



NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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Monthly Indicators

April 2010

As expected, home buyers in Northeast Florida took advantage of the federal first-time home buyer tax credit last month, which officially came to a close on April 30.

Year-over-year increases in pending and closed sales were considerable; The Pending Sales figure for April was 2,206, up 66.4 percent, and Closed Sales tabbed in at 1,454, an increase of 35.3 percent. These factors have combined to bring inventory down 11.1 percent to 14,869 active listings.

Median Sales Price continues to decrease in year-over-year comparisons but at a lesser rate than the last couple of months, settling at \$135,620, which is 9.6 percent lower than during the same period last year. Percent of Original List Price and Days on Market have also been steady so far in 2010. On average, a seller can expect to receive 89.8 percent of their original list price after 104 days on the market.

We'll know the full extent of the tax credit when the May figures come in. A big drop-off? Business as usual? It's too early to tell. What we can say is keep a watchful eye toward mortgage rates. They may spike sooner than later now that the government has stopped buying mortgage-backed securities.

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Area breakouts of 29 submarkets begin after page 15.

New Listings

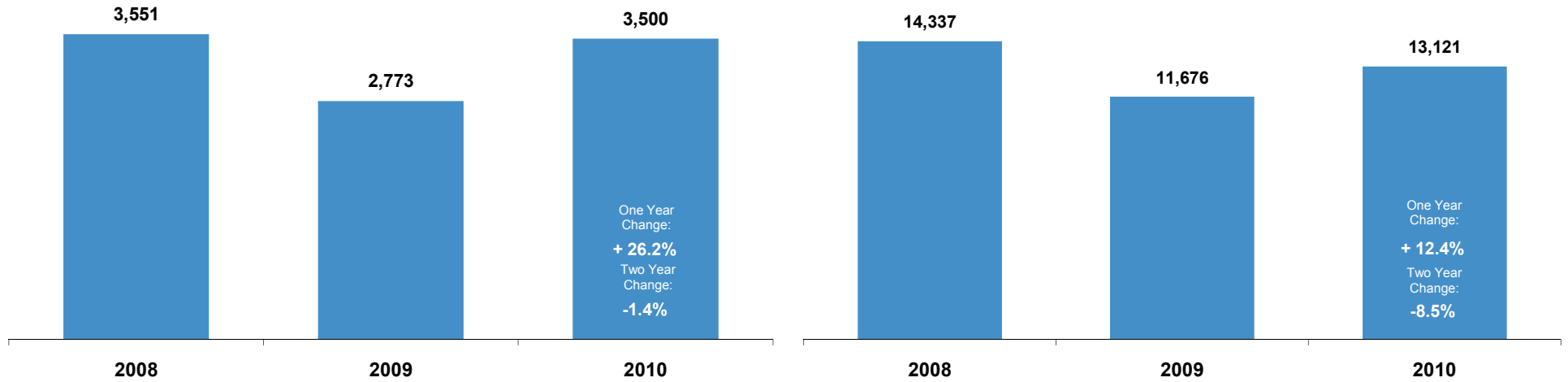
A Monthly Indicator from the **Northeast Florida Association of REALTORS®**



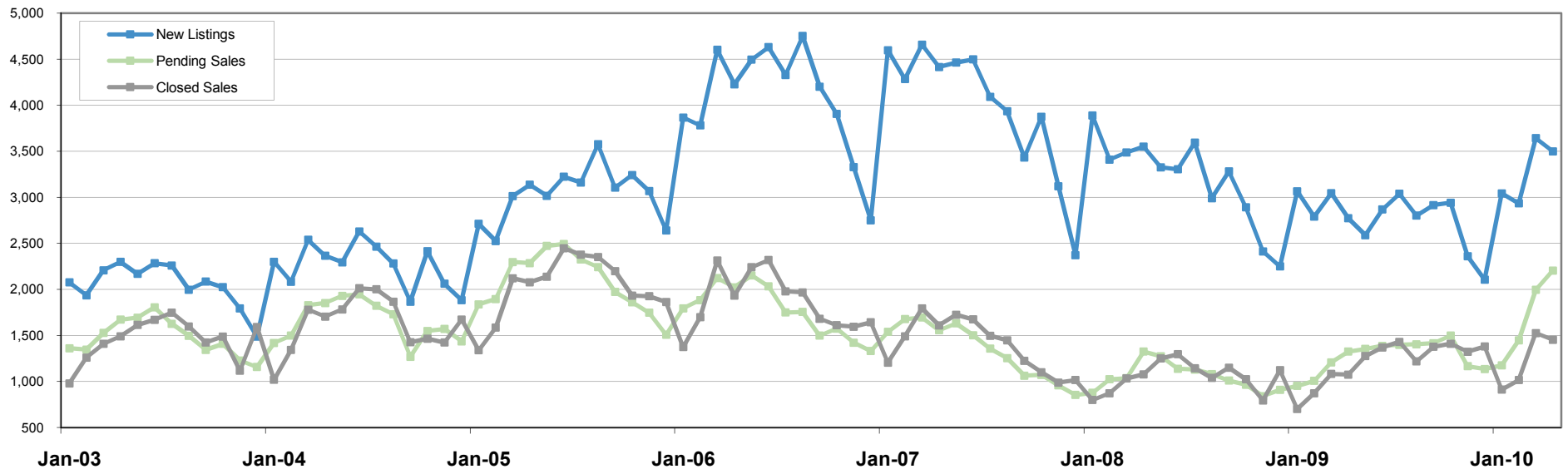
**NORTHEAST FLORIDA
ASSOCIATION OF REALTORS**

April

Year to Date



Historical Market Activity



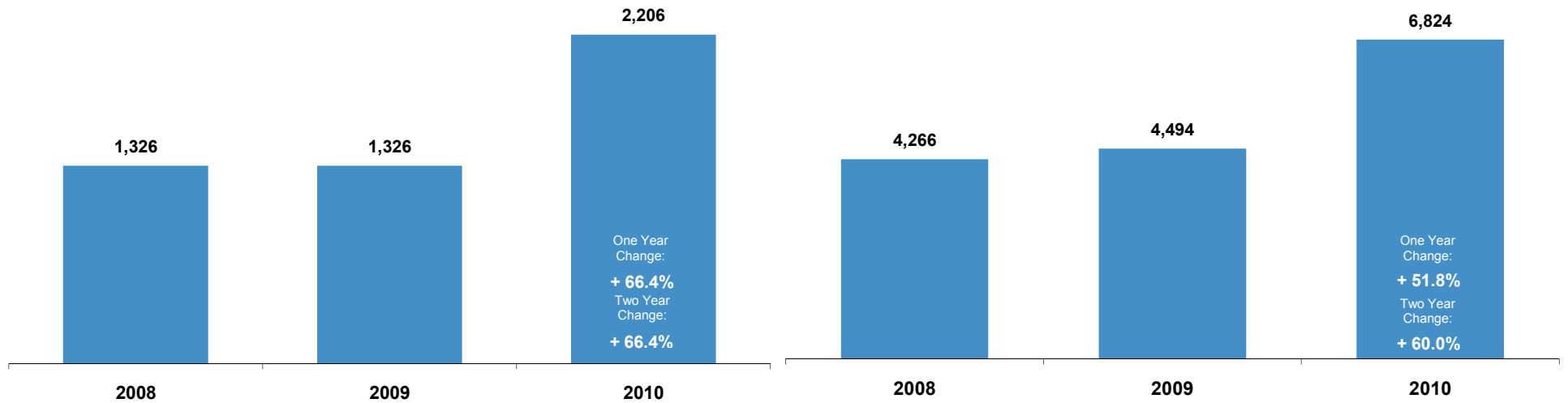
Pending Sales

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

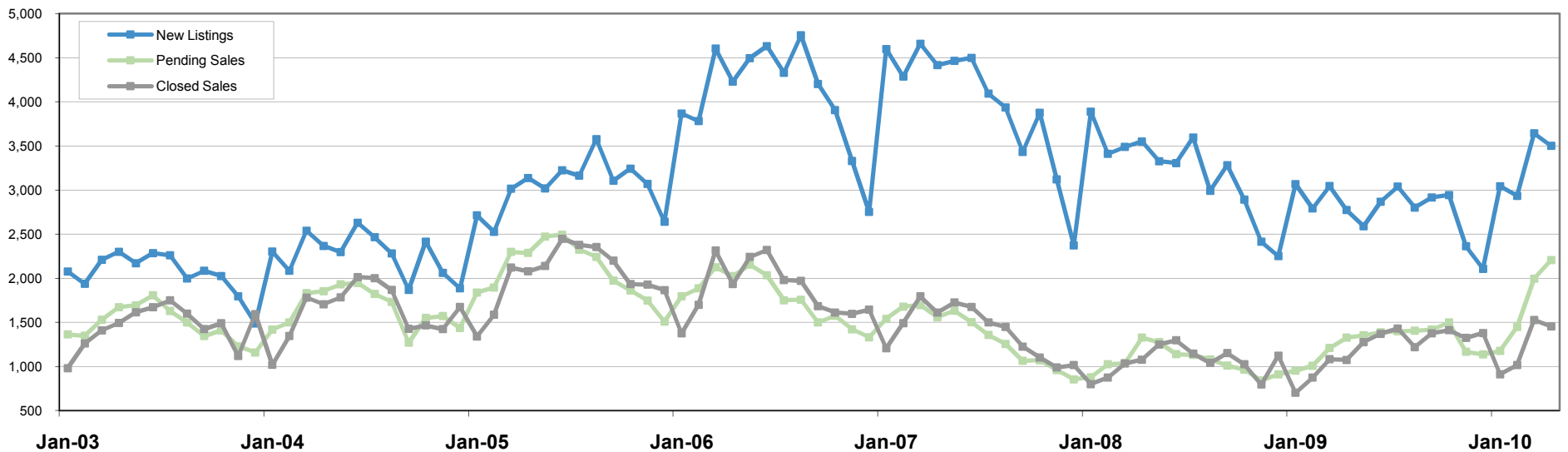


April

Year to Date



Historical Market Activity



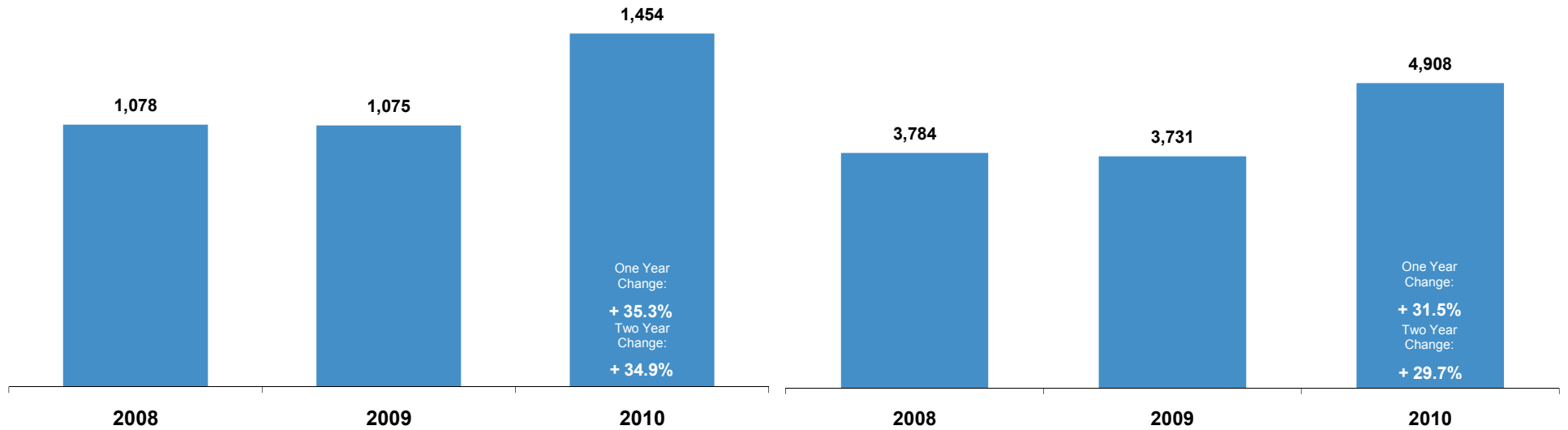
Closed Sales

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

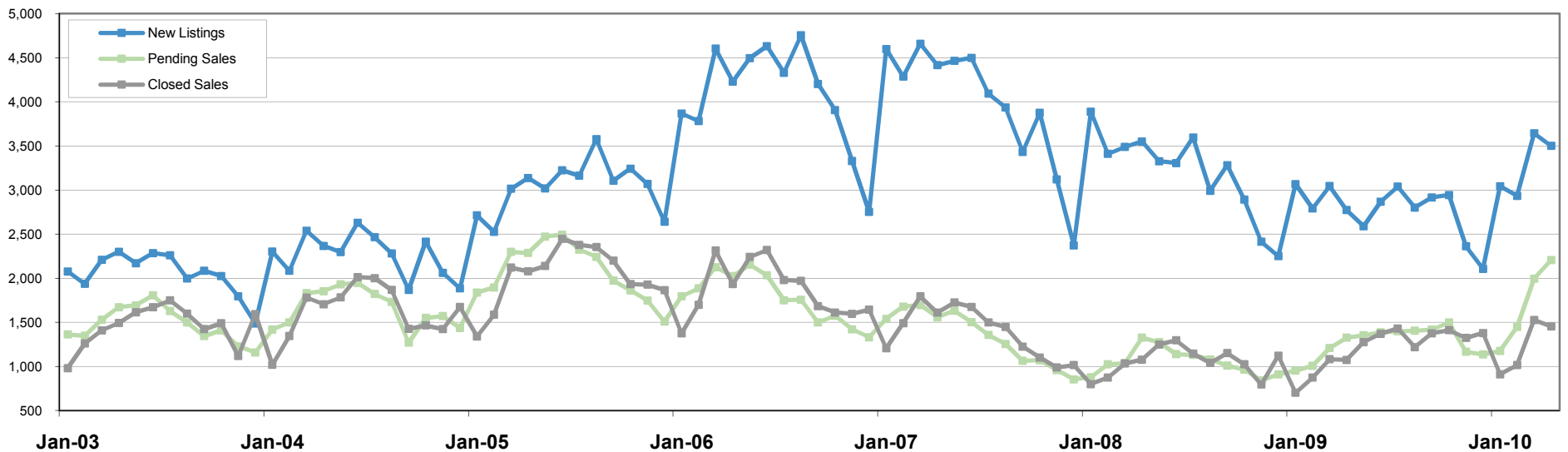


April

Year to Date



Historical Market Activity



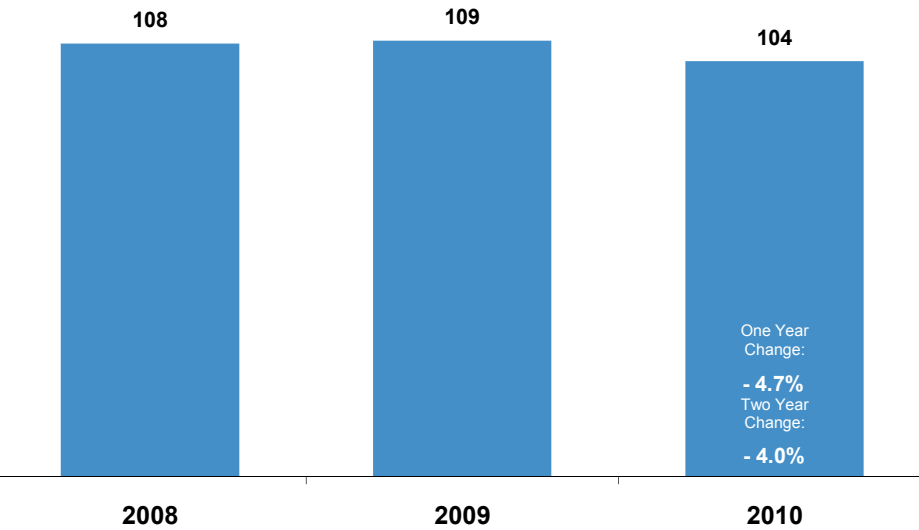
Days on Market Until Sale

A Monthly Indicator from the Northeast Florida Association of REALTORS®

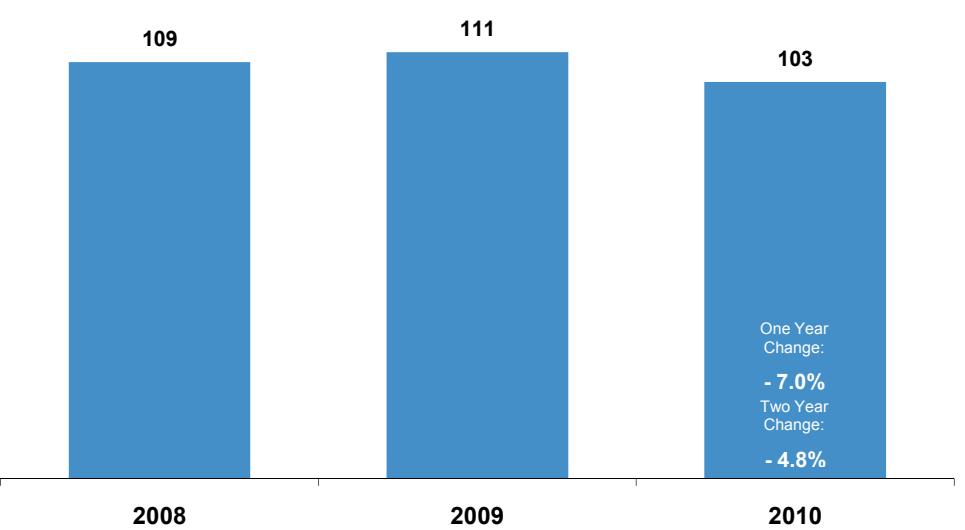


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April



Year to Date



Historical Market Activity



Median Sales Price

A Monthly Indicator from the Northeast Florida Association of REALTORS®

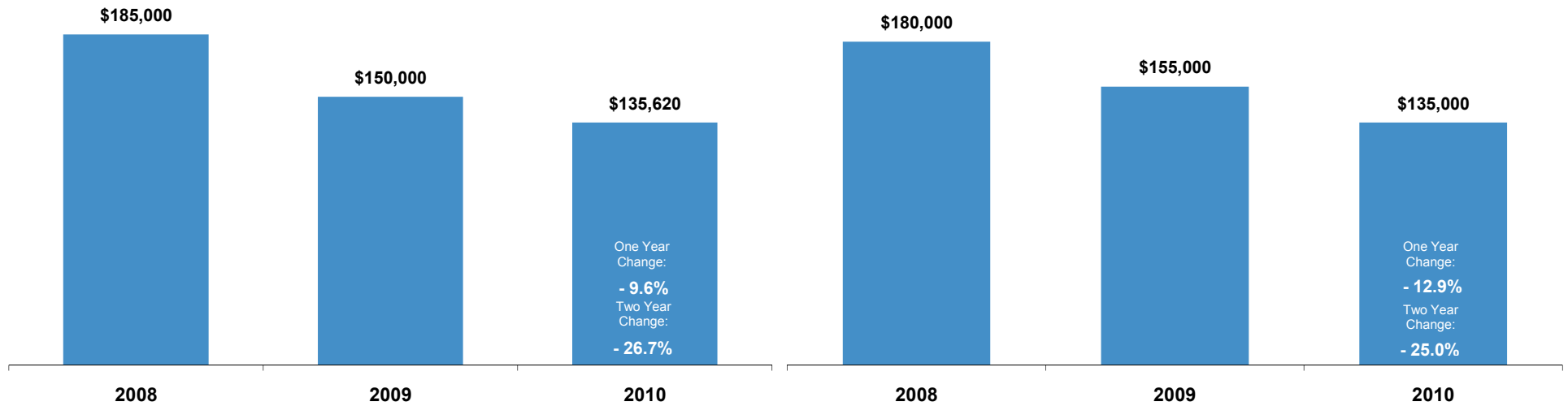


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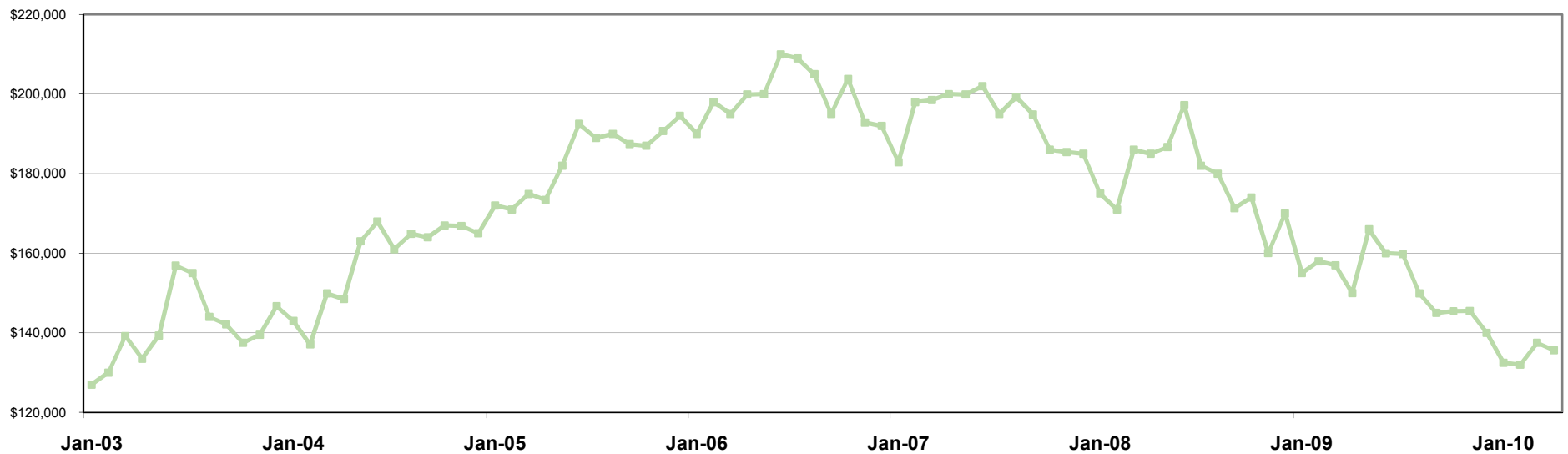
April

Year to Date

Figures do not take into account seller concessions.



Historical Median Prices



Average Sales Price

A Monthly Indicator from the Northeast Florida Association of REALTORS®

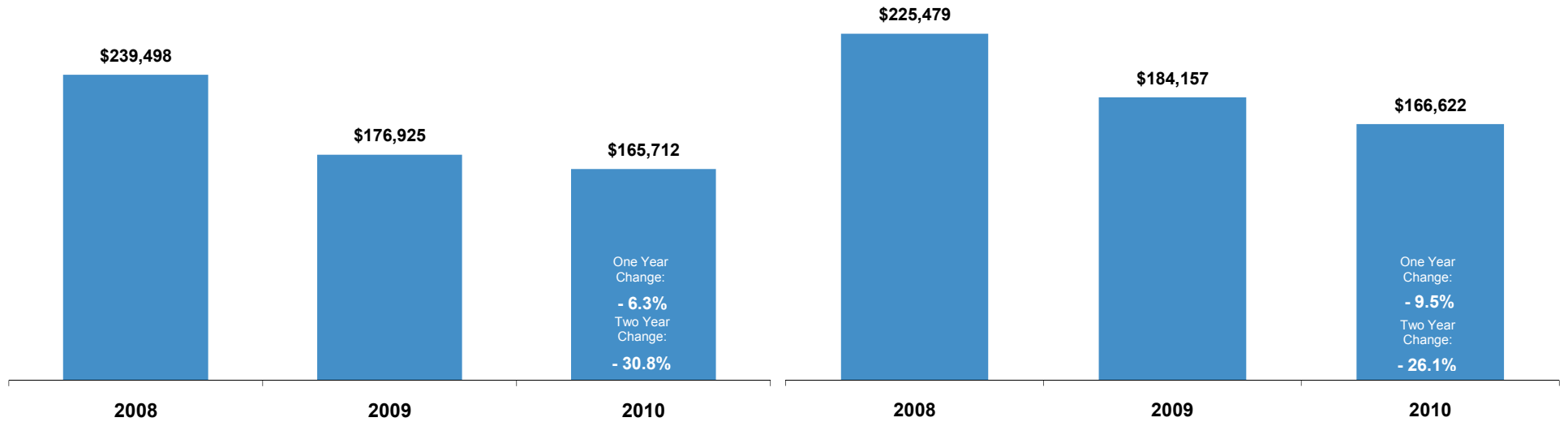


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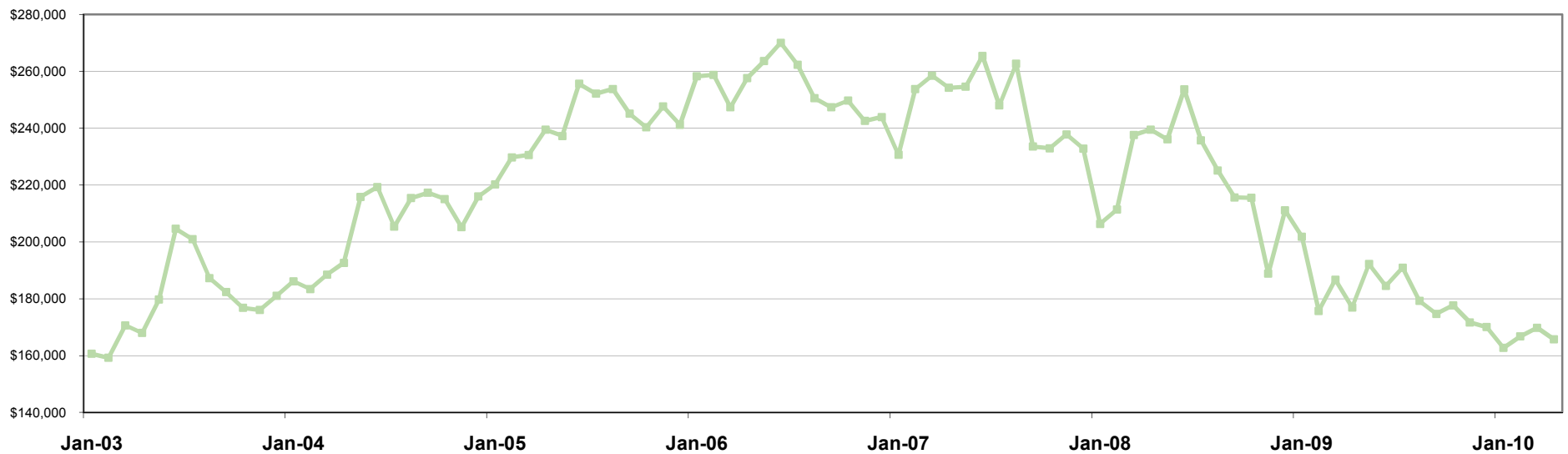
April

Year to Date

Figures do not take into account seller concessions.



Historical Average Prices

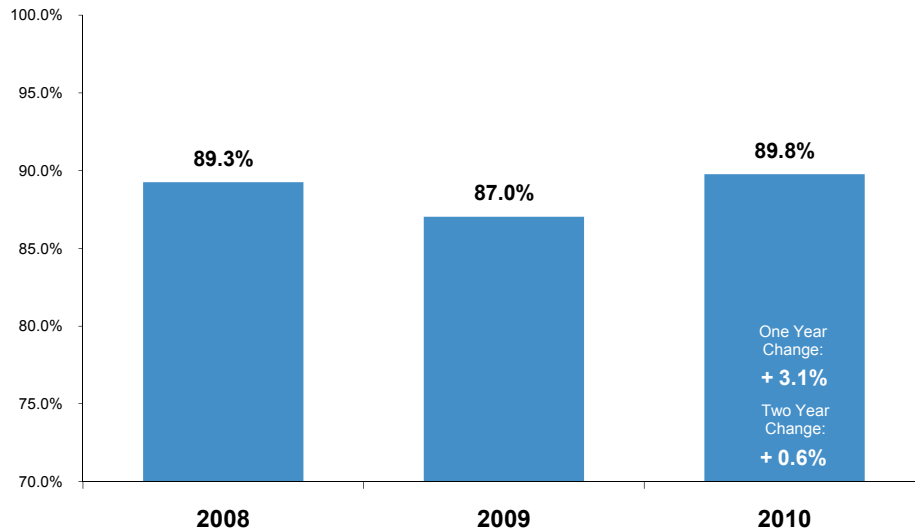


Percent of Original List Price Received at Sale

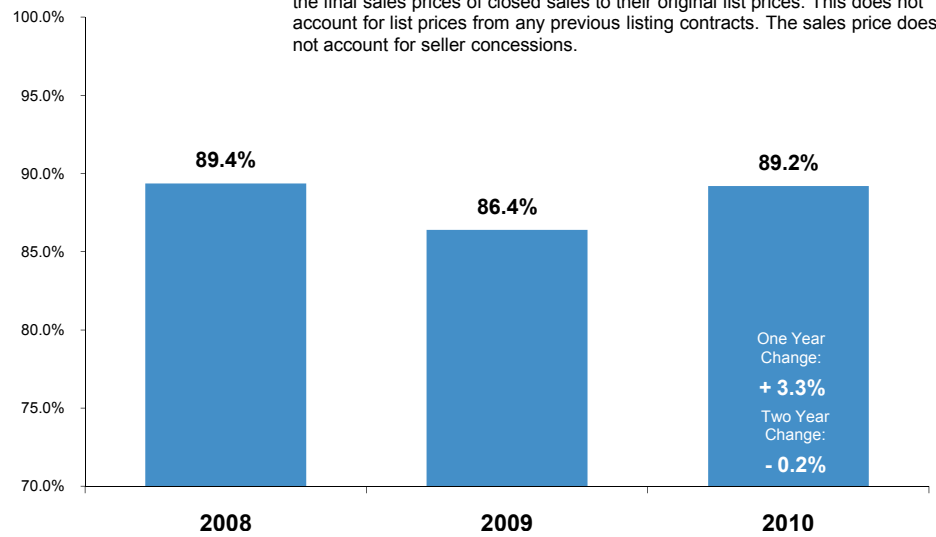
A Monthly Indicator from the Northeast Florida Association of REALTORS®



April

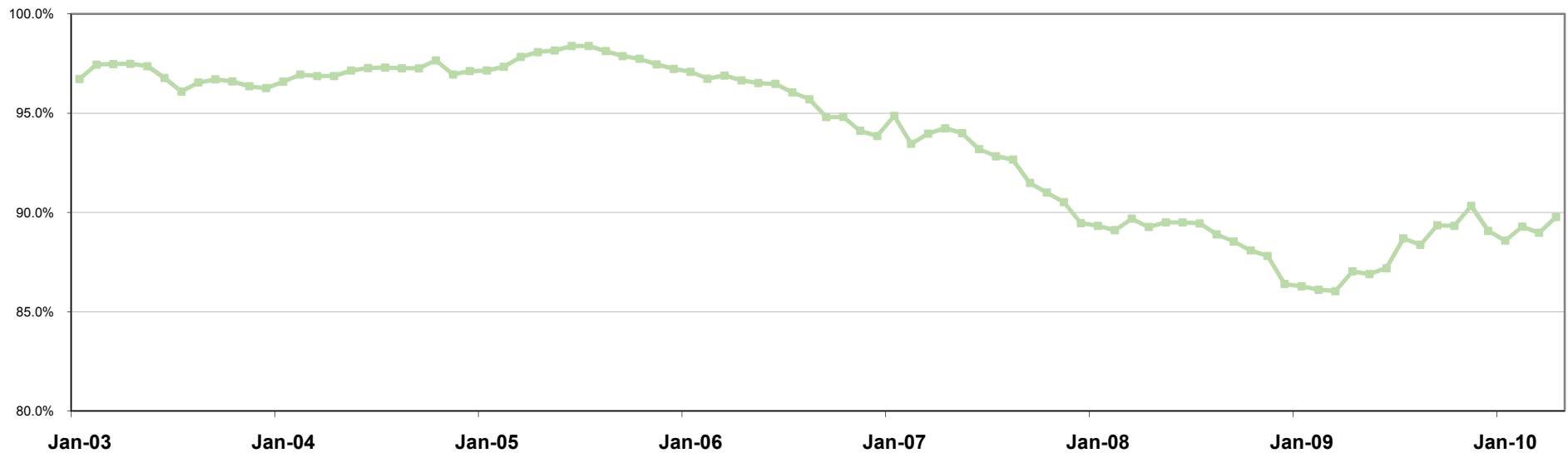


Year to Date



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®

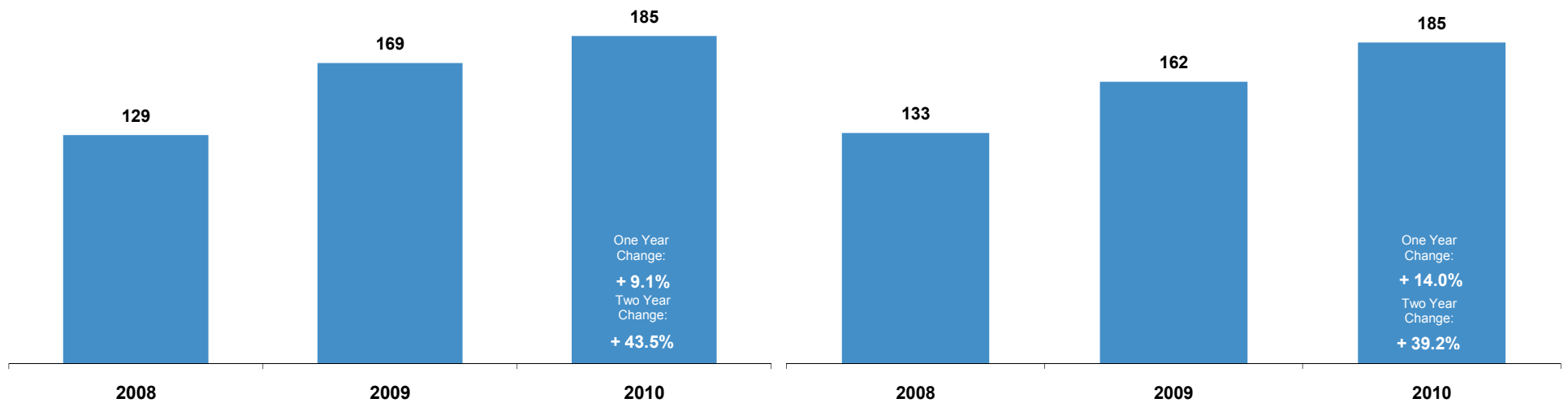


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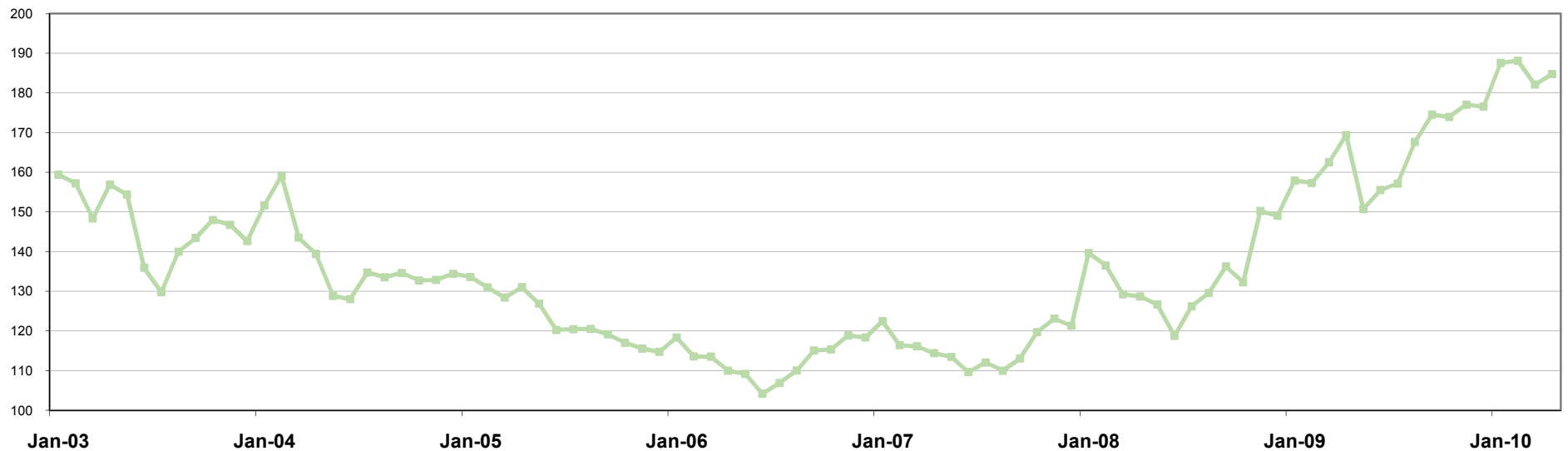
April

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

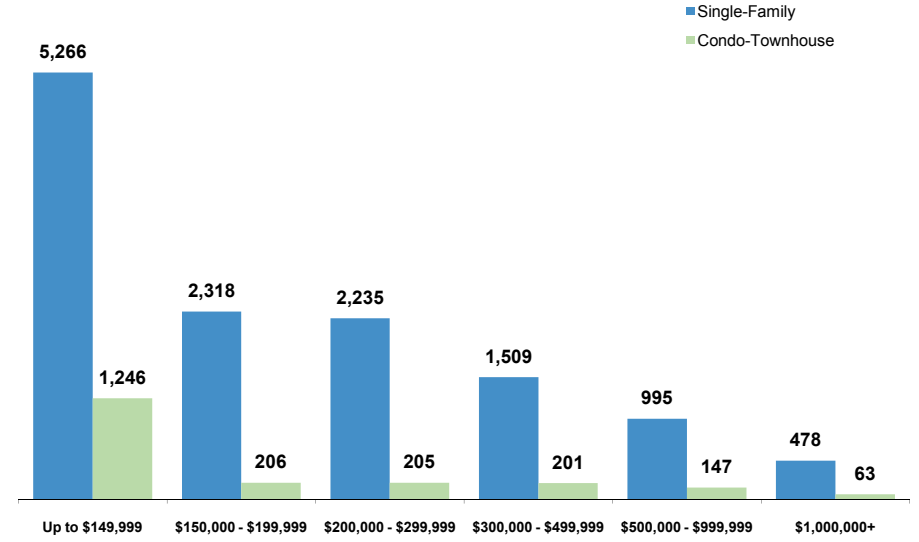
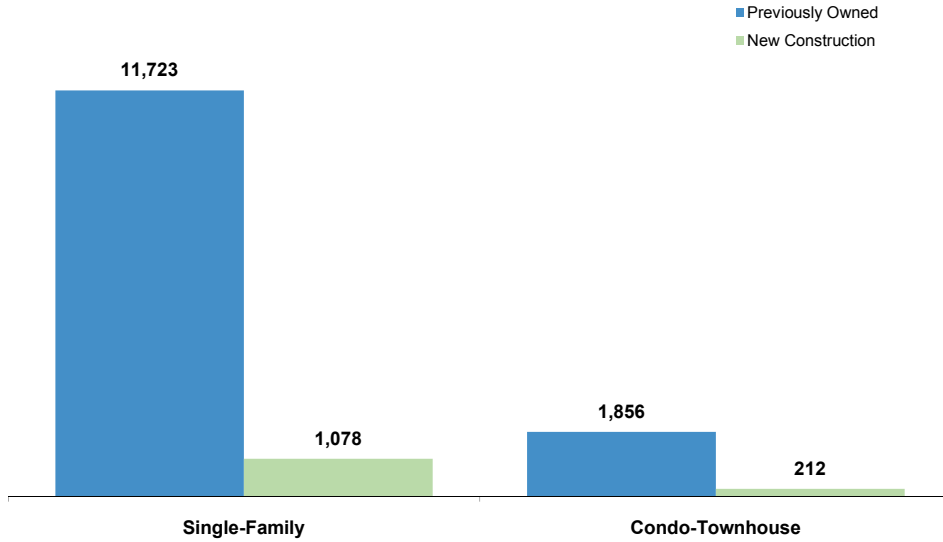


Housing Supply Outlook

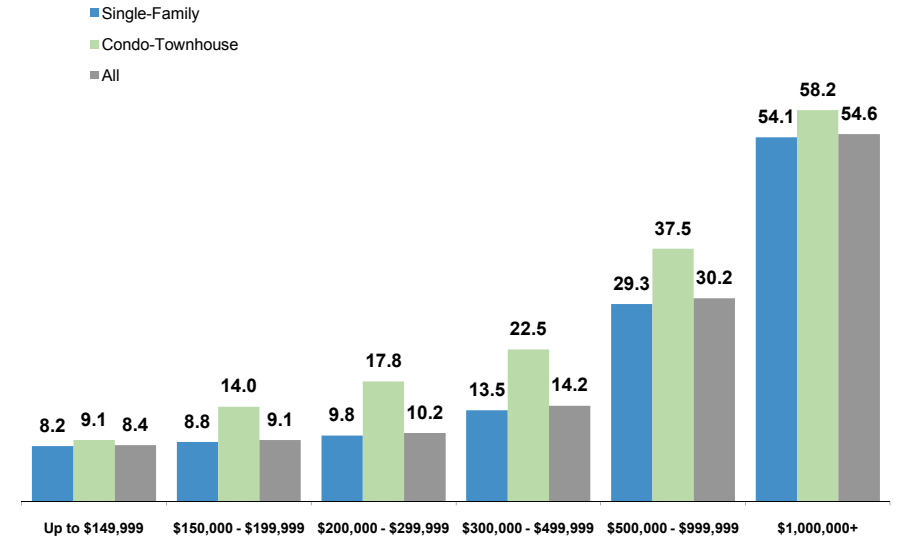
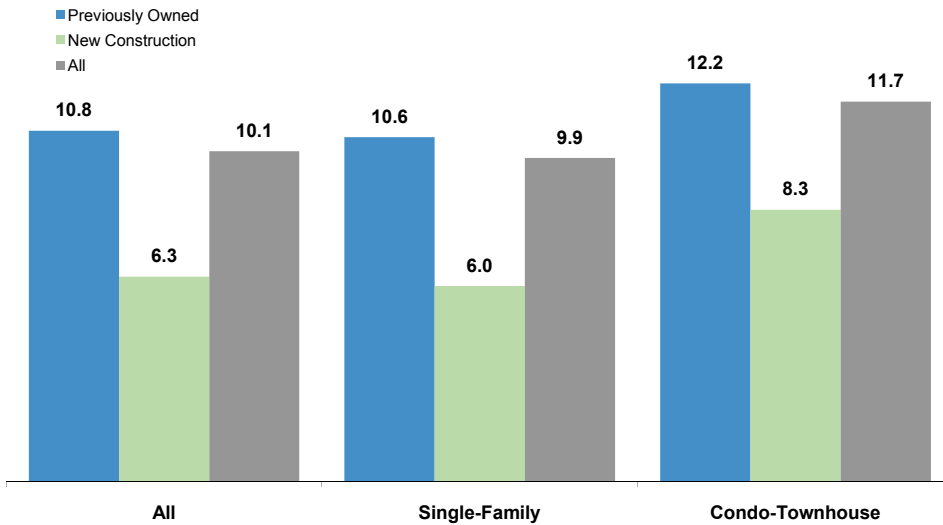
A Monthly Indicator from the Northeast Florida Association of REALTORS®



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

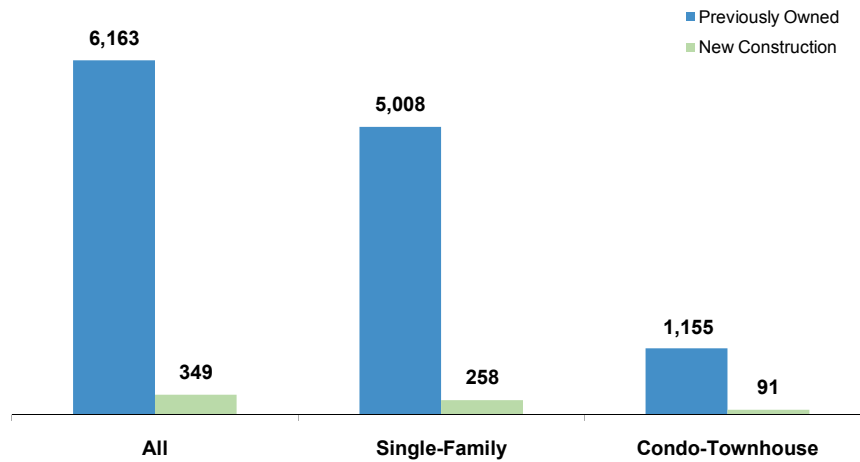
Housing Supply Outlook

A Monthly Indicator from the Northeast Florida Association of REALTORS®

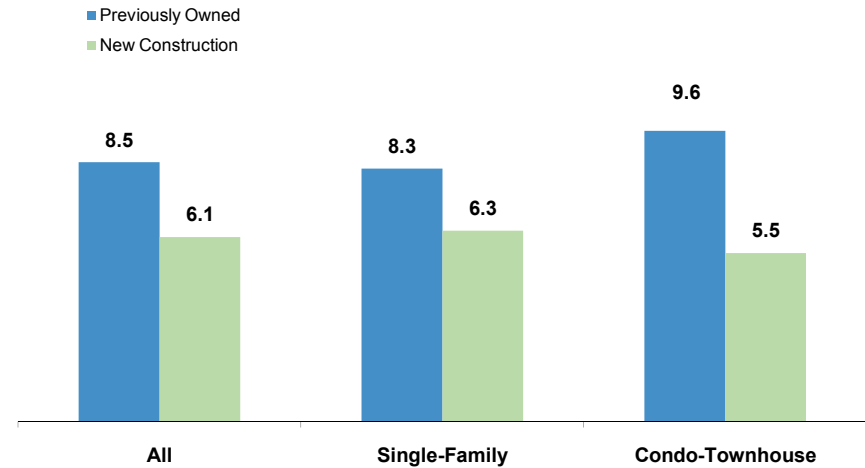


Up to \$149,999

Inventory

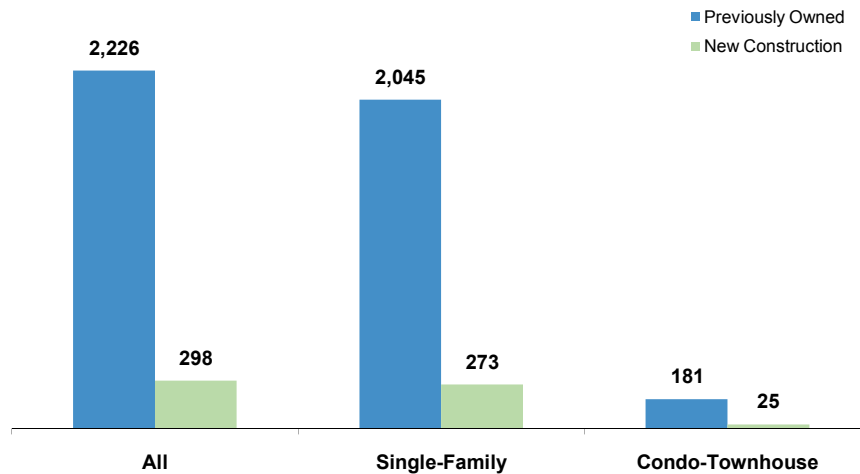


Months Supply

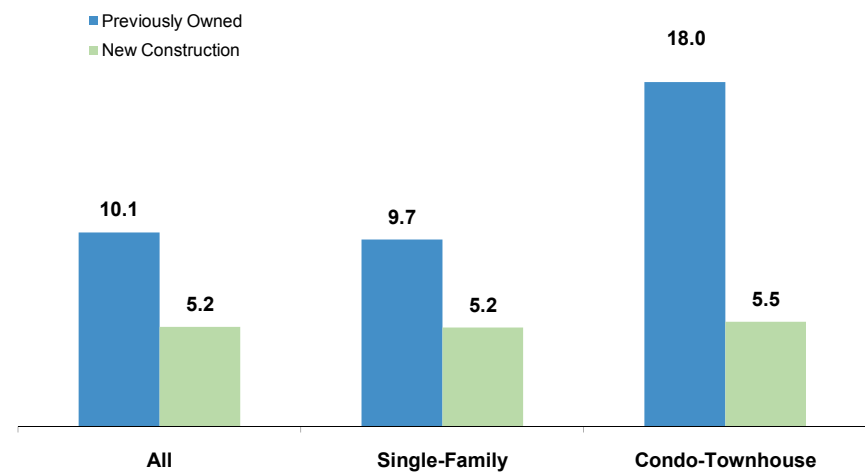


\$150,000 to \$199,999

Inventory



Months Supply



Housing Supply Outlook

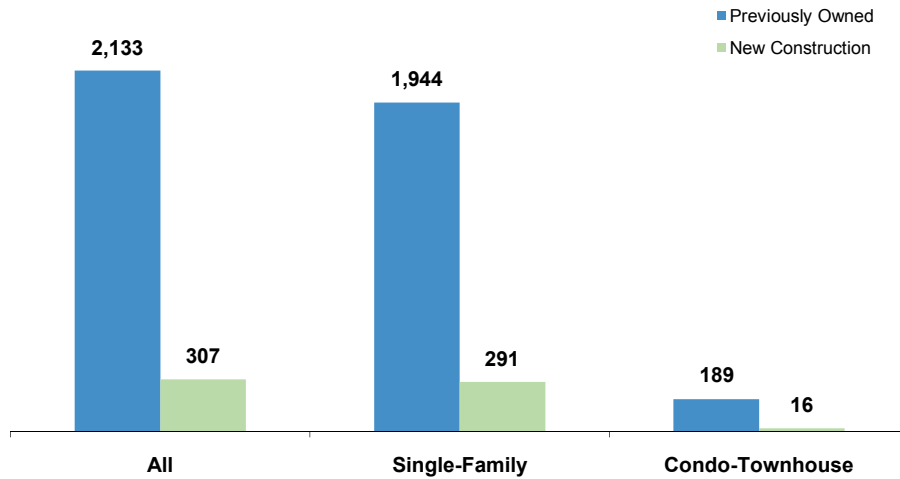
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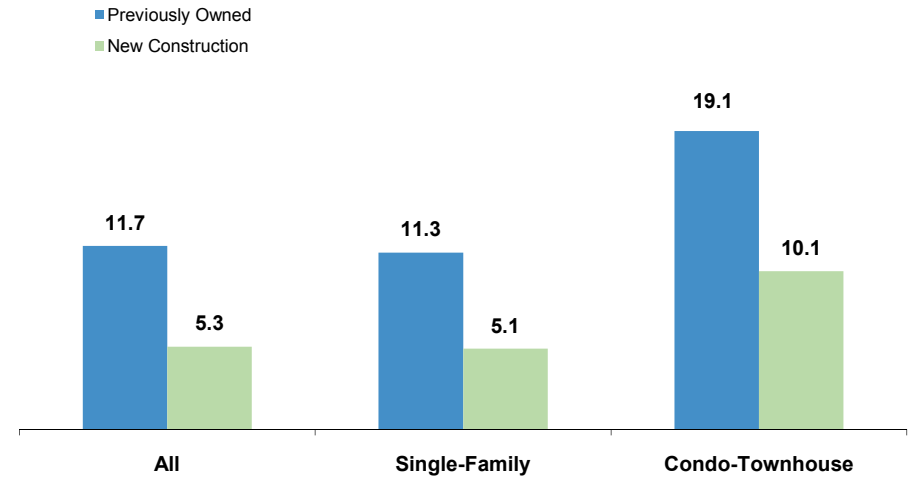
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\$200,000 to \$299,999

Inventory

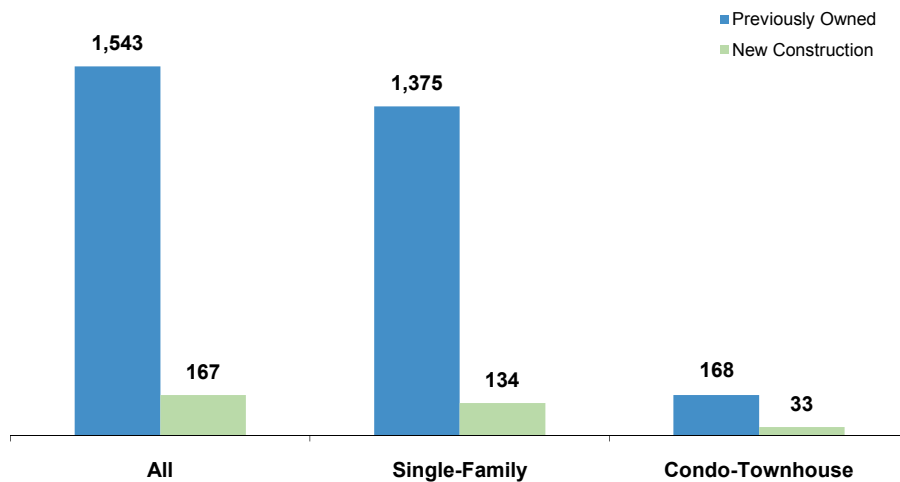


Months Supply

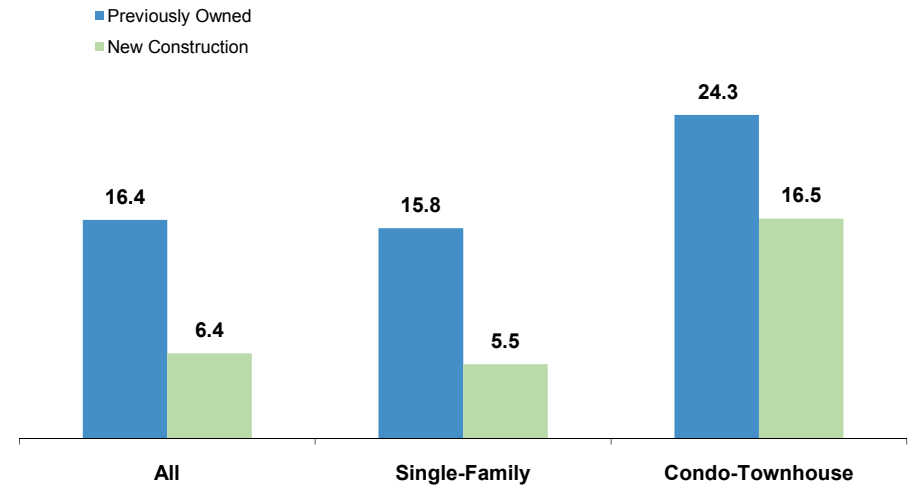


\$300,000 to \$499,999

Inventory



Months Supply



Housing Supply Outlook

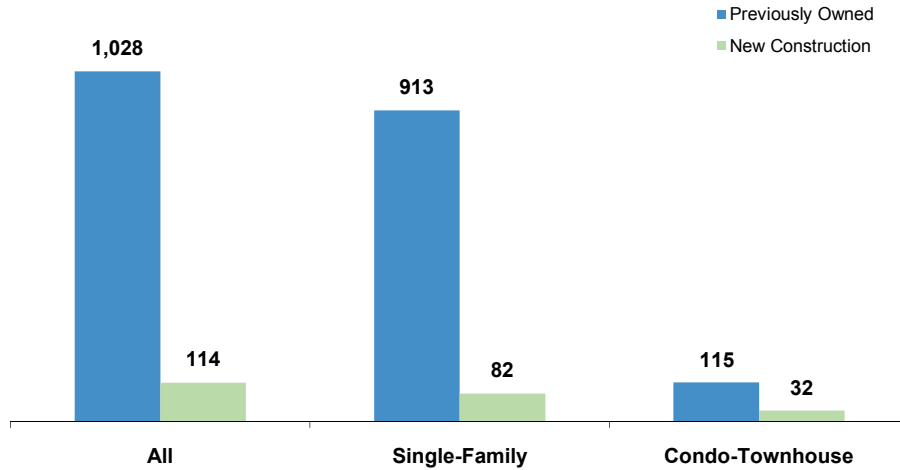
A Monthly Indicator from the Northeast Florida Association of REALTORS®



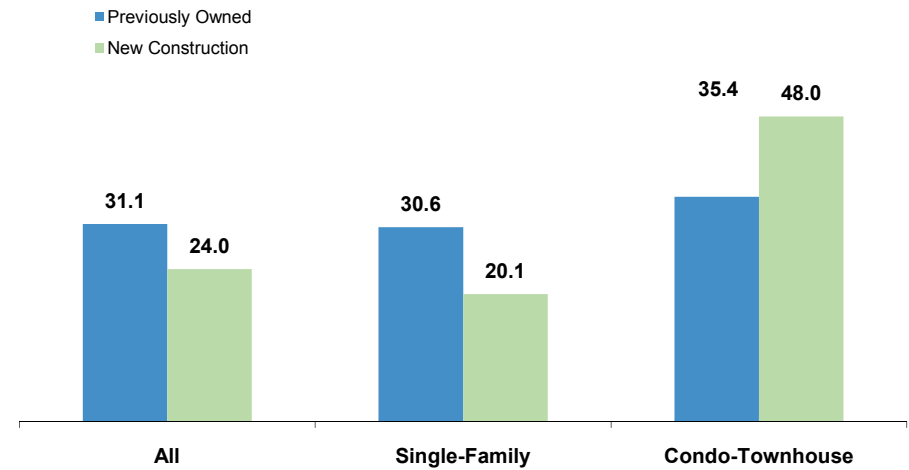
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\$500,000 to \$999,999

Inventory

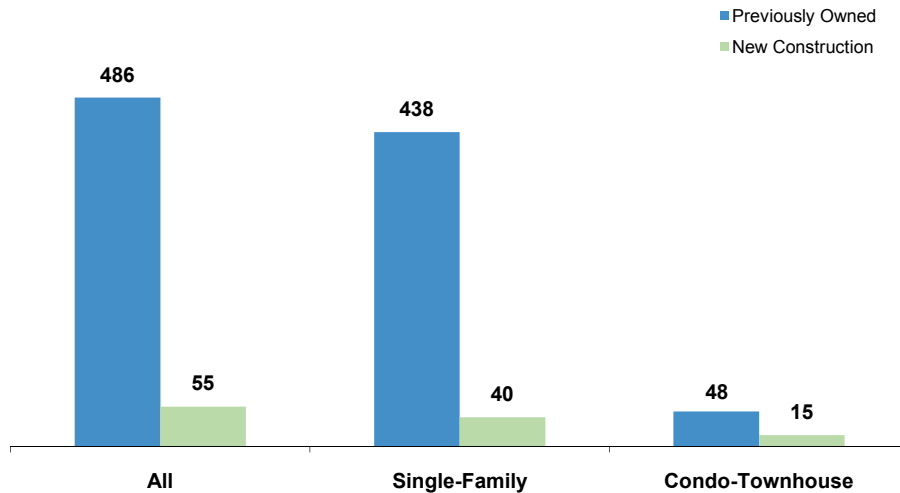


Months Supply

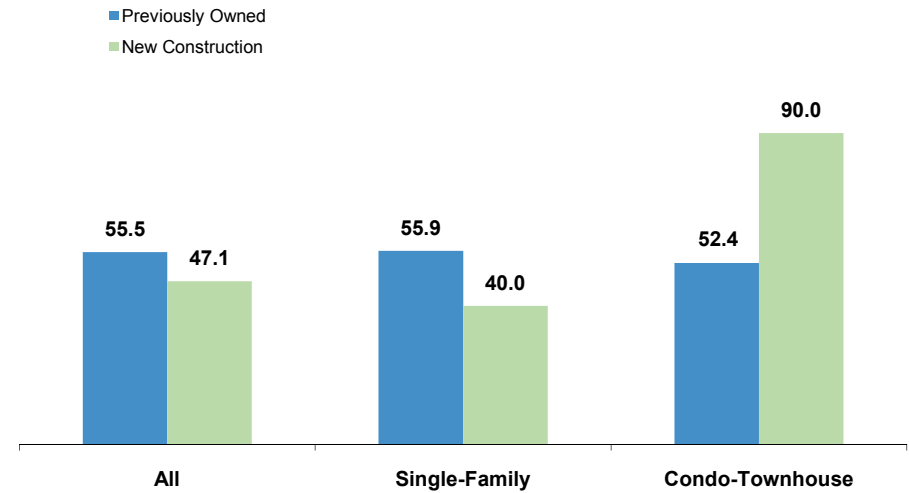


\$1,000,000 and above

Inventory



Months Supply



Market Overview



A Monthly Indicator from the Northeast Florida Association of REALTORS®

April 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	Feb	2,935	2,791	+ 5.2%	3,441	5,978	5,858	+ 2.0%	7,133
	Mar	3,643	3,045	+ 19.6%	3,888	9,621	8,903	+ 8.1%	11,021
	Apr	3,500	2,773	+ 26.2%	3,694	13,121	11,676	+ 12.4%	14,714
Pending Sales	Feb	1,447	1,008	+ 43.6%	1,409	2,622	1,960	+ 33.8%	2,676
	Mar	1,996	1,208	+ 65.2%	1,612	4,618	3,168	+ 45.8%	4,289
	Apr	2,206	1,326	+ 66.4%	1,688	6,824	4,494	+ 51.8%	5,977
Closed Sales	Feb	1,016	873	+ 16.4%	1,190	1,928	1,574	+ 22.5%	2,189
	Mar	1,526	1,082	+ 41.0%	1,550	3,454	2,656	+ 30.0%	3,739
	Apr	1,454	1,075	+ 35.3%	1,430	4,908	3,731	+ 31.5%	5,169
Days on Market Until Sale	Feb	103	112	- 8.3%	94	102	110	- 7.4%	92
	Mar	105	115	- 8.8%	95	103	112	- 7.9%	93
	Apr	104	109	- 4.7%	93	103	111	- 7.0%	93
Median Sales Price	Feb	\$132,000	\$158,000	- 16.5%	\$171,400	\$132,250	\$156,995	- 15.8%	\$169,811
	Mar	\$137,500	\$157,000	- 12.4%	\$174,800	\$135,000	\$157,000	- 14.0%	\$171,688
	Apr	\$135,620	\$150,000	- 9.6%	\$174,104	\$135,000	\$155,000	- 12.9%	\$172,200
Average Sales Price	Feb	\$166,725	\$175,727	- 5.1%	\$213,269	\$164,813	\$187,353	- 12.0%	\$212,617
	Mar	\$169,775	\$186,692	- 9.1%	\$219,969	\$167,006	\$187,084	- 10.7%	\$215,429
	Apr	\$165,712	\$176,925	- 6.3%	\$218,802	\$166,622	\$184,157	- 9.5%	\$216,344
Total Active Listings Available	Feb	14,936	16,667	- 10.4%					
	Mar	14,977	16,639	- 10.0%	--	--	--	--	--
	Apr	14,869	16,720	- 11.1%					
Percent of Original List Price Received At Sale	Feb	89.3%	86.1%	+ 3.7%	90.9%	90.9%	86.2%	+ 5.5%	89.0%
	Mar	89.0%	86.0%	+ 3.4%	91.1%	91.1%	86.1%	+ 5.8%	89.0%
	Apr	89.8%	87.0%	+ 3.1%	91.4%	91.4%	86.4%	+ 5.8%	89.2%
Housing Affordability Index	Feb	188	157	+ 19.6%	142	188	158	+ 19.2%	
	Mar	182	163	+ 12.1%	141	185	160	+ 16.1%	--
	Apr	185	169	+ 9.1%	141	185	162	+ 14.0%	
Months Supply of Inventory	Feb	11.6	15.8	- 26.5%					
	Mar	11.3	15.8	- 28.3%	--	--	--	--	--
	Apr	10.7	15.6	- 31.6%					

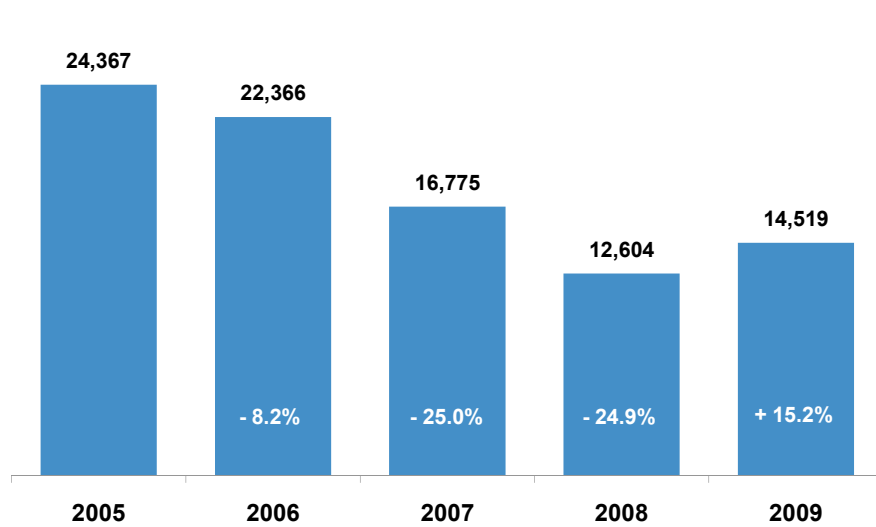
Annual Review

A Monthly Indicator from the Northeast Florida Association of REALTORS®

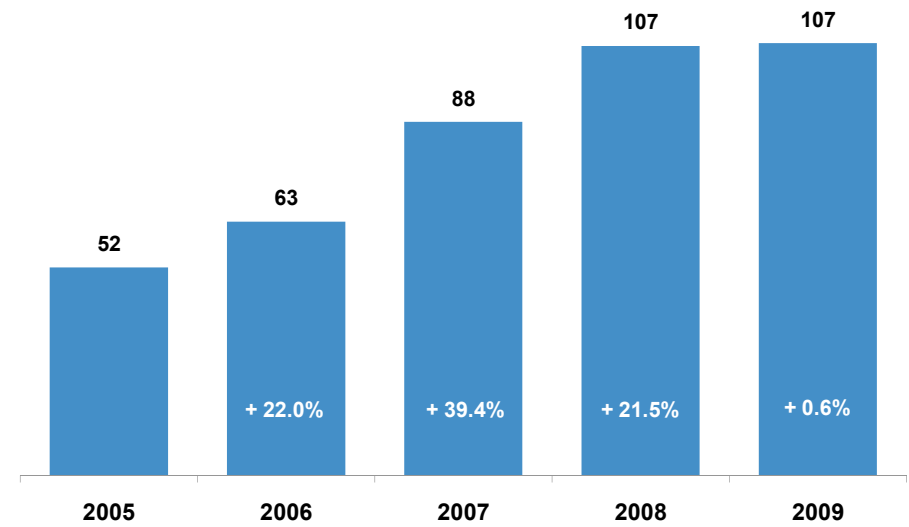


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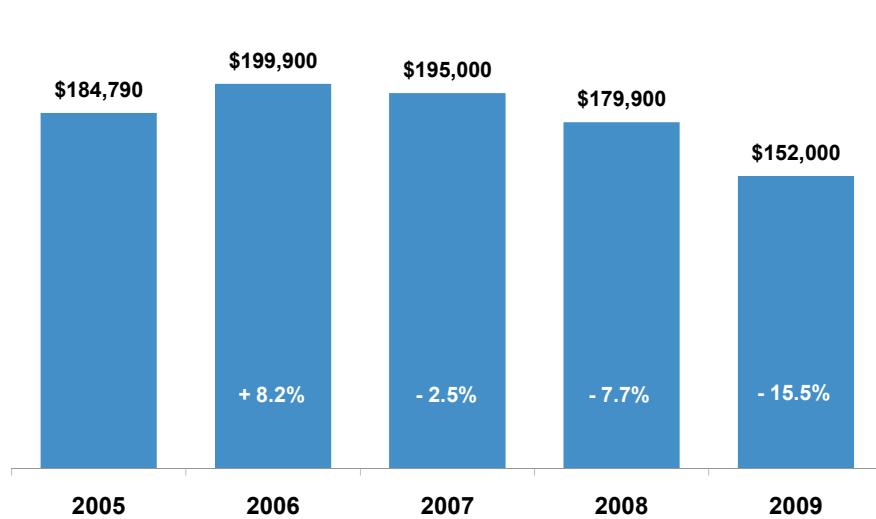
Closed Sales



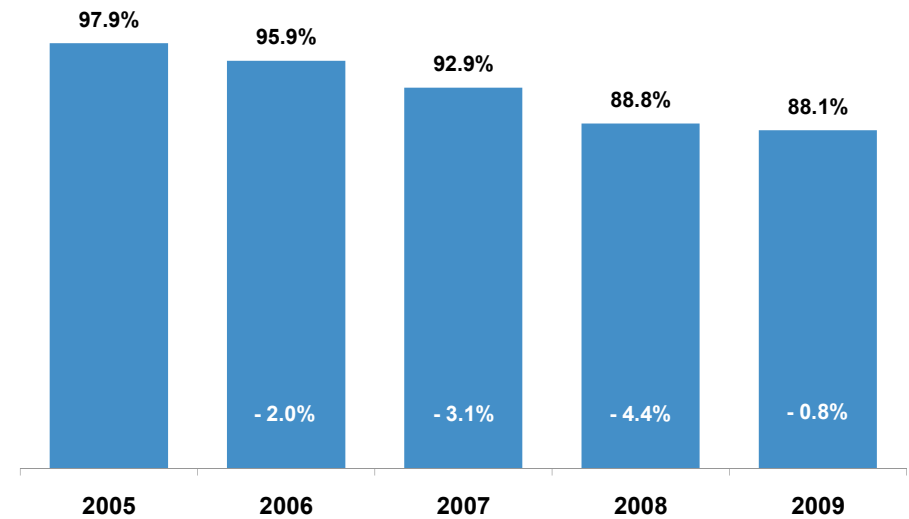
Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale



Local Market Updates

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Region 01 Southside/Mandarin/ Bartram

April

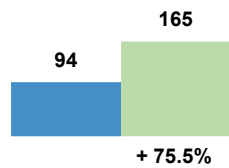
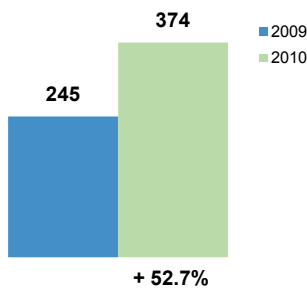
Year to Date

Duval County, FL

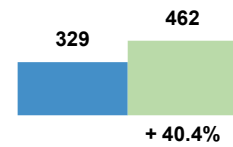
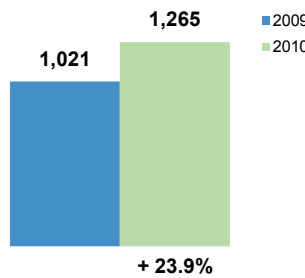
	2009	2010	Change	2009	2010	Change
New Listings	245	374	+ 52.7%	1,021	1,265	+ 23.9%
Closed Sales	94	165	+ 75.5%	329	462	+ 40.4%
Median Sales Price*	\$161,776	\$135,810	- 16.1%	\$179,450	\$150,000	- 16.4%
Percent of Original List Price Received at Sale*	88.9%	92.1%	+ 3.6%	88.7%	90.6%	+ 2.2%
Average Days on Market Until Sale	112	122	+ 9.4%	114	110	- 4.1%
Single-Family Detached Inventory	1,084	1,115	+ 2.9%	--	--	--
Townhouse-Condo Inventory	308	197	- 36.0%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



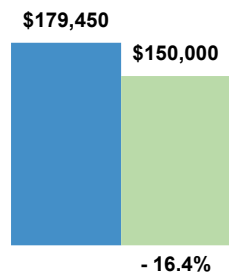
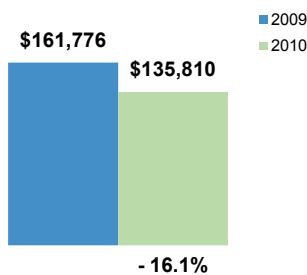
New Listings

Closed Sales

New Listings

Closed Sales

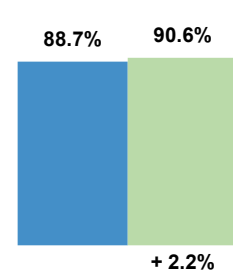
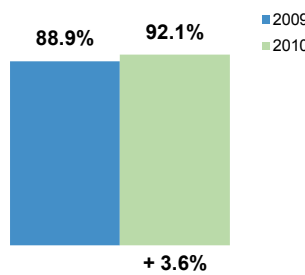
Median Sales Price



April

Year to Date

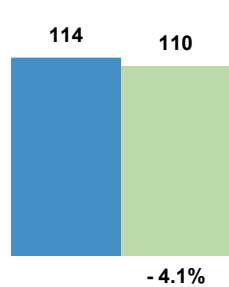
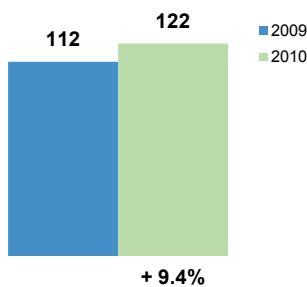
Percent of Original List Price Received at Sale



April

Year to Date

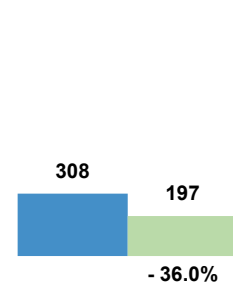
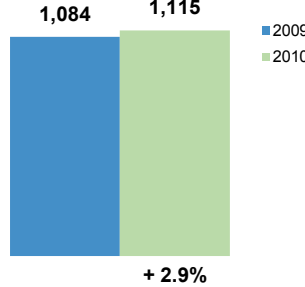
Days on Market Until Sale



April

Year to Date

Activity—Most Recent Month



Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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Region 02

Southside

April

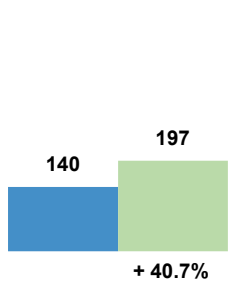
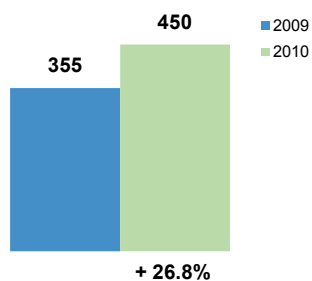
Year to Date

Duval County, FL

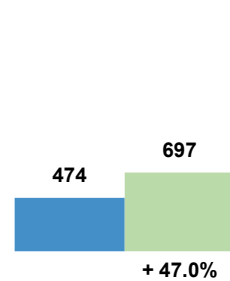
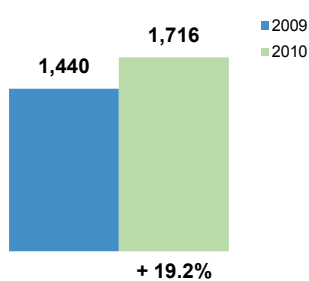
	2009	2010	Change	2009	2010	Change
New Listings	355	450	+ 26.8%	1,440	1,716	+ 19.2%
Closed Sales	140	197	+ 40.7%	474	697	+ 47.0%
Median Sales Price*	\$157,000	\$144,500	- 8.0%	\$155,000	\$136,000	- 12.3%
Percent of Original List Price Received at Sale*	87.9%	90.4%	+ 2.8%	87.6%	90.2%	+ 2.9%
Average Days on Market Until Sale	104	105	+ 0.3%	106	99	- 6.4%
Single-Family Detached Inventory	1,285	1,164	- 9.4%	--	--	--
Townhouse-Condo Inventory	532	559	+ 5.1%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



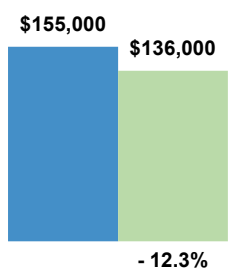
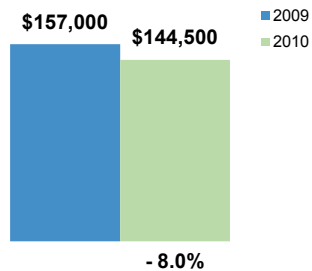
New Listings

Closed Sales

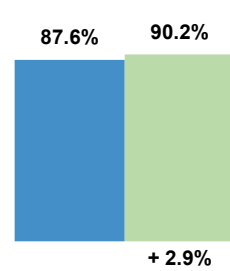
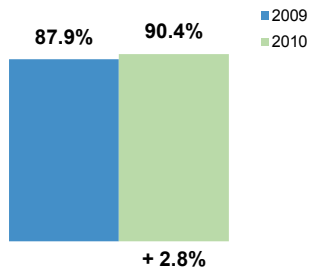
New Listings

Closed Sales

Median Sales Price



Percent of Original List Price Received at Sale



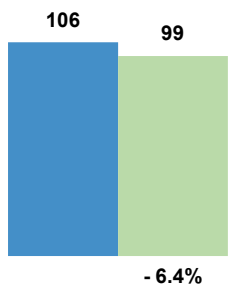
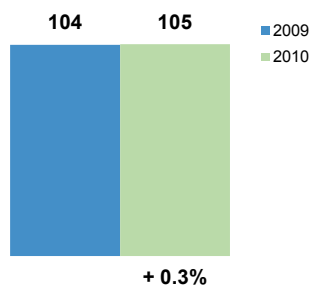
April

Year to Date

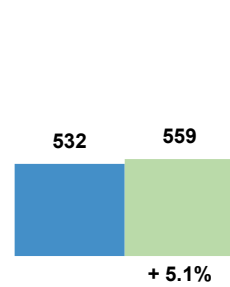
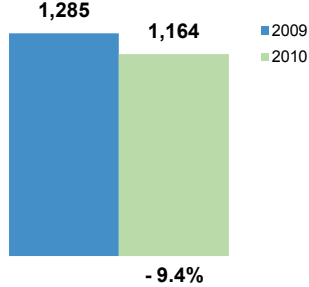
April

Year to Date

Days on Market Until Sale



Activity—Most Recent Month



April

Year to Date

Single-Family Detached

Townhouse-Condo Attached

Local Market Updates

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



Region 03

Riverside/Avondale/ Ortega

Duval County, FL

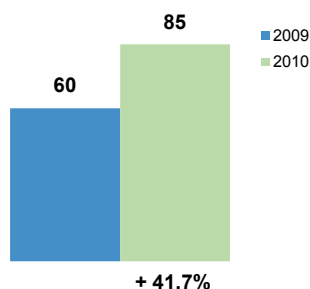
April

Year to Date

	2009	2010	Change	2009	2010	Change
New Listings	60	85	+ 41.7%	268	289	+ 7.8%
Closed Sales	25	27	+ 8.0%	66	80	+ 21.2%
Median Sales Price*	\$175,000	\$204,500	+ 16.9%	\$180,000	\$197,250	+ 9.6%
Percent of Original List Price Received at Sale*	85.4%	86.3%	+ 1.1%	84.0%	88.2%	+ 5.0%
Average Days on Market Until Sale	127	157	+ 24.0%	127	131	+ 3.3%
Single-Family Detached Inventory	300	321	+ 7.0%	--	--	--
Townhouse-Condo Inventory	69	63	- 8.7%	--	--	--

*Does not account for seller concessions

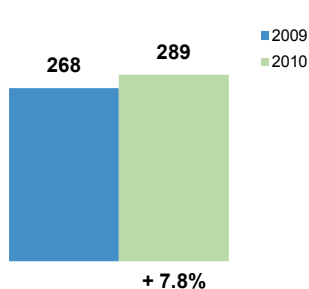
Activity—Most Recent Month



New Listings

Closed Sales

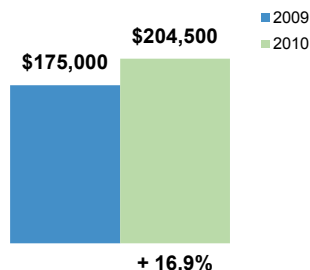
Activity—Year to Date



New Listings

Closed Sales

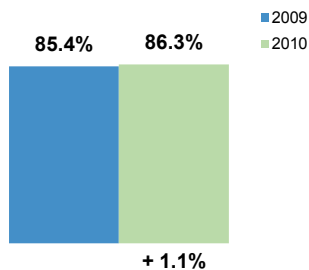
Median Sales Price



April

Year to Date

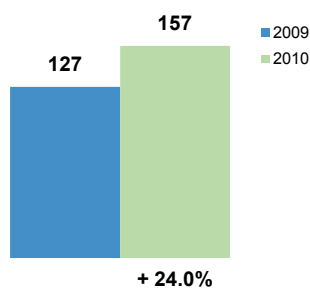
Percent of Original List Price Received at Sale



April

Year to Date

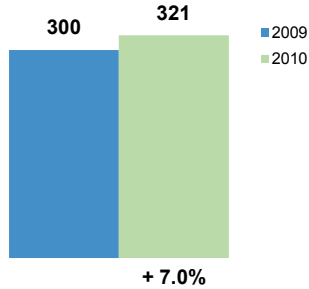
Days on Market Until Sale



April

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

April

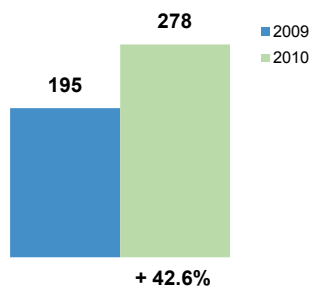
Year to Date

Duval County, FL

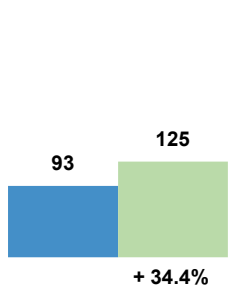
	2009	2010	Change	2009	2010	Change
New Listings	195	278	+ 42.6%	770	969	+ 25.8%
Closed Sales	93	125	+ 34.4%	288	400	+ 38.9%
Median Sales Price*	\$134,500	\$130,000	- 3.3%	\$140,250	\$125,000	- 10.9%
Percent of Original List Price Received at Sale*	86.9%	92.0%	+ 5.9%	85.3%	91.3%	+ 7.0%
Average Days on Market Until Sale	102	87	- 14.8%	113	85	- 24.5%
Single-Family Detached Inventory	958	873	- 8.9%	--	--	--
Townhouse-Condo Inventory	115	73	- 36.5%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

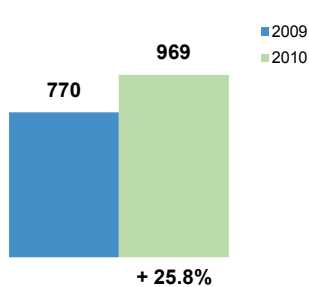


New Listings

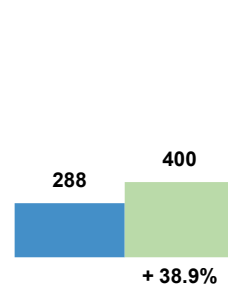


Closed Sales

Activity—Year to Date

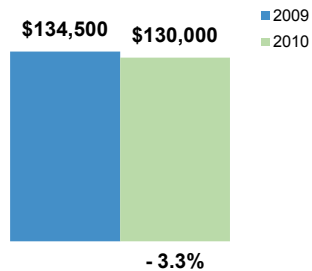


New Listings

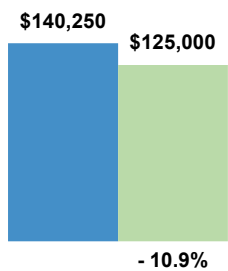


Closed Sales

Median Sales Price

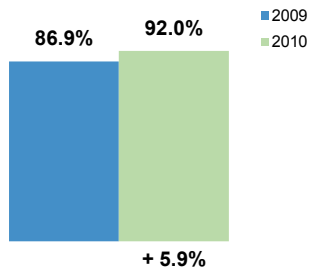


April

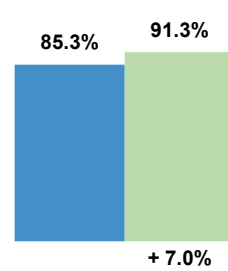


Year to Date

Percent of Original List Price Received at Sale

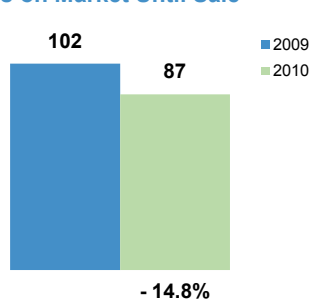


April

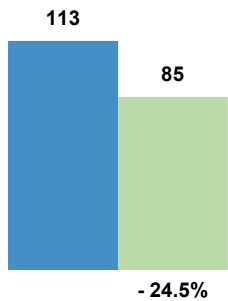


Year to Date

Days on Market Until Sale

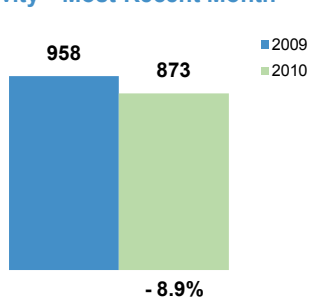


April

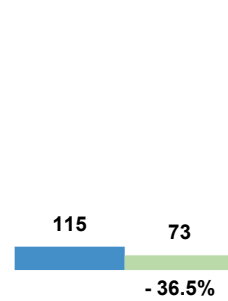


Year to Date

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

April

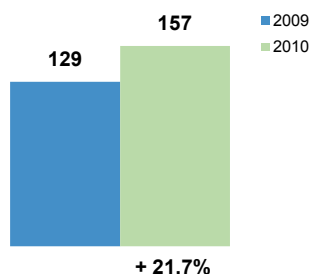
Year to Date

Duval County, FL

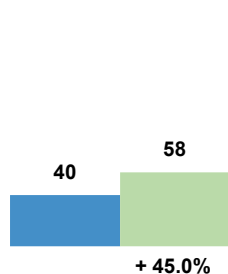
	2009	2010	Change	2009	2010	Change
New Listings	129	157	+ 21.7%	556	581	+ 4.5%
Closed Sales	40	58	+ 45.0%	147	222	+ 51.0%
Median Sales Price*	\$62,500	\$61,250	- 2.0%	\$68,595	\$66,500	- 3.1%
Percent of Original List Price Received at Sale*	82.1%	89.4%	+ 8.8%	82.3%	88.8%	+ 7.9%
Average Days on Market Until Sale	78	91	+ 16.4%	84	82	- 2.8%
Single-Family Detached Inventory	662	538	- 18.7%	--	--	--
Townhouse-Condo Inventory	58	35	- 39.7%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

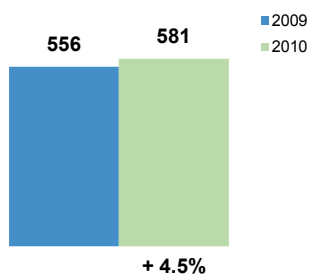


New Listings

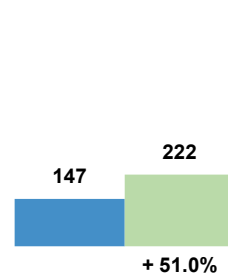


Closed Sales

Activity—Year to Date

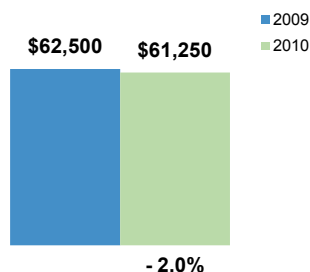


New Listings



Closed Sales

Median Sales Price

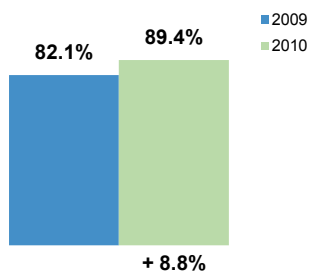


April

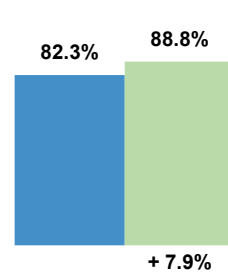


Year to Date

Percent of Original List Price Received at Sale

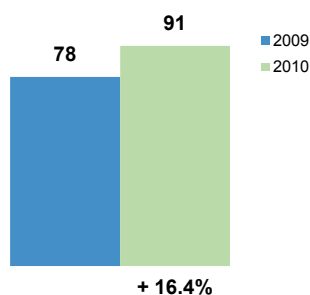


April

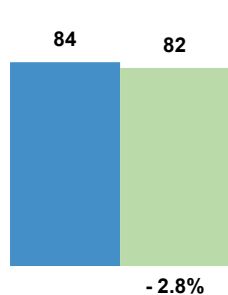


Year to Date

Days on Market Until Sale

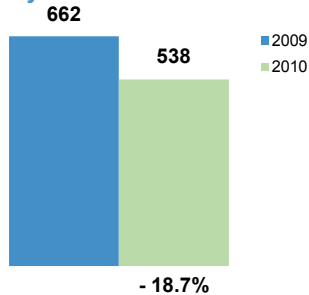


April

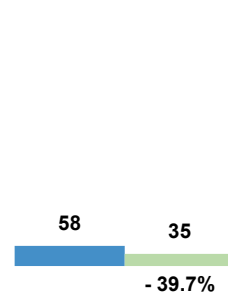


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates

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Region 06

West Jacksonville

April

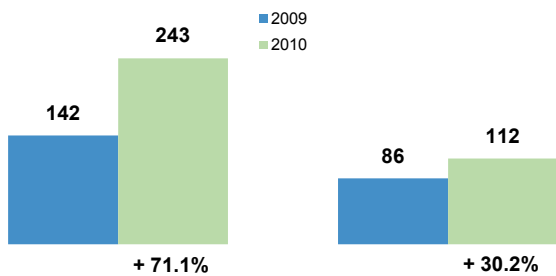
Year to Date

Duval County, FL

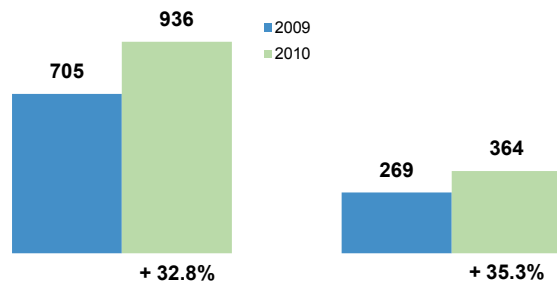
	2009	2010	Change	2009	2010	Change
New Listings	142	243	+ 71.1%	705	936	+ 32.8%
Closed Sales	86	112	+ 30.2%	269	364	+ 35.3%
Median Sales Price*	\$125,000	\$115,000	- 8.0%	\$130,000	\$109,700	- 15.6%
Percent of Original List Price Received at Sale*	87.2%	91.3%	+ 4.7%	86.9%	91.7%	+ 5.5%
Average Days on Market Until Sale	115	93	- 19.0%	111	84	- 24.1%
Single-Family Detached Inventory	892	813	- 8.9%	--	--	--
Townhouse-Condo Inventory	31	20	- 35.5%	--	--	--

*Does not account for seller concessions

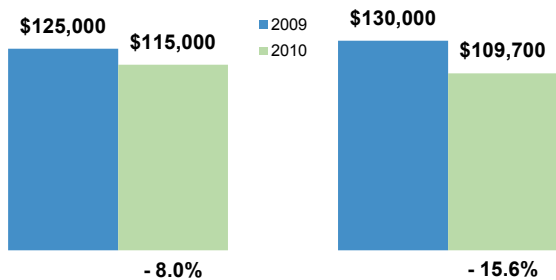
Activity—Most Recent Month



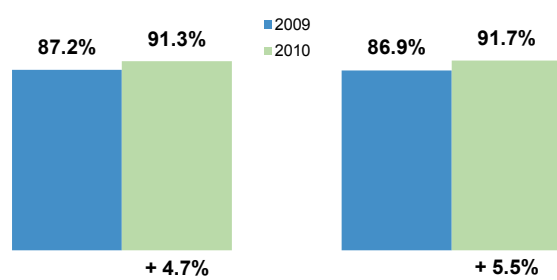
Activity—Year to Date



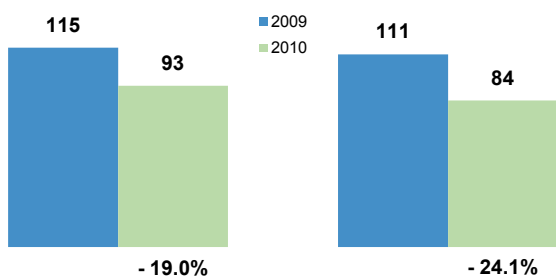
Median Sales Price



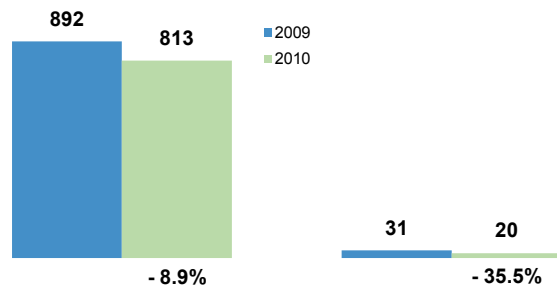
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 07

Springfield/Downtown/Paxon/Trout
River South

April

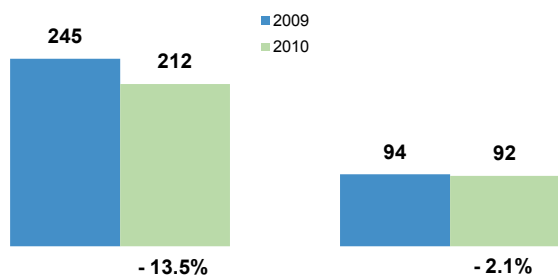
Year to Date

Duval County, FL

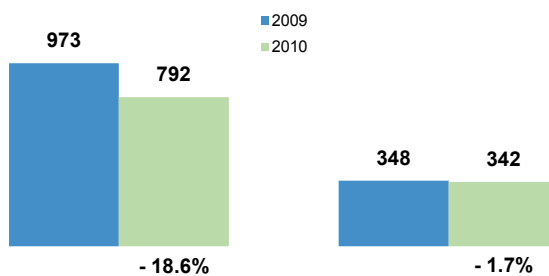
	2009	2010	Change	2009	2010	Change
New Listings	245	212	- 13.5%	973	792	- 18.6%
Closed Sales	94	92	- 2.1%	348	342	- 1.7%
Median Sales Price*	\$20,000	\$24,051	+ 20.3%	\$22,600	\$19,900	- 11.9%
Percent of Original List Price Received at Sale*	84.8%	88.4%	+ 4.3%	79.8%	87.8%	+ 10.0%
Average Days on Market Until Sale	82	61	- 25.1%	97	65	- 32.6%
Single-Family Detached Inventory	1,116	779	- 30.2%	--	--	--
Townhouse-Condo Inventory	152	44	- 71.1%	--	--	--

*Does not account for seller concessions

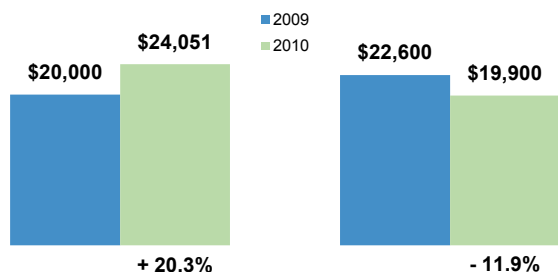
Activity—Most Recent Month



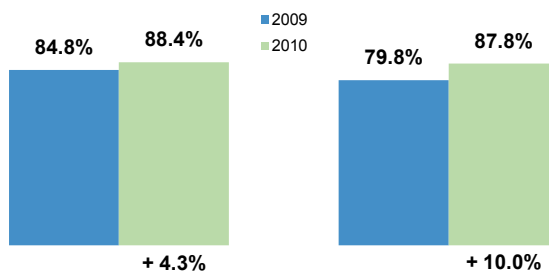
Activity—Year to Date



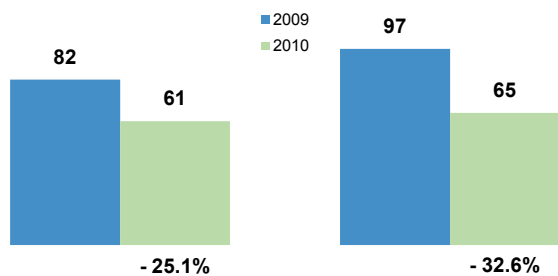
Median Sales Price



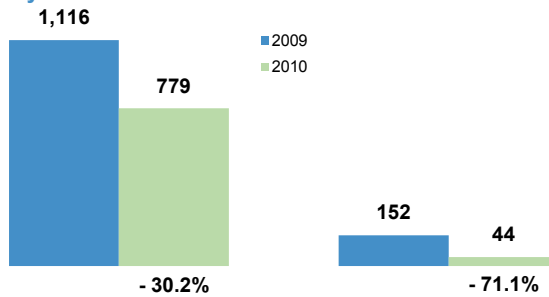
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 08

Marietta/Whitehouse/Baldwin/Garden
St/Dinsmore

April

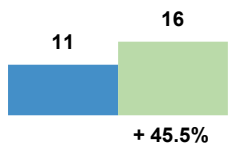
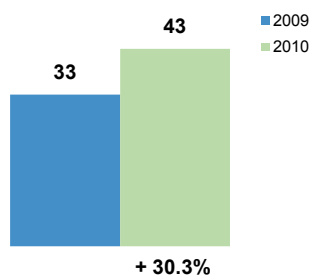
Year to Date

Duval County, FL

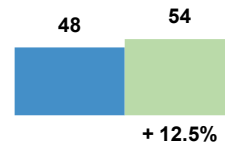
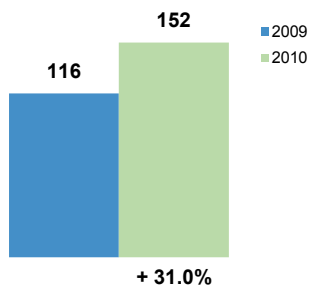
	2009	2010	Change	2009	2010	Change
New Listings	33	43	+ 30.3%	116	152	+ 31.0%
Closed Sales	11	16	+ 45.5%	48	54	+ 12.5%
Median Sales Price*	\$145,000	\$130,000	- 10.3%	\$146,278	\$138,000	- 5.7%
Percent of Original List Price Received at Sale*	88.1%	89.0%	+ 1.0%	87.1%	88.6%	+ 1.8%
Average Days on Market Until Sale	103	79	- 23.6%	115	84	- 27.4%
Single-Family Detached Inventory	147	168	+ 14.3%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



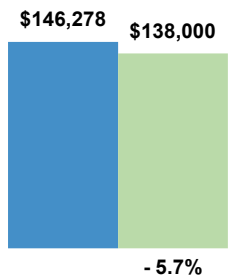
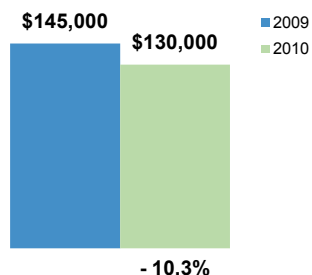
New Listings

Closed Sales

New Listings

Closed Sales

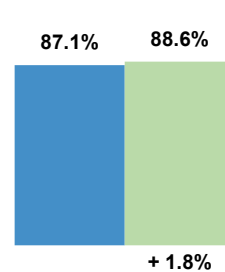
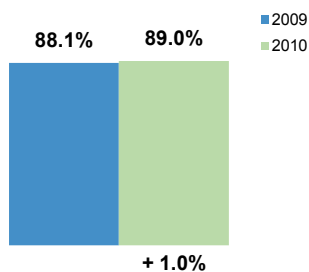
Median Sales Price



April

Year to Date

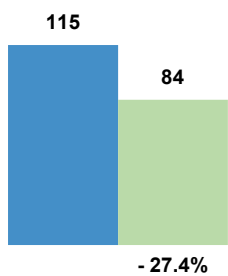
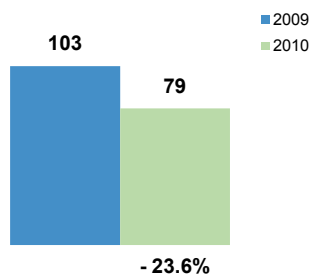
Percent of Original List Price Received at Sale



April

Year to Date

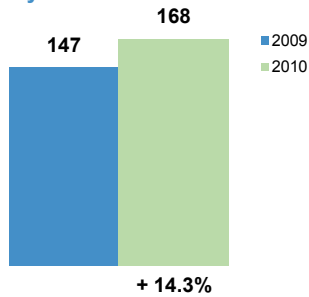
Days on Market Until Sale



April

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

April

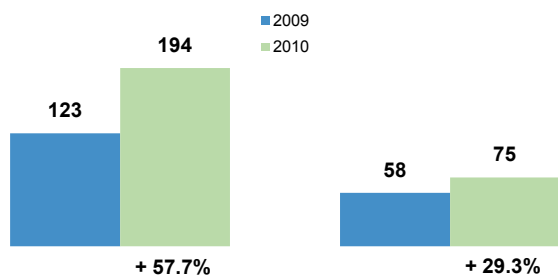
Year to Date

Duval County, FL

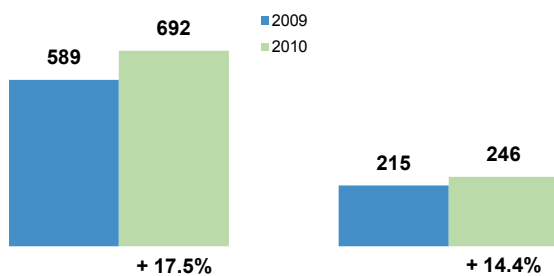
	2009	2010	Change	2009	2010	Change
New Listings	123	194	+ 57.7%	589	692	+ 17.5%
Closed Sales	58	75	+ 29.3%	215	246	+ 14.4%
Median Sales Price*	\$149,500	\$134,900	- 9.8%	\$159,963	\$145,000	- 9.4%
Percent of Original List Price Received at Sale*	86.1%	90.1%	+ 4.6%	87.0%	89.9%	+ 3.3%
Average Days on Market Until Sale	119	100	- 15.8%	108	110	+ 1.7%
Single-Family Detached Inventory	795	691	- 13.1%	--	--	--
Townhouse-Condo Inventory	0	2	NA	--	--	--

*Does not account for seller concessions

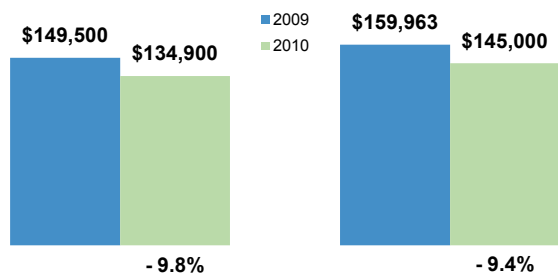
Activity—Most Recent Month



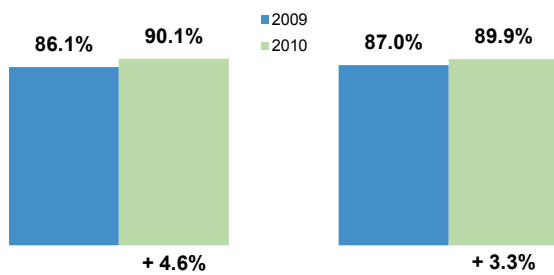
Activity—Year to Date



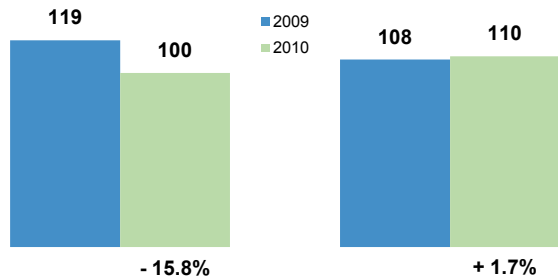
Median Sales Price



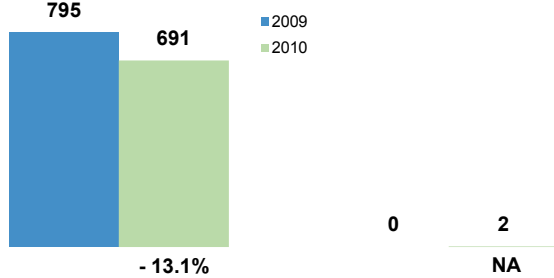
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 12

Fleming Island Area

April

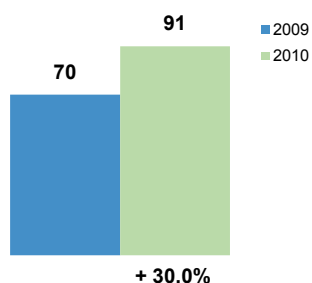
Year to Date

Clay County, FL

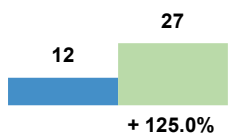
	2009	2010	Change	2009	2010	Change
New Listings	70	91	+ 30.0%	280	348	+ 24.3%
Closed Sales	12	27	+ 125.0%	68	97	+ 42.6%
Median Sales Price*	\$246,500	\$222,500	- 9.7%	\$214,500	\$220,000	+ 2.6%
Percent of Original List Price Received at Sale*	89.1%	91.1%	+ 2.2%	90.1%	89.6%	- 0.5%
Average Days on Market Until Sale	136	80	- 41.2%	116	113	- 2.2%
Single-Family Detached Inventory	341	313	- 8.2%	--	--	--
Townhouse-Condo Inventory	23	26	+ 13.0%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

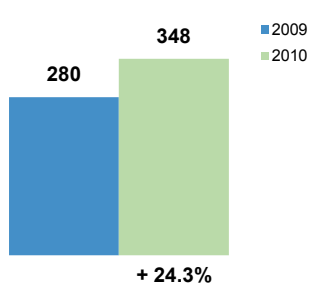


New Listings

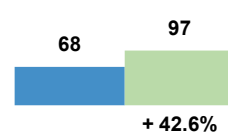


Closed Sales

Activity—Year to Date

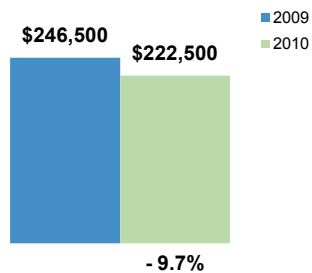


New Listings

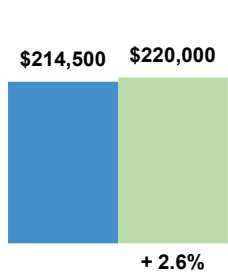


Closed Sales

Median Sales Price

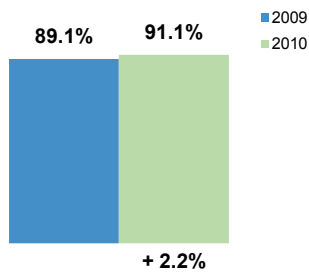


April

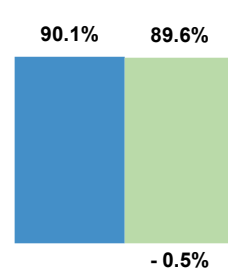


Year to Date

Percent of Original List Price Received at Sale

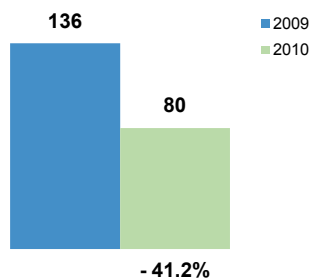


April

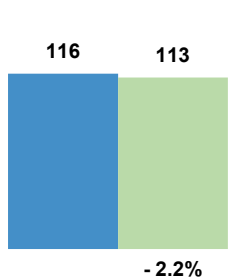


Year to Date

Days on Market Until Sale

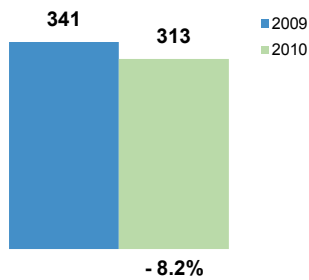


April

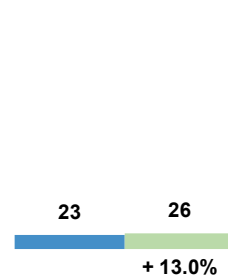


Year to Date

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 13

Orange Park

April

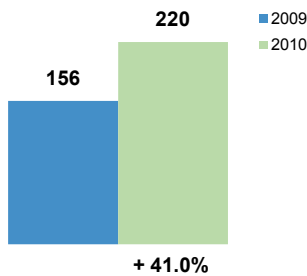
Year to Date

Clay County, FL

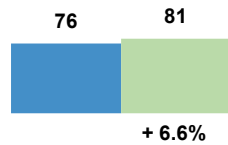
	2009	2010	Change	2009	2010	Change
New Listings	156	220	+ 41.0%	690	763	+ 10.6%
Closed Sales	76	81	+ 6.6%	230	334	+ 45.2%
Median Sales Price*	\$162,500	\$136,000	- 16.3%	\$154,450	\$135,000	- 12.6%
Percent of Original List Price Received at Sale*	89.1%	88.1%	- 1.1%	87.6%	89.1%	+ 1.7%
Average Days on Market Until Sale	116	104	- 10.6%	110	96	- 13.0%
Single-Family Detached Inventory	842	722	- 14.3%	--	--	--
Townhouse-Condo Inventory	62	54	- 12.9%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

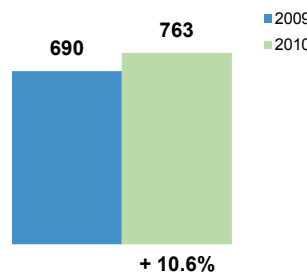


New Listings

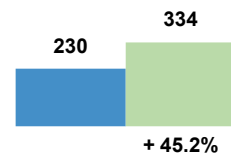


Closed Sales

Activity—Year to Date

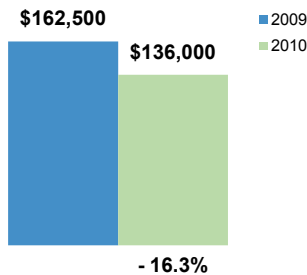


New Listings

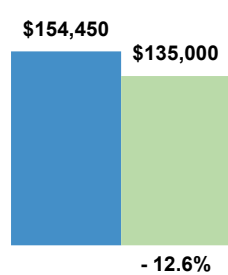


Closed Sales

Median Sales Price

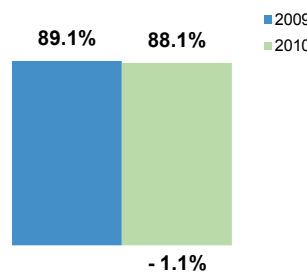


April

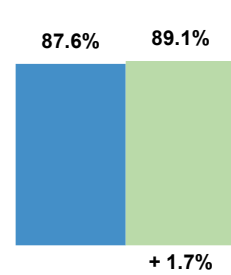


Year to Date

Percent of Original List Price Received at Sale

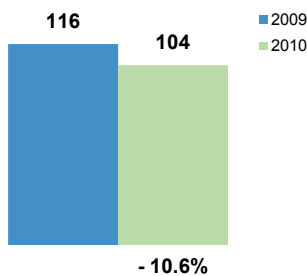


April

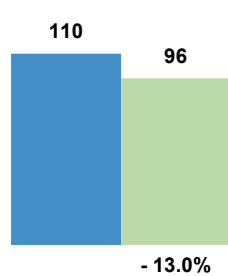


Year to Date

Days on Market Until Sale

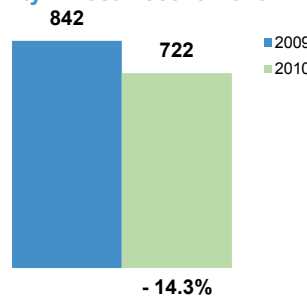


April

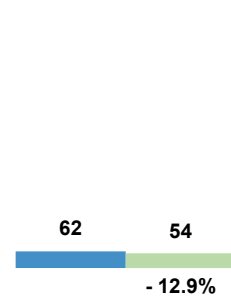


Year to Date

Activity—Most Recent Month



Single-Family Detached



Townhouse-Condo Attached

Local Market Updates

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Region 14

Middleburg Vicinity

April

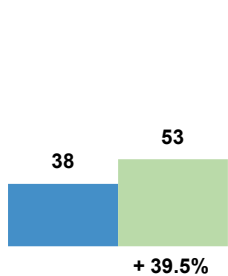
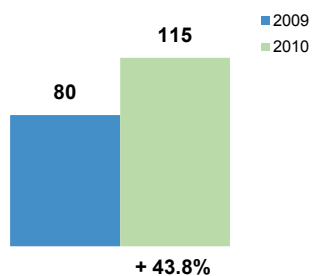
Year to Date

Clay County, FL

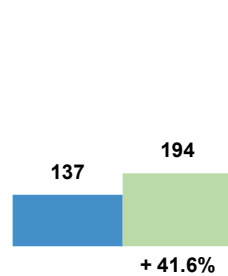
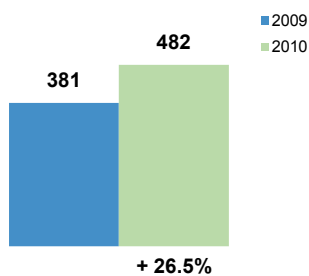
	2009	2010	Change	2009	2010	Change
New Listings	80	115	+ 43.8%	381	482	+ 26.5%
Closed Sales	38	53	+ 39.5%	137	194	+ 41.6%
Median Sales Price*	\$145,000	\$130,783	- 9.8%	\$159,000	\$134,900	- 15.2%
Percent of Original List Price Received at Sale*	89.4%	92.2%	+ 3.1%	88.4%	90.2%	+ 2.0%
Average Days on Market Until Sale	125	77	- 38.5%	115	96	- 16.1%
Single-Family Detached Inventory	455	442	- 2.9%	--	--	--
Townhouse-Condo Inventory	11	9	- 18.2%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month



Activity—Year to Date



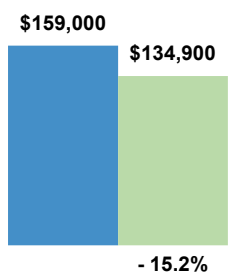
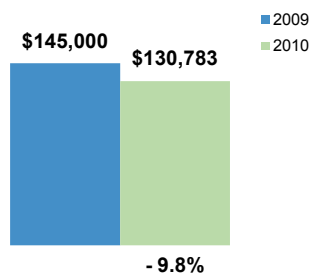
New Listings

Closed Sales

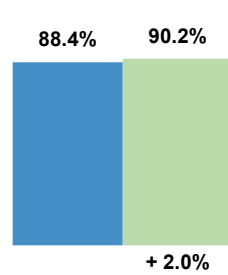
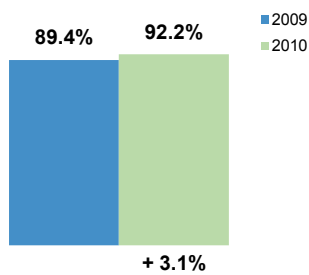
New Listings

Closed Sales

Median Sales Price



Percent of Original List Price Received at Sale



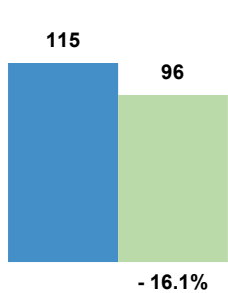
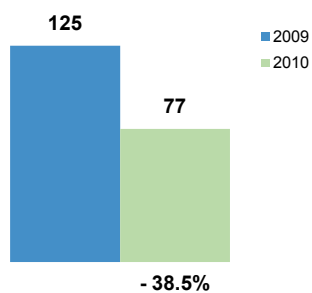
April

Year to Date

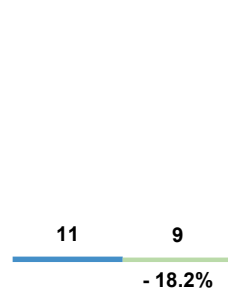
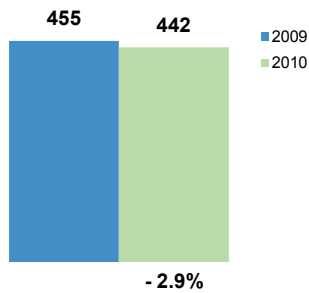
April

Year to Date

Days on Market Until Sale



Activity—Most Recent Month



April

Year to Date

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

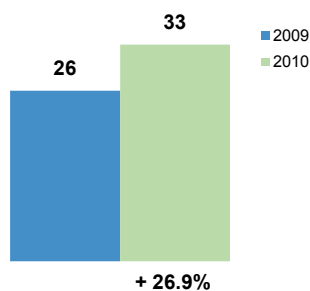
April

Year to Date

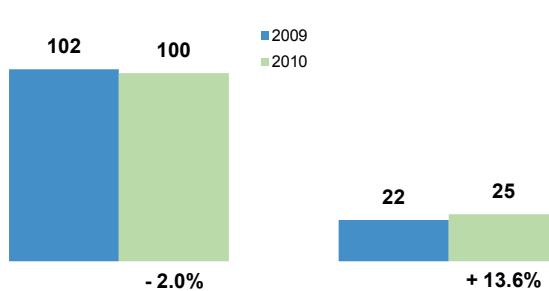
	2009	2010	Change	2009	2010	Change
New Listings	26	33	+ 26.9%	102	100	- 2.0%
Closed Sales	7	7	- 0.0%	22	25	+ 13.6%
Median Sales Price*	\$120,000	\$149,000	+ 24.2%	\$110,000	\$75,000	- 31.8%
Percent of Original List Price Received at Sale*	87.7%	87.5%	- 0.3%	86.6%	83.5%	- 3.5%
Average Days on Market Until Sale	140	99	- 29.4%	122	131	+ 7.9%
Single-Family Detached Inventory	194	180	- 7.2%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

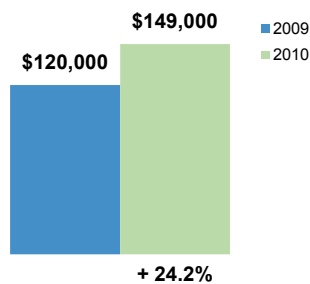
Activity—Most Recent Month



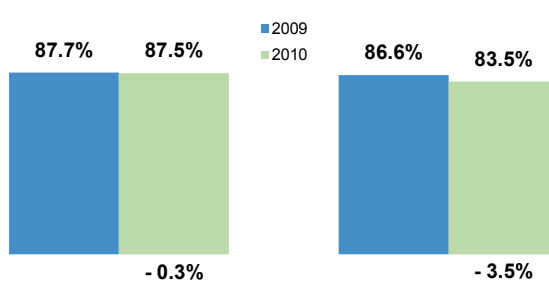
Activity—Year to Date



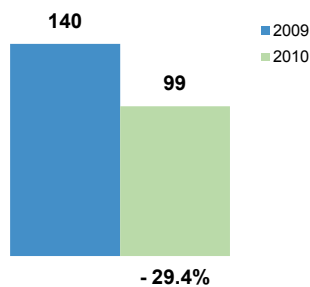
Median Sales Price



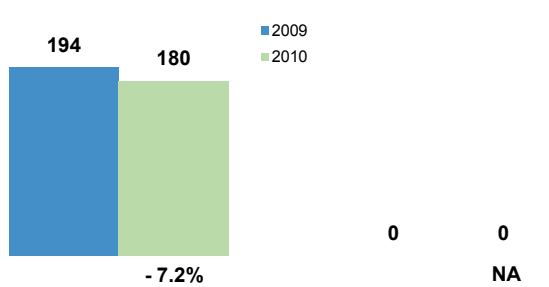
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 16

Green Cove Springs

April

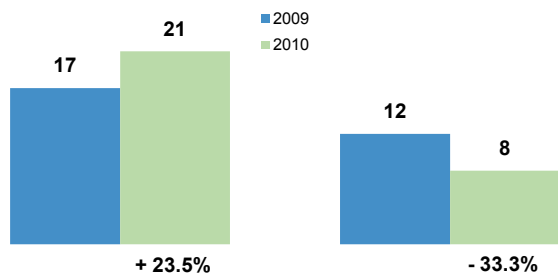
Year to Date

Clay County, FL

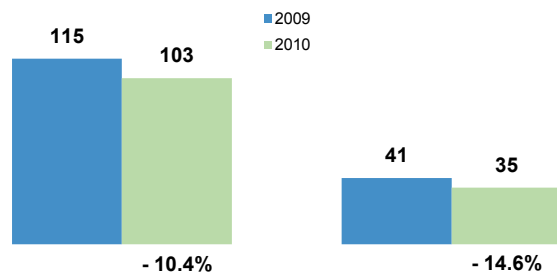
	2009	2010	Change	2009	2010	Change
New Listings	17	21	+ 23.5%	115	103	- 10.4%
Closed Sales	12	8	- 33.3%	41	35	- 14.6%
Median Sales Price*	\$197,500	\$113,450	- 42.6%	\$210,000	\$164,096	- 21.9%
Percent of Original List Price Received at Sale*	84.9%	85.5%	+ 0.6%	90.0%	86.5%	- 3.9%
Average Days on Market Until Sale	144	148	+ 2.6%	125	123	- 1.8%
Single-Family Detached Inventory	178	137	- 23.0%	--	--	--
Townhouse-Condo Inventory	8	8	- 0.0%	--	--	--

*Does not account for seller concessions

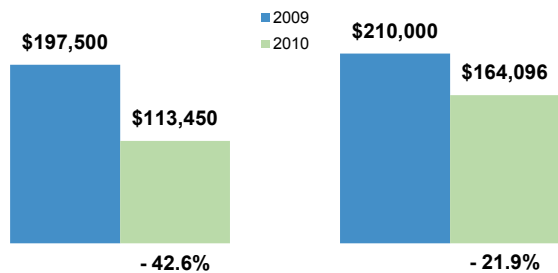
Activity—Most Recent Month



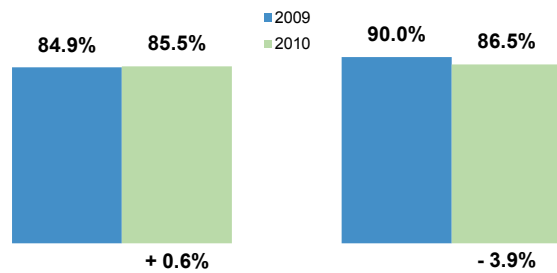
Activity—Year to Date



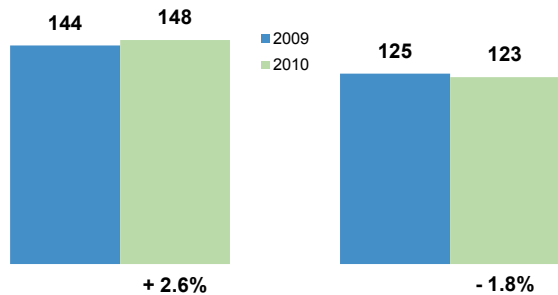
Median Sales Price



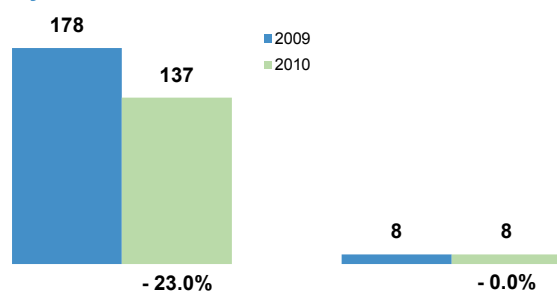
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 21

Jacksonville Bch

April

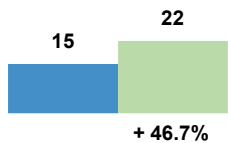
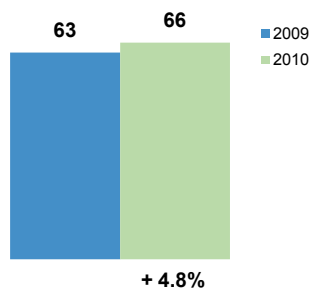
Year to Date

Duval County, FL

	2009	2010	Change	2009	2010	Change
New Listings	63	66	+ 4.8%	293	273	- 6.8%
Closed Sales	15	22	+ 46.7%	71	97	+ 36.6%
Median Sales Price*	\$268,500	\$184,500	- 31.3%	\$271,750	\$213,000	- 21.6%
Percent of Original List Price Received at Sale*	82.9%	88.7%	+ 7.1%	87.6%	87.7%	+ 0.1%
Average Days on Market Until Sale	92	103	+ 12.4%	98	107	+ 8.8%
Single-Family Detached Inventory	252	174	- 31.0%	--	--	--
Townhouse-Condo Inventory	270	211	- 21.9%	--	--	--

*Does not account for seller concessions

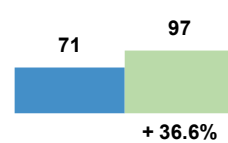
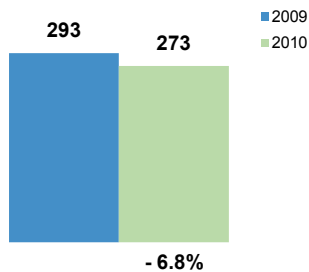
Activity—Most Recent Month



New Listings

Closed Sales

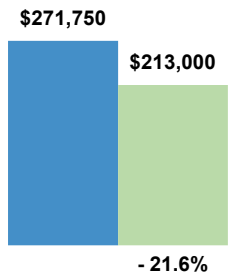
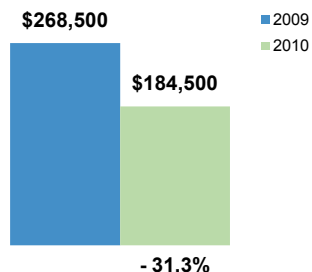
Activity—Year to Date



New Listings

Closed Sales

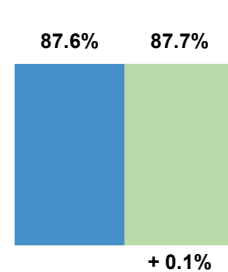
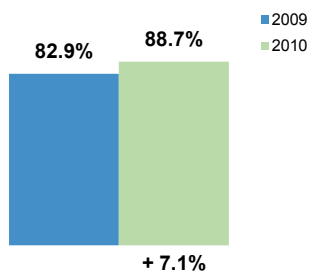
Median Sales Price



April

Year to Date

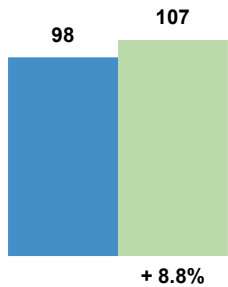
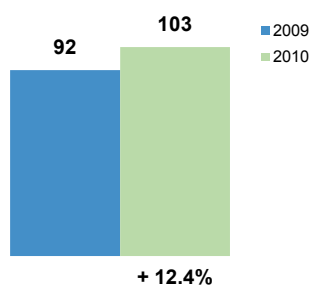
Percent of Original List Price Received at Sale



April

Year to Date

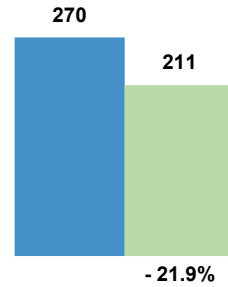
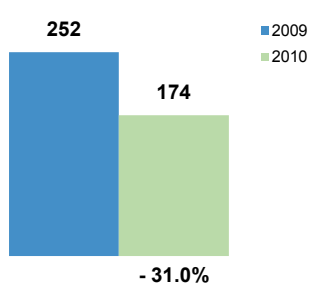
Days on Market Until Sale



April

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 22

Neptune Bch

April

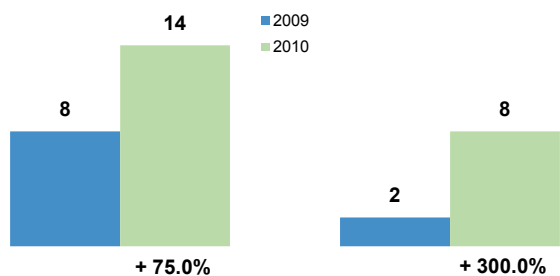
Year to Date

Duval County, FL

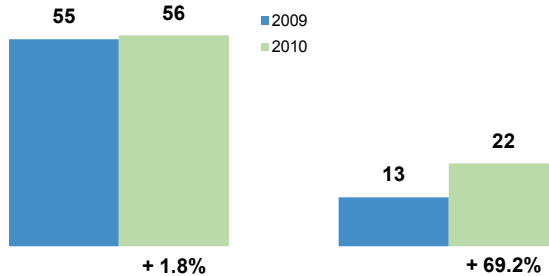
	2009	2010	Change	2009	2010	Change
New Listings	8	14	+ 75.0%	55	56	+ 1.8%
Closed Sales	2	8	+ 300.0%	13	22	+ 69.2%
Median Sales Price*	\$420,000	\$245,750	- 41.5%	\$385,000	\$232,500	- 39.6%
Percent of Original List Price Received at Sale*	90.1%	88.7%	- 1.6%	85.9%	86.8%	+ 1.0%
Average Days on Market Until Sale	30	57	+ 91.9%	114	76	- 33.9%
Single-Family Detached Inventory	77	75	- 2.6%	--	--	--
Townhouse-Condo Inventory	1	1	- 0.0%	--	--	--

*Does not account for seller concessions

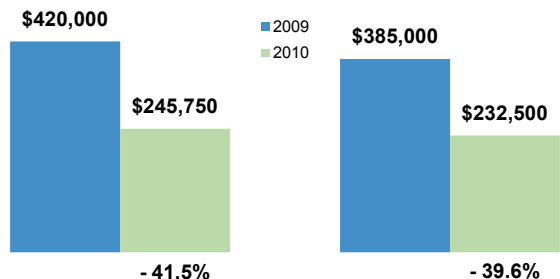
Activity—Most Recent Month



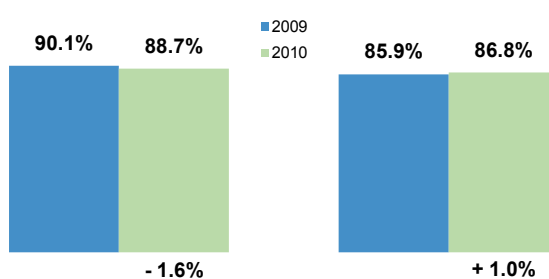
Activity—Year to Date



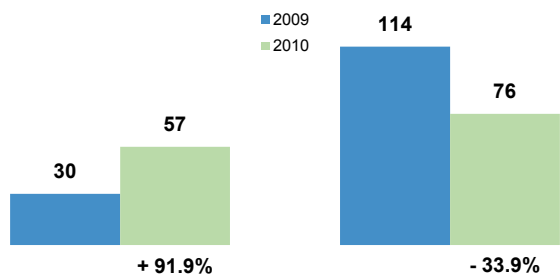
Median Sales Price



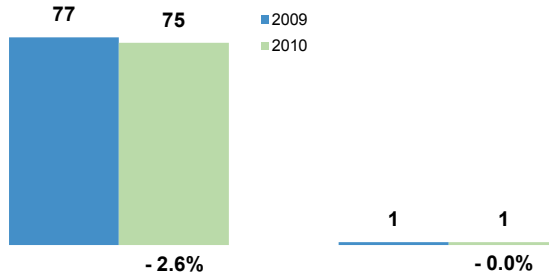
Percent of Original List Price Received at Sale



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

April

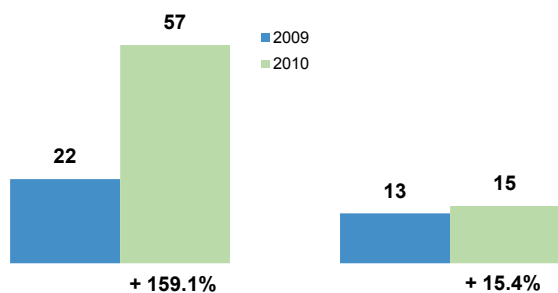
Year to Date

Duval County, FL

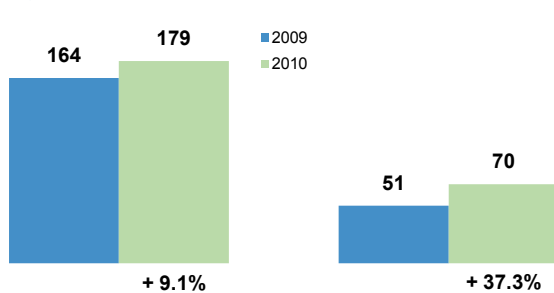
	2009	2010	Change	2009	2010	Change
New Listings	22	57	+ 159.1%	164	179	+ 9.1%
Closed Sales	13	15	+ 15.4%	51	70	+ 37.3%
Median Sales Price*	\$160,000	\$175,500	+ 9.7%	\$185,500	\$172,500	- 7.0%
Percent of Original List Price Received at Sale*	90.1%	84.4%	- 6.3%	85.3%	85.6%	+ 0.4%
Average Days on Market Until Sale	64	161	+ 149.6%	103	154	+ 50.1%
Single-Family Detached Inventory	212	188	- 11.3%	--	--	--
Townhouse-Condo Inventory	30	25	- 16.7%	--	--	--

*Does not account for seller concessions

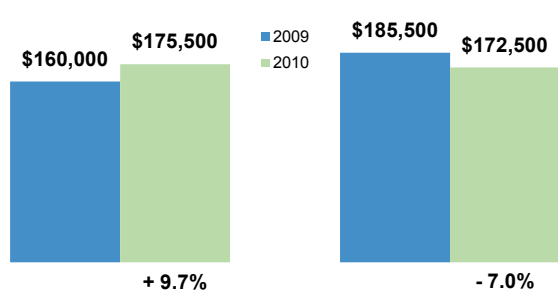
Activity—Most Recent Month



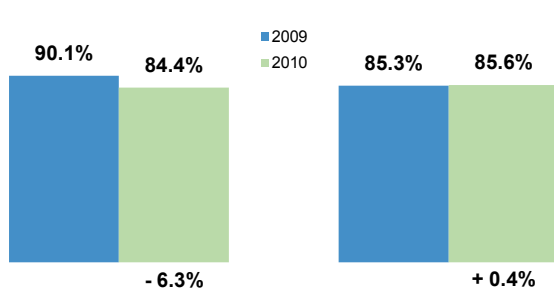
Activity—Year to Date



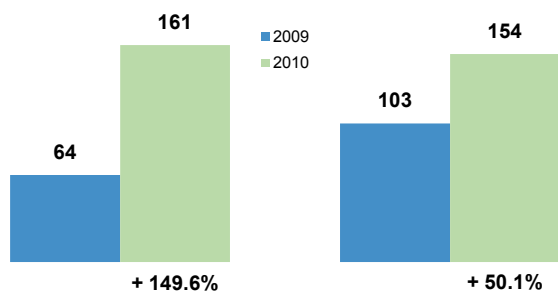
Median Sales Price



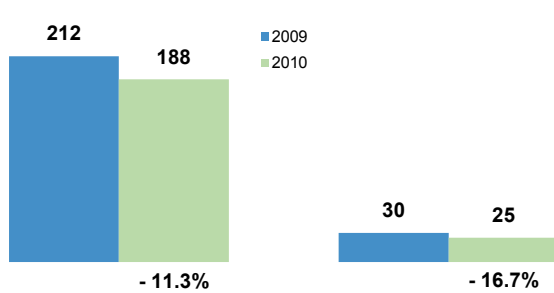
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 25 Ponte Vedra Bch North

April

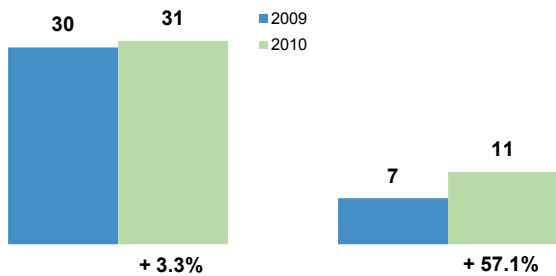
Year to Date

St. John's County, FL

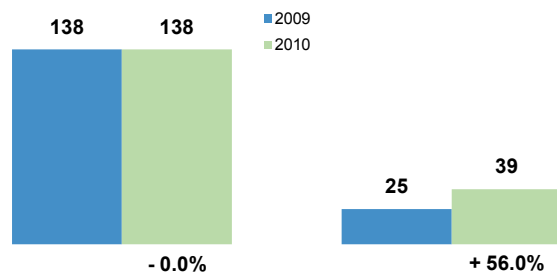
	2009	2010	Change	2009	2010	Change
New Listings	30	31	+ 3.3%	138	138	- 0.0%
Closed Sales	7	11	+ 57.1%	25	39	+ 56.0%
Median Sales Price*	\$390,000	\$210,000	- 46.2%	\$390,000	\$260,000	- 33.3%
Percent of Original List Price Received at Sale*	86.6%	87.6%	+ 1.1%	84.9%	82.6%	- 2.7%
Average Days on Market Until Sale	133	55	- 59.1%	113	125	+ 10.8%
Single-Family Detached Inventory	170	143	- 15.9%	--	--	--
Townhouse-Condo Inventory	47	36	- 23.4%	--	--	--

*Does not account for seller concessions

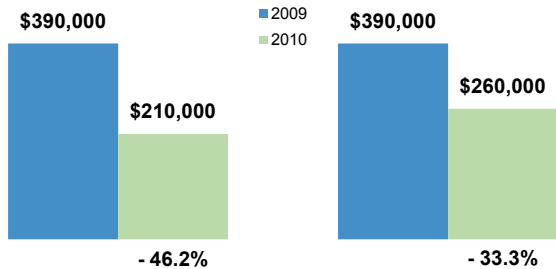
Activity—Most Recent Month



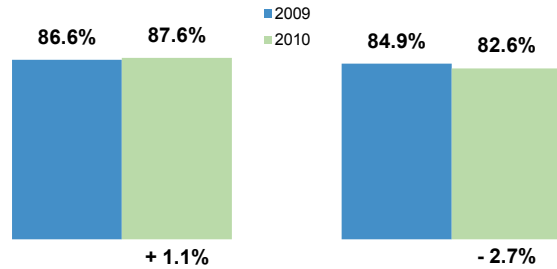
Activity—Year to Date



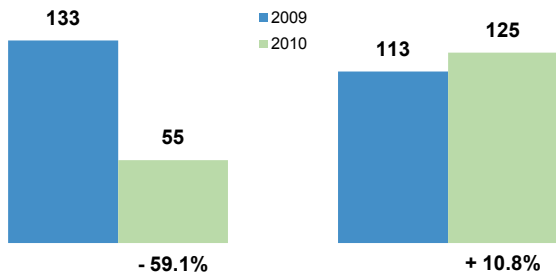
Median Sales Price



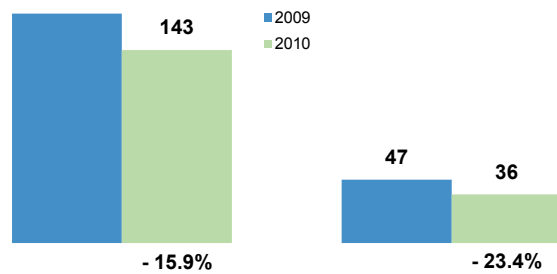
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 26

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

April

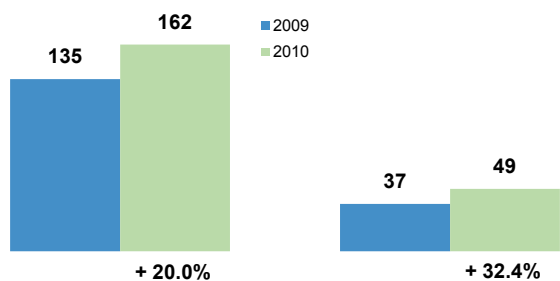
Year to Date

St. John's County, FL

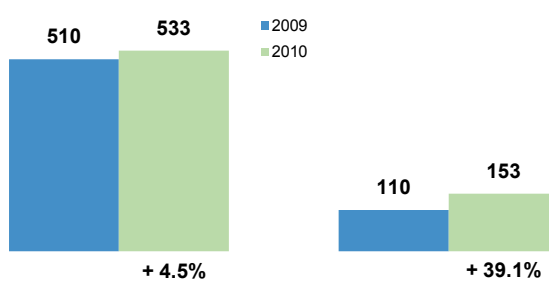
	2009	2010	Change	2009	2010	Change
New Listings	135	162	+ 20.0%	510	533	+ 4.5%
Closed Sales	37	49	+ 32.4%	110	153	+ 39.1%
Median Sales Price*	\$275,000	\$335,000	+ 21.8%	\$335,000	\$311,725	- 6.9%
Percent of Original List Price Received at Sale*	82.8%	88.5%	+ 6.9%	83.9%	87.8%	+ 4.7%
Average Days on Market Until Sale	125	146	+ 17.0%	131	149	+ 13.8%
Single-Family Detached Inventory	548	560	+ 2.2%	--	--	--
Townhouse-Condo Inventory	264	209	- 20.8%	--	--	--

*Does not account for seller concessions

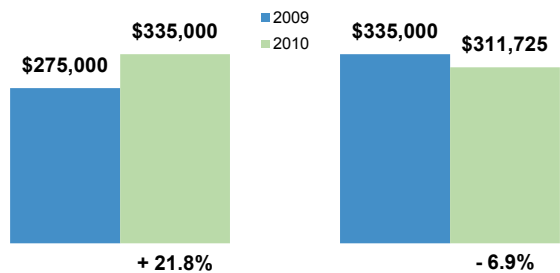
Activity—Most Recent Month



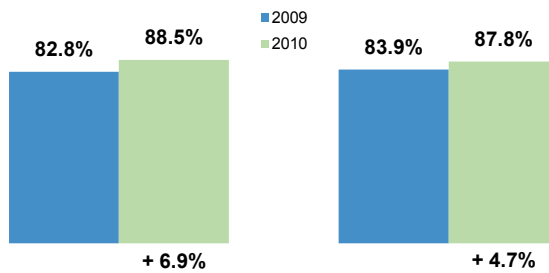
Activity—Year to Date



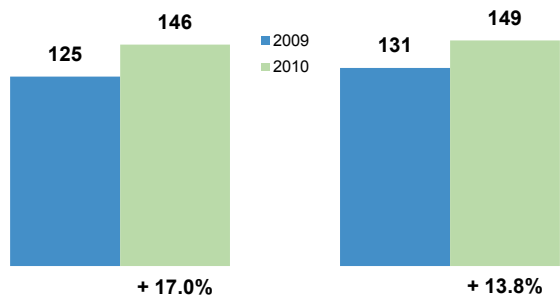
Median Sales Price



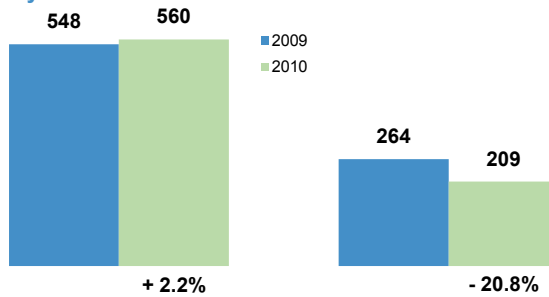
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 30 St. Johns County – NW

April

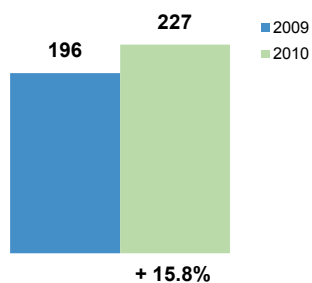
Year to Date

St. John's County, FL

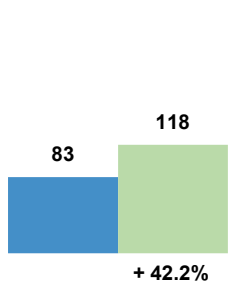
	2009	2010	Change	2009	2010	Change
New Listings	196	227	+ 15.8%	896	946	+ 5.6%
Closed Sales	83	118	+ 42.2%	289	389	+ 34.6%
Median Sales Price*	\$233,000	\$200,750	- 13.8%	\$232,500	\$216,250	- 7.0%
Percent of Original List Price Received at Sale*	87.6%	90.0%	+ 2.7%	87.8%	90.2%	+ 2.8%
Average Days on Market Until Sale	108	115	+ 6.2%	118	114	- 3.6%
Single-Family Detached Inventory	1,071	896	- 16.3%	--	--	--
Townhouse-Condo Inventory	177	71	- 59.9%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

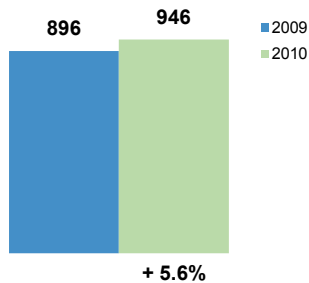


New Listings

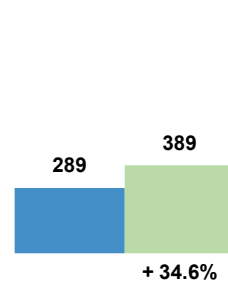


Closed Sales

Activity—Year to Date

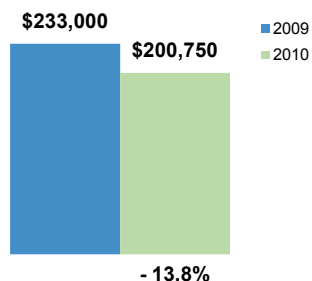


New Listings

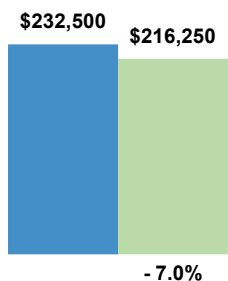


Closed Sales

Median Sales Price

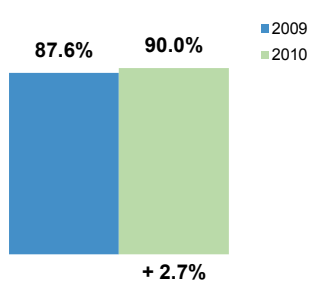


April

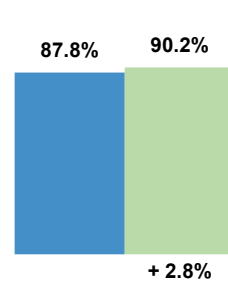


Year to Date

Percent of Original List Price Received at Sale

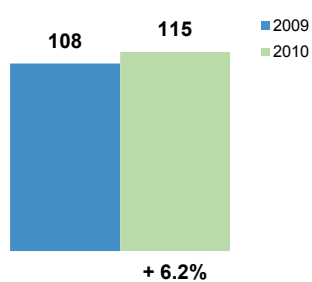


April

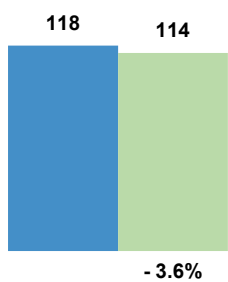


Year to Date

Days on Market Until Sale

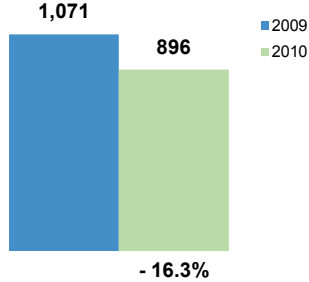


April

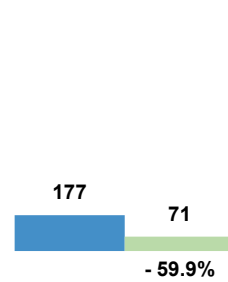


Year to Date

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

St. John's County, FL

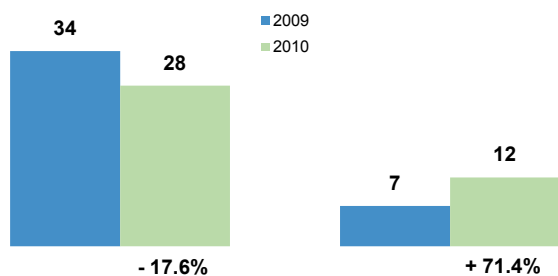
April

Year to Date

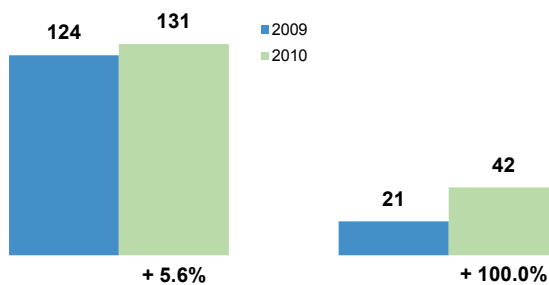
	2009	2010	Change	2009	2010	Change
New Listings	34	28	- 17.6%	124	131	+ 5.6%
Closed Sales	7	12	+ 71.4%	21	42	+ 100.0%
Median Sales Price*	\$260,000	\$242,500	- 6.7%	\$241,545	\$250,000	+ 3.5%
Percent of Original List Price Received at Sale*	77.8%	87.6%	+ 12.5%	86.1%	86.9%	+ 1.0%
Average Days on Market Until Sale	242	72	- 70.2%	147	136	- 7.8%
Single-Family Detached Inventory	155	116	- 25.2%	--	--	--
Townhouse-Condo Inventory	42	24	- 42.9%	--	--	--

*Does not account for seller concessions

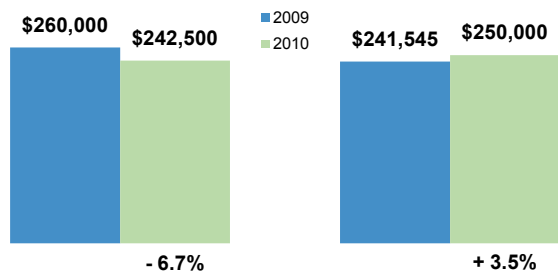
Activity—Most Recent Month



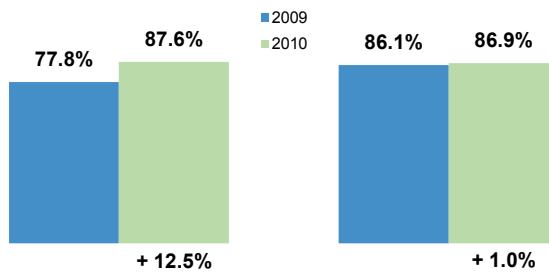
Activity—Year to Date



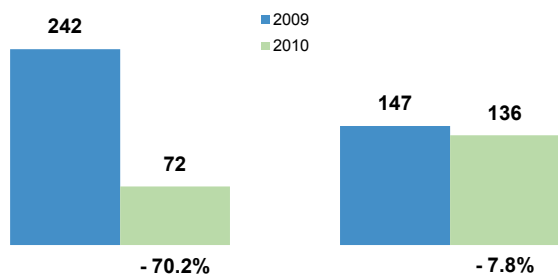
Median Sales Price



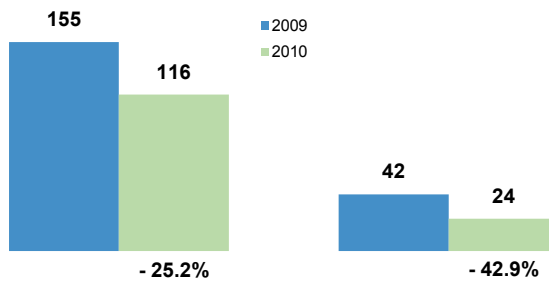
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates



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

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

St. John's County, FL

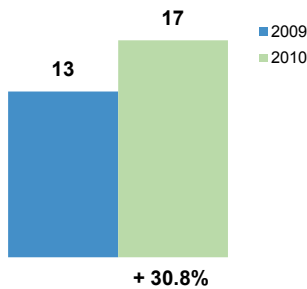
April

Year to Date

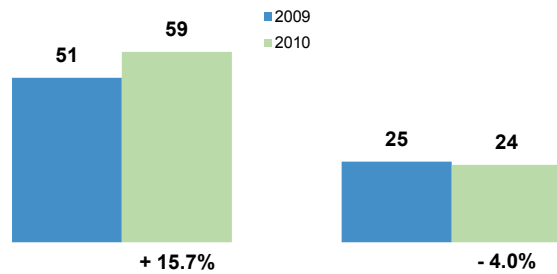
	2009	2010	Change	2009	2010	Change
New Listings	13	17	+ 30.8%	51	59	+ 15.7%
Closed Sales	6	9	+ 50.0%	25	24	- 4.0%
Median Sales Price*	\$160,750	\$166,000	+ 3.3%	\$152,000	\$193,000	+ 27.0%
Percent of Original List Price Received at Sale*	87.1%	81.8%	- 6.1%	85.3%	84.7%	- 0.7%
Average Days on Market Until Sale	110	93	- 15.1%	165	138	- 16.5%
Single-Family Detached Inventory	69	62	- 10.1%	--	--	--
Townhouse-Condo Inventory	39	38	- 2.6%	--	--	--

*Does not account for seller concessions

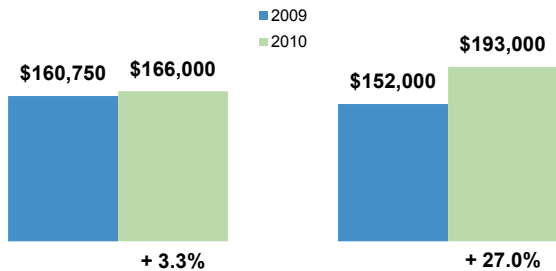
Activity—Most Recent Month



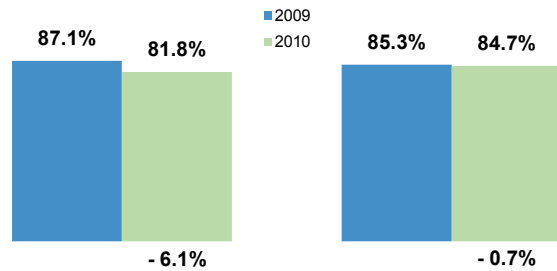
Activity—Year to Date



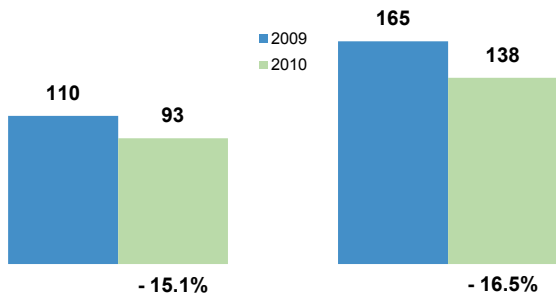
Median Sales Price



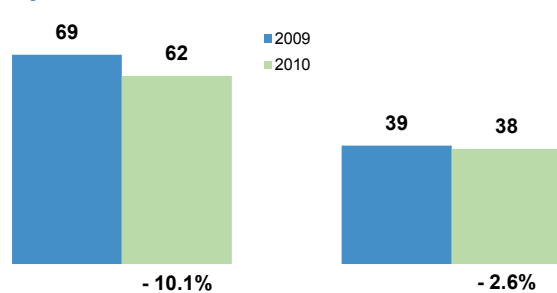
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 33 St. Johns County – SE

April

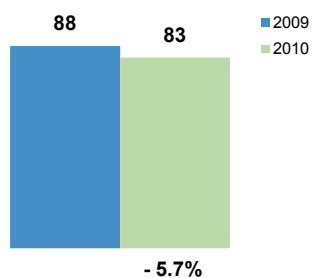
Year to Date

St. John's County, FL

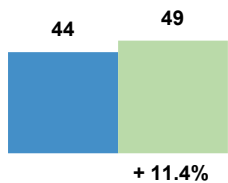
	2009	2010	Change	2009	2010	Change
New Listings	88	83	- 5.7%	369	377	+ 2.2%
Closed Sales	44	49	+ 11.4%	131	147	+ 12.2%
Median Sales Price*	\$160,000	\$139,000	- 13.1%	\$169,900	\$141,500	- 16.7%
Percent of Original List Price Received at Sale*	90.3%	88.6%	- 1.8%	88.6%	87.6%	- 1.2%
Average Days on Market Until Sale	89	89	- 0.7%	87	115	+ 32.9%
Single-Family Detached Inventory	399	319	- 20.1%	--	--	--
Townhouse-Condo Inventory	139	129	- 7.2%	--	--	--

*Does not account for seller concessions

Activity—Most Recent Month

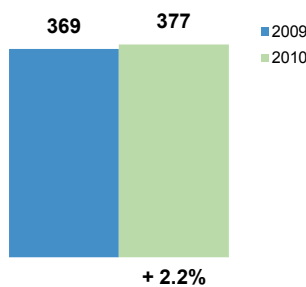


New Listings

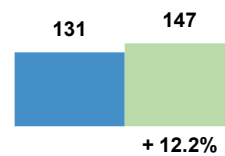


Closed Sales

Activity—Year to Date

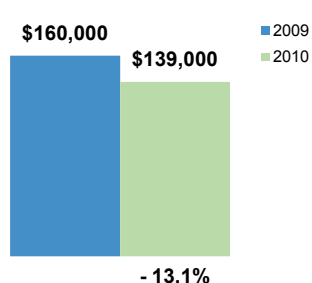


New Listings

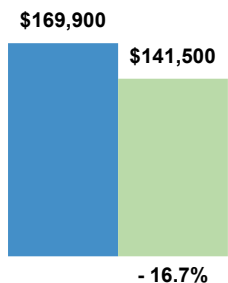


Closed Sales

Median Sales Price

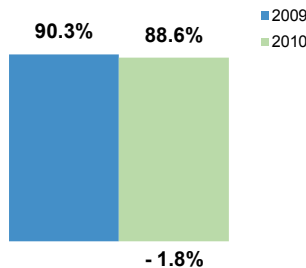


April

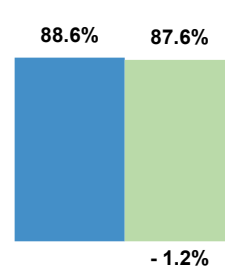


Year to Date

Percent of Original List Price Received at Sale

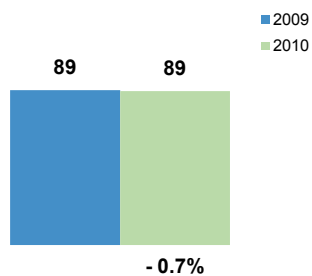


April

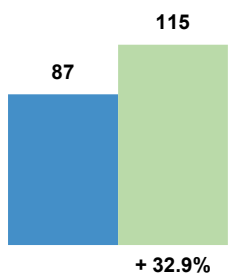


Year to Date

Days on Market Until Sale

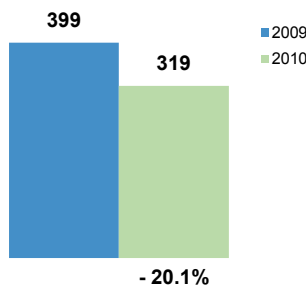


April

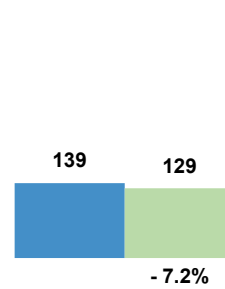


Year to Date

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

April

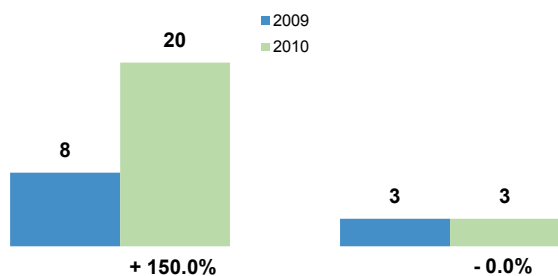
Year to Date

St. John's County, FL

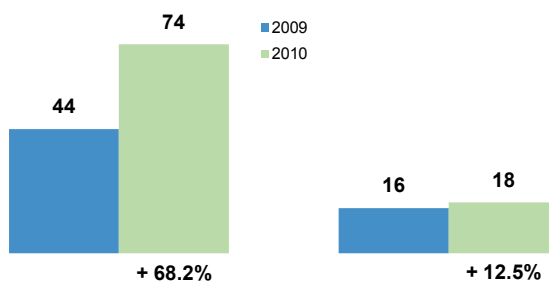
	2009	2010	Change	2009	2010	Change
New Listings	8	20	+ 150.0%	44	74	+ 68.2%
Closed Sales	3	3	- 0.0%	16	18	+ 12.5%
Median Sales Price*	\$70,000	\$164,700	+ 135.3%	\$165,000	\$91,250	- 44.7%
Percent of Original List Price Received at Sale*	81.3%	101.8%	+ 25.2%	87.1%	90.9%	+ 4.4%
Average Days on Market Until Sale	239	5	- 98.1%	151	59	- 60.7%
Single-Family Detached Inventory	93	99	+ 6.5%	--	--	--
Townhouse-Condo Inventory	4	0	- 100.0%	--	--	--

*Does not account for seller concessions

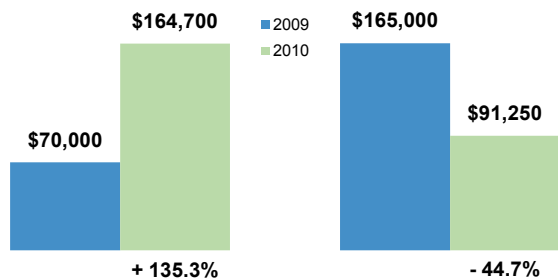
Activity—Most Recent Month



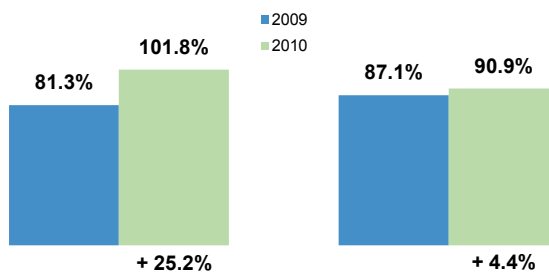
Activity—Year to Date



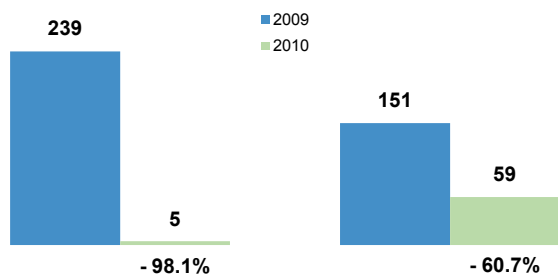
Median Sales Price



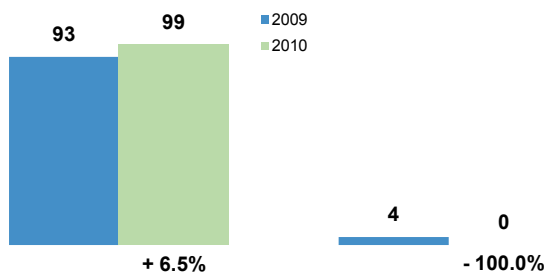
Percent of Original List Price Received at Sale



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

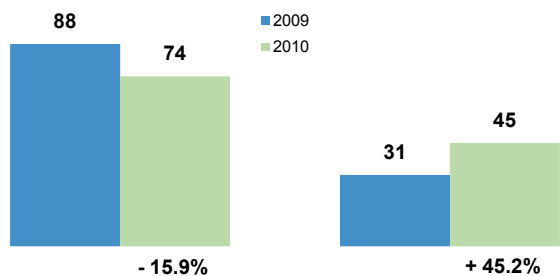
April

Year to Date

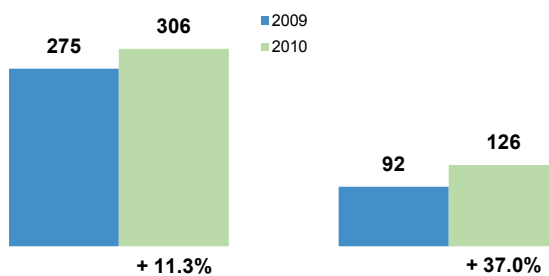
Nassau County, FL		2009	2010	Change	2009	2010	Change
New Listings		88	74	- 15.9%	275	306	+ 11.3%
Closed Sales		31	45	+ 45.2%	92	126	+ 37.0%
Median Sales Price*		\$184,990	\$145,000	- 21.6%	\$179,000	\$142,750	- 20.3%
Percent of Original List Price Received at Sale*		85.6%	85.3%	- 0.3%	85.4%	85.3%	- 0.1%
Average Days on Market Until Sale		103	167	+ 62.5%	106	130	+ 21.9%
Single-Family Detached Inventory		354	318	- 10.2%	--	--	--
Townhouse-Condo Inventory		45	36	- 20.0%	--	--	--

*Does not account for seller concessions

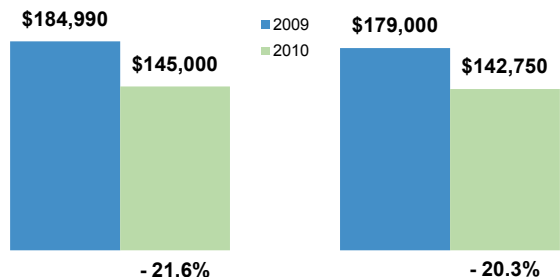
Activity—Most Recent Month



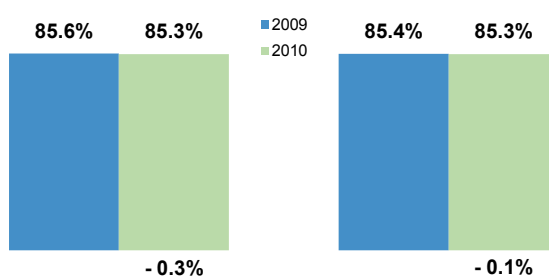
Activity—Year to Date



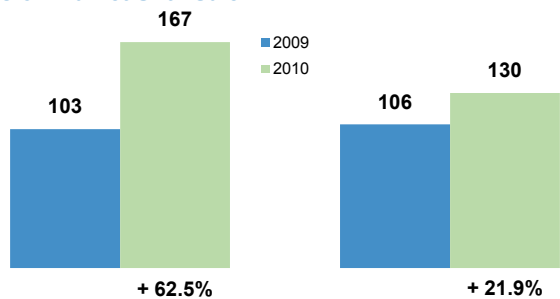
Median Sales Price



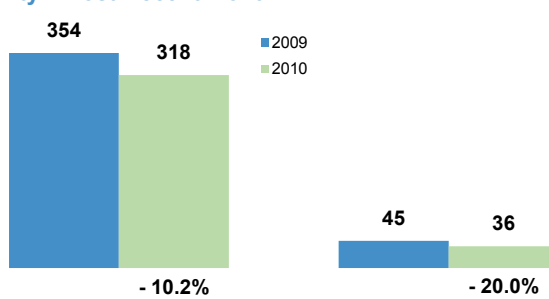
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 50

Baker County

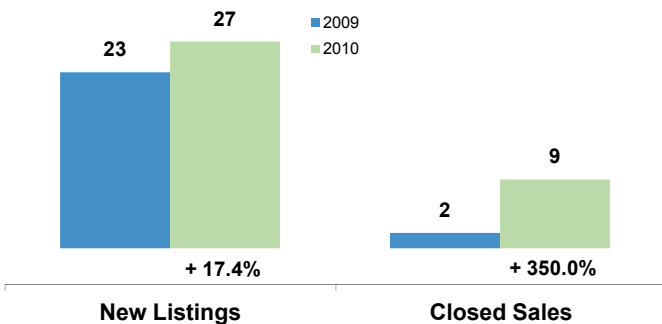
April

Year to Date

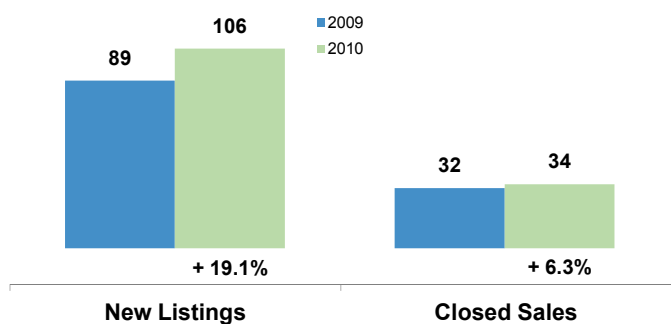
Baker County, FL	2009	2010	Change	2009	2010	Change
New Listings	23	27	+ 17.4%	89	106	+ 19.1%
Closed Sales	2	9	+ 350.0%	32	34	+ 6.3%
Median Sales Price*	\$190,500	\$112,000	- 41.2%	\$139,150	\$132,000	- 5.1%
Percent of Original List Price Received at Sale*	92.0%	97.2%	+ 5.7%	87.2%	88.9%	+ 2.0%
Average Days on Market Until Sale	74	95	+ 29.9%	152	159	+ 4.8%
Single-Family Detached Inventory	127	146	+ 15.0%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

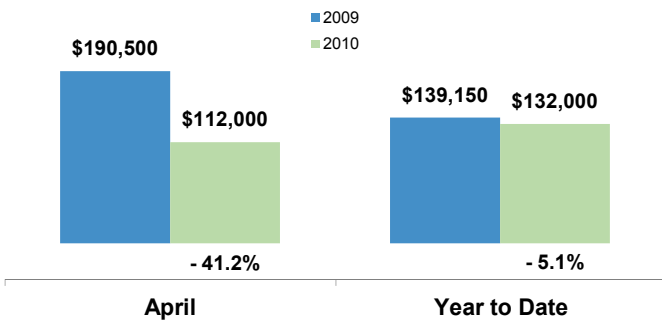
Activity—Most Recent Month



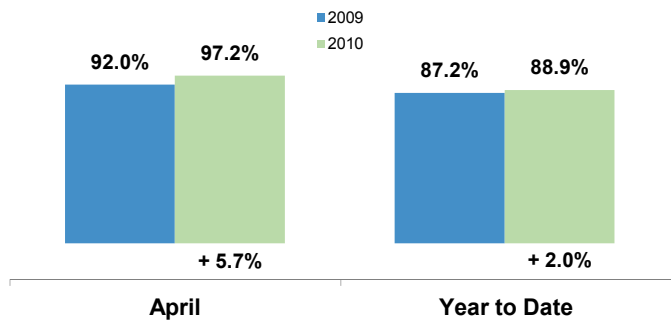
Activity—Year to Date



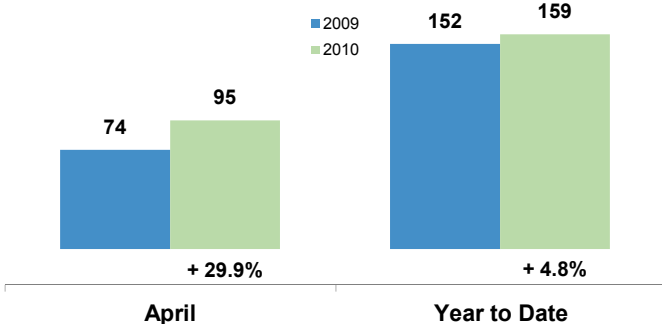
Median Sales Price



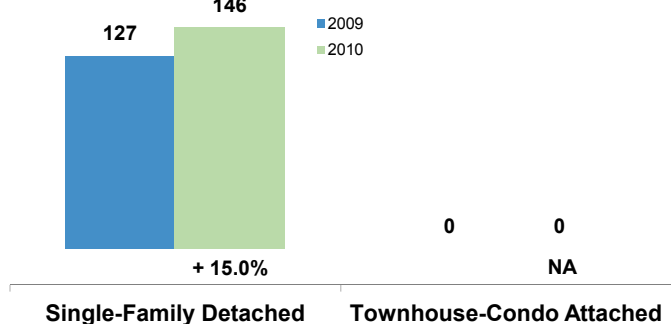
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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



Region 56

Putnam County NE

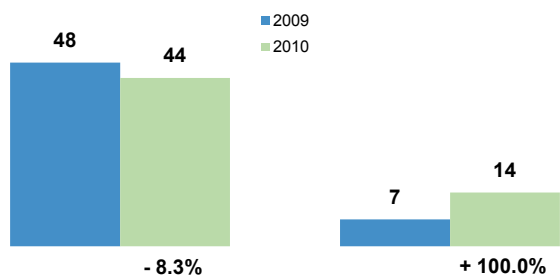
April

Year to Date

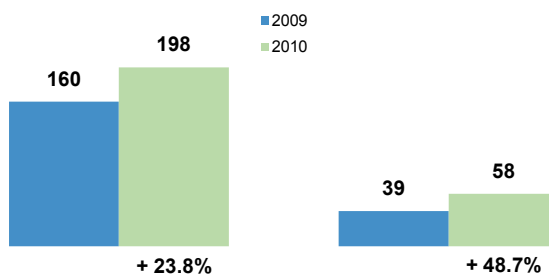
Putnam County, FL		2009	2010	Change	2009	2010	Change
New Listings		48	44	- 8.3%	160	198	+ 23.8%
Closed Sales		7	14	+ 100.0%	39	58	+ 48.7%
Median Sales Price*		\$98,250	\$81,950	- 16.6%	\$89,900	\$74,950	- 16.6%
Percent of Original List Price Received at Sale*		85.3%	92.2%	+ 8.1%	81.9%	84.7%	+ 3.4%
Average Days on Market Until Sale		194	158	- 18.8%	149	140	- 6.1%
Single-Family Detached Inventory		366	348	- 4.9%	--	--	--
Townhouse-Condo Inventory		4	4	- 0.0%	--	--	--

*Does not account for seller concessions

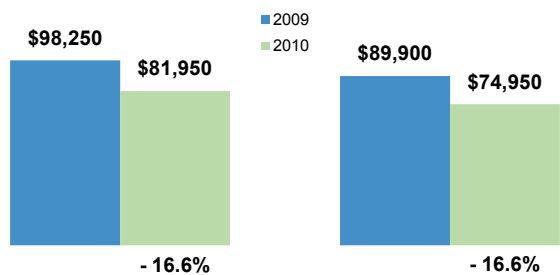
Activity—Most Recent Month



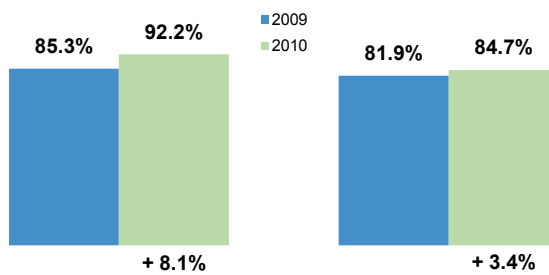
Activity—Year to Date



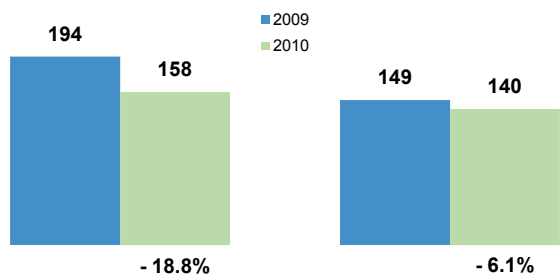
Median Sales Price



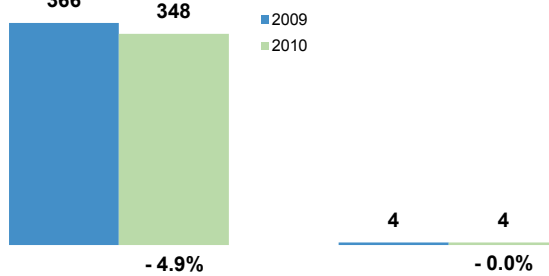
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 57 Putnam County – West

April

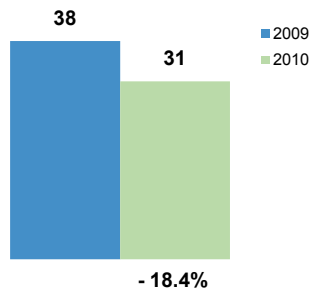
Year to Date

Putnam County, FL

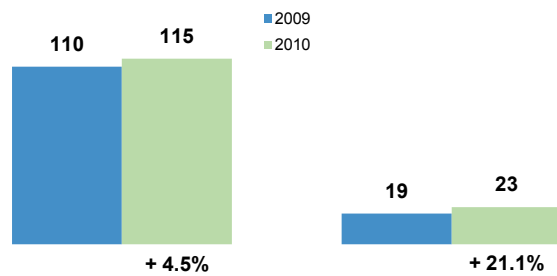
	2009	2010	Change	2009	2010	Change
New Listings	38	31	- 18.4%	110	115	+ 4.5%
Closed Sales	5	6	+ 20.0%	19	23	+ 21.1%
Median Sales Price*	\$52,950	\$38,950	- 26.4%	\$52,950	\$52,450	- 0.9%
Percent of Original List Price Received at Sale*	84.5%	82.9%	- 1.9%	80.5%	82.8%	+ 2.9%
Average Days on Market Until Sale	167	153	- 8.4%	185	158	- 14.7%
Single-Family Detached Inventory	224	202	- 9.8%	--	--	--
Townhouse-Condo Inventory	0	0	NA	--	--	--

*Does not account for seller concessions

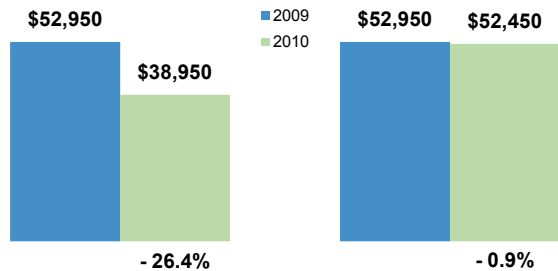
Activity—Most Recent Month



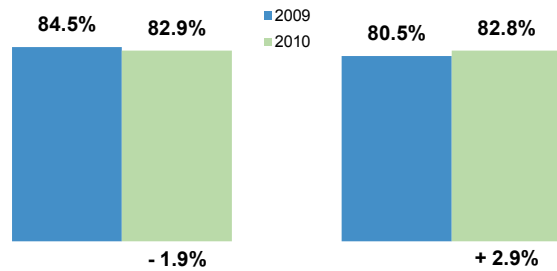
Activity—Year to Date



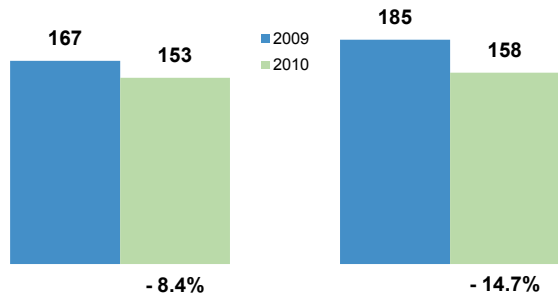
Median Sales Price



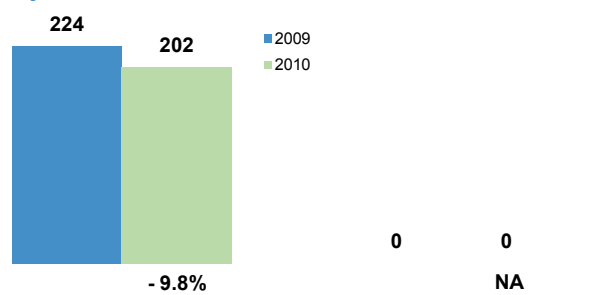
Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month



Local Market Updates

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Region 58 Putnam County - South

April

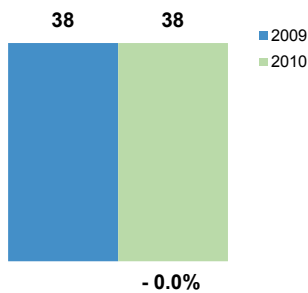
Year to Date

Putnam County, FL

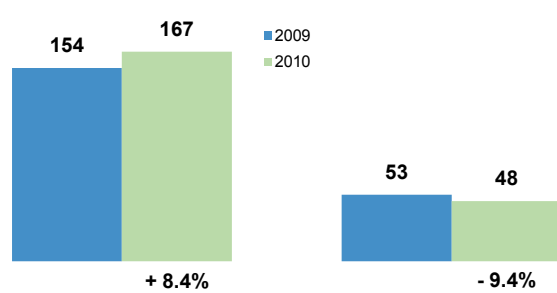
	2009	2010	Change	2009	2010	Change
New Listings	38	38	- 0.0%	154	167	+ 8.4%
Closed Sales	12	12	- 0.0%	53	48	- 9.4%
Median Sales Price*	\$56,500	\$52,500	- 7.1%	\$71,500	\$50,000	- 30.1%
Percent of Original List Price Received at Sale*	82.4%	79.2%	- 4.0%	82.6%	80.6%	- 2.4%
Average Days on Market Until Sale	161	187	+ 16.3%	148	200	+ 34.7%
Single-Family Detached Inventory	317	294	- 7.3%	--	--	--
Townhouse-Condo Inventory	6	8	+ 33.3%	--	--	--

*Does not account for seller concessions

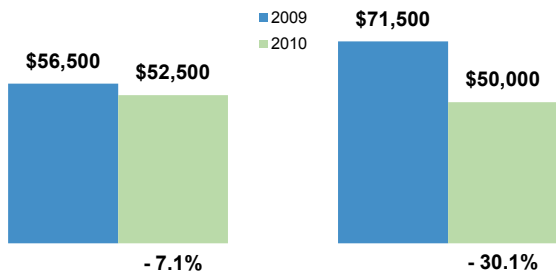
Activity—Most Recent Month



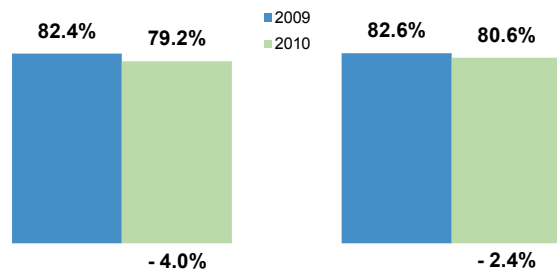
Activity—Year to Date



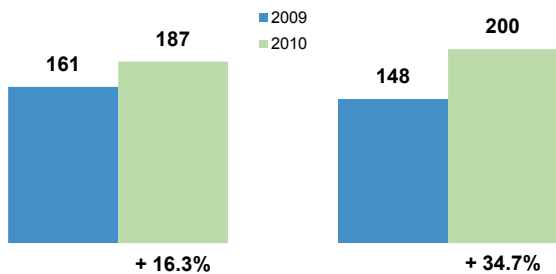
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



Activity—Most Recent Month

