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	Low Volume	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	5	$95,135,000	$97,364,399	Low	$99,900	$95,000	0.90	908	105.51	104.63	0	0
				Avg	$152,780	$150,220	0.97	1,007	151.58	149.16	56	79
				High	$1,199,000	$1,125,000	1.26	2,724	439.89	413.13	248	414
Overall	5	$95,135,000	$97,364,399	Low	$99,900	$95,000	0.90	908	105.51	104.63	0	0
				Avg	$152,780	$150,220	0.97	1,007	151.58	149.16	56	79
				High	$1,199,000	$1,125,000	1.26	2,724	439.89	413.13	248	414

Selection Criteria for Comparable Properties

Specified Settings from the following search: cma9813_Spans Closed_for Acquisitions & for Jallen County, Daytona Beach-FLAUTOMAR, Hernando County Association of REALTORS®, Property type: Residential, Status of Closed, Property Sub-Type of "Single Family Residence, Townhouse", MLS Area is Maybe of 32.5, Jacksonville Beach, ADP, Close Date between 10-01-2024 and 10-01-2025.

Fannie Mae 1004MC Statistics

Inventory Analysis	Prior 7-12 Months (10/2024 - 10/2024)	Prior 4-6 Months (11/2024 - 4/2025)	Current - 3 Months (5/2025 - 7/2025)
Total # of Comparable Sales (Settled)	10	10	10
Absorption Rate (Sales/Month)	10.00	10.00	10.00
Total # of Active Listings	20 (Active as of 10/2025)	20 (Active as of 4/2025)	0 (Active as of 7/2025)
Months of Housing Supply (Total Listings / Ab. Rate)	2.00	2.00	0.00
Median Sale & List Price, Days on Market, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	$95,000	$91,500	$92,500
Median Comparable Days On Market	40	17	33
Median Comparable List Price	$92,500	$91,000	
Median Comparable Listings On Market	144	171	
Median Sale Price as % of List Price	97.76 %	98.68 %	99.73 %

Prepared by BRUCE BROOKS on Friday, 10 Oct, 2025 09:21 PM. Powered by ARMLS Statistics. Information on this report was based on data available as of the filter date and may not be the totality of the activities.

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