



TwoLanes Flagler County

Market Pulse

July 1, 2010 – July 31, 2010

Flagler Beach, Single Family Residential Actives

Statistics (122 listings)					
	Low	High	Average	Median	Total
List Price	\$62,900	\$1,499,000	\$438,667	\$398,500	\$53,517,386
Price/SqFt (\$)	\$52.77	\$501.70	\$205.31	\$183.00	--
Price/Acre (\$)	\$0.00	\$4,765,384.62	\$440,095.69	\$0.00	--
Days on Market	4	1306	277	204	--

Flagler Beach, Single Family Residential Sales

Statistics (5 listings)					
	Low	High	Average	Median	Total
List Price	\$130,000	\$330,000	\$218,190	\$189,000	\$1,090,950
Selling Price	\$130,000	\$350,500	\$221,600	\$175,000	\$1,108,000
Sold/List (%)	92.59%	106.74%	101.14%	100.15%	--
Price/SqFt (\$)	\$50.29	\$328.18	\$139.74	\$109.43	--
Price/Acre (\$)	\$0.00	\$603,773.58	\$217,930.80	\$0.00	--
Days on Market	42	188	115	116	



**TwoLanes Flagler County
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Flagler Beach, Condos/Townhomes Actives

Statistics (64 listings)					
	Low	High	Average	Median	Total
List Price	\$62,900	\$425,000	\$209,281	\$199,450	\$13,393,999
Price/SqFt (\$)	\$66.58	\$500.00	\$191.85	\$187.00	--
Price/Acre (\$)	\$0.00	\$275,000,000.00	\$4,296,875.00	\$0.00	--
Days on Market	3	1212	237	141	

Flagler Beach, Condos/Townhomes Sales

Statistics (4 listings)					
	Low	High	Average	Median	Total
List Price	\$139,000	\$249,900	\$184,700	\$174,950	\$738,800
Selling Price	\$118,000	\$225,000	\$160,750	\$150,000	\$643,000
Sold/List (%)	84.89%	90.04%	86.66%	85.86%	--
Price/SqFt (\$)	\$85.51	\$220.59	\$160.37	\$168.00	--
Price/Acre (\$)	\$0.00	\$3,933,333.33	\$983,333.33	\$0.00	--
Days on Market	17	370	208		



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Flagler Beach, Lot Actives

Statistics (118 listings)					
	Low	High	Average	Median	Total
List Price	\$29,000	\$949,000	\$238,162	\$179,809	\$28,103,065
Price/Acre (\$)	\$0.00	\$2,200,000.00	\$145,707.12	\$0.00	--
Days on Market	4	1640	435	307.5	

Flagler Beach, Lot Sales

NO SALES IN JULY



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Palm Coast, Single Family Residential Actives

Statistics (1069 listings)					
	Low	High	Average	Median	Total
List Price	\$45,000	\$1,350,000	\$216,318	\$164,900	\$231,243,532
Price/SqFt (\$)	\$34.81	\$331.39	\$100.75	\$89.12	--
Price/Acre (\$)	\$0.00	\$8,652,173.91	\$255,184.19	\$0.00	--
Days on Market	2	1803	194	116	--

Palm Coast, Single Family Residential Sales

Statistics (85 listings)					
	Low	High	Average	Median	Total
List Price	\$69,900	\$699,900	\$166,555	\$135,000	\$14,157,181
Selling Price	\$64,000	\$625,000	\$157,232	\$129,500	\$13,364,750
Sold/List(%)	75.86%	111.54%	95.29%	95.28%	--
Price/SqFt (\$)	\$34.28	\$199.02	\$74.59	\$64.03	--
Price/Acre (\$)	\$0.00	\$3,188,775.51	\$236,448.85	\$0.00	--
Days on Market	14	834	154	100	--



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Palm Coast, Condos/Townhomes Actives

Statistics (240 listings)					
	Low	High	Average	Median	Total
List Price	\$5,000	\$712,900	\$193,203	\$149,950	\$46,368,603
Price/SqFt (\$)	\$19.84	\$351.98	\$121.81	\$108.00	--
Price/Acre (\$)	\$0.00	\$2,081,250.00	\$8,671.88	\$0.00	--
Days on Market	4	1270	238	164	

Palm Coast, Condos/Townhomes Sales

Statistics (5 listings)					
	Low	High	Average	Median	Total
List Price	\$60,000	\$171,000	\$127,980	\$139,900	\$639,900
Selling Price	\$54,000	\$176,000	\$126,000	\$130,000	\$630,000
Sold/List(%)	90.00%	102.92%	97.29%	100.00%	--
Price/SqFt (\$)	\$54.77	\$94.96	\$75.85	\$81.22	--
Days on Market	50	891	292	96	--



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Palm Coast, Lot Actives

Statistics (1025 listings)					
	Low	High	Average	Median	Total
List Price	\$6,500	\$999,000	\$74,404	\$42,800	\$76,264,048
Price/Acre (\$)	\$0.00	\$39,900,000.00	\$196,423.26	\$0.00	--
Days on Market	1	1782	436	3	

Palm Coast, Lot Sales

Statistics (31 listings)					
	Low	High	Average	Median	Total
List Price	\$7,500	\$300,000	\$49,845	\$18,000	\$1,545,197
Selling Price	\$7,000	\$275,000	\$38,816	\$10,000	\$1,203,300
Sold/List(%)	32.00%	100.00%	73.33%	75.47%	--
Price/Acre (\$)	\$0.00	\$5,400,000.00	\$215,375.28	\$0.00	--
Days on Market	29	1397	319	212	



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Southern Peninsula, Single Family Residential Actives

Statistics (19 listings)					
	Low	High	Average	Median	Total
List Price	\$69,000	\$2,295,000	\$464,061	\$128,900	\$8,817,150
Price/SqFt (\$)	\$62.73	\$954.93	\$212.59	\$120.08	--
Price/Acre (\$)	\$0.00	\$6,250,000.00	\$617,244.14	\$0.00	--
Days on Market	9	867	194	98	--

Southern Peninsula, Single Family Residential Sales
NO SALES IN JULY

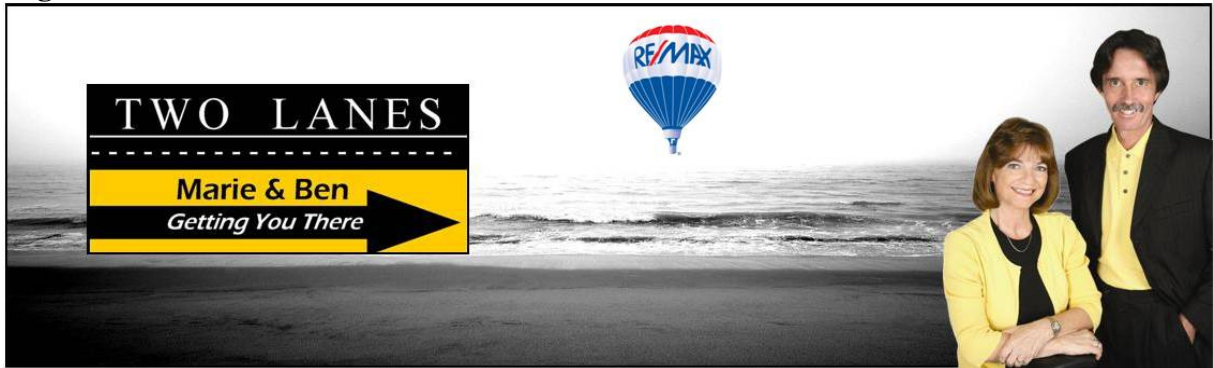


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Southern Peninsula, Condos/Townhomes Actives

Statistics (14 listings)					
	Low	High	Average	Median	Total
List Price	\$325,000	\$345,000	\$333,357	\$332,000	\$4,667,000
Price/SqFt (\$)	\$172.50	\$192.11	\$182.39	\$186.00	--
Days on Market	32	204	144	148	

Southern Peninsula, Condos/Townhomes Sales
NO SALES IN JULY



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Southern Peninsula, Lot Actives

Statistics (19 listings)					
	Low	High	Average	Median	Total
List Price	\$59,900	\$1,200,000	\$257,516	\$179,900	\$4,892,800
Price/Acre (\$)	\$0.00	\$795,853.27	\$135,437.19	\$0.00	--
Days on Market	3	1387	385	235	

Southern Peninsula, Lot Sales

NO SALES IN JULY



**TwoLanes Flagler County
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Northern Peninsula, Single Family Residential Actives

Statistics (155 listings)					
	Low	High	Average	Median	Total
List Price	\$53,000	\$2,650,000	\$800,961	\$698,000	\$124,148,881
Price/SqFt (\$)	\$58.37	\$888.89	\$253.70	\$232.64	--
Price/Acre (\$)	\$0.00	\$2,965,367.97	\$349,882.54	\$0.00	--
Days on Market	2	1369	286	190	--

Northern Peninsula, Single Family Residential Sales

Statistics (1 listings)					
	Low	High	Average	Median	Total
List Price	\$455,400	\$455,400	\$455,400	\$455,400	\$455,400
Selling Price	\$430,000	\$430,000	\$430,000	\$430,000	\$430,000
Sold/List(%)	94.42%	94.42%	94.42%	94.42%	--
Price/SqFt (\$)	\$178.28	\$178.28	\$178.28	\$178.28	--
Days on Market	633	633	633	633	--



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Northern Peninsula, Condos/Townhomes Actives

Statistics (198 listings)					
	Low	High	Average	Median	Total
List Price	\$89,000	\$2,800,000	\$574,115	\$487,500	\$113,674,849
Price/SqFt (\$)	\$117.33	\$708.71	\$273.21	\$256.50	--
Days on Market	2	1768	257	185.5	--

Northern Peninsula, Condos/Townhomes Sales

Statistics (11 listings)					
	Low	High	Average	Median	Total
List Price	\$175,000	\$1,050,000	\$374,418	\$260,000	\$4,118,600
Selling Price	\$157,600	\$820,000	\$329,373	\$230,000	\$3,623,100
Sold/List (%)	77.22%	107.55%	90.26%	90.06%	--
Price/SqFt (\$)	\$97.92	\$365.26	\$170.74	\$159.97	--
Days on Market	145	882	389	310	--



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Northern Peninsula, Lot Actives

Statistics (242 listings)					
	Low	High	Average	Median	Total
List Price	\$39,900	\$2,250,000	\$331,916	\$199,900	\$80,323,666
Price/Acre (\$)	\$0.00	\$5,113,636.36	\$227,122.03	\$0.00	--
Days on Market	3	2136	335	189.5	

Northern Peninsula, Lot Sales

NO SALES IN JULY

Area Definitions:

Flagler Beach is within the city limits East of the ICW and West of the ICW from Lambert to the County Line in the South.

Palm Coast is within the city limits.

Southern Peninsula is from the Northern Flagler Beach City Limits on the East side of the ICW to Hammock Dunes and Island Estates.

Northern Peninsula is from Hammock Dunes to the Northern Flagler County Border East of the ICW.

**Want more Information on the Flagler County Real Estate Market?
Contact Us.**

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