

# Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS



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

## May 2021

As the weather warms and pandemic restrictions ease across much of the country, the U.S. housing market shows little sign of cooling. Robust buyer demand, fueled by low mortgage rates, continues to outpace supply, which remains near historic lows. Nationwide, inventory remains much lower than it was at this time last year, and sales prices are surging as a result.

New Listings in the Northeast Florida region increased 12.7 percent to 3,785. Pending Sales were up 18.5 percent to 3,672. Inventory levels fell 57.9 percent to 3,847 units.

Prices continued to gain traction. The Median Sales Price increased 16.9 percent to \$290,000. Days on Market was down 44.4 percent to 35 days. Sellers were encouraged as Months Supply of Inventory was down 67.6 percent to 1.1 months.

With such limited supply of existing homes to purchase, all eyes are on home builders to provide a much-needed boost of inventory to the market to help meet buyer demand. However, increasing material and labor costs, along with supply chain challenges, have contributed to significantly higher construction costs, with builders passing these costs on to homebuyers. And while the warmer temperatures, rising sales prices, and the reopening of the economy may draw more sellers to the market, historically low levels of homes for sale are likely to continue for some time.

## Quick Facts

**+ 37.2%**      **+ 16.9%**      **- 57.9%**

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


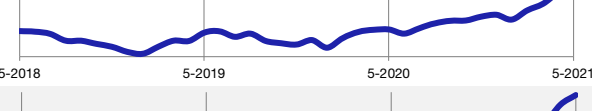
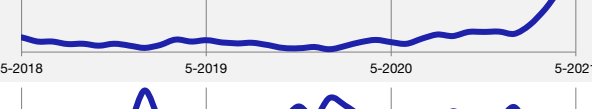


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**Area breakouts of 33 submarkets begin after page 21.**



# Market Overview

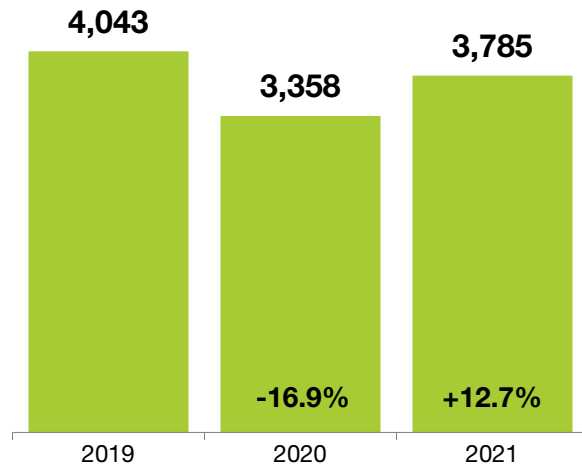
Key market metrics for the current month and year-to-date.

Key Metrics	Historical Sparklines	5-2020	5-2021	+/-	YTD 2020	YTD 2021	+/-
<b>New Listings</b>		3,358	<b>3,785</b>	+ 12.7%	17,565	<b>17,902</b>	+ 1.9%
<b>Pending Sales</b>		3,100	<b>3,672</b>	+ 18.5%	13,579	<b>17,036</b>	+ 25.5%
<b>Closed Sales</b>		2,388	<b>3,276</b>	+ 37.2%	12,133	<b>15,164</b>	+ 25.0%
<b>Days on Market Until Sale</b>		63	<b>35</b>	- 44.4%	69	<b>45</b>	- 34.8%
<b>Median Sales Price</b>		\$248,000	<b>\$290,000</b>	+ 16.9%	\$241,250	<b>\$275,000</b>	+ 14.0%
<b>Average Sales Price</b>		\$287,948	<b>\$363,044</b>	+ 26.1%	\$286,451	<b>\$342,768</b>	+ 19.7%
<b>Percent of Original List Price Received</b>		96.5%	<b>100.0%</b>	+ 3.6%	96.0%	<b>98.7%</b>	+ 2.8%
<b>Percent of Properties Sold Over List Price</b>		14.2%	<b>41.0%</b>	+ 188.7%	13.5%	<b>30.2%</b>	+ 123.7%
<b>Housing Affordability Index</b>		138	<b>121</b>	- 12.3%	141	<b>127</b>	- 9.9%
<b>Inventory of Homes for Sale</b>		9,147	<b>3,847</b>	- 57.9%	--	--	--
<b>Months Supply of Homes for Sale</b>		3.4	<b>1.1</b>	- 67.6%	--	--	--

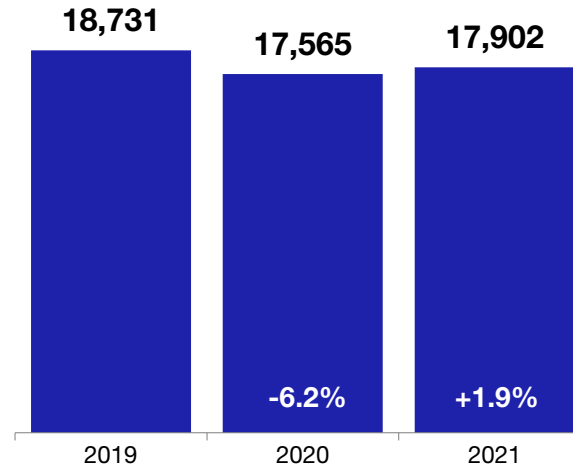
# New Listings

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

## May



## Year To Date



Month	Prior Year	Current Year	+ / -
June 2020	3,562	3,634	+2.0%
July 2020	3,667	3,657	-0.3%
August 2020	3,587	3,580	-0.2%
September 2020	3,031	3,375	+11.3%
October 2020	3,595	3,578	-0.5%
November 2020	2,773	2,772	-0.0%
December 2020	2,188	2,548	+16.5%
January 2021	3,518	3,129	-11.1%
February 2021	3,418	3,059	-10.5%
March 2021	4,086	3,798	-7.0%
April 2021	3,185	4,131	+29.7%
<b>May 2021</b>	<b>3,358</b>	<b>3,785</b>	<b>+12.7%</b>
12-Month Avg	3,331	3,421	+2.7%

## Historical New Listing Activity



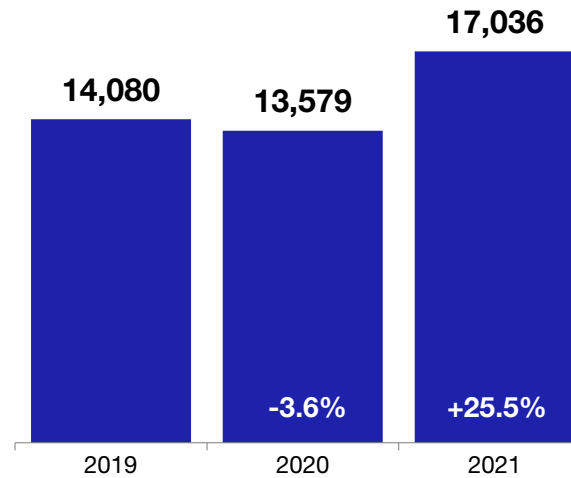
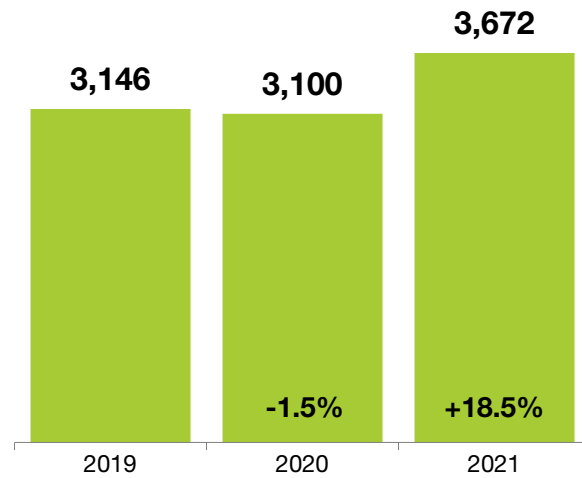
# Pending Sales

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



## May

## Year To Date



Month	Prior Year	Current Year	+ / -
June 2020	2,976	3,695	+24.2%
July 2020	2,981	3,673	+23.2%
August 2020	2,849	3,493	+22.6%
September 2020	2,435	3,368	+38.3%
October 2020	2,645	3,257	+23.1%
November 2020	2,358	2,943	+24.8%
December 2020	2,135	2,685	+25.8%
January 2021	2,520	3,033	+20.4%
February 2021	2,749	3,117	+13.4%
March 2021	2,828	3,568	+26.2%
April 2021	2,382	3,646	+53.1%
<b>May 2021</b>	<b>3,100</b>	<b>3,672</b>	<b>+18.5%</b>
12-Month Avg	2,663	3,346	+25.6%

## Historical Pending Sales Activity

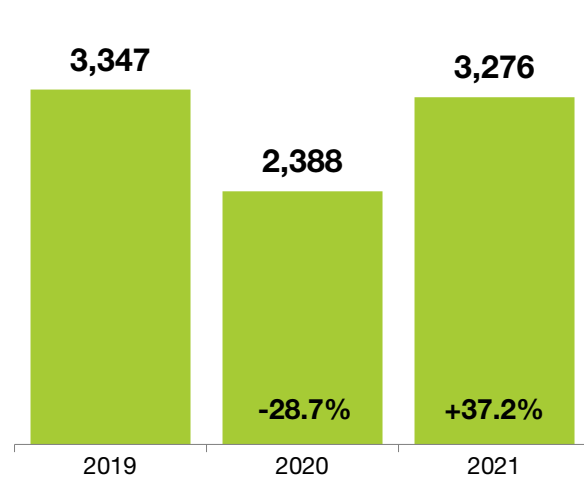


# Closed Sales

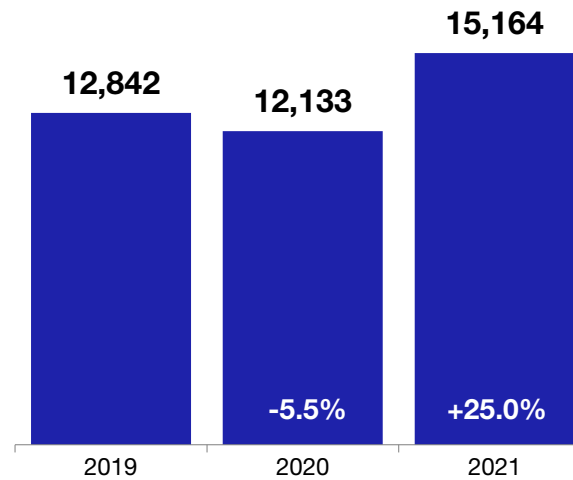
A count of actual sales that have closed within a given month.



## May



## Year To Date



Month	Prior Year	Current Year	+ / -
June 2020	3,024	3,235	+7.0%
July 2020	3,037	3,755	+23.6%
August 2020	3,022	3,294	+9.0%
September 2020	2,660	3,341	+25.6%
October 2020	2,567	3,369	+31.2%
November 2020	2,371	2,901	+22.4%
December 2020	2,768	3,395	+22.7%
January 2021	1,988	2,373	+19.4%
February 2021	2,403	2,725	+13.4%
March 2021	2,857	3,448	+20.7%
April 2021	2,497	3,342	+33.8%
<b>May 2021</b>	<b>2,388</b>	<b>3,276</b>	<b>+37.2%</b>
12-Month Avg	2,632	3,205	+22.2%

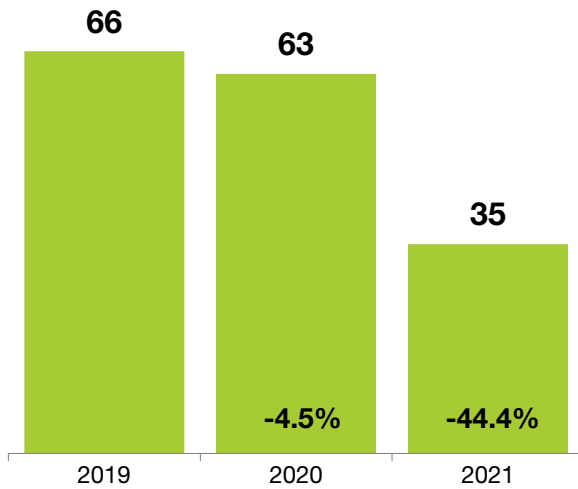
## Historical Closed Sales Activity



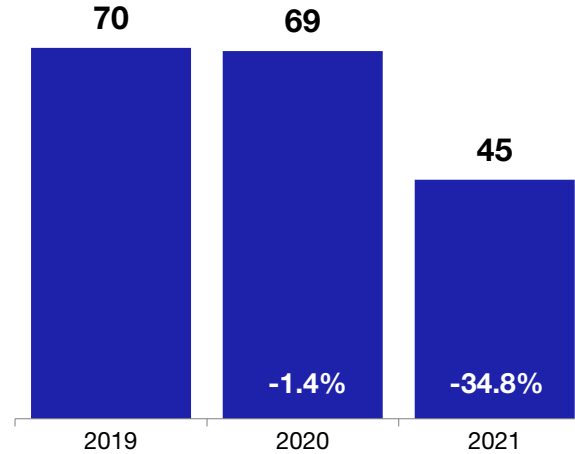
# Days on Market Until Sale

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

## May



## Year To Date



Month	Prior Year	Current Year	+ / -
June 2020	64	71	+10.9%
July 2020	64	70	+9.4%
August 2020	62	62	0.0%
September 2020	66	62	-6.1%
October 2020	65	60	-7.7%
November 2020	65	54	-16.9%
December 2020	71	52	-26.8%
January 2021	74	53	-28.4%
February 2021	73	50	-31.5%
March 2021	70	49	-30.0%
April 2021	67	41	-38.8%
<b>May 2021</b>	<b>63</b>	<b>35</b>	<b>-44.4%</b>
12-Month Avg	67	55	-17.4%

## Historical Days on Market Until Sale

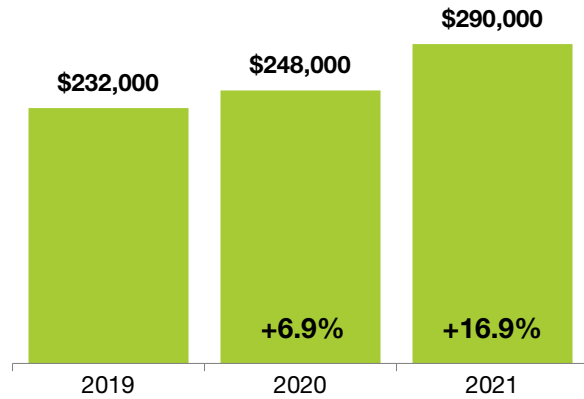


# Median Sales Price

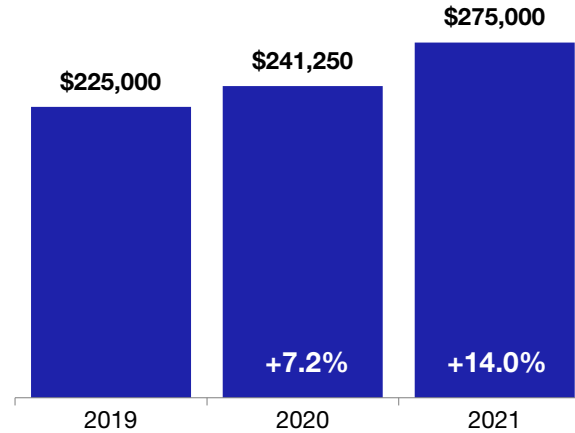
Median price point for all closed sales, not accounting for seller concessions, in a given month.



## May



## Year To Date



Month	Prior Year	Current Year	+ / -
June 2020	\$242,000	\$255,000	+5.4%
July 2020	\$241,500	\$263,990	+9.3%
August 2020	\$240,700	\$261,621	+8.7%
September 2020	\$235,000	\$255,900	+8.9%
October 2020	\$235,000	\$262,000	+11.5%
November 2020	\$232,000	\$262,000	+12.9%
December 2020	\$240,000	\$267,000	+11.3%
January 2021	\$231,943	\$256,000	+10.4%
February 2021	\$237,000	\$263,900	+11.4%
March 2021	\$244,000	\$274,445	+12.5%
April 2021	\$249,825	\$283,630	+13.5%
<b>May 2021</b>	<b>\$248,000</b>	<b>\$290,000</b>	<b>+16.9%</b>
12-Month Med	\$240,000	\$266,000	+10.8%

## Historical Median Sales Price

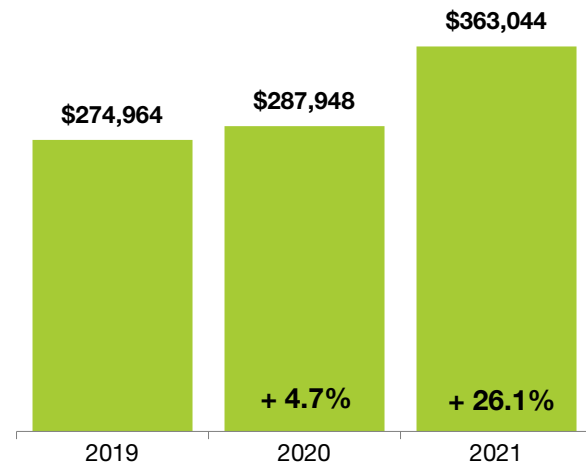


# Average Sales Price

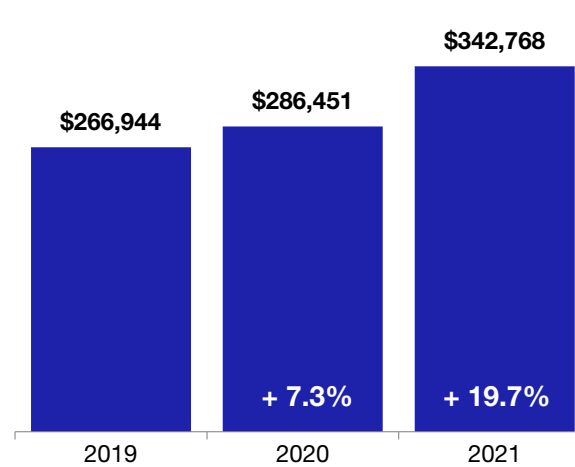
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## May



## Year To Date



Month	Prior Year	Current Year	+ / -
June 2020	\$297,599	\$309,319	+3.9%
July 2020	\$282,788	\$322,375	+14.0%
August 2020	\$288,747	\$317,868	+10.1%
September 2020	\$271,754	\$317,174	+16.7%
October 2020	\$272,615	\$326,917	+19.9%
November 2020	\$270,948	\$315,634	+16.5%
December 2020	\$289,489	\$328,572	+13.5%
January 2021	\$275,787	\$318,037	+15.3%
February 2021	\$283,461	\$323,430	+14.1%
March 2021	\$286,307	\$342,964	+19.8%
April 2021	\$296,555	\$356,032	+20.1%
<b>May 2021</b>	<b>\$287,948</b>	<b>\$363,044</b>	<b>+26.1%</b>
12-Month Avg	\$284,126	\$328,918	+15.8%

## Historical Average Sales Price





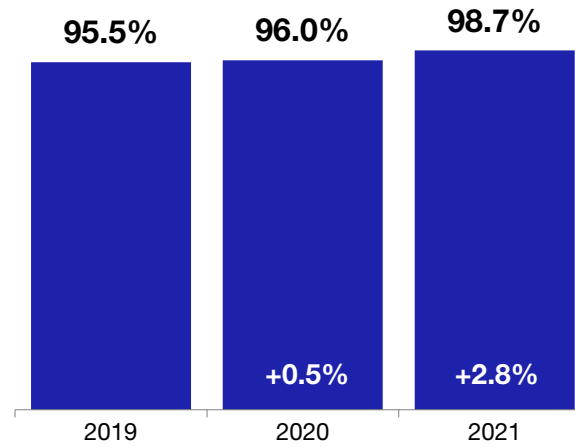
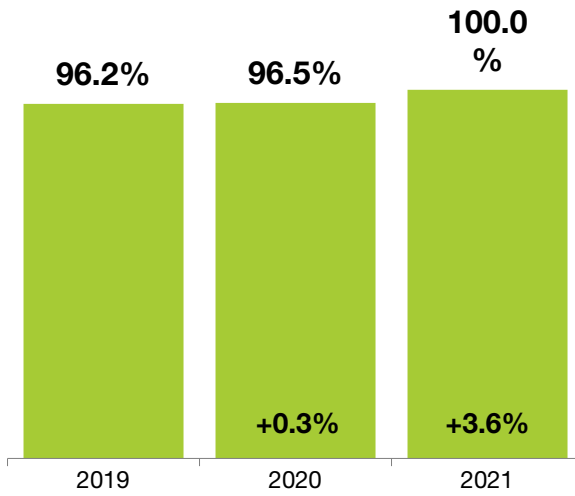
# Percent of Original List Price Received

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

## May

## Year To Date

Month	Prior Year	Current Year	+ / -
June 2020	96.3%	96.1%	-0.2%
July 2020	95.9%	96.6%	+0.7%
August 2020	96.1%	97.0%	+0.9%
September 2020	95.6%	97.2%	+1.7%
October 2020	95.4%	97.2%	+1.9%
November 2020	95.3%	97.5%	+2.3%
December 2020	95.6%	97.6%	+2.1%
January 2021	95.0%	97.2%	+2.3%
February 2021	95.8%	98.0%	+2.3%
March 2021	96.3%	98.5%	+2.3%
April 2021	96.4%	99.4%	+3.1%
<b>May 2021</b>	<b>96.5%</b>	<b>100.0%</b>	<b>+3.6%</b>
12-Month Avg	95.9%	97.7%	+1.9%



## Historical Percent of Original List Price Received

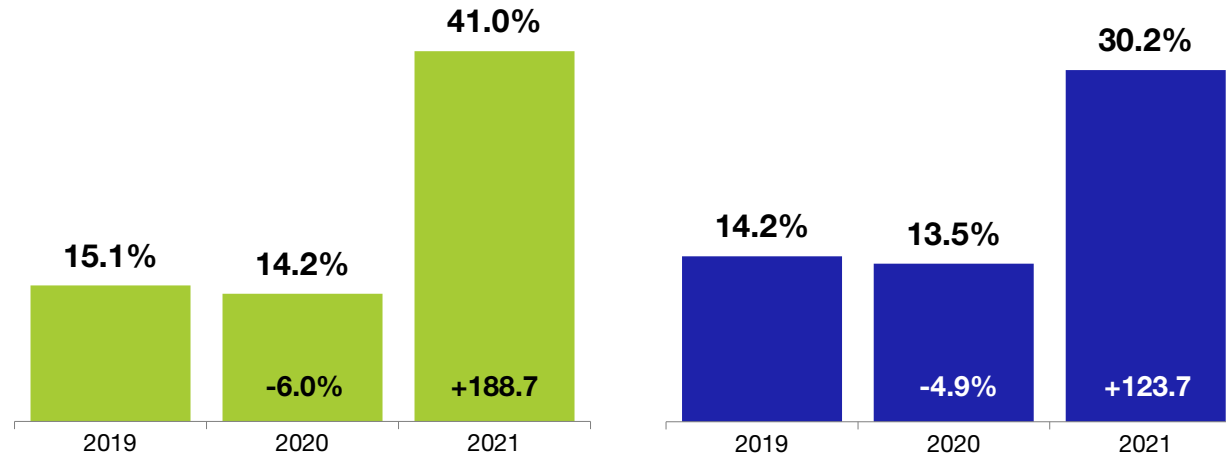


# Percent of Properties Sold Over List Price

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

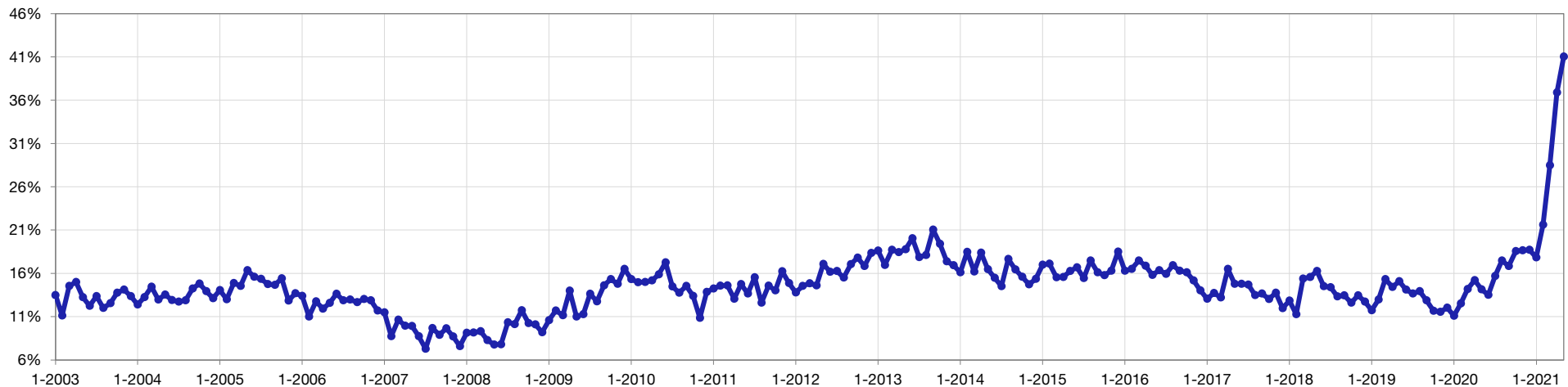
## May

## Year To Date



Month	Prior Year	Current Year	+ / -
June 2020	14.1%	13.5%	-4.3%
July 2020	13.7%	15.7%	+14.6%
August 2020	13.9%	17.5%	+25.9%
September 2020	12.9%	16.8%	+30.2%
October 2020	11.7%	18.6%	+59.0%
November 2020	11.5%	18.7%	+62.6%
December 2020	12.0%	18.7%	+55.8%
January 2021	11.1%	17.8%	+60.4%
February 2021	12.5%	21.6%	+72.8%
March 2021	14.2%	28.5%	+100.7%
April 2021	15.2%	36.9%	+142.8%
<b>May 2021</b>	<b>14.2%</b>	<b>41.0%</b>	<b>+188.7%</b>
12-Month Avg	13.2%	22.2%	+68.7%

## Historical Percent of Properties Sold Over List Price

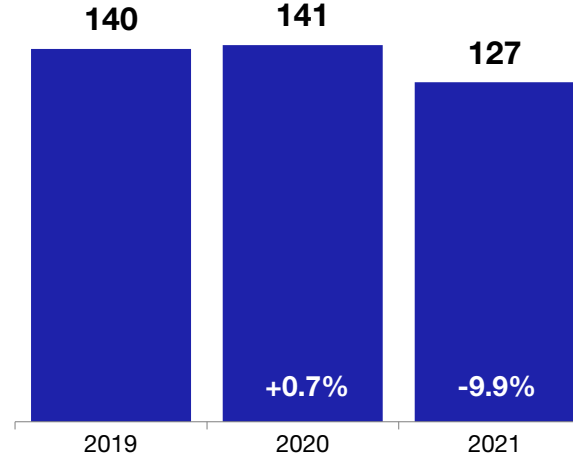
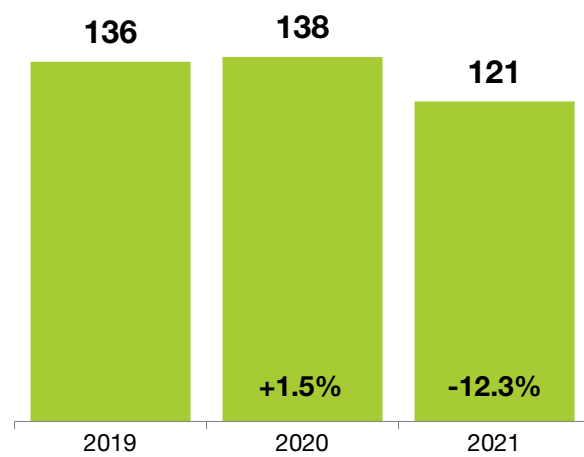


# Housing Affordability Index

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

## May

## Year To Date



Month	Prior Year	Current Year	+ / -
June 2020	130	136	+4.6%
July 2020	133	134	+0.8%
August 2020	137	136	-0.7%
September 2020	137	140	+2.2%
October 2020	137	137	0.0%
November 2020	142	139	-2.1%
December 2020	137	137	0.0%
January 2021	146	142	-2.7%
February 2021	143	133	-7.0%
March 2021	138	128	-7.2%
April 2021	135	123	-8.9%
<b>May 2021</b>	<b>138</b>	<b>121</b>	<b>-12.3%</b>
12-Month Avg	138	134	-2.8%

## Historical Housing Affordability Index

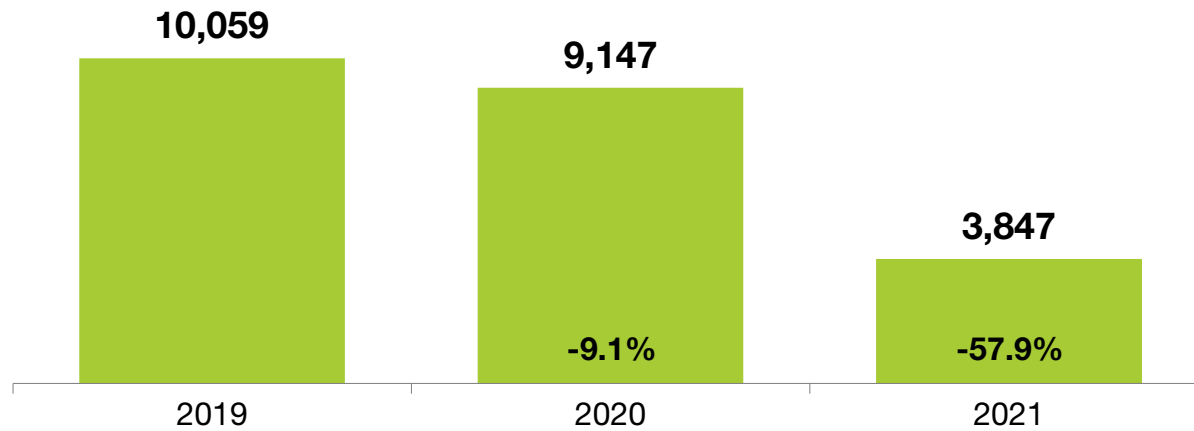


# Inventory of Homes for Sale

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

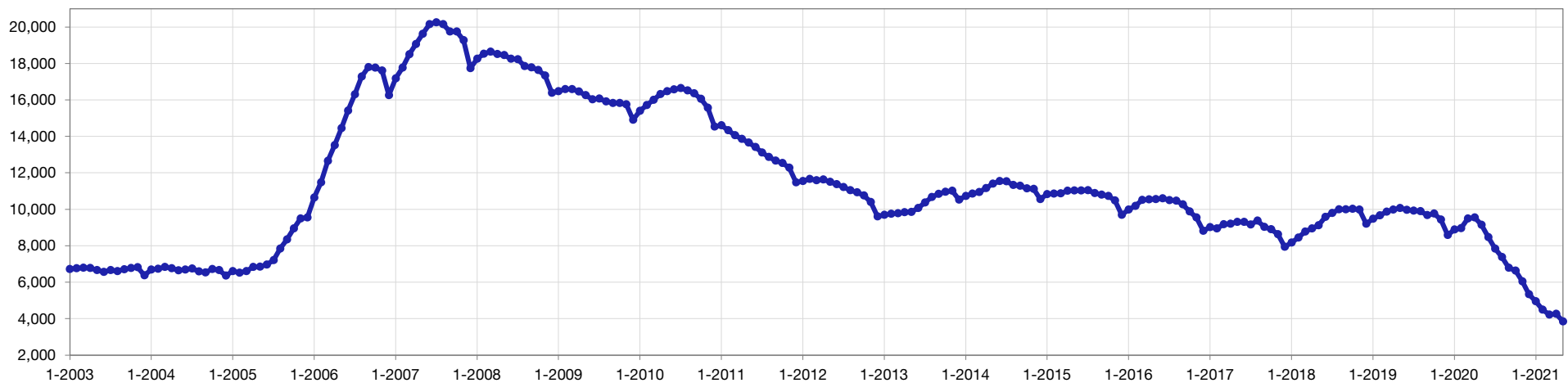


## May



Month	Prior Year	Current Year	+ / -
June 2020	9,960	8,464	-15.0%
July 2020	9,926	7,840	-21.0%
August 2020	9,893	7,376	-25.4%
September 2020	9,679	6,791	-29.8%
October 2020	9,766	6,636	-32.0%
November 2020	9,435	6,042	-36.0%
December 2020	8,584	5,332	-37.9%
January 2021	8,891	4,956	-44.3%
February 2021	8,960	4,492	-49.9%
March 2021	9,497	4,213	-55.6%
April 2021	9,550	4,258	-55.4%
<b>May 2021</b>	<b>9,147</b>	<b>3,847</b>	<b>-57.9%</b>
12-Month Avg	9,441	5,854	-38.4%

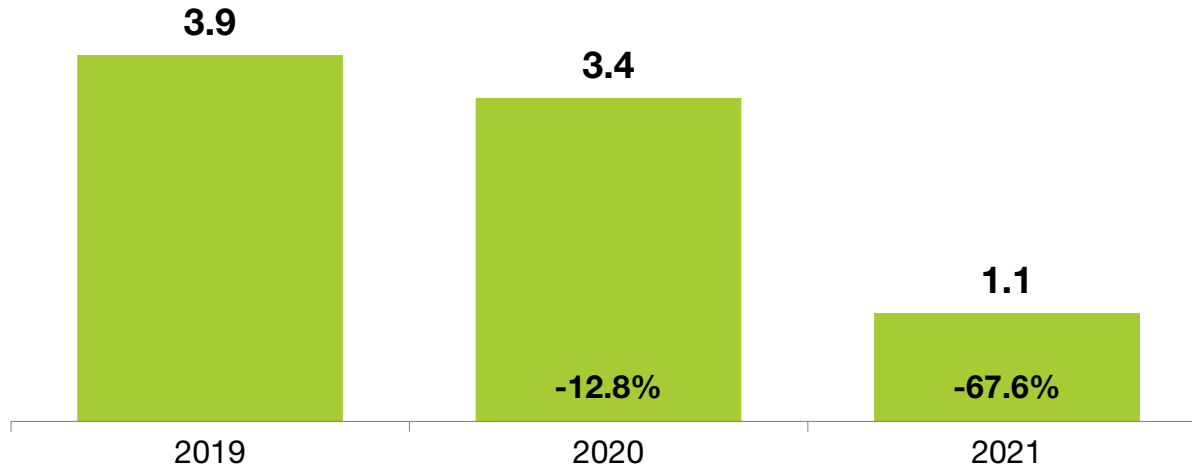
## Historical Inventory of Homes for Sale



# Months Supply of Inventory

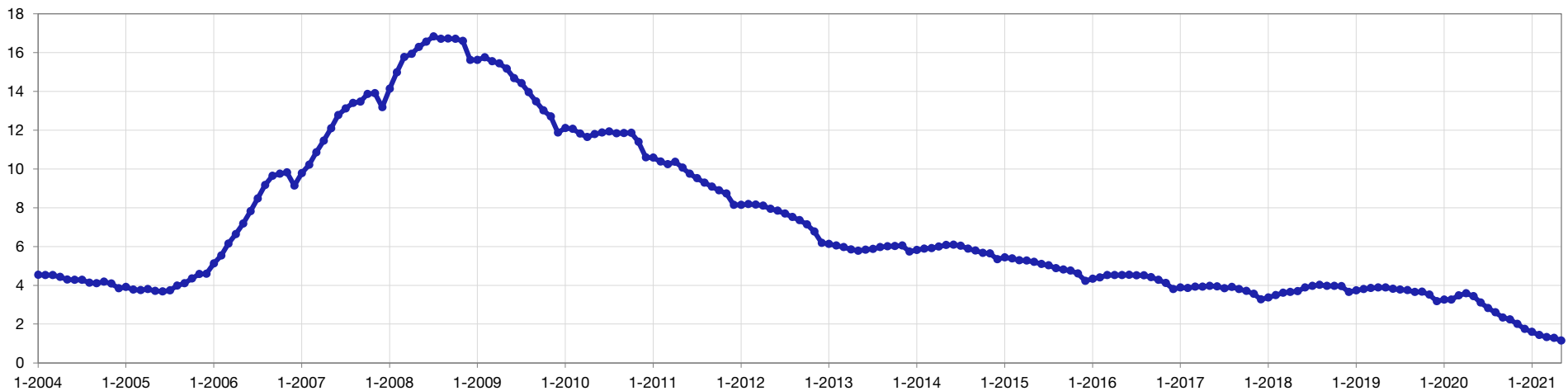
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

## May



Month	Prior Year	Current Year	+ / -
June 2020	3.8	3.1	-18.4%
July 2020	3.8	2.8	-26.3%
August 2020	3.7	2.6	-29.7%
September 2020	3.7	2.3	-37.8%
October 2020	3.7	2.2	-40.5%
November 2020	3.5	2.0	-42.9%
December 2020	3.2	1.7	-46.9%
January 2021	3.3	1.6	-51.5%
February 2021	3.3	1.4	-57.6%
March 2021	3.5	1.3	-62.9%
April 2021	3.6	1.3	-63.9%
<b>May 2021</b>	<b>3.4</b>	<b>1.1</b>	<b>-67.6%</b>
12-Month Avg	3.5	2.0	-44.2%

## Historical Months Supply of Inventory



# Housing Supply Overview

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## May 2021

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## Quick Facts

<b>+ 128.2%</b>	<b>+ 27.9%</b>	<b>+ 37.8%</b>
Price Range With Strongest Sales: <b>\$1,000,000 and Above</b>	Construction Status With Strongest Sales: <b>Previously Owned</b>	Property Type With Strongest Sales: <b>Condo-Townhouse</b>

Pending Sales	<b>15</b>
Days on Market Until Sale	<b>16</b>
Median Sales Price	<b>17</b>
Percent of Original List Price Received	<b>18</b>
Percent of Properties Sold Over List Price	<b>19</b>
Inventory of Homes for Sale	<b>20</b>
Months Supply of Inventory	<b>21</b>



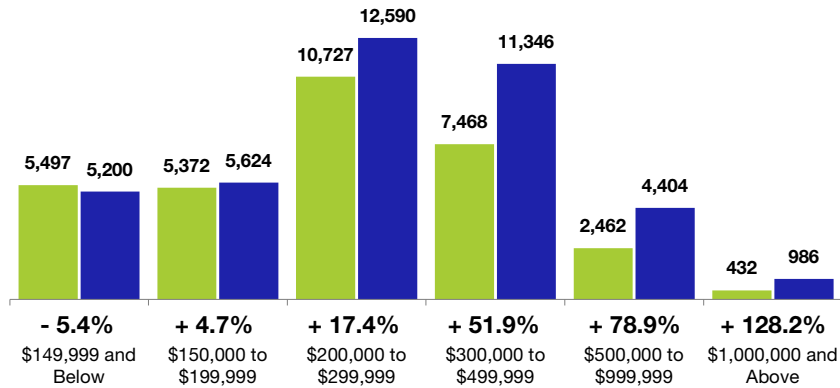
# Pending Sales

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



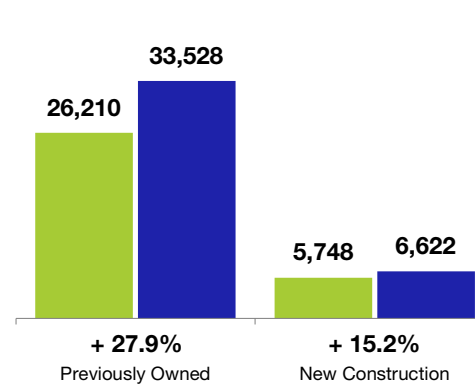
## By Price Range

■ 5-2020 ■ 5-2021



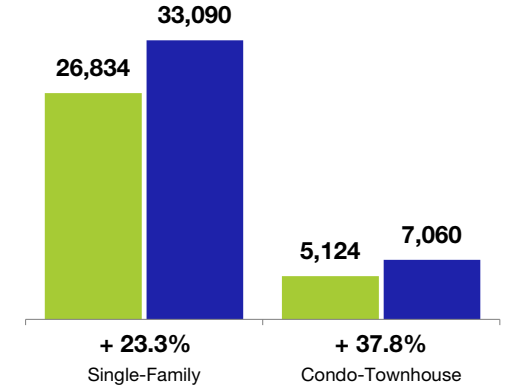
## By Construction Status

■ 5-2020 ■ 5-2021



## By Property Type

■ 5-2020 ■ 5-2021



### All Properties

By Price Range	5-2020	5-2021	Change
\$149,999 and Below	5,497	5,200	- 5.4%
\$150,000 to \$199,999	5,372	5,624	+ 4.7%
\$200,000 to \$299,999	10,727	12,590	+ 17.4%
\$300,000 to \$499,999	7,468	11,346	+ 51.9%
\$500,000 to \$999,999	2,462	4,404	+ 78.9%
\$1,000,000 and Above	432	986	+ 128.2%
<b>All Price Ranges</b>	<b>31,958</b>	<b>40,150</b>	<b>+ 25.6%</b>

### Single-Family

5-2020	5-2021	Change
3,912	3,648	- 6.7%
3,871	3,770	- 2.6%
9,591	10,502	+ 9.5%
6,845	10,354	+ 51.3%
2,240	3,948	+ 76.3%
375	868	+ 131.5%
<b>26,834</b>	<b>33,090</b>	<b>+ 23.3%</b>

### Condo-Townhouse

5-2020	5-2021	Change
1,585	1,552	- 2.1%
1,501	1,854	+ 23.5%
1,136	2,088	+ 83.8%
623	992	+ 59.2%
222	456	+ 105.4%
57	118	+ 107.0%
<b>5,124</b>	<b>7,060</b>	<b>+ 37.8%</b>

By Construction Status	5-2020	5-2021	Change
Previously Owned	26,210	33,528	+ 27.9%
New Construction	5,748	6,622	+ 15.2%
<b>All Property Types</b>	<b>31,958</b>	<b>40,150</b>	<b>+ 25.6%</b>

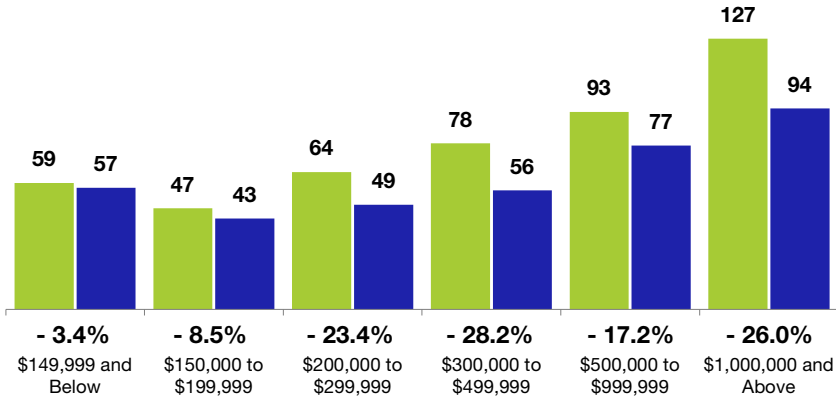
5-2020	5-2021	Change	5-2020	5-2021	Change
21,558	27,562	+ 27.9%	4,652	5,966	+ 28.2%
5,276	5,528	+ 4.8%	472	1,094	+ 131.8%
<b>26,834</b>	<b>33,090</b>	<b>+ 23.3%</b>	<b>5,124</b>	<b>7,060</b>	<b>+ 37.8%</b>

# Days on Market Until Sale

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

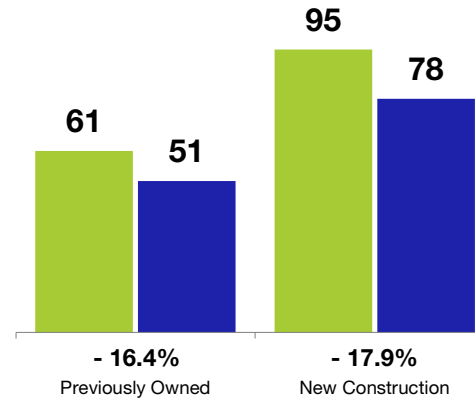
## By Price Range

■ 5-2020 ■ 5-2021



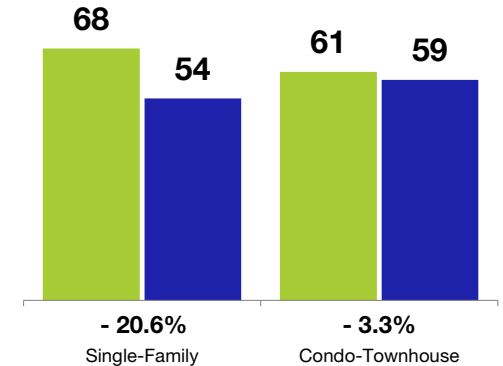
## By Construction Status

■ 5-2020 ■ 5-2021



## By Property Type

■ 5-2020 ■ 5-2021



### All Properties

By Price Range	5-2020	5-2021	Change
\$149,999 and Below	59	57	- 3.4%
\$150,000 to \$199,999	47	43	- 8.5%
\$200,000 to \$299,999	64	49	- 23.4%
\$300,000 to \$499,999	78	56	- 28.2%
\$500,000 to \$999,999	93	77	- 17.2%
\$1,000,000 and Above	127	94	- 26.0%
<b>All Price Ranges</b>	<b>67</b>	<b>55</b>	<b>- 17.9%</b>

### Single-Family

5-2020	5-2021	Change	5-2020	5-2021	Change
62	59	- 4.8%	52	52	0.0%
47	41	- 12.8%	49	45	- 8.2%
64	48	- 25.0%	67	56	- 16.4%
78	53	- 32.1%	81	82	+ 1.2%
90	73	- 18.9%	115	108	- 6.1%
128	97	- 24.2%	123	74	- 39.8%
<b>68</b>	<b>54</b>	<b>- 20.6%</b>	<b>61</b>	<b>59</b>	<b>- 3.3%</b>

### Condo-Townhouse

By Construction Status	5-2020	5-2021	Change
Previously Owned	61	51	- 16.4%
New Construction	95	78	- 17.9%
<b>All Property Types</b>	<b>67</b>	<b>55</b>	<b>- 17.9%</b>

5-2020	5-2021	Change	5-2020	5-2021	Change
61	50	- 18.0%	59	54	- 8.5%
96	76	- 20.8%	83	95	+ 14.5%
<b>68</b>	<b>54</b>	<b>- 20.6%</b>	<b>61</b>	<b>59</b>	<b>- 3.3%</b>

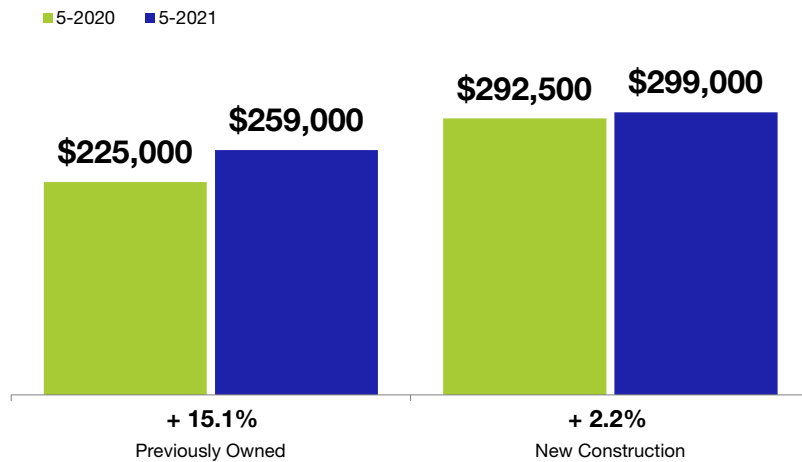


# Median Sales Price

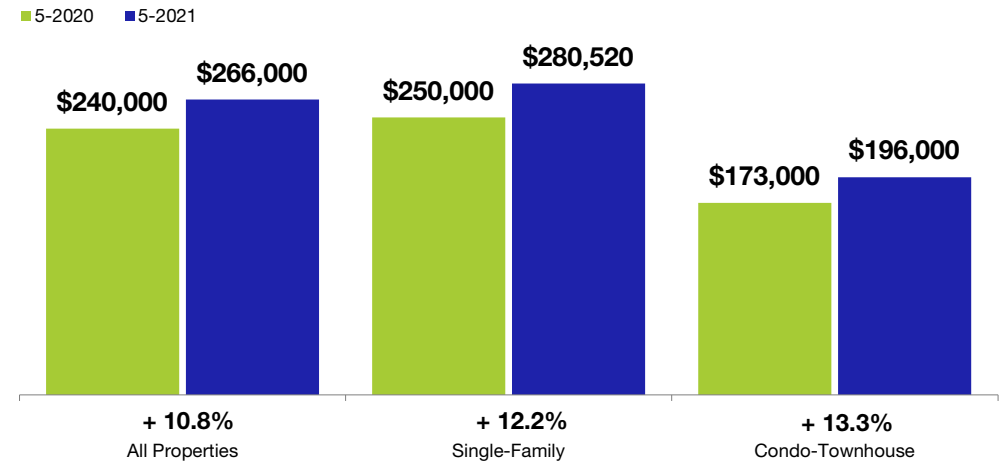
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



### All Properties

By Construction Status	5-2020	5-2021	Change
Previously Owned	\$225,000	\$259,000	+ 15.1%
New Construction	\$292,500	\$299,000	+ 2.2%
<b>All Construction Statuses</b>	<b>\$240,000</b>	<b>\$266,000</b>	<b>+ 10.8%</b>

### Single-Family

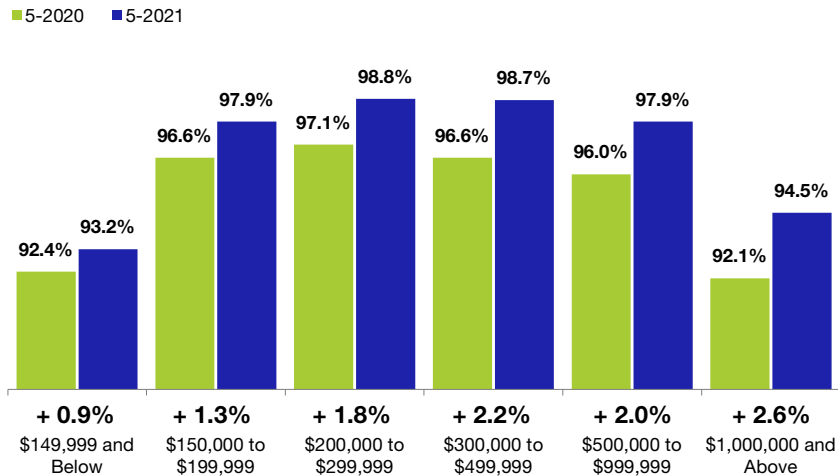
5-2020	5-2021	Change	5-2020	5-2021	Change
\$238,000	\$274,900	+ 15.5%	\$166,250	\$185,000	+ 11.3%
\$298,461	\$309,703	+ 3.8%	\$249,708	\$237,917	- 4.7%
<b>\$250,000</b>	<b>\$280,520</b>	<b>+ 12.2%</b>	<b>\$173,000</b>	<b>\$196,000</b>	<b>+ 13.3%</b>

### Condo-Townhouse

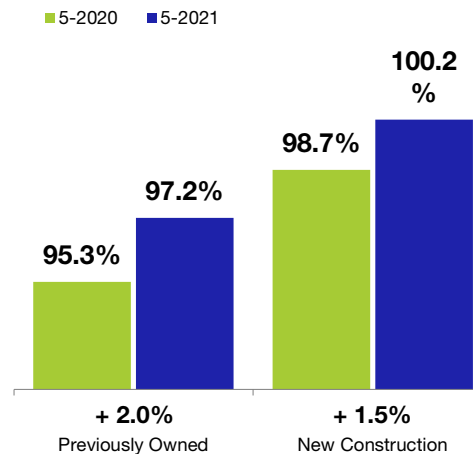
# Percent of Original List Price Received

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

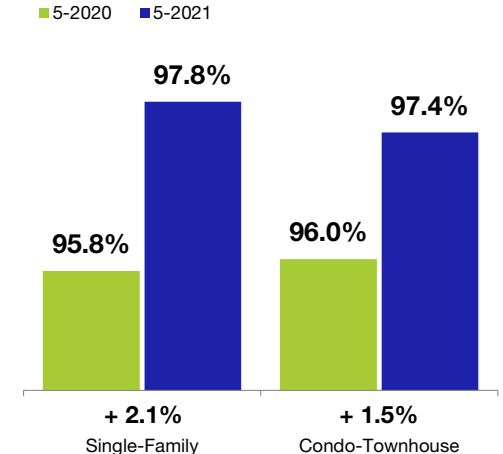
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	5-2020	5-2021	Change
\$149,999 and Below	92.4%	93.2%	+ 0.9%
\$150,000 to \$199,999	96.6%	97.9%	+ 1.3%
\$200,000 to \$299,999	97.1%	98.8%	+ 1.8%
\$300,000 to \$499,999	96.6%	98.7%	+ 2.2%
\$500,000 to \$999,999	96.0%	97.9%	+ 2.0%
\$1,000,000 and Above	92.1%	94.5%	+ 2.6%
<b>All Price Ranges</b>	<b>95.9%</b>	<b>97.7%</b>	<b>+ 1.9%</b>

### Single-Family

5-2020	5-2021	Change	5-2020	5-2021	Change
91.2%	92.0%	+ 0.9%	95.2%	95.9%	+ 0.7%
96.4%	97.8%	+ 1.5%	97.1%	98.2%	+ 1.1%
97.1%	98.8%	+ 1.8%	96.3%	98.4%	+ 2.2%
96.7%	98.8%	+ 2.2%	95.7%	97.5%	+ 1.9%
96.1%	98.1%	+ 2.1%	94.9%	95.9%	+ 1.1%
92.1%	94.5%	+ 2.6%	92.0%	95.1%	+ 3.4%
<b>95.8%</b>	<b>97.8%</b>	<b>+ 2.1%</b>	<b>96.0%</b>	<b>97.4%</b>	<b>+ 1.5%</b>

### Condo-Townhouse

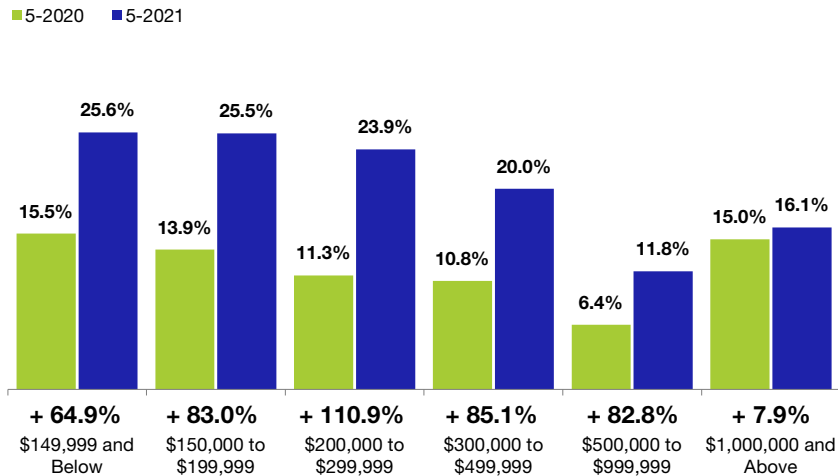
By Construction Status	5-2020	5-2021	Change
Previously Owned	95.3%	97.2%	+ 2.0%
New Construction	98.7%	100.2%	+ 1.5%
<b>All Property Types</b>	<b>95.9%</b>	<b>97.7%</b>	<b>+ 1.9%</b>

5-2020	5-2021	Change	5-2020	5-2021	Change
95.2%	97.2%	+ 2.1%	95.8%	97.2%	+ 1.5%
98.7%	100.4%	+ 1.7%	97.9%	98.7%	+ 0.8%
<b>95.8%</b>	<b>97.8%</b>	<b>+ 2.1%</b>	<b>96.0%</b>	<b>97.4%</b>	<b>+ 1.5%</b>

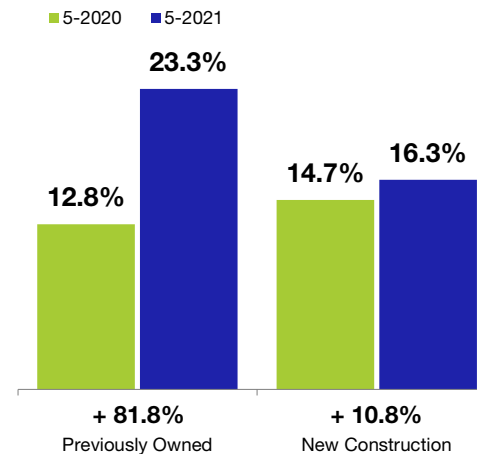
# Percent of Properties Sold Over List Price

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

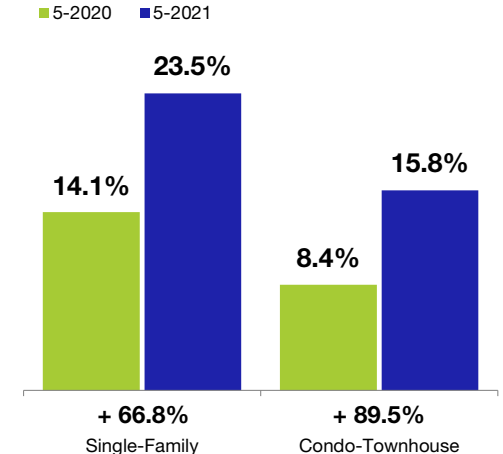
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	5-2020	5-2021	Change
\$149,999 and Below	15.5%	25.6%	+ 64.9%
\$150,000 to \$199,999	13.9%	25.5%	+ 83.0%
\$200,000 to \$299,999	11.3%	23.9%	+ 110.9%
\$300,000 to \$499,999	10.8%	20.0%	+ 85.1%
\$500,000 to \$999,999	6.4%	11.8%	+ 82.8%
\$1,000,000 and Above	15.0%	16.1%	+ 7.9%
<b>All Price Ranges</b>	<b>13.2%</b>	<b>22.2%</b>	<b>+ 68.7%</b>

### Single-Family

5-2020	5-2021	Change
17.8%	27.8%	+ 56.0%
14.8%	26.8%	+ 81.4%
11.9%	25.0%	+ 110.4%
11.7%	21.1%	+ 80.2%
6.8%	12.1%	+ 78.6%
16.7%	17.0%	+ 1.3%
<b>14.1%</b>	<b>23.5%</b>	<b>+ 66.8%</b>

### Condo-Townhouse

5-2020	5-2021	Change
9.4%	21.0%	+ 123.6%
7.1%	18.1%	+ 153.8%
5.4%	11.6%	+ 115.0%
1.7%	10.6%	+ 535.9%
4.3%	9.2%	+ 111.0%
10.6%	14.2%	+ 33.9%
<b>8.4%</b>	<b>15.8%</b>	<b>+ 89.5%</b>

### By Construction Status

5-2020	5-2021	Change
12.8%	23.3%	+ 81.8%
14.7%	16.3%	+ 10.8%
<b>13.2%</b>	<b>22.2%</b>	<b>+ 68.7%</b>

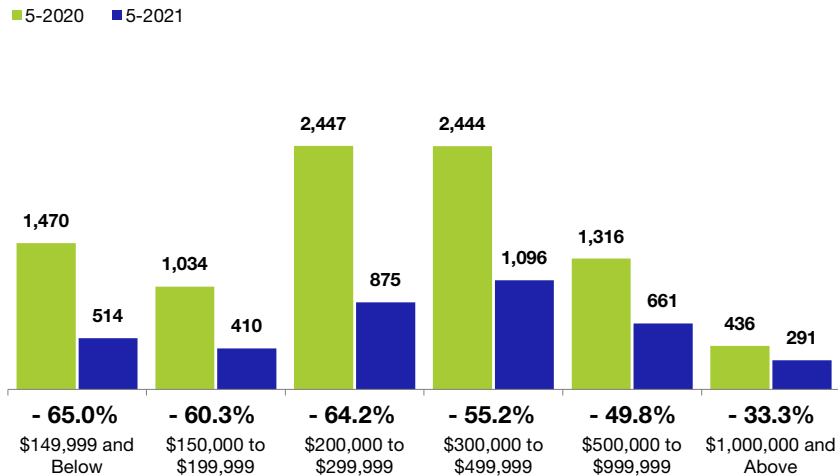
5-2020	5-2021	Change
13.8%	24.8%	+ 78.8%
15.1%	17.3%	+ 14.1%
<b>14.1%</b>	<b>23.5%</b>	<b>+ 66.8%</b>

5-2020	5-2021	Change
8.2%	16.7%	+ 102.9%
9.7%	9.9%	+ 2.3%
<b>8.4%</b>	<b>15.8%</b>	<b>+ 89.5%</b>

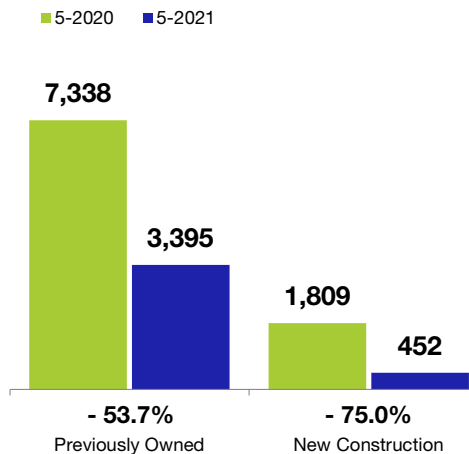
# Inventory of Homes for Sale

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

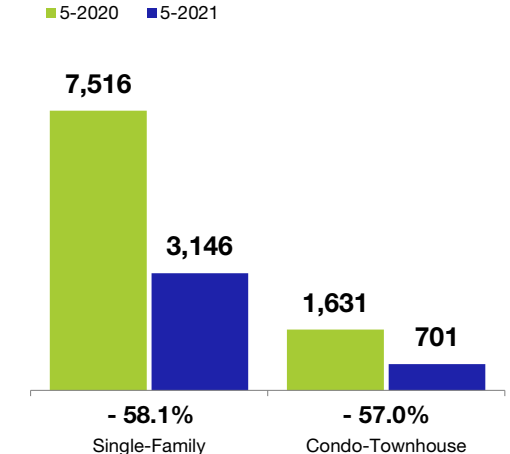
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	5-2020	5-2021	Change
\$149,999 and Below	1,470	514	- 65.0%
\$150,000 to \$199,999	1,034	410	- 60.3%
\$200,000 to \$299,999	2,447	875	- 64.2%
\$300,000 to \$499,999	2,444	1,096	- 55.2%
\$500,000 to \$999,999	1,316	661	- 49.8%
\$1,000,000 and Above	436	291	- 33.3%
<b>All Price Ranges</b>	<b>9,147</b>	<b>3,847</b>	<b>- 57.9%</b>

### Single-Family

5-2020	5-2021	Change	5-2020	5-2021	Change
1,091	385	- 64.7%	379	129	- 66.0%
707	287	- 59.4%	327	123	- 62.4%
2,060	631	- 69.4%	387	244	- 37.0%
2,138	996	- 53.4%	306	100	- 67.3%
1,121	581	- 48.2%	195	80	- 59.0%
399	266	- 33.3%	37	25	- 32.4%
<b>7,516</b>	<b>3,146</b>	<b>- 58.1%</b>	<b>1,631</b>	<b>701</b>	<b>- 57.0%</b>

### Condo-Townhouse

By Construction Status	5-2020	5-2021	Change
Previously Owned	7,338	3,395	- 53.7%
New Construction	1,809	452	- 75.0%
<b>All Property Types</b>	<b>9,147</b>	<b>3,847</b>	<b>- 57.9%</b>

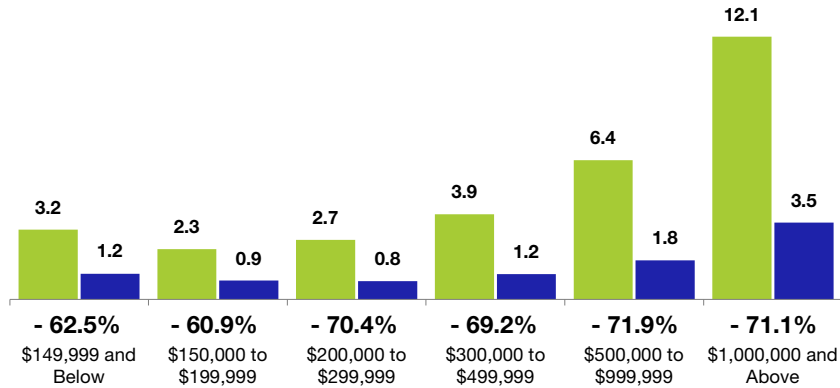
5-2020	5-2021	Change	5-2020	5-2021	Change
6,001	2,838	- 52.7%	1,337	557	- 58.3%
1,515	308	- 79.7%	294	144	- 51.0%
<b>7,516</b>	<b>3,146</b>	<b>- 58.1%</b>	<b>1,631</b>	<b>701</b>	<b>- 57.0%</b>

# Months Supply of Inventory

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

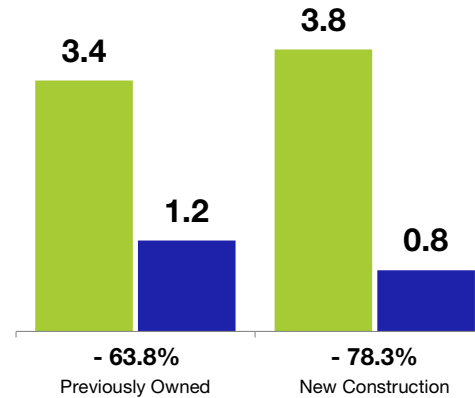
## By Price Range

■ 5-2020 ■ 5-2021



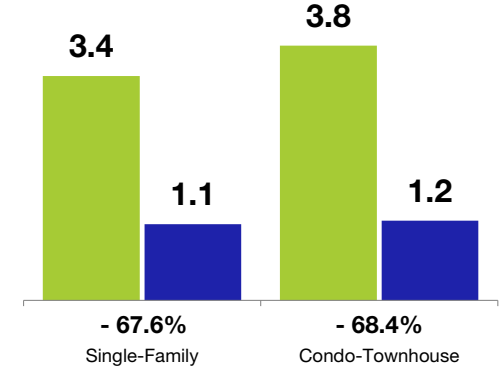
## By Construction Status

■ 5-2020 ■ 5-2021



## By Property Type

■ 5-2020 ■ 5-2021



### All Properties

By Price Range	5-2020	5-2021	Change
\$149,999 and Below	3.2	1.2	- 62.5%
\$150,000 to \$199,999	2.3	0.9	- 60.9%
\$200,000 to \$299,999	2.7	0.8	- 70.4%
\$300,000 to \$499,999	3.9	1.2	- 69.2%
\$500,000 to \$999,999	6.4	1.8	- 71.9%
\$1,000,000 and Above	12.1	3.5	- 71.1%
<b>All Price Ranges</b>	<b>3.4</b>	<b>1.1</b>	<b>- 67.6%</b>

### Single-Family

5-2020	5-2021	Change	5-2020	5-2021	Change
3.3	1.3	- 60.6%	2.9	1.0	- 65.5%
2.2	0.9	- 59.1%	2.6	0.8	- 69.2%
2.6	0.7	- 73.1%	4.1	1.4	- 65.9%
3.7	1.2	- 67.6%	5.9	1.2	- 79.7%
6.0	1.8	- 70.0%	10.5	2.1	- 80.0%
12.8	3.7	- 71.1%	7.8	2.5	- 67.9%
<b>3.4</b>	<b>1.1</b>	<b>- 67.6%</b>	<b>3.8</b>	<b>1.2</b>	<b>- 68.4%</b>

### Condo-Townhouse

By Construction Status	5-2020	5-2021	Change
Previously Owned	3.4	1.2	- 63.8%
New Construction	3.8	0.8	- 78.3%
<b>All Property Types</b>	<b>3.4</b>	<b>1.1</b>	<b>- 67.6%</b>

5-2020	5-2021	Change	5-2020	5-2021	Change
3.3	1.2	- 63.0%	3.4	1.1	- 67.5%
3.4	0.7	- 80.6%	7.5	1.6	- 78.9%
<b>3.4</b>	<b>1.1</b>	<b>- 67.6%</b>	<b>3.8</b>	<b>1.2</b>	<b>- 68.4%</b>

# Local Market Update – May 2021

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



## Southside / Mandarin / Bartram

Region 01

**+ 20.7%**

Change in  
New Listings

**+ 39.2%**

Change in  
Closed Sales

**+ 27.0%**

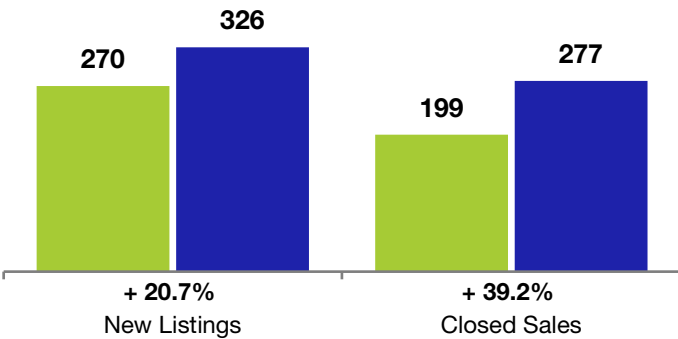
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	270	<b>326</b>	+ 20.7%	1,408	<b>1,467</b>	+ 4.2%
Closed Sales	199	<b>277</b>	+ 39.2%	981	<b>1,249</b>	+ 27.3%
Median Sales Price*	\$252,000	<b>\$320,000</b>	+ 27.0%	\$250,000	<b>\$285,000</b>	+ 14.0%
Percent of Original List Price Received*	96.9%	<b>100.6%</b>	+ 3.8%	96.8%	<b>99.3%</b>	+ 2.6%
Percent of Properties Sold Over List Price*	15.1%	<b>46.6%</b>	+ 208.6%	15.3%	<b>38.1%</b>	+ 149.0%
Days on Market Until Sale	47	<b>30</b>	- 36.2%	57	<b>40</b>	- 29.8%
Inventory of Homes for Sale	668	<b>364</b>	- 45.5%	--	--	--
Months Supply of Inventory	3.1	<b>1.4</b>	- 54.8%	--	--	--

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

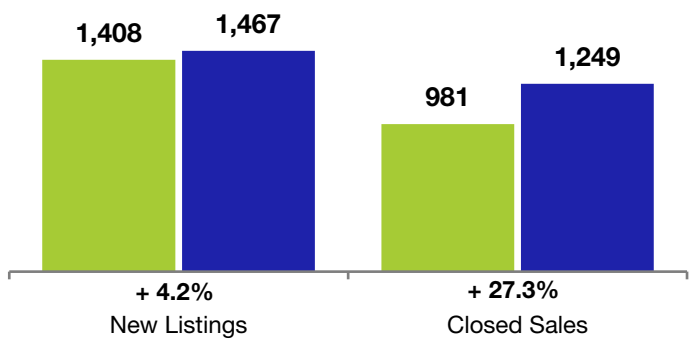
### May

■ 2020 ■ 2021

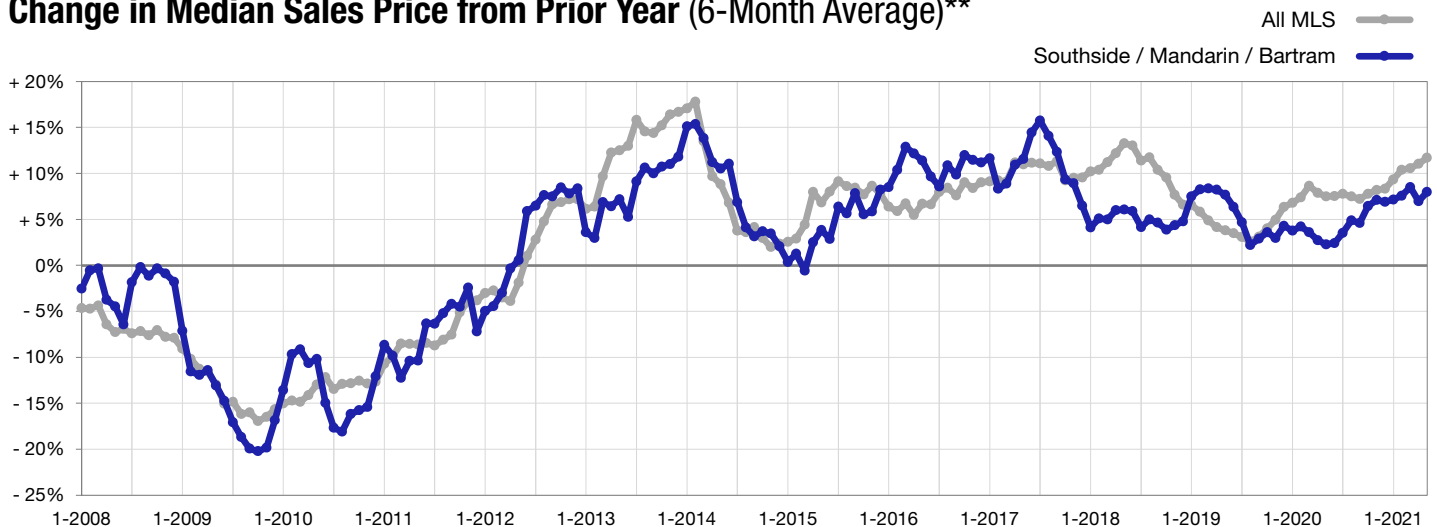


### Year to Date

■ 2020 ■ 2021



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



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

# Local Market Update – May 2021

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



## Southside

**+ 11.1%**

Change in  
New Listings

**+ 49.3%**

Change in  
Closed Sales

**+ 1.5%**

Change in  
Median Sales Price

### Region 02

### May

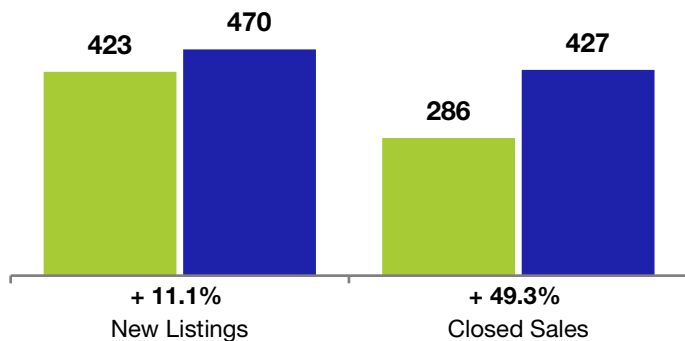
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	423	470	+ 11.1%	2,085	2,206	+ 5.8%
Closed Sales	286	427	+ 49.3%	1,452	1,854	+ 27.7%
Median Sales Price*	\$258,250	\$262,000	+ 1.5%	\$241,975	\$250,000	+ 3.3%
Percent of Original List Price Received*	97.0%	100.6%	+ 3.7%	96.7%	99.4%	+ 2.8%
Percent of Properties Sold Over List Price*	13.3%	39.1%	+ 194.0%	13.4%	32.0%	+ 138.8%
Days on Market Until Sale	52	36	- 30.8%	60	40	- 33.3%
Inventory of Homes for Sale	980	399	- 59.3%	--	--	--
Months Supply of Inventory	3.1	0.9	- 71.0%	--	--	--

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

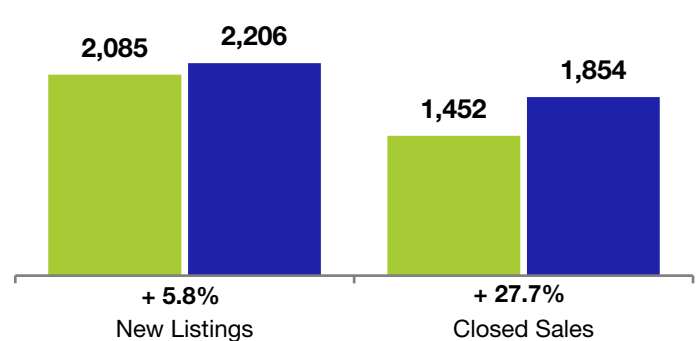
### May

■ 2020 ■ 2021

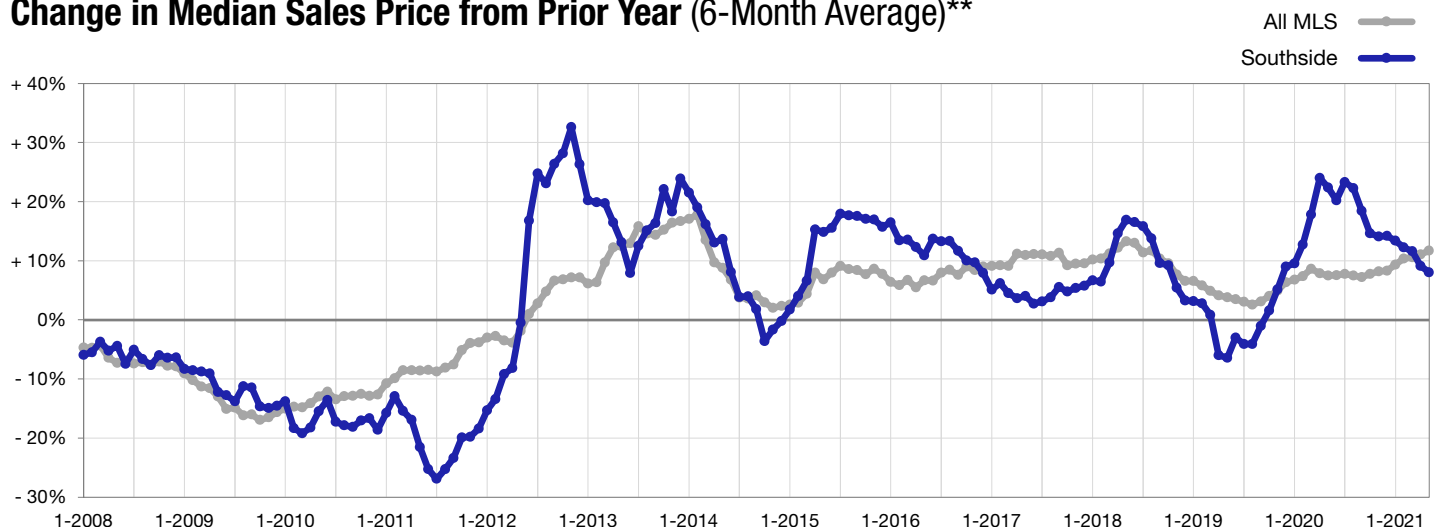


### Year to Date

■ 2020 ■ 2021



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



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

# Local Market Update – May 2021

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



## Riverside / Avondale / Ortega

Region 03

**+ 5.3%**

Change in  
New Listings

**+ 75.0%**

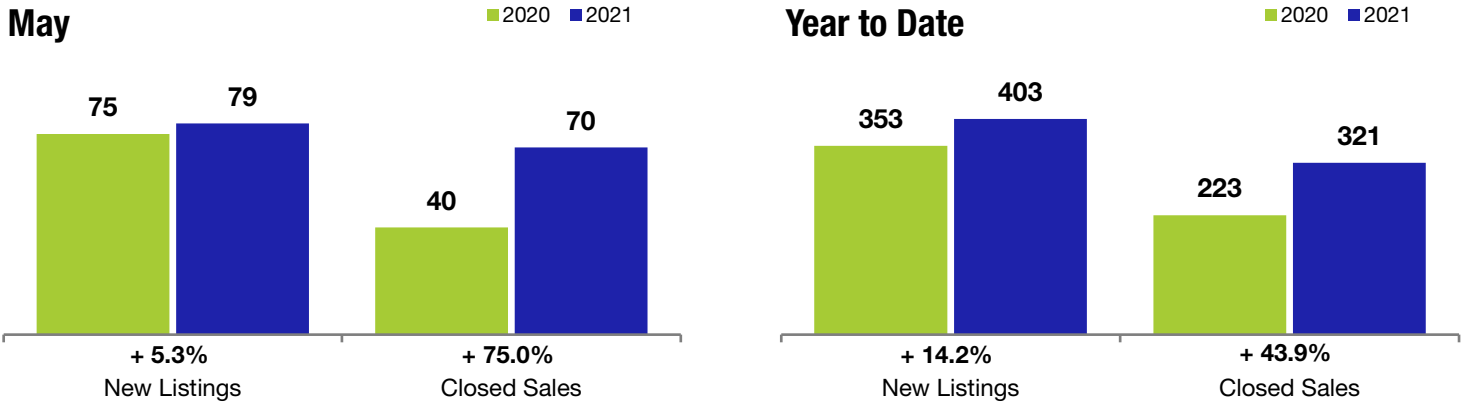
Change in  
Closed Sales

**+ 39.8%**

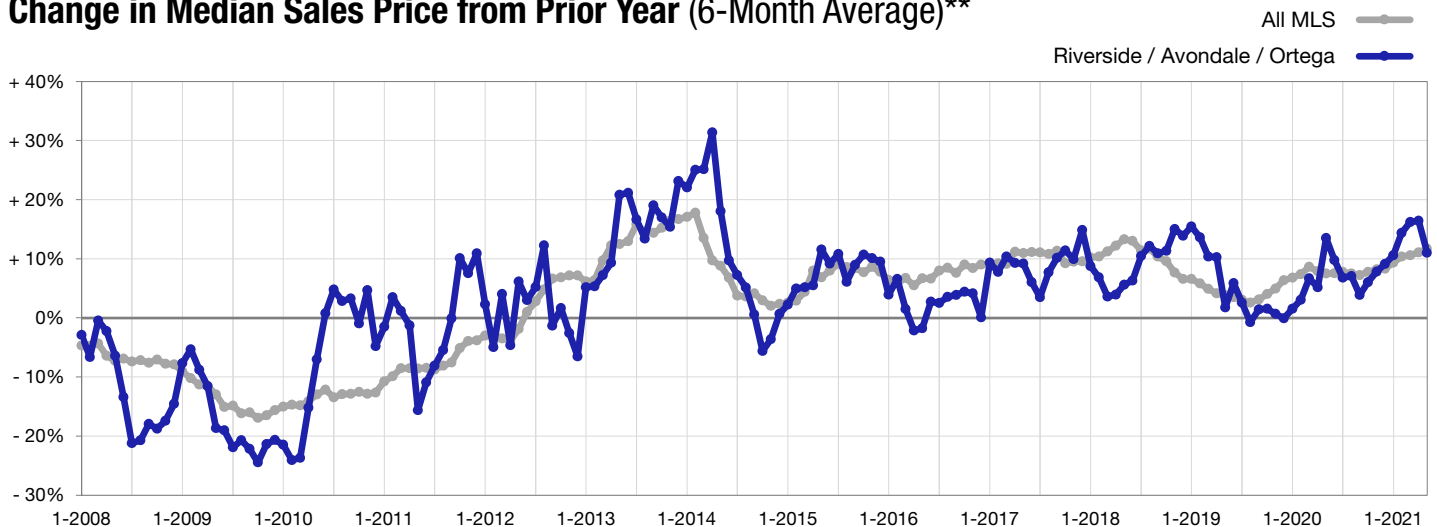
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	75	79	+ 5.3%	353	403	+ 14.2%
Closed Sales	40	70	+ 75.0%	223	321	+ 43.9%
Median Sales Price*	\$266,500	<b>\$372,500</b>	+ 39.8%	\$299,600	<b>\$350,000</b>	+ 16.8%
Percent of Original List Price Received*	96.1%	<b>98.6%</b>	+ 2.6%	94.7%	<b>97.1%</b>	+ 2.5%
Percent of Properties Sold Over List Price*	10.0%	<b>37.1%</b>	+ 271.0%	13.5%	<b>28.0%</b>	+ 107.4%
Days on Market Until Sale	92	<b>38</b>	- 58.7%	85	<b>59</b>	- 30.6%
Inventory of Homes for Sale	214	<b>132</b>	- 38.3%	--	--	--
Months Supply of Inventory	4.5	<b>2.1</b>	- 53.3%	--	--	--

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



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



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



# Local Market Update – May 2021

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



## Arlington / Fort Caroline

Region 04

**+ 35.5%**      **+ 33.6%**      **+ 27.9%**

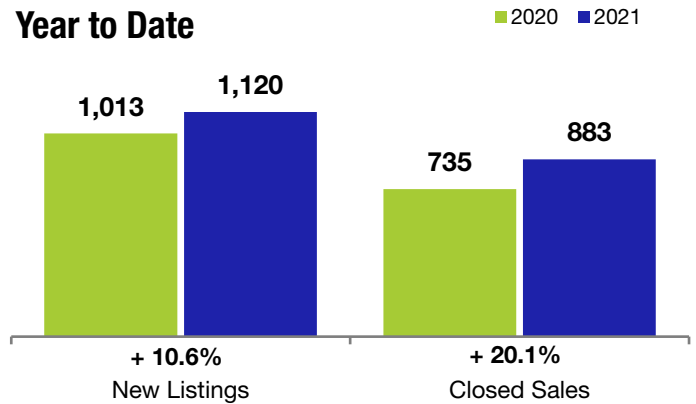
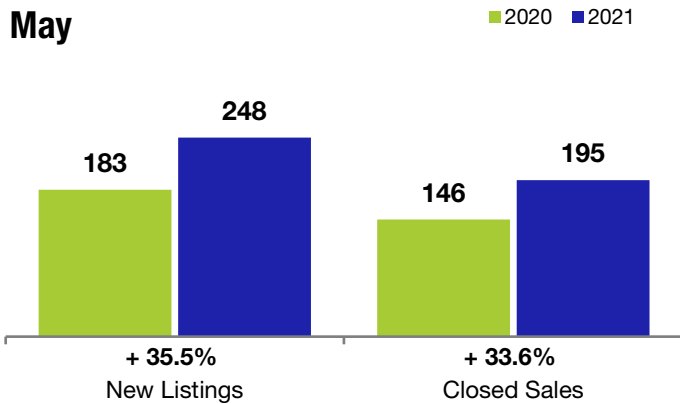
Change in  
New Listings

Change in  
Closed Sales

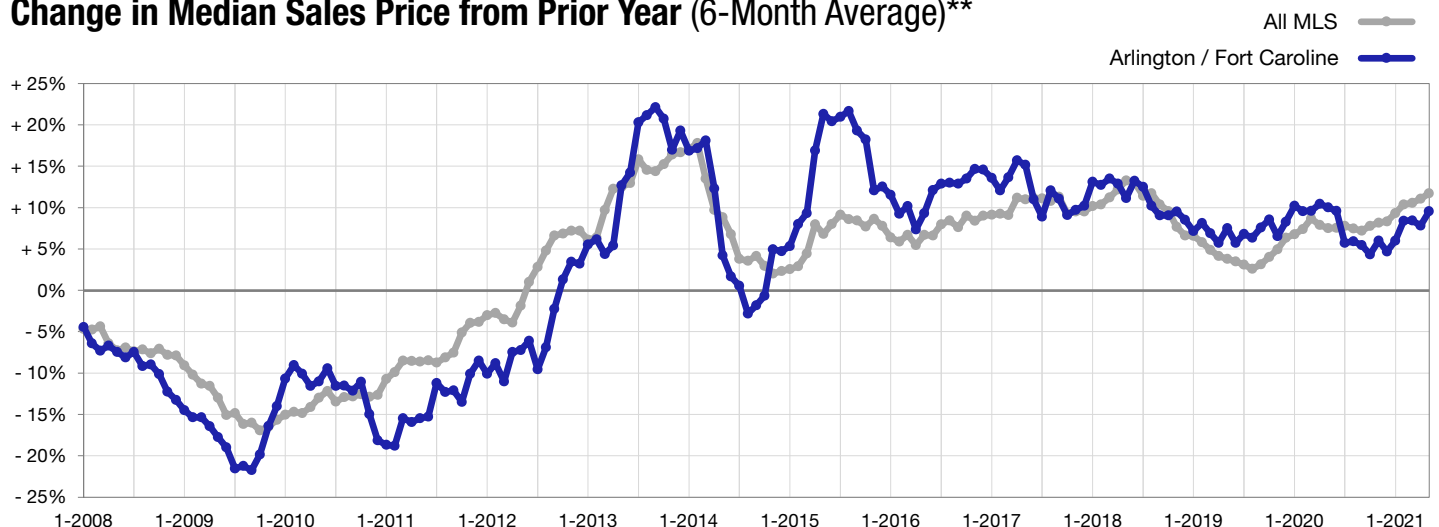
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	183	248	+ 35.5%	1,013	1,120	+ 10.6%
Closed Sales	146	195	+ 33.6%	735	883	+ 20.1%
Median Sales Price*	\$215,000	\$275,000	+ 27.9%	\$215,000	\$248,000	+ 15.3%
Percent of Original List Price Received*	97.1%	100.7%	+ 3.7%	97.0%	99.5%	+ 2.6%
Percent of Properties Sold Over List Price*	24.0%	52.8%	+ 120.0%	18.4%	39.4%	+ 114.1%
Days on Market Until Sale	45	23	- 48.9%	45	34	- 24.4%
Inventory of Homes for Sale	373	241	- 35.4%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--

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



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



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

# Local Market Update – May 2021

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



## Hyde Grove / Murray Hill / Lakeshore / Wesconnett

**+ 23.3%**

**+ 85.9%**

**+ 21.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 05

### May

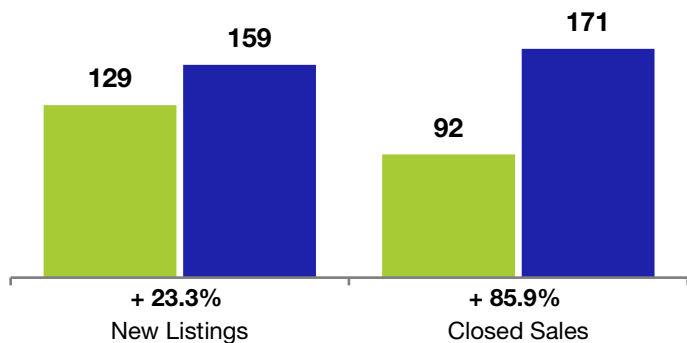
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	129	159	+ 23.3%	693	875	+ 26.3%
Closed Sales	92	171	+ 85.9%	510	693	+ 35.9%
Median Sales Price*	\$156,450	\$190,000	+ 21.4%	\$152,450	\$179,500	+ 17.7%
Percent of Original List Price Received*	94.7%	99.3%	+ 4.9%	94.9%	98.1%	+ 3.4%
Percent of Properties Sold Over List Price*	14.1%	40.8%	+ 189.4%	17.1%	29.1%	+ 70.2%
Days on Market Until Sale	56	30	- 46.4%	57	36	- 36.8%
Inventory of Homes for Sale	276	169	- 38.8%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--

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

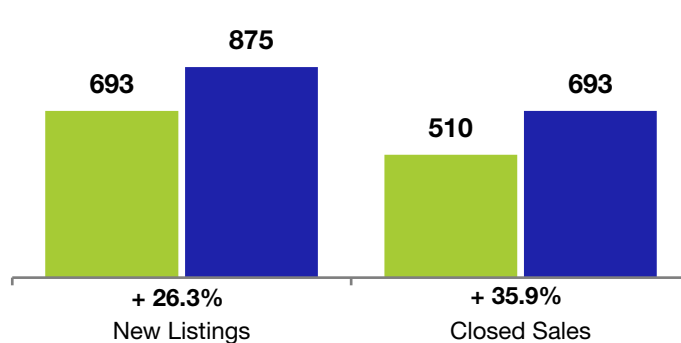
### May

■ 2020 ■ 2021

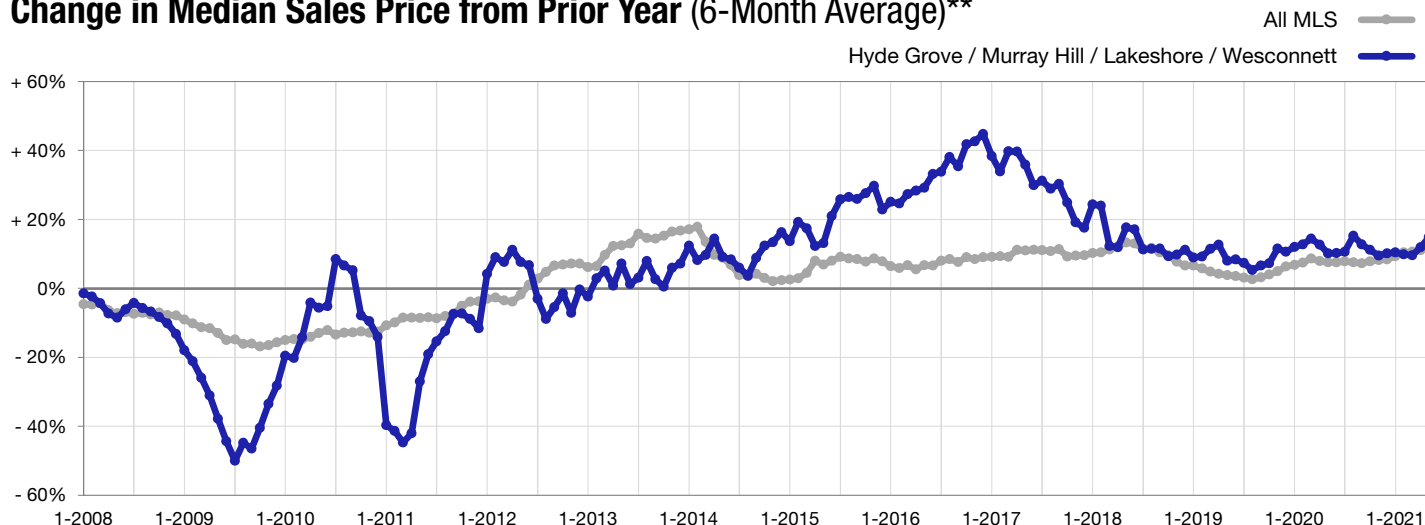


### Year to Date

■ 2020 ■ 2021



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



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

# Local Market Update – May 2021

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



## West Jacksonville

**+ 13.2%**

**+ 44.4%**

**+ 16.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 06

### May

### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	182	206	+ 13.2%	1,052	1,017	- 3.3%
Closed Sales	133	192	+ 44.4%	763	937	+ 22.8%
Median Sales Price*	\$205,000	\$238,995	+ 16.6%	\$199,900	\$230,000	+ 15.1%
Percent of Original List Price Received*	97.7%	100.4%	+ 2.8%	97.1%	99.4%	+ 2.4%
Percent of Properties Sold Over List Price*	16.5%	37.5%	+ 127.3%	17.2%	29.3%	+ 70.3%
Days on Market Until Sale	49	27	- 44.9%	59	38	- 35.6%
Inventory of Homes for Sale	448	151	- 66.3%	--	--	--
Months Supply of Inventory	2.7	0.8	- 70.4%	--	--	--

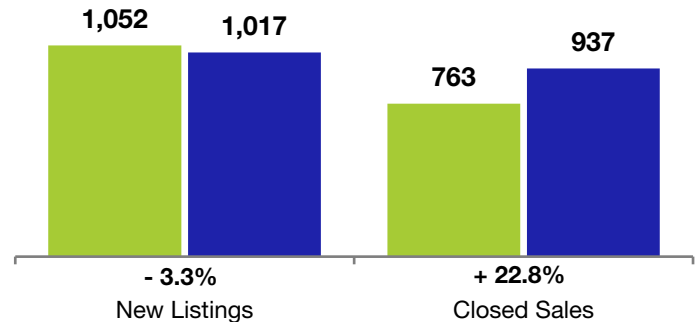
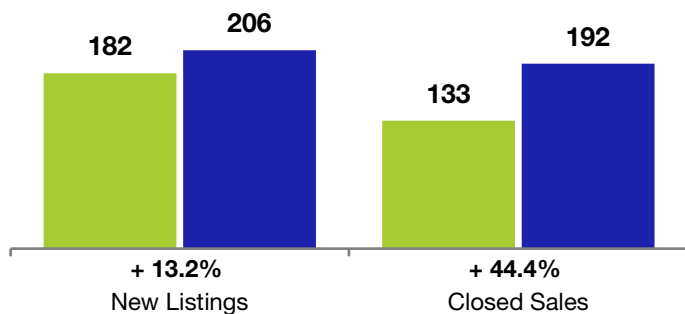
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### May

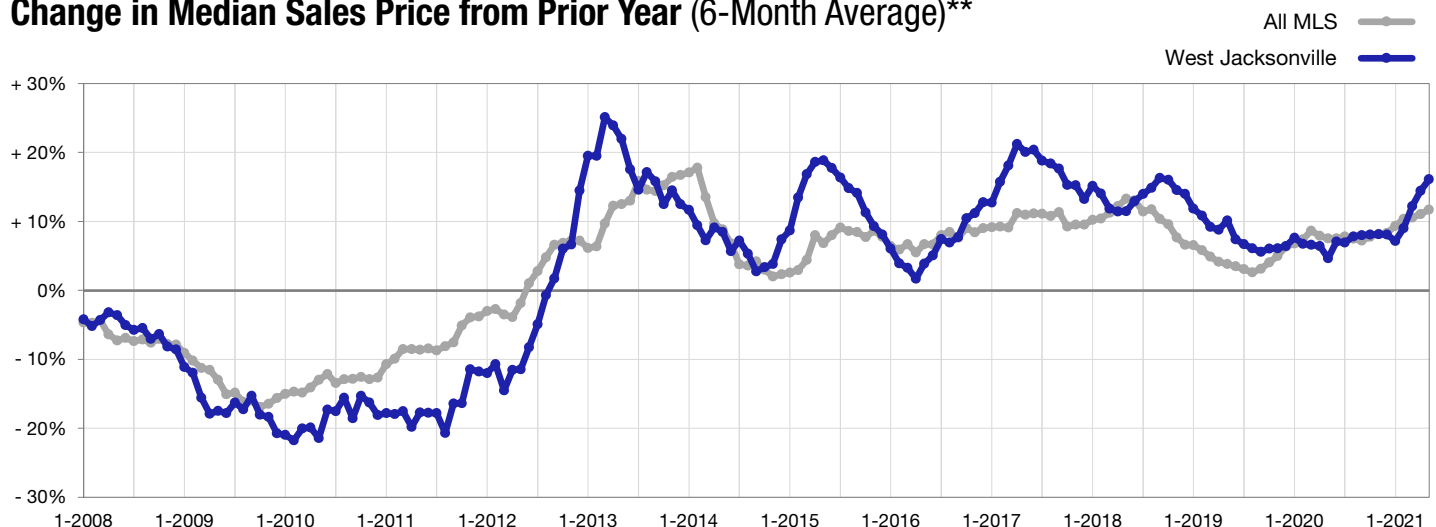
■ 2020 ■ 2021

### Year to Date

■ 2020 ■ 2021



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



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

# Local Market Update – May 2021

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



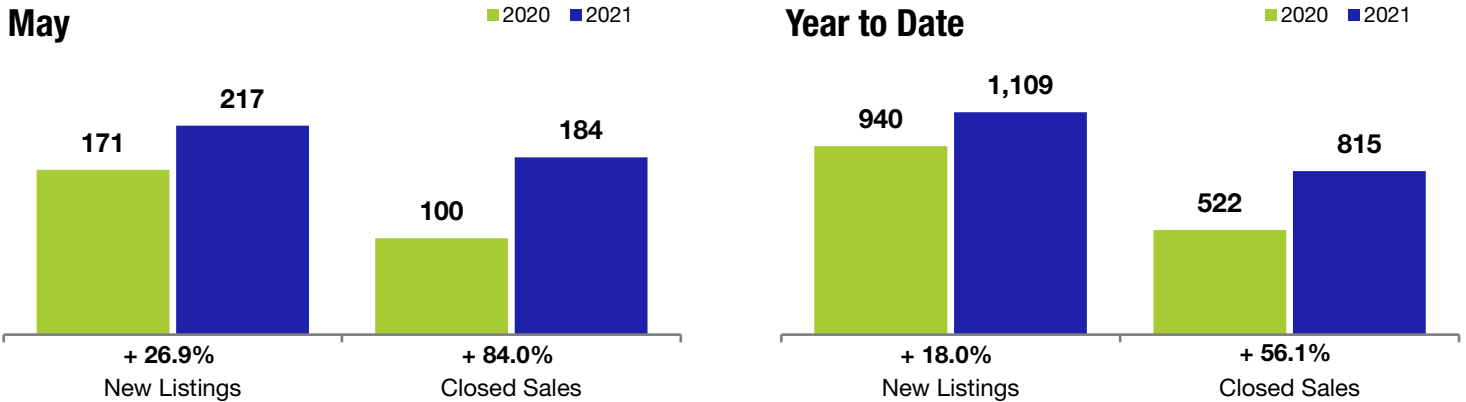
## Springfield / Downtown / Paxon / Trout River South / Downtown Jacksonville - E

<b>+ 26.9%</b>	<b>+ 84.0%</b>	<b>+ 11.4%</b>
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

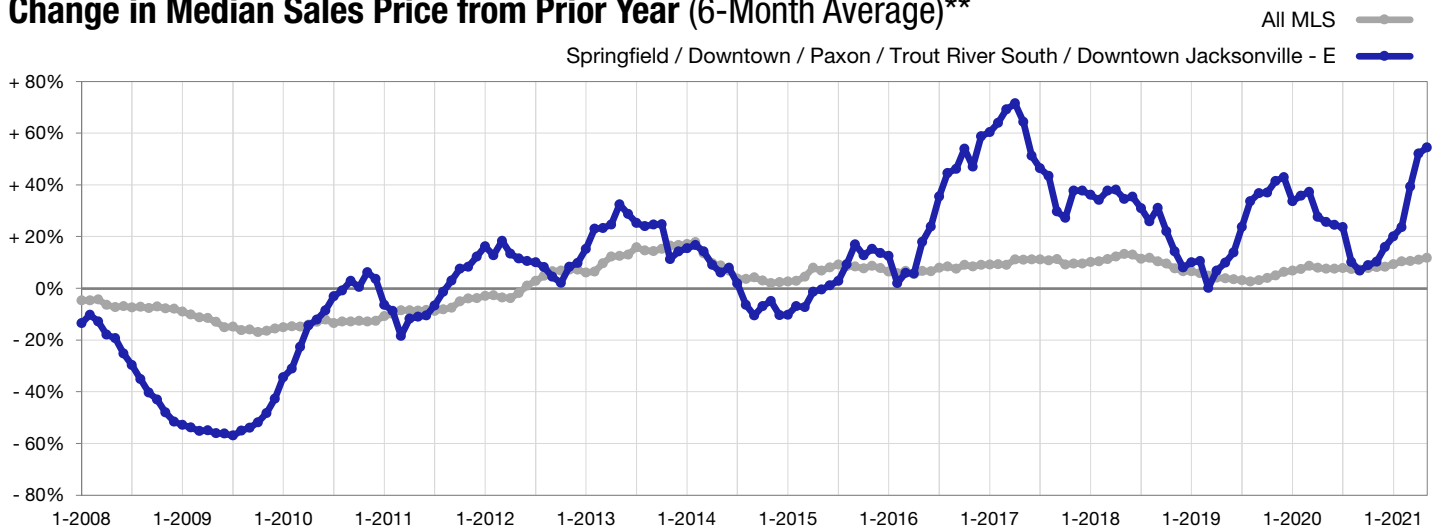
### Region 07

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	171	217	+ 26.9%	940	1,109	+ 18.0%
Closed Sales	100	184	+ 84.0%	522	815	+ 56.1%
Median Sales Price*	\$114,000	\$127,000	+ 11.4%	\$75,000	\$120,000	+ 60.0%
Percent of Original List Price Received*	94.1%	93.8%	- 0.3%	90.4%	93.7%	+ 3.7%
Percent of Properties Sold Over List Price*	18.0%	15.3%	- 15.0%	13.8%	12.1%	- 12.3%
Days on Market Until Sale	48	53	+ 10.4%	66	49	- 25.8%
Inventory of Homes for Sale	563	284	- 49.6%	--	--	--
Months Supply of Inventory	4.7	1.8	- 61.7%	--	--	--

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



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# Local Market Update – May 2021

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



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

**+ 52.0%**

**- 15.2%**

**+ 10.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 08

### May

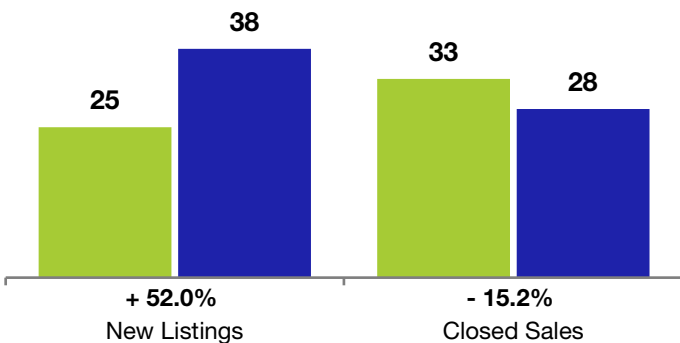
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	25	38	+ 52.0%	190	153	- 19.5%
Closed Sales	33	28	- 15.2%	136	120	- 11.8%
Median Sales Price*	\$200,000	\$221,250	+ 10.6%	\$189,500	\$248,585	+ 31.2%
Percent of Original List Price Received*	96.6%	99.7%	+ 3.2%	97.2%	98.2%	+ 1.0%
Percent of Properties Sold Over List Price*	15.2%	46.4%	+ 205.3%	17.2%	30.3%	+ 76.2%
Days on Market Until Sale	51	40	- 21.6%	47	44	- 6.4%
Inventory of Homes for Sale	59	43	- 27.1%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--

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

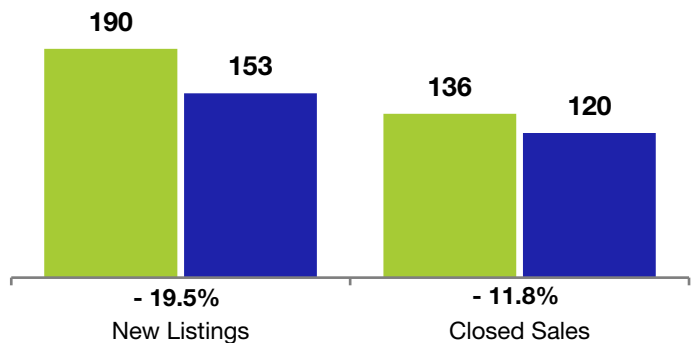
### May

■ 2020 ■ 2021

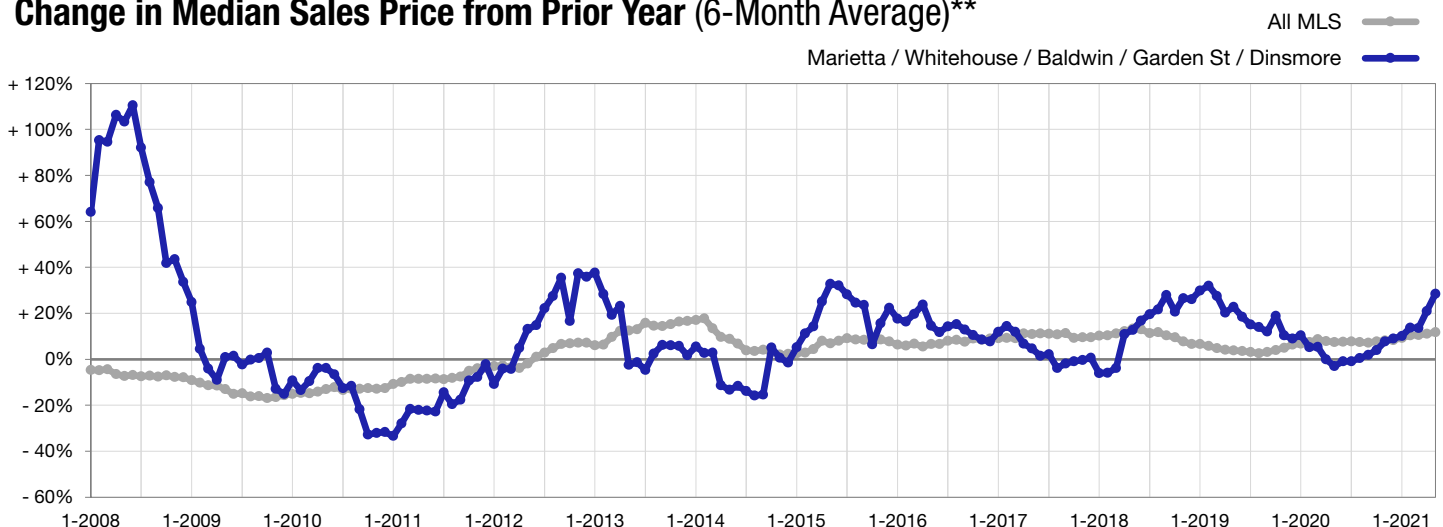


### Year to Date

■ 2020 ■ 2021



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



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# Local Market Update – May 2021

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



## Jacksonville - North

**- 3.9%**

**+ 39.5%**

**+ 24.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 09

### May

### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	181	174	- 3.9%	967	860	- 11.1%
Closed Sales	129	180	+ 39.5%	718	818	+ 13.9%
Median Sales Price*	\$229,900	<b>\$285,000</b>	+ 24.0%	\$228,813	<b>\$264,000</b>	+ 15.4%
Percent of Original List Price Received*	98.2%	<b>102.0%</b>	+ 3.9%	97.4%	<b>100.3%</b>	+ 3.0%
Percent of Properties Sold Over List Price*	14.7%	<b>54.4%</b>	+ 270.1%	14.6%	<b>33.7%</b>	+ 130.8%
Days on Market Until Sale	48	<b>40</b>	- 16.7%	65	<b>42</b>	- 35.4%
Inventory of Homes for Sale	426	<b>158</b>	- 62.9%	--	--	--
Months Supply of Inventory	2.7	<b>0.9</b>	- 66.7%	--	--	--

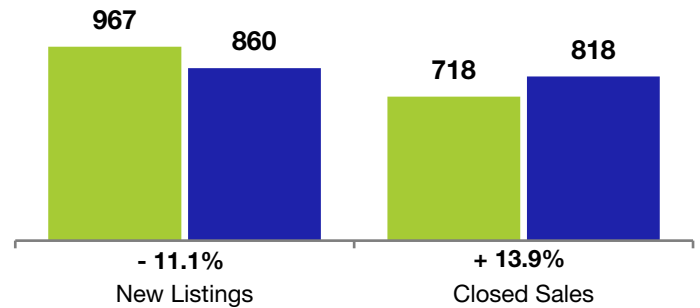
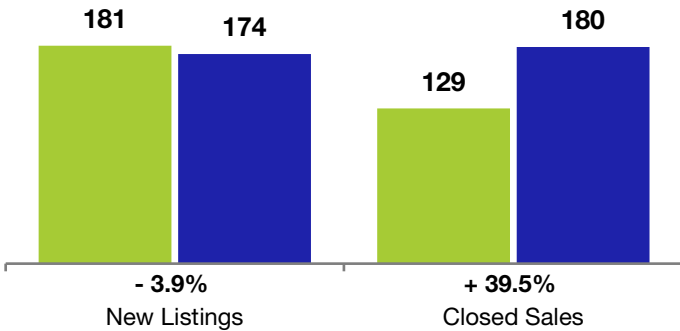
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### May

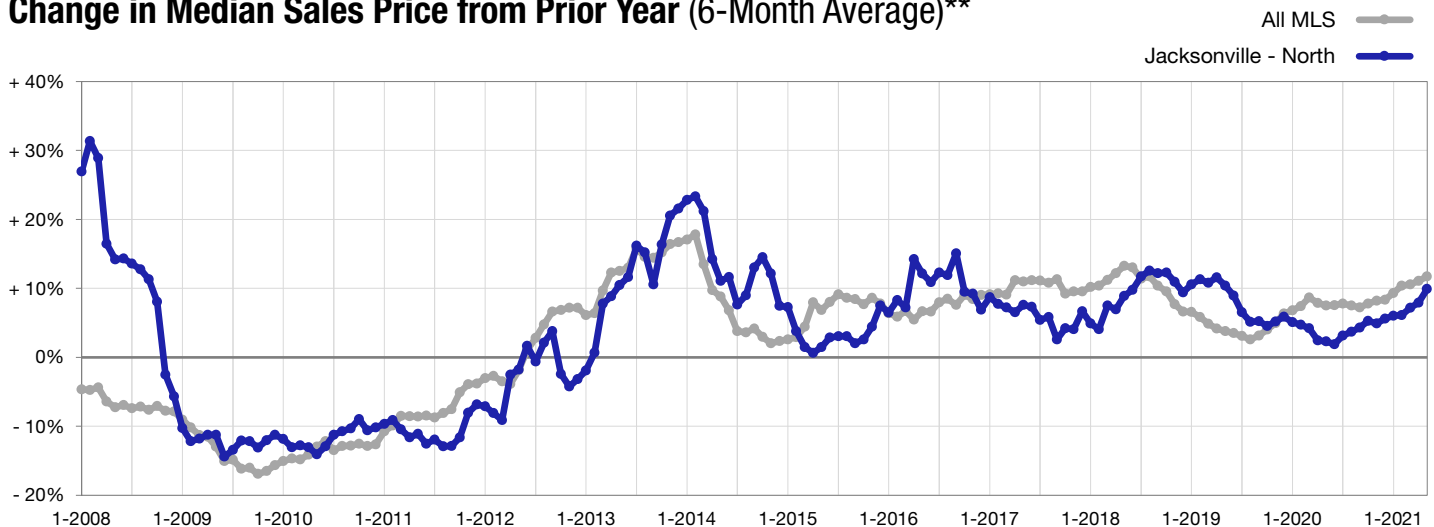
■ 2020 ■ 2021

### Year to Date

■ 2020 ■ 2021



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



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# Local Market Update – May 2021

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



## Fleming Island Area

**+ 18.8%**

**+ 11.7%**

**+ 25.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

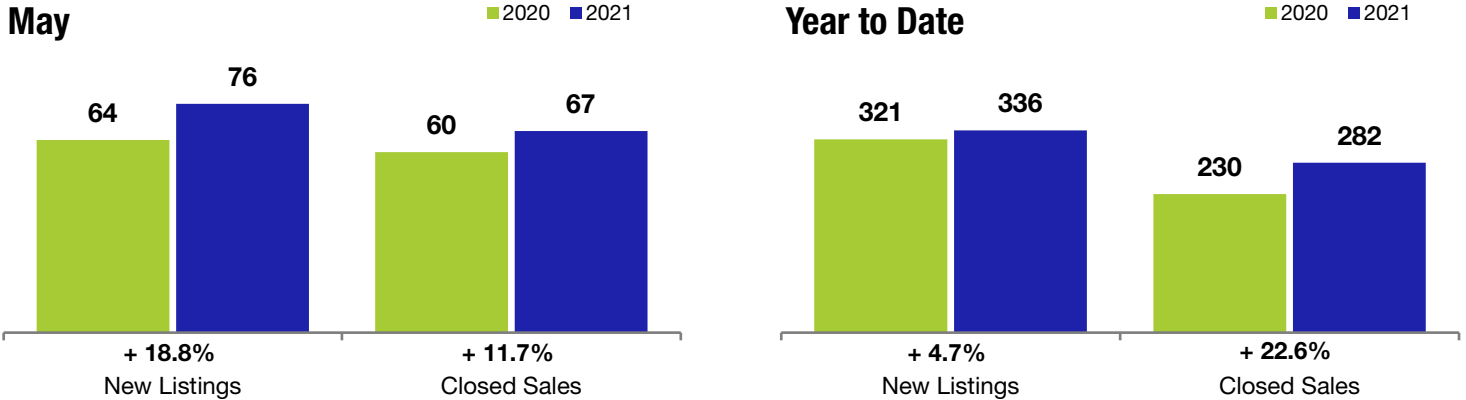
### Region 12

### May

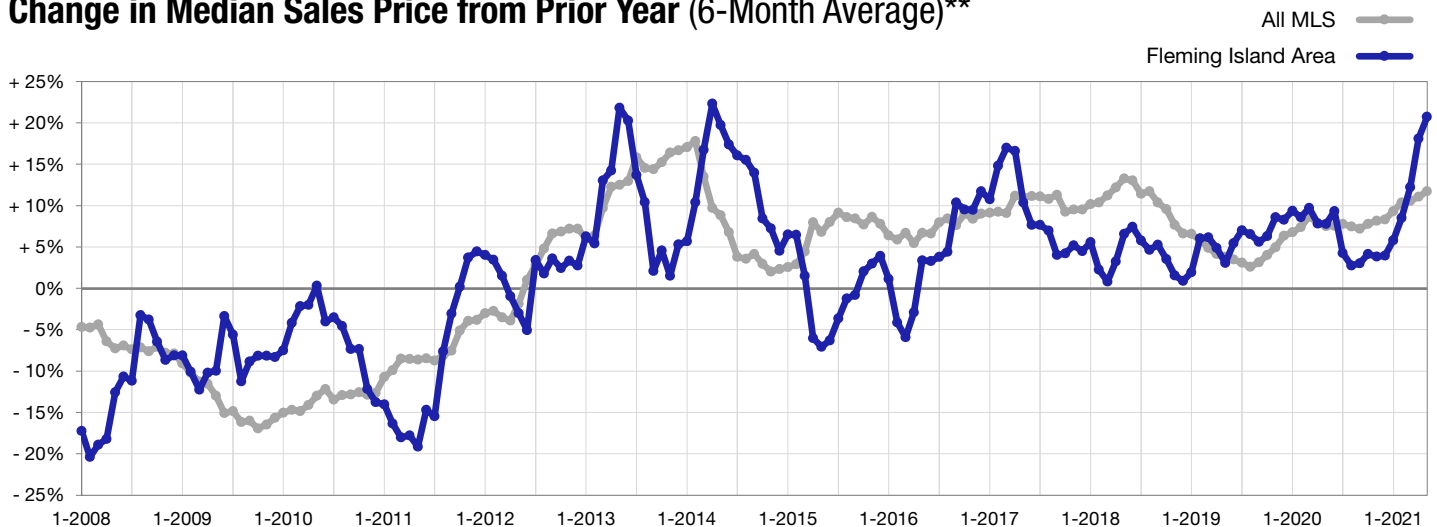
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	64	76	+ 18.8%	321	336	+ 4.7%
Closed Sales	60	67	+ 11.7%	230	282	+ 22.6%
Median Sales Price*	\$284,000	\$355,000	+ 25.0%	\$289,250	\$361,500	+ 25.0%
Percent of Original List Price Received*	96.8%	100.8%	+ 4.1%	96.9%	99.7%	+ 2.9%
Percent of Properties Sold Over List Price*	10.0%	46.3%	+ 363.0%	15.2%	35.5%	+ 133.6%
Days on Market Until Sale	51	24	- 52.9%	55	34	- 38.2%
Inventory of Homes for Sale	141	59	- 58.2%	--	--	--
Months Supply of Inventory	2.8	0.9	- 67.9%	--	--	--

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



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



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# Local Market Update – May 2021

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



## Orange Park

**+ 20.5%**

Change in  
New Listings

**+ 9.8%**

Change in  
Closed Sales

**+ 10.6%**

Change in  
Median Sales Price

### Region 13

### May

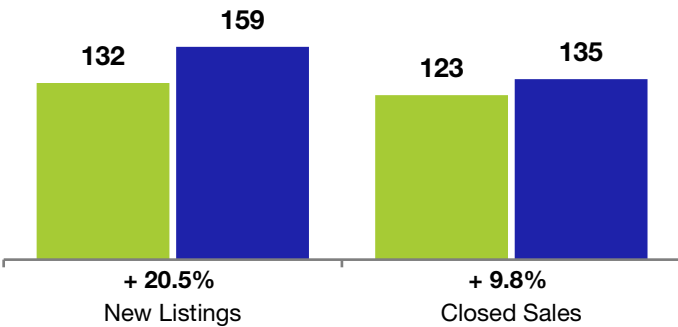
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	132	159	+ 20.5%	739	812	+ 9.9%
Closed Sales	123	135	+ 9.8%	578	645	+ 11.6%
Median Sales Price*	\$235,124	<b>\$260,000</b>	+ 10.6%	\$224,250	<b>\$250,000</b>	+ 11.5%
Percent of Original List Price Received*	97.6%	<b>101.3%</b>	+ 3.8%	97.3%	<b>99.6%</b>	+ 2.4%
Percent of Properties Sold Over List Price*	22.0%	<b>54.1%</b>	+ 145.9%	20.1%	<b>40.7%</b>	+ 102.5%
Days on Market Until Sale	65	<b>20</b>	- 69.2%	64	<b>30</b>	- 53.1%
Inventory of Homes for Sale	298	<b>160</b>	- 46.3%	--	--	--
Months Supply of Inventory	2.4	<b>1.1</b>	- 54.2%	--	--	--

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

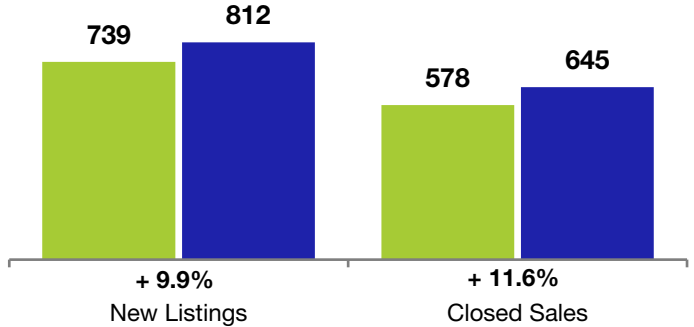
### May

■ 2020 ■ 2021

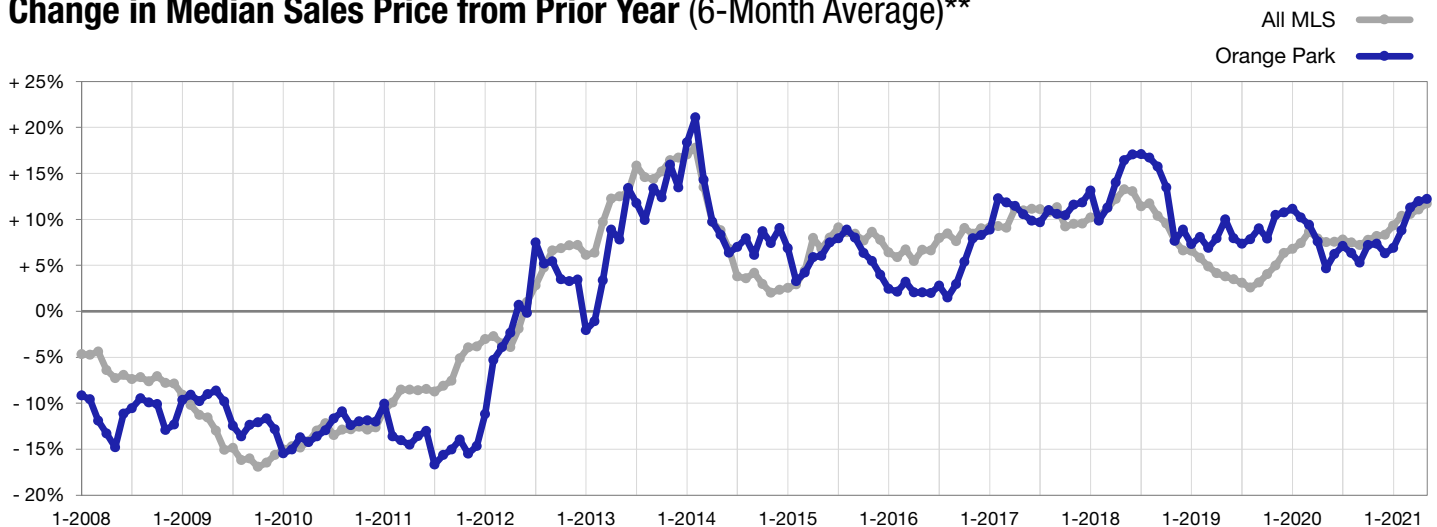


### Year to Date

■ 2020 ■ 2021



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



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# Local Market Update – May 2021

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



## Middleburg Vicinity

**+ 40.7%**

Change in  
New Listings

**+ 41.0%**

Change in  
Closed Sales

**+ 20.4%**

Change in  
Median Sales Price

### Region 14

### May

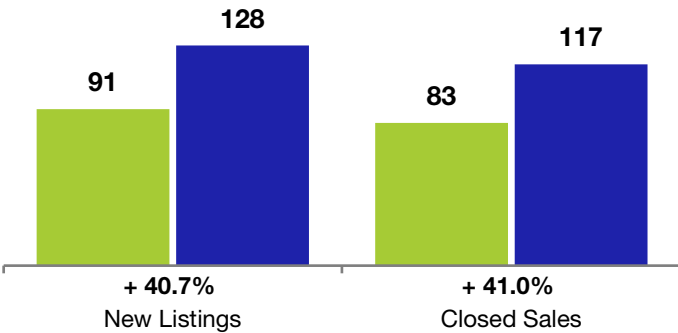
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	91	128	+ 40.7%	564	568	+ 0.7%
Closed Sales	83	117	+ 41.0%	362	484	+ 33.7%
Median Sales Price*	\$225,000	\$271,000	+ 20.4%	\$222,000	\$251,769	+ 13.4%
Percent of Original List Price Received*	96.5%	101.2%	+ 4.9%	96.6%	99.9%	+ 3.4%
Percent of Properties Sold Over List Price*	19.3%	57.3%	+ 196.9%	19.1%	41.7%	+ 118.3%
Days on Market Until Sale	59	26	- 55.9%	63	41	- 34.9%
Inventory of Homes for Sale	304	102	- 66.4%	--	--	--
Months Supply of Inventory	3.6	0.9	- 75.0%	--	--	--

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

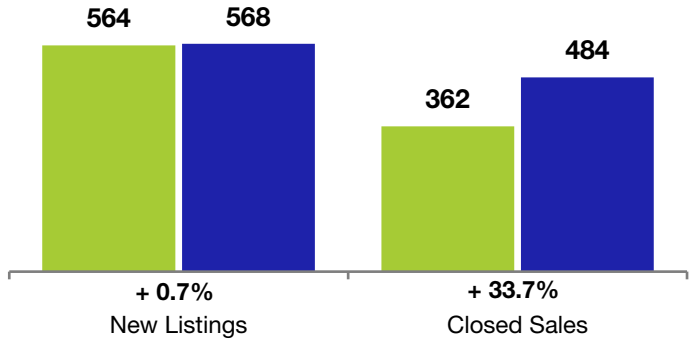
### May

■ 2020 ■ 2021

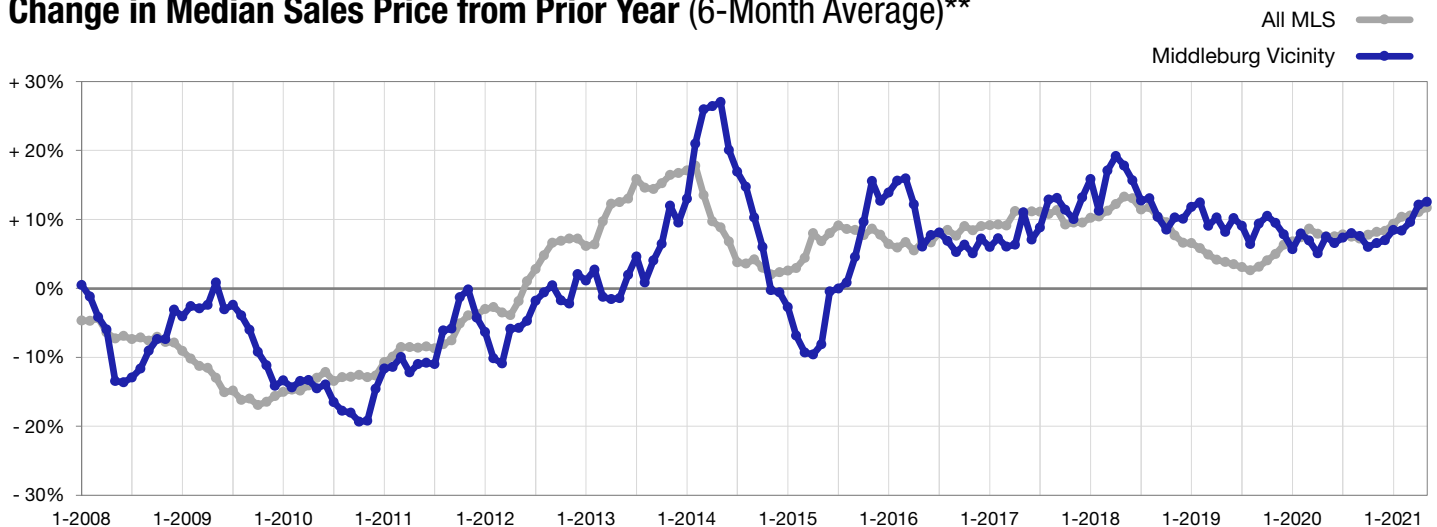


### Year to Date

■ 2020 ■ 2021



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



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# Local Market Update – May 2021

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



## Keystone Heights Vicinity

Region 15

**+ 38.9%**      **+ 26.7%**      **+ 41.2%**

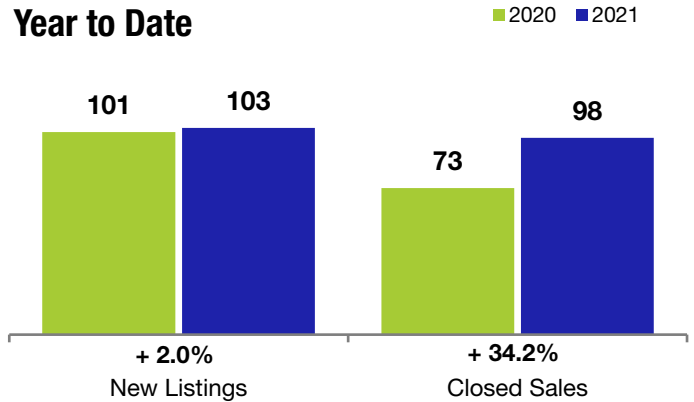
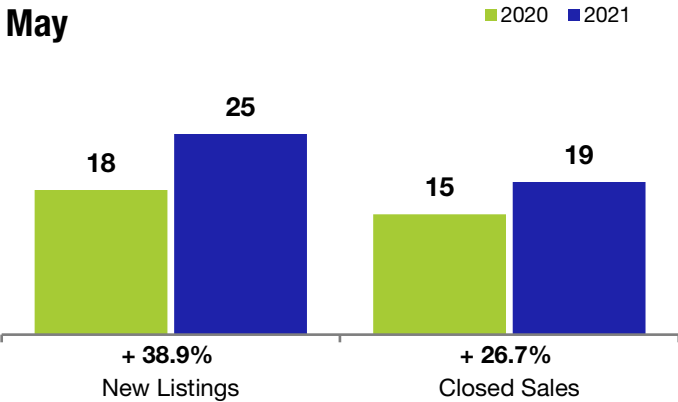
Change in  
New Listings

Change in  
Closed Sales

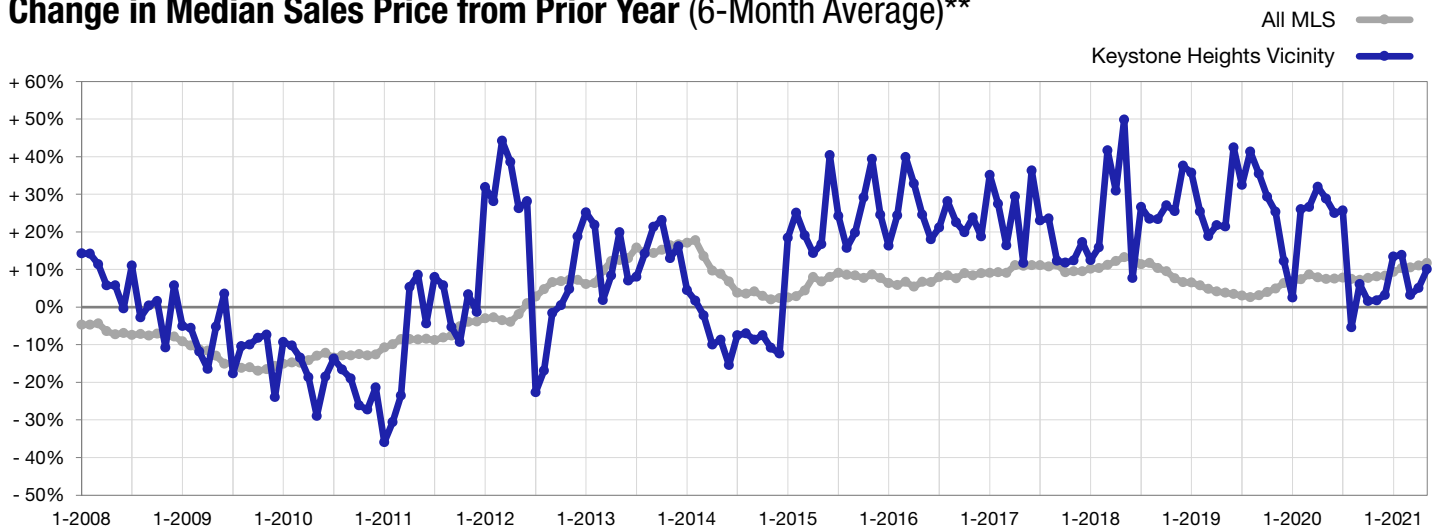
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	18	25	+ 38.9%	101	103	+ 2.0%
Closed Sales	15	19	+ 26.7%	73	98	+ 34.2%
Median Sales Price*	\$130,000	\$183,500	+ 41.2%	\$139,900	\$174,900	+ 25.0%
Percent of Original List Price Received*	88.3%	93.9%	+ 6.3%	90.8%	94.0%	+ 3.5%
Percent of Properties Sold Over List Price*	20.0%	31.6%	+ 58.0%	12.3%	21.4%	+ 74.0%
Days on Market Until Sale	104	80	- 23.1%	93	71	- 23.7%
Inventory of Homes for Sale	77	28	- 63.6%	--	--	--
Months Supply of Inventory	4.4	1.4	- 68.2%	--	--	--

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



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



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# Local Market Update – May 2021

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



## Green Cove Springs

**+ 1.4%**

**- 11.1%**

**+ 8.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 16

### May

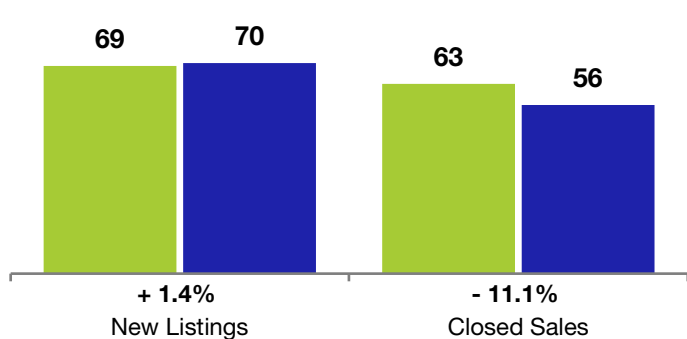
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	69	70	+ 1.4%	465	350	- 24.7%
Closed Sales	63	56	- 11.1%	277	311	+ 12.3%
Median Sales Price*	\$247,990	<b>\$269,300</b>	+ 8.6%	\$220,000	<b>\$262,500</b>	+ 19.3%
Percent of Original List Price Received*	97.8%	<b>98.6%</b>	+ 0.8%	97.8%	<b>98.5%</b>	+ 0.7%
Percent of Properties Sold Over List Price*	11.1%	<b>35.7%</b>	+ 221.6%	12.7%	<b>26.7%</b>	+ 110.2%
Days on Market Until Sale	74	<b>34</b>	- 54.1%	72	<b>43</b>	- 40.3%
Inventory of Homes for Sale	231	<b>66</b>	- 71.4%	--	--	--
Months Supply of Inventory	3.7	<b>0.9</b>	- 75.7%	--	--	--

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

### May

■ 2020 ■ 2021

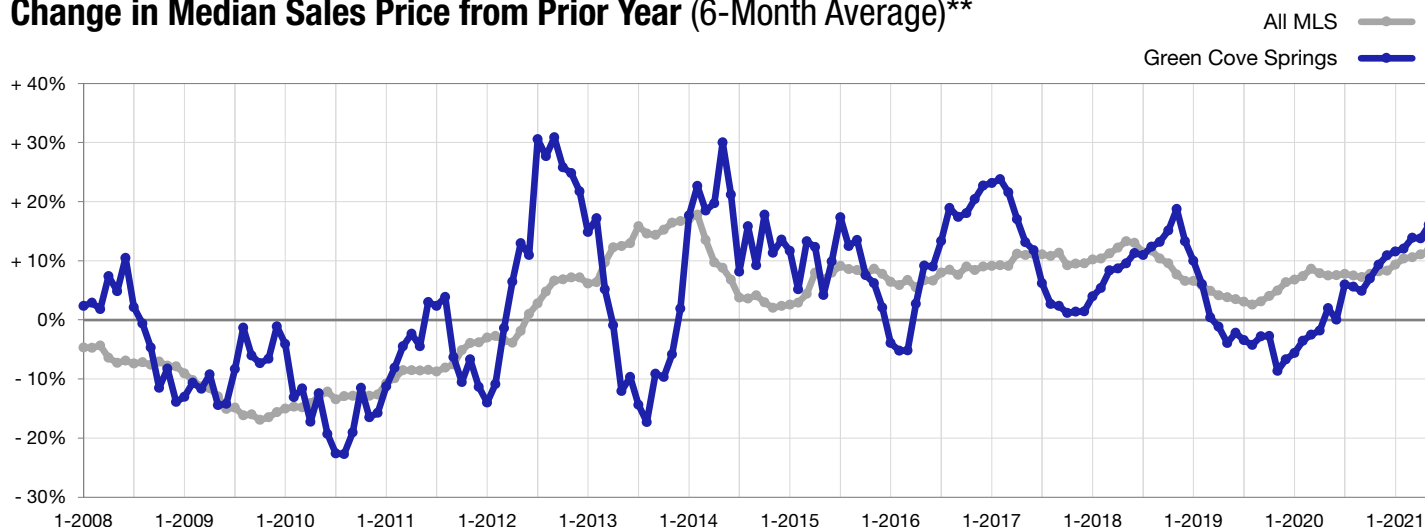


### Year to Date

■ 2020 ■ 2021



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



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

# Local Market Update – May 2021

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



## Jacksonville Beach

**+ 34.4%**

**+ 37.5%**

**+ 52.9%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 21

### May

### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	64	86	+ 34.4%	362	342	- 5.5%
Closed Sales	40	55	+ 37.5%	225	298	+ 32.4%
Median Sales Price*	\$408,867	<b>\$625,000</b>	+ 52.9%	\$420,000	<b>\$528,500</b>	+ 25.8%
Percent of Original List Price Received*	94.2%	<b>100.8%</b>	+ 7.0%	95.2%	<b>99.4%</b>	+ 4.4%
Percent of Properties Sold Over List Price*	10.0%	<b>41.8%</b>	+ 318.0%	8.0%	<b>30.2%</b>	+ 277.5%
Days on Market Until Sale	75	<b>29</b>	- 61.3%	73	<b>40</b>	- 45.2%
Inventory of Homes for Sale	188	<b>98</b>	- 47.9%	--	--	--
Months Supply of Inventory	3.7	<b>1.5</b>	- 59.5%	--	--	--

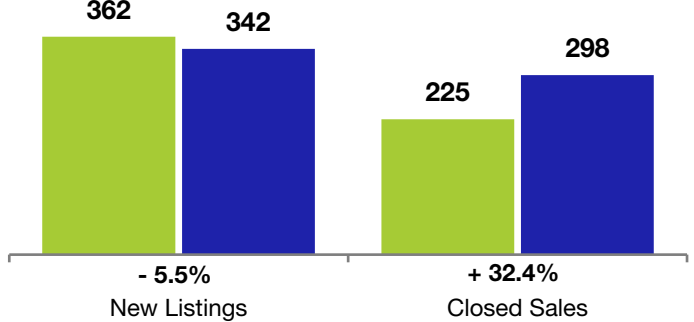
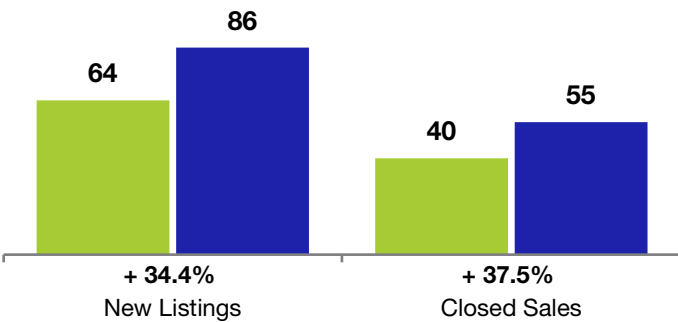
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### May

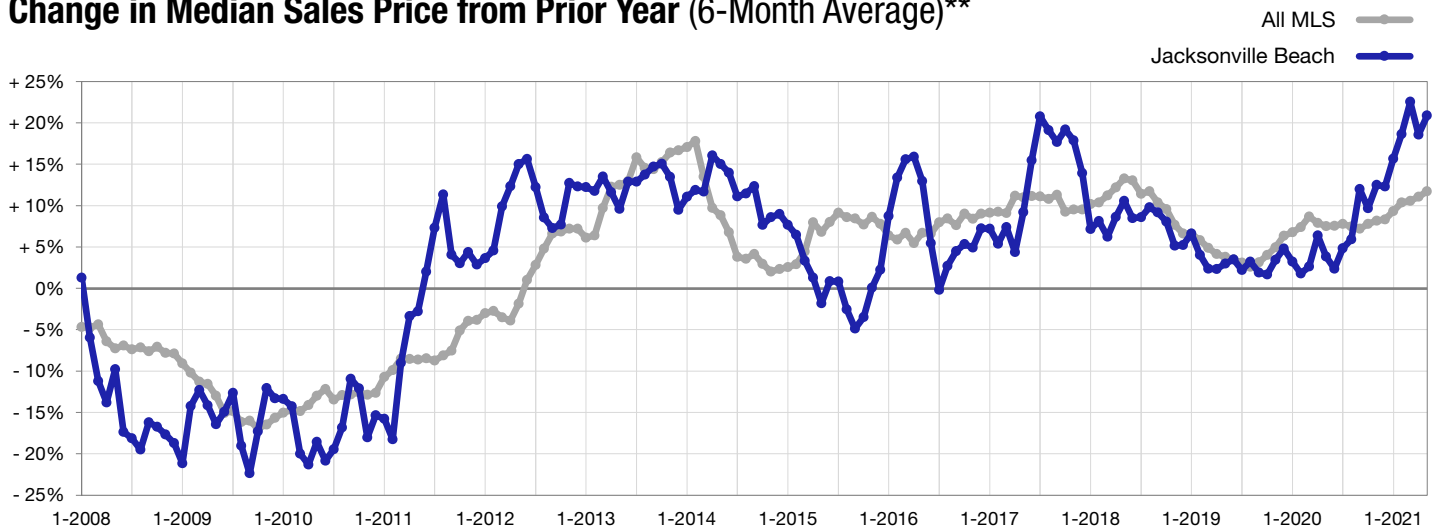
■ 2020 ■ 2021

### Year to Date

■ 2020 ■ 2021



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



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# Local Market Update – May 2021

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



## Neptune Beach

**+ 75.0%**

Change in  
New Listings

**+ 9.1%**

Change in  
Closed Sales

**+ 45.1%**

Change in  
Median Sales Price

### Region 22

### May

### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	8	14	+ 75.0%	70	73	+ 4.3%
Closed Sales	11	12	+ 9.1%	56	56	0.0%
Median Sales Price*	\$460,000	<b>\$667,500</b>	+ 45.1%	\$448,500	<b>\$592,000</b>	+ 32.0%
Percent of Original List Price Received*	94.6%	<b>99.6%</b>	+ 5.3%	95.2%	<b>99.3%</b>	+ 4.3%
Percent of Properties Sold Over List Price*	0.0%	<b>16.7%</b>	--	3.6%	<b>32.1%</b>	+ 791.7%
Days on Market Until Sale	63	<b>73</b>	+ 15.9%	64	<b>43</b>	- 32.8%
Inventory of Homes for Sale	30	<b>17</b>	- 43.3%	--	--	--
Months Supply of Inventory	2.8	<b>1.5</b>	- 46.4%	--	--	--

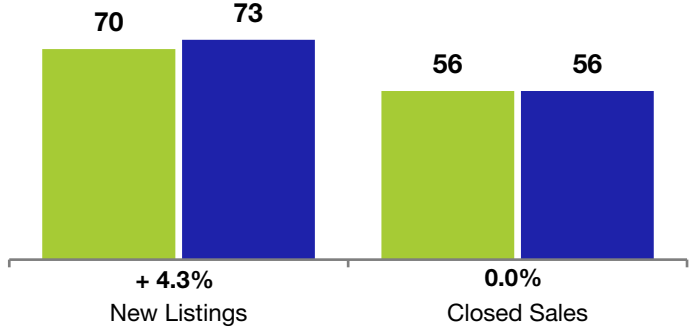
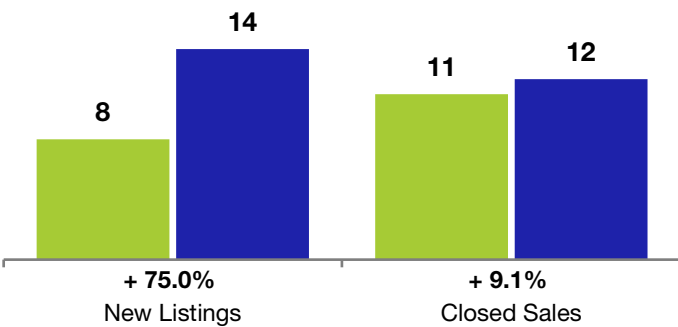
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### May

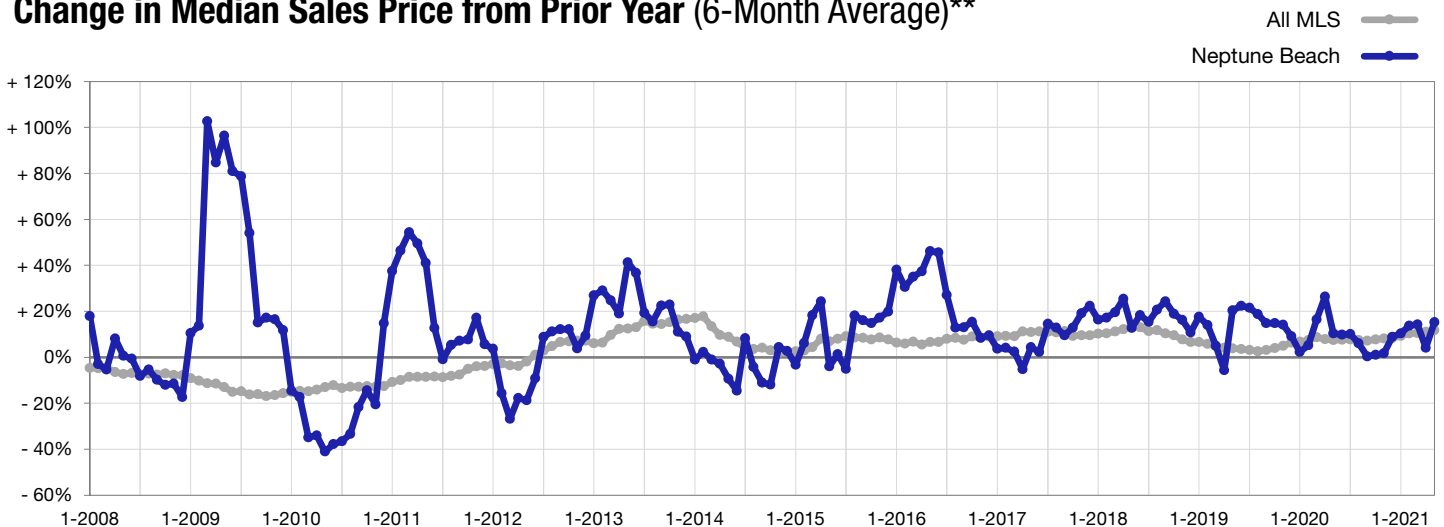
■ 2020 ■ 2021

### Year to Date

■ 2020 ■ 2021



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



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# Local Market Update – May 2021

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



## Atlantic Beach

**+ 12.9%**

Change in  
New Listings

**+ 37.5%**

Change in  
Closed Sales

**+ 50.1%**

Change in  
Median Sales Price

### Region 23

### May

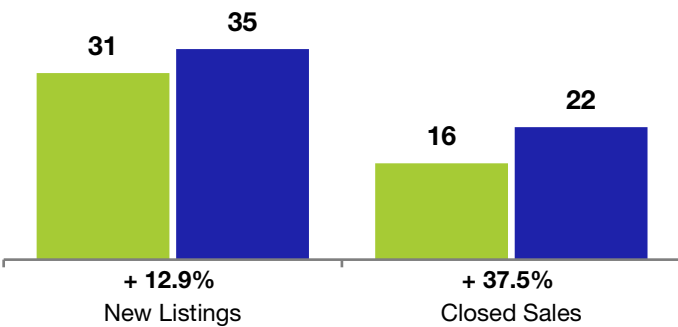
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	31	35	+ 12.9%	135	168	+ 24.4%
Closed Sales	16	22	+ 37.5%	89	134	+ 50.6%
Median Sales Price*	\$574,500	<b>\$862,500</b>	+ 50.1%	\$405,000	<b>\$508,750</b>	+ 25.6%
Percent of Original List Price Received*	96.0%	<b>101.3%</b>	+ 5.5%	95.3%	<b>98.6%</b>	+ 3.5%
Percent of Properties Sold Over List Price*	18.8%	<b>54.5%</b>	+ 189.9%	18.0%	<b>38.8%</b>	+ 115.6%
Days on Market Until Sale	68	25	- 63.2%	77	42	- 45.5%
Inventory of Homes for Sale	88	45	- 48.9%	--	--	--
Months Supply of Inventory	4.3	1.6	- 62.8%	--	--	--

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

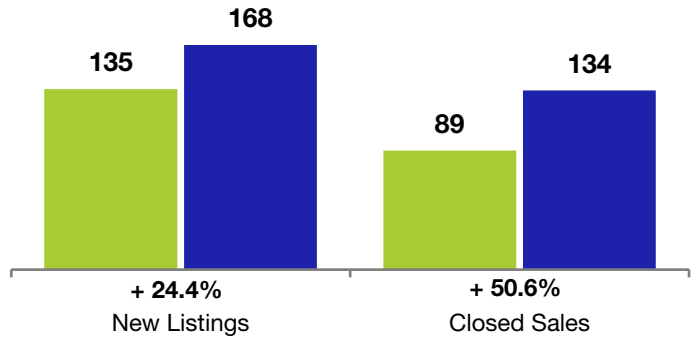
### May

■ 2020 ■ 2021

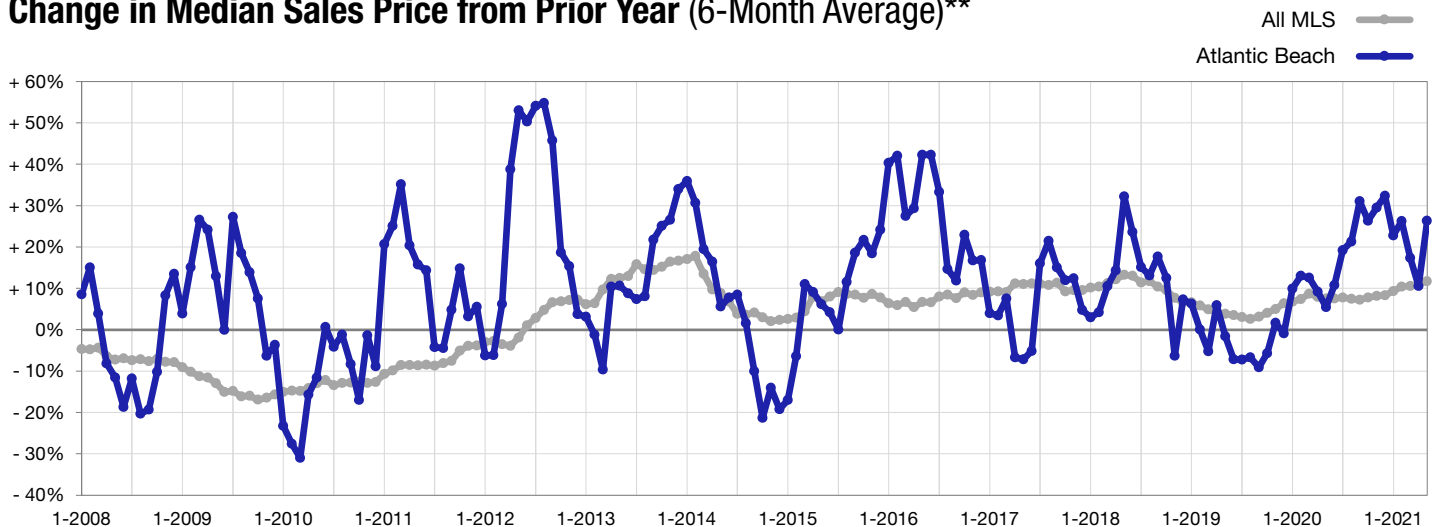


### Year to Date

■ 2020 ■ 2021



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



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# Local Market Update – May 2021

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



## North Beach / Mayport

Region 24

**+ 44.4%**

**- 9.1%**

**+ 9.6%**

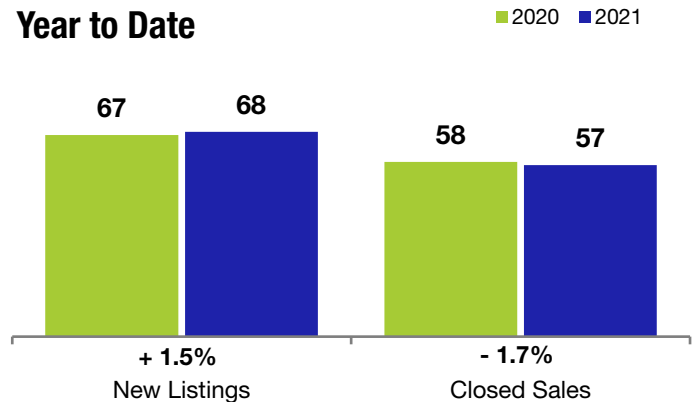
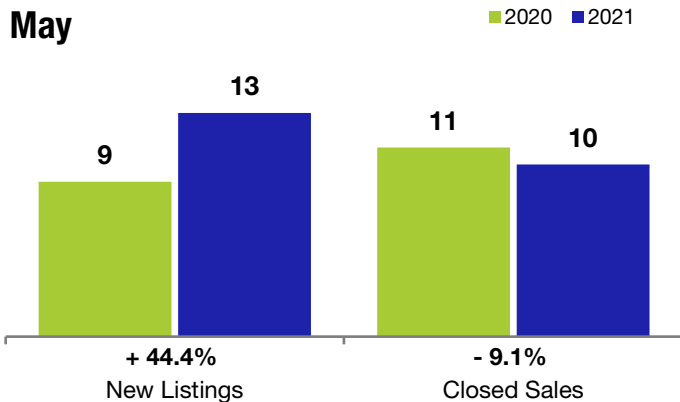
Change in  
New Listings

Change in  
Closed Sales

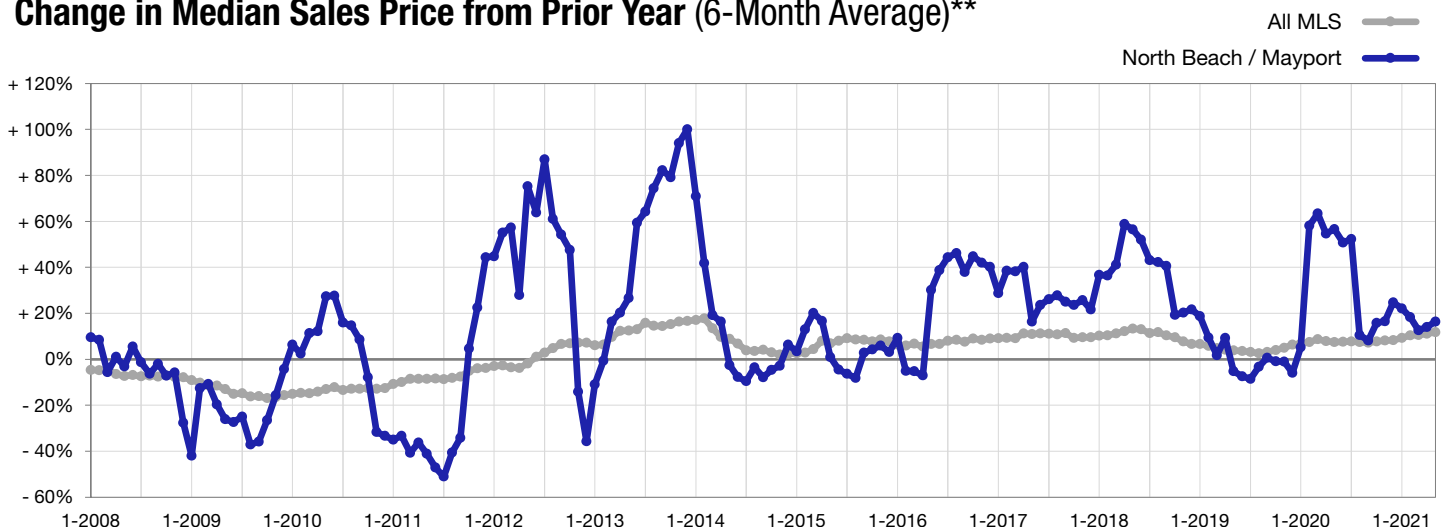
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	9	13	+ 44.4%	67	68	+ 1.5%
Closed Sales	11	10	- 9.1%	58	57	- 1.7%
Median Sales Price*	\$218,500	<b>\$239,500</b>	+ 9.6%	\$227,000	<b>\$241,600</b>	+ 6.4%
Percent of Original List Price Received*	101.4%	<b>102.6%</b>	+ 1.2%	98.7%	<b>100.5%</b>	+ 1.8%
Percent of Properties Sold Over List Price*	45.5%	<b>60.0%</b>	+ 31.9%	34.5%	<b>33.3%</b>	- 3.5%
Days on Market Until Sale	18	19	+ 5.6%	32	21	- 34.4%
Inventory of Homes for Sale	19	16	- 15.8%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--

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



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



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# Local Market Update – May 2021

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



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

**+ 42.9%**

**+ 77.8%**

**+ 103.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 25

### May

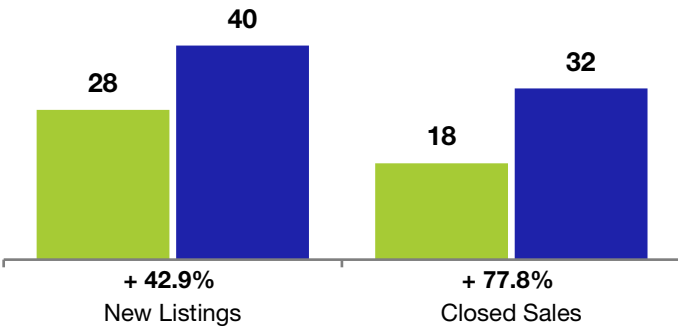
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	28	40	+ 42.9%	160	158	- 1.3%
Closed Sales	18	32	+ 77.8%	94	133	+ 41.5%
Median Sales Price*	\$446,250	<b>\$907,500</b>	+ 103.4%	\$530,045	<b>\$865,000</b>	+ 63.2%
Percent of Original List Price Received*	94.2%	<b>98.4%</b>	+ 4.5%	94.7%	<b>97.9%</b>	+ 3.4%
Percent of Properties Sold Over List Price*	5.6%	<b>25.0%</b>	+ 346.4%	6.4%	<b>21.8%</b>	+ 240.6%
Days on Market Until Sale	93	<b>56</b>	- 39.8%	78	<b>54</b>	- 30.8%
Inventory of Homes for Sale	107	<b>45</b>	- 57.9%	--	--	--
Months Supply of Inventory	5.4	<b>1.6</b>	- 70.4%	--	--	--

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

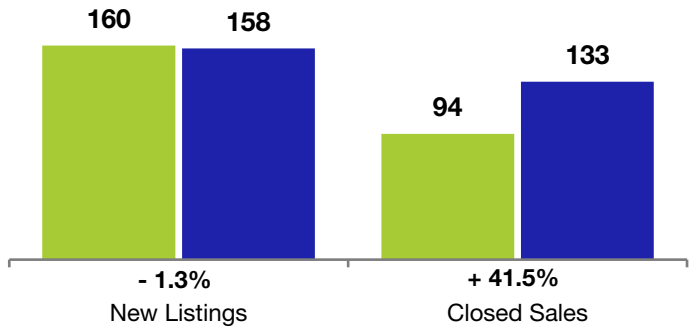
### May

■ 2020 ■ 2021



### Year to Date

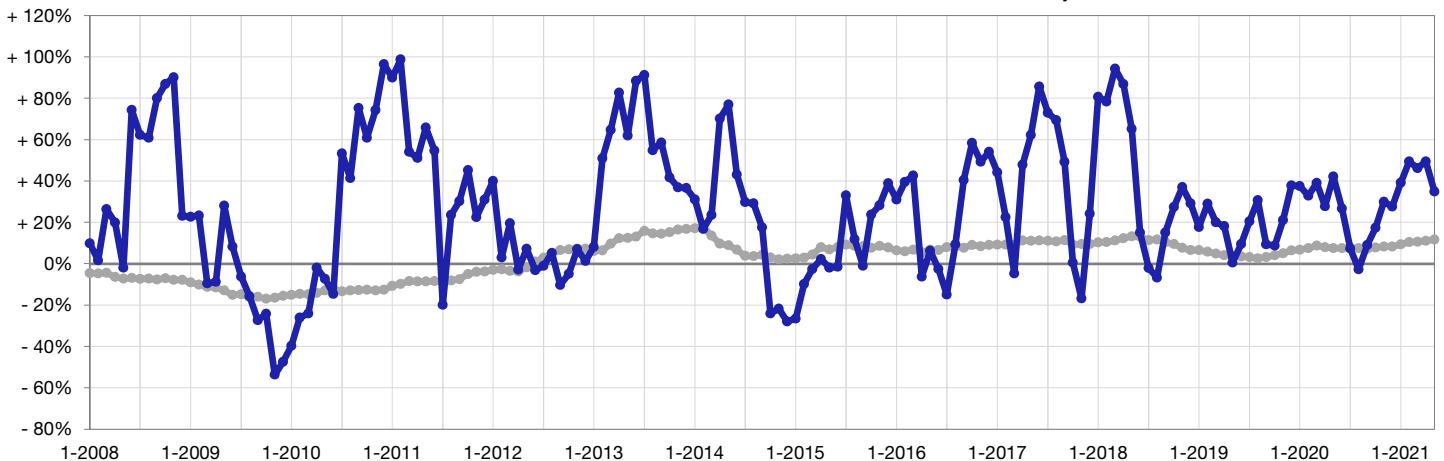
■ 2020 ■ 2021



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

All MLS —

NE St. Johns County – Ponte Vedra Beach North —



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# Local Market Update – May 2021

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



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

**- 1.1%**

Change in  
New Listings

**+ 105.9%**

Change in  
Closed Sales

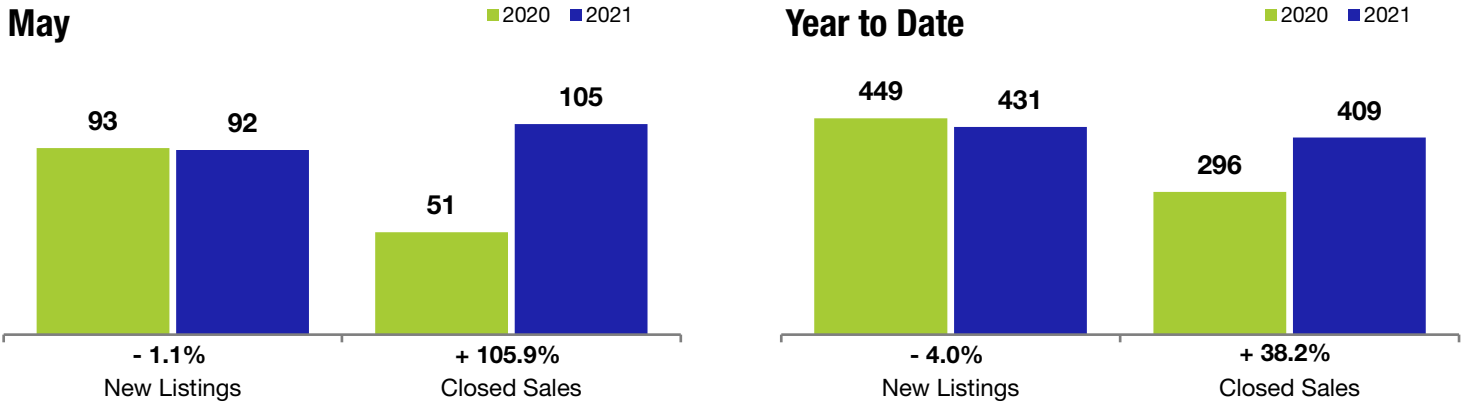
**+ 14.5%**

Change in  
Median Sales Price

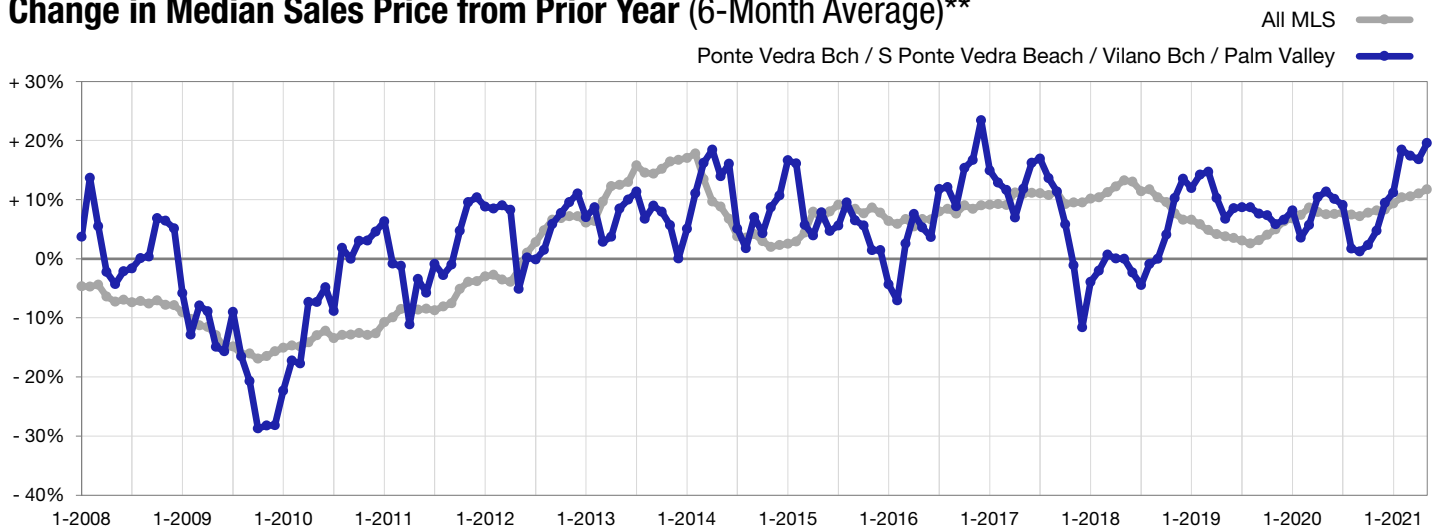
### Region 26

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	93	92	- 1.1%	449	431	- 4.0%
Closed Sales	51	105	+ 105.9%	296	409	+ 38.2%
Median Sales Price*	\$565,000	<b>\$647,000</b>	+ 14.5%	\$476,605	<b>\$610,000</b>	+ 28.0%
Percent of Original List Price Received*	94.2%	<b>100.2%</b>	+ 6.4%	94.8%	<b>98.9%</b>	+ 4.3%
Percent of Properties Sold Over List Price*	7.8%	<b>31.4%</b>	+ 302.6%	5.7%	<b>29.1%</b>	+ 410.5%
Days on Market Until Sale	142	<b>24</b>	- 83.1%	109	<b>46</b>	- 57.8%
Inventory of Homes for Sale	321	<b>90</b>	- 72.0%	--	--	--
Months Supply of Inventory	5.0	<b>1.0</b>	- 80.0%	--	--	--

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



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



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# Local Market Update – May 2021

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



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

**0.0%**

**- 1.5%**

**+ 13.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

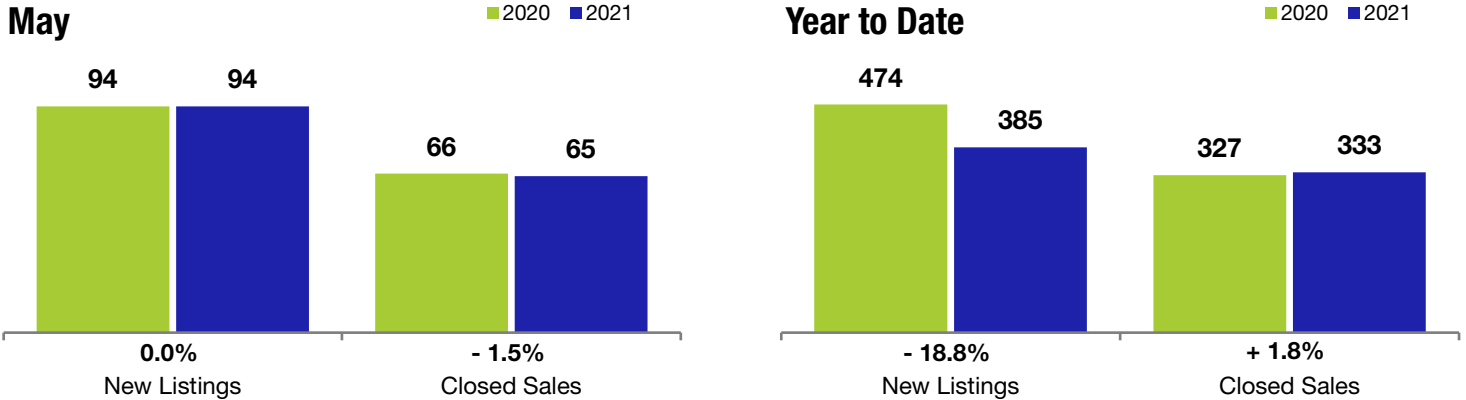
### Region 27

### May

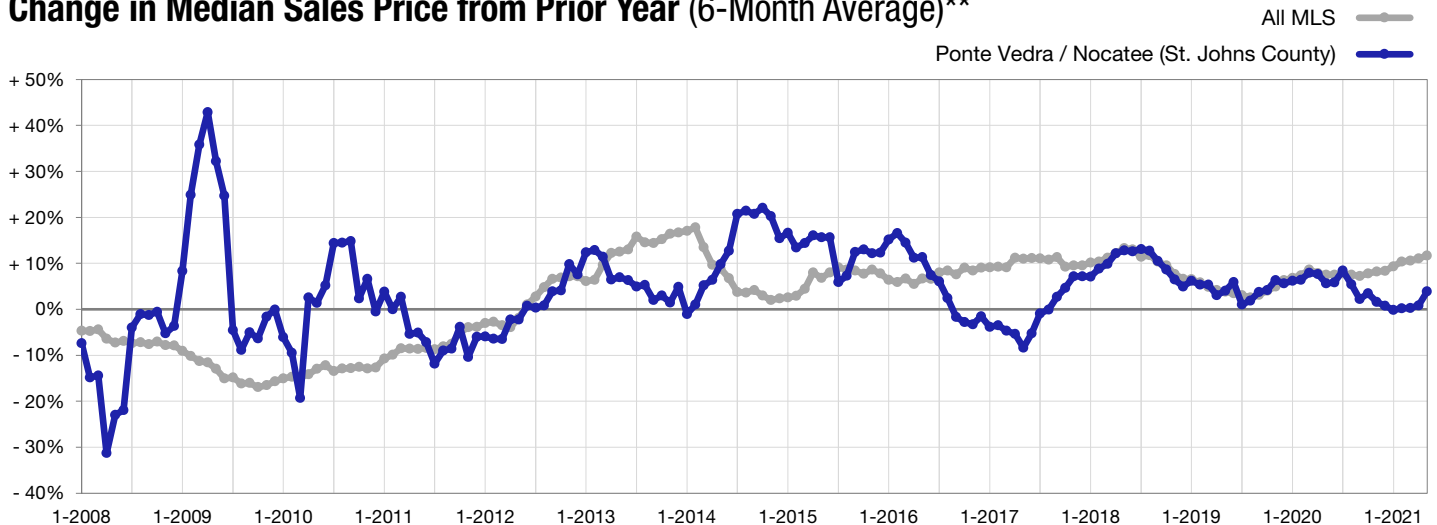
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	94	94	0.0%	474	385	- 18.8%
Closed Sales	66	65	- 1.5%	327	333	+ 1.8%
Median Sales Price*	\$452,350	<b>\$512,000</b>	+ 13.2%	\$450,000	<b>\$500,000</b>	+ 11.1%
Percent of Original List Price Received*	96.7%	<b>103.3%</b>	+ 6.8%	97.9%	<b>102.3%</b>	+ 4.5%
Percent of Properties Sold Over List Price*	13.6%	<b>60.0%</b>	+ 341.2%	13.1%	<b>42.3%</b>	+ 222.9%
Days on Market Until Sale	81	<b>23</b>	- 71.6%	69	<b>34</b>	- 50.7%
Inventory of Homes for Sale	245	<b>43</b>	- 82.4%	--	--	--
Months Supply of Inventory	3.1	<b>0.5</b>	- 83.9%	--	--	--

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



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



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# Local Market Update – May 2021

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



## St. Johns County - NW

Region 30

**- 16.6%**

**+ 30.6%**

**+ 15.7%**

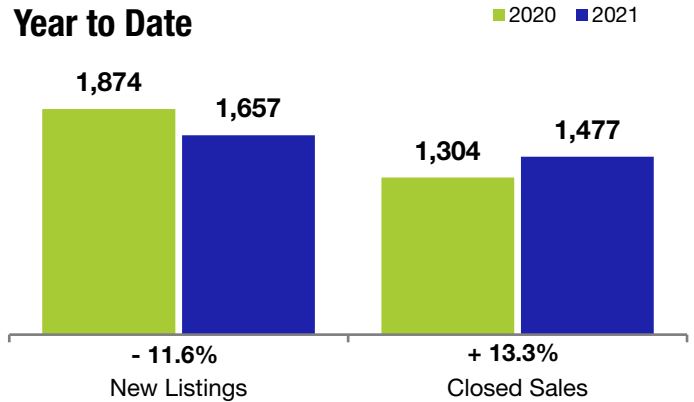
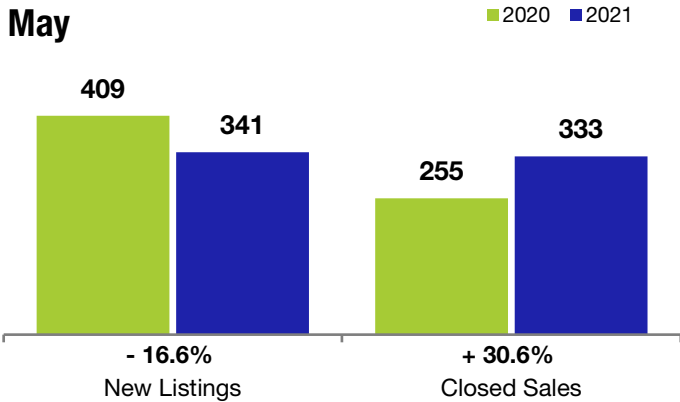
Change in  
New Listings

Change in  
Closed Sales

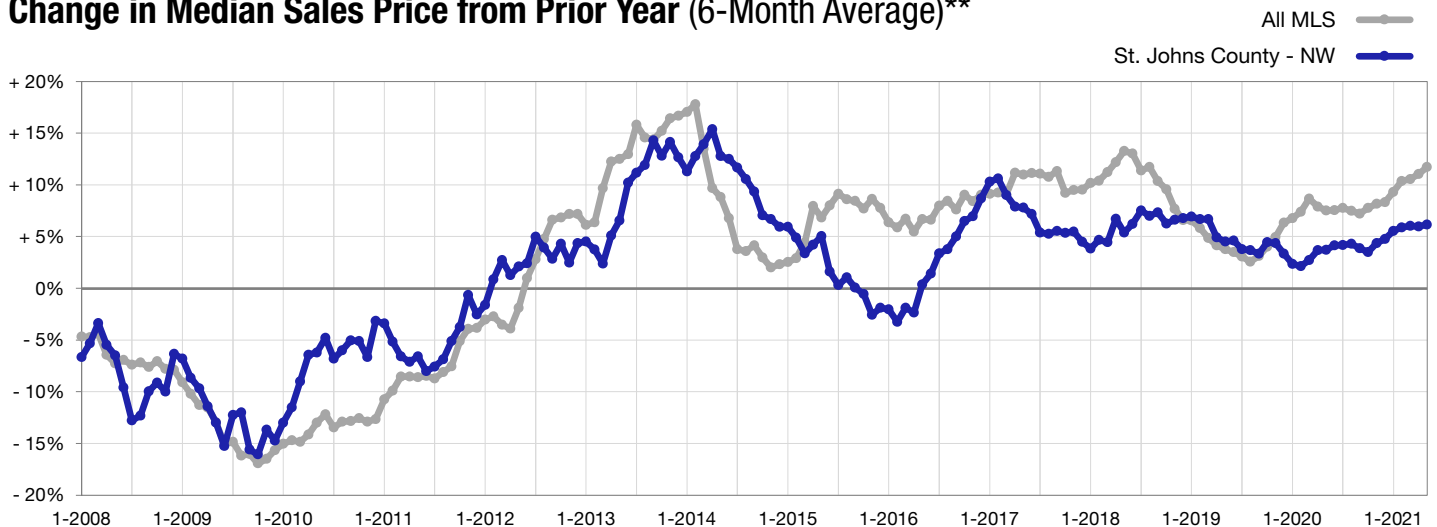
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	409	<b>341</b>	- 16.6%	1,874	<b>1,657</b>	- 11.6%
Closed Sales	255	<b>333</b>	+ 30.6%	1,304	<b>1,477</b>	+ 13.3%
Median Sales Price*	\$340,000	<b>\$393,500</b>	+ 15.7%	\$339,000	<b>\$373,549</b>	+ 10.2%
Percent of Original List Price Received*	98.3%	<b>101.9%</b>	+ 3.7%	97.4%	<b>100.5%</b>	+ 3.2%
Percent of Properties Sold Over List Price*	10.6%	<b>50.0%</b>	+ 371.7%	10.7%	<b>33.3%</b>	+ 211.2%
Days on Market Until Sale	69	<b>31</b>	- 55.1%	81	<b>44</b>	- 45.7%
Inventory of Homes for Sale	950	<b>259</b>	- 72.7%	--	--	--
Months Supply of Inventory	3.3	<b>0.7</b>	- 78.8%	--	--	--

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



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



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# Local Market Update – May 2021

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



## St. Johns County - NE

**- 5.1%**

**+ 40.9%**

**+ 61.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 31

### May

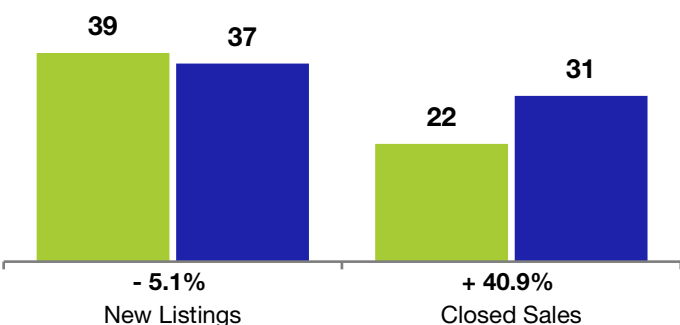
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	39	37	- 5.1%	180	170	- 5.6%
Closed Sales	22	31	+ 40.9%	105	175	+ 66.7%
Median Sales Price*	\$309,320	<b>\$499,000</b>	+ 61.3%	\$353,416	<b>\$429,000</b>	+ 21.4%
Percent of Original List Price Received*	95.7%	<b>102.3%</b>	+ 6.9%	96.5%	<b>99.5%</b>	+ 3.1%
Percent of Properties Sold Over List Price*	9.1%	<b>51.6%</b>	+ 467.0%	11.4%	<b>24.0%</b>	+ 110.5%
Days on Market Until Sale	77	27	- 64.9%	87	49	- 43.7%
Inventory of Homes for Sale	123	40	- 67.5%	--	--	--
Months Supply of Inventory	4.5	1.1	- 75.6%	--	--	--

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

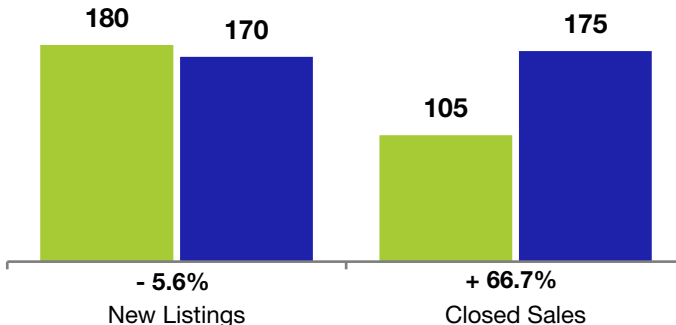
### May

■ 2020 ■ 2021

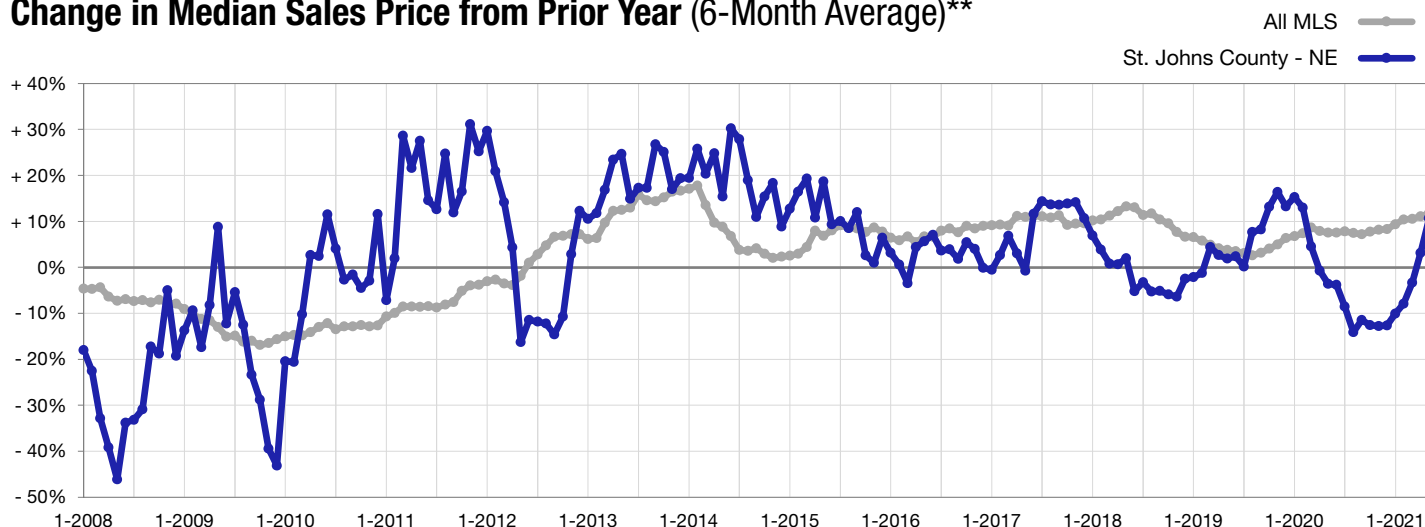


### Year to Date

■ 2020 ■ 2021



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



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# Local Market Update – May 2021

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



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

**- 18.8%**

**+ 25.0%**

**+ 3.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 32

### May

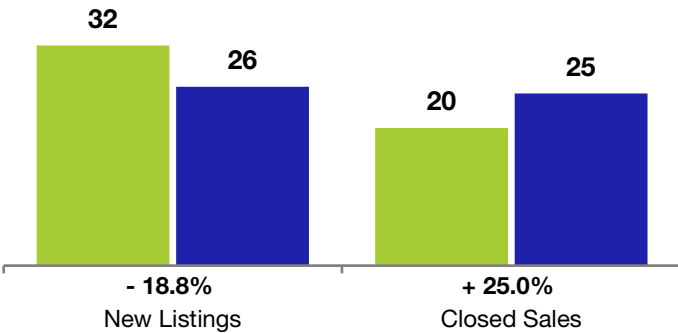
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	32	26	- 18.8%	164	144	- 12.2%
Closed Sales	20	25	+ 25.0%	96	150	+ 56.3%
Median Sales Price*	\$362,500	<b>\$374,900</b>	+ 3.4%	\$322,000	<b>\$405,250</b>	+ 25.9%
Percent of Original List Price Received*	95.6%	<b>100.4%</b>	+ 5.0%	94.5%	<b>96.6%</b>	+ 2.2%
Percent of Properties Sold Over List Price*	15.0%	<b>24.0%</b>	+ 60.0%	8.4%	<b>11.3%</b>	+ 34.5%
Days on Market Until Sale	65	<b>99</b>	+ 52.3%	90	<b>110</b>	+ 22.2%
Inventory of Homes for Sale	160	<b>51</b>	- 68.1%	--	--	--
Months Supply of Inventory	8.3	<b>1.7</b>	- 79.5%	--	--	--

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

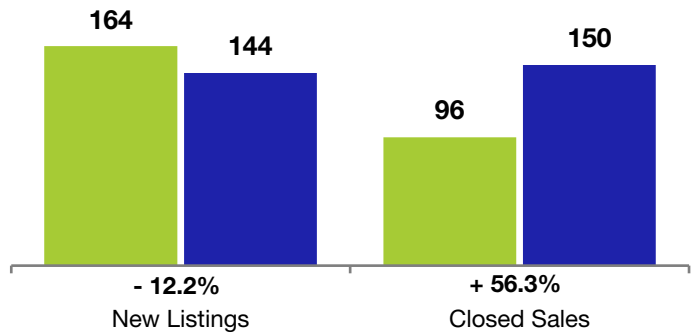
### May

■ 2020 ■ 2021



### Year to Date

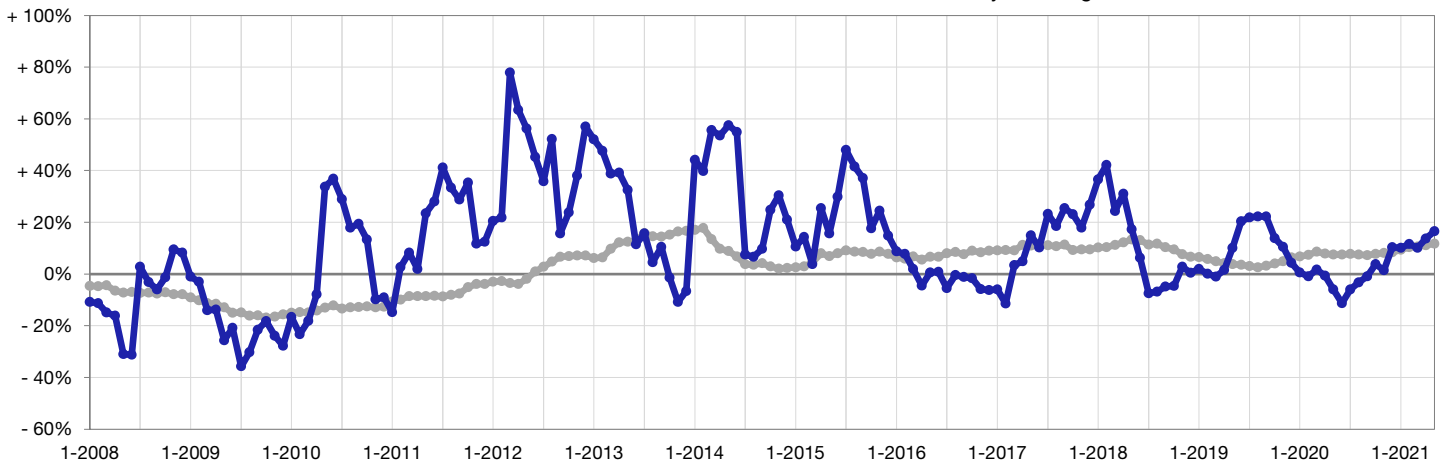
■ 2020 ■ 2021



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

All MLS —

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



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

# Local Market Update – May 2021

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



## St. Johns County - SE

Region 33

**+ 9.4%**

Change in  
New Listings

**+ 22.4%**

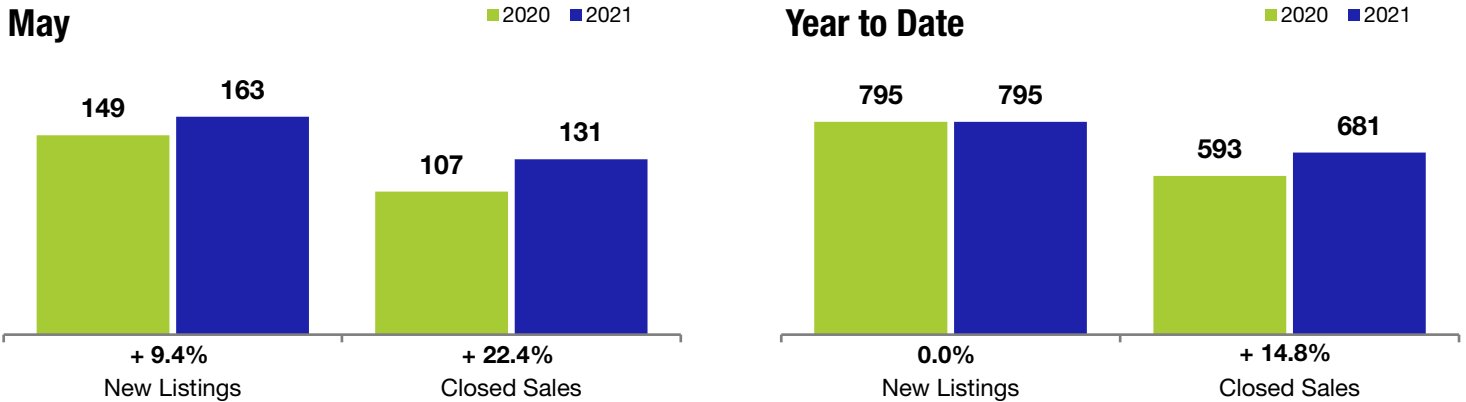
Change in  
Closed Sales

**+ 30.0%**

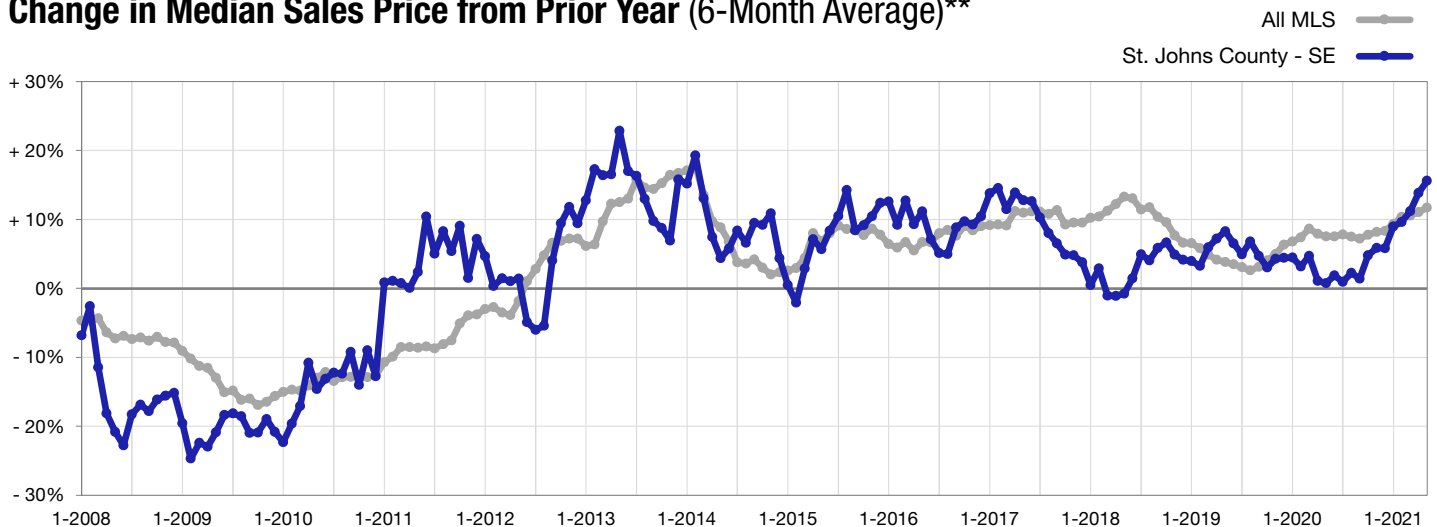
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	149	163	+ 9.4%	795	795	0.0%
Closed Sales	107	131	+ 22.4%	593	681	+ 14.8%
Median Sales Price*	\$250,000	\$325,000	+ 30.0%	\$261,500	\$310,000	+ 18.5%
Percent of Original List Price Received*	95.5%	99.5%	+ 4.2%	95.1%	98.3%	+ 3.4%
Percent of Properties Sold Over List Price*	5.6%	34.4%	+ 514.3%	4.6%	22.2%	+ 382.6%
Days on Market Until Sale	69	38	- 44.9%	87	56	- 35.6%
Inventory of Homes for Sale	519	165	- 68.2%	--	--	--
Months Supply of Inventory	4.2	1.0	- 76.2%	--	--	--

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



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



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

# Local Market Update – May 2021

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



## St. Johns County - SW

Region 34

**- 13.3%**

**+ 42.9%**

**+ 16.6%**

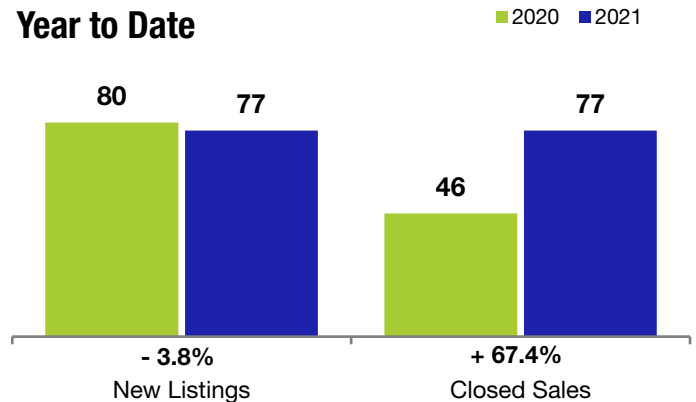
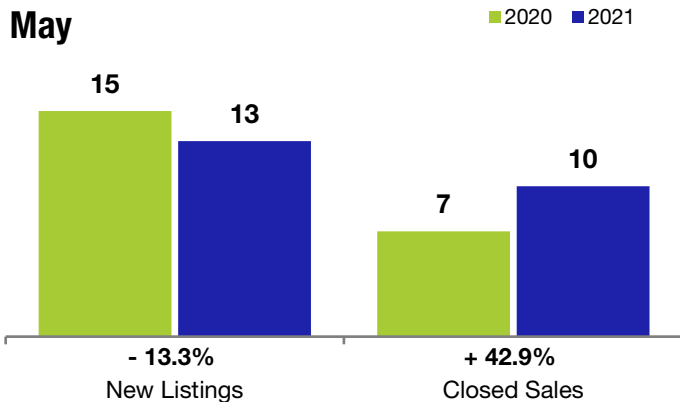
Change in  
New Listings

Change in  
Closed Sales

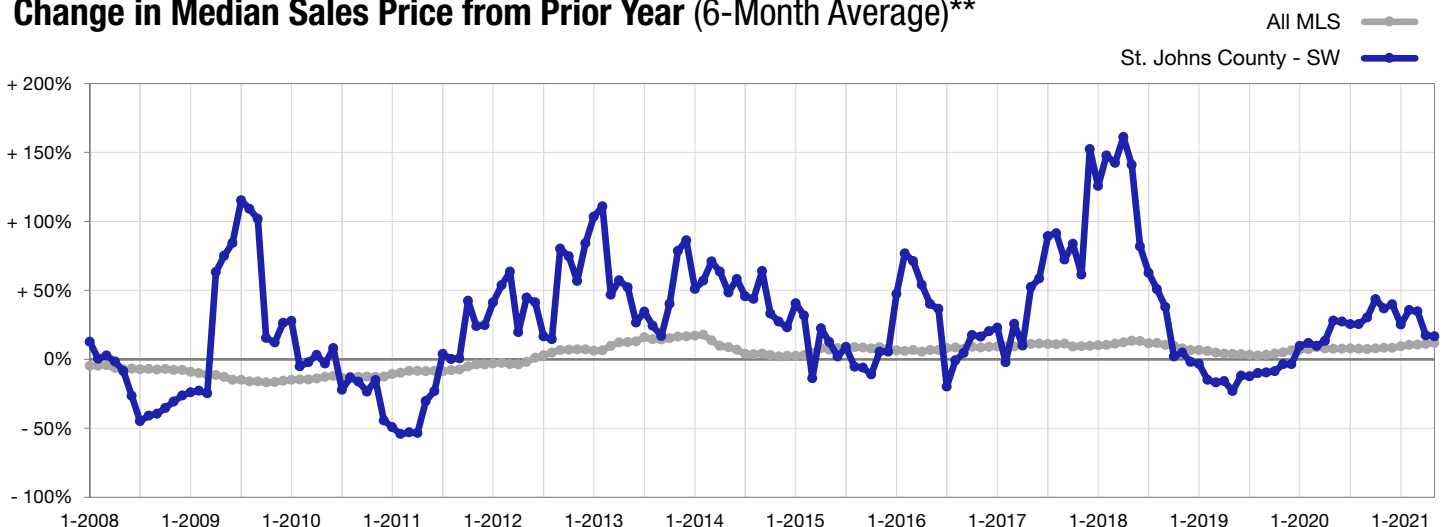
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	15	13	- 13.3%	80	77	- 3.8%
Closed Sales	7	10	+ 42.9%	46	77	+ 67.4%
Median Sales Price*	\$225,000	<b>\$262,450</b>	+ 16.6%	\$232,500	<b>\$249,900</b>	+ 7.5%
Percent of Original List Price Received*	94.6%	<b>98.9%</b>	+ 4.5%	95.5%	<b>96.6%</b>	+ 1.2%
Percent of Properties Sold Over List Price*	0.0%	<b>40.0%</b>	--	10.9%	<b>22.1%</b>	+ 102.8%
Days on Market Until Sale	27	<b>41</b>	+ 51.9%	53	<b>74</b>	+ 39.6%
Inventory of Homes for Sale	53	<b>23</b>	- 56.6%	--	--	--
Months Supply of Inventory	6.0	<b>1.5</b>	- 75.0%	--	--	--

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



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

# Local Market Update – May 2021

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



## Putnam County NE

**+ 23.1%**

**- 2.6%**

**+ 11.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### Region 56

### May

### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	39	48	+ 23.1%	201	231	+ 14.9%
Closed Sales	39	38	- 2.6%	149	178	+ 19.5%
Median Sales Price*	\$143,000	\$159,000	+ 11.2%	\$134,900	\$157,500	+ 16.8%
Percent of Original List Price Received*	90.5%	97.5%	+ 7.7%	90.8%	94.6%	+ 4.2%
Percent of Properties Sold Over List Price*	12.8%	21.1%	+ 64.8%	12.8%	16.3%	+ 27.3%
Days on Market Until Sale	101	58	- 42.6%	92	71	- 22.8%
Inventory of Homes for Sale	156	72	- 53.8%	--	--	--
Months Supply of Inventory	4.9	1.8	- 63.3%	--	--	--

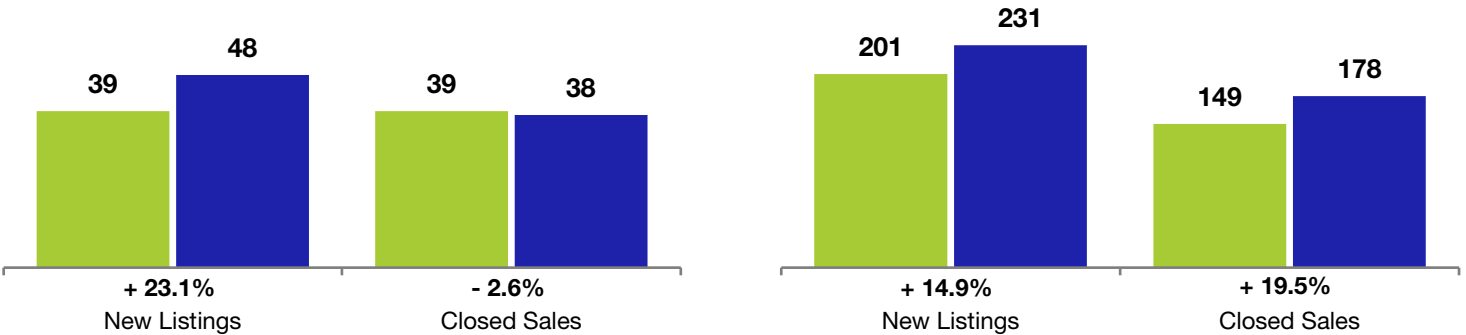
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### May

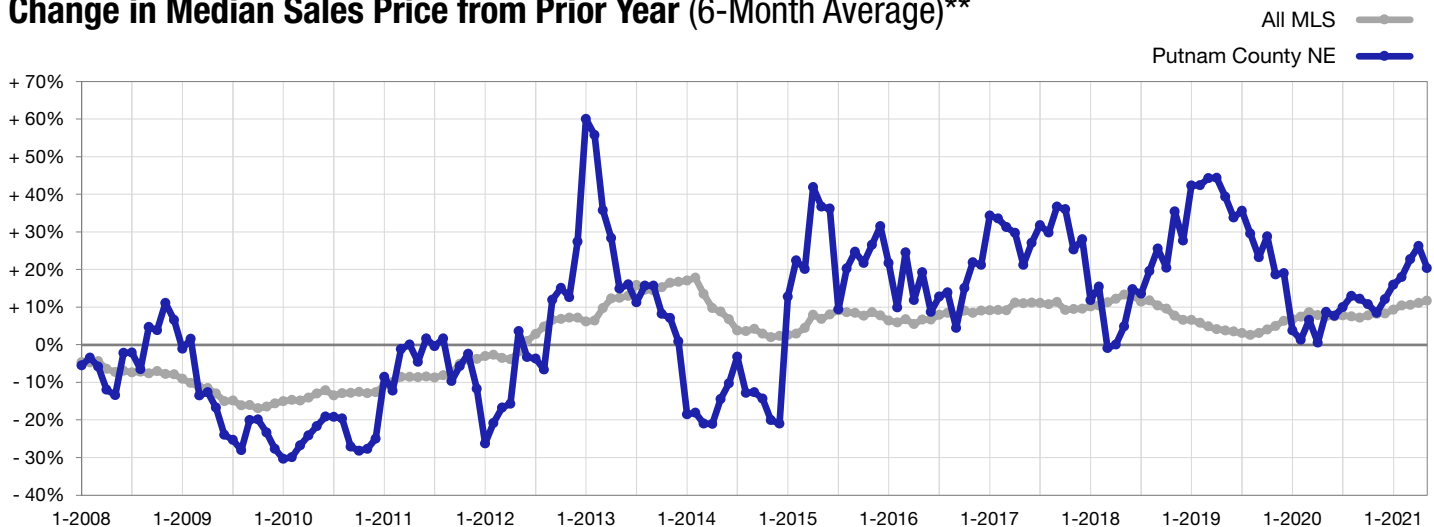
■ 2020 ■ 2021

### Year to Date

■ 2020 ■ 2021



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



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



# Local Market Update – May 2021

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



## Putnam County - West

Region 57

**+ 60.9%**

Change in  
New Listings

**+ 46.2%**

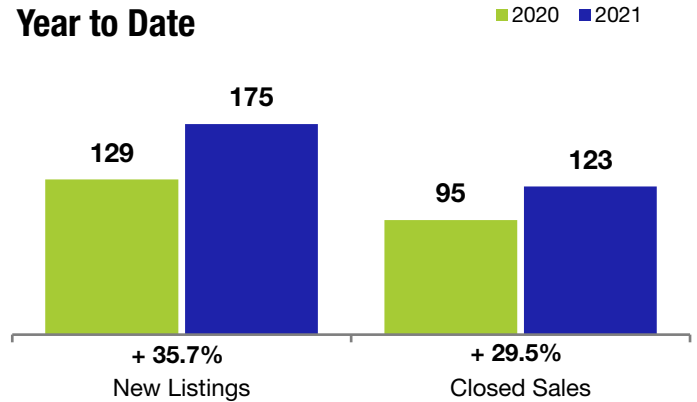
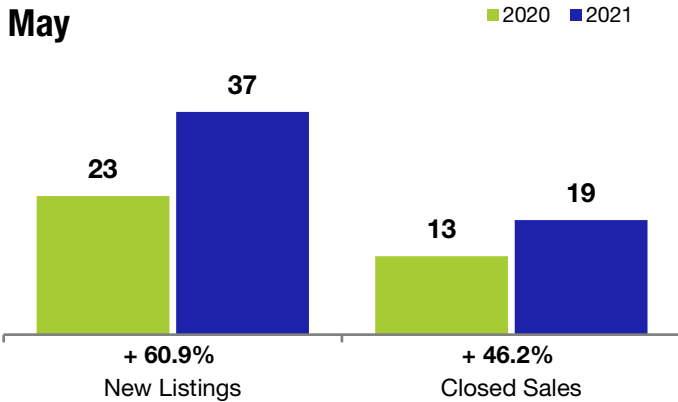
Change in  
Closed Sales

**+ 5.3%**

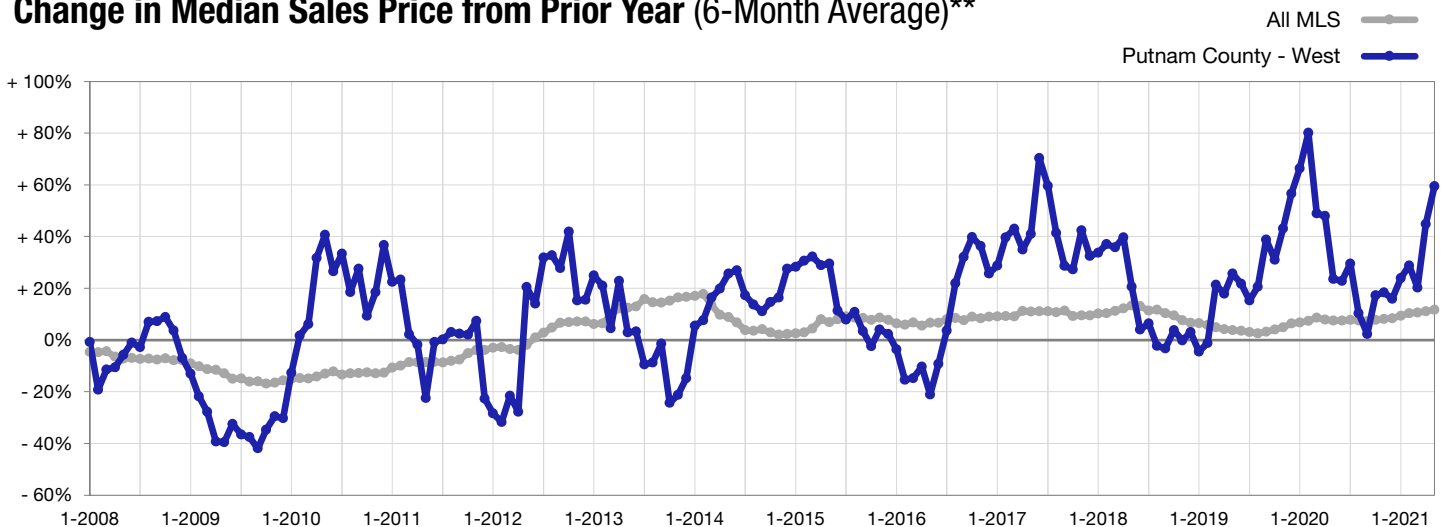
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	23	37	+ 60.9%	129	175	+ 35.7%
Closed Sales	13	19	+ 46.2%	95	123	+ 29.5%
Median Sales Price*	\$95,000	\$100,000	+ 5.3%	\$95,000	\$102,500	+ 7.9%
Percent of Original List Price Received*	86.3%	95.6%	+ 10.8%	87.7%	91.5%	+ 4.3%
Percent of Properties Sold Over List Price*	23.1%	21.1%	- 8.7%	11.6%	9.0%	- 22.4%
Days on Market Until Sale	124	54	- 56.5%	110	61	- 44.5%
Inventory of Homes for Sale	103	68	- 34.0%	--	--	--
Months Supply of Inventory	5.0	2.5	- 50.0%	--	--	--

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



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# Local Market Update – May 2021

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



## Putnam County - South

Region 58

**+ 9.7%**

Change in  
New Listings

**- 8.7%**

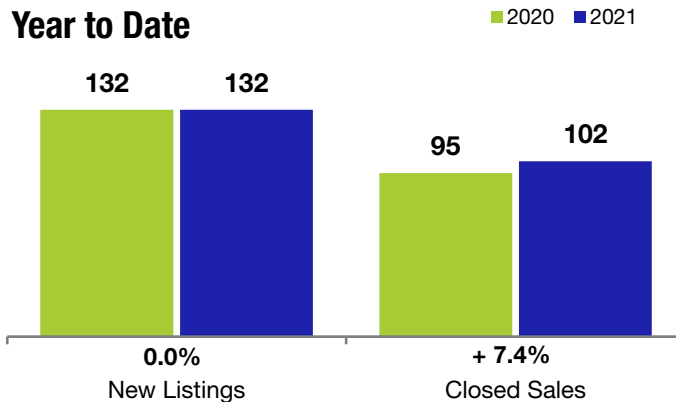
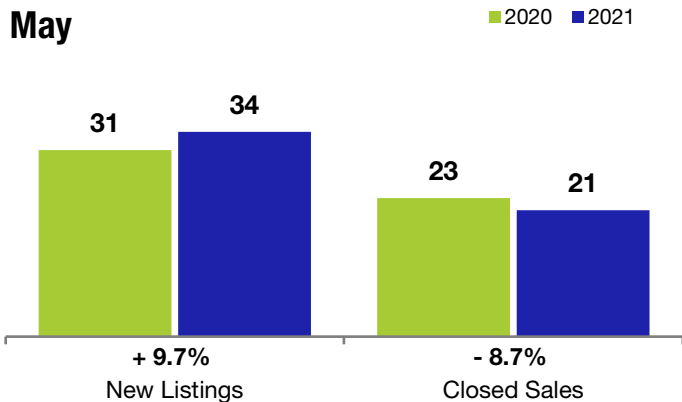
Change in  
Closed Sales

**+ 94.2%**

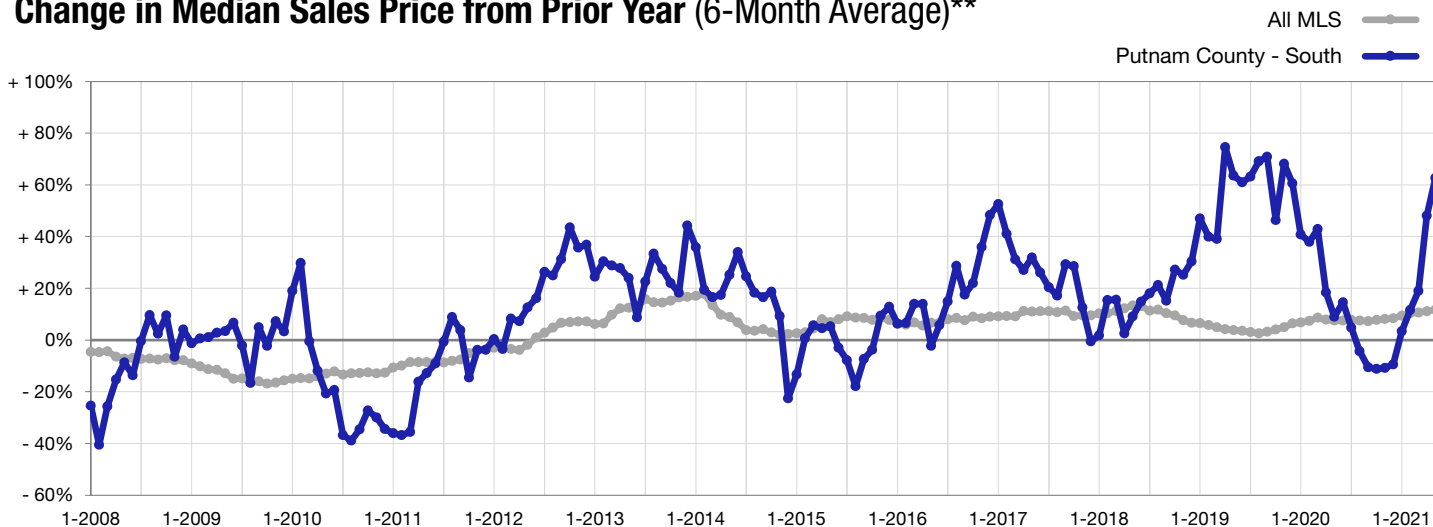
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	31	<b>34</b>	+ 9.7%	132	<b>132</b>	0.0%
Closed Sales	23	<b>21</b>	- 8.7%	95	<b>102</b>	+ 7.4%
Median Sales Price*	\$100,400	<b>\$195,000</b>	+ 94.2%	\$118,000	<b>\$167,450</b>	+ 41.9%
Percent of Original List Price Received*	88.1%	<b>92.4%</b>	+ 4.9%	89.6%	<b>92.3%</b>	+ 3.0%
Percent of Properties Sold Over List Price*	4.3%	<b>9.5%</b>	+ 120.9%	7.4%	<b>11.8%</b>	+ 59.5%
Days on Market Until Sale	125	<b>43</b>	- 65.6%	115	<b>82</b>	- 28.7%
Inventory of Homes for Sale	111	<b>67</b>	- 39.6%	--	--	--
Months Supply of Inventory	6.0	<b>3.1</b>	- 48.3%	--	--	--

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



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# Local Market Update – May 2021

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



## Baker County

**- 42.1%**      **+ 63.2%**      **+ 22.6%**

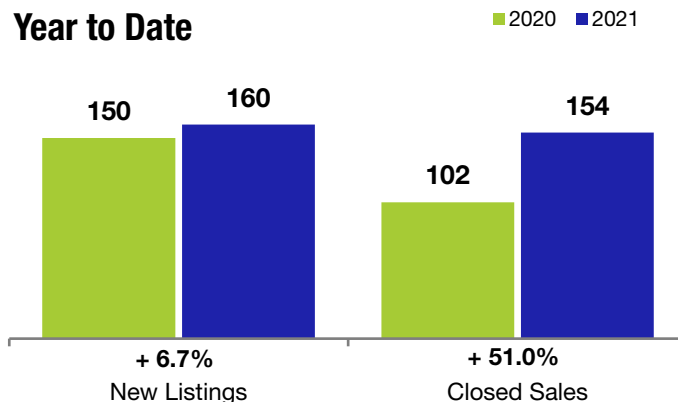
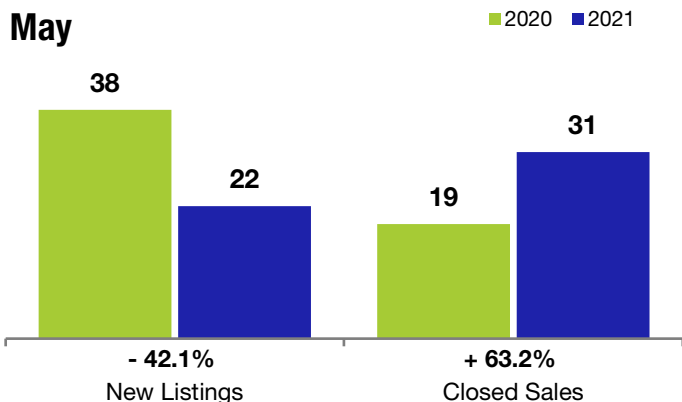
Change in  
New Listings

Change in  
Closed Sales

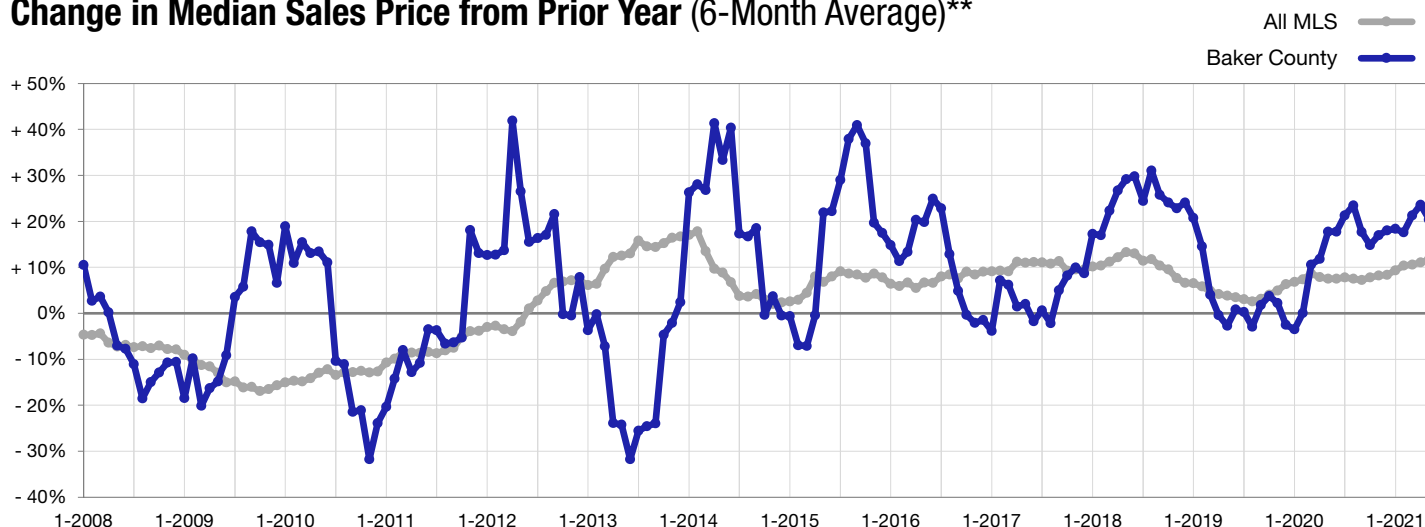
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	38	22	- 42.1%	150	160	+ 6.7%
Closed Sales	19	31	+ 63.2%	102	154	+ 51.0%
Median Sales Price*	\$216,000	<b>\$264,900</b>	+ 22.6%	\$210,300	<b>\$255,000</b>	+ 21.3%
Percent of Original List Price Received*	97.7%	<b>98.0%</b>	+ 0.3%	95.5%	<b>98.0%</b>	+ 2.6%
Percent of Properties Sold Over List Price*	10.5%	<b>16.1%</b>	+ 53.3%	13.7%	<b>22.7%</b>	+ 65.7%
Days on Market Until Sale	55	<b>37</b>	- 32.7%	71	<b>61</b>	- 14.1%
Inventory of Homes for Sale	74	<b>27</b>	- 63.5%	--	--	--
Months Supply of Inventory	3.4	<b>0.9</b>	- 73.5%	--	--	--

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



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# Local Market Update – May 2021

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



## Clay County

**+ 22.8%**      **+ 14.3%**      **+ 16.1%**

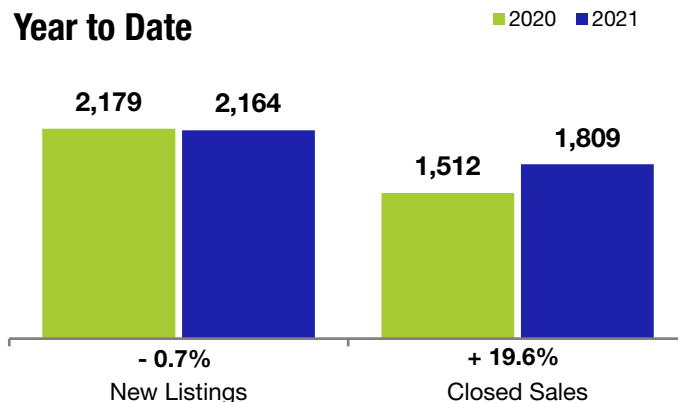
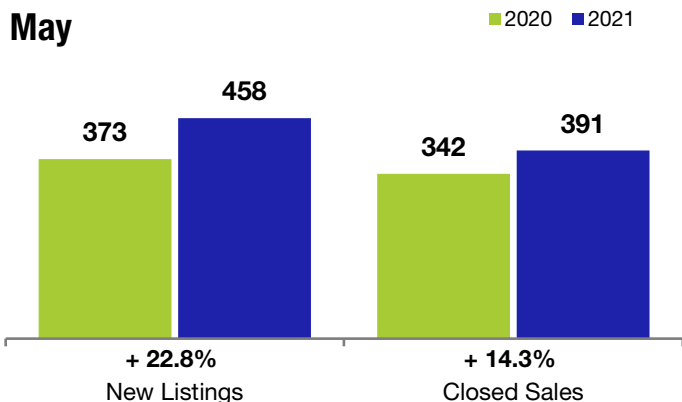
Change in  
New Listings

Change in  
Closed Sales

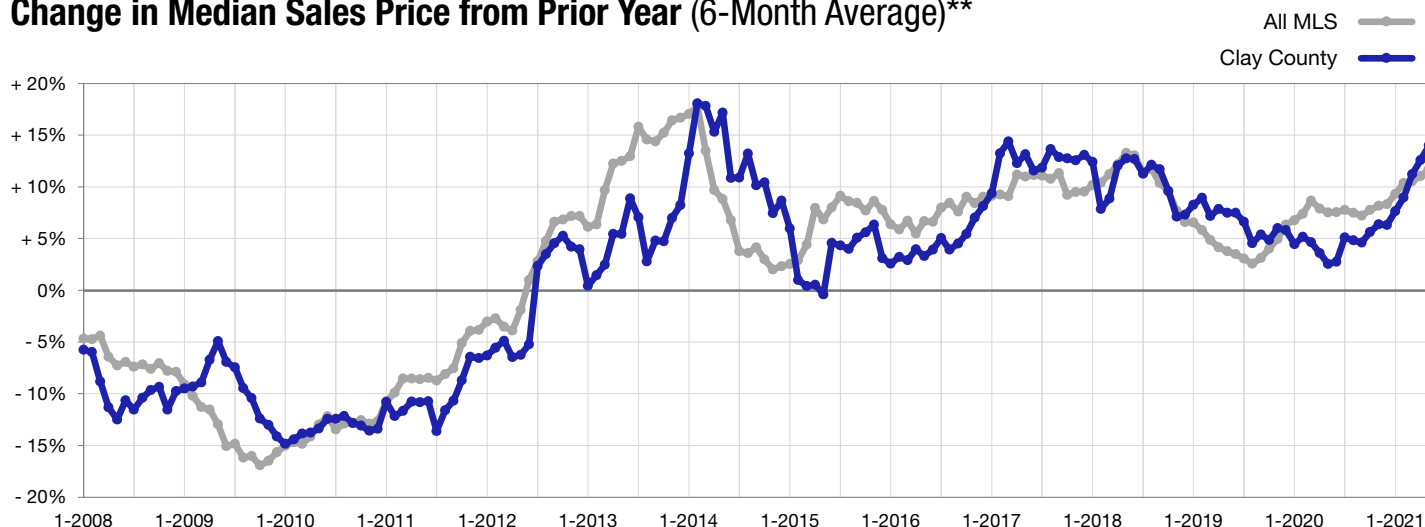
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	373	458	+ 22.8%	2,179	2,164	- 0.7%
Closed Sales	342	391	+ 14.3%	1,512	1,809	+ 19.6%
Median Sales Price*	\$239,000	\$277,500	+ 16.1%	\$226,745	\$260,000	+ 14.7%
Percent of Original List Price Received*	96.9%	100.4%	+ 3.6%	96.9%	99.2%	+ 2.4%
Percent of Properties Sold Over List Price*	17.0%	49.6%	+ 191.8%	17.4%	36.8%	+ 111.5%
Days on Market Until Sale	65	28	- 56.9%	65	38	- 41.5%
Inventory of Homes for Sale	1,049	417	- 60.2%	--	--	--
Months Supply of Inventory	3.1	1.0	- 67.7%	--	--	--

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



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



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# Local Market Update – May 2021

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



## Duval County

**+ 17.7%**      **+ 47.1%**      **+ 18.2%**

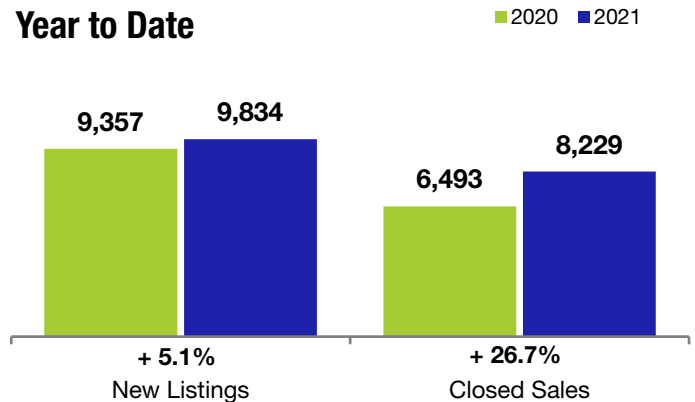
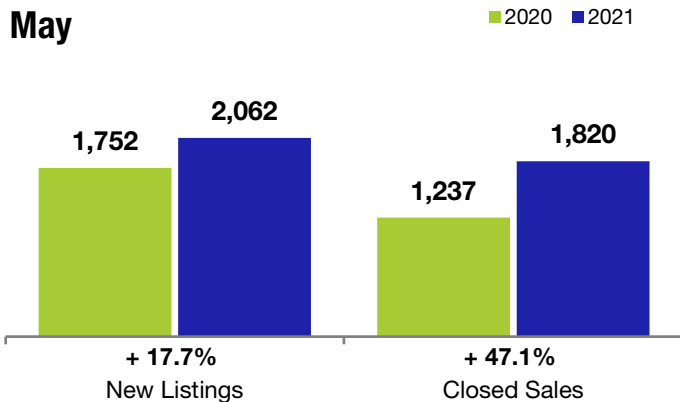
Change in  
New Listings

Change in  
Closed Sales

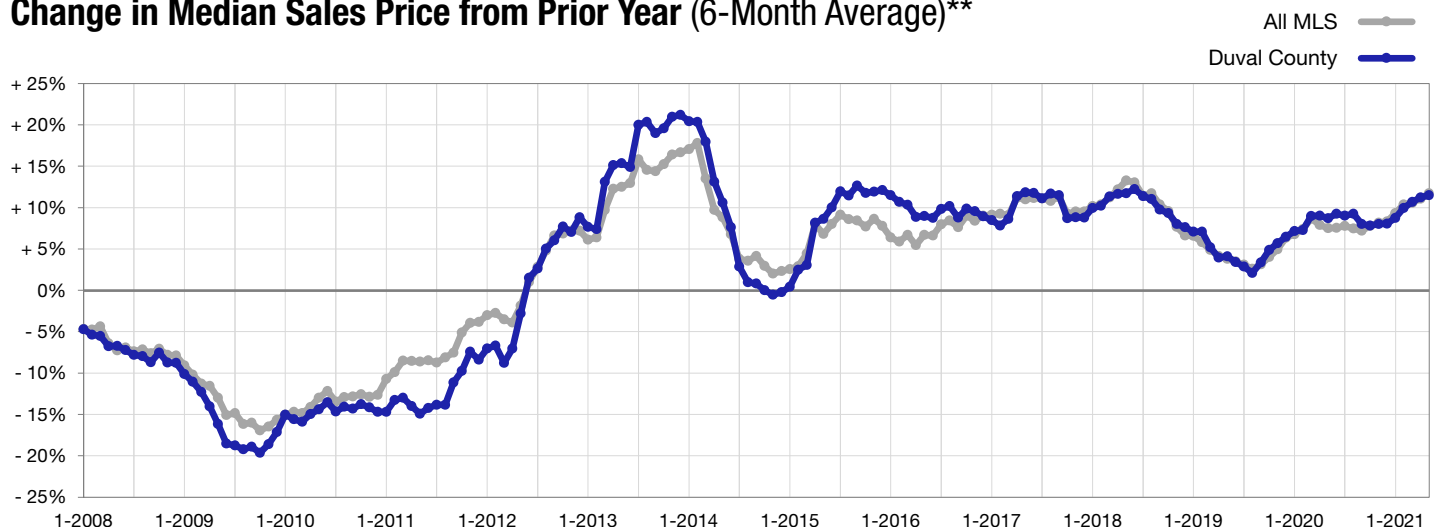
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,752	<b>2,062</b>	+ 17.7%	9,357	<b>9,834</b>	+ 5.1%
Closed Sales	1,237	<b>1,820</b>	+ 47.1%	6,493	<b>8,229</b>	+ 26.7%
Median Sales Price*	\$220,000	<b>\$260,000</b>	+ 18.2%	\$218,000	<b>\$242,995</b>	+ 11.5%
Percent of Original List Price Received*	96.7%	<b>99.9%</b>	+ 3.3%	96.1%	<b>98.7%</b>	+ 2.7%
Percent of Properties Sold Over List Price*	15.9%	<b>41.2%</b>	+ 159.1%	15.2%	<b>31.2%</b>	+ 105.3%
Days on Market Until Sale	51	<b>34</b>	- 33.3%	60	<b>41</b>	- 31.7%
Inventory of Homes for Sale	4,345	<b>2,114</b>	- 51.3%	--	--	--
Months Supply of Inventory	3.0	<b>1.2</b>	- 60.0%	--	--	--

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



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# Local Market Update – May 2021

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



## Nassau County

**+ 20.0%**

Change in  
New Listings

**+ 15.0%**

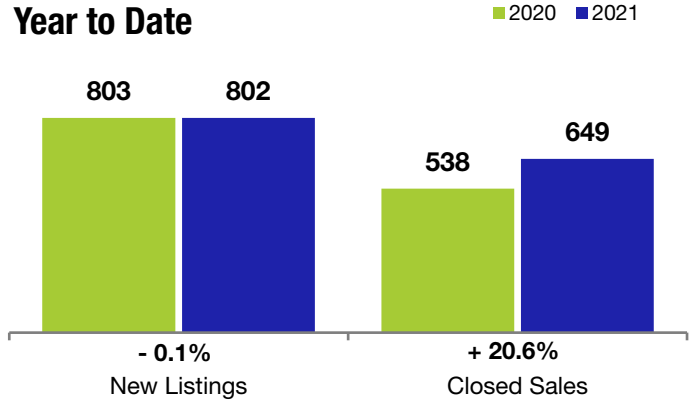
Change in  
Closed Sales

**+ 26.8%**

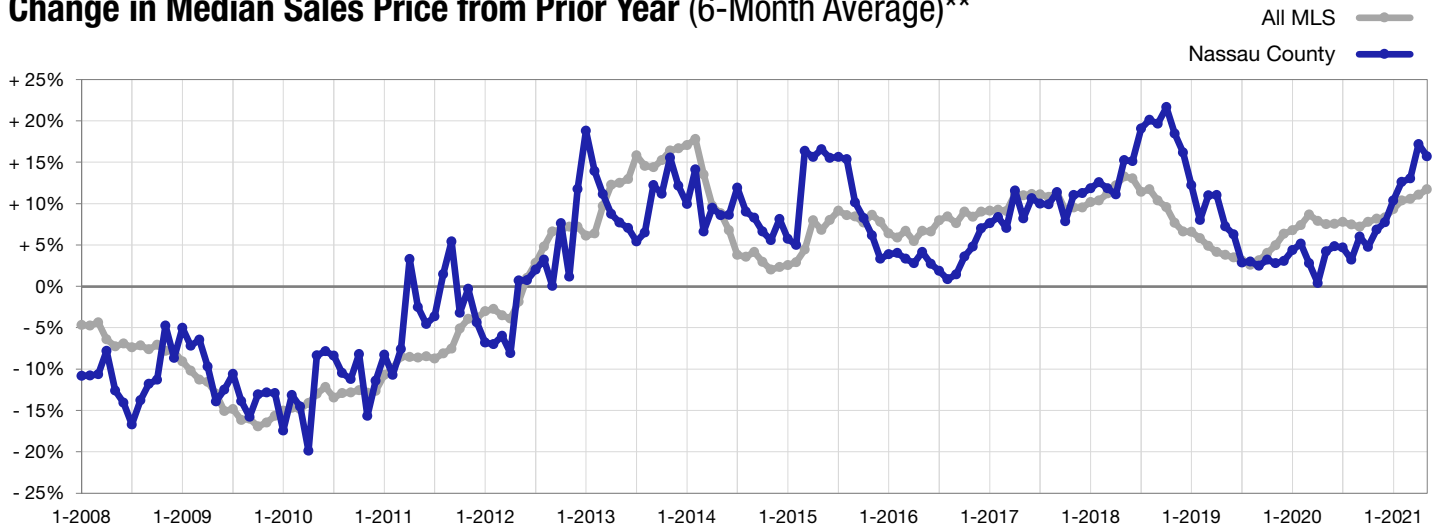
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	155	<b>186</b>	+ 20.0%	803	<b>802</b>	- 0.1%
Closed Sales	113	<b>130</b>	+ 15.0%	538	<b>649</b>	+ 20.6%
Median Sales Price*	\$271,900	<b>\$344,893</b>	+ 26.8%	\$275,900	<b>\$325,000</b>	+ 17.8%
Percent of Original List Price Received*	97.1%	<b>99.1%</b>	+ 2.1%	96.2%	<b>98.0%</b>	+ 1.9%
Percent of Properties Sold Over List Price*	12.4%	<b>30.0%</b>	+ 141.9%	11.3%	<b>21.1%</b>	+ 86.7%
Days on Market Until Sale	79	<b>43</b>	- 45.6%	85	<b>55</b>	- 35.3%
Inventory of Homes for Sale	487	<b>183</b>	- 62.4%	--	--	--
Months Supply of Inventory	4.1	<b>1.2</b>	- 70.7%	--	--	--

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



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# Local Market Update – May 2021

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



## Putnam County

**+ 28.3%**

Change in  
New Listings

**+ 5.3%**

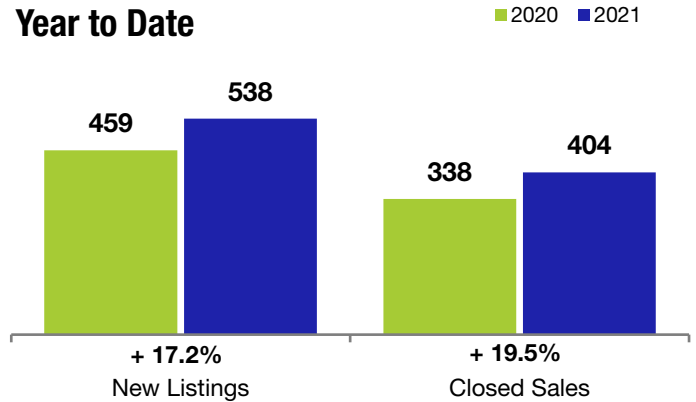
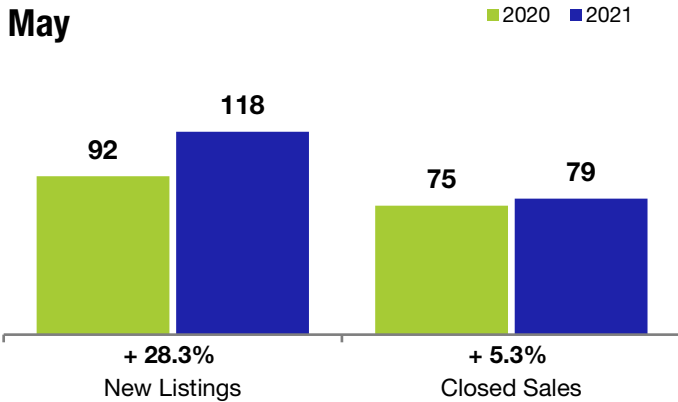
Change in  
Closed Sales

**+ 24.8%**

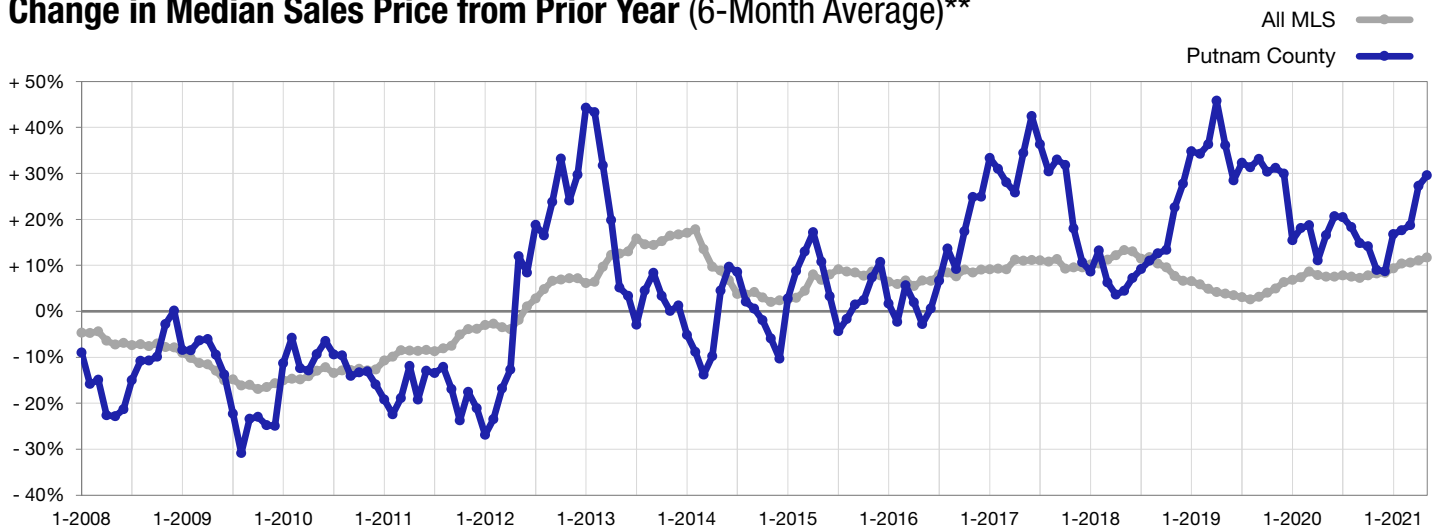
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	92	<b>118</b>	+ 28.3%	459	<b>538</b>	+ 17.2%
Closed Sales	75	<b>79</b>	+ 5.3%	338	<b>404</b>	+ 19.5%
Median Sales Price*	\$125,000	<b>\$156,000</b>	+ 24.8%	\$121,700	<b>\$143,000</b>	+ 17.5%
Percent of Original List Price Received*	89.0%	<b>95.9%</b>	+ 7.8%	89.6%	<b>93.1%</b>	+ 3.9%
Percent of Properties Sold Over List Price*	12.0%	<b>19.0%</b>	+ 58.3%	10.9%	<b>13.2%</b>	+ 21.1%
Days on Market Until Sale	112	<b>52</b>	- 53.6%	104	<b>71</b>	- 31.7%
Inventory of Homes for Sale	367	<b>206</b>	- 43.9%	--	--	--
Months Supply of Inventory	5.2	<b>2.3</b>	- 55.8%	--	--	--

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



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# Local Market Update – May 2021

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



## St. Johns County

**- 6.4%**

**+ 33.4%**

**+ 21.2%**

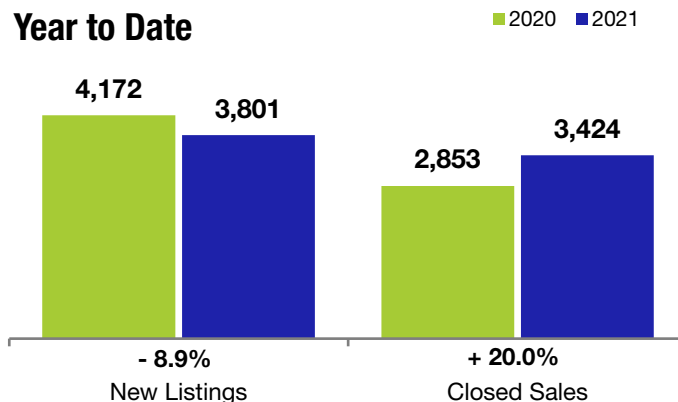
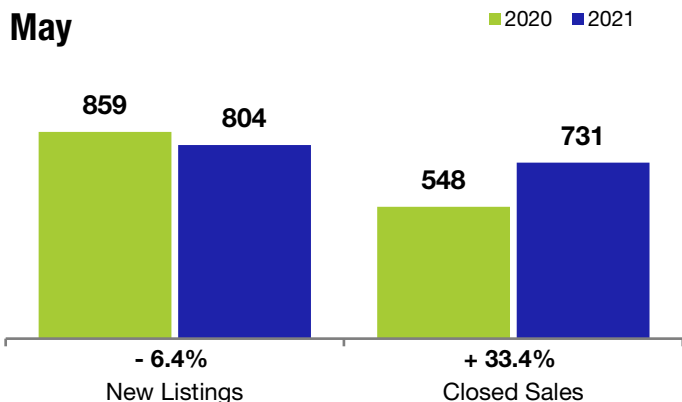
Change in  
New Listings

Change in  
Closed Sales

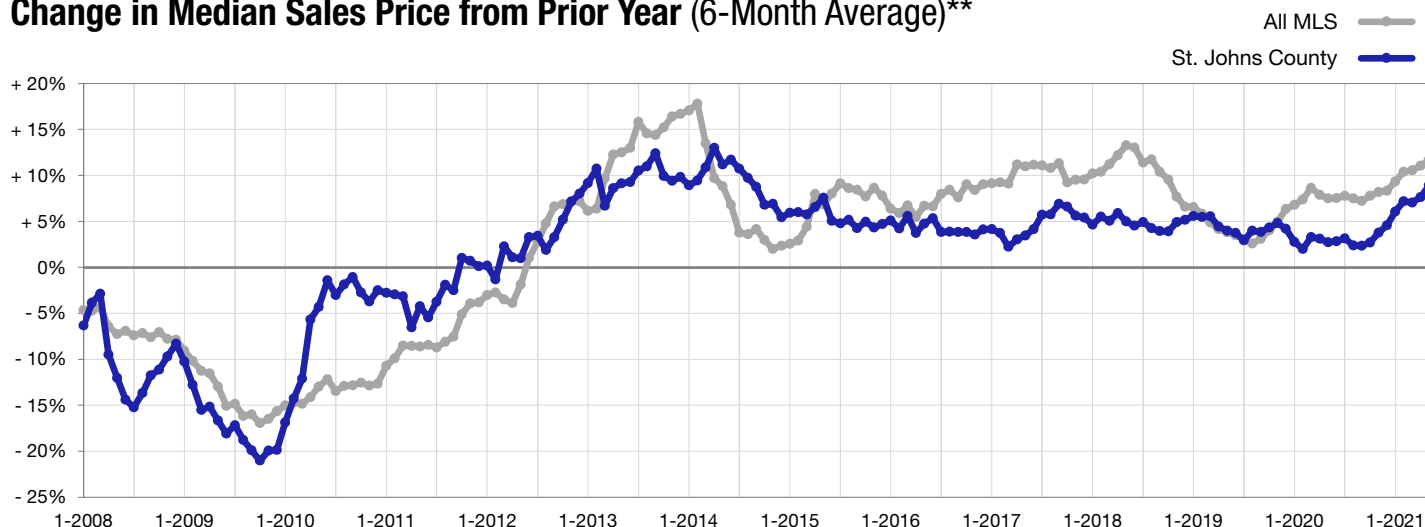
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	859	804	- 6.4%	4,172	3,801	- 8.9%
Closed Sales	548	731	+ 33.4%	2,853	3,424	+ 20.0%
Median Sales Price*	\$342,445	<b>\$415,000</b>	+ 21.2%	\$339,645	<b>\$389,000</b>	+ 14.5%
Percent of Original List Price Received*	96.8%	101.1%	+ 4.4%	96.5%	99.7%	+ 3.3%
Percent of Properties Sold Over List Price*	9.5%	43.4%	+ 356.8%	9.0%	29.4%	+ 226.7%
Days on Market Until Sale	78	34	- 56.4%	84	50	- 40.5%
Inventory of Homes for Sale	2,470	714	- 71.1%	--	--	--
Months Supply of Inventory	4.0	0.9	- 77.5%	--	--	--

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



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



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