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

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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.

2018

2018 Annual Report on the Northeast Florida Housing Market

FOR RESIDENTIAL REAL ESTATE ACTIVITY FROM THE
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While the 2017 housing market was marked by renewed optimism fueled by stock market strength, higher wages and a competitive environment for home sales, 2018 delivered a more seasoned prudence toward residential real estate. Home buyers, now steeped in several years of rising prices and low inventory, became more selective in their purchase choices as housing affordability achieved a ten-year low.

Yet the appetite for home buying remained strong enough to drive prices upward in virtually all markets across the country. In fact, national home prices have risen 53 percent from February 2012 to September 2018. That mark is a less dramatic but still sizable 40 percent increase when inflation is factored in.

The national median household income was last reported with a year-over-year increase of 1.8 percent, while home prices have gone up 5.5 percent in roughly the same amount of time. That kind of gap can't be sustained indefinitely, but prices are still expected to rise in most areas, albeit at a much slower pace.

Sales: Pending sales increased 4.4 percent, closing 2018 at 30,446. Closed sales were up 1.9 percent to finish the year at 29,935.

Listings: Year-over-year, the number of homes available for sale was higher by 5.5 percent. There were 8,414 active listings at the end of 2018. New listings increased by 10.4 percent to finish the year at 40,743.

Lender-Mediated Properties: The foreclosure market continues to be a hint of its former unhealthy peaks. In 2018, the percentage of closed sales that were either foreclosure or short sale decreased by 36.9 percent to end the year at 5.5 percent of the market.

New Construction: Nationally, builder confidence was up in the early part of the year but grew cautious amidst increasing interest rates and affordability concerns. Locally, new construction market share was at 15.7percent, while months of supply finished 2018 at 4.1 months. Previously owned homes have seen months of supply drop from 5.4 to 3.2 months over the last five years, and new construction supply has dropped from 4.8 to 4.1 months.

Prices: Home prices were up compared to last year. The overall median sales price increased 8.0 percent to $$221,500 for the year. Single-Family home prices were up 8.3 percent compared to last year, and Condo-Townhouse home prices were up 7.6 percent.

Consumer optimism has been tested by four interest rate hikes by the Federal Reserve in 2018. Meanwhile, GDP growth was at 4.2 percent in Q2 2018, dropped to 3.4 percent in Q3 2018 and is expected to be about 2.9 percent in Q4 2018 when figures are released.

Looking strictly at market fundamentals, recent Fed and GDP changes will not cause a dramatic shift away from the current state of the housing market. The booming sales at increased prices over the last several years may not be the same thrill ride to observe in 2019, but a long-awaited increase in inventory is something positive to consider, even if it arrives in the form of shrinking demand amidst rising mortgage rates.

The biggest potential problem for residential real estate in 2019 might be human psychology. A fear of buying at the height of the market could create home purchase delays by a large pool of potential first-time buyers, thus creating an environment of declining sales.

If the truth of a positive economic outlook coupled with responsible lending practices and more available homes for sale captures the collective American psyche, the most likely outcome for 2019 is market balance.

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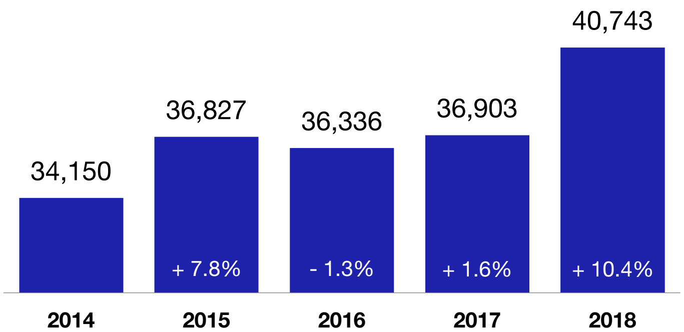
Quick Facts

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

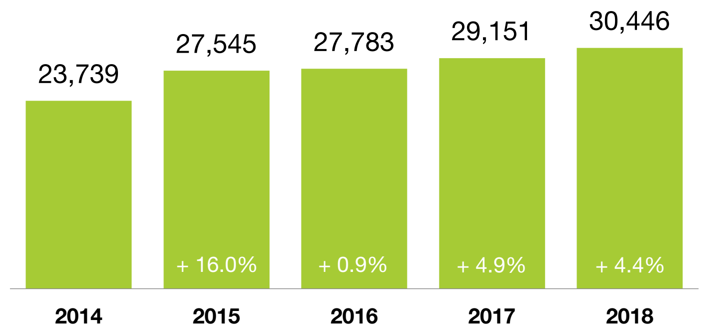
New Listings



Top 5 Areas: Change in New Listings from 2017	
St. Johns County - St. Augustine Area - East of US 1: Region 32	+ 55.9%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	+ 46.8%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	+ 28.8%
Baker County	+ 25.6%
North Beach / Mayport: Region 24	+ 22.4%

Bottom 5 Areas: Change in New Listings from 2017	
Putnam County - South: Region 58	- 2.0%
Putnam County NE: Region 56	- 3.8%
St. Johns County - NE: Region 31	- 6.0%
Green Cove Springs: Region 16	- 6.5%
Keystone Heights Vicinity: Region 15	- 10.7%

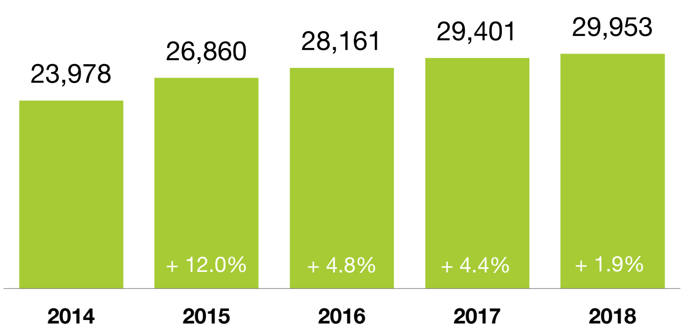
Pending Sales



Top 5 Areas: Change in Pending Sales from 2017	
St. Johns County - St. Augustine Area - East of US 1: Region 32	+ 52.0%
North Beach / Mayport: Region 24	+ 51.0%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	+ 33.7%
St. Johns County - SW: Region 34	+ 31.2%
NE St. Johns County – Ponte Vedra Beach North: Region 25	+ 23.8%

Bottom 5 Areas: Change in Pending Sales from 2017	
Arlington / Fort Caroline: Region 04	- 6.3%
Fleming Island Area: Region 12	- 6.5%
Neptune Beach: Region 22	- 6.7%
Keystone Heights Vicinity: Region 15	- 7.3%
Green Cove Springs: Region 16	- 10.0%

Closed Sales

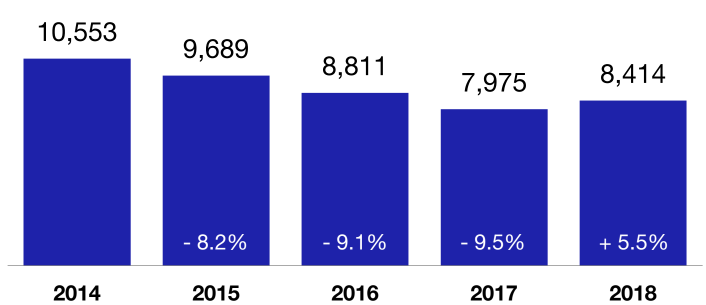


Top 5 Areas: Change in Closed Sales from 2017	
North Beach / Mayport: Region 24	+ 53.2%
St. Johns County - SW: Region 34	+ 39.8%
St. Johns County - St. Augustine Area - East of US 1: Region 32	+ 39.5%
NE St. Johns County – Ponte Vedra Beach North: Region 25	+ 21.1%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	+ 18.3%

Bottom 5 Areas: Change in Closed Sales from 2017	
Putnam County - South: Region 58	- 8.3%
Arlington / Fort Caroline: Region 04	- 8.5%
Ponte Vedra / Nocatee (St. Johns County): Region 27	- 9.8%
Fleming Island Area: Region 12	- 10.2%
Keystone Heights Vicinity: Region 15	- 12.6%

Inventory of Homes for Sale

At the end of the year.



Top 5 Areas: Change in Homes for Sale from 2017	
Baker County	+ 50.0%
Orange Park: Region 13	+ 37.1%
St. Johns County - St. Augustine Area - East of US 1: Region 32	+ 35.3%
Middleburg Vicinity: Region 14	+ 34.8%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	+ 30.1%

Bottom 5 Areas: Change in Homes for Sale from 2017	
Putnam County NE: Region 56	- 23.5%
Putnam County - South: Region 58	- 23.9%
Keystone Heights Vicinity: Region 15	- 26.9%
St. Johns County - SW: Region 34	- 38.2%
North Beach / Mayport: Region 24	- 57.1%

Quick Facts

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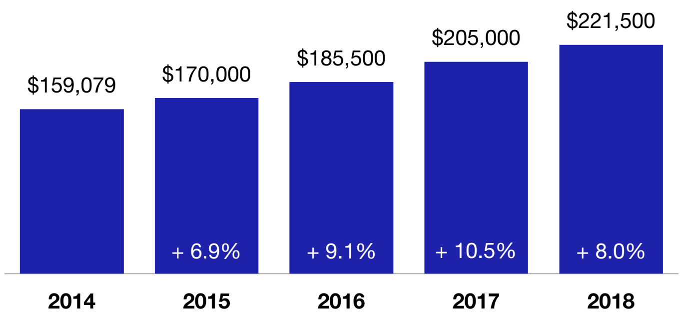
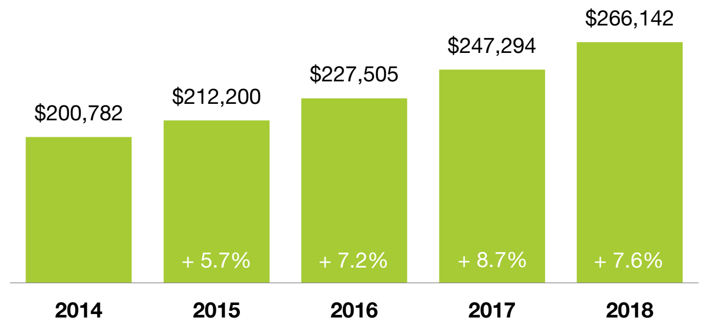
Median Sales Price



Top 5 Areas: Change in Median Sales Price from 2017	
Putnam County - South: Region 58	+ 27.5%
Putnam County NE: Region 56	+ 25.7%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	+ 20.8%
Putnam County	+ 20.0%
Baker County	+ 17.6%

Bottom 5 Areas: Change in Median Sales Price from 2017	
St. Johns County - SW: Region 34	+ 1.1%
St. Johns County - St. Augustine Area - East of US 1: Region 32	- 2.4%
Atlantic Beach: Region 23	- 2.5%
St. Johns County - NE: Region 31	- 3.8%
NE St. Johns County – Ponte Vedra Beach North: Region 25	- 17.6%

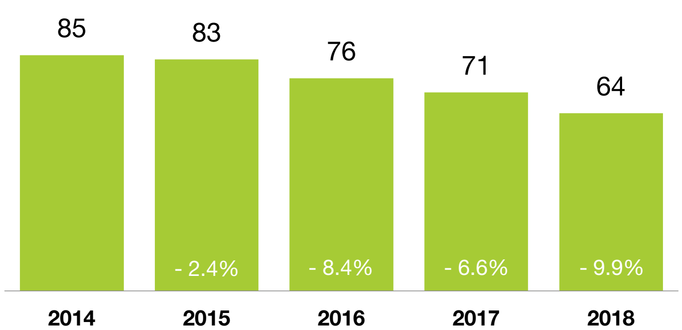
Average Sales Price



Top 5 Areas: Change in Avg. Sales Price from 2017	
North Beach / Mayport: Region 24	+ 25.3%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	+ 20.6%
Putnam County - South: Region 58	+ 18.9%
Keystone Heights Vicinity: Region 15	+ 18.4%
Baker County	+ 14.9%

Bottom 5 Areas: Change in Avg. Sales Price from 2017	
St. Johns County - SW: Region 34	- 0.3%
Putnam County - West: Region 57	- 0.3%
Atlantic Beach: Region 23	- 2.0%
St. Johns County - NE: Region 31	- 3.4%
St. Johns County - St. Augustine Area - East of US 1: Region 32	- 6.7%

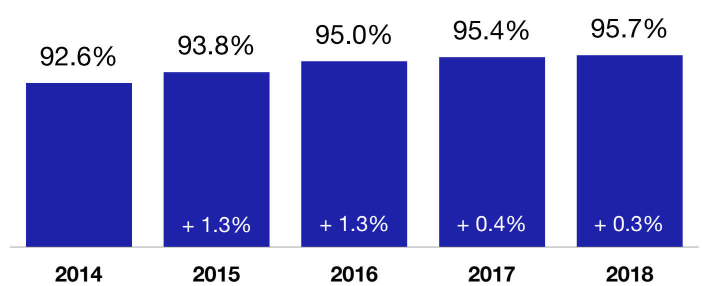
Days on Market Until Sale



Top 5 Areas: Change in Days on Market from 2017	
North Beach / Mayport: Region 24	+ 38.1%
Jacksonville Beach: Region 21	+ 11.8%
St. Johns County - NE: Region 31	+ 4.1%
St. Johns County - SW: Region 34	+ 1.3%
St. Johns County - SE: Region 33	+ 1.1%

Bottom 5 Areas: Change in Days on Market from 2017	
Fleming Island Area: Region 12	- 23.9%
Middleburg Vicinity: Region 14	- 24.2%
Baker County	- 25.4%
Putnam County - West: Region 57	- 29.5%
St. Johns County - St. Augustine Area - East of US 1: Region 32	- 30.1%

Percent of Original List Price Received



Top 5 Areas: Change in Pct. of Orig. Price Received from 2017	
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	+ 2.1%
North Beach / Mayport: Region 24	+ 1.5%
St. Johns County - St. Augustine Area - East of US 1: Region 32	+ 1.4%
Putnam County NE: Region 56	+ 1.3%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	+ 1.2%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2017	
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	- 0.4%
Baker County	- 0.5%
Putnam County - South: Region 58	- 0.7%
Jacksonville Beach: Region 21	- 0.7%
Ponte Vedra / Nocatee (St. Johns County): Region 27	- 0.9%

Property Type Review

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66

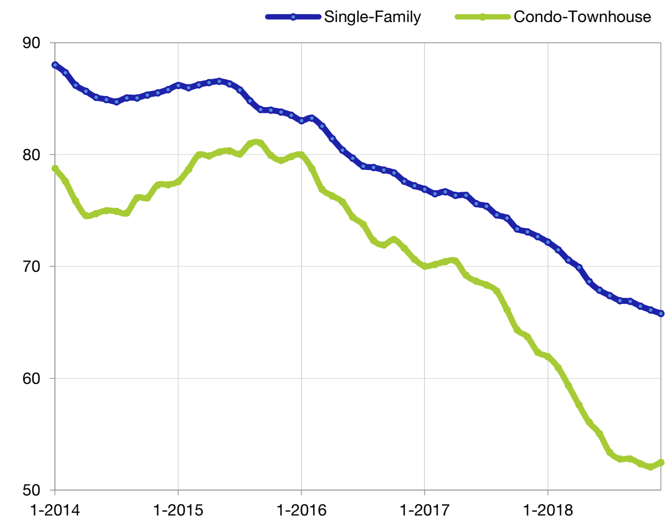
Average Days on Market Single-Family Detached

52

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 2018

Entire MLS	**16.0%**
Jacksonville Beach: Region 21	48.2%
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	36.9%
Southside: Region 02	34.3%
St. Johns County - St. Augustine Area - East of US 1: Region 32	30.1%
St. Johns County - SE: Region 33	29.8%
NE St. Johns County – Ponte Vedra Beach North: Region 25	28.0%
North Beach / Mayport: Region 24	24.3%
Southside / Mandarin / Bartram: Region 01	22.8%
St. Johns County	18.6%
Atlantic Beach: Region 23	18.5%
Duval County	18.2%
Entire MLS	16.0%
Fleming Island Area: Region 12	15.2%
Orange Park: Region 13	13.8%
St. Johns County - NW: Region 30	13.4%
Neptune Beach: Region 22	12.3%
Arlington / Fort Caroline: Region 04	11.9%
Nassau County	11.7%
Riverside / Avondale / Ortega: Region 03	10.0%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	10.0%
St. Johns County - NE: Region 31	8.9%
Clay County	8.8%
West Jacksonville: Region 06	5.5%
Jacksonville - North: Region 09	5.4%
Ponte Vedra / Nocatee (St. Johns County): Region 27	3.9%

+ 8.3%

One-Year Change in Price Single-Family Detached

+ 7.6%

One-Year Change in Price Condo-Townhouse

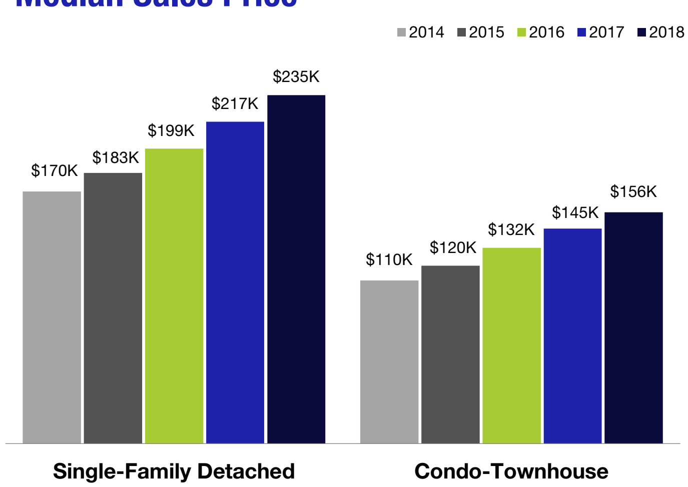
95.6%

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

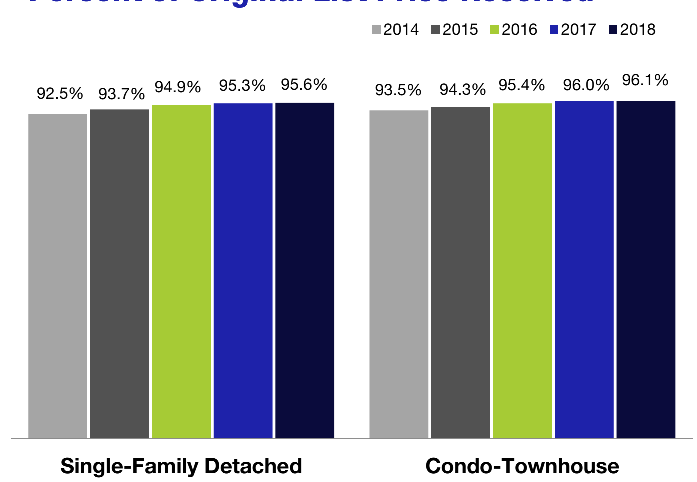
96.1%

Pct. of Orig. List Price Received Condo-Townhouse

Median Sales Price



Percent of Original List Price Received



Lender-Mediated Review

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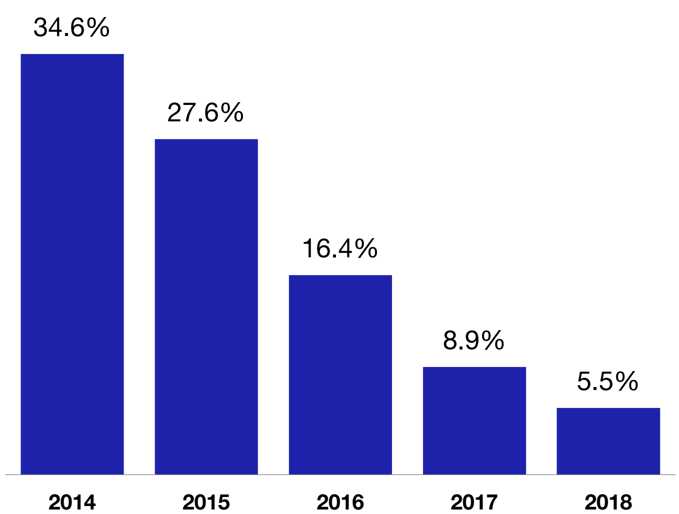
5.5%

% of Closed Sales in 2018 That Were Lender-Mediated

- 36.9%

One-Year Change in Sales of Lender-Mediated

% of Sales That Were Lender-Mediated



Top Areas: Lender-Mediated Market Share in 2018

Entire MLS	**5.5%**
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	14.7%
Putnam County - West: Region 57	13.6%
St. Johns County - SW: Region 34	13.0%
Putnam County NE: Region 56	12.0%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	11.5%
Putnam County	10.9%
Baker County	10.8%
Keystone Heights Vicinity: Region 15	9.3%
West Jacksonville: Region 06	8.8%
Arlington / Fort Caroline: Region 04	7.0%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	6.9%
Middleburg Vicinity: Region 14	6.6%
Jacksonville - North: Region 09	6.5%
Putnam County - South: Region 58	6.5%
Duval County	6.0%
Nassau County	5.6%
Clay County	5.5%
St. Johns County - NE: Region 31	5.4%
Green Cove Springs: Region 16	5.3%
Orange Park: Region 13	4.8%
Fleming Island Area: Region 12	4.5%
Southside: Region 02	4.1%
Southside / Mandarin / Bartram: Region 01	4.1%
Riverside / Avondale / Ortega: Region 03	3.4%
St. Johns County - St. Augustine Area - East of US 1: Region 32	2.9%

+ 39.2%

Five-Year Change in Price All Properties

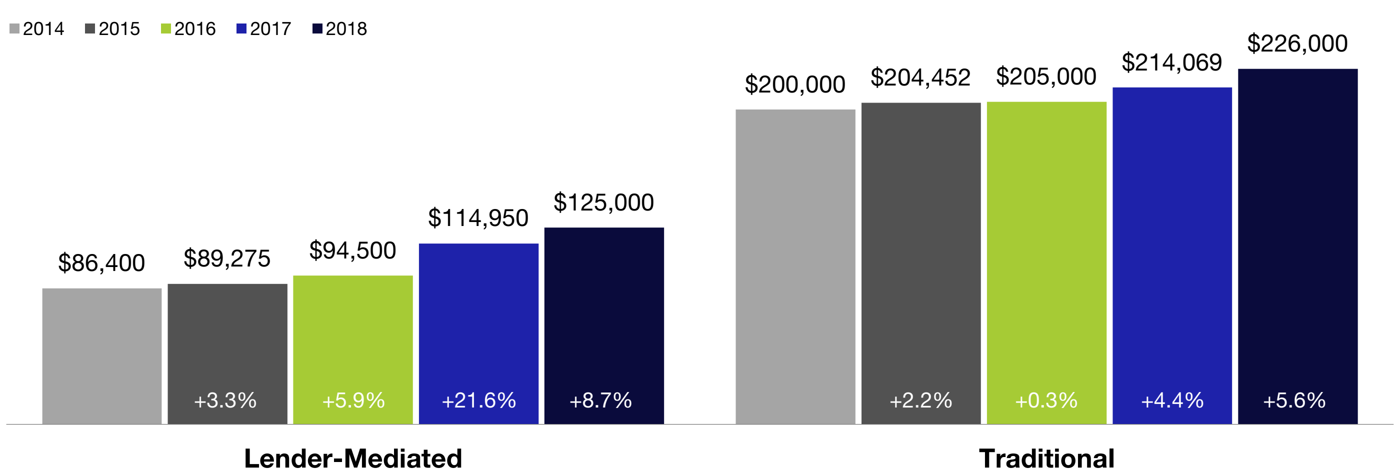
+ 44.7%

Five-Year Change in Price Lender-Mediated Properties

+ 13.0%

Five-Year Change in Price Traditional Properties

Median Sales Price



New Construction Review

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Oct '18

Peak of New Construction Inventory

222

Drop in New Construction Inventory from Peak

New Construction Homes for Sale

Top Areas: New Construction Market Share in 2018

Entire MLS	**15.7%**
Ponte Vedra / Nocatee (St. Johns County): Region 27	51.4%
St. Johns County - NE: Region 31	37.8%
St. Johns County - NW: Region 30	37.6%
St. Johns County	30.8%
North Beach / Mayport: Region 24	28.5%
Nassau County	28.3%
St. Johns County - SE: Region 33	27.4%
Green Cove Springs: Region 16	25.5%
Jacksonville - North: Region 09	23.6%
Baker County	20.9%
West Jacksonville: Region 06	17.7%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	15.1%
Southside: Region 02	13.8%
St. Johns County - SW: Region 34	13.0%
Middleburg Vicinity: Region 14	11.3%
Atlantic Beach: Region 23	11.0%
Duval County	10.8%
Clay County	10.3%
St. Johns County - St. Augustine Area - East of US 1: Region 32	9.8%
Southside / Mandarin / Bartram: Region 01	8.7%
Fleming Island Area: Region 12	7.9%
Jacksonville Beach: Region 21	7.4%
Orange Park: Region 13	6.9%
Neptune Beach: Region 22	4.4%
Riverside / Avondale / Ortega: Region 03	3.6%

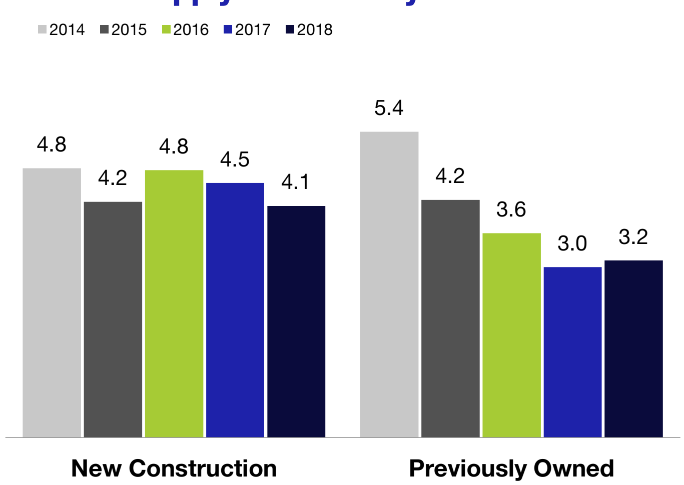
4.1

Year-End Months Supply New Construction

3.2

Year-End Months Supply Previously Owned

Months Supply of Inventory



98.4%

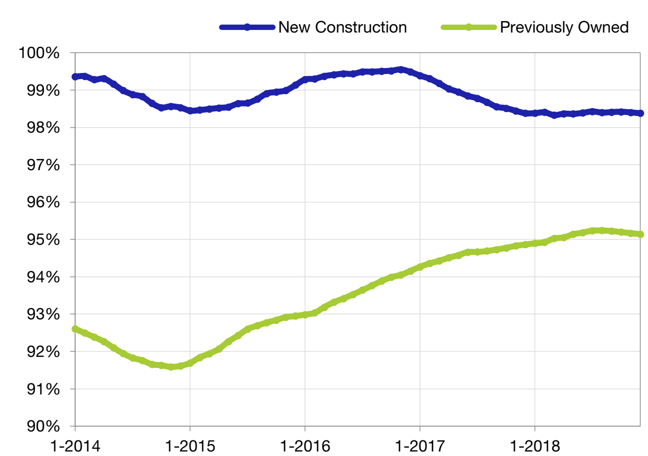
Pct. of Orig. List Price Received New Construction

95.1%

Pct. of Orig. List Price Received Previously Owned

Percent of Original List Price Received

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



Area Overviews

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	Total Closed Sales	Change from 2017	Percent New Construction	Percent Condo-Townhouse	Percent Lender-Mediated	Days on Market	Pct. of Orig. Price Received
Entire MLS	**29,953**	**+ 1.9%**	**15.7%**	**16.0%**	**5.5%**	**64**	**95.7%**
Baker County	**297**	**+ 8.4%**	**20.9%**	**0.0%**	**10.8%**	**53**	**94.8%**
Clay County	**3,773**	**- 4.9%**	**10.3%**	**8.8%**	**5.5%**	**55**	**96.4%**
Duval County	**16,473**	**+ 1.9%**	**10.8%**	**18.2%**	**6.0%**	**55**	**95.7%**
Nassau County	**1,149**	**+ 1.5%**	**28.3%**	**11.7%**	**5.6%**	**75**	**96.7%**
Putnam County	**847**	**- 5.7%**	**0.5%**	**1.1%**	**10.9%**	**99**	**89.7%**
St. Johns County	**6,709**	**+ 5.0%**	**30.8%**	**18.6%**	**2.6%**	**82**	**95.9%**
Arlington / Fort Caroline: Region 04	1,922	- 8.5%	3.3%	11.9%	7.0%	49	96.4%
Atlantic Beach: Region 23	281	+ 1.4%	11.0%	18.5%	2.8%	75	95.3%
Fleming Island Area: Region 12	618	- 10.2%	7.9%	15.2%	4.5%	54	96.6%
Green Cove Springs: Region 16	486	- 8.0%	25.5%	0.8%	5.3%	72	96.7%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	1,233	- 1.7%	1.3%	10.0%	6.9%	49	95.5%
Jacksonville - North: Region 09	1,624	+ 6.6%	23.6%	5.4%	6.5%	65	96.7%
Jacksonville Beach: Region 21	639	+ 2.1%	7.4%	48.2%	2.5%	76	94.8%
Keystone Heights Vicinity: Region 15	194	- 12.6%	0.0%	0.0%	9.3%	96	92.8%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	259	+ 18.3%	15.1%	0.0%	14.7%	58	95.3%
Middleburg Vicinity: Region 14	970	+ 5.4%	11.3%	2.9%	6.6%	50	96.3%
Neptune Beach: Region 22	114	- 5.0%	4.4%	12.3%	1.8%	57	94.8%
North Beach / Mayport: Region 24	144	+ 53.2%	28.5%	24.3%	2.1%	58	97.7%
Orange Park: Region 13	1,532	- 5.9%	6.9%	13.8%	4.8%	47	96.9%
Ponte Vedra / Nocatee (St. Johns County): Region 27	830	- 9.8%	51.4%	3.9%	0.7%	63	97.7%
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	756	+ 5.9%	2.9%	36.9%	2.8%	86	94.3%
NE St. Johns County – Ponte Vedra Beach North: Region 25	264	+ 21.1%	3.0%	28.0%	2.7%	92	93.2%
Putnam County - South: Region 58	232	- 8.3%	0.4%	3.0%	6.5%	119	88.3%
Putnam County - West: Region 57	242	- 5.1%	0.0%	0.0%	13.6%	93	88.6%
Putnam County NE: Region 56	376	- 4.1%	0.8%	0.5%	12.0%	90	91.3%
Riverside / Avondale / Ortega: Region 03	528	- 2.8%	3.6%	10.0%	3.4%	69	93.8%
Southside: Region 02	3,777	+ 5.6%	13.8%	34.3%	4.1%	49	96.3%
Southside / Mandarin / Bartram: Region 01	2,827	+ 0.9%	8.7%	22.8%	4.1%	55	96.0%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	1,318	+ 7.1%	2.5%	3.3%	11.5%	55	90.9%
St. Johns County - NE: Region 31	336	+ 6.3%	37.8%	8.9%	5.4%	101	95.4%
St. Johns County - NW: Region 30	2,951	+ 4.2%	37.6%	13.4%	2.3%	78	96.6%
St. Johns County - SE: Region 33	1,326	+ 5.7%	27.4%	29.8%	2.6%	90	95.2%
St. Johns County - St. Augustine Area - East of US 1: Region 32	173	+ 39.5%	9.8%	30.1%	2.9%	86	93.0%
St. Johns County - SW: Region 34	123	+ 39.8%	13.0%	0.0%	13.0%	78	94.5%
West Jacksonville: Region 06	1,702	+ 5.3%	17.7%	5.5%	8.8%	54	97.1%

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Area Historical Median Prices

	2014	2015	2016	2017	2018	Change From 2017	Change From 2014
Entire MLS	**$159,079**	**$170,000**	**$185,500**	**$205,000**	**$221,500**	**+ 8.0%**	**+ 39.2%**
Baker County	**$123,000**	**$135,950**	**$135,000**	**$161,500**	**$190,000**	**+ 17.6%**	**+ 54.5%**
Clay County	**$153,875**	**$159,000**	**$172,990**	**$189,000**	**$210,000**	**+ 11.1%**	**+ 36.5%**
Duval County	**$135,000**	**$150,000**	**$164,000**	**$180,000**	**$196,000**	**+ 8.9%**	**+ 45.2%**
Nassau County	**$181,490**	**$199,000**	**$209,299**	**$227,975**	**$260,382**	**+ 14.2%**	**+ 43.5%**
Putnam County	**$55,000**	**$53,995**	**$65,000**	**$75,000**	**$90,000**	**+ 20.0%**	**+ 63.6%**
St. Johns County	**$273,896**	**$284,000**	**$295,000**	**$311,032**	**$325,129**	**+ 4.5%**	**+ 18.7%**
Arlington / Fort Caroline: Region 04	$125,000	$140,000	$158,000	$177,950	$194,000	+ 9.0%	+ 55.2%
Atlantic Beach: Region 23	$290,000	$320,000	$359,000	$410,250	$400,000	- 2.5%	+ 37.9%
Fleming Island Area: Region 12	$227,500	$225,000	$247,500	$257,000	$269,950	+ 5.0%	+ 18.7%
Green Cove Springs: Region 16	$167,000	$165,000	$199,900	$205,000	$225,700	+ 10.1%	+ 35.1%
Hyde Grove / Murray Hill / Lakeshore / Wesconnett: Region 05	$57,500	$71,750	$99,900	$124,300	$132,150	+ 6.3%	+ 129.8%
Jacksonville - North: Region 09	$158,000	$168,750	$183,000	$190,000	$212,625	+ 11.9%	+ 34.6%
Jacksonville Beach: Region 21	$299,062	$310,000	$320,650	$360,000	$385,000	+ 6.9%	+ 28.7%
Keystone Heights Vicinity: Region 15	$77,000	$76,000	$95,000	$120,000	$135,000	+ 12.5%	+ 75.3%
Marietta / Whitehouse / Baldwin / Garden St / Dinsmore: Region 08	$116,000	$129,950	$150,000	$144,900	$175,000	+ 20.8%	+ 50.9%
Middleburg Vicinity: Region 14	$135,000	$149,900	$155,000	$174,000	$195,000	+ 12.1%	+ 44.4%
Neptune Beach: Region 22	$300,000	$335,000	$362,000	$393,500	$435,500	+ 10.7%	+ 45.2%
North Beach / Mayport: Region 24	$106,050	$103,000	$145,000	$171,250	$199,000	+ 16.2%	+ 87.6%
Orange Park: Region 13	$141,000	$149,900	$160,000	$175,950	$195,000	+ 10.8%	+ 38.3%
Ponte Vedra / Nocatee (St. Johns County): Region 27	$349,954	$380,742	$376,680	$389,950	$424,950	+ 9.0%	+ 21.4%
Ponte Vedra Bch / S Ponte Vedra Bch / Vilano Bch / Palm Vly: Rgn 26	$399,450	$405,000	$424,000	$440,000	$465,000	+ 5.7%	+ 16.4%
NE St. Johns County – Ponte Vedra Beach North: Region 25	$445,000	$430,500	$315,000	$570,000	$469,750	- 17.6%	+ 5.6%
Putnam County - South: Region 58	$55,000	$49,900	$65,000	$71,000	$90,500	+ 27.5%	+ 64.5%
Putnam County - West: Region 57	$46,500	$38,000	$45,000	$61,800	$65,000	+ 5.2%	+ 39.8%
Putnam County NE: Region 56	$60,000	$64,000	$75,000	$89,900	$113,000	+ 25.7%	+ 88.3%
Riverside / Avondale / Ortega: Region 03	$220,000	$230,000	$245,000	$260,000	$287,000	+ 10.4%	+ 30.5%
Southside: Region 02	$144,500	$165,900	$180,000	$190,000	$205,000	+ 7.9%	+ 41.9%
Southside / Mandarin / Bartram: Region 01	$173,000	$185,001	$200,920	$222,500	$235,000	+ 5.6%	+ 35.8%
Springfield / Dwntwn / Paxon / Trout River S / Dwntwn J'ville - E: Rgn 07	$22,600	$25,000	$35,000	$50,000	$56,000	+ 12.0%	+ 147.8%
St. Johns County - NE: Region 31	$340,000	$354,500	$355,000	$377,950	$363,725	- 3.8%	+ 7.0%
St. Johns County - NW: Region 30	$269,000	$264,900	$285,000	$297,000	$317,700	+ 7.0%	+ 18.1%
St. Johns County - SE: Region 33	$185,000	$205,000	$225,000	$240,000	$247,255	+ 3.0%	+ 33.7%
St. Johns County - St. Augustine Area - East of US 1: Region 32	$232,000	$268,000	$265,000	$317,500	$310,000	- 2.4%	+ 33.6%
St. Johns County - SW: Region 34	$140,000	$150,700	$140,000	$220,000	$222,500	+ 1.1%	+ 58.9%
West Jacksonville: Region 06	$113,000	$120,000	$134,900	$157,000	$175,000	+ 11.5%	+ 54.9%