

Monthly Indicators

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



July 2011

At the height of summer, we're finally beginning to move beyond comparisons to the 2010 incentive market. Even so, sudden changes in sales volumes are likely due to factors occurring at this time last year. Qualified buyers may find more attractive opportunities now than during either of the recent tax credits. Interest rates should hold their ground around five percent, though the shift in the federal credit rating could change that. Some indicators suggest improving conditions, but let's see just how we're faring locally.

New Listings in the Northeast Florida region decreased 25.9 percent to 2,204. Pending Sales were up 18.3 percent to 1,661. Inventory levels shrank 30.6 percent to 11,529 units, but consumers are still finding terrific opportunities. Strong affordability is partly driving purchase demand.

Prices softened a bit. The Median Sales Price declined 5.6 percent to \$130,199. Days on Market increased 21.8 percent to 120 days. Absorption rates improved as Months Supply of Inventory was down 31.3 percent to 8.2 months.

Second quarter GDP growth was just 1.3 percent after a meager 0.4 percent gain in the first quarter. We added 117,000 new jobs in July, a stronger gain than expected after an embarrassing June. Even though a budget deal has been reached, several challenges persist. Changes to Fannie, Freddie and the mortgage interest deduction are still in play. As consumers absorb distressed inventory and labor market conditions improve, the wheels of recovery grind on.

Quick Facts

- 1.0%

Change in
Closed Sales

- 5.6%

Change in
Median Sales Price

- 30.6%

Change in
Inventory

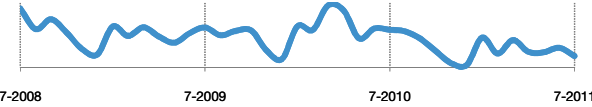

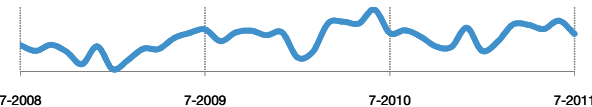

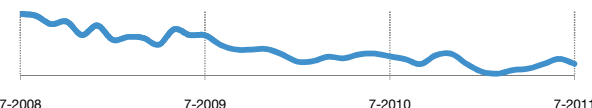
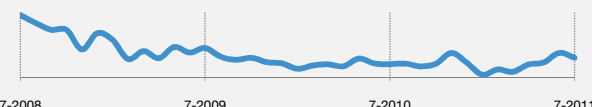
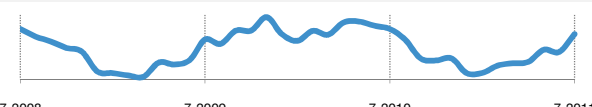
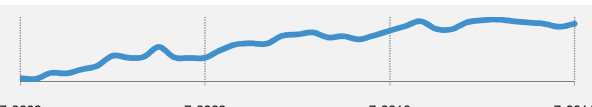
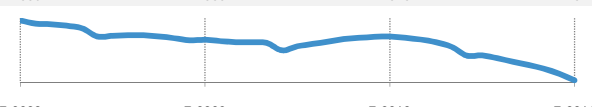
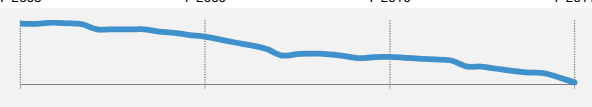
Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days On Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of Original List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12
Housing Supply Overview Report	13

Area breakouts of 29 submarkets begin after page 19.

[Click on desired metric to jump to that page.](#)

Market Overview

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

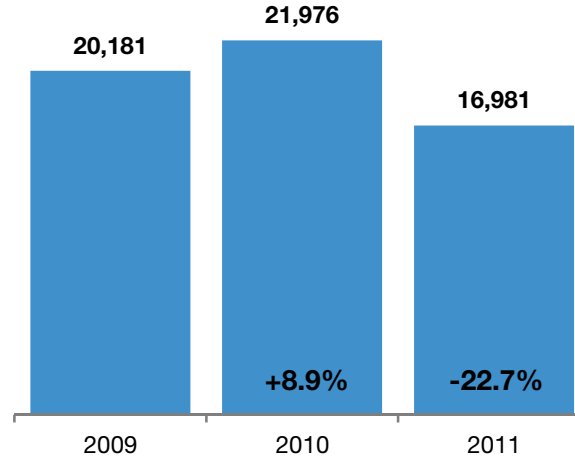
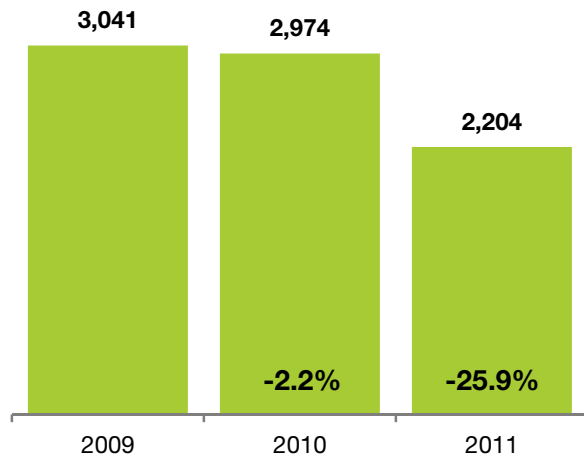
Key Metrics	Historical Sparklines	7-2010	7-2011	+/-	YTD 2010	YTD 2011	+/-
New Listings		2,974	2,204	- 25.9%	21,976	16,981	- 22.7%
Pending Sales		1,404	1,661	+ 18.3%	10,294	10,969	+ 6.6%
Closed Sales		1,367	1,353	- 1.0%	9,779	9,679	- 1.0%
Days on Market Until Sale		99	120	+ 21.8%	101	122	+ 20.5%
Median Sales Price		\$137,990	\$130,199	- 5.6%	\$137,500	\$127,000	- 7.6%
Average Sales Price		\$168,916	\$177,596	+ 5.1%	\$168,966	\$168,809	- 0.1%
Percent of Original List Price Received		89.4%	89.1%	- 0.4%	89.5%	87.5%	- 2.3%
Housing Affordability Index		202	211	+ 4.8%	202	216	+ 6.5%
Inventory of Homes for Sale		16,614	11,529	- 30.6%	--	--	--
Months Supply of Homes for Sale		11.9	8.2	- 31.3%	--	--	--

New Listings

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

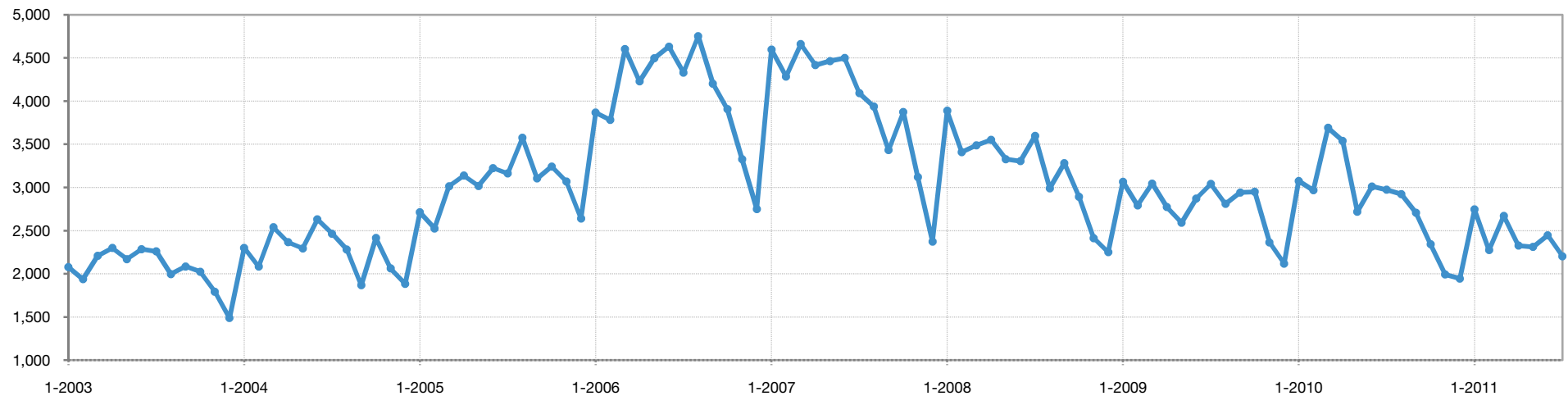
July

Year To Date



Month	Prior Year	Current Year	+/-
August	2,809	2,924	+4.1%
September	2,941	2,708	-7.9%
October	2,950	2,342	-20.6%
November	2,365	1,992	-15.8%
December	2,118	1,945	-8.2%
January	3,075	2,746	-10.7%
February	2,967	2,275	-23.3%
March	3,690	2,672	-27.6%
April	3,540	2,326	-34.3%
May	2,719	2,312	-15.0%
June	3,011	2,446	-18.8%
July	2,974	2,204	-25.9%
12-Month Avg	2,930	2,408	-17.8%

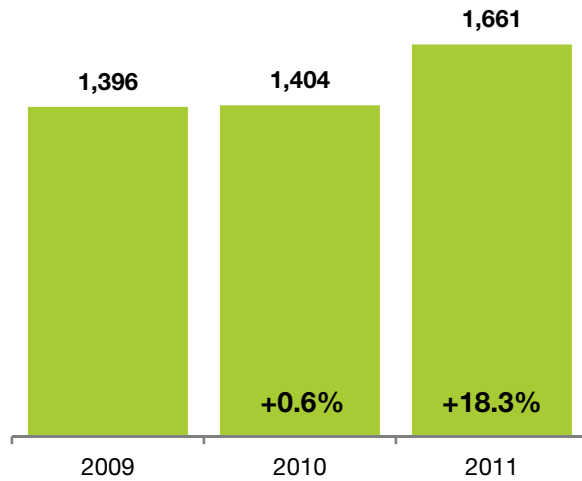
Historical New Listing Activity



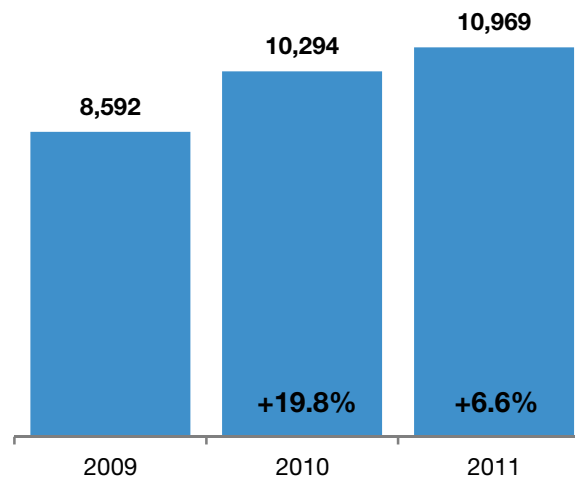
Pending Sales

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

July

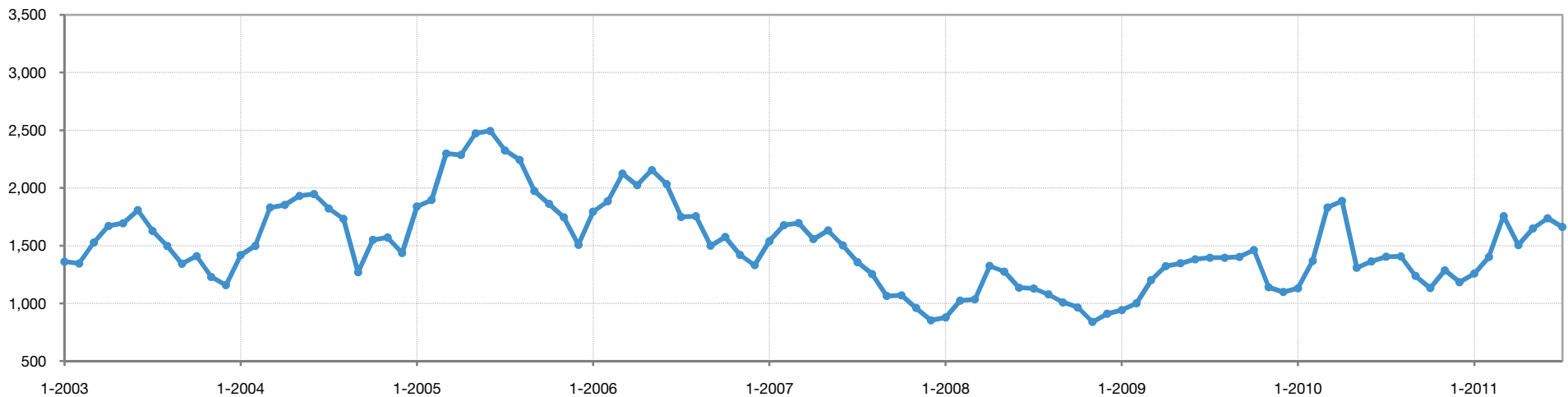


Year To Date



Month	Prior Year	Current Year	+/-
August	1,396	1,407	+0.8%
September	1,403	1,237	-11.8%
October	1,462	1,133	-22.5%
November	1,139	1,286	+12.9%
December	1,099	1,184	+7.7%
January	1,132	1,258	+11.1%
February	1,368	1,402	+2.5%
March	1,831	1,756	-4.1%
April	1,887	1,505	-20.2%
May	1,308	1,649	+26.1%
June	1,364	1,738	+27.4%
July	1,404	1,661	+18.3%
12-Month Avg	1,399	1,435	+2.5%

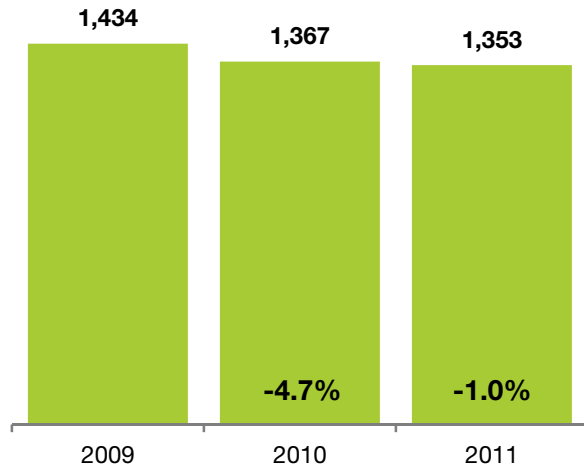
Historical Pending Sales Activity



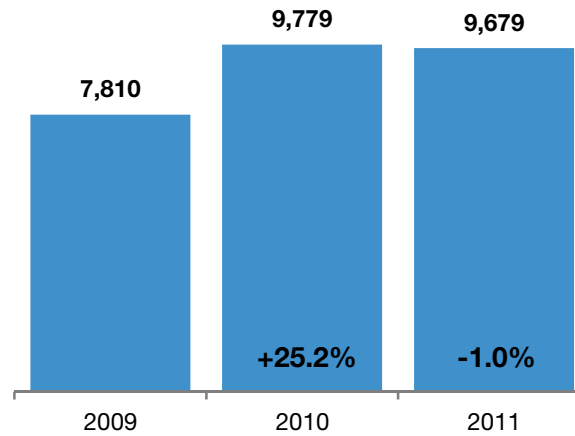
Closed Sales

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

July

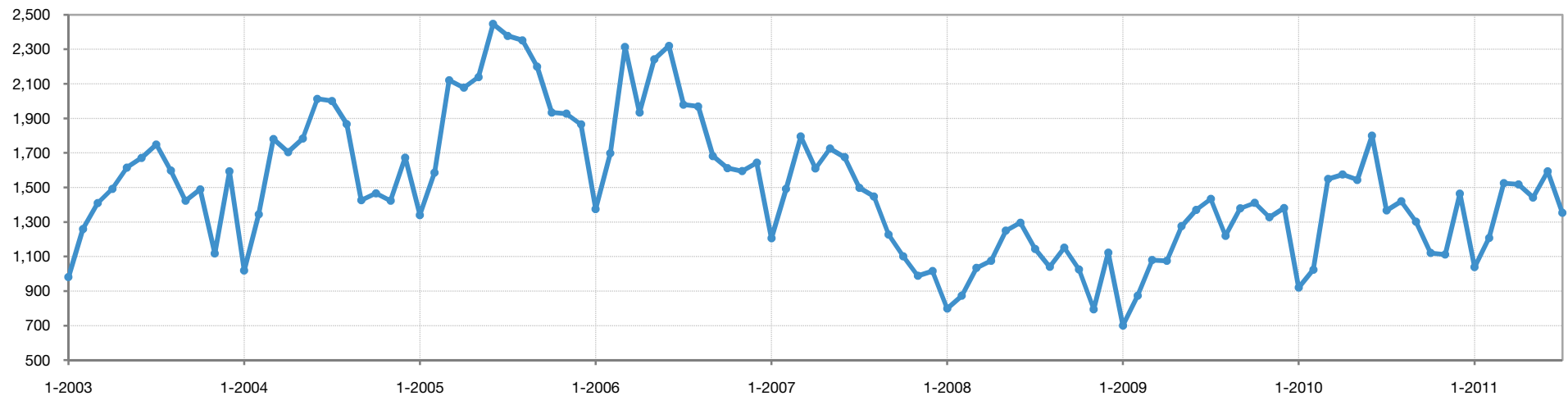


Year To Date



Month	Prior Year	Current Year	+/-
August	1,220	1,420	+16.4%
September	1,379	1,302	-5.6%
October	1,411	1,121	-20.6%
November	1,327	1,112	-16.2%
December	1,381	1,465	+6.1%
January	920	1,039	+12.9%
February	1,024	1,208	+18.0%
March	1,549	1,525	-1.5%
April	1,575	1,518	-3.6%
May	1,544	1,442	-6.6%
June	1,800	1,594	-11.4%
July	1,367	1,353	-1.0%
12-Month Avg	1,375	1,342	-1.1%

Historical Closed Sales Activity

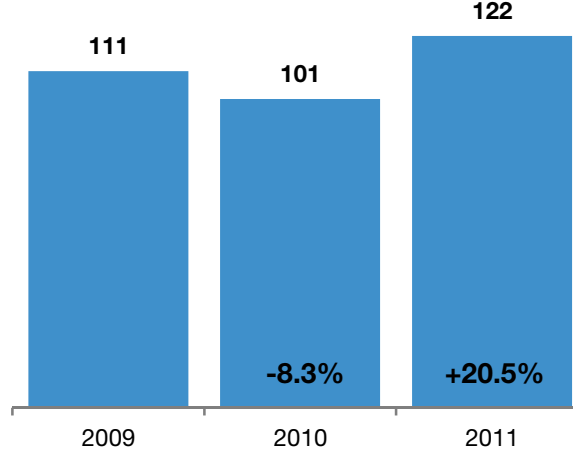


Days on Market Until Sale

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

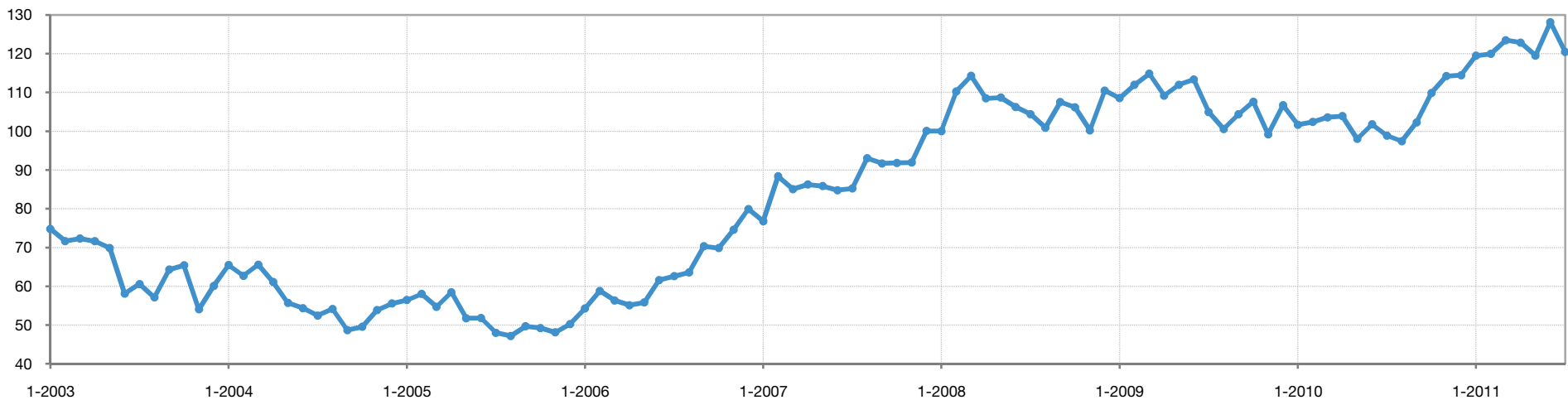
July

Year To Date



Month	Prior Year	Current Year	+/-
August	101	97	-3.1%
September	104	102	-2.0%
October	108	110	+2.1%
November	99	114	+15.1%
December	107	114	+7.3%
January	102	119	+17.5%
February	102	120	+17.2%
March	104	123	+19.2%
April	104	123	+18.3%
May	98	119	+21.9%
June	102	128	+25.9%
July	99	120	+21.8%
12-Month Avg	102	116	+13.6%

Historical Days on Market Until Sale

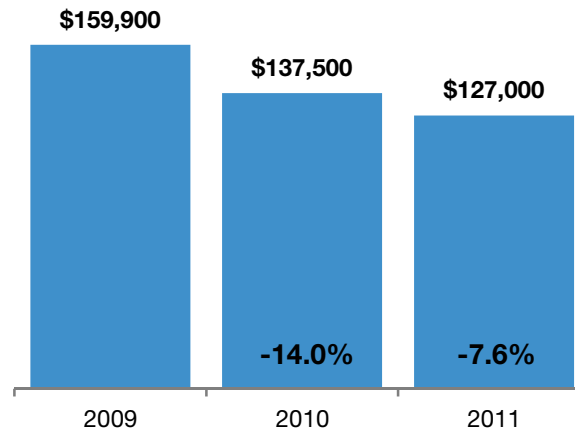
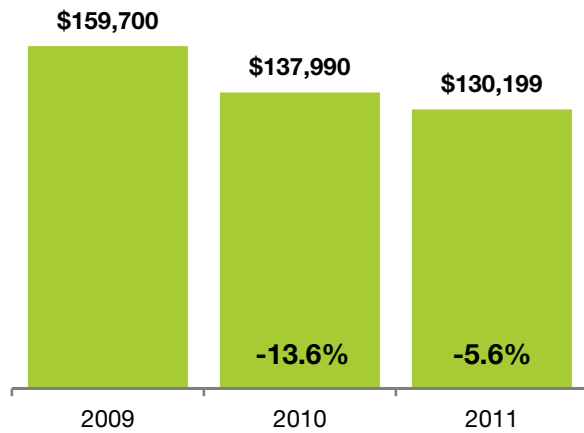


Median Sales Price

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

July

Year To Date



Month	Prior Year	Current Year	+/-
August	\$149,900	\$135,000	-9.9%
September	\$145,000	\$130,000	-10.3%
October	\$145,000	\$139,100	-4.1%
November	\$145,473	\$140,600	-3.3%
December	\$140,000	\$130,000	-7.1%
January	\$132,500	\$122,000	-7.9%
February	\$133,000	\$120,000	-9.8%
March	\$137,500	\$123,782	-10.0%
April	\$136,000	\$125,250	-7.9%
May	\$140,000	\$130,000	-7.1%
June	\$140,838	\$135,364	-3.9%
July	\$137,990	\$130,199	-5.6%
12-Month Avg	\$140,500	\$130,000	-7.5%

Historical Median Sales Price

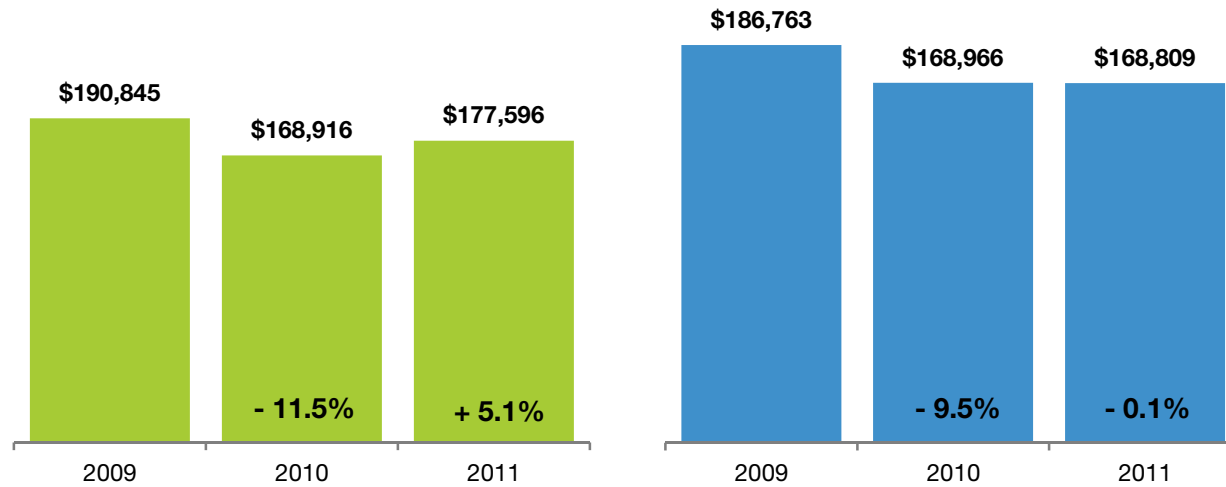


Average Sales Price

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

July

Year To Date



Month	Prior Year	Current Year	+/-
August	\$179,170	\$169,658	-5.3%
September	\$174,691	\$165,836	-5.1%
October	\$177,494	\$169,460	-4.5%
November	\$171,568	\$184,134	+7.3%
December	\$169,934	\$170,847	+0.5%
January	\$162,531	\$154,558	-4.9%
February	\$167,078	\$161,605	-3.3%
March	\$168,585	\$158,453	-6.0%
April	\$166,079	\$168,399	+1.4%
May	\$176,407	\$171,138	-3.0%
June	\$169,750	\$184,166	+8.5%
July	\$168,916	\$177,596	+5.1%
12-Month Avg	\$171,218	\$169,919	-0.8%

Historical Average Sales Price



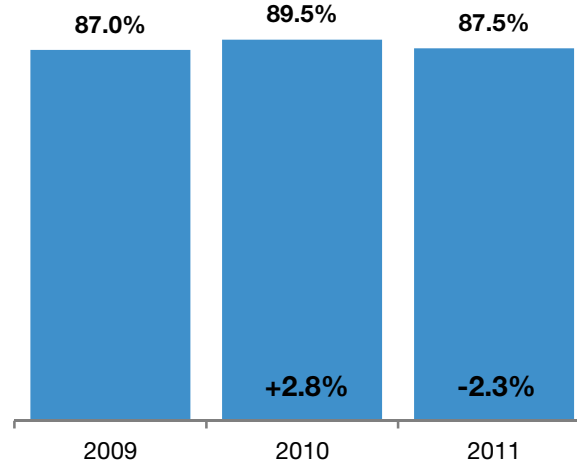
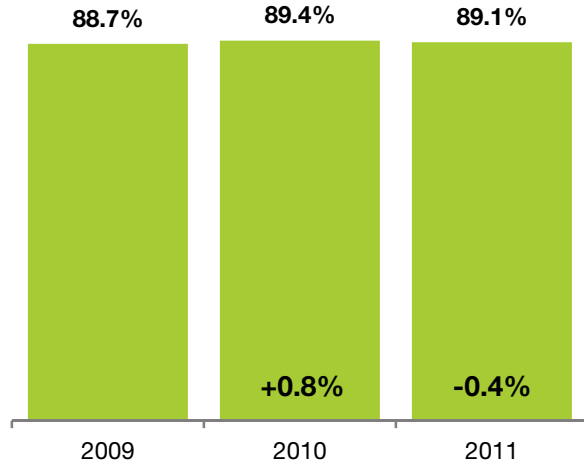
Percent of Original List Price Received

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



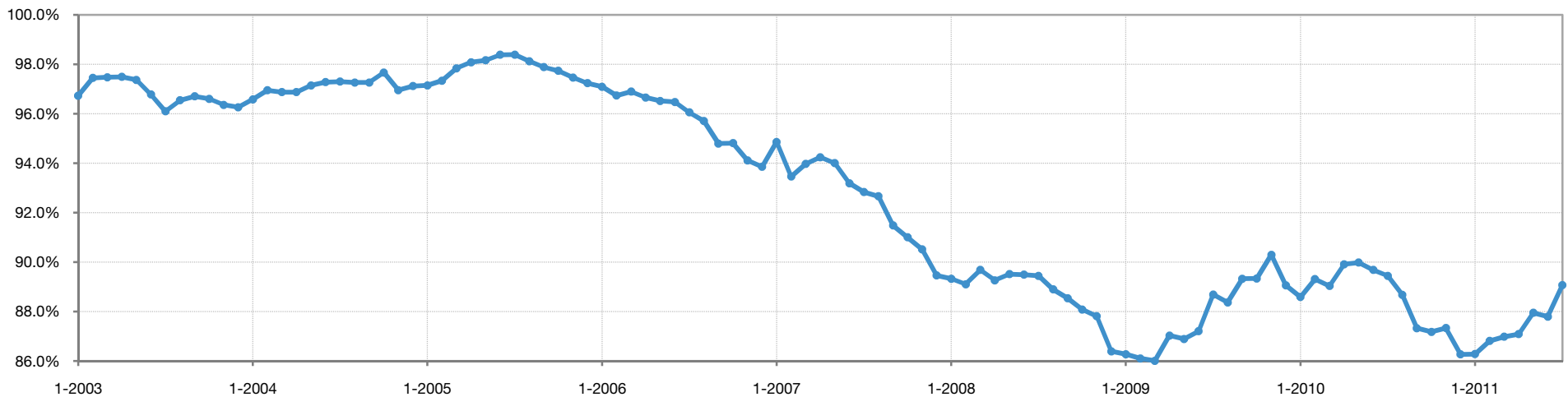
July

Year To Date



Month	Prior Year	Current Year	+/-
August	88.4%	88.7%	+0.3%
September	89.3%	87.3%	-2.2%
October	89.3%	87.2%	-2.4%
November	90.3%	87.3%	-3.3%
December	89.1%	86.3%	-3.1%
January	88.6%	86.3%	-2.6%
February	89.3%	86.8%	-2.8%
March	89.0%	87.0%	-2.3%
April	89.9%	87.1%	-3.1%
May	90.0%	88.0%	-2.3%
June	89.7%	87.8%	-2.1%
July	89.4%	89.1%	-0.4%
12-Month Avg	91.8%	90.0%	-1.9%

Historical Percent of Original List Price Received

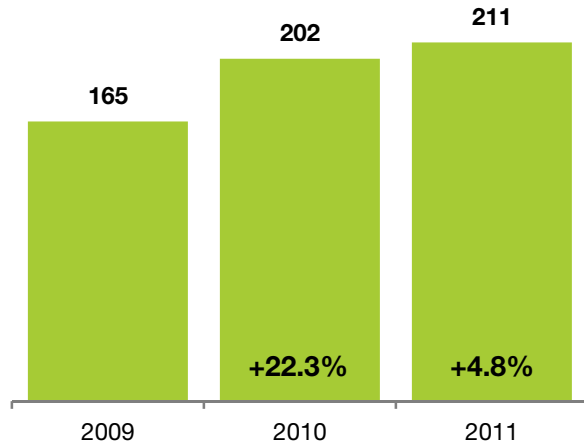


Housing Affordability Index

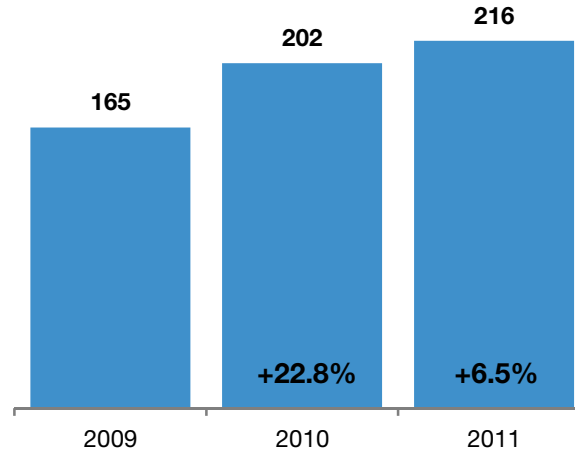
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



July

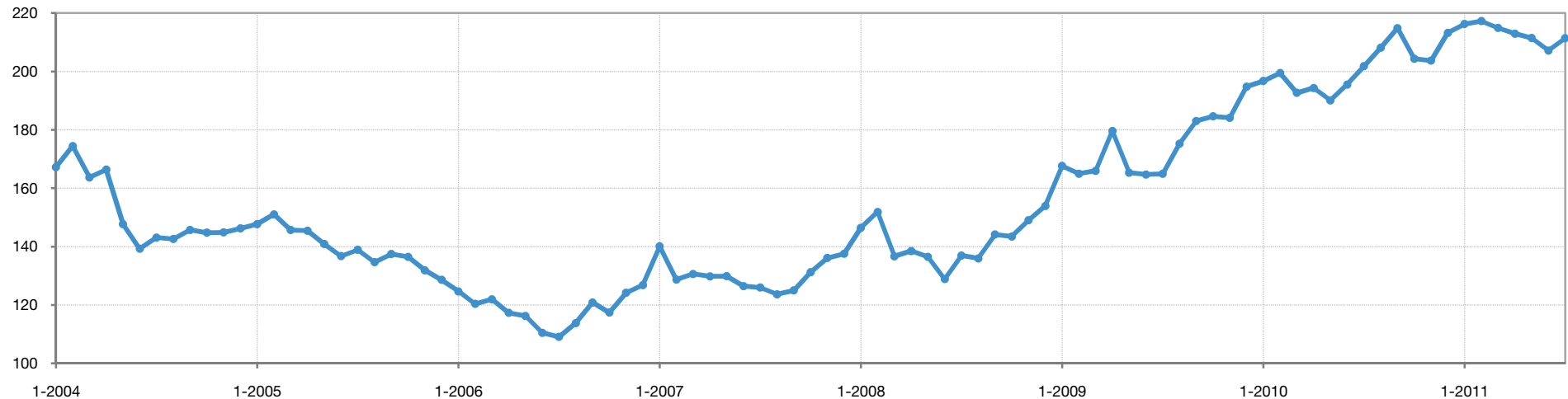


Year To Date



Month	Prior Year	Current Year	+/-
August	175	208	+18.8%
September	183	215	+17.4%
October	185	204	+10.7%
November	184	204	+10.6%
December	195	213	+9.5%
January	197	216	+9.9%
February	199	217	+8.9%
March	193	215	+11.6%
April	194	213	+9.6%
May	190	211	+11.3%
June	196	207	+6.0%
July	202	211	+4.8%
12-Month Avg	191	211	+10.7%

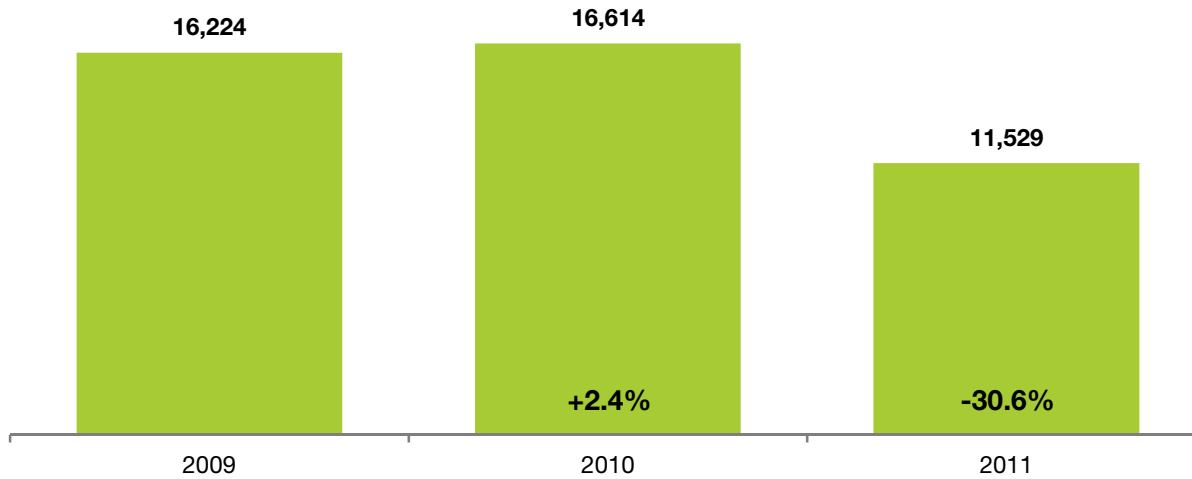
Historical Housing Affordability Index



Inventory of Homes for Sale

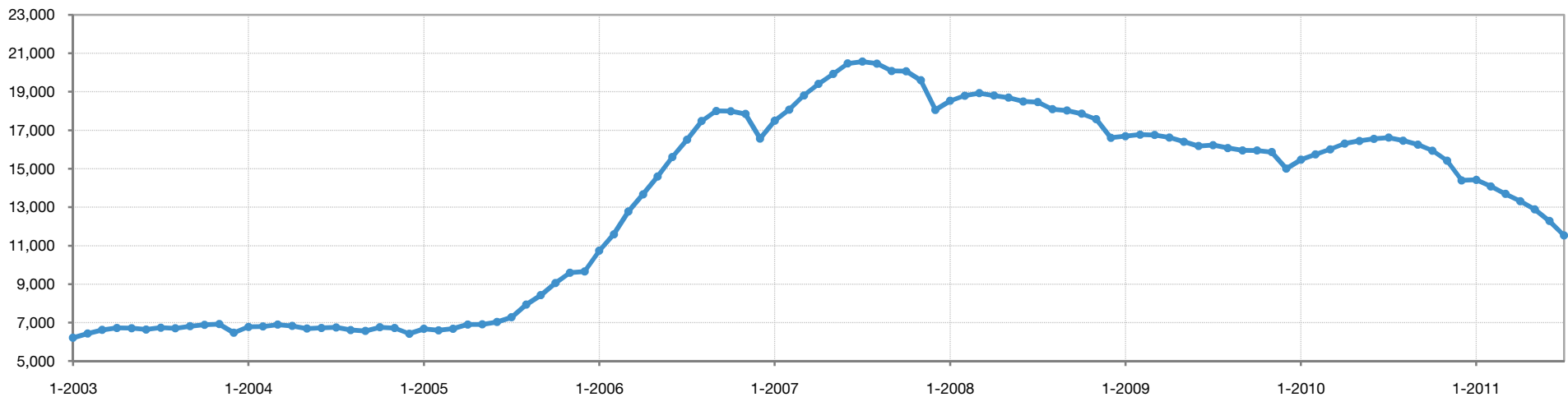
The number of properties available for sale in active status at the end of the month.

July



Month	Prior Year	Current Year	+/-
August	16,074	16,456	+2.4%
September	15,949	16,256	+1.9%
October	15,946	15,941	-0.0%
November	15,863	15,419	-2.8%
December	15,001	14,392	-4.1%
January	15,468	14,420	-6.8%
February	15,741	14,077	-10.6%
March	16,008	13,689	-14.5%
April	16,305	13,312	-18.4%
May	16,446	12,881	-21.7%
June	16,556	12,285	-25.8%
July	16,614	11,529	-30.6%
12-Month Avg	15,998	14,221	-10.9%

Historical Inventory of Homes for Sale

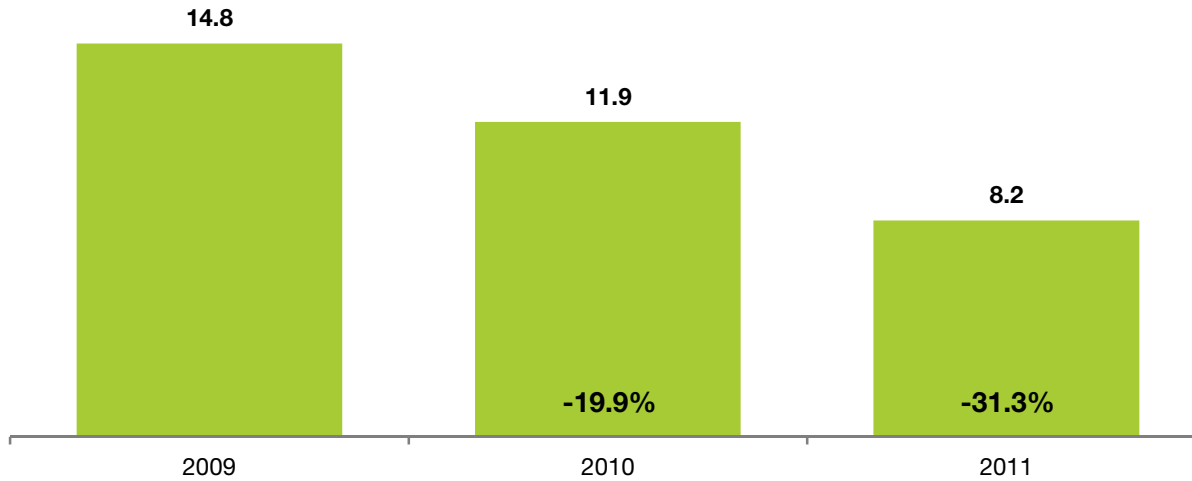


Months Supply of Inventory

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.

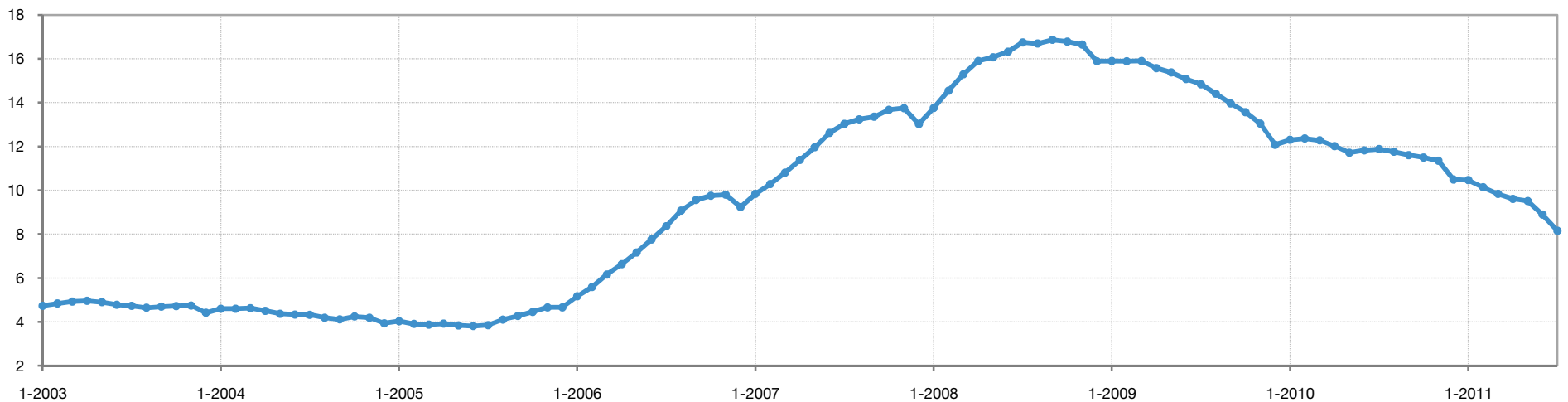


July



Month	Prior Year	Current Year	+/-
August	14.4	11.8	-18.4%
September	14.0	11.6	-16.8%
October	13.6	11.5	-15.3%
November	13.0	11.3	-13.0%
December	12.1	10.5	-13.1%
January	12.3	10.5	-14.9%
February	12.4	10.1	-18.0%
March	12.3	9.8	-19.9%
April	12.0	9.6	-20.1%
May	11.7	9.5	-18.8%
June	11.8	8.9	-24.8%
July	11.9	8.2	-31.3%
12-Month Avg	12.6	10.3	-18.6%

Historical Months Supply of Inventory



Housing Supply Overview



July 2011

A RESEARCH TOOL PROVIDED BY THE
NORTHEAST FLORIDA ASSOCIATION OF REALTORS

Quick Facts

+ 28.2%	+ 4.9%	+ 15.6%
Price Range With Strongest Sales: \$1,000,001 and Above	Construction Status With Strongest Sales: Previously Owned	Property Type With Strongest Sales: Condo-Townhouse

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of Original List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

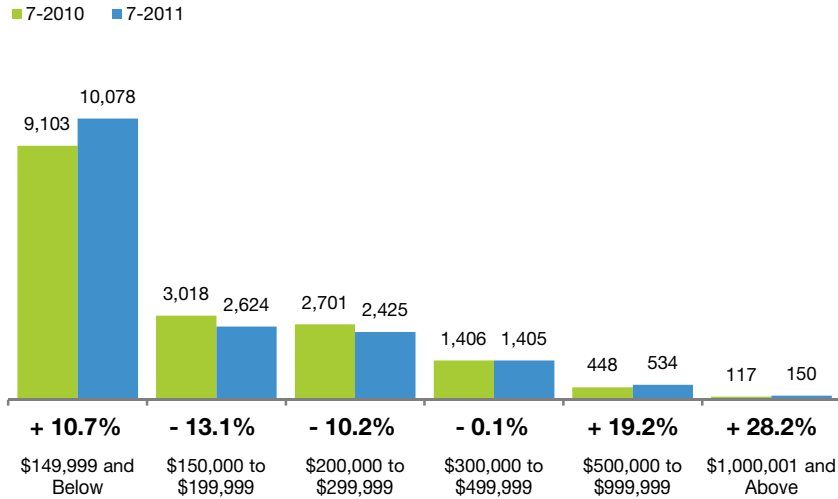
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Pending Sales

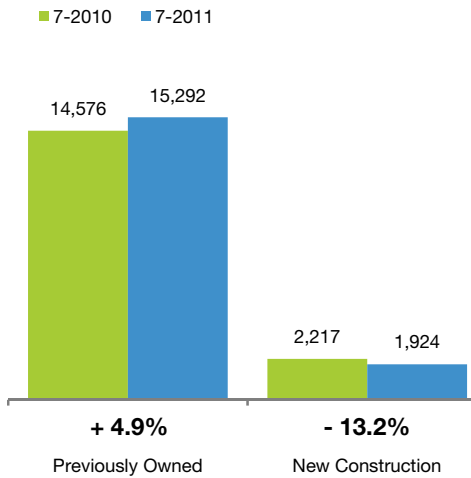
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



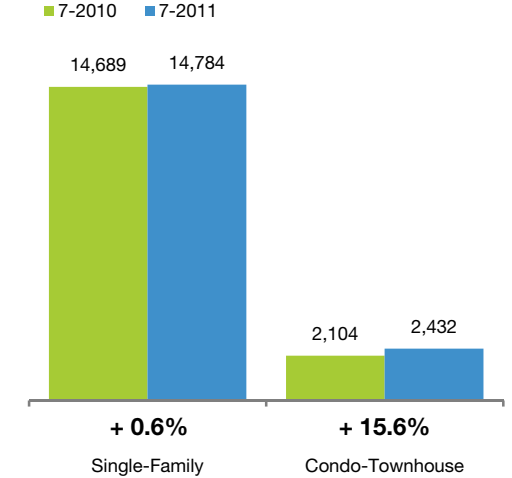
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	7-2010	7-2011	Change
\$149,999 and Below	9,103	10,078	+ 10.7%
\$150,000 to \$199,999	3,018	2,624	- 13.1%
\$200,000 to \$299,999	2,701	2,425	- 10.2%
\$300,000 to \$499,999	1,406	1,405	- 0.1%
\$500,000 to \$999,999	448	534	+ 19.2%
\$1,000,001 and Above	117	150	+ 28.2%
All Price Ranges	16,793	17,216	+ 2.5%

Single-Family

7-2010	7-2011	Change	7-2010	7-2011	Change
7,426	8,149	+ 9.7%	1,677	1,929	+ 15.0%
2,873	2,477	- 13.8%	145	147	+ 1.4%
2,580	2,260	- 12.4%	121	165	+ 36.4%
1,301	1,295	- 0.5%	105	110	+ 4.8%
402	471	+ 17.2%	46	63	+ 37.0%
107	132	+ 23.4%	10	18	+ 80.0%
14,689	14,784	+ 0.6%	2,104	2,432	+ 15.6%

Condo-Townhouse

By Construction Status	7-2010	7-2011	Change
Previously Owned	14,576	15,292	+ 4.9%
New Construction	2,217	1,924	- 13.2%
All Property Types	16,793	17,216	+ 2.5%

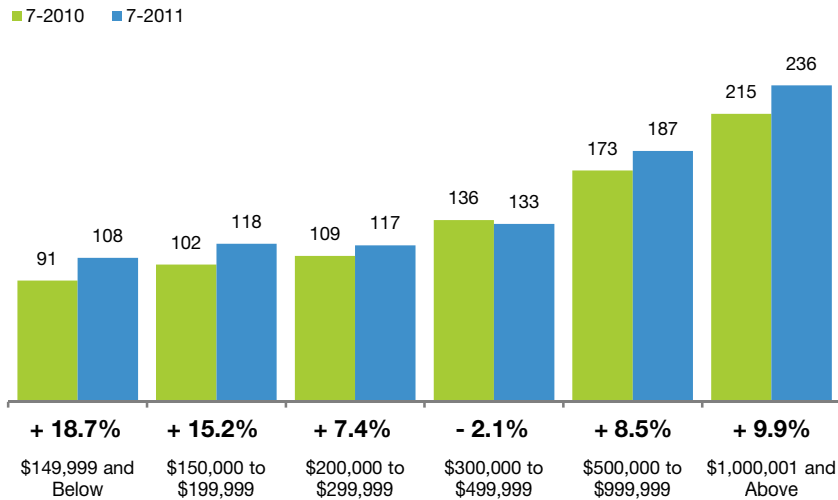
7-2010	7-2011	Change	7-2010	7-2011	Change
12,736	13,043	+ 2.4%	1,840	2,249	+ 22.2%
1,953	1,741	- 10.9%	264	183	- 30.7%
14,689	14,784	+ 0.6%	2,104	2,432	+ 15.6%

Days on Market Until Sale

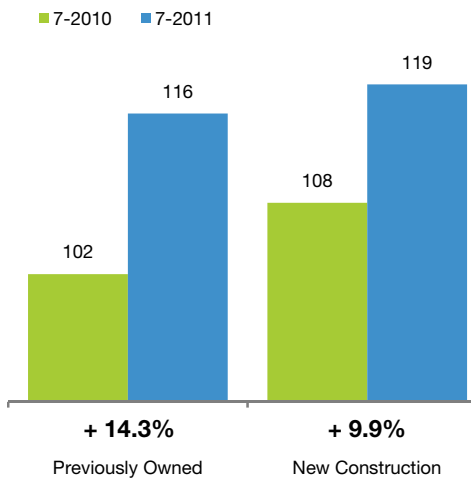
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



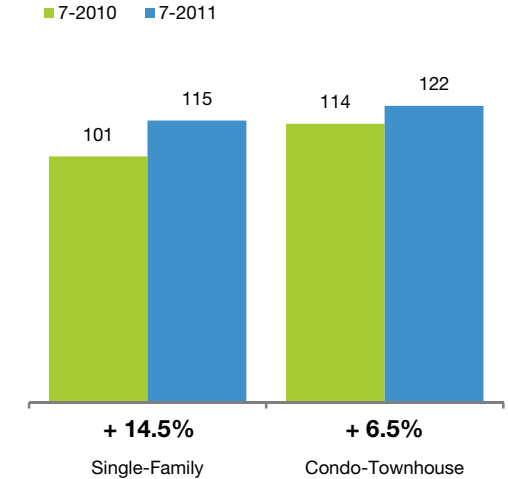
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	7-2010	7-2011	Change
\$149,999 and Below	91	108	+ 18.7%
\$150,000 to \$199,999	102	118	+ 15.2%
\$200,000 to \$299,999	109	117	+ 7.4%
\$300,000 to \$499,999	136	133	- 2.1%
\$500,000 to \$999,999	173	187	+ 8.5%
\$1,000,001 and Above	215	236	+ 9.9%
All Price Ranges	102	116	+ 13.6%

Single-Family

7-2010	7-2011	Change	7-2010	7-2011	Change
88	107	+ 21.3%	101	109	+ 8.2%
100	117	+ 17.5%	157	131	- 16.7%
108	114	+ 6.0%	135	154	+ 14.3%
133	129	- 2.6%	176	175	- 0.7%
166	181	+ 8.6%	226	238	+ 5.1%
215	233	+ 8.4%	215	263	+ 22.6%
101	115	+ 14.5%	114	122	+ 6.5%

Condo-Townhouse

By Construction Status	7-2010	7-2011	Change
Previously Owned	102	116	+ 14.3%
New Construction	108	119	+ 9.9%
All Property Types	102	116	+ 13.6%

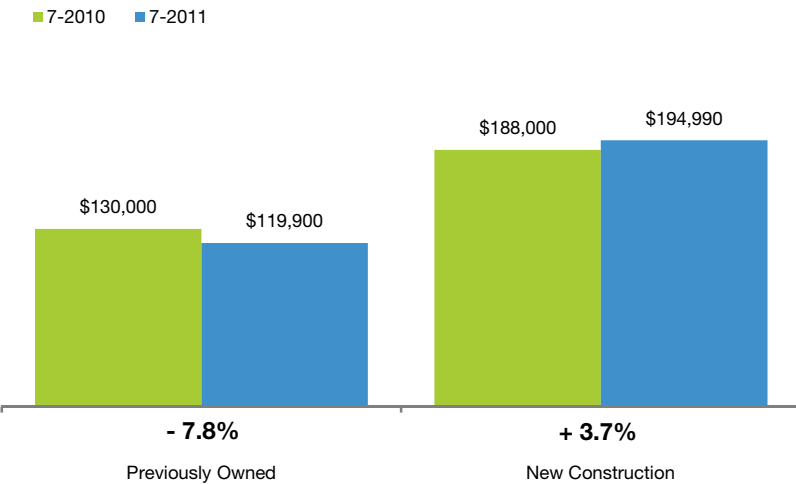
7-2010	7-2011	Change	7-2010	7-2011	Change
101	115	+ 14.4%	108	121	+ 12.4%
102	118	+ 15.7%	155	128	- 17.7%
101	115	+ 14.5%	114	122	+ 6.5%

Median Sales Price

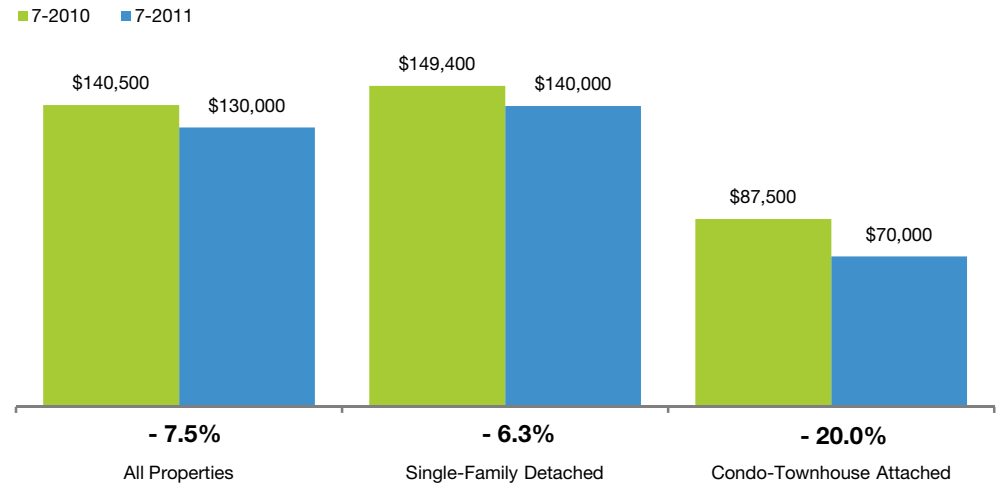
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type

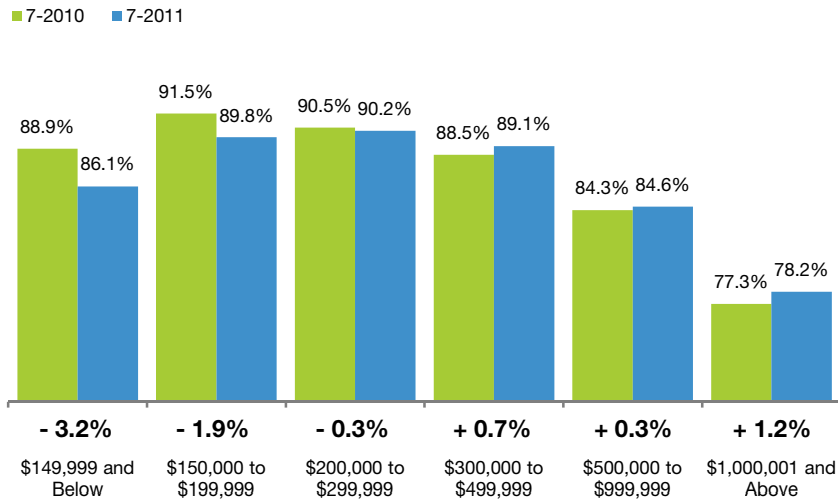


By Construction Status	All Properties			Single-Family Detached			Condo-Townhouse Attached		
	7-2010	7-2011	Change	7-2010	7-2011	Change	7-2010	7-2011	Change
Previously Owned	\$130,000	\$119,900	- 7.8%	\$139,900	\$129,900	- 7.1%	\$79,500	\$66,000	- 17.0%
New Construction	\$188,000	\$194,990	+ 3.7%	\$195,000	\$199,900	+ 2.5%	\$132,085	\$149,920	+ 13.5%
All Construction Statuses	\$140,500	\$130,000	- 7.5%	\$149,400	\$140,000	- 6.3%	\$87,500	\$70,000	- 20.0%

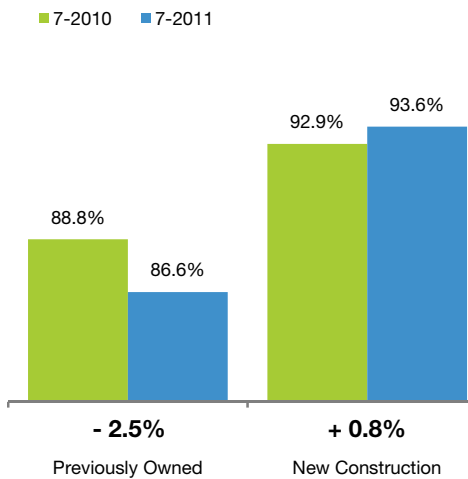
Percent of Original List Price Received

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.**

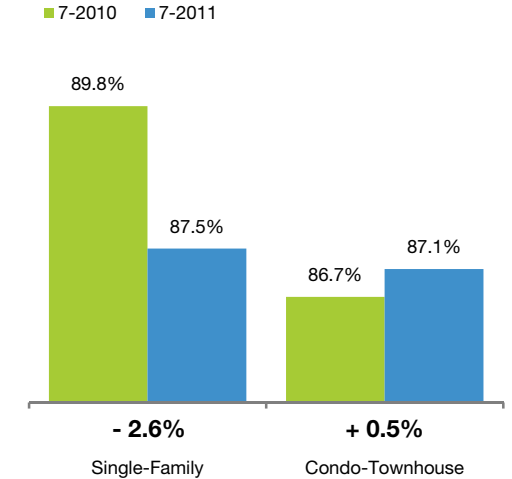
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	7-2010	7-2011	Change
\$149,999 and Below	88.9%	86.1%	-3.2%
\$150,000 to \$199,999	91.5%	89.8%	-1.9%
\$200,000 to \$299,999	90.5%	90.2%	-0.3%
\$300,000 to \$499,999	88.5%	89.1%	+0.7%
\$500,000 to \$999,999	84.3%	84.6%	+0.3%
\$1,000,001 and Above	77.3%	78.2%	+1.2%
All Price Ranges	89.4%	87.4%	-2.2%

Single-Family

7-2010	7-2011	Change	7-2010	7-2011	Change
89.3%	85.8%	-3.8%	87.1%	87.1%	+0.0%
91.7%	89.8%	-2.1%	87.1%	89.2%	+2.5%
90.6%	90.3%	-0.3%	88.5%	89.2%	+0.8%
88.9%	89.3%	+0.4%	82.5%	86.6%	+5.0%
84.8%	85.0%	+0.2%	80.3%	81.5%	+1.5%
77.2%	78.0%	+1.0%	78.5%	80.2%	+2.1%
89.8%	87.5%	-2.6%	86.7%	87.1%	+0.5%

Condo-Townhouse

By Construction Status	7-2010	7-2011	Change
Previously Owned	88.8%	86.6%	-2.5%
New Construction	92.9%	93.6%	+0.8%
All Property Types	89.4%	87.4%	-2.2%

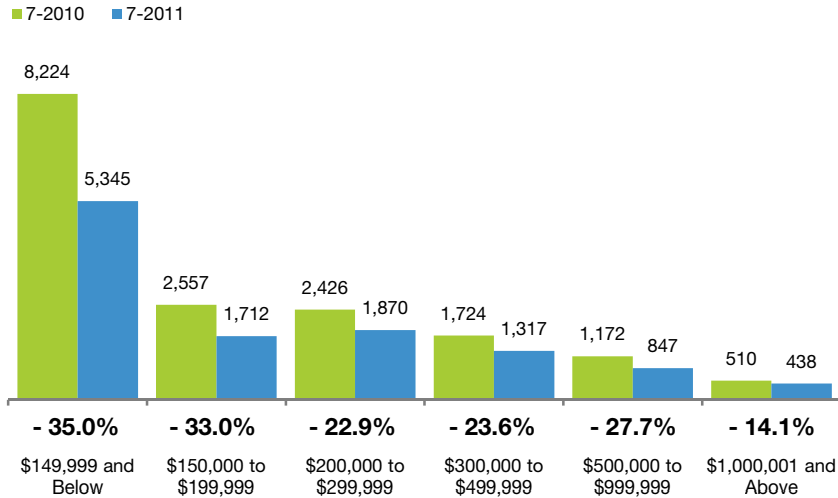
7-2010	7-2011	Change	7-2010	7-2011	Change
89.2%	86.6%	-2.9%	86.5%	86.7%	+0.3%
93.5%	93.7%	+0.2%	88.0%	92.3%	+4.8%
89.8%	87.5%	-2.6%	86.7%	87.1%	+0.5%

Inventory of Homes for Sale

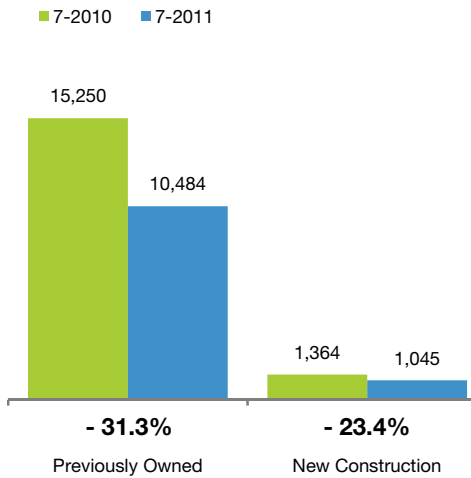
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



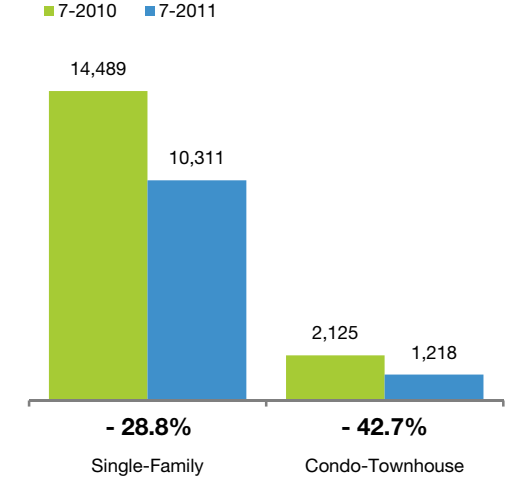
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	7-2010	7-2011	Change
\$149,999 and Below	8,224	5,345	- 35.0%
\$150,000 to \$199,999	2,557	1,712	- 33.0%
\$200,000 to \$299,999	2,426	1,870	- 22.9%
\$300,000 to \$499,999	1,724	1,317	- 23.6%
\$500,000 to \$999,999	1,172	847	- 27.7%
\$1,000,001 and Above	510	438	- 14.1%
All Price Ranges	16,614	11,529	- 30.6%

Single-Family

7-2010	7-2011	Change	7-2010	7-2011	Change
6,913	4,716	- 31.8%	1,311	629	- 52.0%
2,349	1,568	- 33.2%	208	144	- 30.8%
2,209	1,720	- 22.1%	217	150	- 30.9%
1,535	1,166	- 24.0%	189	151	- 20.1%
1,024	740	- 27.7%	148	107	- 27.7%
458	401	- 12.4%	52	37	- 28.8%
14,489	10,311	- 28.8%	2,125	1,218	- 42.7%

Condo-Townhouse

By Construction Status	7-2010	7-2011	Change
Previously Owned	15,250	10,484	- 31.3%
New Construction	1,364	1,045	- 23.4%
All Property Types	16,614	11,529	- 30.6%

7-2010	7-2011	Change	7-2010	7-2011	Change
13,331	9,396	- 29.5%	1,919	1,088	- 43.3%
1,158	915	- 21.0%	206	130	- 36.9%
14,489	10,311	- 28.8%	2,125	1,218	- 42.7%

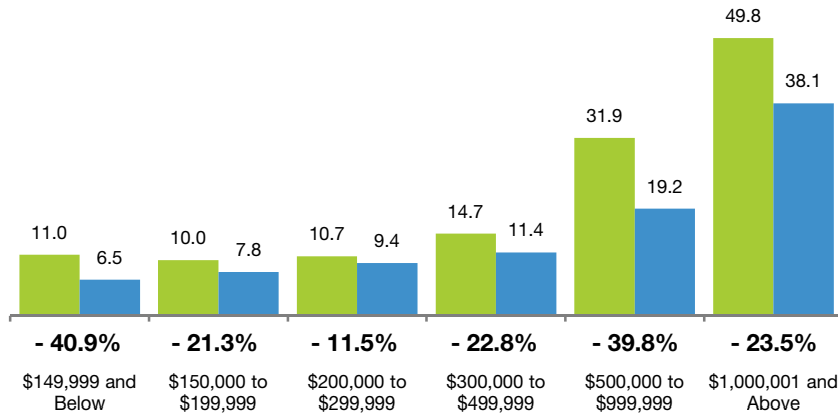
Months Supply of Inventory

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.



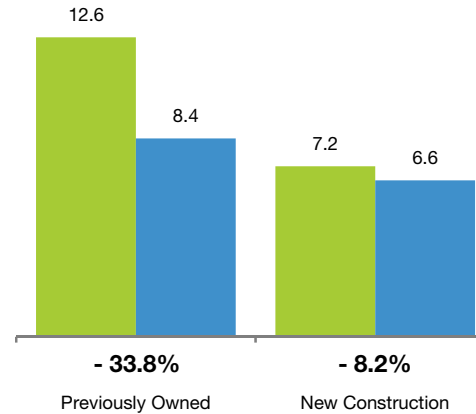
By Price Range

■ 7-2010 ■ 7-2011



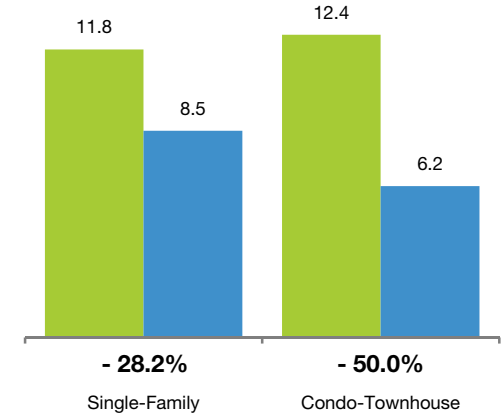
By Construction Status

■ 7-2010 ■ 7-2011



By Property Type

■ 7-2010 ■ 7-2011



All Properties

By Price Range

	7-2010	7-2011	Change
\$149,999 and Below	11.0	6.5	-40.9%
\$150,000 to \$199,999	10.0	7.8	-21.3%
\$200,000 to \$299,999	10.7	9.4	-11.5%
\$300,000 to \$499,999	14.7	11.4	-22.8%
\$500,000 to \$999,999	31.9	19.2	-39.8%
\$1,000,001 and Above	49.8	38.1	-23.5%
All Price Ranges	11.9	8.2	-31.3%

Single-Family

	7-2010	7-2011	Change
\$149,999 and Below	11.2	7.0	-37.3%
\$150,000 to \$199,999	9.6	7.6	-20.8%
\$200,000 to \$299,999	10.2	9.3	-8.7%
\$300,000 to \$499,999	14.1	11.0	-22.4%
\$500,000 to \$999,999	31.3	18.8	-40.0%
\$1,000,001 and Above	49.5	39.1	-21.0%
All Price Ranges	11.8	8.5	-28.2%

Condo-Townhouse

	7-2010	7-2011	Change
\$149,999 and Below	9.7	4.0	-58.3%
\$150,000 to \$199,999	17.0	11.6	-31.7%
\$200,000 to \$299,999	21.7	11.8	-45.8%
\$300,000 to \$499,999	22.5	15.9	-29.2%
\$500,000 to \$999,999	33.2	22.5	-32.2%
\$1,000,001 and Above	26.0	22.2	-14.6%
All Price Ranges	12.4	6.2	-50.0%

By Construction Status

	7-2010	7-2011	Change
Previously Owned	12.6	8.4	-33.8%
New Construction	7.2	6.6	-8.2%
All Property Types	11.9	8.2	-31.3%

	7-2010	7-2011	Change
Previously Owned	12.6	8.8	-30.3%
New Construction	6.9	6.3	-8.3%
All Property Types	11.8	8.5	-28.2%

Local Market Update – July 2011

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



Southside / Mandarin /

- 18.5%

Change in
New Listings

- 7.5%

Change in
Closed Sales

- 11.0%

Change in
Median Sales Price

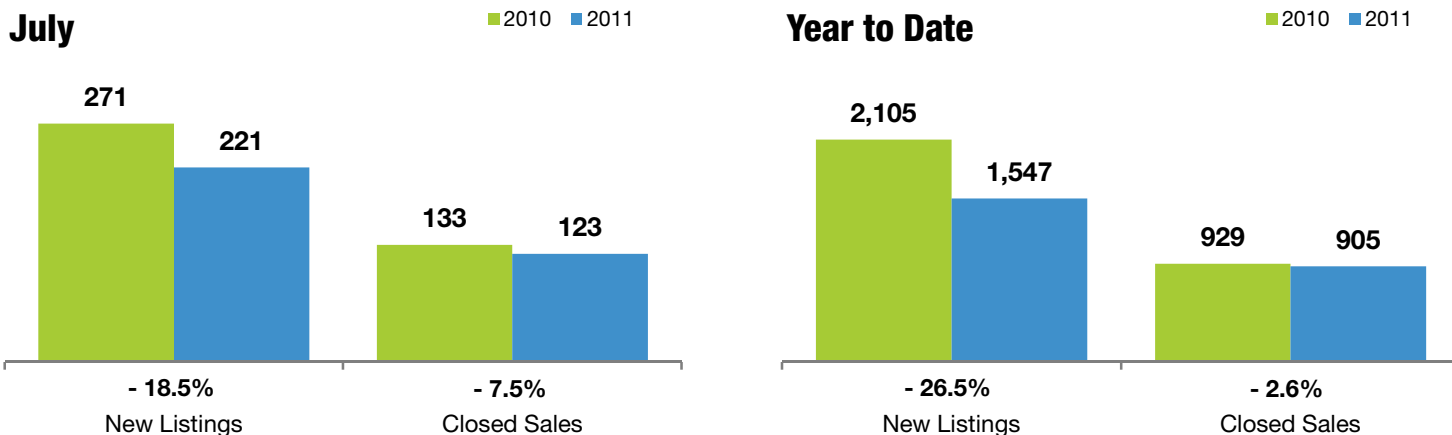
Region 01

July

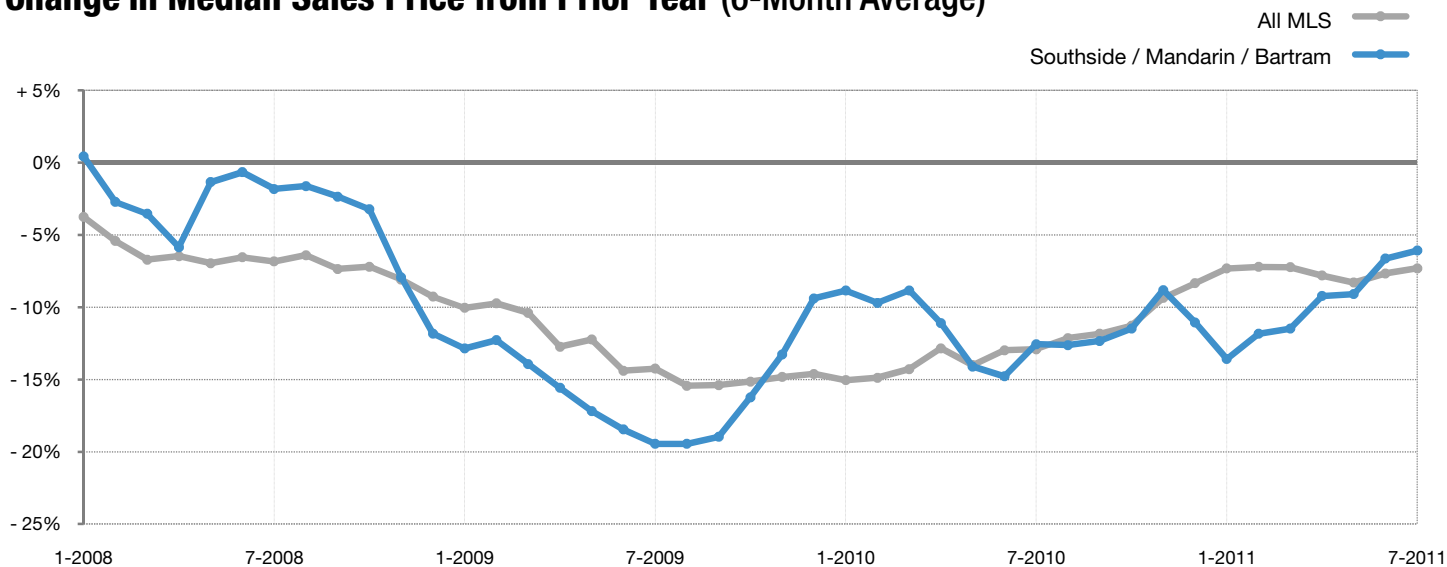
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	271	221	- 18.5%	2,105	1,547	- 26.5%
Closed Sales	133	123	- 7.5%	929	905	- 2.6%
Median Sales Price*	\$174,500	\$155,370	- 11.0%	\$153,000	\$142,000	- 7.2%
Percent of Original List Price Received*	90.7%	88.3%	- 2.6%	90.6%	87.8%	- 3.0%
Days on Market Until Sale	101	127	+ 25.2%	107	127	+ 18.9%
Inventory of Homes for Sale	1,483	1,012	- 31.8%	--	--	--
Months Supply of Inventory	11.4	7.6	- 33.6%	--	--	--

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



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



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Local Market Update – July 2011

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Southside

- 28.9%

+ 10.7%

- 17.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Region 02

July

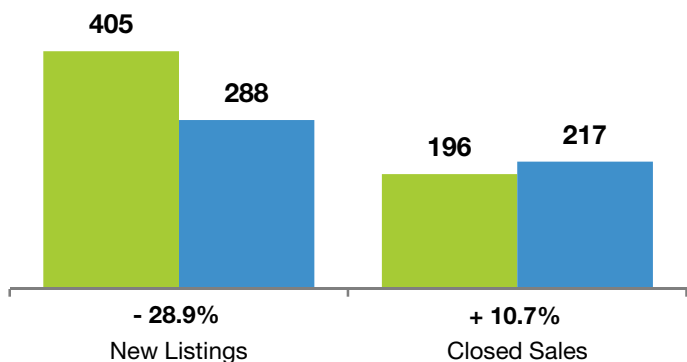
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	405	288	- 28.9%	2,875	2,126	- 26.1%
Closed Sales	196	217	+ 10.7%	1,407	1,383	- 1.7%
Median Sales Price*	\$130,500	\$108,000	- 17.2%	\$129,000	\$97,000	- 24.8%
Percent of Original List Price Received*	89.5%	90.6%	+ 1.3%	90.3%	88.0%	- 2.6%
Days on Market Until Sale	109	122	+ 11.2%	96	117	+ 21.7%
Inventory of Homes for Sale	1,924	1,224	- 36.4%	--	--	--
Months Supply of Inventory	9.9	6.2	- 37.0%	--	--	--

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

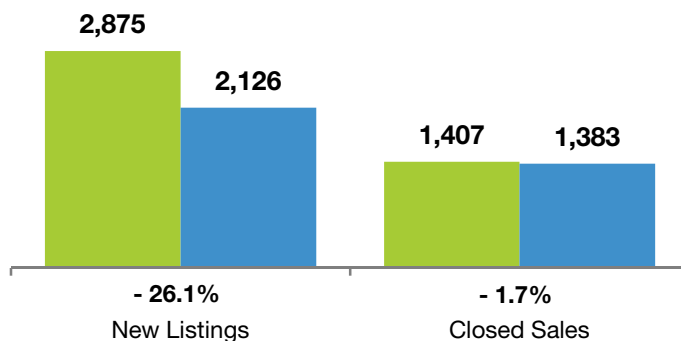
July

■ 2010 ■ 2011

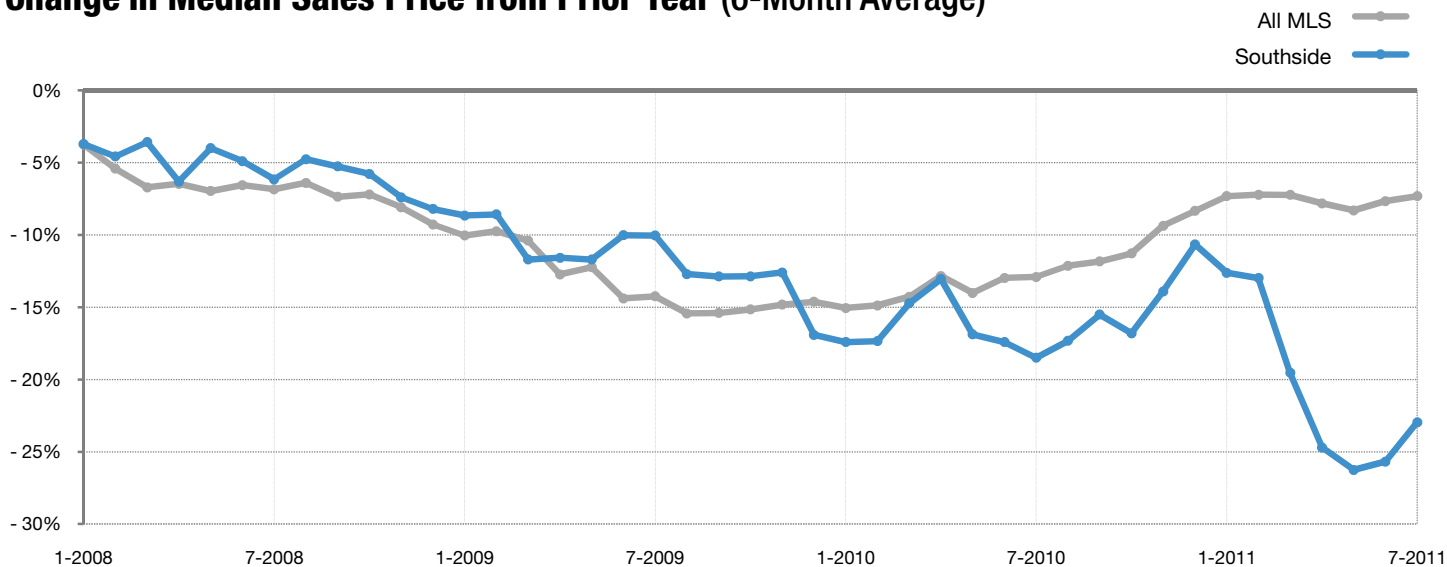


Year to Date

■ 2010 ■ 2011



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



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Local Market Update – July 2011

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Riverside / Avondale / Ortega

Region 03

- 19.4%

+ 20.0%

+ 9.4%

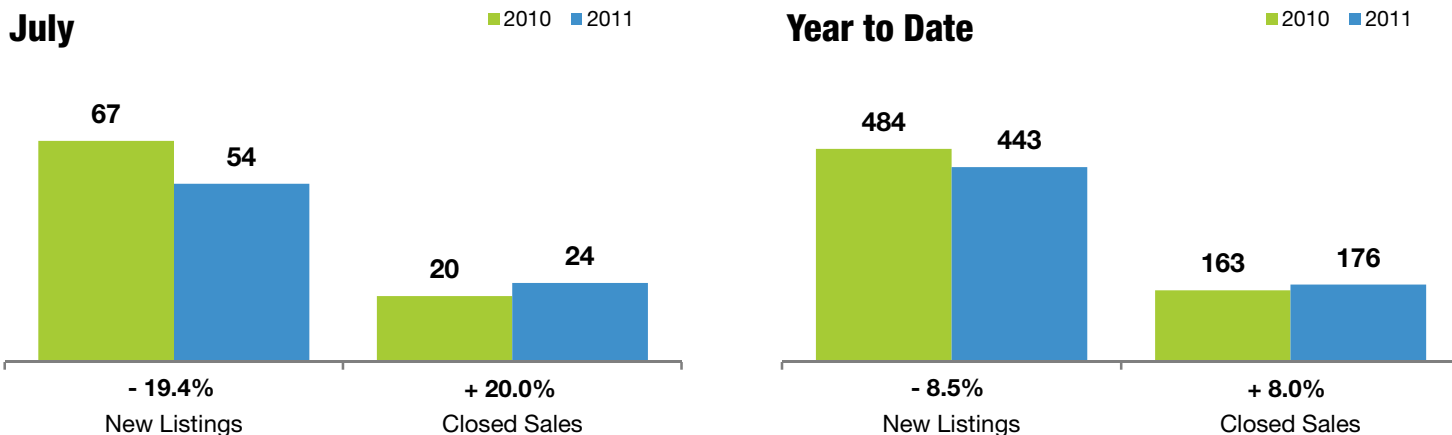
Change in
New Listings

Change in
Closed Sales

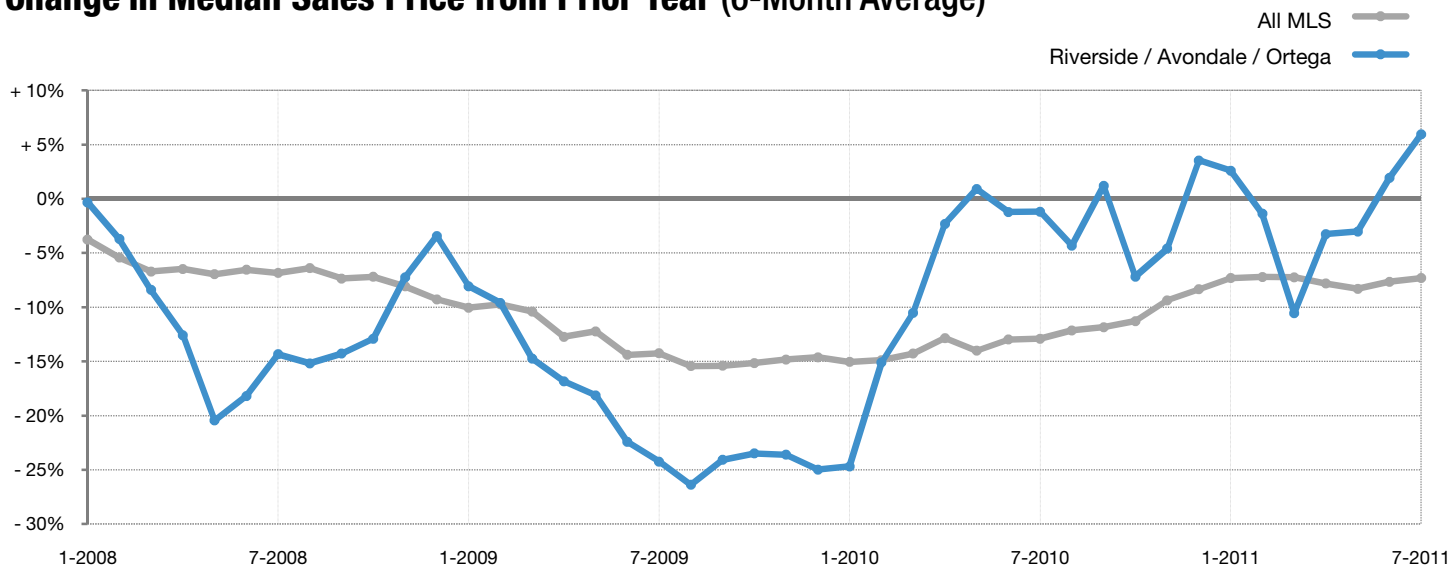
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	67	54	- 19.4%	484	443	- 8.5%
Closed Sales	20	24	+ 20.0%	163	176	+ 8.0%
Median Sales Price*	\$188,250	\$206,000	+ 9.4%	\$183,750	\$181,000	- 1.5%
Percent of Original List Price Received*	86.6%	88.2%	+ 1.9%	86.8%	86.3%	- 0.6%
Days on Market Until Sale	103	151	+ 45.9%	121	143	+ 18.5%
Inventory of Homes for Sale	385	346	- 10.1%	--	--	--
Months Supply of Inventory	16.7	13.3	- 20.5%	--	--	--

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



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Local Market Update – July 2011

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Arlington / Fort Caroline

Region 04

- 24.7%

Change in
New Listings

- 21.1%

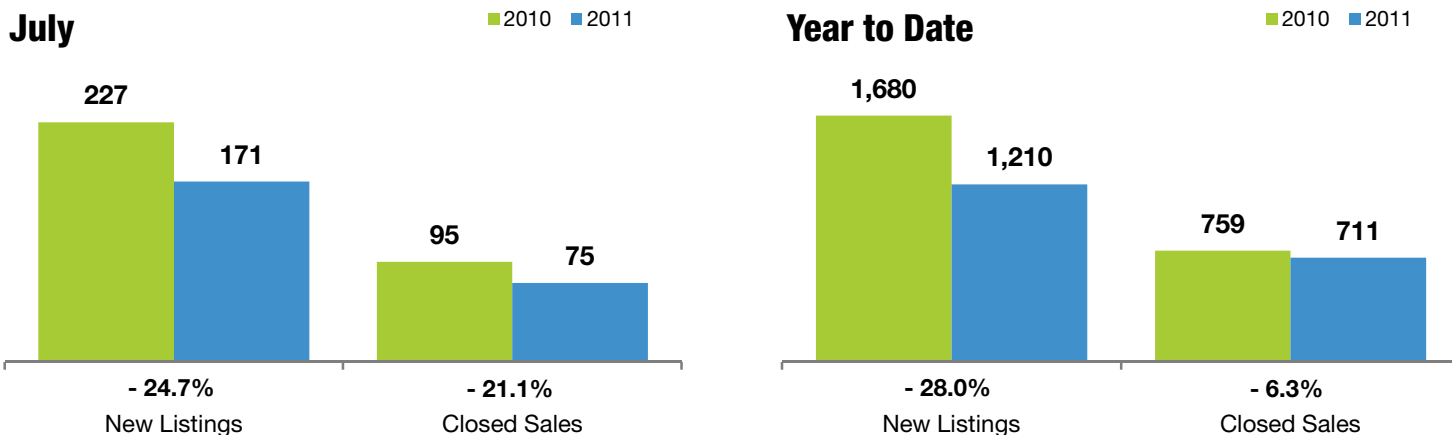
Change in
Closed Sales

- 7.5%

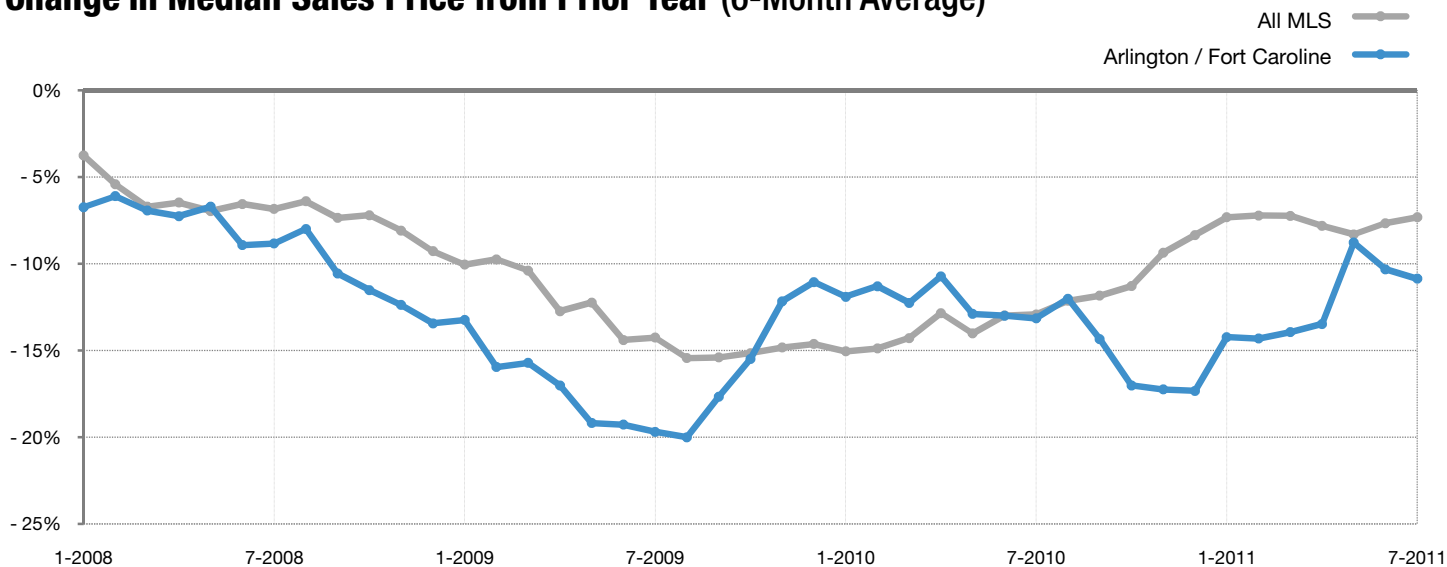
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	227	171	- 24.7%	1,680	1,210	- 28.0%
Closed Sales	95	75	- 21.1%	759	711	- 6.3%
Median Sales Price*	\$108,000	\$99,950	- 7.5%	\$121,000	\$108,500	- 10.3%
Percent of Original List Price Received*	88.8%	86.8%	- 2.3%	90.5%	86.3%	- 4.6%
Days on Market Until Sale	78	113	+ 44.2%	86	113	+ 30.6%
Inventory of Homes for Sale	1,181	790	- 33.1%	--	--	--
Months Supply of Inventory	10.7	7.5	- 29.6%	--	--	--

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



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Local Market Update – July 2011

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Hyde Grove / Murray Hill / Lakeshore / Wesconnett

- 27.0%

Change in
New Listings

- 5.3%

Change in
Closed Sales

- 6.7%

Change in
Median Sales Price

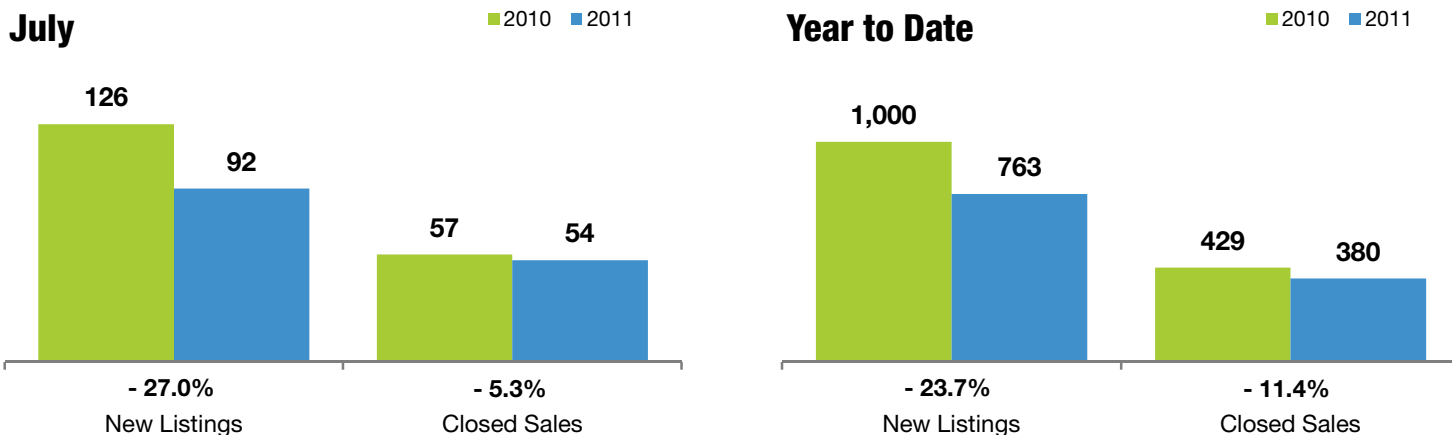
Region 05

July

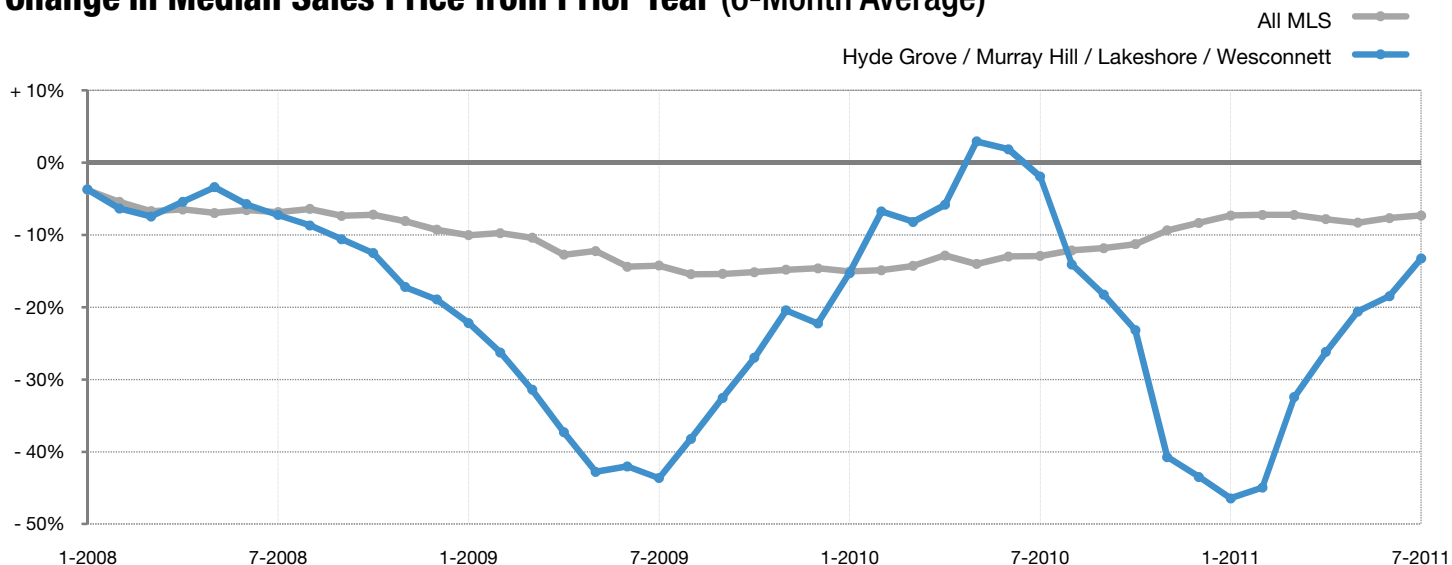
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	126	92	- 27.0%	1,000	763	- 23.7%
Closed Sales	57	54	- 5.3%	429	380	- 11.4%
Median Sales Price*	\$45,000	\$42,000	- 6.7%	\$68,900	\$53,500	- 22.4%
Percent of Original List Price Received*	86.9%	90.1%	+ 3.7%	88.8%	87.1%	- 1.9%
Days on Market Until Sale	78	101	+ 30.6%	82	109	+ 33.1%
Inventory of Homes for Sale	670	469	- 30.0%	--	--	--
Months Supply of Inventory	10.5	8.3	- 21.5%	--	--	--

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



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Local Market Update – July 2011

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



West Jacksonville

- 39.7%

Change in
New Listings

- 16.0%

Change in
Closed Sales

+ 14.3%

Change in
Median Sales Price

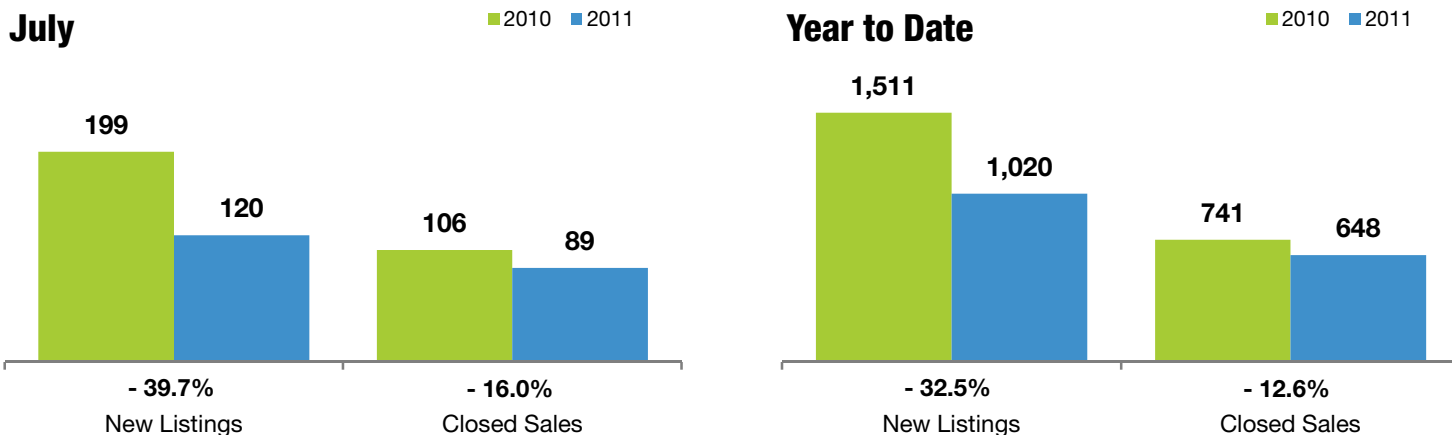
Region 06

July

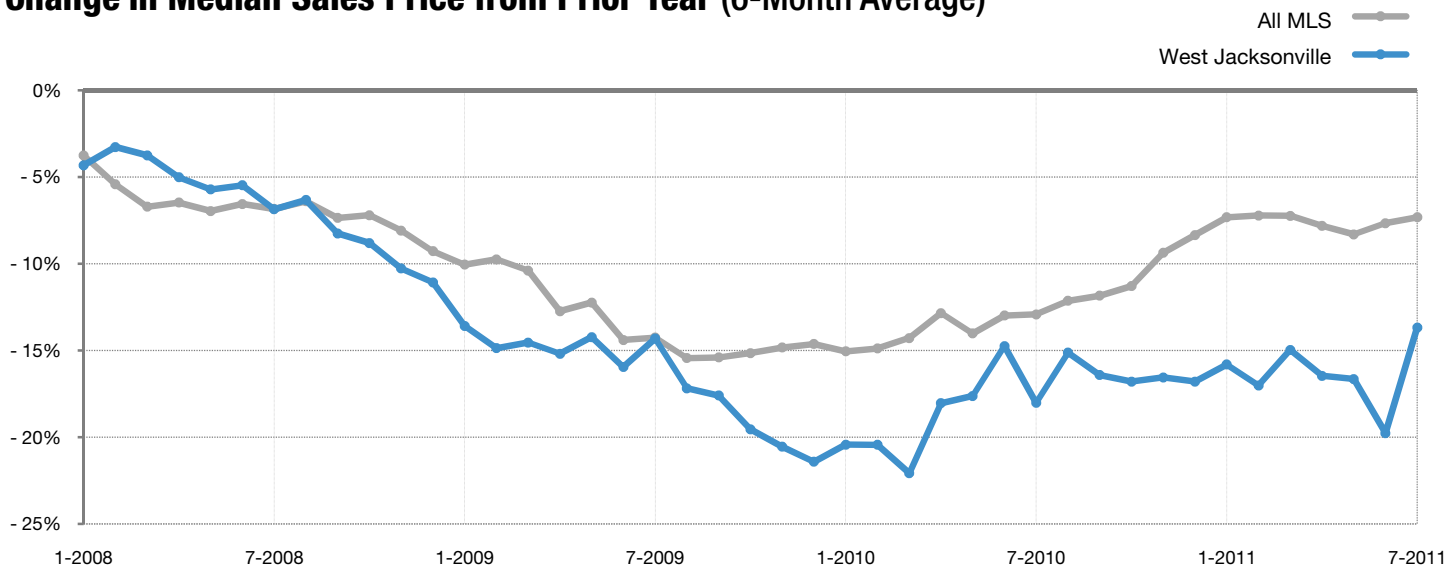
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	199	120	- 39.7%	1,511	1,020	- 32.5%
Closed Sales	106	89	- 16.0%	741	648	- 12.6%
Median Sales Price*	\$93,600	\$107,000	+ 14.3%	\$107,000	\$89,500	- 16.4%
Percent of Original List Price Received*	91.0%	88.3%	- 3.0%	91.8%	87.0%	- 5.2%
Days on Market Until Sale	87	129	+ 49.3%	85	118	+ 38.1%
Inventory of Homes for Sale	1,007	615	- 38.9%	--	--	--
Months Supply of Inventory	9.5	6.5	- 31.8%	--	--	--

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



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



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Local Market Update – July 2011

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Springfield / Downtown / Paxon / Trout River South

- 34.7%

Change in
New Listings

- 42.7%

Change in
Closed Sales

- 2.3%

Change in
Median Sales Price

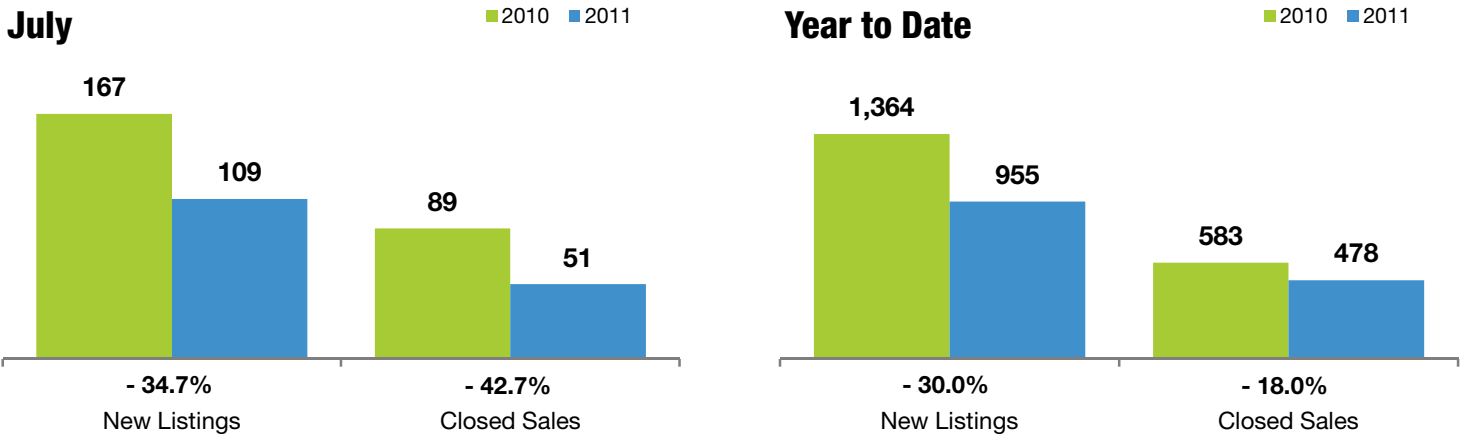
Region 07

July

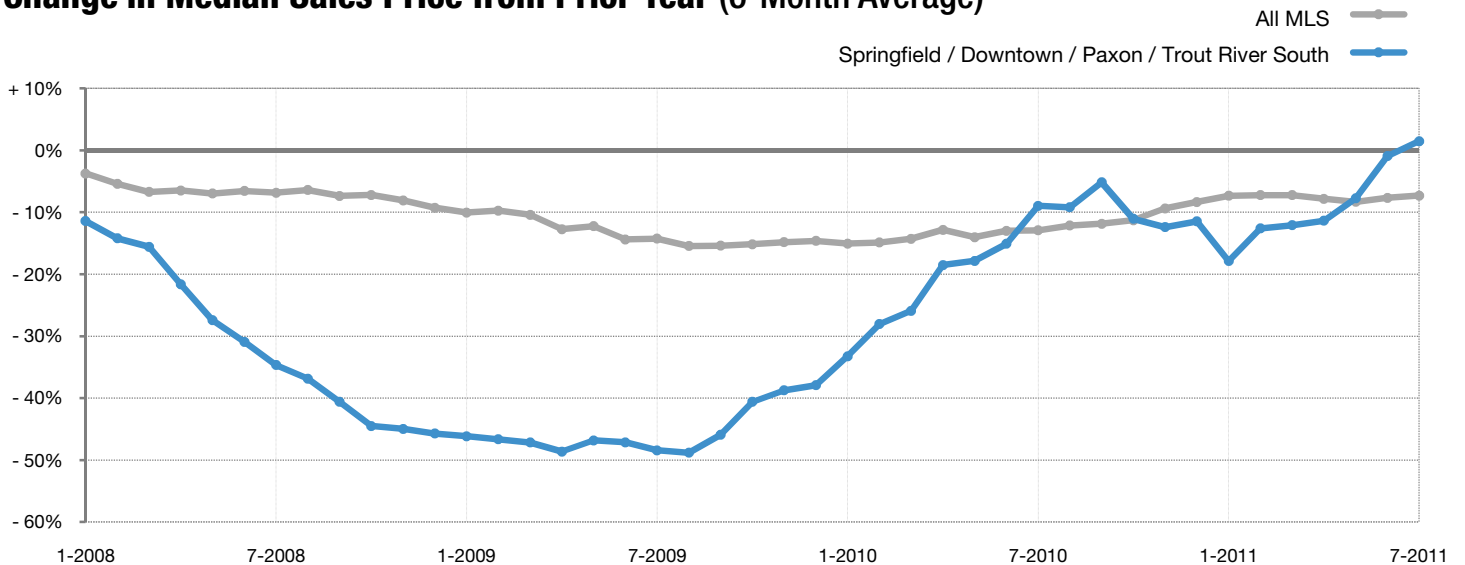
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	167	109	- 34.7%	1,364	955	- 30.0%
Closed Sales	89	51	- 42.7%	583	478	- 18.0%
Median Sales Price*	\$22,000	\$21,500	- 2.3%	\$20,000	\$19,900	- 0.5%
Percent of Original List Price Received*	87.6%	85.6%	- 2.3%	88.3%	85.3%	- 3.3%
Days on Market Until Sale	68	108	+ 59.3%	70	103	+ 46.2%
Inventory of Homes for Sale	982	639	- 34.9%	--	--	--
Months Supply of Inventory	11.3	8.8	- 22.0%	--	--	--

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



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Local Market Update – July 2011

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



Marietta / Whitehouse / Baldwin / Garden St / Dinsmore

Region 08

- 53.6%

+ 142.9%

+ 11.8%

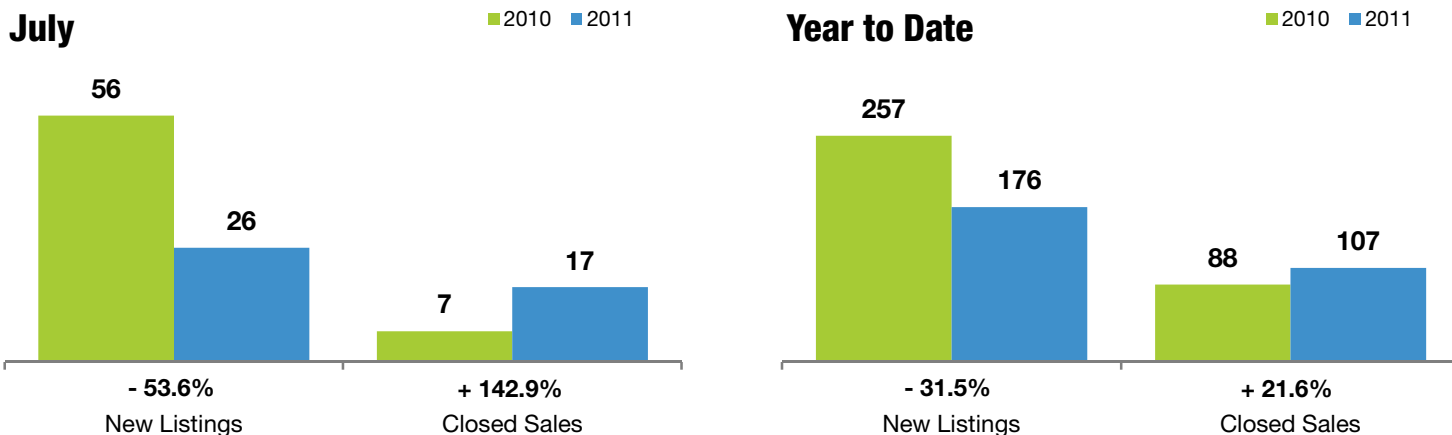
Change in
New Listings

Change in
Closed Sales

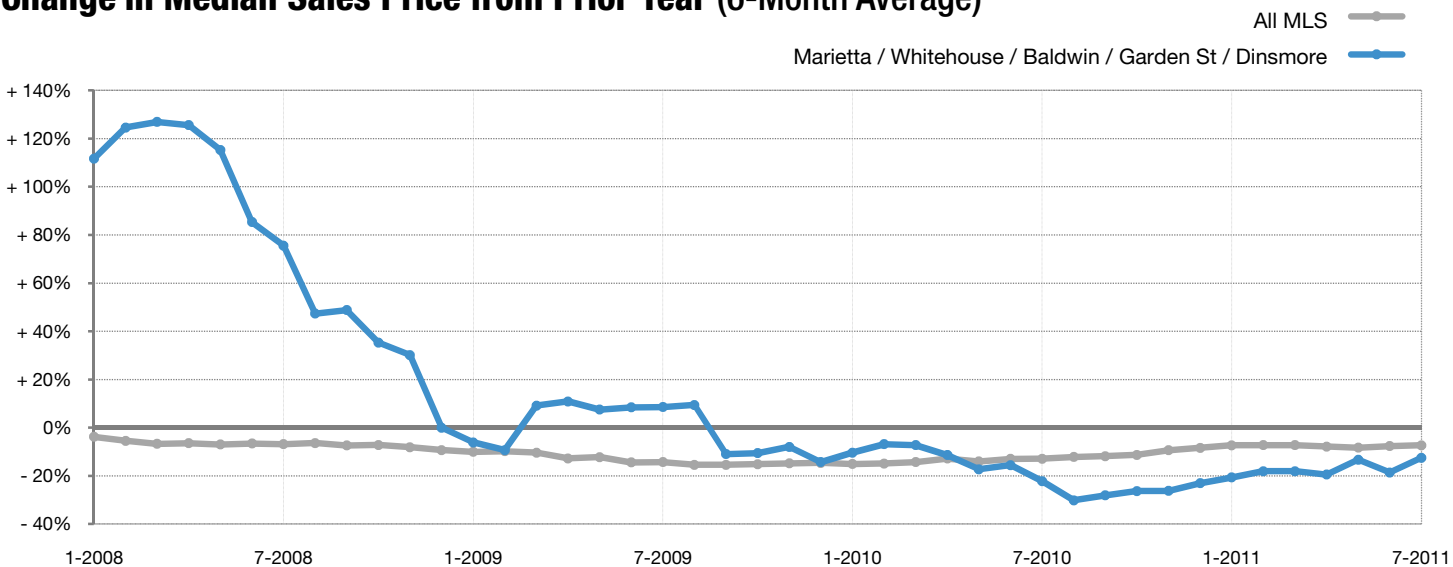
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	56	26	- 53.6%	257	176	- 31.5%
Closed Sales	7	17	+ 142.9%	88	107	+ 21.6%
Median Sales Price*	\$76,000	\$85,000	+ 11.8%	\$126,500	\$102,000	- 19.4%
Percent of Original List Price Received*	82.3%	82.3%	+ 0.0%	88.9%	84.5%	- 5.0%
Days on Market Until Sale	81	129	+ 59.6%	93	124	+ 33.0%
Inventory of Homes for Sale	211	124	- 41.2%	--	--	--
Months Supply of Inventory	15.9	8.2	- 48.4%	--	--	--

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



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



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Local Market Update – July 2011

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



Jacksonville - North

Region 09

- 6.1%

Change in
New Listings

- 32.9%

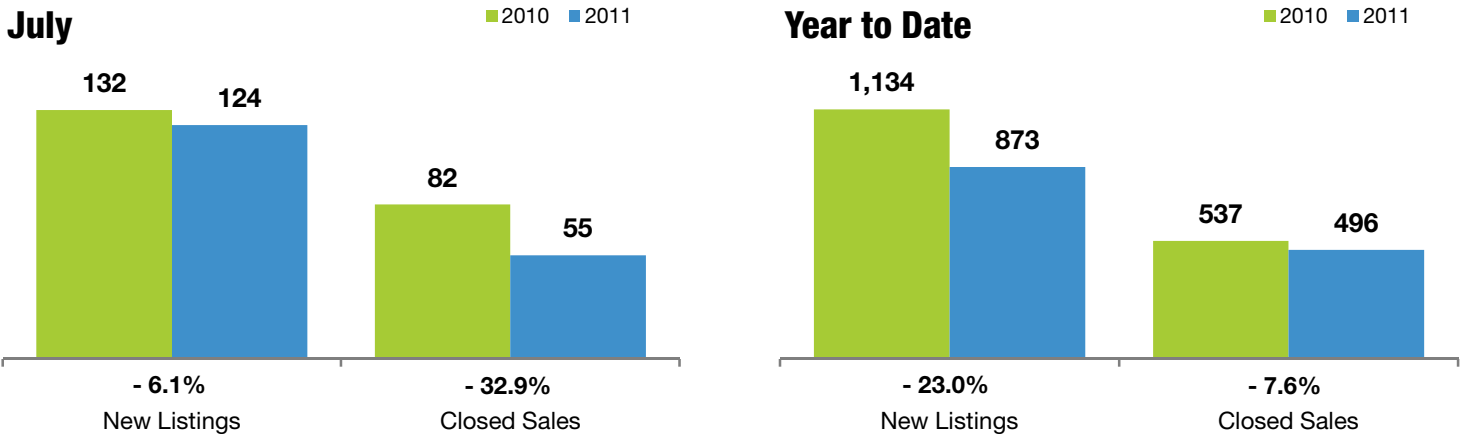
Change in
Closed Sales

- 9.6%

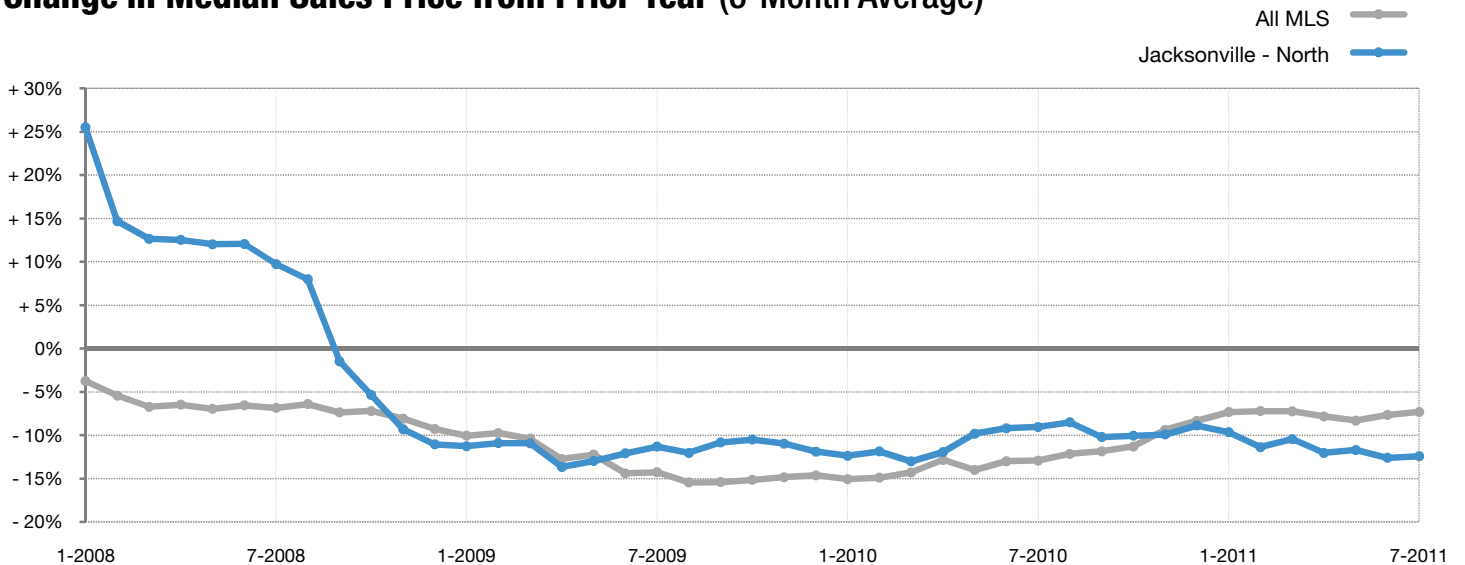
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	132	124	- 6.1%	1,134	873	- 23.0%
Closed Sales	82	55	- 32.9%	537	496	- 7.6%
Median Sales Price*	\$149,900	\$135,500	- 9.6%	\$145,900	\$122,000	- 16.4%
Percent of Original List Price Received*	91.5%	90.4%	- 1.1%	90.6%	87.4%	- 3.5%
Days on Market Until Sale	89	123	+ 37.9%	101	128	+ 26.2%
Inventory of Homes for Sale	831	618	- 25.6%	--	--	--
Months Supply of Inventory	10.6	8.2	- 22.3%	--	--	--

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



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Local Market Update – July 2011

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Fleming Island Area

Region 12

- 28.9%

Change in
New Listings

+ 76.9%

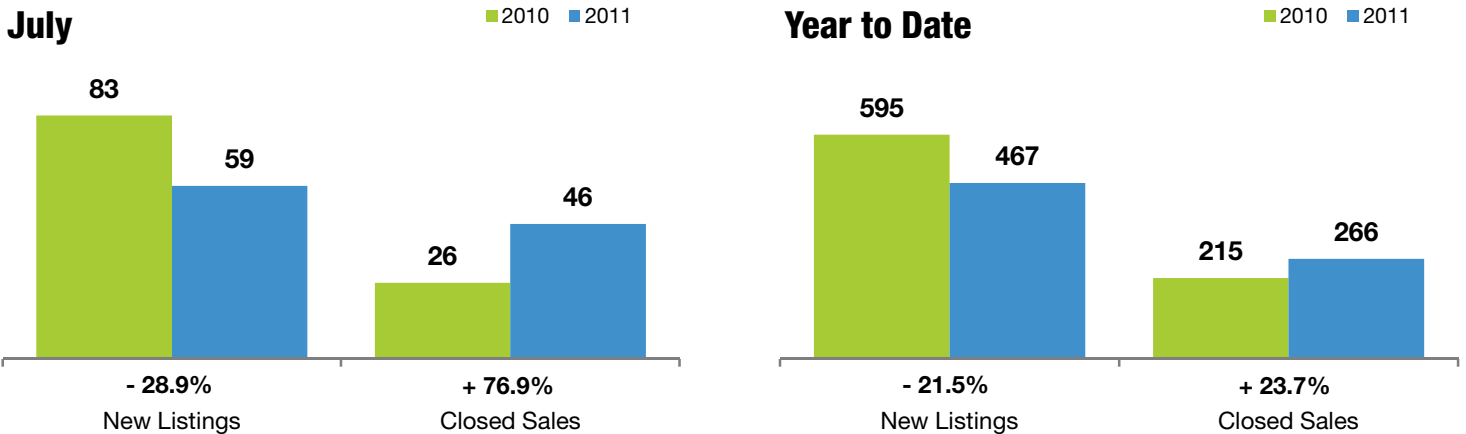
Change in
Closed Sales

- 1.1%

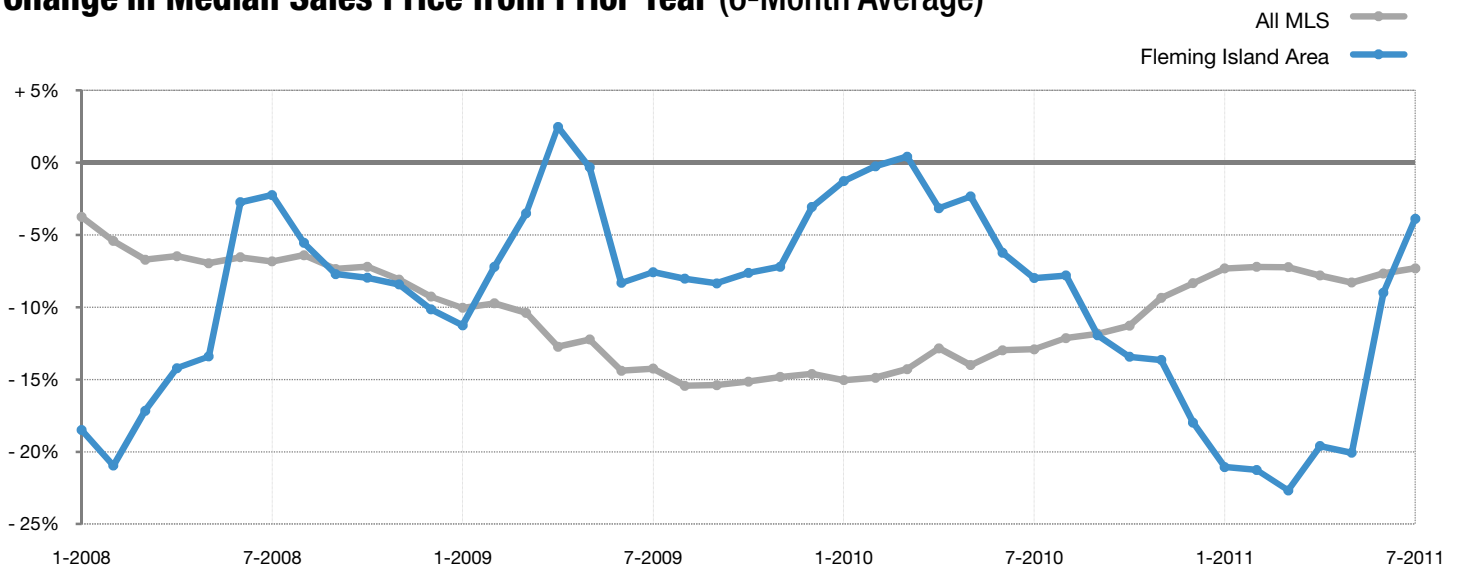
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	83	59	- 28.9%	595	467	- 21.5%
Closed Sales	26	46	+ 76.9%	215	266	+ 23.7%
Median Sales Price*	\$202,500	\$200,250	- 1.1%	\$210,000	\$189,600	- 9.7%
Percent of Original List Price Received*	91.9%	91.5%	- 0.4%	90.4%	88.8%	- 1.7%
Days on Market Until Sale	102	106	+ 4.4%	107	111	+ 3.7%
Inventory of Homes for Sale	406	274	- 32.5%	--	--	--
Months Supply of Inventory	12.9	6.9	- 47.0%	--	--	--

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



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Local Market Update – July 2011

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Orange Park

- 34.3%

Change in
New Listings

+ 31.1%

Change in
Closed Sales

- 4.2%

Change in
Median Sales Price

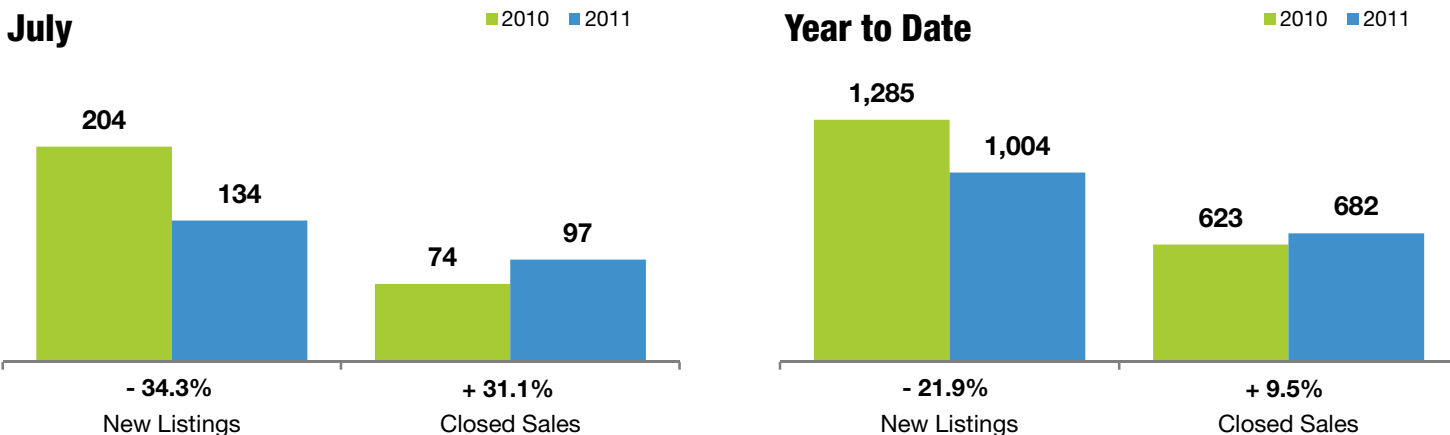
Region 13

July

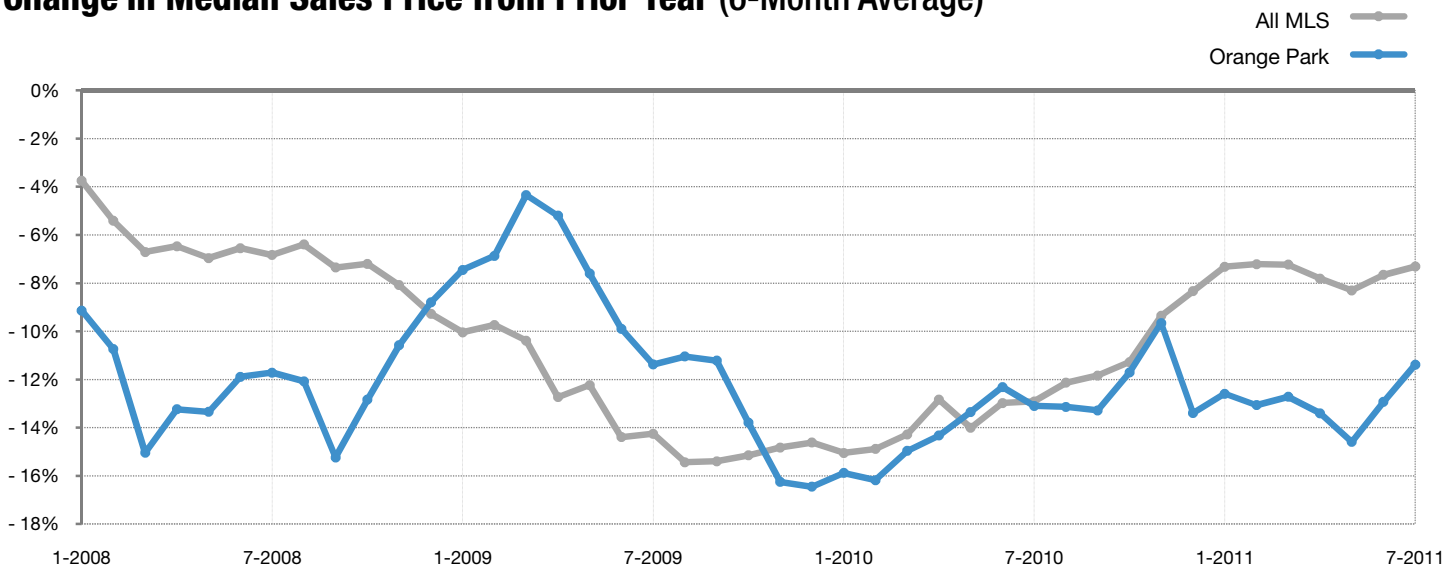
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	204	134	- 34.3%	1,285	1,004	- 21.9%
Closed Sales	74	97	+ 31.1%	623	682	+ 9.5%
Median Sales Price*	\$120,000	\$115,000	- 4.2%	\$135,500	\$119,450	- 11.8%
Percent of Original List Price Received*	91.5%	90.8%	- 0.7%	89.9%	88.8%	- 1.3%
Days on Market Until Sale	87	104	+ 19.3%	94	113	+ 20.2%
Inventory of Homes for Sale	895	542	- 39.4%	--	--	--
Months Supply of Inventory	9.6	5.5	- 43.1%	--	--	--

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Local Market Update – July 2011

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Middleburg Vicinity

Region 14

- 40.2%

Change in
New Listings

+ 6.1%

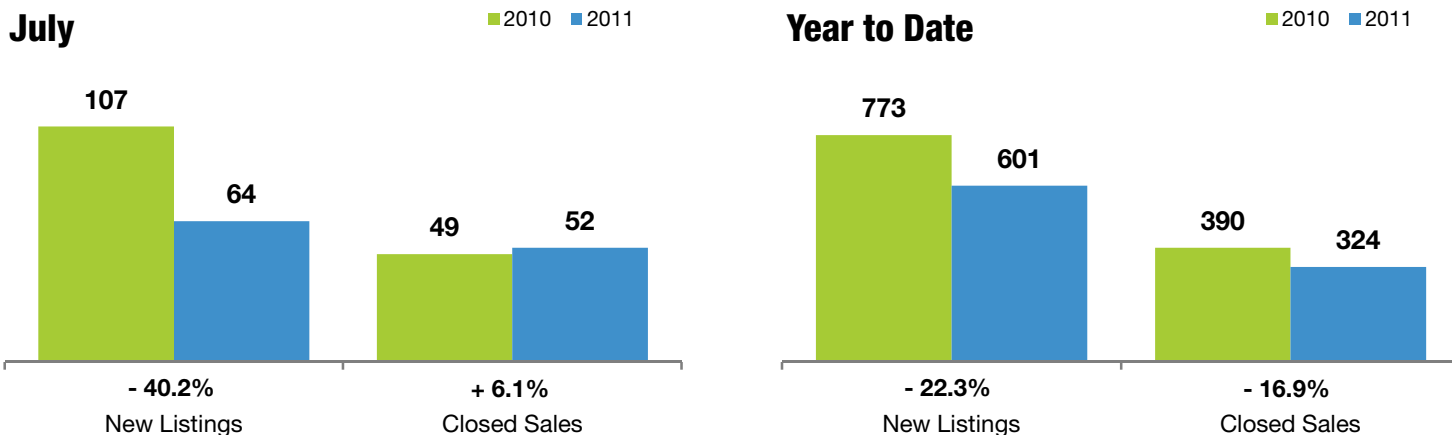
Change in
Closed Sales

- 13.8%

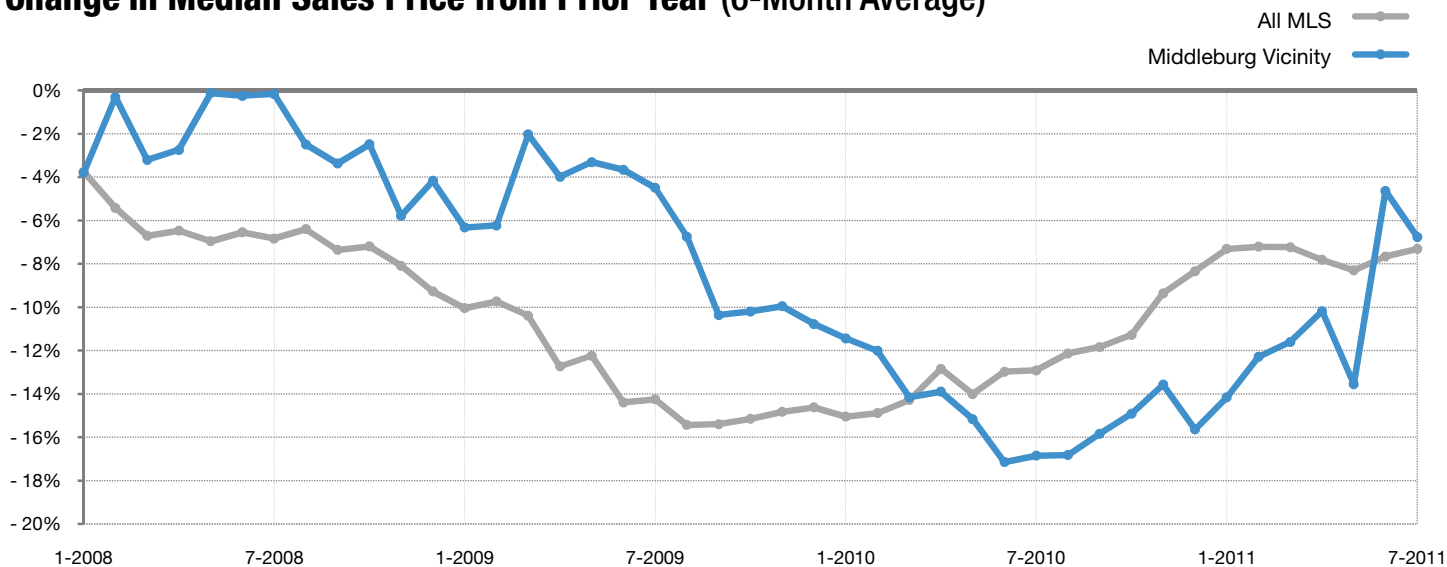
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	107	64	- 40.2%	773	601	- 22.3%
Closed Sales	49	52	+ 6.1%	390	324	- 16.9%
Median Sales Price*	\$135,600	\$116,900	- 13.8%	\$135,000	\$127,500	- 5.6%
Percent of Original List Price Received*	92.2%	90.8%	- 1.6%	90.9%	89.9%	- 1.1%
Days on Market Until Sale	78	135	+ 71.9%	90	110	+ 21.3%
Inventory of Homes for Sale	515	389	- 24.5%	--	--	--
Months Supply of Inventory	9.4	7.8	- 17.3%	--	--	--

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Local Market Update – July 2011

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Keystone Heights Vicinity

Region 15

+ 17.6%

Change in
New Listings

- 22.2%

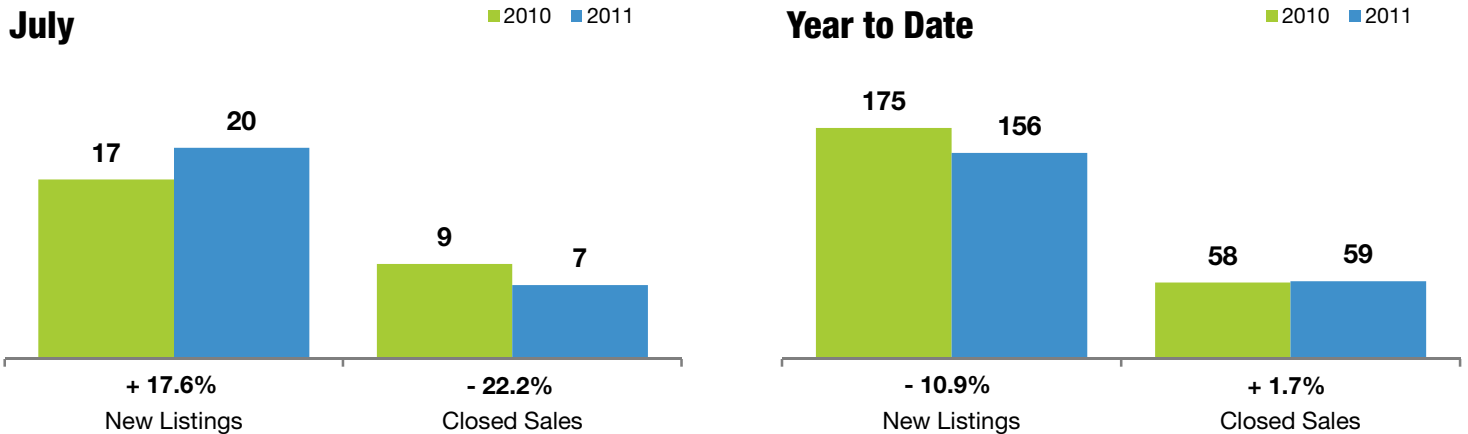
Change in
Closed Sales

- 18.6%

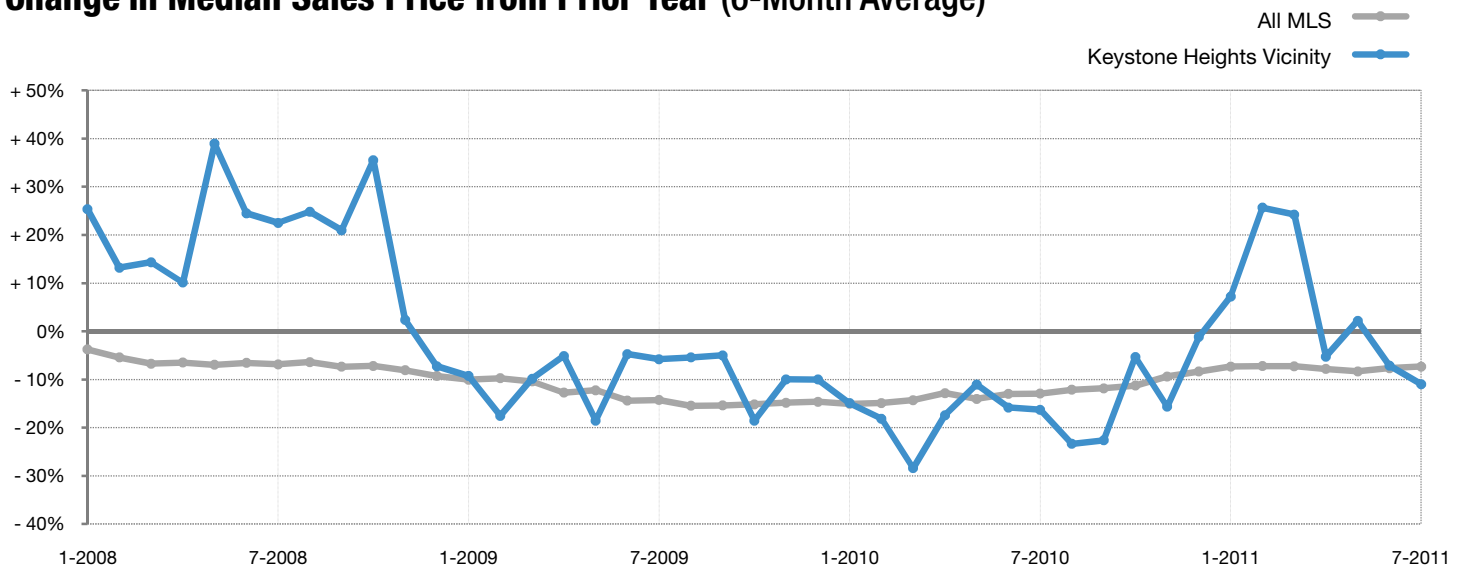
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	17	20	+ 17.6%	175	156	- 10.9%
Closed Sales	9	7	- 22.2%	58	59	+ 1.7%
Median Sales Price*	\$70,615	\$57,500	- 18.6%	\$75,750	\$75,500	- 0.3%
Percent of Original List Price Received*	86.6%	79.3%	- 8.5%	84.4%	79.7%	- 5.5%
Days on Market Until Sale	127	171	+ 35.2%	161	160	- 0.9%
Inventory of Homes for Sale	210	170	- 19.0%	--	--	--
Months Supply of Inventory	24.7	18.7	- 24.2%	--	--	--

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Green Cove Springs

Region 16

- 11.4%

Change in
New Listings

+ 66.7%

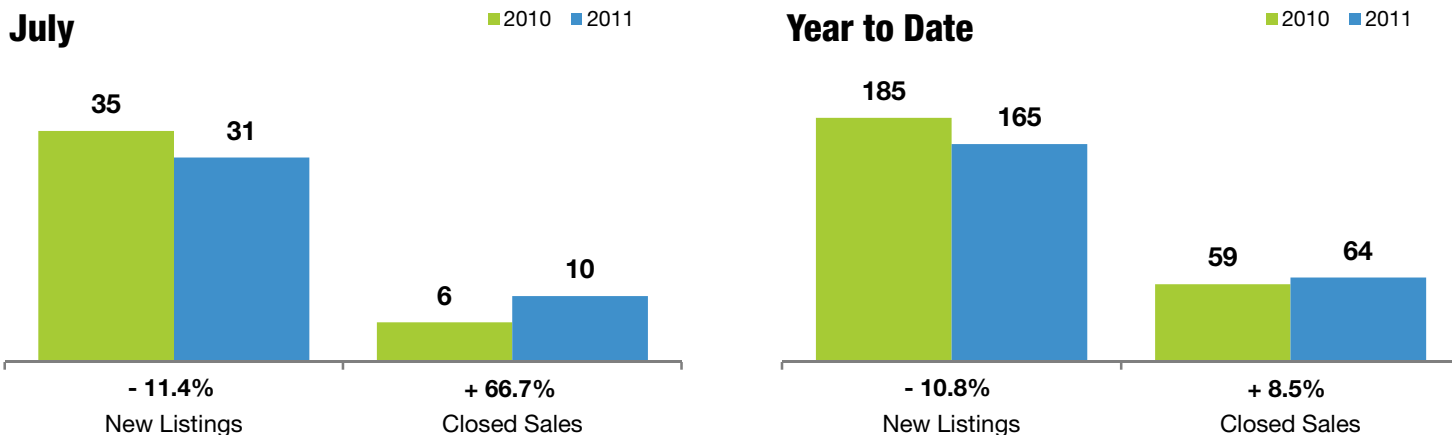
Change in
Closed Sales

- 51.7%

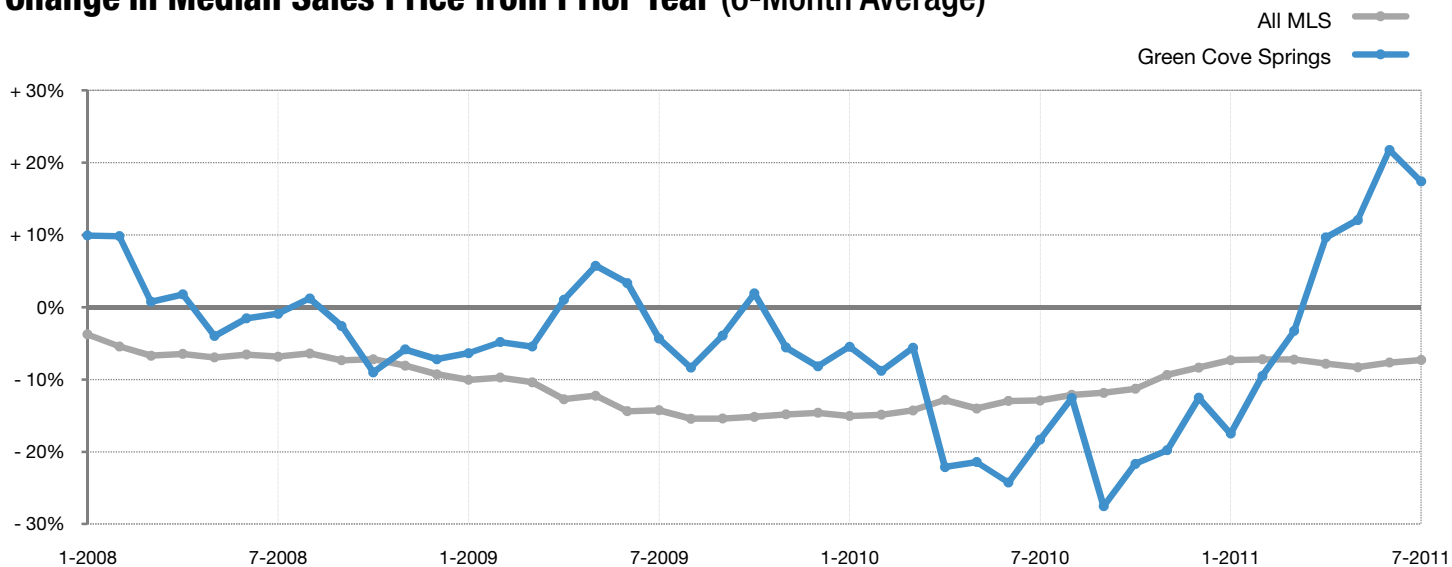
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	35	31	- 11.4%	185	165	- 10.8%
Closed Sales	6	10	+ 66.7%	59	64	+ 8.5%
Median Sales Price*	\$202,950	\$97,950	- 51.7%	\$156,950	\$130,000	- 17.2%
Percent of Original List Price Received*	83.9%	81.4%	- 3.1%	85.1%	85.0%	- 0.1%
Days on Market Until Sale	154	103	- 33.3%	126	111	- 11.9%
Inventory of Homes for Sale	164	114	- 30.5%	--	--	--
Months Supply of Inventory	15.6	11.5	- 26.4%	--	--	--

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Jacksonville Beach

+ 1.7%

Change in
New Listings

+ 76.5%

Change in
Closed Sales

- 9.9%

Change in
Median Sales Price

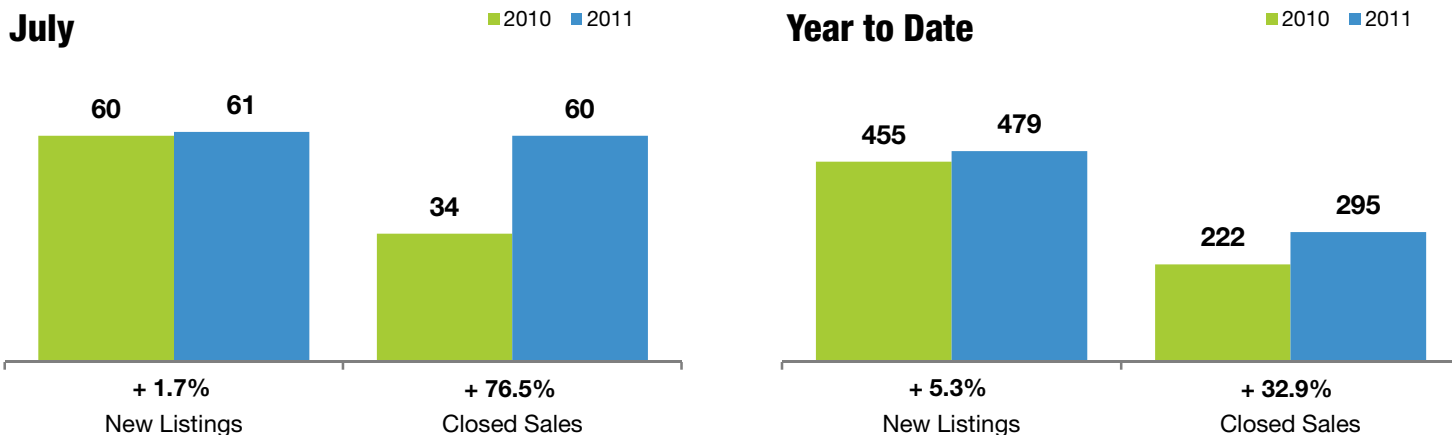
Region 21

July

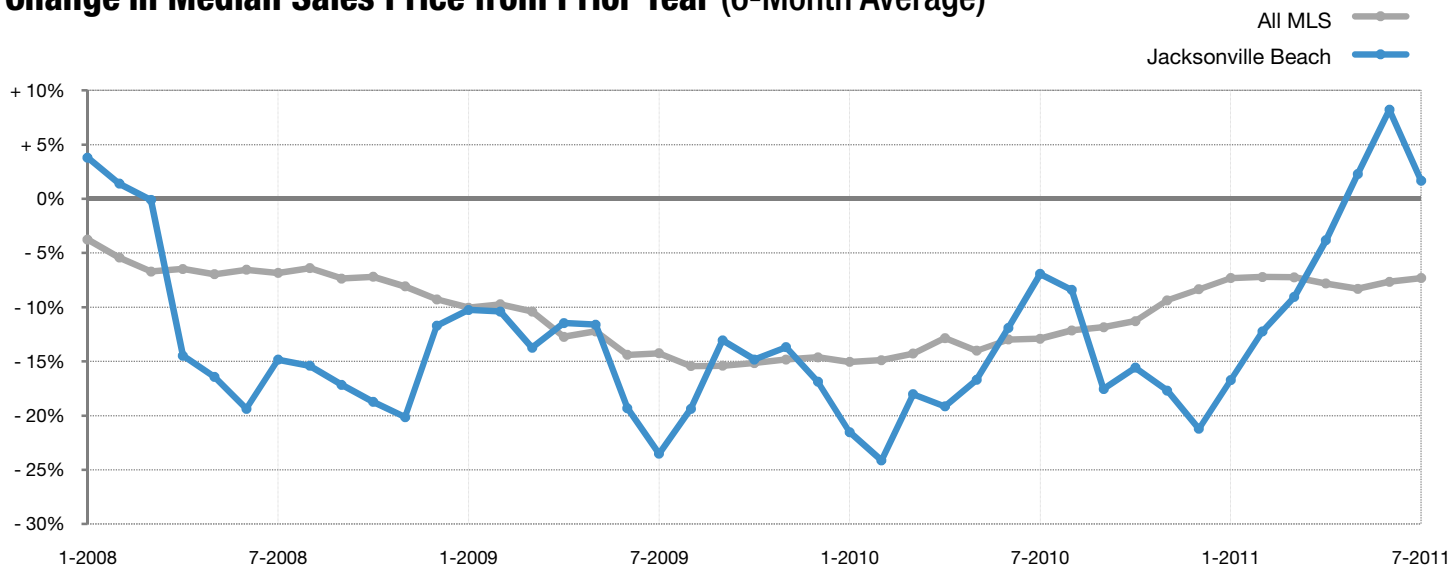
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	60	61	+ 1.7%	455	479	+ 5.3%
Closed Sales	34	60	+ 76.5%	222	295	+ 32.9%
Median Sales Price*	\$256,500	\$231,000	- 9.9%	\$225,000	\$225,500	+ 0.2%
Percent of Original List Price Received*	88.0%	90.4%	+ 2.8%	88.1%	89.0%	+ 1.1%
Days on Market Until Sale	115	101	- 11.6%	123	117	- 4.8%
Inventory of Homes for Sale	433	305	- 29.6%	--	--	--
Months Supply of Inventory	13.6	8.0	- 41.0%	--	--	--

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



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Local Market Update – July 2011

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Neptune Beach

- 43.8%

+ 75.0%

+ 16.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

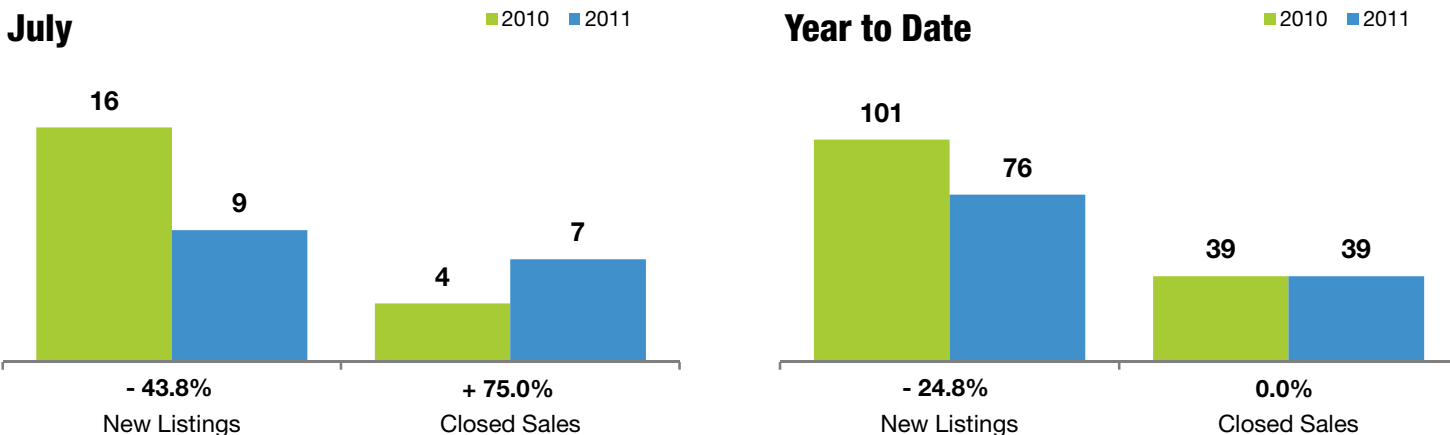
Region 22

July

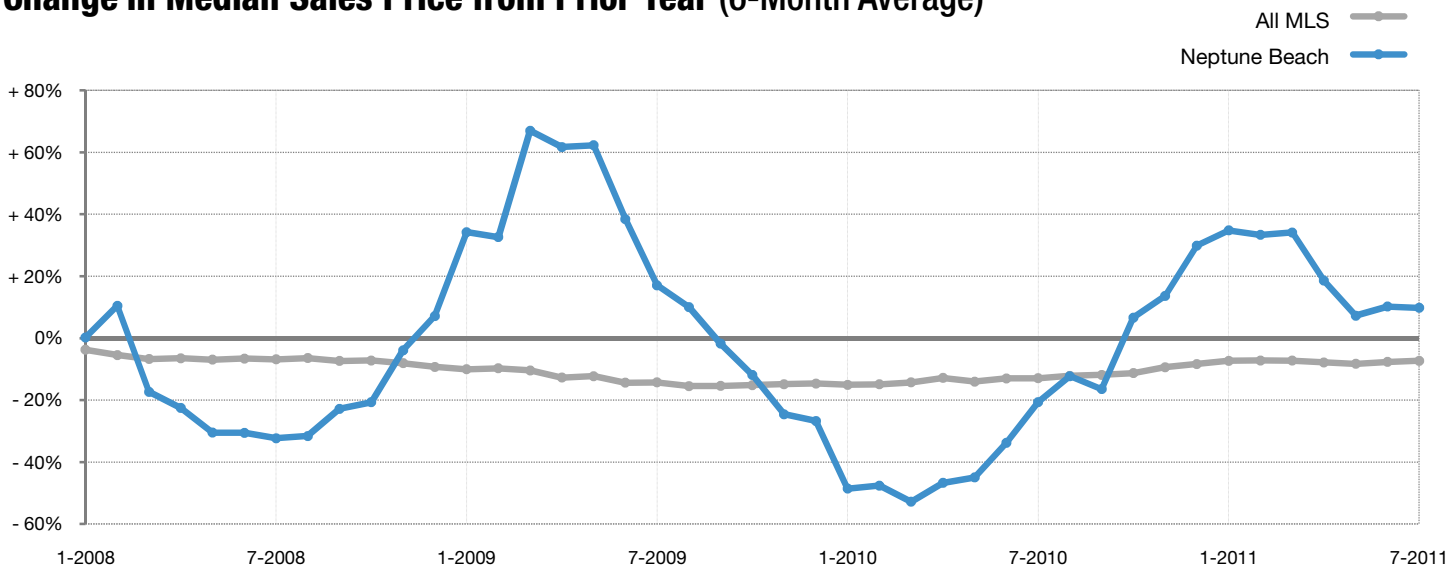
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	16	9	- 43.8%	101	76	- 24.8%
Closed Sales	4	7	+ 75.0%	39	39	0.0%
Median Sales Price*	\$281,000	\$328,000	+ 16.7%	\$233,000	\$280,000	+ 20.2%
Percent of Original List Price Received*	91.8%	92.0%	+ 0.2%	88.6%	89.9%	+ 1.5%
Days on Market Until Sale	107	130	+ 21.6%	77	108	+ 41.2%
Inventory of Homes for Sale	89	56	- 37.1%	--	--	--
Months Supply of Inventory	16.4	9.7	- 40.7%	--	--	--

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Local Market Update – July 2011

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Atlantic Beach

- 23.5%

Change in
New Listings

+ 15.0%

Change in
Closed Sales

+ 16.7%

Change in
Median Sales Price

Region 23

July

Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	34	26	- 23.5%	272	206	- 24.3%
Closed Sales	20	23	+ 15.0%	126	124	- 1.6%
Median Sales Price*	\$119,950	\$140,000	+ 16.7%	\$163,175	\$145,500	- 10.8%
Percent of Original List Price Received*	90.7%	84.3%	- 7.0%	87.5%	84.8%	- 3.1%
Days on Market Until Sale	104	147	+ 41.7%	131	121	- 7.9%
Inventory of Homes for Sale	215	128	- 40.5%	--	--	--
Months Supply of Inventory	11.8	6.5	- 44.8%	--	--	--

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July

■ 2010 ■ 2011

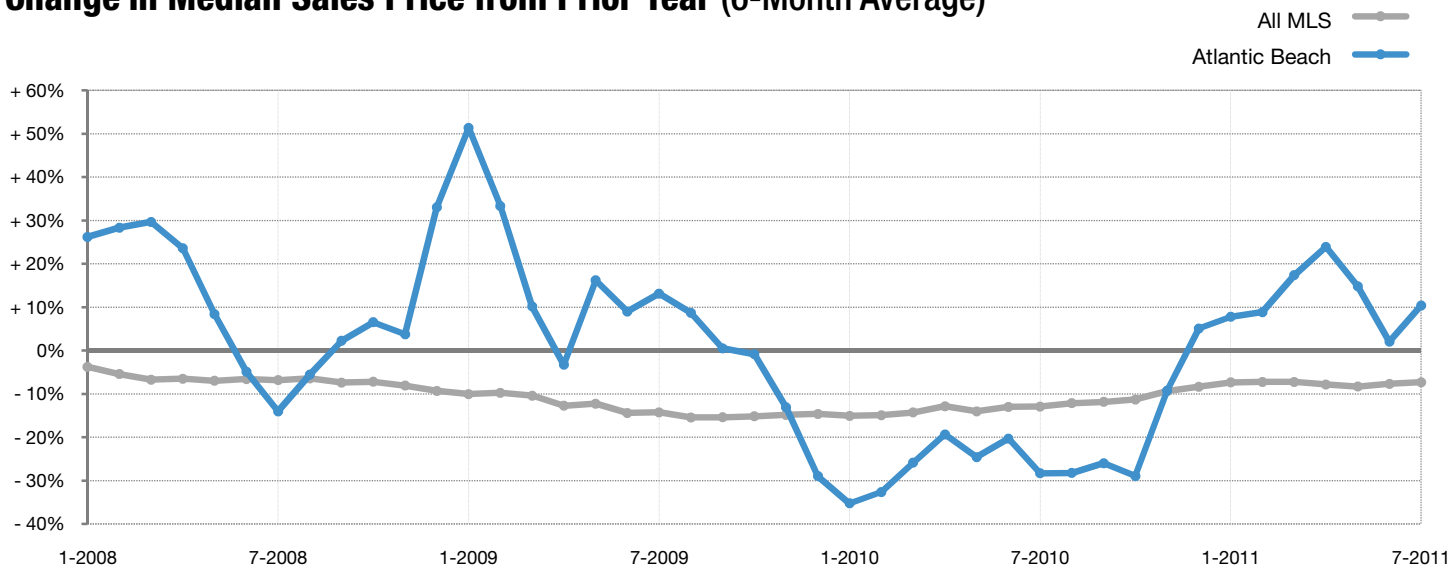


Year to Date

■ 2010 ■ 2011



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Local Market Update – July 2011

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Ponte Vedra Beach North

Region 25

+ 4.2%

- 27.8%

- 3.3%

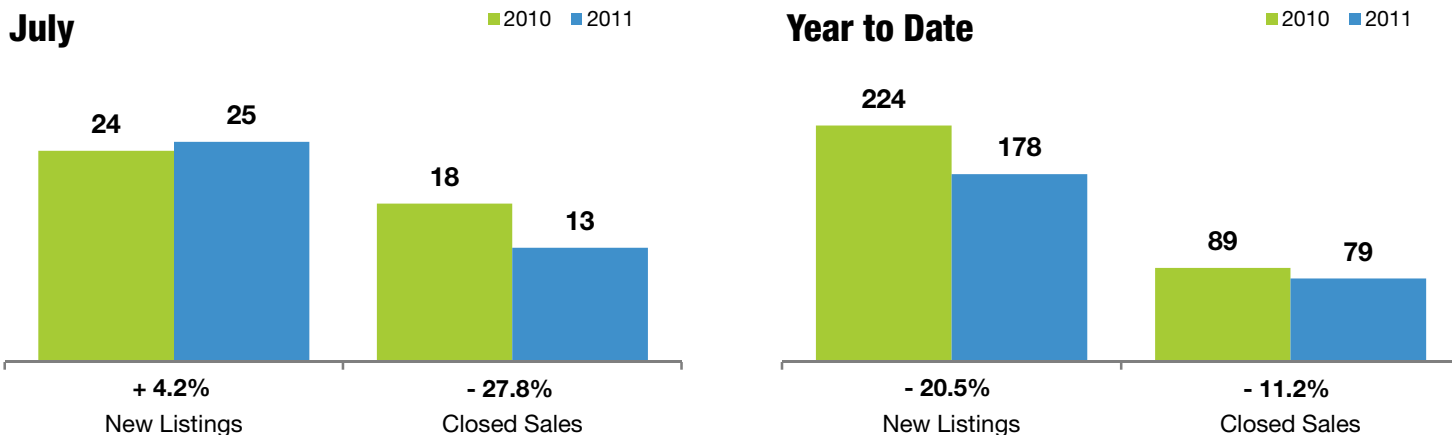
Change in
New Listings

Change in
Closed Sales

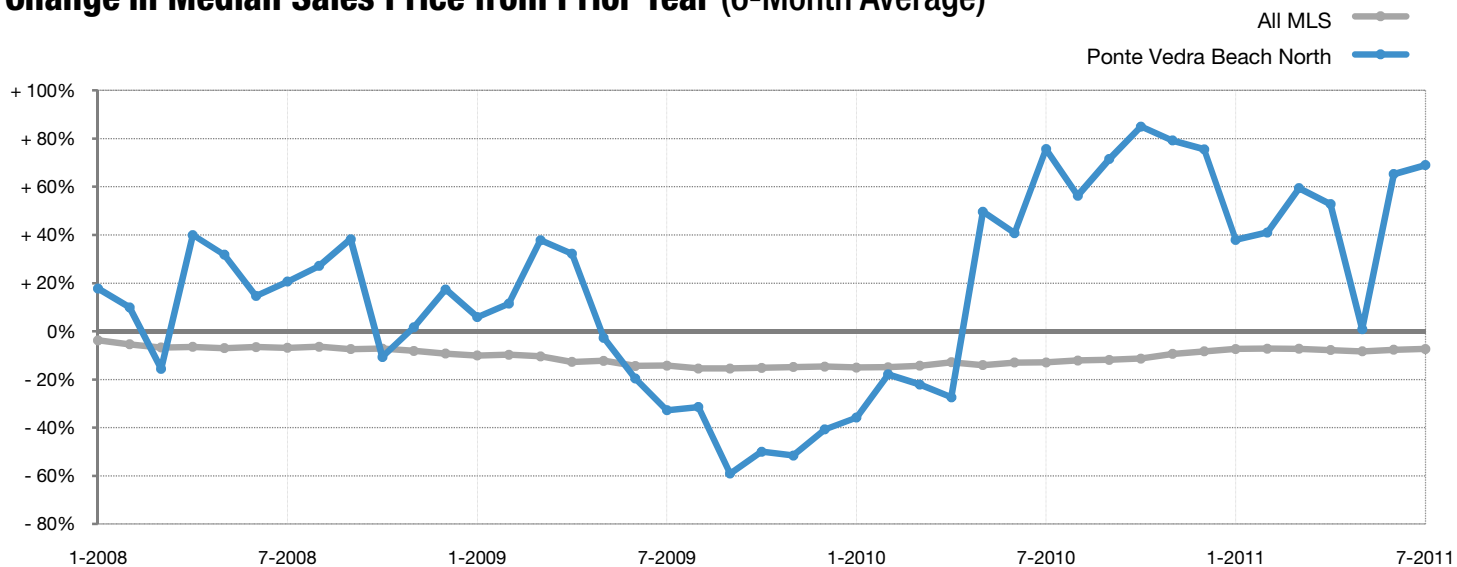
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	24	25	+ 4.2%	224	178	- 20.5%
Closed Sales	18	13	- 27.8%	89	79	- 11.2%
Median Sales Price*	\$557,500	\$539,000	- 3.3%	\$359,200	\$330,000	- 8.1%
Percent of Original List Price Received*	86.1%	83.1%	- 3.5%	83.2%	85.0%	+ 2.1%
Days on Market Until Sale	154	146	- 4.7%	140	135	- 3.8%
Inventory of Homes for Sale	191	159	- 16.8%	--	--	--
Months Supply of Inventory	17.1	12.6	- 26.1%	--	--	--

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

- 33.6%

+ 37.8%

- 1.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

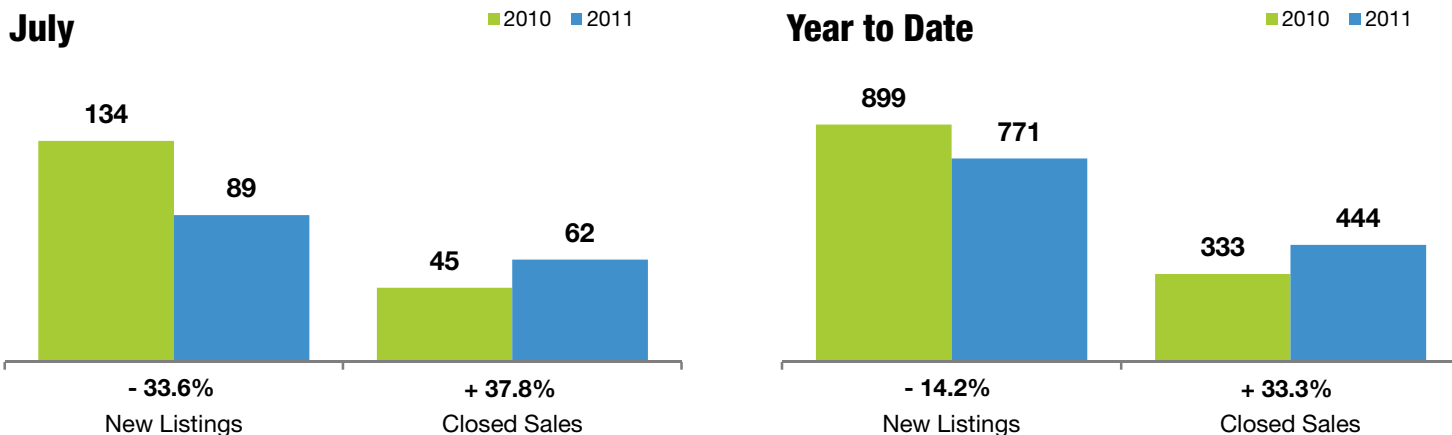
Region 26

July

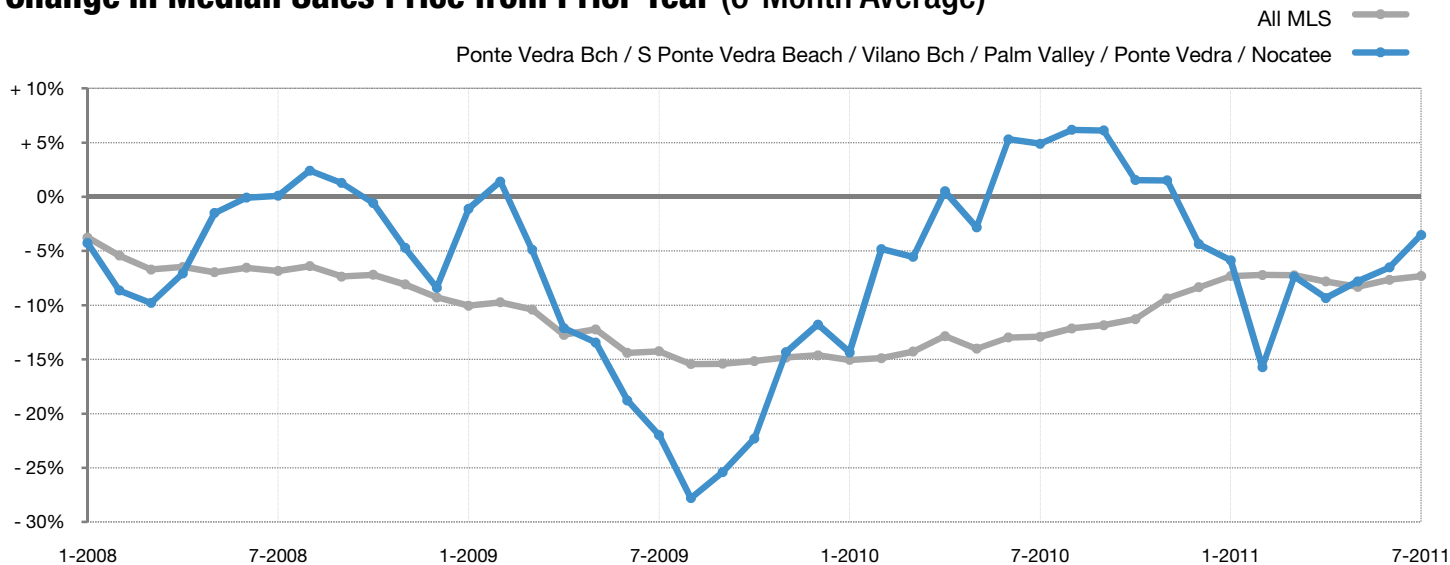
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	134	89	- 33.6%	899	771	- 14.2%
Closed Sales	45	62	+ 37.8%	333	444	+ 33.3%
Median Sales Price*	\$305,000	\$300,000	- 1.6%	\$310,863	\$300,505	- 3.3%
Percent of Original List Price Received*	87.8%	89.1%	+ 1.5%	87.4%	88.3%	+ 1.0%
Days on Market Until Sale	120	155	+ 29.1%	140	157	+ 11.6%
Inventory of Homes for Sale	826	578	- 30.0%	--	--	--
Months Supply of Inventory	16.9	9.6	- 43.5%	--	--	--

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Local Market Update – July 2011

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St. Johns County - NW

Region 30

- 31.4%

Change in
New Listings

- 10.1%

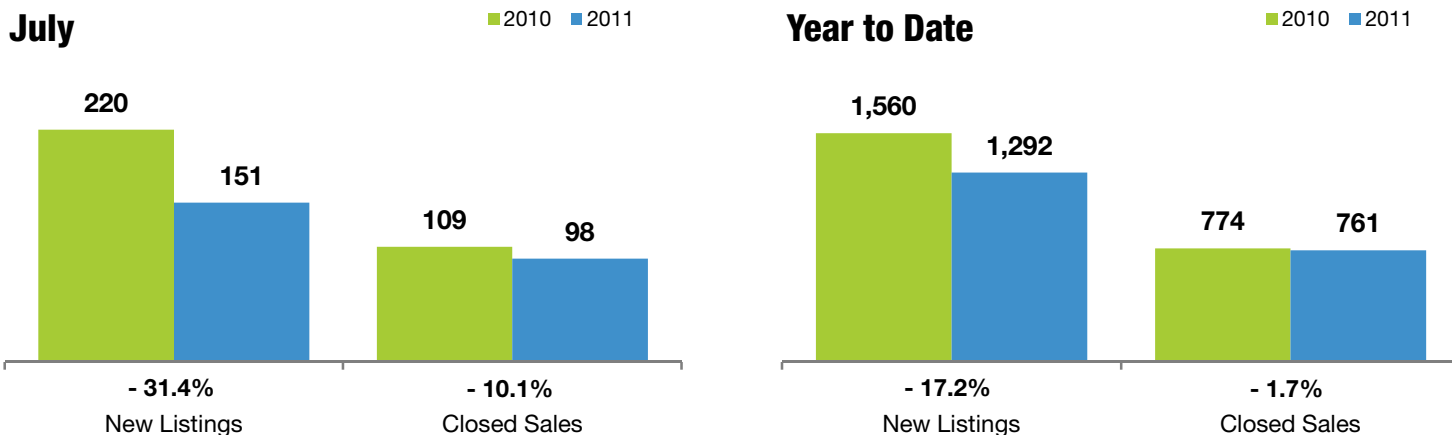
Change in
Closed Sales

- 3.8%

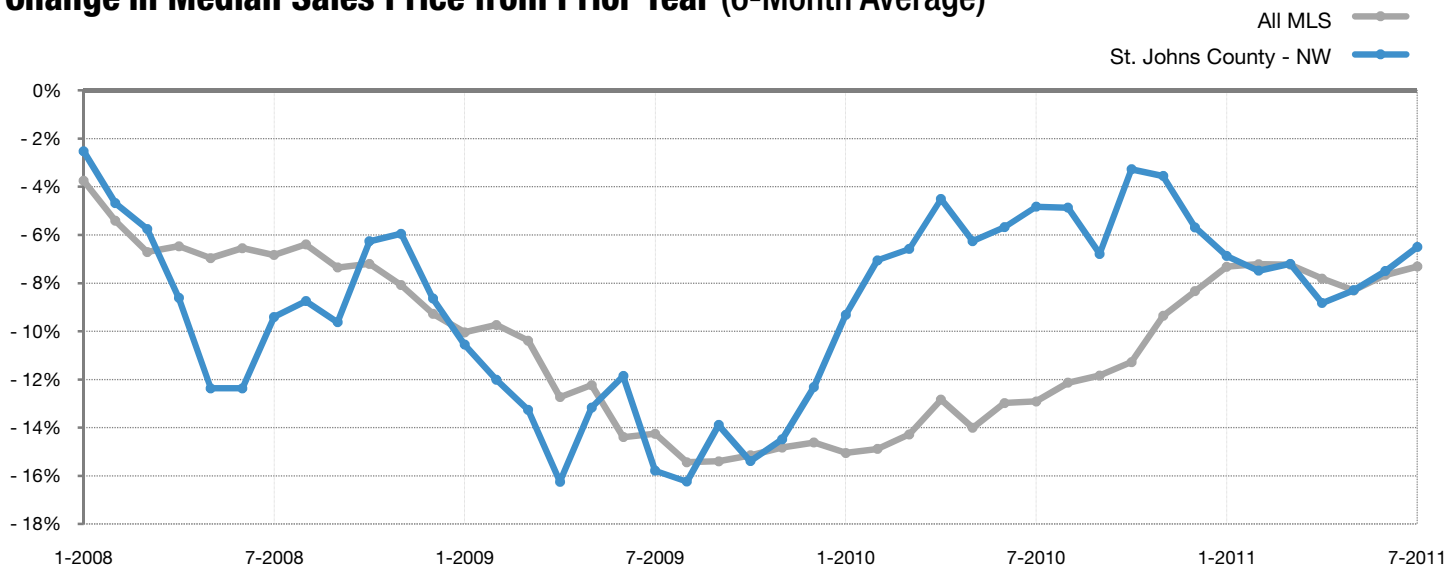
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	220	151	- 31.4%	1,560	1,292	- 17.2%
Closed Sales	109	98	- 10.1%	774	761	- 1.7%
Median Sales Price*	\$220,000	\$211,556	- 3.8%	\$222,490	\$206,754	- 7.1%
Percent of Original List Price Received*	91.1%	91.0%	- 0.0%	90.8%	90.5%	- 0.3%
Days on Market Until Sale	107	112	+ 5.1%	108	126	+ 17.3%
Inventory of Homes for Sale	1,091	817	- 25.1%	--	--	--
Months Supply of Inventory	9.9	7.2	- 27.4%	--	--	--

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Local Market Update – July 2011

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St. Johns County - NE

+ 25.0%

- 52.9%

+ 33.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

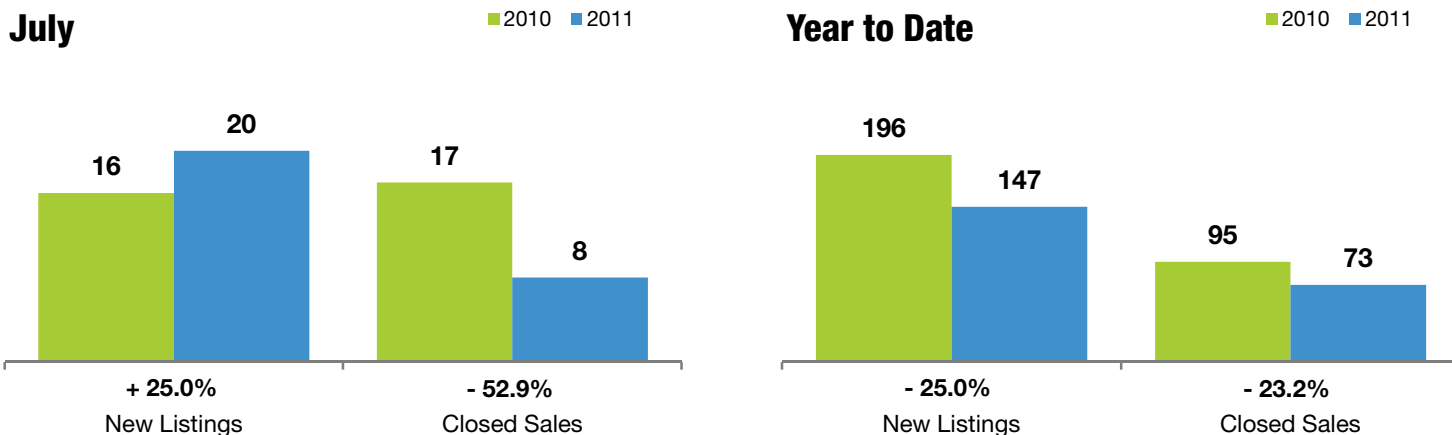
Region 31

July

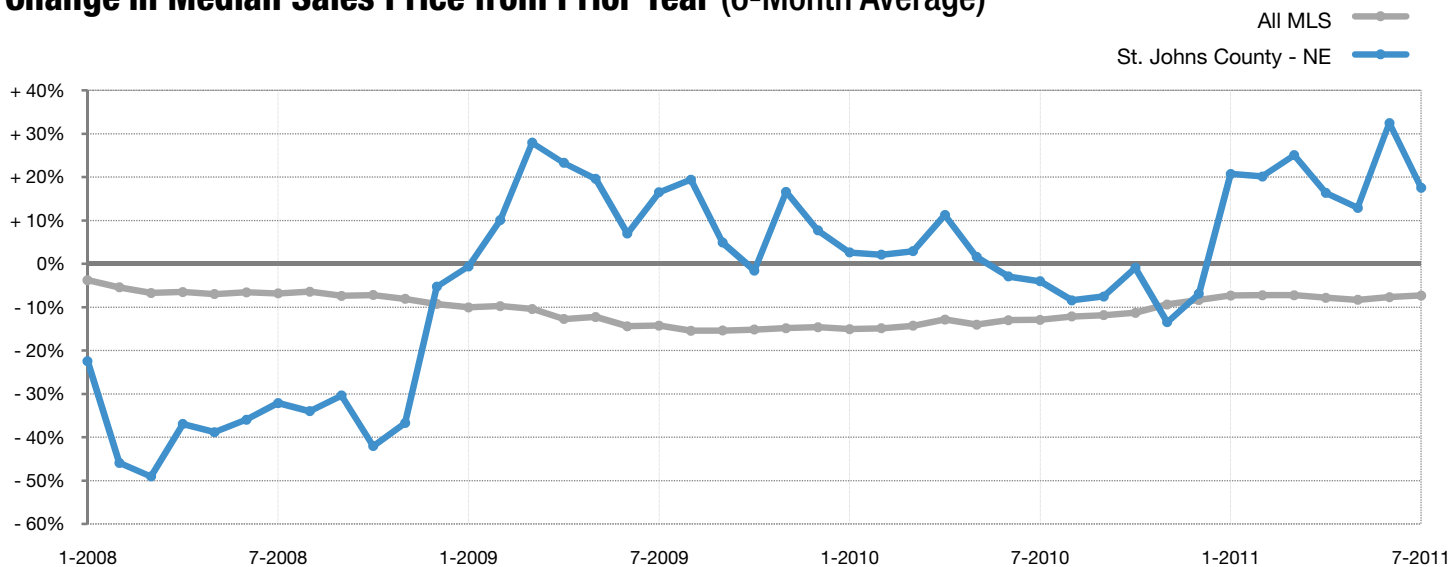
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	16	20	+ 25.0%	196	147	- 25.0%
Closed Sales	17	8	- 52.9%	95	73	- 23.2%
Median Sales Price*	\$249,000	\$333,000	+ 33.7%	\$250,000	\$274,500	+ 9.8%
Percent of Original List Price Received*	90.0%	86.1%	- 4.4%	89.7%	88.3%	- 1.6%
Days on Market Until Sale	117	191	+ 62.2%	115	149	+ 29.6%
Inventory of Homes for Sale	157	108	- 31.2%	--	--	--
Months Supply of Inventory	11.8	10.6	- 10.3%	--	--	--

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



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



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Local Market Update – July 2011

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



St. John's County - St. Augustine Area - East of US 1

0.0%

Change in
New Listings

- 16.7%

Change in
Closed Sales

+ 19.3%

Change in
Median Sales Price

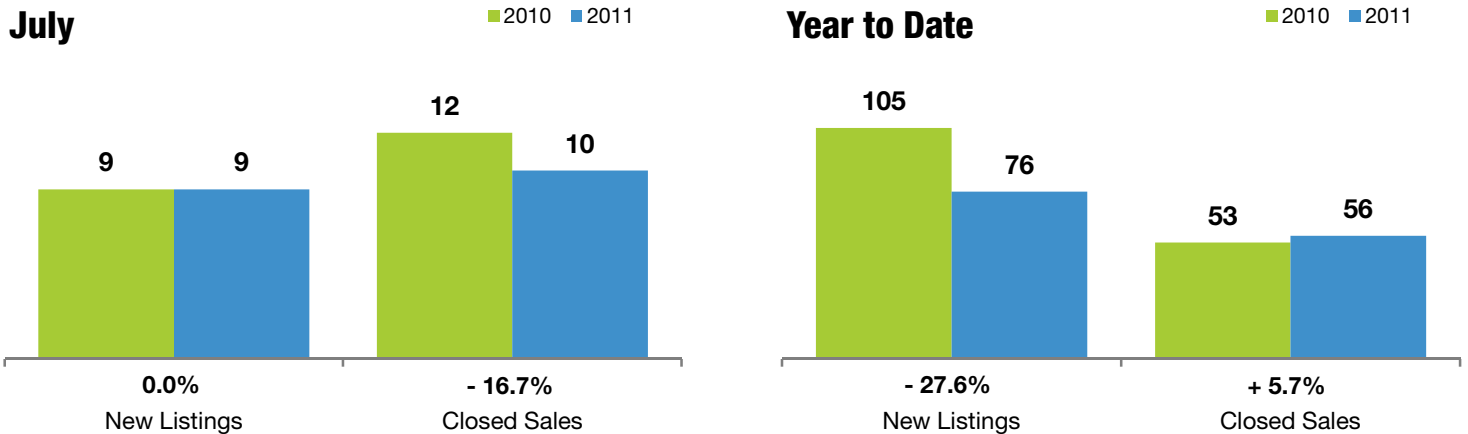
Region 32

July

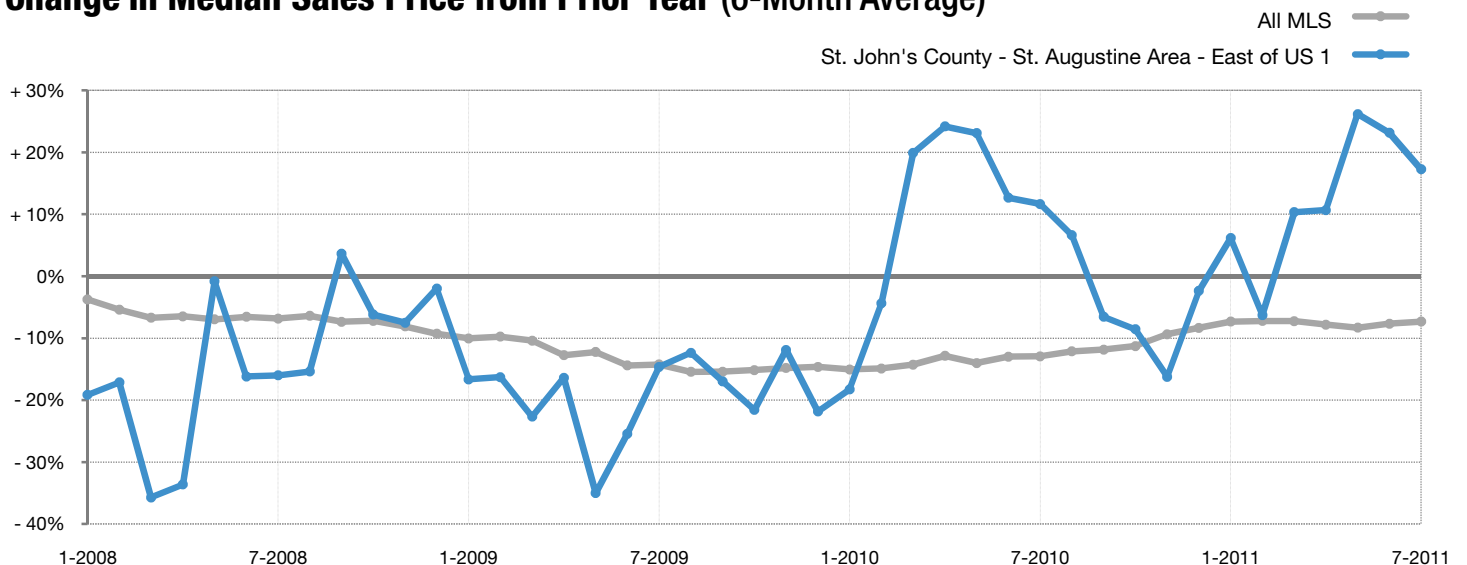
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	9	9	0.0%	105	76	- 27.6%
Closed Sales	12	10	- 16.7%	53	56	+ 5.7%
Median Sales Price*	\$174,000	\$207,500	+ 19.3%	\$165,500	\$183,000	+ 10.6%
Percent of Original List Price Received*	86.8%	78.2%	- 9.9%	87.0%	83.8%	- 3.7%
Days on Market Until Sale	140	251	+ 80.0%	128	155	+ 21.4%
Inventory of Homes for Sale	105	64	- 39.0%	--	--	--
Months Supply of Inventory	15.4	8.2	- 46.8%	--	--	--

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



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Local Market Update – July 2011

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



St. Johns County - SE

Region 33

- 16.9%

Change in
New Listings

- 6.0%

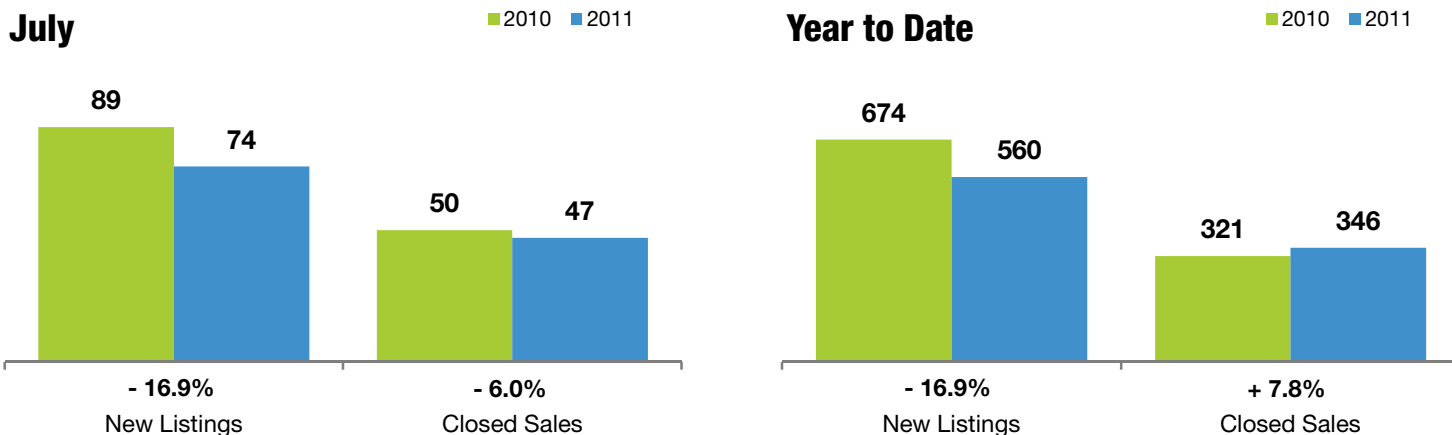
Change in
Closed Sales

- 14.3%

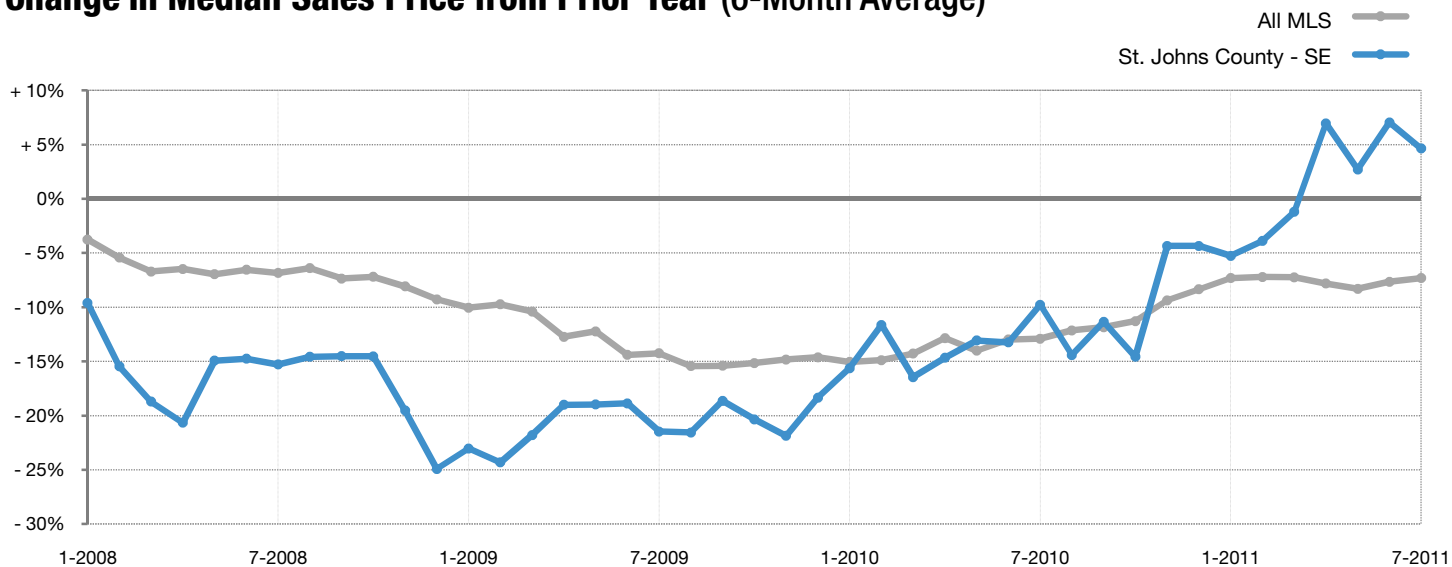
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	89	74	- 16.9%	674	560	- 16.9%
Closed Sales	50	47	- 6.0%	321	346	+ 7.8%
Median Sales Price*	\$140,000	\$120,000	- 14.3%	\$145,000	\$153,000	+ 5.5%
Percent of Original List Price Received*	91.6%	90.8%	- 0.9%	88.8%	86.5%	- 2.7%
Days on Market Until Sale	101	84	- 17.0%	106	138	+ 29.8%
Inventory of Homes for Sale	540	415	- 23.1%	--	--	--
Months Supply of Inventory	12.1	8.6	- 28.6%	--	--	--

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



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Local Market Update – July 2011

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



St. Johns County - SW

Region 34

- 45.5%

Change in
New Listings

+ 57.1%

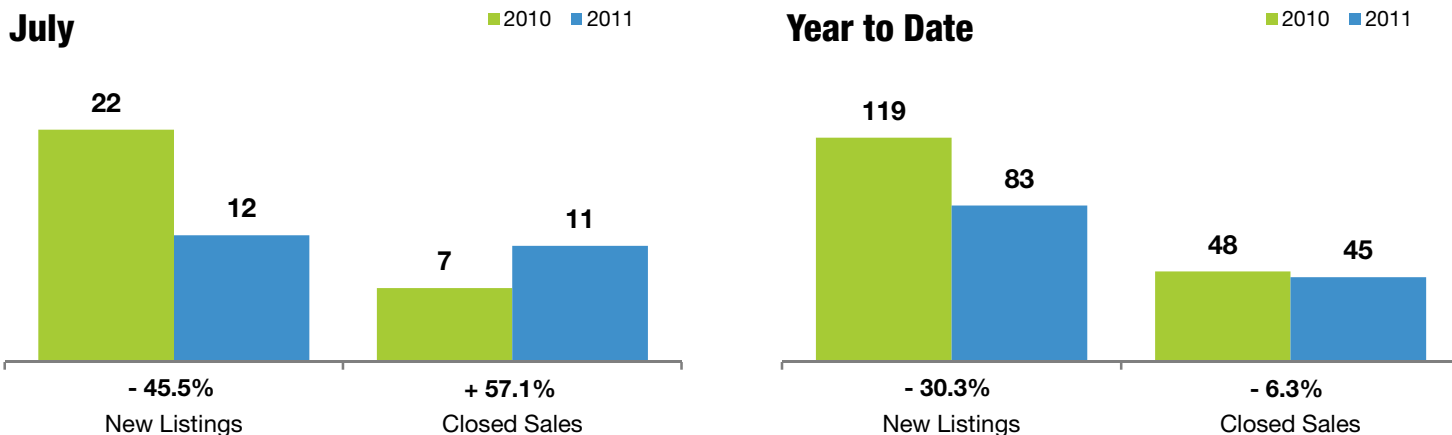
Change in
Closed Sales

- 75.6%

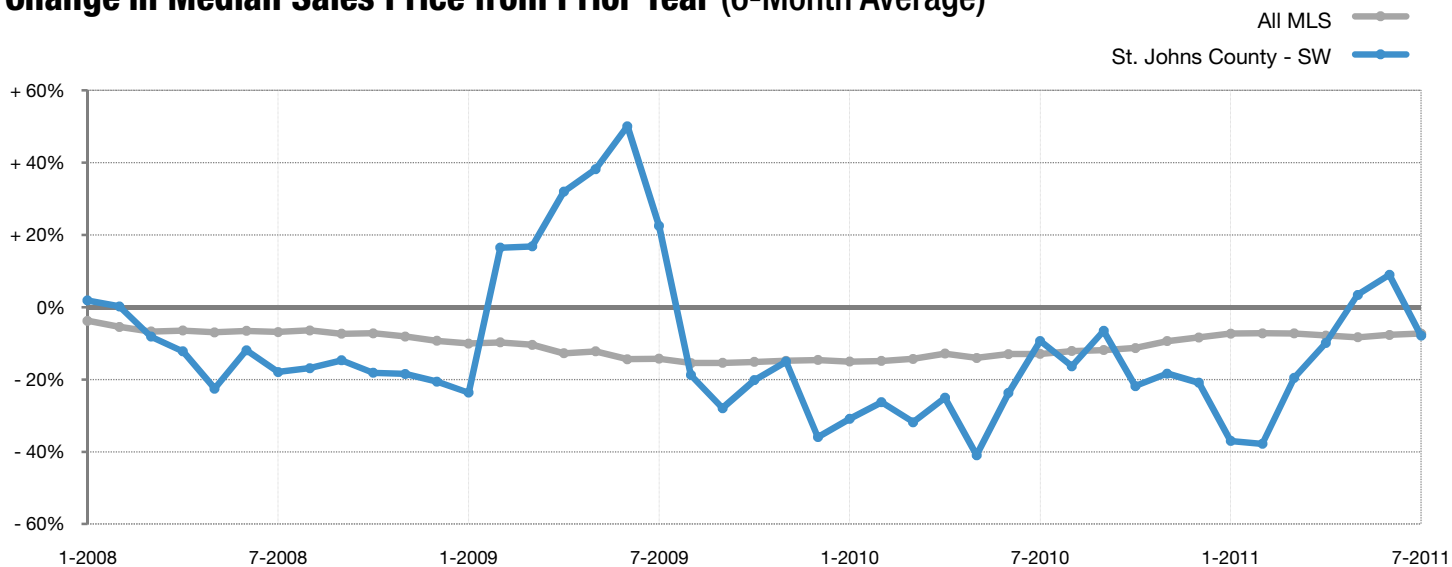
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	22	12	- 45.5%	119	83	- 30.3%
Closed Sales	7	11	+ 57.1%	48	45	- 6.3%
Median Sales Price*	\$161,806	\$39,450	- 75.6%	\$95,250	\$73,900	- 22.4%
Percent of Original List Price Received*	90.0%	86.4%	- 4.1%	88.8%	88.7%	- 0.1%
Days on Market Until Sale	133	107	- 20.1%	86	84	- 2.5%
Inventory of Homes for Sale	111	63	- 43.2%	--	--	--
Months Supply of Inventory	17.8	9.2	- 48.1%	--	--	--

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



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Local Market Update – July 2011

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



Nassau County

+ 11.6%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 14.6%

Change in
Median Sales Price

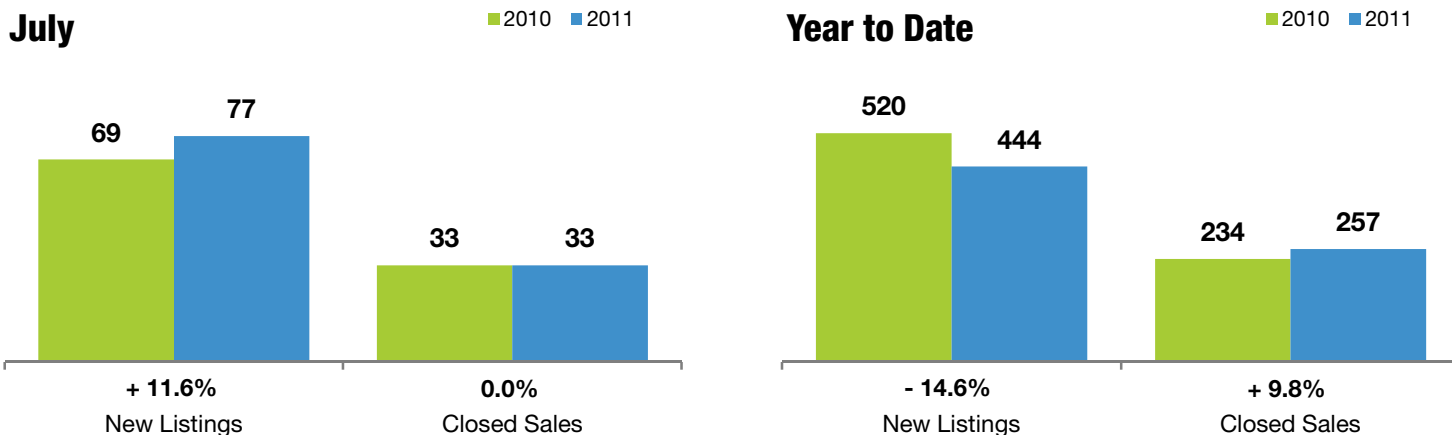
Region 40

July

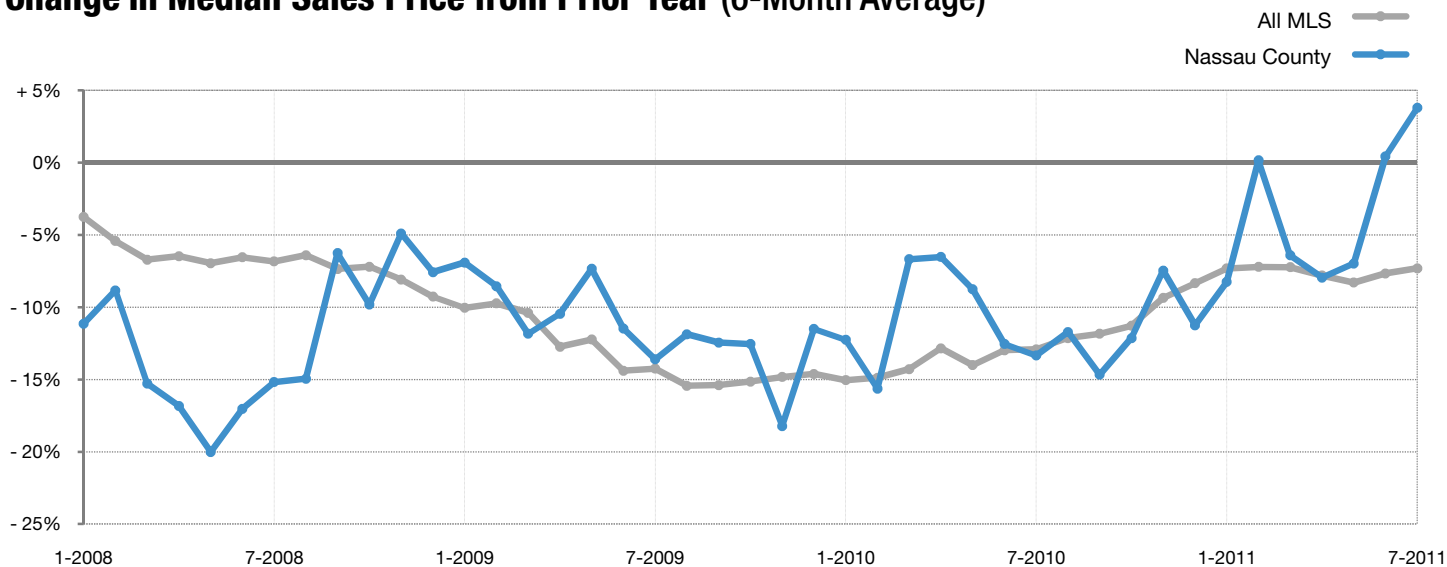
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	69	77	+ 11.6%	520	444	- 14.6%
Closed Sales	33	33	0.0%	234	257	+ 9.8%
Median Sales Price*	\$123,950	\$142,000	+ 14.6%	\$144,000	\$144,750	+ 0.5%
Percent of Original List Price Received*	90.1%	95.2%	+ 5.7%	86.9%	88.1%	+ 1.4%
Days on Market Until Sale	85	104	+ 23.0%	116	112	- 3.4%
Inventory of Homes for Sale	449	313	- 30.3%	--	--	--
Months Supply of Inventory	13.9	8.4	- 39.8%	--	--	--

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



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Local Market Update – July 2011

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



Baker County

- 33.3%

Change in
New Listings

- 38.5%

Change in
Closed Sales

- 6.2%

Change in
Median Sales Price

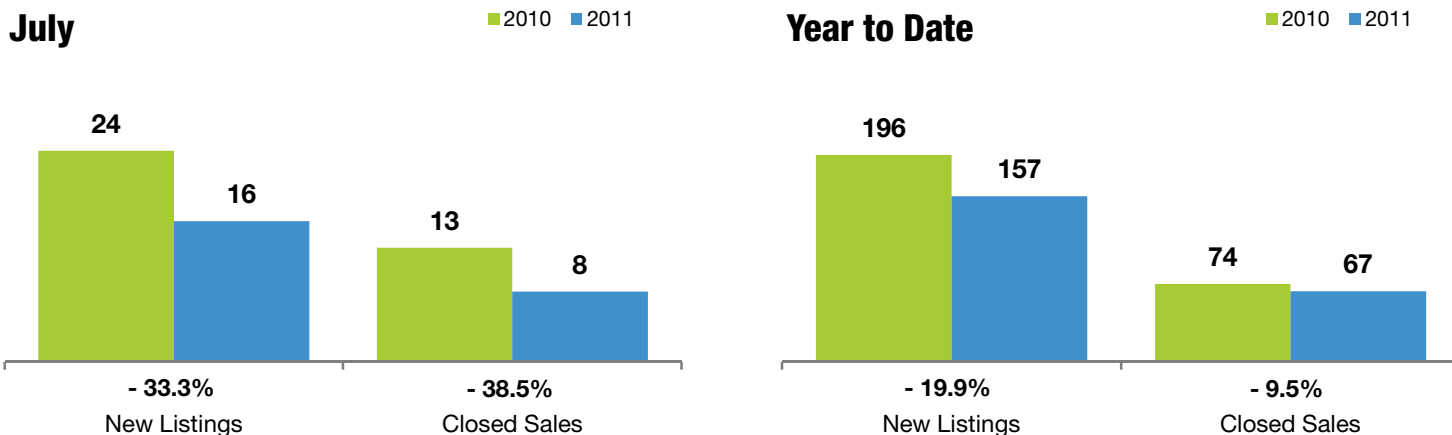
Region 50

July

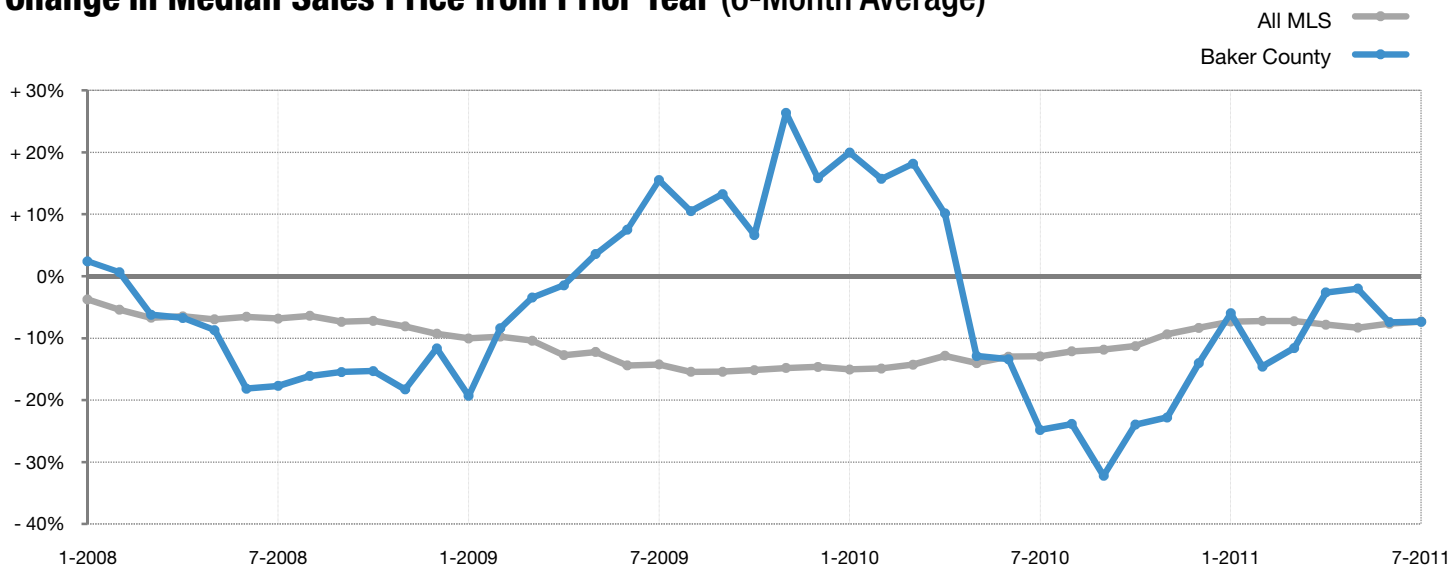
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	24	16	- 33.3%	196	157	- 19.9%
Closed Sales	13	8	- 38.5%	74	67	- 9.5%
Median Sales Price*	\$99,900	\$93,750	- 6.2%	\$127,500	\$125,000	- 2.0%
Percent of Original List Price Received*	86.0%	76.0%	- 11.7%	88.7%	87.4%	- 1.5%
Days on Market Until Sale	136	157	+ 15.7%	154	111	- 27.6%
Inventory of Homes for Sale	158	115	- 27.2%	--	--	--
Months Supply of Inventory	17.6	11.4	- 35.0%	--	--	--

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



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Local Market Update – July 2011

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



Putnam County NE

- 31.5%

Change in
New Listings

+ 25.0%

Change in
Closed Sales

- 54.8%

Change in
Median Sales Price

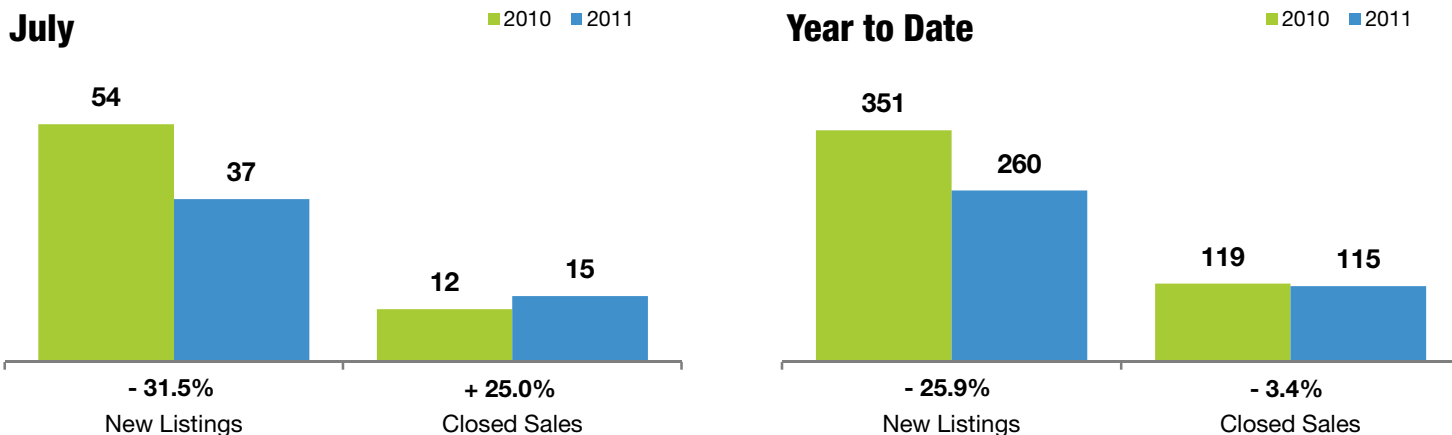
Region 56

July

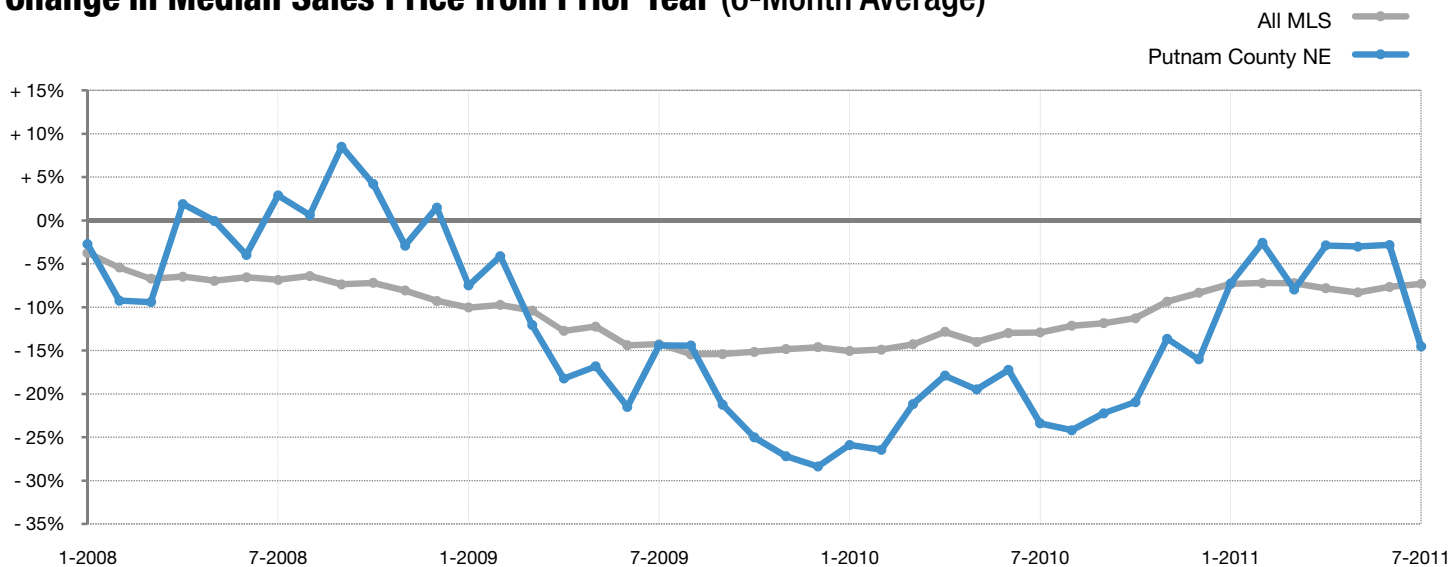
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	54	37	- 31.5%	351	260	- 25.9%
Closed Sales	12	15	+ 25.0%	119	115	- 3.4%
Median Sales Price*	\$102,500	\$46,325	- 54.8%	\$77,900	\$70,000	- 10.1%
Percent of Original List Price Received*	80.6%	80.5%	- 0.1%	81.6%	78.7%	- 3.5%
Days on Market Until Sale	124	165	+ 33.2%	138	174	+ 26.3%
Inventory of Homes for Sale	413	310	- 24.9%	--	--	--
Months Supply of Inventory	24.2	19.3	- 20.3%	--	--	--

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



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Local Market Update – July 2011

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Putnam County - West

Region 57

+ 32.0%

Change in
New Listings

+ 50.0%

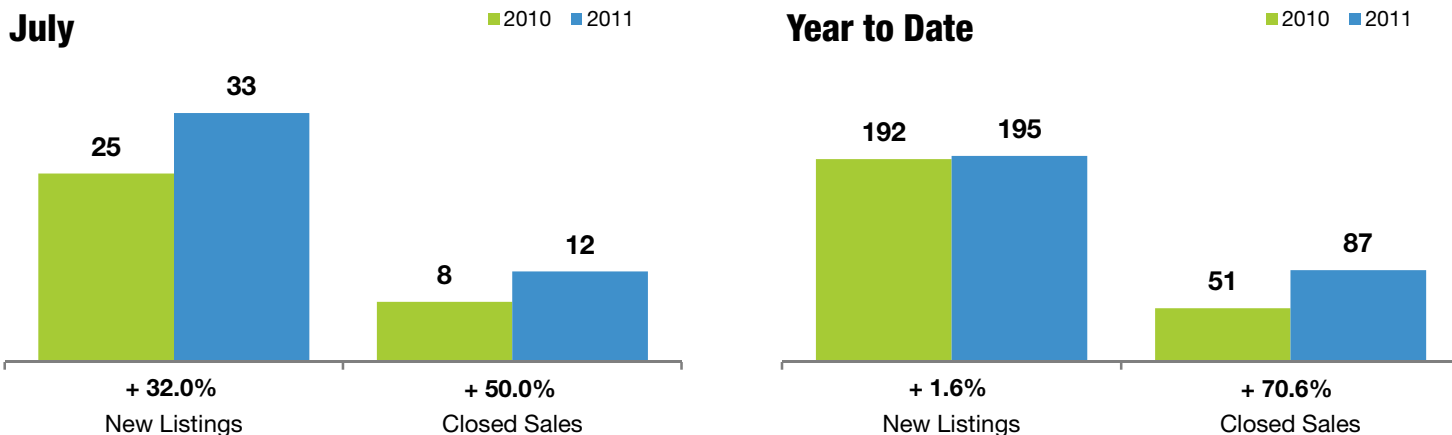
Change in
Closed Sales

- 45.0%

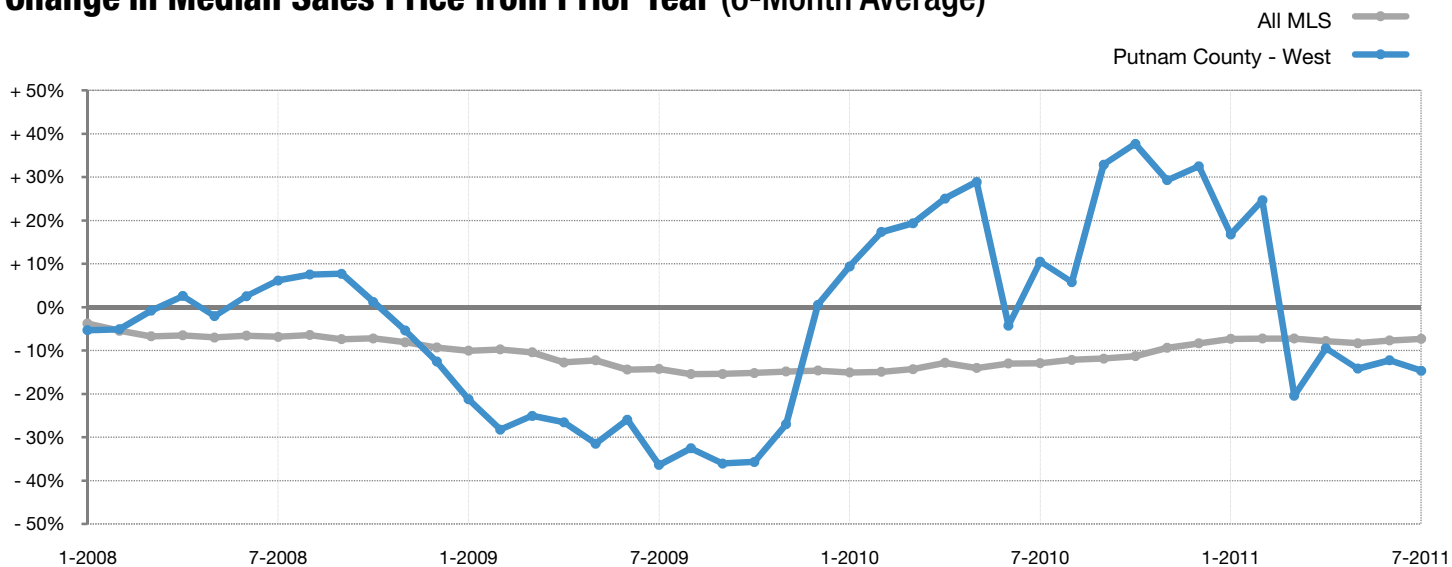
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	25	33	+ 32.0%	192	195	+ 1.6%
Closed Sales	8	12	+ 50.0%	51	87	+ 70.6%
Median Sales Price*	\$73,500	\$40,430	- 45.0%	\$55,000	\$38,200	- 30.5%
Percent of Original List Price Received*	76.9%	88.8%	+ 15.5%	81.5%	77.8%	- 4.5%
Days on Market Until Sale	111	122	+ 9.5%	153	173	+ 12.9%
Inventory of Homes for Sale	223	201	- 9.9%	--	--	--
Months Supply of Inventory	28.2	15.9	- 43.5%	--	--	--

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Local Market Update – July 2011

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Putnam County - South

Region 58

- 39.5%

Change in
New Listings

- 33.3%

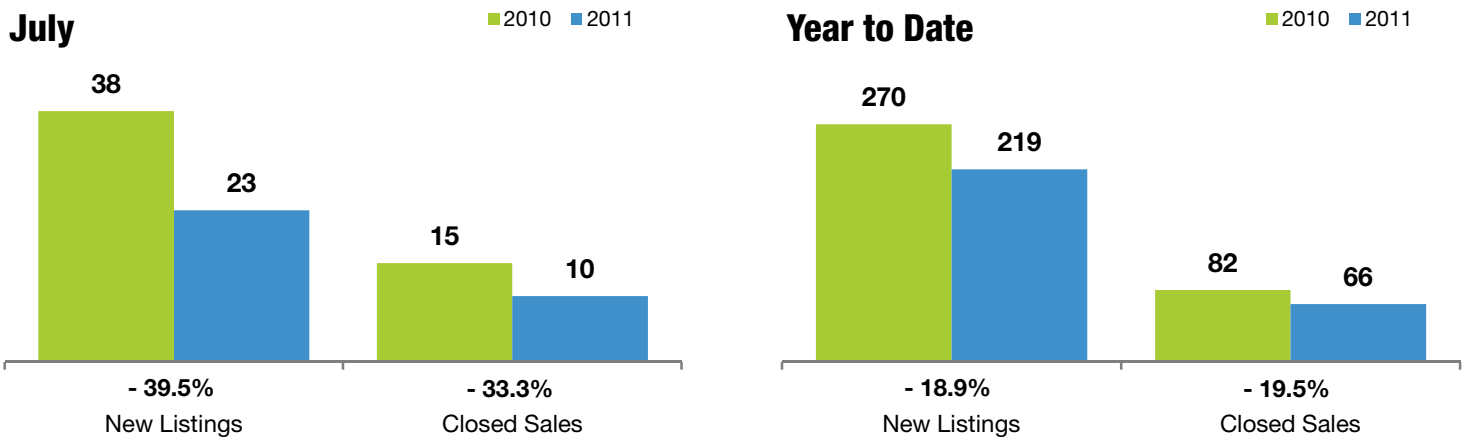
Change in
Closed Sales

- 51.6%

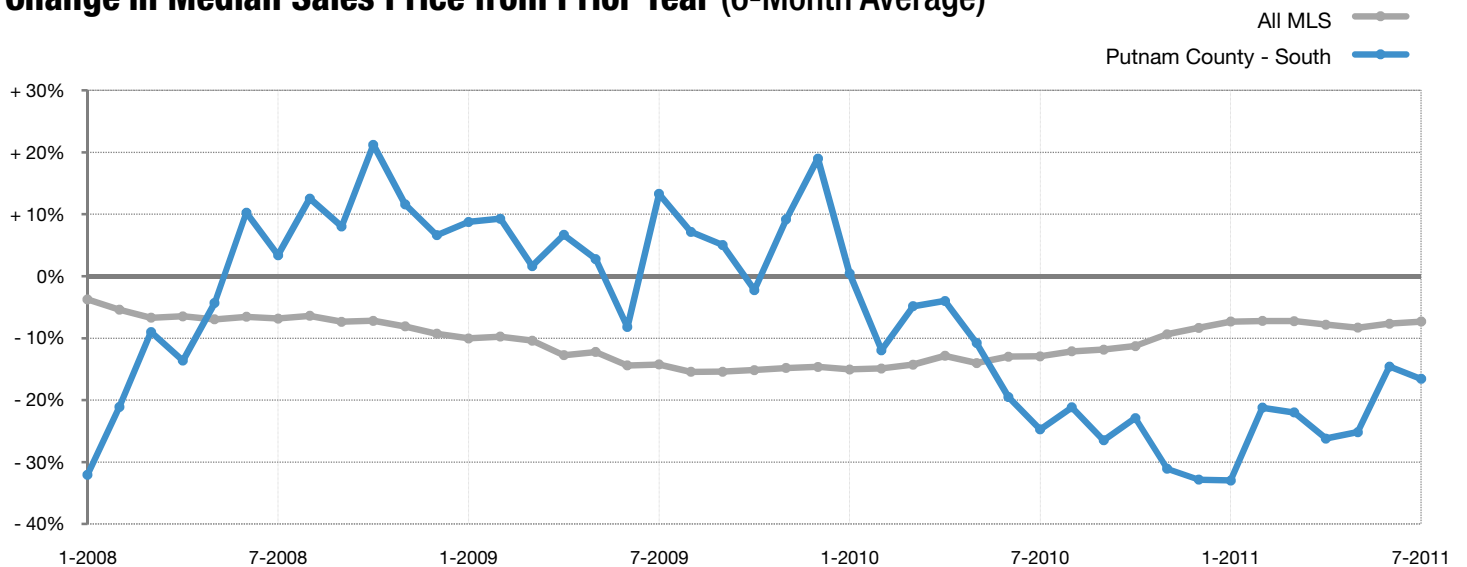
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	38	23	- 39.5%	270	219	- 18.9%
Closed Sales	15	10	- 33.3%	82	66	- 19.5%
Median Sales Price*	\$80,000	\$38,750	- 51.6%	\$50,000	\$40,000	- 20.0%
Percent of Original List Price Received*	75.5%	84.5%	+ 12.0%	80.2%	79.8%	- 0.5%
Days on Market Until Sale	250	94	- 62.5%	189	158	- 16.3%
Inventory of Homes for Sale	323	263	- 18.6%	--	--	--
Months Supply of Inventory	26.2	26.3	+ 0.4%	--	--	--

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