

JACKSONVILLE MARKET REPORT

JAY

MARKET INSIGHTS • 3Q24



3.4%

Jacksonville Unemployment Rate



10.5%

YoY New Home Starts Up



-2.9%

YoY New Home Closings Down

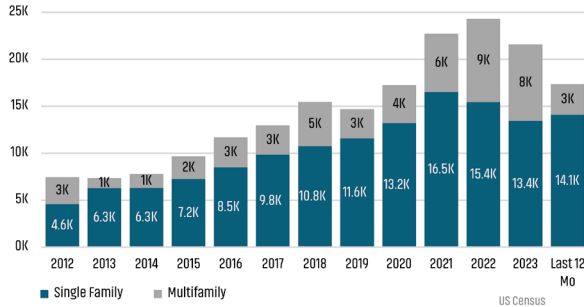


\$525,459

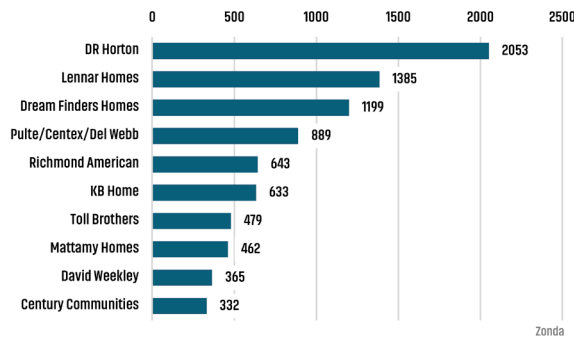
Average New Home Price

NEW HOUSING TRENDS¹

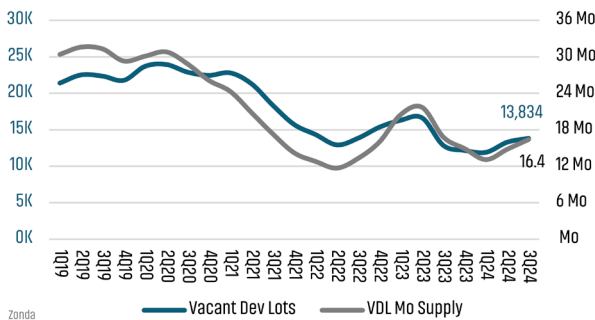
Single & Multi-Family Permits



12 Month Homebuilder Ranking by Closings



Vacant Developed Lot Supply



ANNUALIZED NEW HOME STARTS



Sep 2023: 9,156
 Sep 2024: 10,119
 ▲ 10.5%

ANNUALIZED NEW HOME CLOSINGS



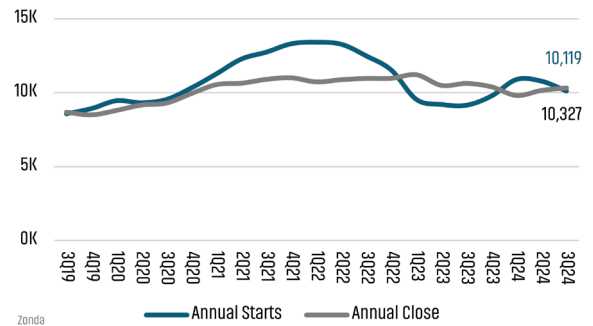
Sep 2023: 10,632
 Sep 2024: 10,327
 ▼ -2.9%

AVERAGE NEW HOME PRICE



Sep 2023: \$523,046
 Sep 2024: \$525,459
 ▲ 0.5%

Annual Starts vs Closings



MLS RESALE STATISTICS - JACKSONVILLE MSA SINGLE FAMILY HOMES²

CLOSED SALES YTD

Sep 2023: 16,575
 Sep 2024: 16,077
 ▼ -3.0%

MONTHS OF INVENTORY

Sep 2023: 2.6 Mo
 Sep 2024: 5.0 Mo
 ▲ 2.4 Mo

MEDIAN SALE PRICE

Sep 2023: \$379,000
 Sep 2024: \$391,000
 ▲ 3.2%

DAYS ON MARKET

Sep 2023: 39 Days
 Sep 2024: 35 Days
 ▼ -4 Days

Sources: (1) Zonda (2) Northeast Florida Association of Realtors

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

JACKSONVILLE

Sep 2023 | Sep 2024

3.2% | 3.4%

▲ 0.2%

FLORIDA

Sep 2023 | Sep 2024

3.0% | 3.3%

▲ 0.3%



TOTAL NONFARM EMPLOYMENT (in thousands)

JACKSONVILLE

Sep 2023 | Sep 2024

827.6 | 823.7

▼ -0.5%

FLORIDA

Sep 2023 | Sep 2024

10,714 | 10,670

▼ -0.4%



EMPLOYMENT CHANGE

JACKSONVILLE

Annualized Employment Change

0.7%

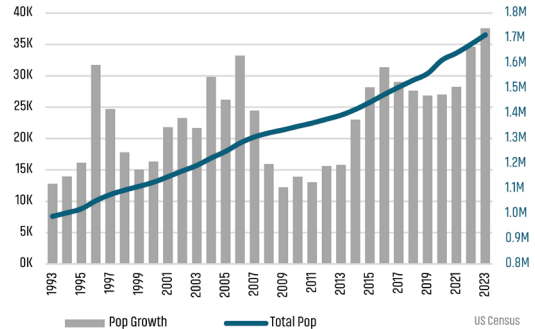
FLORIDA

Annualized Employment Change

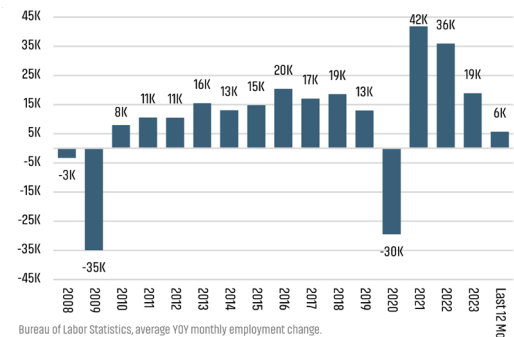
1.0%



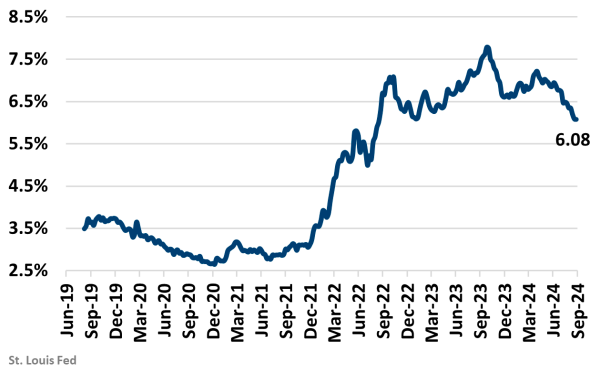
Population Growth & Total Population



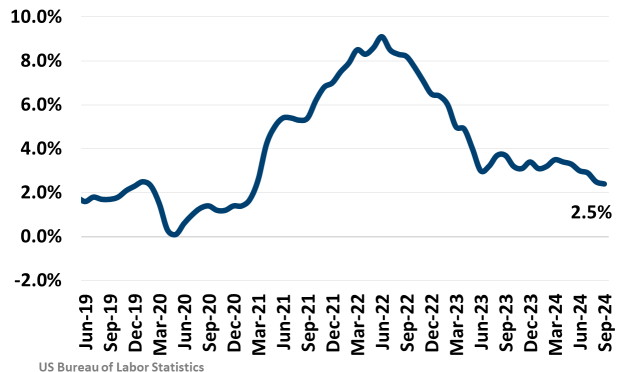
Change in Employment



30 Year Fixed Mortgage Rate

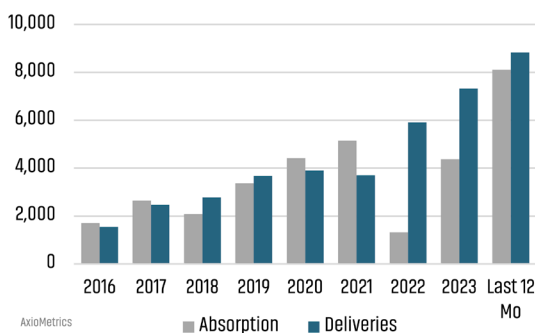


US Inflation Rate

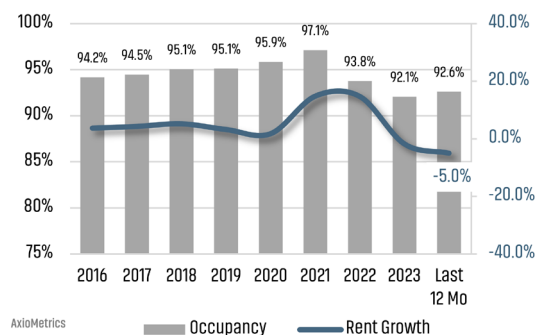


MULTIFAMILY STATISTICS

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

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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