Annual Report on the Northeast Florida Housing Market

FOR RESIDENTIAL REAL ESTATE ACTIVITY FROM THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS® MLS

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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.

2020

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The 2020 housing market was unexpectedly turbulent towards the end of the first quarter due to the pandemic that spread across the country. As the first wave of COVID-19 hit in the spring, housing market activity slowed substantially before staging a dramatic comeback just a couple months later.

Buyer activity was the leader again in 2020. With mortgage interest rates setting record lows multiple times throughout the year and a strong drive by many buyers to secure a better housing situation – in part due to the new realities brought on by COVID-19 – many segments of the market experienced a multiple-offer frenzy not seen in the last 15 years or more.

While markedly improved from their COVID-19 spring lows, seller activity continued to lag buyer demand, which had strengthened the ongoing seller's market for most housing segments as inventories remain at record lows.

Sales: Pending sales increased 12.9 percent, finishing 2020 at 36,664. Closed sales were up 8.2 percent to end the year at 34,932.

Listings: Comparing 2020 to the prior year, the number of homes available for sale was lower by 46.9 percent. There were 4,549 active listings at the end of 2020. New listings decreased by 1.8 percent to finish the year at 40,408.

Lender-Mediated Properties: The foreclosure market continued to remain a small player in the overall market amid numerous forbearance efforts undertaken by the government and lenders. In 2020, the percentage of closed sales that were either foreclosure or short sale decreased by 34.4 percent to end the year at 2.8 percent of the market. Foreclosure and short sale activity may tick higher in 2021 as forbearances expire with some homeowners unable to meet their obligations.

New Construction: Nationally, builder activity was robust though lumber prices were dramatically higher, which increased the costs of new construction substantially. Overall, the construction of housing units continued to be below what is necessary for long-term supply. Locally, new construction market share was at 17.7 percent, while months of supply finished 2020 at 1.6 months. Previously owned homes have seen months of supply decrease from 3.6 to 1.5 months over the last five years, and new construction supply has dropped from 4.8 to 1.6 months.

Prices: Home prices were up compared to last year. The overall median sales price increased 9.0 percent to $255,000 for the year. Single Family home prices were up 9.3 percent compared to last year, and Townhouse-Condo home prices were up 10.5 percent.

The housing market in 2020 proved to be incredibly resilient, ending the year on a high note. Home sales and prices were higher than 2019 across most market segments and across most of the country. Seller activity recovered significantly from the COVID-19 spring decline, but overall activity was still insufficient to build up the supply of homes for sale.

As we look to 2021, signals suggest buyer demand will remain elevated and tight inventory will continue to invite multiple offers and higher prices across much of the housing inventory. Mortgage rates are expected to remain low, helping buyers manage some of the increases in home prices and keep them motivated to lock in their housing costs for the long term. These factors will provide substantial tailwinds for the housing market into the new year.

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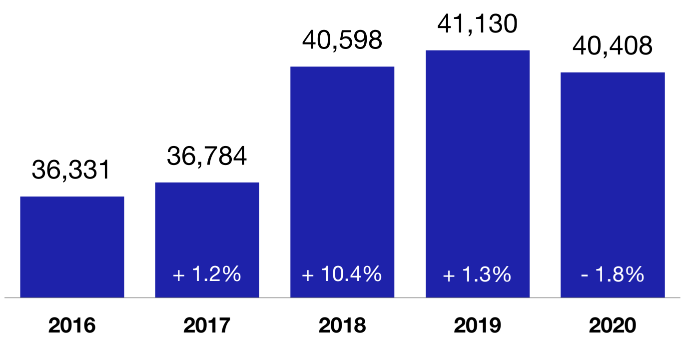
NORTHEAST FLORIDA ASSOCIATION OF REALTORS

Quick Facts

New Listings



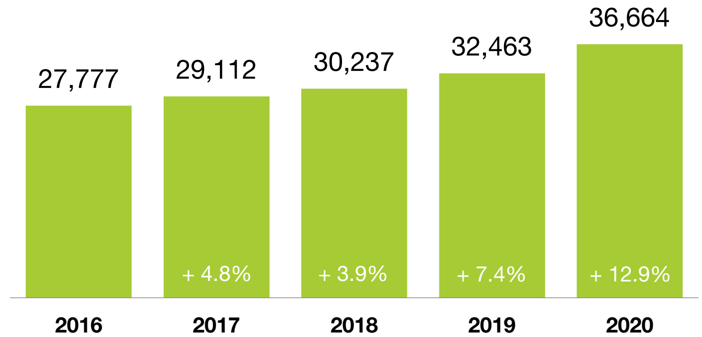
Top 5 Areas: Change in New Listings from 2019

Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	+ 18.7%
St. Johns County - SW: Region 34	+ 16.8%
Green Cove Springs: Region 16	+ 12.8%
Baker County	+ 12.2%
NE St. Johns County – Ponte Vedra Beach North: Region 25	+ 11.5%

Bottom 5 Areas: Change in New Listings from 2019

Putnam County NE: Region 56	- 9.7%
St. Johns County - NE: Region 31	- 10.1%
Orange Park: Region 13	- 11.4%
Neptune Beach: Region 22	- 16.3%
Atlantic Beach: Region 23	- 17.3%

Pending Sales



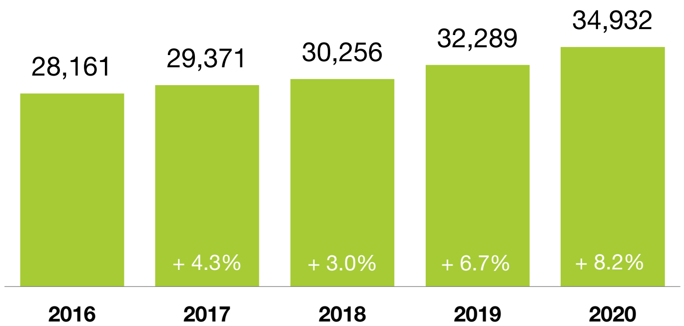
Top 5 Areas: Change in Pending Sales from 2019

Baker County	+ 43.5%
St. Johns County - SW: Region 34	+ 43.3%
St. Johns County - St. Augustine Area - East of US 1: Region 32	+ 42.5%
Green Cove Springs: Region 16	+ 30.8%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	+ 29.2%

Bottom 5 Areas: Change in Pending Sales from 2019

Riverside / Avondale / Ortega: Region 03	+ 4.0%
Atlantic Beach: Region 23	+ 0.7%
Orange Park: Region 13	0.0%
Putnam County - West: Region 57	- 0.7%
Arlington / Fort Caroline: Region 04	- 2.4%

Closed Sales



Top 5 Areas: Change in Closed Sales from 2019

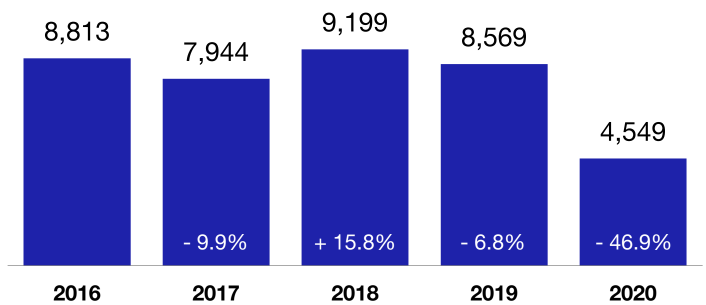
Baker County	+ 36.1%
St. Johns County - St. Augustine Area - East of US 1: Region 32	+ 29.0%
St. Johns County - SW: Region 34	+ 27.4%
Green Cove Springs: Region 16	+ 26.7%
NE St. Johns County – Ponte Vedra Beach North: Region 25	+ 25.3%

Bottom 5 Areas: Change in Closed Sales from 2019

Atlantic Beach: Region 23	- 1.8%
Orange Park: Region 13	- 2.2%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	- 3.7%
Putnam County - West: Region 57	- 5.0%
Arlington / Fort Caroline: Region 04	- 5.7%

Inventory of Homes for Sale

At the end of the year.



Top 5 Areas: Change in Homes for Sale from 2019

Riverside / Avondale / Ortega: Region 03	- 20.6%
St. Johns County - SW: Region 34	- 28.3%
Southside: Region 02	- 36.6%
Keystone Heights Vicinity: Region 15	- 37.0%
Putnam County - West: Region 57	- 37.1%

Bottom 5 Areas: Change in Homes for Sale from 2019

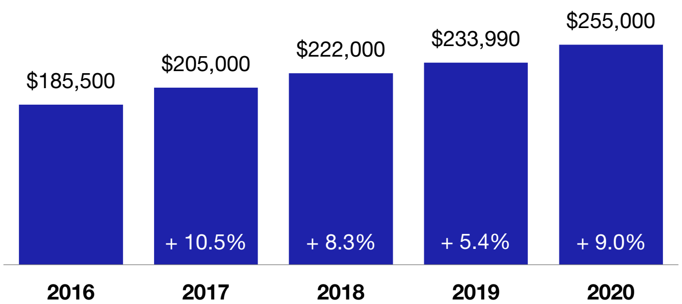
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	- 59.2%
Orange Park: Region 13	- 60.4%
St. Johns County - NE: Region 31	- 60.7%
Ponte Vedra / Nocatee (St. Johns County): Region 27	- 75.8%
North Beach / Mayport: Region 24	- 84.2%

2020 Annual Report on the Northeast Florida Housing Market

Quick Facts

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

Median Sales Price



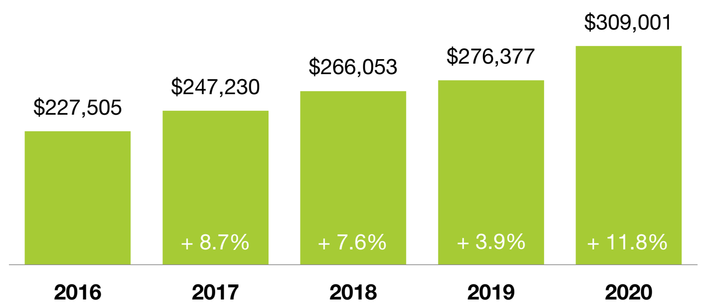
Top 5 Areas: Change in Median Sales Price from 2019

St. Johns County - SW: Region 34	+ 28.3%
Atlantic Beach: Region 23	+ 25.7%
Putnam County - West: Region 57	+ 25.2%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	+ 18.5%
Baker County	+ 17.6%

Bottom 5 Areas: Change in Median Sales Price from 2019

Putnam County - South: Region 58	+ 4.0%
Neptune Beach: Region 22	+ 2.4%
Ponte Vedra / Nocatee (St. Johns County): Region 27	+ 2.0%
Keystone Heights Vicinity: Region 15	- 1.5%
St. Johns County - NE: Region 31	- 9.2%

Average Sales Price



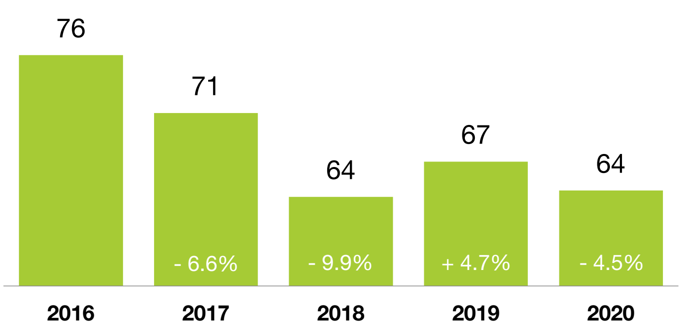
Top 5 Areas: Change in Avg. Sales Price from 2019

Putnam County - West: Region 57	+ 20.5%
St. Johns County - SW: Region 34	+ 18.8%
Putnam County	+ 17.5%
Nassau County	+ 15.3%
North Beach / Mayport: Region 24	+ 15.3%

Bottom 5 Areas: Change in Avg. Sales Price from 2019

Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	+ 5.9%
Ponte Vedra / Nocatee (St. Johns County): Region 27	+ 4.0%
St. Johns County - St. Augustine Area - East of US 1: Region 32	+ 2.3%
St. Johns County - NE: Region 31	- 5.9%
Keystone Heights Vicinity: Region 15	- 7.0%

Days on Market Until Sale



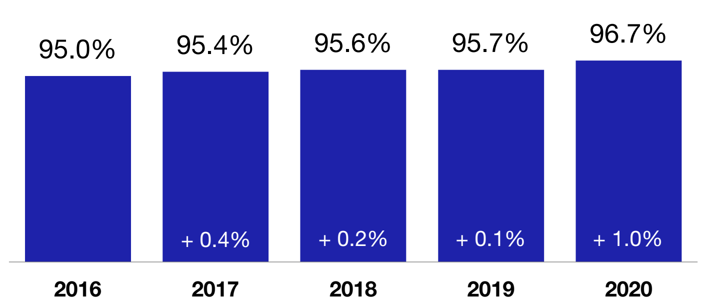
Top 5 Areas: Change in Days on Market from 2019

Putnam County - West: Region 57	+ 21.1%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	+ 17.9%
Keystone Heights Vicinity: Region 15	+ 13.6%
Putnam County	+ 10.1%
St. Johns County - St. Augustine Area - East of US 1: Region 32	+ 9.1%

Bottom 5 Areas: Change in Days on Market from 2019

St. Johns County - NW: Region 30	- 13.8%
Arlington / Fort Caroline: Region 04	- 14.0%
NE St. Johns County – Ponte Vedra Beach North: Region 25	- 29.6%
North Beach / Mayport: Region 24	- 30.0%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	- 34.7%

Percent of Original List Price Received



Top 5 Areas: Change in Pct. of Orig. Price Received from 2019

St. Johns County - SW: Region 34	+ 2.5%
Riverside / Avondale / Ortega: Region 03	+ 1.7%
Putnam County NE: Region 56	+ 1.6%
Jacksonville Beach: Region 21	+ 1.5%
Green Cove Springs: Region 16	+ 1.4%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2019

North Beach / Mayport: Region 24	+ 0.3%
Neptune Beach: Region 22	+ 0.2%
Nassau County	+ 0.1%
Putnam County - South: Region 58	- 0.2%
Atlantic Beach: Region 23	- 1.1%

2020 Annual Report on the Northeast Florida Housing Market

Property Type Review

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

64

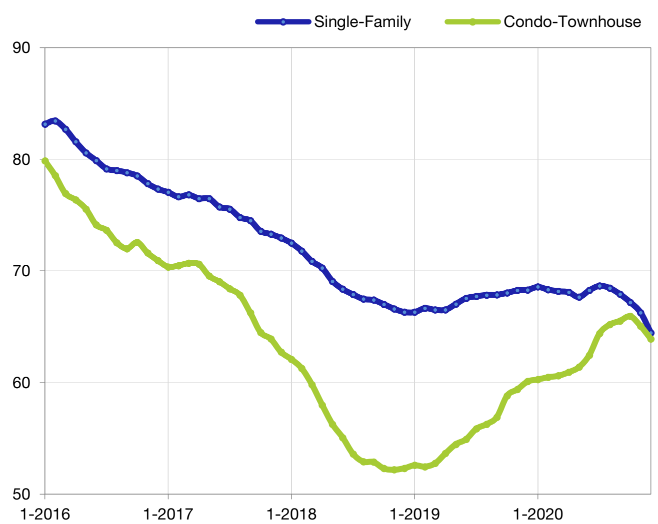
Average Days on Market Single-Family Detached

64

Average Days on Market Condo-Townhouse

Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



Top Areas: Condo-Townhouse Market Share in 2020

Entire MLS	**16.3%**
Jacksonville Beach: Region 21	48.0%
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	35.1%
Southside: Region 02	35.0%
St. Johns County - SE: Region 33	31.0%
North Beach / Mayport: Region 24	30.6%
Atlantic Beach: Region 23	29.1%
St. Johns County - St. Augustine Area - East of US 1: Region 32	29.1%
NE St. Johns County – Ponte Vedra Beach North: Region 25	25.8%
Southside / Mandarin / Bartram: Region 01	25.8%
Duval County	19.5%
St. Johns County	17.8%
Entire MLS	16.3%
Fleming Island Area: Region 12	15.1%
Neptune Beach: Region 22	14.5%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	13.4%
Orange Park: Region 13	13.1%
Arlington / Fort Caroline: Region 04	12.0%
Riverside / Avondale / Ortega: Region 03	11.5%
St. Johns County - NE: Region 31	10.4%
Nassau County	10.0%
St. Johns County - NW: Region 30	9.8%
Ponte Vedra / Nocatee (St. Johns County): Region 27	9.4%
West Jacksonville: Region 06	8.1%
Clay County	7.5%
Jacksonville - North: Region 09	5.7%

+ 9.3%

One-Year Change in Price Single-Family Detached

+ 10.5%

One-Year Change in Price Condo-Townhouse

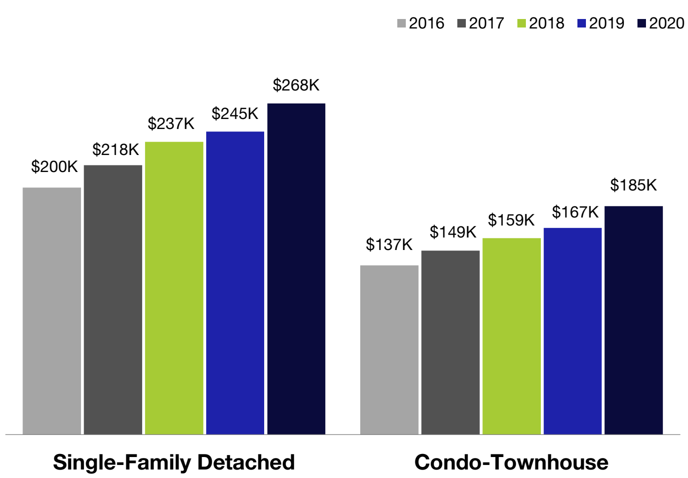
96.7%

Pct. of Orig. List Price Received Single-Family Detached

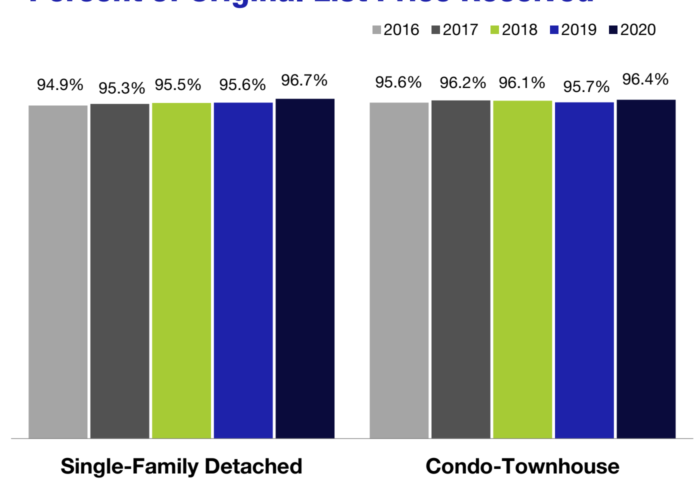
96.4%

Pct. of Orig. List Price Received Condo-Townhouse

Median Sales Price



Percent of Original List Price Received



Lender-Mediated Review

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

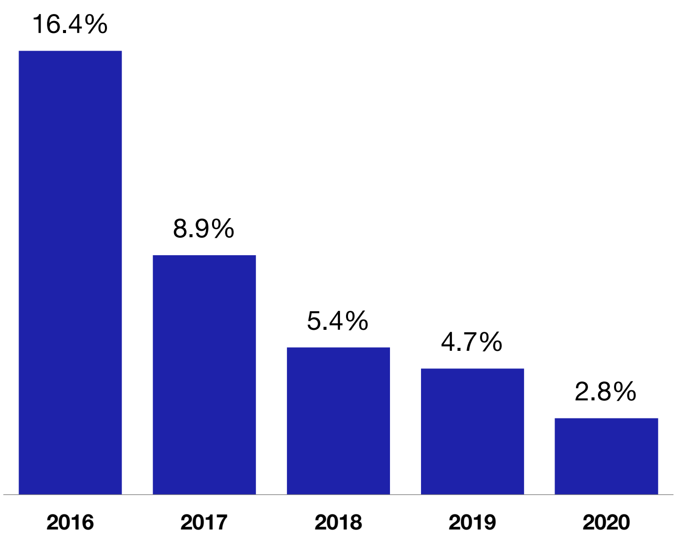
2.8%

% of Closed Sales in 2020 That Were Lender-Mediated

- 34.4%

One-Year Change in Sales of Lender-Mediated

% of Sales That Were Lender-Mediated



Top Areas: Lender-Mediated Market Share in 2020

Entire MLS	**2.8%**
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	7.0%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	6.8%
Putnam County - West: Region 57	6.7%
Putnam County NE: Region 56	6.2%
Keystone Heights Vicinity: Region 15	5.6%
Putnam County	5.3%
North Beach / Mayport: Region 24	4.8%
	4.8%
West Jacksonville: Region 06	4.2%
Orange Park: Region 13	3.9%
Arlington / Fort Caroline: Region 04	3.9%
Jacksonville - North: Region 09	3.9%
Middleburg Vicinity: Region 14	3.6%
Baker County	3.6%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	3.4%
Nassau County	3.4%
Duval County	3.2%
Clay County	3.2%
Southside / Mandarin / Bartram: Region 01	2.5%
Riverside / Avondale / Ortega: Region 03	2.2%
Green Cove Springs: Region 16	2.0%
Putnam County - South: Region 58	2.0%
Atlantic Beach: Region 23	1.8%
Southside: Region 02	1.8%
Fleming Island Area: Region 12	1.7%

+ 37.5%

Five-Year Change in Price All Properties

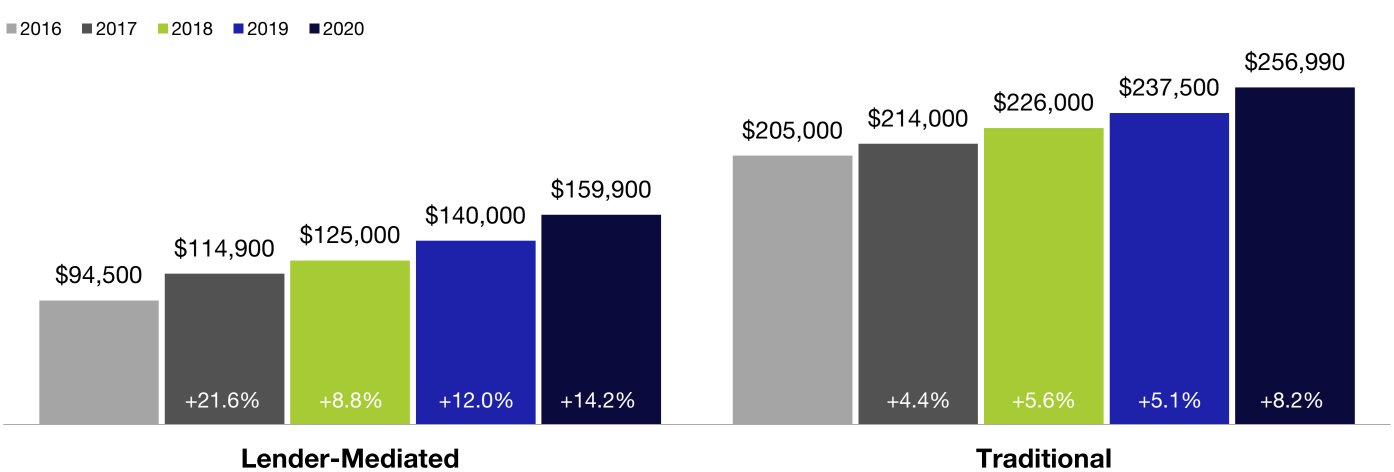
+ 69.2%

Five-Year Change in Price Lender-Mediated Properties

+ 25.4%

Five-Year Change in Price Traditional Properties

Median Sales Price



New Construction Review

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

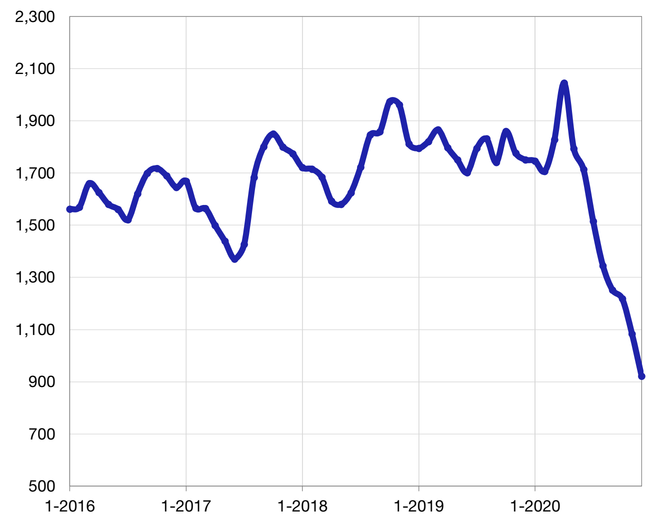
Apr '20

Peak of New Construction Inventory

1,124

Drop in New Construction Inventory from Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2020

Entire MLS	**17.7%**
Ponte Vedra / Nocatee (St. Johns County): Region 27	43.8%
Green Cove Springs: Region 16	42.0%
St. Johns County - NW: Region 30	36.8%
Jacksonville - North: Region 09	31.7%
North Beach / Mayport: Region 24	28.2%
St. Johns County	27.5%
Nassau County	26.2%
St. Johns County - NE: Region 31	25.7%
West Jacksonville: Region 06	24.8%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	22.6%
Baker County	19.4%
Southside: Region 02	19.3%
Middleburg Vicinity: Region 14	18.6%
St. Johns County - St. Augustine Area - East of US 1: Region 32	17.3%
Clay County	17.0%
St. Johns County - SE: Region 33	16.4%
Duval County	13.7%
St. Johns County - SW: Region 34	11.9%
Orange Park: Region 13	9.8%
Atlantic Beach: Region 23	8.7%
NE St. Johns County – Ponte Vedra Beach North: Region 25	7.6%
Jacksonville Beach: Region 21	7.3%
Southside / Mandarin / Bartram: Region 01	4.6%
Fleming Island Area: Region 12	4.4%
Arlington / Fort Caroline: Region 04	4.2%

1.6

Year-End Months Supply New Construction

1.5

Year-End Months Supply Previously Owned

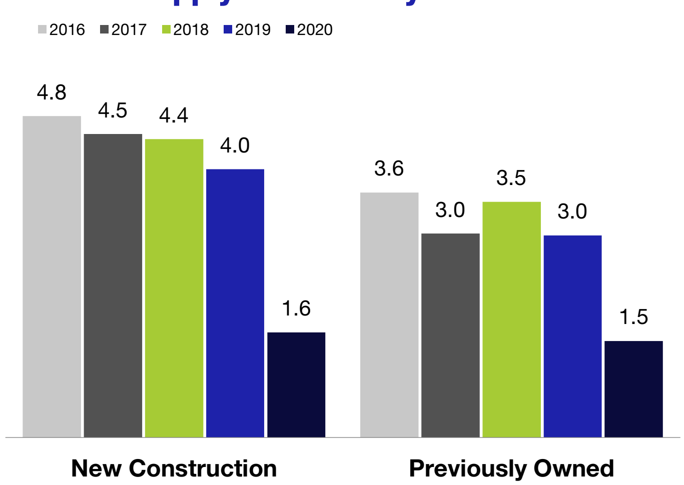
99.4%

Pct. of Orig. List Price Received New Construction

96.1%

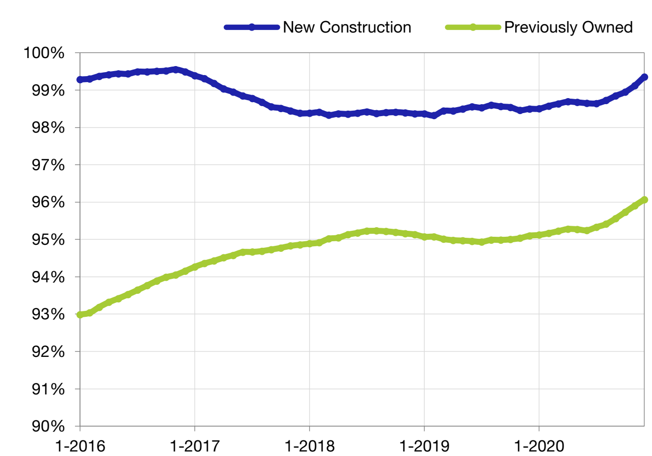
Pct. of Orig. List Price Received Previously Owned

Months Supply of Inventory



Percent of Original List Price Received

This chart uses a rolling 12-month average for each data point.



NORTHEAST FLORIDA ASSOCIATION OF REALTORS

Area Overviews

	Total Closed Sales	Change from 2019	Percent New Construction	Percent Condo-Townhouse	Percent Lender-Mediated	Days on Market	Pct. of Orig. Price Received
Entire MLS	**34,932**	**+ 8.2%**	**17.7%**	**16.3%**	**2.8%**	**64**	**96.7%**
Baker County	**309**	**+ 36.1%**	**19.4%**	**0.0%**	**3.6%**	**68**	**96.0%**
Clay County	**4,389**	**+ 5.8%**	**17.0%**	**7.5%**	**3.2%**	**60**	**97.4%**
Duval County	**18,138**	**+ 3.6%**	**13.7%**	**19.5%**	**3.2%**	**56**	**96.7%**
Nassau County	**1,635**	**+ 16.5%**	**26.2%**	**10.0%**	**3.4%**	**73**	**96.7%**
Putnam County	**930**	**+ 4.4%**	**0.3%**	**1.0%**	**5.3%**	**98**	**91.0%**
St. Johns County	**8,640**	**+ 17.1%**	**27.5%**	**17.8%**	**1.1%**	**76**	**97.1%**
Arlington / Fort Caroline: Region 04	1,966	- 5.7%	4.2%	12.0%	3.9%	43	97.5%
Atlantic Beach: Region 23	275	- 1.8%	8.7%	29.1%	1.8%	75	95.3%
Fleming Island Area: Region 12	688	+ 11.9%	4.4%	15.1%	1.7%	52	97.2%
Green Cove Springs: Region 16	834	+ 26.7%	42.0%	0.4%	2.0%	67	98.0%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	1,354	- 0.4%	3.8%	13.4%	3.4%	51	95.8%
Jacksonville - North: Region 09	1,995	+ 4.4%	31.7%	5.7%	3.9%	60	98.0%
Jacksonville Beach: Region 21	683	+ 11.4%	7.3%	48.0%	0.4%	69	96.3%
Keystone Heights Vicinity: Region 15	198	+ 1.0%	1.5%	0.0%	5.6%	92	93.4%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	328	+ 15.1%	22.6%	0.0%	7.0%	47	96.5%
Middleburg Vicinity: Region 14	1,146	+ 2.4%	18.6%	2.0%	3.6%	61	97.4%
Neptune Beach: Region 22	124	+ 10.7%	4.0%	14.5%	0.0%	56	95.6%
North Beach / Mayport: Region 24	124	+ 17.0%	28.2%	30.6%	4.8%	35	98.7%
Orange Park: Region 13	1,546	- 2.2%	9.8%	13.1%	3.9%	54	97.7%
Ponte Vedra / Nocatee (St. Johns County): Region 27	1,090	+ 10.5%	43.8%	9.4%	0.1%	65	98.8%
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	935	+ 21.0%	2.4%	35.1%	1.4%	93	95.1%
NE St. Johns County – Ponte Vedra Beach North: Region 25	302	+ 25.3%	7.6%	25.8%	0.7%	76	95.1%
Putnam County - South: Region 58	250	+ 10.6%	0.0%	3.2%	2.0%	119	89.9%
Putnam County - West: Region 57	267	- 5.0%	0.0%	0.0%	6.7%	92	89.8%
Putnam County NE: Region 56	418	+ 8.9%	0.7%	0.2%	6.2%	89	92.5%
Riverside / Avondale / Ortega: Region 03	636	+ 4.4%	2.7%	11.5%	2.2%	76	95.3%
Southside: Region 02	4,325	+ 11.0%	19.3%	35.0%	1.8%	56	97.3%
Southside / Mandarin / Bartram: Region 01	2,842	+ 2.1%	4.6%	25.8%	2.5%	54	97.0%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	1,418	- 3.7%	3.9%	2.9%	6.8%	66	91.2%
St. Johns County - NE: Region 31	366	+ 5.5%	25.7%	10.4%	1.1%	84	96.8%
St. Johns County - NW: Region 30	3,857	+ 14.7%	36.8%	9.8%	1.2%	69	98.0%
St. Johns County - SE: Region 33	1,692	+ 21.2%	16.4%	31.0%	1.7%	84	95.8%
St. Johns County - St. Augustine Area - East of US 1: Region 32	289	+ 29.0%	17.3%	29.1%	1.4%	108	94.6%
St. Johns County - SW: Region 34	135	+ 27.4%	11.9%	2.2%	1.5%	74	95.5%
West Jacksonville: Region 06	1,997	+ 4.8%	24.8%	8.1%	4.2%	55	97.8%

Area Historical Median Prices

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
Entire MLS	**$185,500**	**$205,000**	**$222,000**	**$233,990**	**$255,000**	**+ 9.0%**	**+ 37.5%**
Baker County	**$135,000**	**$161,500**	**$190,000**	**$187,000**	**$220,000**	**+ 17.6%**	**+ 63.0%**
Clay County	**$172,990**	**$189,000**	**$210,000**	**$220,000**	**$235,400**	**+ 7.0%**	**+ 36.1%**
Duval County	**$164,000**	**$180,000**	**$196,000**	**$206,000**	**$225,995**	**+ 9.7%**	**+ 37.8%**
Nassau County	**$209,299**	**$227,975**	**$260,000**	**$270,000**	**$289,900**	**+ 7.4%**	**+ 38.5%**
Putnam County	**$65,000**	**$75,000**	**$90,000**	**$115,000**	**$134,400**	**+ 16.9%**	**+ 106.8%**
St. Johns County	**$295,000**	**$311,045**	**$327,000**	**$338,000**	**$352,990**	**+ 4.4%**	**+ 19.7%**
Arlington / Fort Caroline: Region 04	$158,000	$177,950	$194,000	$210,000	$222,000	+ 5.7%	+ 40.5%
Atlantic Beach: Region 23	$359,000	$410,250	$402,500	$377,750	$475,000	+ 25.7%	+ 32.3%
Fleming Island Area: Region 12	$247,500	$257,000	$270,000	$289,950	$305,000	+ 5.2%	+ 23.2%
Green Cove Springs: Region 16	$199,900	$205,000	$225,500	$220,000	$232,000	+ 5.5%	+ 16.1%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	$99,900	$124,500	$132,300	$143,000	$160,000	+ 11.9%	+ 60.2%
Jacksonville - North: Region 09	$183,000	$190,000	$213,000	$224,950	$235,635	+ 4.7%	+ 28.8%
Jacksonville Beach: Region 21	$320,650	$360,000	$385,000	$395,000	$446,000	+ 12.9%	+ 39.1%
Keystone Heights Vicinity: Region 15	$95,000	$120,000	$135,000	$156,000	$153,700	- 1.5%	+ 61.8%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	$150,000	$144,900	$175,000	$192,500	$206,000	+ 7.0%	+ 37.3%
Middleburg Vicinity: Region 14	$155,000	$174,000	$195,000	$210,000	$229,000	+ 9.0%	+ 47.7%
Neptune Beach: Region 22	$362,000	$393,500	$433,000	$457,500	$468,500	+ 2.4%	+ 29.4%
North Beach / Mayport: Region 24	$145,000	$172,500	$199,000	$210,000	$234,943	+ 11.9%	+ 62.0%
Orange Park: Region 13	$160,000	$175,950	$195,000	$215,000	$232,000	+ 7.9%	+ 45.0%
Ponte Vedra / Nocatee (St. Johns County): Region 27	$376,680	$389,950	$425,000	$444,873	$453,630	+ 2.0%	+ 20.4%
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	$424,000	$440,000	$465,000	$500,000	$549,000	+ 9.8%	+ 29.5%
NE St. Johns County – Ponte Vedra Beach North: Region 25	$315,000	$570,000	$464,500	$585,000	$651,500	+ 11.4%	+ 106.8%
Putnam County - South: Region 58	$65,000	$71,000	$91,250	$125,000	$130,000	+ 4.0%	+ 100.0%
Putnam County - West: Region 57	$45,000	$61,800	$65,000	$79,900	$100,000	+ 25.2%	+ 122.2%
Putnam County NE: Region 56	$75,000	$89,900	$113,000	$127,500	$145,500	+ 14.1%	+ 94.0%
Riverside / Avondale / Ortega: Region 03	$245,000	$260,000	$287,000	$290,000	$320,000	+ 10.3%	+ 30.6%
Southside: Region 02	$180,000	$190,000	$205,000	$215,000	$247,000	+ 14.9%	+ 37.2%
Southside / Mandarin / Bartram: Region 01	$200,920	$222,700	$235,000	$245,000	$259,500	+ 5.9%	+ 29.2%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	$35,000	$50,000	$57,000	$73,850	$87,500	+ 18.5%	+ 150.0%
St. Johns County - NE: Region 31	$355,000	$377,950	$364,745	$400,900	$364,000	- 9.2%	+ 2.5%
St. Johns County - NW: Region 30	$285,000	$297,000	$318,000	$325,670	$342,805	+ 5.3%	+ 20.3%
St. Johns County - SE: Region 33	$225,000	$240,000	$249,394	$260,000	$275,000	+ 5.8%	+ 22.2%
St. Johns County - St. Augustine Area - East of US 1: Region 32	$265,000	$317,500	$314,222	$338,365	$355,000	+ 4.9%	+ 34.0%
St. Johns County - SW: Region 34	$140,000	$220,000	$223,250	$192,500	$247,000	+ 28.3%	+ 76.4%
West Jacksonville: Region 06	$134,900	$157,000	$175,000	$186,000	$202,990	+ 9.1%	+ 50.5%