

Local Market Detail

SUMMARY STATISTICS	DUVAL COUNTY			ST. JOHNS COUNTY			CLAY COUNTY		
	Q2 2018	2017	% Change Year-Over-Year	Q2 2018	2017	% Change Year-Over-Year	Q2 2018	2017	% Change Year-Over-Year
Closed Sales	3,647	3,616	0.9%	1,838	1,642	↑ 11.9%	940	986	↓ -4.7%
Paid in Cash	758	831	↓ -8.8%	363	347	↑ 4.6%	169	177	↓ -4.5%
Median Sale Price	\$215,000	\$195,000	↑ 10.3%	\$348,000	\$325,000	↑ 7.1%	\$225,000	\$208,990	↑ 7.7%
Average Sale Price	\$253,289	\$237,820	↑ 6.5%	\$416,770	\$384,447	↑ 8.4%	\$237,941	\$226,608	↑ 5.0%
Dollar Volume	\$923.7 Million	\$860.0 Million	↑ 7.4%	\$766.0 Million	\$631.3 Million	↑ 21.3%	\$223.7 Million	\$223.4 Million	0.1%
Median Percent of Original List Price Received	97.9%	97.2%	0.7%	97.1%	96.8%	0.3%	98.1%	97.6%	0.5%
Median Time to Contract	30 Days	37 Days	↓ -18.9%	59 Days	57 Days	↑ 3.5%	29 Days	38 Days	↓ -23.7%
Median Time to Sale	61 Days	71 Days	↓ -14.1%	97 Days	95 Days	↑ 2.1%	63 Days	77 Days	↓ -18.2%
New Pending Sales	3,786	3,689	↑ 2.6%	2,049	1,948	↑ 5.2%	983	1,019	↓ -3.5%
New Listings	4,716	4,317	↑ 9.2%	2,404	2,115	↑ 13.7%	1,269	1,082	↑ 17.3%
Pending Inventory	1,495	1,523	↓ -1.8%	938	930	0.9%	392	419	↓ -6.4%
Inventory(Active Listings)	3,386	3,372	0.4%	2,525	2,317	↑ 9.0%	935	897	↑ 4.2%
Months Supply of Inventory	3.3	3.2	↑ 3.1%	5.1	5.2	↓ -1.9%	3.6	3.2	↑ 12.5%

Source: Florida REALTORS® with data provided by Florida's multiple listing services. Data released on Wednesday, August 8, 2018.