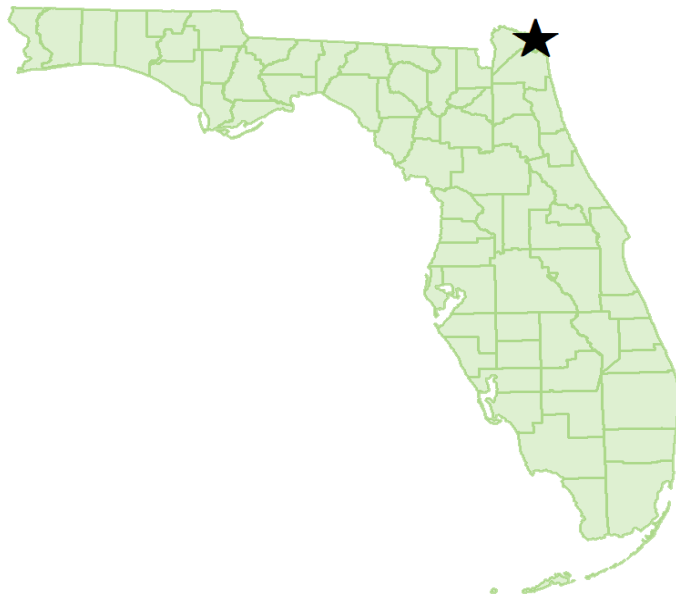


Monthly Market Detail - February 2015

Condominiums

Amelia Island - Nassau County Association of REALTORS®

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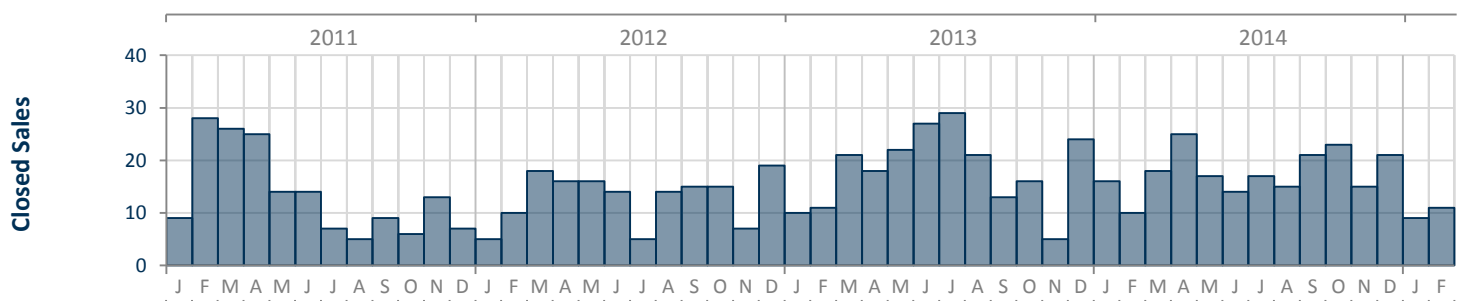
Summary Statistics	February 2015	February 2014	Percent Change Year-over-Year
Closed Sales	11	10	10.0%
Paid in Cash	7	8	-12.5%
New Pending Sales	36	14	157.1%
New Listings	29	32	-9.4%
Median Sale Price	\$324,000	\$239,950	35.0%
Average Sale Price	\$471,136	\$325,280	44.8%
Median Days on Market	81	105	-22.9%
Average Percent of Original List Price Received	90.8%	91.1%	-0.3%
Pending Inventory	61	41	48.8%
Inventory (Active Listings)	181	223	-18.8%
Months Supply of Inventory	10.5	12.1	-12.5%

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
February 2015	11	10.0%
January 2015	9	-43.8%
December 2014	21	-12.5%
November 2014	15	200.0%
October 2014	23	43.8%
September 2014	21	61.5%
August 2014	15	-28.6%
July 2014	17	-41.4%
June 2014	14	-48.1%
May 2014	17	-22.7%
April 2014	25	38.9%
March 2014	18	-14.3%
February 2014	10	-9.1%



Monthly Market Detail - February 2015

Condominiums

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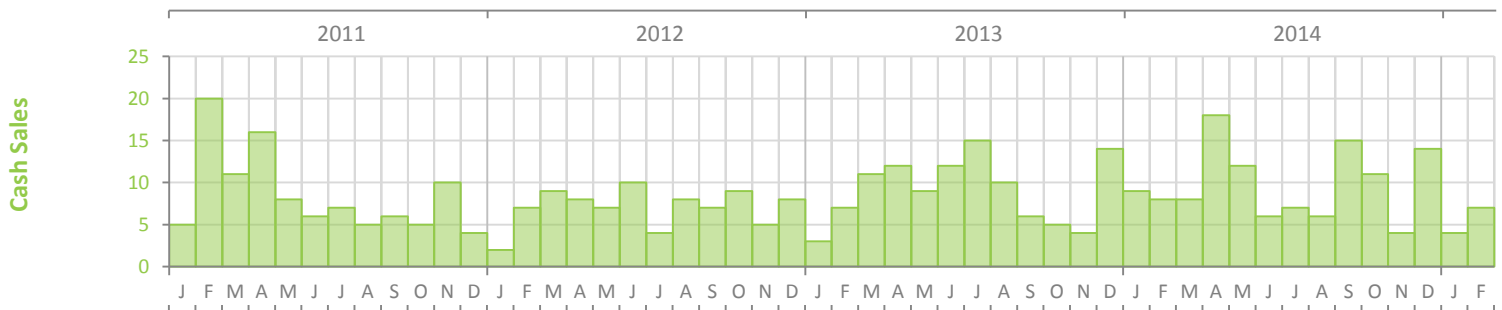


Cash Sales

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
February 2015	7	-12.5%
January 2015	4	-55.6%
December 2014	14	0.0%
November 2014	4	0.0%
October 2014	11	120.0%
September 2014	15	150.0%
August 2014	6	-40.0%
July 2014	7	-53.3%
June 2014	6	-50.0%
May 2014	12	33.3%
April 2014	18	50.0%
March 2014	8	-27.3%
February 2014	8	14.3%

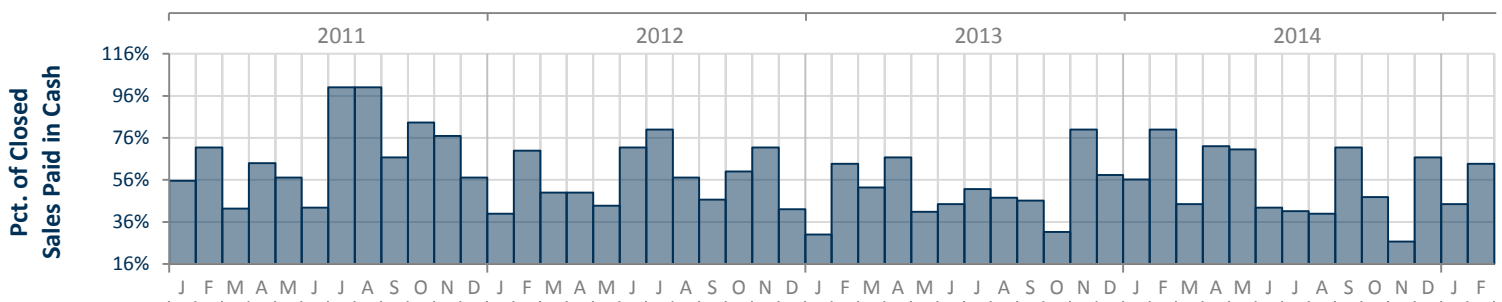


Cash Sales as a Percentage of Closed Sales

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
February 2015	63.6%	-20.5%
January 2015	44.4%	-21.0%
December 2014	66.7%	14.3%
November 2014	26.7%	-66.7%
October 2014	47.8%	53.0%
September 2014	71.4%	54.8%
August 2014	40.0%	-16.0%
July 2014	41.2%	-20.4%
June 2014	42.9%	-3.6%
May 2014	70.6%	72.5%
April 2014	72.0%	8.0%
March 2014	44.4%	-15.2%
February 2014	80.0%	25.7%



Monthly Market Detail - February 2015

Condominiums

Amelia Island - Nassau County Association of REALTORS®



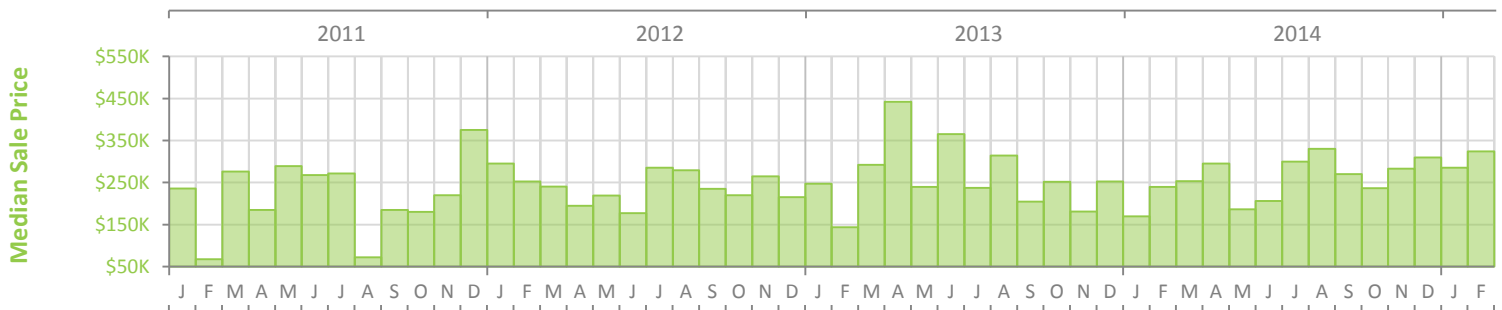
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Median Sale Price

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
February 2015	\$324,000	35.0%
January 2015	\$285,000	67.6%
December 2014	\$310,000	22.8%
November 2014	\$283,376	56.6%
October 2014	\$236,500	-6.2%
September 2014	\$270,000	31.7%
August 2014	\$330,000	5.1%
July 2014	\$300,000	26.3%
June 2014	\$206,250	-43.5%
May 2014	\$186,500	-22.1%
April 2014	\$295,000	-33.3%
March 2014	\$253,500	-13.3%
February 2014	\$239,950	66.6%

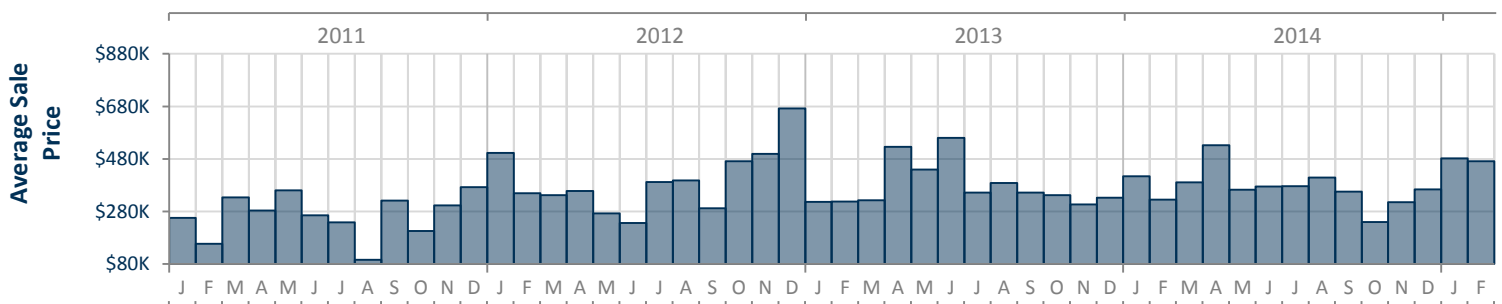


Average Sale Price

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
February 2015	\$471,136	44.8%
January 2015	\$482,278	16.6%
December 2014	\$363,929	9.5%
November 2014	\$315,205	2.9%
October 2014	\$240,352	-29.9%
September 2014	\$355,238	0.9%
August 2014	\$409,171	5.5%
July 2014	\$375,847	6.9%
June 2014	\$375,286	-33.0%
May 2014	\$363,253	-17.4%
April 2014	\$532,332	1.2%
March 2014	\$390,278	21.1%
February 2014	\$325,280	2.5%



Monthly Market Detail - February 2015

Condominiums

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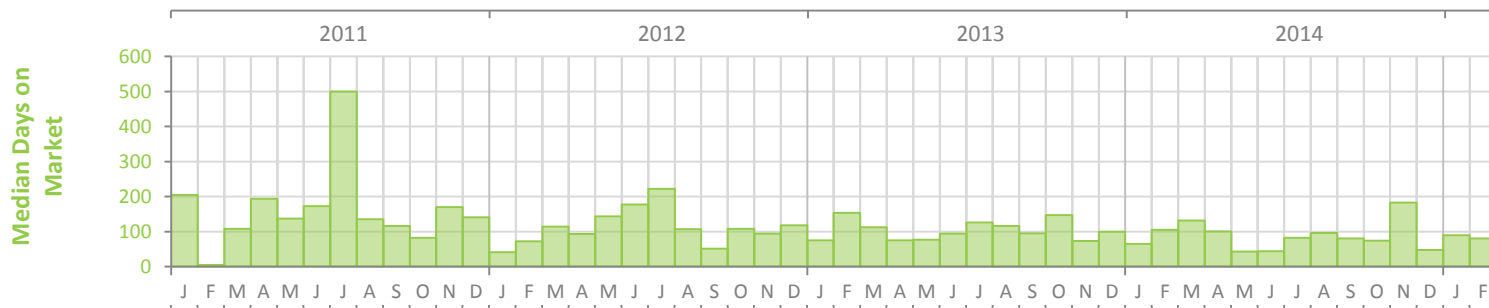


Median Days on Market

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
February 2015	81	-22.9%
January 2015	90	38.5%
December 2014	48	-52.0%
November 2014	183	150.7%
October 2014	74	-49.7%
September 2014	81	-14.7%
August 2014	96	-17.2%
July 2014	82	-34.9%
June 2014	44	-53.2%
May 2014	43	-44.2%
April 2014	101	34.7%
March 2014	132	16.8%
February 2014	105	-31.8%

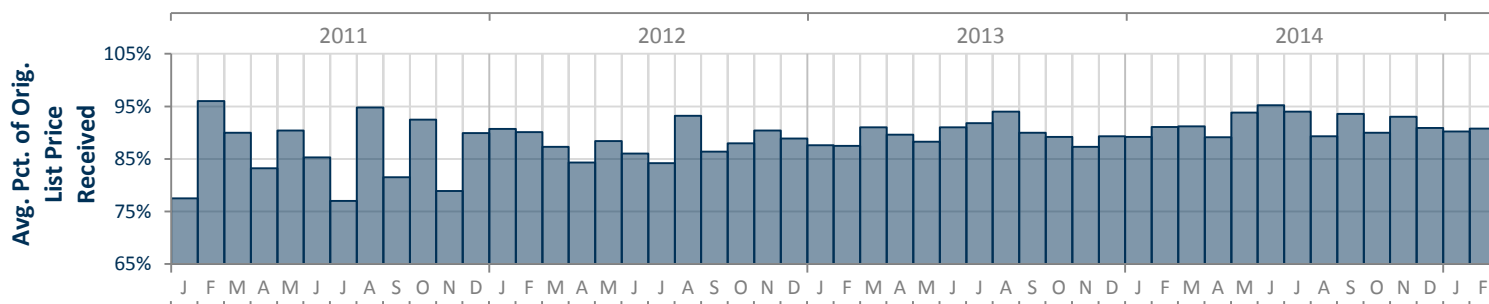


Average Percent of Original List Price Received

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
February 2015	90.8%	-0.3%
January 2015	90.2%	1.1%
December 2014	90.9%	1.8%
November 2014	93.0%	6.5%
October 2014	90.0%	0.9%
September 2014	93.6%	4.0%
August 2014	89.3%	-5.0%
July 2014	94.0%	2.4%
June 2014	95.2%	4.6%
May 2014	93.8%	6.2%
April 2014	89.1%	-0.6%
March 2014	91.2%	0.2%
February 2014	91.1%	4.1%



Monthly Market Detail - February 2015

Condominiums

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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
February 2015	181	-18.8%
January 2015	202	-5.6%
December 2014	203	-9.8%
November 2014	205	-11.3%
October 2014	210	-9.5%
September 2014	220	-9.1%
August 2014	218	-13.8%
July 2014	241	-8.0%
June 2014	236	-12.6%
May 2014	242	-10.4%
April 2014	238	-11.5%
March 2014	236	-13.6%
February 2014	223	-13.9%



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
February 2015	10.5	-12.5%
January 2015	11.8	2.7%
December 2014	11.5	-7.6%
November 2014	11.4	-12.5%
October 2014	12.3	-5.5%
September 2014	13.3	-2.2%
August 2014	13.8	-2.5%
July 2014	14.8	-2.4%
June 2014	13.6	-22.7%
May 2014	13.1	-30.6%
April 2014	12.6	-35.4%
March 2014	12.9	-35.7%
February 2014	12.1	-37.9%



Monthly Market Detail - February 2015

Condominiums

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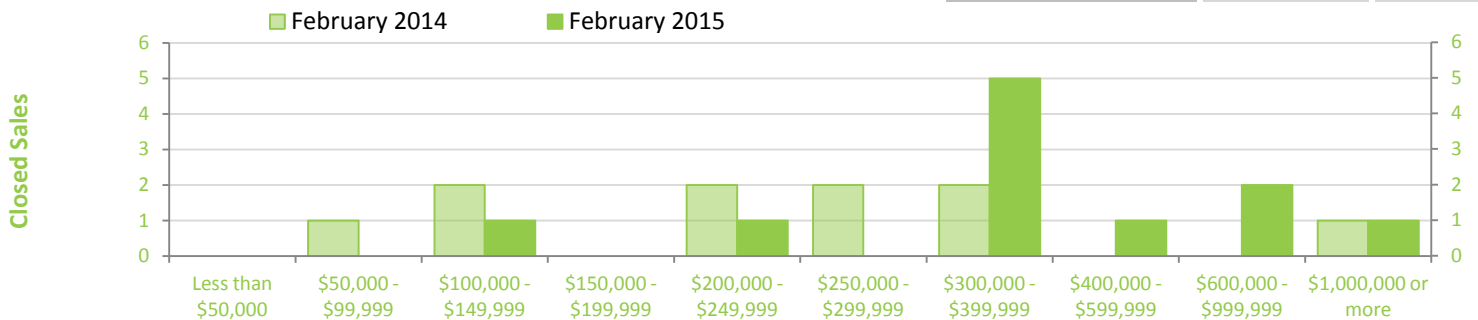
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Closed Sales by Sale Price

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	N/A
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	1	-50.0%
\$150,000 - \$199,999	0	N/A
\$200,000 - \$249,999	1	-50.0%
\$250,000 - \$299,999	0	-100.0%
\$300,000 - \$399,999	5	150.0%
\$400,000 - \$599,999	1	N/A
\$600,000 - \$999,999	2	N/A
\$1,000,000 or more	1	0.0%

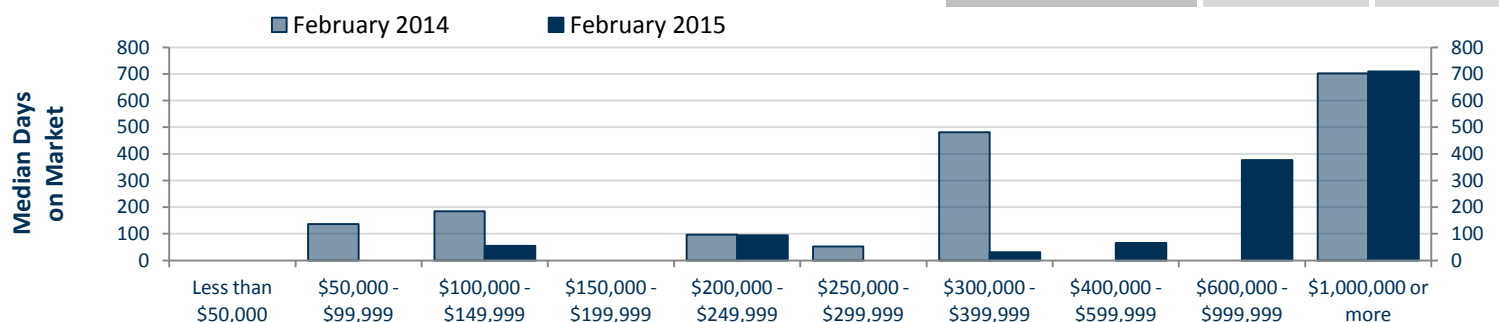


Median Days on Market by Sale Price

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	(No Sales)	N/A
\$100,000 - \$149,999	55	-70.1%
\$150,000 - \$199,999	(No Sales)	N/A
\$200,000 - \$249,999	95	-2.1%
\$250,000 - \$299,999	(No Sales)	N/A
\$300,000 - \$399,999	31	-93.6%
\$400,000 - \$599,999	66	N/A
\$600,000 - \$999,999	377	N/A
\$1,000,000 or more	709	1.0%



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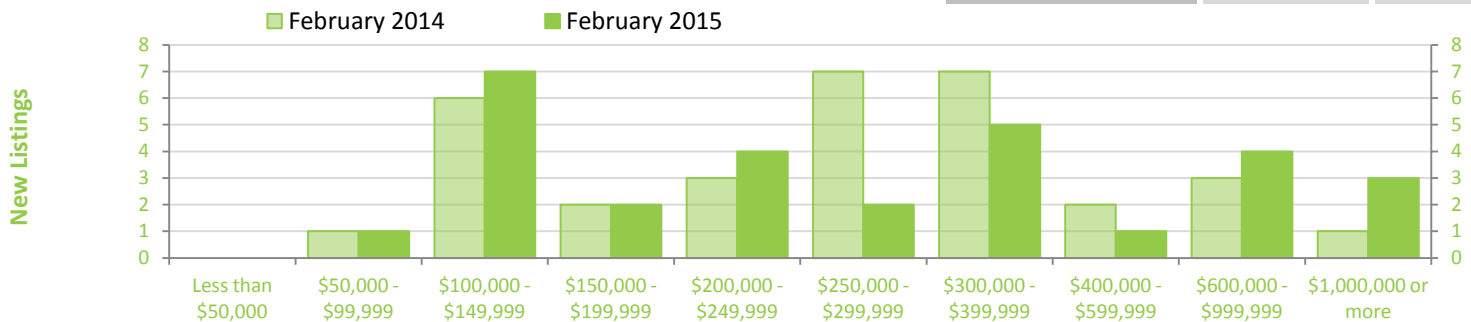
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New Listings by Initial Listing Price

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.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	1	0.0%
\$100,000 - \$149,999	7	16.7%
\$150,000 - \$199,999	2	0.0%
\$200,000 - \$249,999	4	33.3%
\$250,000 - \$299,999	2	-71.4%
\$300,000 - \$399,999	5	-28.6%
\$400,000 - \$599,999	1	-50.0%
\$600,000 - \$999,999	4	33.3%
\$1,000,000 or more	3	200.0%

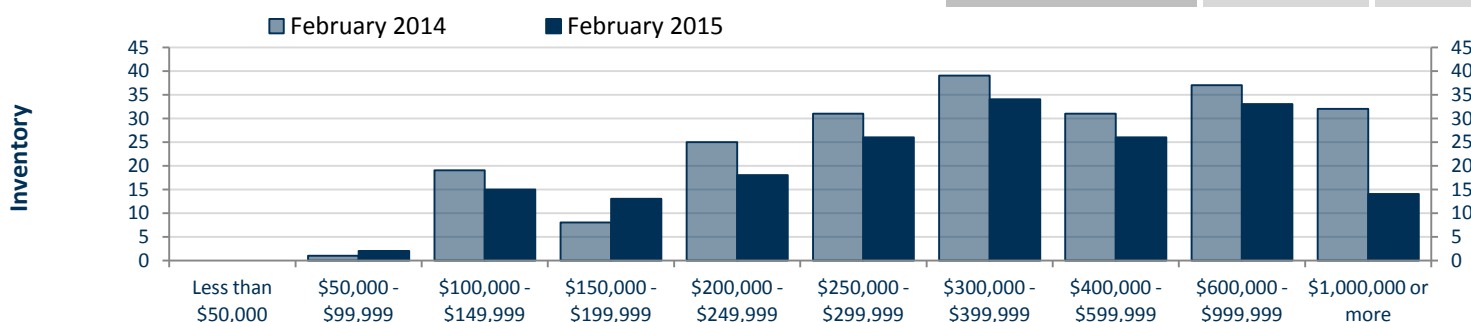


Inventory by Current Listing Price

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	0	N/A
\$50,000 - \$99,999	2	100.0%
\$100,000 - \$149,999	15	-21.1%
\$150,000 - \$199,999	13	62.5%
\$200,000 - \$249,999	18	-28.0%
\$250,000 - \$299,999	26	-16.1%
\$300,000 - \$399,999	34	-12.8%
\$400,000 - \$599,999	26	-16.1%
\$600,000 - \$999,999	33	-10.8%
\$1,000,000 or more	14	-56.3%

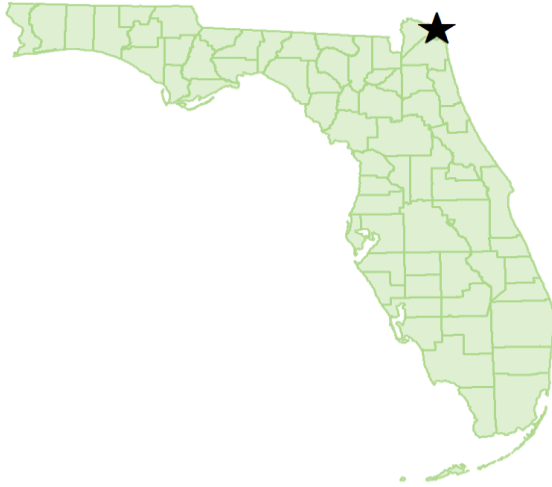


Monthly Distressed Market - February 2015

Condominiums

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		February 2015	February 2014	Percent Change Year-over-Year
Traditional	Closed Sales	9	8	12.5%
	Median Sale Price	\$327,500	\$278,500	17.6%
Foreclosure/REO	Closed Sales	2	2	0.0%
	Median Sale Price	\$213,500	\$164,900	29.5%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

