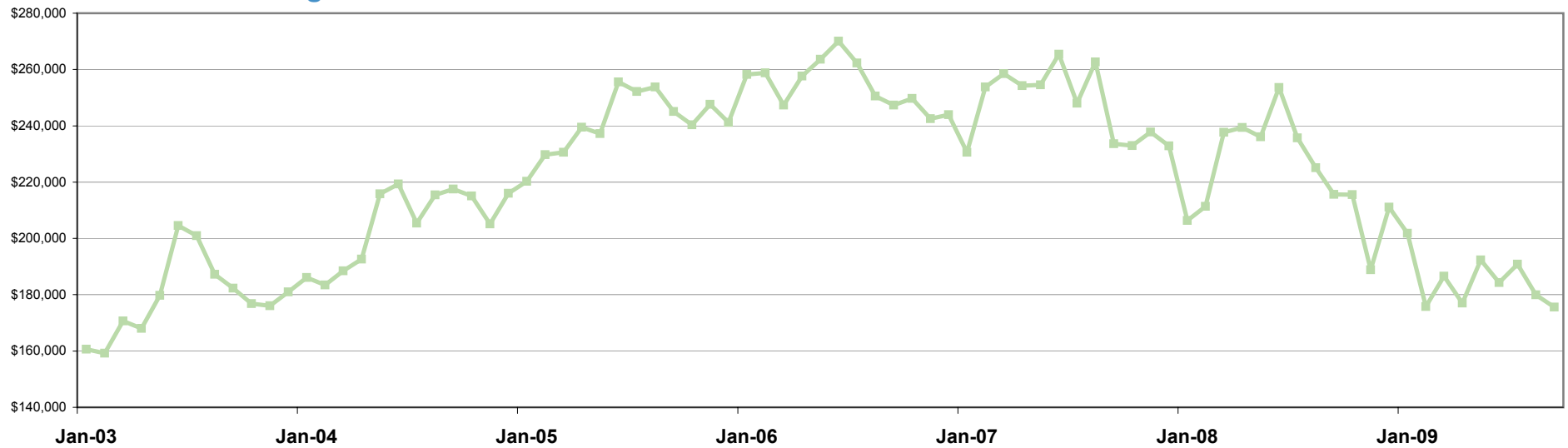
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## September



Figures do not take into account seller concessions.

## Historical Average Prices

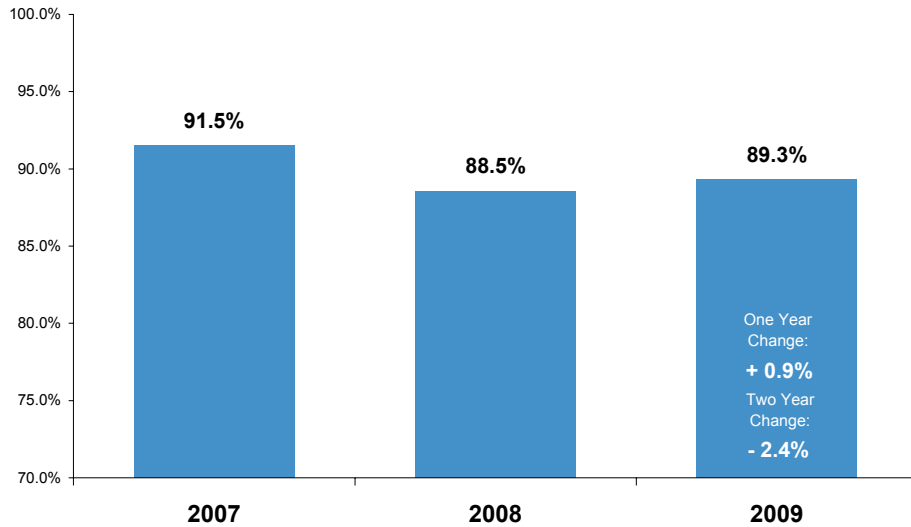


# Percent of Original List Price Received at Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

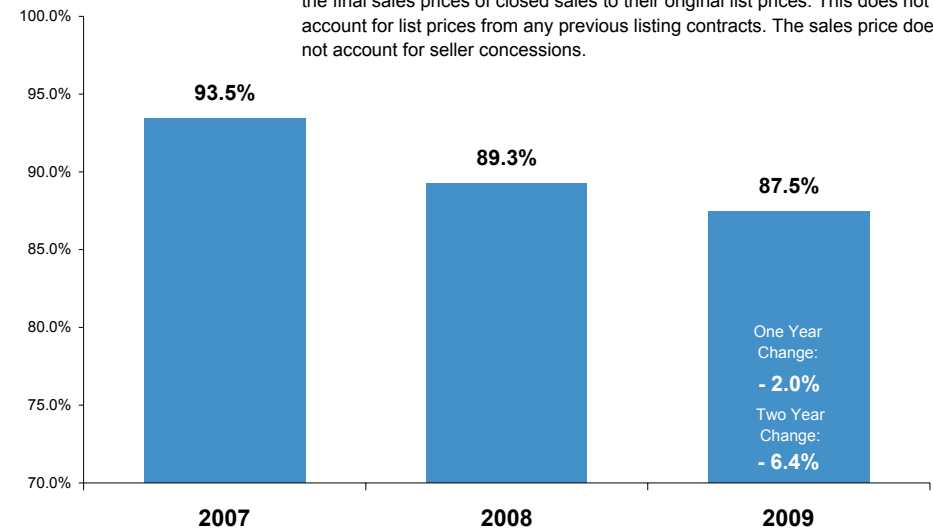


## September

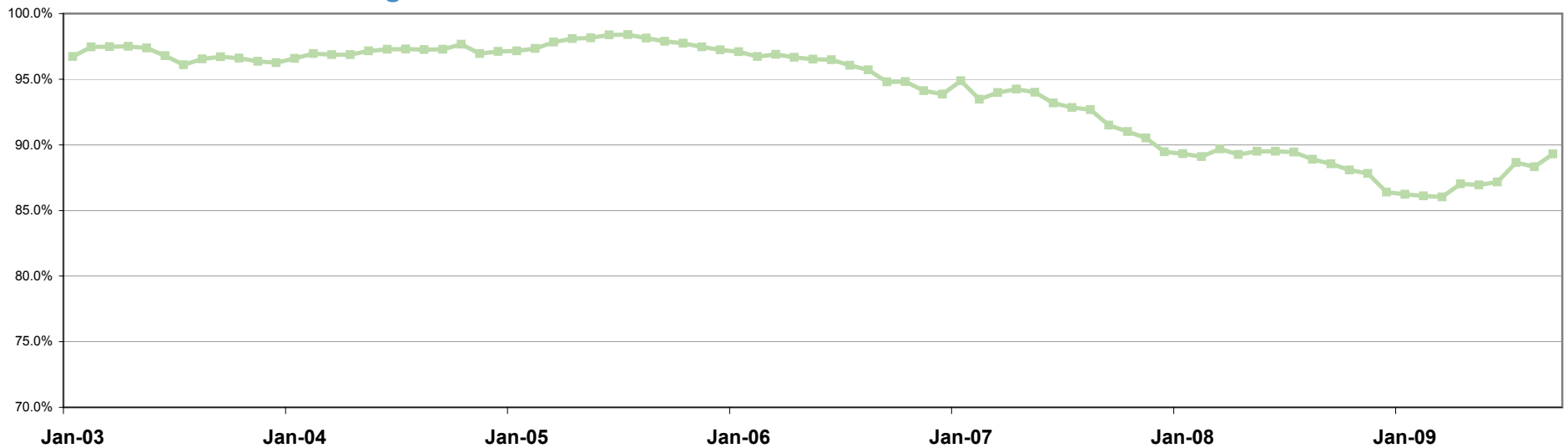


## Year to Date

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



## Historical Percent of Original List Price Received at Sale





# Housing Affordability Index

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

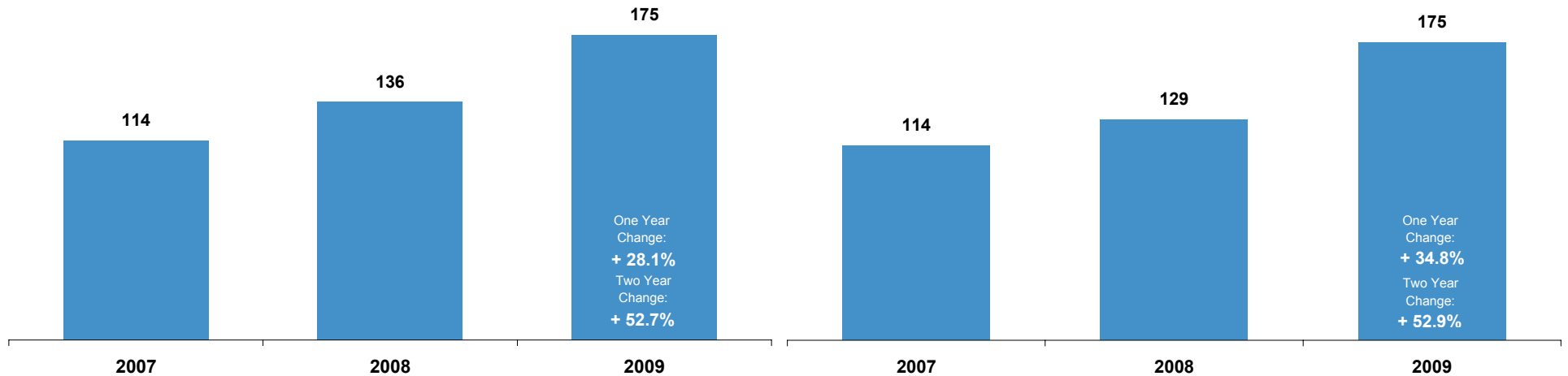


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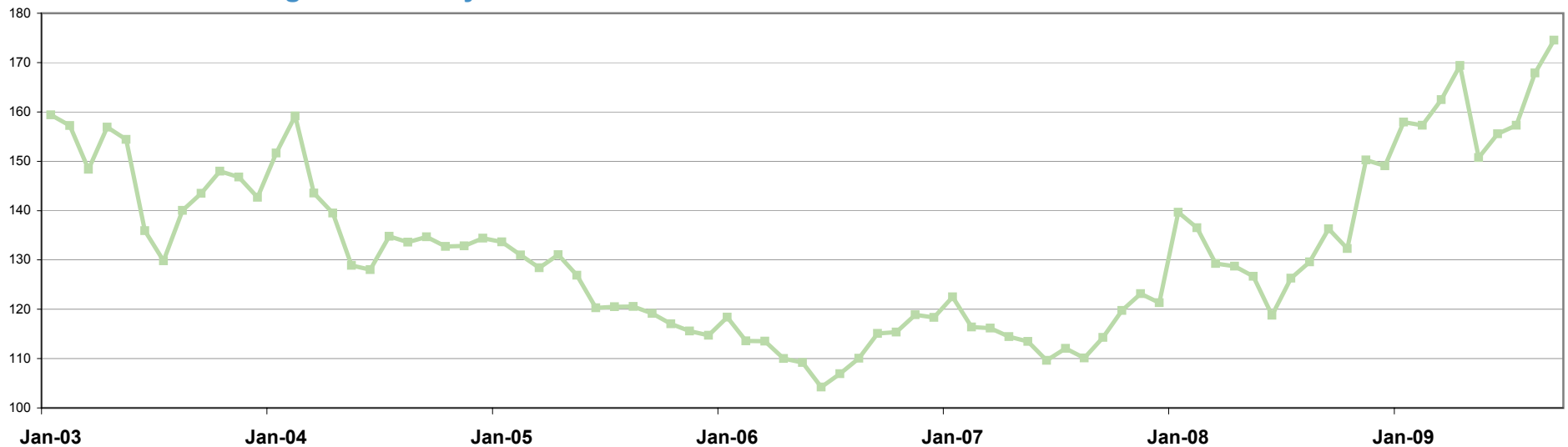
September

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

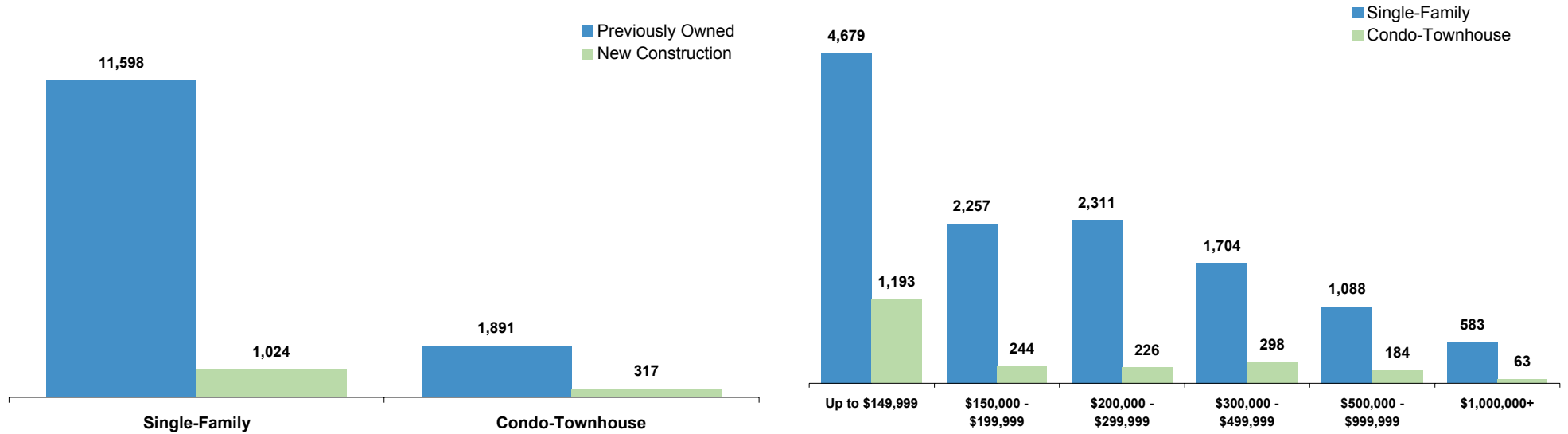


# Housing Supply Outlook

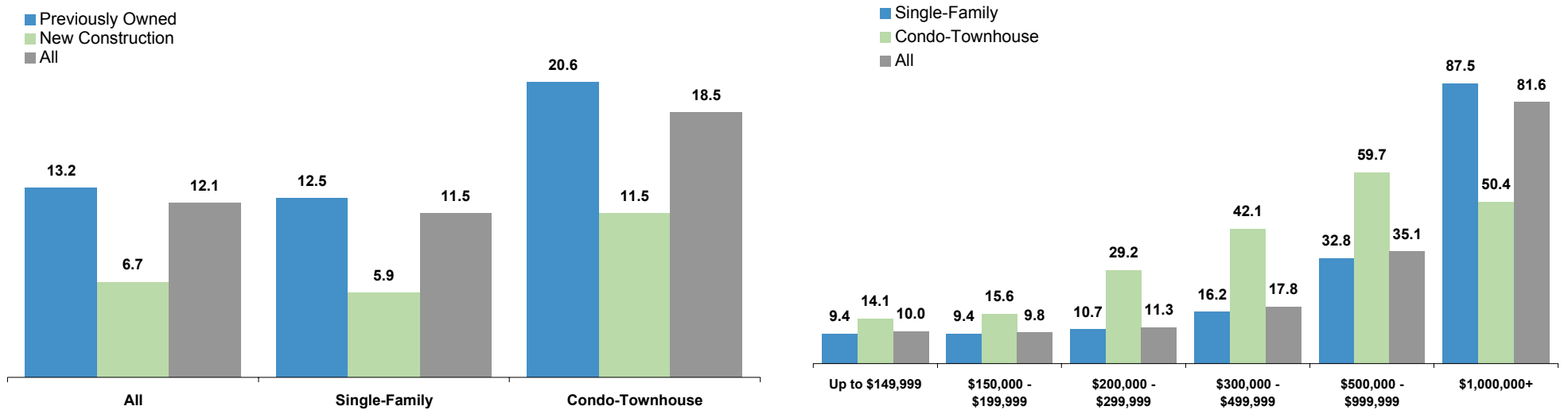
A Monthly Indicator from the Northeast Florida Association of REALTORS®



## 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

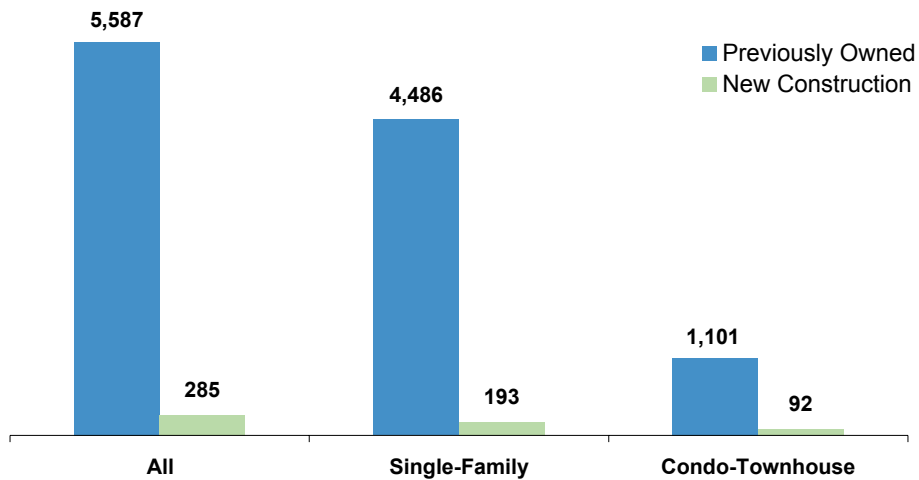
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



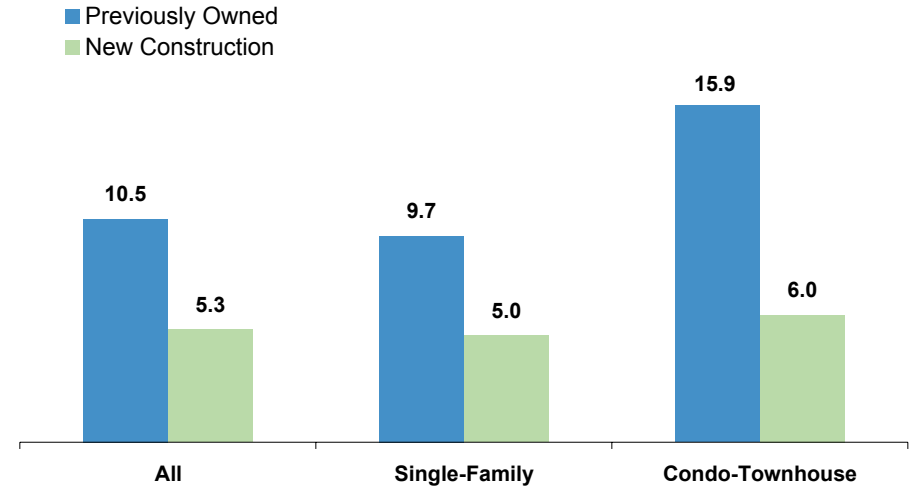
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## Up to \$149,999

### Inventory

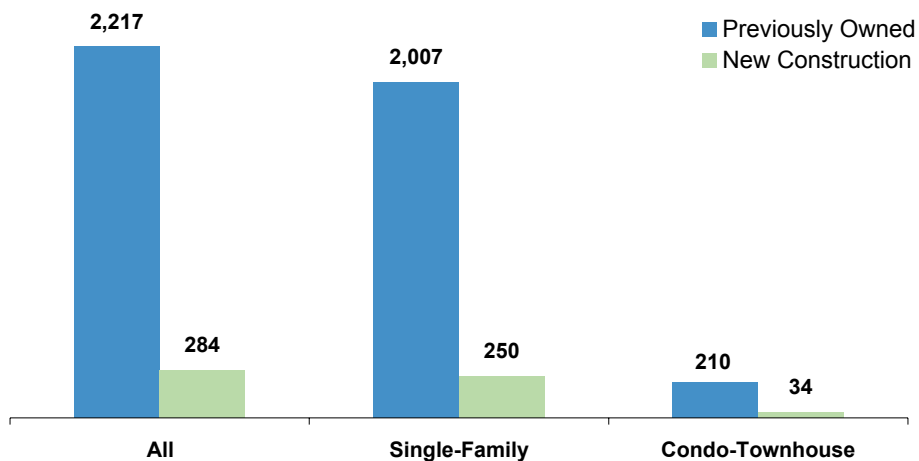


### Months Supply

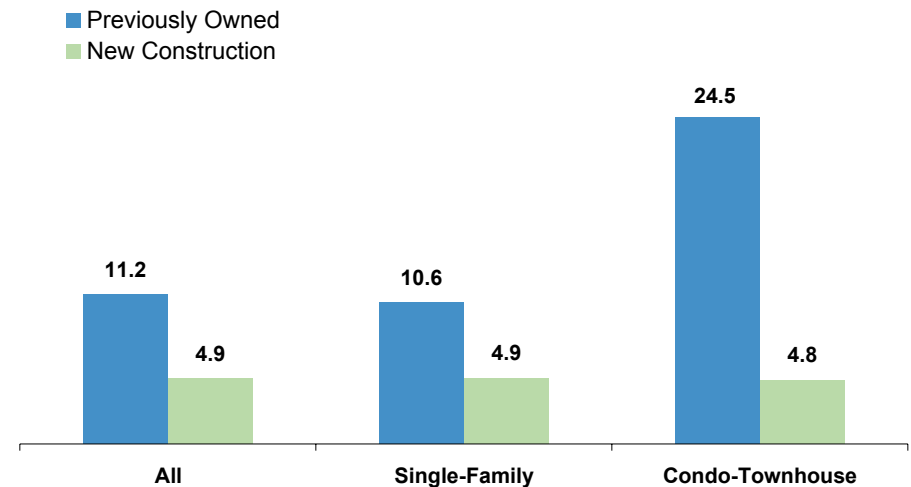


## \$150,000 to \$199,999

### Inventory



### Months Supply



# Housing Supply Outlook

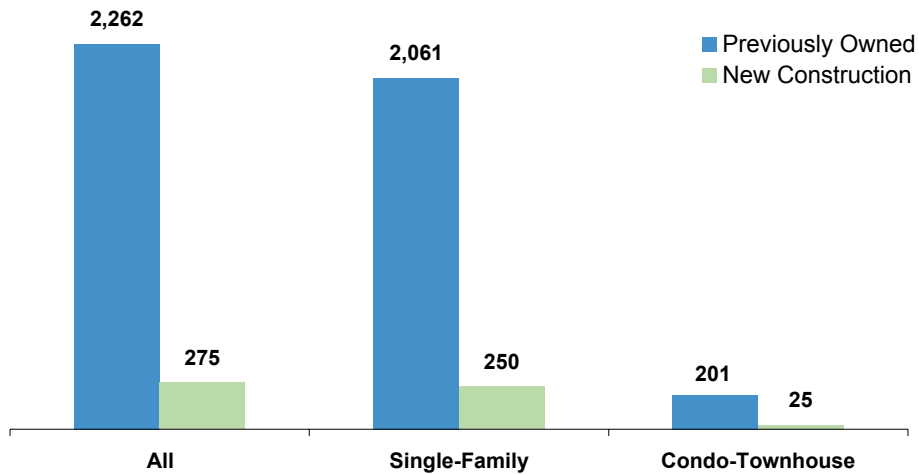
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



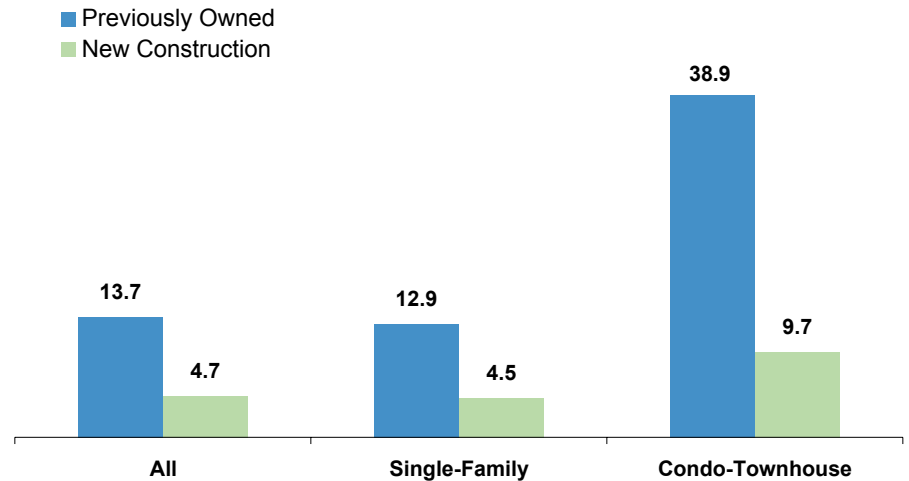
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## \$200,000 to \$299,999

### Inventory

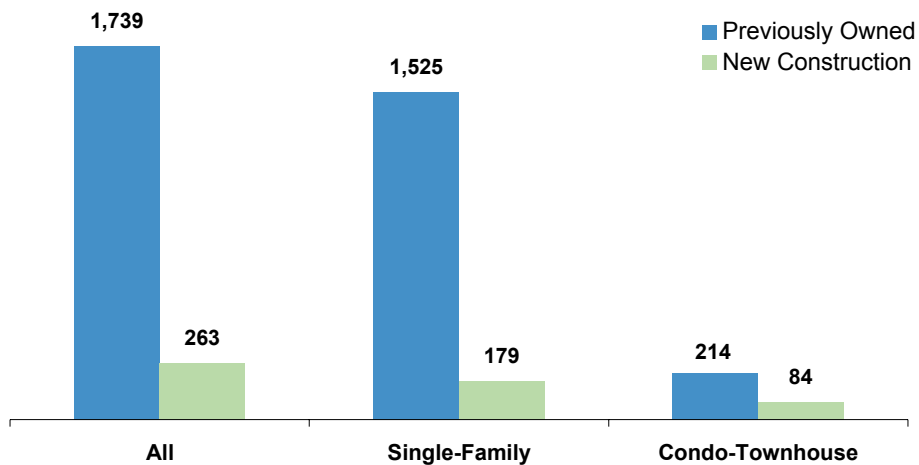


### Months Supply

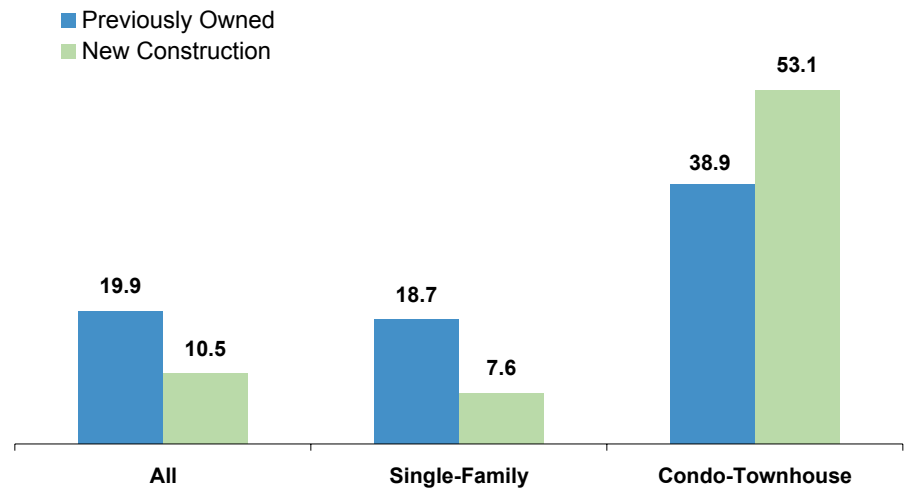


## \$300,000 to \$499,999

### Inventory



### Months Supply



# Housing Supply Outlook

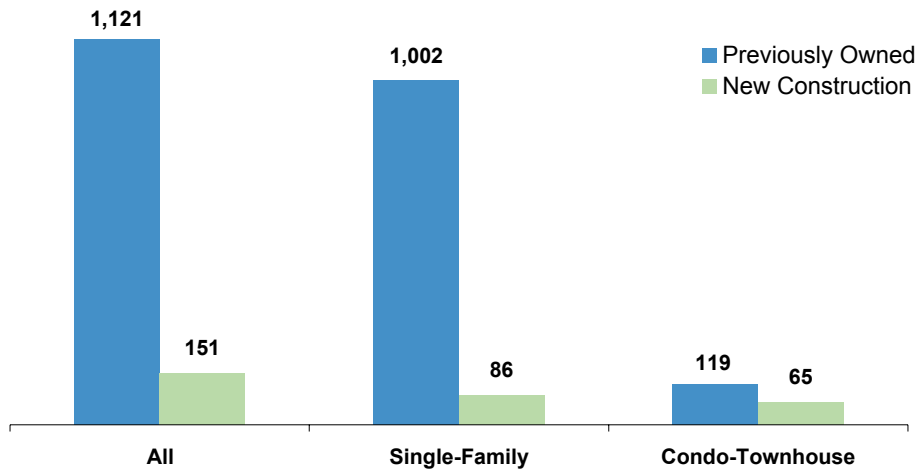
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



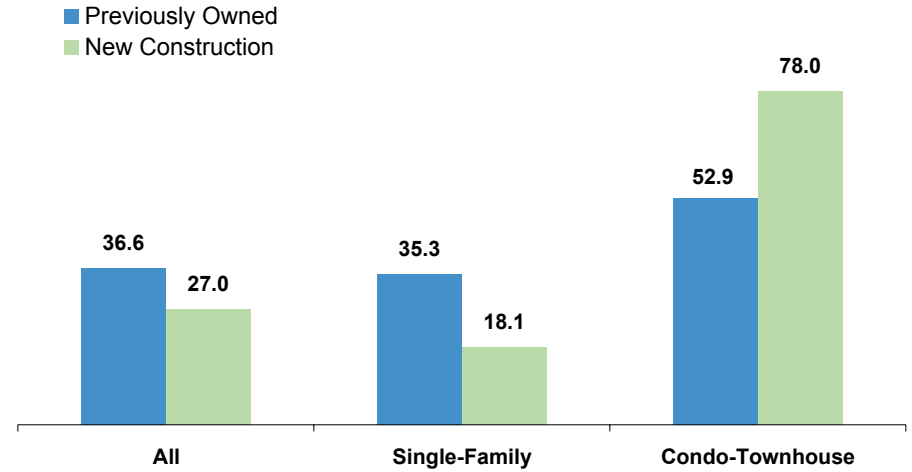
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## \$500,000 to \$999,999

### Inventory

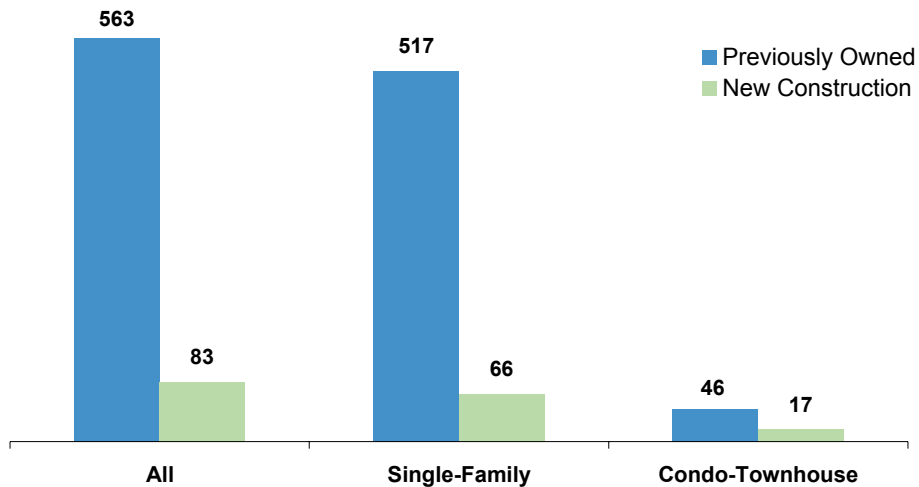


### Months Supply

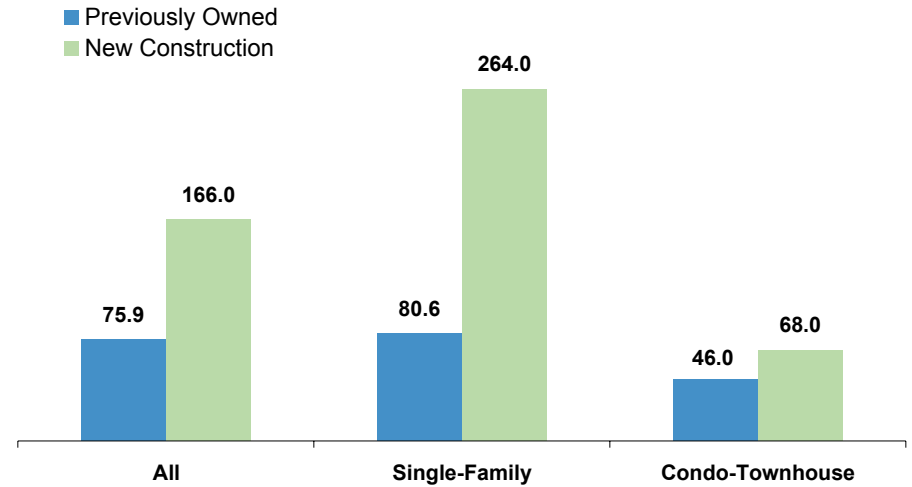


## \$1,000,000 and above

### Inventory



### Months Supply



# Market Overview



A Monthly Indicator from the Northeast Florida Association of REALTORS®

September 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
<b>New Listings</b>	Jul	3,015	3,596	- 16.2%	3,639	20,074	20,677	- 2.9%	24,498
	Aug	2,784	2,991	- 6.9%	3,608	22,858	23,668	- 3.4%	28,107
	<b>Sep</b>	<b>2,862</b>	<b>3,280</b>	<b>- 12.7%</b>	<b>3,376</b>	<b>25,720</b>	<b>26,948</b>	<b>- 4.6%</b>	<b>31,483</b>
<b>Pending Sales</b>	Jul	1,474	1,131	+ 30.3%	1,608	8,788	7,814	+ 12.5%	11,394
	Aug	1,514	1,084	+ 39.7%	1,572	10,302	8,898	+ 15.8%	12,966
	<b>Sep</b>	<b>1,628</b>	<b>1,015</b>	<b>+ 60.4%</b>	<b>1,437</b>	<b>11,930</b>	<b>9,913</b>	<b>+ 20.3%</b>	<b>14,402</b>
<b>Closed Sales</b>	Jul	1,422	1,144	+ 24.3%	1,684	7,779	7,471	+ 4.1%	10,840
	Aug	1,180	1,039	+ 13.6%	1,597	8,959	8,510	+ 5.3%	12,438
	<b>Sep</b>	<b>1,297</b>	<b>1,151</b>	<b>+ 12.7%</b>	<b>1,511</b>	<b>10,256</b>	<b>9,661</b>	<b>+ 6.2%</b>	<b>13,948</b>
<b>Days on Market Until Sale</b>	Jul	105	105	+ 0.3%	81	110	108	+ 2.6%	83
	Aug	102	101	+ 1.0%	81	109	107	+ 2.3%	83
	<b>Sep</b>	<b>104</b>	<b>108</b>	<b>- 2.9%</b>	<b>85</b>	<b>109</b>	<b>107</b>	<b>+ 1.7%</b>	<b>83</b>
<b>Median Sales Price</b>	Jul	\$159,700	\$182,000	- 12.3%	\$186,935	\$159,800	\$185,000	- 13.6%	\$184,520
	Aug	\$149,575	\$180,000	- 16.9%	\$184,715	\$157,045	\$185,000	- 15.1%	\$184,303
	<b>Sep</b>	<b>\$145,000</b>	<b>\$171,350</b>	<b>- 15.4%</b>	<b>\$178,250</b>	<b>\$155,000</b>	<b>\$183,000</b>	<b>- 15.3%</b>	<b>\$183,547</b>
<b>Average Sales Price</b>	Jul	\$190,792	\$235,701	- 19.1%	\$237,790	\$186,720	\$233,695	- 20.1%	\$234,647
	Aug	\$179,959	\$225,110	- 20.1%	\$234,422	\$185,829	\$232,647	- 20.1%	\$234,650
	<b>Sep</b>	<b>\$175,588</b>	<b>\$215,662</b>	<b>- 18.6%</b>	<b>\$223,453</b>	<b>\$184,534</b>	<b>\$230,623</b>	<b>- 20.0%</b>	<b>\$233,475</b>
<b>Total Active Listings Available</b>	Jul	15,484	18,444	- 16.0%	--	--	--	--	--
	Aug	15,278	18,330	- 16.7%	--	--	--	--	--
	<b>Sep</b>	<b>14,830</b>	<b>17,942</b>	<b>- 17.3%</b>	--	--	--	--	--
<b>Percent of Original List Price</b>	Jul	88.6%	89.4%	- 0.9%	93.1%	93.1%	89.4%	+ 4.1%	87.0%
	Aug	88.3%	88.9%	- 0.6%	92.7%	92.7%	89.4%	+ 3.8%	87.2%
	<b>Sep</b>	<b>89.3%</b>	<b>88.5%</b>	<b>+ 0.9%</b>	<b>92.4%</b>	<b>92.4%</b>	<b>89.3%</b>	<b>+ 3.5%</b>	<b>87.5%</b>
<b>Housing Affordability Index</b>	Jul	157	126	+ 24.5%	125	157	128	+ 22.4%	--
	Aug	168	130	+ 29.6%	128	168	129	+ 30.6%	--
	<b>Sep</b>	<b>175</b>	<b>136</b>	<b>+ 28.1%</b>	<b>132</b>	<b>175</b>	<b>129</b>	<b>+ 34.8%</b>	--
<b>Months Supply of Inventory</b>	Jul	13.6	17.0	- 19.7%	--	--	--	--	--
	Aug	13.1	17.1	- 23.7%	--	--	--	--	--
	<b>Sep</b>	<b>12.1</b>	<b>16.8</b>	<b>- 27.8%</b>	--	--	--	--	--

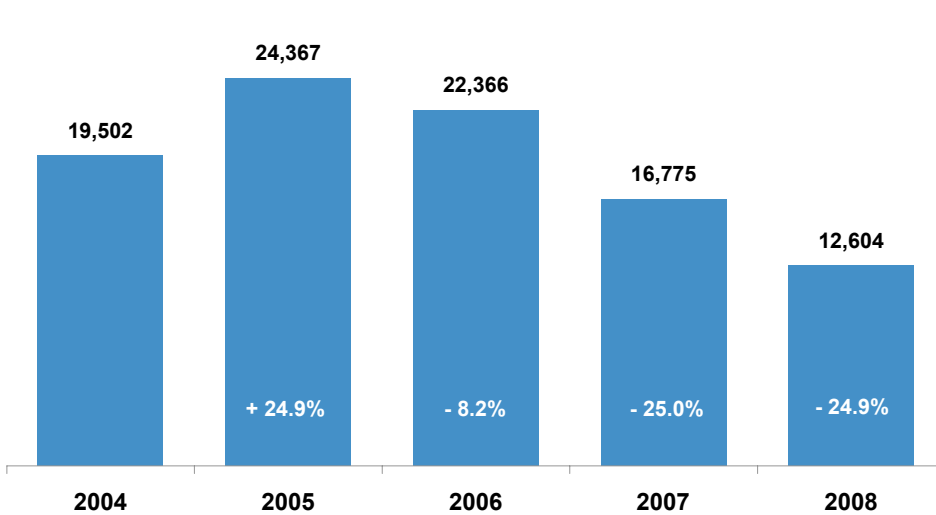
# Annual Review

A Monthly Indicator from the Northeast Florida Association of REALTORS®

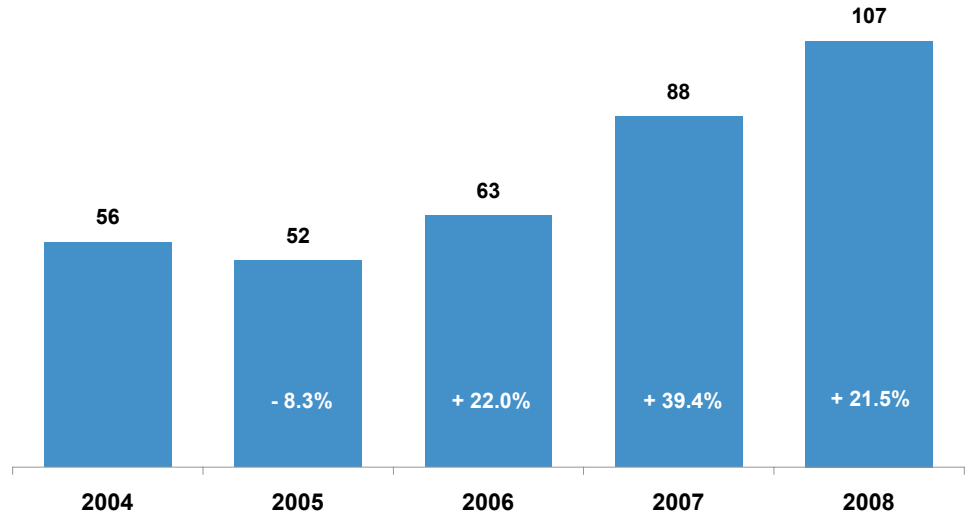


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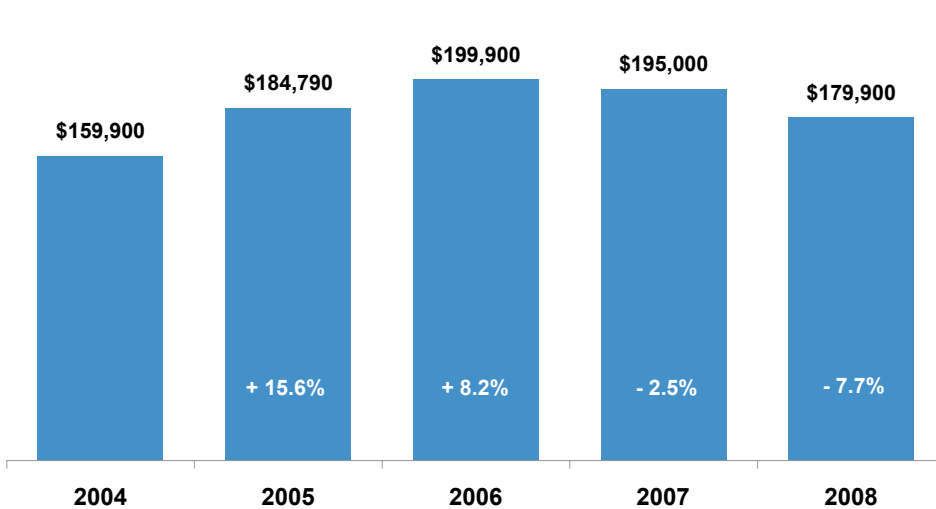
## Closed Sales



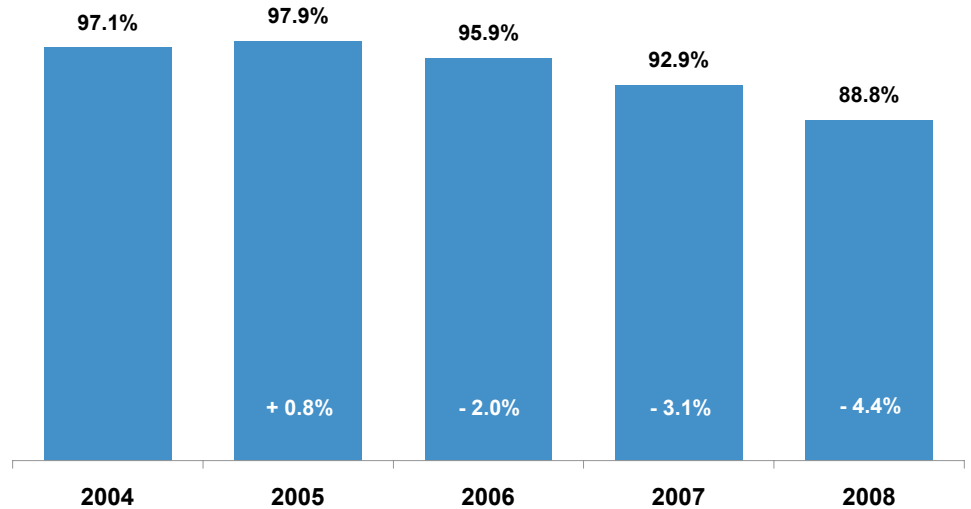
## Days on Market Until Sale



## Median Sales Price



## Percent of Original List Price Received at Sale



# Local Market Updates

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## Region 01

### Southside/Mandarin/Bartram

### September

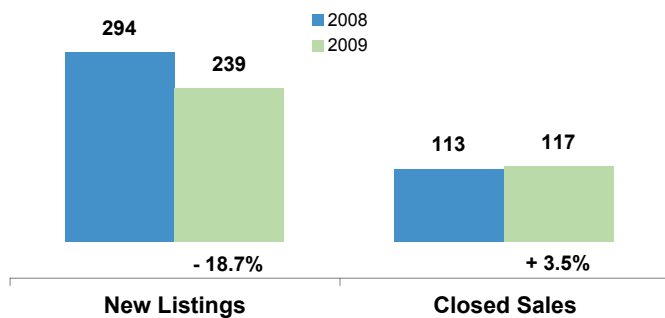
### Year to Date

Duval County, FL

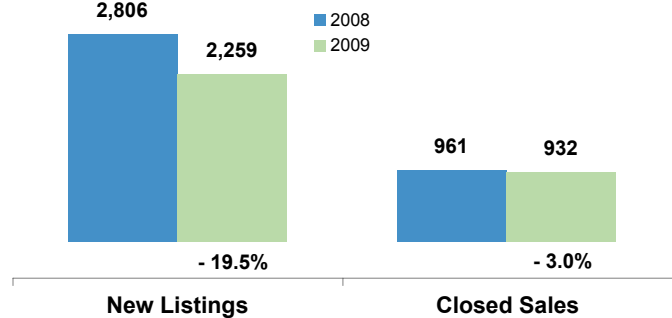
	2008	2009	Change	2008	2009	Change
New Listings	294	239	- 18.7%	2,806	2,259	- 19.5%
Closed Sales	113	117	+ 3.5%	961	932	- 3.0%
Median Sales Price*	\$194,500	\$165,469	- 14.9%	\$210,372	\$176,500	- 16.1%
Percent of Original List Price Received at Sale*	89.2%	92.2%	+ 3.3%	90.4%	88.6%	- 1.9%
Average Days on Market Until Sale	97	95	- 2.7%	100	111	+ 10.3%
Single-Family Detached Inventory	1,233	956	- 22.5%	--	--	--
Townhouse-Condo Inventory	288	263	- 8.7%	--	--	--

\*Does not account for seller concessions

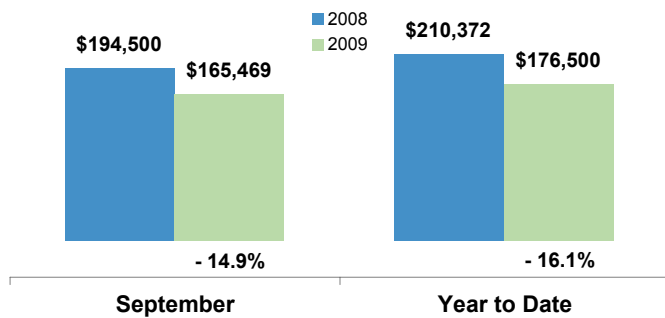
#### Activity—Most Recent Month



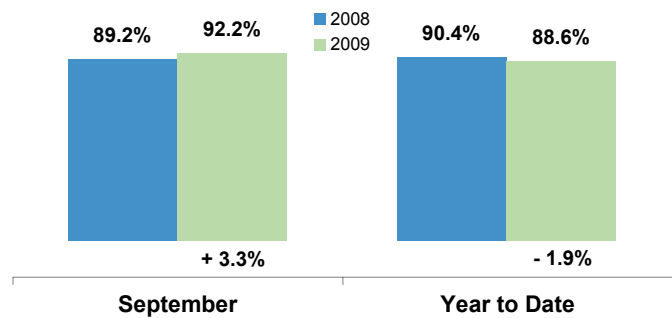
#### Activity—Year to Date



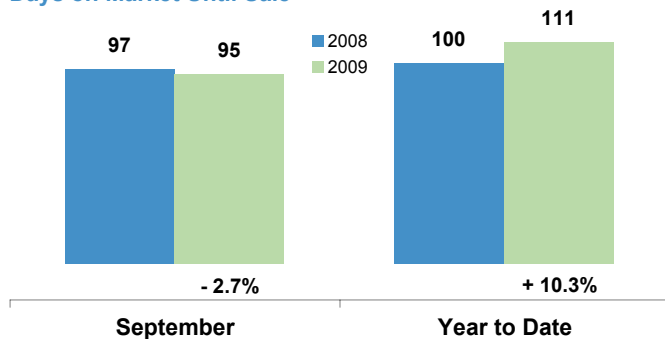
#### Median Sales Price



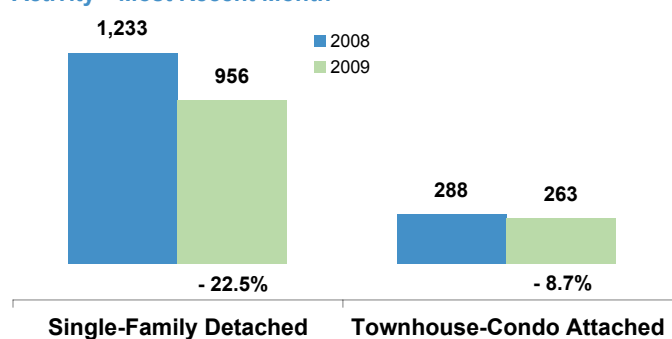
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month





# Local Market Updates

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## Region 02

### Southside

### September

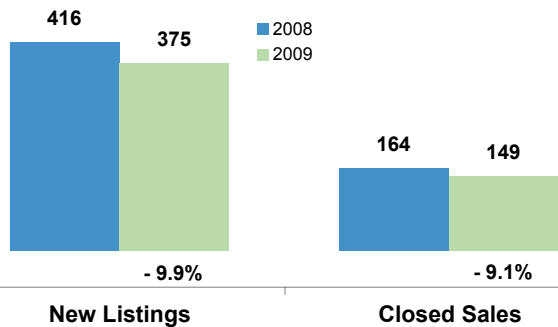
### Year to Date

Duval County, FL

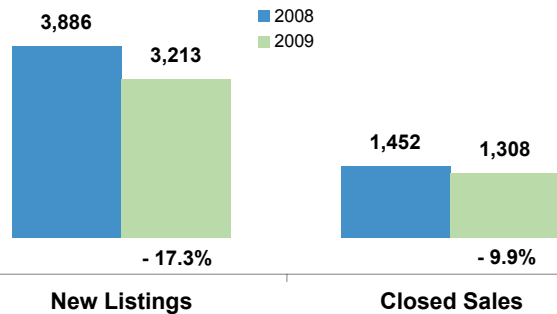
	2008	2009	Change	2008	2009	Change
<b>New Listings</b>	416	375	- 9.9%	3,886	3,213	- 17.3%
<b>Closed Sales</b>	164	149	- 9.1%	1,452	1,308	- 9.9%
<b>Median Sales Price*</b>	\$168,900	\$132,995	- 21.3%	\$175,000	\$153,000	- 12.6%
<b>Percent of Original List Price Received at Sale*</b>	90.8%	90.3%	- 0.5%	91.7%	88.5%	- 3.4%
<b>Average Days on Market Until Sale</b>	95	90	- 5.3%	92	101	+ 9.7%
<b>Single-Family Detached Inventory</b>	1,410	1,098	- 22.1%	--	--	--
<b>Townhouse-Condo Inventory</b>	573	531	- 7.3%	--	--	--

\*Does not account for seller concessions

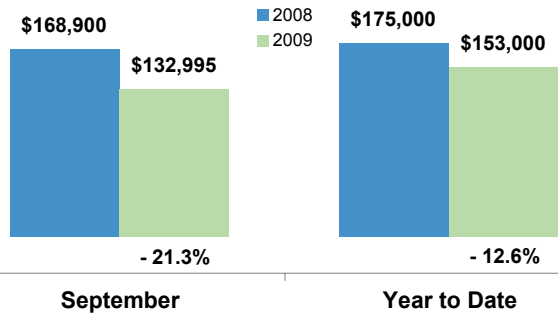
#### Activity—Most Recent Month



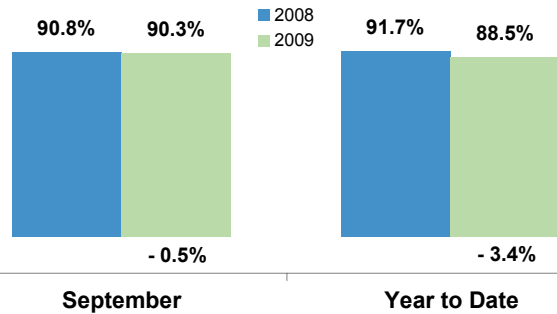
#### Activity—Year to Date



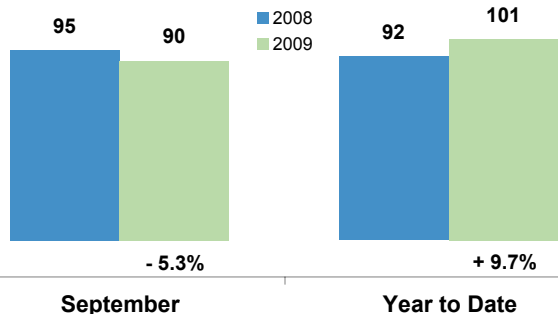
#### Median Sales Price



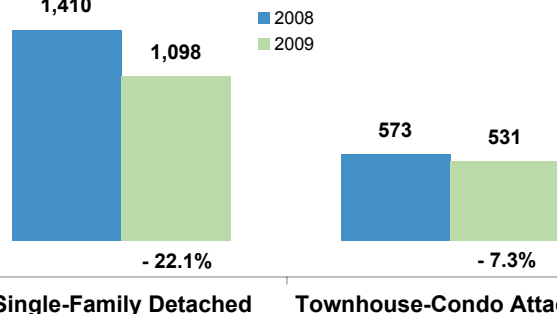
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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## Region 03

### Riverside/Avondale/ Ortega

Duval County, FL

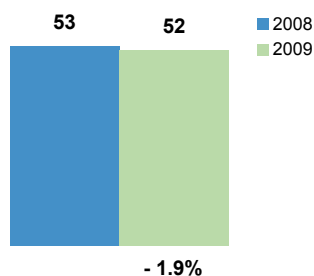
### September

### Year to Date

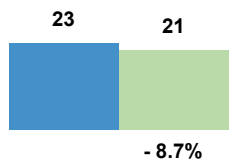
	2008	2009	Change	2008	2009	Change
New Listings	53	52	- 1.9%	647	587	- 9.3%
Closed Sales	23	21	- 8.7%	163	174	+ 6.7%
Median Sales Price*	\$235,000	\$182,500	- 22.3%	\$245,000	\$190,000	- 22.4%
Percent of Original List Price Received at Sale*	91.2%	87.3%	- 4.2%	89.1%	85.5%	- 4.0%
Average Days on Market Until Sale	93	82	- 12.0%	107	124	+ 16.1%
Single-Family Detached Inventory	315	302	- 4.1%	--	--	--
Townhouse-Condo Inventory	86	77	- 10.5%	--	--	--

\*Does not account for seller concessions

Activity—Most Recent Month

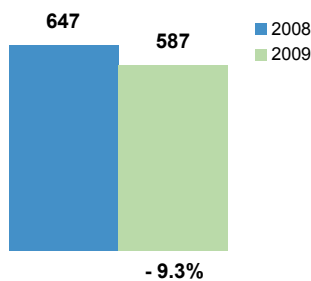


New Listings

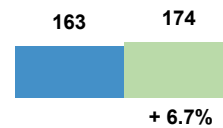


Closed Sales

Activity—Year to Date

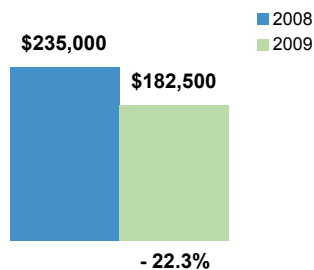


New Listings

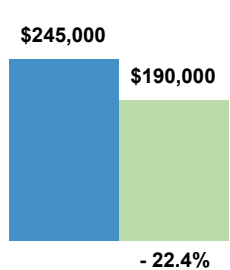


Closed Sales

Median Sales Price

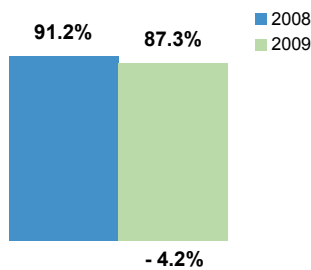


September

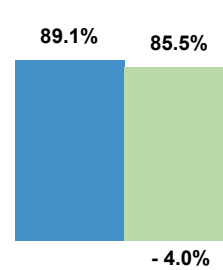


Year to Date

Percent of Original List Price Received at Sale

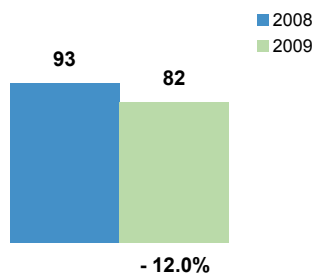


September

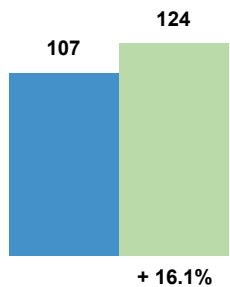


Year to Date

Days on Market Until Sale

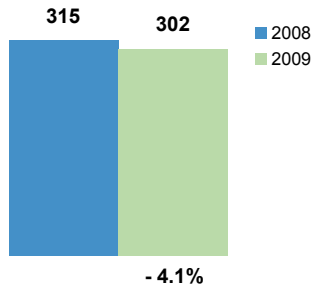


September

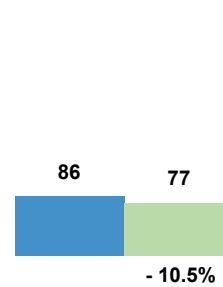


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

# Local Market Updates

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



## Region 04 Arlington/Fort Caroline

Duval County, FL

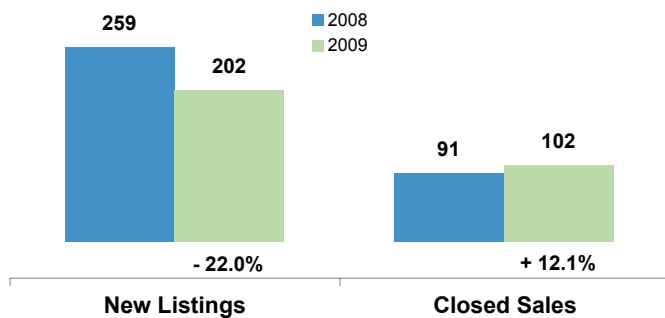
### September

### Year to Date

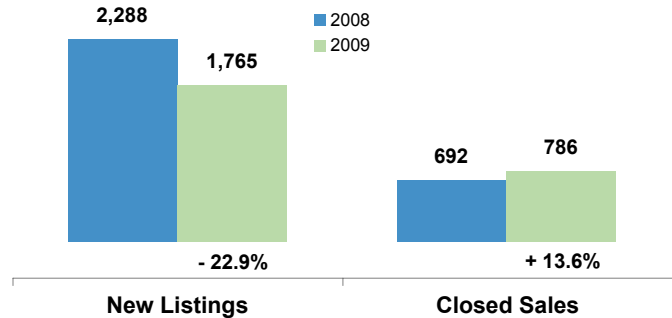
	2008	2009	Change	2008	2009	Change
New Listings	259	202	- 22.0%	2,288	1,765	- 22.9%
Closed Sales	91	102	+ 12.1%	692	786	+ 13.6%
Median Sales Price*	\$145,000	\$137,000	- 5.5%	\$170,000	\$139,200	- 18.1%
Percent of Original List Price Received at Sale*	87.7%	91.3%	+ 4.1%	89.7%	87.6%	- 2.3%
Average Days on Market Until Sale	91	85	- 7.1%	100	103	+ 2.9%
Single-Family Detached Inventory	1,117	800	- 28.4%	--	--	--
Townhouse-Condo Inventory	114	95	- 16.7%	--	--	--

\*Does not account for seller concessions

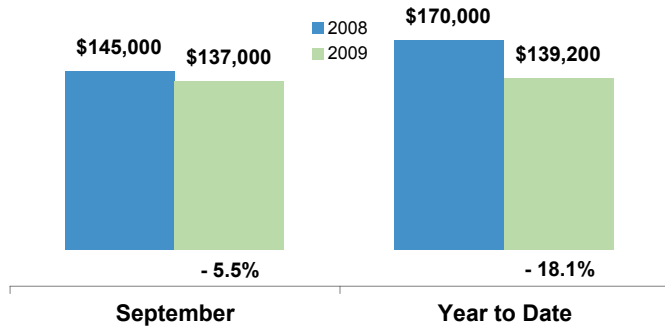
#### Activity—Most Recent Month



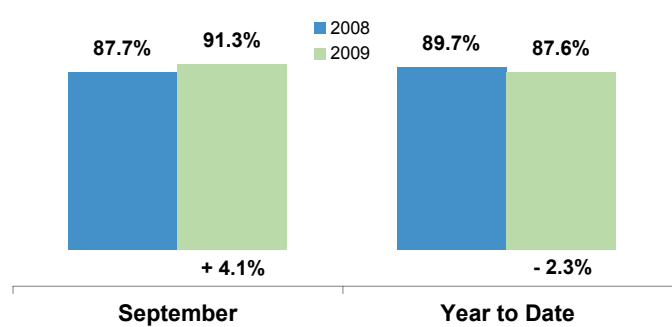
#### Activity—Year to Date



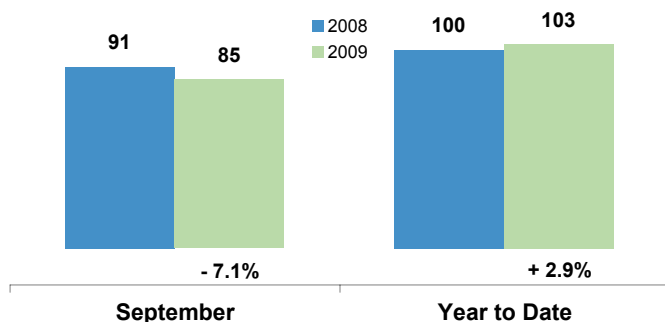
#### Median Sales Price



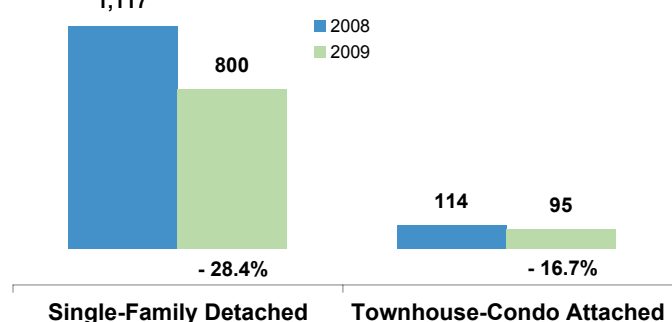
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 05

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

### September

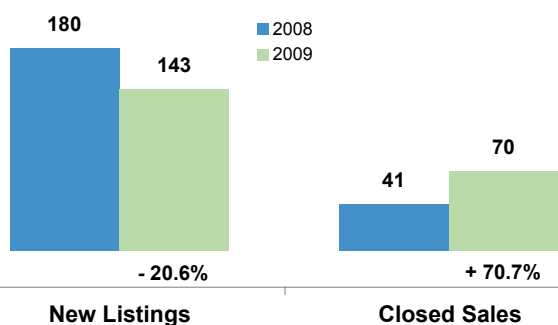
### Year to Date

Duval County, FL

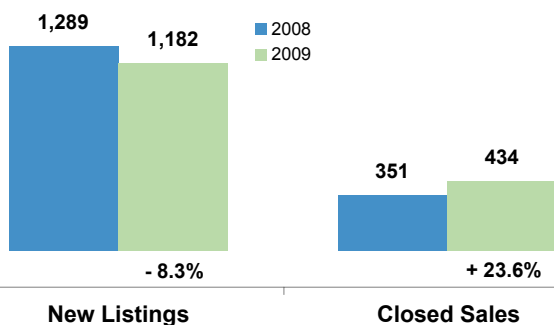
	2008	2009	Change	2008	2009	Change
New Listings	180	143	- 20.6%	1,289	1,182	- 8.3%
Closed Sales	41	70	+ 70.7%	351	434	+ 23.6%
Median Sales Price*	\$119,000	\$98,995	- 16.8%	\$123,000	\$85,000	- 30.9%
Percent of Original List Price Received at Sale*	89.5%	84.9%	- 5.1%	89.3%	84.7%	- 5.2%
Average Days on Market Until Sale	85	127	+ 49.4%	92	95	+ 2.7%
Single-Family Detached Inventory	673	520	- 22.7%	--	--	--
Townhouse-Condo Inventory	62	47	- 24.2%	--	--	--

\*Does not account for seller concessions

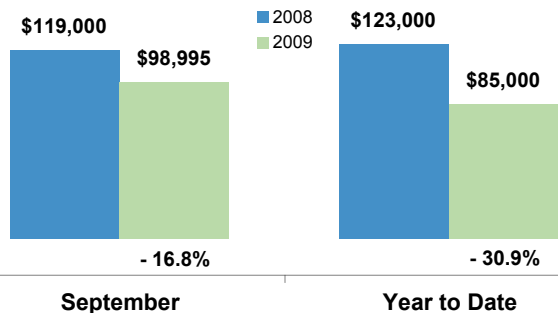
#### Activity—Most Recent Month



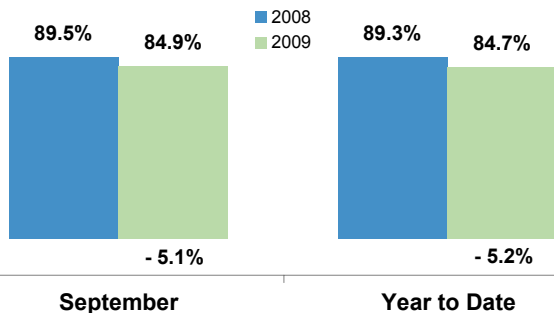
#### Activity—Year to Date



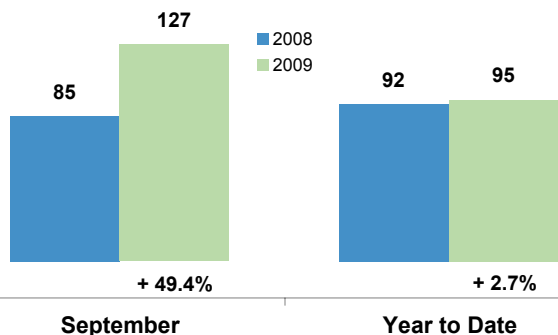
#### Median Sales Price



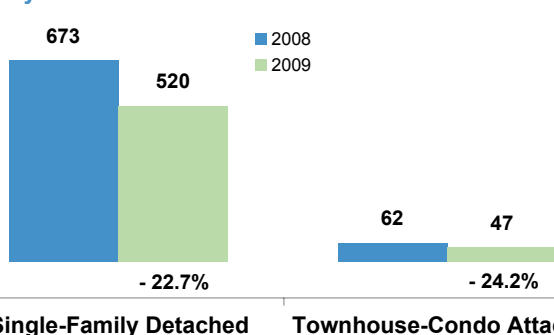
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 06

### West Jacksonville

### September

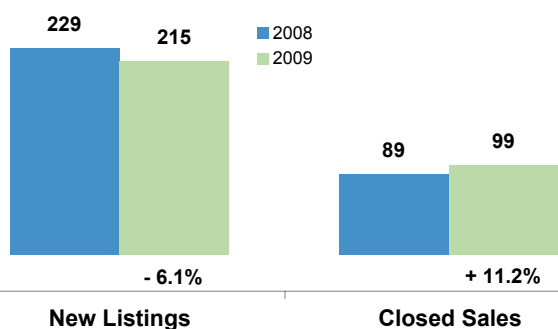
### Year to Date

Duval County, FL

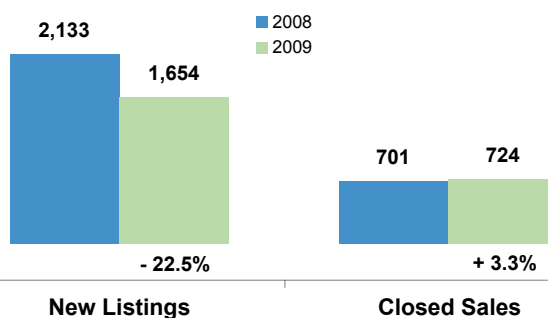
	2008	2009	Change	2008	2009	Change
New Listings	229	215	- 6.1%	2,133	1,654	- 22.5%
Closed Sales	89	99	+ 11.2%	701	724	+ 3.3%
Median Sales Price*	\$137,500	\$116,000	- 15.6%	\$151,900	\$125,000	- 17.7%
Percent of Original List Price Received at Sale*	90.7%	90.6%	- 0.1%	91.1%	88.3%	- 3.1%
Average Days on Market Until Sale	94	83	- 11.0%	99	102	+ 3.8%
Single-Family Detached Inventory	1,060	778	- 26.6%	--	--	--
Townhouse-Condo Inventory	42	33	- 21.4%	--	--	--

\*Does not account for seller concessions

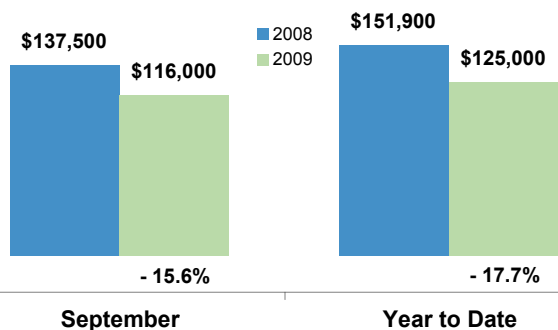
#### Activity—Most Recent Month



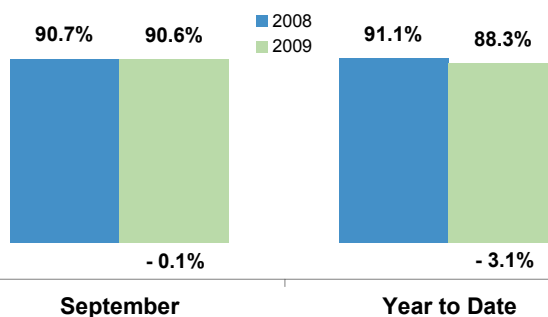
#### Activity—Year to Date



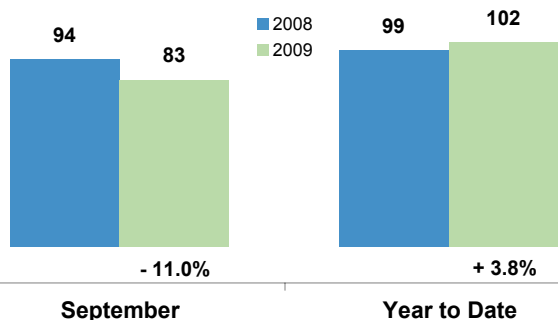
#### Median Sales Price



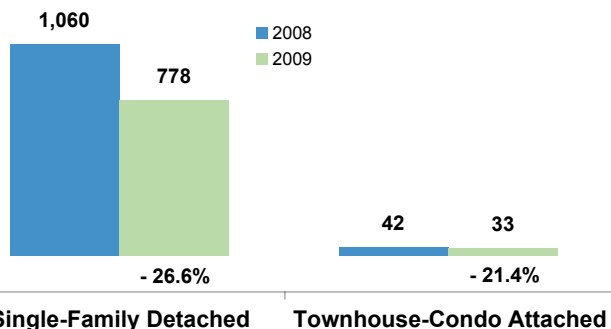
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 07

### Springfield/Downtown/Paxon/ Trout River South

### September

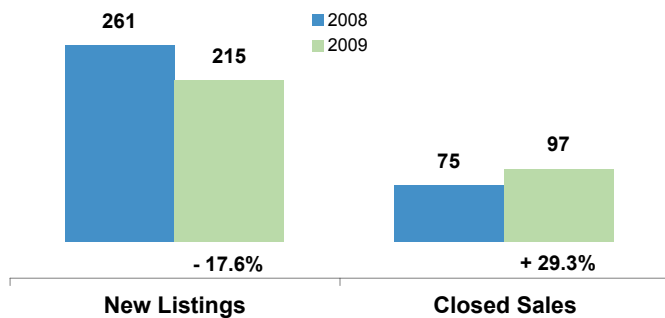
### Year to Date

Duval County, FL

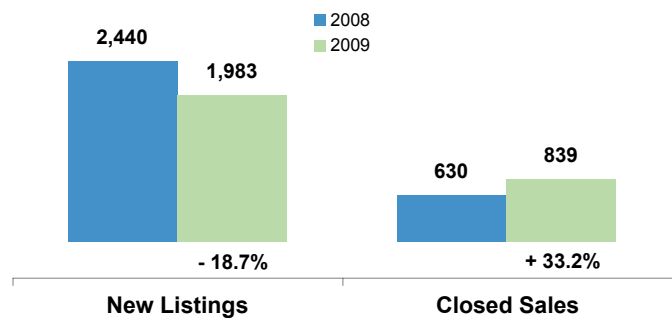
	2008	2009	Change	2008	2009	Change
New Listings	261	215	- 17.6%	2,440	1,983	- 18.7%
Closed Sales	75	97	+ 29.3%	630	839	+ 33.2%
Median Sales Price*	\$31,250	\$20,000	- 36.0%	\$44,500	\$21,500	- 51.7%
Percent of Original List Price Received at Sale*	78.3%	85.9%	+ 9.7%	83.3%	82.2%	- 1.3%
Average Days on Market Until Sale	107	79	- 26.9%	85	88	+ 3.1%
Single-Family Detached Inventory	1,216	874	- 28.1%	--	--	--
Townhouse-Condo Inventory	119	60	- 49.6%	--	--	--

\*Does not account for seller concessions

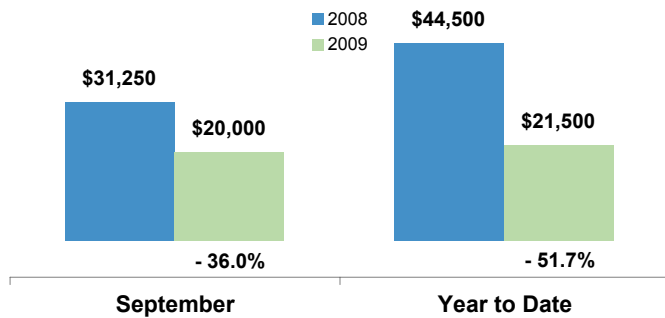
#### Activity—Most Recent Month



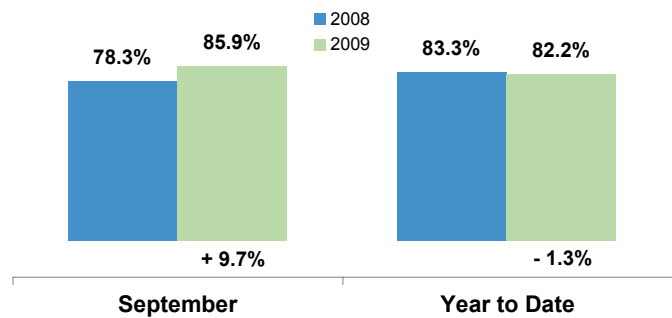
#### Activity—Year to Date



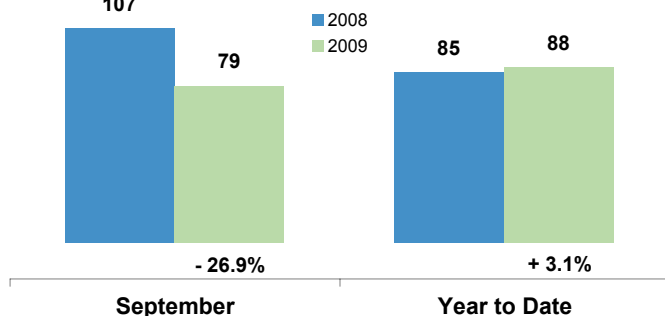
#### Median Sales Price



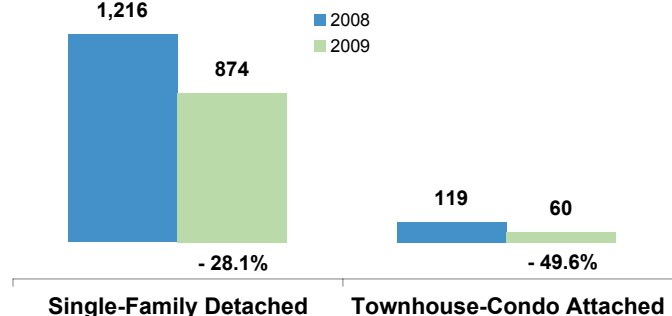
#### Percent of Original List Price Received at Sale



#### 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

September

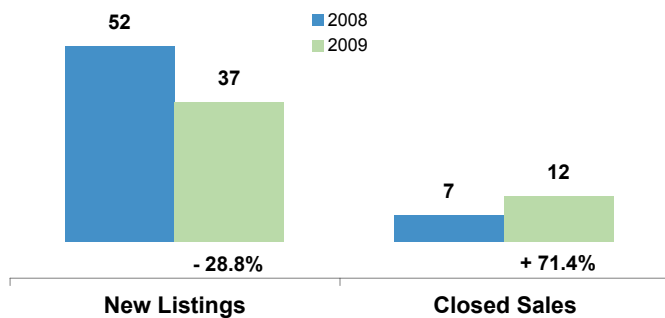
Year to Date

Duval County, FL

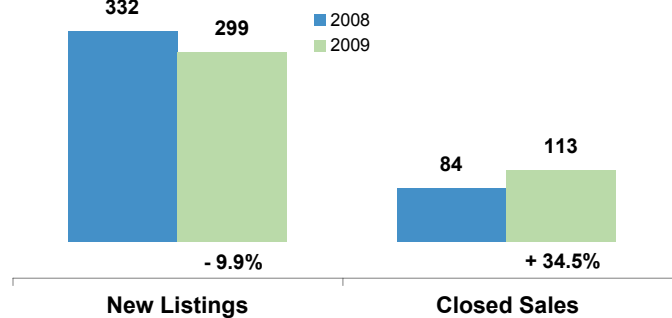
	2008	2009	Change	2008	2009	Change
New Listings	52	37	- 28.8%	332	299	- 9.9%
Closed Sales	7	12	+ 71.4%	84	113	+ 34.5%
Median Sales Price*	\$166,952	\$125,500	- 24.8%	\$162,364	\$145,000	- 10.7%
Percent of Original List Price Received at Sale*	88.7%	88.7%	- 0.1%	90.3%	87.1%	- 3.6%
Average Days on Market Until Sale	126	82	- 35.0%	100	108	+ 8.2%
Single-Family Detached Inventory	188	174	- 7.4%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

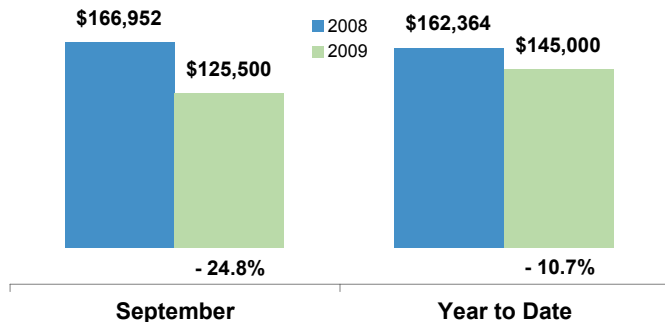
### Activity—Most Recent Month



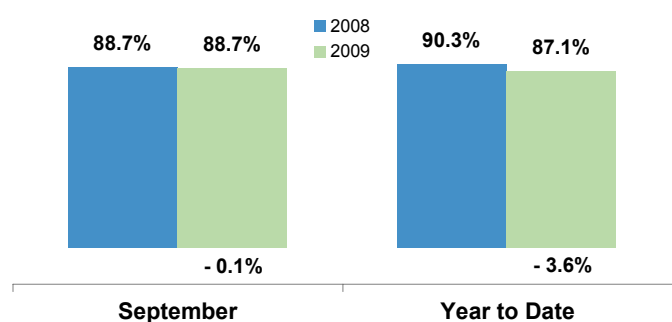
### Activity—Year to Date



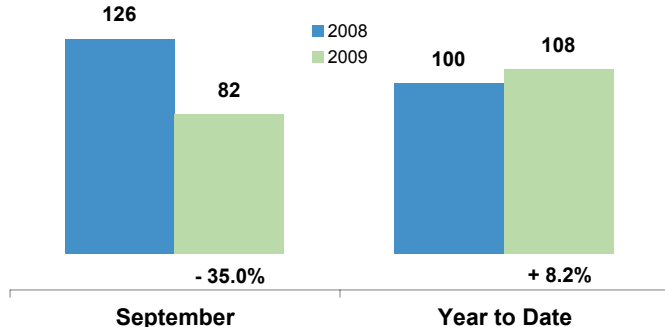
### Median Sales Price



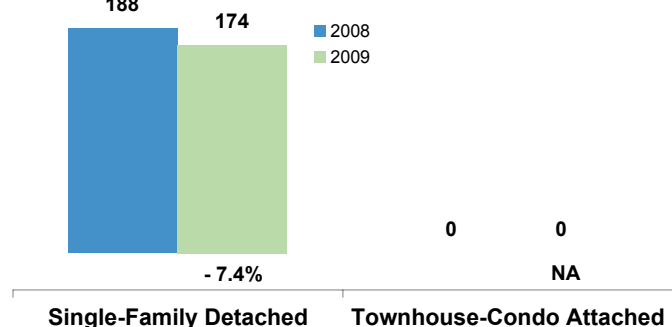
### Percent of Original List Price Received at Sale



### Days on Market Until Sale



### Activity—Most Recent Month



# Local Market Updates



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

## Region 09 Jacksonville – North

Duval County, FL

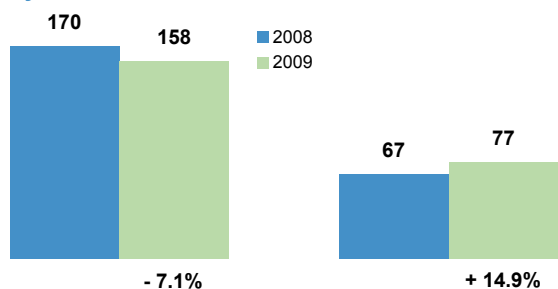
### September

### Year to Date

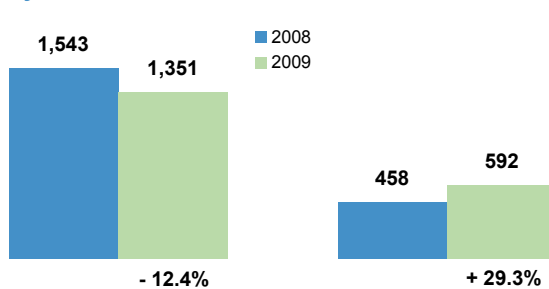
	2008	2009	Change	2008	2009	Change
New Listings	170	158	- 7.1%	1,543	1,351	- 12.4%
Closed Sales	67	77	+ 14.9%	458	592	+ 29.3%
Median Sales Price*	\$175,000	\$155,000	- 11.4%	\$179,990	\$158,000	- 12.2%
Percent of Original List Price Received at Sale*	91.9%	90.8%	- 1.2%	89.9%	88.7%	- 1.3%
Average Days on Market Until Sale	86	107	+ 24.0%	97	109	+ 13.0%
Single-Family Detached Inventory	909	668	- 26.5%	--	--	--
Townhouse-Condo Inventory	13	1	- 92.3%	--	--	--

\*Does not account for seller concessions

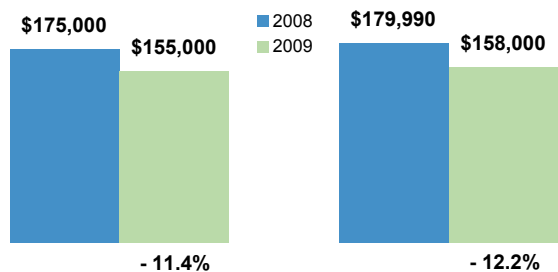
Activity—Most Recent Month



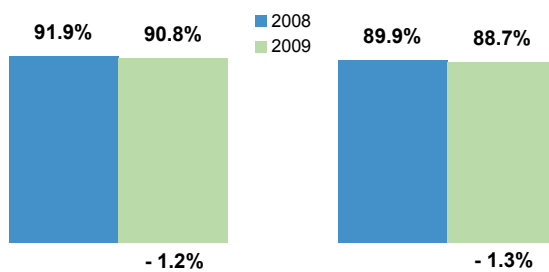
Activity—Year to Date



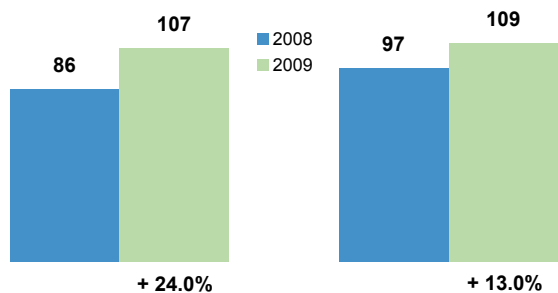
Median Sales Price



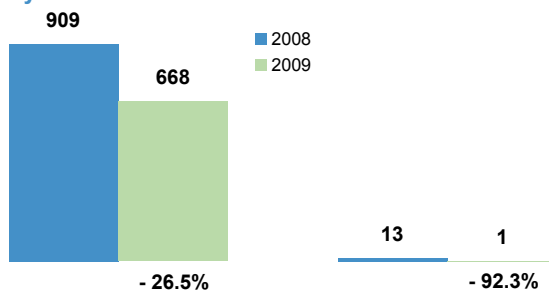
Percent of Original List Price Received at Sale



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

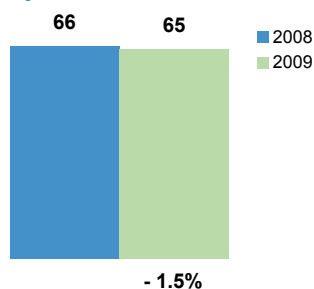
### September

### Year to Date

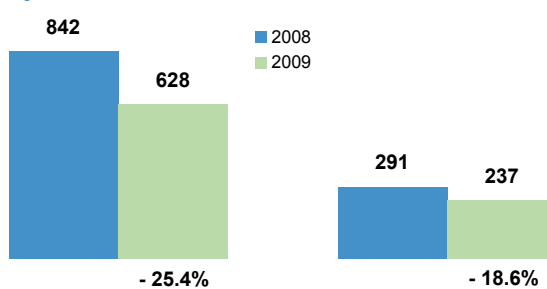
	2008	2009	Change	2008	2009	Change
New Listings	66	65	- 1.5%	842	628	- 25.4%
Closed Sales	36	32	- 11.1%	291	237	- 18.6%
Median Sales Price*	\$215,200	\$218,000	+ 1.3%	\$232,500	\$221,000	- 4.9%
Percent of Original List Price Received at Sale*	90.1%	89.3%	- 1.0%	90.3%	89.7%	- 0.6%
Average Days on Market Until Sale	71	95	+ 34.5%	94	110	+ 16.4%
Single-Family Detached Inventory	338	281	- 16.9%	--	--	--
Townhouse-Condo Inventory	30	21	- 30.0%	--	--	--

\*Does not account for seller concessions

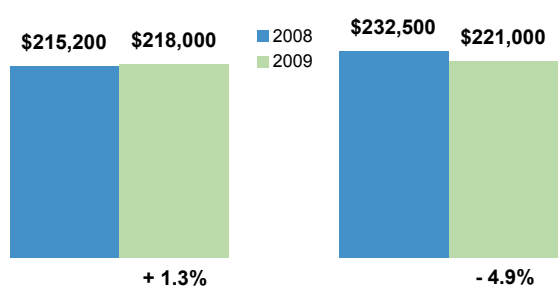
Activity—Most Recent Month



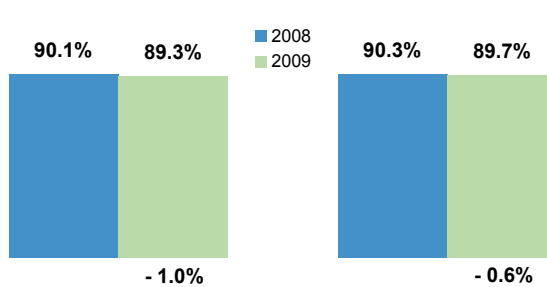
Activity—Year to Date



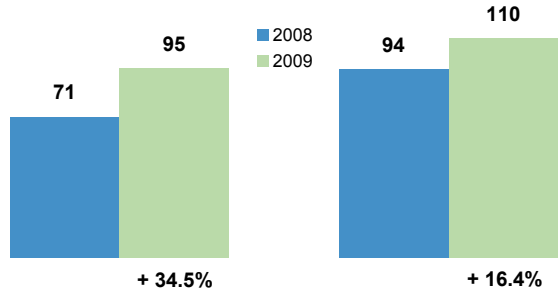
Median Sales Price



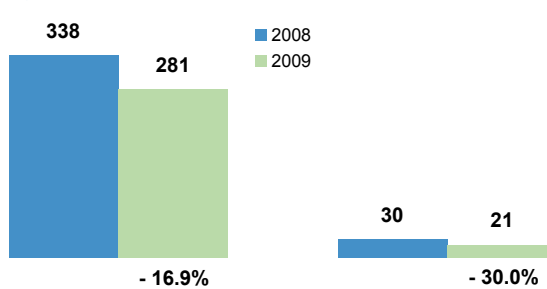
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



# Local Market Updates

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



## Region 13

### Orange Park

September

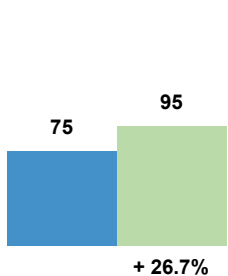
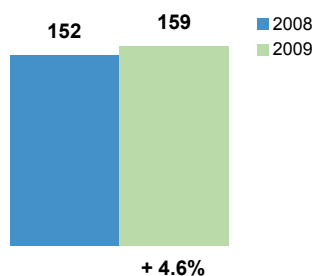
Year to Date

Clay County, FL

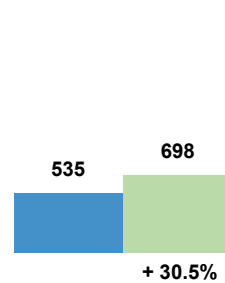
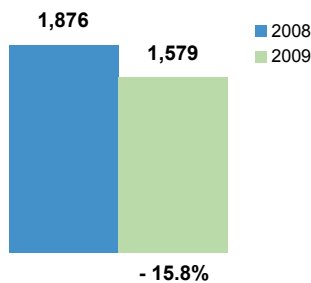
	2008	2009	Change	2008	2009	Change
New Listings	152	159	+ 4.6%	1,876	1,579	- 15.8%
Closed Sales	75	95	+ 26.7%	535	698	+ 30.5%
Median Sales Price*	\$170,000	\$144,950	- 14.7%	\$175,000	\$155,000	- 11.4%
Percent of Original List Price Received at Sale*	90.4%	91.0%	+ 0.7%	91.0%	89.6%	- 1.6%
Average Days on Market Until Sale	99	101	+ 2.3%	94	99	+ 6.1%
Single-Family Detached Inventory	876	675	- 22.9%	--	--	--
Townhouse-Condo Inventory	74	61	- 17.6%	--	--	--

\*Does not account for seller concessions

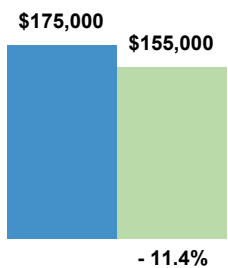
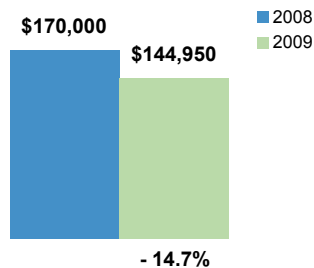
#### Activity—Most Recent Month



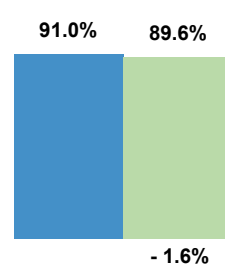
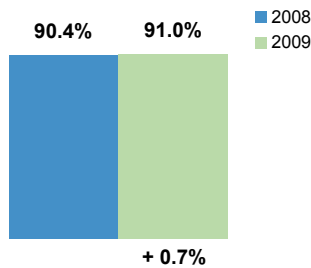
#### Activity—Year to Date



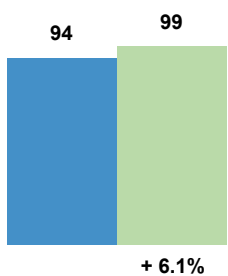
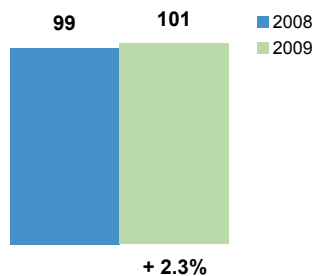
#### Median Sales Price



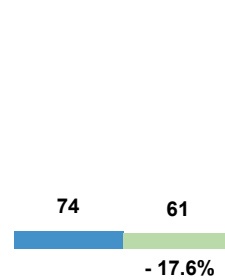
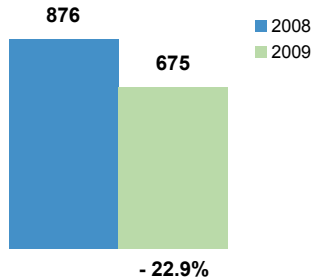
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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## Region 14

### Middleburg Vicinity

September

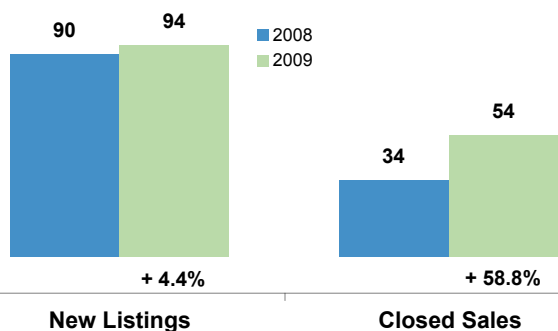
Year to Date

Clay County, FL

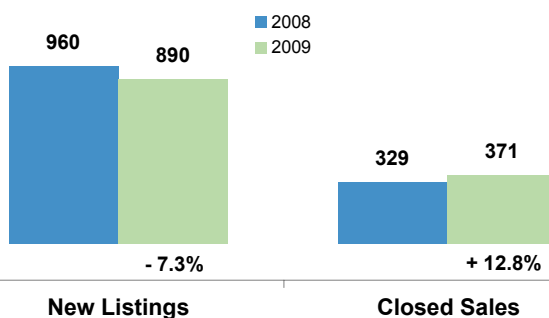
	2008	2009	Change	2008	2009	Change
New Listings	90	94	+ 4.4%	960	890	- 7.3%
Closed Sales	34	54	+ 58.8%	329	371	+ 12.8%
Median Sales Price*	\$168,448	\$145,900	- 13.4%	\$170,000	\$159,000	- 6.5%
Percent of Original List Price Received at Sale*	89.9%	92.2%	+ 2.6%	90.2%	90.7%	+ 0.5%
Average Days on Market Until Sale	97	104	+ 6.6%	106	102	- 4.4%
Single-Family Detached Inventory	521	425	- 18.4%	--	--	--
Townhouse-Condo Inventory	5	7	+ 40.0%	--	--	--

\*Does not account for seller concessions

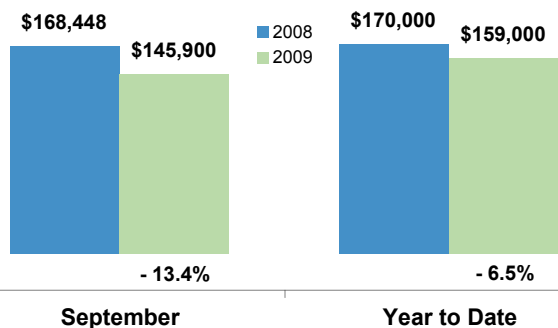
#### Activity—Most Recent Month



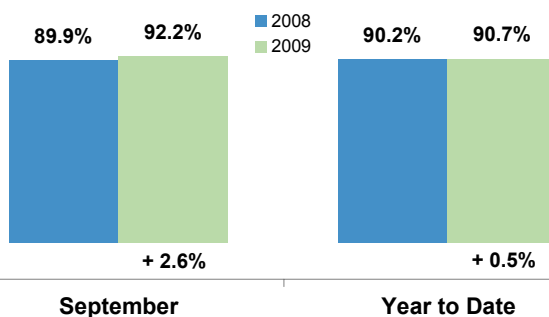
#### Activity—Year to Date



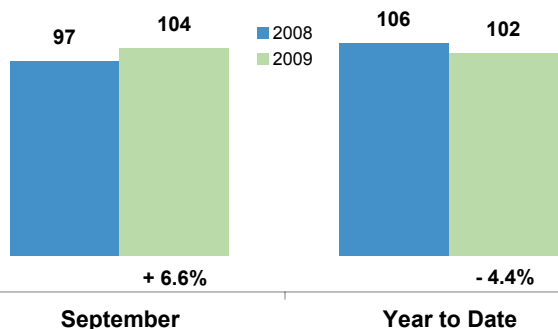
#### Median Sales Price



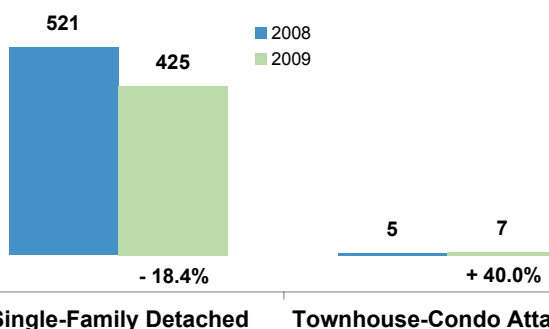
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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## Region 15 Keystone Heights Vicinity

Clay County, FL

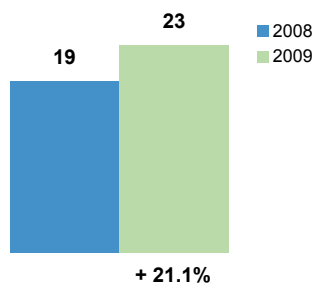
### September

### Year to Date

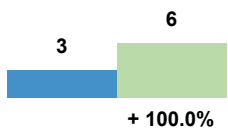
	2008	2009	Change	2008	2009	Change
New Listings	19	23	+ 21.1%	251	230	- 8.4%
Closed Sales	3	6	+ 100.0%	76	73	- 3.9%
Median Sales Price*	\$75,000	\$87,450	+ 16.6%	\$124,950	\$106,000	- 15.2%
Percent of Original List Price Received at Sale*	88.0%	80.6%	- 8.4%	89.5%	85.3%	- 4.7%
Average Days on Market Until Sale	19	70	+ 275.0%	148	133	- 10.5%
Single-Family Detached Inventory	228	180	- 21.1%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

Activity—Most Recent Month

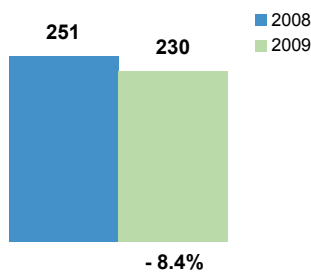


New Listings

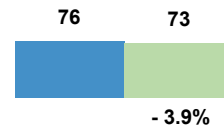


Closed Sales

Activity—Year to Date

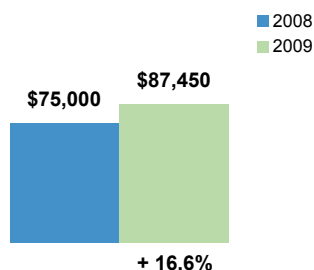


New Listings

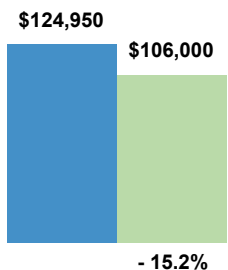


Closed Sales

Median Sales Price

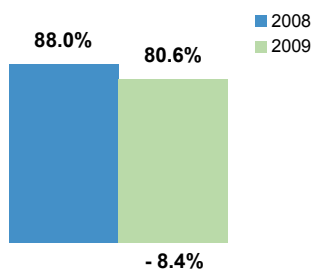


September

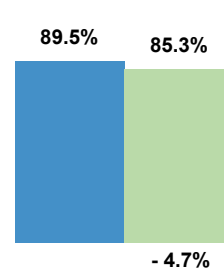


Year to Date

Percent of Original List Price Received at Sale

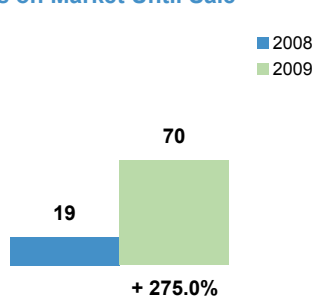


September

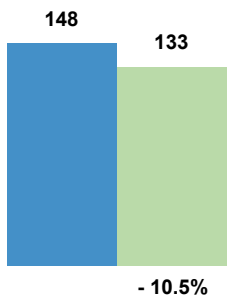


Year to Date

Days on Market Until Sale

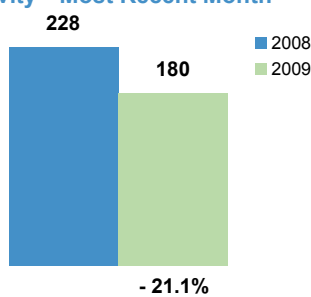


September

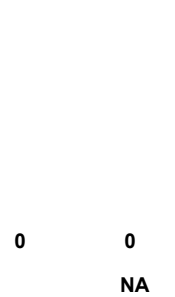


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

# Local Market Updates



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## Region 16 Green Cove Springs

Clay County, FL

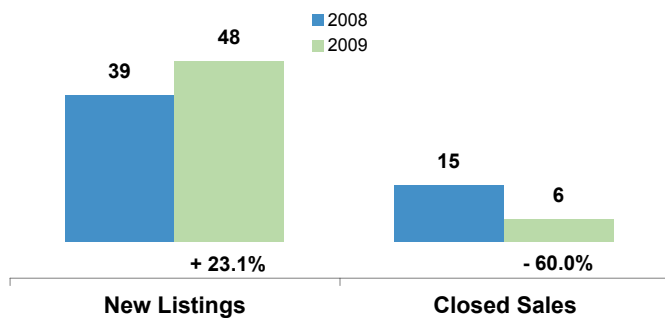
### September

### Year to Date

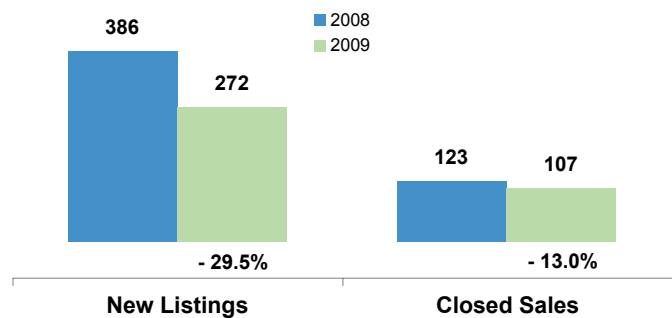
	2008	2009	Change	2008	2009	Change
New Listings	39	48	+ 23.1%	386	272	- 29.5%
Closed Sales	15	6	- 60.0%	123	107	- 13.0%
Median Sales Price*	\$183,000	\$163,250	- 10.8%	\$197,450	\$189,873	- 3.8%
Percent of Original List Price Received at Sale*	81.7%	84.7%	+ 3.6%	90.2%	86.7%	- 3.9%
Average Days on Market Until Sale	214	169	- 21.0%	143	139	- 2.6%
Single-Family Detached Inventory	234	168	- 28.2%	--	--	--
Townhouse-Condo Inventory	9	7	- 22.2%	--	--	--

\*Does not account for seller concessions

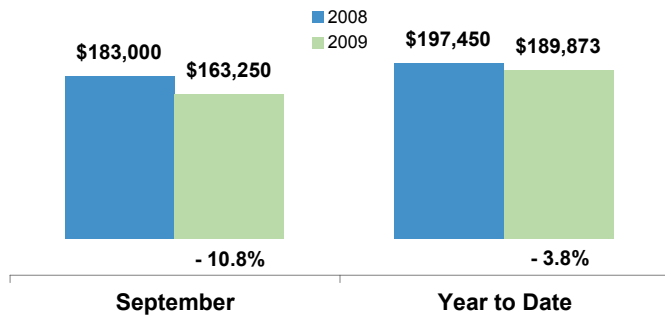
#### Activity—Most Recent Month



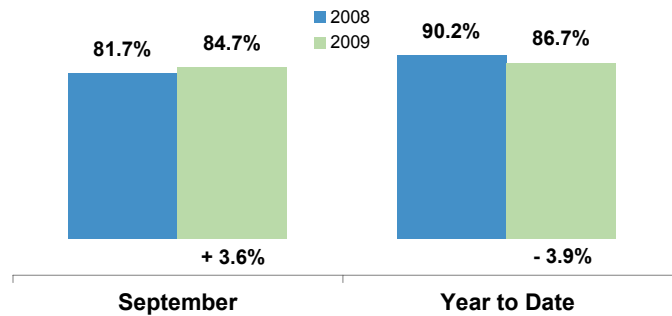
#### Activity—Year to Date



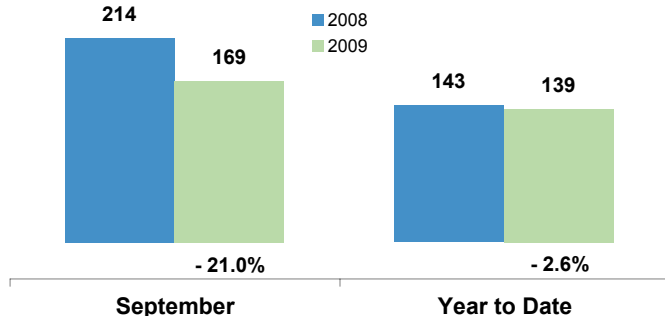
#### Median Sales Price



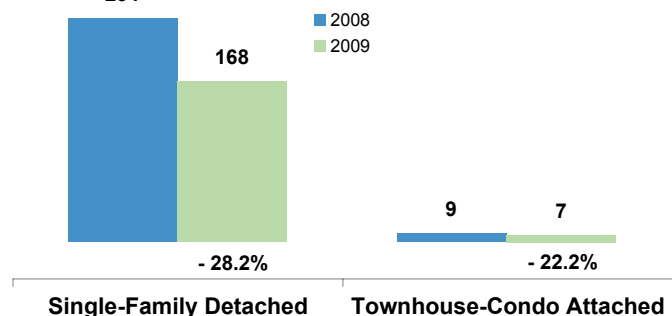
#### Percent of Original List Price Received at Sale



#### 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

September

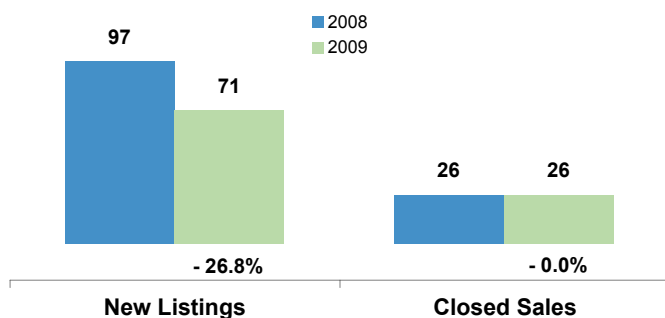
Year to Date

Duval County, FL

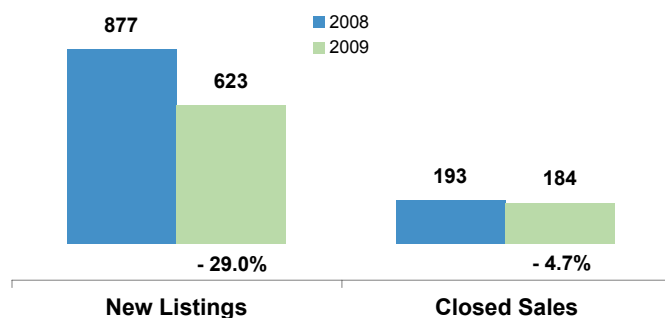
	2008	2009	Change	2008	2009	Change
New Listings	97	71	- 26.8%	877	623	- 29.0%
Closed Sales	26	26	- 0.0%	193	184	- 4.7%
Median Sales Price*	\$312,500	<b>\$304,500</b>	- 2.6%	\$319,000	<b>\$269,950</b>	- 15.4%
Percent of Original List Price Received at Sale*	84.2%	<b>84.2%</b>	- 0.0%	87.3%	<b>86.0%</b>	- 1.5%
Average Days on Market Until Sale	110	172	+ 55.6%	123	114	- 7.0%
Single-Family Detached Inventory	266	206	- 22.6%	--	--	--
Townhouse-Condo Inventory	296	215	- 27.4%	--	--	--

\*Does not account for seller concessions

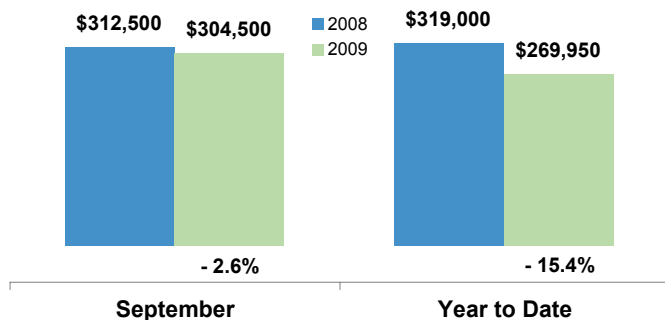
#### Activity—Most Recent Month



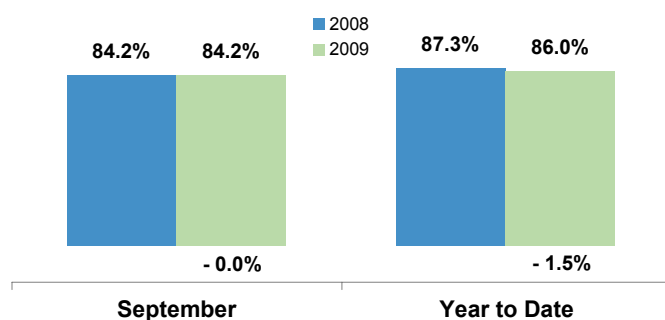
#### Activity—Year to Date



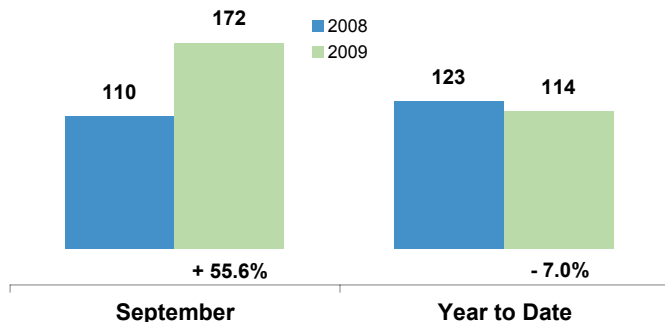
#### Median Sales Price



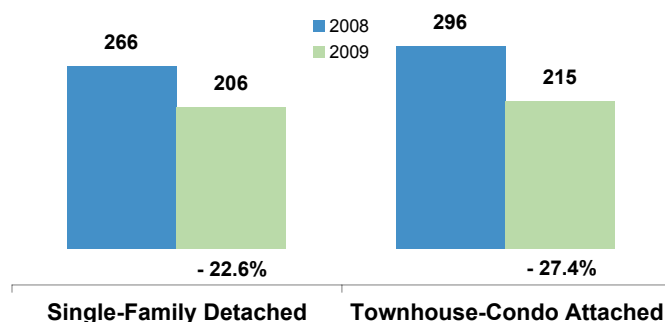
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates



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

## Region 22

### Neptune Bch

### September

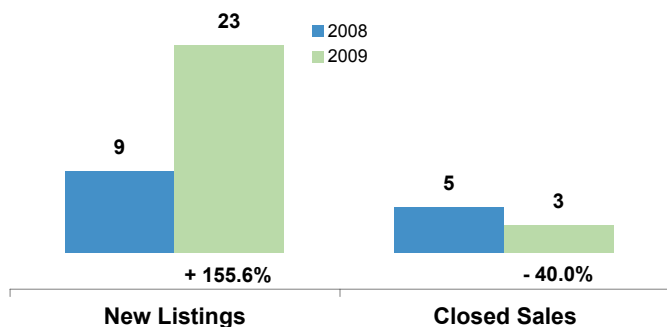
### Year to Date

Duval County, FL

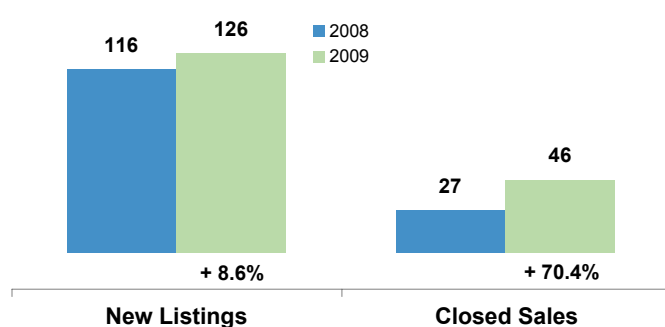
	2008	2009	Change	2008	2009	Change
New Listings	9	23	+ 155.6%	116	126	+ 8.6%
Closed Sales	5	3	- 40.0%	27	46	+ 70.4%
Median Sales Price*	\$317,500	\$415,000	+ 30.7%	\$305,000	\$340,000	+ 11.5%
Percent of Original List Price Received at Sale*	86.4%	96.6%	+ 11.7%	87.0%	86.6%	- 0.4%
Average Days on Market Until Sale	99	44	- 55.2%	135	112	- 17.0%
Single-Family Detached Inventory	75	65	- 13.3%	--	--	--
Townhouse-Condo Inventory	1	1	- 0.0%	--	--	--

\*Does not account for seller concessions

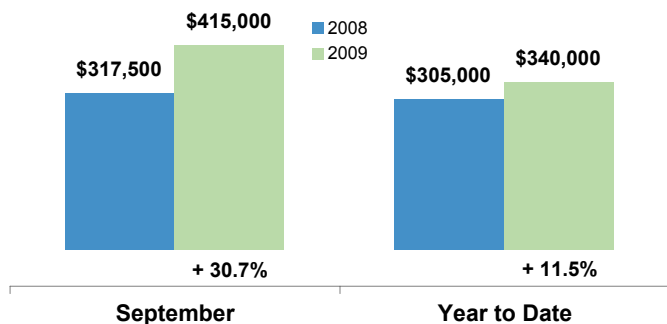
#### Activity—Most Recent Month



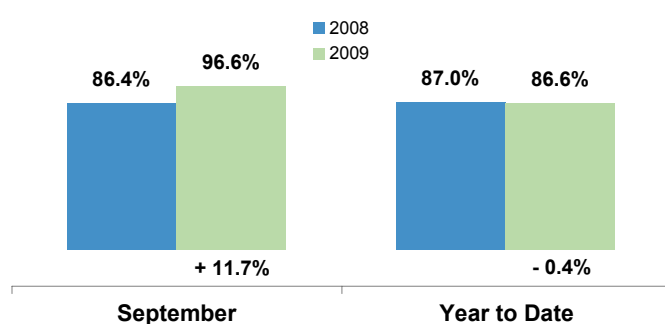
#### Activity—Year to Date



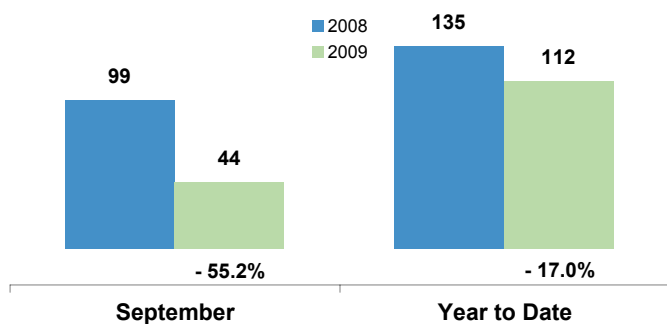
#### Median Sales Price



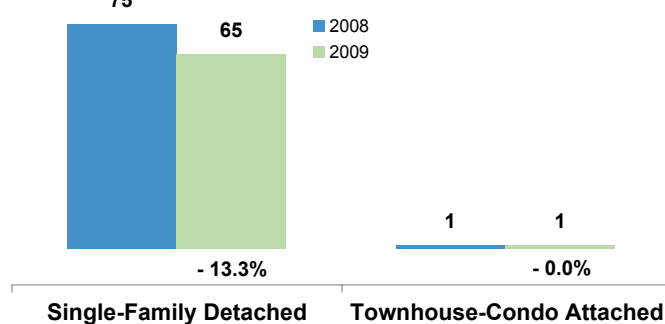
#### Percent of Original List Price Received at Sale



#### 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

### September

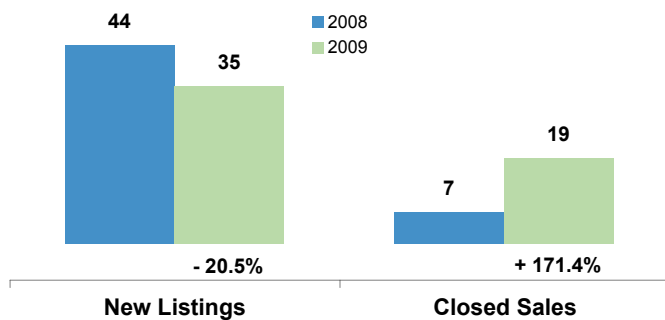
### Year to Date

Duval County, FL

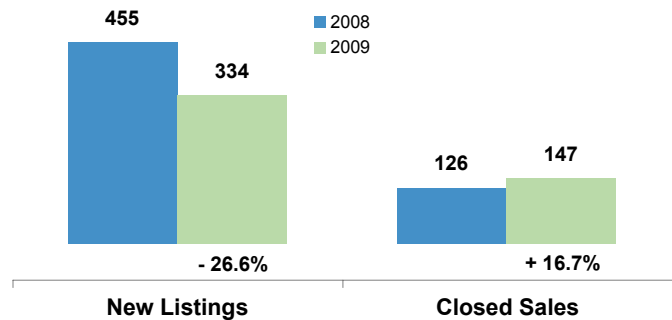
	2008	2009	Change	2008	2009	Change
New Listings	44	35	- 20.5%	455	334	- 26.6%
Closed Sales	7	19	+ 171.4%	126	147	+ 16.7%
Median Sales Price*	\$431,250	\$159,900	- 62.9%	\$217,500	\$202,500	- 6.9%
Percent of Original List Price Received at Sale*	85.8%	87.8%	+ 2.3%	85.4%	84.7%	- 0.8%
Average Days on Market Until Sale	88	112	+ 27.0%	133	120	- 9.7%
Single-Family Detached Inventory	212	166	- 21.7%	--	--	--
Townhouse-Condo Inventory	32	24	- 25.0%	--	--	--

\*Does not account for seller concessions

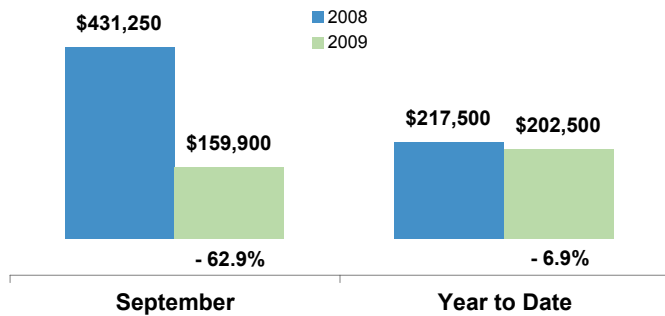
#### Activity—Most Recent Month



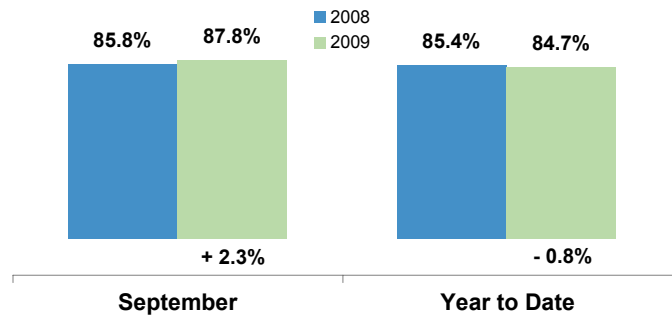
#### Activity—Year to Date



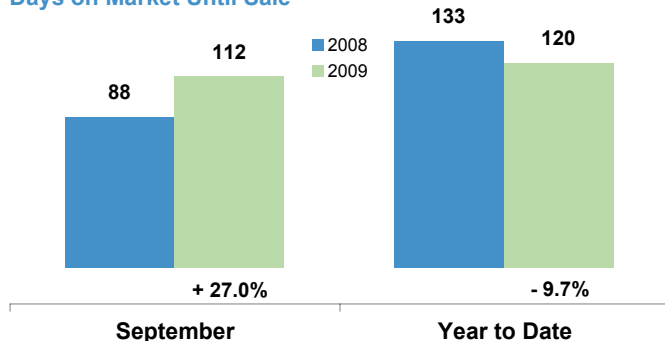
#### Median Sales Price



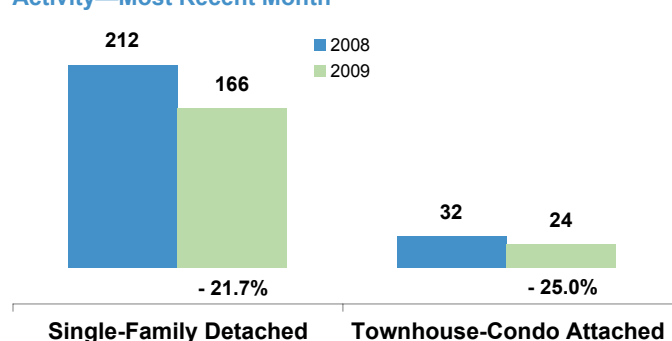
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month





# Local Market Updates

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



## Region 25 Ponte Vedra Bch North

September

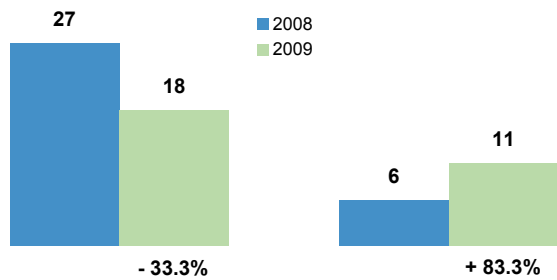
Year to Date

St. John's County, FL

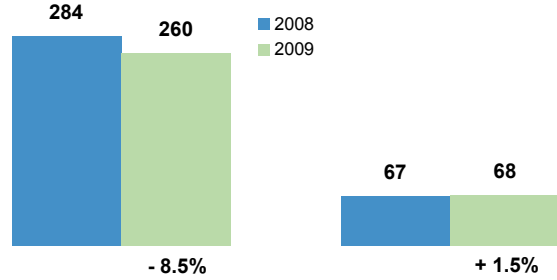
	2008	2009	Change	2008	2009	Change
New Listings	27	18	- 33.3%	284	260	- 8.5%
Closed Sales	6	11	+ 83.3%	67	68	+ 1.5%
Median Sales Price*	\$961,500	\$495,000	- 48.5%	\$687,000	\$365,000	- 46.9%
Percent of Original List Price Received at Sale*	92.0%	85.1%	- 7.5%	87.4%	85.8%	- 1.8%
Average Days on Market Until Sale	145	127	- 11.9%	142	119	- 15.9%
Single-Family Detached Inventory	153	153	- 0.0%	--	--	--
Townhouse-Condo Inventory	33	27	- 18.2%	--	--	--

\*Does not account for seller concessions

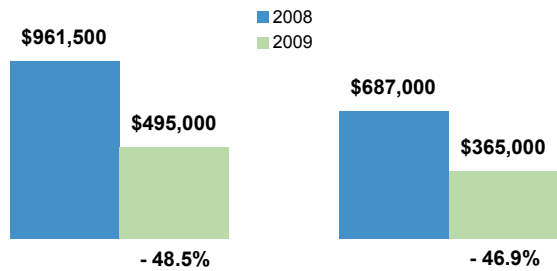
### Activity—Most Recent Month



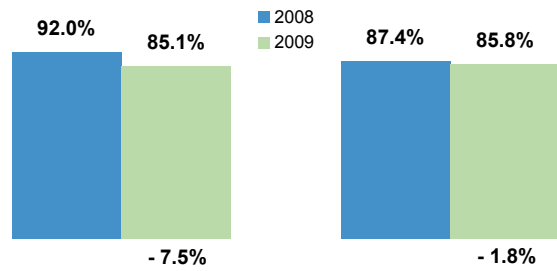
### Activity—Year to Date



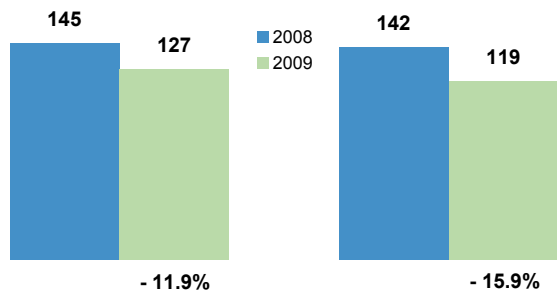
### Median Sales Price



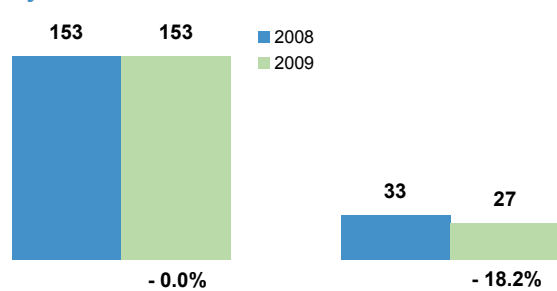
### Percent of Original List Price Received at Sale



### Days on Market Until Sale



### Activity—Most Recent Month



# Local Market Updates

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



## Region 26

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

September

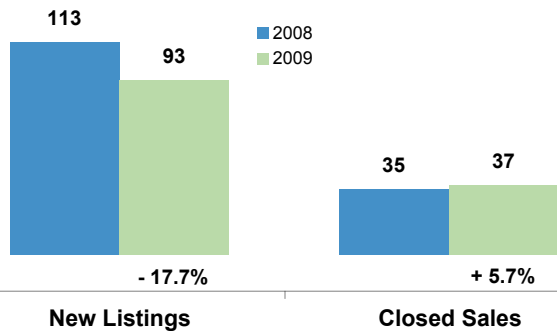
Year to Date

St. John's County, FL

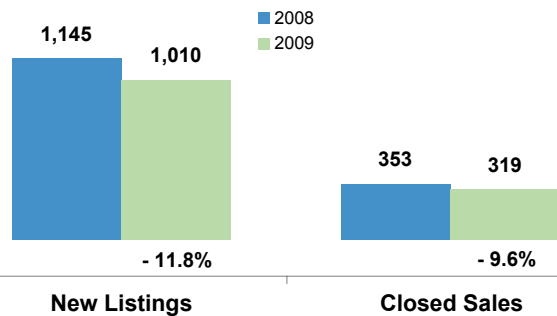
	2008	2009	Change	2008	2009	Change
New Listings	113	93	- 17.7%	1,145	1,010	- 11.8%
Closed Sales	35	37	+ 5.7%	353	319	- 9.6%
Median Sales Price*	\$362,500	\$315,000	- 13.1%	\$410,000	\$305,000	- 25.6%
Percent of Original List Price Received at Sale*	86.4%	87.4%	+ 1.2%	87.5%	85.5%	- 2.4%
Average Days on Market Until Sale	136	171	+ 26.5%	130	133	+ 2.4%
Single-Family Detached Inventory	511	490	- 4.1%	--	--	--
Townhouse-Condo Inventory	251	197	- 21.5%	--	--	--

\*Does not account for seller concessions

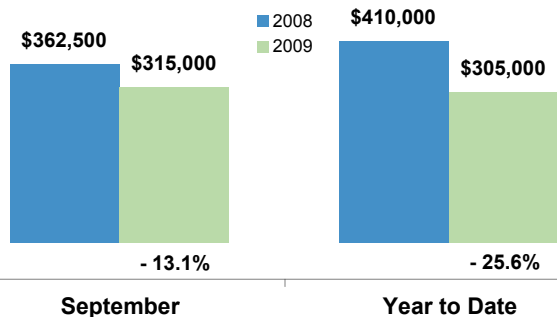
### Activity—Most Recent Month



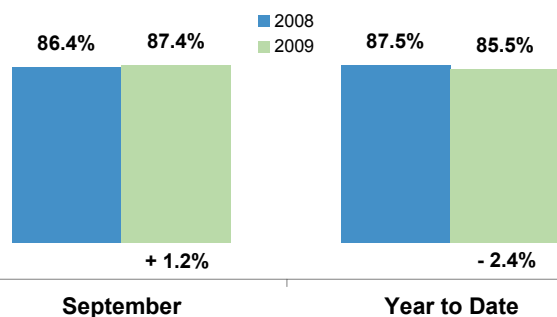
### Activity—Year to Date



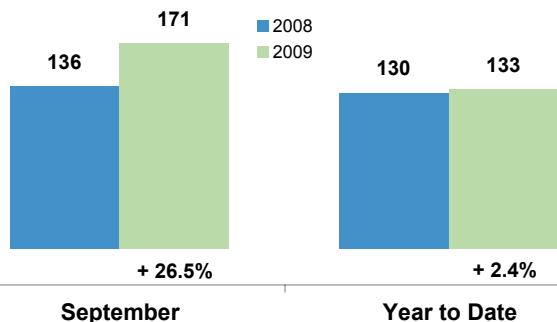
### Median Sales Price



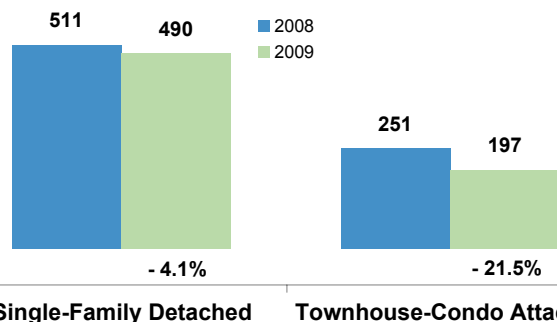
### Percent of Original List Price Received at Sale



### Days on Market Until Sale



### Activity—Most Recent Month



# Local Market Updates

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



## Region 30 St. Johns County – NW

### September

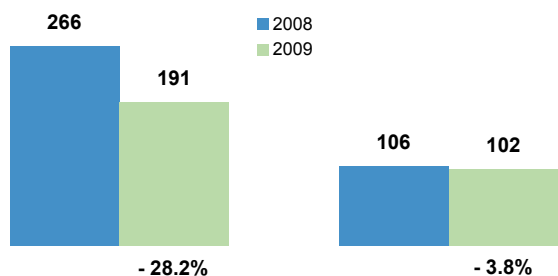
### Year to Date

St. John's County, FL

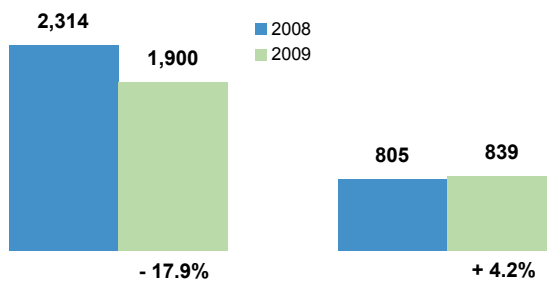
	2008	2009	Change	2008	2009	Change
New Listings	266	191	- 28.2%	2,314	1,900	- 17.9%
Closed Sales	106	102	- 3.8%	805	839	+ 4.2%
Median Sales Price*	\$252,900	\$244,950	- 3.1%	\$273,960	\$235,000	- 14.2%
Percent of Original List Price Received at Sale*	89.3%	89.9%	+ 0.7%	88.8%	88.8%	+ 0.1%
Average Days on Market Until Sale	118	115	- 2.9%	112	119	+ 6.4%
Single-Family Detached Inventory	1,173	857	- 26.9%	--	--	--
Townhouse-Condo Inventory	124	111	- 10.5%	--	--	--

\*Does not account for seller concessions

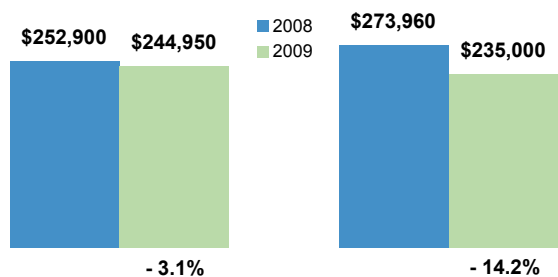
#### Activity—Most Recent Month



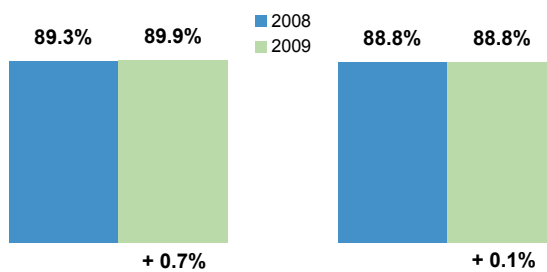
#### Activity—Year to Date



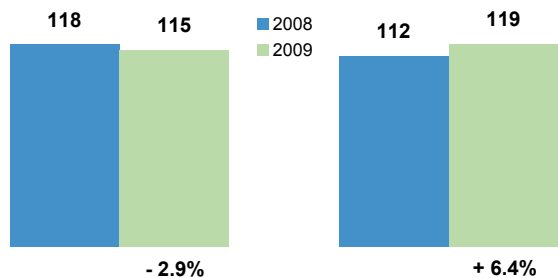
#### Median Sales Price



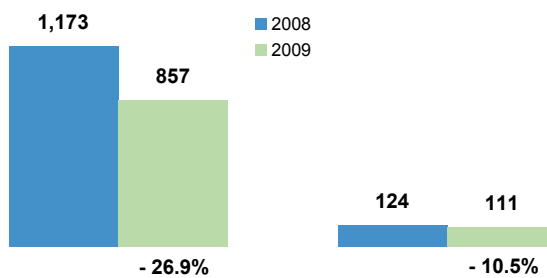
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 31

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

September

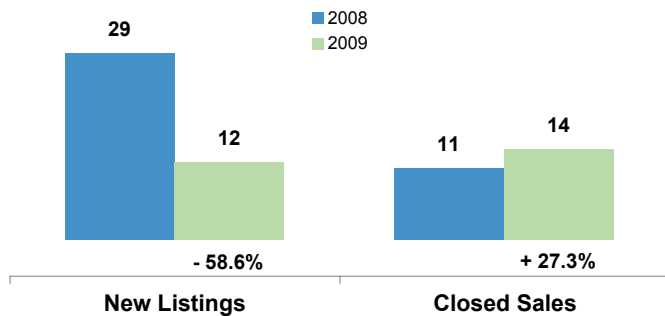
Year to Date

St. John's County, FL

	2008	2009	Change	2008	2009	Change
New Listings	29	12	- 58.6%	238	254	+ 6.7%
Closed Sales	11	14	+ 27.3%	100	84	- 16.0%
Median Sales Price*	\$337,000	\$207,250	- 38.5%	\$224,424	\$235,773	+ 5.1%
Percent of Original List Price Received at Sale*	83.2%	89.2%	+ 7.2%	87.6%	86.5%	- 1.3%
Average Days on Market Until Sale	185	97	- 47.3%	164	122	- 25.7%
Single-Family Detached Inventory	145	127	- 12.4%	--	--	--
Townhouse-Condo Inventory	44	49	+ 11.4%	--	--	--

\*Does not account for seller concessions

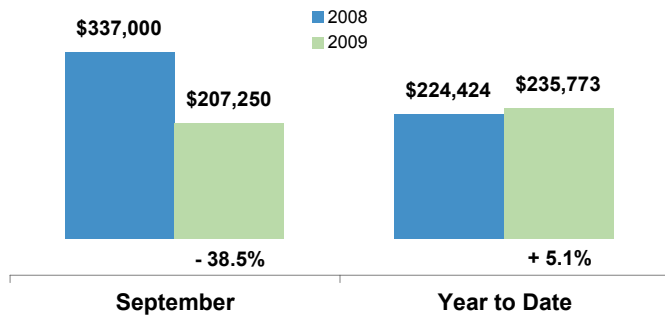
### Activity—Most Recent Month



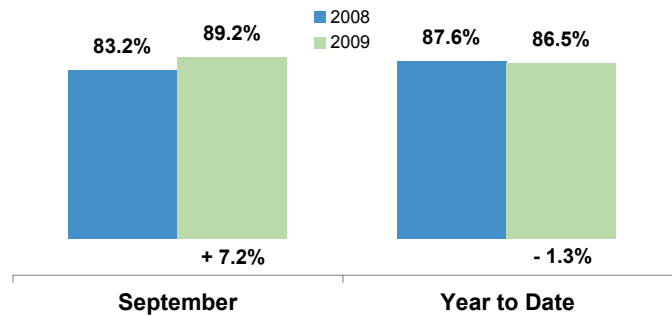
### Activity—Year to Date



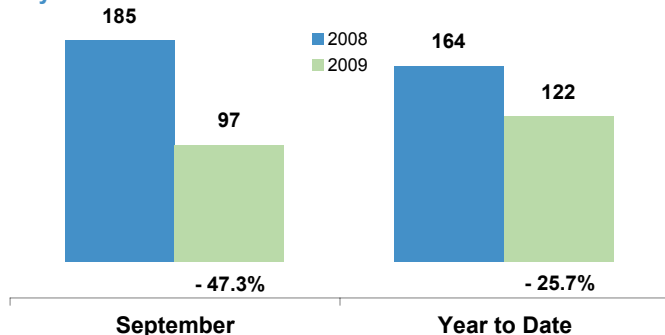
### Median Sales Price



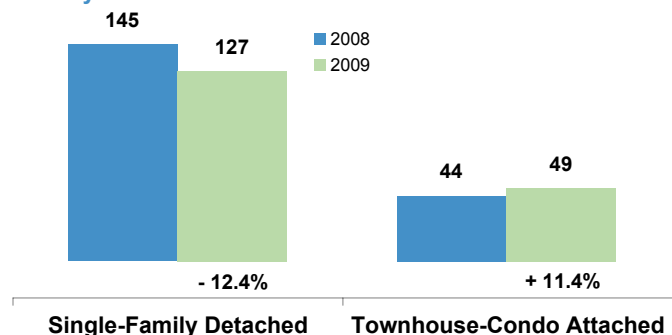
### Percent of Original List Price Received at Sale



### Days on Market Until Sale



### Activity—Most Recent Month



# Local Market Updates

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



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

St. John's County, FL

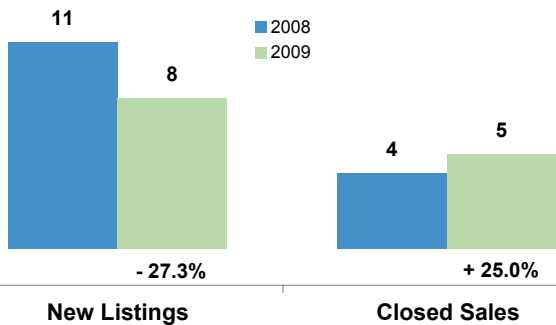
### September

### Year to Date

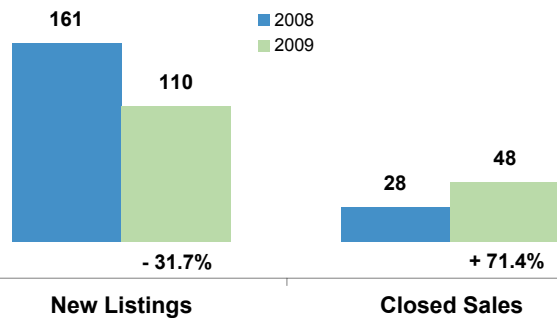
	2008	2009	Change	2008	2009	Change
New Listings	11	8	- 27.3%	161	110	- 31.7%
Closed Sales	4	5	+ 25.0%	28	48	+ 71.4%
Median Sales Price*	\$337,783	\$165,000	- 51.2%	\$166,000	\$160,000	- 3.6%
Percent of Original List Price Received at Sale*	91.0%	87.4%	- 3.9%	84.7%	85.4%	+ 0.9%
Average Days on Market Until Sale	110	380	+ 245.8%	145	184	+ 27.2%
Single-Family Detached Inventory	87	58	- 33.3%	--	--	--
Townhouse-Condo Inventory	35	30	- 14.3%	--	--	--

\*Does not account for seller concessions

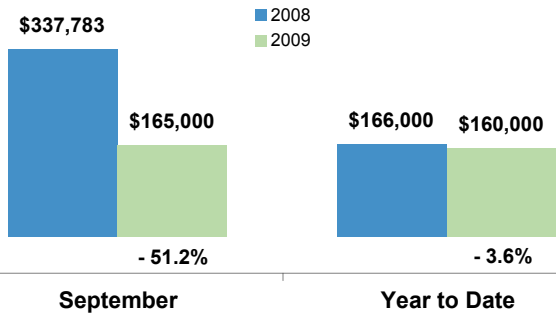
#### Activity—Most Recent Month



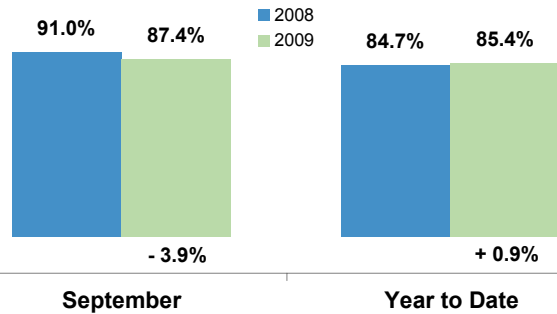
#### Activity—Year to Date



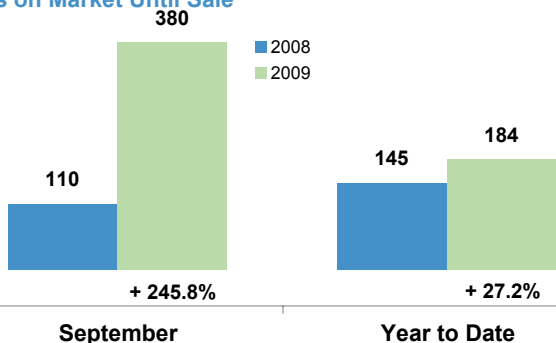
#### Median Sales Price



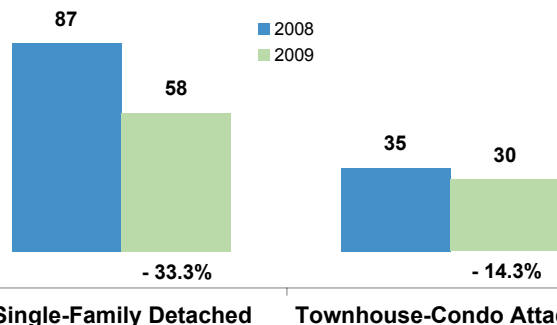
#### Percent of Original List Price Received at Sale



#### 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

### September

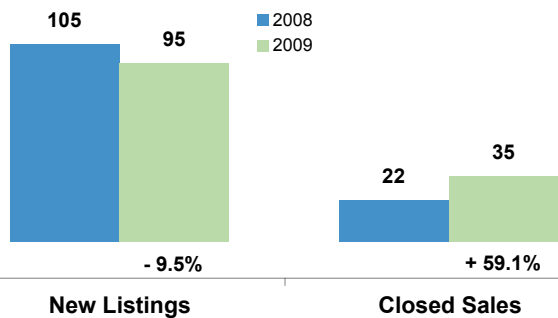
### Year to Date

St. John's County, FL

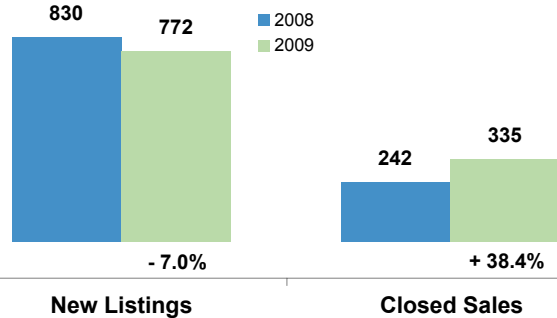
	2008	2009	Change	2008	2009	Change
New Listings	105	95	- 9.5%	830	772	- 7.0%
Closed Sales	22	35	+ 59.1%	242	335	+ 38.4%
Median Sales Price*	\$174,010	\$179,990	+ 3.4%	\$204,900	\$169,950	- 17.1%
Percent of Original List Price Received at Sale*	82.9%	88.0%	+ 6.2%	86.5%	87.5%	+ 1.1%
Average Days on Market Until Sale	211	105	- 50.1%	143	101	- 29.1%
Single-Family Detached Inventory	428	317	- 25.9%	--	--	--
Townhouse-Condo Inventory	126	108	- 14.3%	--	--	--

\*Does not account for seller concessions

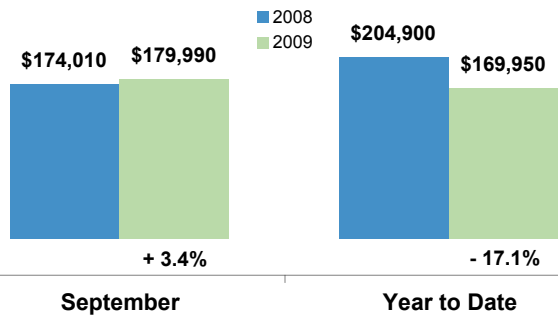
#### Activity—Most Recent Month



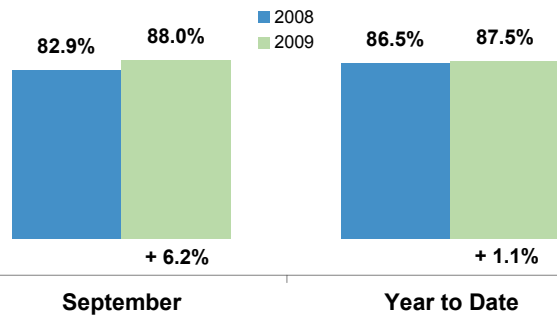
#### Activity—Year to Date



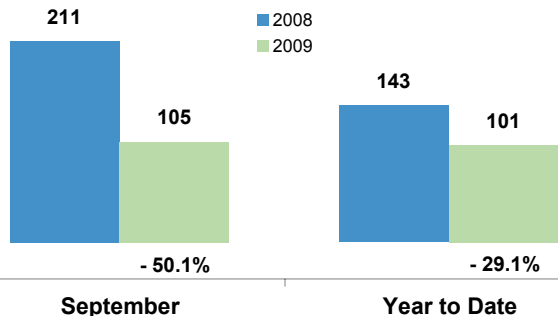
#### Median Sales Price



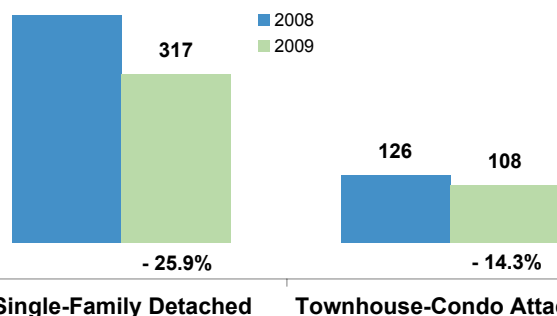
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 34 St. Johns County – SW

September

Year to Date

St. John's County, FL

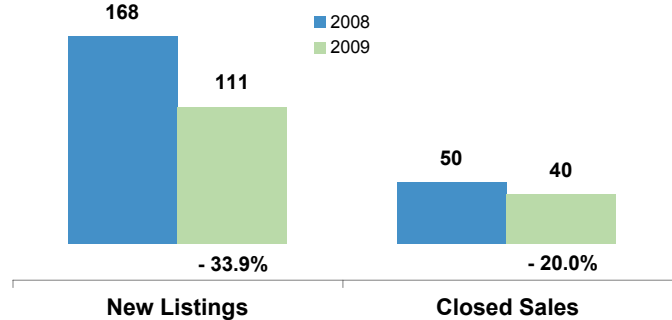
	2008	2009	Change	2008	2009	Change
New Listings	16	15	- 6.3%	168	111	- 33.9%
Closed Sales	6	2	- 66.7%	50	40	- 20.0%
Median Sales Price*	\$194,565	\$130,500	- 32.9%	\$166,990	\$148,000	- 11.4%
Percent of Original List Price Received at Sale*	83.8%	78.9%	- 5.9%	84.9%	86.9%	+ 2.4%
Average Days on Market Until Sale	195	133	- 32.0%	139	129	- 7.2%
Single-Family Detached Inventory	106	86	- 18.9%	--	--	--
Townhouse-Condo Inventory	6	0	- 100.0%	--	--	--

\*Does not account for seller concessions

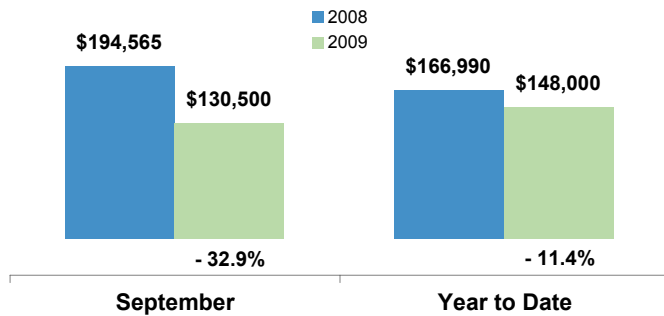
### Activity—Most Recent Month



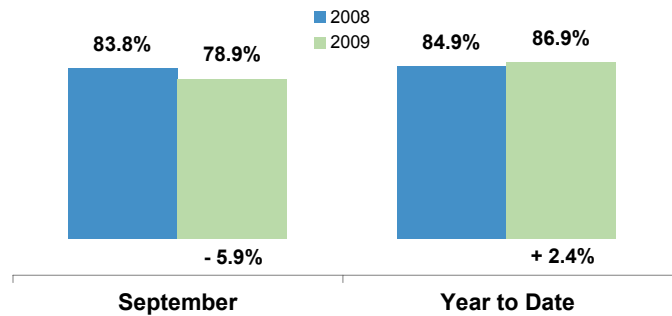
### Activity—Year to Date



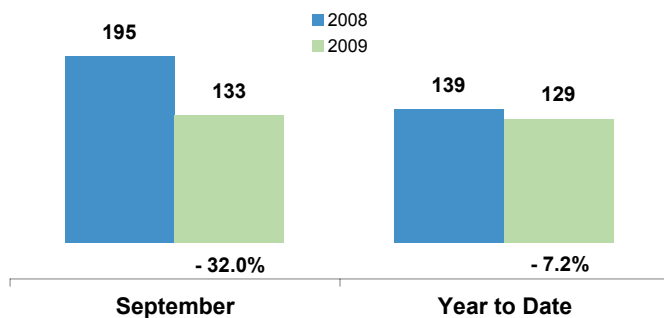
### Median Sales Price



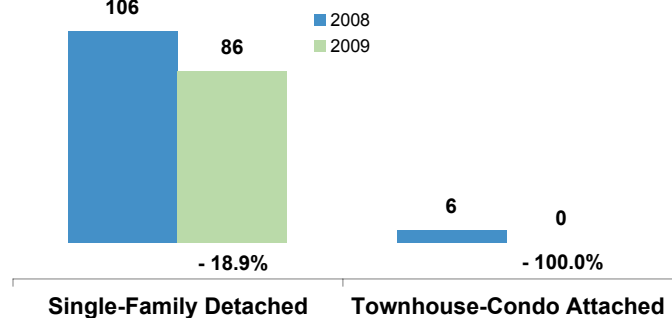
### Percent of Original List Price Received at Sale



### 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

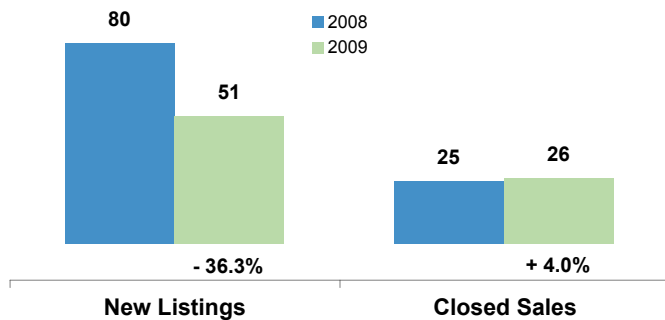
### September

### Year to Date

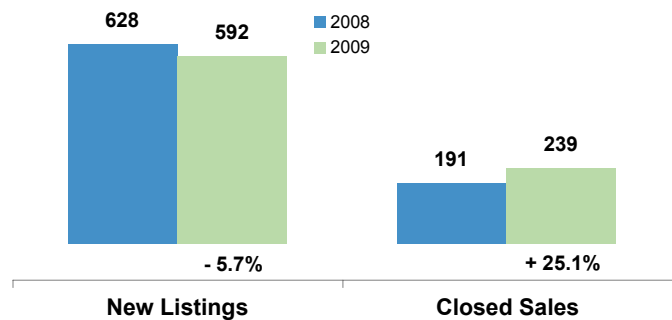
Nassau County, FL		2008	2009	Change	2008	2009	Change
<b>New Listings</b>		80	51	- 36.3%	628	592	- 5.7%
<b>Closed Sales</b>		25	26	+ 4.0%	191	239	+ 25.1%
<b>Median Sales Price*</b>		\$195,000	\$154,000	- 21.0%	\$195,000	\$178,200	- 8.6%
<b>Percent of Original List Price Received at Sale*</b>		93.9%	90.3%	- 3.8%	90.4%	87.7%	- 2.9%
<b>Average Days on Market Until Sale</b>		87	90	+ 3.3%	102	115	+ 12.1%
<b>Single-Family Detached Inventory</b>		389	314	- 19.3%	--	--	--
<b>Townhouse-Condo Inventory</b>		59	37	- 37.3%	--	--	--

\*Does not account for seller concessions

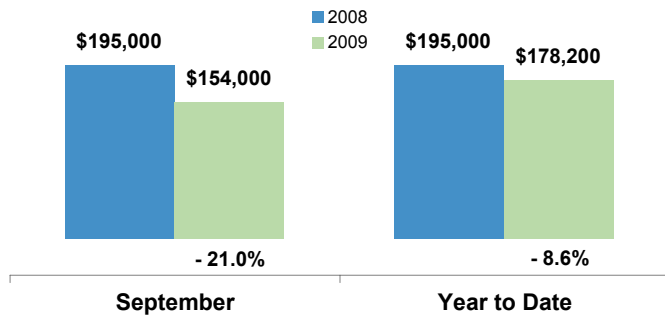
#### Activity—Most Recent Month



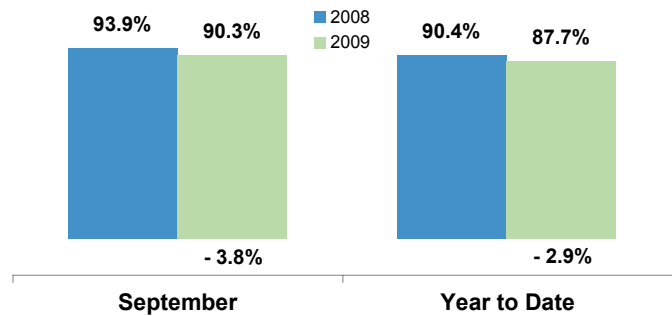
#### Activity—Year to Date



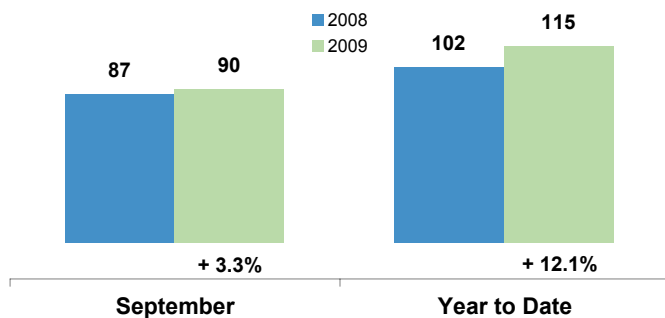
#### Median Sales Price



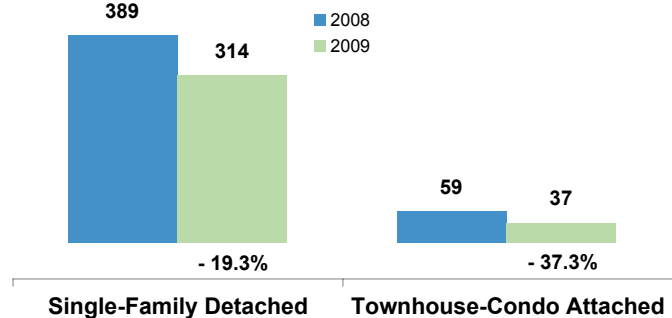
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month





# Local Market Updates

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



## Region 50

### Baker County

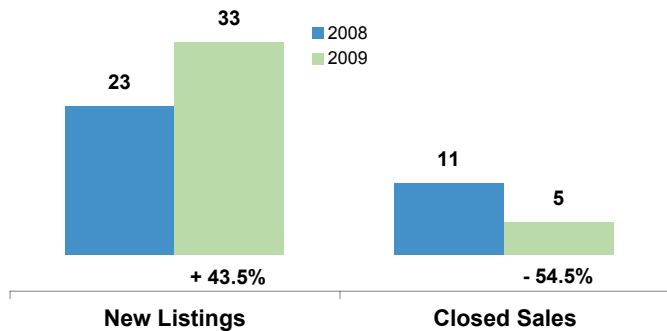
September

Year to Date

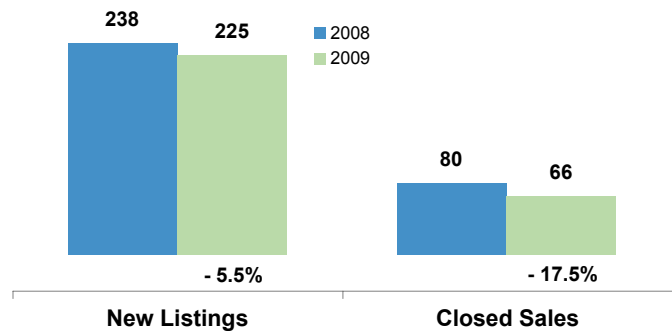
Baker County, FL	2008	2009	Change	2008	2009	Change
New Listings	23	33	+ 43.5%	238	225	- 5.5%
Closed Sales	11	5	- 54.5%	80	66	- 17.5%
Median Sales Price*	\$126,000	\$128,000	+ 1.6%	\$145,000	\$151,000	+ 4.1%
Percent of Original List Price Received at Sale*	89.4%	91.5%	+ 2.4%	90.8%	89.1%	- 1.9%
Average Days on Market Until Sale	170	81	- 52.5%	113	120	+ 6.5%
Single-Family Detached Inventory	144	135	- 6.3%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

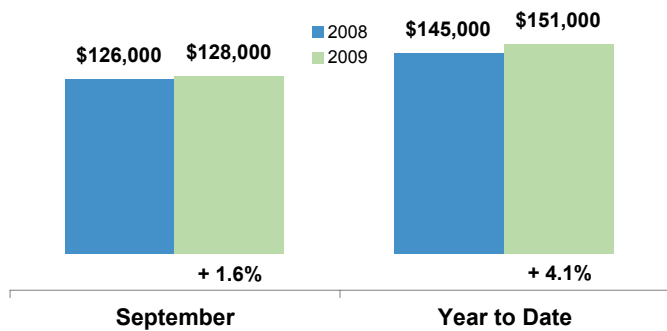
#### Activity—Most Recent Month



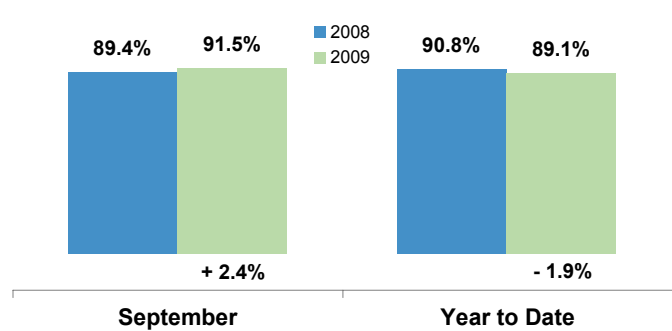
#### Activity—Year to Date



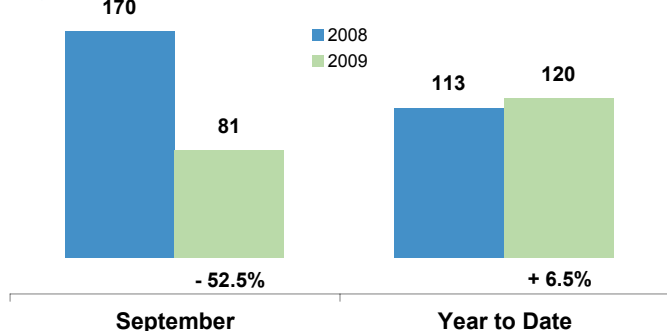
#### Median Sales Price



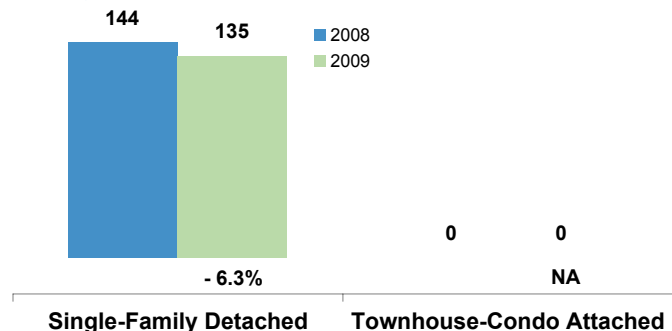
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 56

### Putnam County NE

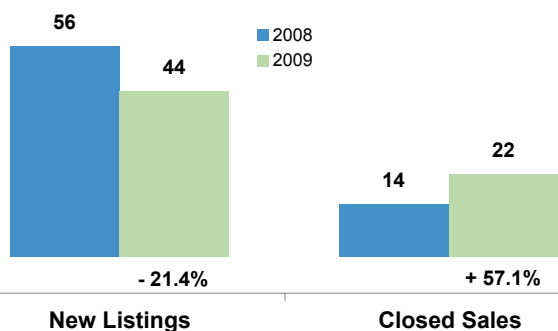
September

Year to Date

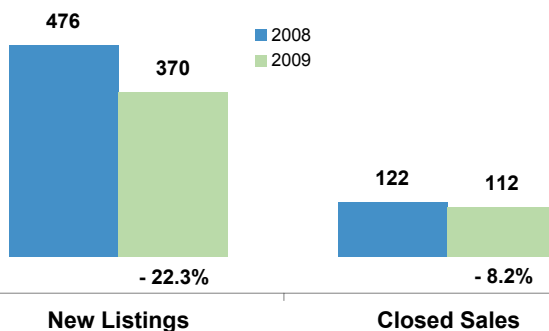
Putnam County, FL		2008	2009	Change	2008	2009	Change
New Listings		56	44	- 21.4%	476	370	- 22.3%
Closed Sales		14	22	+ 57.1%	122	112	- 8.2%
Median Sales Price*		\$145,000	\$85,675	- 40.9%	\$126,500	\$90,000	- 28.9%
Percent of Original List Price Received at Sale*		87.1%	84.8%	- 2.6%	85.4%	82.0%	- 3.9%
Average Days on Market Until Sale		113	160	+ 41.1%	146	149	+ 1.4%
Single-Family Detached Inventory		415	338	- 18.6%	--	--	--
Townhouse-Condo Inventory		4	2	- 50.0%	--	--	--

\*Does not account for seller concessions

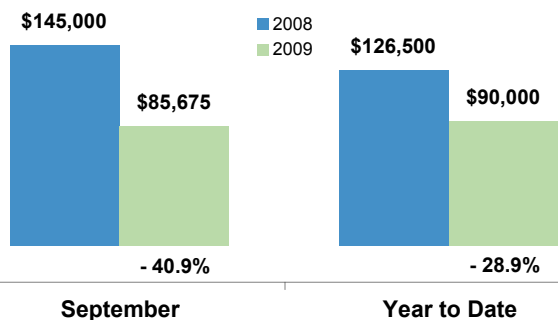
#### Activity—Most Recent Month



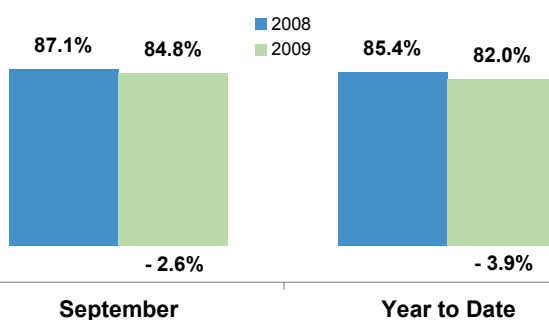
#### Activity—Year to Date



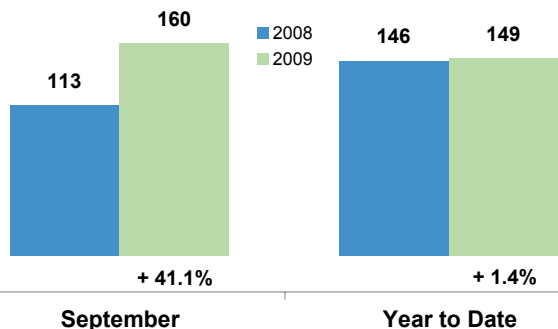
#### Median Sales Price



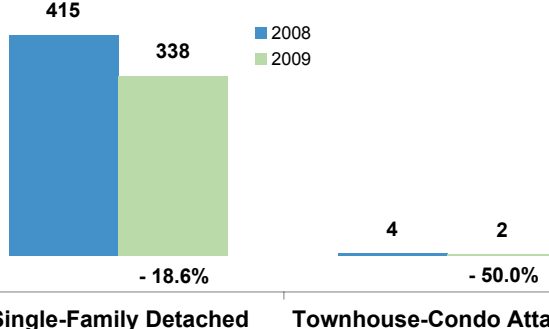
#### Percent of Original List Price Received at Sale



#### Days on Market Until Sale



#### Activity—Most Recent Month



# Local Market Updates

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



## Region 57 Putnam County – West

### September

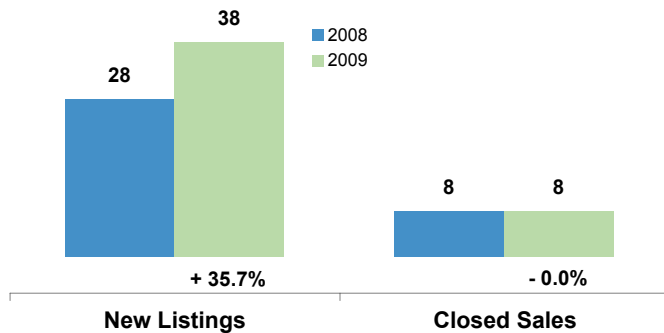
### Year to Date

Putnam County, FL

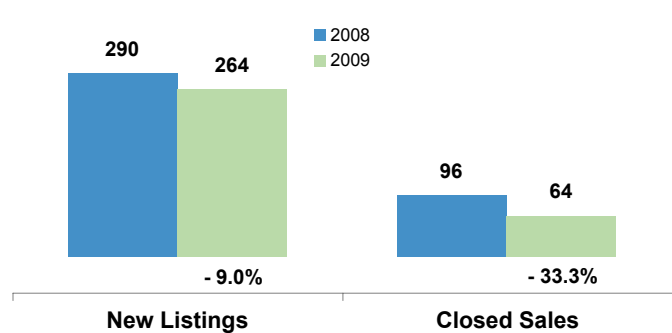
	2008	2009	Change	2008	2009	Change
New Listings	28	38	+ 35.7%	290	264	- 9.0%
Closed Sales	8	8	- 0.0%	96	64	- 33.3%
Median Sales Price*	\$45,000	\$35,125	- 21.9%	\$70,000	\$42,000	- 40.0%
Percent of Original List Price Received at Sale*	78.9%	77.0%	- 2.5%	84.0%	78.1%	- 7.0%
Average Days on Market Until Sale	184	185	+ 0.6%	152	161	+ 5.8%
Single-Family Detached Inventory	245	198	- 19.2%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

\*Does not account for seller concessions

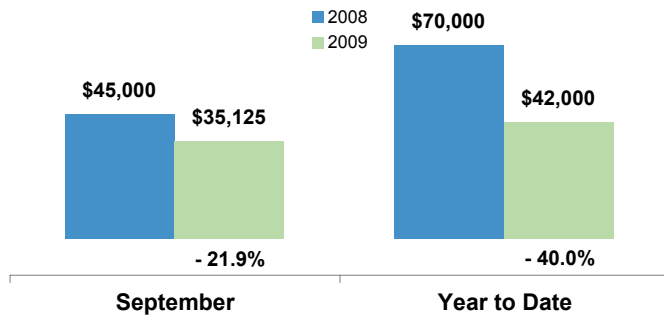
Activity—Most Recent Month



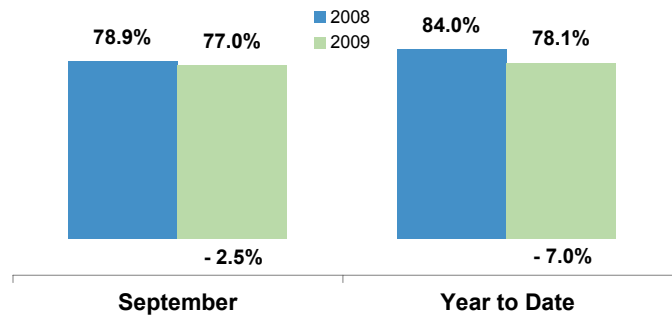
Activity—Year to Date



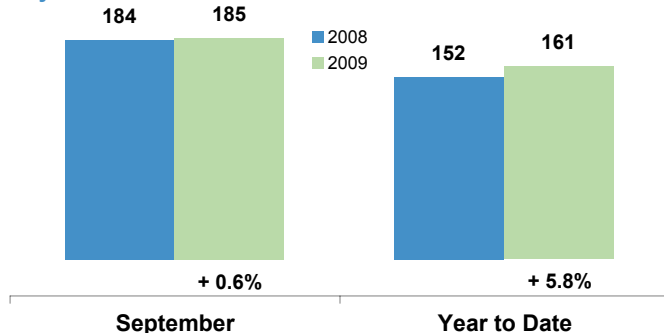
Median Sales Price



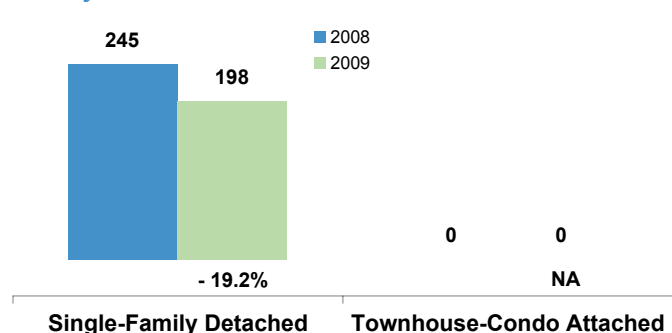
Percent of Original List Price Received at Sale



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

### September

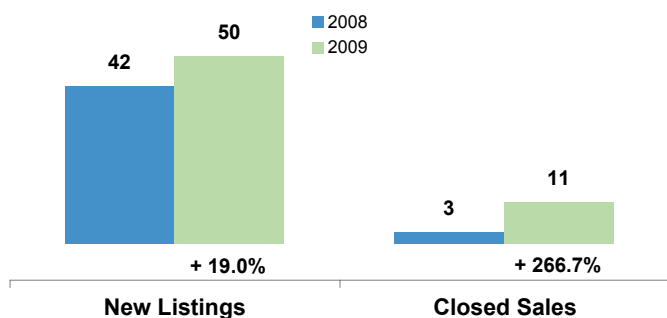
### Year to Date

Putnam County, FL

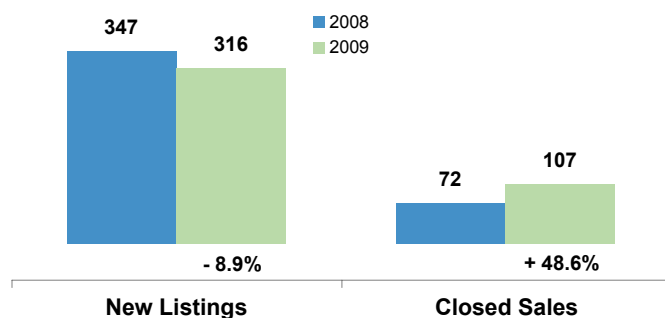
	2008	2009	Change	2008	2009	Change
New Listings	42	50	+ 19.0%	347	316	- 8.9%
Closed Sales	3	11	+ 266.7%	72	107	+ 48.6%
Median Sales Price*	\$95,000	\$65,000	- 31.6%	\$81,850	\$67,000	- 18.1%
Percent of Original List Price Received at Sale*	79.2%	74.0%	- 6.6%	82.4%	80.6%	- 2.1%
Average Days on Market Until Sale	315	172	- 45.3%	172	166	- 3.2%
Single-Family Detached Inventory	331	282	- 14.8%	--	--	--
Townhouse-Condo Inventory	7	5	- 28.6%	--	--	--

\*Does not account for seller concessions

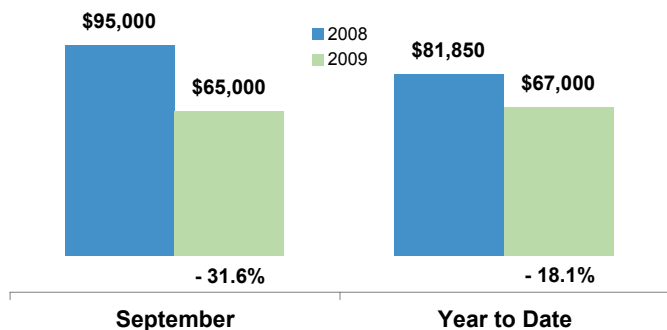
#### Activity—Most Recent Month



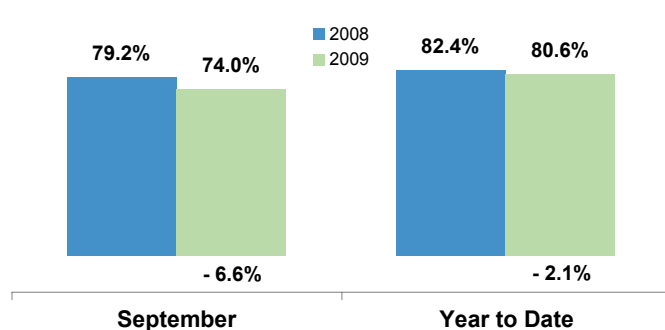
#### Activity—Year to Date



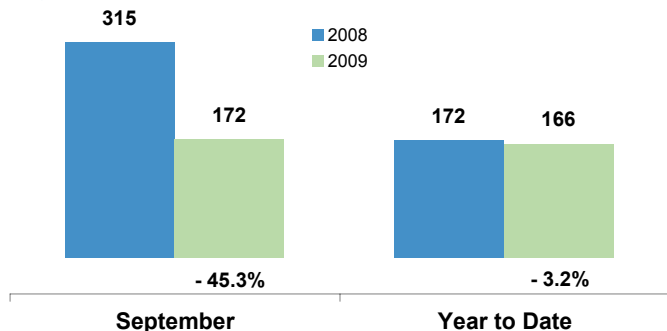
#### Median Sales Price



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



#### Days on Market Until Sale



#### Activity—Most Recent Month

