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Northeast Florida Multiple Listing Service, Inc.  
and Metro Market Trends, Inc.

## NORTHEAST FLORIDA MARKET SUMMARY

4th QUARTER 2013

4th Quarter 2013



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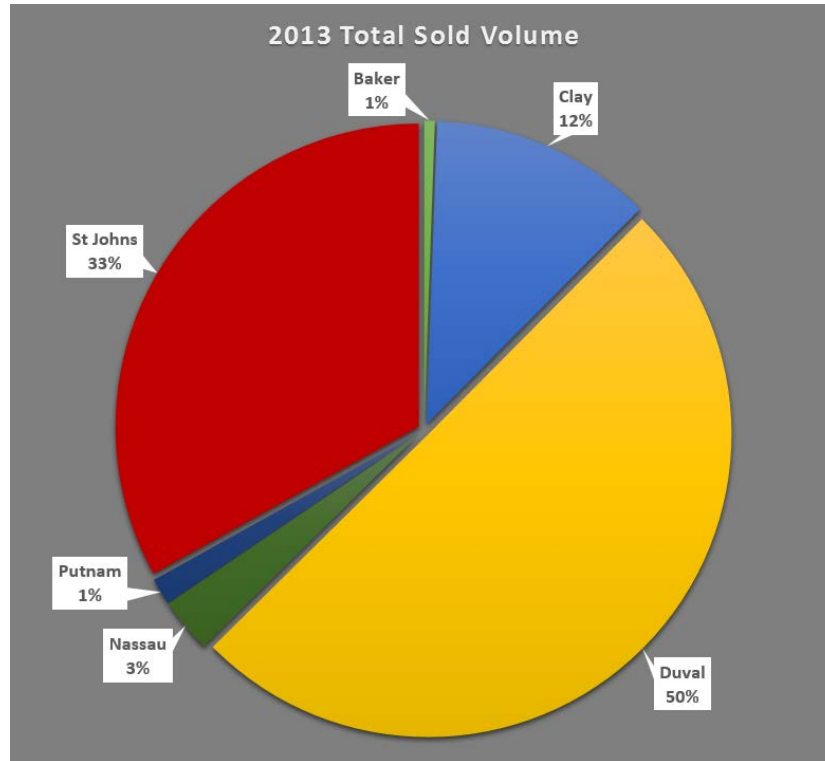
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RealtyWEB.Net, a service of the Northeast Florida Multiple Listing service Inc., is one of the largest multiple listing services in Northeast Florida providing services to over 5000 members for 20 years. This quarterly and annual report reflects strictly single family residential homes as entered and reported through RealtyWEB.Net.

The 4th Quarter 2013 statistical summary indicates that Northeast Florida continues to show a positive trend towards a stronger real estate market as compared to the same time frame last year. Inventory numbers have remained steady while the number of Sold transactions continue to increase as well as Average Sales Prices in Northeast Florida.

Total statistics for the year 2013 as compared to the year 2012 are below. Total Sales Volumes for each of the counties showed significant increases between the two years.

## 2013 Summary RealtyWEB.Net



	Active Inventory	% Change	Ave Active List Price	% Change	# Sold	% Change	Average Sold Price	% Change	Total Sold Volume	% Change
<b>Baker</b>	128	14%	\$156,390	-2%	161	55%	\$134,586	-1%	\$21,668,421	53.5%
<b>Clay</b>	1262	26%	\$197,664	4.6%	2734	23%	\$166,624	5.5%	\$455,636,192	30%
<b>Duval</b>	4395	0.55%	\$197,780	6%	11,294	23%	\$170,156	12%	\$1,924,674,437	37%
<b>Nassau</b>	345	1.5%	\$275,074	11%	573	49%	\$194,995	13.3%	\$111,732,005	69%
<b>Putnam</b>	737	-5.6%	\$131,154	0.04%	637	33%	\$86,257	3.8%	\$54,946,122	38%
<b>St Johns</b>	1435	-4%	\$414,054	3.4%	3914	17%	\$323,799	1.2%	\$1,268,645,420	23%

## Baker County 4th Quarter 2013 Residential Statistics

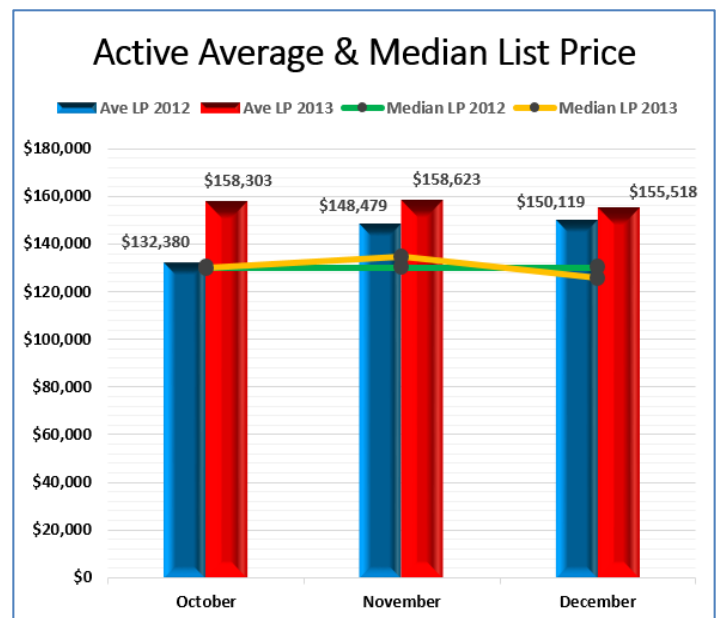
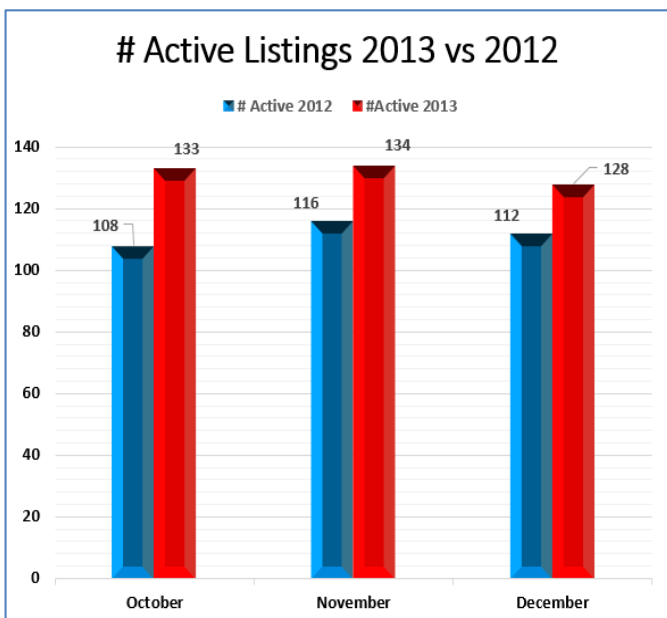
4th quarter 2013 in Baker County continues to reflect positive trending numbers when compared to 4th quarter 2012. Active inventory is up 14% over the same time frame in 2012 but also reflects a slight decrease in Average List price of -4%. An increase of 47% in the number of Sold transactions coupled with an increase of 16% in Average Sales Price reinforces the positive trending of the real estate market in Baker County. Total Sold Volume for the county increased by 70% compared to 4<sup>th</sup> quarter 2012.

**The Absorption Rate (how long the current inventory of properties would last at the current rate of sales) in conjunction with the Months of Inventory for Baker County reflected a BUYER'S MARKET for 4<sup>th</sup> quarter 2013.**

Economically, the unemployment rate in Baker County dropped from 6.89% in 2012 to 5.69 at the end of the 4<sup>th</sup> quarter 2013 (U.S. Bureau of Labor Statistics).

Statistic	4th Qtr 2013	3rd Qtr 2013	% Chg	4th Qtr 2012	% Chg	2013 YTD	2012 YTD	% Chg
# Active	128	119	7.56%	112	14%	128	112	14%
# New	71	96	-26%	59	20%	317	247	28%
# Sold	44	43	2%	30	47%	161	104	54.8%
Absorption Rate	9.91	10.35	-4.25%	13.71	-27.7%	12.03	11.42	5.34%
Average List Price	\$155,517	\$156,859	-0.8%	\$161,892	-4%	\$156,390	\$158,912	-1.5%
Median List Price	\$125,750	\$139,900	-9.53%	\$130,000	-3.2%	\$136,900	\$135,900	1%
Average Sale Price	\$157,865	\$148,343	6.4%	\$136,173	16%	\$134,586	\$135,676	-1%
Median Sale Price	\$136,000	\$142,000	-4.22%	\$142,128	-4.3	\$130,000	\$131,000	-1%
Total Sold Volume	\$6,946,050	\$6,378,737	8.89%	\$4,085,179	70%	\$21,668,421	\$14,110,336	53.5%

Month/Year	Active Listings	Active Avg List Price	Avg Active Price Change	Avg Active Price Change %	Active Median List Price	Absorption Rate	Months Inventory
Oct-13	133	\$158,303	-\$19,774	-12.52%	\$129,900	10.86	8.31
Nov-13	134	\$158,623	-\$15,716	-11.93%	\$134,450	10.24	22.33
Dec-13	128	\$155,518	-\$14,786	-11.67%	\$125,750	9.91	5.82



## Baker County 4th Quarter 2013 Residential Statistics continued

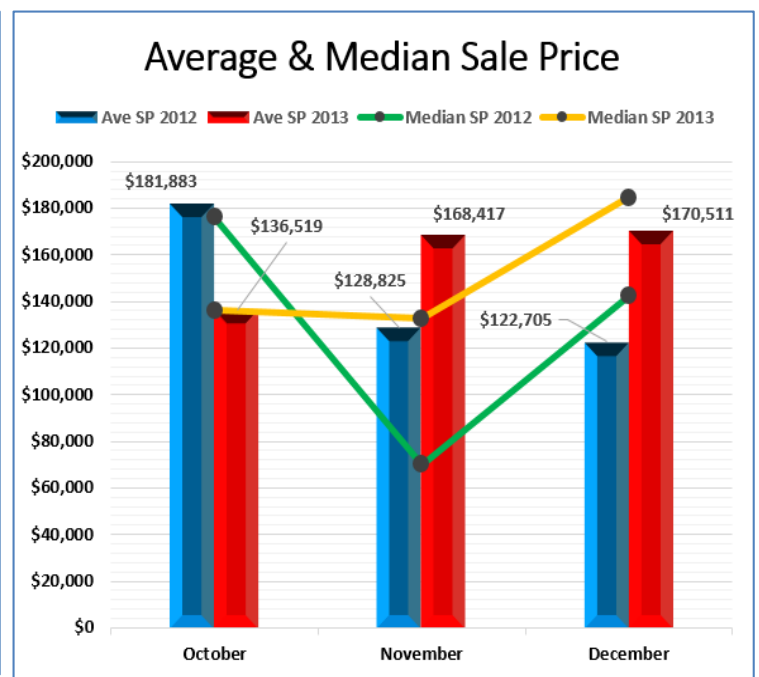
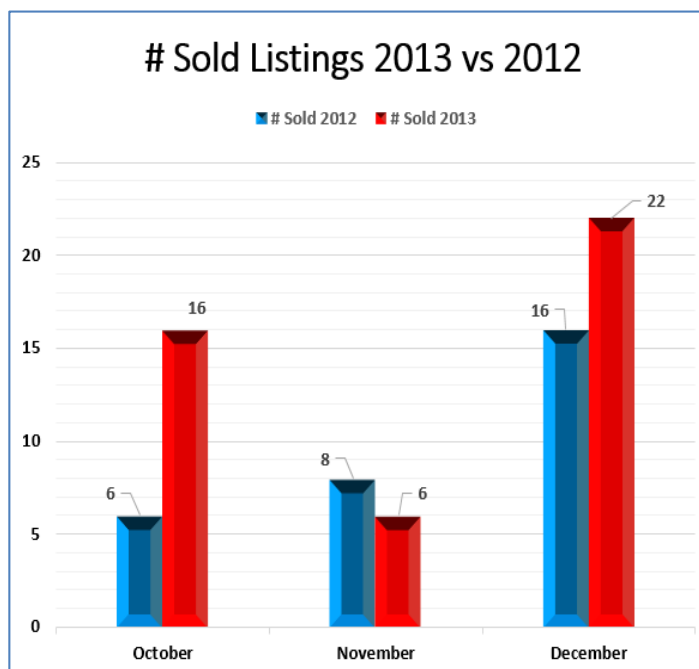
For 4th quarter 2013, the highest number of Sold transactions and the largest percent increase in Baker County fell in the \$200,000-\$249,000 sales price range.

Likewise, the highest number of Active listings for the quarter as well as the largest growing segment was in the \$250,000-\$300,000 market.

The number of distressed sales in Baker County for 4th quarter 2013 accounted for 36% of its total sales which is lower than the 43% of sales during the same time frame last year. Lis Pendens for Single Family structures in Baker County are significantly decreasing by a range of -77% to -89% as compared to 4th quarter 2012.

Month/Year	New Listings	New Avg List Price	New Median List Price	Pended Listings	Pended Avg List Price	Pended Median List Price
Oct-13	27	\$140,083	\$112,500	14	\$185,596	\$163,350
Nov-13	24	\$131,733	\$119,450	12	\$152,564	\$199,900
Dec-13	20	\$131,180	\$131,200	18	\$133,304	\$127,450

Month/Year	Sold Listings	Sold Avg List Price	Sold Avg Sale Price	Sold Median List Price	Sold Median Sale Price	Sale to List Price Ratio	Average DOM	# Distressed Sales
Oct-13	16	\$140,444	\$136,519	\$136,000	\$132,000	96.1%	52	6
Nov-13	6	\$175,267	\$167,417	\$132,500	\$130,000	95.5%	126	2
Dec-13	22	\$176,917	\$170,511	\$127,450	\$172,500	96.1%	124	8



Lis Pendens Single Family	4th Qtr 2013	4th Qtr 2012	% Chg
October	2	19	-89%
November	4	21	-80%
December	4	18	-77%

Source:  
Metro Market Trends

## Clay County 4th Quarter 2013 Residential Statistics

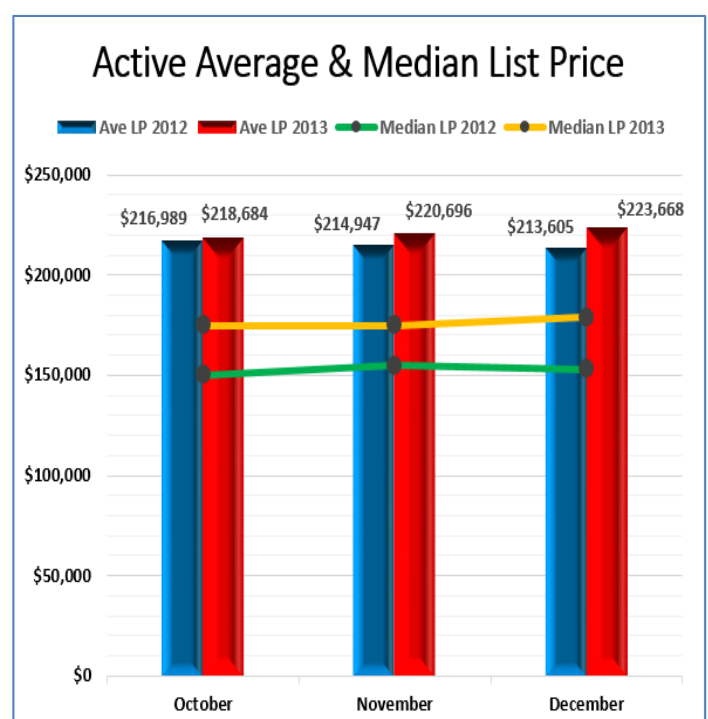
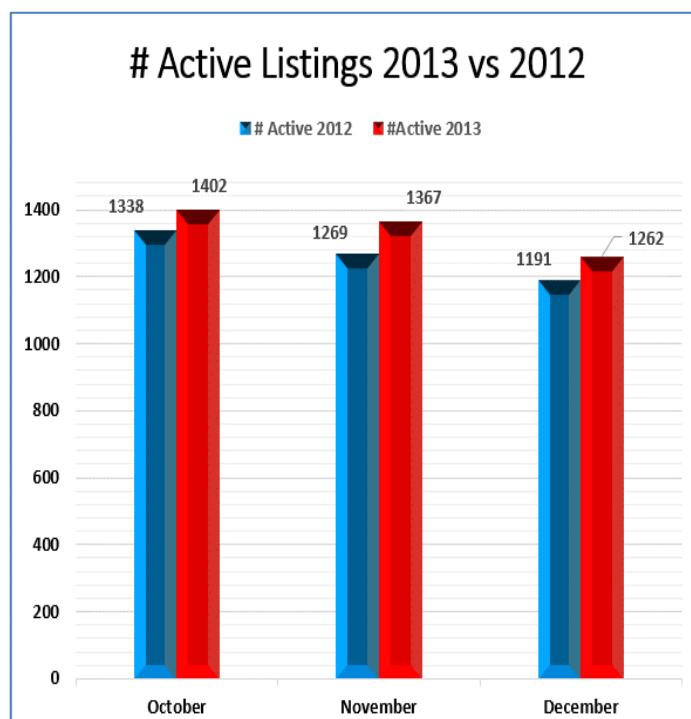
4th quarter 2013 for Clay County reflected a very strong real estate market. Inventory was up 6% compared to the same time frame in 2012 and number of Sold transactions increased by 9%. Average List Price increased 4.7% and Average Sales Prices rose 5% compared to 4<sup>th</sup> quarter 2012. Total Sold volume was up by 15% over 4<sup>th</sup> quarter 2012.

**The Absorption Rate (how long the current inventory of properties would last at the current rate of sales) and the Months of Inventory indicated that Clay County was in a NEUTRAL MARKET ideal for both buyers and sellers.**

Economically, the unemployment rate in Clay County is projected to be 5.6% for November 2013 which is -3% less than November 2012 (U.S. Bureau of Labor Statistics). The number of building permits filed for 4<sup>th</sup> quarter 2013 is down -26% over the same time frame last year (Metro Market Trends).

Statistic	4th Qtr 2013	3rd Qtr 2013	% Chg	4th Qtr 2012	% Chg	2013 YTD	2012 YTD	% Chg
# Active	1262	1256	.47%	1191	6%	1262	1191	6%
# New	895	1146	-21%	703	27%	4236	3351	26%
# Sold	670	710	-5.6%	613	9%	2734	2225	23%
Absorption Rate	5.58	5.75	-2.9%	6.53	-14%	6.13	7.6	-19%
Average List Price	\$223,668	\$182,606	22%	\$213,605	4.7%	\$197,664	\$188845	4.6%
Median List Price	\$178,950	\$159,900	12%	\$153,000	17%	\$162,900	\$149900	8.6%
Average Sale Price	\$169,773	\$177,355	-12%	\$161,480	5%	\$166,624	\$157850	5.5%
Median Sale Price	\$159,000	\$156,262	1.7%	\$134,900	18%	\$148,000	\$137000	8%
Total Sold Volume	\$113,917,941	\$126,454,006	-9.9%	\$98,987,252	15%	\$455,636,192	\$351,218,227	30%

Month/Year	Active Listings	Active Avg List Price	Avg Active Price Change	Avg Active Price Change %	Active Median List Price	Absorption Rate	Months Inventory
Oct-13	1402	\$218,683	-\$17,055	-7.3%	\$174,900	6.28	6.49
Nov-13	1367	\$220,695	-\$17,340	-7.31%	\$175,000	6.07	6.48
Dec-13	1262	\$223,668	-\$17,610	-7.34%	\$178,950	5.58	5.19



## Clay County 4th Quarter 2013 Residential Statistics continued

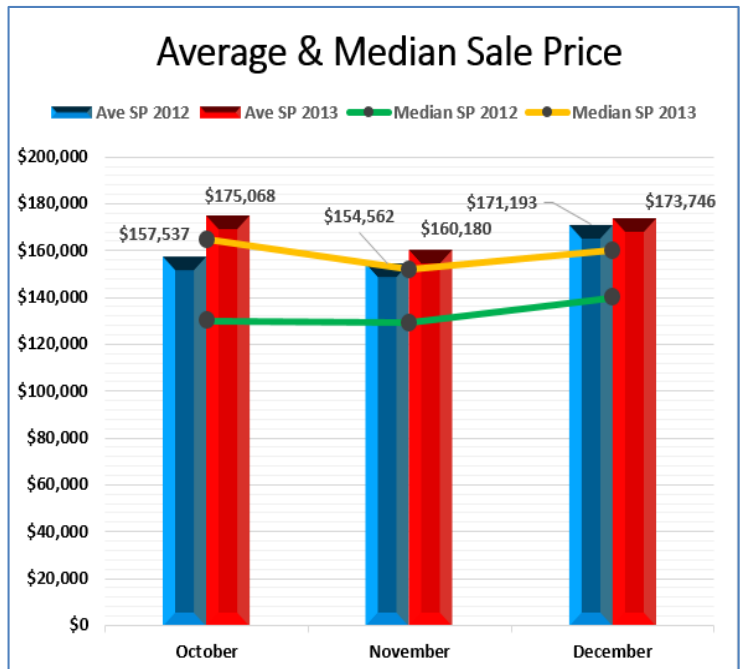
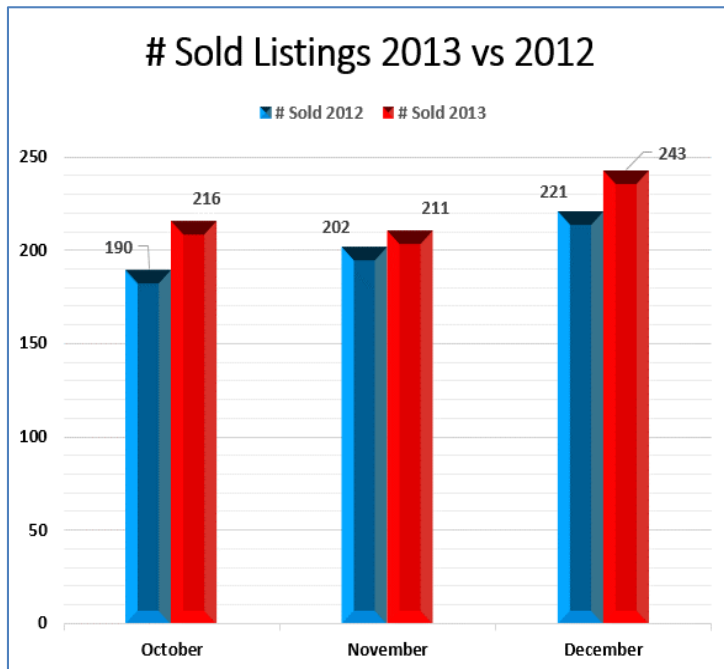
In Clay County, homes in the \$300,000-\$400,000 sold price range were the highest in number of sales for 4th quarter 2013. The greatest growth in sales was in the \$120,000-\$140,000 range.

Likewise, the highest number of Active listings and fastest growing segment in Clay County was in the \$300,000-\$400,000 list price range for 4th quarter 2013.

Distressed Sales from this quarter accounted for 28% of the total quarterly sales transaction, this is lower than the 42% number reflected in 4th quarter 2012. Lis Pendens for single family structures in Clay County are showing a decrease for the same time frame last year ranging from -27% to -44%.

Month/Year	New Listings	New Avg List Price	New Median List Price	Pended Listings	Pended Avg List Price	Pended Median List Price
Oct-13	372	\$183,515	\$174,900	242	\$180,013	\$159,900
Nov-13	284	\$199,458	\$175,000	247	\$170,034	\$159,900
Dec-13	239	\$187,761	\$178,950	243	\$159,070	\$149,900

Month/Year	Sold Listings	Sold Avg List Price	Sold Avg Sale Price	Sold Median List Price	Sold Median Sale Price	Sale to List Price Ratio	Average DOM	# Distressed Sales
Oct-13	216	\$180,258	\$175,068	\$168,500	\$164,741	97.2%	79	62
Nov-13	211	\$165,805	\$160,179	\$159,900	\$152,000	96.4%	81	62
Dec-13	243	\$178,413	\$173,746	\$165,999	\$160,000	96.7%	81	65



Lis Pendens Single Family	4th Qtr 2013	4th Qtr 2012	% Chg
October	124	223	-44%
November	124	172	-27%
December	127	213	-40%

Source:  
Metro Market Trends

## Duval County 4th Quarter 2013 Residential Statistics

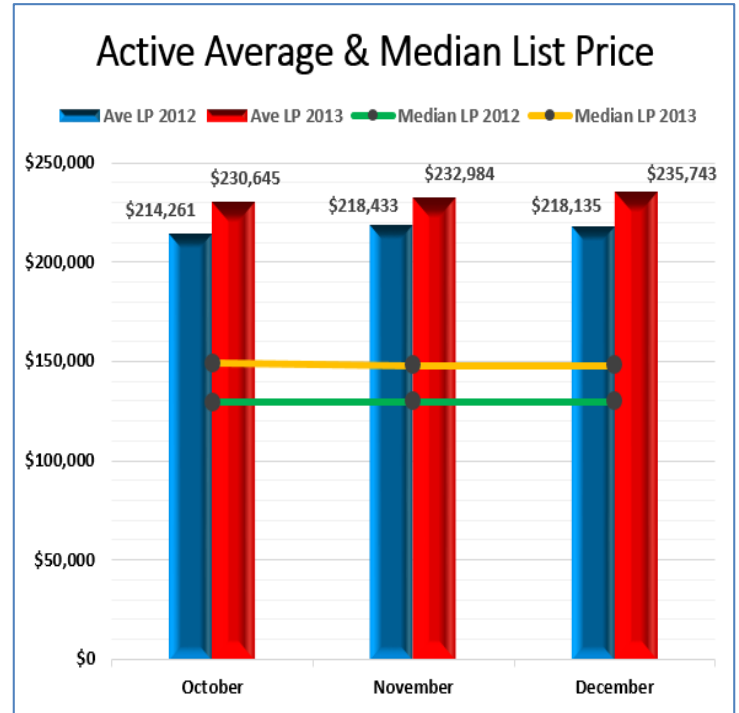
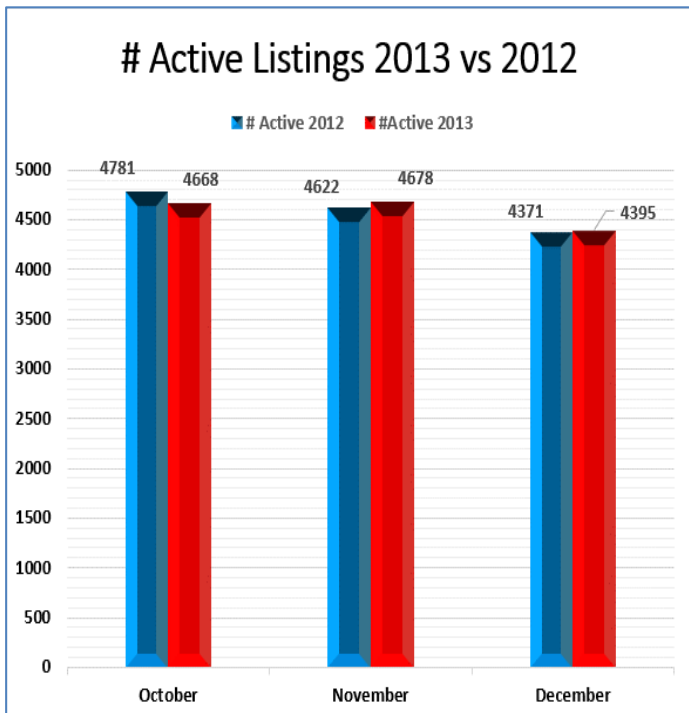
Duval County's 4th quarter 2013 statistics continue to reflect an expanding real estate market. The number of Active listings is holding steady as compared to the same time frame last year and the number of Sold transactions increased by 12%. Both Average List Price and Average Sold Prices have reported increases from 8% to 10% respectively. Total Sold Volume has increased by 24% compared to 4<sup>th</sup> quarter 2012.

**The Absorption Rates (how long the current inventory of properties would last at the current rate of sales) along with the Months of Inventory places Duval County in a NEUTRAL MARKET making it ideal for both buyers and sellers.**

Economically, the unemployment rate for Duval County November 2013 is down to 6.2% from 9.6% in November 2012 (U.S. Bureau of Labor Statistics). Single Family building permits for the county have increased by 3% over the same time frame last year (Metro Market Trends).

Statistic	4th Qtr 2013	3rd Qtr 2013	% Chg	4th Qtr 2012	% Chg	2013 YTD	2012 YTD	% Chg
# Active	4395	4315	1.8%	4371	.54%	4395	4371	.55%
Total # New	3757	4439	-15%	3005	25%	16204	13273	22%
Total # Sold	2784	2870	-3%	2491	12%	11294	9211	23%
Absorption Rate	4.74	4.82	-1.6%	5.74	-17%	5.14	6.99	-26%
Average List Price	\$235,742	\$185,405	27%	\$218,134	8%	\$197,780	\$186,533	6%
Median List Price	\$148,000	\$149,900	-1.2%	\$129,900	14%	\$139,900	\$124,900	12%
Average Sale Price	\$167,341	\$177,640	-5.7%	\$151,399	10%	\$170,156	\$152,002	12%
Median Sale Price	\$139,900	\$145,000	-3.5%	\$119,500	15%	\$139,900	\$117,900	18%
Total Sold Volume	\$467,049,046	\$512,357,727	-8.8%	\$377,135,143	24%	\$1,924,674,437	\$1,400,102,267	37%

Month/Year	Active Listings	Active Avg List Price	Avg Active Price Change	Avg Active Price Change %	Active Median List Price	Absorption Rate	Months Inventory
Oct-13	4668	\$230,645	-\$24,017	-10.3%	\$149,000	5.09	4.93
Nov-13	4678	\$232,984	-\$23,221	-10.37%	\$148,000	5.05	5.68
Dec-13	4395	\$235,742	-\$22,169	-9.92%	\$148,000	4.74	4.33





## Duval County 4th Quarter 2013 Residential Statistics continued

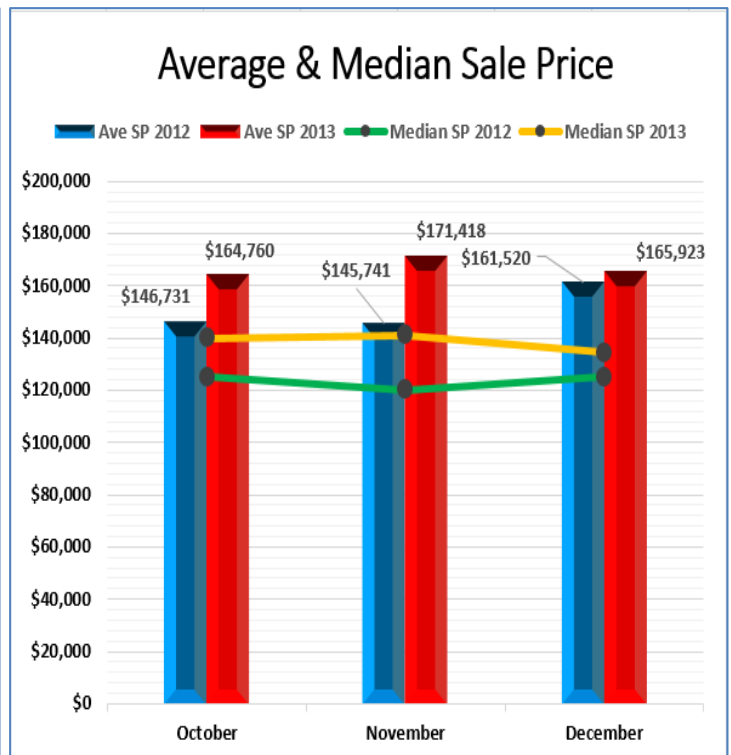
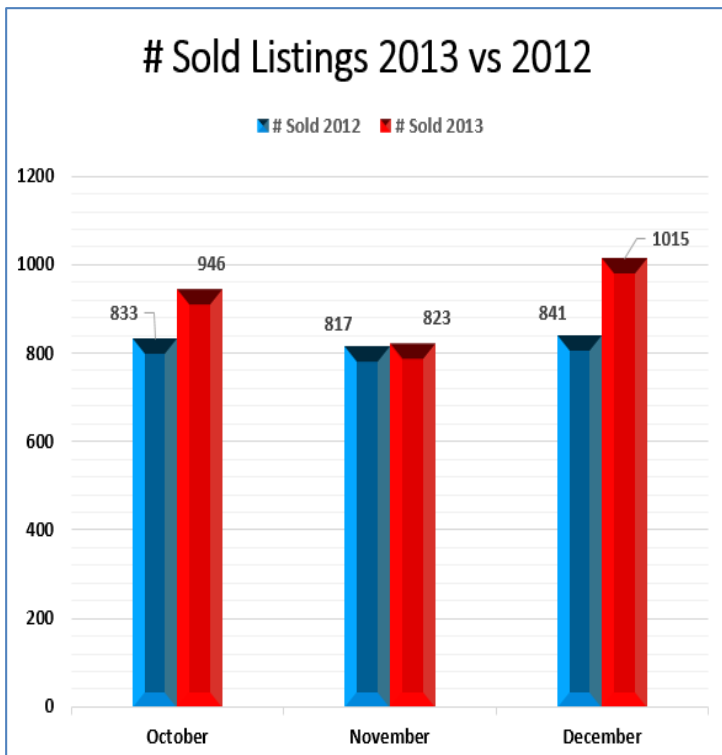
In Duval County, homes in the \$120,000-\$140,000 sales price range accounted for the highest number of sales and the \$250,000-\$300,000 range had the largest growth in 4th quarter 2013.

Likewise, the \$200,000-\$250,000 price range accounts for the highest number of Active listings and the \$180,000-\$200,000 range reflected the highest in growth for this quarter.

There is a downward trend in the number of recorded Lis Pendens for Single Family structures in Duval County ranging from -16% to -46% less than 4th Quarter 2012. 37% of Sold transactions for 4th quarter 2013 were considered distress sales in Duval County which was only slightly lower than 4th quarter 2012 of 49%.

Month/Year	New Listings	New Avg List Price	New Median List Price	Pended Listings	Pended Avg List Price	Pended Median List Price
Oct-13	1418	\$180,863	\$129,900	992	\$170,062	\$138,500
Nov-13	1286	\$185,447	\$129,000	931	\$165,182	\$129,900
Dec-13	1053	\$171,937	\$119,500	925	\$164,692	\$137,900

Month/Year	Sold Listings	Sold Avg List Price	Sold Avg Sale Price	Sold Median List Price	Sold Median Sale Price	Sale to List Price Ratio	Average DOM	# Distressed Sales
Oct-13	946	\$171,162	\$164,759	\$144,250	\$144,250	96.4%	80	348
Nov-13	823	\$177,226	\$171,418	\$145,000	\$145,000	96.7%	74	316
Dec-13	1015	\$173,537	\$165,923	\$137,900	\$137,900	95.7%	81	375



Lis Pendens Single Family	4th Qtr 2013	4th Qtr 2012	% Chg
October	452	846	-46%
November	474	565	-16%
December	511	820	-37%

Source:  
Metro Market Trends

## Nassau County 4th Quarter 2013 Residential Statistics

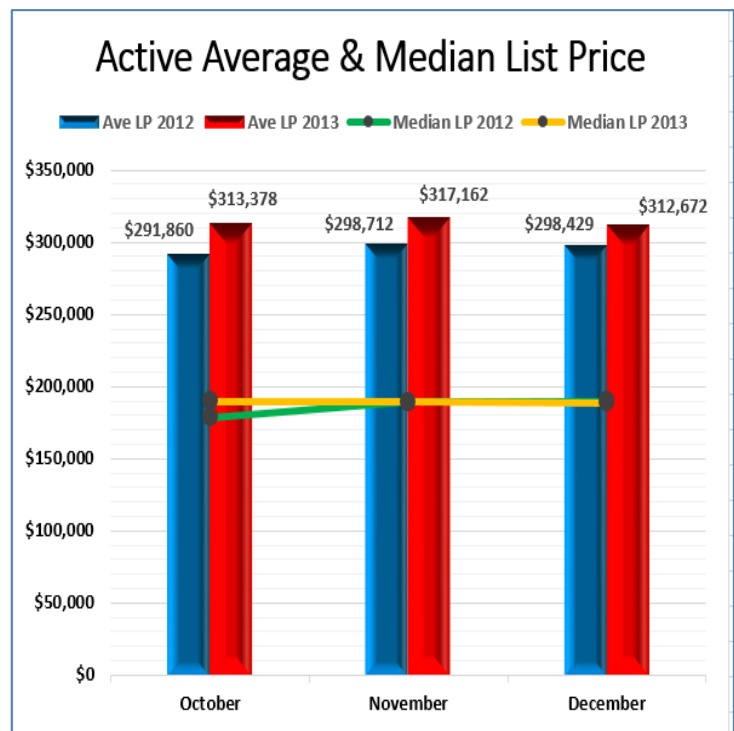
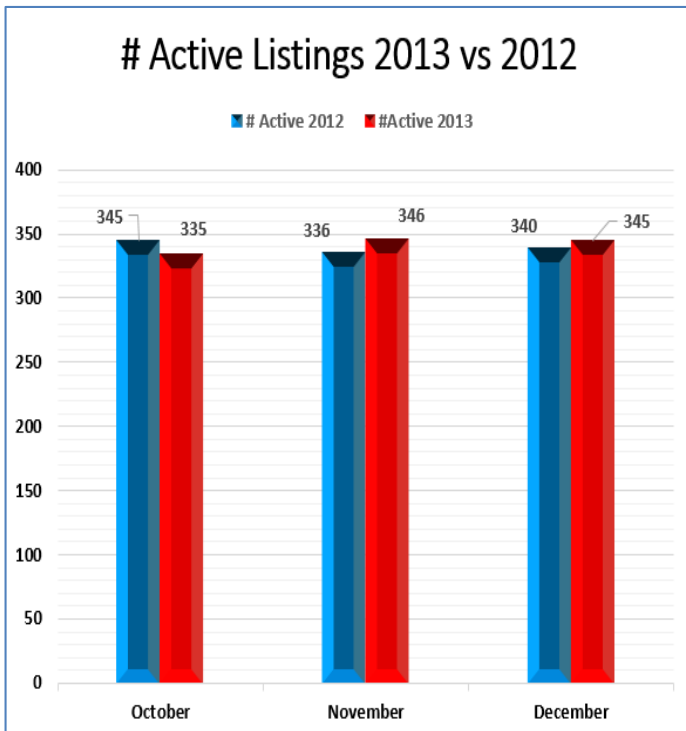
Based upon NEFMLS statistical data, 4th quarter 2013 in Nassau County shows Active inventory holding steady with a slight increase of 1.5% compared to 4th quarter 2012. The number of Sold transactions increased by 53% and both Average Listing Price (increased by 4.7%) and Average Sold Price (increased by 17%) showed an upward trend. Total Sold Volume increased by 78% over 4th Quarter 2012.

**The Absorption Rate (how long the current inventory of properties would last at the current rate of sales) and Months of Inventory indicate that Nassau County is in a BUYERS MARKET.**

Economically, the unemployment rate in Nassau County is slightly down by -1.4% compared to the same time frame last year (U.S. Bureau Labor Statistics). There were 122 requests for Single Family Building Permits almost doubling the number of request 4th Quarter 2012 (per Metro Market Trends).

Statistic	4th Qtr 2013	3rd Qtr 2013	% Chg	4th Qtr 2012	% Chg	2013 YTD	2012 YTD	% Chg
# Active	345	305	13%	340	1.5	345	340	1.5%
# New	203	253	-20%	151	34%	871	701	24%
# Sold	145	141	3%	95	53%	573	384	49%
Absorption Rate	7.75	7.61	2%	10.49	-26%	8.81	10.43	-15%
Average List Price	\$312,671	\$206,437	51%	\$298,429	4.7%	\$275,074	\$248,130	11%
Median List Price	\$188,990	\$185,900	2%	\$189,925	1.6%	\$185,900	\$175,000	6.2%
Average Sale Price	\$223,361	\$197,137	13%	\$191,430	17%	\$194,995	\$172,058	13.3%
Median Sale Price	\$178,000	\$182,800	-2.63%	\$156,900	13%	\$172,900	\$154,500	12%
Total Sold Volume	\$32,387,327	\$28,190,562	15%	\$18,185,896	78%	\$111,732,005	\$66,070,623	69%

Month/Year	Active Listings	Active Avg List Price	Avg Active Price Change	Avg Active Price Change %	Active Median List Price	Absorption Rate	Months Inventory
Oct-13	335	\$313,378	-\$24,483	-8.73%	\$189,900	7.69	9.85
Nov-13	346	\$317,162	-\$22,831	-8.14%	\$189,445	7.89	8.24
Dec-13	345	\$312,672	-\$21,286	-7.37%	\$188,990	7.75	5



## Nassau County 4th Quarter 2013 Residential Statistics continued

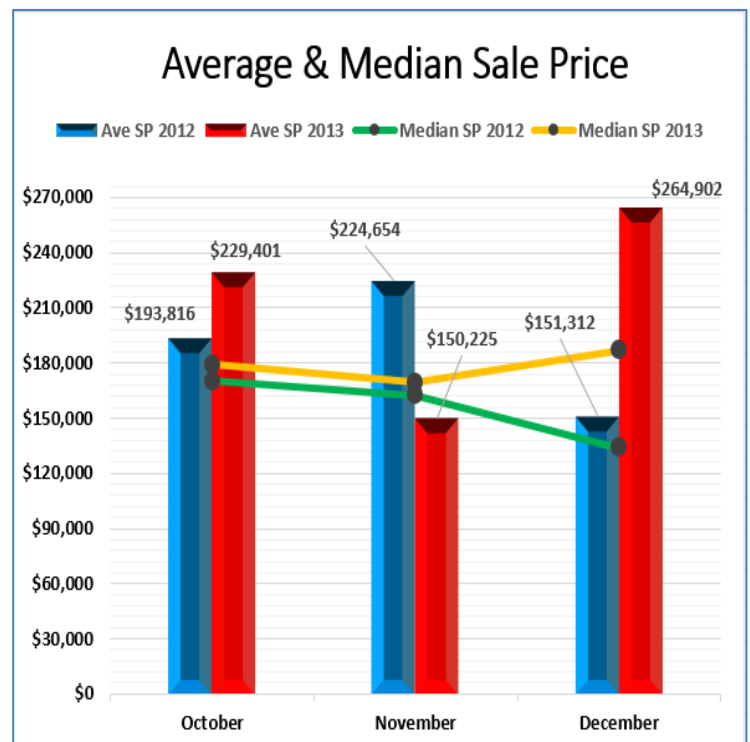
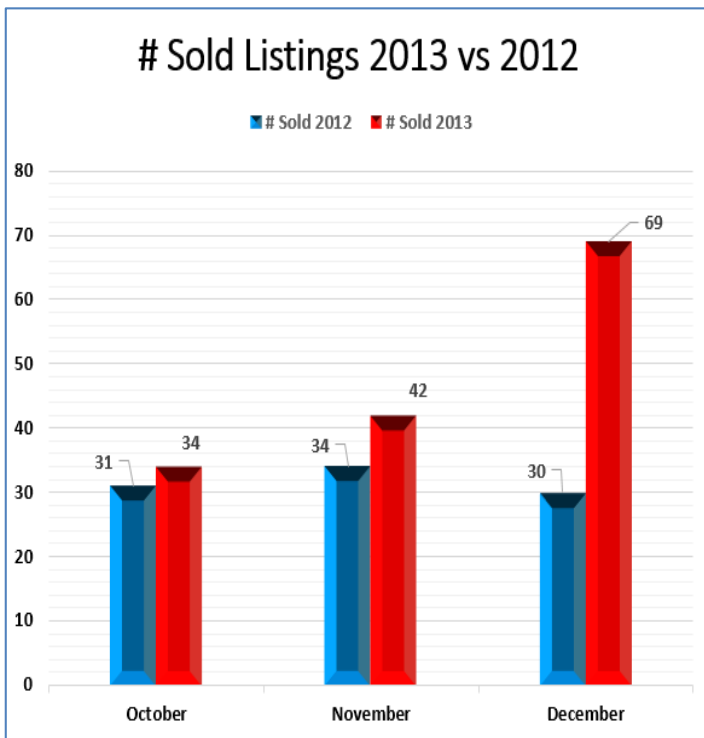
4th quarter 2013 in Nassau County, shows the highest number of Sold transactions fell in two price ranges, \$200,000-\$250,000 and the \$300,000-\$400,000. The largest growth sector was in the \$180,000-\$200,000 price range.

Likewise, the majority of Active listings for the quarter was in the \$160,000-\$180,000 market with the fastest growing price range in the \$90,000- \$100,000 range.

Distressed Sales accounted for 36% of the quarterly sold for 4th quarter 2013 which was -16% less than the same as 4th quarter 2012. The number of Lis Pendens recorded for the quarter decreased by a range of -19% to -61%.

Month/Year	New Listings	New Avg List Price	New Median List Price	Pended Listings	Pended Avg List Price	Pended Median List Price
Oct-13	335	\$416,269	\$180,000	44	\$179,046	\$172,000
Nov-13	346	\$264,148	\$176,825	47	\$199,699	\$175,000
Dec-13	345	\$296,100	\$197,492	40	\$231,252	\$188,008

Month/Year	Sold Listings	Sold Avg List Price	Sold Avg Sale Price	Sold Median List Price	Sold Median Sale Price	Sale to List Price Ratio	Average DOM	# Distressed Sales
Oct-13	34	\$247,078	\$229,401	\$189,400	\$179,000	95.3%	157.6	9
Nov-13	42	\$157,005	\$150,224	\$169,400	\$169,450	94.9%	95.3	19
Dec-13	69	\$283,244	\$264,902	\$186,900	\$186,900	96.4%	95.7	25



Lis Pendens Single Family	4th Qtr 2013	4th Qtr 2012	% Chg
October	36	49	-26%
November	18	47	-61%
December	38	47	-19%

Source:  
Metro Market Trends

## Putnam County 4th Quarter 2013 Residential Statistics

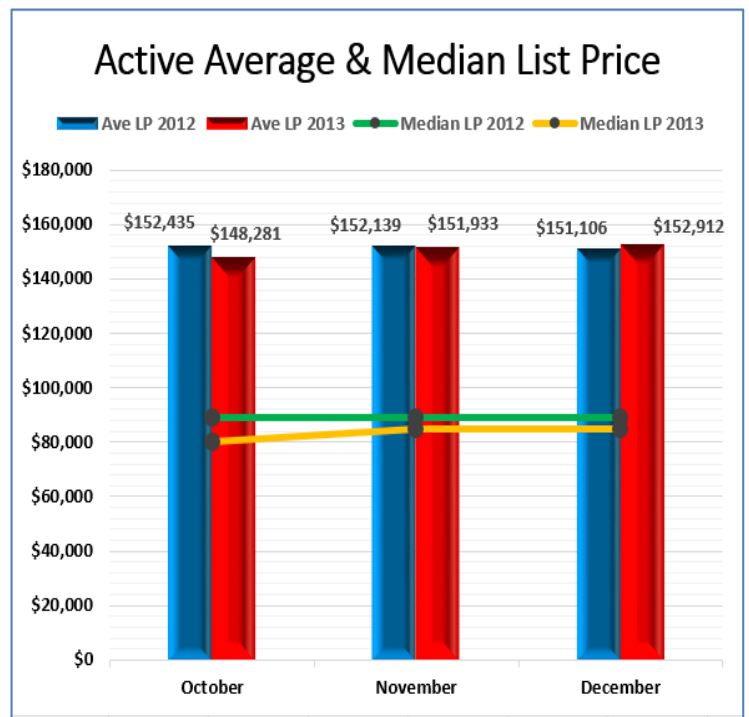
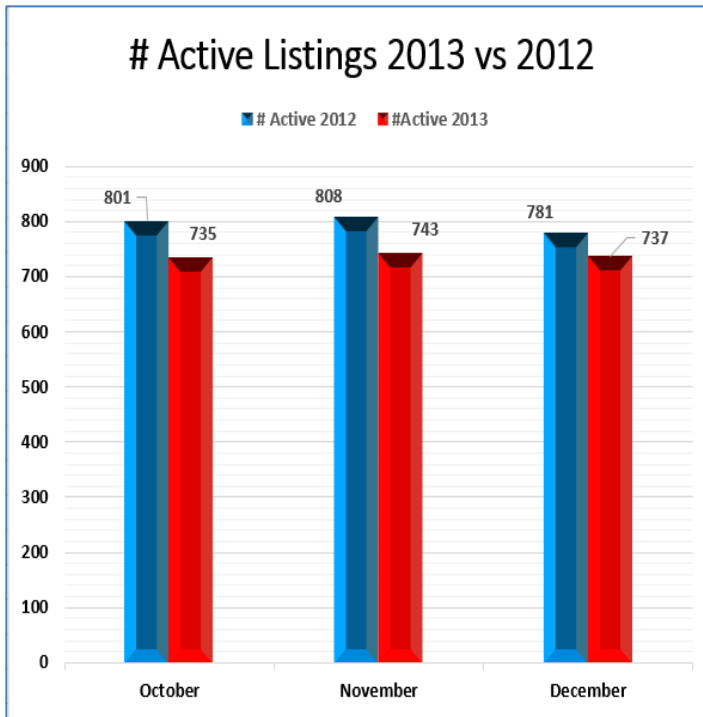
4th quarter 2013 statistics for Putnam County ends in a strong market. Active inventory reflected a -5.6% decrease compared to the same time last year with Average List Prices increasing by 1%. The number of Sold transactions increased by 42% and the Average Sold Price had a -4% decrease. The Total Sold Volume continued the upward trend with an increase of 35% compared to 4<sup>th</sup> quarter 2012.

**Both the Absorption Rate (how long the current inventory of properties would last at the current rate of sales) and the Months of Inventory places Putnam County in a BUYER'S MARKET.**

Economically, the unemployment rate is down to 8.4% from the 10.7% recorded in November 2012 (U.S. Bureau of Labor Statistics). The 12 applications for Single Family Building permits for Putnam County doubles the 6 permits granted in in the same time frame 2012 (Per Metro Market Trends) indicating some growth in new homes for the county.

Statistic	4th Qtr 2013	3rd Qtr 2013	% Chg	4th Qtr 2012	% Chg	2013 YTD	2012 YTD	% Chg
# Active	737	720	2%	781	-5.6%	737	781	-5.6%
# New	300	332	-9.6%	240	25%	1242	1129	10%
# Sold	160	172	-6.9%	113	42%	637	478	33%
Absorption Rate	14.17	15.48	-8.4%	19.73	-28%	16.65	20.2	-17.5%
Average List Price	\$152,912	\$99,208	54%	\$151,106	1%	\$131,200	\$131,154	.04%
Median List Price	\$84,800	\$59,700	42%	\$89,000	-4.7%	\$76,250	\$79,500	-4%
Average Sale Price	\$84,533	\$90,186	-6.2%	\$88,436	-4%	\$86,257	\$83,036	3.8%
Median Sale Price	\$57,625	\$51,000	13%	\$51,500	12%	\$55,000	\$53,250	3.2%
Total Sold Volume	\$13,525,336	\$15,692,441	-14%	\$9,993,275	35%	\$54,946,122	\$39,691,375	38%

Month/Year	Active Listings	Active Avg List Price	Avg Active Price Change	Avg Active Price Change %	Active Median List Price	Absorption Rate	Months Inventory
Oct-13	735	\$148,281	-\$22,729	-14.5%	\$79,900	83.4	14.41
Nov-13	743	\$151,933	-\$22,064	-13.9%	\$84,800	81.2	14.86
Dec-13	737	\$152,912	-\$21,659	-13.8%	\$84,800	82.1	12.49



## Putnam County 4th Quarter 2013 Residential Statistics continued

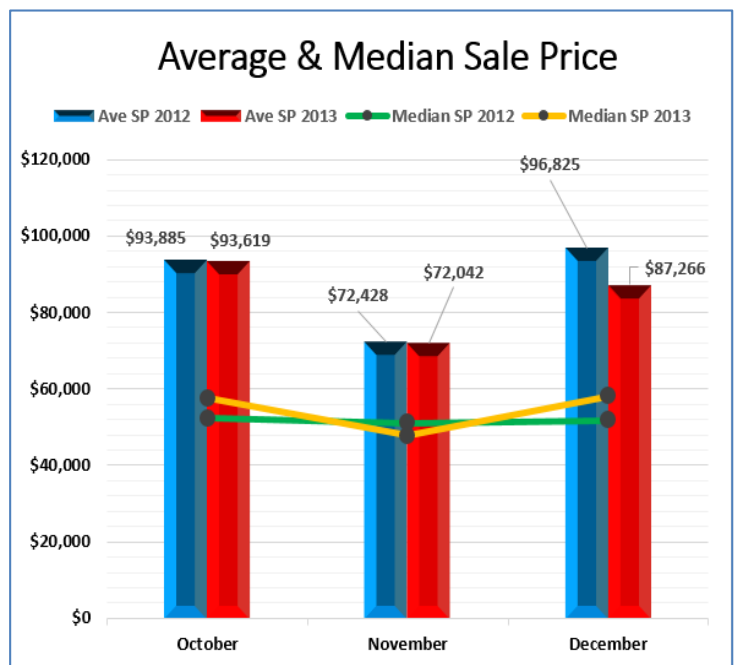
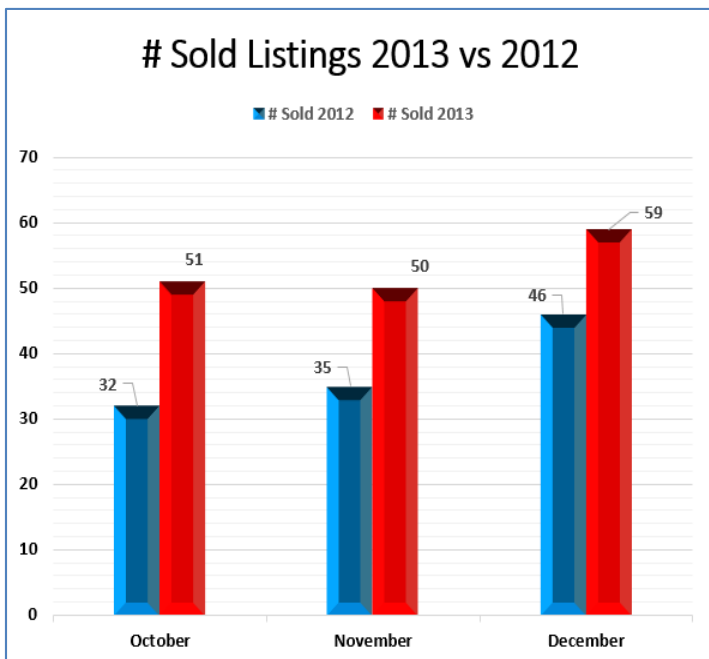
4th quarter 2013 in Putnam County recorded the \$50,000-\$60,000 price range with the highest number of Sold transactions and the highest growth rate in the \$140,000-\$160,000 segments.

Likewise, the highest number of Active listings was in the \$30,000-\$40,000 segment with the fastest growing in the \$750,000-\$1 million+ sector.

The number of recorded Lis Pendens for Single Family structures in Putnam County fluctuated greatly ranging from an increase of 1% to a decrease of -38% for the 4th quarter. The number of distressed sales accounted for 38% of quarterly sales for Putnam County in 4th quarter 2013, slightly higher than the 32% for 4th quarter 2012.

Month/Year	New Listings	New Avg List Price	New Median List Price	Pended Listings	Pended Avg List Price	Pended Median List Price
Oct-13	106	\$139,171	\$77,950	62	\$79,152	\$54,350
Nov-13	100	\$116,779	\$79,675	48	\$77,570	\$58,750
Dec-13	94	\$112,572	\$62,200	51	\$95,471	\$55,000

Month/Year	Sold Listings	Sold Avg List Price	Sold Avg Sale Price	Sold Median List Price	Sold Median Sale Price	Sale to List Price Ratio	Average DOM	# Distressed Sales
Oct-13	51	\$104,113	\$93,618	\$69,900	\$57,500	90.9%	119	20
Nov-13	50	\$79,771	\$72,041	\$52,450	\$47,800	90%	166	20
Dec-13	59	\$94,629	\$87,266	\$59,900	\$58,000	90.9%	178	21



Lis Pendens Single Family	4th Qtr 2013	4th Qtr 2012	% Chg
October	68	109	-38%
November	59	86	-31%
December	85	84	1%

Source:  
Metro Market Trends

## St. Johns County 4th Quarter 2013 Residential Statistics

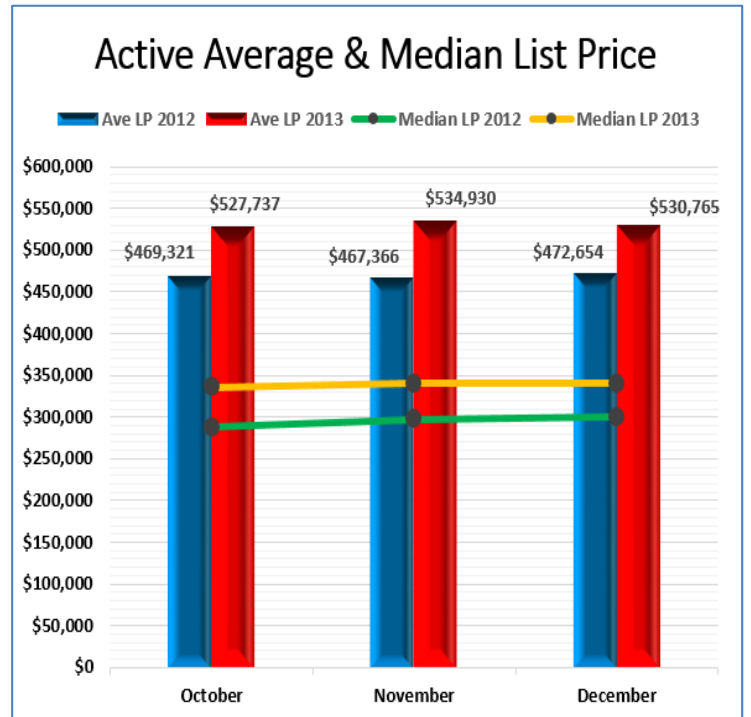
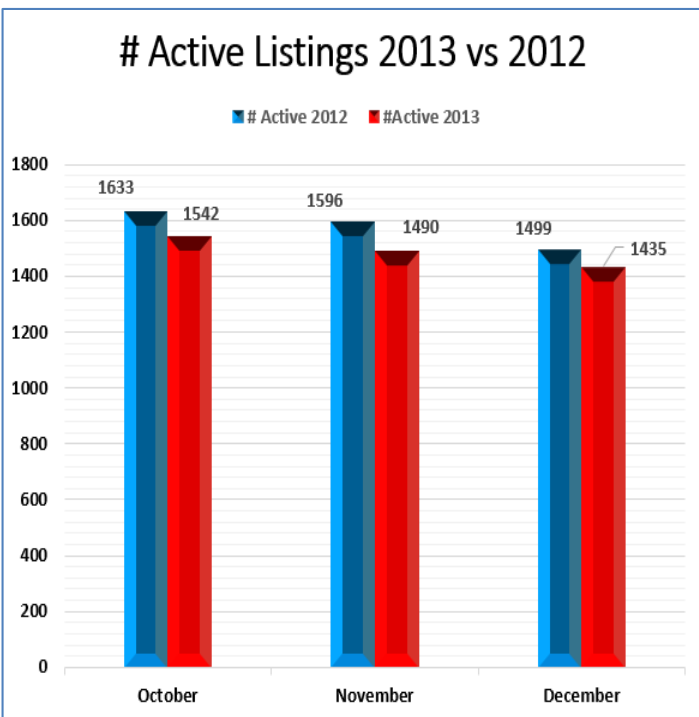
St. Johns County 4th quarter 2013 statistics from the NEFMLS system reflected an Active inventory down by --4% compared to 4<sup>th</sup> quarter 2012, but the number of Sold transactions increase by 4.2%. This coupled with an increase in both Average Listing Price and Average Selling Price by 12% and 3% respectively is indicative of a strong real estate market for the county. Total Sold Volume has increased 8% when comparing the 4th quarter year over year.

**The Absorption Rate (how long the current inventory of properties would last at the current rate of sales) along with the Months of Inventory places St. Johns County in a SELLER'S MARKET.**

Economically, the unemployment rate for St Johns County dropped to 4.9% for November 2013 compared to 6.3% November 2012 (U.S. Bureau of Labor Statistics). Requests for Single Family Building permits for 4th quarter 2013 have increased by 40% when compared to 4th Quarter 2012 (per Metro Market Trends).

Statistic	4th Qtr 2013	3rd Qtr 2013	% Chg	4th Qtr 2012	% Chg	2013 YTD	2012 YTD	% Chg
# Active	1435	1386	3.5%	1499	-4%	1435	1499	-4%
# New	1091	1332	-18%	883	23%	5191	4553	14%
# Sold	911	1064	-14%	874	4.2%	3914	3356	17%
Absorption Rate	4.42	4.39	.68%	5.75	-23%	4.98	7.26	-31%
Average List Price	\$530,765	\$339,818	56%	\$472,654	12%	\$414,054	\$400,177	3.4%
Median List Price	\$339,900	\$277,400	22%	\$299,900	13%	\$297,384	\$270,950	9.7%
Average Sale Price	\$334,570	\$328,389	1.8%	\$324,497	3%	\$323,799	\$319,714	1.2%
Median Sale Price	\$270,000	\$270,000	0%	\$145,600	85%	\$261,998	\$244,990	6.9%
Total Sold Volume	\$306,465,884	\$351,047,676	-13%	\$283,610,049	8%	\$1,268,613,962	\$1,025,645,420	23%

Month/Year	Active Listings	Active Avg List Price	Avg Active Price Change	Avg Active Price Change %	Active Median List Price	Absorption Rate	Months Inventory
Oct-13	1542	\$527,736	-\$22,729	-14.59%	\$335,495	4.77	14.41
Nov-13	1490	\$534,930	-\$22,064	-13.91%	\$339,900	4.61	14.86
Dec-13	1435	\$230,765	-\$21,659	-13.84%	\$339,900	4.42	12.49



## St. Johns County 4th Quarter 2013 Residential Statistics continued

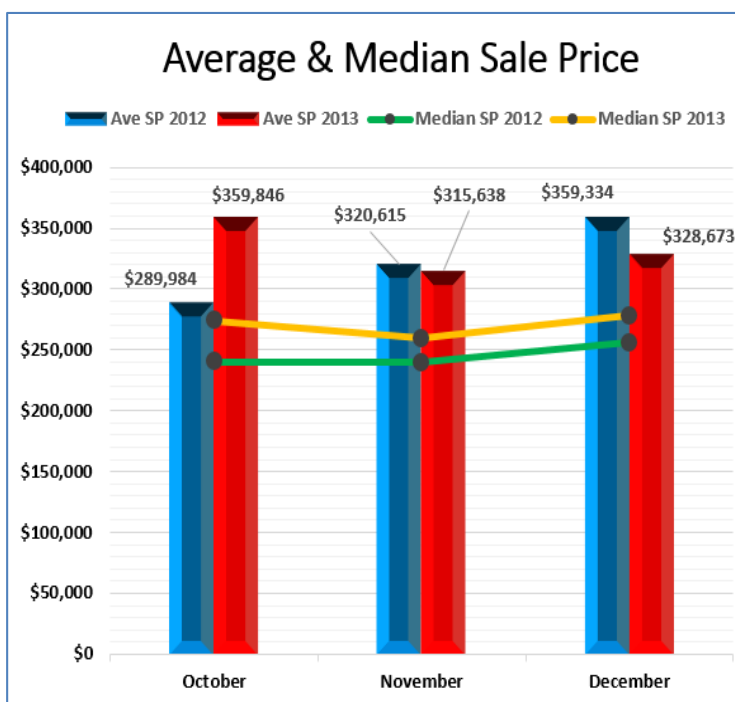
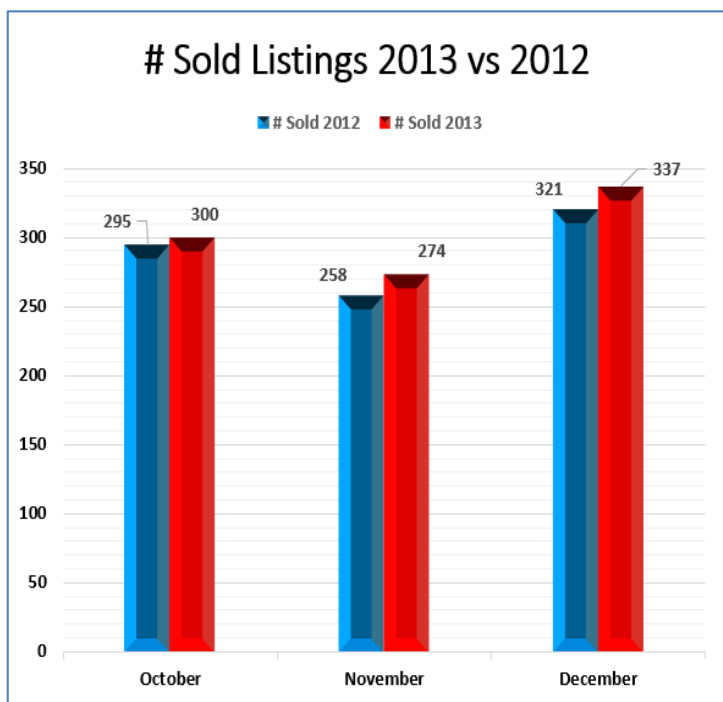
St. Johns County's 4th quarter 2013 had the highest number of Sold transactions in the \$300,000-\$400,000 range with the most growth in the \$120,000-\$140,000 segment.

Likewise, the highest number of Active listings fell in the \$300,000-\$400,000 market, with the highest growth price range in the \$500,000-\$750,000 segment for the 4th quarter 2013.

St. Johns County's recorded Lis Pendens for Single Family structures has declined by around -40% during the 4th quarter of 2013 compared to the same time frame last year. Distressed sales account for 14% of the total quarterly sales for St. Johns County which was a slight drop of -10% compared to 4th quarter 2012.

Month/Year	New Listings	New Avg List Price	New Median List Price	Pended Listings	Pended Avg List Price	Pended Median List Price
Oct-13	421	\$401,393	\$300,000	307	\$351,771	\$279,900
Nov-13	324	\$375,618	4299,900	256	4343,629	\$279,900
Dec-13	346	\$364,164	\$284,151	299	4343,339	\$278,264

Month/Year	Sold Listings	Sold Avg List Price	Sold Avg Sale Price	Sold Median List Price	Sold Median Sale Price	Sale to List Price Ratio	Average DOM	# Distressed Sales
Oct-13	300	\$375,691	\$359,846	\$281,787	\$274,000	97%	71.2	43
Nov-13	274	4325,456	\$315,638	\$261,450	\$259,198	97.4%	84.2	42
Dec-13	337	\$340,176	\$340,176	\$286,765	\$278,265	97%	80.6	45



Lis Pendens Single Family	4th Qtr 2013	4th Qtr 2012	% Chg
October	89	165	-46%
November	79	134	-41%
December	89	151	-41%

Source:  
Metro Market Trends