

How Fast is the Market Absorbing the Inventory?

What are the Odds of Selling?

Area	# Closed 12 mo	Current Active Inventory	Supply based on 12 mo sales	Supply based on 6 mo sales	Supply based on 3 mo sales	odds of home selling in next 6 months*
NEFL	13,746	8482	7.4	7.5	7.0	25.57%
Clay Co	2,173	1444	8.0	7.8	7.3	28.04%
Duval Co	8,152	5534	8.1	8.4	7.7	26.37%
St. Johns Co.	2,463	1877	9.1	9.2	8.7	26.68%
Arlington/Southside	1,129	718	7.6	8.1	7.4	26.35%
Beaches (Duval)	475	335	8.5	9.3	7.7	26.02%
Avondale/Riverside/Ortega	251	282	13.5	14.1	13.4	19.90%
Fleming Island/Orange Pk	1,382	758	6.6	6.3	6.0	30.92%
North Jacksonville	872	574	7.9	8.2	7.6	27.12%
Intracoastal/Ft. Caroline	1,169	686	7.0	6.9	6.2	30.57%
Mandarin/Bartram/San Jose	1,028	592	6.9	7.0	6.9	24.76%
Baymeadows/Deerwood	197	149	9.1	9.9	8.4	24.52%
West Jacksonville	1,061	595	6.7	6.9	6.2	27.95%
Murray Hill/Lakeshore	579	441	9.1	10.1	9.3	22.09%
St. Nicholas/San Marco	247	215	10.4	10.5	9.9	19.87%
Julington Crk/St. Johns	846	493	7.0	8.0	7.4	28.63%
Ponte Vedra Area	606	635	12.6	12.0	10.6	23.82%
South Hodges to \$300k	64	43	8.1	9.6	7.2	24.11%

* Assumes no new inventory enters the market

Red Fields indicate an inventory oversupply; yellow indicates a moderate oversupply; green indicates a balanced market of 6 months; No shading indicates an undersupply of houses available for purchase

Data as of May 31, 2011 Source: Northeast Florida Association of Realtors

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