

TOP MARKET AREAS IN NE FLORIDA BY SOLD ACTIVITY

1/28/2009

as reported by the NEFAR MLS for past 90 days ending December 31, 2008

Rank	Prior	Area	Number Sold			Median Sale Price			% of List		DOM		Active	Ave Sold	MOH	MOH
			2007	2008	PCT	2007	2008	PCT	2007	2008	2007	2008	2008	Per Mo	12/31/08	6/30/08
1	1	014-MANDARIN	163	170	4	240,000	199,945	-20	95	95	126	131	915	57	16.1	11.7
2	2	301-JUL CK/SWITZ	88	117	32	343,250	260,000	-32	96	95	148	132	813	39	20.8	
3	6	093-COLLEGE PRK/RIBAULT MNR	82	106	29	57,950	25,000	-131	92	88	121	104	840	35	23.8	19.1
4	4	041-ARLINGTON	91	105	15	160,000	122,750	-30	97	94	117	115	725	35	20.7	16.3
5	3	042-FT CAROLINE	92	86	-6	194,950	174,500	-11	96	95	107	139	639	29	22.3	13.7
6	10	139-OAKLEAF PLNTN/ORANGE PARK NW	88	84	-4	198,120	190,000	-4	95	97	121	152	507	28	18.1	16.7
7	12	091-GARDN CTY/AIRPORT	71	77	8	175,000	152,500	-14	97	96	113	140	545	26	21.2	19.5
8	5	061-NORMANDY AREA	82	76	-7	171,250	140,000	-22	97	95	116	121	547	25	21.6	10.9
9	8	023-E OF SS BLVD	84	68	-19	190,750	161,100	-18	96	94	112	114	417	23	18.4	11.7
10	25	096-FT GEORGE/BLOUNT IS/CEDAR PT	43	65	51	239,490	187,153	-27	97	97	154	205	314	22	14.5	21.9
11	19	013-BEAUCLERC/MANDARIN N	51	64	25	205,000	172,450	-18	96	94	117	141	359	21	16.8	19.0
12	7	067-ARGYLE/OAKLEAF PLNT AREA-DUVAL	86	64	-25	169,750	144,950	-17	97	95	112	103	532	21	24.9	12.8
13	20	082-PAXON	40	58	45	44,500	22,500	-97	89	86	91	131	357	19	18.5	17.2
14	18	063-MURRAY H/LAKESHORE	52	56	7	125,000	77,750	-60	95	93	94	107	386	19	20.7	13.3
15	13	022-GROVE PK/SAN SOUCI	52	49	-5	157,745	149,000	-5	97	95	102	142	328	16	20.1	11.2
16	14	141-MIDDLEBURG	59	49	-16	155,000	148,000	-4	97	93	125	190	262	16	16.0	13.5
17	9	026-ICW S-BCH & N JTB	72	45	-37	335,000	327,000	-2	94	93	127	163	387	15	25.8	14.1
18	15	092-OCEANWAY/PECAN PARK	55	41	-25	208,990	188,935	-10	97	97	116	116	332	14	24.3	14.0
19	16	025-ICW N-BCH & S ATL	36	39	8	227,500	217,000	-4	95	95	117	95	245	13	18.8	10.0
20	11	024-BAYMEADOWS/DEERWOOD	43	37	-13	330,990	314,500	-5	96	92	124	121	282	12	22.9	13.5
21		072-SPRINGFIELD	24	34	41	37,000	22,500	-64	90	84	129	166	315	11	27.8	21.7
22	17	304- 210 SOUTH	46	33	-28	315,000	276,500	-13	95	95	145	171	251	11	22.8	
23		052-AVONDALE	26	31	19	253,500	190,500	-33	94	91	153	169	218	10	21.1	20.4
24		064-CEDAR HILLS	27	28	3	129,490	99,945	-29	99	95	99	116	274	9	29.4	18.4
25		308-WORLD GOLF V-SW	29	27	-6	219,990	217,734	-1	96	96	136	144	117	9	13.0	
26		043-ICW N-ATLANTIC BLVD	20	26	30	274,500	367,500	33	96	94	122	129	194	9	22.4	19.4
27	21	071-BRENTWOOD/EVERGREEN	35	25	-28	55,000	18,000	-205	95	82	128	116	244	8	29.3	15.0
28	22	124-FLEMING ISLAND-SW	25	25	0	223,500	235,000	5	96	95	113	153	187	8	22.4	13.4
29	24	012-SAN JOSE	34	24	-29	158,700	177,450	11	91	93	117	167	250	8	31.3	18.0
30	23	054-YUKN/WESC/OAK H	41	24	-41	153,990	114,950	-33	97	95	103	144	249	8	31.1	14.6