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<br>7/1/2024 - 7/31/2024 | Prior 4-6 Months<br>7/1/2024 - 8/2/2024 | Current - 3 Months<br>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.