Annual Report on the Northeast Florida Housing Market

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

NORTHEAST FLORIDA
ASSOCIATION OF REALTORS

All data represents Realtor-brokered activity of single-family residential, condo and townhome sales combined. As all Nassau and St. Johns County Realtors are not members of the Northeast Florida Multiple Listing Service – a wholly owned subsidiary of the Northeast Florida Association of Realtors – reports do not represent the full extent of Realtor sales in those counties.

2017

2017 Annual Report on the Northeast Florida Housing Market

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NORTHEAST FLORIDA ASSOCIATION OF REALTORS

There is an ongoing and undeniable national housing shortage. Year-over-year inventory levels have been down in most markets for several years now, and that trend is expected to persist in 2018. Consumers are still purchasing for the first time and relocating to other, presumably more ideal homes.

Having the financial ability to make a move clearly seems feasible to many eager buyers amidst a healthy economy, whether life events such as marriage, children, employment change or desirable downsizing is the reason for moving.

There are further positive signs on the horizon, as builder confidence has improved and construction job gains are measurably higher. It will still take more effort than a lone year can provide for building activity to reach a needed level for inventory balance, but a step in the right direction is welcome.

More sellers should feel ready and willing to list in 2018. Economic indicators such as unemployment rates and consumer confidence are in an improved state, and sellers currently hold the keys in the buyer-seller relationship. This does not mean that sellers can set their price and watch the offers roll in. On the contrary, buyers will be poised to test prevailing price points, particularly in markets where home price increases are outpacing wage growth and in light of the fact that mortgage rates are expected to increase further in 2018.

Sales: Pending sales increased 5.0 percent, landing at 29,137 to close out the year. Closed sales increased 2.5 percent to complete the year at 28,824.

Listings: Year-over-year, the number of homes available for sale was lower by 19.4 percent. There were 7,062 active listings at the end of 2017. New listings increased by 1.0 percent to finish the year at 36,615. Home supply was once again lower than desired in 2017.

Lender-Mediated Properties: The foreclosure market has dwindled from its peak several years ago. In 2017, the percentage of closed sales that were either foreclosure or short sale decreased by 44.3 percent to end the year at 8.9 percent of the market.

New Construction: New home building has improved across the country but is not yet at a level to help sustain a balanced market. Locally, new construction market share was at 16.0 percent for the entire MLS, while months of supply finished 2017 at 4.3 months. While previously owned homes have seen months of supply drop from 5.9 to 2.6 months over the last five years, new construction supply has held steady between 4.2 and 4.8 months.

Prices: Home prices were up compared to last year. The overall median sales price increased 10.3 percent to $205,000 for the year. Prices are expected to rise at a slow rate in 2018. Single Family homes were up 9.0 percent compared to last year, and Townhouse-Condo homes were up 9.8 percent.

The historic tax reforms due to make their mark in 2018 will have varying effects across the nation. High-priced coastal markets may feel the changes stronger than the middle of the country. And some potential buyers may see the changes as providing less of an investment benefit for homeowners.

Some observers warn that there might be enough lack of incentives to stifle homeownership, which is already near 50-year lows. Policymakers claim that the reforms will help boost economic activity and profitability. Whichever direction we ultimately turn, the next year appears to offer a dalliance with balance intended to intrigue both sides of the transaction toward a common middle ground.

For those who have their minds made up to buy a home in 2018, it will likely be a competitive ride. The trend has widely been toward fewer days on market and fewer months of supply, indicating strong demand despite higher prices and low inventory. This could prove tricky for first-time home buyers, especially for those who are impacted by student loan debt, content to rent or among the more than 15 percent of adult children still living at home. In a landscape rife with new variables, residential real estate is certainly poised to offer an interesting and active year ahead.

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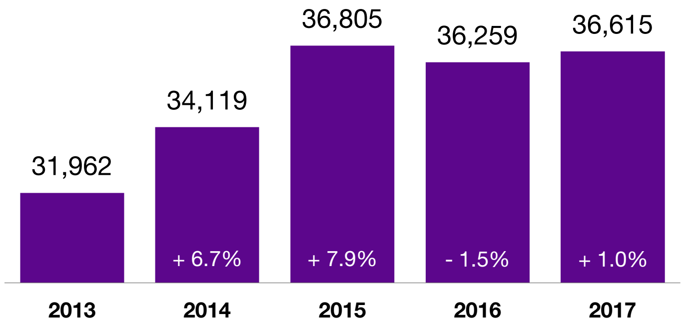
Quick Facts

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

New Listings



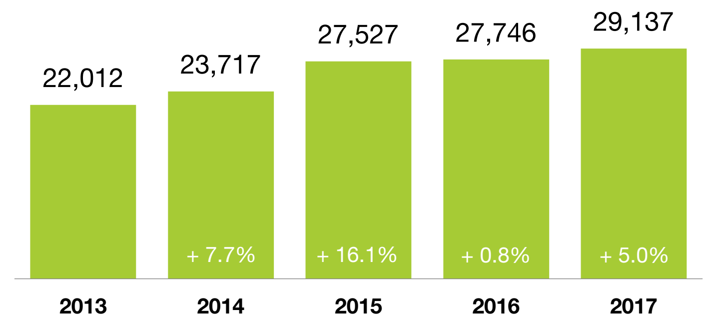
Top 5 Areas: Change in New Listings from 2016

Green Cove Springs: Region 16	+ 18.7%
St. Johns County - SE: Region 33	+ 15.6%
St. Johns County - NE: Region 31	+ 11.5%
Jacksonville Beach: Region 21	+ 10.9%
Atlantic Beach: Region 23	+ 6.3%

Bottom 5 Areas: Change in New Listings from 2016

Orange Park: Region 13	- 7.6%
Putnam County - South: Region 58	- 8.2%
Neptune Beach: Region 22	- 11.4%
Riverside / Avondale / Ortega: Region 03	- 15.6%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	- 27.9%

Pending Sales



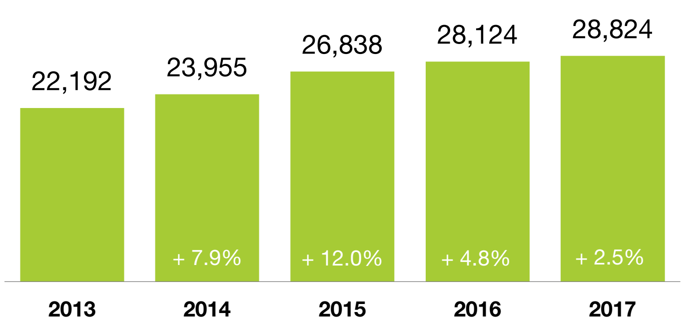
Top 5 Areas: Change in Pending Sales from 2016

Baker County	+ 33.3%
Keystone Heights Vicinity: Region 15	+ 26.9%
Green Cove Springs: Region 16	+ 25.9%
Atlantic Beach: Region 23	+ 16.8%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	+ 13.5%

Bottom 5 Areas: Change in Pending Sales from 2016

West Jacksonville: Region 06	- 3.3%
St. Johns County - SW: Region 34	- 9.6%
Riverside / Avondale / Ortega: Region 03	- 14.2%
Putnam County - South: Region 58	- 15.2%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	- 29.2%

Closed Sales



Top 5 Areas: Change in Closed Sales from 2016

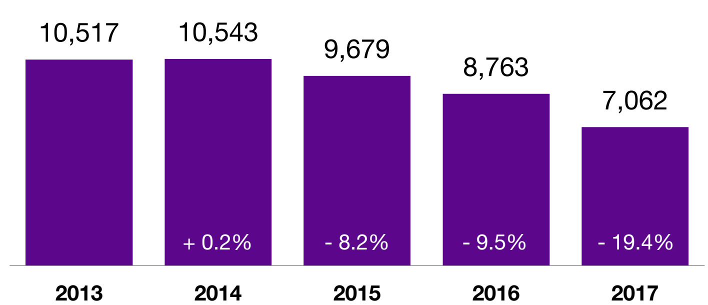
Baker County	+ 28.3%
Keystone Heights Vicinity: Region 15	+ 22.2%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	+ 12.3%
Green Cove Springs: Region 16	+ 8.5%
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	+ 8.3%

Bottom 5 Areas: Change in Closed Sales from 2016

St. Johns County - St. Augustine Area - East of US 1: Region 32	- 7.6%
Riverside / Avondale / Ortega: Region 03	- 10.2%
Putnam County - South: Region 58	- 13.7%
St. Johns County - SW: Region 34	- 18.1%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	- 27.3%

Inventory of Homes for Sale

At the end of the year.



Top 5 Areas: Change in Homes for Sale from 2016

St. Johns County - SW: Region 34	+ 30.0%
St. Johns County - NW: Region 30	+ 8.8%
Atlantic Beach: Region 23	+ 1.7%
St. Johns County - SE: Region 33	+ 1.6%
St. Johns County	+ 0.7%

Bottom 5 Areas: Change in Homes for Sale from 2016

Arlington / Fort Caroline: Region 04	- 36.7%
Putnam County - West: Region 57	- 37.1%
Orange Park: Region 13	- 39.9%
Neptune Beach: Region 22	- 40.0%
Baker County	- 52.3%

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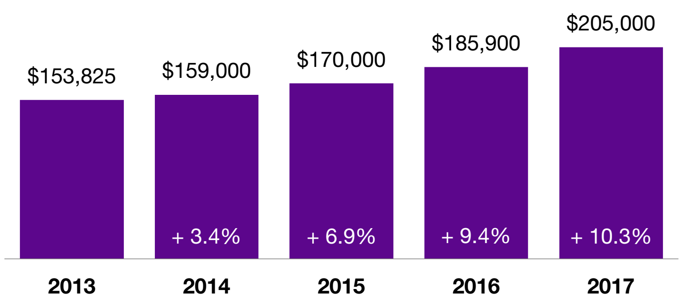
Quick Facts

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

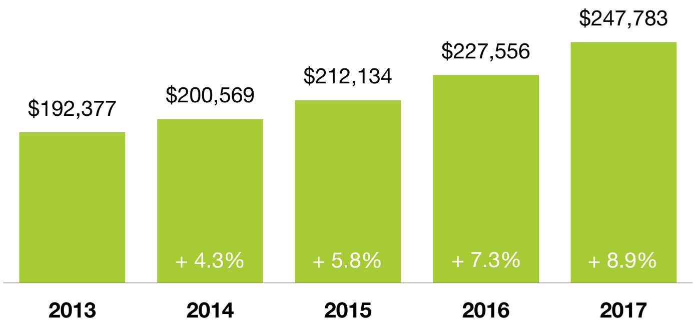
Median Sales Price



Top 5 Areas: Change in Median Sales Price from 2016	
NE St. Johns County – Ponte Vedra Beach North: Region 25	+ 90.0%
St. Johns County - SW: Region 34	+ 60.7%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	+ 39.7%
Putnam County - West: Region 57	+ 35.0%
Keystone Heights Vicinity: Region 15	+ 26.3%

Bottom 5 Areas: Change in Median Sales Price from 2016	
Fleming Island Area: Region 12	+ 4.4%
Jacksonville - North: Region 09	+ 3.8%
Ponte Vedra / Nocatee (St. Johns County): Region 27	+ 3.5%
Green Cove Springs: Region 16	- 2.9%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	- 3.7%

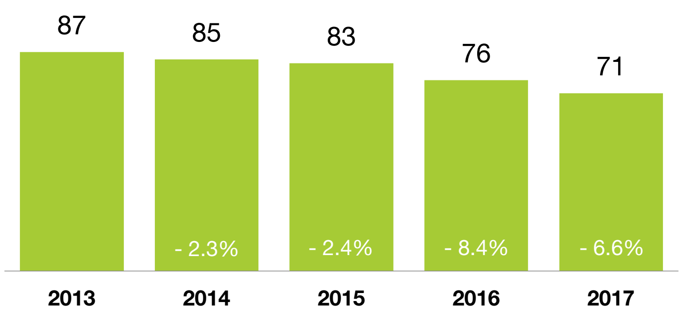
Average Sales Price



Top 5 Areas: Change in Avg. Sales Price from 2016	
St. Johns County - SW: Region 34	+ 32.7%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	+ 23.1%
Nassau County	+ 21.1%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	+ 19.3%
St. Johns County - St. Augustine Area - East of US 1: Region 32	+ 17.3%

Bottom 5 Areas: Change in Avg. Sales Price from 2016	
Ponte Vedra / Nocatee (St. Johns County): Region 27	+ 4.1%
NE St. Johns County – Ponte Vedra Beach North: Region 25	+ 3.3%
Fleming Island Area: Region 12	+ 2.3%
Neptune Beach: Region 22	+ 0.3%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	- 0.8%

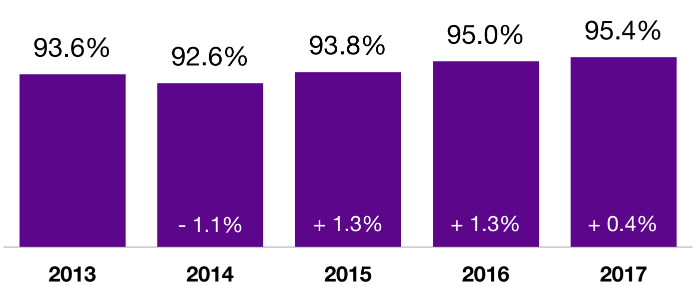
Days on Market Until Sale



Top 5 Areas: Change in Days on Market from 2016	
Ponte Vedra / Nocatee (St. Johns County): Region 27	+ 24.2%
NE St. Johns County – Ponte Vedra Beach North: Region 25	+ 12.0%
St. Johns County - NW: Region 30	+ 9.5%
Putnam County - West: Region 57	+ 8.1%
St. Johns County - St. Augustine Area - East of US 1: Region 32	+ 8.0%

Bottom 5 Areas: Change in Days on Market from 2016	
Jacksonville Beach: Region 21	- 16.5%
Middleburg Vicinity: Region 14	- 16.5%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	- 18.5%
Orange Park: Region 13	- 22.5%
Baker County	- 27.6%

Percent of Original List Price Received



Top 5 Areas: Change in Pct. of Orig. Price Received from 2016	
Baker County	+ 3.6%
Keystone Heights Vicinity: Region 15	+ 3.0%
Putnam County - South: Region 58	+ 2.2%
Putnam County NE: Region 56	+ 2.2%
Putnam County	+ 1.9%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2016	
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	- 0.2%
NE St. Johns County – Ponte Vedra Beach North: Region 25	- 0.4%
Neptune Beach: Region 22	- 0.6%
St. Johns County - NE: Region 31	- 1.1%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	- 2.7%

Property Type Review

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

73

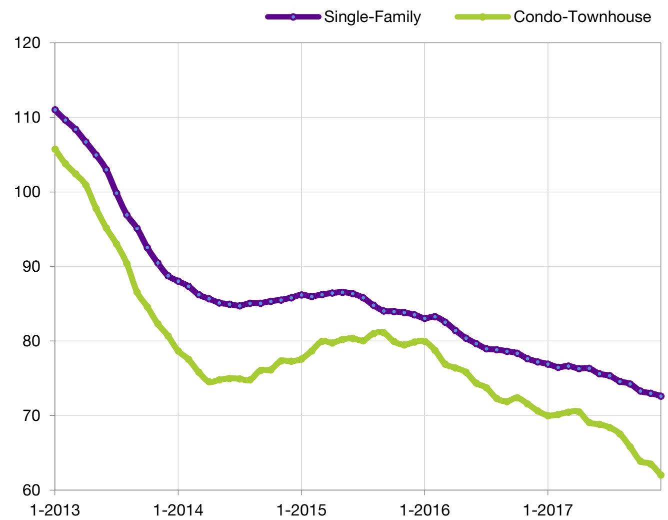
Average Days on Market Single-Family Detached

62

Average Days on Market Condo-Townhouse

Days on Market Until Sale

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



Top Areas: Condo-Townhouse Market Share in 2017

Entire MLS	**14.8%**
Jacksonville Beach: Region 21	42.4%
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	33.3%
Southside: Region 02	32.6%
St. Johns County - SE: Region 33	29.2%
NE St. Johns County – Ponte Vedra Beach North: Region 25	27.1%
St. Johns County - St. Augustine Area - East of US 1: Region 32	24.8%
Neptune Beach: Region 22	22.5%
Southside / Mandarin / Bartram: Region 01	22.1%
Atlantic Beach: Region 23	19.2%
Duval County	17.2%
St. Johns County	16.5%
Fleming Island Area: Region 12	15.4%
Riverside / Avondale / Ortega: Region 03	12.3%
Nassau County	12.1%
Orange Park: Region 13	11.7%
St. Johns County - NW: Region 30	11.3%
Arlington / Fort Caroline: Region 04	11.2%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	9.9%
Clay County	8.3%
St. Johns County - NE: Region 31	7.4%
West Jacksonville: Region 06	5.6%
Ponte Vedra / Nocatee (St. Johns County): Region 27	5.0%
Putnam County - South: Region 58	4.4%
West Jacksonville: Region 06	3.8%
Jacksonville - North: Region 09	3.5%

+ 9.0%

One-Year Change in Price Single-Family Detached

+ 9.8%

One-Year Change in Price Condo-Townhouse

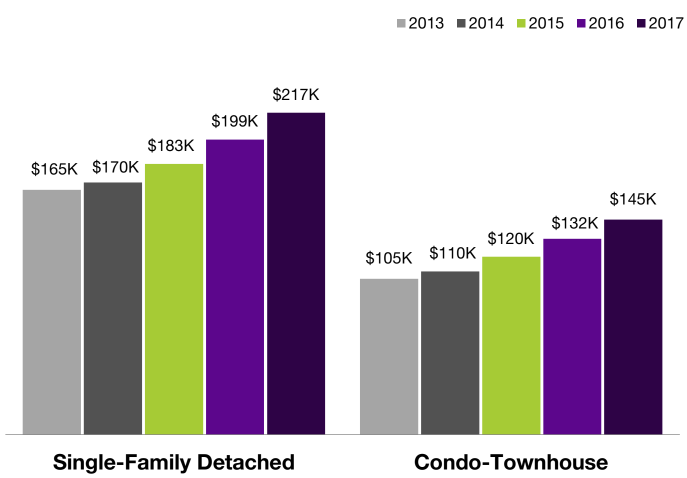
95.3%

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

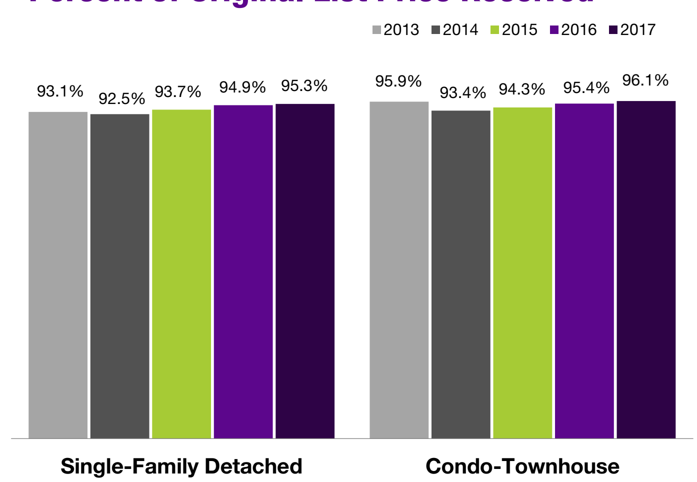
96.1%

Pct. of Orig. List Price Received Condo-Townhouse

Median Sales Price



Percent of Original List Price Received



Lender-Mediated Review

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

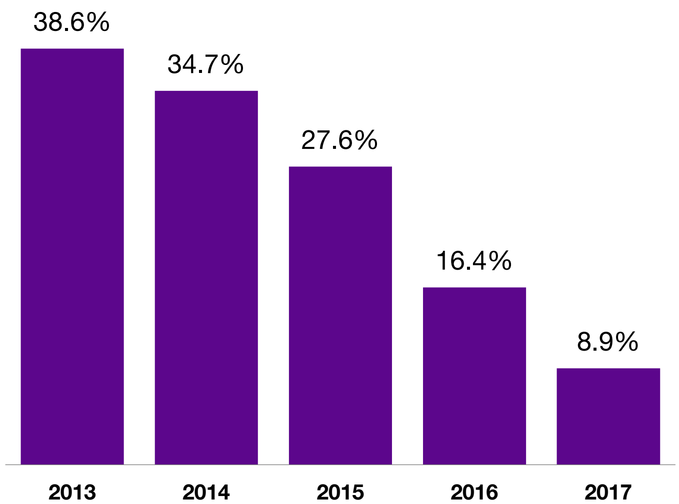
8.9%

% of Closed Sales in 2017 That Were Lender-Mediated

- 44.3%

One-Year Change in Sales of Lender-Mediated

% of Sales That Were Lender-Mediated



Top Areas: Lender-Mediated Market Share in 2017

Entire MLS	**8.9%**
Putnam County NE: Region 56	24.4%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	23.4%
Putnam County	21.4%
Putnam County - West: Region 57	20.3%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	17.7%
Keystone Heights Vicinity: Region 15	17.7%
Putnam County - South: Region 58	17.5%
Baker County	14.0%
St. Johns County - SW: Region 34	14.0%
Middleburg Vicinity: Region 14	13.5%
West Jacksonville: Region 06	12.7%
Jacksonville - North: Region 09	12.0%
Orange Park: Region 13	10.9%
Clay County	10.9%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	10.9%
Nassau County	10.8%
Duval County	9.4%
Arlington / Fort Caroline: Region 04	8.8%
Southside: Region 02	7.3%
Fleming Island Area: Region 12	7.2%
Green Cove Springs: Region 16	6.5%
Southside / Mandarin / Bartram: Region 01	6.0%
Atlantic Beach: Region 23	5.8%
St. Johns County - NE: Region 31	5.4%
St. Johns County - St. Augustine Area - East of US 1: Region 32	5.0%

+ 33.3%

Five-Year Change in Price All Properties

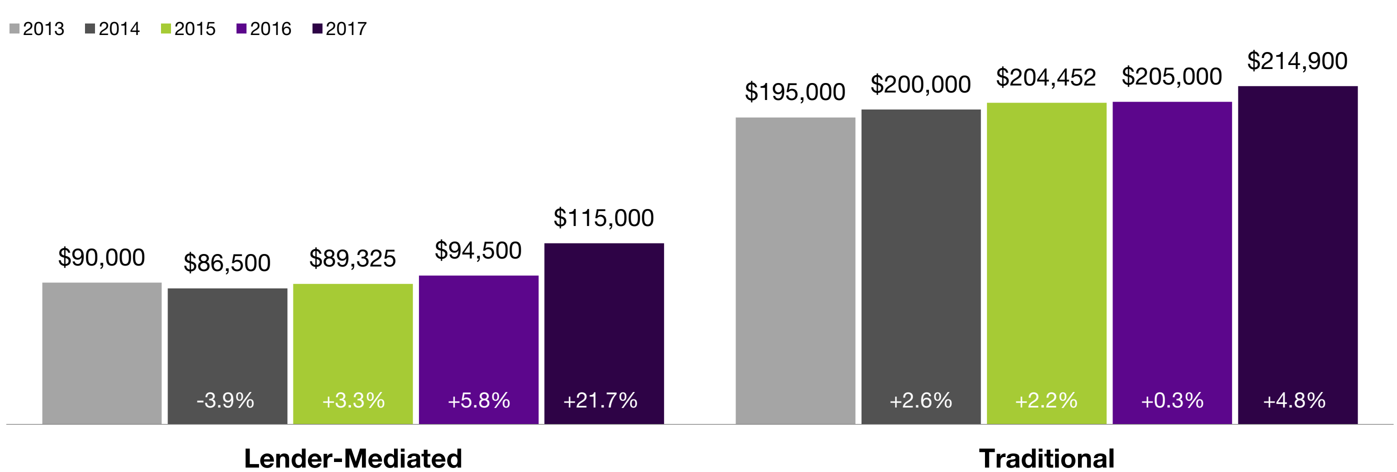
+ 27.8%

Five-Year Change in Price Lender-Mediated Properties

+ 10.2%

Five-Year Change in Price Traditional Properties

Median Sales Price



New Construction Review

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

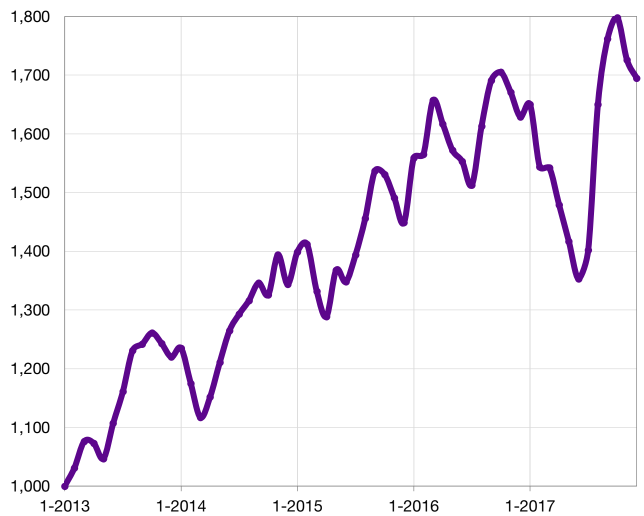
Oct '17

Peak of New Construction Inventory

103

Drop in New Construction Inventory from Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2017

Entire MLS	**16.0%**
Ponte Vedra / Nocatee (St. Johns County): Region 27	60.6%
St. Johns County - NE: Region 31	45.5%
St. Johns County - NW: Region 30	36.1%
St. Johns County	33.3%
Green Cove Springs: Region 16	31.6%
Nassau County	31.0%
St. Johns County - SE: Region 33	30.5%
Jacksonville - North: Region 09	24.5%
Baker County	17.6%
Middleburg Vicinity: Region 14	14.0%
St. Johns County - SW: Region 34	12.8%
West Jacksonville: Region 06	12.7%
Clay County	12.5%
Southside: Region 02	12.1%
Atlantic Beach: Region 23	11.2%
Orange Park: Region 13	11.2%
Duval County	10.3%
Southside / Mandarin / Bartram: Region 01	9.5%
Fleming Island Area: Region 12	9.2%
Jacksonville Beach: Region 21	9.0%
St. Johns County - St. Augustine Area - East of US 1: Region 32	7.4%
Neptune Beach: Region 22	6.7%
Arlington / Fort Caroline: Region 04	6.5%
NE St. Johns County – Ponte Vedra Beach North: Region 25	4.7%
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	3.4%

4.3

Year-End Months Supply New Construction

2.6

Year-End Months Supply Previously Owned

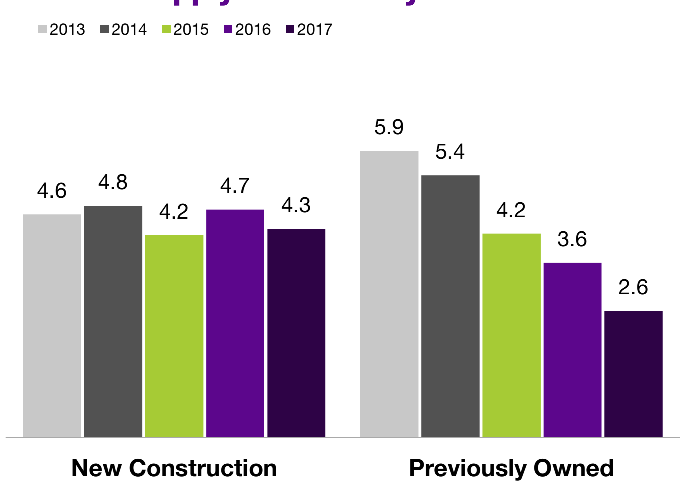
98.4%

Pct. of Orig. List Price Received New Construction

94.9%

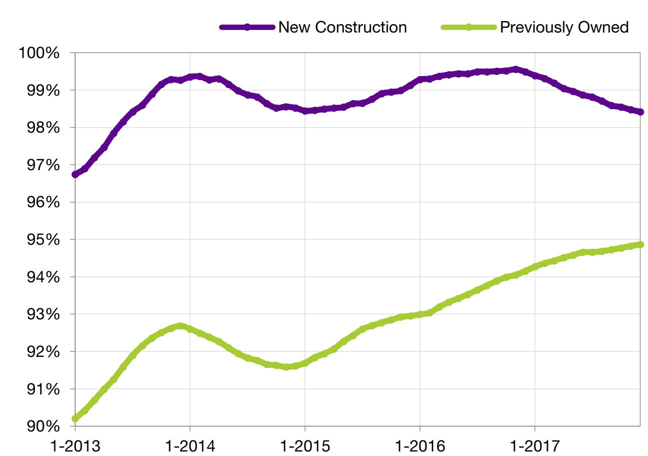
Pct. of Orig. List Price Received Previously Owned

Months Supply of Inventory



Percent of Original List Price Received

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



Area Overviews

	Total Closed Sales	Change from 2016	Percent New Construction	Percent Condo-Townhouse	Percent Lender-Mediated	Days on Market	Pct. of Orig. Price Received
Entire MLS	**28,824**	**+ 2.5%**	**16.0%**	**14.8%**	**8.9%**	**71**	**95.4%**
Baker County	**272**	**+ 28.3%**	**17.6%**	**0.0%**	**14.0%**	**71**	**95.3%**
Clay County	**3,896**	**+ 2.5%**	**12.5%**	**8.3%**	**10.9%**	**66**	**96.2%**
Duval County	**15,862**	**+ 1.2%**	**10.3%**	**17.2%**	**9.4%**	**62**	**95.5%**
Nassau County	**1,106**	**+ 0.8%**	**31.0%**	**12.1%**	**10.8%**	**89**	**95.7%**
Putnam County	**889**	**- 3.3%**	**0.6%**	**2.0%**	**21.4%**	**121**	**89.1%**
St. Johns County	**6,234**	**+ 5.2%**	**33.3%**	**16.5%**	**3.4%**	**86**	**96.0%**
Arlington / Fort Caroline: Region 04	2,060	+ 3.4%	6.5%	11.2%	8.8%	54	96.6%
Atlantic Beach: Region 23	365	+ 5.8%	11.2%	19.2%	5.8%	70	95.8%
Fleming Island Area: Region 12	677	+ 6.6%	9.2%	15.4%	7.2%	71	95.9%
Green Cove Springs: Region 16	294	+ 8.5%	31.6%	0.7%	6.5%	86	96.1%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	1,232	+ 3.5%	2.9%	9.9%	10.9%	59	94.8%
Jacksonville - North: Region 09	1,494	+ 3.7%	24.5%	3.5%	12.0%	67	96.1%
Jacksonville Beach: Region 21	611	+ 1.0%	9.0%	42.4%	2.8%	66	95.5%
Keystone Heights Vicinity: Region 15	220	+ 22.2%	0.0%	0.0%	17.7%	103	92.1%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	218	- 27.3%	2.3%	0.0%	23.4%	69	93.3%
Middleburg Vicinity: Region 14	962	- 4.7%	14.0%	1.5%	13.5%	66	95.8%
Neptune Beach: Region 22	120	- 1.6%	6.7%	22.5%	4.2%	67	94.4%
Orange Park: Region 13	1,765	+ 0.7%	11.2%	11.7%	10.9%	55	97.0%
Ponte Vedra / Nocatee (St. Johns County): Region 27	903	+ 5.1%	60.6%	5.0%	0.6%	82	98.7%
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	705	+ 8.3%	3.4%	33.3%	4.5%	90	94.7%
NE St. Johns County – Ponte Vedra Beach North: Region 25	214	+ 7.0%	4.7%	27.1%	3.7%	93	93.0%
Putnam County - South: Region 58	251	- 13.7%	0.4%	4.4%	17.5%	120	88.8%
Putnam County - West: Region 57	251	+ 6.4%	0.0%	0.0%	20.3%	133	87.7%
Putnam County NE: Region 56	389	0.0%	1.0%	1.8%	24.4%	114	90.1%
Riverside / Avondale / Ortega: Region 03	538	- 10.2%	2.6%	12.3%	4.5%	79	93.5%
Southside: Region 02	3,512	- 0.5%	12.1%	32.6%	7.3%	63	96.2%
Southside / Mandarin / Bartram: Region 01	2,746	+ 2.0%	9.5%	22.1%	6.0%	58	96.3%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	1,206	+ 12.3%	3.4%	2.2%	17.7%	66	89.8%
St. Johns County - NE: Region 31	312	- 6.0%	45.5%	7.4%	5.4%	98	94.7%
St. Johns County - NW: Region 30	2,763	+ 7.8%	36.1%	11.3%	3.3%	81	96.3%
St. Johns County - SE: Region 33	1,204	+ 6.0%	30.5%	29.2%	3.6%	89	95.4%
St. Johns County - St. Augustine Area - East of US 1: Region 32	121	- 7.6%	7.4%	24.8%	5.0%	122	91.5%
St. Johns County - SW: Region 34	86	- 18.1%	12.8%	0.0%	14.0%	77	94.9%
West Jacksonville: Region 06	1,587	- 4.6%	12.7%	5.6%	12.7%	58	96.3%

Area Historical Median Prices

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

	2013	2014	2015	2016	2017	Change From 2016	Change From 2013
Entire MLS	**$153,825**	**$159,000**	**$170,000**	**$185,900**	**$205,000**	**+ 10.3%**	**+ 33.3%**
Baker County	**$130,000**	**$123,000**	**$135,950**	**$135,000**	**$161,900**	**+ 19.9%**	**+ 24.5%**
Clay County	**$145,000**	**$153,875**	**$159,000**	**$173,000**	**$189,000**	**+ 9.2%**	**+ 30.3%**
Duval County	**$131,863**	**$135,000**	**$150,000**	**$164,000**	**$180,000**	**+ 9.8%**	**+ 36.5%**
Nassau County	**$170,000**	**$181,490**	**$199,000**	**$209,299**	**$229,000**	**+ 9.4%**	**+ 34.7%**
Putnam County	**$55,000**	**$55,000**	**$53,995**	**$65,000**	**$75,000**	**+ 15.4%**	**+ 36.4%**
St. Johns County	**$252,000**	**$273,948**	**$284,000**	**$295,000**	**$312,500**	**+ 5.9%**	**+ 24.0%**
Arlington / Fort Caroline: Region 04	$120,368	$125,000	$140,001	$158,000	$178,650	+ 13.1%	+ 48.4%
Atlantic Beach: Region 23	$217,500	$189,450	$220,000	$262,500	$296,110	+ 12.8%	+ 36.1%
Fleming Island Area: Region 12	$210,000	$228,900	$225,000	$249,000	$259,900	+ 4.4%	+ 23.8%
Green Cove Springs: Region 16	$148,500	$157,000	$160,325	$206,000	$200,000	- 2.9%	+ 34.7%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	$53,000	$57,500	$71,750	$99,900	$124,100	+ 24.2%	+ 134.2%
Jacksonville - North: Region 09	$148,000	$158,000	$168,750	$183,000	$190,000	+ 3.8%	+ 28.4%
Jacksonville Beach: Region 21	$275,000	$299,062	$310,000	$320,650	$360,000	+ 12.3%	+ 30.9%
Keystone Heights Vicinity: Region 15	$75,000	$77,000	$76,000	$95,000	$120,000	+ 26.3%	+ 60.0%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	$120,500	$116,000	$129,950	$150,000	$144,450	- 3.7%	+ 19.9%
Middleburg Vicinity: Region 14	$135,013	$145,500	$153,250	$167,500	$183,000	+ 9.3%	+ 35.5%
Neptune Beach: Region 22	$310,000	$300,000	$335,000	$362,000	$393,500	+ 8.7%	+ 26.9%
Orange Park: Region 13	$135,000	$140,575	$150,000	$160,000	$177,500	+ 10.9%	+ 31.5%
Ponte Vedra / Nocatee (St. Johns County): Region 27	$294,975	$349,954	$380,742	$376,680	$389,900	+ 3.5%	+ 32.2%
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	$370,300	$399,900	$405,000	$424,000	$445,000	+ 5.0%	+ 20.2%
NE St. Johns County – Ponte Vedra Beach North: Region 25	$457,500	$445,000	$431,000	$308,500	$586,250	+ 90.0%	+ 28.1%
Putnam County - South: Region 58	$59,000	$55,000	$49,900	$65,000	$70,000	+ 7.7%	+ 18.6%
Putnam County - West: Region 57	$37,000	$46,500	$38,000	$45,000	$60,750	+ 35.0%	+ 64.2%
Putnam County NE: Region 56	$64,800	$60,000	$64,000	$75,000	$89,900	+ 19.9%	+ 38.7%
Riverside / Avondale / Ortega: Region 03	$205,000	$220,000	$230,000	$245,000	$260,000	+ 6.1%	+ 26.8%
Southside: Region 02	$139,900	$144,900	$166,000	$180,000	$190,325	+ 5.7%	+ 36.0%
Southside / Mandarin / Bartram: Region 01	$167,000	$172,000	$185,000	$202,000	$222,135	+ 10.0%	+ 33.0%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	$25,400	$22,600	$25,000	$35,000	$48,900	+ 39.7%	+ 92.5%
St. Johns County - NE: Region 31	$292,000	$340,000	$354,500	$355,000	$377,950	+ 6.5%	+ 29.4%
St. Johns County - NW: Region 30	$249,900	$269,000	$264,900	$285,000	$297,745	+ 4.5%	+ 19.1%
St. Johns County - SE: Region 33	$184,995	$185,000	$205,000	$225,000	$241,479	+ 7.3%	+ 30.5%
St. Johns County - St. Augustine Area - East of US 1: Region 32	$218,000	$230,250	$268,000	$265,000	$320,000	+ 20.8%	+ 46.8%
St. Johns County - SW: Region 34	$145,000	$140,000	$150,700	$140,000	$225,000	+ 60.7%	+ 55.2%
West Jacksonville: Region 06	$100,150	$113,000	$120,000	$134,900	$157,000	+ 16.4%	+ 56.8%

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Thank You for your Interest….

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