

JACKSONVILLE MARKET REPORT

JAY

MARKET INSIGHTS • 2025



4.2%

Jacksonville Unemployment Rate



-24.0%

YoY New Home Starts Down



-3.8%

YoY New Home Closings Down

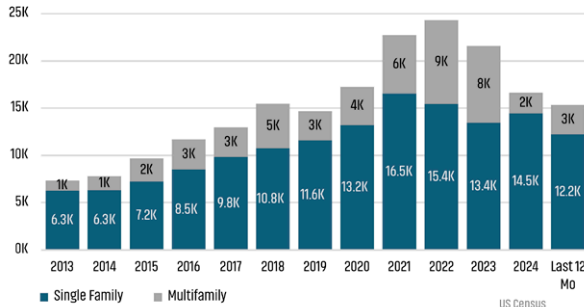


\$518,850

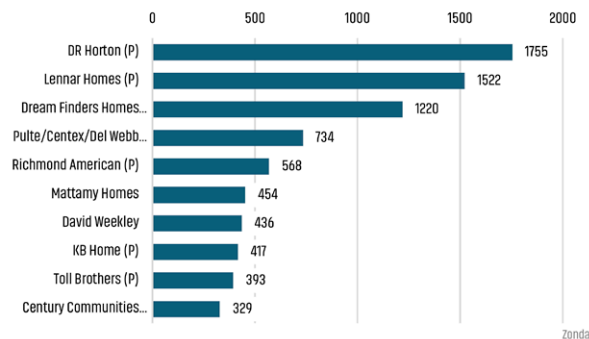
Average New Home Price

NEW HOUSING TRENDS¹

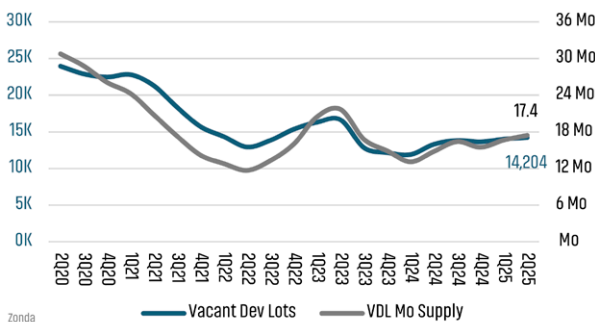
Single & Multi-Family Permits



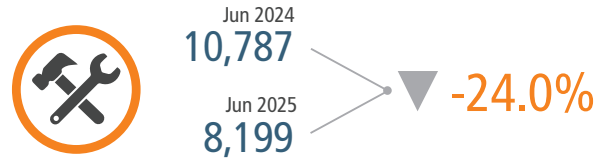
12 Month Homebuilder Ranking by Closings



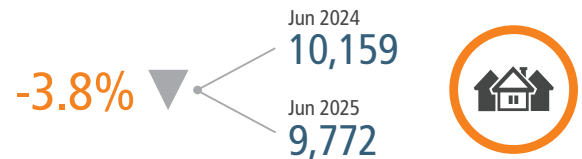
Vacant Developed Lot Supply



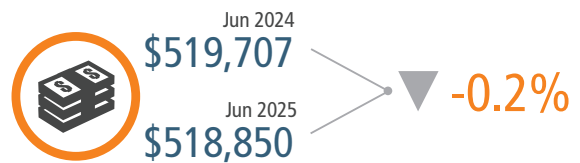
ANNUALIZED NEW HOME STARTS



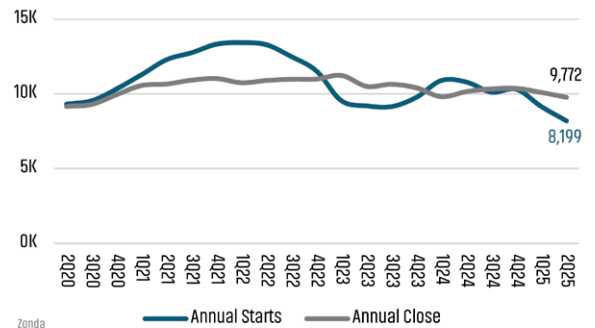
ANNUALIZED NEW HOME CLOSINGS



AVERAGE NEW HOME PRICE



Annual Starts vs Closings



MLS RESALE STATISTICS - JACKSONVILLE MSA SINGLE FAMILY HOMES²

CLOSED SALES YTD



MONTHS OF INVENTORY



MEDIAN SALE PRICE



DAYS ON MARKET



ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

JACKSONVILLE

Jun 2024	Jun 2025
3.7%	4.2%
▲ 0.5%	

FLORIDA

Jun 2024	Jun 2025
3.4%	3.7%
▲ 0.3%	



TOTAL NONFARM EMPLOYMENT (in thousands)

JACKSONVILLE

Jun 2024	Jun 2025
799.2	808.1
▲ 1.1%	

FLORIDA

Jun 2024	Jun 2025
9,823	9,968
▲ 1.5%	



EMPLOYMENT CHANGE

JACKSONVILLE

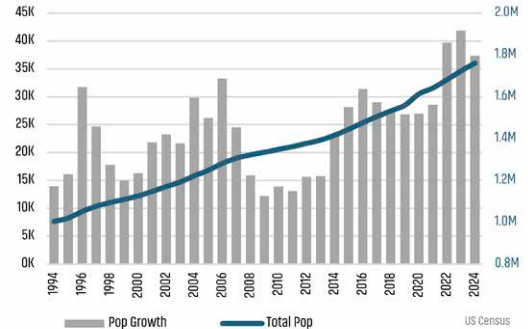
Annualized Employment Change
1.5%

FLORIDA

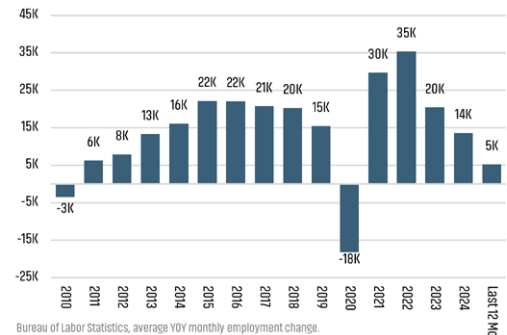
Annualized Employment Change
1.4%



Population Growth & Total Population



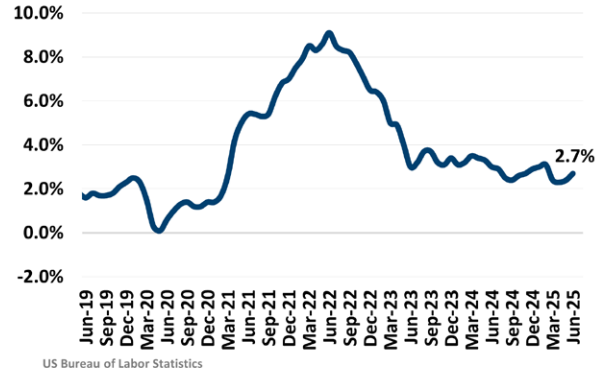
Change in Employment



30 Year Fixed Mortgage Rate

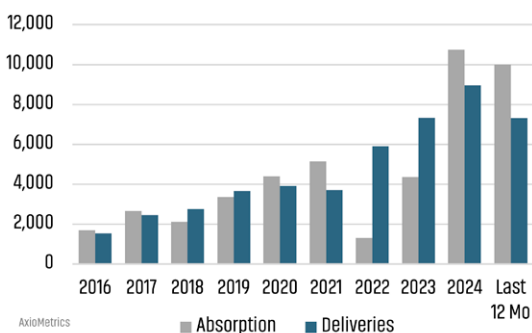


US Inflation Rate

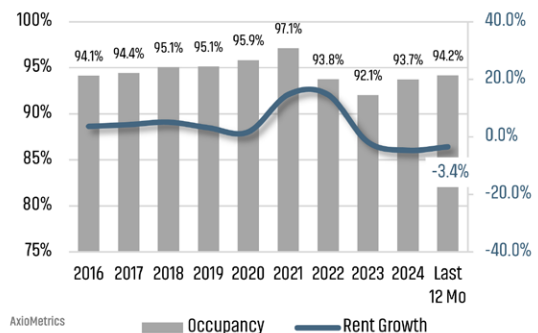


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



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 BAY, 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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