Missing form, Form Id: 'URAR'

Borrower:		File No.:
Property Address: 16 San Pablo Circle North		Case No.:
City: Jacksonville Beach	State: FL	Zip: 32250-3676
Lender:		





Statistical Market Analysis

Status	# Listings	Total Volume		List Price	Sold Price	Sold to List Price	Listing Area	List Price Per Living Area	Sold Price Per Living Area	Days on Market	Cumulative Days on Market
Closed	648	$85,135,449	$92,964,359	Low	$60,000	$45,000	0.66	808	193.21	204.08	0	0
				Avg	$152,784	$160,220	0.97	1,007	671.58	690.16	66	79
				High	$1,599,000	$1,725,000	1.26	2,774	638.89	662.19	248	312
Overall	648	$85,135,449	$92,964,359	Low	$60,000	$45,000	0.66	808	193.21	204.08	0	0
				Avg	$152,784	$160,220	0.97	1,007	671.58	690.16	66	79
				High	$1,599,000	$1,725,000	1.26	2,774	638.89	662.19	248	312

Selection Criteria for Comparable Properties

Specified Settings from the following search: cma9813 - Sparse Closed, for Acquisitions & for Jolliers County, Daytona Beach REALTORS®, Hernando County Association of REALTORS®, Property type: Residential, States of 'Closed', Property Sub-Type of 'Single Family Residence', 'Townhouse', MLS Area is Maybe of 313, Jacksonville Beach, 32P, Close Date between '07/31/2024' and '01/31/2025'.

Fannie Mae 1004MC Statistics

Inventory Analysis	Prior 7-12 Months 7/1/2024 - 7/31/2024	Prior 4-6 Months 7/1/2024 - 8/2/2024	Current - 3 Months 8/1/2024 - 11/2024
Total # of Comparable Sales (Settled)	68	36	48
Absorption Rate (Sales/Month)	11.33	12.00	12.33
Total # of Active Listings	21 (Active as of 7/31/2024)	24 (Active as of 8/31/2024)	0 (Active as of 11/31/2024)
Months of Housing Supply (Total Listings / Ab. Rate)	1.85	1.97	0
Median Sale & List Price, Days on Market, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	$65,000	$61,500	$62,500
Median Comparable Days On Market	40	17	33
Median Comparable List Price	$62,450	$61,000	
Median Comparable Listings On Market	1441	1171	
Median Sale Price as % of List Price	97.76 %	96.68 %	98.70 %

Prepared by BRUCE BROOKS on Friday, Jan 03, 2025 09:21 PM. Powered by ARMLS Statistics. Information on this report was supplied by Hernando County Association of REALTORS®, Daytona Beach REALTORS®, and Jacksonville Beach. Neither the Association nor its MLS guarantees or is responsible for its accuracy. Data maintained by the Associations may not reflect all real estate activity in the market.

The following error events occured generating the PDF.
Missing form 'URAR'reason: Unable to get Form Definition.