



NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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Monthly Indicators

March 2010

Area breakouts of 29 submarkets begin after page 15.

Buyers in Northeast Florida were even more active in March than in February, with a whopping 33.9 percent year-over-year increase in closed sales to bring the figure to 1,449 for this month.

Home prices did however take somewhat of a hit - 12.1 percent decrease from year-over-year for March - and remain relatively soft at \$138,000 for this month. The good news is that prices are no longer in free-fall, as the rate of decrease has truly leveled out recently.

Percent of Original List Price Received also provides reason for cautious optimism as transactions slowly creep back toward the seller's favor. The 88.9 mark for March has consistently been inching upwards in 2010.

Low mortgage rates and the final days of the tax credit continue to create a favorable buying environment and affordability continues to soar. This may change; but we're on top of it.

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New Listings

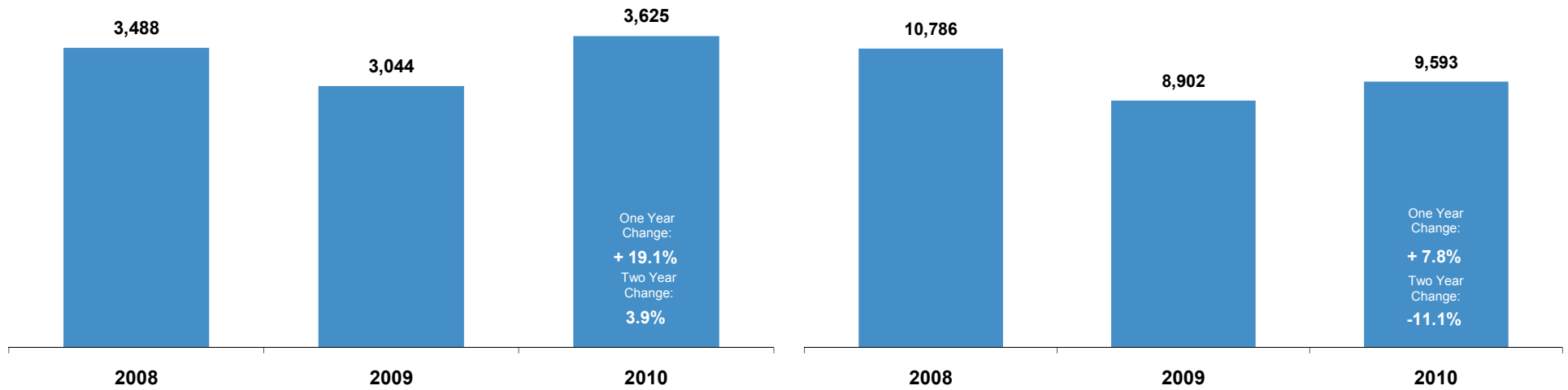
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



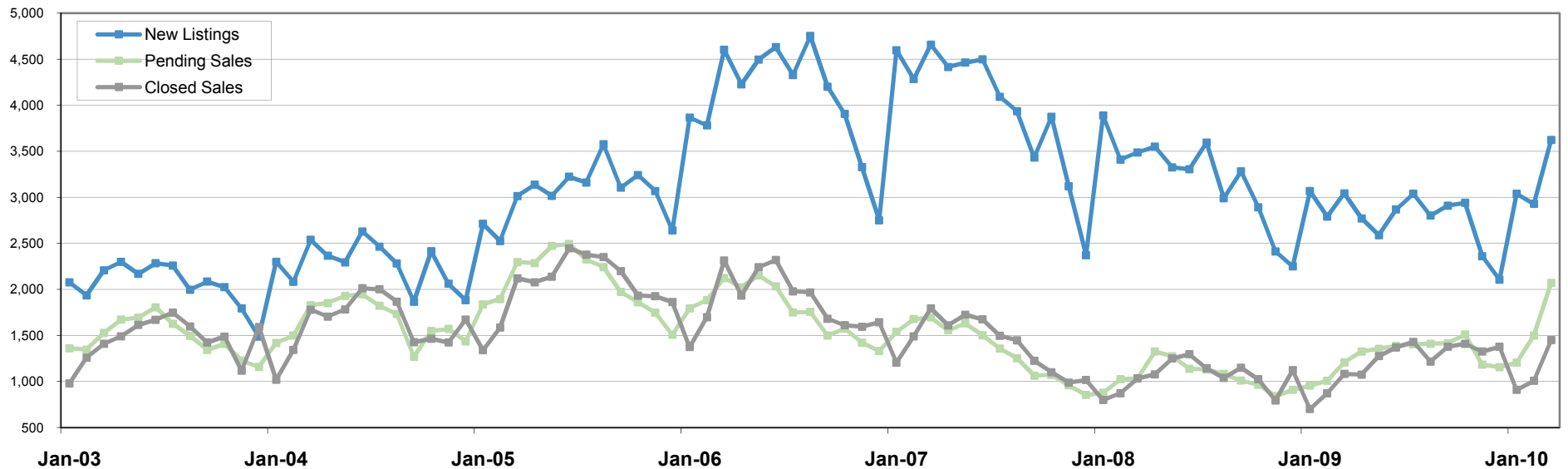
**NORTHEAST FLORIDA
ASSOCIATION OF REALTORS**

March

Year to Date



Historical Market Activity



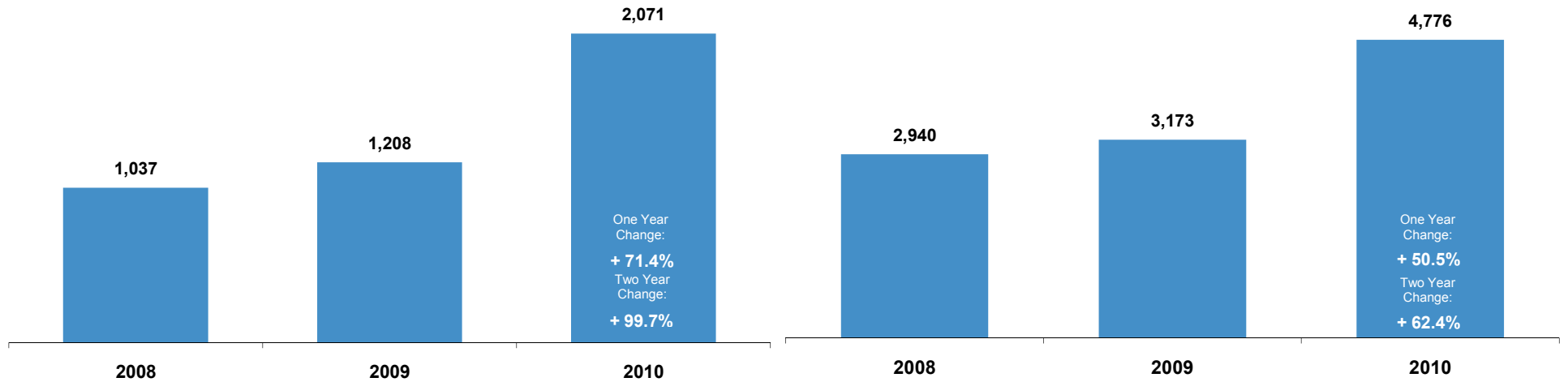
Pending Sales

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

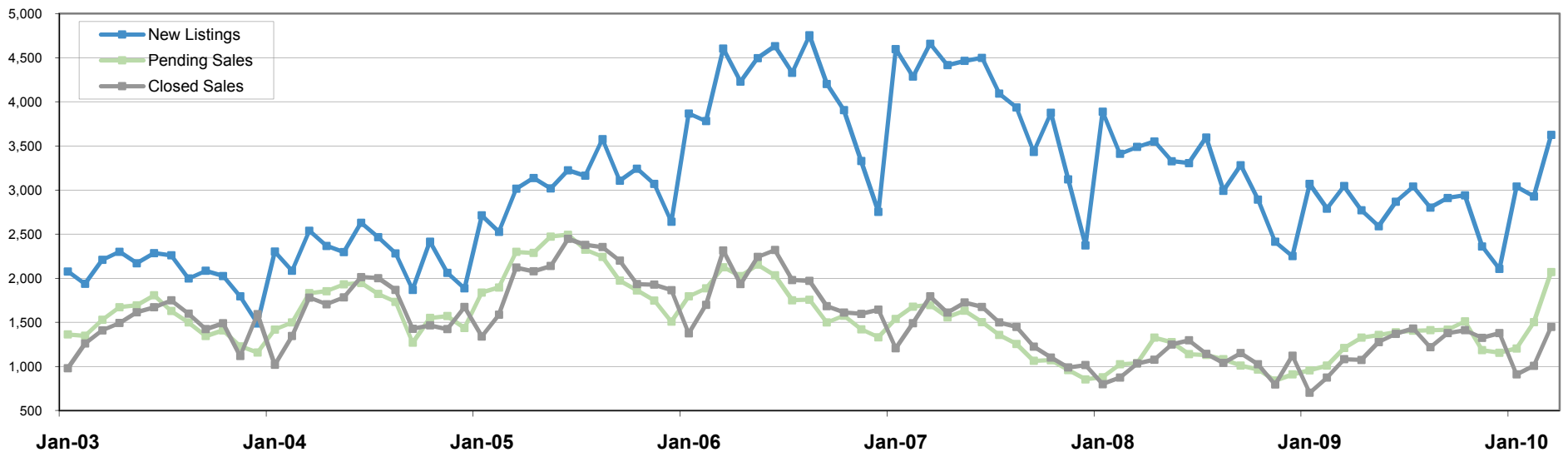


March

Year to Date



Historical Market Activity



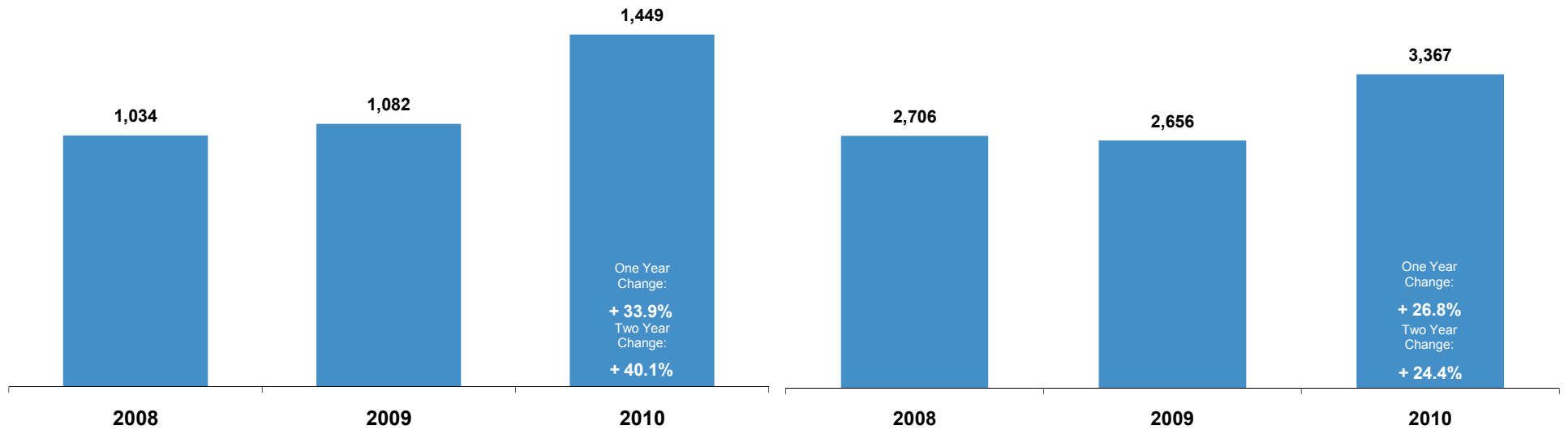
Closed Sales

A Monthly Indicator from the Northeast Florida Association of REALTORS®

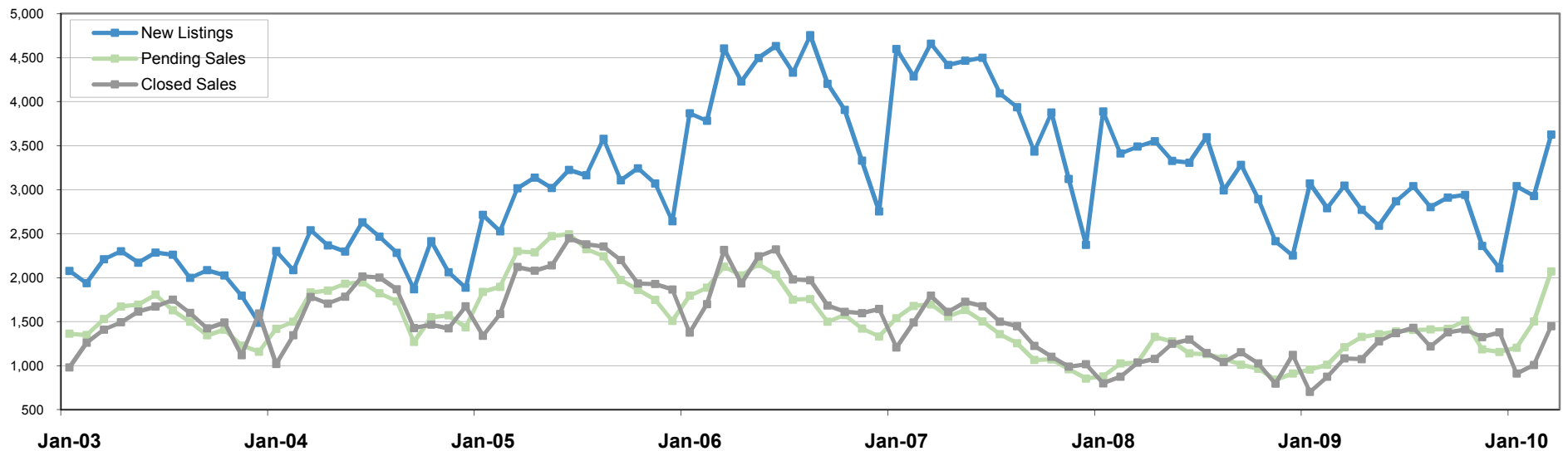


March

Year to Date



Historical Market Activity



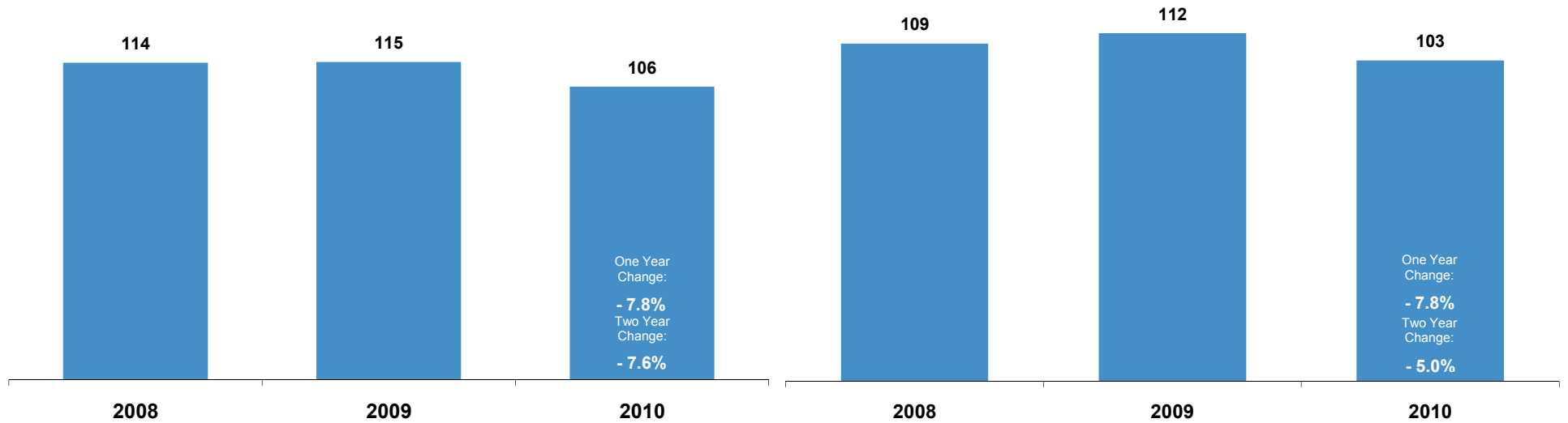
Days on Market Until Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

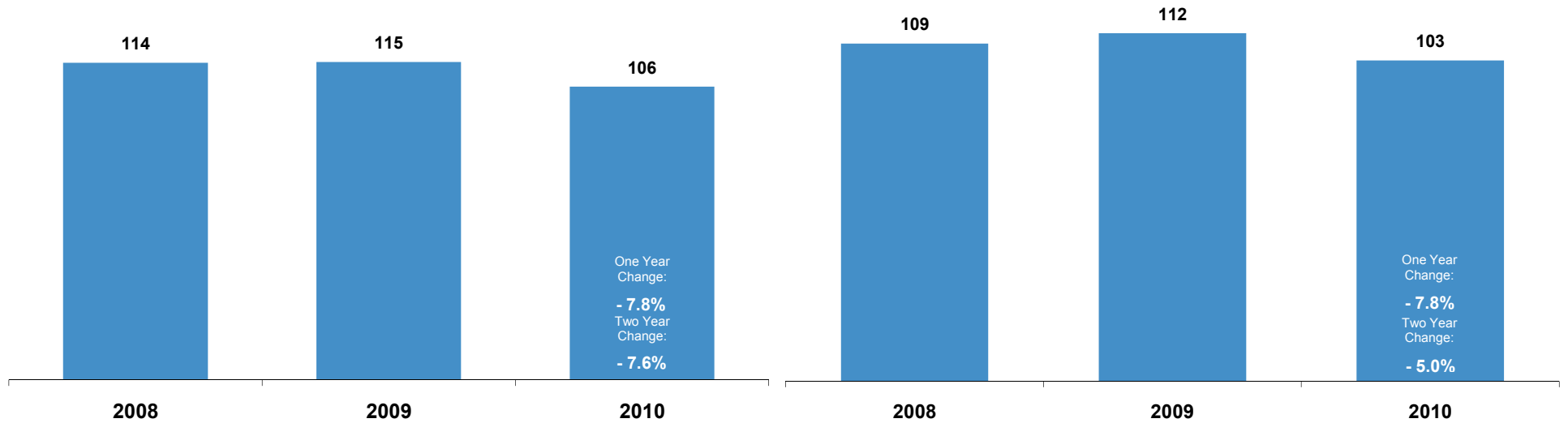


NORTHEAST FLORIDA
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March



Year to Date



Historical Market Activity



Median Sales Price

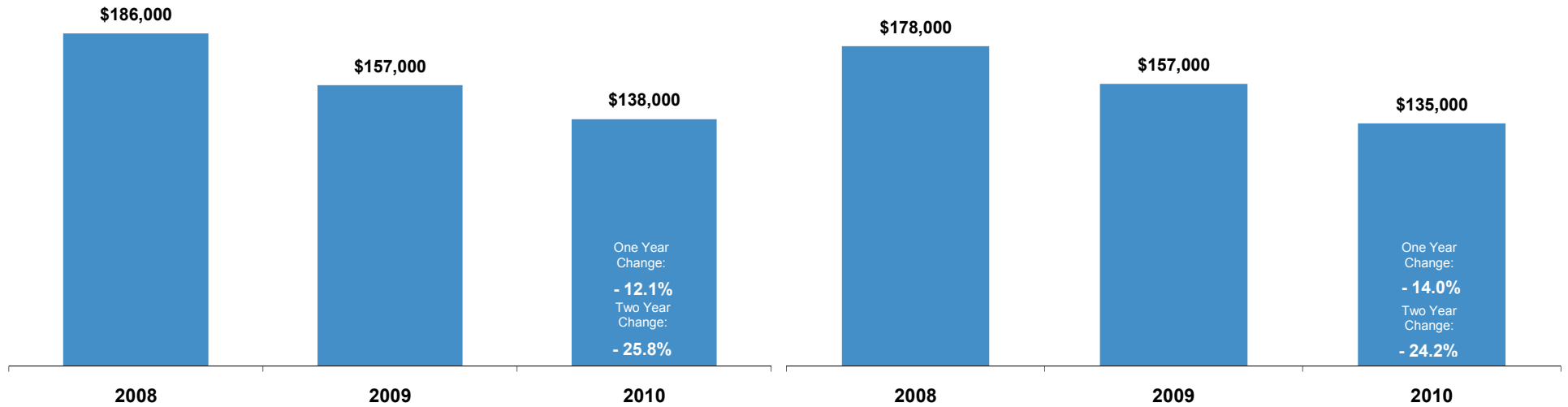
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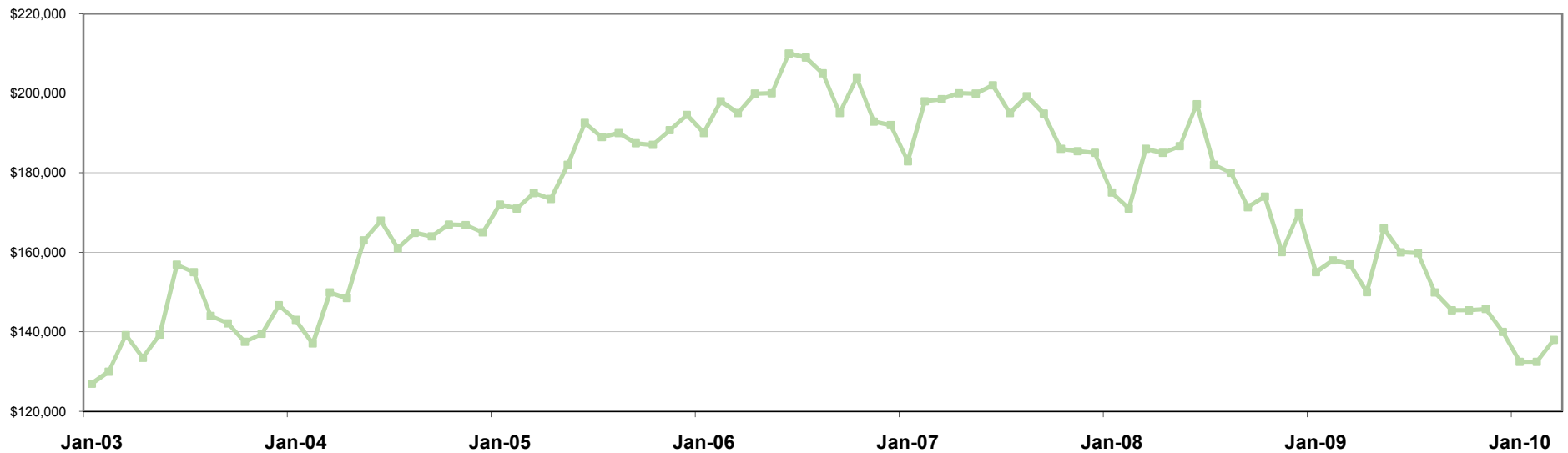
March

Year to Date

Figures do not take into account seller concessions.



Historical Median Prices



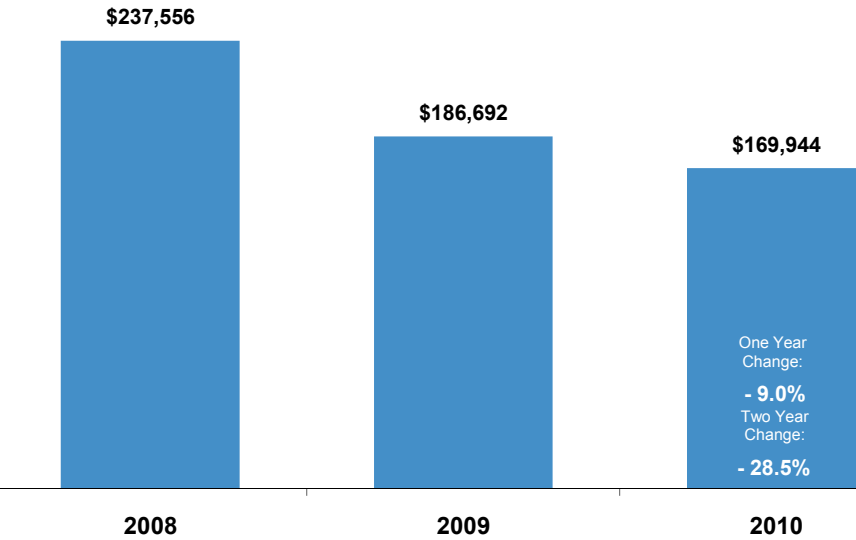
Average Sales Price

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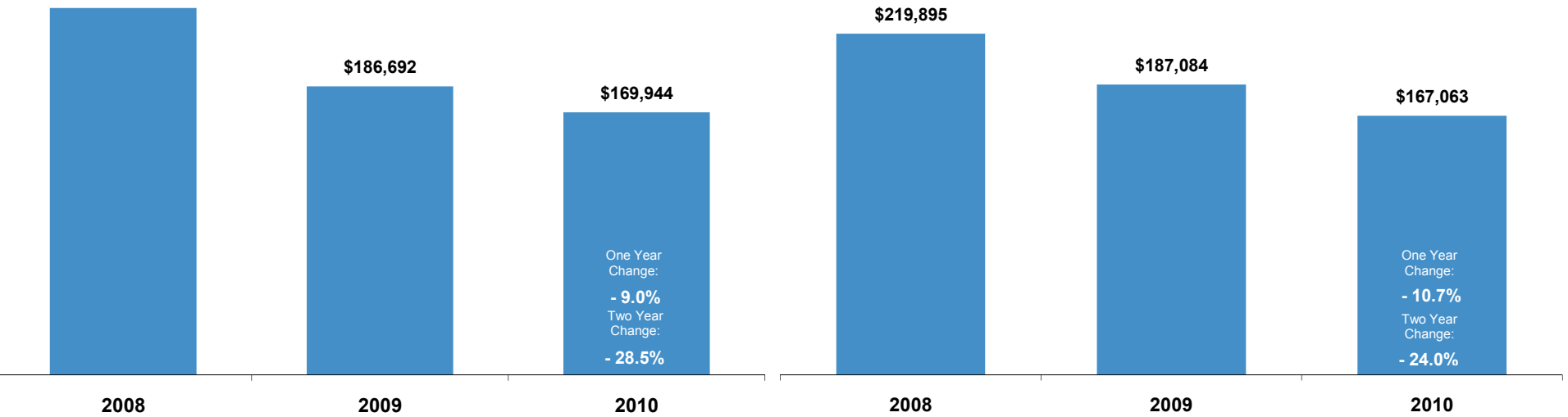
NORTHEAST FLORIDA
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March

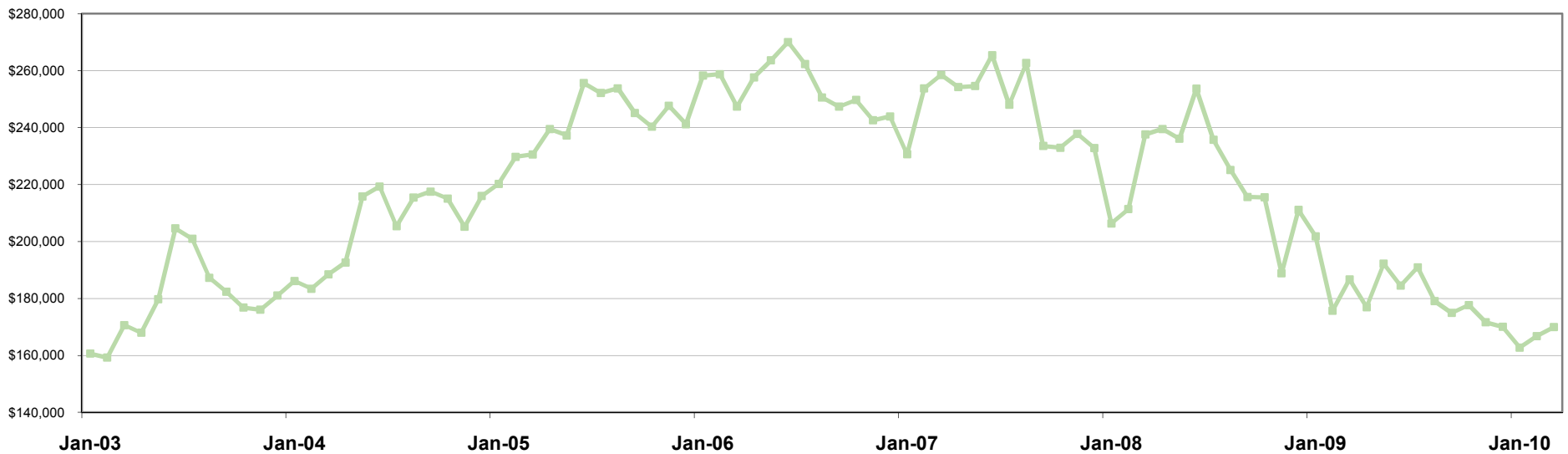


Year to Date

Figures do not take into account seller concessions.



Historical Average Prices

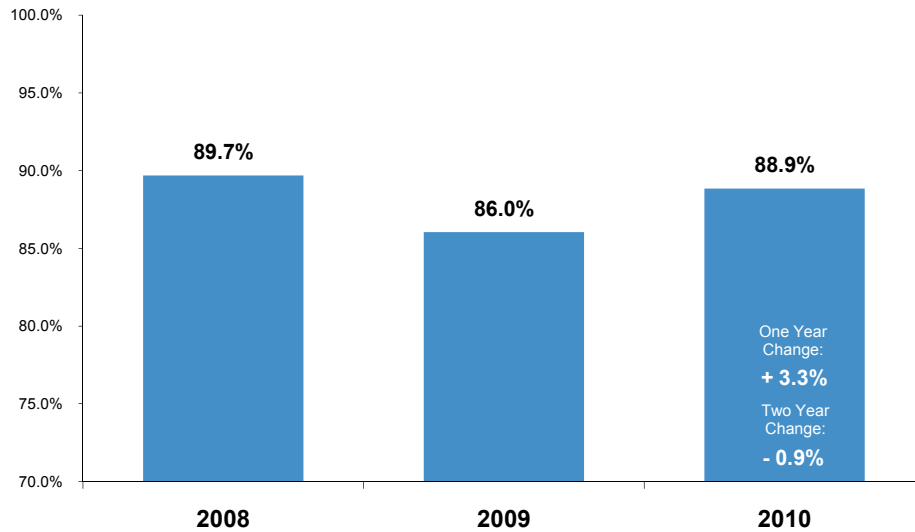


Percent of Original List Price Received at Sale

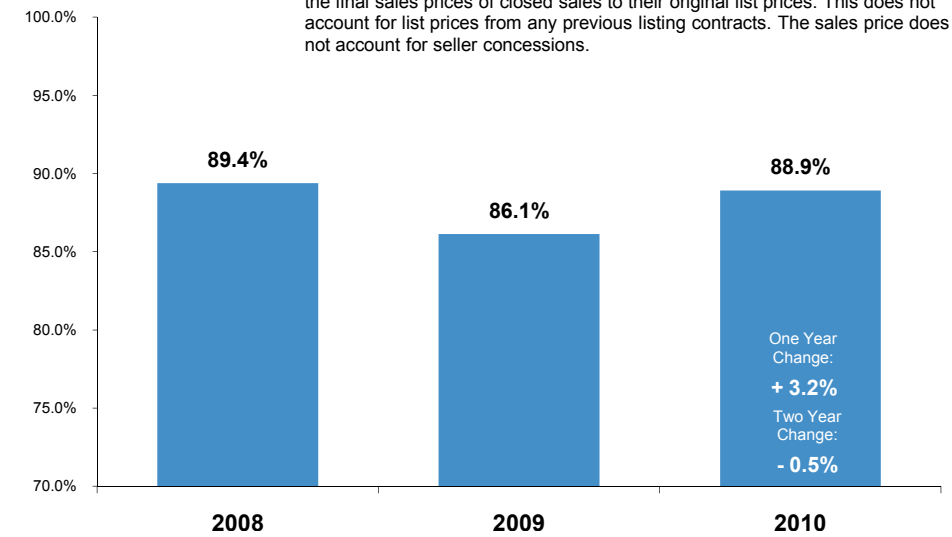
A Monthly Indicator from the Northeast Florida Association of REALTORS®



March

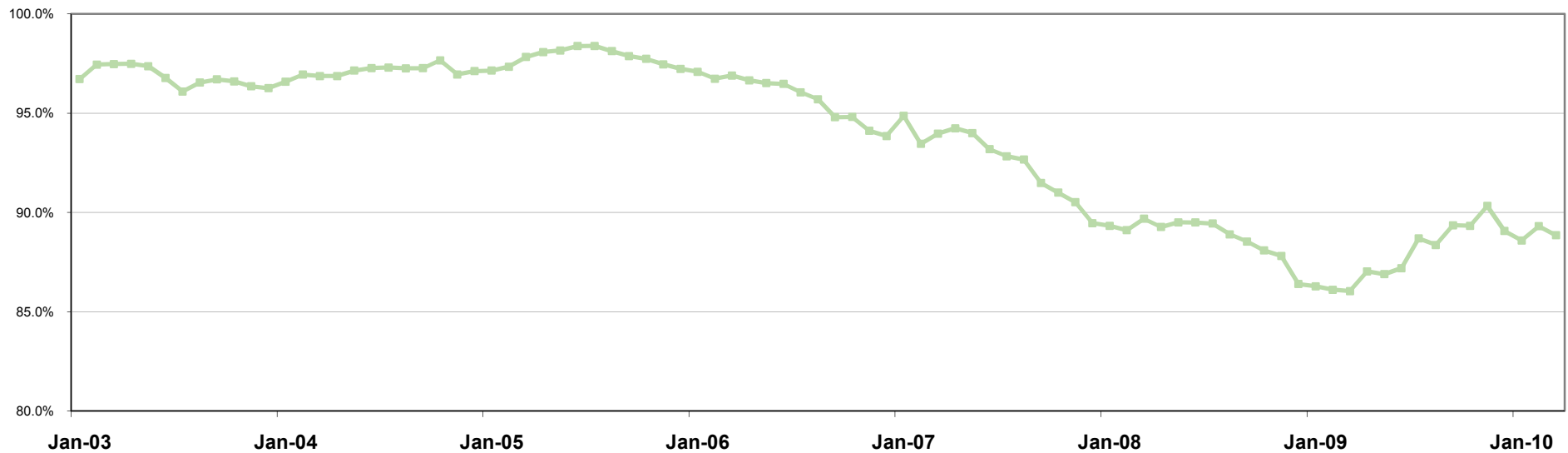


Year to Date



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®

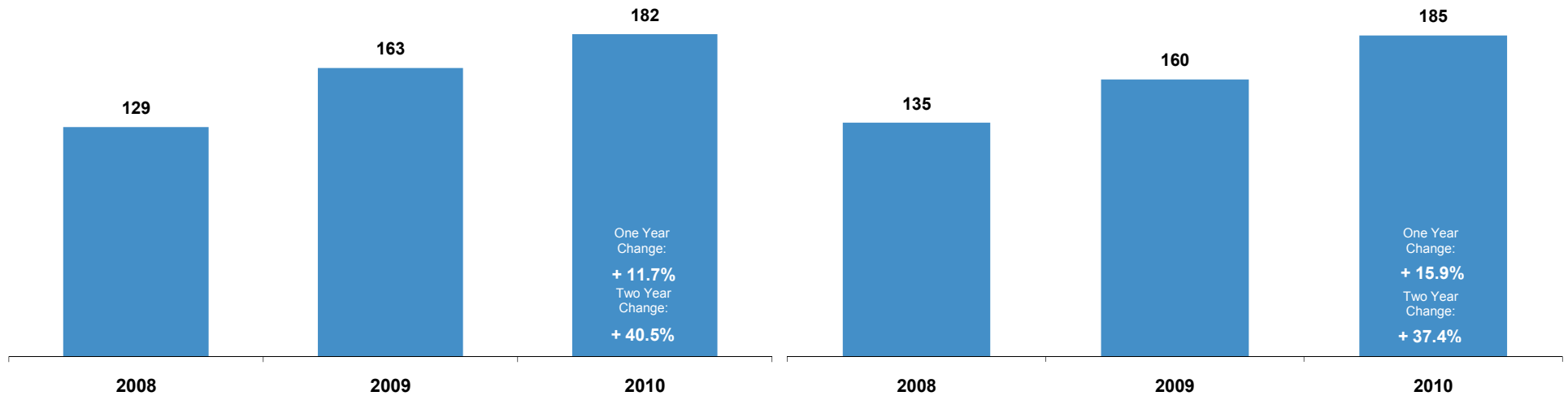


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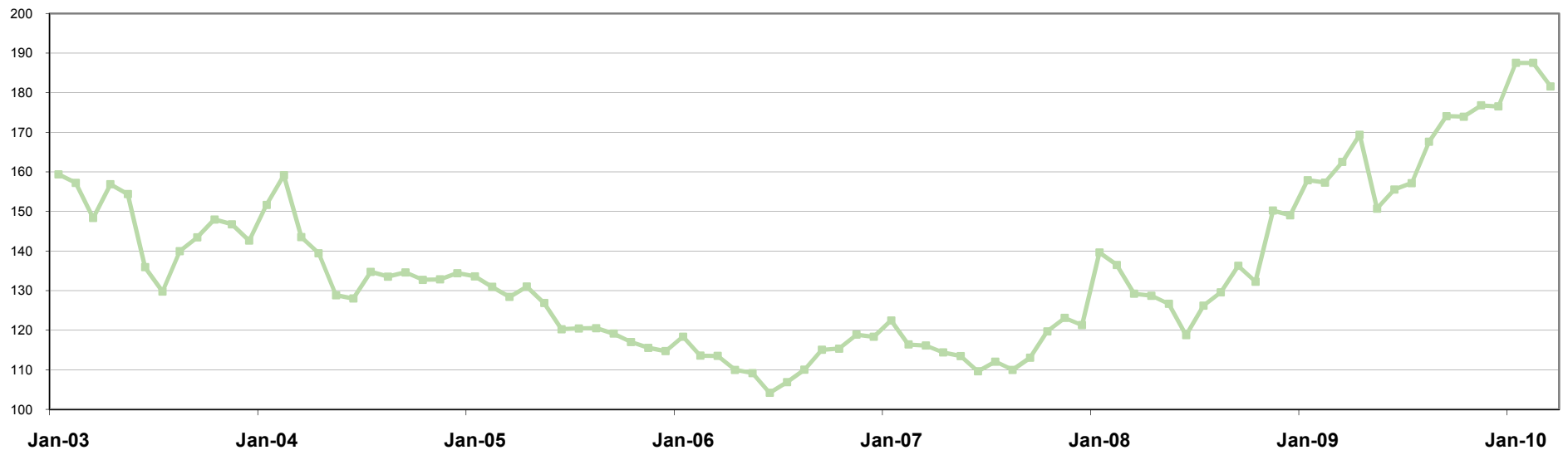
March

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

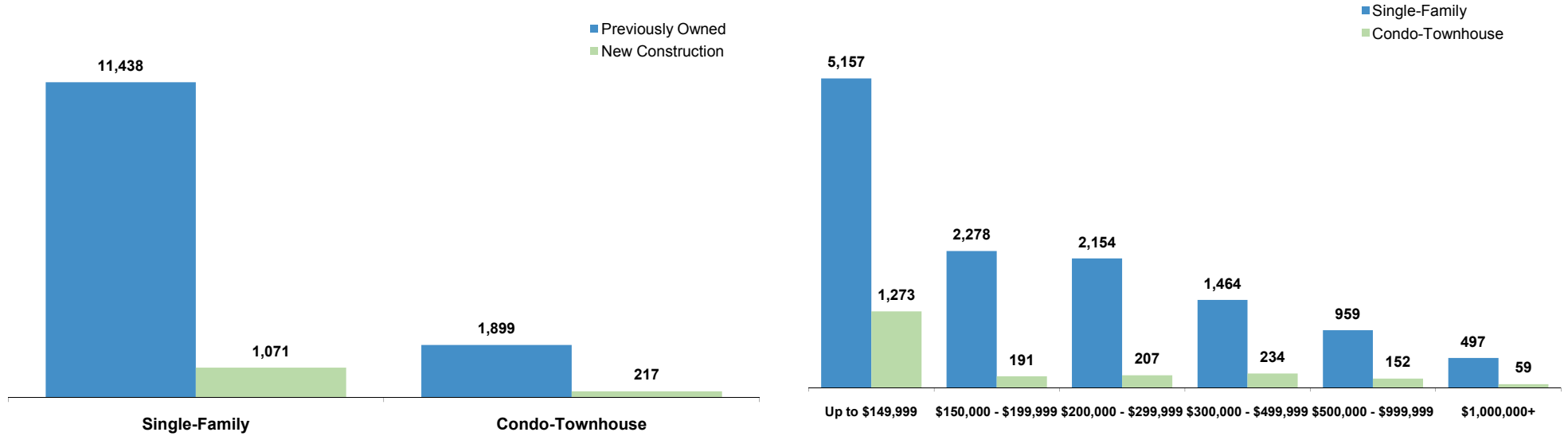


Housing Supply Outlook

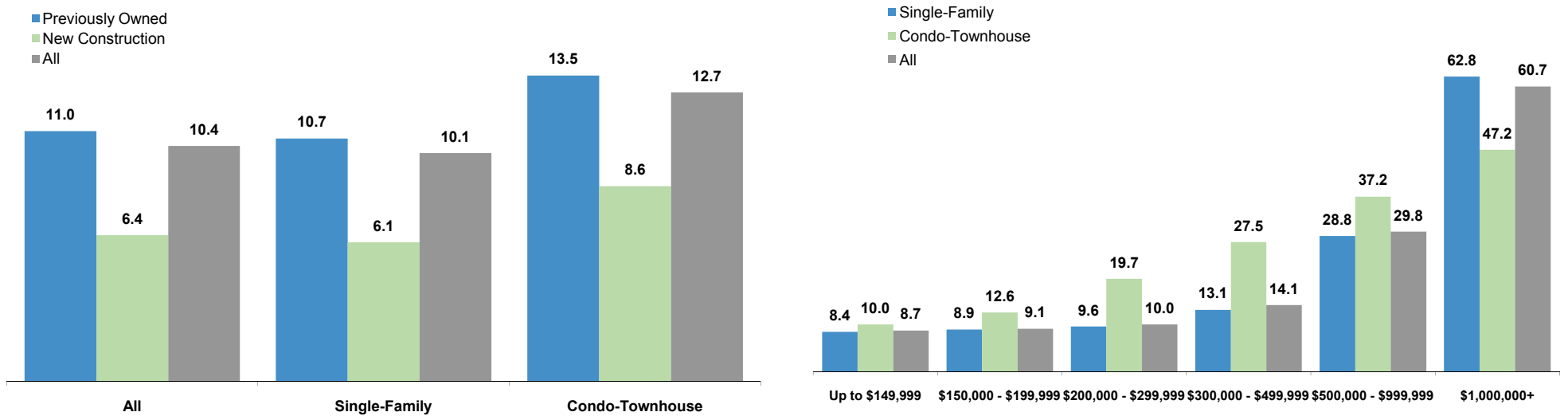
A Monthly Indicator from the Northeast Florida Association of REALTORS®



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

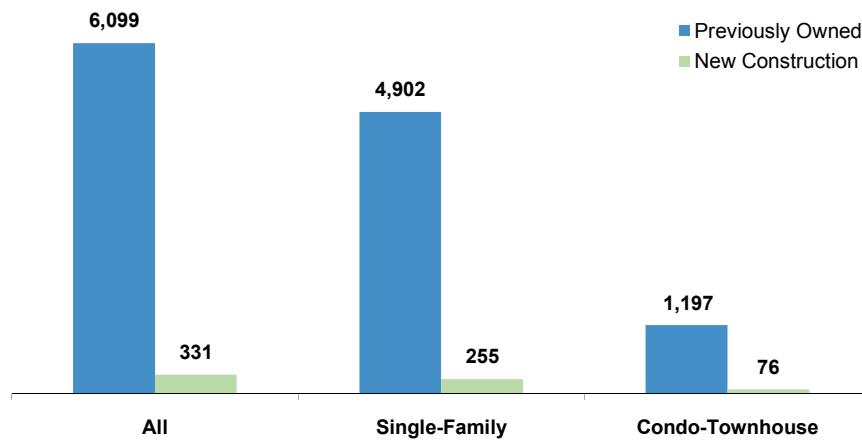
Housing Supply Outlook

A Monthly Indicator from the Northeast Florida Association of REALTORS®

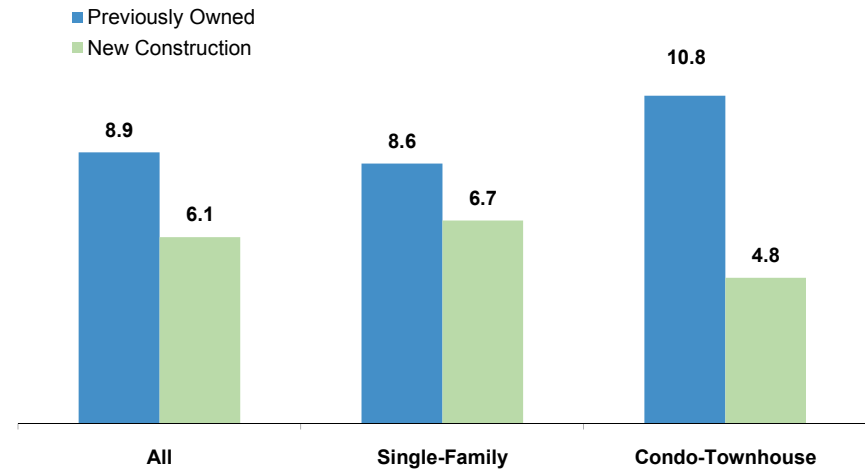


Up to \$149,999

Inventory

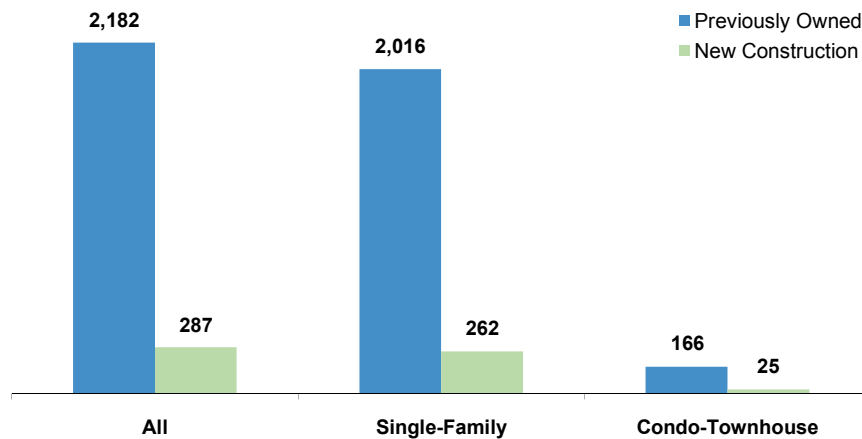


Months Supply

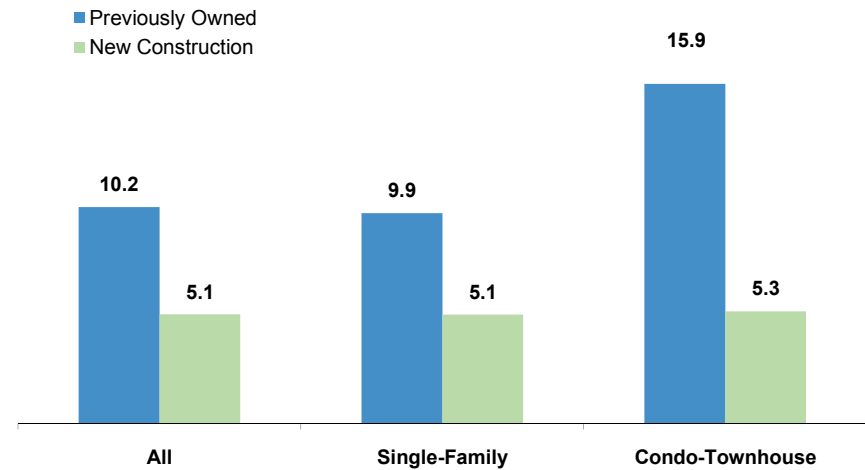


\$150,000 to \$199,999

Inventory



Months Supply



Housing Supply Outlook

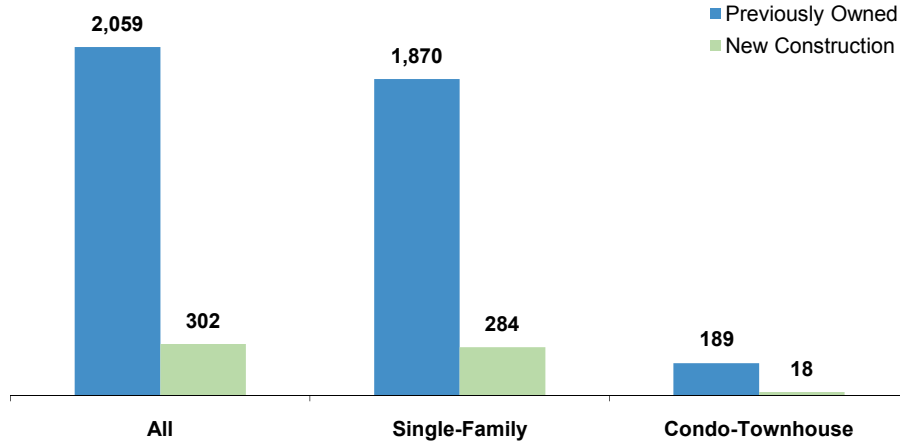
A Monthly Indicator from the Northeast Florida Association of REALTORS®



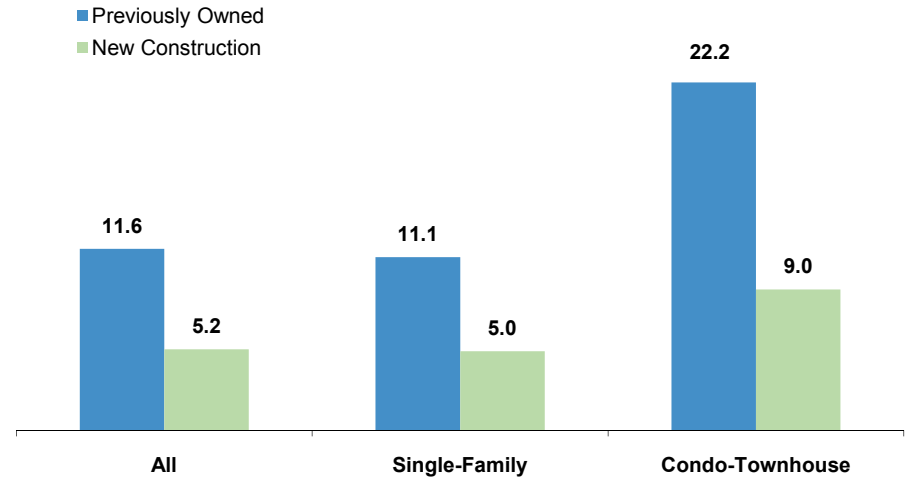
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\$200,000 to \$299,999

Inventory

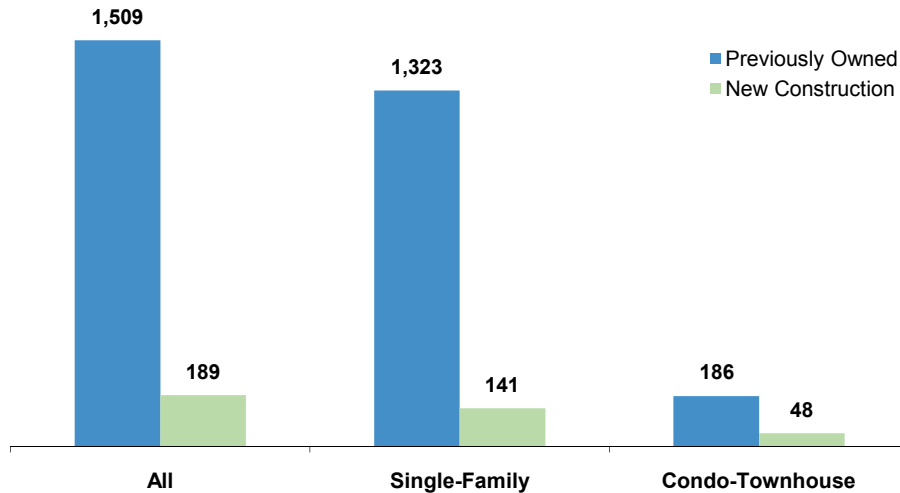


Months Supply

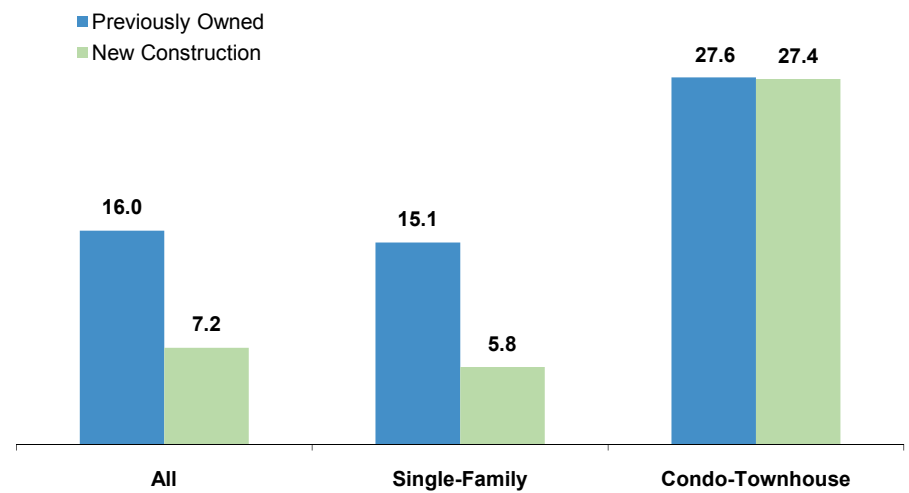


\$300,000 to \$499,999

Inventory



Months Supply



Housing Supply Outlook

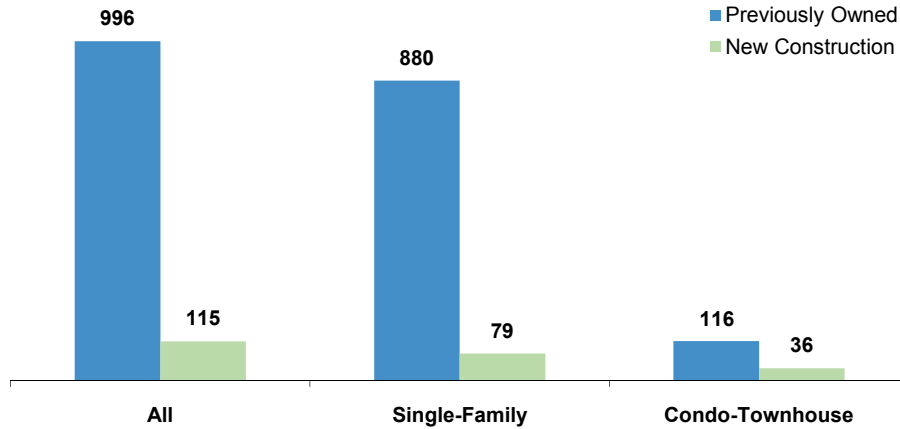
A Monthly Indicator from the Northeast Florida Association of REALTORS®



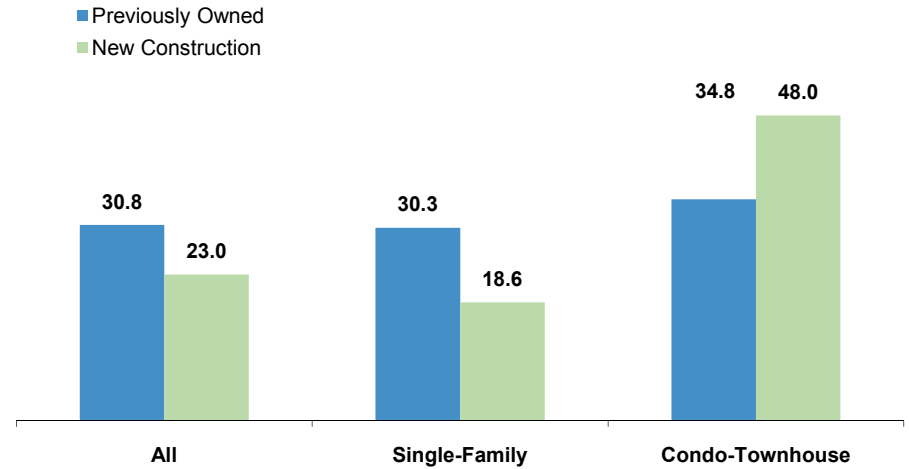
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\$500,000 to \$999,999

Inventory

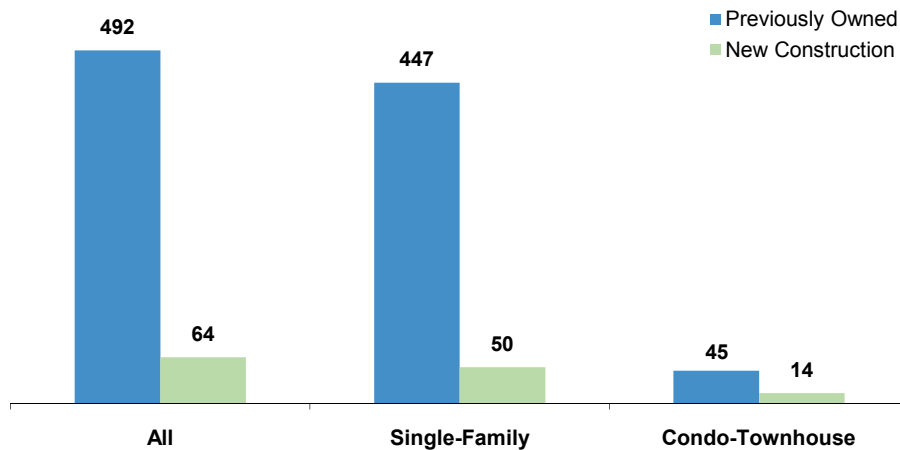


Months Supply

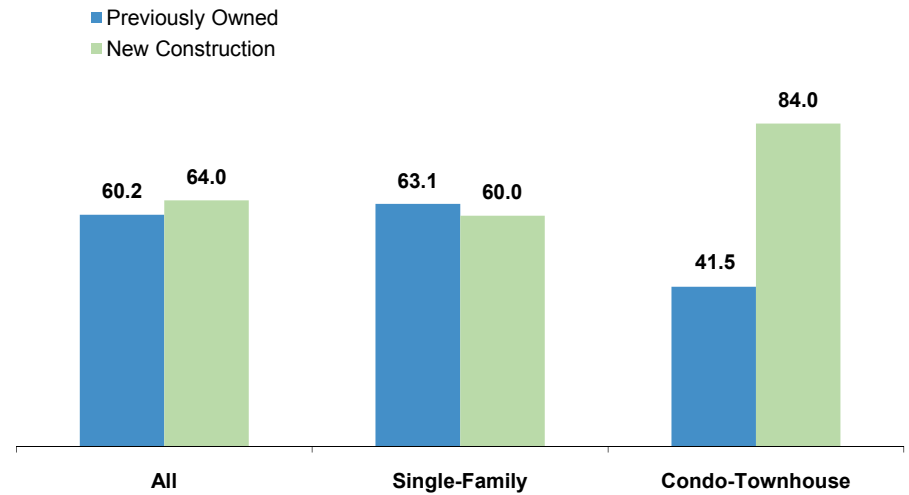


\$1,000,000 and above

Inventory



Months Supply



Market Overview



A Monthly Indicator from the Northeast Florida Association of REALTORS®

March 2010		This Year	Previous Year	Percent Change	5-Year Average	This Year Year-to-Date	Previous Year Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	Jan	3,039	3,068	- 0.9%	3,692	3,039	3,068	- 0.9%	3,692
	Feb	2,929	2,790	+ 5.0%	3,439	5,968	5,858	+ 1.9%	7,131
	Mar	3,625	3,044	+ 19.1%	3,884	9,593	8,902	+ 7.8%	11,015
Pending Sales	Jan	1,204	956	+ 25.9%	1,274	1,204	956	+ 25.9%	1,274
	Feb	1,501	1,009	+ 48.8%	1,420	2,705	1,965	+ 37.7%	2,694
	Mar	2,071	1,208	+ 71.4%	1,627	4,776	3,173	+ 50.5%	4,321
Closed Sales	Jan	910	701	+ 29.8%	998	910	701	+ 29.8%	998
	Feb	1,008	873	+ 15.5%	1,189	1,918	1,574	+ 21.9%	2,187
	Mar	1,449	1,082	+ 33.9%	1,535	3,367	2,656	+ 26.8%	3,722
Days on Market Until Sale	Jan	101	109	- 6.9%	88	101	109	- 6.9%	88
	Feb	102	112	- 8.8%	94	102	110	- 8.0%	91
	Mar	106	115	- 7.8%	95	103	112	- 7.8%	93
Median Sales Price	Jan	\$132,500	\$155,000	- 14.5%	\$167,080	\$132,500	\$155,000	- 14.5%	\$167,080
	Feb	\$132,500	\$158,000	- 16.1%	\$171,500	\$132,500	\$156,995	- 15.6%	\$169,861
	Mar	\$138,000	\$157,000	- 12.1%	\$174,900	\$135,000	\$157,000	- 14.0%	\$171,688
Average Sales Price	Jan	\$162,752	\$201,832	- 19.4%	\$211,960	\$162,752	\$201,832	- 19.4%	\$211,960
	Feb	\$166,812	\$175,727	- 5.1%	\$213,286	\$164,886	\$187,353	- 12.0%	\$212,631
	Mar	\$169,944	\$186,692	- 9.0%	\$220,003	\$167,063	\$187,084	- 10.7%	\$215,440
Total Active Listings Available	Jan	14,354	16,524	- 13.1%					
	Feb	14,690	16,664	- 11.8%	--	--	--	--	--
	Mar	14,625	16,634	- 12.1%					
Percent of Original List Price	Jan	88.6%	86.3%	+ 2.7%	91.2%	91.2%	86.3%	+ 5.7%	88.6%
	Feb	89.3%	86.1%	+ 3.7%	90.9%	90.9%	86.2%	+ 5.5%	89.0%
	Mar	88.9%	86.0%	+ 3.3%	91.1%	91.1%	86.1%	+ 5.8%	88.9%
Housing Affordability Index	Jan	188	158	+ 18.8%	145	188	158	+ 18.8%	
	Feb	188	157	+ 19.2%	142	188	158	+ 19.0%	--
	Mar	182	163	+ 11.7%	141	185	160	+ 15.9%	
Months Supply of Inventory	Jan	11.2	15.7	- 28.5%					
	Feb	11.3	15.8	- 28.1%	--	--	--	--	--
	Mar	10.9	15.7	- 30.6%					

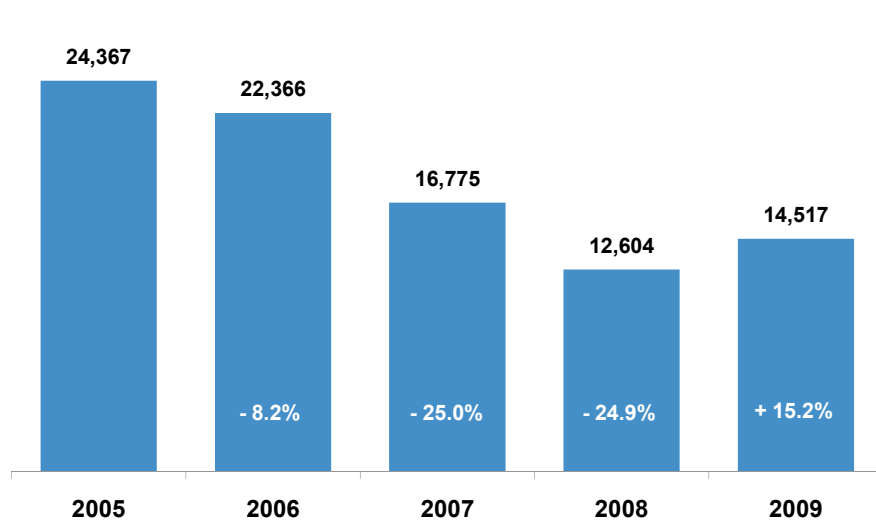
Annual Review

A Monthly Indicator from the Northeast Florida Association of REALTORS®

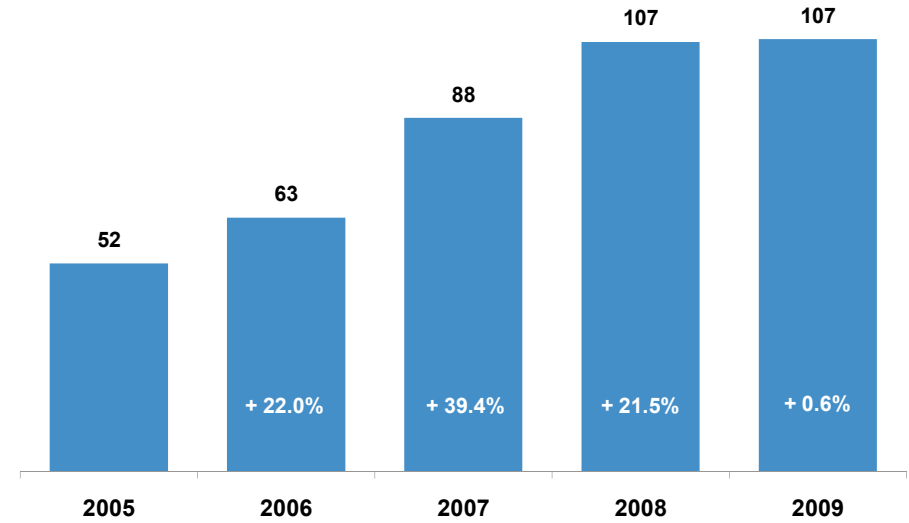


NORTHEAST FLORIDA
ASSOCIATION OF REALTORS

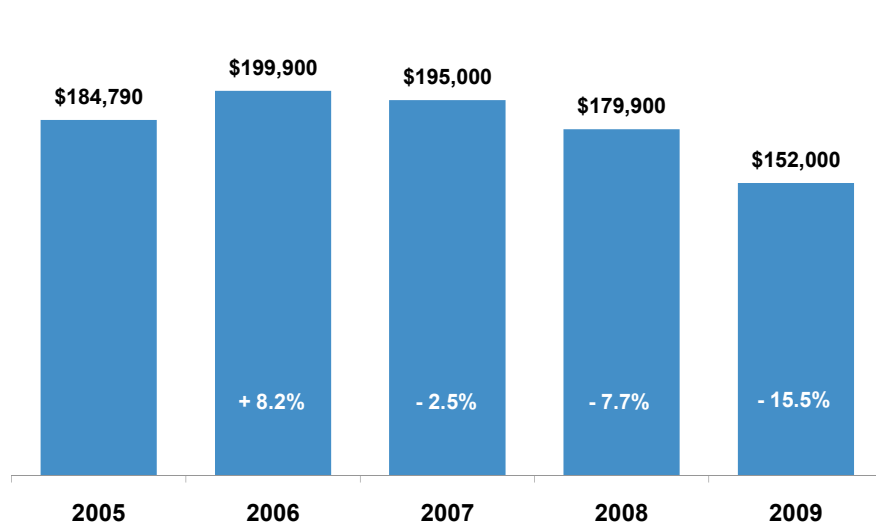
Closed Sales



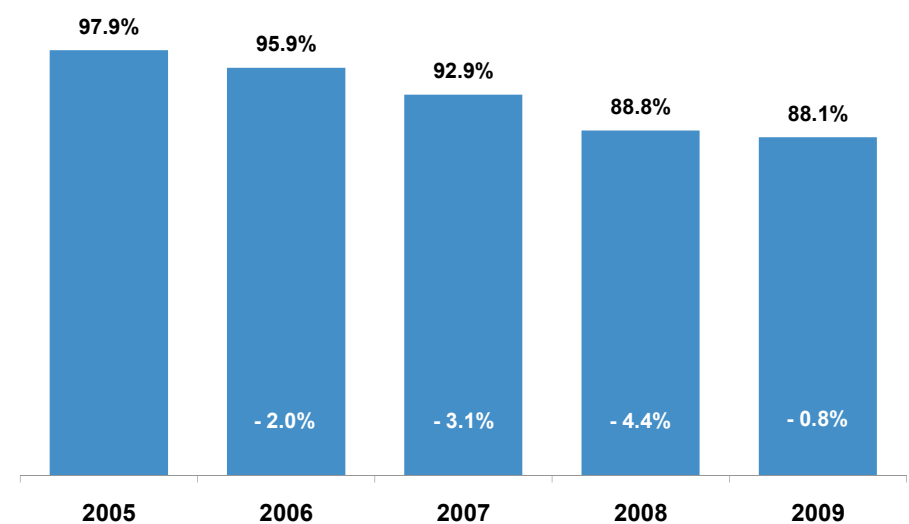
Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale



Local Market Updates

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Region 01 Southside/Mandarin/ Bartram

Duval County, FL

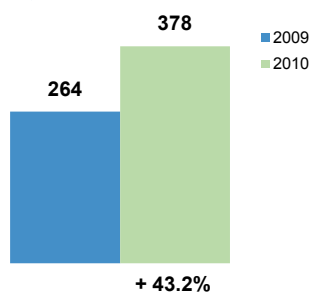
March

Year to Date

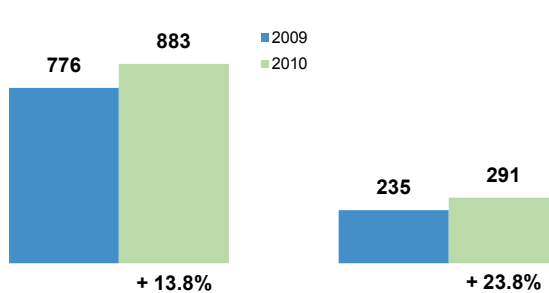
	2009	2010	Change	2009	2010	Change
New Listings	264	378	+ 43.2%	776	883	+ 13.8%
Closed Sales	93	120	+ 29.0%	235	291	+ 23.8%
Median Sales Price*	\$180,000	\$156,500	- 13.1%	\$185,000	\$154,950	- 16.2%
Percent of Original List Price Received at Sale*	89.7%	90.5%	+ 0.9%	88.6%	89.8%	+ 1.4%
Average Days on Market Until Sale	104	110	+ 6.0%	115	104	- 10.2%
Single-Family Detached Inventory	1,104	1,034	- 6.3%	--	--	--
Townhouse-Condo Inventory	300	201	- 33.0%	--	--	--

*Does not account for seller concessions

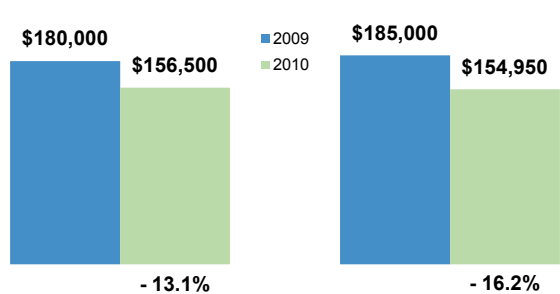
Activity—Most Recent Month



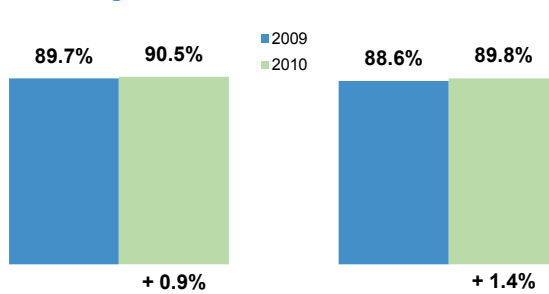
Activity—Year to Date



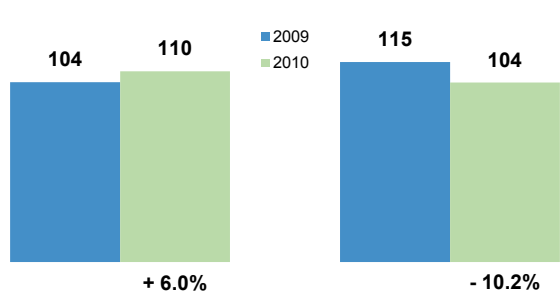
Median Sales Price



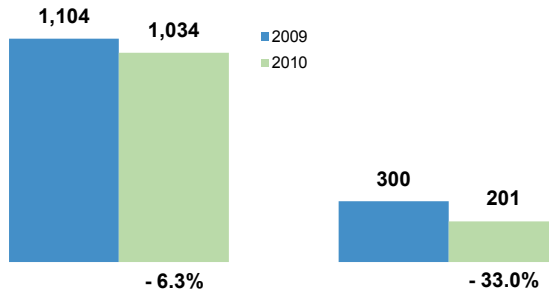
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 02

Southside

March

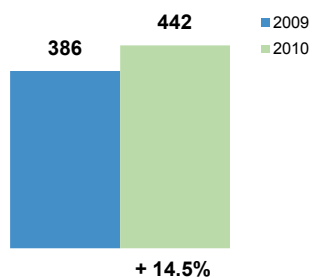
Year to Date

Duval County, FL

	2009	2010	Change	2009	2010	Change
New Listings	386	442	+ 14.5%	1,085	1,261	+ 16.2%
Closed Sales	132	208	+ 57.6%	334	483	+ 44.6%
Median Sales Price*	\$148,000	\$137,295	- 7.2%	\$153,510	\$136,000	- 11.4%
Percent of Original List Price Received at Sale*	88.3%	91.5%	+ 3.7%	87.5%	90.2%	+ 3.0%
Average Days on Market Until Sale	100	84	- 16.0%	106	95	- 10.3%
Single-Family Detached Inventory	1,303	1,154	- 11.4%	--	--	--
Townhouse-Condo Inventory	549	553	+ 0.7%	--	--	--

*Does not account for seller concessions

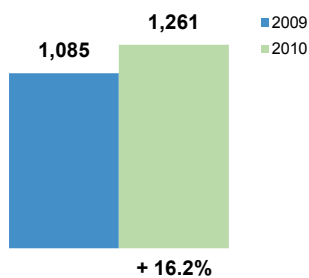
Activity—Most Recent Month



New Listings

Closed Sales

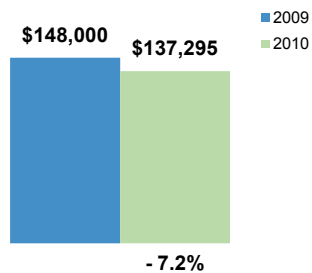
Activity—Year to Date



New Listings

Closed Sales

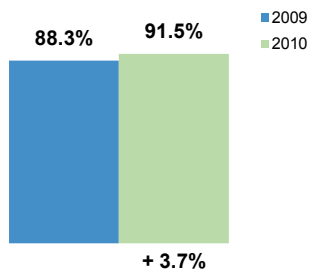
Median Sales Price



March

Year to Date

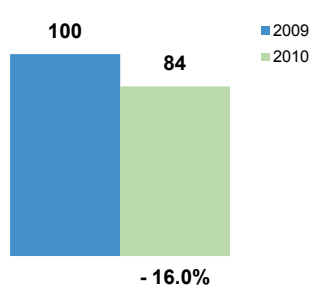
Percent of Original List Price Received at Sale



March

Year to Date

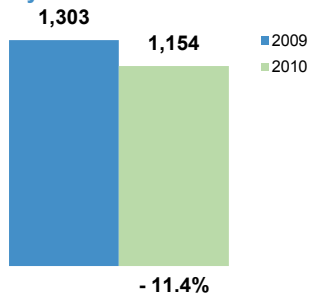
Days on Market Until Sale



March

Year to Date

Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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Region 03

Riverside/Avondale/ Ortega

Duval County, FL

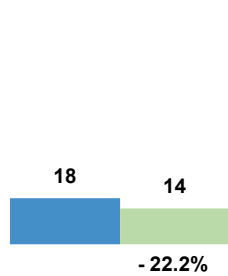
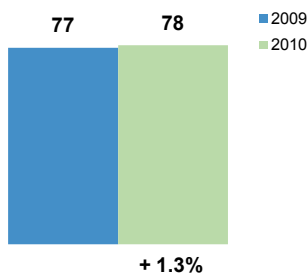
March

Year to Date

	2009	2010	Change	2009	2010	Change
New Listings	77	78	+ 1.3%	208	205	- 1.4%
Closed Sales	18	14	- 22.2%	41	49	+ 19.5%
Median Sales Price*	\$176,500	\$165,000	- 6.5%	\$190,000	\$175,500	- 7.6%
Percent of Original List Price Received at Sale*	86.1%	84.4%	- 2.0%	83.2%	89.3%	+ 7.3%
Average Days on Market Until Sale	134	124	- 7.0%	127	119	- 6.2%
Single-Family Detached Inventory	312	296	- 5.1%	--	--	--
Townhouse-Condo Inventory	68	59	- 13.2%	--	--	--

*Does not account for seller concessions

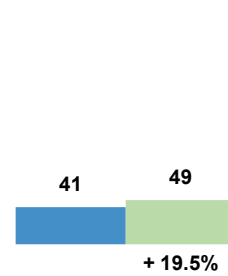
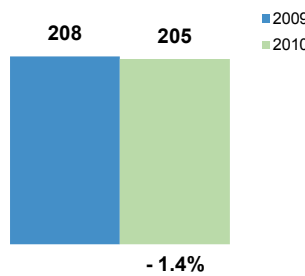
Activity—Most Recent Month



New Listings

Closed Sales

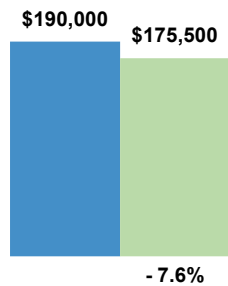
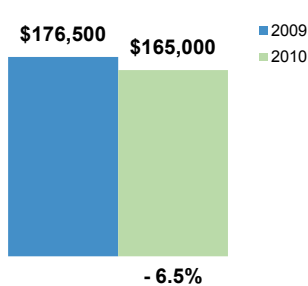
Activity—Year to Date



New Listings

Closed Sales

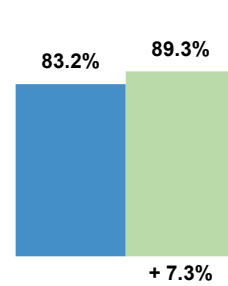
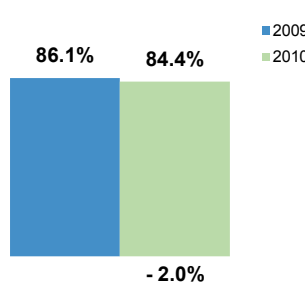
Median Sales Price



March

Year to Date

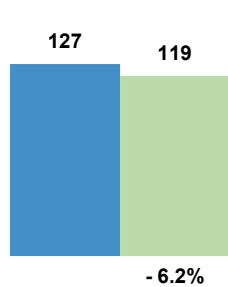
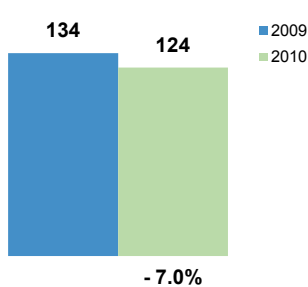
Percent of Original List Price Received at Sale



March

Year to Date

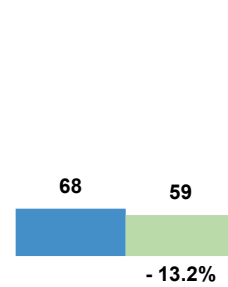
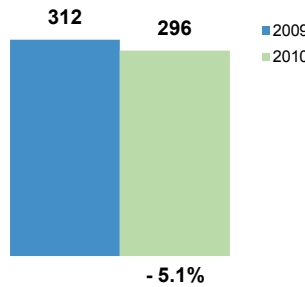
Days on Market Until Sale



March

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

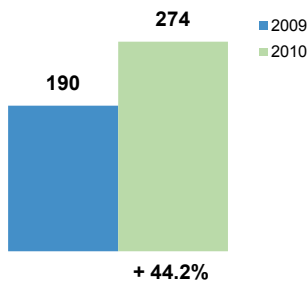
March

Year to Date

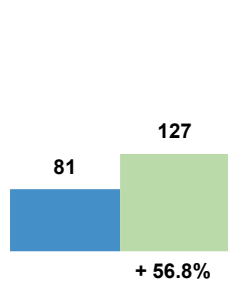
	2009	2010	Change	2009	2010	Change
New Listings	190	274	+ 44.2%	575	690	+ 20.0%
Closed Sales	81	127	+ 56.8%	195	264	+ 35.4%
Median Sales Price*	\$139,900	\$122,500	- 12.4%	\$145,000	\$120,500	- 16.9%
Percent of Original List Price Received at Sale*	84.0%	90.1%	+ 7.3%	84.6%	91.0%	+ 7.6%
Average Days on Market Until Sale	118	88	- 25.9%	119	84	- 29.0%
Single-Family Detached Inventory	997	831	- 16.6%	--	--	--
Townhouse-Condo Inventory	110	82	- 25.5%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

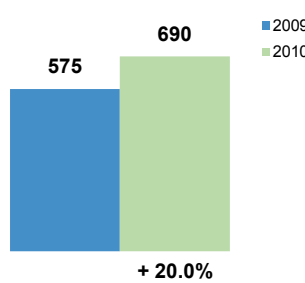


New Listings

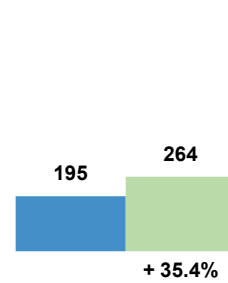


Closed Sales

Activity—Year to Date

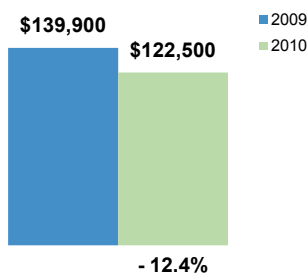


New Listings

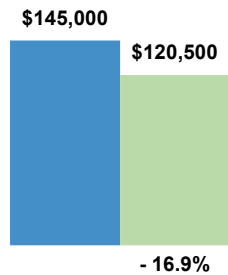


Closed Sales

Median Sales Price

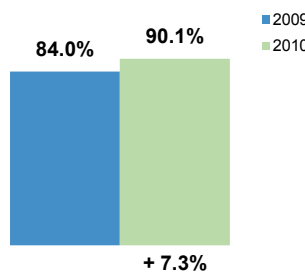


March

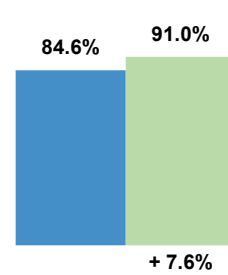


Year to Date

Percent of Original List Price Received at Sale

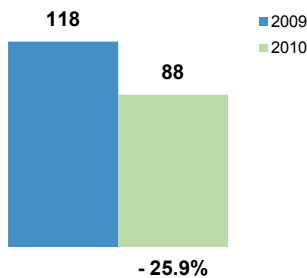


March

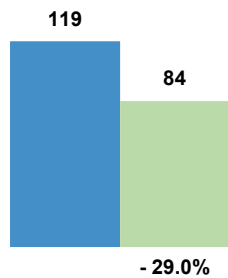


Year to Date

Days on Market Until Sale

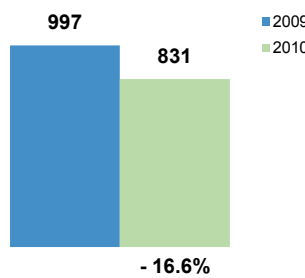


March

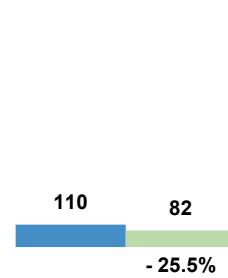


Year to Date

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 05

Hyde Grove/Murray Hill/Lakeshore/Wesconnett

March

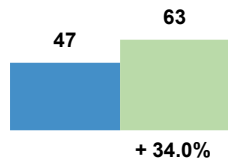
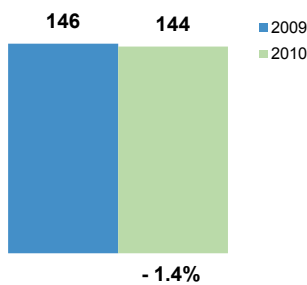
Year to Date

Duval County, FL

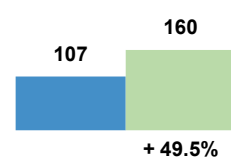
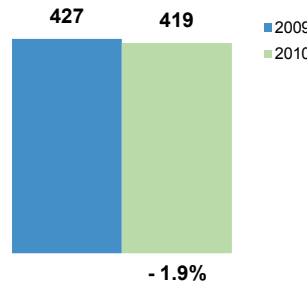
	2009	2010	Change	2009	2010	Change
New Listings	146	144	- 1.4%	427	419	- 1.9%
Closed Sales	47	63	+ 34.0%	107	160	+ 49.5%
Median Sales Price*	\$70,000	\$55,000	- 21.4%	\$69,290	\$72,000	+ 3.9%
Percent of Original List Price Received at Sale*	86.0%	88.7%	+ 3.1%	82.3%	88.5%	+ 7.5%
Average Days on Market Until Sale	64	77	+ 20.7%	86	76	- 11.9%
Single-Family Detached Inventory	665	522	- 21.5%	--	--	--
Townhouse-Condo Inventory	58	41	- 29.3%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



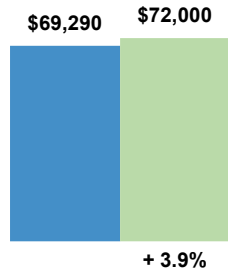
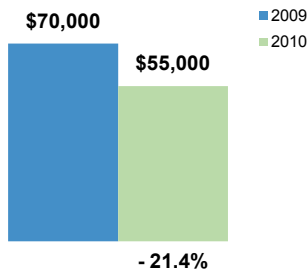
New Listings

Closed Sales

New Listings

Closed Sales

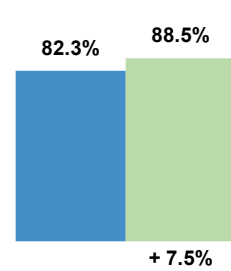
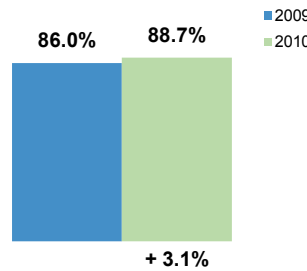
Median Sales Price



March

Year to Date

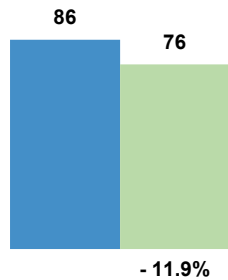
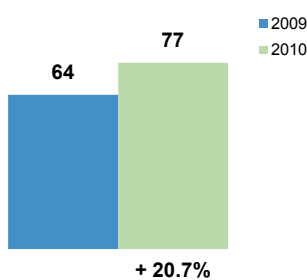
Percent of Original List Price Received at Sale



March

Year to Date

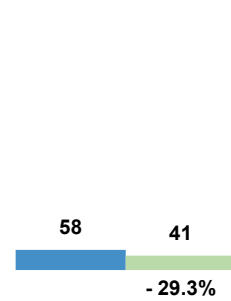
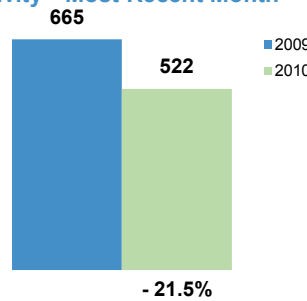
Days on Market Until Sale



March

Year to Date

Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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



Region 06

West Jacksonville

March

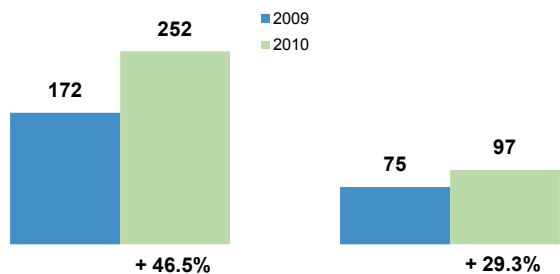
Year to Date

Duval County, FL

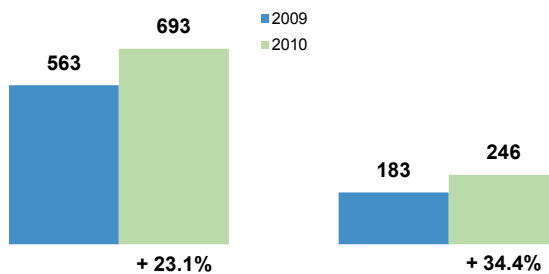
	2009	2010	Change	2009	2010	Change
New Listings	172	252	+ 46.5%	563	693	+ 23.1%
Closed Sales	75	97	+ 29.3%	183	246	+ 34.4%
Median Sales Price*	\$142,000	\$108,000	- 23.9%	\$132,450	\$105,300	- 20.5%
Percent of Original List Price Received at Sale*	87.1%	92.4%	+ 6.1%	86.8%	91.8%	+ 5.8%
Average Days on Market Until Sale	117	71	- 39.0%	109	81	- 25.6%
Single-Family Detached Inventory	923	811	- 12.1%	--	--	--
Townhouse-Condo Inventory	33	30	- 9.1%	--	--	--

*Does not account for seller concessions

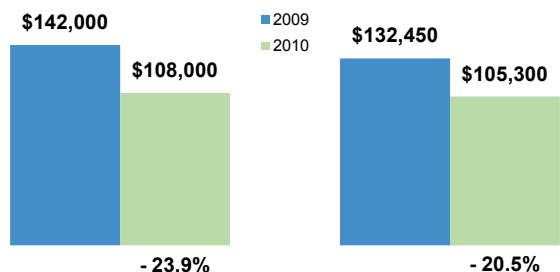
Activity—Most Recent Month



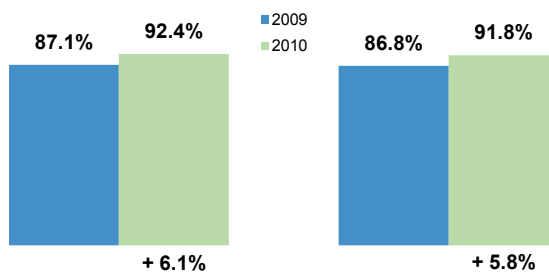
Activity—Year to Date



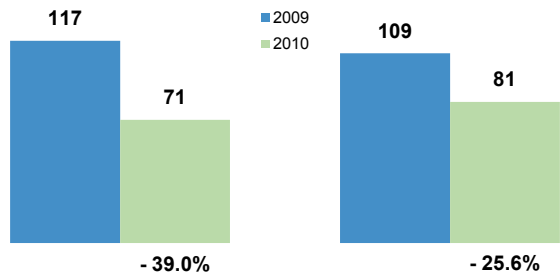
Median Sales Price



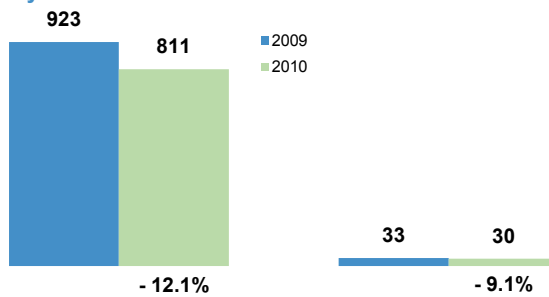
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 07

Springfield/Downtown/Paxon/Trout
River South

March

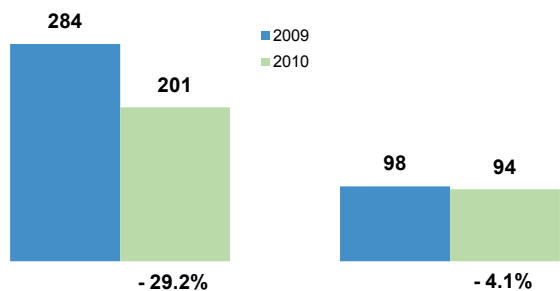
Year to Date

Duval County, FL

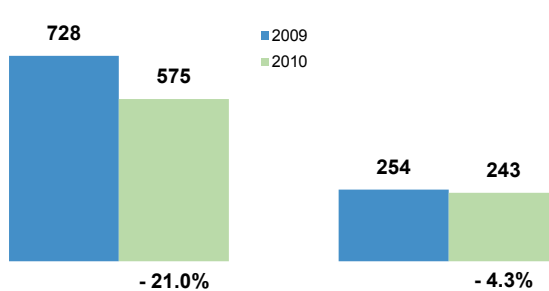
	2009	2010	Change	2009	2010	Change
New Listings	284	201	- 29.2%	728	575	- 21.0%
Closed Sales	98	94	- 4.1%	254	243	- 4.3%
Median Sales Price*	\$23,500	\$17,700	- 24.7%	\$23,750	\$18,050	- 24.0%
Percent of Original List Price Received at Sale*	76.6%	87.7%	+ 14.4%	77.9%	87.5%	+ 12.4%
Average Days on Market Until Sale	112	73	- 34.9%	103	65	- 36.2%
Single-Family Detached Inventory	1,125	733	- 34.8%	--	--	--
Townhouse-Condo Inventory	144	47	- 67.4%	--	--	--

*Does not account for seller concessions

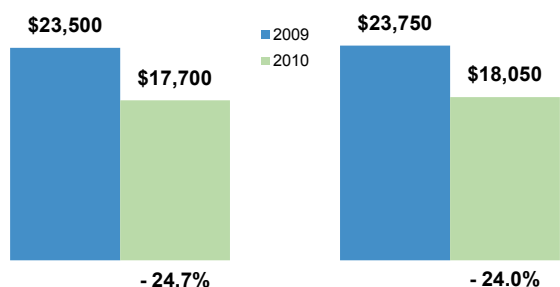
Activity—Most Recent Month



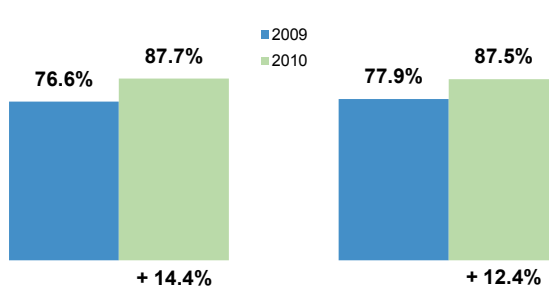
Activity—Year to Date



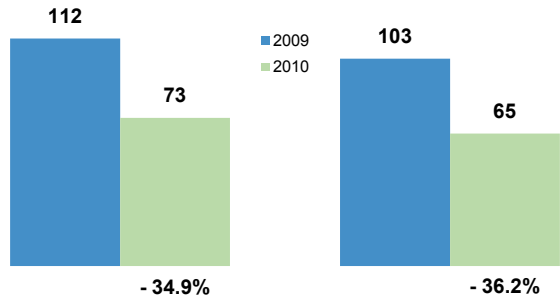
Median Sales Price



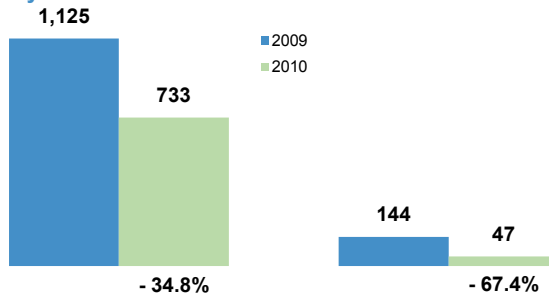
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 08

Marietta/Whitehouse/Baldwin/Garden
St/Dinsmore

March

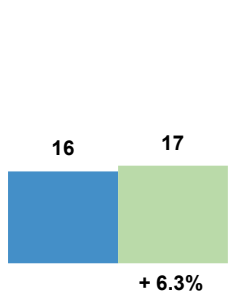
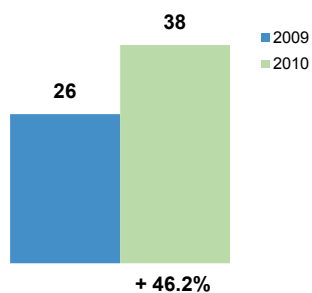
Year to Date

Duval County, FL

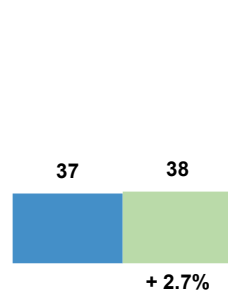
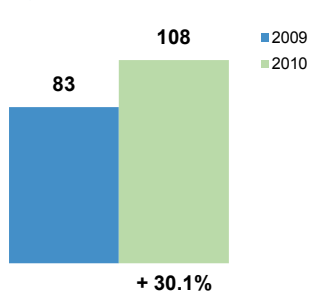
	2009	2010	Change	2009	2010	Change
New Listings	26	38	+ 46.2%	83	108	+ 30.1%
Closed Sales	16	17	+ 6.3%	37	38	+ 2.7%
Median Sales Price*	\$166,500	\$126,500	- 24.0%	\$147,139	\$138,000	- 6.2%
Percent of Original List Price Received at Sale*	84.9%	85.0%	+ 0.1%	86.7%	88.5%	+ 2.0%
Average Days on Market Until Sale	147	85	- 42.4%	119	86	- 27.8%
Single-Family Detached Inventory	143	158	+ 10.5%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



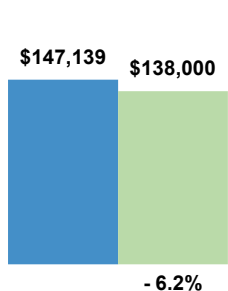
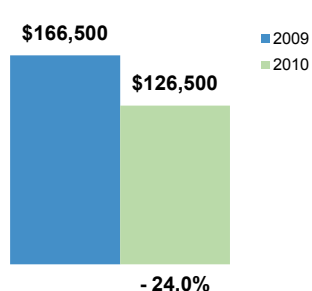
New Listings

Closed Sales

New Listings

Closed Sales

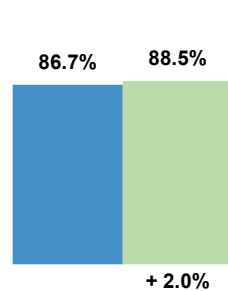
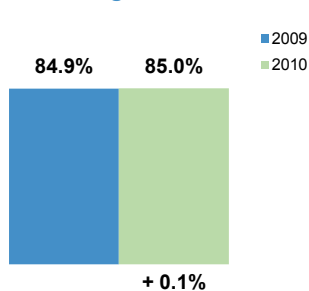
Median Sales Price



March

Year to Date

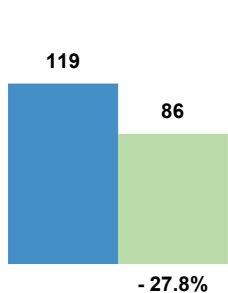
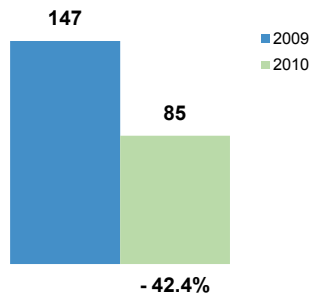
Percent of Original List Price Received at Sale



March

Year to Date

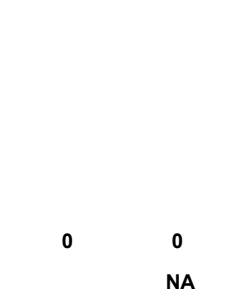
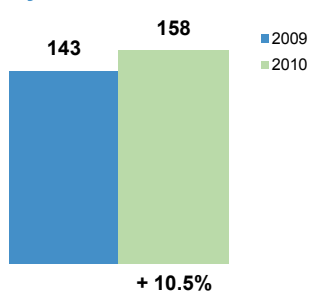
Days on Market Until Sale



March

Year to Date

Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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



Region 09

Jacksonville – North

March

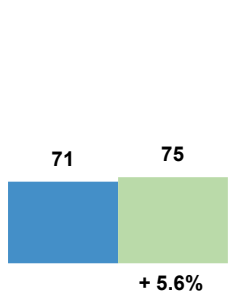
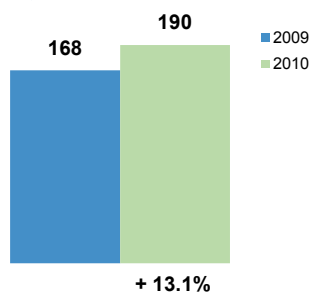
Year to Date

Duval County, FL

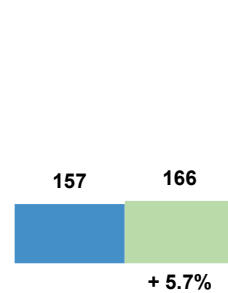
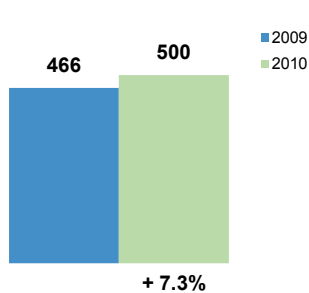
	2009	2010	Change	2009	2010	Change
New Listings	168	190	+ 13.1%	466	500	+ 7.3%
Closed Sales	71	75	+ 5.6%	157	166	+ 5.7%
Median Sales Price*	\$169,900	\$149,750	- 11.9%	\$162,995	\$150,000	- 8.0%
Percent of Original List Price Received at Sale*	85.0%	89.7%	+ 5.5%	87.4%	89.7%	+ 2.6%
Average Days on Market Until Sale	113	123	+ 8.9%	104	117	+ 12.1%
Single-Family Detached Inventory	818	692	- 15.4%	--	--	--
Townhouse-Condo Inventory	0	2	NA	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



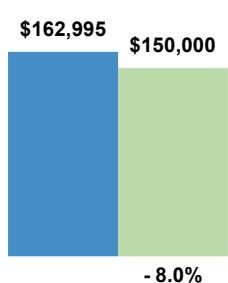
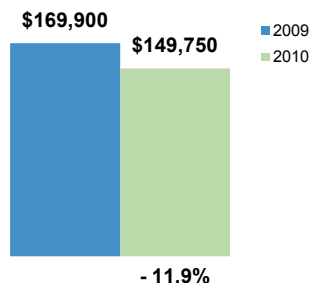
New Listings

Closed Sales

New Listings

Closed Sales

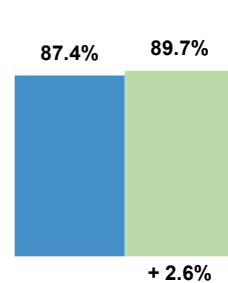
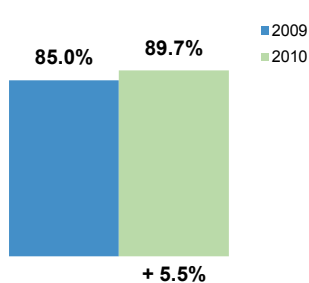
Median Sales Price



March

Year to Date

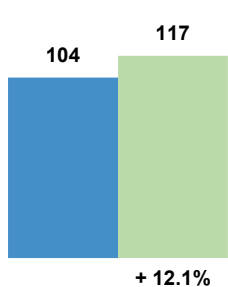
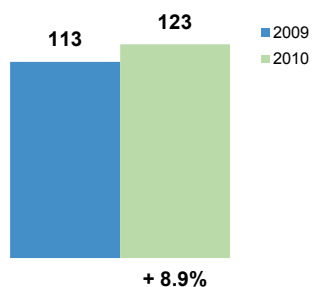
Percent of Original List Price Received at Sale



March

Year to Date

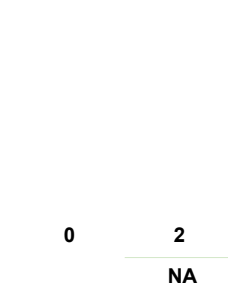
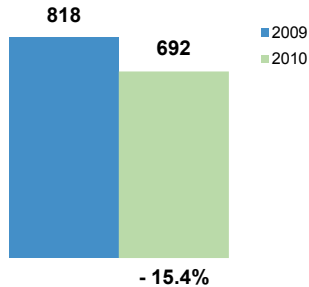
Days on Market Until Sale



March

Year to Date

Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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



Region 12

Fleming Island Area

March

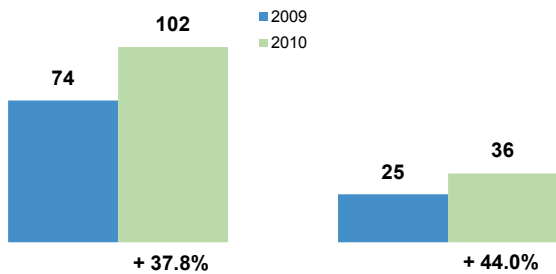
Year to Date

Clay County, FL

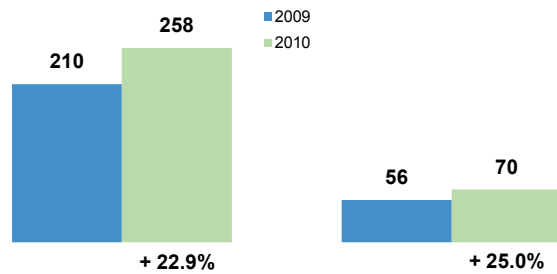
	2009	2010	Change	2009	2010	Change
New Listings	74	102	+ 37.8%	210	258	+ 22.9%
Closed Sales	25	36	+ 44.0%	56	70	+ 25.0%
Median Sales Price*	\$214,000	\$235,000	+ 9.8%	\$210,000	\$215,000	+ 2.4%
Percent of Original List Price Received at Sale*	89.0%	86.7%	- 2.6%	90.3%	89.0%	- 1.4%
Average Days on Market Until Sale	100	125	+ 24.6%	111	125	+ 12.7%
Single-Family Detached Inventory	342	290	- 15.2%	--	--	--
Townhouse-Condo Inventory	23	24	+ 4.3%	--	--	--

*Does not account for seller concessions

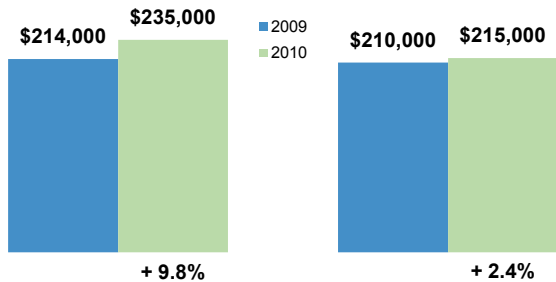
Activity—Most Recent Month



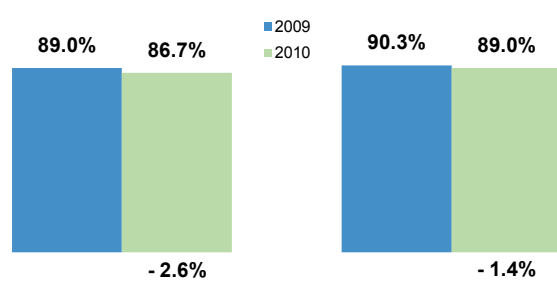
Activity—Year to Date



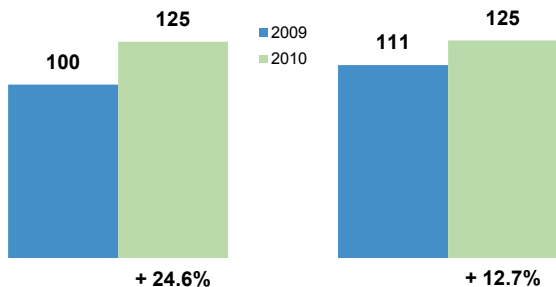
Median Sales Price



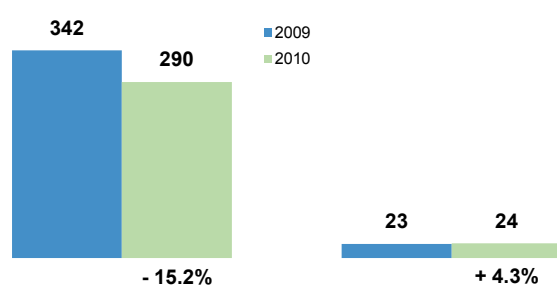
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 13

Orange Park

March

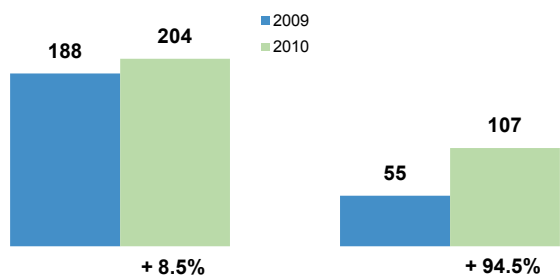
Year to Date

Clay County, FL

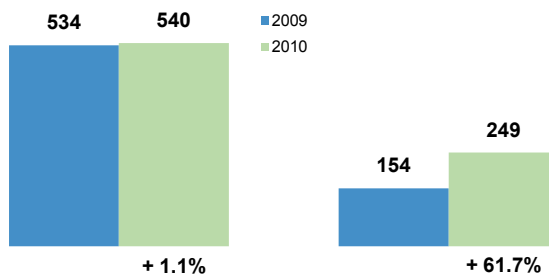
	2009	2010	Change	2009	2010	Change
New Listings	188	204	+ 8.5%	534	540	+ 1.1%
Closed Sales	55	107	+ 94.5%	154	249	+ 61.7%
Median Sales Price*	\$150,000	\$142,000	- 5.3%	\$150,000	\$134,500	- 10.3%
Percent of Original List Price Received at Sale*	85.0%	89.7%	+ 5.5%	86.8%	89.4%	+ 3.0%
Average Days on Market Until Sale	115	82	- 28.7%	108	93	- 13.2%
Single-Family Detached Inventory	880	704	- 20.0%	--	--	--
Townhouse-Condo Inventory	55	60	+ 9.1%	--	--	--

*Does not account for seller concessions

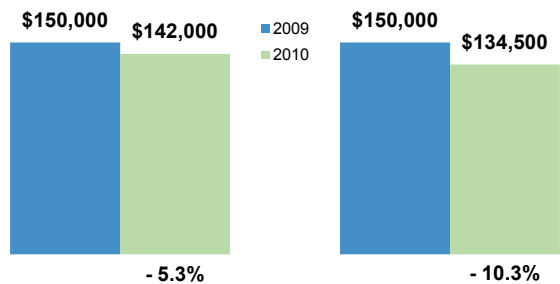
Activity—Most Recent Month



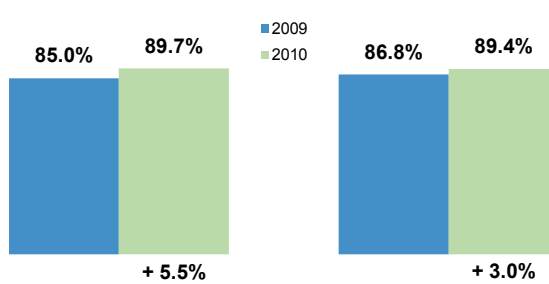
Activity—Year to Date



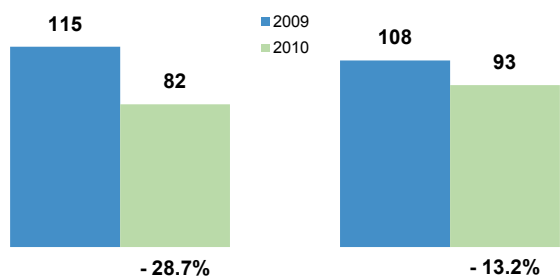
Median Sales Price



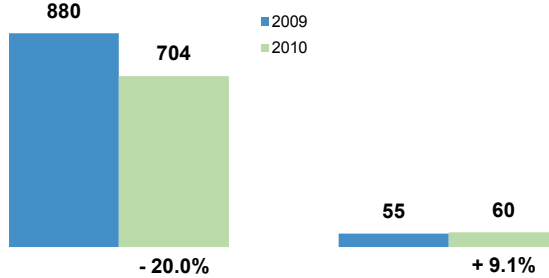
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 14

Middleburg Vicinity

March

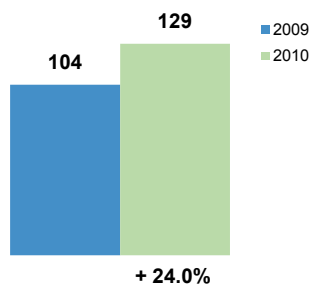
Year to Date

Clay County, FL

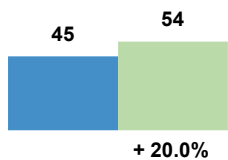
	2009	2010	Change	2009	2010	Change
New Listings	104	129	+ 24.0%	301	365	+ 21.3%
Closed Sales	45	54	+ 20.0%	99	137	+ 38.4%
Median Sales Price*	\$176,500	\$124,900	- 29.2%	\$169,950	\$134,450	- 20.9%
Percent of Original List Price Received at Sale*	87.6%	88.2%	+ 0.7%	88.1%	89.5%	+ 1.6%
Average Days on Market Until Sale	109	103	- 5.3%	111	105	- 5.3%
Single-Family Detached Inventory	469	451	- 3.8%	--	--	--
Townhouse-Condo Inventory	10	7	- 30.0%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

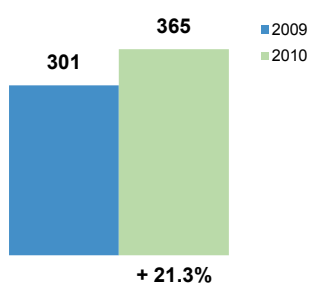


New Listings

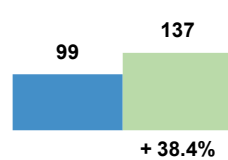


Closed Sales

Activity—Year to Date

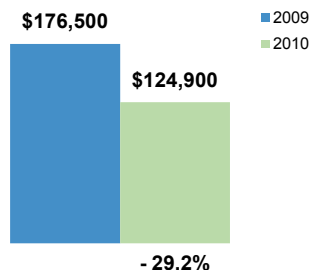


New Listings

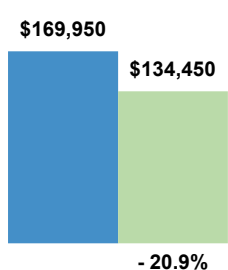


Closed Sales

Median Sales Price

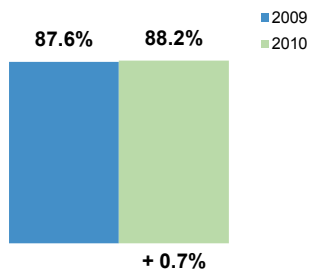


March

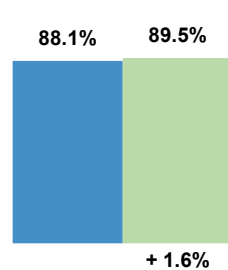


Year to Date

Percent of Original List Price Received at Sale

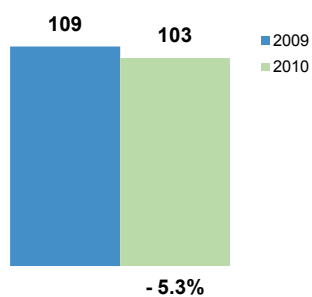


March

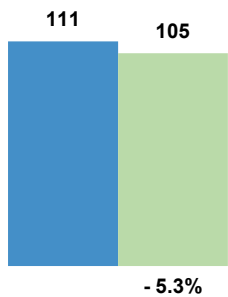


Year to Date

Days on Market Until Sale

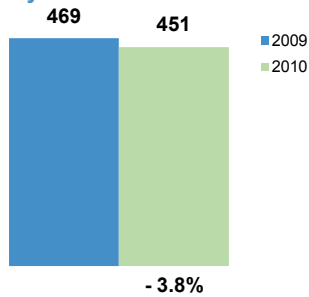


March

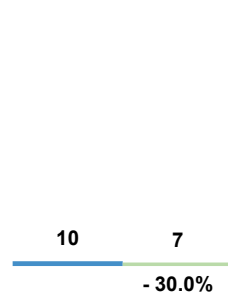


Year to Date

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 15 Keystone Heights Vicinity

Clay County, FL

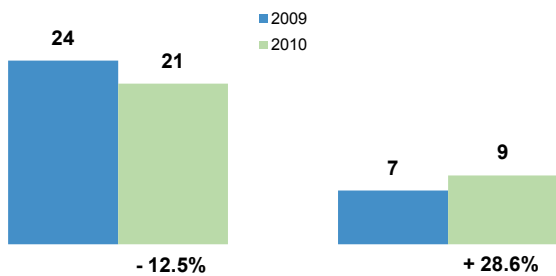
March

Year to Date

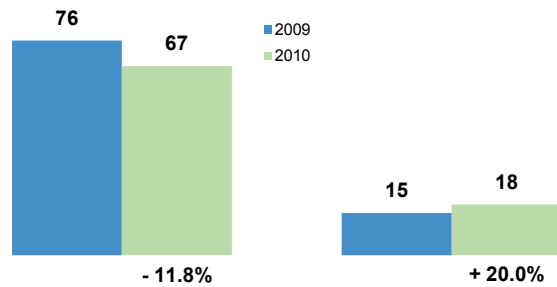
	2009	2010	Change	2009	2010	Change
New Listings	24	21	- 12.5%	76	67	- 11.8%
Closed Sales	7	9	+ 28.6%	15	18	+ 20.0%
Median Sales Price*	\$151,000	\$88,000	- 41.7%	\$109,000	\$65,500	- 39.9%
Percent of Original List Price Received at Sale*	91.7%	88.3%	- 3.8%	86.0%	82.0%	- 4.7%
Average Days on Market Until Sale	97	99	+ 2.1%	113	144	+ 27.1%
Single-Family Detached Inventory	198	170	- 14.1%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

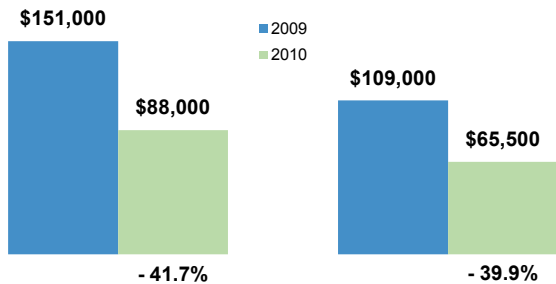
Activity—Most Recent Month



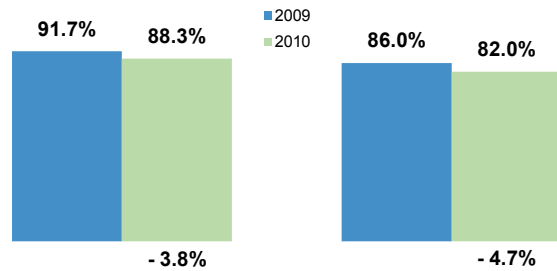
Activity—Year to Date



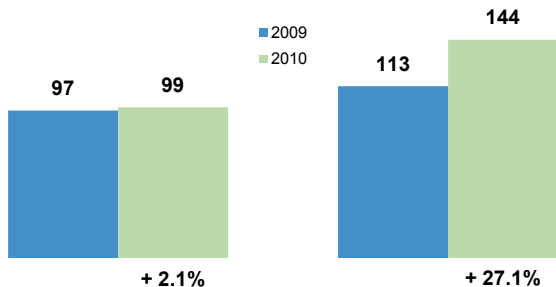
Median Sales Price



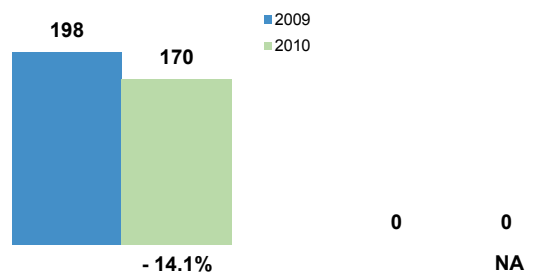
Percent of Original List Price Received at Sale



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

March

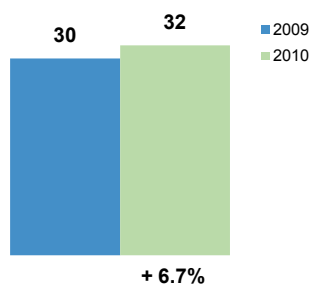
Year to Date

Clay County, FL

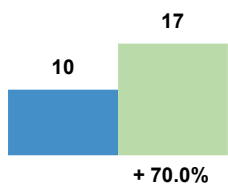
	2009	2010	Change	2009	2010	Change
New Listings	30	32	+ 6.7%	98	82	- 16.3%
Closed Sales	10	17	+ 70.0%	29	27	- 6.9%
Median Sales Price*	\$161,000	\$182,450	+ 13.3%	\$215,000	\$169,596	- 21.1%
Percent of Original List Price Received at Sale*	88.4%	90.7%	+ 2.7%	92.1%	86.8%	- 5.8%
Average Days on Market Until Sale	161	109	- 32.6%	118	116	- 1.6%
Single-Family Detached Inventory	189	140	- 25.9%	--	--	--
Townhouse-Condo Inventory	7	8	+ 14.3%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

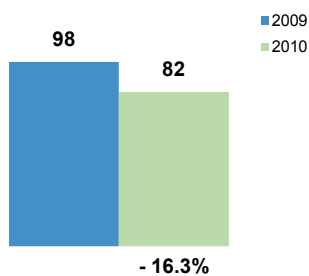


New Listings

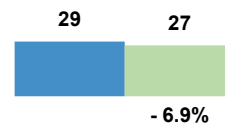


Closed Sales

Activity—Year to Date

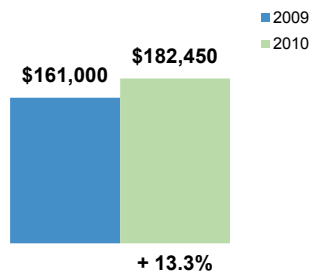


New Listings

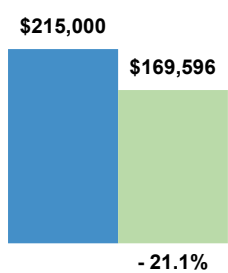


Closed Sales

Median Sales Price

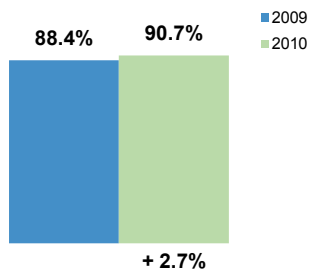


March

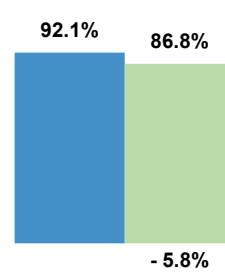


Year to Date

Percent of Original List Price Received at Sale

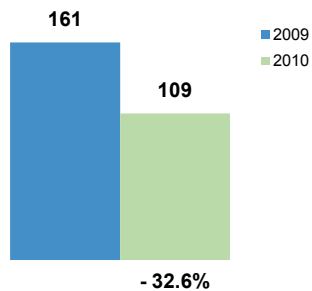


March

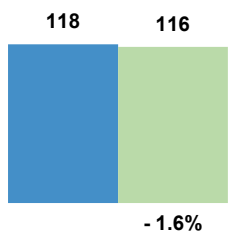


Year to Date

Days on Market Until Sale

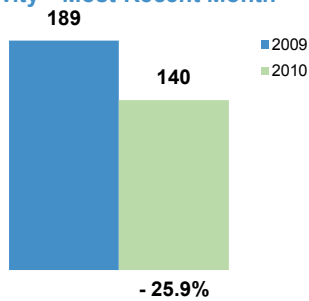


March

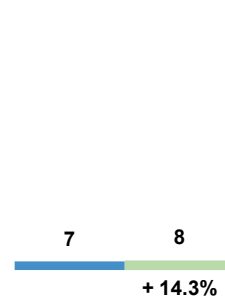


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates

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



Region 21

Jacksonville Bch

March

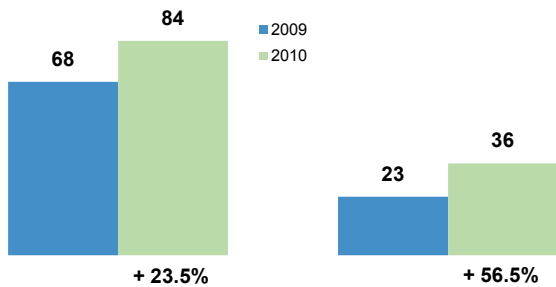
Year to Date

Duval County, FL

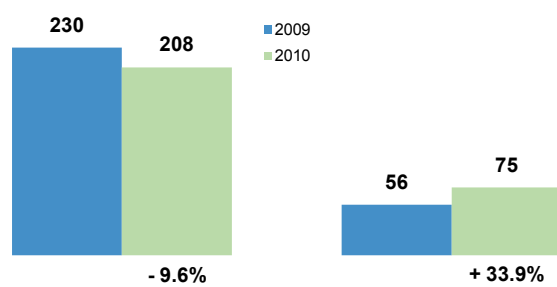
	2009	2010	Change	2009	2010	Change
New Listings	68	84	+ 23.5%	230	208	- 9.6%
Closed Sales	23	36	+ 56.5%	56	75	+ 33.9%
Median Sales Price*	\$235,000	\$294,000	+ 25.1%	\$275,000	\$226,000	- 17.8%
Percent of Original List Price Received at Sale*	86.0%	87.4%	+ 1.6%	88.9%	87.4%	- 1.7%
Average Days on Market Until Sale	111	118	+ 6.8%	100	108	+ 8.2%
Single-Family Detached Inventory	256	182	- 28.9%	--	--	--
Townhouse-Condo Inventory	282	215	- 23.8%	--	--	--

*Does not account for seller concessions

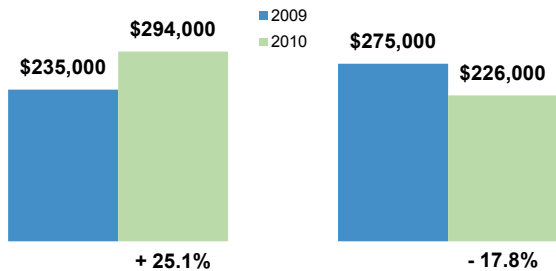
Activity—Most Recent Month



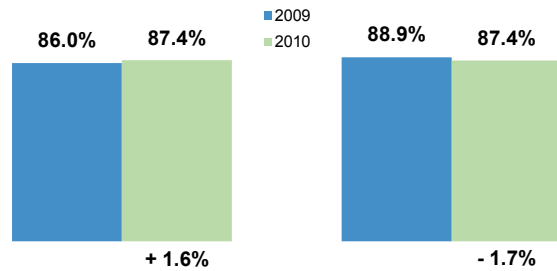
Activity—Year to Date



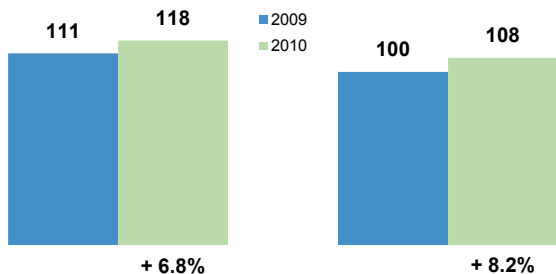
Median Sales Price



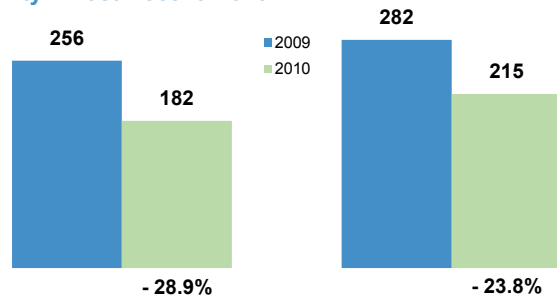
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 22

Neptune Bch

March

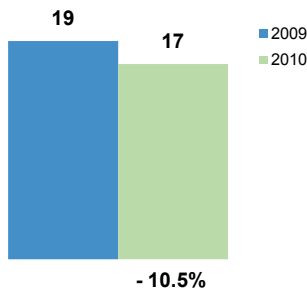
Year to Date

Duval County, FL

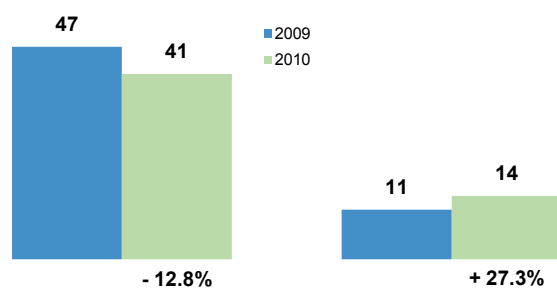
	2009	2010	Change	2009	2010	Change
New Listings	19	17	- 10.5%	47	41	- 12.8%
Closed Sales	7	3	- 57.1%	11	14	+ 27.3%
Median Sales Price*	\$349,000	\$342,000	- 2.0%	\$349,000	\$207,500	- 40.5%
Percent of Original List Price Received at Sale*	93.4%	77.8%	- 16.8%	85.2%	85.7%	+ 0.7%
Average Days on Market Until Sale	72	201	+ 178.7%	130	87	- 33.4%
Single-Family Detached Inventory	88	76	- 13.6%	--	--	--
Townhouse-Condo Inventory	1	1	- 0.0%	--	--	--

*Does not account for seller concessions

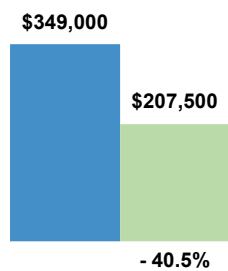
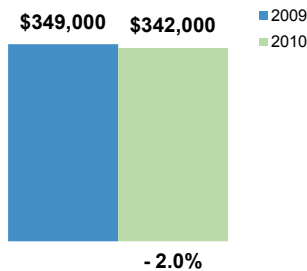
Activity—Most Recent Month



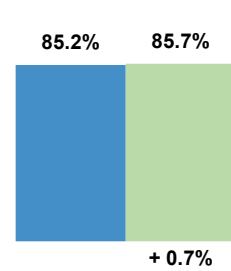
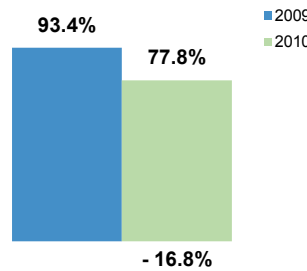
Activity—Year to Date



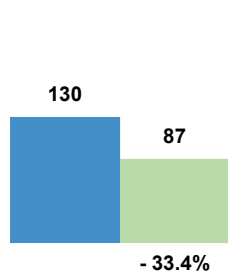
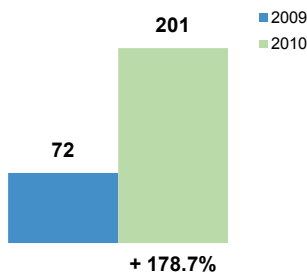
Median Sales Price



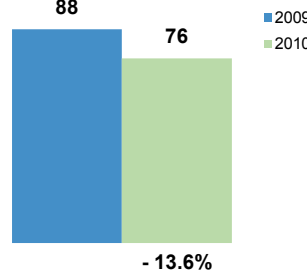
Percent of Original List Price Received at Sale



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

March

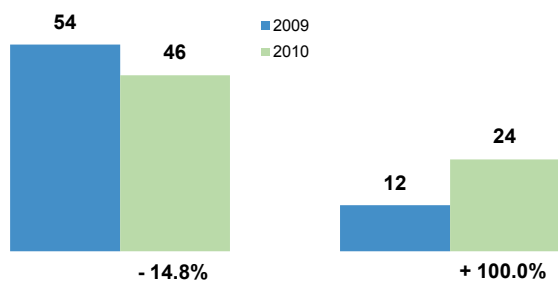
Year to Date

Duval County, FL

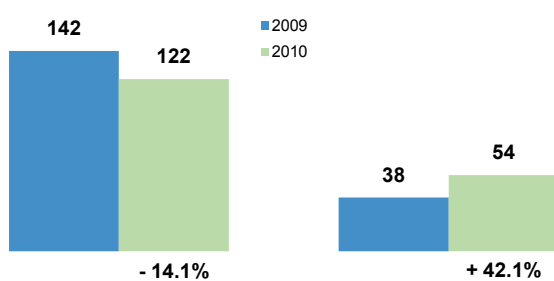
	2009	2010	Change	2009	2010	Change
New Listings	54	46	- 14.8%	142	122	- 14.1%
Closed Sales	12	24	+ 100.0%	38	54	+ 42.1%
Median Sales Price*	\$215,000	\$160,000	- 25.6%	\$200,000	\$164,675	- 17.7%
Percent of Original List Price Received at Sale*	90.0%	85.8%	- 4.6%	83.6%	86.0%	+ 2.9%
Average Days on Market Until Sale	113	153	+ 35.7%	116	152	+ 30.9%
Single-Family Detached Inventory	229	181	- 21.0%	--	--	--
Townhouse-Condo Inventory	32	20	- 37.5%	--	--	--

*Does not account for seller concessions

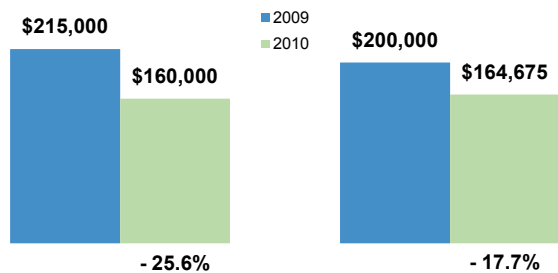
Activity—Most Recent Month



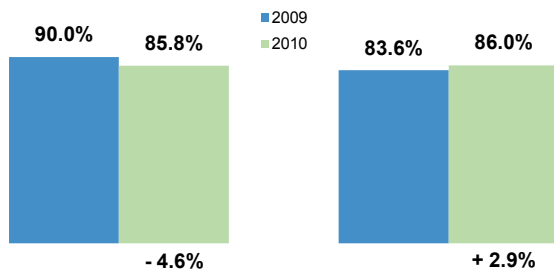
Activity—Year to Date



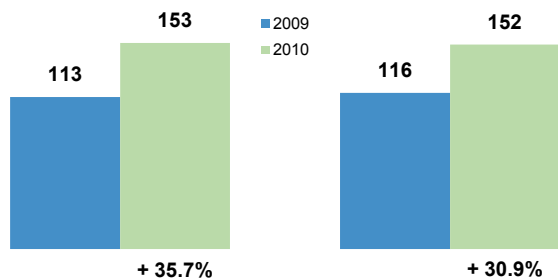
Median Sales Price



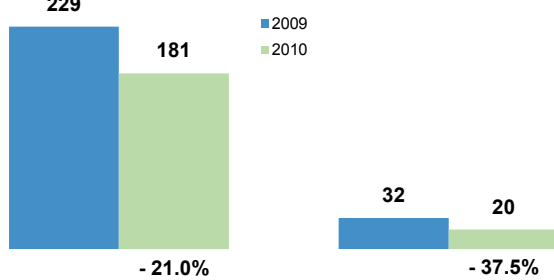
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 25 Ponte Vedra Bch North

March

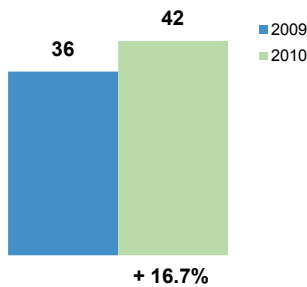
Year to Date

St. John's County, FL

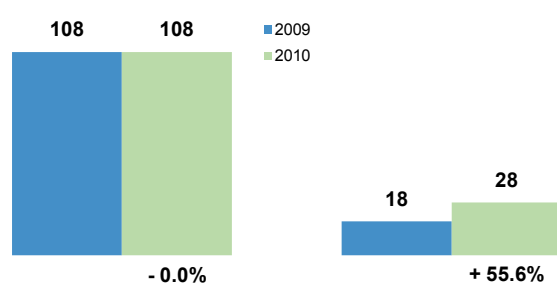
	2009	2010	Change	2009	2010	Change
New Listings	36	42	+ 16.7%	108	108	- 0.0%
Closed Sales	9	13	+ 44.4%	18	28	+ 55.6%
Median Sales Price*	\$480,000	\$191,500	- 60.1%	\$640,000	\$410,000	- 35.9%
Percent of Original List Price Received at Sale*	82.2%	82.3%	+ 0.0%	84.1%	80.6%	- 4.2%
Average Days on Market Until Sale	86	121	+ 41.8%	105	153	+ 45.6%
Single-Family Detached Inventory	168	148	- 11.9%	--	--	--
Townhouse-Condo Inventory	44	38	- 13.6%	--	--	--

*Does not account for seller concessions

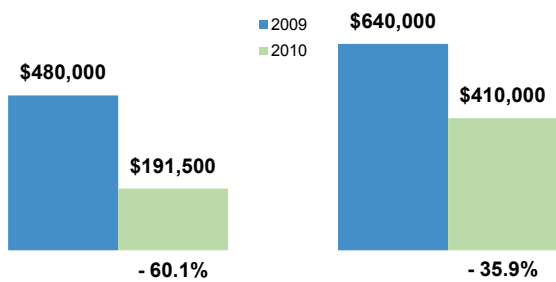
Activity—Most Recent Month



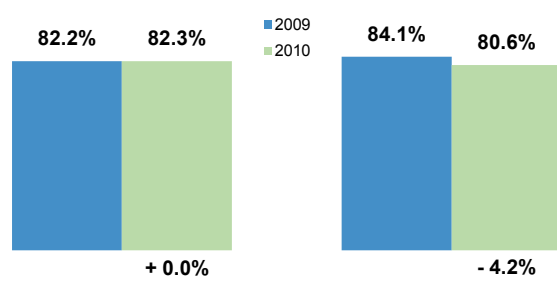
Activity—Year to Date



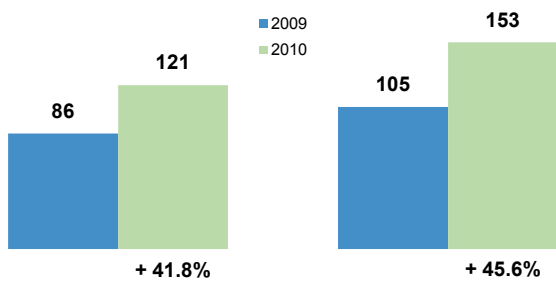
Median Sales Price



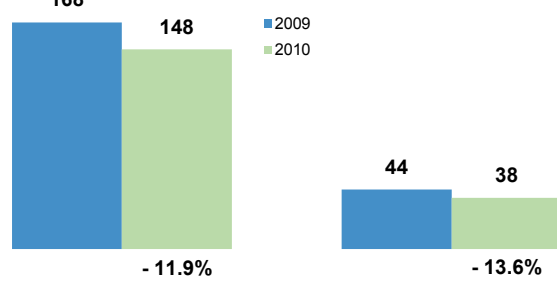
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 26

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

March

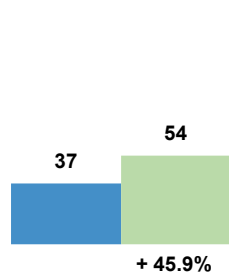
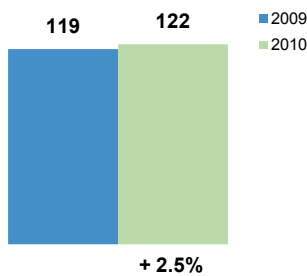
Year to Date

St. John's County, FL

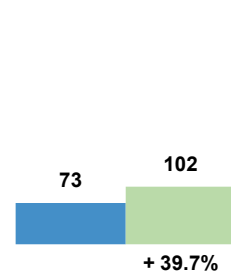
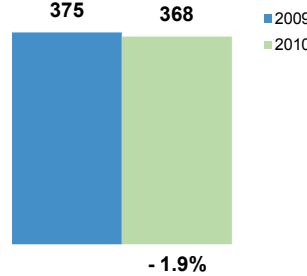
	2009	2010	Change	2009	2010	Change
New Listings	119	122	+ 2.5%	375	368	- 1.9%
Closed Sales	37	54	+ 45.9%	73	102	+ 39.7%
Median Sales Price*	\$324,500	\$280,000	- 13.7%	\$349,450	\$306,495	- 12.3%
Percent of Original List Price Received at Sale*	85.5%	86.1%	+ 0.7%	84.4%	87.3%	+ 3.5%
Average Days on Market Until Sale	136	164	+ 20.0%	134	152	+ 14.0%
Single-Family Detached Inventory	521	528	+ 1.3%	--	--	--
Townhouse-Condo Inventory	260	214	- 17.7%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



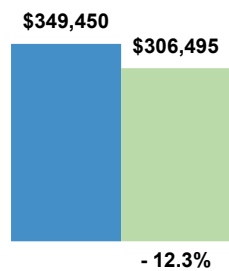
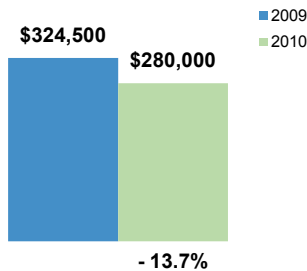
New Listings

Closed Sales

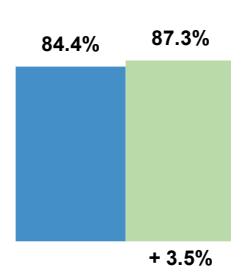
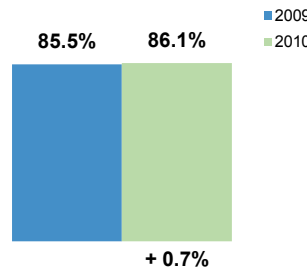
New Listings

Closed Sales

Median Sales Price



Percent of Original List Price Received at Sale



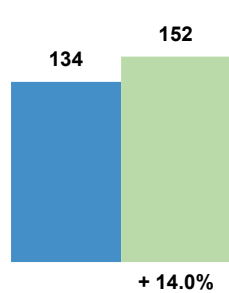
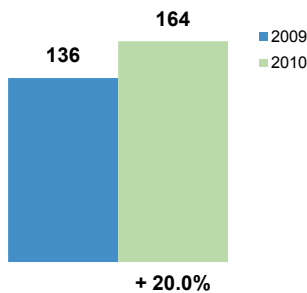
March

Year to Date

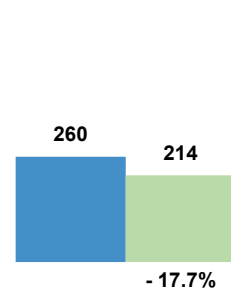
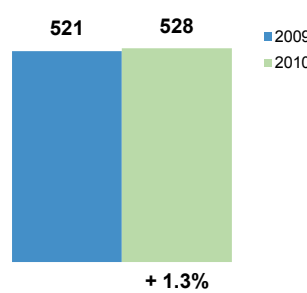
March

Year to Date

Days on Market Until Sale



Activity—Most Recent Month



March

Year to Date

Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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



Region 30 St. Johns County – NW

March

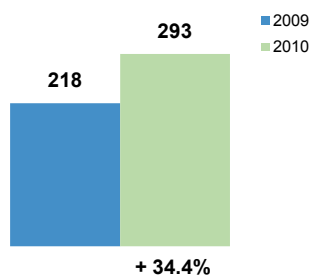
Year to Date

St. John's County, FL

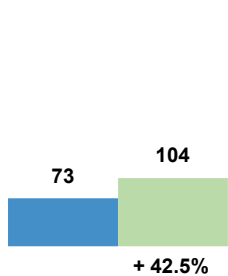
	2009	2010	Change	2009	2010	Change
New Listings	218	293	+ 34.4%	700	717	+ 2.4%
Closed Sales	73	104	+ 42.5%	206	264	+ 28.2%
Median Sales Price*	\$232,500	\$232,100	- 0.2%	\$231,750	\$222,800	- 3.9%
Percent of Original List Price Received at Sale*	87.1%	90.7%	+ 4.1%	87.9%	90.2%	+ 2.6%
Average Days on Market Until Sale	139	111	- 20.1%	123	115	- 6.6%
Single-Family Detached Inventory	1,089	913	- 16.2%	--	--	--
Townhouse-Condo Inventory	177	66	- 62.7%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

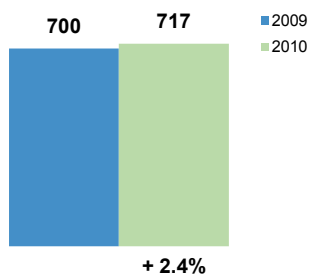


New Listings

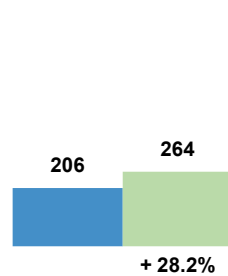


Closed Sales

Activity—Year to Date

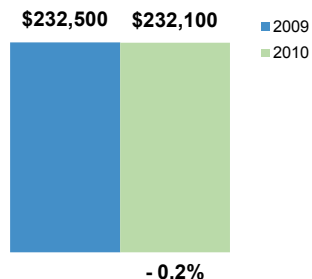


New Listings

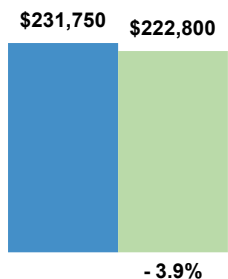


Closed Sales

Median Sales Price

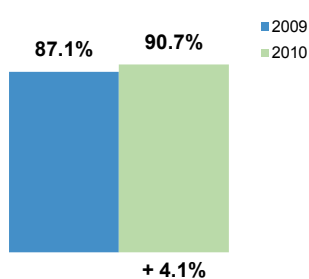


March

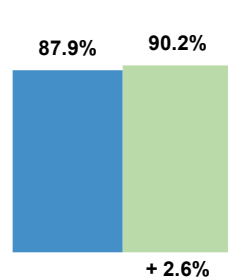


Year to Date

Percent of Original List Price Received at Sale

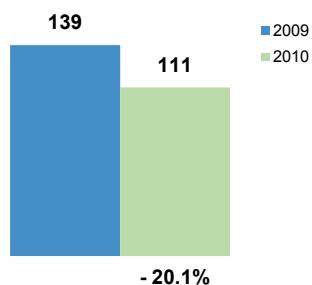


March

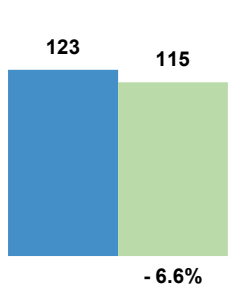


Year to Date

Days on Market Until Sale

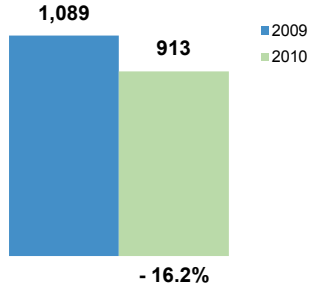


March

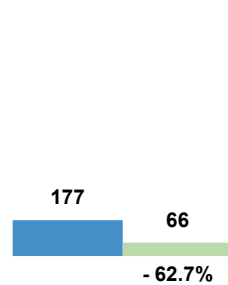


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates

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



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

St. John's County, FL

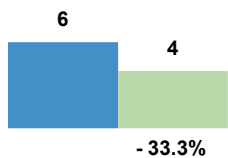
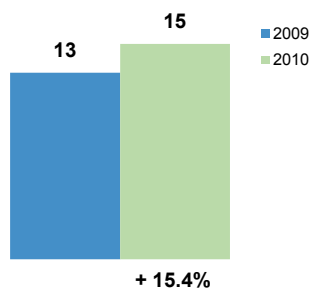
March

Year to Date

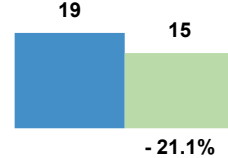
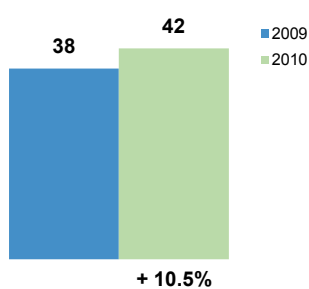
	2009	2010	Change	2009	2010	Change
New Listings	13	15	+ 15.4%	38	42	+ 10.5%
Closed Sales	6	4	- 33.3%	19	15	- 21.1%
Median Sales Price*	\$125,000	\$284,000	+ 127.2%	\$125,000	\$253,000	+ 102.4%
Percent of Original List Price Received at Sale*	88.9%	77.8%	- 12.5%	84.6%	86.2%	+ 1.8%
Average Days on Market Until Sale	162	315	+ 95.0%	183	162	- 11.4%
Single-Family Detached Inventory	68	65	- 4.4%	--	--	--
Townhouse-Condo Inventory	40	39	- 2.5%	--	--	--

*Does not account for seller concessions

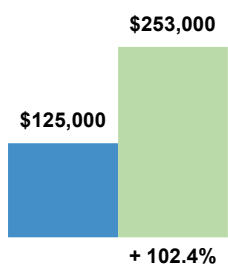
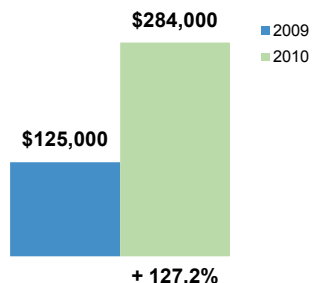
Activity—Most Recent Month



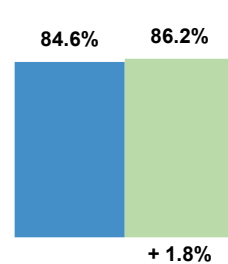
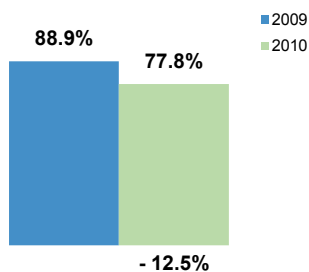
Activity—Year to Date



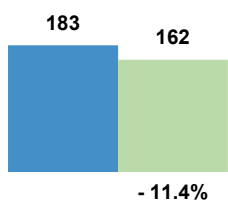
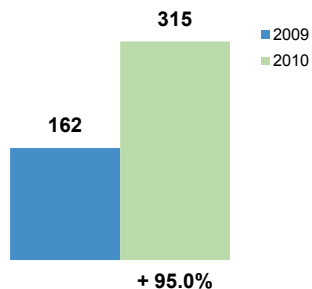
Median Sales Price



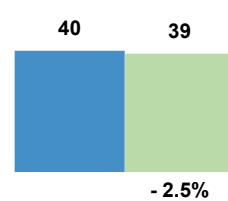
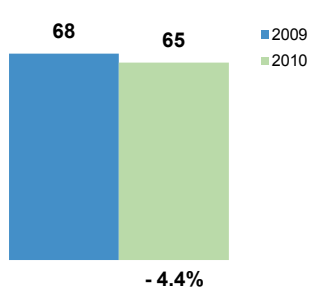
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 33 St. Johns County – SE

March

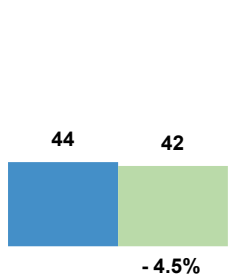
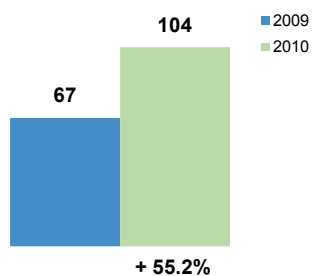
Year to Date

St. John's County, FL

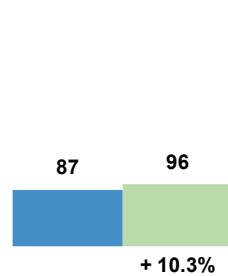
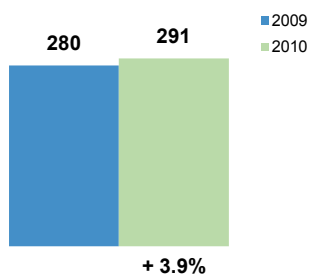
	2009	2010	Change	2009	2010	Change
New Listings	67	104	+ 55.2%	280	291	+ 3.9%
Closed Sales	44	42	- 4.5%	87	96	+ 10.3%
Median Sales Price*	\$169,500	\$131,550	- 22.4%	\$169,900	\$143,000	- 15.8%
Percent of Original List Price Received at Sale*	86.0%	89.0%	+ 3.6%	87.8%	86.9%	- 1.1%
Average Days on Market Until Sale	109	126	+ 16.1%	86	127	+ 48.8%
Single-Family Detached Inventory	405	332	- 18.0%	--	--	--
Townhouse-Condo Inventory	137	141	+ 2.9%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



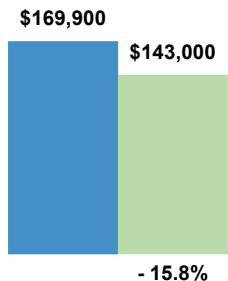
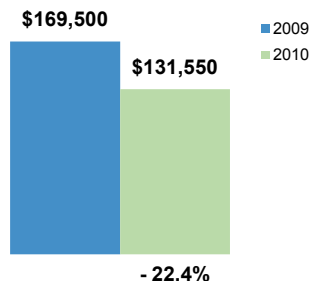
New Listings

Closed Sales

New Listings

Closed Sales

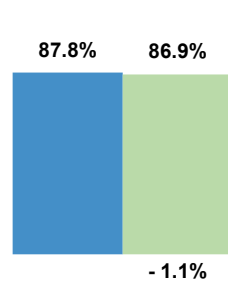
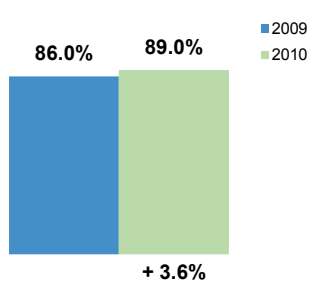
Median Sales Price



March

Year to Date

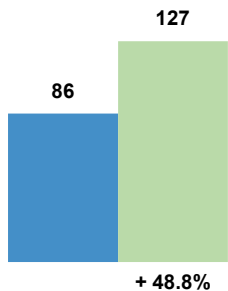
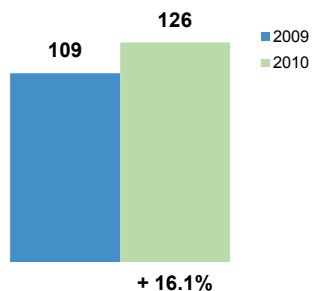
Percent of Original List Price Received at Sale



March

Year to Date

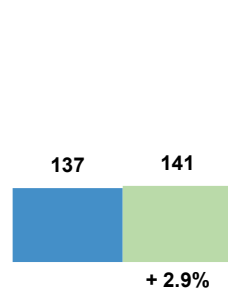
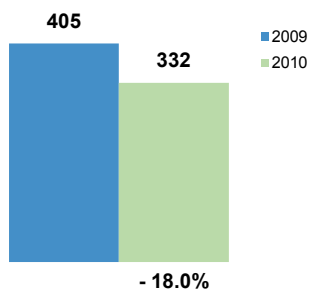
Days on Market Until Sale



March

Year to Date

Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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



Region 34 St. Johns County – SW

March

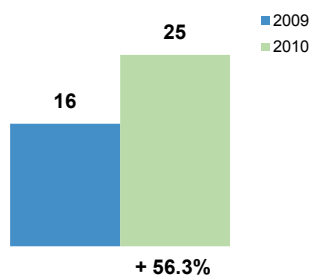
Year to Date

St. John's County, FL

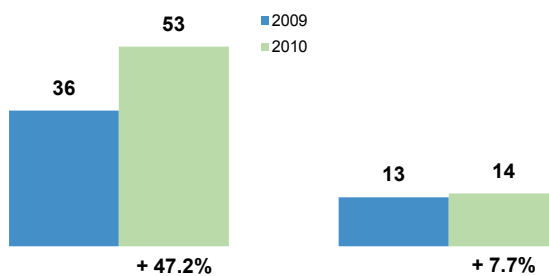
	2009	2010	Change	2009	2010	Change
New Listings	16	25	+ 56.3%	36	53	+ 47.2%
Closed Sales	7	5	- 28.6%	13	14	+ 7.7%
Median Sales Price*	\$178,500	\$30,000	- 83.2%	\$166,250	\$78,750	- 52.6%
Percent of Original List Price Received at Sale*	84.9%	82.7%	- 2.6%	88.5%	87.7%	- 0.9%
Average Days on Market Until Sale	115	66	- 42.9%	130	68	- 47.6%
Single-Family Detached Inventory	99	96	- 3.0%	--	--	--
Townhouse-Condo Inventory	4	0	- 100.0%	--	--	--

*Does not account for seller concessions

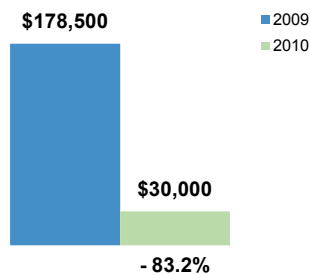
Activity—Most Recent Month



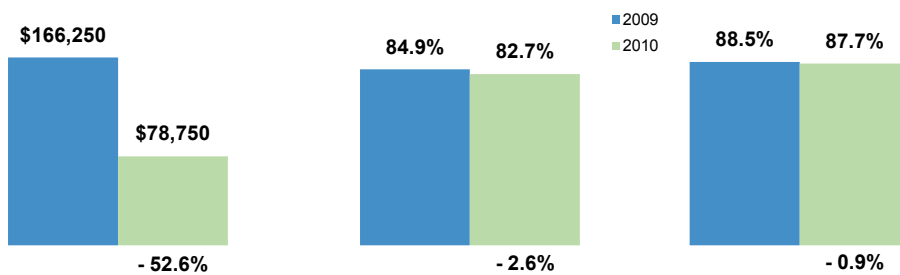
Activity—Year to Date



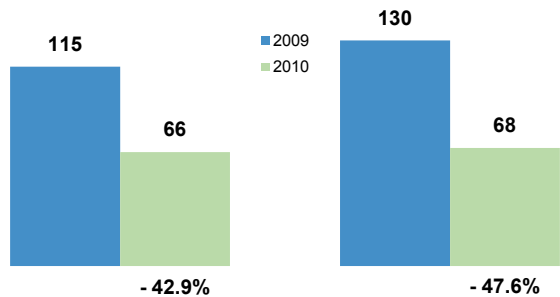
Median Sales Price



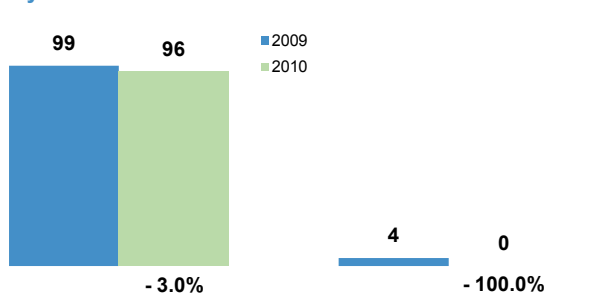
Percent of Original List Price Received at Sale



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

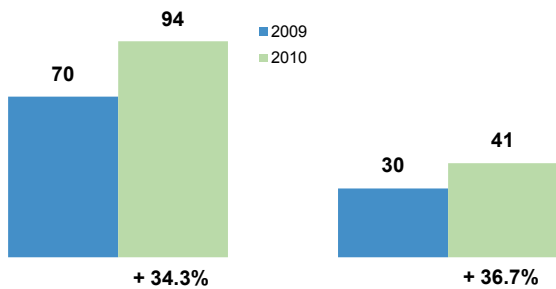
March

Year to Date

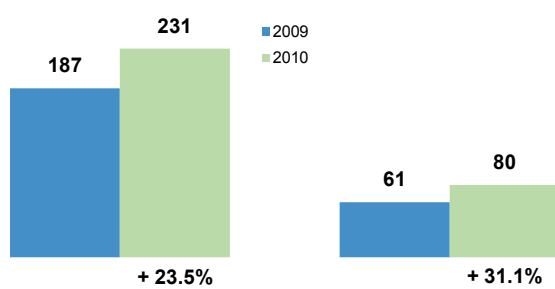
Nassau County, FL		2009	2010	Change	2009	2010	Change
New Listings		70	94	+ 34.3%	187	231	+ 23.5%
Closed Sales		30	41	+ 36.7%	61	80	+ 31.1%
Median Sales Price*		\$127,500	\$150,000	+ 17.6%	\$175,000	\$141,000	- 19.4%
Percent of Original List Price Received at Sale*		83.2%	85.1%	+ 2.3%	85.3%	85.1%	- 0.2%
Average Days on Market Until Sale		115	115	+ 0.2%	108	110	+ 1.8%
Single-Family Detached Inventory		361	301	- 16.6%	--	--	--
Townhouse-Condo Inventory		38	50	+ 31.6%	--	--	--

*Does not account for seller concessions

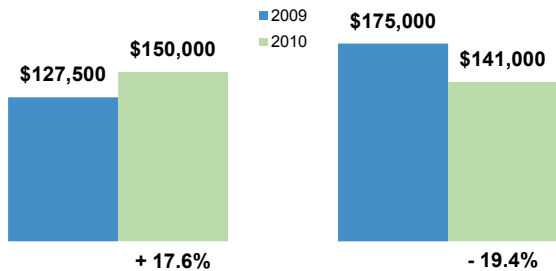
Activity—Most Recent Month



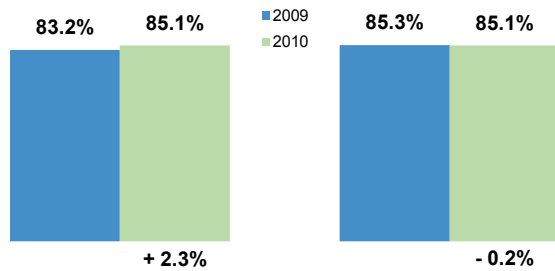
Activity—Year to Date



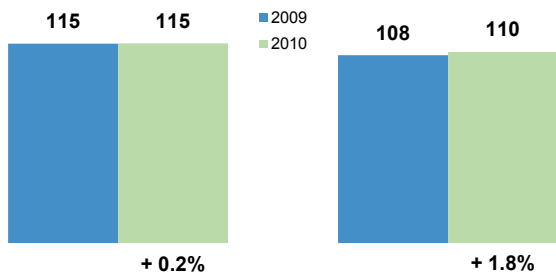
Median Sales Price



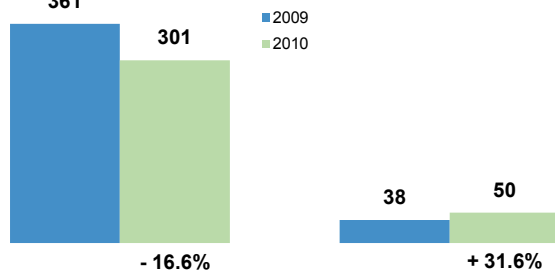
Percent of Original List Price Received at Sale



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

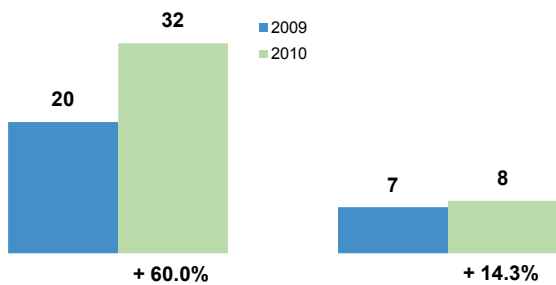
March

Year to Date

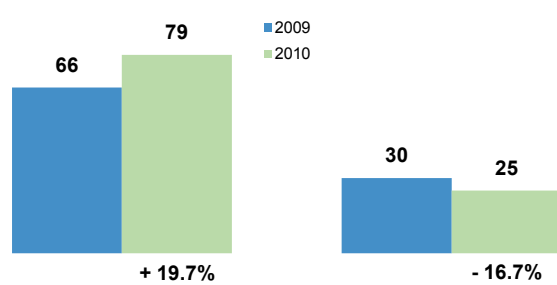
Baker County, FL	2009	2010	Change	2009	2010	Change
New Listings	20	32	+ 60.0%	66	79	+ 19.7%
Closed Sales	7	8	+ 14.3%	30	25	- 16.7%
Median Sales Price*	\$129,000	\$157,000	+ 21.7%	\$134,450	\$142,500	+ 6.0%
Percent of Original List Price Received at Sale*	91.3%	84.7%	- 7.2%	86.8%	85.8%	- 1.2%
Average Days on Market Until Sale	165	191	+ 15.8%	157	182	+ 15.9%
Single-Family Detached Inventory	124	140	+ 12.9%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

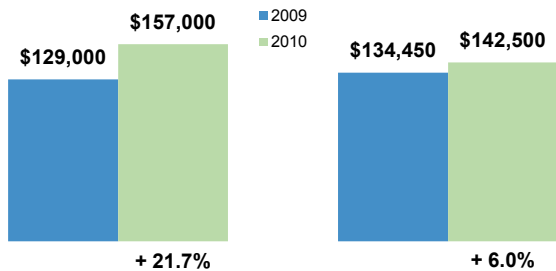
Activity—Most Recent Month



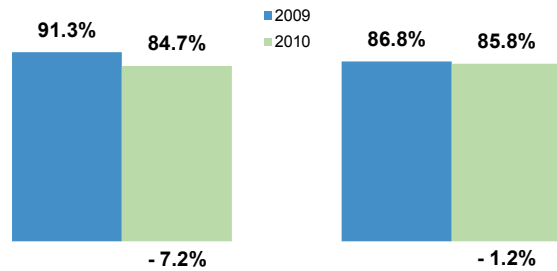
Activity—Year to Date



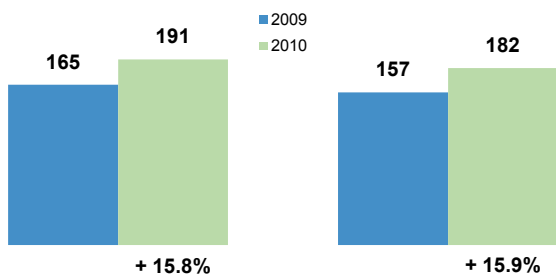
Median Sales Price



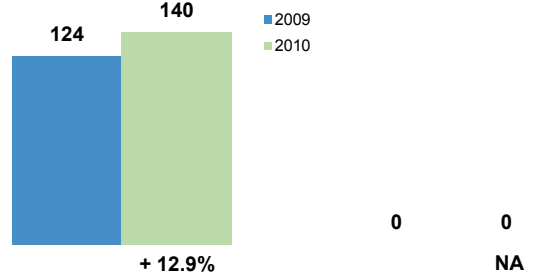
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 56

Putnam County NE

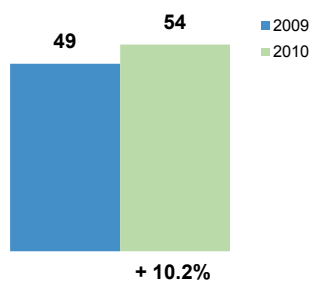
March

Year to Date

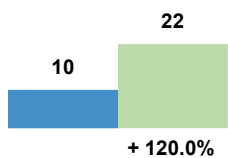
Putnam County, FL		2009	2010	Change	2009	2010	Change
New Listings		49	54	+ 10.2%	112	154	+ 37.5%
Closed Sales		10	22	+ 120.0%	32	44	+ 37.5%
Median Sales Price*		\$94,750	\$73,950	- 22.0%	\$82,000	\$72,500	- 11.6%
Percent of Original List Price Received at Sale*		80.4%	80.5%	+ 0.2%	81.2%	82.4%	+ 1.6%
Average Days on Market Until Sale		161	197	+ 22.6%	139	134	- 3.5%
Single-Family Detached Inventory		354	366	+ 3.4%	--	--	--
Townhouse-Condo Inventory		6	4	- 33.3%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

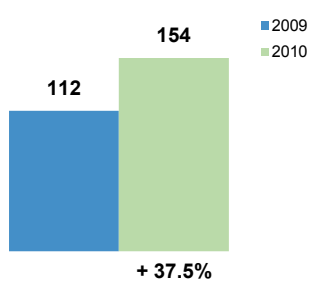


New Listings

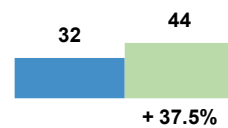


Closed Sales

Activity—Year to Date

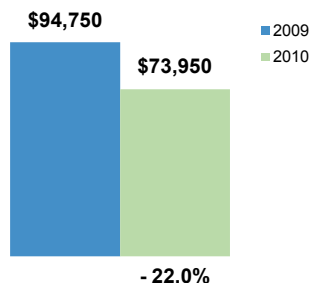


New Listings

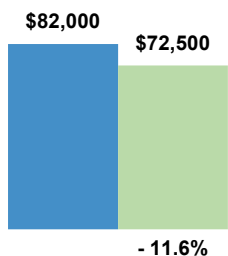


Closed Sales

Median Sales Price

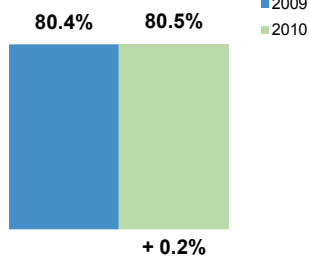


March

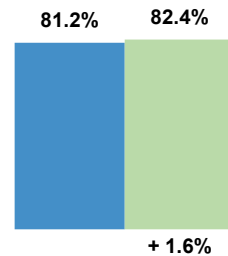


Year to Date

Percent of Original List Price Received at Sale

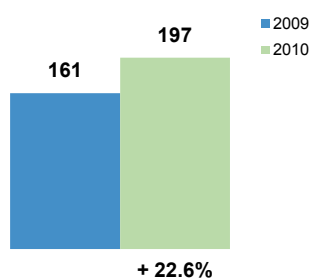


March

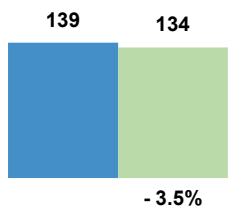


Year to Date

Days on Market Until Sale

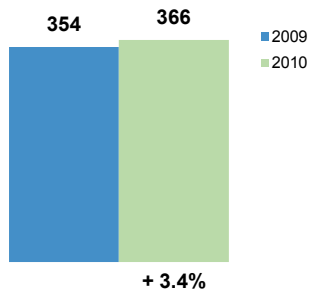


March

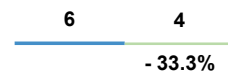


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates

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Region 57 Putnam County – West

March

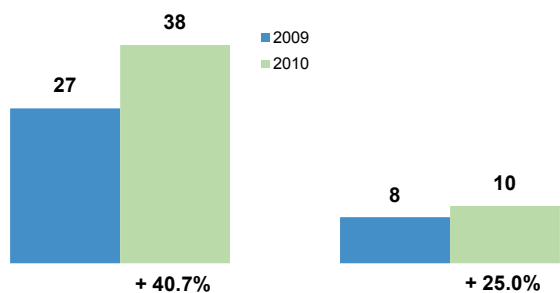
Year to Date

Putnam County, FL

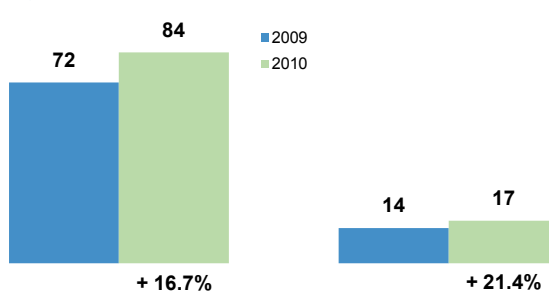
	2009	2010	Change	2009	2010	Change
New Listings	27	38	+ 40.7%	72	84	+ 16.7%
Closed Sales	8	10	+ 25.0%	14	17	+ 21.4%
Median Sales Price*	\$70,000	\$66,700	- 4.7%	\$47,500	\$56,950	+ 19.9%
Percent of Original List Price Received at Sale*	79.5%	80.1%	+ 0.8%	79.1%	82.8%	+ 4.7%
Average Days on Market Until Sale	250	172	- 31.0%	191	159	- 16.6%
Single-Family Detached Inventory	220	192	- 12.7%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

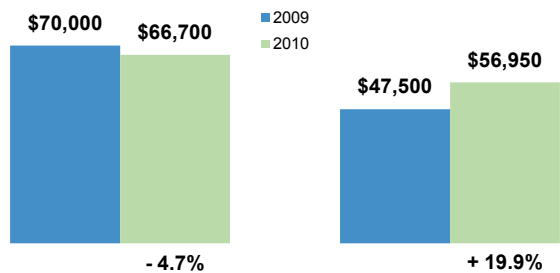
Activity—Most Recent Month



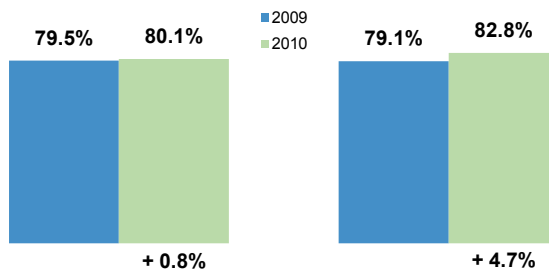
Activity—Year to Date



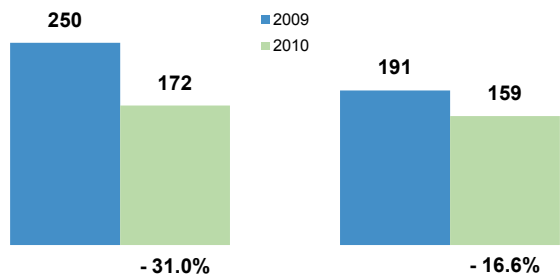
Median Sales Price



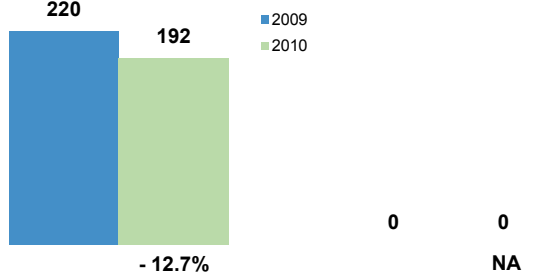
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 58 Putnam County - South

March

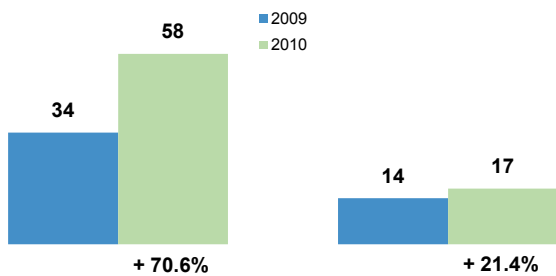
Year to Date

Putnam County, FL

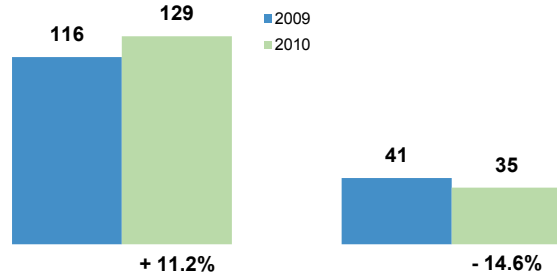
	2009	2010	Change	2009	2010	Change
New Listings	34	58	+ 70.6%	116	129	+ 11.2%
Closed Sales	14	17	+ 21.4%	41	35	- 14.6%
Median Sales Price*	\$51,950	\$50,305	- 3.2%	\$79,500	\$50,000	- 37.1%
Percent of Original List Price Received at Sale*	81.5%	75.7%	- 7.0%	82.7%	81.0%	- 2.1%
Average Days on Market Until Sale	130	275	+ 110.8%	145	209	+ 44.7%
Single-Family Detached Inventory	309	303	- 1.9%	--	--	--
Townhouse-Condo Inventory	5	8	+ 60.0%	--	--	--

*Does not account for seller concessions

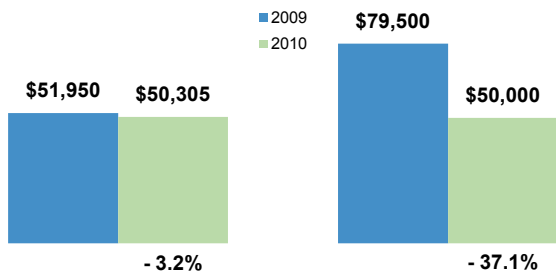
Activity—Most Recent Month



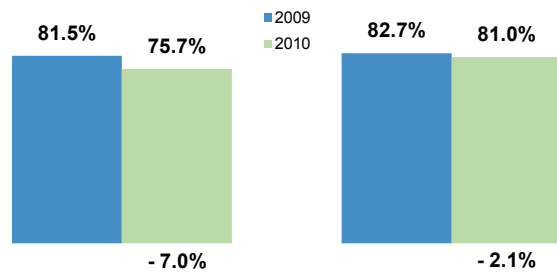
Activity—Year to Date



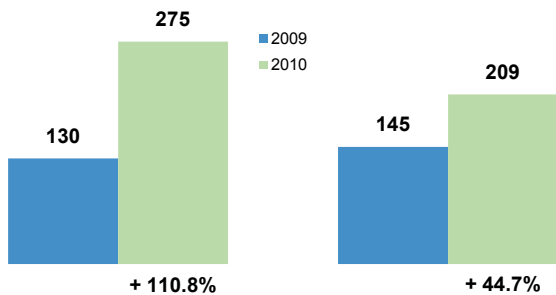
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

