

# JACKSONVILLE MARKET REPORT

# JAY

MARKET INSIGHTS • 3Q21



4.0%

Jacksonville Unemployment Rate



33.6%

New Home Starts Up



17.3%

New Home Closings Up



\$434,434

Average New Home Price



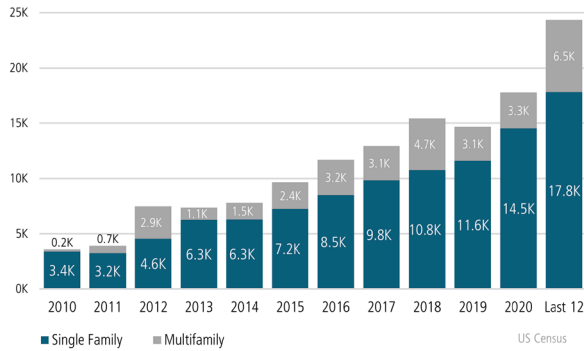
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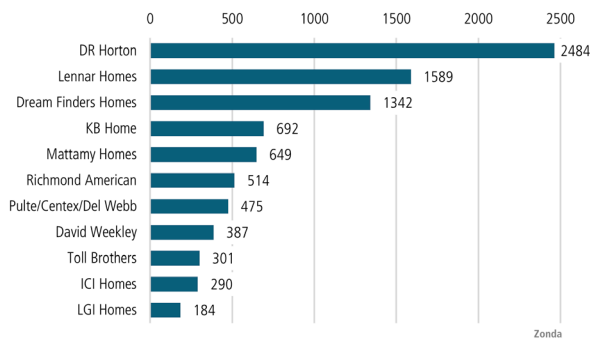


## NEW HOUSING TRENDS<sup>1</sup>

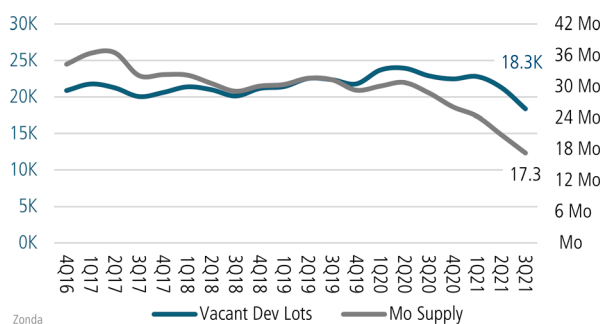
### Single & Multi-Family Permits



### 12 Month Homebuilder Ranking by Closings



### Vacant Developed Lot Supply



### ANNUALIZED NEW HOME STARTS



Sep 2020  
**9,546**  
Sep 2021  
**12,753**  
**33.6%**

### ANNUALIZED NEW HOME CLOSINGS

**17.3%**

Sep 2020  
**9,299**  
Sep 2021  
**10,910**

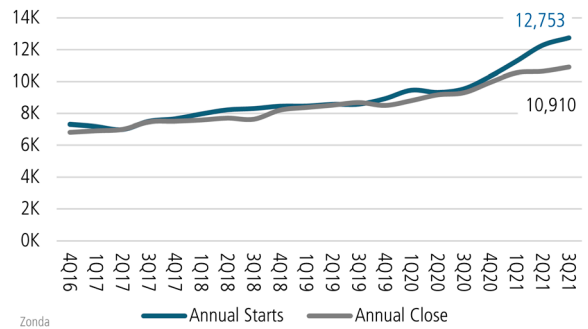


### AVERAGE NEW HOME PRICE



Sep 2020  
**\$357,474**  
Sep 2021  
**\$434,434**  
**21.5%**

### Annual Starts vs Closings



## MLS RESALE STATISTICS - JACKSONVILLE MSA SINGLE FAMILY HOMES<sup>2</sup>

### CLOSED SALES YTD

Sep 2020  
**25,800**  
▲ **12.9%**  
Sep 2021  
**29,138**

### MONTHS OF INVENTORY

Sep 2020  
**2.3 Mo**  
▼ **-0.8 Mo**  
Sep 2021  
**1.5 Mo**

### MEDIAN SALE PRICE

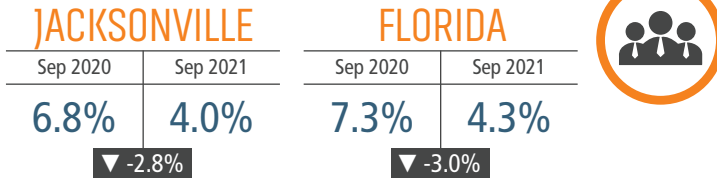
Sep 2020  
**\$256,750**  
▲ **19.7%**  
Sep 2021  
**\$307,230**

### NEW LISTINGS YTD

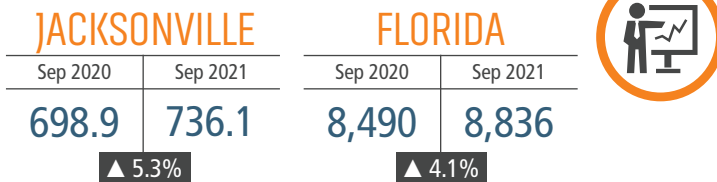
Sep 2020  
**31,833**  
▼ **7.8%**  
Sep 2021  
**34,324**

## ECONOMIC TRENDS<sup>3</sup>

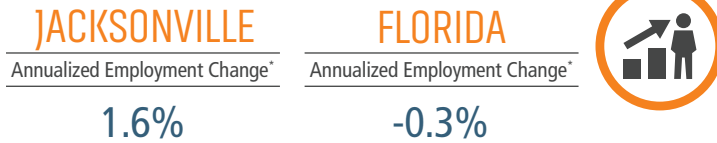
### UNEMPLOYMENT RATE (unadjusted)



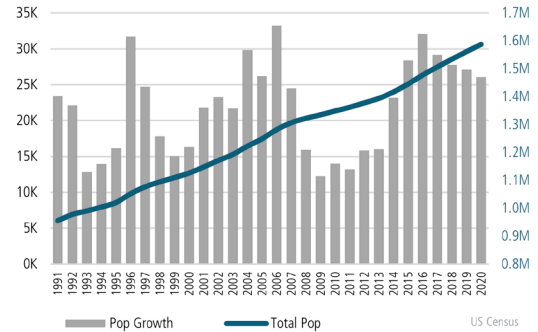
### TOTAL NONFARM EMPLOYMENT (in thousands)



### EMPLOYMENT CHANGE



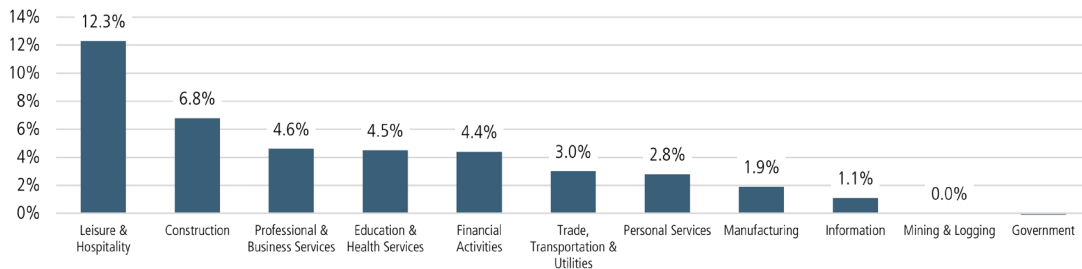
### Population Growth & Total Population



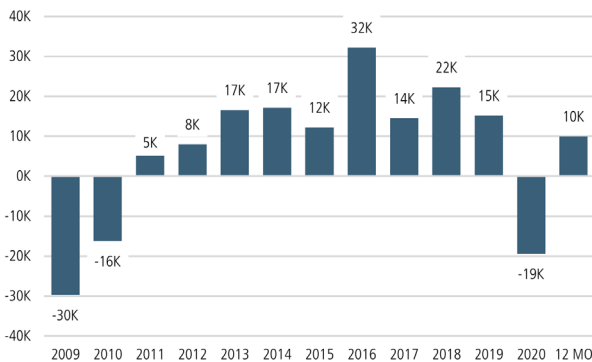
### 30 Year Fixed Mortgage Rate



### YOY Change in Employment By Sector

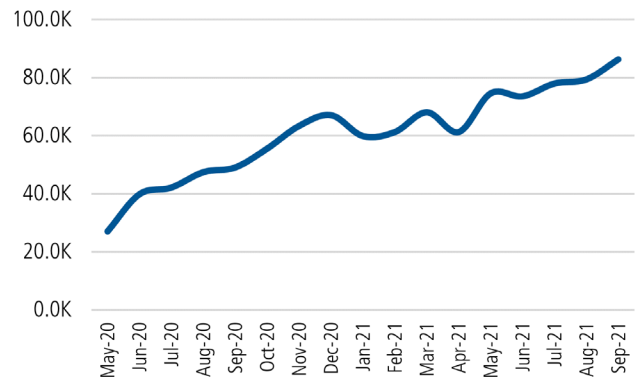


### Change in Employment



Bureau of Labor Statistics, average YOY monthly employment change.

### Jacksonville Jobs Recovered Since April 2020



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TUCSON, AZ

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COACHELLA VALLEY, CA

PASADENA, CA

ROSEVILLE, CA

SAN DIEGO, CA

SANTA BARBARA, CA

VALENCIA, CA

JACKSONVILLE, FL

ORLANDO, FL

TAMPA, FL

ATLANTA, GA

BOISE, ID

CHARLOTTE, NC

ALBUQUERQUE, NM

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RENO, NV

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