

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.

August 2021

The booming U.S. housing market has spilled over to the rental market, which has seen demand for apartment and single-family rentals skyrocket this year, as high sales prices and an inadequate supply of available housing have forced many prospective buyers to rent for the foreseeable future. Increased demand for housing, along with an improving economy, has competition for rental units soaring, and landlords are taking note, with the national median rent increasing 11.4% in 2021 so far, according to Apartment List.

New Listings in the Northeast Florida region increased 5.7 percent to 3,787. Pending Sales were down 2.0 percent to 3,424. Inventory levels fell 37.2 percent to 4,651 units.

Prices continued to gain traction. The Median Sales Price increased 14.7 percent to \$300,000. Days on Market was down 50.0 percent to 31 days. Sellers were encouraged as Months Supply of Inventory was down 46.2 percent to 1.4 months.

In new construction, home builders continue to struggle to meet buyer demand, as housing starts nationwide dropped 7% last month, according to the Commerce Department. Single-family home construction declined 4.5%, and multi-family home construction, which includes condos and apartment buildings, was also down, falling by 13%. Labor shortages, rising material costs, and supply-chain setbacks continue to challenge builders, with some projects temporarily paused due to availability and cost of materials.

Quick Facts

- 3.1% **+ 14.7%** **- 37.2%**

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




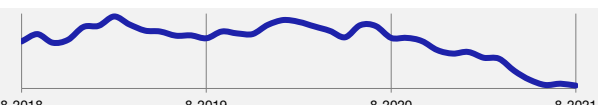


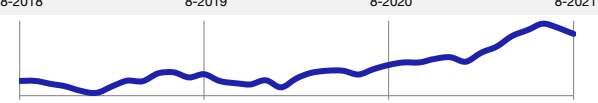

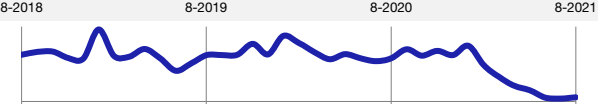


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Market Overview

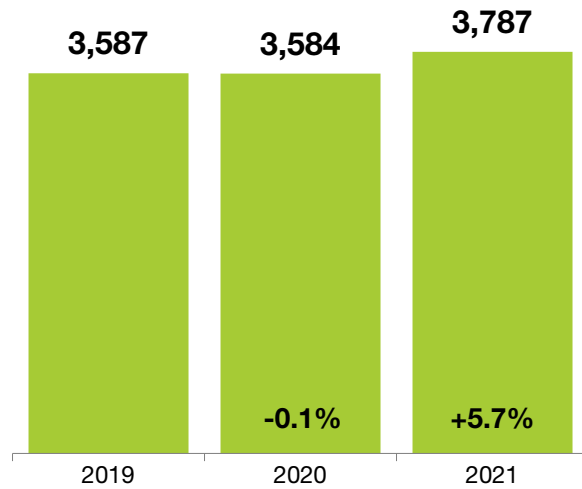
Key market metrics for the current month and year-to-date.

Key Metrics	Historical Sparklines	8-2020	8-2021	+/-	YTD 2020	YTD 2021	+/-
New Listings		3,584	3,787	+ 5.7%	28,449	30,351	+ 6.7%
Pending Sales		3,493	3,424	- 2.0%	24,444	27,467	+ 12.4%
Closed Sales		3,302	3,200	- 3.1%	22,431	25,940	+ 15.6%
Days on Market Until Sale		62	31	- 50.0%	68	39	- 42.6%
Median Sales Price		\$261,577	\$300,000	+ 14.7%	\$250,000	\$285,000	+ 14.0%
Average Sales Price		\$317,727	\$362,699	+ 14.2%	\$300,363	\$353,583	+ 17.7%
Percent of Original List Price Received		97.0%	99.7%	+ 2.8%	96.3%	99.3%	+ 3.1%
Percent of Properties Sold Over List Price		17.4%	41.0%	+ 135.6%	14.5%	35.0%	+ 141.4%
Housing Affordability Index		136	118	- 13.2%	142	125	- 12.0%
Inventory of Homes for Sale		7,405	4,651	- 37.2%	--	--	--
Months Supply of Homes for Sale		2.6	1.4	- 46.2%	--	--	--

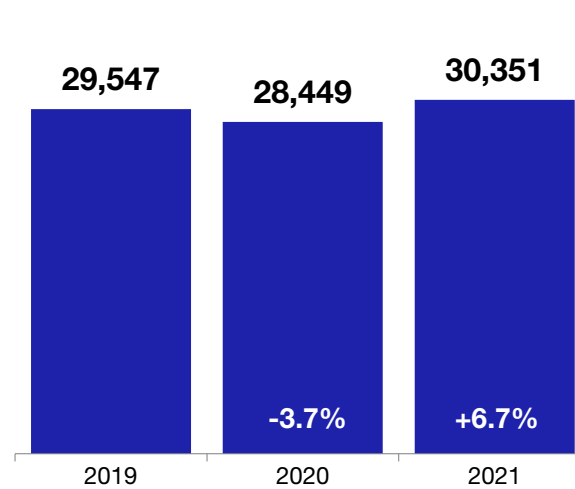
New Listings

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

August



Year To Date



Month	Prior Year	Current Year	+ / -
September 2020	3,031	3,380	+11.5%
October 2020	3,595	3,591	-0.1%
November 2020	2,773	2,781	+0.3%
December 2020	2,188	2,559	+17.0%
January 2021	3,518	3,148	-10.5%
February 2021	3,418	3,086	-9.7%
March 2021	4,086	3,870	-5.3%
April 2021	3,185	4,219	+32.5%
May 2021	3,359	3,969	+18.2%
June 2021	3,636	4,202	+15.6%
July 2021	3,663	4,070	+11.1%
August 2021	3,584	3,787	+5.7%
12-Month Avg	3,336	3,555	+6.6%

Historical New Listing Activity

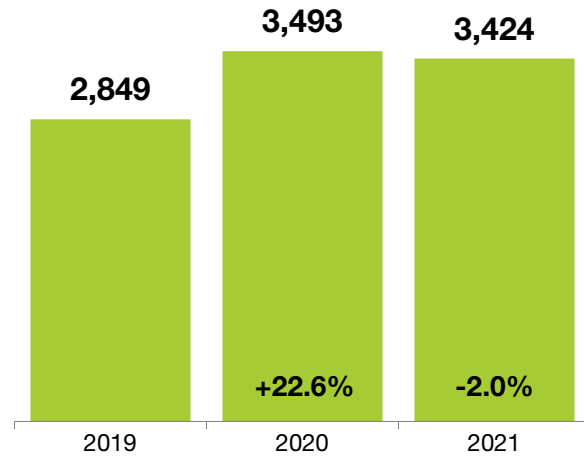


Pending Sales

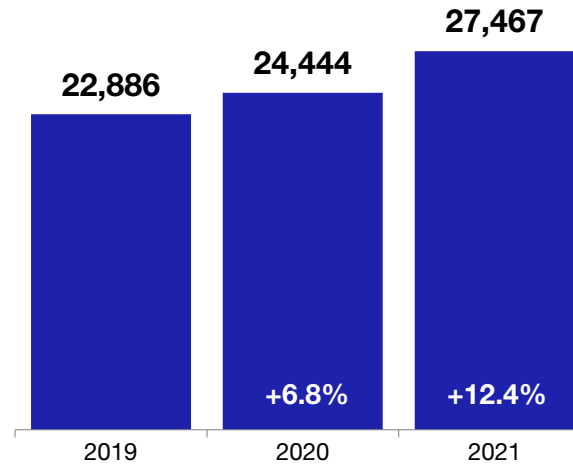
A count of the properties on which contracts have been written in a given month.



August



Year To Date



Month	Prior Year	Current Year	+ / -
September 2020	2,435	3,370	+38.4%
October 2020	2,645	3,265	+23.4%
November 2020	2,358	2,950	+25.1%
December 2020	2,135	2,689	+25.9%
January 2021	2,519	3,039	+20.6%
February 2021	2,749	3,121	+13.5%
March 2021	2,828	3,608	+27.6%
April 2021	2,381	3,680	+54.6%
May 2021	3,100	3,715	+19.8%
June 2021	3,696	3,502	-5.2%
July 2021	3,678	3,378	-8.2%
August 2021	3,493	3,424	-2.0%
12-Month Avg	2,835	3,312	+16.8%

Historical Pending Sales Activity

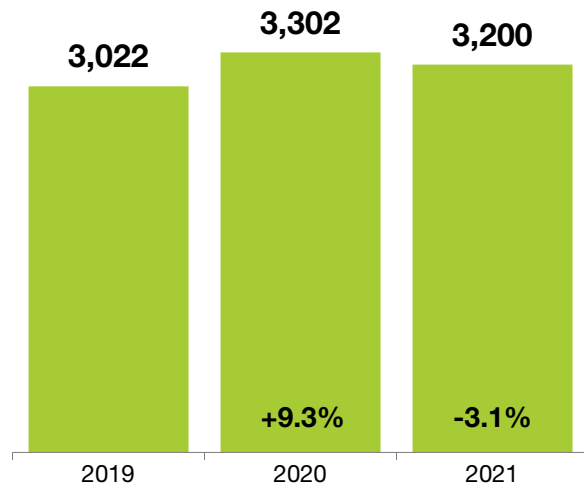


Closed Sales

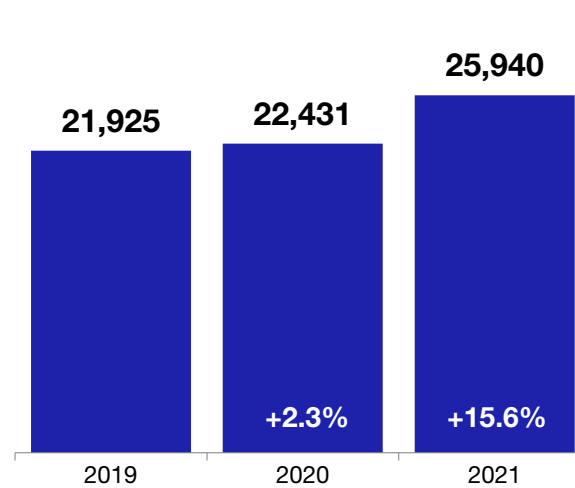
A count of actual sales that have closed within a given month.



August



Year To Date



Month	Prior Year	Current Year	+ / -
September 2020	2,660	3,365	+26.5%
October 2020	2,567	3,374	+31.4%
November 2020	2,371	2,910	+22.7%
December 2020	2,768	3,410	+23.2%
January 2021	1,988	2,389	+20.2%
February 2021	2,403	2,749	+14.4%
March 2021	2,857	3,522	+23.3%
April 2021	2,497	3,444	+37.9%
May 2021	2,388	3,527	+47.7%
June 2021	3,237	3,753	+15.9%
July 2021	3,759	3,356	-10.7%
August 2021	3,302	3,200	-3.1%
12-Month Avg	2,733	3,250	+20.8%

Historical Closed Sales Activity

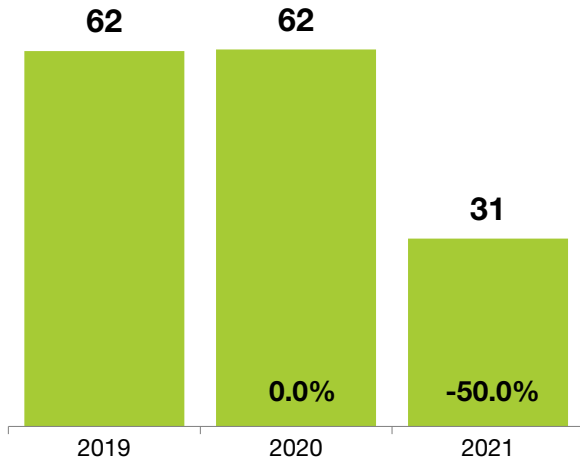


Days on Market Until Sale

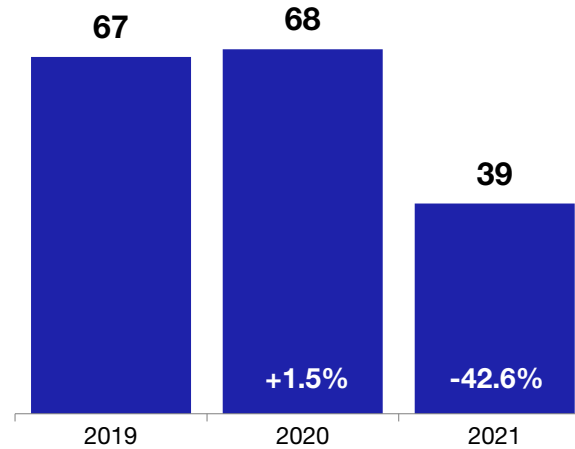
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



Year To Date



Month	Prior Year	Current Year	+ / -
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	49	-32.9%
March 2021	70	49	-30.0%
April 2021	67	41	-38.8%
May 2021	63	35	-44.4%
June 2021	71	32	-54.9%
July 2021	70	32	-54.3%
August 2021	62	31	-50.0%
12-Month Avg	68	45	-33.2%

Historical Days on Market Until Sale

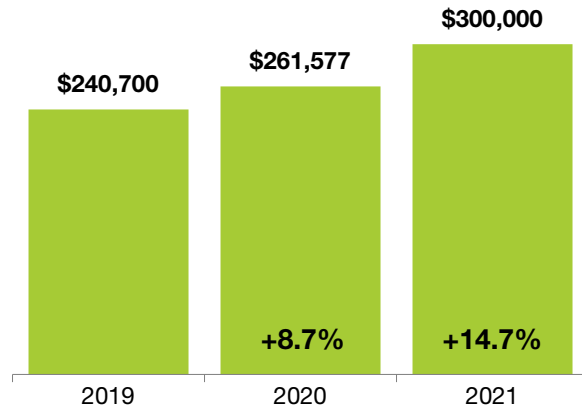


Median Sales Price

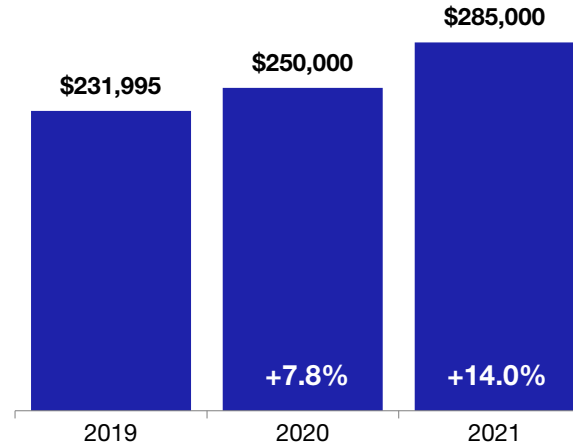
Median price point for all closed sales, not accounting for seller concessions, in a given month.



August



Year To Date



Month	Prior Year	Current Year	+ / -
September 2020	\$235,000	\$256,750	+9.3%
October 2020	\$235,000	\$262,100	+11.5%
November 2020	\$232,000	\$262,000	+12.9%
December 2020	\$240,000	\$267,000	+11.3%
January 2021	\$231,943	\$257,000	+10.8%
February 2021	\$237,000	\$263,990	+11.4%
March 2021	\$244,000	\$275,000	+12.7%
April 2021	\$249,825	\$283,945	+13.7%
May 2021	\$248,000	\$288,500	+16.3%
June 2021	\$255,000	\$300,000	+17.6%
July 2021	\$263,990	\$305,000	+15.5%
August 2021	\$261,577	\$300,000	+14.7%
12-Month Med	\$245,000	\$277,000	+13.1%

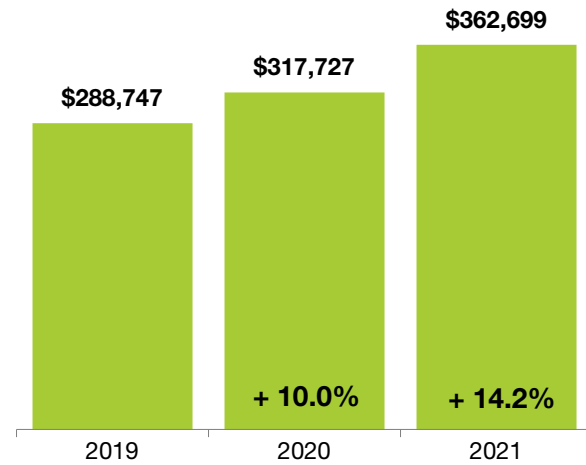
Historical Median Sales Price



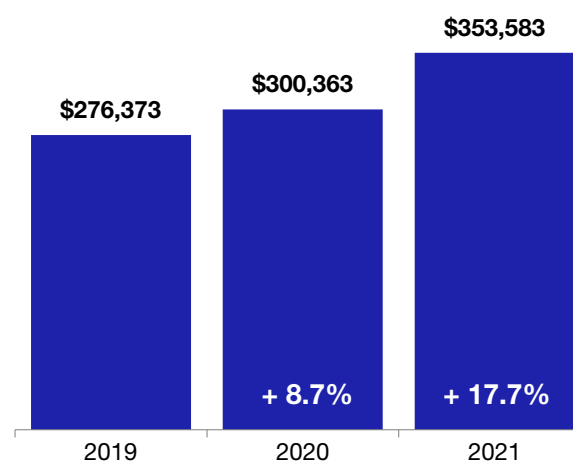
Average Sales Price

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

August



Year To Date



Month	Prior Year	Current Year	+ / -
September 2020	\$271,754	\$317,193	+16.7%
October 2020	\$272,615	\$327,051	+20.0%
November 2020	\$270,948	\$315,794	+16.6%
December 2020	\$289,489	\$328,649	+13.5%
January 2021	\$275,787	\$317,898	+15.3%
February 2021	\$283,461	\$323,071	+14.0%
March 2021	\$286,307	\$341,757	+19.4%
April 2021	\$296,555	\$355,305	+19.8%
May 2021	\$287,948	\$361,367	+25.5%
June 2021	\$309,269	\$370,261	+19.7%
July 2021	\$322,319	\$379,103	+17.6%
August 2021	\$317,727	\$362,699	+14.2%
12-Month Avg	\$292,828	\$343,147	+17.2%

Historical Average Sales Price

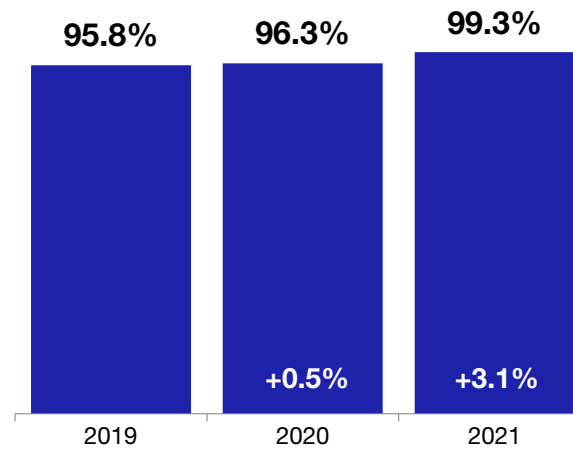
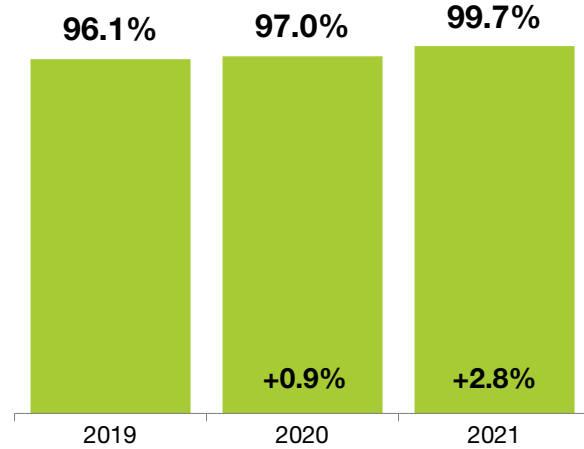


Percent of Original List Price Received

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.

August

Year To Date



Month	Prior Year	Current Year	+ / -
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%	98.6%	+2.4%
April 2021	96.4%	99.5%	+3.2%
May 2021	96.5%	100.0%	+3.6%
June 2021	96.1%	100.6%	+4.7%
July 2021	96.6%	100.2%	+3.7%
August 2021	97.0%	99.7%	+2.8%
12-Month Avg	96.0%	98.7%	+2.8%

Historical Percent of Original List Price Received

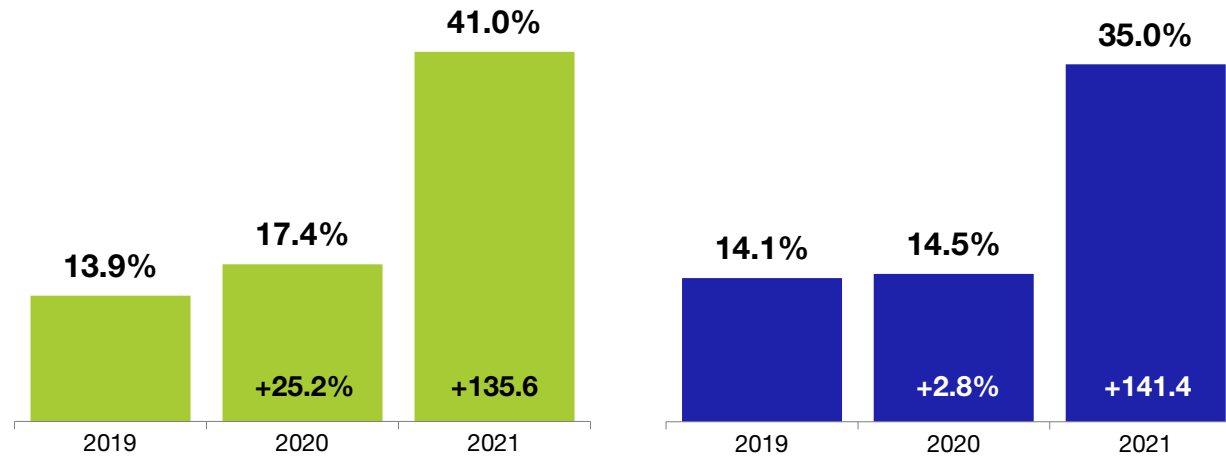


Percent of Properties Sold Over List Price

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

August

Year To Date



Month	Prior Year	Current Year	+ / -
September 2020	12.9%	16.8%	+30.2%
October 2020	11.7%	18.5%	+58.1%
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%	28.1%	+97.9%
April 2021	15.2%	36.5%	+140.1%
May 2021	14.2%	40.1%	+182.4%
June 2021	13.5%	42.2%	+212.6%
July 2021	15.7%	44.8%	+185.4%
August 2021	17.4%	41.0%	+135.6%
12-Month Avg	13.7%	29.4%	+114.3%

Historical Percent of Properties Sold Over List Price



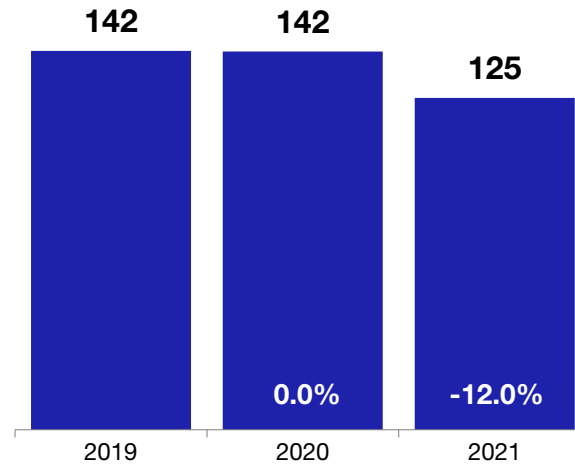
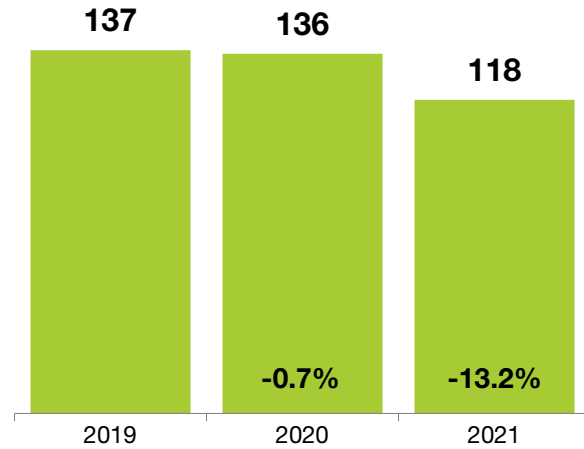
Housing Affordability Index



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.**

August

Year To Date



Month	Prior Year	Current Year	+ / -
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	141	-3.4%
February 2021	143	133	-7.0%
March 2021	138	127	-8.0%
April 2021	135	123	-8.9%
May 2021	138	121	-12.3%
June 2021	136	118	-13.2%
July 2021	134	118	-11.9%
August 2021	136	118	-13.2%
12-Month Avg	138	129	-6.5%

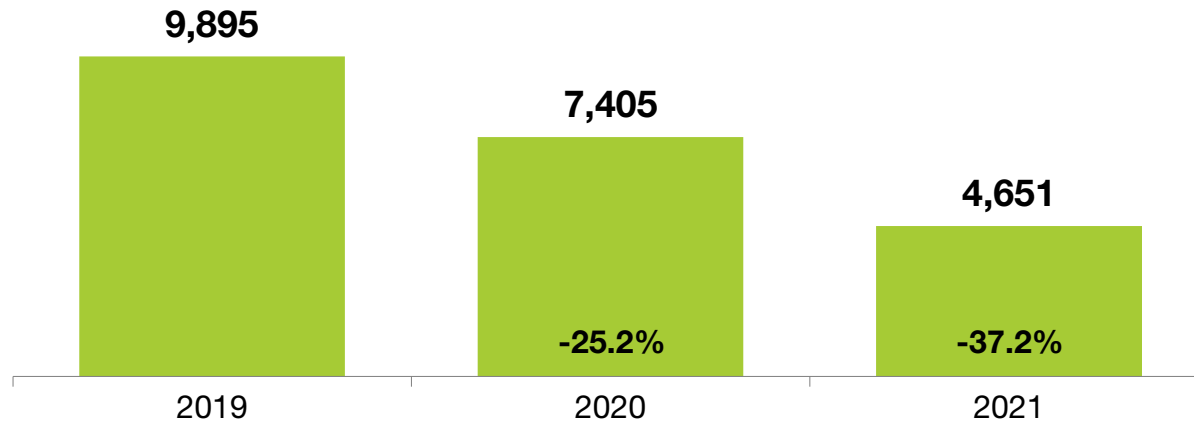
Historical Housing Affordability Index



Inventory of Homes for Sale

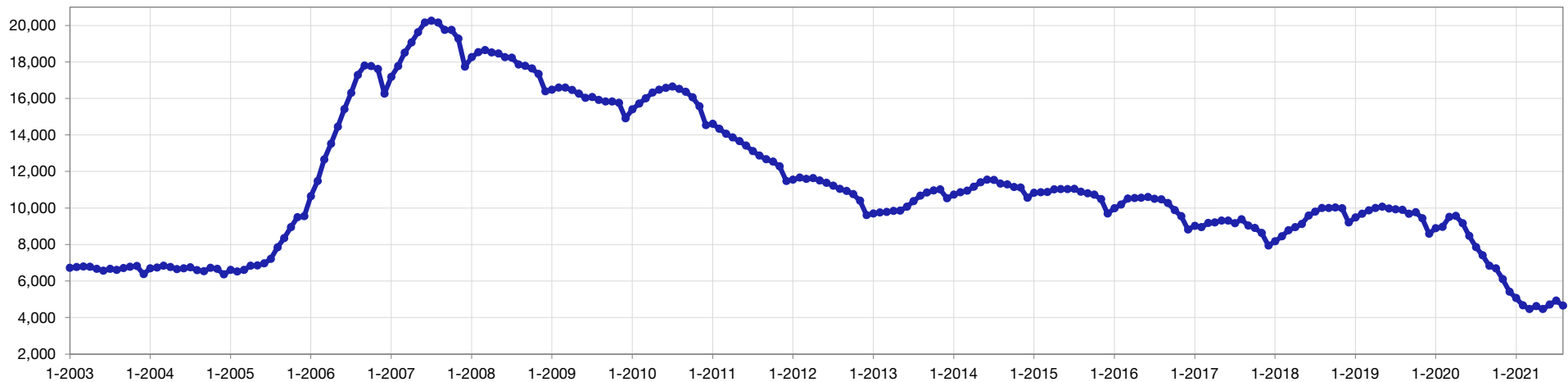
The number of properties available for sale in active status at the end of the month.

August



Month	Prior Year	Current Year	+ / -
September 2020	9,681	6,831	-29.4%
October 2020	9,768	6,684	-31.6%
November 2020	9,437	6,094	-35.4%
December 2020	8,586	5,404	-37.1%
January 2021	8,894	5,063	-43.1%
February 2021	8,963	4,671	-47.9%
March 2021	9,501	4,467	-53.0%
April 2021	9,555	4,615	-51.7%
May 2021	9,154	4,457	-51.3%
June 2021	8,473	4,707	-44.4%
July 2021	7,856	4,921	-37.4%
August 2021	7,405	4,651	-37.2%
12-Month Avg	8,939	5,214	-41.6%

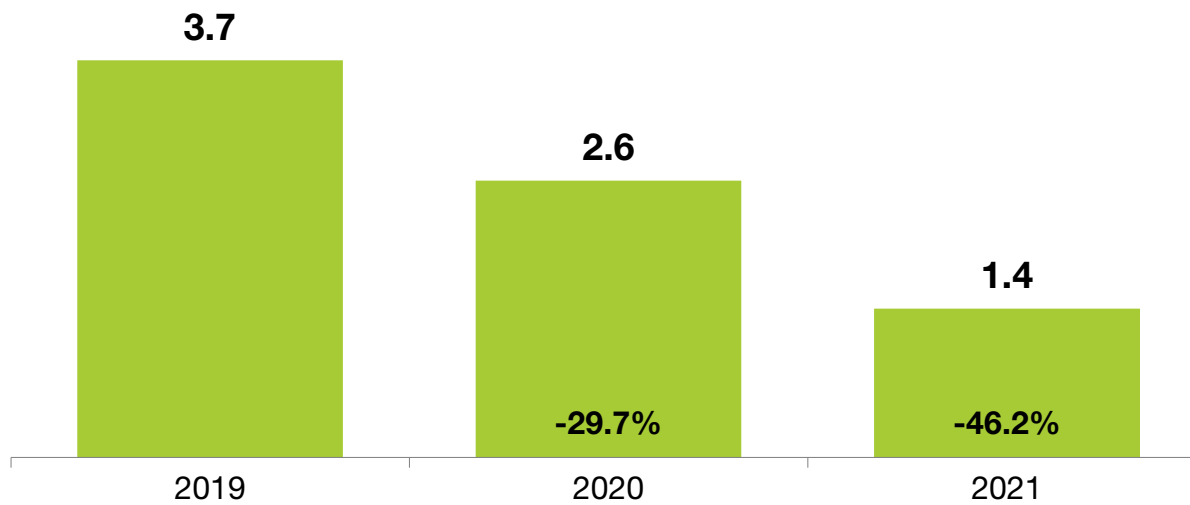
Historical Inventory of Homes for Sale



Months Supply of Inventory

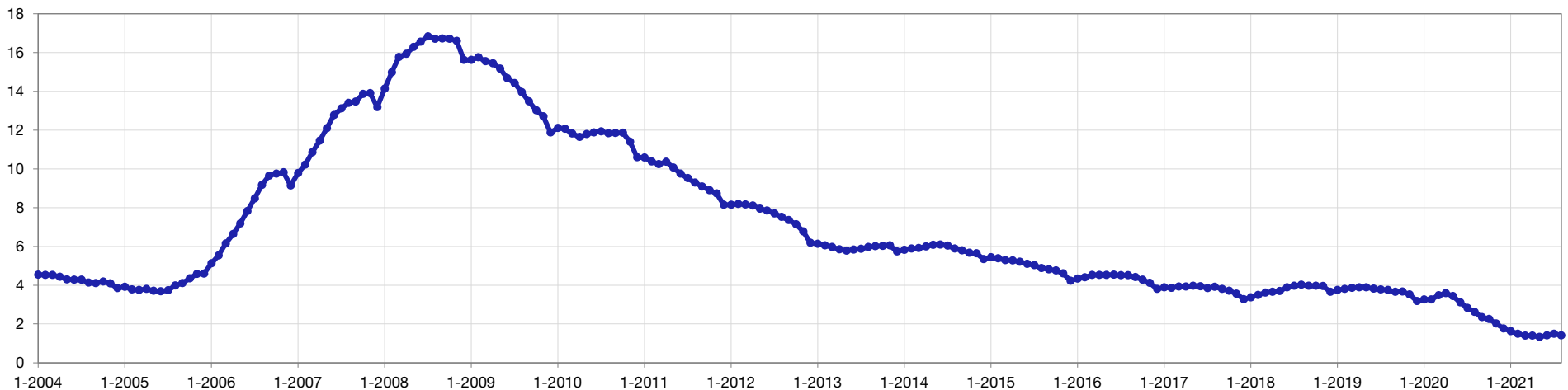
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

August



Month	Prior Year	Current Year	+ / -
September 2020	3.7	2.3	-37.8%
October 2020	3.7	2.3	-37.8%
November 2020	3.5	2.0	-42.9%
December 2020	3.2	1.8	-43.8%
January 2021	3.3	1.6	-51.5%
February 2021	3.3	1.5	-54.5%
March 2021	3.5	1.4	-60.0%
April 2021	3.6	1.4	-61.1%
May 2021	3.4	1.3	-61.8%
June 2021	3.1	1.4	-54.8%
July 2021	2.8	1.5	-46.4%
August 2021	2.6	1.4	-46.2%
12-Month Avg	3.3	1.7	-49.6%

Historical Months Supply of Inventory



Housing Supply Overview

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August 2021

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Quick Facts

+ 94.6%	+ 22.8%	+ 29.2%
Price Range With Strongest Sales: \$1,000,000 and Above	Construction Status With Strongest Sales: Previously Owned	Property Type With Strongest Sales: Condo-Townhouse

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



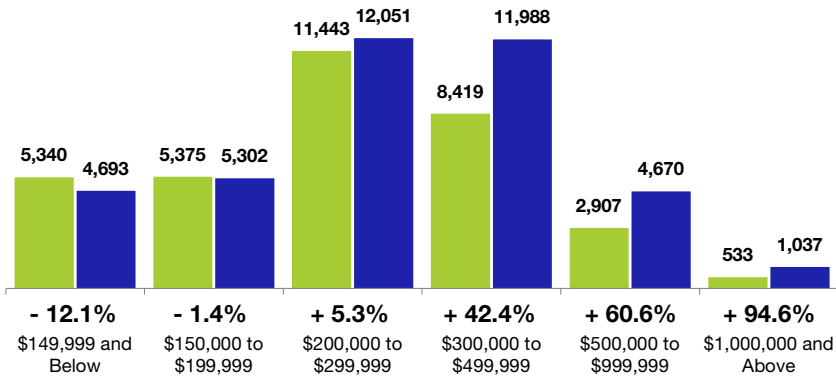
Pending Sales

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



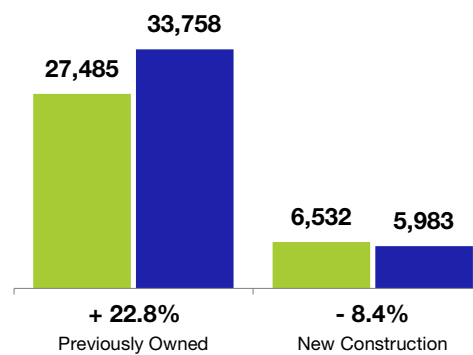
By Price Range

■ 8-2020 ■ 8-2021



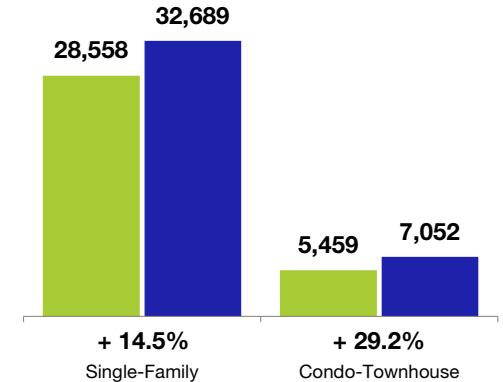
By Construction Status

■ 8-2020 ■ 8-2021



By Property Type

■ 8-2020 ■ 8-2021



All Properties

By Price Range	8-2020	8-2021	Change
\$149,999 and Below	5,340	4,693	- 12.1%
\$150,000 to \$199,999	5,375	5,302	- 1.4%
\$200,000 to \$299,999	11,443	12,051	+ 5.3%
\$300,000 to \$499,999	8,419	11,988	+ 42.4%
\$500,000 to \$999,999	2,907	4,670	+ 60.6%
\$1,000,000 and Above	533	1,037	+ 94.6%
All Price Ranges	34,017	39,741	+ 16.8%

Single-Family

8-2020	8-2021	Change	8-2020	8-2021	Change
3,803	3,307	- 13.0%	1,537	1,386	- 9.8%
3,803	3,492	- 8.2%	1,572	1,810	+ 15.1%
10,108	9,748	- 3.6%	1,335	2,303	+ 72.5%
7,750	11,006	+ 42.0%	669	982	+ 46.8%
2,629	4,211	+ 60.2%	278	459	+ 65.1%
465	925	+ 98.9%	68	112	+ 64.7%
28,558	32,689	+ 14.5%	5,459	7,052	+ 29.2%

Condo-Townhouse

By Construction Status	8-2020	8-2021	Change
Previously Owned	27,485	33,758	+ 22.8%
New Construction	6,532	5,983	- 8.4%
All Property Types	34,017	39,741	+ 16.8%

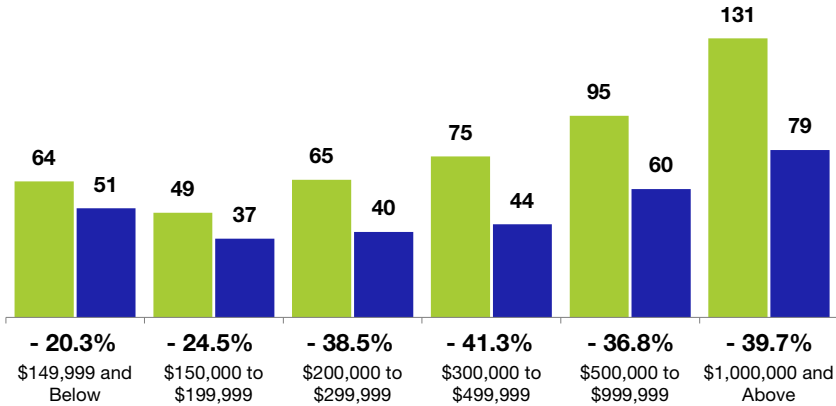
8-2020	8-2021	Change	8-2020	8-2021	Change
22,657	27,789	+ 22.7%	4,828	5,969	+ 23.6%
5,901	4,900	- 17.0%	631	1,083	+ 71.6%
28,558	32,689	+ 14.5%	5,459	7,052	+ 29.2%

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.

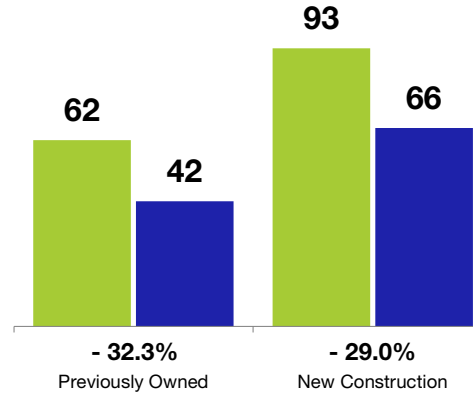
By Price Range

■ 8-2020 ■ 8-2021



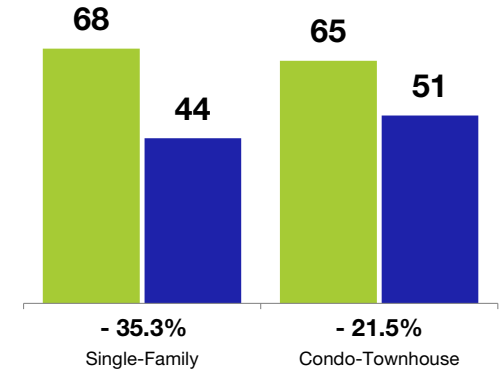
By Construction Status

■ 8-2020 ■ 8-2021



By Property Type

■ 8-2020 ■ 8-2021



All Properties

By Price Range	8-2020	8-2021	Change
\$149,999 and Below	64	51	- 20.3%
\$150,000 to \$199,999	49	37	- 24.5%
\$200,000 to \$299,999	65	40	- 38.5%
\$300,000 to \$499,999	75	44	- 41.3%
\$500,000 to \$999,999	95	60	- 36.8%
\$1,000,000 and Above	131	79	- 39.7%
All Price Ranges	68	45	- 33.8%

Single-Family

8-2020	8-2021	Change	8-2020	8-2021	Change
67	53	- 20.9%	57	46	- 19.3%
48	36	- 25.0%	51	39	- 23.5%
64	39	- 39.1%	70	45	- 35.7%
74	42	- 43.2%	88	68	- 22.7%
93	56	- 39.8%	111	95	- 14.4%
132	79	- 40.2%	123	72	- 41.5%
68	44	- 35.3%	65	51	- 21.5%

Condo-Townhouse

By Construction Status	8-2020	8-2021	Change
Previously Owned	62	42	- 32.3%
New Construction	93	66	- 29.0%
All Property Types	68	45	- 33.8%

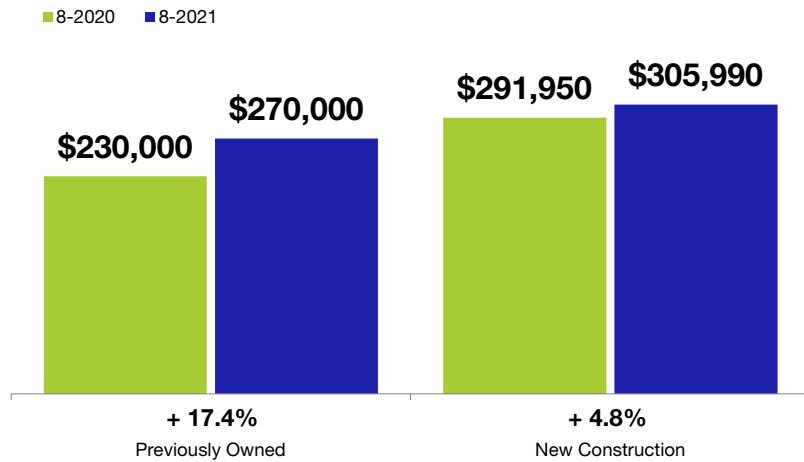
8-2020	8-2021	Change	8-2020	8-2021	Change
62	41	- 33.9%	63	45	- 28.6%
94	62	- 34.0%	86	89	+ 3.5%
68	44	- 35.3%	65	51	- 21.5%

Median Sales Price

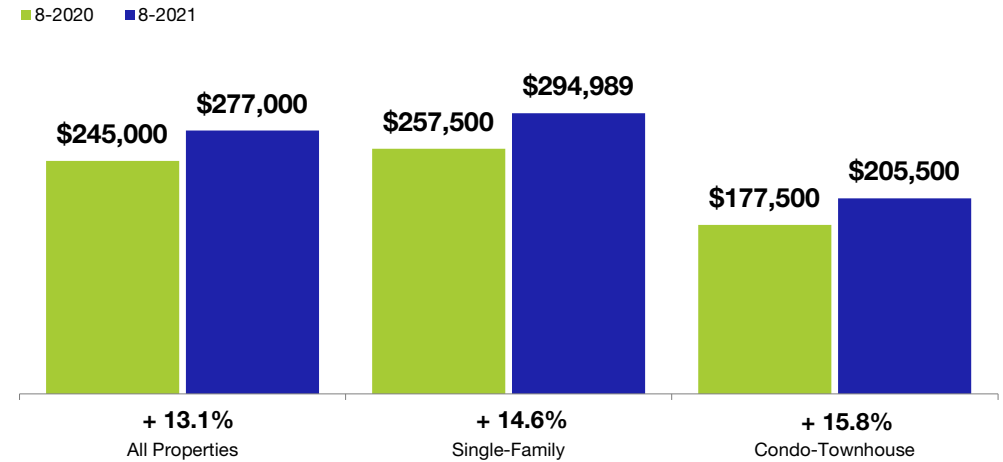
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	8-2020	8-2021	Change
Previously Owned	\$230,000	\$270,000	+ 17.4%
New Construction	\$291,950	\$305,990	+ 4.8%
All Construction Statuses	\$245,000	\$277,000	+ 13.1%

Single-Family

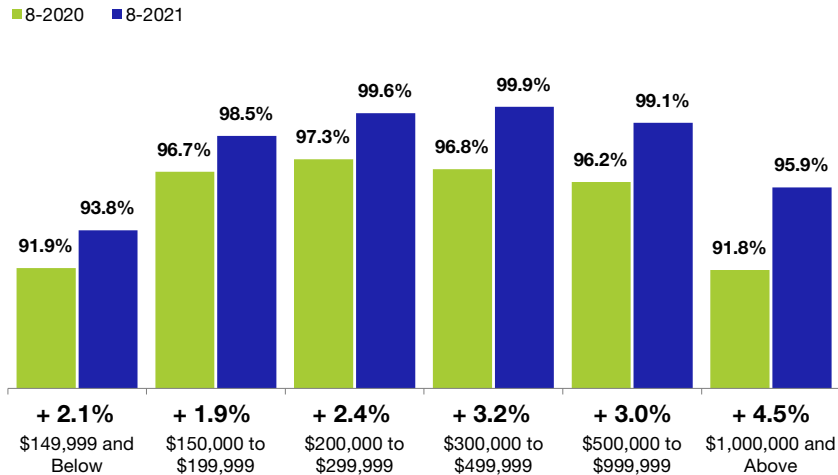
8-2020	8-2021	Change	8-2020	8-2021	Change
\$245,000	\$287,500	+ 17.3%	\$169,950	\$195,500	+ 15.0%
\$298,000	\$317,995	+ 6.7%	\$245,000	\$237,690	- 3.0%
\$257,500	\$294,989	+ 14.6%	\$177,500	\$205,500	+ 15.8%

Condo-Townhouse

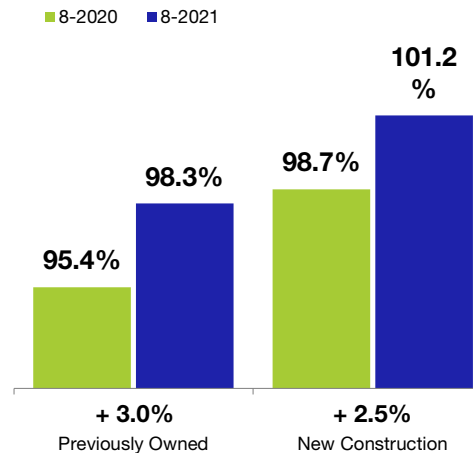
Percent of Original List Price Received

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.**

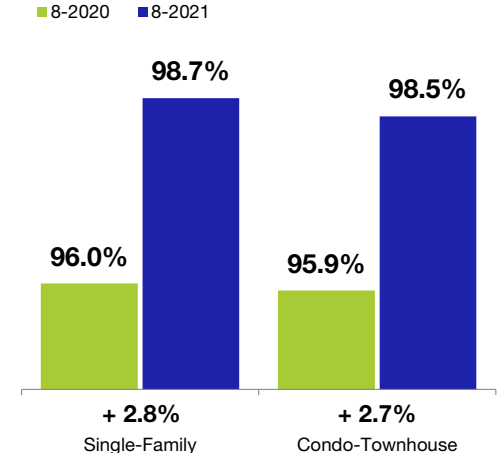
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	8-2020	8-2021	Change
\$149,999 and Below	91.9%	93.8%	+ 2.1%
\$150,000 to \$199,999	96.7%	98.5%	+ 1.9%
\$200,000 to \$299,999	97.3%	99.6%	+ 2.4%
\$300,000 to \$499,999	96.8%	99.9%	+ 3.2%
\$500,000 to \$999,999	96.2%	99.1%	+ 3.0%
\$1,000,000 and Above	91.8%	95.9%	+ 4.5%
All Price Ranges	96.0%	98.7%	+ 2.8%

Single-Family

8-2020	8-2021	Change	8-2020	8-2021	Change
90.7%	92.6%	+ 2.1%	94.9%	96.6%	+ 1.8%
96.5%	98.2%	+ 1.8%	97.1%	99.0%	+ 2.0%
97.4%	99.6%	+ 2.3%	96.4%	99.6%	+ 3.3%
96.9%	100.0%	+ 3.2%	95.8%	98.7%	+ 3.0%
96.4%	99.3%	+ 3.0%	94.4%	97.1%	+ 2.9%
91.8%	96.0%	+ 4.6%	92.3%	95.4%	+ 3.4%
96.0%	98.7%	+ 2.8%	95.9%	98.5%	+ 2.7%

Condo-Townhouse

By Construction Status	8-2020	8-2021	Change
Previously Owned	95.4%	98.3%	+ 3.0%
New Construction	98.7%	101.2%	+ 2.5%
All Property Types	96.0%	98.7%	+ 2.8%

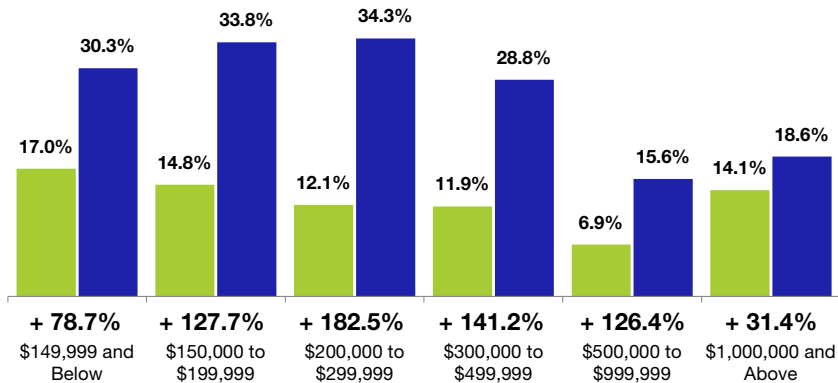
8-2020	8-2021	Change	8-2020	8-2021	Change
95.3%	98.3%	+ 3.1%	95.7%	98.2%	+ 2.6%
98.8%	101.4%	+ 2.6%	97.8%	100.0%	+ 2.2%
96.0%	98.7%	+ 2.8%	95.9%	98.5%	+ 2.7%

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.

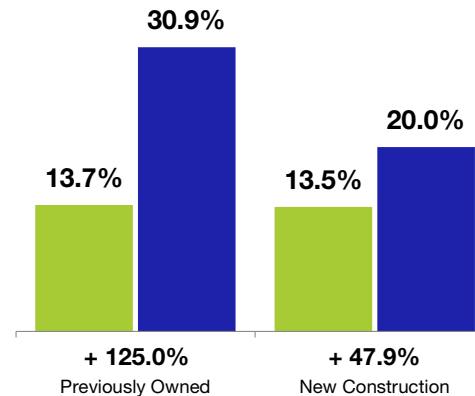
By Price Range

■ 8-2020 ■ 8-2021



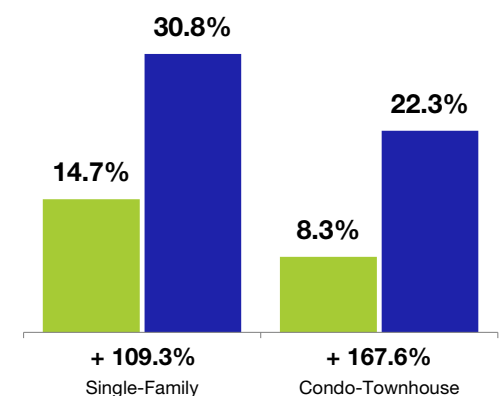
By Construction Status

■ 8-2020 ■ 8-2021



By Property Type

■ 8-2020 ■ 8-2021



All Properties

By Price Range	8-2020	8-2021	Change
\$149,999 and Below	17.0%	30.3%	+ 78.7%
\$150,000 to \$199,999	14.8%	33.8%	+ 127.7%
\$200,000 to \$299,999	12.1%	34.3%	+ 182.5%
\$300,000 to \$499,999	11.9%	28.8%	+ 141.2%
\$500,000 to \$999,999	6.9%	15.6%	+ 126.4%
\$1,000,000 and Above	14.1%	18.6%	+ 31.4%
All Price Ranges	13.7%	29.4%	+ 114.3%

Single-Family

8-2020	8-2021	Change
19.6%	31.0%	+ 58.2%
15.8%	35.1%	+ 122.3%
12.7%	35.7%	+ 180.5%
12.9%	30.3%	+ 135.5%
7.5%	16.3%	+ 118.0%
15.9%	18.7%	+ 17.4%
14.7%	30.8%	+ 109.3%

Condo-Townhouse

8-2020	8-2021	Change
10.1%	28.8%	+ 185.6%
7.4%	27.5%	+ 271.5%
5.5%	17.8%	+ 224.2%
2.6%	15.2%	+ 489.0%
2.9%	9.9%	+ 241.9%
9.8%	18.3%	+ 86.5%
8.3%	22.3%	+ 167.6%

By Construction Status

8-2020	8-2021	Change
13.7%	30.9%	+ 125.0%
13.5%	20.0%	+ 47.9%
13.7%	29.4%	+ 114.3%

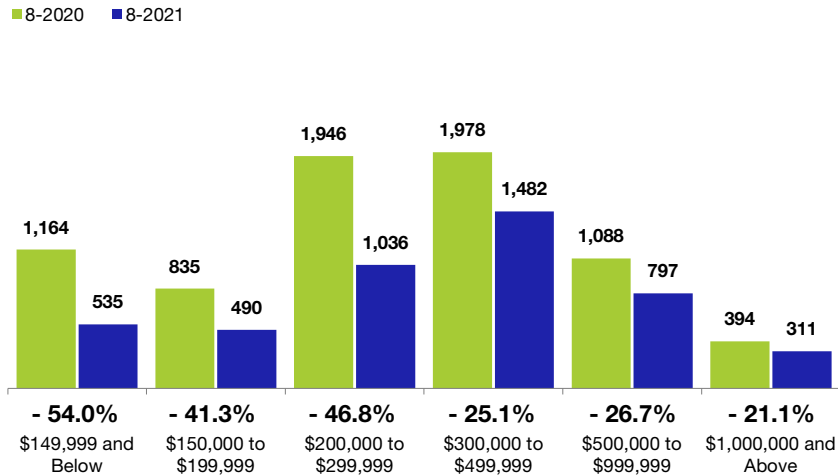
8-2020	8-2021	Change
14.9%	32.5%	+ 117.2%
13.9%	21.4%	+ 53.4%
14.7%	30.8%	+ 109.3%

8-2020	8-2021	Change
8.2%	23.7%	+ 189.7%
9.7%	12.7%	+ 30.5%
8.3%	22.3%	+ 167.6%

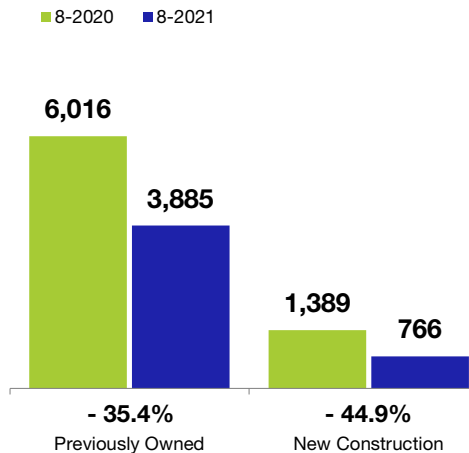
Inventory of Homes for Sale

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

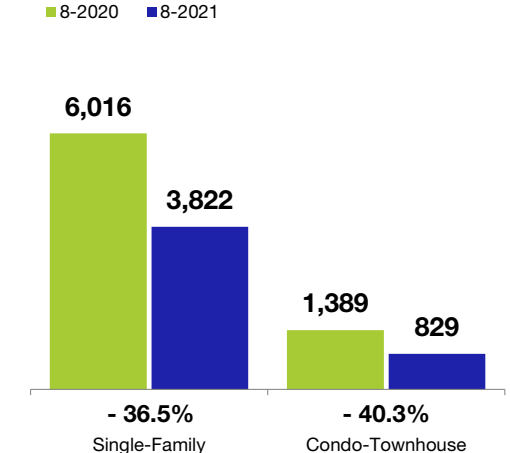
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	8-2020	8-2021	Change
\$149,999 and Below	1,164	535	- 54.0%
\$150,000 to \$199,999	835	490	- 41.3%
\$200,000 to \$299,999	1,946	1,036	- 46.8%
\$300,000 to \$499,999	1,978	1,482	- 25.1%
\$500,000 to \$999,999	1,088	797	- 26.7%
\$1,000,000 and Above	394	311	- 21.1%
All Price Ranges	7,405	4,651	- 37.2%

Single-Family

8-2020	8-2021	Change	8-2020	8-2021	Change
874	446	- 49.0%	290	89	- 69.3%
551	357	- 35.2%	284	133	- 53.2%
1,584	711	- 55.1%	362	325	- 10.2%
1,724	1,318	- 23.5%	254	164	- 35.4%
930	710	- 23.7%	158	87	- 44.9%
353	280	- 20.7%	41	31	- 24.4%
6,016	3,822	- 36.5%	1,389	829	- 40.3%

Condo-Townhouse

By Construction Status	8-2020	8-2021	Change
Previously Owned	6,016	3,885	- 35.4%
New Construction	1,389	766	- 44.9%
All Property Types	7,405	4,651	- 37.2%

8-2020	8-2021	Change	8-2020	8-2021	Change
4,889	3,294	- 32.6%	1,127	591	- 47.6%
1,127	528	- 53.1%	262	238	- 9.2%
6,016	3,822	- 36.5%	1,389	829	- 40.3%

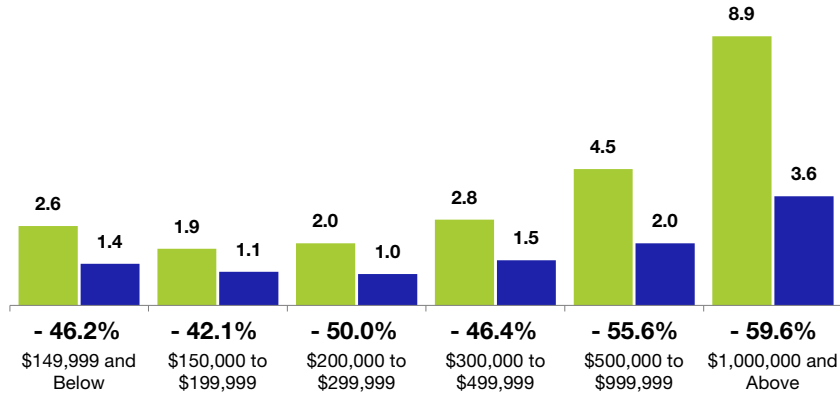
Months Supply of Inventory

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.



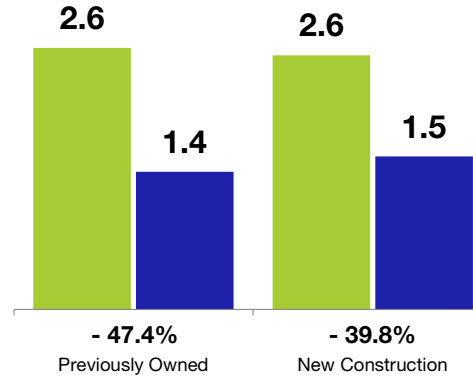
By Price Range

■ 8-2020 ■ 8-2021



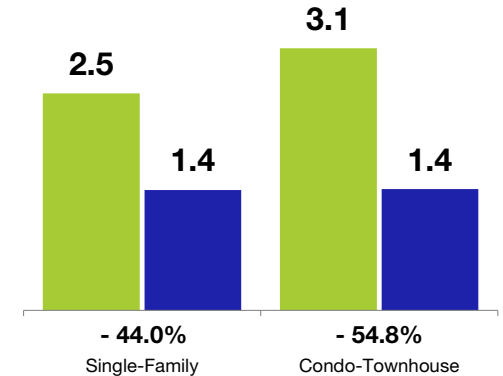
By Construction Status

■ 8-2020 ■ 8-2021



By Property Type

■ 8-2020 ■ 8-2021



All Properties

By Price Range

	8-2020	8-2021	Change
\$149,999 and Below	2.6	1.4	- 46.2%
\$150,000 to \$199,999	1.9	1.1	- 42.1%
\$200,000 to \$299,999	2.0	1.0	- 50.0%
\$300,000 to \$499,999	2.8	1.5	- 46.4%
\$500,000 to \$999,999	4.5	2.0	- 55.6%
\$1,000,000 and Above	8.9	3.6	- 59.6%
All Price Ranges	2.6	1.4	- 46.2%

Single-Family

	8-2020	8-2021	Change
Previously Owned	2.8	1.6	- 42.9%
New Construction	1.7	1.2	- 29.4%
Single-Family	1.9	0.9	- 52.6%
Condo-Townhouse	2.7	1.4	- 48.1%
Single-Family	4.2	2.0	- 52.4%
Condo-Townhouse	6.8	2.3	- 66.2%
All Property Types	9.1	3.6	- 60.4%
All Price Ranges	2.5	1.4	- 44.0%

Condo-Townhouse

	8-2020	8-2021	Change
Single-Family	2.3	0.8	- 65.2%
Condo-Townhouse	2.2	0.9	- 59.1%
Single-Family	3.3	1.7	- 48.5%
Condo-Townhouse	4.6	2.0	- 56.5%
Single-Family	7.2	3.3	- 54.2%
Condo-Townhouse	3.1	1.4	- 54.8%

By Construction Status

	8-2020	8-2021	Change
Previously Owned	2.6	1.4	- 47.4%
New Construction	2.6	1.5	- 39.8%
All Property Types	2.6	1.4	- 46.2%

	8-2020	8-2021	Change
Previously Owned	2.6	1.4	- 45.1%
New Construction	2.3	1.3	- 43.6%
All Property Types	2.5	1.4	- 44.0%

Local Market Update – August 2021

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



Southside / Mandarin / Bartram

Region 01

- 2.3%

Change in
New Listings

- 2.8%

Change in
Closed Sales

+ 21.7%

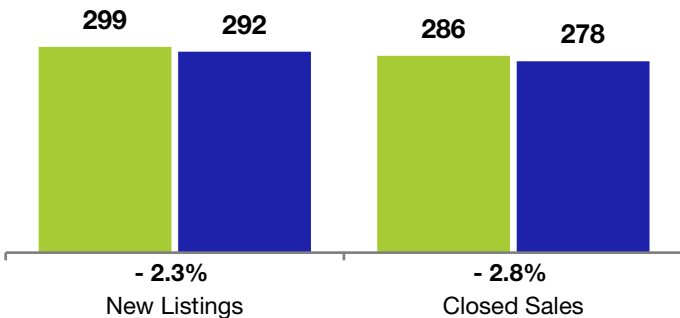
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	299	292	- 2.3%	2,351	2,481	+ 5.5%
Closed Sales	286	278	- 2.8%	1,791	2,179	+ 21.7%
Median Sales Price*	\$267,000	\$325,000	+ 21.7%	\$255,000	\$300,000	+ 17.6%
Percent of Original List Price Received*	97.1%	99.8%	+ 2.8%	96.8%	99.8%	+ 3.1%
Percent of Properties Sold Over List Price*	21.0%	49.1%	+ 133.8%	16.6%	42.6%	+ 156.6%
Days on Market Until Sale	55	31	- 43.6%	58	37	- 36.2%
Inventory of Homes for Sale	589	370	- 37.2%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--

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

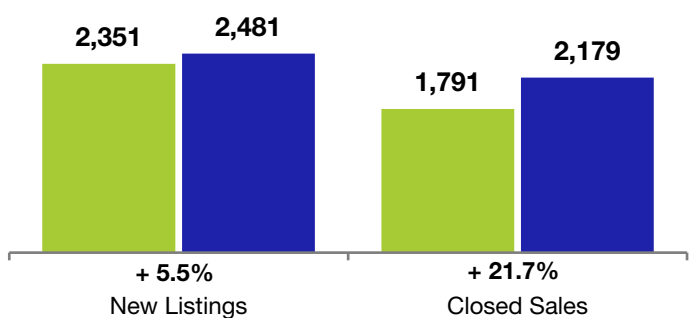
August

■ 2020 ■ 2021

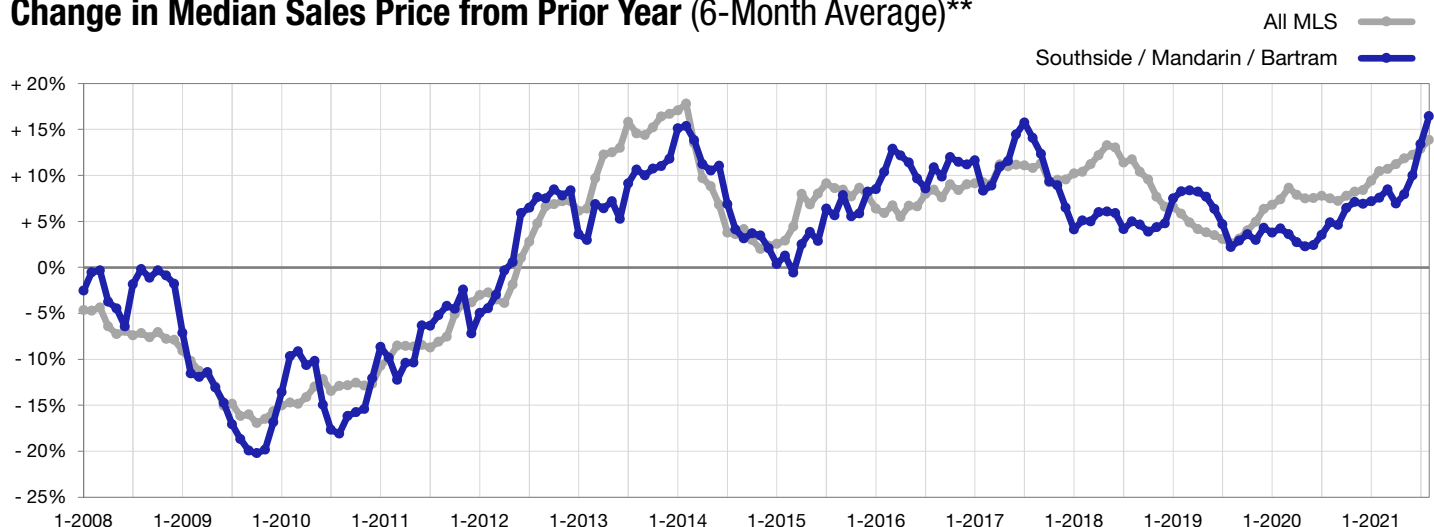


Year to Date

■ 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 – August 2021

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



Southside

- 1.2%

Change in
New Listings

- 11.7%

Change in
Closed Sales

+ 14.3%

Change in
Median Sales Price

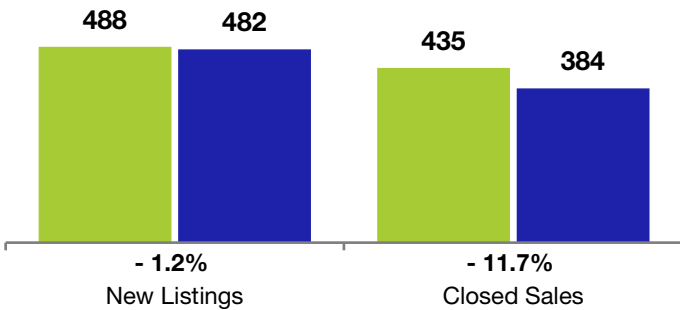
Region 02

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	488	482	- 1.2%	3,519	3,698	+ 5.1%
Closed Sales	435	384	- 11.7%	2,727	3,141	+ 15.2%
Median Sales Price*	\$245,000	\$280,000	+ 14.3%	\$244,200	\$262,500	+ 7.5%
Percent of Original List Price Received*	97.4%	100.3%	+ 3.0%	96.8%	100.0%	+ 3.3%
Percent of Properties Sold Over List Price*	17.7%	41.9%	+ 136.7%	14.3%	36.0%	+ 151.7%
Days on Market Until Sale	57	26	- 54.4%	60	35	- 41.7%
Inventory of Homes for Sale	802	507	- 36.8%	--	--	--
Months Supply of Inventory	2.3	1.2	- 47.8%	--	--	--

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

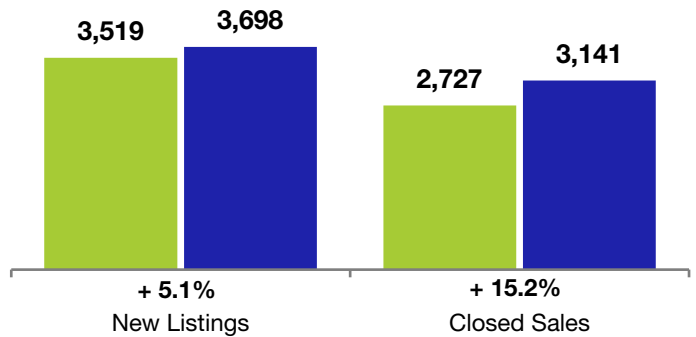
August

■ 2020 ■ 2021

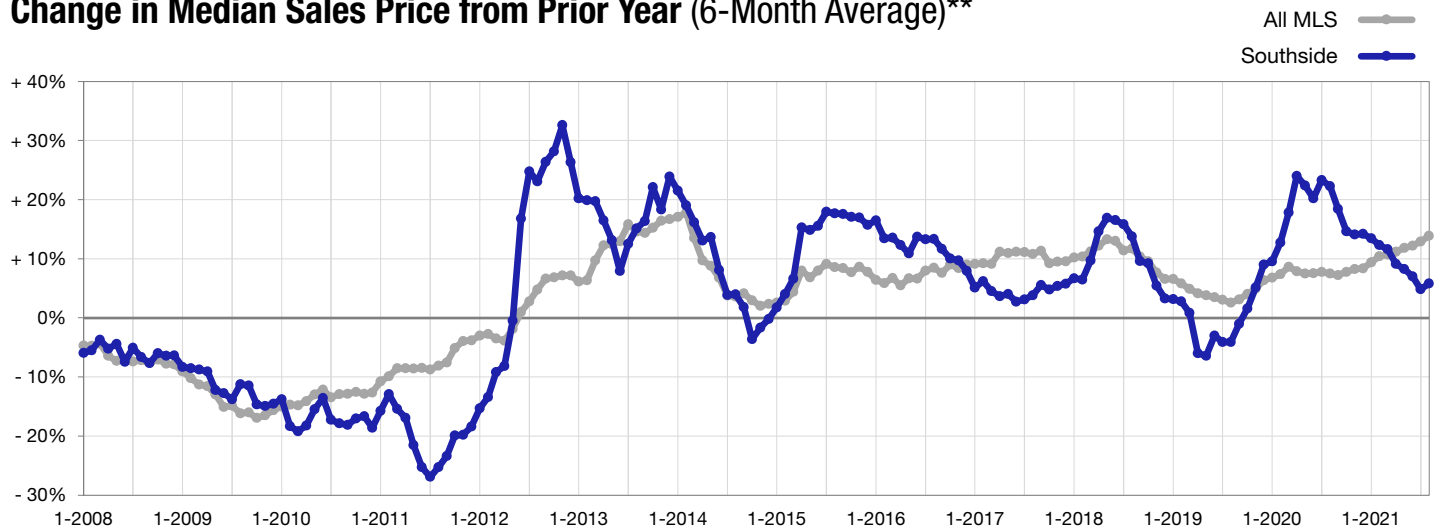


Year to Date

■ 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 – August 2021

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



Riverside / Avondale / Ortega

Region 03

- 30.1%

+ 13.0%

+ 8.9%

Change in
New Listings

Change in
Closed Sales

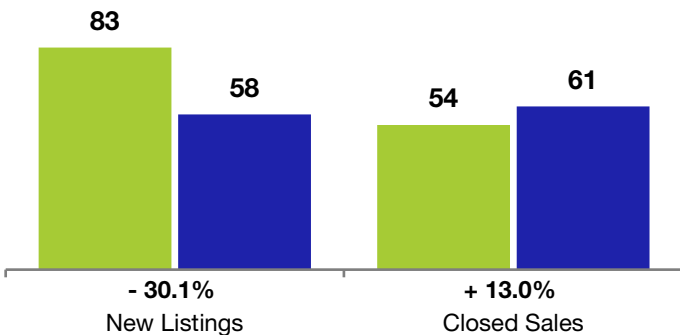
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	83	58	- 30.1%	562	601	+ 6.9%
Closed Sales	54	61	+ 13.0%	415	523	+ 26.0%
Median Sales Price*	\$326,000	\$355,000	+ 8.9%	\$312,000	\$350,000	+ 12.2%
Percent of Original List Price Received*	95.0%	97.4%	+ 2.5%	95.2%	97.1%	+ 2.0%
Percent of Properties Sold Over List Price*	13.0%	26.2%	+ 101.5%	13.5%	26.8%	+ 98.5%
Days on Market Until Sale	75	41	- 45.3%	81	56	- 30.9%
Inventory of Homes for Sale	187	111	- 40.6%	--	--	--
Months Supply of Inventory	3.6	1.8	- 50.0%	--	--	--

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

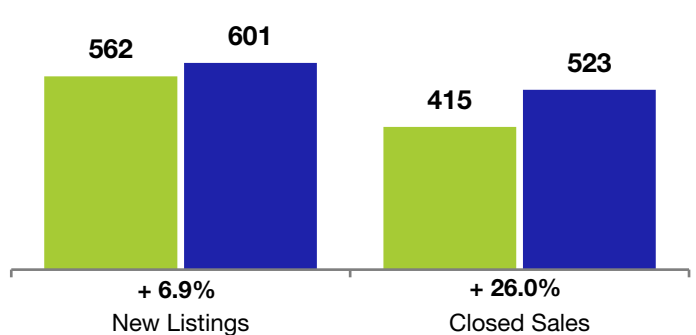
August

■ 2020 ■ 2021

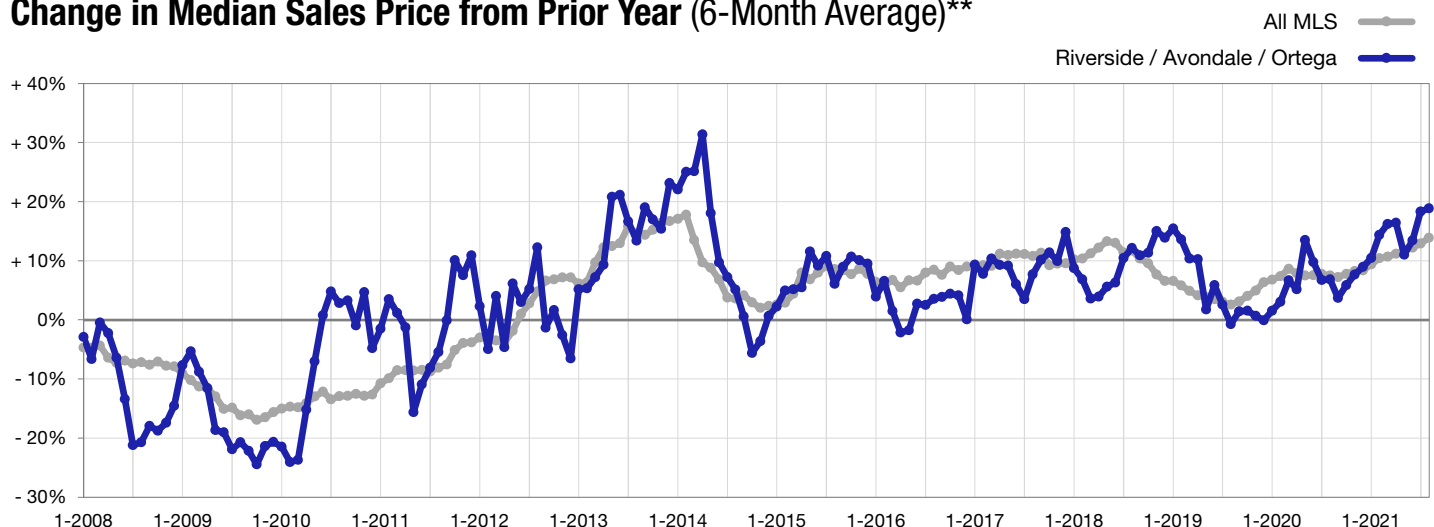


Year to Date

■ 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 – August 2021

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



Arlington / Fort Caroline

Region 04

+ 27.3%

+ 11.6%

+ 22.7%

Change in
New Listings

Change in
Closed Sales

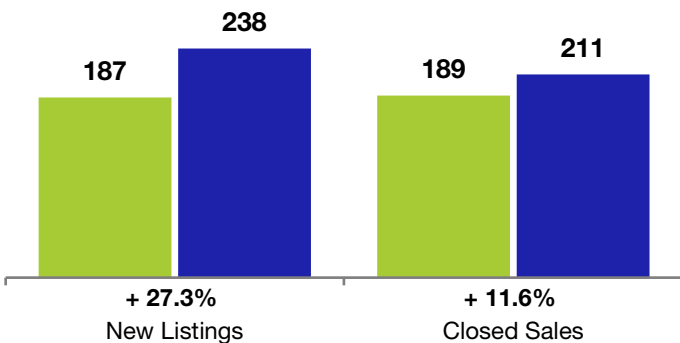
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	187	238	+ 27.3%	1,577	1,943	+ 23.2%
Closed Sales	189	211	+ 11.6%	1,308	1,578	+ 20.6%
Median Sales Price*	\$229,000	\$281,000	+ 22.7%	\$219,000	\$260,000	+ 18.7%
Percent of Original List Price Received*	98.0%	100.1%	+ 2.1%	97.2%	99.9%	+ 2.8%
Percent of Properties Sold Over List Price*	31.7%	46.4%	+ 46.4%	21.3%	43.7%	+ 105.2%
Days on Market Until Sale	44	21	- 52.3%	45	29	- 35.6%
Inventory of Homes for Sale	264	311	+ 17.8%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--

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

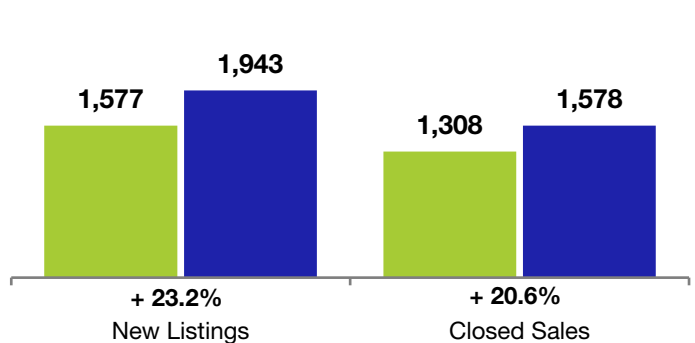
August

■ 2020 ■ 2021

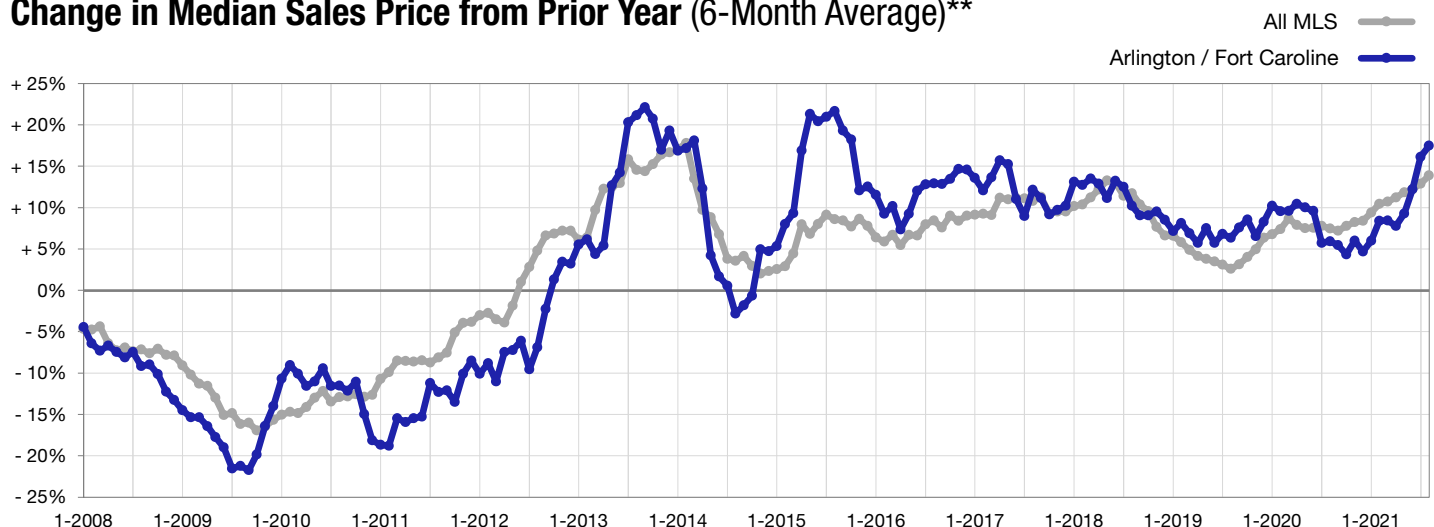


Year to Date

■ 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 – August 2021

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



Hyde Grove / Murray Hill / Lakeshore / Wesconnett

+ 29.8%

+ 46.5%

+ 28.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Region 05

August

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	141	183	+ 29.8%	1,098	1,476	+ 34.4%
Closed Sales	101	148	+ 46.5%	891	1,176	+ 32.0%
Median Sales Price*	\$155,000	\$199,000	+ 28.4%	\$155,000	\$185,000	+ 19.4%
Percent of Original List Price Received*	96.0%	100.3%	+ 4.5%	95.4%	98.7%	+ 3.5%
Percent of Properties Sold Over List Price*	22.8%	45.3%	+ 98.7%	18.8%	33.0%	+ 75.5%
Days on Market Until Sale	47	28	- 40.4%	54	34	- 37.0%
Inventory of Homes for Sale	231	217	- 6.1%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--

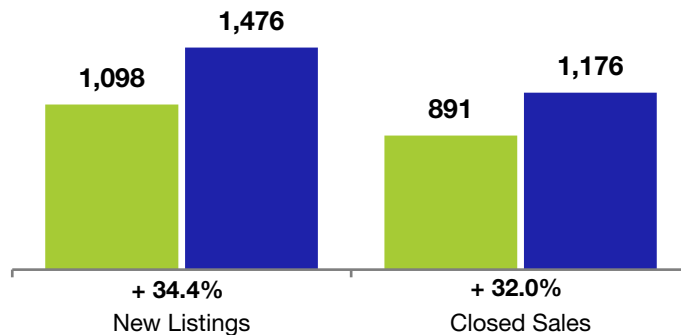
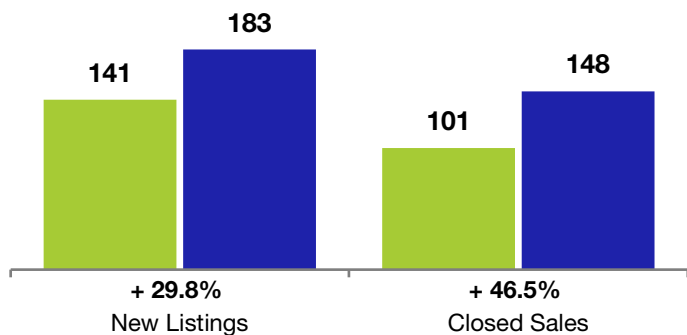
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

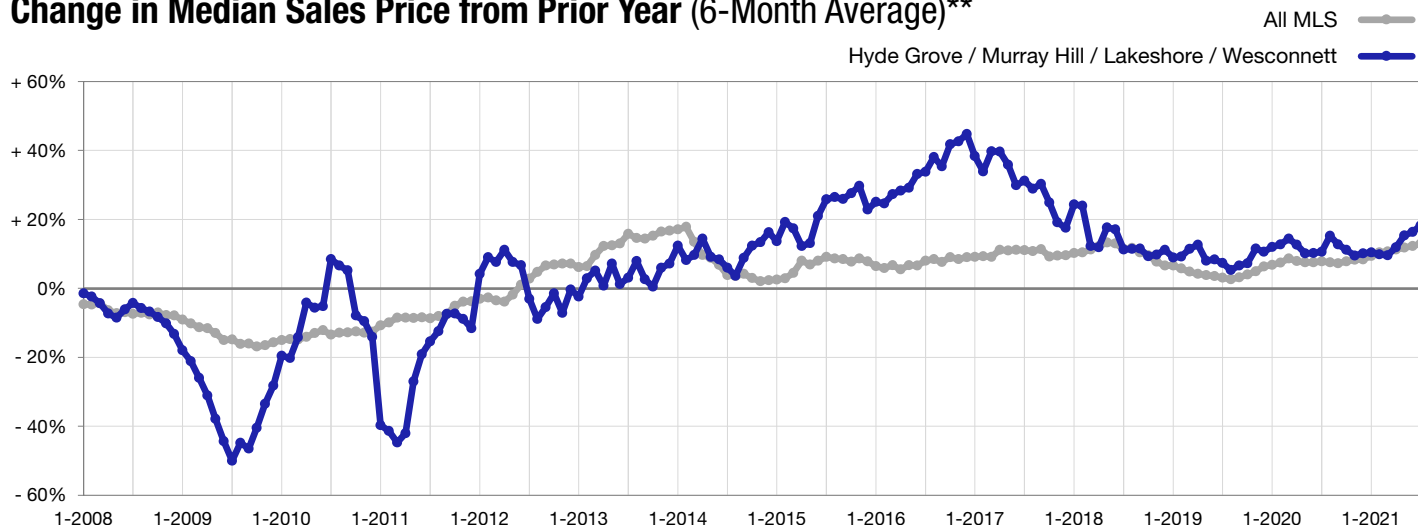
■ 2020 ■ 2021

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 – August 2021

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



West Jacksonville

+ 31.0%

Change in
New Listings

+ 6.9%

Change in
Closed Sales

+ 25.9%

Change in
Median Sales Price

Region 06

August

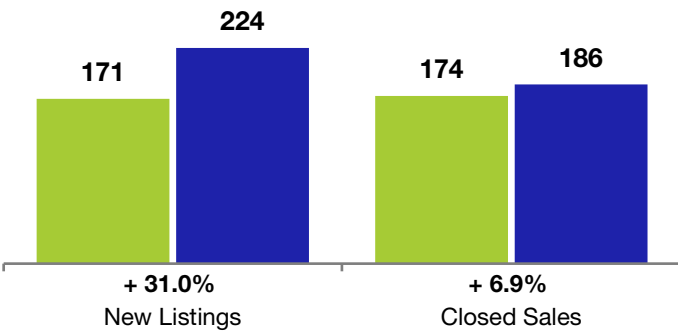
Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	171	224	+ 31.0%	1,555	1,707	+ 9.8%
Closed Sales	174	186	+ 6.9%	1,341	1,600	+ 19.3%
Median Sales Price*	\$206,495	\$260,000	+ 25.9%	\$200,000	\$237,515	+ 18.8%
Percent of Original List Price Received*	97.8%	101.1%	+ 3.4%	97.4%	100.1%	+ 2.8%
Percent of Properties Sold Over List Price*	19.0%	46.5%	+ 144.7%	18.3%	34.5%	+ 88.5%
Days on Market Until Sale	50	27	- 46.0%	58	32	- 44.8%
Inventory of Homes for Sale	289	192	- 33.6%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--

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

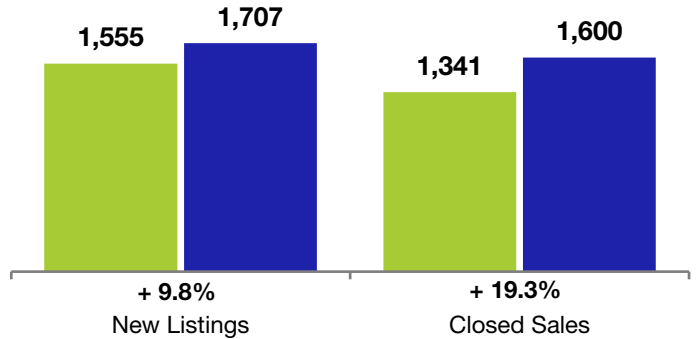
August

■ 2020 ■ 2021

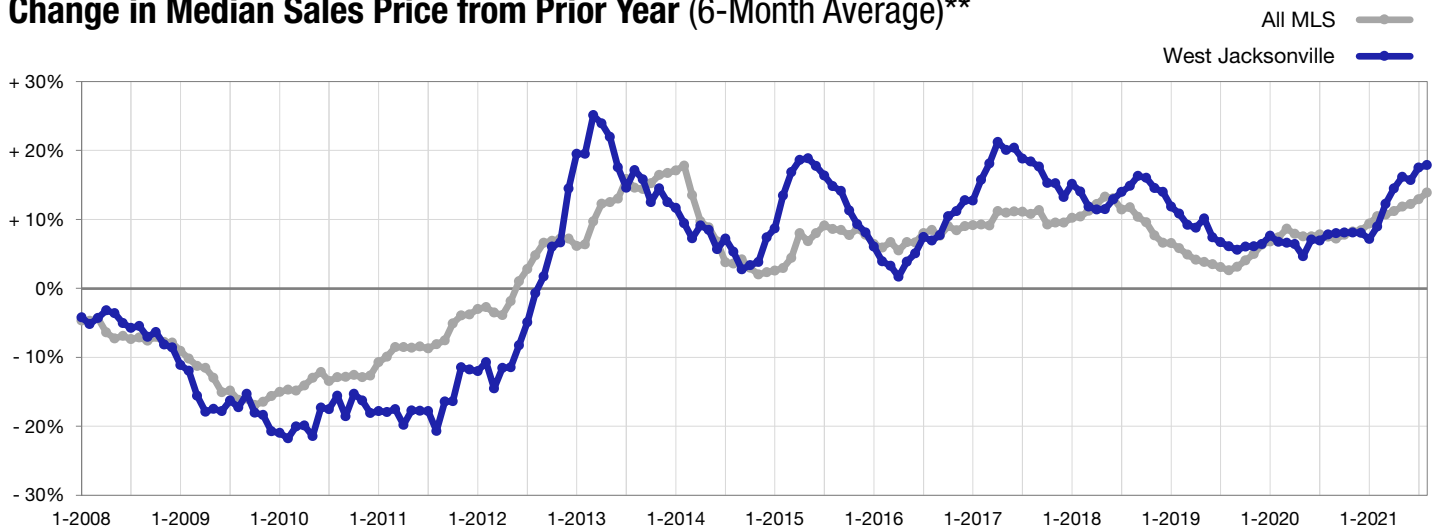


Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



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

+ 39.5% **+ 18.0%** **+ 57.0%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Region 07

August

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	152	212	+ 39.5%	1,409	1,781	+ 26.4%
Closed Sales	133	157	+ 18.0%	915	1,325	+ 44.8%
Median Sales Price*	\$86,000	\$135,000	+ 57.0%	\$77,500	\$122,500	+ 58.1%
Percent of Original List Price Received*	90.6%	94.2%	+ 4.0%	90.3%	94.2%	+ 4.3%
Percent of Properties Sold Over List Price*	14.3%	21.2%	+ 48.3%	13.6%	16.3%	+ 19.9%
Days on Market Until Sale	67	50	- 25.4%	67	49	- 26.9%
Inventory of Homes for Sale	461	338	- 26.7%	--	--	--
Months Supply of Inventory	3.9	2.0	- 48.7%	--	--	--

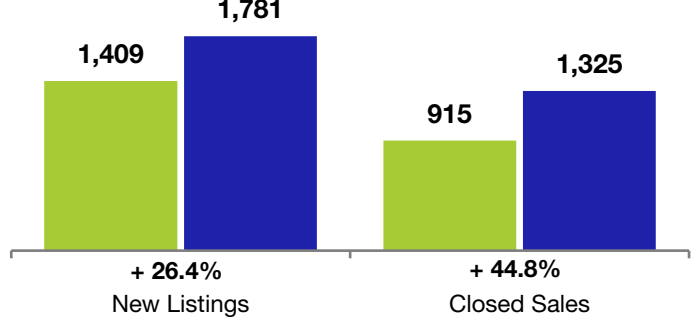
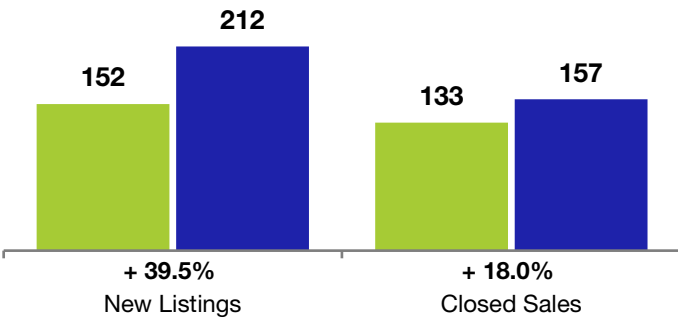
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2020 ■ 2021

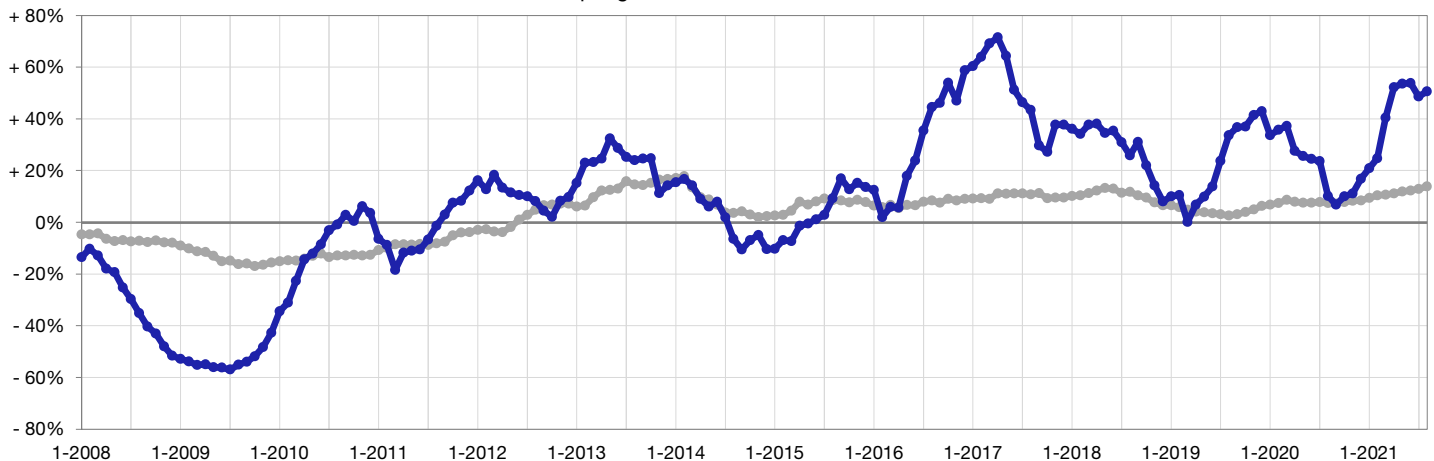
Year to Date

■ 2020 ■ 2021



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

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



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Local Market Update – August 2021

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



Marietta / Whitehouse / Baldwin / Garden St / Dinsmore

+ 36.7% **- 25.9%** **+ 15.2%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Region 08

August

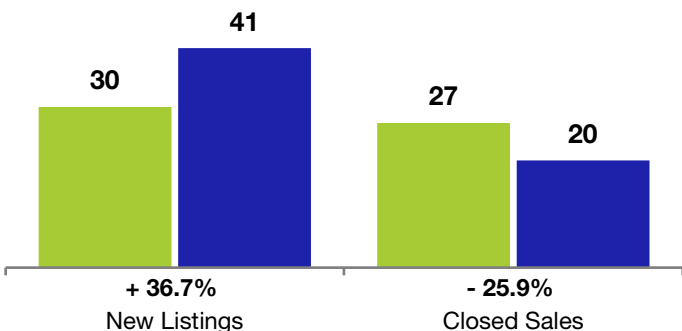
Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	30	41	+ 36.7%	288	262	- 9.0%
Closed Sales	27	20	- 25.9%	228	211	- 7.5%
Median Sales Price*	\$207,880	\$239,500	+ 15.2%	\$199,995	\$249,493	+ 24.7%
Percent of Original List Price Received*	96.6%	98.1%	+ 1.6%	96.4%	99.4%	+ 3.1%
Percent of Properties Sold Over List Price*	11.1%	40.0%	+ 260.4%	16.8%	36.7%	+ 118.5%
Days on Market Until Sale	41	38	- 7.3%	48	44	- 8.3%
Inventory of Homes for Sale	62	47	- 24.2%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--

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

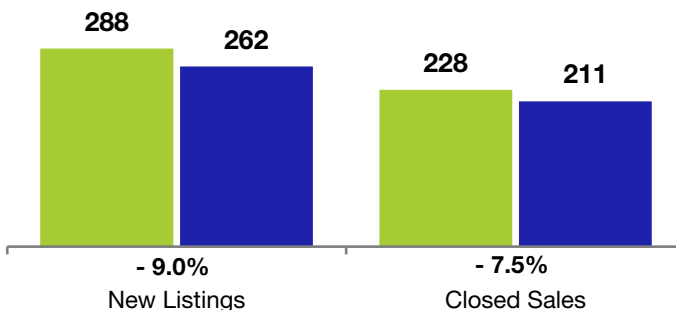
August

■ 2020 ■ 2021

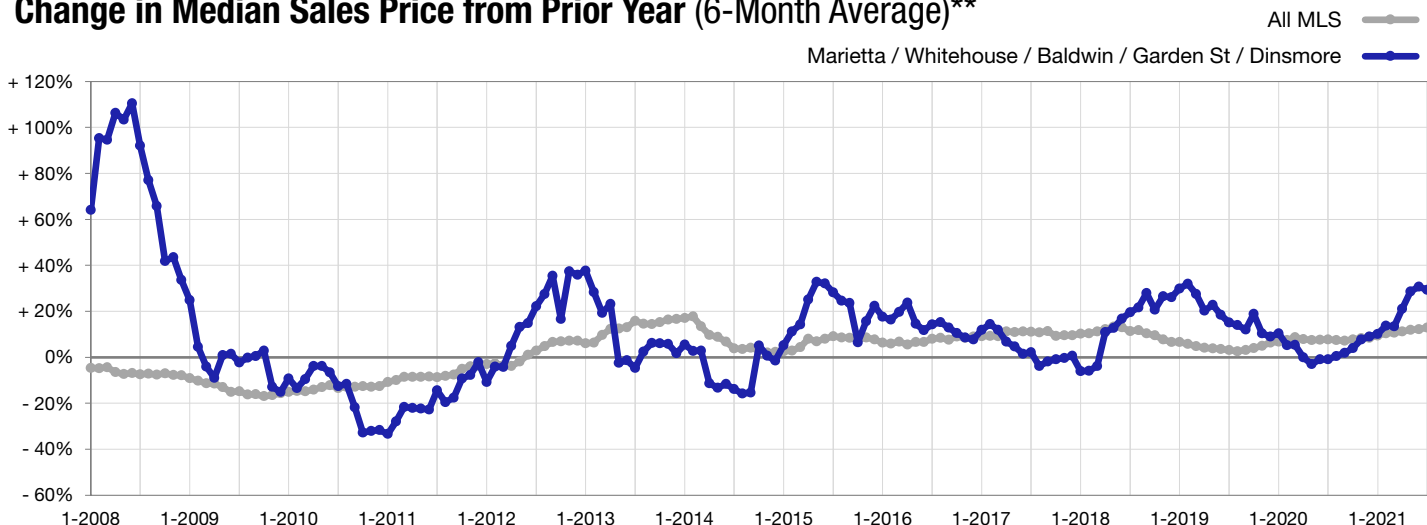


Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



Jacksonville - North

+ 20.0%

- 13.9%

+ 23.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Region 09

August

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	170	204	+ 20.0%	1,576	1,537	- 2.5%
Closed Sales	187	161	- 13.9%	1,279	1,404	+ 9.8%
Median Sales Price*	\$237,500	\$292,050	+ 23.0%	\$231,000	\$270,000	+ 16.9%
Percent of Original List Price Received*	98.3%	101.6%	+ 3.4%	97.6%	100.6%	+ 3.1%
Percent of Properties Sold Over List Price*	21.9%	52.5%	+ 139.7%	17.2%	39.0%	+ 126.7%
Days on Market Until Sale	51	25	- 51.0%	60	37	- 38.3%
Inventory of Homes for Sale	363	204	- 43.8%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--

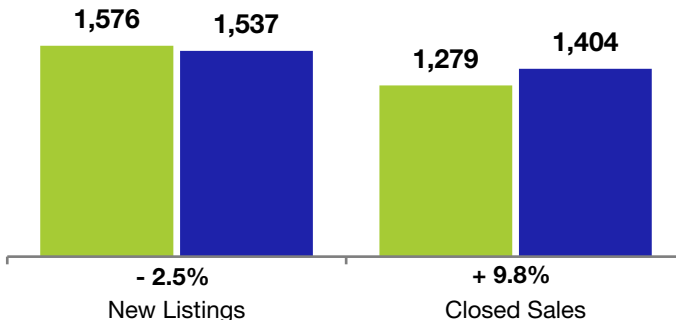
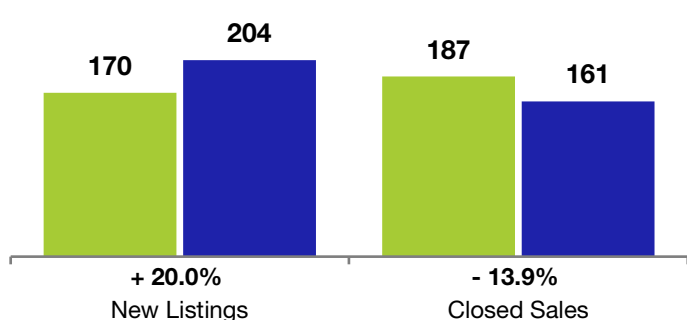
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August

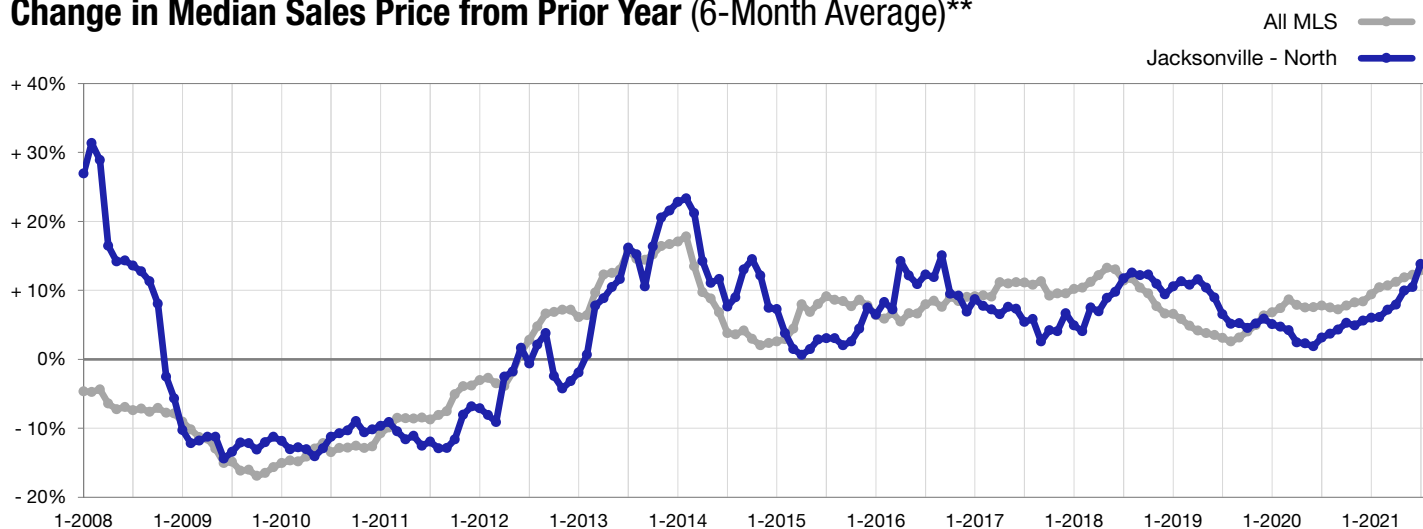
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



Fleming Island Area

- 2.7%

Change in
New Listings

- 16.9%

Change in
Closed Sales

+ 20.4%

Change in
Median Sales Price

Region 12

August

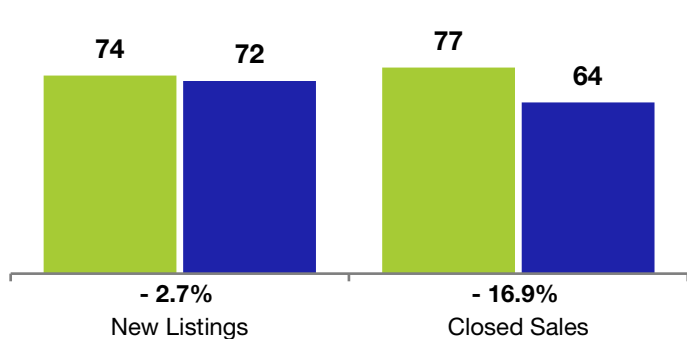
Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	74	72	- 2.7%	551	560	+ 1.6%
Closed Sales	77	64	- 16.9%	448	503	+ 12.3%
Median Sales Price*	\$309,750	\$373,000	+ 20.4%	\$295,000	\$371,000	+ 25.8%
Percent of Original List Price Received*	97.3%	101.3%	+ 4.1%	97.2%	100.3%	+ 3.2%
Percent of Properties Sold Over List Price*	14.3%	54.7%	+ 282.5%	16.5%	42.9%	+ 160.0%
Days on Market Until Sale	49	26	- 46.9%	52	29	- 44.2%
Inventory of Homes for Sale	119	66	- 44.5%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--

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

August

■ 2020 ■ 2021

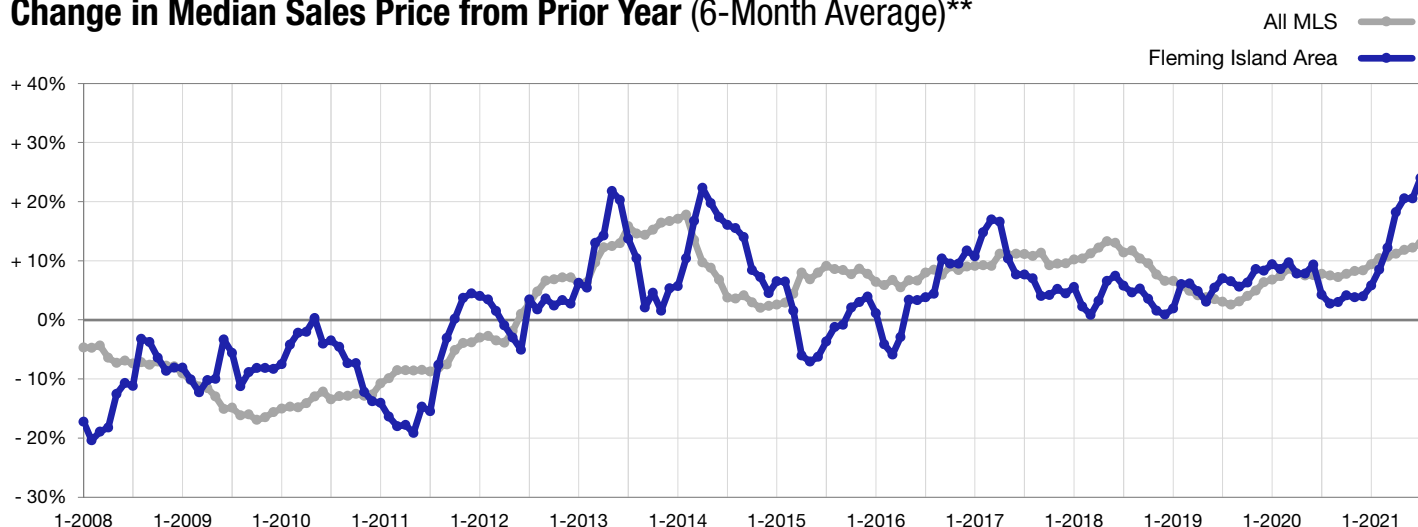


Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



Orange Park

+ 20.6% **+ 21.1%** **+ 19.1%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Region 13

August

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	136	164	+ 20.6%	1,171	1,418	+ 21.1%
Closed Sales	142	172	+ 21.1%	1,029	1,187	+ 15.4%
Median Sales Price*	\$235,000	\$279,950	+ 19.1%	\$229,900	\$262,050	+ 14.0%
Percent of Original List Price Received*	98.7%	101.4%	+ 2.7%	97.6%	100.6%	+ 3.1%
Percent of Properties Sold Over List Price*	28.2%	53.5%	+ 89.7%	20.0%	46.6%	+ 133.0%
Days on Market Until Sale	48	24	- 50.0%	62	26	- 58.1%
Inventory of Homes for Sale	229	153	- 33.2%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--

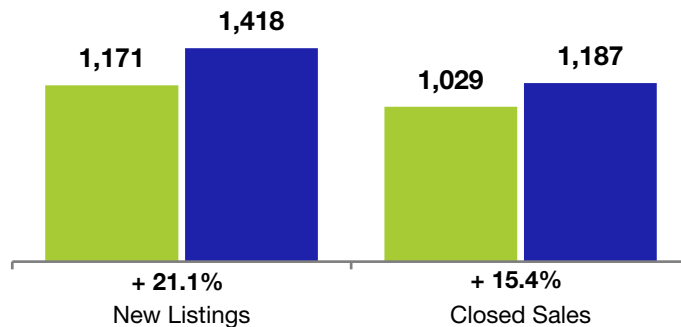
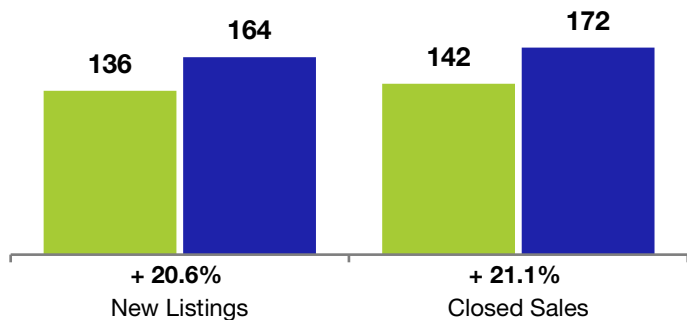
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August

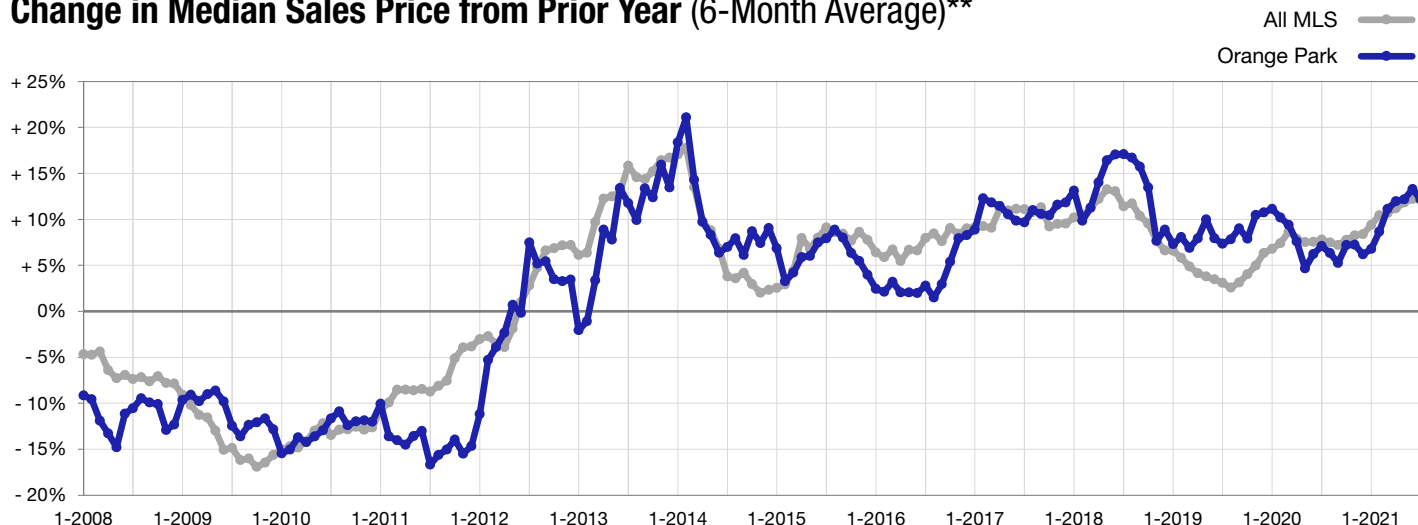
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



Middleburg Vicinity

+ 10.1%

Change in
New Listings

+ 1.8%

Change in
Closed Sales

+ 28.3%

Change in
Median Sales Price

Region 14

August

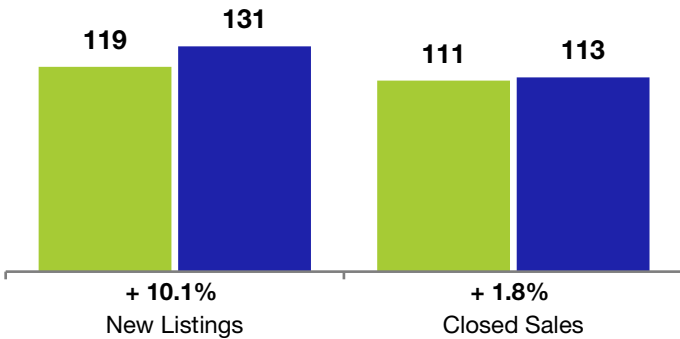
Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	119	131	+ 10.1%	894	956	+ 6.9%
Closed Sales	111	113	+ 1.8%	697	816	+ 17.1%
Median Sales Price*	\$220,000	\$282,355	+ 28.3%	\$224,900	\$259,100	+ 15.2%
Percent of Original List Price Received*	96.8%	99.7%	+ 3.0%	96.9%	100.1%	+ 3.3%
Percent of Properties Sold Over List Price*	20.7%	47.8%	+ 130.9%	18.2%	45.5%	+ 150.0%
Days on Market Until Sale	68	28	- 58.8%	65	35	- 46.2%
Inventory of Homes for Sale	208	127	- 38.9%	--	--	--
Months Supply of Inventory	2.3	1.2	- 47.8%	--	--	--

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

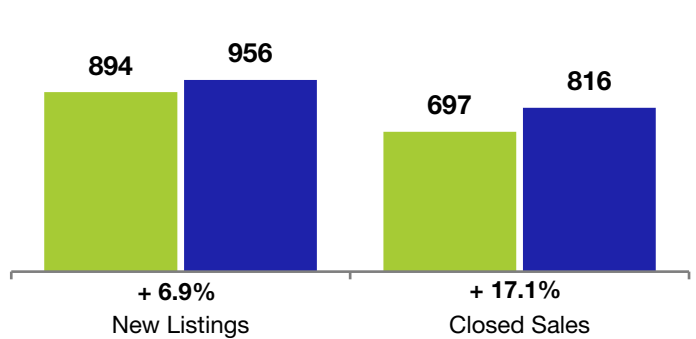
August

■ 2020 ■ 2021

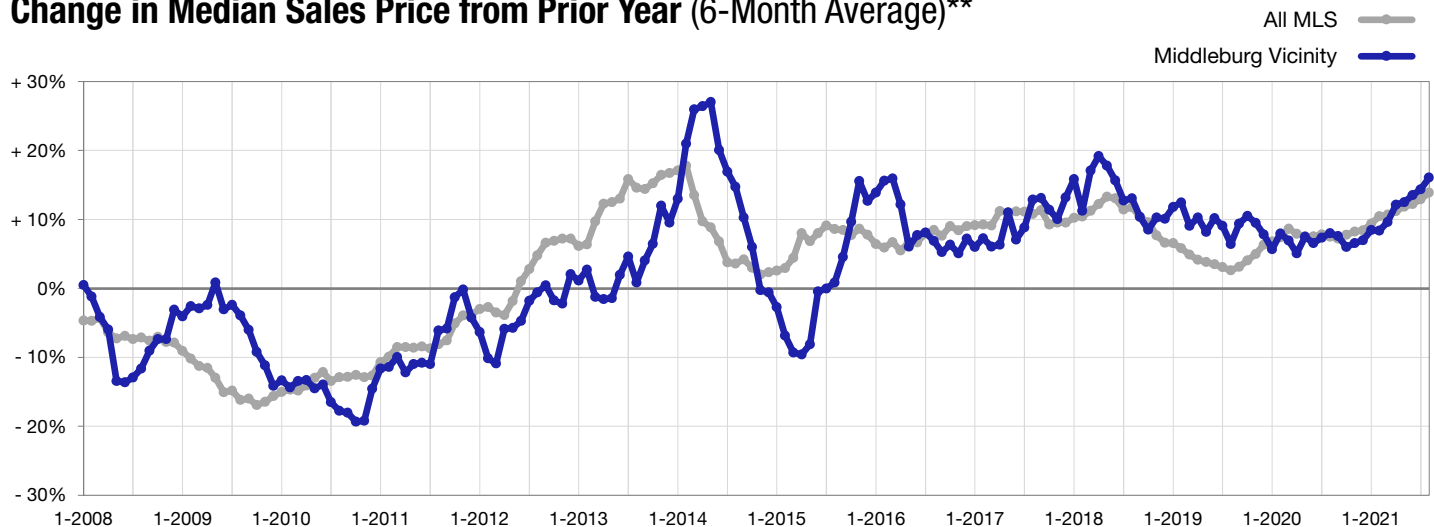


Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



Keystone Heights Vicinity

Region 15

+ 47.8% **+ 73.3%** **+ 19.7%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	23	34	+ 47.8%	158	202	+ 27.8%
Closed Sales	15	26	+ 73.3%	133	169	+ 27.1%
Median Sales Price*	\$152,500	\$182,500	+ 19.7%	\$152,500	\$175,000	+ 14.8%
Percent of Original List Price Received*	93.2%	93.6%	+ 0.4%	92.4%	94.9%	+ 2.7%
Percent of Properties Sold Over List Price*	0.0%	15.4%	--	14.3%	22.5%	+ 57.3%
Days on Market Until Sale	139	36	- 74.1%	97	61	- 37.1%
Inventory of Homes for Sale	63	45	- 28.6%	--	--	--
Months Supply of Inventory	3.6	2.1	- 41.7%	--	--	--

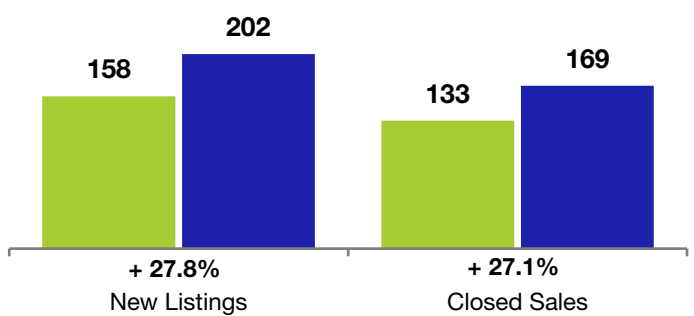
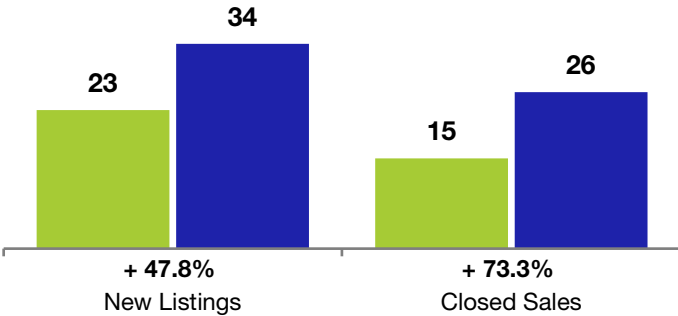
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August

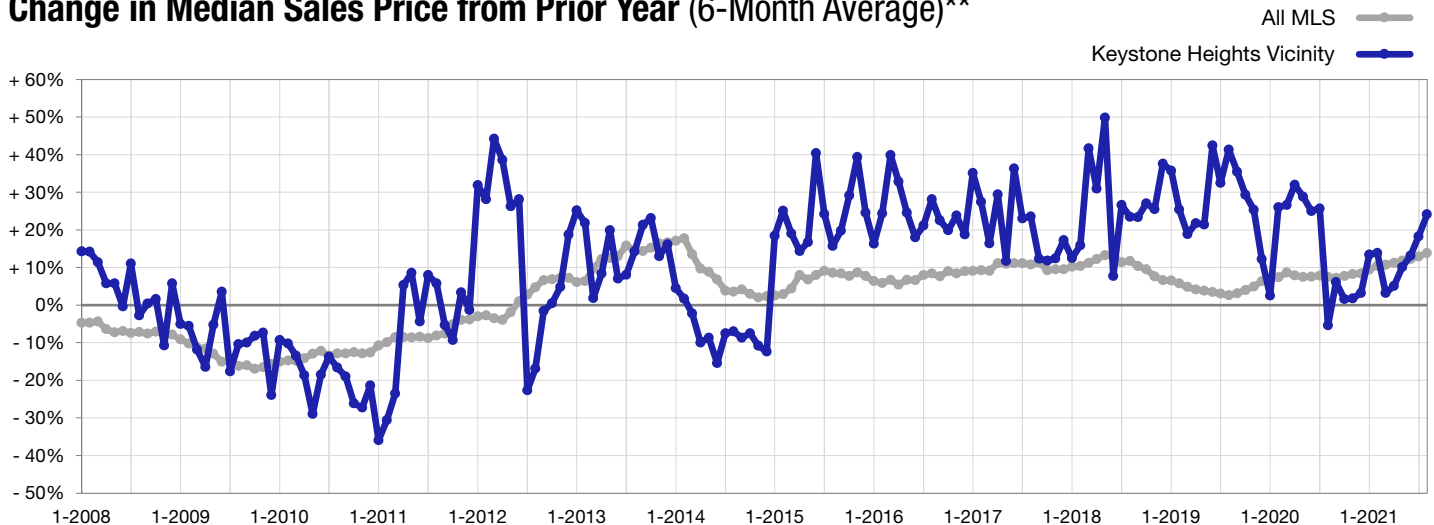
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



Green Cove Springs

+ 64.5%

- 8.2%

+ 25.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Region 16

August

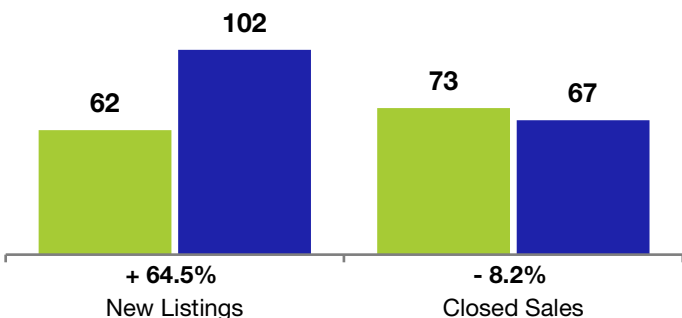
Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	62	102	+ 64.5%	658	642	- 2.4%
Closed Sales	73	67	- 8.2%	532	542	+ 1.9%
Median Sales Price*	\$250,990	\$314,500	+ 25.3%	\$228,000	\$280,000	+ 22.8%
Percent of Original List Price Received*	97.9%	100.4%	+ 2.6%	97.7%	99.4%	+ 1.7%
Percent of Properties Sold Over List Price*	11.0%	37.3%	+ 239.1%	12.6%	32.3%	+ 156.3%
Days on Market Until Sale	72	26	- 63.9%	67	36	- 46.3%
Inventory of Homes for Sale	133	86	- 35.3%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--

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

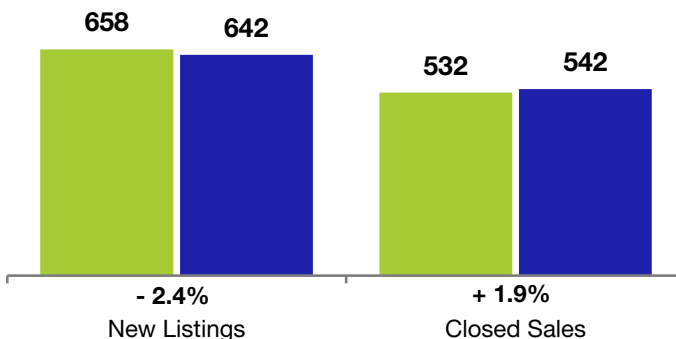
August

■ 2020 ■ 2021

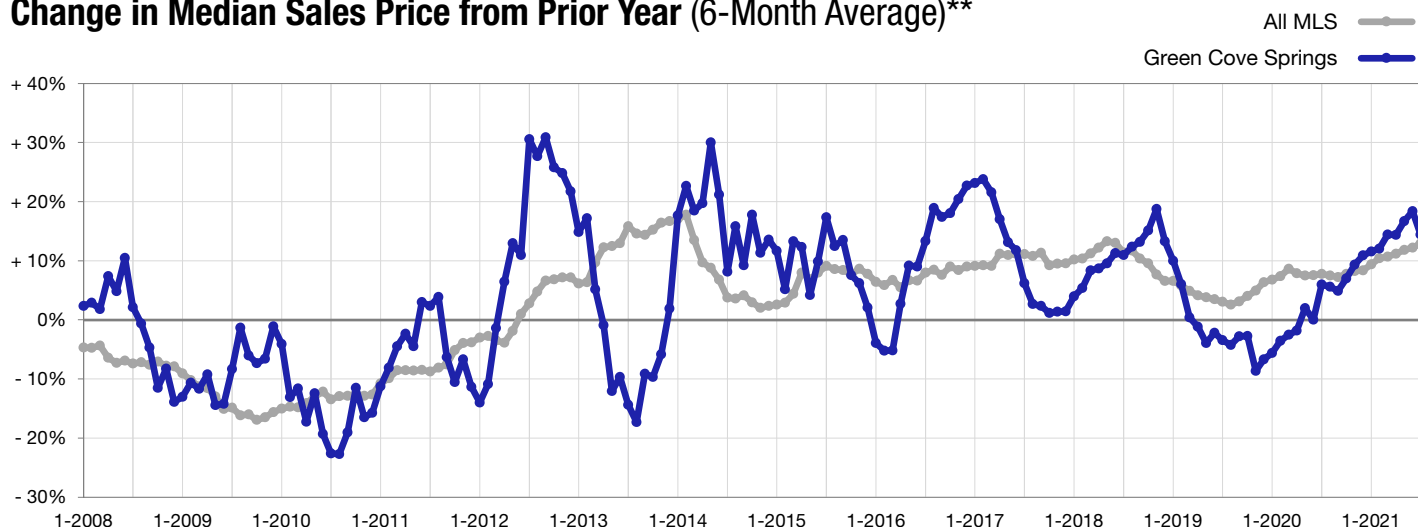


Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



Jacksonville Beach

- 19.5%

- 34.3%

+ 4.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Region 21

August

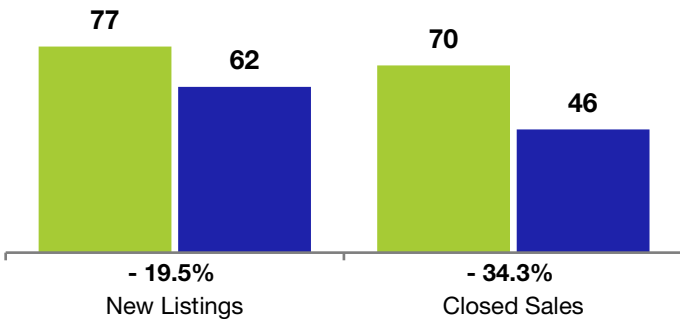
Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	77	62	- 19.5%	580	534	- 7.9%
Closed Sales	70	46	- 34.3%	453	477	+ 5.3%
Median Sales Price*	\$487,500	\$511,000	+ 4.8%	\$439,000	\$520,000	+ 18.5%
Percent of Original List Price Received*	97.3%	99.6%	+ 2.4%	96.0%	99.4%	+ 3.5%
Percent of Properties Sold Over List Price*	18.6%	32.6%	+ 75.3%	8.6%	32.3%	+ 275.6%
Days on Market Until Sale	48	36	- 25.0%	72	36	- 50.0%
Inventory of Homes for Sale	154	102	- 33.8%	--	--	--
Months Supply of Inventory	2.9	1.7	- 41.4%	--	--	--

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

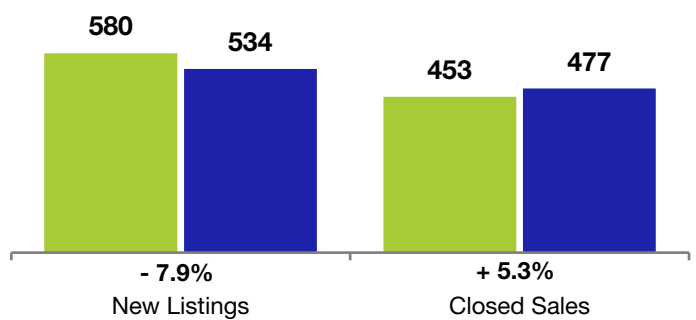
August

■ 2020 ■ 2021

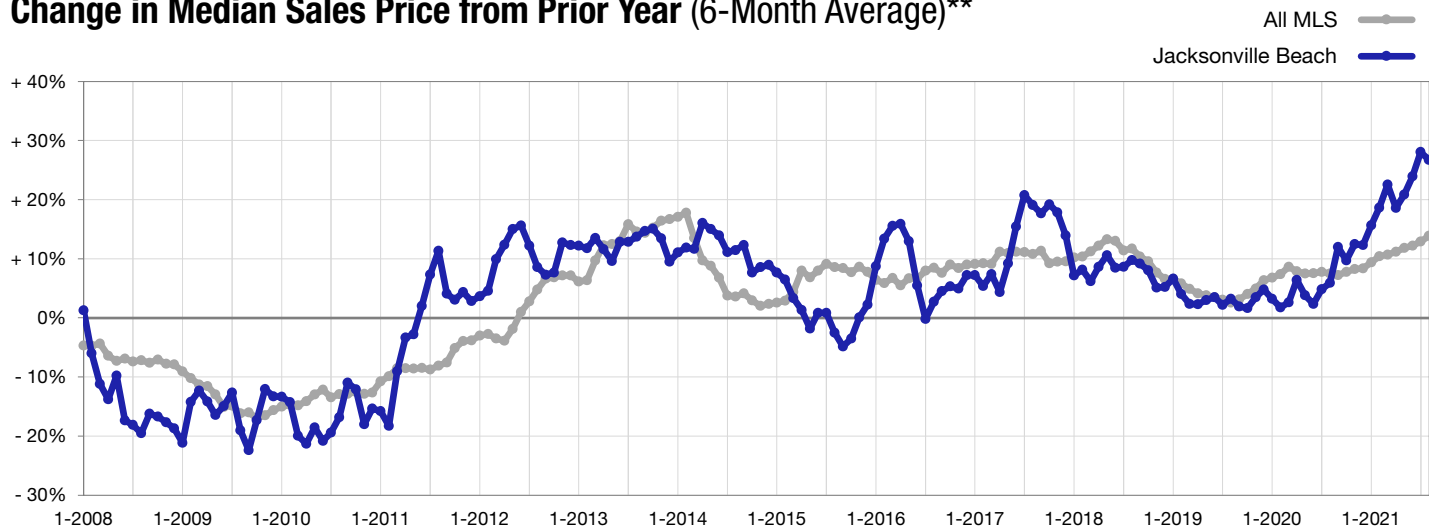


Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



Neptune Beach

- 8.3%

+ 40.0%

- 33.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Region 22

August

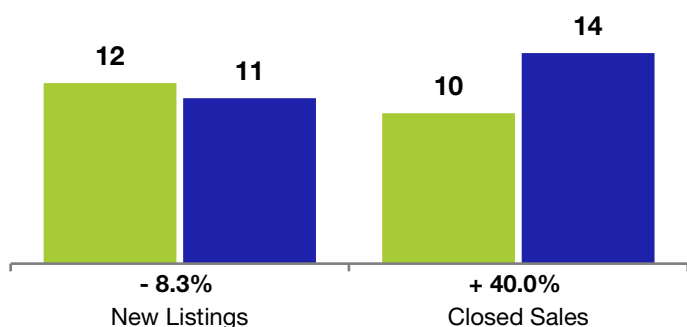
Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	12	11	- 8.3%	109	111	+ 1.8%
Closed Sales	10	14	+ 40.0%	87	95	+ 9.2%
Median Sales Price*	\$727,500	\$487,500	- 33.0%	\$457,000	\$580,000	+ 26.9%
Percent of Original List Price Received*	96.5%	96.4%	- 0.1%	95.9%	98.8%	+ 3.0%
Percent of Properties Sold Over List Price*	0.0%	28.6%	--	6.9%	32.6%	+ 372.5%
Days on Market Until Sale	64	68	+ 6.3%	59	43	- 27.1%
Inventory of Homes for Sale	27	20	- 25.9%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--

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

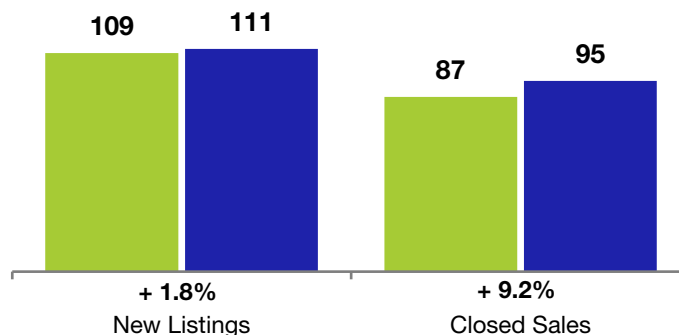
August

■ 2020 ■ 2021

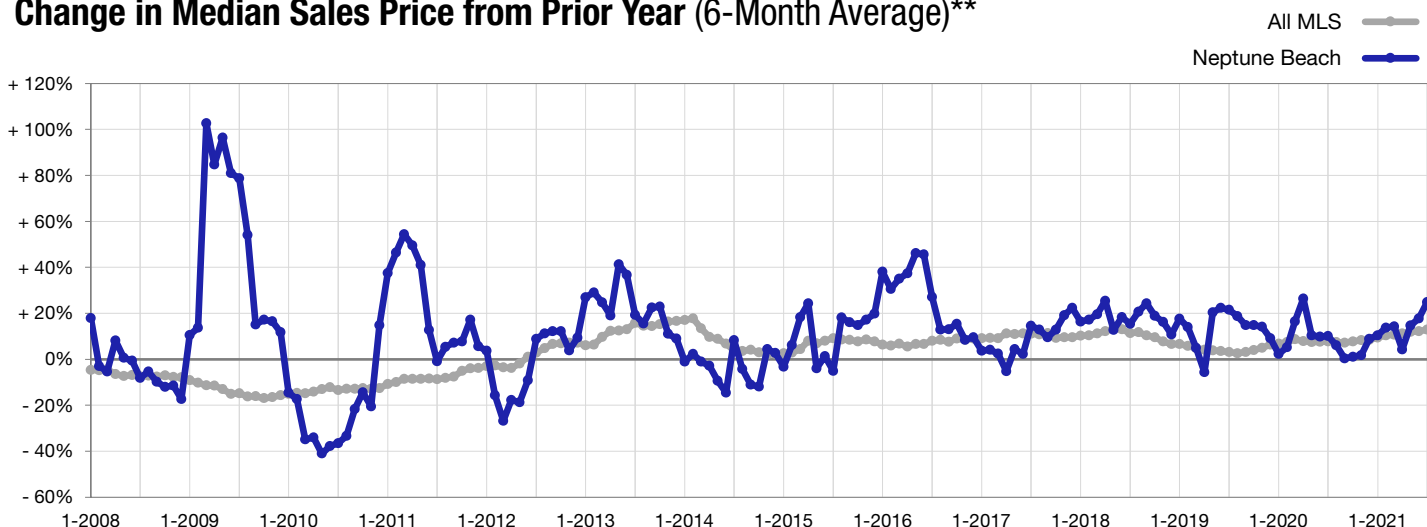


Year to Date

■ 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 – August 2021

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



Atlantic Beach

+ 10.3%

Change in
New Listings

- 7.1%

Change in
Closed Sales

+ 80.3%

Change in
Median Sales Price

Region 23

August

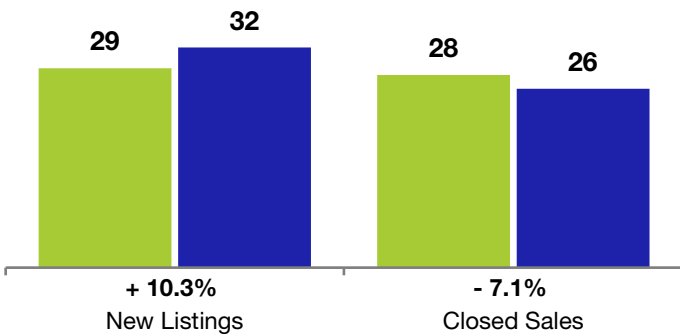
Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	29	32	+ 10.3%	216	263	+ 21.8%
Closed Sales	28	26	- 7.1%	179	226	+ 26.3%
Median Sales Price*	\$367,500	\$662,500	+ 80.3%	\$460,000	\$599,950	+ 30.4%
Percent of Original List Price Received*	96.0%	96.6%	+ 0.6%	94.7%	98.4%	+ 3.9%
Percent of Properties Sold Over List Price*	14.3%	15.4%	+ 7.7%	17.3%	31.9%	+ 84.4%
Days on Market Until Sale	49	35	- 28.6%	75	40	- 46.7%
Inventory of Homes for Sale	57	41	- 28.1%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--

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

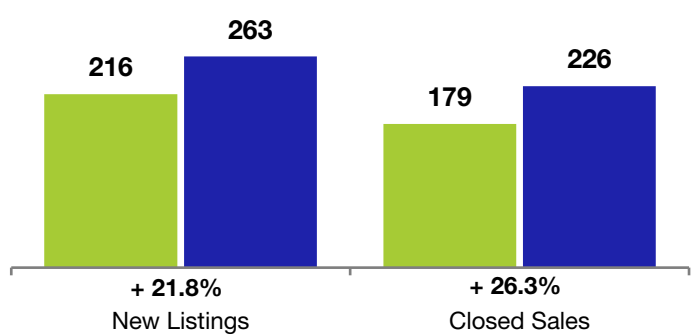
August

■ 2020 ■ 2021

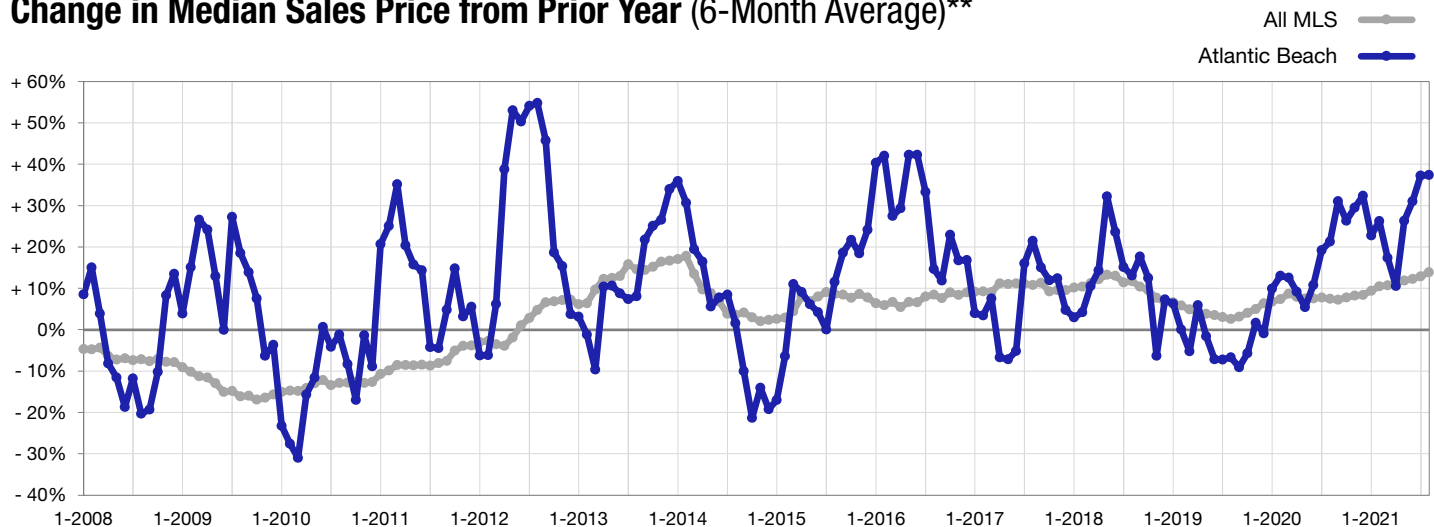


Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



North Beach / Mayport

Region 24

- 7.7%

- 33.3%

+ 4.2%

Change in
New Listings

Change in
Closed Sales

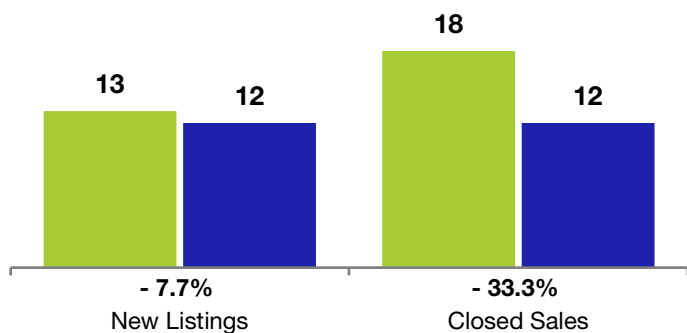
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	13	12	- 7.7%	107	105	- 1.9%
Closed Sales	18	12	- 33.3%	95	93	- 2.1%
Median Sales Price*	\$240,993	\$251,175	+ 4.2%	\$234,500	\$245,485	+ 4.7%
Percent of Original List Price Received*	99.9%	97.0%	- 2.9%	98.4%	99.8%	+ 1.4%
Percent of Properties Sold Over List Price*	27.8%	41.7%	+ 50.0%	29.5%	35.5%	+ 20.3%
Days on Market Until Sale	27	35	+ 29.6%	37	26	- 29.7%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

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

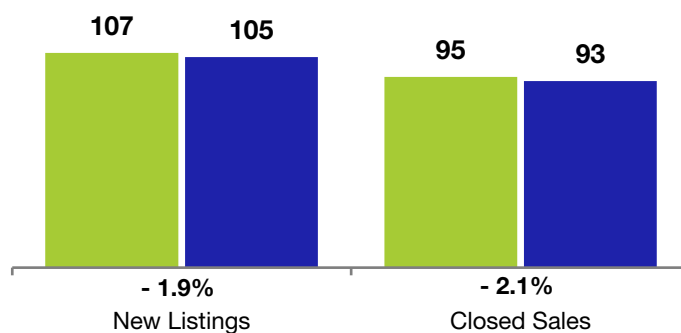
August

■ 2020 ■ 2021

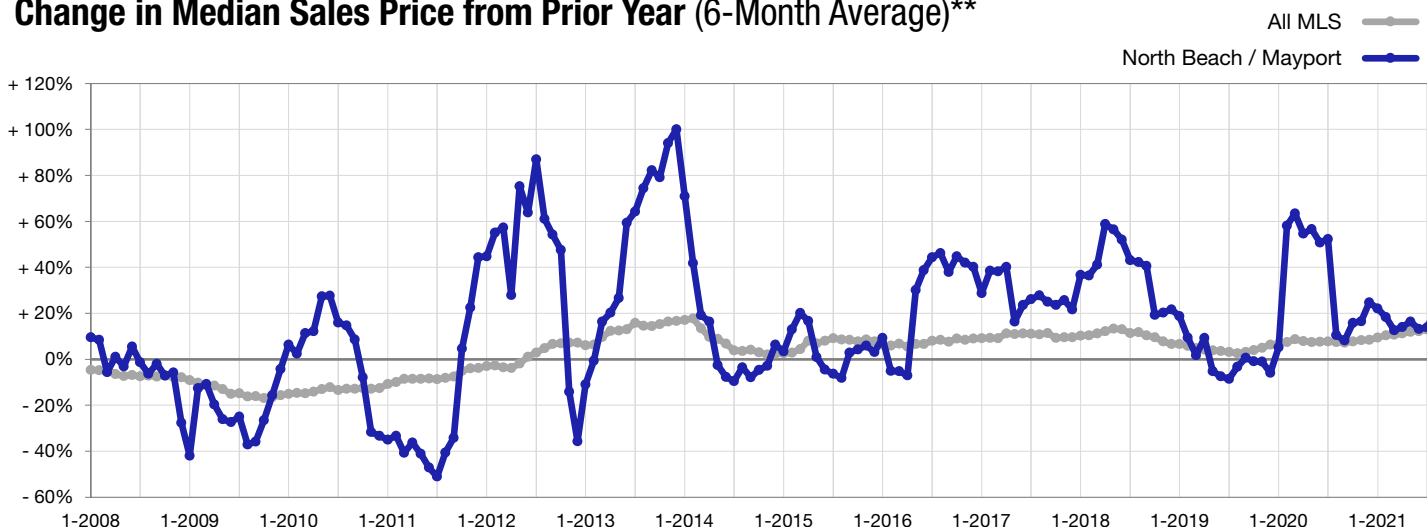


Year to Date

■ 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 – August 2021

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



NE St. Johns County – Ponte Vedra Beach North

- 20.0%

Change in
New Listings

- 7.7%

Change in
Closed Sales

- 25.1%

Change in
Median Sales Price

Region 25

August

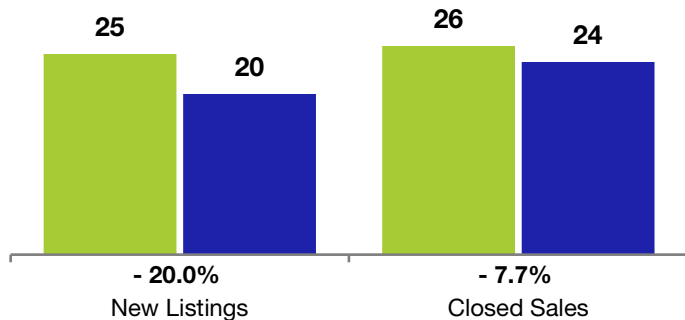
Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	25	20	- 20.0%	252	225	- 10.7%
Closed Sales	26	24	- 7.7%	195	212	+ 8.7%
Median Sales Price*	\$847,500	\$634,995	- 25.1%	\$600,000	\$837,500	+ 39.6%
Percent of Original List Price Received*	95.1%	99.5%	+ 4.6%	95.0%	98.0%	+ 3.2%
Percent of Properties Sold Over List Price*	3.8%	25.0%	+ 557.9%	8.7%	27.4%	+ 214.9%
Days on Market Until Sale	74	31	- 58.1%	80	48	- 40.0%
Inventory of Homes for Sale	81	35	- 56.8%	--	--	--
Months Supply of Inventory	3.6	1.3	- 63.9%	--	--	--

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

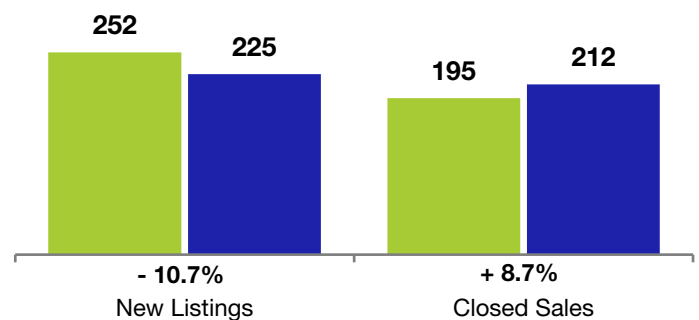
August

■ 2020 ■ 2021



Year to Date

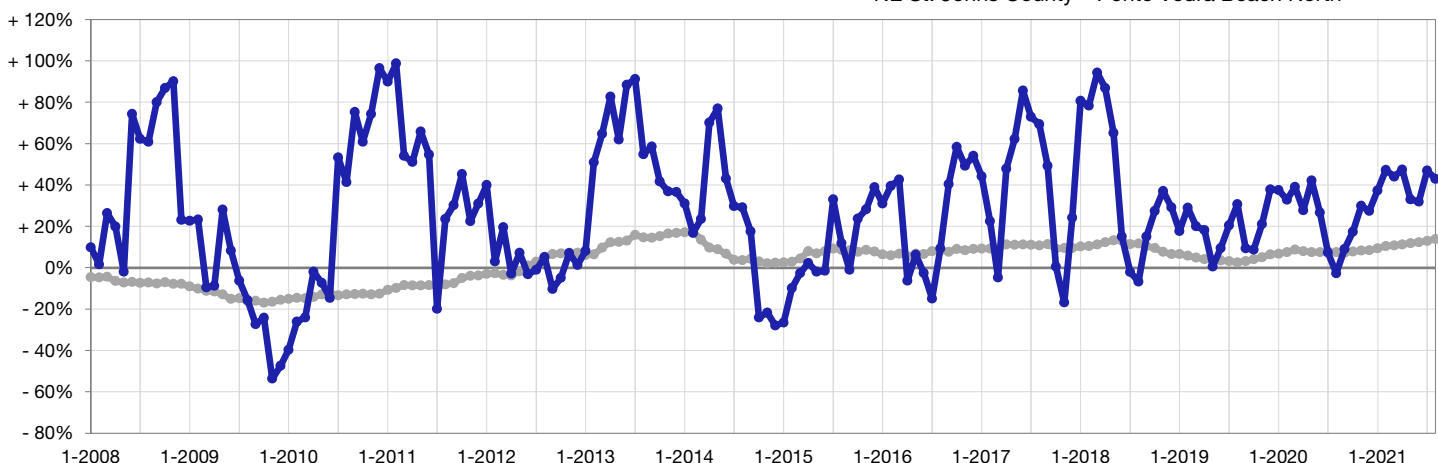
■ 2020 ■ 2021



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

All MLS —

NE St. Johns County – Ponte Vedra Beach North —



** 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 – August 2021

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



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

- 35.4%

Change in
New Listings

- 21.7%

Change in
Closed Sales

+ 14.4%

Change in
Median Sales Price

Region 26

August

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	99	64	- 35.4%	734	675	- 8.0%
Closed Sales	83	65	- 21.7%	578	629	+ 8.8%
Median Sales Price*	\$555,000	\$635,000	+ 14.4%	\$515,000	\$625,000	+ 21.4%
Percent of Original List Price Received*	96.2%	99.5%	+ 3.4%	94.8%	99.2%	+ 4.6%
Percent of Properties Sold Over List Price*	13.3%	35.4%	+ 166.2%	6.6%	32.1%	+ 386.4%
Days on Market Until Sale	69	26	- 62.3%	101	41	- 59.4%
Inventory of Homes for Sale	253	110	- 56.5%	--	--	--
Months Supply of Inventory	3.6	1.4	- 61.1%	--	--	--

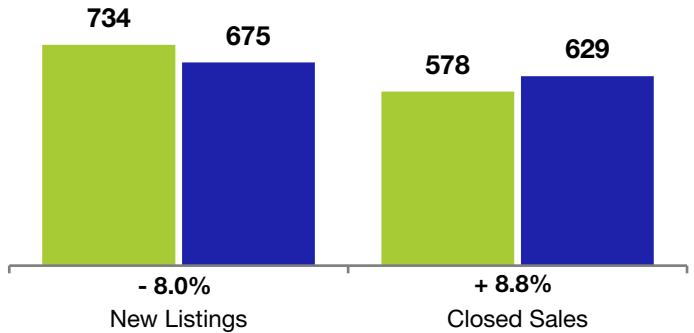
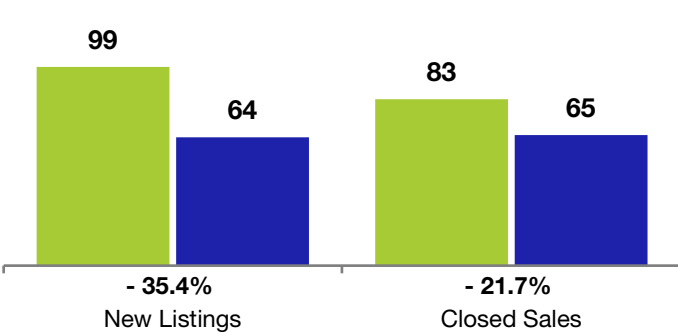
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

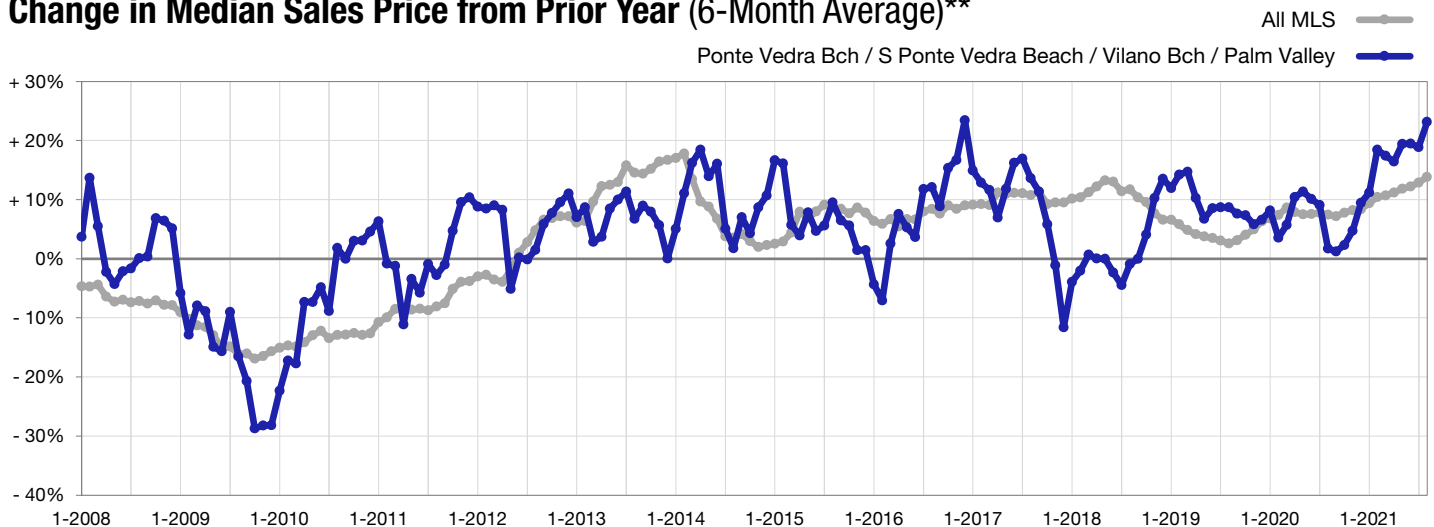
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



Ponte Vedra / Nocatee (St. Johns County)

- 18.5% **- 37.0%** **+ 14.7%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Region 27

August

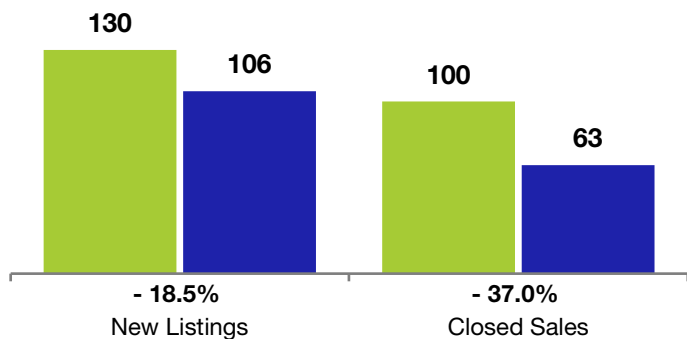
Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	130	106	- 18.5%	854	681	- 20.3%
Closed Sales	100	63	- 37.0%	693	592	- 14.6%
Median Sales Price*	\$457,614	\$525,000	+ 14.7%	\$453,000	\$530,000	+ 17.0%
Percent of Original List Price Received*	98.6%	101.3%	+ 2.7%	98.2%	102.7%	+ 4.6%
Percent of Properties Sold Over List Price*	18.0%	36.5%	+ 102.8%	14.6%	45.9%	+ 214.4%
Days on Market Until Sale	73	23	- 68.5%	73	30	- 58.9%
Inventory of Homes for Sale	186	70	- 62.4%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--

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

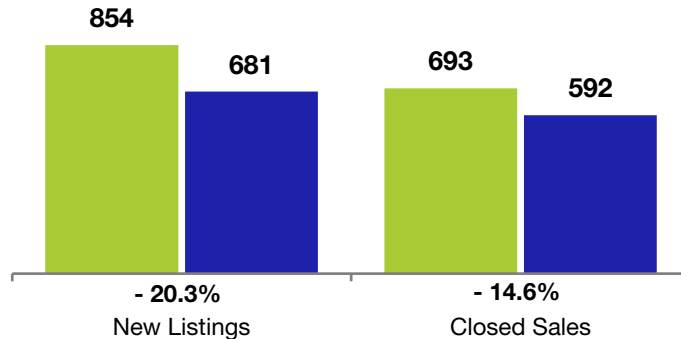
August

■ 2020 ■ 2021

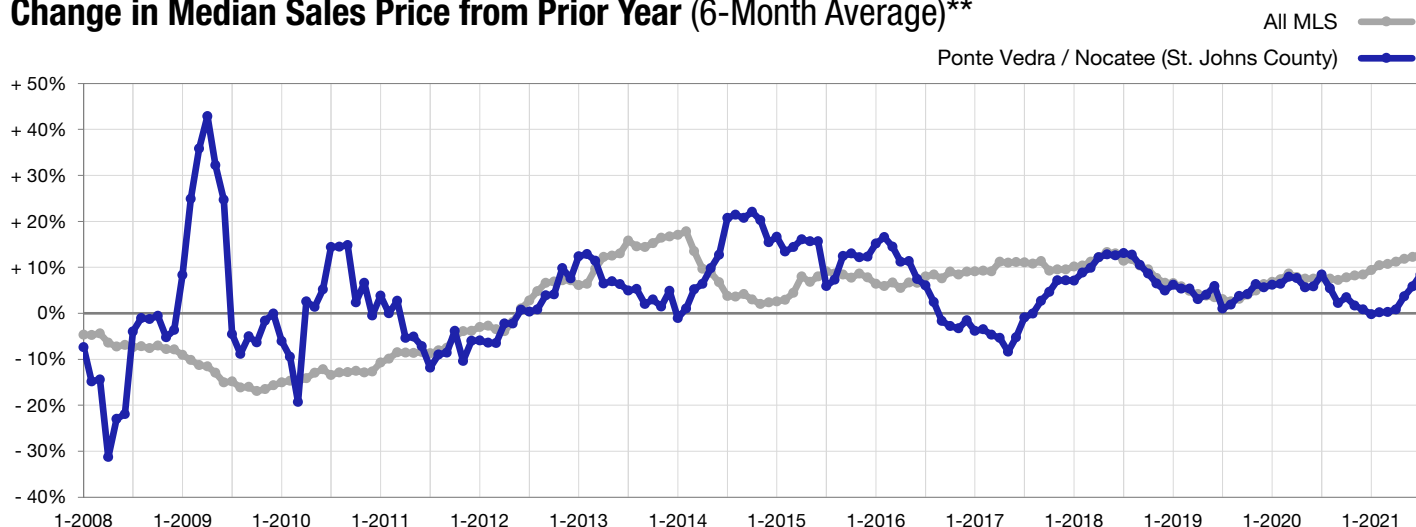


Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



St. Johns County - NW

Region 30

- 12.4%

Change in
New Listings

- 18.1%

Change in
Closed Sales

+ 18.9%

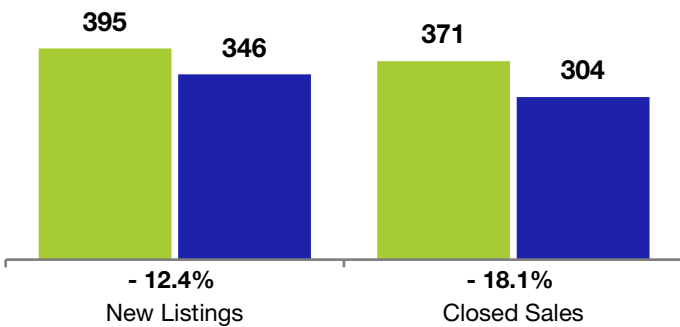
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	395	346	- 12.4%	3,069	2,831	- 7.8%
Closed Sales	371	304	- 18.1%	2,492	2,625	+ 5.3%
Median Sales Price*	\$350,000	\$416,068	+ 18.9%	\$342,000	\$395,000	+ 15.5%
Percent of Original List Price Received*	98.1%	102.4%	+ 4.4%	97.5%	101.4%	+ 4.0%
Percent of Properties Sold Over List Price*	17.3%	55.9%	+ 223.1%	12.3%	42.0%	+ 241.5%
Days on Market Until Sale	62	26	- 58.1%	77	39	- 49.4%
Inventory of Homes for Sale	743	328	- 55.9%	--	--	--
Months Supply of Inventory	2.4	1.0	- 58.3%	--	--	--

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

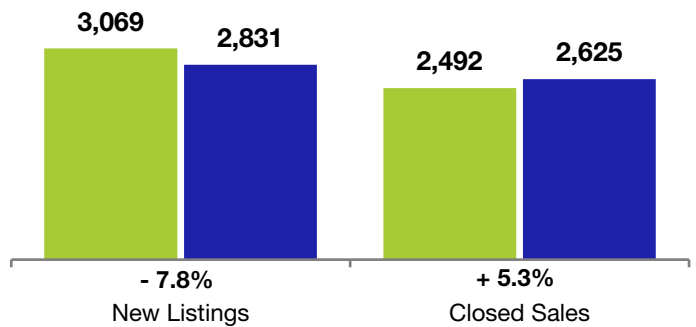
August

■ 2020 ■ 2021

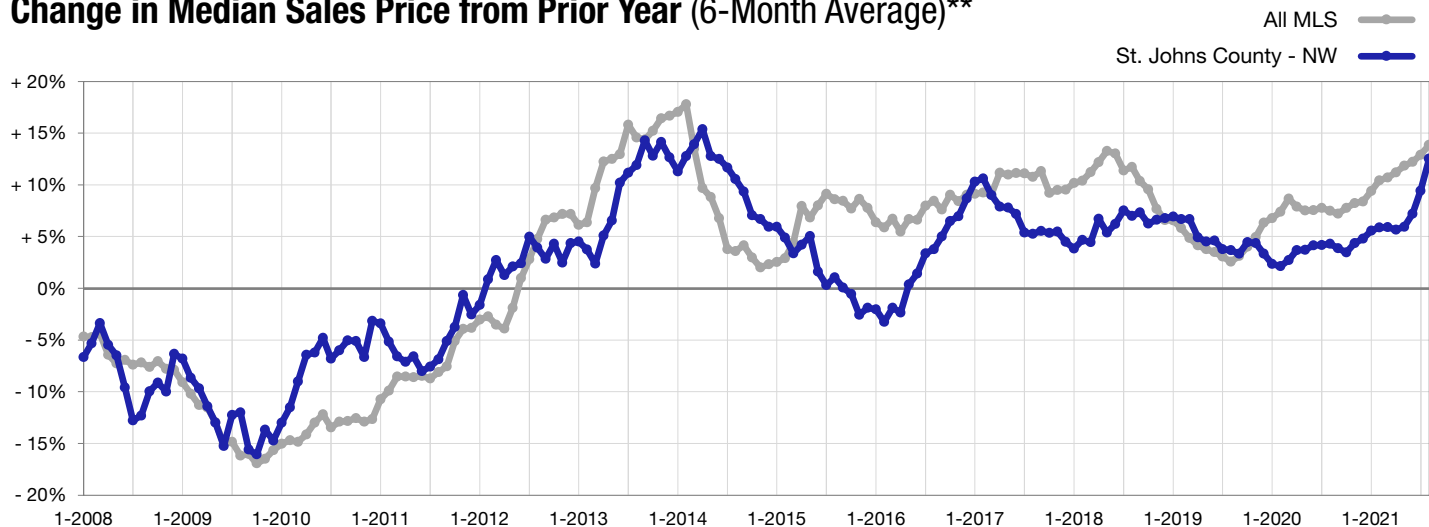


Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



St. Johns County - NE

- 20.5%

- 19.4%

+ 66.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Region 31

August

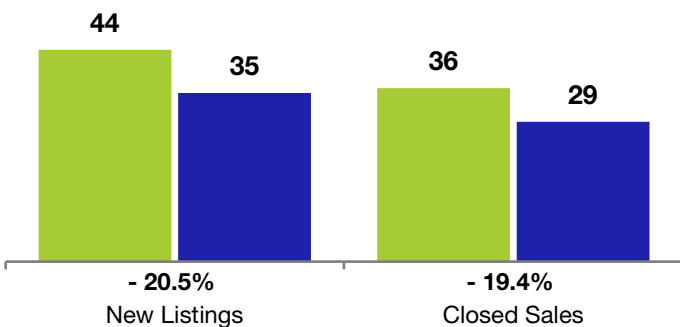
Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	44	35	- 20.5%	305	290	- 4.9%
Closed Sales	36	29	- 19.4%	234	285	+ 21.8%
Median Sales Price*	\$351,250	\$585,000	+ 66.5%	\$365,000	\$449,900	+ 23.3%
Percent of Original List Price Received*	97.9%	100.2%	+ 2.3%	96.8%	99.7%	+ 3.0%
Percent of Properties Sold Over List Price*	2.8%	44.8%	+ 1500.0%	8.6%	30.9%	+ 259.3%
Days on Market Until Sale	82	37	- 54.9%	94	45	- 52.1%
Inventory of Homes for Sale	101	42	- 58.4%	--	--	--
Months Supply of Inventory	3.4	1.2	- 64.7%	--	--	--

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

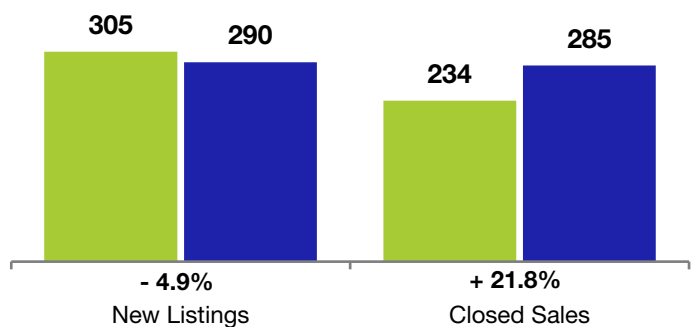
August

■ 2020 ■ 2021

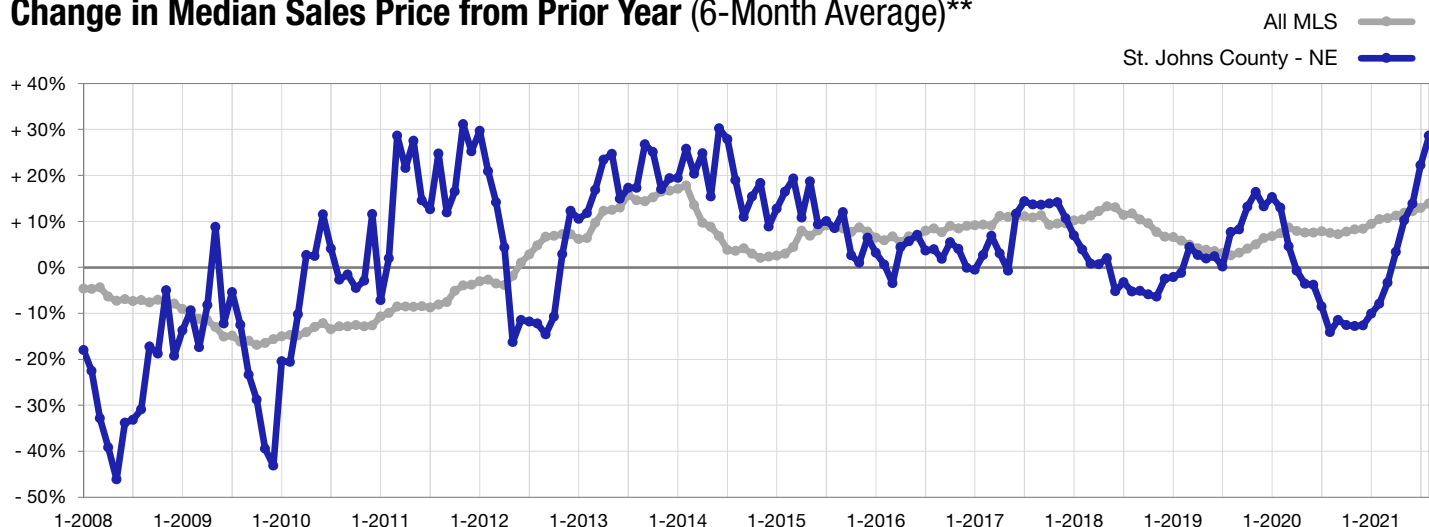


Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



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

- 32.4% **- 20.7%** **+ 29.3%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Region 32

August

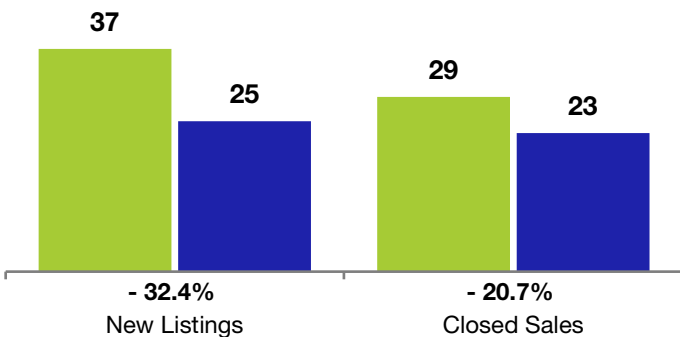
Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	37	25	- 32.4%	275	244	- 11.3%
Closed Sales	29	23	- 20.7%	180	237	+ 31.7%
Median Sales Price*	\$365,000	\$472,000	+ 29.3%	\$340,000	\$418,990	+ 23.2%
Percent of Original List Price Received*	93.4%	96.4%	+ 3.2%	94.2%	96.8%	+ 2.8%
Percent of Properties Sold Over List Price*	6.9%	17.4%	+ 152.2%	8.4%	16.5%	+ 96.4%
Days on Market Until Sale	156	73	- 53.2%	110	89	- 19.1%
Inventory of Homes for Sale	152	55	- 63.8%	--	--	--
Months Supply of Inventory	6.9	1.8	- 73.9%	--	--	--

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

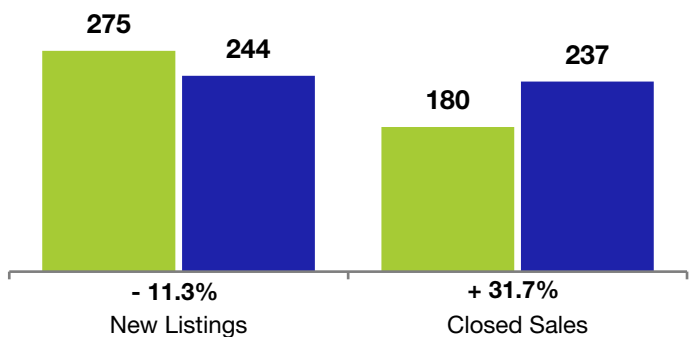
August

■ 2020 ■ 2021



Year to Date

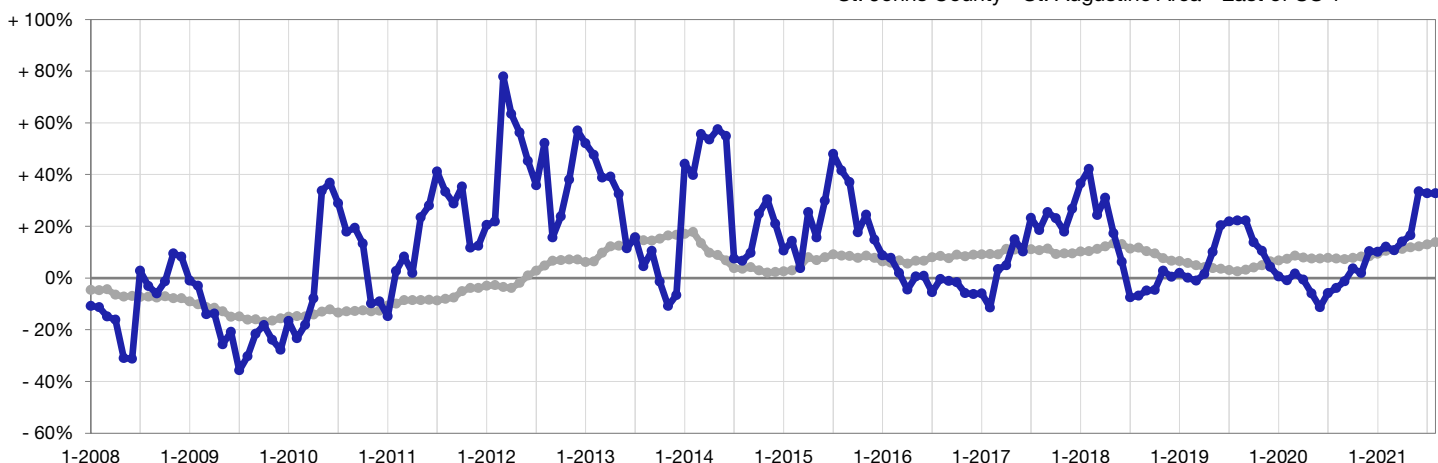
■ 2020 ■ 2021



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

All MLS —

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



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Local Market Update – August 2021

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



St. Johns County - SE

+ 13.0%

+ 3.2%

+ 17.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Region 33

August

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	161	182	+ 13.0%	1,337	1,385	+ 3.6%
Closed Sales	156	161	+ 3.2%	1,049	1,131	+ 7.8%
Median Sales Price*	\$282,860	\$331,000	+ 17.0%	\$268,995	\$320,710	+ 19.2%
Percent of Original List Price Received*	96.6%	98.6%	+ 2.1%	95.5%	98.6%	+ 3.2%
Percent of Properties Sold Over List Price*	5.8%	30.0%	+ 417.2%	5.3%	27.0%	+ 409.4%
Days on Market Until Sale	85	31	- 63.5%	87	48	- 44.8%
Inventory of Homes for Sale	459	268	- 41.6%	--	--	--
Months Supply of Inventory	3.5	1.7	- 51.4%	--	--	--

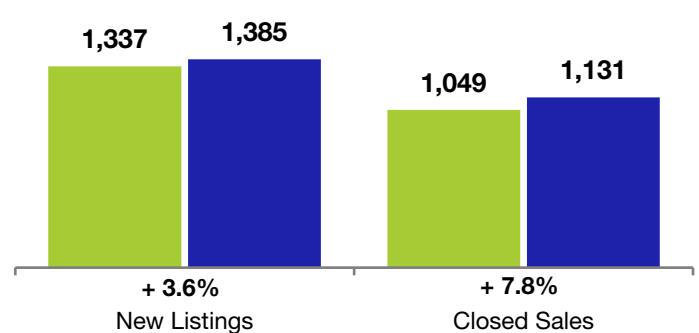
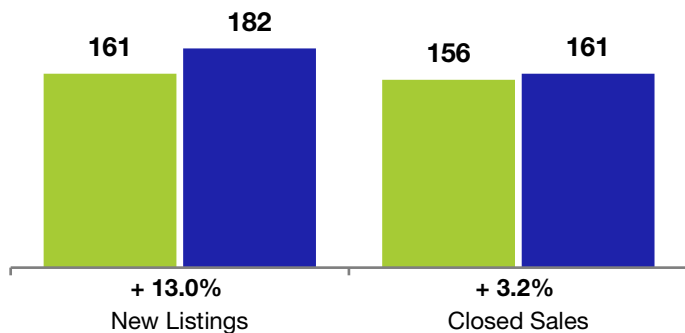
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

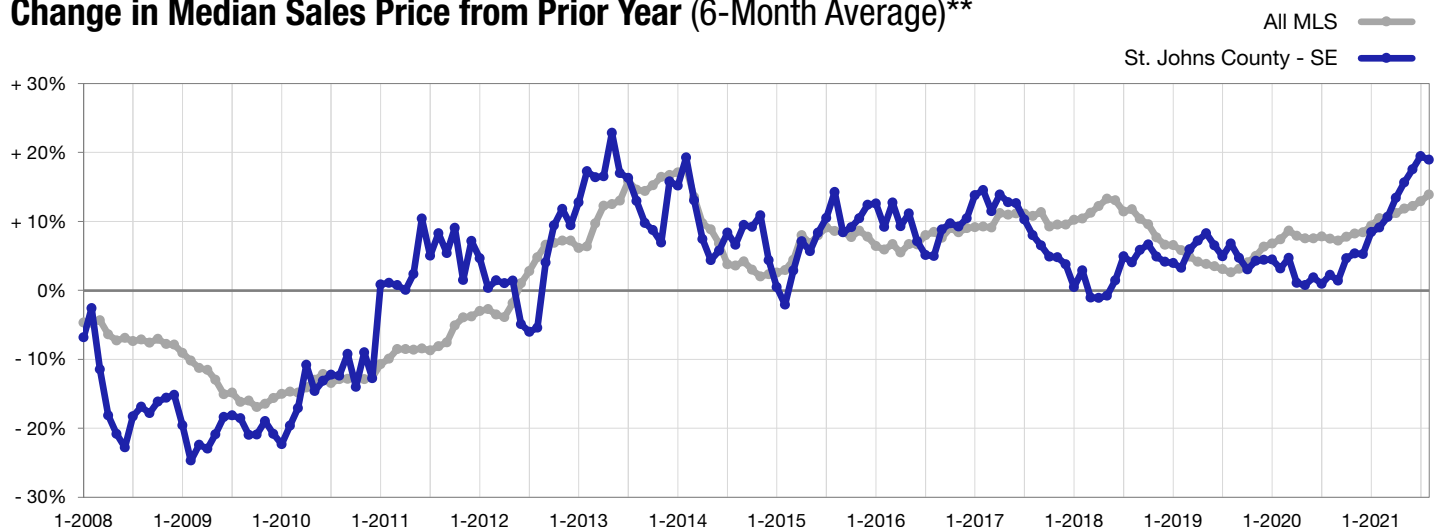
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



St. Johns County - SW

Region 34

- 28.6%

Change in
New Listings

- 7.1%

Change in
Closed Sales

- 12.5%

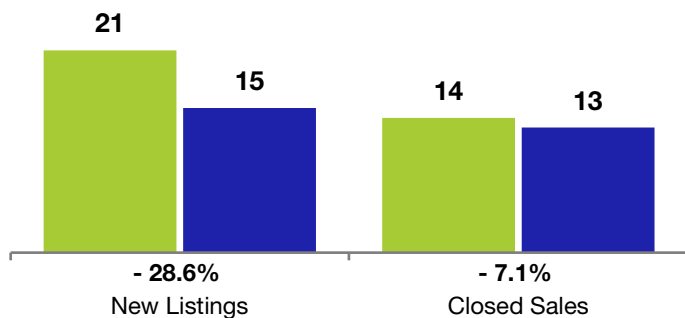
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	21	15	- 28.6%	136	141	+ 3.7%
Closed Sales	14	13	- 7.1%	81	114	+ 40.7%
Median Sales Price*	\$280,000	\$245,000	- 12.5%	\$239,900	\$275,000	+ 14.6%
Percent of Original List Price Received*	94.1%	97.9%	+ 4.0%	94.6%	97.1%	+ 2.6%
Percent of Properties Sold Over List Price*	14.3%	38.5%	+ 169.2%	8.6%	28.1%	+ 226.7%
Days on Market Until Sale	78	51	- 34.6%	78	66	- 15.4%
Inventory of Homes for Sale	57	37	- 35.1%	--	--	--
Months Supply of Inventory	5.6	2.5	- 55.4%	--	--	--

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

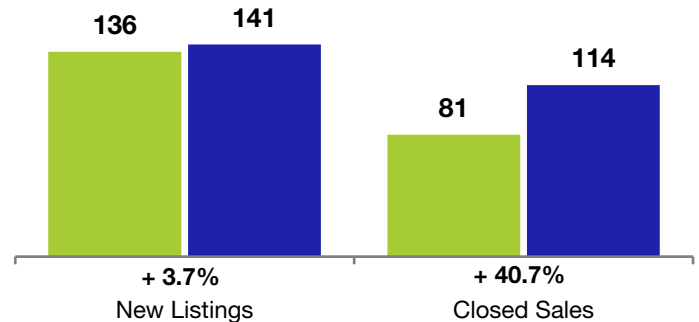
August

■ 2020 ■ 2021

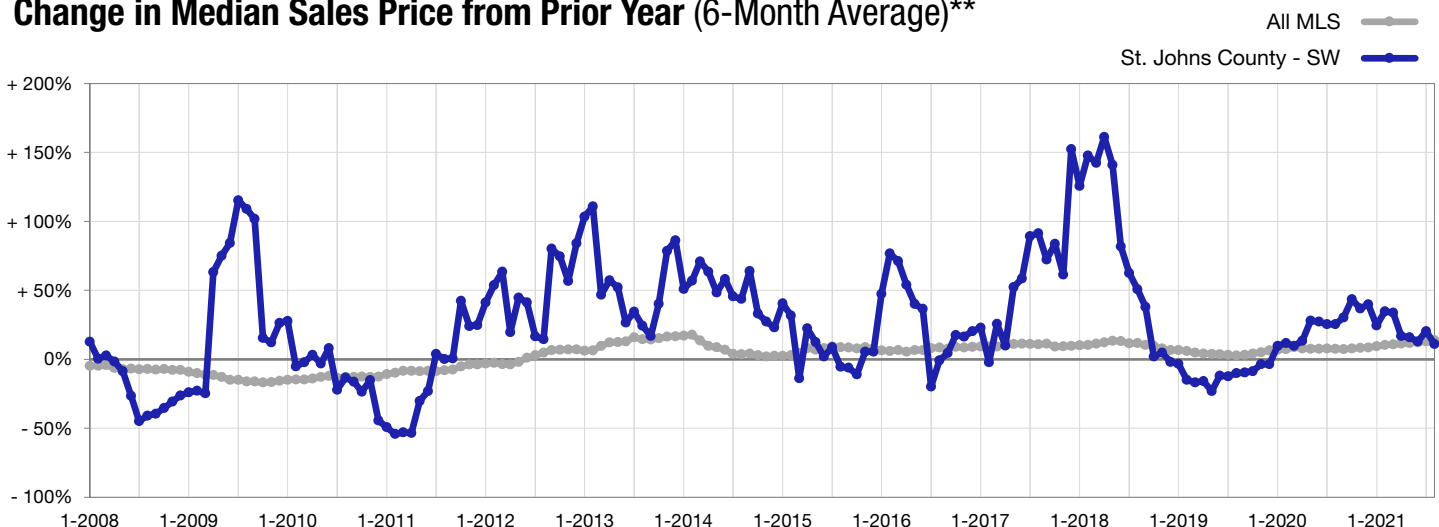


Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



Putnam County NE

+ 43.6%

Change in
New Listings

+ 51.4%

Change in
Closed Sales

+ 15.0%

Change in
Median Sales Price

Region 56

August

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	39	56	+ 43.6%	325	411	+ 26.5%
Closed Sales	35	53	+ 51.4%	262	309	+ 17.9%
Median Sales Price*	\$153,000	\$176,000	+ 15.0%	\$139,900	\$160,000	+ 14.4%
Percent of Original List Price Received*	92.8%	94.8%	+ 2.2%	91.7%	94.8%	+ 3.4%
Percent of Properties Sold Over List Price*	8.6%	26.4%	+ 207.0%	14.1%	21.0%	+ 48.9%
Days on Market Until Sale	121	59	- 51.2%	96	67	- 30.2%
Inventory of Homes for Sale	137	98	- 28.5%	--	--	--
Months Supply of Inventory	4.0	2.4	- 40.0%	--	--	--

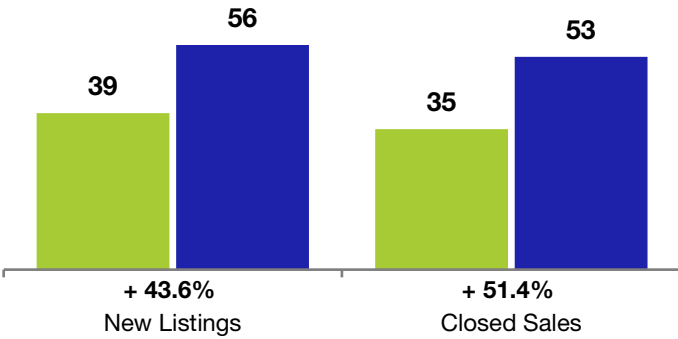
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

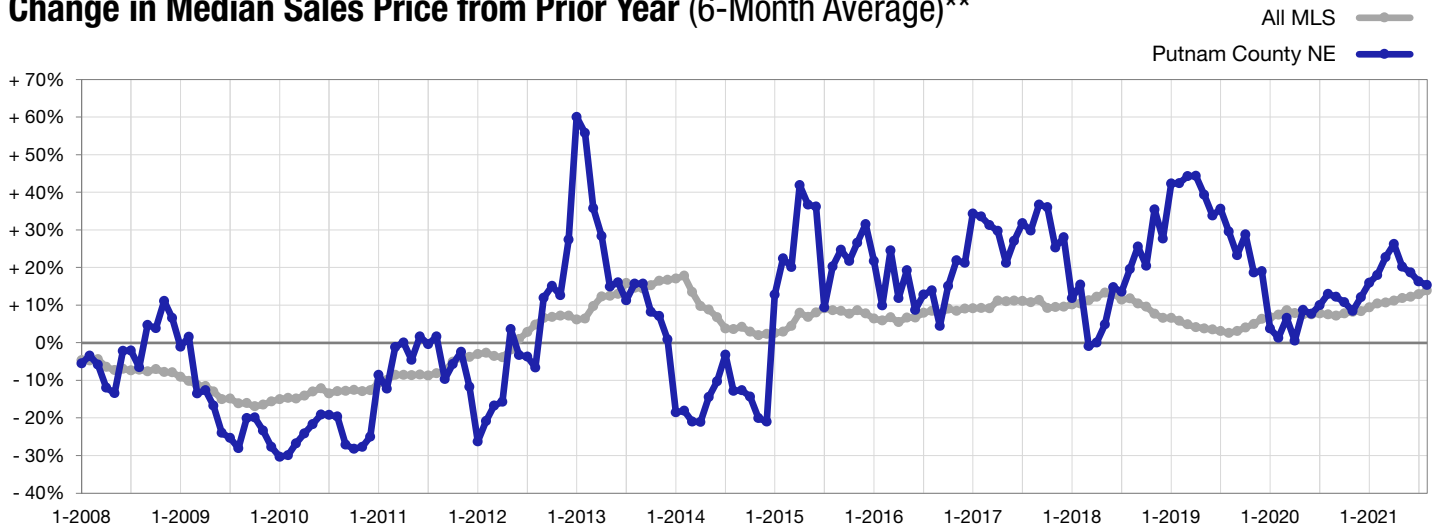
■ 2020 ■ 2021

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 – August 2021

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



Putnam County - West

Region 57

+ 3.8%

Change in
New Listings

- 5.6%

Change in
Closed Sales

+ 43.0%

Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	26	27	+ 3.8%	226	259	+ 14.6%
Closed Sales	18	17	- 5.6%	160	207	+ 29.4%
Median Sales Price*	\$94,426	\$135,000	+ 43.0%	\$92,000	\$109,000	+ 18.5%
Percent of Original List Price Received*	94.2%	97.0%	+ 3.0%	89.1%	93.0%	+ 4.4%
Percent of Properties Sold Over List Price*	5.6%	23.5%	+ 319.6%	10.7%	15.5%	+ 44.9%
Days on Market Until Sale	141	48	- 66.0%	105	55	- 47.6%
Inventory of Homes for Sale	92	72	- 21.7%	--	--	--
Months Supply of Inventory	4.4	2.8	- 36.4%	--	--	--

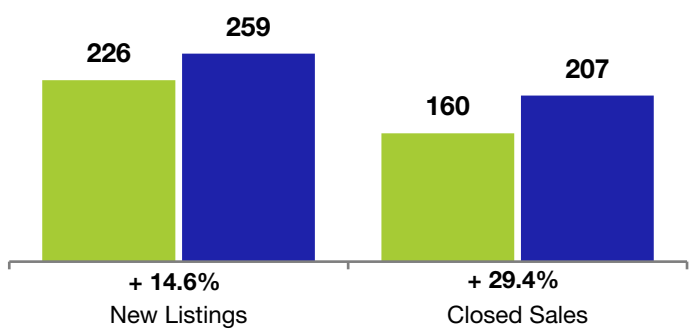
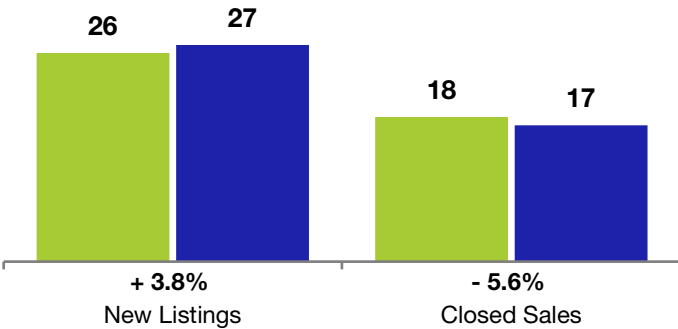
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

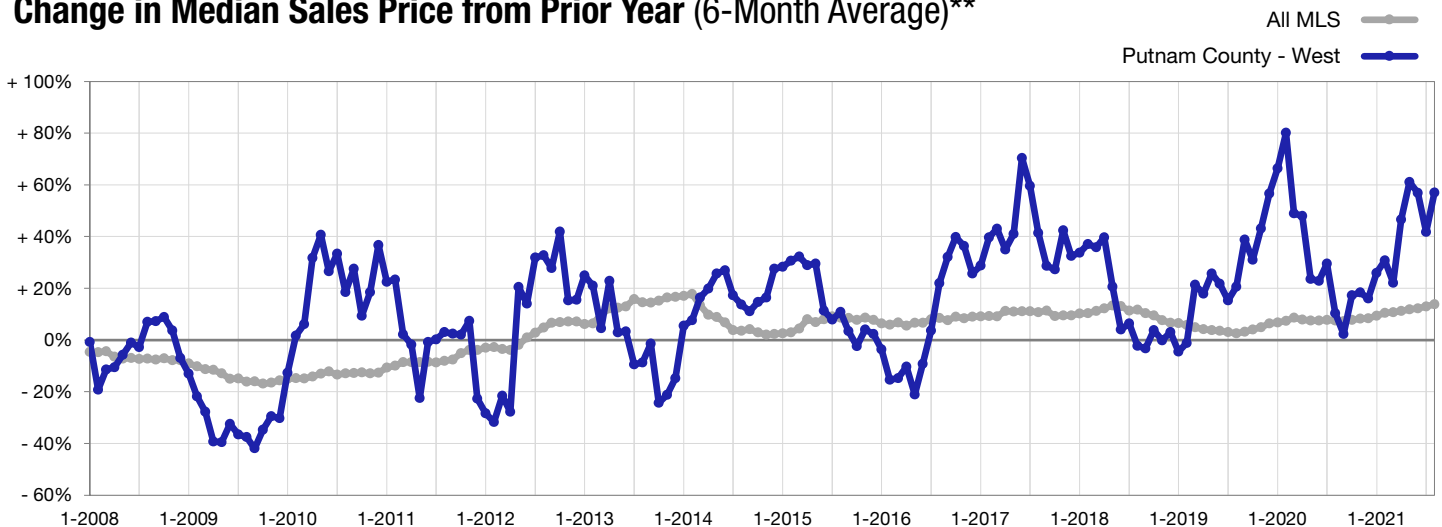
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



Putnam County - South

Region 58

- 10.7%

+ 18.2%

+ 36.3%

Change in
New Listings

Change in
Closed Sales

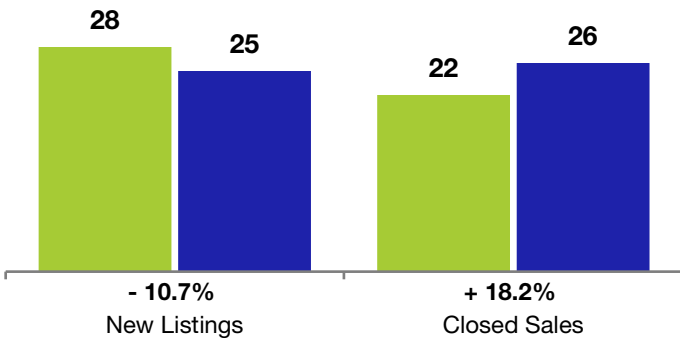
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	28	25	- 10.7%	208	225	+ 8.2%
Closed Sales	22	26	+ 18.2%	166	181	+ 9.0%
Median Sales Price*	\$110,000	\$149,950	+ 36.3%	\$120,000	\$165,000	+ 37.5%
Percent of Original List Price Received*	90.0%	90.8%	+ 0.9%	89.3%	93.0%	+ 4.1%
Percent of Properties Sold Over List Price*	9.1%	7.7%	- 15.4%	6.1%	12.2%	+ 100.0%
Days on Market Until Sale	103	60	- 41.7%	114	75	- 34.2%
Inventory of Homes for Sale	94	54	- 42.6%	--	--	--
Months Supply of Inventory	4.7	2.3	- 51.1%	--	--	--

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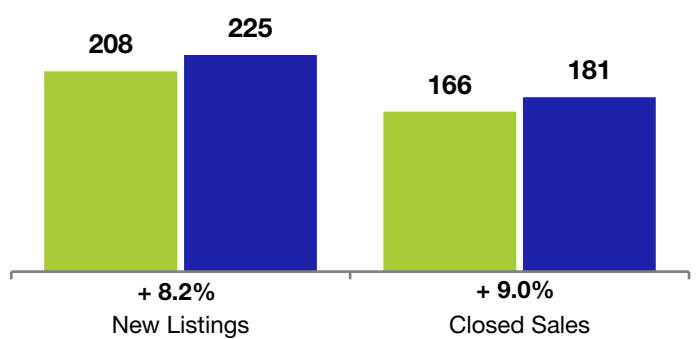
August

■ 2020 ■ 2021

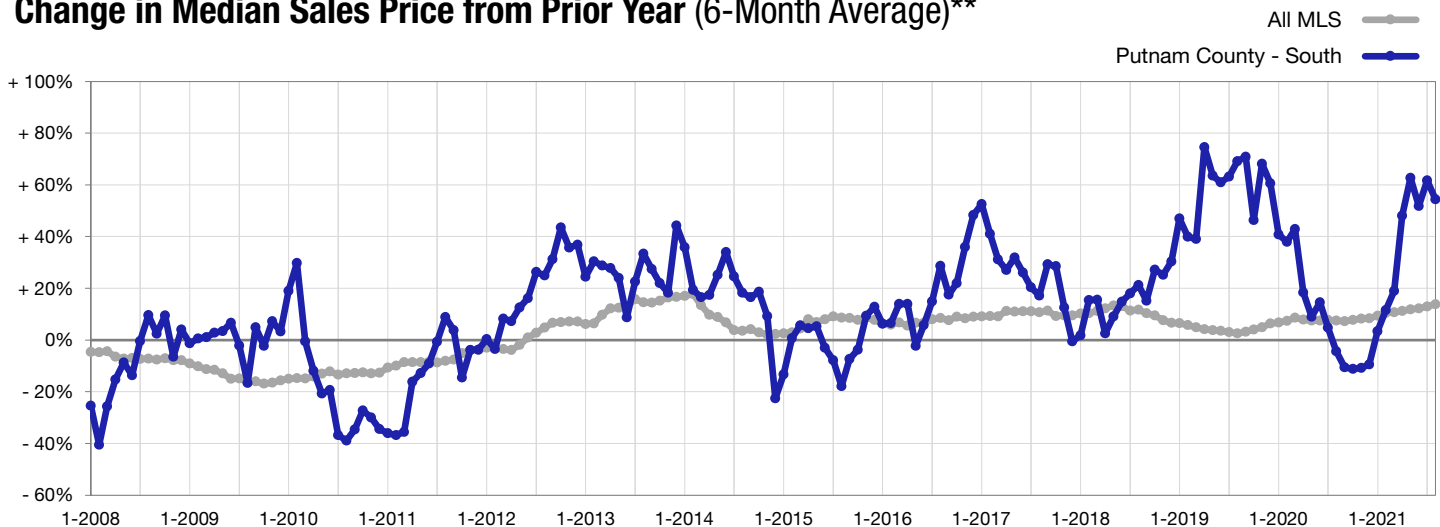


Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



Baker County

- 2.9%

+ 28.6%

+ 19.4%

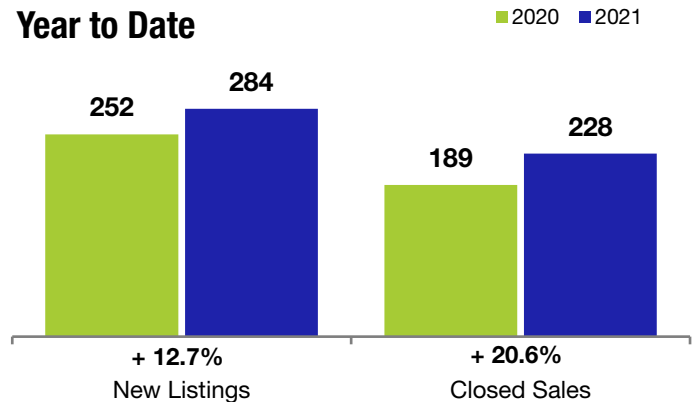
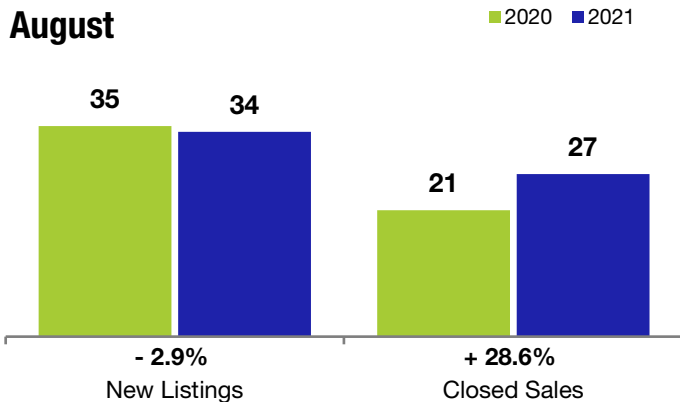
Change in
New Listings

Change in
Closed Sales

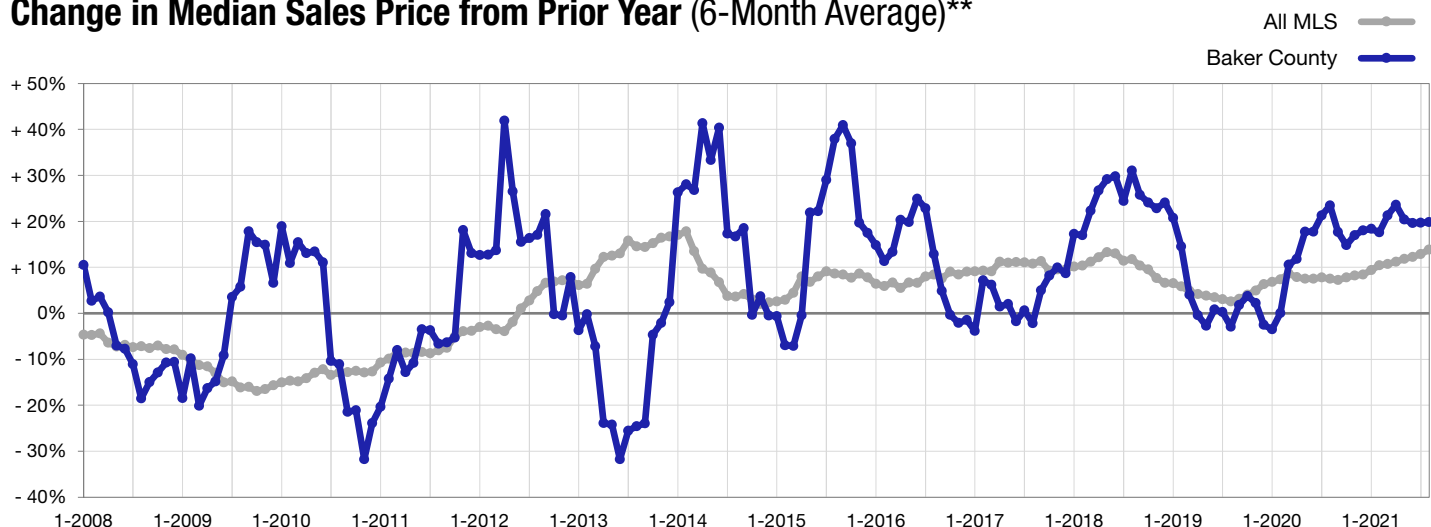
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	35	34	- 2.9%	252	284	+ 12.7%
Closed Sales	21	27	+ 28.6%	189	228	+ 20.6%
Median Sales Price*	\$201,000	\$240,000	+ 19.4%	\$213,900	\$252,660	+ 18.1%
Percent of Original List Price Received*	96.8%	97.4%	+ 0.6%	96.0%	98.2%	+ 2.3%
Percent of Properties Sold Over List Price*	23.8%	25.9%	+ 8.8%	13.8%	25.9%	+ 87.7%
Days on Market Until Sale	84	26	- 69.0%	75	50	- 33.3%
Inventory of Homes for Sale	72	63	- 12.5%	--	--	--
Months Supply of Inventory	3.0	2.2	- 26.7%	--	--	--

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



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Local Market Update – August 2021

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



Clay County

+ 20.1%

+ 6.3%

+ 23.4%

Change in
New Listings

Change in
Closed Sales

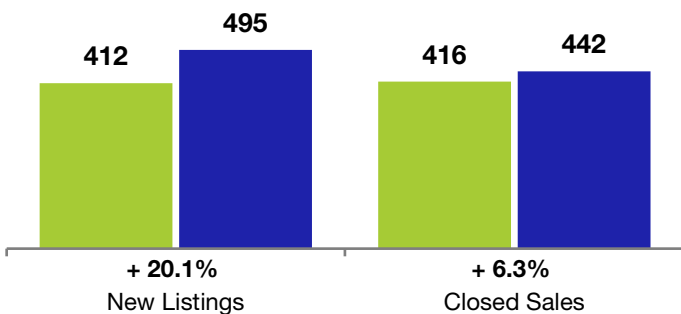
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	412	495	+ 20.1%	3,415	3,760	+ 10.1%
Closed Sales	416	442	+ 6.3%	2,826	3,204	+ 13.4%
Median Sales Price*	\$238,392	\$294,250	+ 23.4%	\$232,000	\$274,895	+ 18.5%
Percent of Original List Price Received*	97.6%	100.3%	+ 2.8%	97.2%	99.9%	+ 2.8%
Percent of Properties Sold Over List Price*	19.7%	47.5%	+ 141.1%	17.4%	42.2%	+ 142.5%
Days on Market Until Sale	61	27	- 55.7%	64	32	- 50.0%
Inventory of Homes for Sale	748	471	- 37.0%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--

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August

■ 2020 ■ 2021

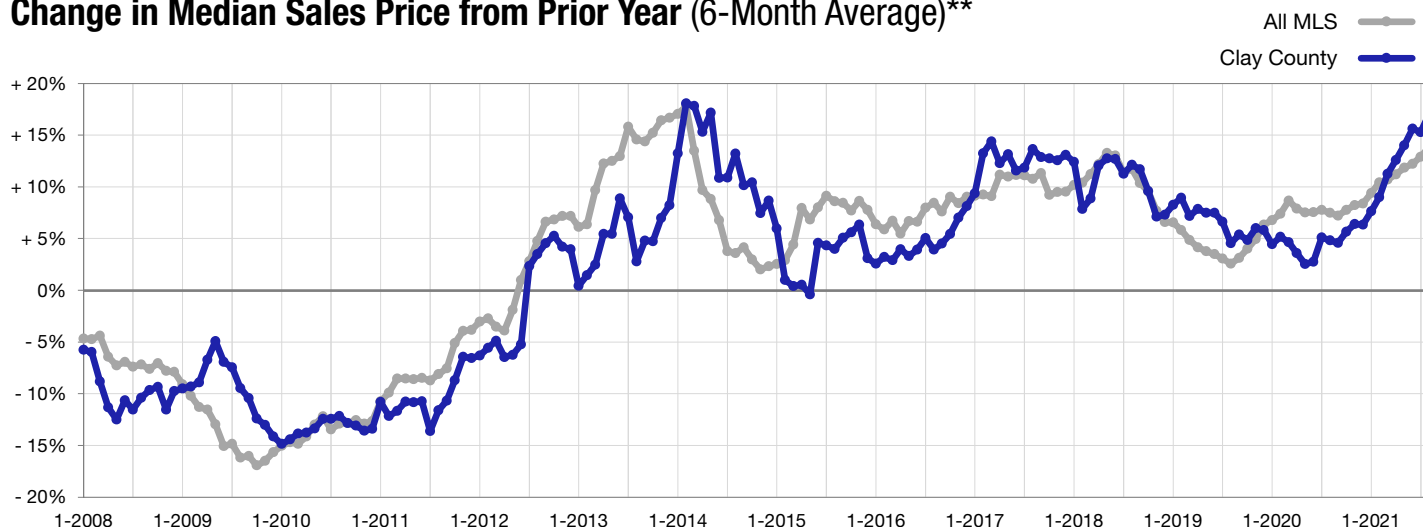


Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



Duval County

+ 9.6%

Change in
New Listings

- 1.3%

Change in
Closed Sales

+ 17.1%

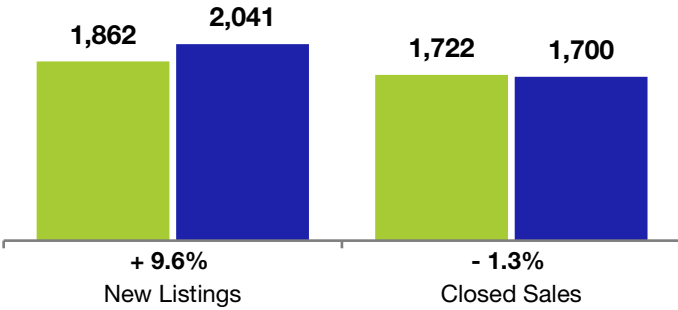
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,862	2,041	+ 9.6%	14,996	16,430	+ 9.6%
Closed Sales	1,722	1,700	- 1.3%	11,754	14,006	+ 19.2%
Median Sales Price*	\$230,995	\$270,500	+ 17.1%	\$222,560	\$252,000	+ 13.2%
Percent of Original List Price Received*	96.9%	99.6%	+ 2.8%	96.3%	99.2%	+ 3.0%
Percent of Properties Sold Over List Price*	20.3%	42.0%	+ 106.9%	16.4%	35.3%	+ 115.2%
Days on Market Until Sale	53	30	- 43.4%	59	37	- 37.3%
Inventory of Homes for Sale	3,513	2,457	- 30.1%	--	--	--
Months Supply of Inventory	2.4	1.4	- 41.7%	--	--	--

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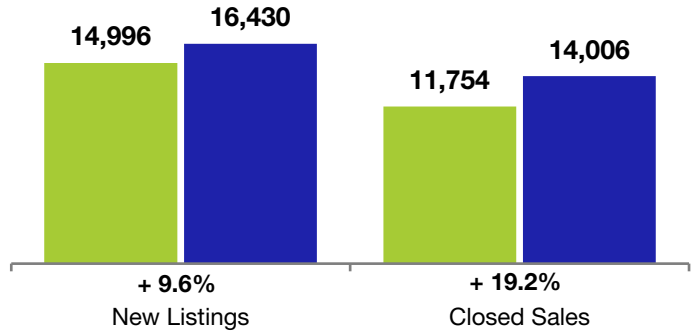
August

■ 2020 ■ 2021

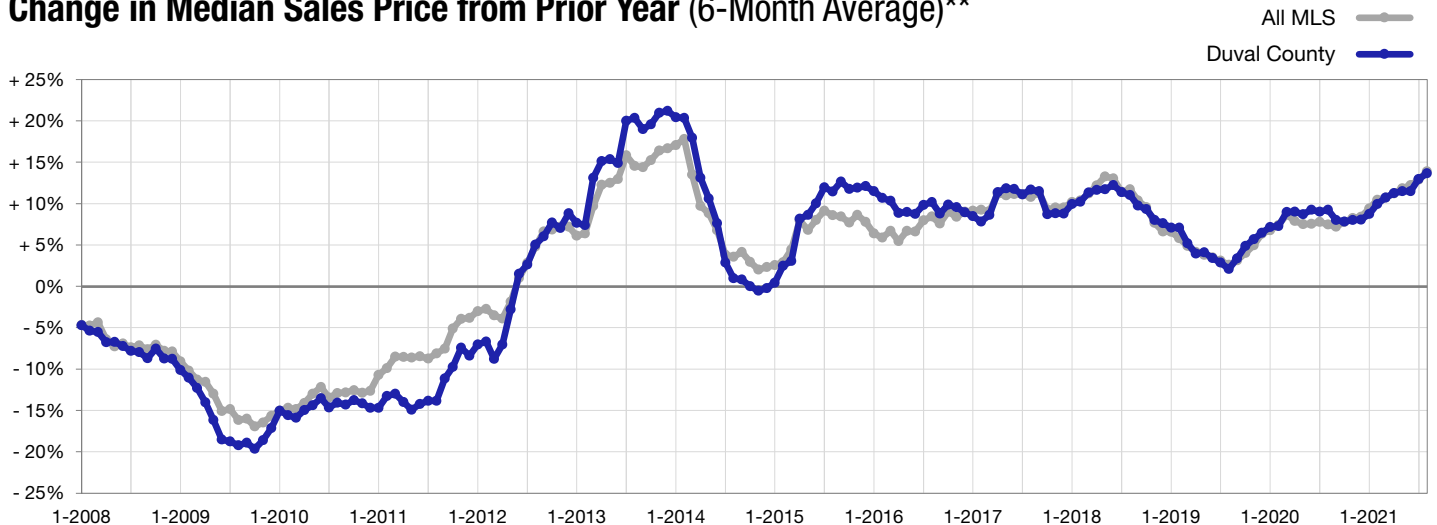


Year to Date

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



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Local Market Update – August 2021

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



Nassau County

+ 22.9% **- 25.9%** **+ 26.4%**

Change in
New Listings

Change in
Closed Sales

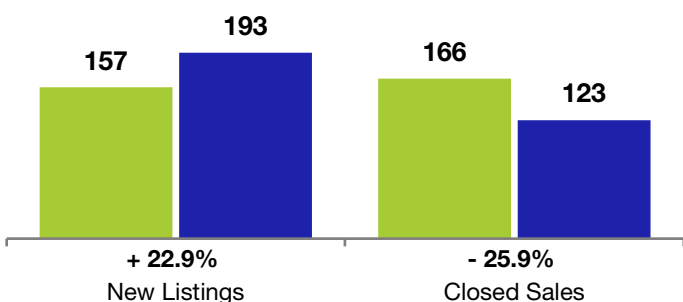
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	157	193	+ 22.9%	1,327	1,385	+ 4.4%
Closed Sales	166	123	- 25.9%	1,039	1,115	+ 7.3%
Median Sales Price*	\$280,000	\$354,000	+ 26.4%	\$282,000	\$335,000	+ 18.8%
Percent of Original List Price Received*	96.8%	100.2%	+ 3.5%	96.3%	99.0%	+ 2.8%
Percent of Properties Sold Over List Price*	10.3%	26.8%	+ 160.2%	12.2%	26.6%	+ 118.0%
Days on Market Until Sale	73	33	- 54.8%	83	45	- 45.8%
Inventory of Homes for Sale	398	248	- 37.7%	--	--	--
Months Supply of Inventory	3.0	1.6	- 46.7%	--	--	--

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

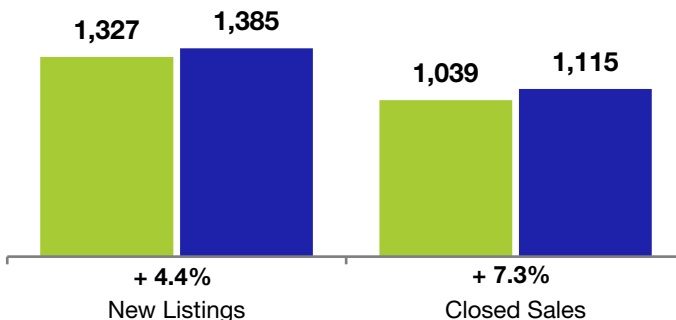
August

■ 2020 ■ 2021

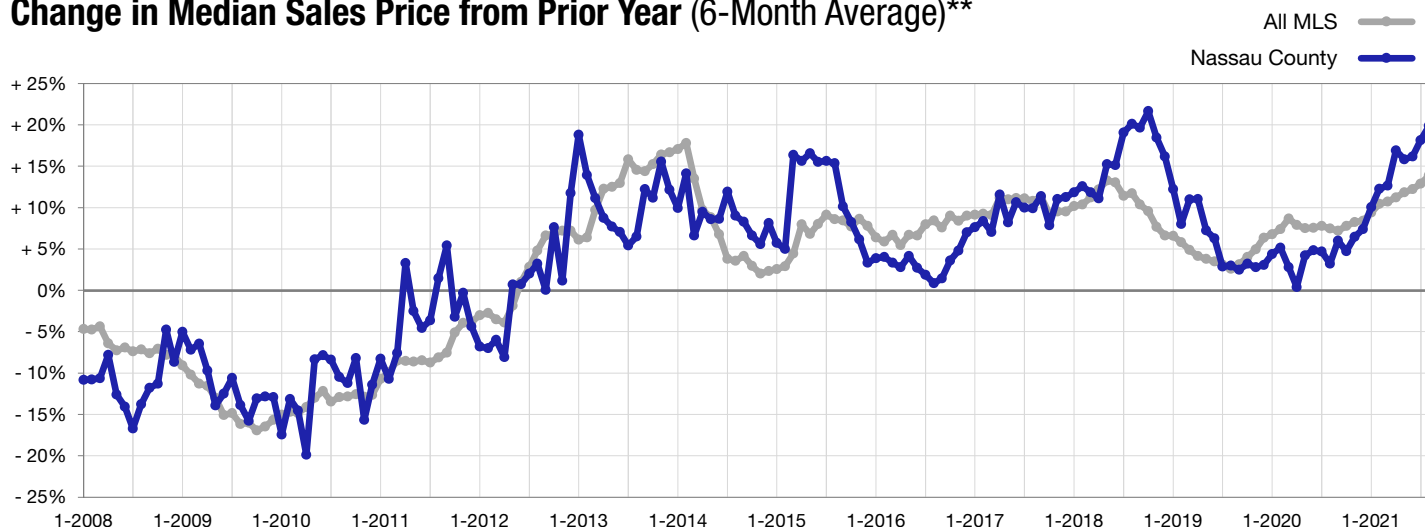


Year to Date

■ 2020 ■ 2021



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



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Local Market Update – August 2021

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



Putnam County

+ 17.2% **+ 28.0%** **+ 22.5%**

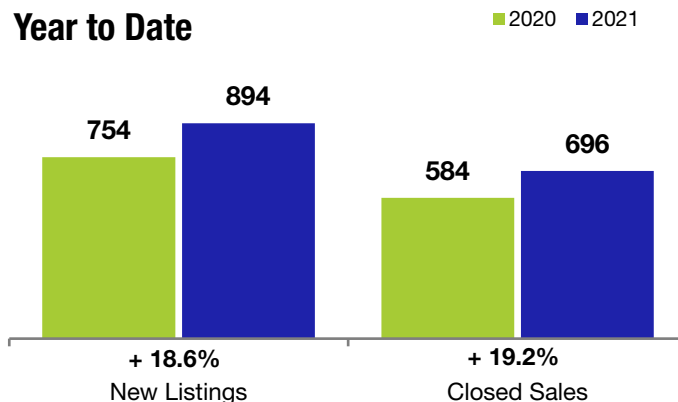
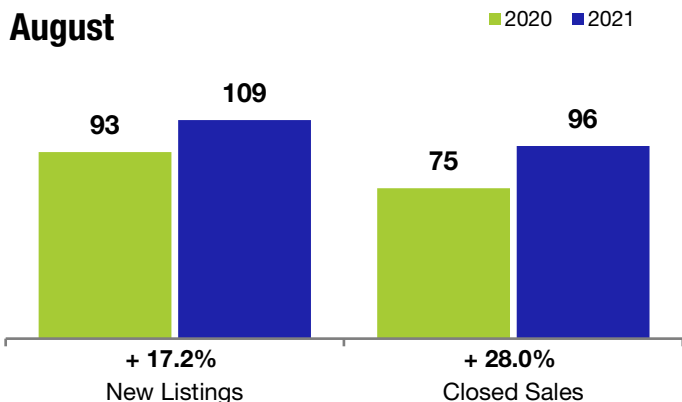
Change in
New Listings

Change in
Closed Sales

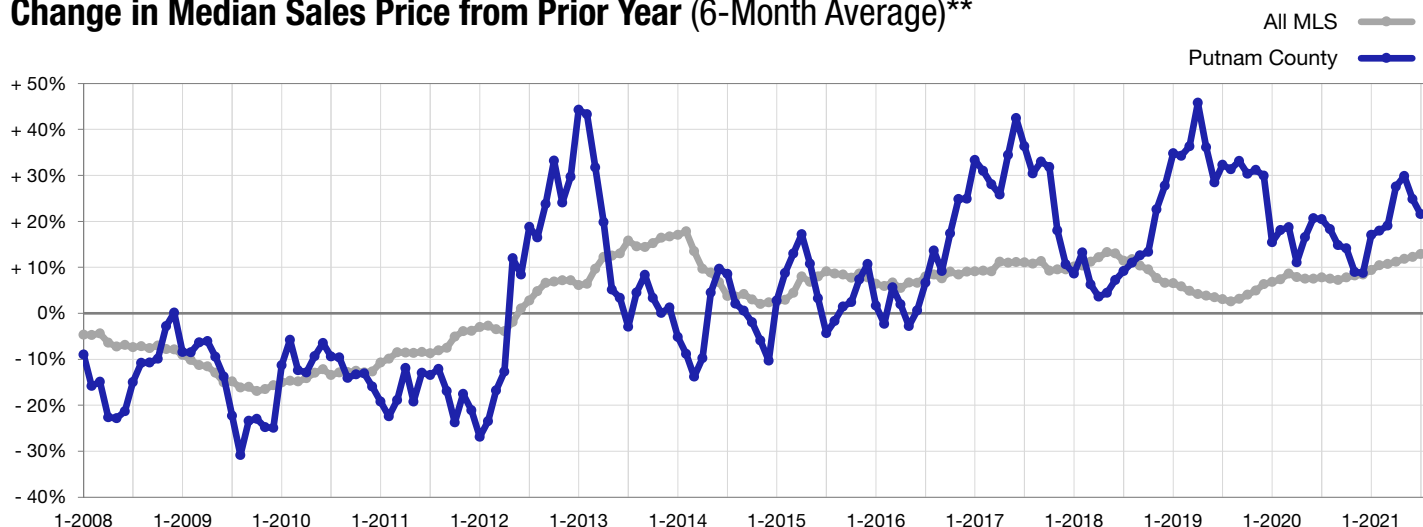
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	93	109	+ 17.2%	754	894	+ 18.6%
Closed Sales	75	96	+ 28.0%	584	696	+ 19.2%
Median Sales Price*	\$130,200	\$159,500	+ 22.5%	\$126,000	\$150,000	+ 19.0%
Percent of Original List Price Received*	92.3%	94.1%	+ 2.0%	90.3%	93.8%	+ 3.9%
Percent of Properties Sold Over List Price*	8.0%	20.8%	+ 160.0%	10.8%	17.1%	+ 58.3%
Days on Market Until Sale	121	57	- 52.9%	104	66	- 36.5%
Inventory of Homes for Sale	322	225	- 30.1%	--	--	--
Months Supply of Inventory	4.3	2.5	- 41.9%	--	--	--

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



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Local Market Update – August 2021

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



St. Johns County

- 12.8%

Change in
New Listings

- 16.4%

Change in
Closed Sales

+ 19.6%

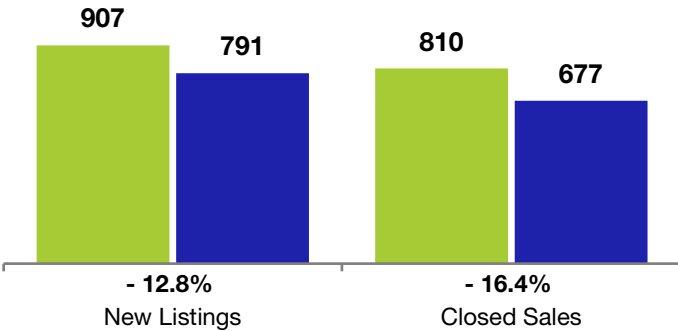
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	907	791	- 12.8%	6,948	6,446	- 7.2%
Closed Sales	810	677	- 16.4%	5,487	5,800	+ 5.7%
Median Sales Price*	\$360,000	\$430,547	+ 19.6%	\$350,000	\$410,000	+ 17.1%
Percent of Original List Price Received*	97.4%	100.7%	+ 3.4%	96.7%	100.3%	+ 3.7%
Percent of Properties Sold Over List Price*	13.1%	42.9%	+ 227.5%	10.2%	36.1%	+ 253.9%
Days on Market Until Sale	73	30	- 58.9%	83	43	- 48.2%
Inventory of Homes for Sale	2,028	942	- 53.6%	--	--	--
Months Supply of Inventory	3.0	1.2	- 60.0%	--	--	--

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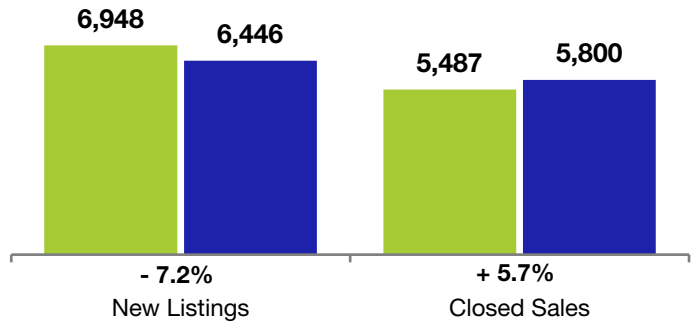
August

■ 2020 ■ 2021

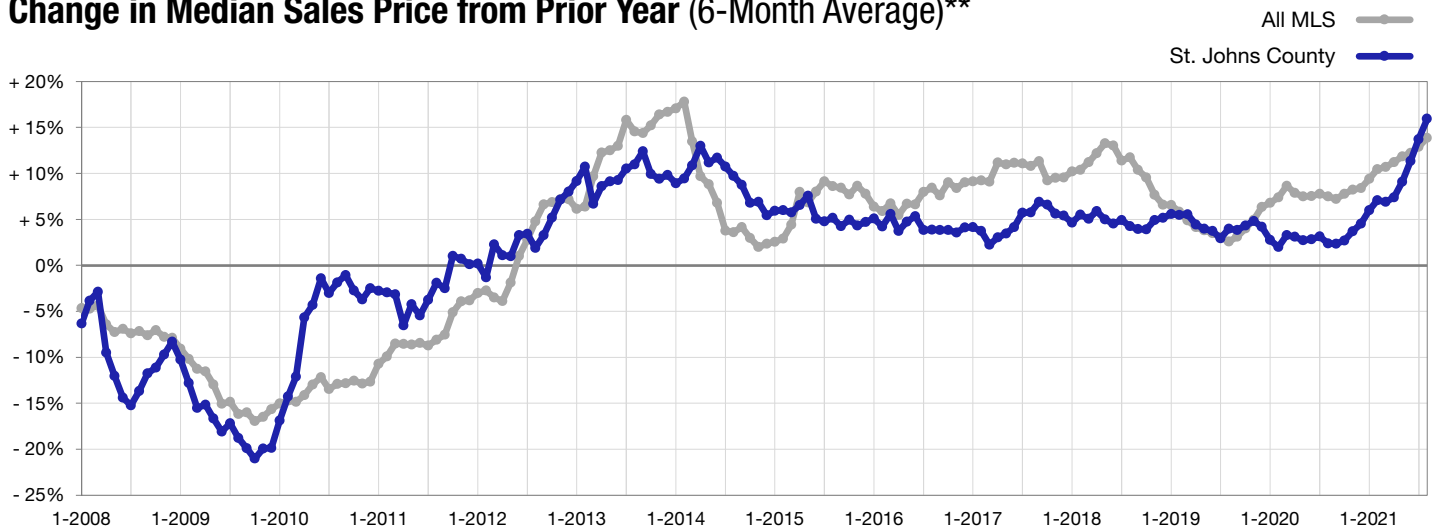


Year to Date

■ 2020 ■ 2021



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



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