

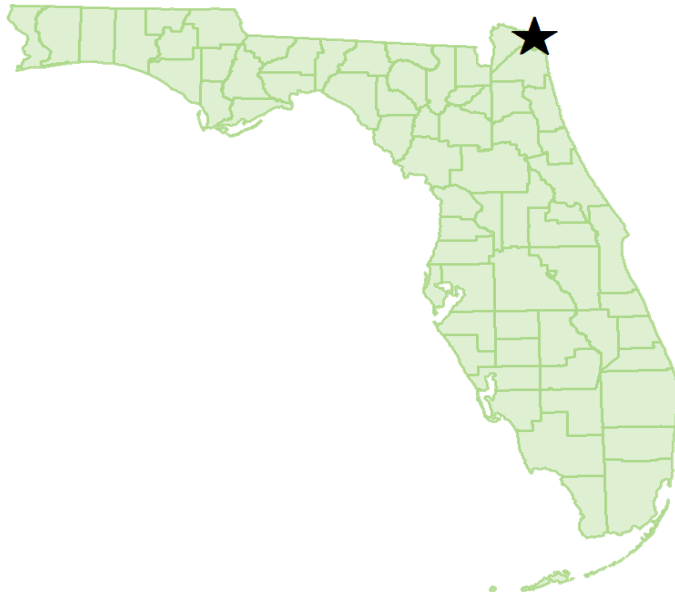
Monthly Market Detail - July 2013

Single Family Homes

Amelia Island - Nassau County Association of REALTORS®



This report describes member activity for the association and is not confined to any specific geographic area.



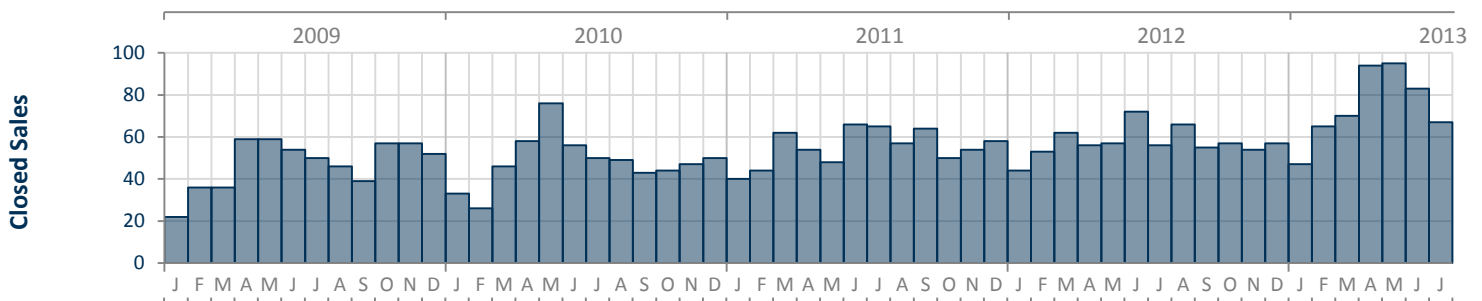
Summary Statistics	July 2013	July 2012	Percent Change Year-over-Year
Closed Sales	67	56	19.6%
Paid in Cash	16	14	14.3%
New Pending Sales	88	79	11.4%
New Listings	133	103	29.1%
Median Sale Price	\$220,000	\$225,000	-2.2%
Average Sale Price	\$285,381	\$279,789	2.0%
Median Days on Market	53	85	-37.6%
Average Percent of Original List Price Received	93.7%	90.0%	4.1%
Pending Inventory	173	(No Data)	N/A
Inventory (Active Listings)	555	650	-14.6%
Months Supply of Inventory	8.2	11.4	-28.0%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Month	Closed Sales	Percent Change Year-over-Year
July 2013	67	19.6%
June 2013	83	15.3%
May 2013	95	66.7%
April 2013	94	67.9%
March 2013	70	12.9%
February 2013	65	22.6%
January 2013	47	6.8%
December 2012	57	-1.7%
November 2012	54	0.0%
October 2012	57	14.0%
September 2012	55	-14.1%
August 2012	66	15.8%
July 2012	56	-13.8%



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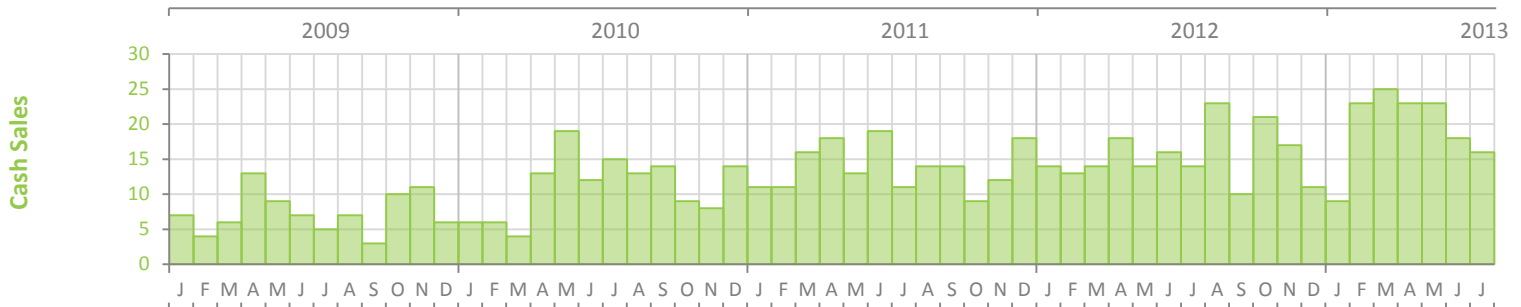
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Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
July 2013	16	14.3%
June 2013	18	12.5%
May 2013	23	64.3%
April 2013	23	27.8%
March 2013	25	78.6%
February 2013	23	76.9%
January 2013	9	-35.7%
December 2012	11	-38.9%
November 2012	17	41.7%
October 2012	21	133.3%
September 2012	10	-28.6%
August 2012	23	64.3%
July 2012	14	27.3%

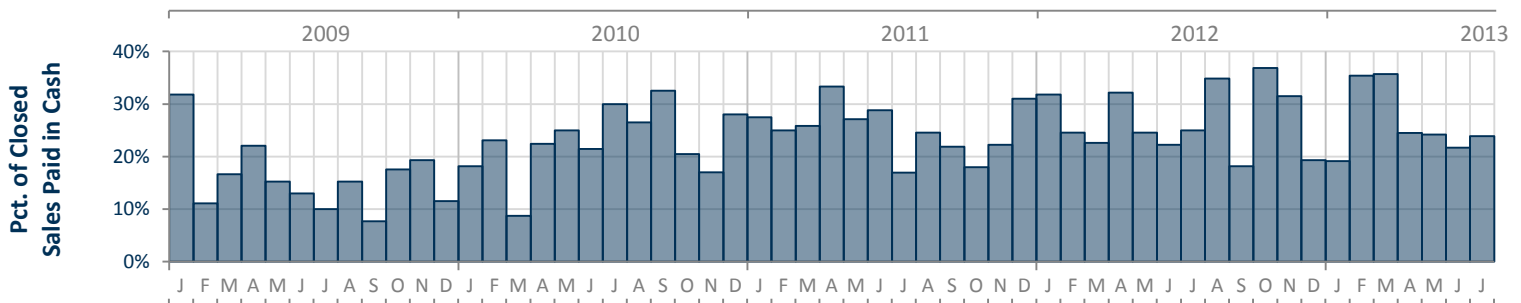


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
July 2013	23.9%	-4.5%
June 2013	21.7%	-2.4%
May 2013	24.2%	-1.4%
April 2013	24.5%	-23.9%
March 2013	35.7%	58.2%
February 2013	35.4%	44.3%
January 2013	19.1%	-39.8%
December 2012	19.3%	-37.8%
November 2012	31.5%	41.7%
October 2012	36.8%	104.7%
September 2012	18.2%	-16.9%
August 2012	34.8%	41.9%
July 2012	25.0%	47.7%



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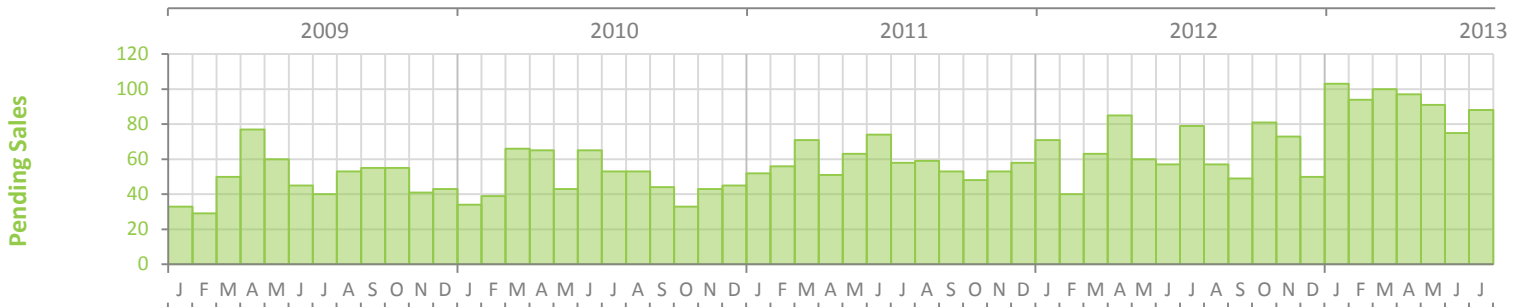
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New Pending Sales

The number of property listings that went from "Active" to "Pending" status during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
July 2013	88	11.4%
June 2013	75	31.6%
May 2013	91	51.7%
April 2013	97	14.1%
March 2013	100	58.7%
February 2013	94	135.0%
January 2013	103	45.1%
December 2012	50	-13.8%
November 2012	73	37.7%
October 2012	81	68.8%
September 2012	49	-7.5%
August 2012	57	-3.4%
July 2012	79	36.2%

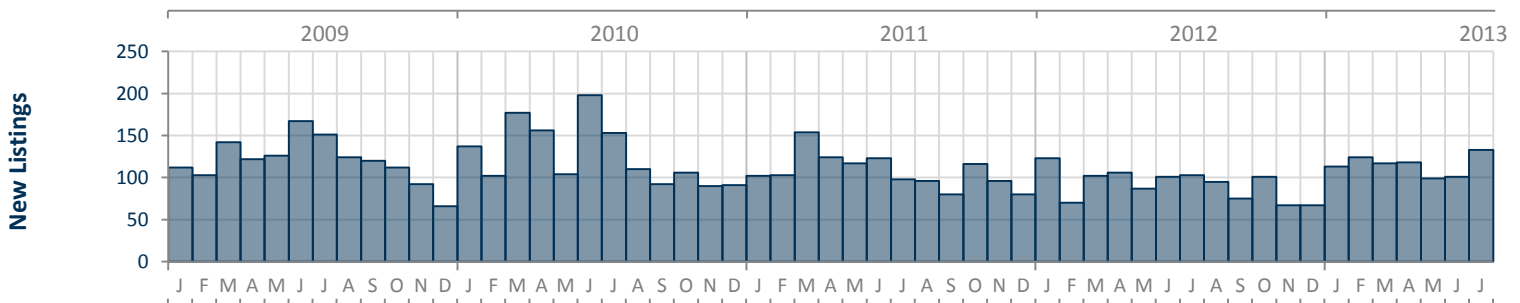


New Listings

The number of properties put onto the market during the month

Economists' note: In a recovering market, we expect that new listings will eventually rise as sellers raise their estimations of value. But this increase will take place only after the market has turned up, so New Listings are a *lagging* indicator of the health of the market. Also be aware of properties which have been withdrawn from the market and then relisted. These are not really New Listings.

Month	New Listings	Percent Change Year-over-Year
July 2013	133	29.1%
June 2013	101	0.0%
May 2013	99	13.8%
April 2013	118	11.3%
March 2013	117	14.7%
February 2013	124	77.1%
January 2013	113	-8.1%
December 2012	67	-16.3%
November 2012	67	-30.2%
October 2012	101	-12.9%
September 2012	75	-6.3%
August 2012	95	-1.0%
July 2012	103	5.1%



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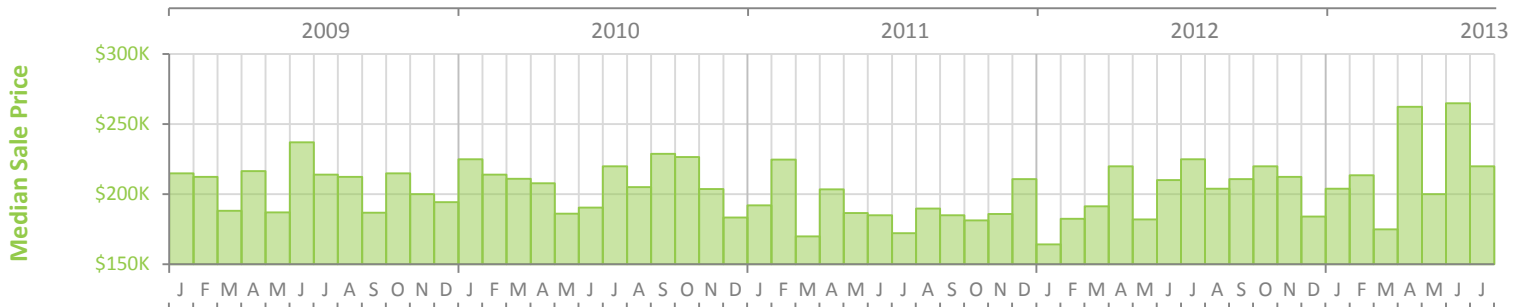
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Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area.

Month	Median Sale Price	Percent Change Year-over-Year
July 2013	\$220,000	-2.2%
June 2013	\$265,000	26.2%
May 2013	\$199,990	9.9%
April 2013	\$262,450	19.3%
March 2013	\$175,000	-8.6%
February 2013	\$213,500	17.1%
January 2013	\$204,000	24.2%
December 2012	\$184,000	-12.7%
November 2012	\$212,485	14.2%
October 2012	\$220,000	21.4%
September 2012	\$210,900	14.0%
August 2012	\$204,000	7.4%
July 2012	\$225,000	30.7%

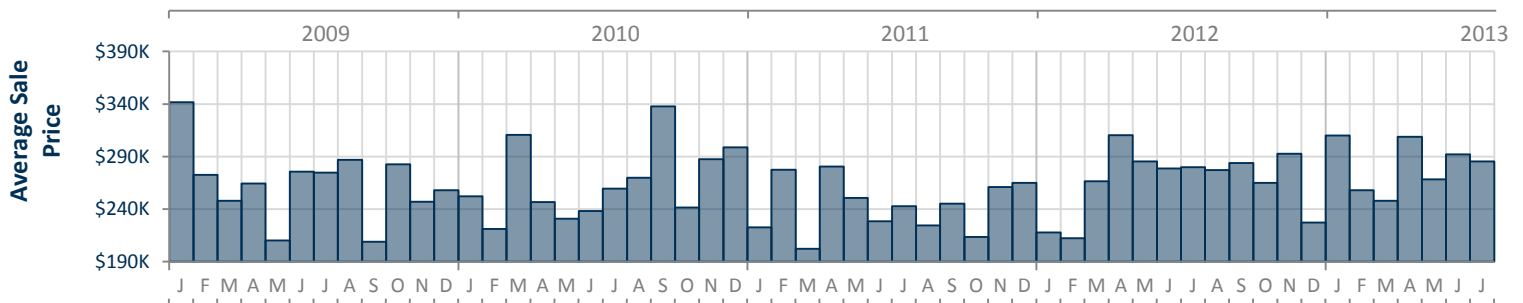


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: As noted above, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
July 2013	\$285,381	2.0%
June 2013	\$291,988	4.8%
May 2013	\$268,411	-6.0%
April 2013	\$308,822	-0.5%
March 2013	\$247,815	-7.0%
February 2013	\$257,954	21.6%
January 2013	\$309,965	42.4%
December 2012	\$227,323	-14.2%
November 2012	\$292,759	12.1%
October 2012	\$265,070	24.2%
September 2012	\$283,908	15.8%
August 2012	\$277,249	23.5%
July 2012	\$279,789	15.3%



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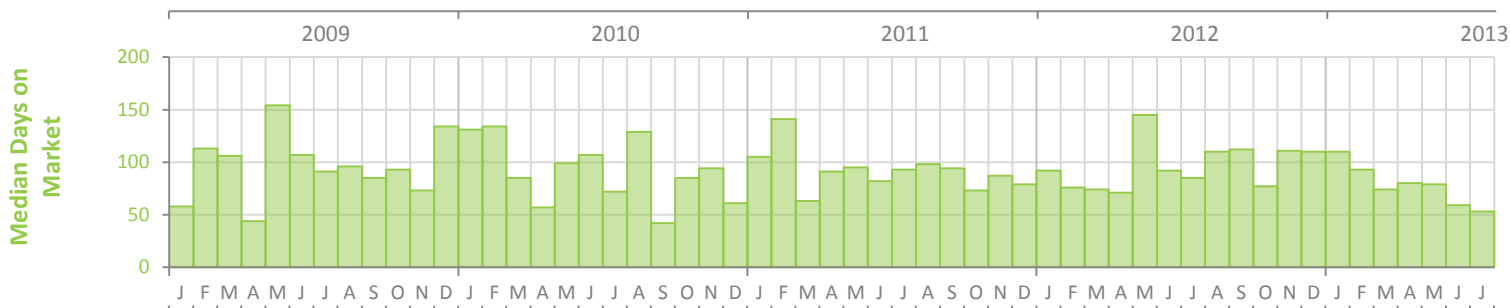
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Median Days on Market

The median number of days that properties sold during the month were on the market

Economists' note: Median Days on Market is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. We use the median rather than the average because the median is not particularly sensitive to sales of homes that took an unusually large amount of time to sell relative to the vast majority of homes in the market.

Month	Median Days on Market	Percent Change Year-over-Year
July 2013	53	-37.6%
June 2013	59	-35.9%
May 2013	79	-45.5%
April 2013	80	12.7%
March 2013	74	0.0%
February 2013	93	22.4%
January 2013	110	19.6%
December 2012	110	39.2%
November 2012	111	27.6%
October 2012	77	5.5%
September 2012	112	19.1%
August 2012	110	12.2%
July 2012	85	-8.6%

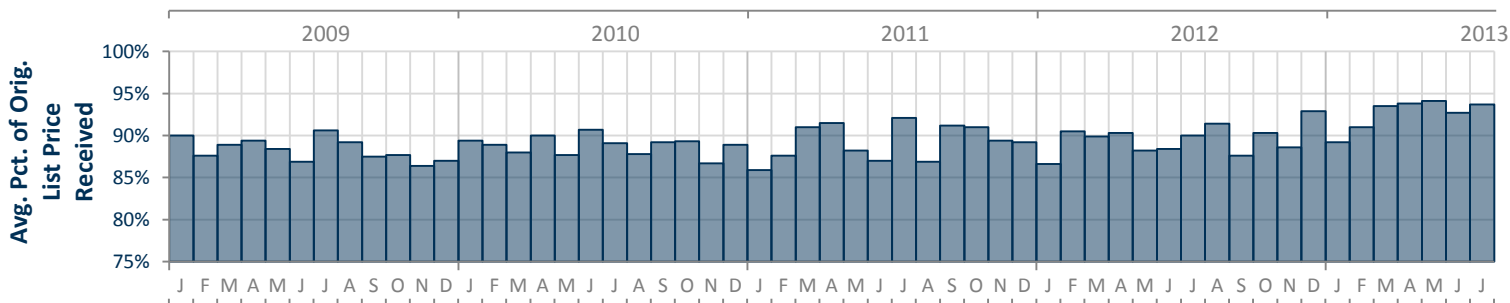


Average Percent of Original List Price Received

The average of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note: The Average Percent of Original List Price Received is an indicator of market conditions, in that in a recovering market, the measure rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market that has shifted from down to up, and is another *lagging* indicator.

Month	Avg. Pct. of Orig. List Price Received	Percent Change Year-over-Year
July 2013	93.7%	4.1%
June 2013	92.7%	4.9%
May 2013	94.1%	6.7%
April 2013	93.8%	3.9%
March 2013	93.5%	4.0%
February 2013	91.0%	0.6%
January 2013	89.2%	3.0%
December 2012	92.9%	4.1%
November 2012	88.6%	-0.9%
October 2012	90.3%	-0.8%
September 2012	87.6%	-3.9%
August 2012	91.4%	5.2%
July 2012	90.0%	-2.3%



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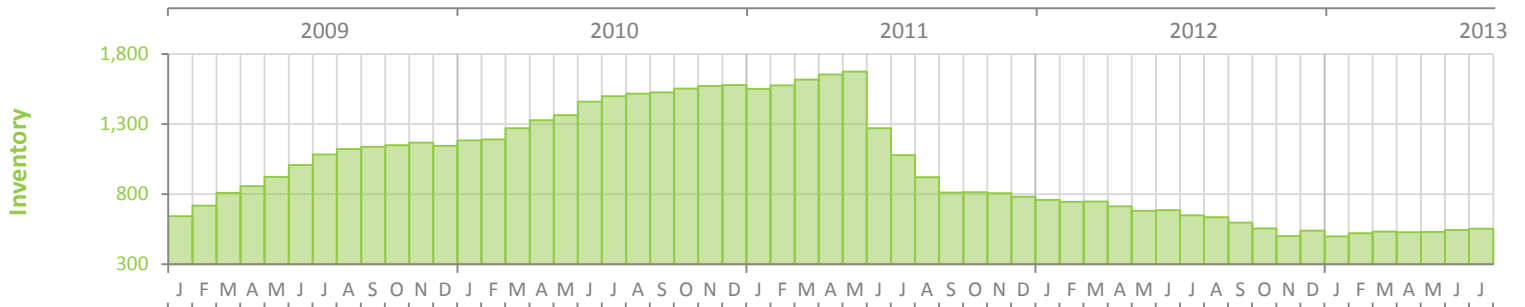
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Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to calculate Inventory, so these numbers may not match up to others you see in your market. We calculate Inventory by counting the number of active listings on the last day of the month, and hold this number to compare with the same month the following year.

Month	Inventory	Percent Change Year-over-Year
July 2013	555	-14.6%
June 2013	544	-20.7%
May 2013	531	-22.3%
April 2013	529	-25.9%
March 2013	533	-28.7%
February 2013	521	-30.1%
January 2013	499	-34.3%
December 2012	541	-30.8%
November 2012	502	-37.8%
October 2012	556	-31.7%
September 2012	598	-26.3%
August 2012	637	-30.8%
July 2012	650	-39.8%

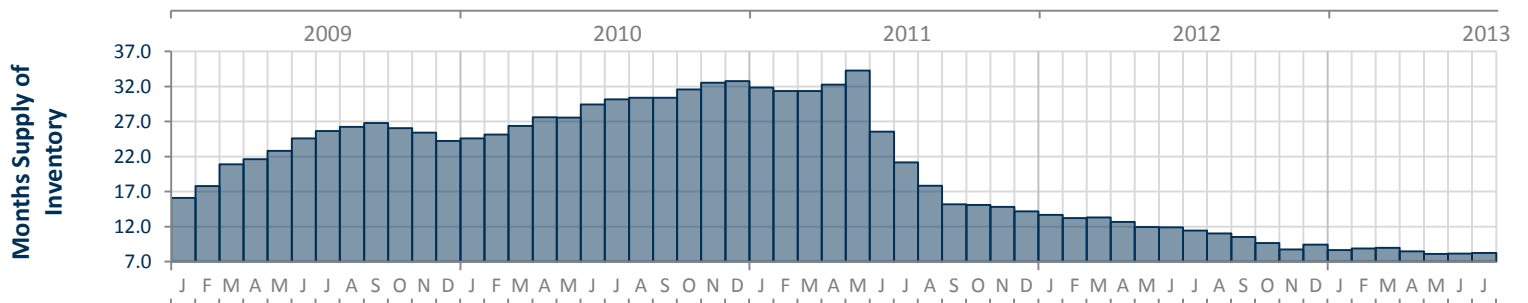


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: This is an indicator of the state of the market, whether it is a buyers' market or a sellers' market. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 Months of Inventory. Higher numbers indicate a buyers' market, lower numbers a sellers' market.

Month	Months Supply	Percent Change Year-over-Year
July 2013	8.2	-28.0%
June 2013	8.2	-31.3%
May 2013	8.1	-32.3%
April 2013	8.5	-33.1%
March 2013	9.0	-32.4%
February 2013	8.9	-32.9%
January 2013	8.7	-36.7%
December 2012	9.4	-33.5%
November 2012	8.7	-41.0%
October 2012	9.7	-36.0%
September 2012	10.5	-30.8%
August 2012	11.0	-38.0%
July 2012	11.4	-46.0%



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Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	5	0.0%
\$100,000 - \$149,999	8	33.3%
\$150,000 - \$199,999	14	16.7%
\$200,000 - \$249,999	11	83.3%
\$250,000 - \$299,999	6	20.0%
\$300,000 - \$399,999	13	-7.1%
\$400,000 - \$599,999	6	20.0%
\$600,000 - \$999,999	3	200.0%
\$1,000,000 or more	1	0.0%

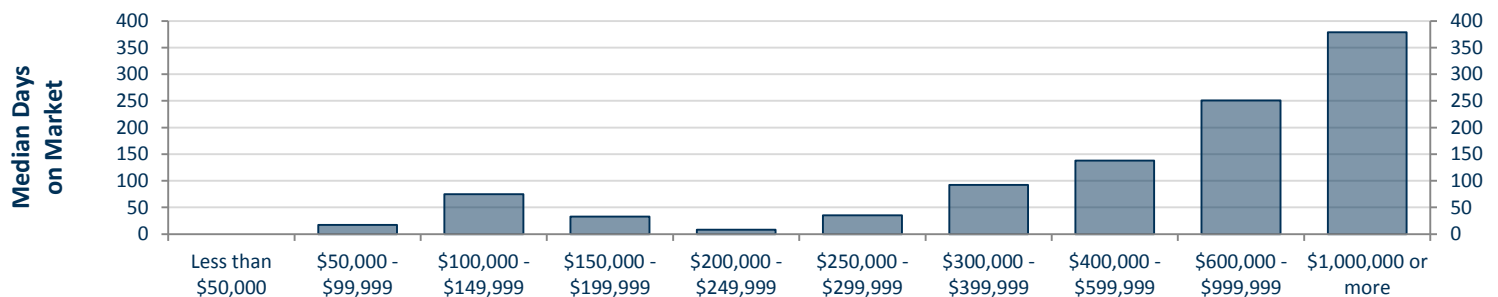


Median Days on Market by Sale Price

The median number of days that properties sold during the month were on the market

Economists' note: Median Days on Market is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took less time to sell, and 50% of homes took more time to sell. We use the median rather than the average because the median is not particularly sensitive to sales of homes that took an unusually large amount of time to sell relative to the vast majority of homes in the market.

Sale Price	Median Days on Market	Percent Change Year-over-Year
Less than \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	17	-76.7%
\$100,000 - \$149,999	75	134.4%
\$150,000 - \$199,999	33	-46.8%
\$200,000 - \$249,999	8	-89.9%
\$250,000 - \$299,999	35	-72.4%
\$300,000 - \$399,999	92	-55.6%
\$400,000 - \$599,999	138	70.4%
\$600,000 - \$999,999	251	512.2%
\$1,000,000 or more	379	3.8%



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New Listings by Initial Listing Price

The number of properties put onto the market during the month

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Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	5	N/A
\$50,000 - \$99,999	3	-40.0%
\$100,000 - \$149,999	11	0.0%
\$150,000 - \$199,999	37	105.6%
\$200,000 - \$249,999	19	11.8%
\$250,000 - \$299,999	17	54.5%
\$300,000 - \$399,999	13	-31.6%
\$400,000 - \$599,999	14	16.7%
\$600,000 - \$999,999	10	150.0%
\$1,000,000 or more	4	-33.3%

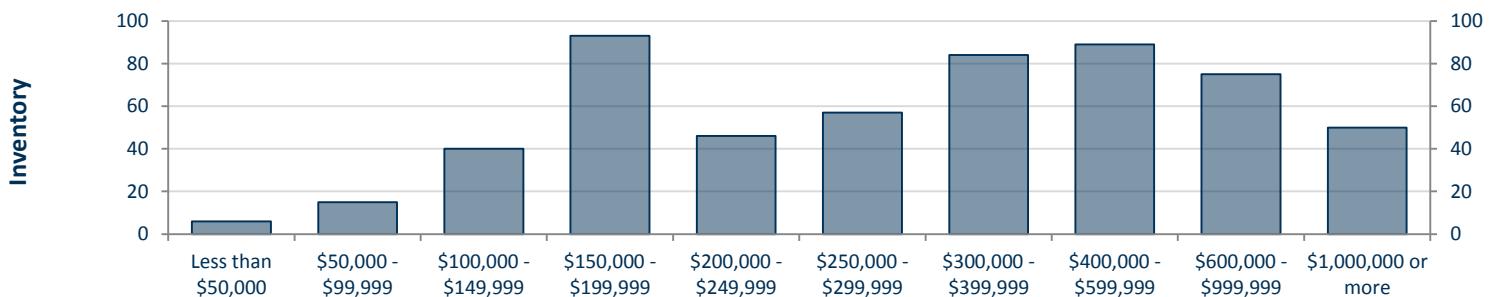


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to calculate Inventory, so these numbers may not match up to others you see in your market. We calculate Inventory by counting the number of active listings on the last day of the month, and hold this number to compare with the same month the following year.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	6	0.0%
\$50,000 - \$99,999	15	-54.5%
\$100,000 - \$149,999	40	-42.0%
\$150,000 - \$199,999	93	-21.2%
\$200,000 - \$249,999	46	-25.8%
\$250,000 - \$299,999	57	-3.4%
\$300,000 - \$399,999	84	-17.6%
\$400,000 - \$599,999	89	-16.8%
\$600,000 - \$999,999	75	38.9%
\$1,000,000 or more	50	25.0%



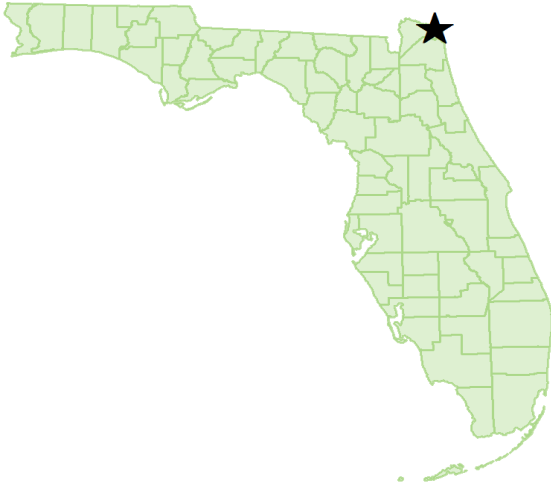
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		July 2013	July 2012	Percent Change Year-over-Year
Traditional	Closed Sales	56	40	40.0%
	Median Sale Price	\$224,250	\$298,900	-25.0%
Foreclosure/REO	Closed Sales	6	8	-25.0%
	Median Sale Price	\$121,450	\$146,425	-17.1%
Short Sale	Closed Sales	5	8	-37.5%
	Median Sale Price	\$179,900	\$162,500	10.7%

