

# JACKSONVILLE MARKET REPORT

# JAY

MARKET INSIGHTS • 2023



3.0%

Jacksonville Unemployment Rate



8,631

Annual New Home Starts



11,555

Annual New Home Closings

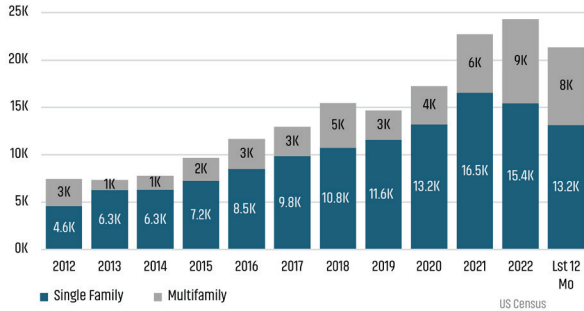


\$521,386

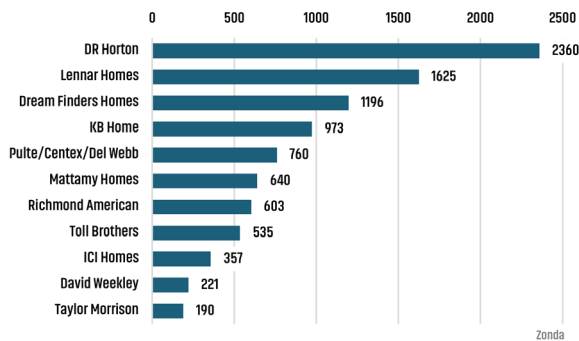
Average New Home Price

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

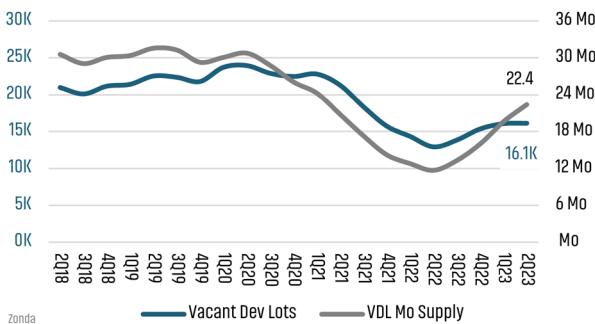
**Single & Multi-Family Permits**



**12 Month Homebuilder Ranking by Closings**



**Vacant Developed Lot Supply**



**ANNUALIZED NEW HOME STARTS**



Jun 2022  
**13,282**  
Jun 2023  
**8,631**  
**-35.0%**

**ANNUALIZED NEW HOME CLOSINGS**

**6.1%**

Jun 2022  
**10,889**  
Jun 2023  
**11,555**

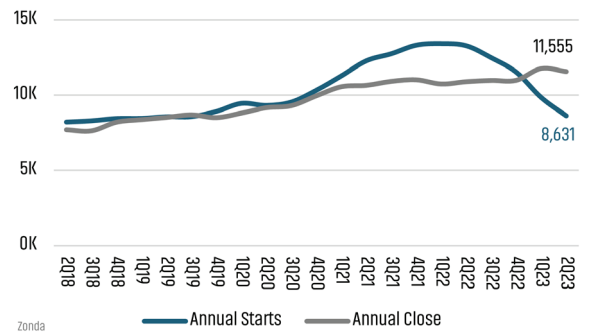


**AVERAGE NEW HOME PRICE**



Jun 2022  
**\$491,305**  
Jun 2023  
**\$521,386**  
**6.1%**

**Annual Starts vs Closings**



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

**CLOSED SALES YTD**

Jun 2022  
**13,620**  
**-19.2%**  
Jun 2023  
**11,005**

**MONTHS OF INVENTORY**

Jun 2022  
**1.2 Mo**  
**▲ 0.9 Mo**  
Jun 2023  
**2.1 Mo**

**MEDIAN SALE PRICE**

Jun 2022  
**\$396,940**  
**-1.7%**  
Jun 2023  
**\$390,347**

**DAYS ON MARKET**

Jun 2022  
**19 Days**  
**▲ 12 Days**  
Jun 2023  
**31 Days**

**ECONOMIC TRENDS<sup>3</sup>**

**UNEMPLOYMENT RATE** (unadjusted)

**JACKSONVILLE**

Jun 2022	Jun 2023
3.1%	3.0%
▼ -0.1%	

**FLORIDA**

Jun 2022	Jun 2023
3.1%	3.0%
▼ -0.1%	



**TOTAL NONFARM EMPLOYMENT** (in thousands)

**JACKSONVILLE**

Jun 2022	Jun 2023
764.4	800.0
▲ 4.7%	

**FLORIDA**

Jun 2022	Jun 2023
9,278	9,632
▲ 3.8%	



**EMPLOYMENT CHANGE**

**JACKSONVILLE**

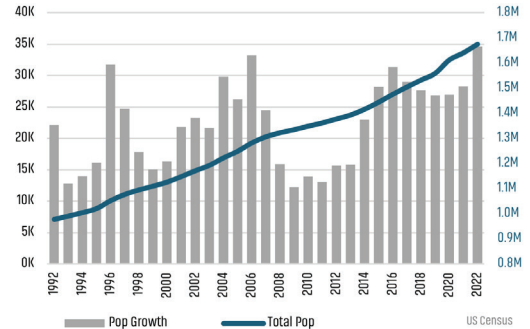
Annualized Employment Change\*  
**5.2%**

**FLORIDA**

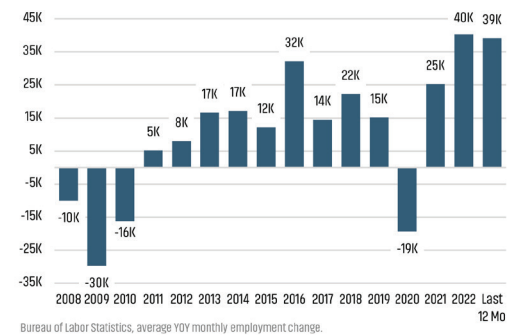
Annualized Employment Change\*  
**5.6%**



**Population Growth & Total Population**



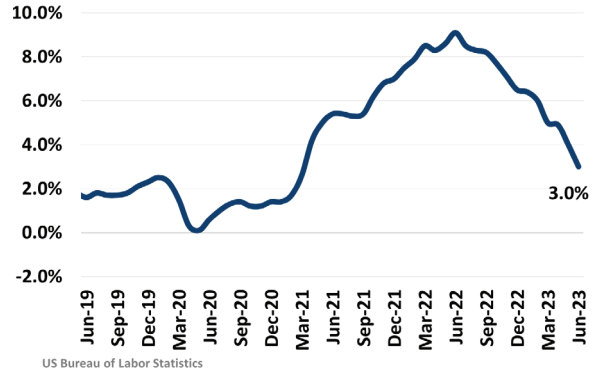
**Change in Employment**



**30 Year Fixed Mortgage Rate**

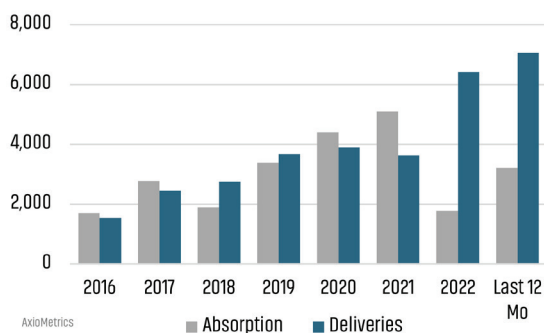


**US Inflation Rate**

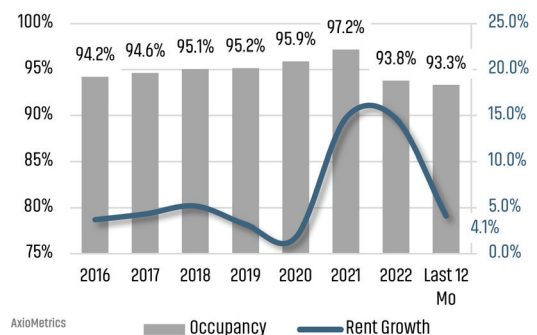


**MULTIFAMILY STATISTICS**

**Absorption & Deliveries**



**Occupancy & Rent Growth**



Sources: (3) Bureau of Labor Statistics  
\*Seasonally Adjusted

# THE NATION'S LEADING LAND BROKERAGE & ADVISORY FIRM



30 Offices Across the Nation



85+ Specialized Advisors



45+ Staff Professionals



\$15+ Billion in Sales Since 2017

SCOTTSDALE, AZ  
CASA GRANDE, AZ  
PRESCOTT, AZ  
TUCSON, AZ  
IRVINE, CA  
BAY AREA, CA  
PASADENA, CA  
ROSEVILLE, CA  
SAN DIEGO, CA  
SANTA BARBARA, CA  
VALENCIA, CA  
LODI, CA  
JACKSONVILLE, FL  
ORLANDO, FL  
TAMPA, FL

ATLANTA, GA  
BOISE, ID  
KANSAS CITY, KS/MO  
CHARLOTTE, NC  
LAS VEGAS, NV  
RENO, NV  
GREENVILLE, SC  
NASHVILLE, TN  
AUSTIN, TX  
DALLAS-FORT WORTH, TX  
HOUSTON, TX  
SALT LAKE CITY, UT  
BELLEVUE, WA

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RALEIGH-DURHAM, NC  
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