

Lender-Mediated Report

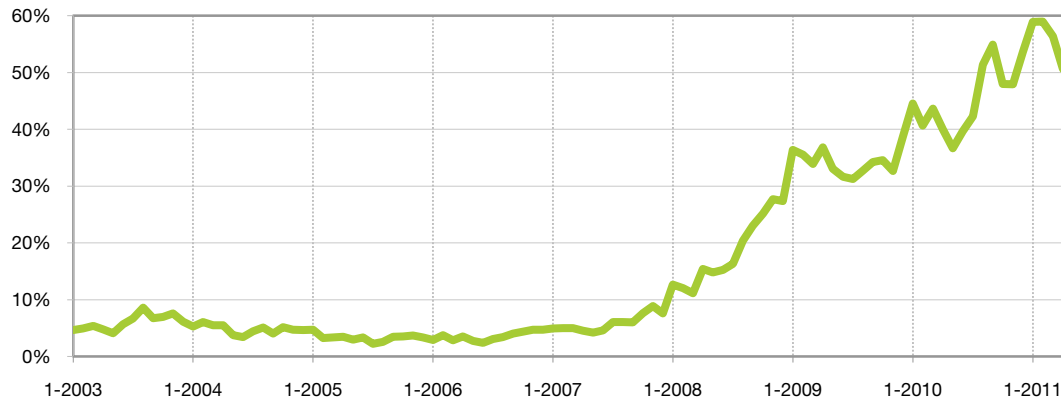
A RESEARCH TOOL PROVIDED BY THE **NORTHEAST FLORIDA ASSOCIATION OF REALTORS**



Lender-mediated properties are those marked in the "Title" field of the Northeast Florida Multiple Listing Service as "Foreclosed", "REO", "Pre-Foreclosure" or "Short Sale."

May 2011

Share of Closed Sales that were Lender-Mediated: 49.0%

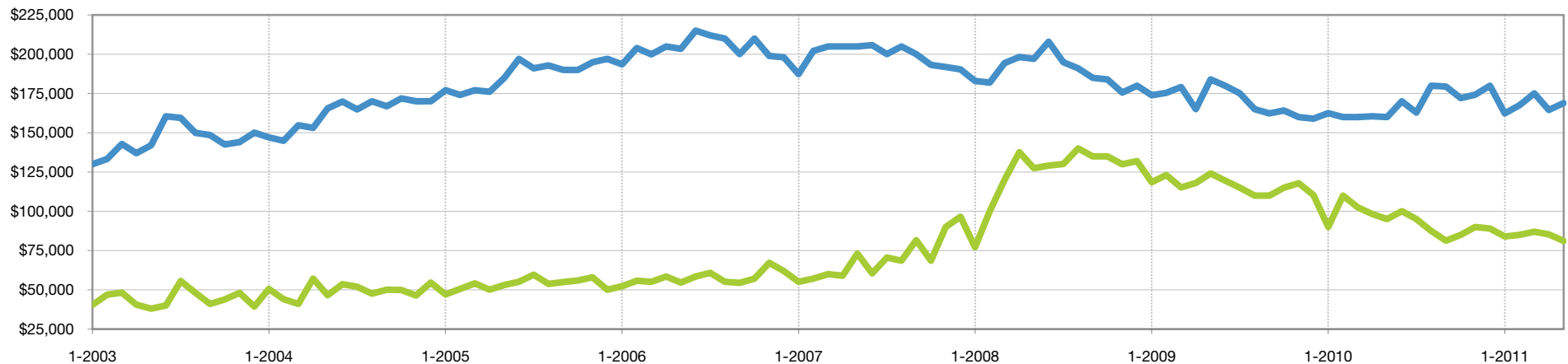


Closed Sales	5-2010	5-2011	+ / -
Traditional	978	705	-27.9%
Lender-Mediated	566	676	+19.4%
Total Market*	1,544	1,381	-10.6%

Median Sales Price	5-2010	5-2011	+ / -
Traditional	\$159,945	\$168,800	+5.5%
Lender-Mediated	\$95,000	\$81,000	-14.7%
Total Market*	\$140,000	\$129,000	-7.9%

Median Sales Prices

— Traditional — Lender-Mediated



*Total Market figures are not a summation of traditional and lender-mediated activity, as some lender-mediated homes are listed both as a foreclosure and short sale. All data provided by the Northeast Florida Multiple Listing Service. Powered by 10K Research and Marketing.

Lender-Mediated Report – Activity by Area

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May 2011

	Homes for Sale Current Month			Closed Sales Last 12 Months			Median Sales Price Lender-Mediated			Median Sales Price Traditional Properties			Average Sales Price Lender-Mediated			Average Sales Price Traditional Properties		
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	5-2010	5-2011	+ / -	5-2010	5-2011	+ / -	5-2010	5-2011	+ / -	5-2010	5-2011	+ / -
	011-SAN MARCO	162	33	20.4%	151	53	35.1%	\$60,000	\$129,910	+116.5%	\$236,858	\$204,250	-13.8%	\$109,917	\$132,463	+20.5%	\$322,249	\$300,861
012-SAN JOSE	226	55	24.3%	225	114	50.7%	\$73,250	\$51,075	-30.3%	\$112,815	\$90,000	-20.2%	\$90,519	\$69,263	-23.5%	\$138,646	\$194,691	+40.4%
013-BEAUCLERC/MANDARIN N	243	102	42.0%	354	177	50.0%	\$114,950	\$89,000	-22.6%	\$150,000	\$127,500	-15.0%	\$114,023	\$105,145	-7.8%	\$187,663	\$175,396	-6.5%
014-MANDARIN	319	111	34.8%	519	205	39.5%	\$150,000	\$135,225	-9.9%	\$190,000	\$179,950	-5.3%	\$175,586	\$156,750	-10.7%	\$221,735	\$229,406	+3.5%
015-BARTRAM	129	88	68.2%	305	146	47.9%	\$150,000	\$118,500	-21.0%	\$149,310	\$135,000	-9.6%	\$154,236	\$134,517	-12.8%	\$155,673	\$146,230	-6.1%
021-ST NICHOLAS	122	44	36.1%	151	66	43.7%	\$48,000	\$41,505	-13.5%	\$82,000	\$74,000	-9.8%	\$57,813	\$56,053	-3.0%	\$118,989	\$104,575	-12.1%
022-GROVE PK/SAN SOUCI	218	122	56.0%	437	276	63.2%	\$100,000	\$60,000	-40.0%	\$118,500	\$73,000	-38.4%	\$106,521	\$75,072	-29.5%	\$139,616	\$130,103	-6.8%
023-E OF SS BLVD	258	128	49.6%	534	348	65.2%	\$86,500	\$69,000	-20.2%	\$116,500	\$85,000	-27.0%	\$100,946	\$84,247	-16.5%	\$152,708	\$150,152	-1.7%
024-BAYMEADOWS/DEERWOOD	280	103	36.8%	456	245	53.7%	\$89,100	\$61,950	-30.5%	\$127,890	\$110,000	-14.0%	\$116,279	\$96,369	-17.1%	\$196,571	\$227,389	+15.7%
025-ICW N-BCH & S ATL	115	44	38.3%	251	101	40.2%	\$173,000	\$140,000	-19.1%	\$190,000	\$179,000	-5.8%	\$174,910	\$149,382	-14.6%	\$209,472	\$217,127	+3.7%
026-ICW S-BCH & N JTB	287	86	30.0%	392	187	47.7%	\$110,000	\$90,000	-18.2%	\$209,000	\$194,000	-7.2%	\$157,235	\$153,568	-2.3%	\$304,199	\$311,652	+2.4%
027-ICW S-JTB	94	19	20.2%	87	30	34.5%	\$105,000	\$150,000	+42.9%	\$185,500	\$206,810	+11.5%	\$203,415	\$183,321	-9.9%	\$249,515	\$278,349	+11.6%
031-RIVERSIDE	70	26	37.1%	67	34	50.7%	\$105,675	\$58,500	-44.6%	\$139,250	\$125,000	-10.2%	\$140,510	\$84,961	-39.5%	\$233,014	\$184,090	-21.0%
032-AVONDALE	162	30	18.5%	142	53	37.3%	\$129,900	\$125,450	-3.4%	\$193,250	\$165,625	-14.3%	\$185,543	\$163,835	-11.7%	\$261,142	\$238,853	-8.5%
033-ORTEGA/VENETIA	116	19	16.4%	76	14	18.4%	\$170,000	\$225,000	+32.4%	\$260,000	\$240,000	-7.7%	\$153,667	\$263,946	+71.8%	\$470,503	\$348,715	-25.9%
041-ARLINGTON	416	193	46.4%	537	275	51.2%	\$59,000	\$51,000	-13.6%	\$93,950	\$84,000	-10.6%	\$70,986	\$67,957	-4.3%	\$118,677	\$125,113	+5.4%
042-FT CAROLINE	228	100	43.9%	399	222	55.6%	\$125,500	\$84,000	-33.1%	\$145,000	\$124,500	-14.1%	\$130,511	\$105,204	-19.4%	\$177,860	\$175,916	-1.1%
043-ICW N-ATLANTIC BLVD	182	87	47.8%	279	149	53.4%	\$152,000	\$135,000	-11.2%	\$176,000	\$163,900	-6.9%	\$169,813	\$182,852	+7.7%	\$254,572	\$278,144	+9.3%
051-MURRAY HILL	99	39	39.4%	136	81	59.6%	\$39,550	\$30,750	-22.3%	\$62,000	\$39,100	-36.9%	\$49,373	\$39,096	-20.8%	\$99,091	\$81,363	-17.9%
052-LAKESHORE	72	28	38.9%	89	48	53.9%	\$37,500	\$33,950	-9.5%	\$48,250	\$42,400	-12.1%	\$42,331	\$43,950	+3.8%	\$89,707	\$66,746	-25.6%
053-HYDE GROVE AREA	81	44	54.3%	88	49	55.7%	\$47,550	\$33,950	-28.6%	\$82,750	\$55,000	-33.5%	\$59,649	\$42,827	-28.2%	\$91,303	\$99,323	+8.8%
054-CEDAR HILLS	66	26	39.4%	106	59	55.7%	\$44,000	\$36,751	-16.5%	\$74,143	\$45,527	-38.6%	\$50,168	\$41,169	-17.9%	\$92,153	\$80,053	-13.1%
055-CONF PT/ORTEGA FARMS	44	18	40.9%	34	22	64.7%	\$70,000	\$80,000	+14.3%	\$114,500	\$90,000	-21.4%	\$77,319	\$91,024	+17.7%	\$129,908	\$141,200	+8.7%
056-YUKN/WESC/OAK H	139	81	58.3%	192	123	64.1%	\$91,500	\$54,450	-40.5%	\$109,900	\$70,500	-35.9%	\$89,014	\$64,392	-27.7%	\$116,358	\$96,722	-16.9%
061-NORMANDY AREA	95	57	60.0%	129	73	56.6%	\$94,750	\$56,900	-39.9%	\$105,000	\$83,000	-21.0%	\$84,380	\$69,372	-17.8%	\$112,842	\$126,982	+12.5%
062-CRYSTAL SPR/COUNTRY CREEK	131	58	44.3%	243	146	60.1%	\$128,500	\$92,000	-28.4%	\$133,000	\$105,450	-20.7%	\$128,137	\$99,933	-22.0%	\$138,058	\$130,172	-5.7%
063-JACKSONVILLE HEIGHTS/OAK HILL	161	90	55.9%	201	129	64.2%	\$58,200	\$49,950	-14.2%	\$70,000	\$57,500	-17.9%	\$61,518	\$53,074	-13.7%	\$83,118	\$74,955	-9.8%
064-BENT CREEK/PLUM TREE	66	27	40.9%	98	58	59.2%	\$115,000	\$119,000	+3.5%	\$142,800	\$132,000	-7.6%	\$109,733	\$115,693	+5.4%	\$146,011	\$139,360	-4.6%
065-PANTHER CREEK/ADAMS LK/DUVAL SW	27	18	66.7%	48	29	60.4%	\$118,450	\$110,000	-7.1%	\$147,072	\$133,750	-9.1%	\$112,998	\$110,121	-2.5%	\$156,231	\$142,582	-8.7%
066-CECIL COMMERCE AREA	11	5	45.5%	43	7	16.3%	\$157,000	\$92,400	-41.1%	\$165,000	\$145,000	-12.1%	\$152,561	\$179,686	+17.8%	\$170,058	\$134,845	-20.7%
067-COLINS RD/ARGYLE/OAKLEAFPLNT-DUVAL	165	100	60.6%	357	196	54.9%	\$109,900	\$71,500	-34.9%	\$121,500	\$95,000	-21.8%	\$108,019	\$86,349	-20.1%	\$127,662	\$120,400	-5.7%
071-BRENTWOOD/EVERGREEN	125	54	43.2%	120	87	72.5%	\$16,500	\$15,250	-7.6%	\$19,000	\$15,250	-19.7%	\$20,543	\$19,998	-2.7%	\$42,615	\$34,010	-20.2%
072-SPRINGFIELD	103	34	33.0%	116	83	71.6%	\$16,500	\$15,600	-5.5%	\$21,250	\$39,500	+85.9%	\$42,468	\$49,551	+16.7%	\$79,190	\$137,500	+73.6%
073-DOWNTOWN JAX/NORTHBANK	27	11	40.7%	55	43	78.2%	\$109,225	\$78,950	-27.7%	\$117,900	\$80,000	-32.1%	\$106,103	\$84,437	-20.4%	\$139,500	\$95,767	-31.4%
074-PAXON	99	52	52.5%	193	130	67.4%	\$15,000	\$13,000	-13.3%	\$15,560	\$15,100	-3.0%	\$19,361	\$15,801	-18.4%	\$51,145	\$72,107	+41.0%
075-TROUT RIV/COLLEGE PRK/RIBAUTL MNR	324	148	45.7%	384	286	74.5%	\$20,350	\$15,225	-25.2%	\$22,000	\$18,000	-18.2%	\$27,136	\$24,727	-8.9%	\$53,003	\$59,736	+12.7%

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May 2011

	Homes for Sale			Closed Sales			Median Sales Price						Average Sales Price					
	Current Month			Last 12 Months			Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	5-2010	5-2011	+ / -	5-2010	5-2011	+ / -	5-2010	5-2011	+ / -	5-2010	5-2011	+ / -
081-MARIETA/WHITHSE/BALDWIN	96	39	40.6%	131	85	64.9%	\$124,000	\$98,950	-20.2%	\$140,000	\$111,745	-20.2%	\$111,003	\$98,008	-11.7%	\$156,103	\$139,803	-10.4%
082-DINSMORE/NORTHWEST DUVAL	16	4	25.0%	19	15	78.9%	\$54,750	\$35,000	-36.1%	\$60,000	\$35,000	-41.7%	\$98,172	\$72,825	-25.8%	\$83,802	\$52,493	-37.4%
091-GARDN CTY/AIRPORT	217	144	66.4%	356	218	61.2%	\$107,125	\$75,000	-30.0%	\$121,500	\$98,945	-18.6%	\$99,202	\$80,694	-18.7%	\$136,565	\$125,654	-8.0%
092-OCEANWAY/PECAN PARK	194	99	51.0%	287	150	52.3%	\$150,000	\$135,000	-10.0%	\$160,000	\$155,000	-3.1%	\$140,084	\$131,881	-5.9%	\$170,848	\$171,664	+0.5%
095-SAN MATEO/EASTPORT	27	8	29.6%	47	28	59.6%	\$82,750	\$60,000	-27.5%	\$105,000	\$91,970	-12.4%	\$121,871	\$110,344	-9.5%	\$133,050	\$178,298	+34.0%
096-FT GEORGE/BLOUNT IS/CEDAR PT	175	71	40.6%	184	88	47.8%	\$173,250	\$152,000	-12.3%	\$185,500	\$162,750	-12.3%	\$186,604	\$159,725	-14.4%	\$222,058	\$202,257	-8.9%
121-FLEMING ISLAND-NE	15	4	26.7%	15	11	73.3%	\$190,000	\$164,000	-13.7%	\$197,500	\$175,000	-11.4%	\$201,800	\$191,409	-5.1%	\$208,955	\$417,500	+99.8%
122-FLEMING ISLAND-NW	113	36	31.9%	135	45	33.3%	\$237,078	\$197,000	-16.9%	\$250,000	\$242,250	-3.1%	\$278,063	\$256,690	-7.7%	\$296,539	\$303,282	+2.3%
123-FLEMING ISLAND-SE	64	14	21.9%	71	28	39.4%	\$195,000	\$124,950	-35.9%	\$195,000	\$171,750	-11.9%	\$195,814	\$143,071	-26.9%	\$236,719	\$278,394	+17.6%
124-FLEMING ISLAND-SW	100	35	35.0%	209	107	51.2%	\$184,750	\$150,000	-18.8%	\$197,500	\$150,000	-24.1%	\$182,632	\$151,710	-16.9%	\$231,456	\$186,925	-19.2%
131-MDWBK/LOCH RANE	41	10	24.4%	78	44	56.4%	\$99,900	\$61,000	-38.9%	\$116,950	\$99,501	-14.9%	\$156,572	\$103,758	-33.7%	\$167,197	\$176,732	+5.7%
132-BELLAIR/GROVE PARK	40	21	52.5%	82	44	53.7%	\$77,000	\$53,575	-30.4%	\$100,000	\$70,500	-29.5%	\$83,483	\$59,563	-28.7%	\$108,049	\$100,142	-7.3%
133-NORTH ORANGE PK	16	5	31.3%	30	16	53.3%	\$123,375	\$44,500	-63.9%	\$132,900	\$122,000	-8.2%	\$139,581	\$74,393	-46.7%	\$138,641	\$206,957	+49.3%
134-SOUTH BLANDING	55	29	52.7%	76	38	50.0%	\$119,900	\$104,950	-12.5%	\$136,750	\$116,125	-15.1%	\$116,851	\$101,377	-13.2%	\$151,336	\$139,105	-8.1%
135-PARK W/MONTCLAIR	23	10	43.5%	34	8	23.5%	\$125,000	\$101,750	-18.6%	\$147,400	\$123,500	-16.2%	\$117,363	\$98,921	-15.7%	\$177,096	\$136,081	-23.2%
136-LAKESIDE EST	19	10	52.6%	45	28	62.2%	\$130,000	\$100,500	-22.7%	\$141,000	\$106,000	-24.8%	\$128,200	\$105,191	-17.9%	\$138,307	\$126,718	-8.4%
137-DOCTORS LAKE	57	8	14.0%	52	27	51.9%	\$156,000	\$210,000	+34.6%	\$204,460	\$200,950	-1.7%	\$186,518	\$233,730	+25.3%	\$278,042	\$234,064	-15.8%
138-TNGLWD/ORANGE PRK S	105	49	46.7%	211	138	65.4%	\$103,250	\$90,000	-12.8%	\$120,000	\$105,000	-12.5%	\$110,743	\$98,832	-10.8%	\$131,879	\$127,873	-3.0%
139-OAKLEAF PLNTN/ORANGE PARK NW	214	122	57.0%	465	293	63.0%	\$154,500	\$129,900	-15.9%	\$160,500	\$148,950	-7.2%	\$164,204	\$135,604	-17.4%	\$188,199	\$196,656	+4.5%
141-MIDDLEBURG	74	28	37.8%	84	47	56.0%	\$73,900	\$47,450	-35.8%	\$114,000	\$64,440	-43.5%	\$80,097	\$74,973	-6.4%	\$126,332	\$109,958	-13.0%
142-MIDDLEBURG E/LAKE ASBURY	166	61	36.7%	258	157	60.9%	\$123,875	\$111,000	-10.4%	\$144,000	\$129,450	-10.1%	\$123,856	\$114,687	-7.4%	\$180,452	\$165,676	-8.2%
143-FOXMEADOW AREA	71	22	31.0%	141	39	27.7%	\$130,000	\$108,000	-16.9%	\$171,000	\$158,500	-7.3%	\$147,798	\$120,746	-18.3%	\$183,448	\$178,631	-2.6%
144-MIDDLEBURG-SE	27	8	29.6%	26	12	46.2%	\$141,500	\$111,600	-21.1%	\$145,000	\$162,500	+12.1%	\$143,167	\$126,233	-11.8%	\$160,964	\$180,800	+12.3%
145-MIDDLEBURG-SW	63	17	27.0%	77	47	61.0%	\$94,900	\$50,000	-47.3%	\$99,900	\$74,900	-25.0%	\$105,512	\$70,474	-33.2%	\$109,203	\$92,856	-15.0%
151-KEYSTONE HGTS	180	16	8.9%	107	39	36.4%	\$65,000	\$46,601	-28.3%	\$92,000	\$71,115	-22.7%	\$78,593	\$61,744	-21.4%	\$109,809	\$104,962	-4.4%
152-KINGSLEY LAKE	5	0	0.0%	1	0	0.0%	\$0	\$0	--	\$577,500	\$100,000	-82.7%	\$0	\$0	--	\$507,250	\$100,000	-80.3%
161-GREEN COVE SPRS	130	35	26.9%	97	60	61.9%	\$120,075	\$97,500	-18.8%	\$157,500	\$130,000	-17.5%	\$126,789	\$117,768	-7.1%	\$215,910	\$240,271	+11.3%
162-RUSS L/PEN FRMS	15	4	26.7%	19	3	15.8%	\$147,500	\$165,000	+11.9%	\$190,700	\$175,900	-7.8%	\$147,500	\$196,333	+33.1%	\$185,154	\$177,984	-3.9%
211-JACKSONVILLE BCH-NE	39	12	30.8%	67	31	46.3%	\$337,500	\$302,000	-10.5%	\$347,500	\$320,000	-7.9%	\$356,571	\$303,286	-14.9%	\$398,286	\$526,388	+32.2%
212-JACKSONVILLE BCH-SE	138	19	13.8%	126	39	31.0%	\$260,000	\$320,000	+23.1%	\$390,000	\$259,000	-33.6%	\$373,390	\$342,087	-8.4%	\$604,366	\$413,438	-31.6%
213-JACKSONVILLE BCH-NW	55	12	21.8%	71	34	47.9%	\$183,000	\$160,000	-12.6%	\$192,500	\$176,250	-8.4%	\$202,670	\$156,415	-22.8%	\$218,581	\$219,419	+0.4%
214-JACKSONVILLE BCH-SW	98	35	35.7%	177	98	55.4%	\$122,450	\$82,500	-32.6%	\$218,000	\$165,000	-24.3%	\$171,835	\$145,580	-15.3%	\$250,965	\$214,348	-14.6%
221-NEPTUNE BCH-EAST	26	3	11.5%	19	6	31.6%	\$328,950	\$395,000	+20.1%	\$432,500	\$426,000	-1.5%	\$328,950	\$367,450	+11.7%	\$521,613	\$615,731	+18.0%
222-NEPTUNE BCH-WEST	39	15	38.5%	44	23	52.3%	\$209,900	\$196,500	-6.4%	\$225,000	\$202,000	-10.2%	\$214,205	\$242,305	+13.1%	\$279,927	\$280,333	+0.1%
231-ATLANTIC BCH-EAST	105	22	21.0%	152	43	28.3%	\$250,000	\$119,900	-52.0%	\$281,000	\$275,000	-2.1%	\$278,050	\$222,158	-20.1%	\$416,052	\$471,927	+13.4%
232-ATLANTIC BCH/MAYPORT-WEST	39	15	38.5%	62	39	62.9%	\$86,000	\$64,000	-25.6%	\$117,500	\$73,000	-37.9%	\$92,425	\$71,650	-22.5%	\$138,822	\$109,111	-21.4%

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	Homes for Sale Current Month			Closed Sales Last 12 Months			Median Sales Price Lender-Mediated			Median Sales Price Traditional Properties			Average Sales Price Lender-Mediated			Average Sales Price Traditional Properties		
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	5-2010	5-2011	+ / -	5-2010	5-2011	+ / -	5-2010	5-2011	+ / -	5-2010	5-2011	+ / -
	251-PVB E A1A-N CORONA	45	2	4.4%	41	7	17.1%	\$367,375	\$319,000	-13.2%	\$560,000	\$700,000	+25.0%	\$478,125	\$474,763	-0.7%	#####	#####
252-PVB W A1A-N SOLANA	124	30	24.2%	113	48	42.5%	\$155,000	\$86,250	-44.4%	\$205,000	\$205,000	0.0%	\$374,485	\$201,543	-46.2%	\$523,470	\$630,963	+20.5%
261-PVB E A1A-S CORONA	180	21	11.7%	134	35	26.1%	\$192,500	\$145,000	-24.7%	\$260,000	\$298,750	+14.9%	\$261,875	\$234,943	-10.3%	\$402,388	\$605,159	+50.4%
262-PVB W A1A-S SOLANA/PALM VALLEY	152	28	18.4%	169	81	47.9%	\$90,000	\$99,950	+11.1%	\$291,275	\$242,500	-16.7%	\$154,318	\$191,962	+24.4%	\$403,586	\$438,895	+8.7%
263-PVB W A1A-S CR-210	87	17	19.5%	69	20	29.0%	\$311,775	\$349,500	+12.1%	\$475,000	\$418,500	-11.9%	\$313,925	\$350,364	+11.6%	\$612,605	\$537,946	-12.2%
264-SOUTH PVB/VILANO BCH	107	17	15.9%	96	35	36.5%	\$335,000	\$322,000	-3.9%	\$344,000	\$345,000	+0.3%	\$353,513	\$341,281	-3.5%	\$535,379	\$463,906	-13.3%
265-PONTE VEDRA/NOCATEE-STJ	134	25	18.7%	200	34	17.0%	\$185,000	\$186,500	+0.8%	\$299,603	\$274,646	-8.3%	\$212,075	\$236,309	+11.4%	\$339,894	\$312,145	-8.2%
301-JUL CK/SWITZ	412	104	25.2%	689	227	32.9%	\$186,001	\$176,000	-5.4%	\$249,995	\$227,205	-9.1%	\$215,038	\$195,496	-9.1%	\$278,824	\$275,037	-1.4%
302-ORANGEDALE AREA	45	9	20.0%	27	9	33.3%	\$344,250	\$272,500	-20.8%	\$234,804	\$275,000	+17.1%	\$344,250	\$335,675	-2.5%	\$258,225	\$333,692	+29.2%
303-PALMO/SIX MILE AREA	29	3	10.3%	7	6	85.7%	\$191,000	\$160,000	-16.2%	\$149,000	\$214,500	+44.0%	\$191,000	\$224,630	+17.6%	\$99,633	\$390,000	+291.4%
304- 210 SOUTH	129	58	45.0%	194	90	46.4%	\$189,000	\$173,000	-8.5%	\$238,900	\$212,000	-11.3%	\$208,966	\$176,092	-15.7%	\$279,499	\$258,942	-7.4%
305-WORLD GOLF V-CENTRAL	55	15	27.3%	57	16	28.1%	\$184,950	\$125,000	-32.4%	\$204,800	\$205,500	+0.3%	\$177,620	\$160,353	-9.7%	\$253,066	\$207,874	-17.9%
306-WORLD GOLF V-NE	1	0	0.0%	1	0	0.0%	\$0	\$0	--	\$239,990	\$199,990	-16.7%	\$0	\$0	--	\$240,660	\$199,990	-16.9%
307-WORLD GOLF V-SE	4	1	25.0%	6	5	83.3%	\$82,250	\$53,900	-34.5%	\$113,495	\$59,900	-47.2%	\$95,575	\$52,575	-45.0%	\$134,195	\$74,990	-44.1%
308-WORLD GOLF V-SW	93	45	48.4%	138	58	42.0%	\$170,975	\$168,100	-1.7%	\$190,190	\$189,665	-0.3%	\$173,360	\$171,418	-1.1%	\$211,962	\$202,722	-4.4%
309-WORLD GOLF V-WEST	114	56	49.1%	152	86	56.6%	\$179,900	\$159,000	-11.6%	\$195,000	\$169,995	-12.8%	\$210,716	\$193,721	-8.1%	\$261,670	\$219,363	-16.2%
312-PALENCIA AREA	90	27	30.0%	106	51	48.1%	\$205,000	\$245,000	+19.5%	\$277,000	\$253,995	-8.3%	\$223,306	\$243,023	+8.8%	\$347,348	\$318,976	-8.2%
313-WHITECASTLE/AIRPORT AREA	15	6	40.0%	17	11	64.7%	\$137,000	\$79,000	-42.3%	\$147,250	\$86,500	-41.3%	\$222,200	\$81,673	-63.2%	\$155,887	\$171,921	+10.3%
321-NORTH CITY	17	4	23.5%	32	25	78.1%	\$99,900	\$102,000	+2.1%	\$130,000	\$107,000	-17.7%	\$119,630	\$132,698	+10.9%	\$162,077	\$208,714	+28.8%
322-DOWNTOWN ST AUGUSTINE	24	1	4.2%	36	12	33.3%	\$150,000	\$82,250	-45.2%	\$162,500	\$188,613	+16.1%	\$133,995	\$158,890	+18.6%	\$243,944	\$268,466	+10.1%
323-DAVIS SHORES	25	3	12.0%	34	10	29.4%	\$196,000	\$206,250	+5.2%	\$253,000	\$187,000	-26.1%	\$236,960	\$272,317	+14.9%	\$267,294	\$239,446	-10.4%
331-ST AUGUSTINE BCH	156	26	16.7%	165	53	32.1%	\$150,000	\$190,000	+26.7%	\$222,500	\$267,500	+20.2%	\$184,124	\$221,673	+20.4%	\$284,102	\$325,971	+14.7%
332-CRESCENT BCH/SUMMER HVN	26	5	19.2%	19	8	42.1%	\$153,700	\$369,450	+140.4%	\$229,450	\$342,900	+49.4%	\$153,700	\$417,213	+171.4%	\$315,933	\$310,900	-1.6%
333-ST JOHNS CO-SE	6	2	33.3%	10	4	40.0%	\$138,000	\$158,690	+15.0%	\$139,080	\$188,250	+35.4%	\$138,000	\$147,970	+7.2%	\$163,943	\$209,167	+27.6%
334-MOULTRIE/ST AUG SHORES	48	6	12.5%	73	27	37.0%	\$107,450	\$92,750	-13.7%	\$127,000	\$125,000	-1.6%	\$124,289	\$102,304	-17.7%	\$147,656	\$145,967	-1.1%
335-ST AUGUSTINE SOUTH	14	5	35.7%	34	17	50.0%	\$95,000	\$99,000	+4.2%	\$115,000	\$119,500	+3.9%	\$106,117	\$95,307	-10.2%	\$148,888	\$207,412	+39.3%
336-RAVENSWOOD/W AUGUSTINE	144	39	27.1%	184	76	41.3%	\$70,000	\$71,000	+1.4%	\$115,800	\$99,495	-14.1%	\$84,915	\$74,769	-11.9%	\$147,846	\$149,359	+1.0%
337-OLD MOULTRIE RD/WILDWOOD	37	11	29.7%	88	34	38.6%	\$179,900	\$76,000	-57.8%	\$186,995	\$169,945	-9.1%	\$164,750	\$103,485	-37.2%	\$197,750	\$198,534	+0.4%
341-FLAGLER EST/HASTINGS	37	11	29.7%	38	24	63.2%	\$45,000	\$37,000	-17.8%	\$48,000	\$45,000	-6.3%	\$60,838	\$41,886	-31.2%	\$65,912	\$75,917	+15.2%
342-ST JOHN SR 207 S/W I-95	9	5	55.6%	30	17	56.7%	\$170,000	\$162,900	-4.2%	\$169,975	\$167,500	-1.5%	\$169,900	\$153,985	-9.4%	\$166,139	\$183,305	+10.3%
343-MOLASSES JNCTN/ELKTON	7	3	42.9%	7	2	28.6%	\$95,250	\$69,625	-26.9%	\$95,250	\$90,000	-5.5%	\$95,250	\$69,625	-26.9%	\$116,825	\$147,736	+26.5%
344-HASTINGS/TOCOI/RVRDALE	17	5	29.4%	7	4	57.1%	\$60,500	\$37,500	-38.0%	\$81,000	\$78,450	-3.1%	\$60,500	\$36,533	-39.6%	\$319,900	\$126,833	-60.4%
410-FERNANDINA BCH DOWNTOWN-WEST	8	2	25.0%	11	8	72.7%	\$52,551	\$105,000	+99.8%	\$60,443	\$130,000	+115.1%	\$54,591	\$107,950	+97.7%	\$79,671	\$159,967	+100.8%
420-FERNANDINA BCH-DOWNTOWN-EAST	5	2	40.0%	7	7	100.0%	\$111,500	\$207,000	+85.7%	\$126,750	\$207,000	+63.3%	\$125,725	\$192,557	+53.2%	\$126,750	\$0	-100.0%
430-NASSAU CNTY BEACHES-N	7	1	14.3%	13	6	46.2%	\$151,600	\$185,000	+22.0%	\$248,892	\$281,250	+13.0%	\$151,600	\$190,580	+25.7%	\$292,028	\$427,741	+46.5%
431-NASSAU CNTY BEACHES-S	5	1	20.0%	11	9	81.8%	\$91,000	\$141,000	+54.9%	\$270,000	\$193,600	-28.3%	\$91,000	\$223,856	+146.0%	\$364,000	\$229,300	-37.0%

Lender-Mediated Report – Activity by Area

A RESEARCH TOOL PROVIDED BY THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS



Lender-mediated properties are those marked in the "Title" field of the Northeast Florida Multiple Listing Service as "Foreclosed", "REO", "Pre-Foreclosure" or "Short Sale." | **Total** represents all traditional and lender-mediated activity. **Share** represents the market share of lender-mediated activity for each area. | Inventory counts are based on **one month of activity** for the current month. Closed Sales, Median Sales Price and Average Sales Price figures are based on a **rolling 12-month timeframe** through the month indicated.

May 2011

	Homes for Sale Current Month			Closed Sales Last 12 Months			Median Sales Price Lender-Mediated			Median Sales Price Traditional Properties			Average Sales Price Lender-Mediated			Average Sales Price Traditional Properties		
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	5-2010	5-2011	+ / -	5-2010	5-2011	+ / -	5-2010	5-2011	+ / -	5-2010	5-2011	+ / -
	440-FERNANDINA BCH DOWNTOWN-SOUTH	7	5	71.4%	18	17	94.4%	\$96,200	\$120,000	+24.7%	\$126,450	\$122,500	-3.1%	\$160,600	\$120,017	-25.3%	\$174,738	\$149,000
450-AMELIA ISLAND	23	2	8.7%	25	13	52.0%	\$132,500	\$155,000	+17.0%	\$238,000	\$240,250	+0.9%	\$134,211	\$176,667	+31.6%	\$344,760	\$268,708	-22.1%
470-PINEY ISL AND AREA	3	1	33.3%	2	2	100.0%	\$357,750	\$154,250	-56.9%	\$315,250	\$154,250	-51.1%	\$357,750	\$154,250	-56.9%	\$264,000	\$0	-100.0%
471-NASSAU CO N-CHESTER/PIRATES WOOD	33	6	18.2%	57	28	49.1%	\$135,450	\$140,000	+3.4%	\$149,900	\$157,302	+4.9%	\$135,778	\$159,837	+17.7%	\$203,492	\$179,340	-11.9%
472-ONEIL,NASSAVILLE,HOLLY PT	56	17	30.4%	85	49	57.6%	\$168,950	\$115,000	-31.9%	\$178,950	\$165,000	-7.8%	\$160,811	\$141,729	-11.9%	\$180,345	\$197,555	+9.5%
480-N-A1A/W LOFN CK	3	0	0.0%	6	4	66.7%	\$122,000	\$43,500	-64.3%	\$126,025	\$85,000	-32.6%	\$122,000	\$134,833	+10.5%	\$136,350	\$87,500	-35.8%
481-S-A1A/W LOFN CK	26	10	38.5%	34	24	70.6%	\$130,200	\$109,900	-15.6%	\$135,000	\$95,000	-29.6%	\$120,289	\$102,344	-14.9%	\$132,095	\$84,600	-36.0%
490-CALLAHAN	14	5	35.7%	14	3	21.4%	\$151,250	\$135,000	-10.7%	\$164,950	\$125,000	-24.2%	\$134,813	\$133,000	-1.3%	\$172,692	\$136,964	-20.7%
491-HILLARD	19	3	15.8%	18	11	61.1%	\$52,550	\$80,000	+52.2%	\$115,000	\$111,450	-3.1%	\$57,333	\$89,589	+56.3%	\$132,738	\$121,071	-8.8%
492-W I-95/N FL LNE	81	28	34.6%	93	54	58.1%	\$175,075	\$121,500	-30.6%	\$154,950	\$128,000	-17.4%	\$164,620	\$118,858	-27.8%	\$154,497	\$151,029	-2.2%
501-MACCLENNY AREA	72	24	33.3%	75	31	41.3%	\$115,000	\$116,000	+0.9%	\$133,708	\$136,950	+2.4%	\$121,436	\$105,589	-13.0%	\$152,239	\$154,411	+1.4%
502-BAKER COUNTY-NW	22	6	27.3%	16	10	62.5%	\$132,250	\$59,000	-55.4%	\$140,000	\$104,250	-25.5%	\$155,625	\$80,875	-48.0%	\$166,167	\$190,667	+14.7%
503-BAKER COUNTY-SOUTH	22	5	22.7%	33	18	54.5%	\$63,000	\$85,000	+34.9%	\$104,500	\$98,825	-5.4%	\$53,725	\$95,183	+77.2%	\$151,031	\$142,090	-5.9%
521-BRADFORD COUNTY-NE	26	9	34.6%	12	3	25.0%	\$30,000	\$34,500	+15.0%	\$70,000	\$83,000	+18.6%	\$29,500	\$53,167	+80.2%	\$88,313	\$123,938	+40.3%
522-BRADFORD COUNTY-NW	47	8	17.0%	29	14	48.3%	\$87,250	\$62,500	-28.4%	\$111,750	\$94,250	-15.7%	\$90,958	\$82,322	-9.5%	\$107,994	\$102,806	-4.8%
523-BRADFORD COUNTY-SE	75	6	8.0%	26	10	38.5%	\$130,200	\$44,000	-66.2%	\$132,750	\$85,000	-36.0%	\$109,400	\$52,400	-52.1%	\$139,992	\$153,863	+9.9%
524-BRADFORD COUNTY-SW	23	1	4.3%	14	5	35.7%	\$46,000	\$54,000	+17.4%	\$125,000	\$99,000	-20.8%	\$46,000	\$87,875	+91.0%	\$148,167	\$115,856	-21.8%
541-UNION COUNTY-NORTH	2	1	50.0%	2	1	50.0%	\$0	\$75,000	--	\$125,900	\$92,500	-26.5%	\$0	\$75,000	--	\$126,967	\$110,000	-13.4%
542-UNION COUNTY-SOUTH	5	2	40.0%	7	2	28.6%	\$29,500	\$56,500	+91.5%	\$72,500	\$85,000	+17.2%	\$29,500	\$56,500	+91.5%	\$107,918	\$141,720	+31.3%
561-GREATER PALATKA	154	30	19.5%	101	55	54.5%	\$52,250	\$57,750	+10.5%	\$75,000	\$66,200	-11.7%	\$70,418	\$63,934	-9.2%	\$118,030	\$103,609	-12.2%
562-BARDIN/WEST BOSTWICK	11	3	27.3%	8	3	37.5%	\$19,000	\$66,500	+250.0%	\$105,000	\$70,875	-32.5%	\$19,000	\$49,750	+161.8%	\$99,252	\$121,980	+22.9%
563-E BOSTWICK/BRIDGEPORT/CEDAR CR	45	2	4.4%	21	13	61.9%	\$92,500	\$154,450	+67.0%	\$97,500	\$147,500	+51.3%	\$109,625	\$137,667	+25.6%	\$119,308	\$156,643	+31.3%
564-E PALATKA/SAN MATEO/N SATSUMA	115	12	10.4%	62	18	29.0%	\$85,000	\$116,500	+37.1%	\$85,000	\$85,000	0.0%	\$82,482	\$94,730	+14.8%	\$125,609	\$121,458	-3.3%
571-INTERLACHEN-SE	16	1	6.3%	12	4	33.3%	\$0	\$45,000	--	\$112,000	\$45,000	-59.8%	\$0	\$46,667	--	\$96,360	\$61,563	-36.1%
572-INTERLACHEN-NE	80	4	5.0%	44	12	27.3%	\$37,123	\$29,200	-21.3%	\$42,000	\$37,650	-10.4%	\$35,311	\$35,941	+1.8%	\$60,091	\$50,528	-15.9%
573-INTERLACHEN-SW	21	6	28.6%	16	5	31.3%	\$21,000	\$20,000	-4.8%	\$54,900	\$37,500	-31.7%	\$44,375	\$28,167	-36.5%	\$70,569	\$67,063	-5.0%
574-INTERLACHEN-NW	41	4	9.8%	37	14	37.8%	\$45,000	\$46,000	+2.2%	\$71,500	\$57,450	-19.7%	\$51,960	\$61,818	+19.0%	\$111,031	\$78,935	-28.9%
575-WEST OF SR21	14	1	7.1%	7	3	42.9%	\$0	\$88,000	--	\$137,450	\$88,000	-36.0%	\$0	\$93,667	--	\$138,800	\$210,375	+51.6%
576-GEORGES LAKE	15	1	6.7%	8	6	75.0%	\$0	\$45,700	--	\$35,200	\$79,750	+126.6%	\$0	\$70,525	--	\$38,067	\$185,000	+386.0%
581-SATSUMA/HOOT OWL RIDGE	58	6	10.3%	25	8	32.0%	\$24,000	\$30,000	+25.0%	\$50,000	\$44,900	-10.2%	\$34,625	\$78,200	+125.8%	\$62,142	\$99,418	+60.0%
582-POMONA PARK/WELAKA/LK COMO	86	4	4.7%	48	14	29.2%	\$76,500	\$45,000	-41.2%	\$75,000	\$59,000	-21.3%	\$69,399	\$64,944	-6.4%	\$119,907	\$85,873	-28.4%
583-CRESCENT CITY/GEORGETOWN/FRUIT	120	7	5.8%	50	13	26.0%	\$0	\$46,000	--	\$62,500	\$40,000	-36.0%	\$0	\$77,679	--	\$90,755	\$63,460	-30.1%
584-OCALA NATIONAL FOREST/OKLAWAHA	2	0	0.0%	0	0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--