

JACKSONVILLE MARKET REPORT

JAY

MARKET INSIGHTS • 1Q24



3.4%

Jacksonville Unemployment Rate



16.8%

YoY New Home Starts Up



-10.5%

YoY New Home Closings Down

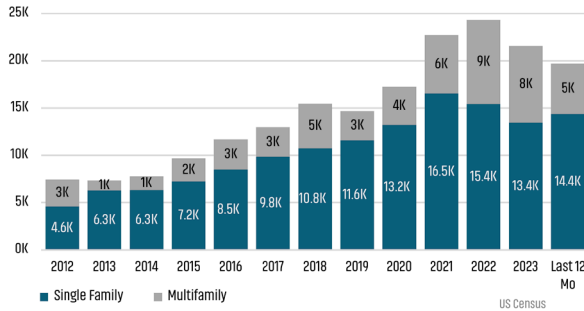


\$540,782

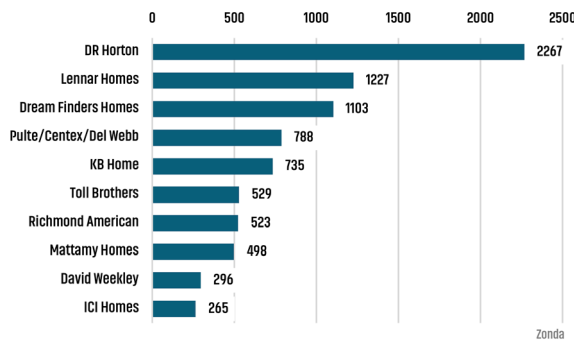
Average New Home Price

NEW HOUSING TRENDS¹

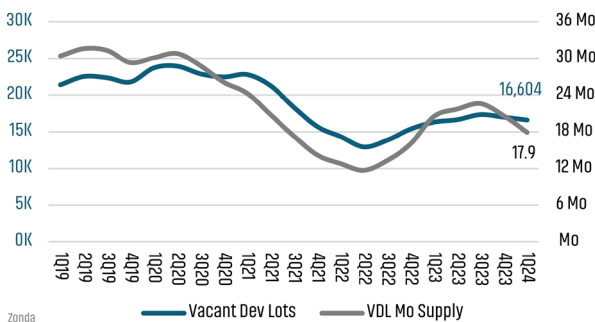
Single & Multi-Family Permits



12 Month Homebuilder Ranking by Closings



Vacant Developed Lot Supply



ANNUALIZED NEW HOME STARTS



Mar 2023: 9,543
Mar 2024: 11,147
+16.8%

ANNUALIZED NEW HOME CLOSINGS



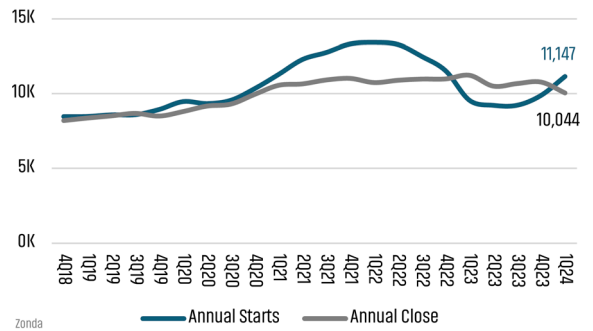
Mar 2023: 11,222
Mar 2024: 10,044
-10.5%

AVERAGE NEW HOME PRICE



Mar 2023: \$513,528
Mar 2024: \$540,782
+5.3%

Annual Starts vs Closings



MLS RESALE STATISTICS - JACKSONVILLE MSA SINGLE FAMILY HOMES²

CLOSED SALES YTD

Mar 2023: 4,810
Mar 2024: 4,663
-3.1%

MONTHS OF INVENTORY

Mar 2023: 1.9 Mo
Mar 2024: 3.0 Mo
+1.1 Mo

MEDIAN SALE PRICE

Mar 2023: \$363,450
Mar 2024: \$385,000
+5.9%

DAYS ON MARKET

Mar 2023: 43 Days
Mar 2024: 30 Days
-13 Days

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

JACKSONVILLE

Mar 2023 | Mar 2024

2.7% | 3.4%

▲ 0.7%

FLORIDA

Mar 2023 | Mar 2024

2.8% | 3.2%

▲ 0.4%



TOTAL NONFARM EMPLOYMENT (in thousands)

JACKSONVILLE

Mar 2023 | Mar 2024

813.3 | 819.6

▲ 0.8%

FLORIDA

Mar 2023 | Mar 2024

10,611 | 10,744

▲ 1.3%



EMPLOYMENT CHANGE

JACKSONVILLE

Annualized Employment Change

2.0%

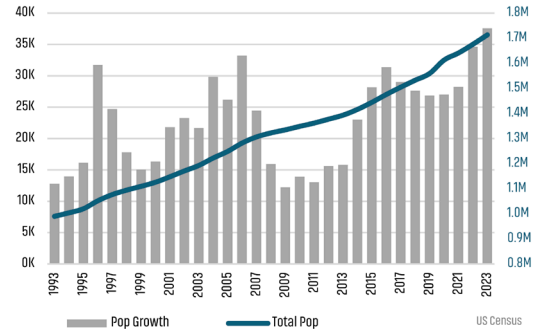
FLORIDA

Annualized Employment Change

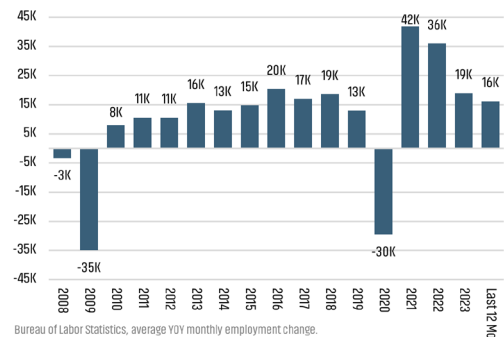
2.4%



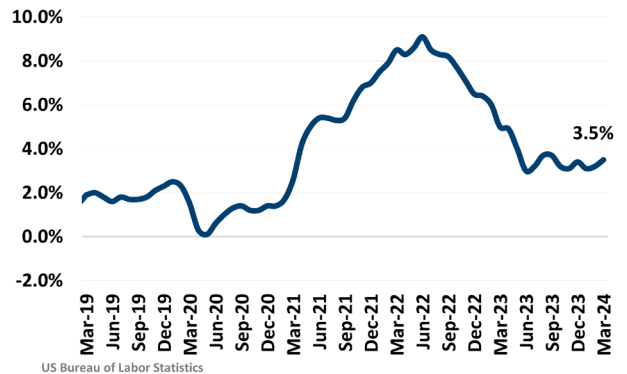
Population Growth & Total Population



Change in Employment



US Inflation Rate

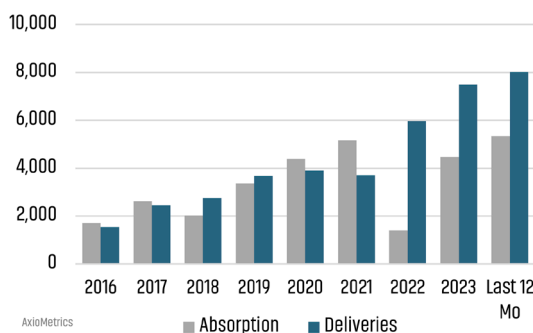


30 Year Fixed Mortgage Rate

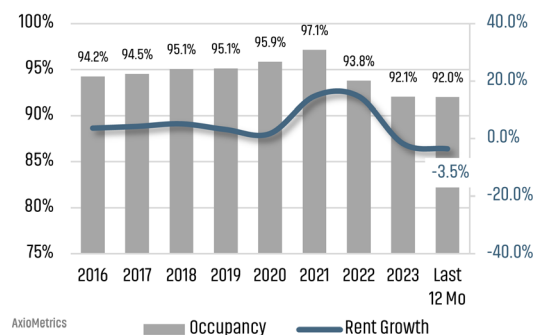


MULTIFAMILY STATISTICS

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

PHOENIX, AZ (HQ)

CASA GRANDE, AZ

PRESCOTT, AZ

TUCSON, AZ

BAY AREA, CA

IRVINE, CA

LODI, CA

PASADENA, CA

ROSEVILLE, CA

SACRAMENTO VALLEY, CA

SAN DIEGO, CA

SANTA BARBARA, CA

VALENCIA, CA

DENVER, CO

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

FUTURE OFFICES

ALBUQUERQUE, NM

CHARLESTON, SC

COLORADO SPRINGS, CO

RALEIGH-DURHAM, NC

SAN ANTONIO, TX

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