

# Lender-Mediated Report

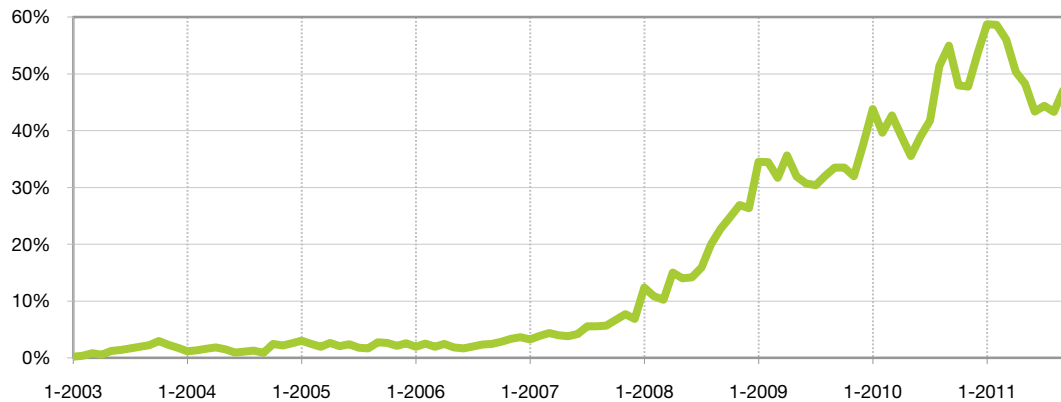
A RESEARCH TOOL PROVIDED BY THE **NORTHEAST FLORIDA ASSOCIATION OF REALTORS**



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."

## October 2011

**Share of Closed Sales that were Lender-Mediated:** 45.7%

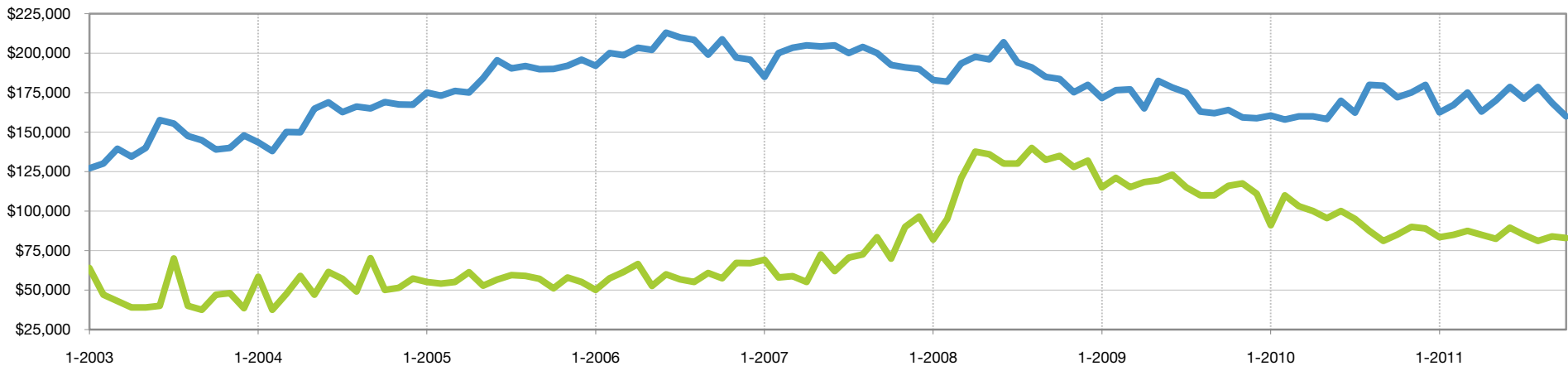


Closed Sales	10-2010	10-2011	+ / -
Traditional	584	647	+10.8%
Lender-Mediated	538	545	+1.3%
Total Market*	1,122	1,192	+6.2%

Median Sales Price	10-2010	10-2011	+ / -
Traditional	\$172,000	\$160,000	-7.0%
Lender-Mediated	\$85,100	\$82,900	-2.6%
Total Market*	\$139,050	\$127,800	-8.1%

## Median Sales Prices

— Traditional      — Lender-Mediated



# Lender-Mediated Report – Activity by Area

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## October 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	10-2010	10-2011	+ / -	10-2010	10-2011	+ / -	10-2010	10-2011	+ / -	10-2010	10-2011	+ / -
011-SAN MARCO	143	29	20.3%	137	39	28.5%	\$47,900	\$139,819	+191.9%	\$195,000	\$220,000	+12.8%	\$104,139	\$146,813	+41.0%	\$270,187	\$318,621	+17.9%
012-SAN JOSE	207	66	31.9%	240	105	43.8%	\$54,000	\$54,000	0.0%	\$75,000	\$91,300	+21.7%	\$72,525	\$70,297	-3.1%	\$120,840	\$201,201	+66.5%
013-BEAUCLERC/MANDARIN N	224	101	45.1%	401	200	49.9%	\$100,250	\$75,000	-25.2%	\$145,000	\$120,000	-17.2%	\$109,716	\$96,868	-11.7%	\$185,620	\$165,355	-10.9%
014-MANDARIN	285	107	37.5%	501	200	39.9%	\$159,000	\$135,500	-14.8%	\$190,000	\$175,000	-7.9%	\$183,791	\$146,565	-20.3%	\$227,247	\$236,974	+4.3%
015-BARTRAM	117	77	65.8%	301	159	52.8%	\$130,000	\$110,000	-15.4%	\$139,500	\$136,000	-2.5%	\$144,163	\$122,588	-15.0%	\$151,635	\$146,200	-3.6%
021-ST NICHOLAS	98	36	36.7%	154	79	51.3%	\$45,725	\$38,000	-16.9%	\$87,000	\$60,000	-31.0%	\$58,217	\$56,183	-3.5%	\$119,655	\$100,216	-16.2%
022-GROVE PK/SAN SOUCI	159	90	56.6%	422	272	64.5%	\$75,000	\$60,505	-19.3%	\$102,500	\$72,000	-29.8%	\$91,097	\$73,381	-19.4%	\$135,134	\$116,992	-13.4%
023-E OF SS BLVD	193	105	54.4%	519	347	66.9%	\$75,450	\$69,000	-8.5%	\$100,000	\$82,500	-17.5%	\$92,103	\$82,846	-10.1%	\$148,130	\$147,421	-0.5%
024-BAYMEADOWS/DEERWOOD	204	86	42.2%	486	259	53.3%	\$75,250	\$59,000	-21.6%	\$121,550	\$85,200	-29.9%	\$112,080	\$82,506	-26.4%	\$204,926	\$226,536	+10.5%
025-ICW N-BCH & S ATL	104	44	42.3%	215	90	41.9%	\$155,000	\$133,500	-13.9%	\$184,500	\$172,900	-6.3%	\$164,371	\$146,438	-10.9%	\$216,895	\$206,045	-5.0%
026-ICW S-BCH & N JTB	224	68	30.4%	455	207	45.5%	\$96,000	\$81,500	-15.1%	\$200,000	\$195,000	-2.5%	\$155,811	\$134,170	-13.9%	\$293,675	\$337,179	+14.8%
027-ICW S-JTB	86	26	30.2%	106	40	37.7%	\$145,000	\$117,500	-19.0%	\$205,485	\$204,010	-0.7%	\$191,571	\$168,653	-12.0%	\$261,757	\$331,139	+26.5%
031-RIVERSIDE	70	21	30.0%	77	35	45.5%	\$75,130	\$110,250	+46.7%	\$125,000	\$136,000	+8.8%	\$95,767	\$103,731	+8.3%	\$210,559	\$224,554	+6.6%
032-AVONDALE	135	28	20.7%	170	51	30.0%	\$112,250	\$125,000	+11.4%	\$173,500	\$175,000	+0.9%	\$183,330	\$160,078	-12.7%	\$230,966	\$262,956	+13.9%
033-ORTEGA/VENETIA	101	14	13.9%	78	18	23.1%	\$175,000	\$260,000	+48.6%	\$240,000	\$300,000	+25.0%	\$167,989	\$334,318	+99.0%	\$402,582	\$398,521	-1.0%
041-ARLINGTON	364	173	47.5%	535	289	54.0%	\$60,256	\$49,950	-17.1%	\$91,500	\$76,450	-16.4%	\$74,573	\$62,140	-16.7%	\$122,372	\$117,356	-4.1%
042-FT CAROLINE	202	104	51.5%	404	219	54.2%	\$103,000	\$80,000	-22.3%	\$140,000	\$118,000	-15.7%	\$119,535	\$102,033	-14.6%	\$177,057	\$173,481	-2.0%
043-ICW N-ATLANTIC BLVD	175	88	50.3%	263	150	57.0%	\$143,000	\$129,900	-9.2%	\$170,450	\$156,000	-8.5%	\$156,129	\$177,520	+13.7%	\$271,032	\$283,087	+4.4%
051-MURRAY HILL	113	46	40.7%	135	84	62.2%	\$34,450	\$32,149	-6.7%	\$46,000	\$40,000	-13.0%	\$44,001	\$40,718	-7.5%	\$84,853	\$78,980	-6.9%
052-LAKESHORE	64	23	35.9%	89	50	56.2%	\$35,000	\$29,000	-17.1%	\$42,750	\$41,600	-2.7%	\$47,293	\$34,562	-26.9%	\$67,806	\$81,753	+20.6%
053-HYDE GROVE AREA	72	41	56.9%	92	52	56.5%	\$38,750	\$30,000	-22.6%	\$80,000	\$41,000	-48.8%	\$53,240	\$40,871	-23.2%	\$95,963	\$92,746	-3.4%
054-CEDAR HILLS	66	28	42.4%	98	62	63.3%	\$39,600	\$34,000	-14.1%	\$63,500	\$37,000	-41.7%	\$47,916	\$37,003	-22.8%	\$82,289	\$71,128	-13.6%
055-CONF PT/ORTEGA FARMS	43	17	39.5%	45	24	53.3%	\$67,500	\$80,000	+18.5%	\$96,000	\$84,350	-12.1%	\$78,523	\$91,504	+16.5%	\$134,110	\$150,829	+12.5%
056-YUKN/WESC/OAK H	151	93	61.6%	206	132	64.1%	\$72,000	\$57,000	-20.8%	\$90,750	\$69,800	-23.1%	\$77,664	\$65,829	-15.2%	\$111,500	\$88,268	-20.8%
061-NORMANDY AREA	92	51	55.4%	129	81	62.8%	\$75,950	\$58,000	-23.6%	\$101,000	\$74,990	-25.8%	\$81,516	\$68,204	-16.3%	\$112,147	\$114,837	+2.4%
062-CRYSTAL SPR/COUNTRY CREEK	107	55	51.4%	231	135	58.4%	\$112,750	\$91,150	-19.2%	\$125,000	\$105,000	-16.0%	\$109,074	\$96,050	-11.9%	\$134,675	\$136,882	+1.6%
063-JACKSONVILLE HEIGHTS/OAK HILL	153	91	59.5%	189	131	69.3%	\$57,550	\$45,000	-21.8%	\$65,750	\$48,250	-26.6%	\$57,996	\$47,981	-17.3%	\$78,243	\$67,130	-14.2%
064-BENT CREEK/PLUM TREE	52	23	44.2%	98	55	56.1%	\$116,000	\$108,950	-6.1%	\$136,324	\$129,000	-5.4%	\$111,193	\$106,188	-4.5%	\$145,492	\$136,101	-6.5%
065-PANTHER CREEK/ADAMS LK/DUVAL SW	27	20	74.1%	29	19	65.5%	\$118,450	\$100,000	-15.6%	\$144,990	\$105,000	-27.6%	\$114,443	\$103,892	-9.2%	\$156,828	\$113,238	-27.8%
066-CECIL COMMERCE AREA	14	3	21.4%	41	8	19.5%	\$121,125	\$196,000	+61.8%	\$147,008	\$154,990	+5.4%	\$162,942	\$177,800	+9.1%	\$131,817	\$151,074	+14.6%
067-COLINS RD/ARGYLE/OAKLEAFPLNT-DUVAL	153	92	60.1%	348	196	56.3%	\$89,900	\$70,000	-22.1%	\$112,700	\$89,900	-20.2%	\$97,619	\$83,293	-14.7%	\$126,535	\$113,703	-10.1%
071-BRENTWOOD/EVERGREEN	119	53	44.5%	113	82	72.6%	\$17,000	\$15,075	-11.3%	\$18,300	\$14,957	-18.3%	\$19,067	\$21,502	+12.8%	\$38,853	\$35,979	-7.4%
072-SPRINGFIELD	108	38	35.2%	112	78	69.6%	\$16,000	\$24,750	+54.7%	\$25,500	\$40,050	+57.1%	\$44,004	\$59,593	+35.4%	\$93,711	\$121,220	+29.4%
073-DOWNTOWN JAX/NORTHBANK	24	5	20.8%	44	31	70.5%	\$104,225	\$79,000	-24.2%	\$110,000	\$80,000	-27.3%	\$105,610	\$82,737	-21.7%	\$109,050	\$139,308	+27.7%
074-PAXON	114	55	48.2%	167	107	64.1%	\$14,401	\$12,750	-11.5%	\$15,375	\$15,700	+2.1%	\$18,048	\$14,826	-17.9%	\$59,908	\$68,531	+14.4%
075-TROUT RIV/COLLEGE PRK/RIBAUTL MNR	305	154	50.5%	352	256	72.7%	\$18,000	\$18,000	0.0%	\$20,000	\$20,700	+3.5%	\$25,774	\$25,797	+0.1%	\$53,312	\$59,936	+12.4%

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	Current Month			Last 12 Months			Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	10-2010	10-2011	+ / -	10-2010	10-2011	+ / -	10-2010	10-2011	+ / -	10-2010	10-2011	+ / -
081-MARIETA/WHITSE/BALDWIN	112	47	42.0%	131	75	57.3%	\$114,500	\$85,000	-25.8%	\$134,000	\$109,900	-18.0%	\$109,559	\$87,498	-20.1%	\$146,018	\$132,604	-9.2%
082-DINSMORE/NORTHWEST DUVAL	19	9	47.4%	9	3	33.3%	\$40,000	\$78,950	+97.4%	\$40,000	\$26,501	-33.7%	\$76,981	\$78,950	+2.6%	\$68,001	\$73,867	+8.6%
091-GARDN CTY/AIRPORT	210	124	59.0%	326	211	64.7%	\$87,750	\$75,000	-14.5%	\$114,000	\$90,000	-21.1%	\$90,744	\$75,967	-16.3%	\$131,183	\$119,465	-8.9%
092-OCEANWAY/PECAN PARK	146	74	50.7%	270	150	55.6%	\$149,000	\$129,000	-13.4%	\$159,920	\$154,950	-3.1%	\$143,130	\$124,836	-12.8%	\$171,236	\$172,113	+0.5%
095-SAN MATEO/EASTPORT	19	4	21.1%	46	18	39.1%	\$86,000	\$53,250	-38.1%	\$102,270	\$94,000	-8.1%	\$112,501	\$116,356	+3.4%	\$155,856	\$147,356	-5.5%
096-FT GEORGE/BLOUNT IS/CEDAR PT	157	75	47.8%	183	96	52.5%	\$161,250	\$154,137	-4.4%	\$178,000	\$158,900	-10.7%	\$175,855	\$163,583	-7.0%	\$206,795	\$198,041	-4.2%
121-FLEMING ISLAND-NE	15	4	26.7%	17	10	58.8%	\$168,000	\$155,000	-7.7%	\$175,000	\$164,000	-6.3%	\$159,857	\$185,900	+16.3%	\$203,000	\$307,714	+51.6%
122-FLEMING ISLAND-NW	94	28	29.8%	164	58	35.4%	\$237,450	\$195,950	-17.5%	\$252,000	\$240,000	-4.8%	\$258,621	\$246,827	-4.6%	\$303,355	\$303,952	+0.2%
123-FLEMING ISLAND-SE	50	11	22.0%	94	33	35.1%	\$164,900	\$123,000	-25.4%	\$180,000	\$175,000	-2.8%	\$178,519	\$143,575	-19.6%	\$227,158	\$282,014	+24.1%
124-FLEMING ISLAND-SW	90	40	44.4%	179	89	49.7%	\$180,000	\$131,000	-27.2%	\$182,750	\$145,500	-20.4%	\$178,769	\$144,316	-19.3%	\$209,240	\$186,098	-11.1%
131-MDWBK/LOCH RANE	34	10	29.4%	90	43	47.8%	\$95,000	\$51,500	-45.8%	\$115,000	\$85,750	-25.4%	\$117,483	\$102,155	-13.0%	\$184,260	\$153,506	-16.7%
132-BELLAIR/GROVE PARK	44	21	47.7%	81	49	60.5%	\$58,750	\$49,900	-15.1%	\$91,500	\$71,000	-22.4%	\$68,621	\$58,932	-14.1%	\$109,585	\$92,639	-15.5%
133-NORTH ORANGE PK	16	6	37.5%	31	19	61.3%	\$96,500	\$36,950	-61.7%	\$136,000	\$90,500	-33.5%	\$98,344	\$69,058	-29.8%	\$174,595	\$306,335	+75.5%
134-SOUTH BLANDING	42	21	50.0%	78	40	51.3%	\$109,800	\$102,000	-7.1%	\$126,500	\$116,000	-8.3%	\$107,666	\$95,977	-10.9%	\$139,604	\$139,907	+0.2%
135-PARK W/MONTCLAIR	19	5	26.3%	33	14	42.4%	\$121,000	\$101,750	-15.9%	\$135,000	\$128,000	-5.2%	\$114,936	\$106,348	-7.5%	\$146,356	\$146,158	-0.1%
136-LAKESIDE EST	24	11	45.8%	52	31	59.6%	\$120,000	\$100,000	-16.7%	\$129,000	\$115,000	-10.9%	\$130,852	\$106,698	-18.5%	\$126,963	\$145,305	+14.4%
137-DOCTORS LAKE	52	9	17.3%	46	21	45.7%	\$174,950	\$199,000	+13.7%	\$207,500	\$184,950	-10.9%	\$198,559	\$233,700	+17.7%	\$293,407	\$263,434	-10.2%
138-TNGLWD/ORANGE PRK S	93	58	62.4%	213	135	63.4%	\$98,875	\$90,000	-9.0%	\$111,450	\$102,000	-8.5%	\$102,739	\$96,345	-6.2%	\$123,329	\$125,062	+1.4%
139-OAKLEAF PLNTN/ORANGE PARK NW	191	104	54.5%	484	303	62.6%	\$151,000	\$120,000	-20.5%	\$159,000	\$140,000	-11.9%	\$154,969	\$132,122	-14.7%	\$180,822	\$194,836	+7.8%
141-MIDDLEBURG	60	24	40.0%	109	57	52.3%	\$80,000	\$61,875	-22.7%	\$86,668	\$67,199	-22.5%	\$84,457	\$80,981	-4.1%	\$110,360	\$104,324	-5.5%
142-MIDDLEBURG E/LAKE ASBURY	155	57	36.8%	270	152	56.3%	\$122,000	\$102,000	-16.4%	\$134,500	\$128,500	-4.5%	\$120,768	\$119,161	-1.3%	\$170,352	\$172,563	+1.3%
143-FOXMEADOW AREA	72	21	29.2%	140	37	26.4%	\$130,000	\$102,500	-21.2%	\$169,500	\$160,000	-5.6%	\$143,435	\$111,386	-22.3%	\$185,092	\$174,980	-5.5%
144-MIDDLEBURG-SE	20	10	50.0%	20	10	50.0%	\$134,750	\$102,500	-23.9%	\$153,000	\$145,000	-5.2%	\$117,850	\$124,450	+5.6%	\$189,406	\$176,540	-6.8%
145-MIDDLEBURG-SW	77	22	28.6%	72	36	50.0%	\$67,250	\$63,900	-5.0%	\$80,900	\$80,500	-0.5%	\$79,457	\$77,762	-2.1%	\$92,868	\$96,864	+4.3%
151-KEYSTONE HGTS	163	21	12.9%	103	34	33.0%	\$57,950	\$50,627	-12.6%	\$73,000	\$75,000	+2.7%	\$64,841	\$67,067	+3.4%	\$108,145	\$103,442	-4.3%
152-KINGSLEY LAKE	6	0	0.0%	0	0	--	\$0	\$0	--	\$530,000	\$0	-100.0%	\$0	\$0	--	\$425,800	\$0	-100.0%
161-GREEN COVE SPRS	97	25	25.8%	109	54	49.5%	\$112,500	\$103,950	-7.6%	\$144,000	\$128,950	-10.5%	\$128,226	\$111,574	-13.0%	\$221,919	\$202,013	-9.0%
162-RUSS L/PEN FRMS	8	4	50.0%	14	2	14.3%	\$147,500	\$165,000	+11.9%	\$176,950	\$185,000	+4.5%	\$179,750	\$165,000	-8.2%	\$171,325	\$205,325	+19.8%
211-JACKSONVILLE BCH-NE	32	7	21.9%	61	24	39.3%	\$322,500	\$259,000	-19.7%	\$337,500	\$345,000	+2.2%	\$336,250	\$312,932	-6.9%	\$413,250	\$527,639	+27.7%
212-JACKSONVILLE BCH-SE	111	11	9.9%	118	40	33.9%	\$276,250	\$284,000	+2.8%	\$259,000	\$280,000	+8.1%	\$328,009	\$319,542	-2.6%	\$382,393	\$478,269	+25.1%
213-JACKSONVILLE BCH-NW	49	15	30.6%	75	32	42.7%	\$172,000	\$163,000	-5.2%	\$180,000	\$175,000	-2.8%	\$166,568	\$172,758	+3.7%	\$211,397	\$212,893	+0.7%
214-JACKSONVILLE BCH-SW	101	34	33.7%	209	105	50.2%	\$114,950	\$80,000	-30.4%	\$197,500	\$175,000	-11.4%	\$178,049	\$117,133	-34.2%	\$238,885	\$247,912	+3.8%
221-NEPTUNE BCH-EAST	22	3	13.6%	23	5	21.7%	\$245,075	\$410,000	+67.3%	\$427,000	\$392,500	-8.1%	\$245,075	\$407,500	+66.3%	\$473,980	\$652,806	+37.7%
222-NEPTUNE BCH-WEST	28	18	64.3%	44	18	40.9%	\$225,000	\$193,000	-14.2%	\$237,600	\$239,000	+0.6%	\$226,412	\$274,861	+21.4%	\$268,004	\$277,800	+3.7%
231-ATLANTIC BCH-EAST	90	23	25.6%	152	40	26.3%	\$209,500	\$109,000	-48.0%	\$275,000	\$248,500	-9.6%	\$197,522	\$209,746	+6.2%	\$402,520	\$450,855	+12.0%
232-ATLANTIC BCH/MAYPORT-WEST	47	23	48.9%	55	35	63.6%	\$81,125	\$70,000	-13.7%	\$95,000	\$85,500	-10.0%	\$86,732	\$82,120	-5.3%	\$130,160	\$129,575	-0.4%

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	Current Month			Last 12 Months			Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	10-2010	10-2011	+ / -	10-2010	10-2011	+ / -	10-2010	10-2011	+ / -	10-2010	10-2011	+ / -
251-PVB E A1A-N CORONA	35	2	5.7%	46	5	10.9%	\$425,000	\$319,000	-24.9%	\$700,000	\$785,000	+12.1%	\$576,707	\$298,828	-48.2%	\$1,114,553	\$1,197,276	+7.4%
252-PVB W A1A-N SOLANA	91	20	22.0%	109	48	44.0%	\$93,750	\$86,000	-8.3%	\$210,000	\$185,900	-11.5%	\$214,200	\$167,256	-21.9%	\$595,216	\$635,261	+6.7%
261-PVB E A1A-S CORONA	129	13	10.1%	150	37	24.7%	\$122,500	\$153,000	+24.9%	\$270,000	\$272,500	+0.9%	\$184,785	\$282,293	+52.8%	\$439,543	\$562,085	+27.9%
262-PVB W A1A-S SOLANA/PALM VALLEY	118	22	18.6%	179	80	44.7%	\$66,000	\$143,000	+116.7%	\$331,900	\$280,000	-15.6%	\$138,158	\$236,195	+71.0%	\$480,460	\$386,412	-19.6%
263-PVB W A1A-S CR-210	74	11	14.9%	80	19	23.8%	\$276,000	\$395,000	+43.1%	\$437,500	\$440,000	+0.6%	\$323,046	\$406,813	+25.9%	\$672,626	\$535,223	-20.4%
264-SOUTH PVB/VILANO BCH	98	16	16.3%	95	33	34.7%	\$309,450	\$314,900	+1.8%	\$324,000	\$365,000	+12.7%	\$320,830	\$366,515	+14.2%	\$473,749	\$522,312	+10.3%
265-PONTE VEDRA/NOCATTEE-STJ	99	23	23.2%	259	31	12.0%	\$200,000	\$187,500	-6.3%	\$290,000	\$271,404	-6.4%	\$240,772	\$210,603	-12.5%	\$332,603	\$297,235	-10.6%
301-JUL CK/SWITZ	378	95	25.1%	703	204	29.0%	\$191,625	\$175,000	-8.7%	\$253,850	\$230,000	-9.4%	\$216,159	\$191,240	-11.5%	\$283,284	\$281,738	-0.5%
302-ORANGEDALE AREA	37	5	13.5%	28	12	42.9%	\$396,250	\$295,000	-25.6%	\$257,304	\$262,500	+2.0%	\$407,750	\$296,355	-27.3%	\$274,635	\$290,637	+5.8%
303-PALMO/SIX MILE AREA	30	6	20.0%	8	7	87.5%	\$160,000	\$196,806	+23.0%	\$149,000	\$211,111	+41.7%	\$131,667	\$221,794	+68.5%	\$92,000	\$390,000	+323.9%
304- 210 SOUTH	96	48	50.0%	197	99	50.3%	\$180,000	\$169,500	-5.8%	\$225,500	\$203,000	-10.0%	\$188,976	\$169,424	-10.3%	\$265,661	\$257,327	-3.1%
305-WORLD GOLF V-CENTRAL	45	13	28.9%	61	17	27.9%	\$155,000	\$195,000	+25.8%	\$192,000	\$219,900	+14.5%	\$149,303	\$195,876	+31.2%	\$201,902	\$224,768	+11.3%
306-WORLD GOLF V-NE	1	0	0.0%	4	0	0.0%	\$0	\$0	--	\$0	\$207,495	--	\$0	\$0	--	\$0	\$194,998	--
307-WORLD GOLF V-SE	3	1	33.3%	5	5	100.0%	\$76,000	\$52,450	-31.0%	\$84,245	\$52,450	-37.7%	\$71,467	\$51,850	-27.4%	\$98,566	\$0	-100.0%
308-WORLD GOLF V-SW	75	22	29.3%	156	61	39.1%	\$165,000	\$163,000	-1.2%	\$185,000	\$193,500	+4.6%	\$169,064	\$166,074	-1.8%	\$201,574	\$208,769	+3.6%
309-WORLD GOLF V-WEST	101	50	49.5%	170	103	60.6%	\$170,000	\$144,500	-15.0%	\$179,990	\$158,500	-11.9%	\$189,774	\$186,283	-1.8%	\$236,469	\$214,517	-9.3%
312-PALENCIA AREA	79	18	22.8%	115	49	42.6%	\$227,000	\$250,000	+10.1%	\$265,000	\$265,000	0.0%	\$219,801	\$276,290	+25.7%	\$321,991	\$333,650	+3.6%
313-WHITECASTLE/AIRPORT AREA	9	3	33.3%	17	13	76.5%	\$122,000	\$86,500	-29.1%	\$146,500	\$86,500	-41.0%	\$170,957	\$116,654	-31.8%	\$175,731	\$96,975	-44.8%
321-NORTH CITY	18	5	27.8%	27	16	59.3%	\$99,000	\$110,000	+11.1%	\$107,000	\$105,000	-1.9%	\$107,173	\$150,359	+40.3%	\$185,310	\$127,227	-31.3%
322-DOWNTOWN ST AUGUSTINE	26	5	19.2%	32	10	31.3%	\$150,000	\$170,000	+13.3%	\$163,000	\$225,000	+38.0%	\$131,136	\$205,878	+57.0%	\$244,442	\$346,599	+41.8%
323-DAVIS SHORES	28	1	3.6%	28	10	35.7%	\$236,150	\$225,000	-4.7%	\$229,800	\$215,000	-6.4%	\$236,150	\$276,067	+16.9%	\$244,059	\$242,390	-0.7%
331-ST AUGUSTINE BCH	145	18	12.4%	153	38	24.8%	\$170,000	\$175,000	+2.9%	\$235,000	\$262,500	+11.7%	\$192,079	\$233,419	+21.5%	\$294,654	\$335,689	+13.9%
332-CRESCENT BCH/SUMMER HVN	25	2	8.0%	18	7	38.9%	\$350,000	\$405,000	+15.7%	\$425,000	\$287,500	-32.4%	\$432,080	\$442,100	+2.3%	\$433,400	\$203,855	-53.0%
333-ST JOHNS CO-SE	6	2	33.3%	10	3	30.0%	\$123,690	\$120,000	-3.0%	\$161,750	\$134,250	-17.0%	\$123,690	\$131,500	+6.3%	\$150,500	\$172,357	+14.5%
334-MOULTRIE/ST AUG SHORES	32	7	21.9%	75	23	30.7%	\$97,950	\$91,000	-7.1%	\$120,950	\$128,850	+6.5%	\$108,859	\$134,986	+24.0%	\$153,441	\$150,916	-1.6%
335-ST AUGUSTINE SOUTH	16	6	37.5%	31	17	54.8%	\$115,000	\$97,000	-15.7%	\$120,000	\$120,000	0.0%	\$109,673	\$95,572	-12.9%	\$137,991	\$240,607	+74.4%
336-RAVENSWOOD/W AUGUSTINE	122	18	14.8%	211	75	35.5%	\$70,137	\$75,000	+6.9%	\$107,000	\$109,450	+2.3%	\$81,786	\$81,148	-0.8%	\$143,978	\$145,463	+1.0%
337-OLD MOULTRIE RD/WILDWOOD	20	7	35.0%	74	29	39.2%	\$74,250	\$130,000	+75.1%	\$170,000	\$174,500	+2.6%	\$114,713	\$121,221	+5.7%	\$197,055	\$192,070	-2.5%
341-FLAGLER EST/HASTINGS	25	4	16.0%	43	27	62.8%	\$30,000	\$32,500	+8.3%	\$46,000	\$43,000	-6.5%	\$41,662	\$36,627	-12.1%	\$59,033	\$75,563	+28.0%
342-ST JOHN SR 207 S/W I-95	17	8	47.1%	21	9	42.9%	\$169,000	\$154,500	-8.6%	\$169,950	\$167,987	-1.2%	\$171,713	\$144,272	-16.0%	\$166,468	\$183,796	+10.4%
343-MOLASSES JNCTN/ELKTON	6	1	16.7%	6	4	66.7%	\$93,500	\$66,000	-29.4%	\$87,590	\$82,500	-5.8%	\$93,500	\$67,813	-27.5%	\$86,154	\$255,000	+196.0%
344-HASTINGS/TOCOI/RVRDALE	15	2	13.3%	12	8	66.7%	\$48,100	\$47,101	-2.1%	\$60,500	\$67,500	+11.6%	\$48,100	\$45,800	-4.8%	\$179,950	\$157,625	-12.4%
410-FERNANDINA BCH DOWNTOWN-WEST	5	1	20.0%	17	10	58.8%	\$57,722	\$74,397	+28.9%	\$85,000	\$131,000	+54.1%	\$65,006	\$87,187	+34.1%	\$119,980	\$251,594	+109.7%
420-FERNANDINA BCH-DOWNTOWN-EAST	13	3	23.1%	11	8	72.7%	\$70,000	\$162,000	+131.4%	\$105,000	\$126,880	+20.8%	\$137,960	\$161,613	+17.1%	\$140,000	\$123,450	-11.8%
430-NASSAU CNTY BEACHES-N	11	2	18.2%	14	7	50.0%	\$178,200	\$178,500	+0.2%	\$218,946	\$278,250	+27.1%	\$164,067	\$196,271	+19.6%	\$253,797	\$490,241	+93.2%
431-NASSAU CNTY BEACHES-S	7	1	14.3%	13	12	92.3%	\$91,000	\$164,000	+80.2%	\$245,000	\$166,000	-32.2%	\$140,475	\$208,800	+48.6%	\$325,000	\$193,600	-40.4%

# 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.

## October 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	10-2010	10-2011	+ / -	10-2010	10-2011	+ / -	10-2010	10-2011	+ / -	10-2010	10-2011	+ / -
440-FERNANDINA BCH DOWNTOWN-SOUTH	10	8	80.0%	22	18	81.8%	\$130,000	\$83,628	-35.7%	\$155,000	\$101,500	-34.5%	\$146,129	\$98,693	-32.5%	\$207,333	\$347,100	+67.4%
450-AMELIA ISLAND	49	6	12.2%	22	13	59.1%	\$112,500	\$162,000	+44.0%	\$225,000	\$244,750	+8.8%	\$126,210	\$182,639	+44.7%	\$334,815	\$290,444	-13.3%
470-PINEY ISL AND AREA	4	0	0.0%	4	3	75.0%	\$357,750	\$178,500	-50.1%	\$315,250	\$201,750	-36.0%	\$357,750	\$177,833	-50.3%	\$264,000	\$530,000	+100.8%
471-NASSAU CO N-CHESTER/PIRATES WOOD	39	8	20.5%	65	33	50.8%	\$140,000	\$121,900	-12.9%	\$146,000	\$150,000	+2.7%	\$152,961	\$144,911	-5.3%	\$183,112	\$175,772	-4.0%
472-ONEIL,NASSAVILLE,HOLLY PT	53	13	24.5%	88	44	50.0%	\$150,250	\$115,900	-22.9%	\$171,745	\$171,000	-0.4%	\$162,341	\$136,036	-16.2%	\$180,589	\$193,817	+7.3%
480-N-A1A/W LOFN CK	2	1	50.0%	6	3	50.0%	\$122,000	\$43,500	-64.3%	\$122,000	\$87,500	-28.3%	\$122,000	\$134,833	+10.5%	\$0	\$161,667	--
481-S-A1A/W LOFN CK	22	8	36.4%	43	25	58.1%	\$120,500	\$98,050	-18.6%	\$122,750	\$113,950	-7.2%	\$102,109	\$96,593	-5.4%	\$110,745	\$123,928	+11.9%
490-CALLAHAN	20	7	35.0%	12	8	66.7%	\$151,250	\$109,000	-27.9%	\$162,950	\$109,000	-33.1%	\$134,688	\$100,722	-25.2%	\$167,754	\$115,750	-31.0%
491-HILLARD	14	4	28.6%	18	10	55.6%	\$75,000	\$65,250	-13.0%	\$119,800	\$82,250	-31.3%	\$88,571	\$69,600	-21.4%	\$133,127	\$94,813	-28.8%
492-W I-95/N FL LNE	92	34	37.0%	100	62	62.0%	\$135,000	\$109,200	-19.1%	\$143,570	\$124,900	-13.0%	\$126,151	\$109,358	-13.3%	\$148,420	\$156,821	+5.7%
501-MACCLENNY AREA	66	23	34.8%	70	31	44.3%	\$109,500	\$118,000	+7.8%	\$134,104	\$134,450	+0.3%	\$109,946	\$117,038	+6.5%	\$144,622	\$147,488	+2.0%
502-BAKER COUNTY-NW	29	8	27.6%	15	8	53.3%	\$78,000	\$41,500	-46.8%	\$142,500	\$125,000	-12.3%	\$127,000	\$74,833	-41.1%	\$207,313	\$147,414	-28.9%
503-BAKER COUNTY-SOUTH	13	4	30.8%	34	17	50.0%	\$66,000	\$93,375	+41.5%	\$87,000	\$111,450	+28.1%	\$61,840	\$99,501	+60.9%	\$141,100	\$158,059	+12.0%
521-BRADFORD COUNTY-NE	32	8	25.0%	15	6	40.0%	\$30,000	\$57,000	+90.0%	\$81,000	\$80,000	-1.2%	\$26,667	\$60,800	+128.0%	\$121,600	\$102,375	-15.8%
522-BRADFORD COUNTY-NW	58	12	20.7%	29	14	48.3%	\$49,500	\$62,500	+26.3%	\$103,000	\$91,000	-11.7%	\$72,028	\$87,564	+21.6%	\$111,899	\$90,033	-19.5%
523-BRADFORD COUNTY-SE	78	8	10.3%	33	13	39.4%	\$48,000	\$51,500	+7.3%	\$110,000	\$85,000	-22.7%	\$77,057	\$67,021	-13.0%	\$147,935	\$115,211	-22.1%
524-BRADFORD COUNTY-SW	23	3	13.0%	8	3	37.5%	\$55,000	\$53,000	-3.6%	\$113,225	\$121,750	+7.5%	\$99,500	\$83,667	-15.9%	\$118,405	\$143,180	+20.9%
541-UNION COUNTY-NORTH	2	0	0.0%	1	0	0.0%	\$75,000	\$0	-100.0%	\$62,000	\$110,000	+77.4%	\$75,000	\$0	-100.0%	\$49,000	\$110,000	+124.5%
542-UNION COUNTY-SOUTH	8	0	0.0%	6	4	66.7%	\$29,500	\$56,500	+91.5%	\$85,000	\$75,000	-11.8%	\$29,500	\$79,300	+168.8%	\$130,301	\$122,000	-6.4%
561-GREATER PALATKA	145	26	17.9%	97	51	52.6%	\$50,298	\$55,400	+10.1%	\$73,000	\$64,900	-11.1%	\$62,626	\$65,008	+3.8%	\$98,183	\$88,801	-9.6%
562-BARDIN/WEST BOSTWICK	8	1	12.5%	5	3	60.0%	\$44,375	\$32,600	-26.5%	\$69,750	\$66,500	-4.7%	\$44,375	\$37,367	-15.8%	\$96,002	\$130,950	+36.4%
563-E BOSTWICK/BRIDGEPORT/CEDAR CR	49	4	8.2%	26	17	65.4%	\$85,000	\$130,000	+52.9%	\$92,500	\$73,275	-20.8%	\$97,500	\$119,474	+22.5%	\$161,396	\$83,267	-48.4%
564-E PALATKA/SAN MATEO/N SATSUMA	109	11	10.1%	63	19	30.2%	\$114,900	\$64,000	-44.3%	\$82,550	\$82,150	-0.5%	\$106,467	\$85,370	-19.8%	\$123,017	\$113,265	-7.9%
571-INTERLACHEN-SE	17	4	23.5%	15	6	40.0%	\$55,000	\$46,001	-16.4%	\$112,000	\$40,000	-64.3%	\$55,000	\$45,000	-18.2%	\$124,850	\$35,444	-71.6%
572-INTERLACHEN-NE	79	2	2.5%	59	14	23.7%	\$31,000	\$27,150	-12.4%	\$51,750	\$38,950	-24.7%	\$39,480	\$33,088	-16.2%	\$59,638	\$57,530	-3.5%
573-INTERLACHEN-SW	26	4	15.4%	21	8	38.1%	\$23,000	\$29,000	+26.1%	\$50,950	\$35,000	-31.3%	\$23,000	\$31,583	+37.3%	\$65,378	\$53,444	-18.3%
574-INTERLACHEN-NW	50	2	4.0%	28	11	39.3%	\$45,800	\$38,600	-15.7%	\$68,000	\$60,000	-11.8%	\$52,050	\$67,014	+28.7%	\$101,781	\$79,216	-22.2%
575-WEST OF SR21	18	1	5.6%	6	1	16.7%	\$129,000	\$23,000	-82.2%	\$88,000	\$30,000	-65.9%	\$129,000	\$23,000	-82.2%	\$85,500	\$174,300	+103.9%
576-GEORGES LAKE	17	2	11.8%	9	6	66.7%	\$51,500	\$59,950	+16.4%	\$51,500	\$108,000	+109.7%	\$51,500	\$75,275	+46.2%	\$93,000	\$194,997	+109.7%
581-SATSUMA/HOOT OWL RIDGE	58	5	8.6%	28	10	35.7%	\$32,000	\$20,000	-37.5%	\$50,000	\$39,900	-20.2%	\$84,000	\$33,020	-60.7%	\$65,904	\$73,106	+10.9%
582-POMONA PARK/WELAKA/LK COMO	106	6	5.7%	38	6	15.8%	\$47,000	\$36,500	-22.3%	\$75,000	\$63,000	-16.0%	\$66,214	\$59,275	-10.5%	\$120,881	\$94,918	-21.5%
583-CRESCENT CITY/GEORGETOWN/FRUIT	104	5	4.8%	49	13	26.5%	\$63,500	\$51,950	-18.2%	\$57,000	\$34,950	-38.7%	\$90,988	\$79,377	-12.8%	\$96,255	\$40,426	-58.0%
584-OCALA NATIONAL FOREST/OKLAWAHA	1	0	0.0%	1	0	0.0%	\$0	\$0	--	\$0	\$260,000	--	\$0	\$0	--	\$0	\$260,000	--