



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

NORTHEAST FLORIDA MARKET SUMMARY

3rd QUARTER 2015

3rd Quarter 2015



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Baker County 3rd Quarter 2015 Residential Statistics

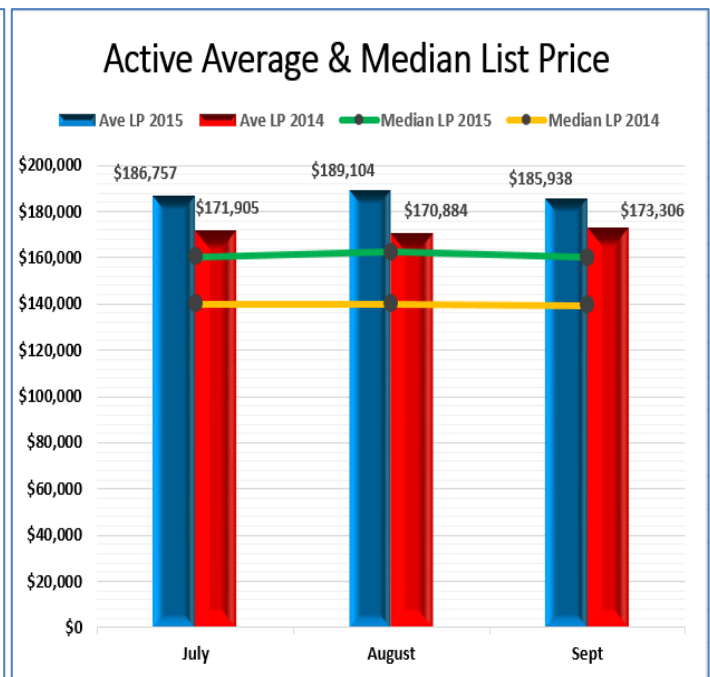
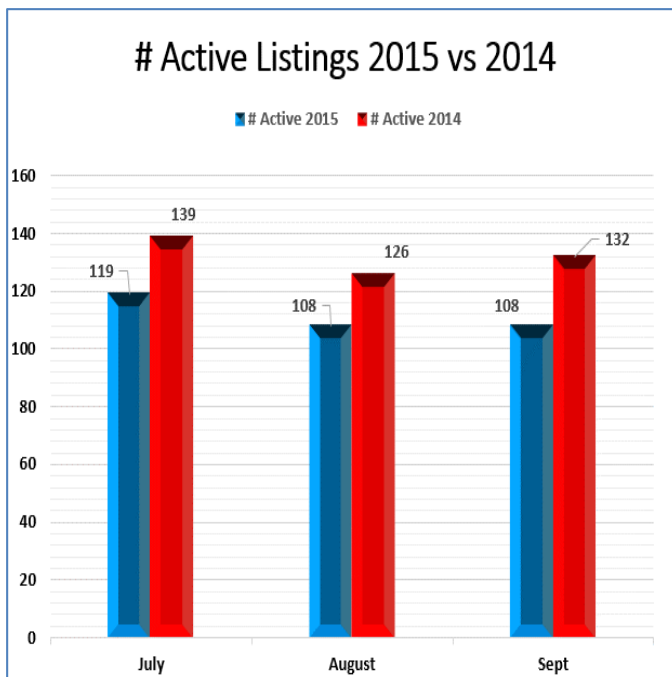
While 3rd Quarter 2015 in Baker County reflected a decrease in the number of overall transactions, the significant increase in both Average and Median Sold Prices contributed to the Total Sold Volume being up by 23% when compared to 3rd Quarter 2014. Average Sold Prices increased by 30% with Median Sold Price up by 21%.

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 showed a NEUTRAL MARKET which is ideal for both buyers and sellers.

Economically, the unemployment rate in Baker County had a drop from 6.8% in August of 2014 to the 5.4% projected figure for August 2015 (US Bureau of Labor Statistics).

	3rd Qtr 2015	2nd Qtr 2015	% Chg	3rd Qtr 2014	% Chg	2015 YTD	2014 YTD	% Chg
# Active	108	107	1%	132	-18%	108	132	-18%
# New	81	67	21%	82	-1%	228	259	-12%
# Sold	57	54	5%	62	-8%	166	149	11%
Absorption Rate	6.2	5.78	7%	8.21	-24%	6.77	9.09	-25%
Ave Sold List Price	\$175,036	\$166,245	5%	\$139,576	25%	\$161,447	\$158,623	1.7%
Med Sold List Price	\$159,900	\$119,900	33%	\$132,000	21%	\$141,250	\$135,500	4%
Average Sale Price	\$170,013	\$172,977	-1.7%	\$131,187	30%	\$178,380	\$132,563	35%
Median Sale Price	\$152,500	\$115,000	33%	\$126,400	20%	\$168,950	\$122,000	38%
Total Sold Volume	\$9,977,071	\$9,476,000	-5%	\$8,133,613	23%	\$17,222,983	\$18,411,025	-6%

Month/Year	Active Listings	Active Avg List Price	Avg Active Price Change	Avg Active Price Change %	Active Median List Price	Absorption Rate	Months Inventory
July-15	119	\$186,757	-\$14,480	-8.88%	\$160,499	6.49	7.44
August-15	108	\$189,104	-\$13,455	-8.29%	\$162,450	6.06	5.14
Sept-15	109	\$185,938	-\$13,291	-8.6%	\$160,200	6.2	5.4



Baker County 3rd Quarter 2015 Residential Statistics continued

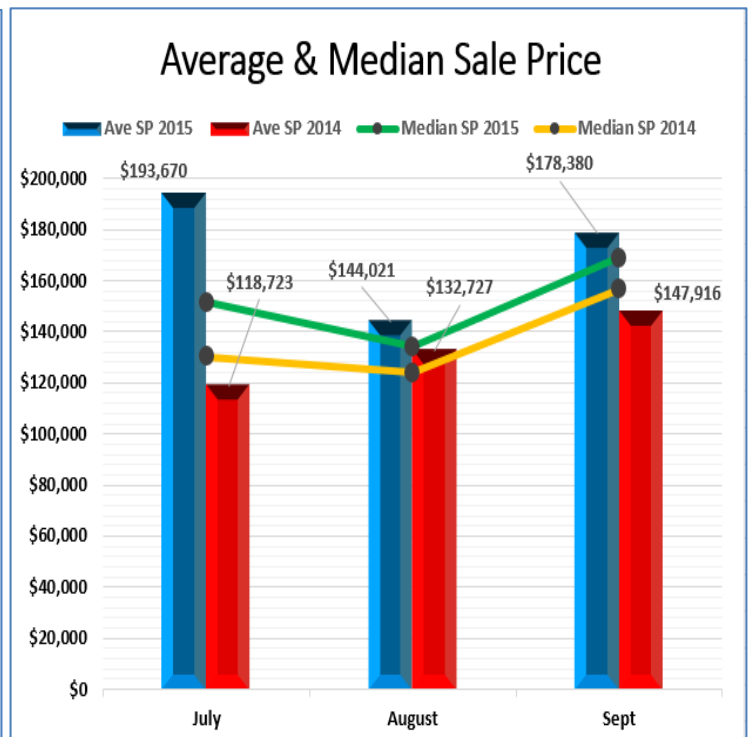
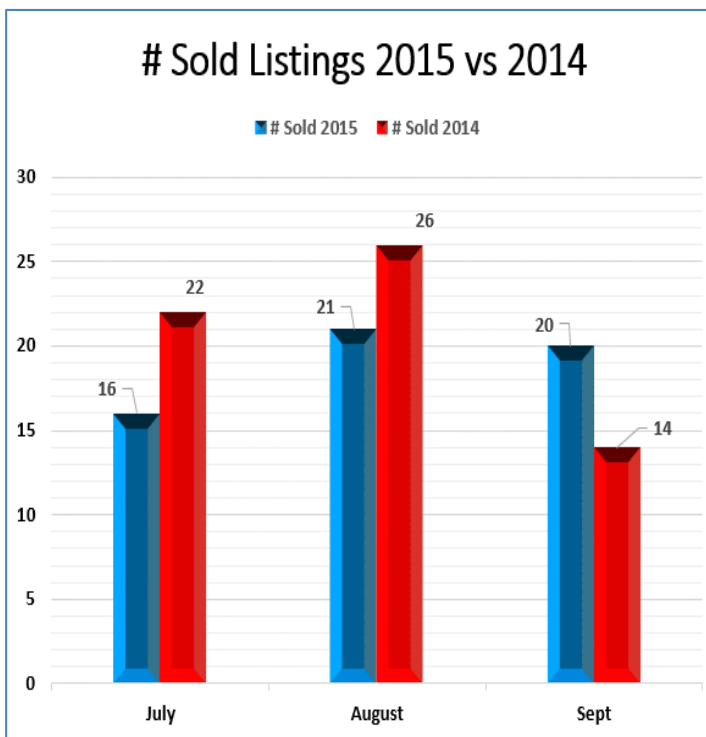
For 3rd Quarter 2015, the highest number of Sold transactions was in the \$160,000-\$179,999 price range. The largest percentage increase was in the \$140,000-\$155,999 price range.

The highest number of Active listings for the quarter was in the \$160,000-\$179,999 range as well as being the largest growing segment.

The number of distressed sales in Baker County during 3rd Quarter 2015 accounted for 26% of its total sales for the quarter which is less than the same time frame last year by -14%. The number of Lis Pendens for Single Family structures in Baker County have increased ranging from 100% to 167% over the same time last year.

Month/Year	New Listings	New Avg List Price	New Median List Price	Pended Listings	Pended Avg List Price	Pended Median List Price
July-15	38	\$162,044	\$164,850	20	\$156,120	\$141,200
August-15	23	\$168,728	\$159,900	25	\$170,472	\$167,900
Sept-15	20	\$149,980	\$138,750	17	\$125,000	\$129,900

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
July-15	16	\$198,870	\$193,670	\$159,950	\$151,500	97.2%	72	5
August-15	21	\$148,607	\$144,021	\$135,000	\$134,000	96.7%	122	7
Sept-15	20	\$183,720	\$178,380	\$174,750	\$168,950	96.7%	158	3



Lis Pendens Single Family	2015	2014	% Chg
July	8	3	167%
August	2	1	100%
September	1	1	0%

Source:
Metro Market Trends

Clay County 3rd Quarter 2015 Residential Statistics

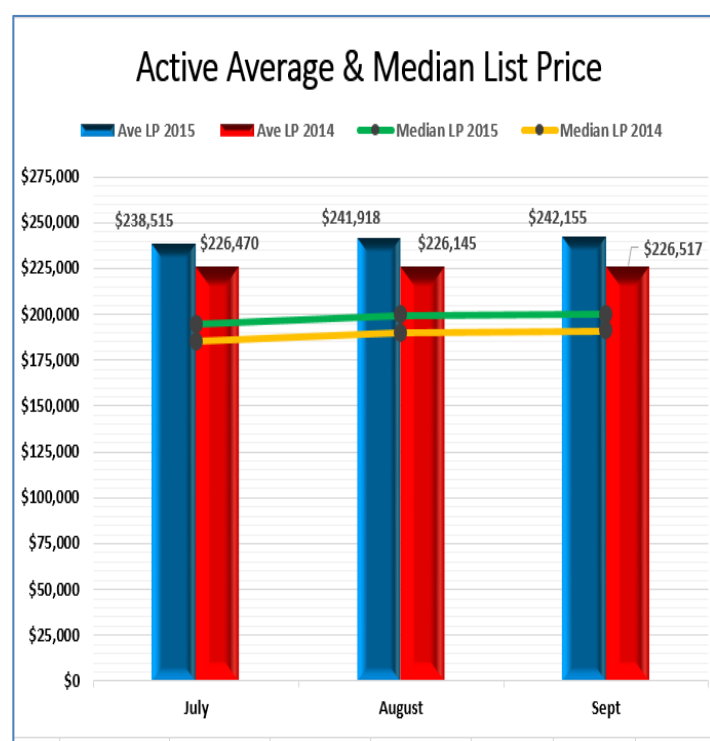
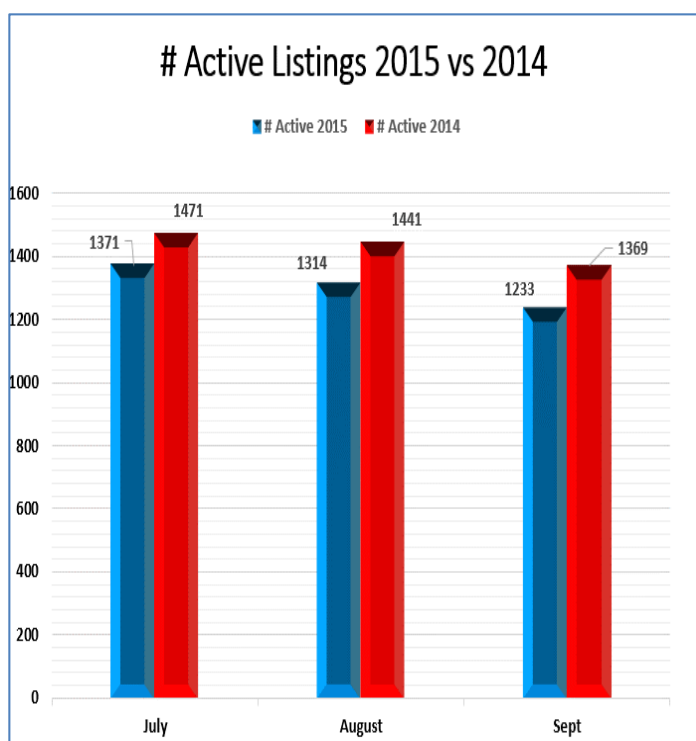
3rd Quarter 2015 for Clay County continues to reflect a strong real estate market. While Active Inventory was down 10% compared to the same time frame last year, the number of Sold transactions increased by 13%. Sold prices held steady when compared to 3rd Quarter 2014 and Total Sold Volume was up by 30%.

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 SELLER'S MARKET.

Economically, the unemployment rate in Clay County is projected to be 5.0% for August 2015, slightly less than August of 2014 which was recorded at 6.1% (U.S. Bureau of Labor Statistics).

Statistic	3rd Qtr 2015	2nd Qtr 2015	% Chg	3rd Qtr 2014	% Chg	2015 YTD	2014 YTD	% Chg
# Active	1233	1393	-11%	1369	-10%	1233	1369	-10%
# New	1207	1470	-18%	1118	8%	3974	3557	12%
# Sold	1052	1098	-4%	832	13%	2884	2308	25%
Absorption Rate	4.13	5.05	-18%	5.52	-25%	5.02	6.01	.16%
Ave Sold List Price	\$183,345	\$190,286	-4%	\$183,387	-.02%	\$182,647	\$208,247	-12%
Med Sold List Price	\$169,900	\$169,970	.04%	\$165,000	3%	\$165,900	\$175,000	-5%
Average Sale Price	\$178,720	\$185,290	-3%	\$177,732	.55%	\$177,961	\$175,048	2%
Median Sale Price	\$165,000	\$168,500	-2%	\$159,000	4%	\$163,159	\$156,000	4.5%
Total Sold Volume	\$192,879,254	\$203,448,499	-5%	\$148,406,349	30%	\$526,753,739	\$405,306,094	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
July-15	1371	\$238,515	-\$20,064	-7.78%	\$194,500	4.77	3.66
August-15	1314	\$241,918	-\$19,579	-7.61%	\$199,700	4.47	3.86
Sept-15	1233	\$242,155	-\$19,044	-7.26%	\$199,900	4.13	3.67



Clay County 3rd Quarter 2015 Residential Statistics continued

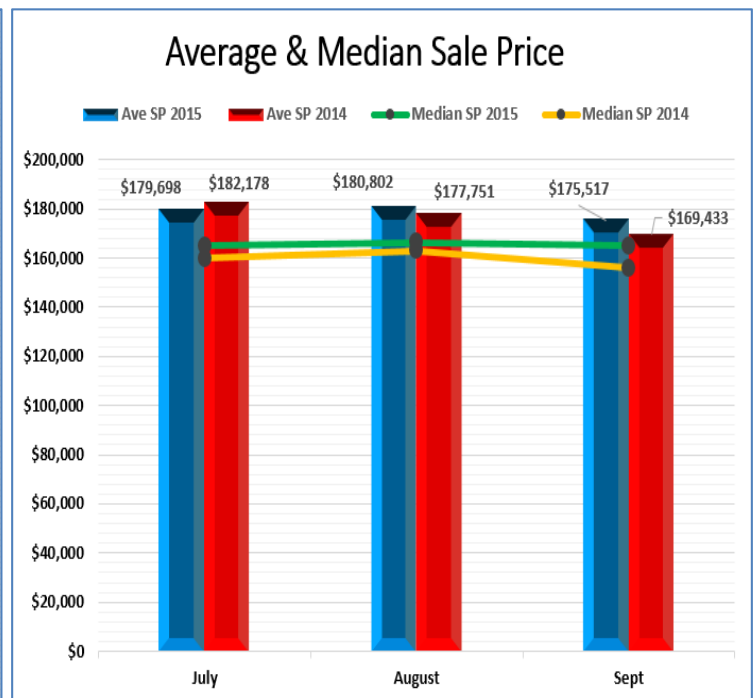
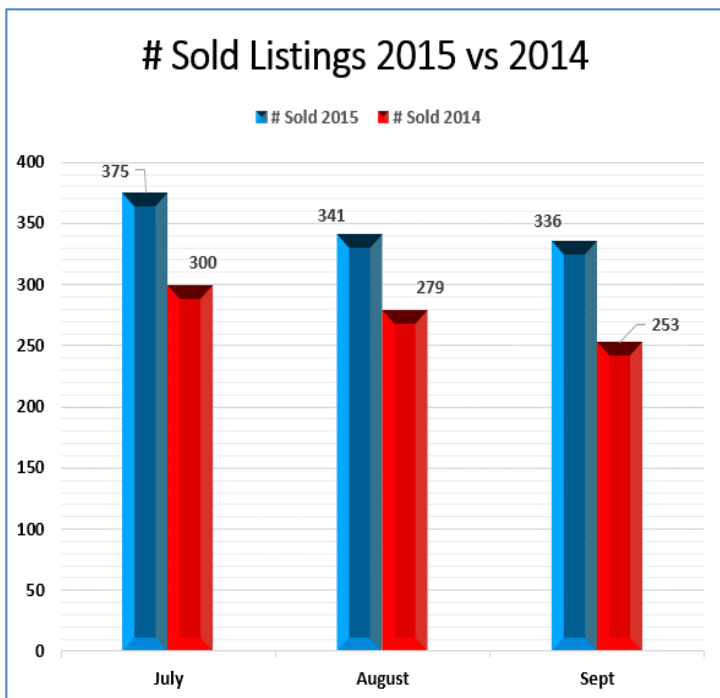
In Clay County, homes in the \$200,000-\$249,999 sold price range were the highest in number of sales for 3rd Quarter 2015. The greatest growth in sales was in the \$400,000-\$499,999 range.

The highest number of Active listings in Clay County fell in the \$200,000-\$249,999 price range. The fastest growing segment was in the \$1,000,000+ list price range for 3rd Quarter 2015.

Distressed Sales from this quarter accounted for 26% of the total quarterly sales transactions which is the same percentage as reported in 3rd quarter 2014. However, Lis Pendens for single family structures in Clay County continues to show a decreasing trend (see chart below).

Month/Year	New Listings	New Avg List Price	New Median List Price	Pended Listings	Pended Avg List Price	Pended Median List Price
July-15	434	\$200,659	\$179,730	354	\$188,035	\$172,500
August-15	394	\$199,513	\$184,450	376	\$175,961	\$160,000
Sept-15	379	\$191,929	\$169,000	282	\$177,745	\$159,500

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
July-15	375	\$184,560	\$179,697	\$169,900	\$164,900	97.2%	73.9	103
August-15	341	\$185,978	\$180,802	\$169,900	\$166,500	96.9%	81.1	81
Sept-15	336	\$179,316	\$175,513	\$199,967	\$165,000	97.6%	76.4	90



Lis Pendens Single Family	2015	2014	% Chg
July	68	61	11%
August	53	82	-35%
September	55	78	-29%

Source:
Metro Market Trends

Duval County 3rd Quarter 2015 Residential Statistics

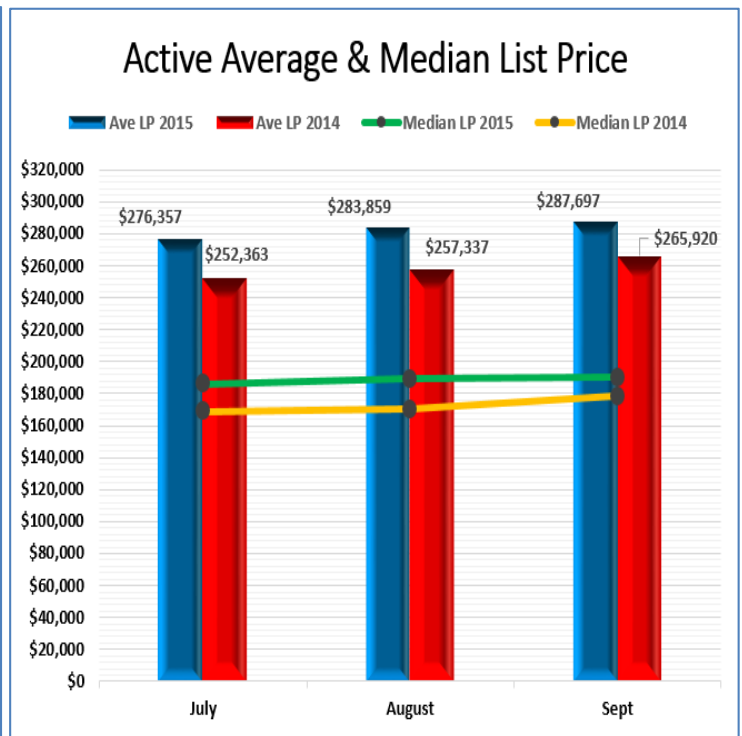
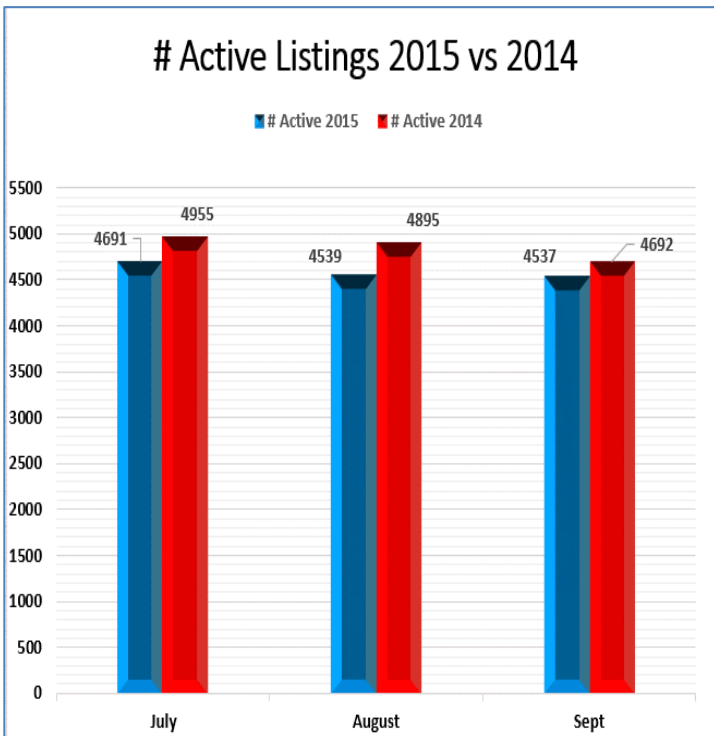
Duval County's 3rd Quarter 2015 statistics continue to reflect an expanding real estate market. While the actual number of Active listings is down -3% compared to 3rd Quarter last year, the number of Sold transactions increased by 18% accompanied by increases in both Average and Median Sold Prices. The Total Sold Volume increased 29% compared to 3rd Quarter 2014.

The Absorption Rates (how long the current inventory of properties would last at the current rate of sales) along with the Months of Inventory placed Duval County in a SELLER'S MARKET.

Economically, the unemployment rate for Duval County in August of 2015 is projected to be 5.9% which is a slight decrease from the 7.3% reported in August 2014 (U.S. Bureau of Labor Statistics).

Statistic	3rd Qtr 2015	2nd Qtr 2015	% Chg	3rd Qtr 2014	% Chg	2015 YTD	2014 YTD	% Chg
# Active	4537	4554	-0.4%	4692	-3%	4537	4692	-3%
Total # New	4846	5090	-5%	4313	12%	14,466	13,463	7%
Total # Sold	3735	3619	3%	3144	18%	10,273	9093	13%
Absorption Rate	4.12	4.33	-5%	4.75	-13%	4.44	5.0	-11%
Ave Sold List Price	\$200,623	\$201,109	-0.2%	\$188,839	6%	\$194,734	\$211,263	-8%
Med Sold List Price	\$165,245	\$164,900	.2%	\$152,000	9%	\$159,900	\$154,900	3%
Average Sale Price	\$194,961	\$194,120	.4%	\$181,901	7%	\$188,319	\$173,977	8%
Median Sale Price	\$163,500	\$161,000	1.5%	\$147,945	10%	\$156,500	\$140,000	12%
Total Sold Volume	\$743,308,050	\$702,523,121	6%	\$574,079,855	29%	\$2,001,668,629	\$1,583,893,857	26%

Month/Year	Active Listings	Active Avg List Price	Avg Active Price Change	Avg Active Price Change %	Active Median List Price	Absorption Rate	Months Inventory
July-15	4691	\$276,357	-\$22,438	-8.69%	\$185,900	4.39	3.46
August-15	4539	\$283,858	-\$22,185	-8.17%	\$189,000	4.17	3.78
Sept-15	4537	\$287,696	-\$20,622	-7.64%	\$189,900	4.12	3.97



Duval County 3rd Quarter 2015 Residential Statistics continued

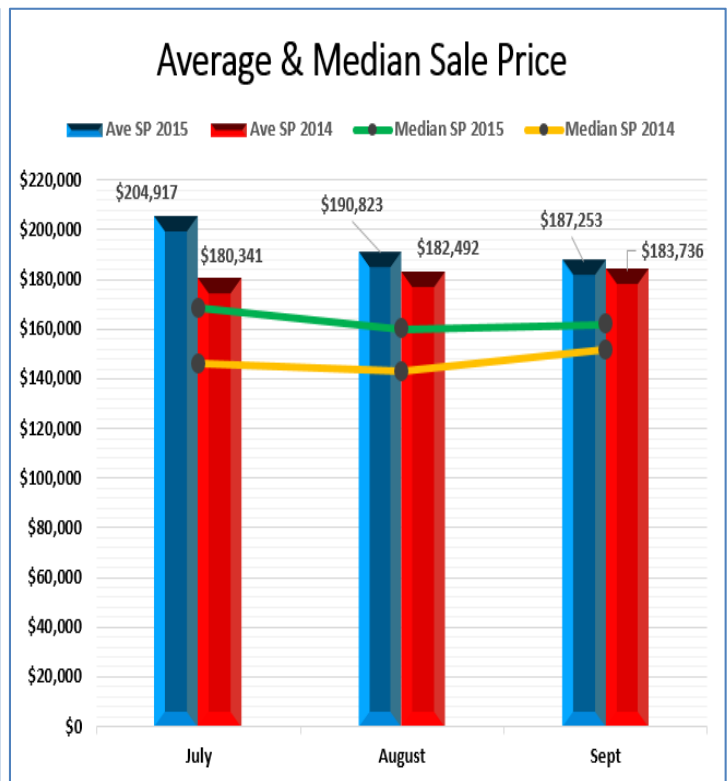
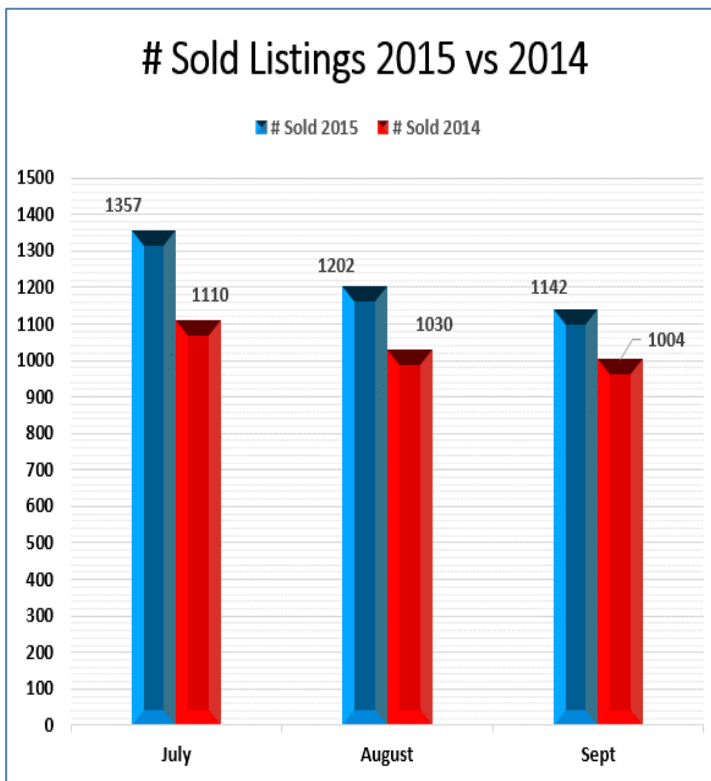
In Duval County, homes in the \$200,000-\$224,999 sales price range accounted for the highest number of sales and range had the largest percentage growth in 3rd Quarter 2015.

The \$200,000-\$249,999 price range accounted for the highest number of Active listings and the \$500,000-\$749,999 range reflected the highest in growth for this quarter.

Distressed sales in Duval County accounted for 22% of the total sold transactions slightly down from the 28% from 3rd quarter last year. There continues to be a downward trend in the number of recorded Lis Pendens for Single Family structures in Duval County ranging from -14% to -31%.

Month/Year	New Listings	New Avg List Price	New Median List Price	Pended Listings	Pended Avg List Price	Pended Median List Price
July-15	1747	\$221,240	\$170,000	1284	\$195,530	\$165,000
August-15	1614	\$229,514	\$175,000	1307	\$199,804	\$169,900
Sept-15	1485	\$225,605	\$169,900	1144	\$192,619	\$150,000

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
July-15	1357	\$211,560	\$204,916	\$169,900	\$168,500	97.4%	6.9	321
August-15	1202	\$195,707	\$190,822	\$160,000	\$159,900	97.5%	67	259
Sept-15	1142	\$197,229	\$187,253	\$165,000	\$162,000	97.5%	68.4	249



Lis Pendens Single Family	2015	2014	% Chg
July	338	392	-14%
August	290	411	-29%
September	271	395	-31%

Source:
Metro Market Trends

Nassau County 3rd Quarter 2015 Residential Statistics

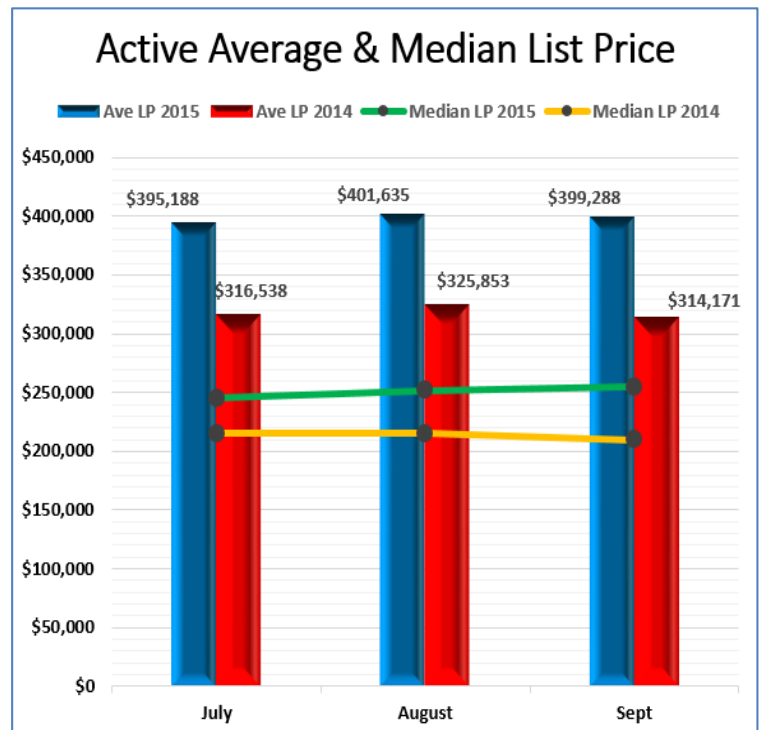
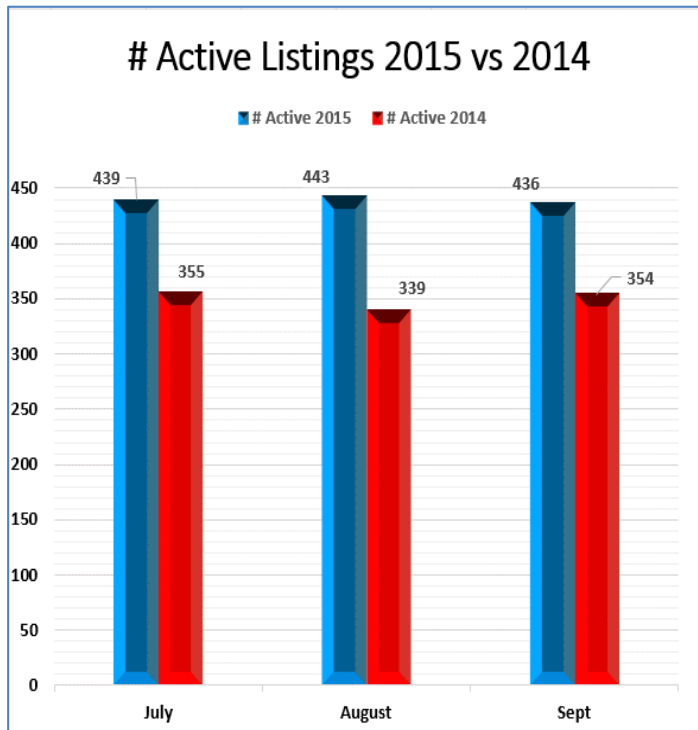
Based on NEFMLS statistical data, 3rd Quarter 2015 in Nassau County reflected an increase of 23% in Active inventory with the number of New listings up 26% as compared to 3rd quarter 2014. The number of Sold transactions increased by 46% with the Average Sold Price increasing by 22%. Total Sold Volume was up 87% compared to the same time frame last year.

The Absorption Rate (how long the current inventory of properties would last at the current rate of sales) and Months of Inventory indicated that Nassau County was in a NEUTRAL MARKET.

Economically, the unemployment rate in Nassau County is slightly down by -1.2% reported for the same time frame last year (U.S. Bureau Labor Statistics).

Statistic	3rd Qtr 2015	2nd Qtr 2015	% Chg	3rd Qtr 2014	% Chg	2015 YTD	2014 YTD	% Chg
# Active	436	435	.23%	354	23%	436	354	23%
# New	324	364	-11%	257	26%	1131	739	53%
# Sold	251	220	14%	172	46%	652	465	40%
Absorption Rate	6.58	7.01	-6%	6.86	-4%	6.88	6.89	-1%
Ave Sold List Price	\$244,382	\$251,956	-3%	\$196,004	25%	\$257,101	\$259,499	-9%
Med Sold List Price	\$182,500	\$204,400	-11%	\$177,900	3%	\$193,990	\$189,000	3%
Average Sale Price	\$233,914	\$243,148	-4%	\$190,990	22%	\$244,662	\$196,544	24%
Median Sale Price	\$184,476	\$203,944	-9%	\$176,500	4%	\$192,850	\$175,900	10%
Total Sold Volume	\$61,828,737	\$53,492,765	15%	\$33,041,273	87%	\$168,915,643	\$91,792,391	84%

Month/Year	Active Listings	Active Avg List Price	Avg Active Price Change	Avg Active Price Change %	Active Median List Price	Absorption Rate	Months Inventory
July-15	439	\$395,187	-\$27,731	-7.26%	\$245,000	6.75	5.63
August-15	443	\$401,635	-\$25,567	-7%	\$252,000	6.68	6.33
Sept-15	436	\$399,287	-\$23,503	-6.37%	\$254,500	6.58	4.74



Nassau County 3rd Quarter 2015 Residential Statistics continued

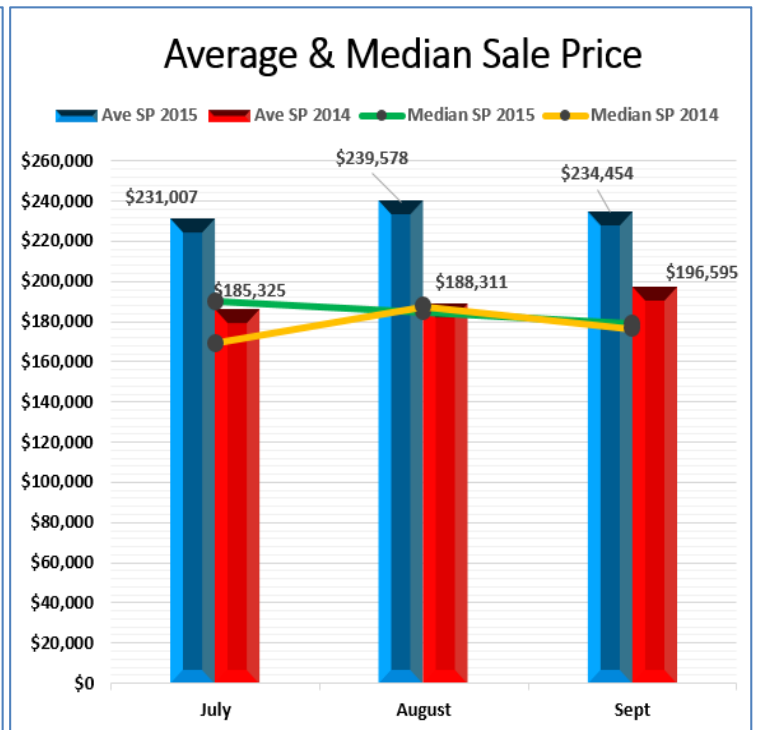
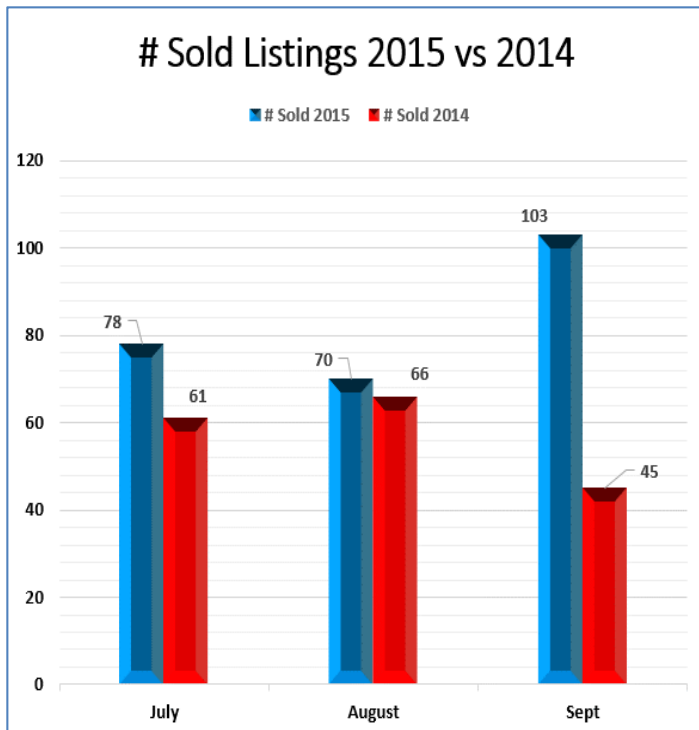
3rd Quarter 2015 in Nassau County, shows the highest number of Sold transactions in the \$200,000-\$249,999 price range and the highest percentage of growth in sales in the \$300,000-\$399,999 range.

The majority of Active listings for the quarter was in the \$300,000-\$399,999 range and the highest percent growth fell in the \$750,000-\$9,999,999 range.

Distressed Sales accounted for 31% of the quarterly sold for 3rd Quarter 2015 which was lower than the 34% reported in the same time frame last year. The number of Lis Pendens recorded for the quarter ranged between -6% to -31%.

Month/Year	New Listings	New Avg List Price	New Median List Price	Pended Listings	Pended Avg List Price	Pended Median List Price
July-15	129	\$264,825	\$205,000	99	\$252,439	\$189,900
August-15	118	\$283,487	\$229,250	101	\$252,005	\$186,900
Sept-15	127	\$256,134	\$199,000	73	\$236,727	\$199,000

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
July-15	78	\$238,775	\$231,007	\$186,995	\$189,950	97.9%	104.8	27
August-15	70	\$250,484	\$239,577	\$181,150	\$184,688	96.5%	89.3	19
Sept-15	103	\$246,785	\$234,453	\$179,000	\$178,900	96.1%	79.9	31



Lis Pendens Single Family	2015	2014	% Chg
July	20	29	-31%
August	20	25	-20%
September	15	16	-6%

Source:
Metro Market Trends

Putnam County 3rd Quarter 2015 Residential Statistics

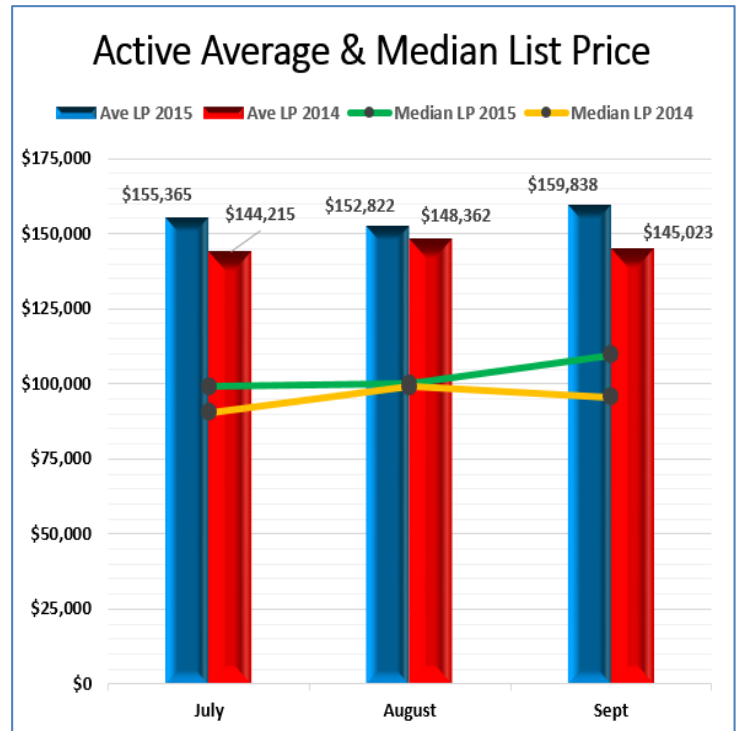
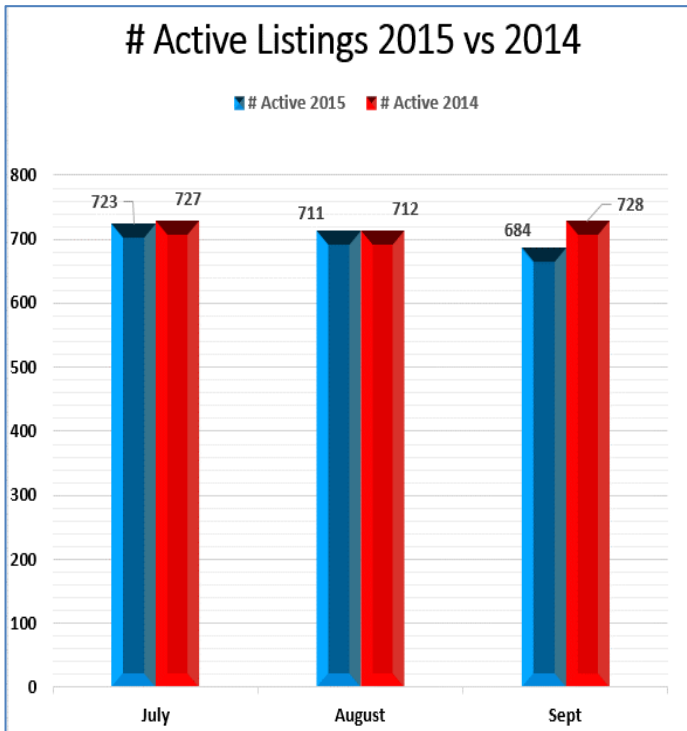
3rd Quarter 2015 statistics for Putnam County reported the number of Sold transactions significantly increasing by 20% compared to the same time last year. With Average Sale Prices increasing 4%, the Total Sold Volume had gone up by 35% compared to 3rd Quarter 2014.

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

Economically, the unemployment rate is down from 9.3% reported in August of 2014 to 7.6% projected for August of 2015. (U.S. Bureau of Labor Statistics).

Statistic	3rd Qtr 2015	2nd Qtr 2015	% Chg	3rd Qtr 2014	% Chg	2015 YTD	2014 YTD	% Chg
# Active	684	711	-4%	728	-6%	684	728	-6%
# New	322	375	-14%	343	-6%	1057	1024	3%
# Sold	231	225	3%	192	20%	669	541	24%
Absorption Rate	9.97	11.15	-10%	12.64	-21%	11.4	13.48	-15%
Ave Sold List Price	\$81,711	\$85,959	-5%	\$79,189	3%	\$83,896	\$126,627	-34%
Med Sold List Price	\$59,900	\$59,900	0%	\$52,900	13%	\$58,500	\$79,000	-26%
Average Sale Price	\$75,848	\$79,161	-4%	\$72,600	4%	\$77,521	\$77,618	-.12%
Median Sale Price	\$55,000	\$55,000	0%	\$45,000	22%	\$49,700	\$49,700	0%
Total Sold Volume	\$18,875,355	\$17,811,237	6%	\$14,011,892	35%	\$56,126,328	\$42,049,597	33%

Month/Year	Active Listings	Active Avg List Price	Avg Active Price Change	Avg Active Price Change %	Active Median List Price	Absorption Rate	Months Inventory
July-15	723	\$155,365	-\$20,460	-13.99%	\$99,000	10.9	8.12
August-15	711	\$152,822	-\$19,329	-13.48%	\$99,900	10.43	10.61
Sept-15	684	\$159,838	-\$19,707	-12.91%	\$109,500	9.97	9.12



Putnam County 3rd Quarter 2015 Residential Statistics continued

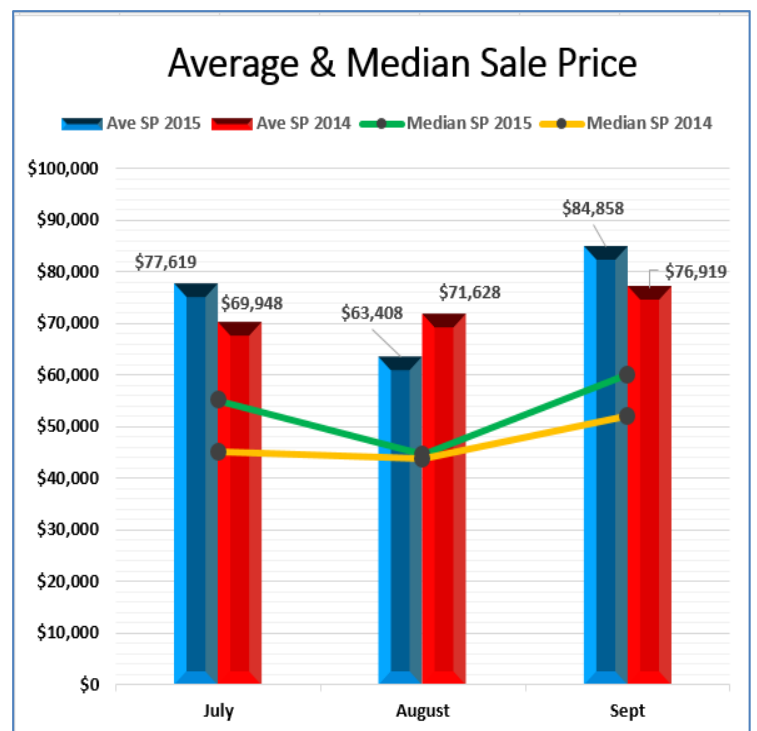
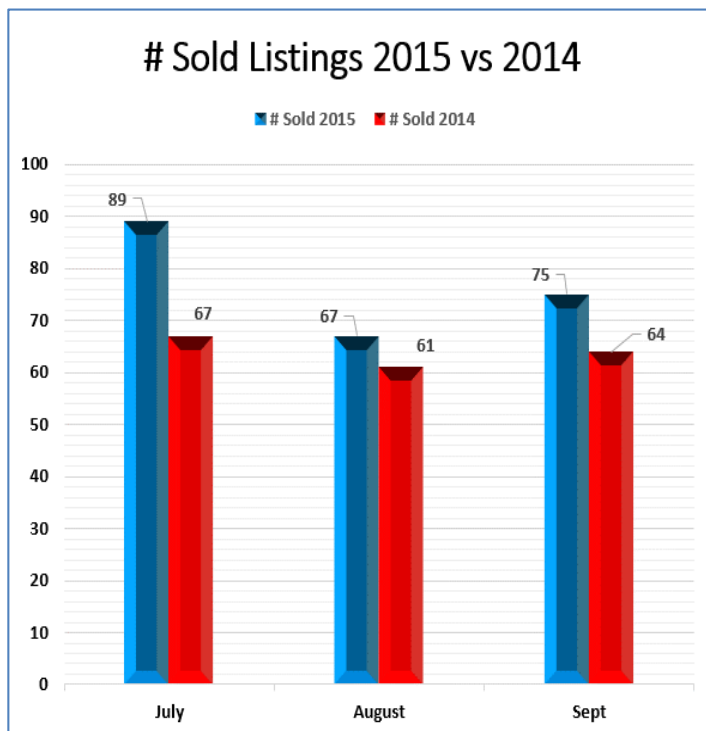
3rd Quarter 2015 in Putnam County recorded the highest number in Sold transactions in the \$20,000-\$29,999 with the highest growth rate falling in the \$30,000-\$39,999 segment.

The highest number of Active listings was in the \$120,000-\$139,999 segment with the fastest growing in the \$1,000,000+ sector.

The number of distressed sales accounted for 34% of quarterly sales for Putnam County in 3rd Quarter 2015 which is the same percentage as 3rd Quarter 2014. The number of recorded Lis Pendens for Single Family structures in Putnam County increased ranging from 25%-90%.

Month/Year	New Listings	New Avg List Price	New Median List Price	Pended Listings	Pended Avg List Price	Pended Median List Price
July-15	108	\$109,009	\$69,900	78	\$73,160	\$51,750
August-15	117	\$111,714	\$79,000	76	\$85,161	\$64,200
Sept-15	97	\$134,570	\$82,500	74	\$95,688	\$55,800

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
July-15	89	\$82,926	\$77,618	\$59,900	\$55,000	92.5%	164.2	26
August-15	67	\$68,011	\$63,408	\$46,500	\$44,500	92.7%	103.2	30
Sept-15	75	\$92,507	\$84,858	\$68,500	\$60,000	90.4%	189.3	23



Lis Pendens Single Family	2015	2014	% Chg
July	15	12	25%
August	13	10	30%
September	19	10	90%

Source:
Metro Market Trends

St. Johns County 3rd Quarter 2015 Residential Statistics

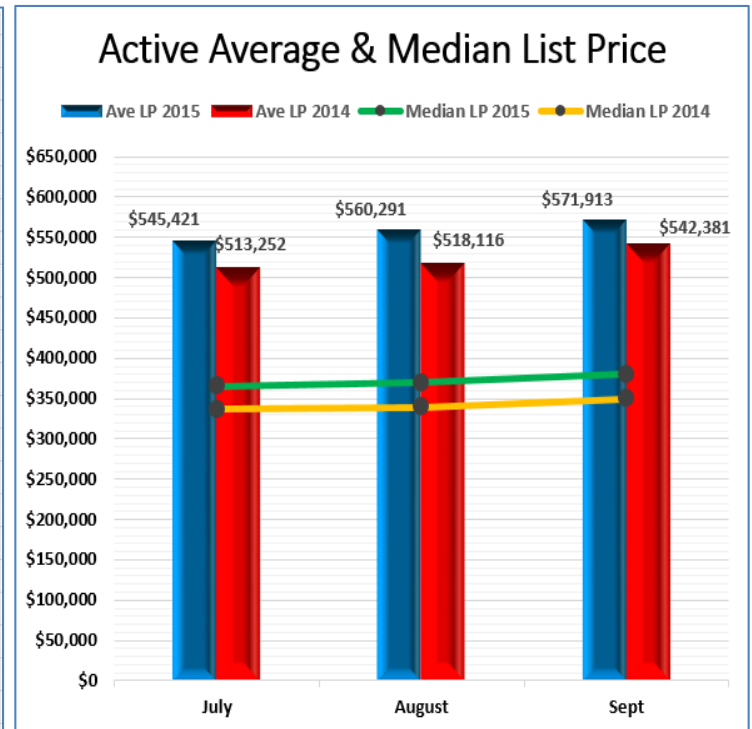
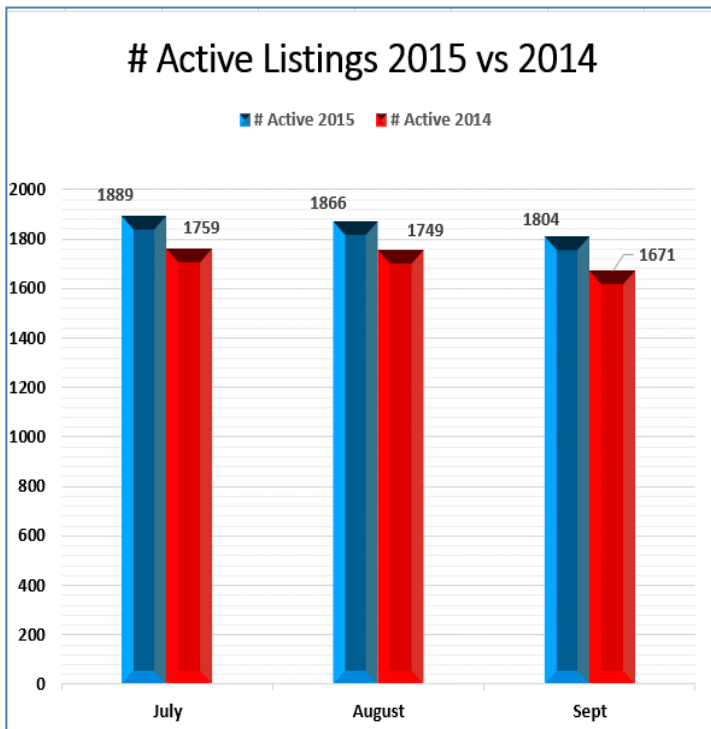
St. Johns County's 3rd Quarter 2015 statistics from the NEFMLS system reflected an increase of Active inventory by 8%. The number of Sold transactions increased by 10% with Sold Prices holding steady compared to 3rd Quarter 2014. Total Sold Volume was up by 14% compared to the same timeframe in 2014.

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

Economically, the unemployment rate for St Johns County marginally changed from 5.0% in August 2014 to the projected number of 4.0% for August 2015 (U.S. Bureau of Labor Statistics).

Statistic	3rd Qtr 2015	2nd Qtr 2015	% Chg	3rd Qtr 2014	% Chg	2015 YTD	2014 YTD	% Chg
# Active	1804	1804	0%	1671	8%	1804	1671	8%
# New	1610	1842	-13%	1435	12%	5101	4533	12%
# Sold	1285	1343	-4%	1163	10%	3510	3125	12%
Absorption Rate	4.77	4.96	-4%	5.0	-5%	4.77	5.12	-7%
Ave Sold List Price	\$358,343	\$358,228	.03%	\$357,095	.34%	\$358,343	\$438,858	-18%
Med Sold List Price	\$304,900	\$300,000	2%	\$284,990	7%	\$304,900	\$309,925	-2%
Average Sale Price	\$347,970	\$347,964	.002%	\$345,433	.73%	\$344,925	\$345,457	-1.5%
Median Sale Price	\$299,900	\$298,346	.5%	\$279,000	7%	\$280,000	\$280,000	0%
Total Sold Volume	\$461,187,657	\$467,316,937	-1.3%	\$402,775,449	14%	\$1,265,357,101	\$1,080,136,002	17%

Month/Year	Active Listings	Active Avg List Price	Avg Active Price Change	Avg Active Price Change %	Active Median List Price	Absorption Rate	Months Inventory
July-15	1889	\$545,420	-\$36,879	-4.76%	\$365,000	5.08	3.83
August-15	186	\$560,290	-\$33,808	-4.51%	\$369,950	4.95	4.49
Sept-15	1804	\$571,912	-\$35,007	-4.54%	\$379,900	4.77	4.8



St. Johns County 3rd Quarter 2015 Residential Statistics continued

St. Johns County's 3rd Quarter 2015 reported the highest number of Sold transactions was in the \$300,000-\$399,999 range and the highest growth in percentage was found in the \$1,000,000+ price range.

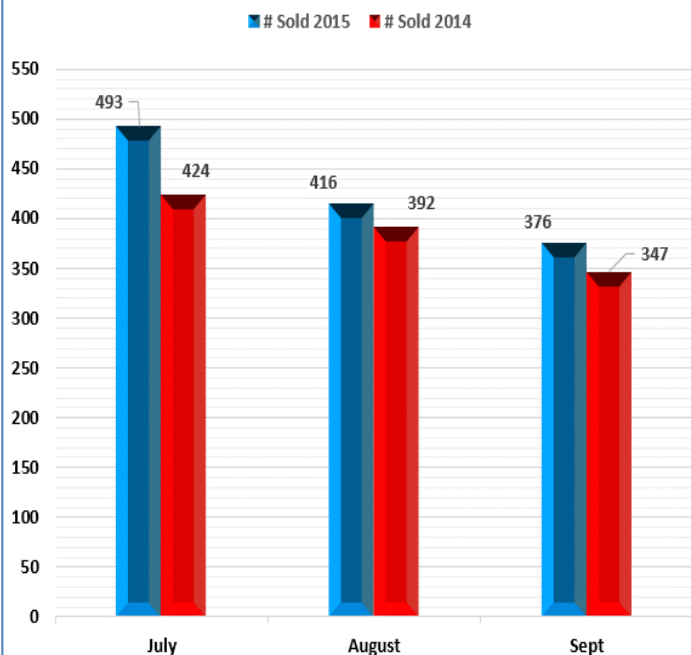
The highest number of Active listings fell in the \$300,000-399,999 market, with the highest growth price range in the \$400,000-\$499,999 segment for the 3rd Quarter 2015.

Distressed sales accounted for 8% of the total quarterly sales for St. Johns County which was a slight drop of -2% when compared to 3rd quarter 2014. St. Johns County's recorded Lis Pendens ranged between -20% to -42%

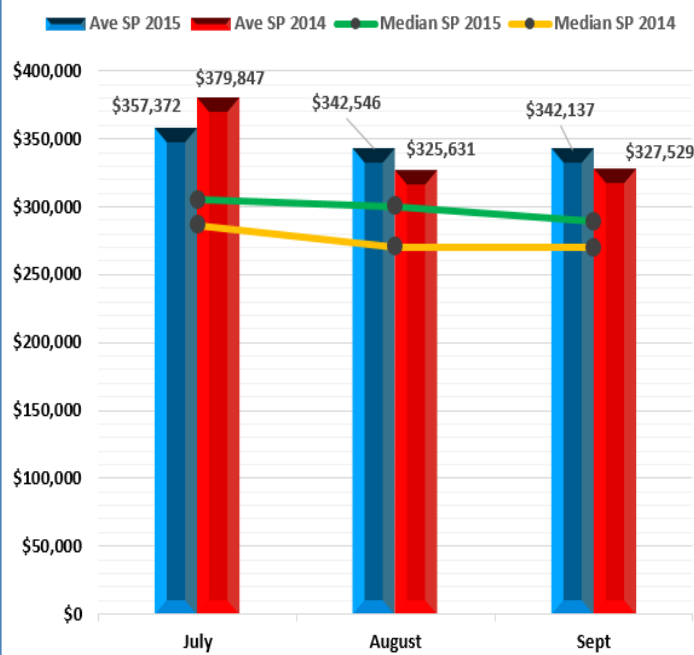
Month/Year	New Listings	New Avg List Price	New Median List Price	Pended Listings	Pended Avg List Price	Pended Median List Price
July-15	593	\$427,566	\$315,000	450	\$354,411	\$299,900
August-15	532	\$409,255	\$320,940	410	\$348,499	\$299,900
Sept-15	485	\$427,975	\$329,990	385	\$369,430	\$289,000

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
July-15	493	\$368,306	\$357,371	\$310,000	\$305,000	37.2%	82.7	43
August-15	416	\$353,074	\$342,546	\$603,500	\$300,000	37.2%	78	38
Sept-15	376	\$351,693	\$342,136	\$298,741	\$288,950	985	79.4	24

Sold Listings 2015 vs 2014



Average & Median Sale Price



Lis Pendens Single Family	2015	2014	% Chg
July	50	63	-20.6%
August	42	73	-42.5%
September	35	54	-35.2%

Source:
Metro Market Trends