

Monthly Economic Indicators Report
January 2023

MESSAGE FROM THE DIRECTOR

The St. Johns County Department of Economic Development is pleased to present this economic indicator report for January 2023, which is updated to include the most recent data available from various sources. This publication is made possible by data researched and tabulated under the auspices the St. Johns County Board of County Commissioners, the St. Johns County Administrator, and the St. Johns County Department of Economic Development. We are all grateful to all those who contributed to the successful compilation of this report and welcome any suggestions or comments that may improve our publication. It is our hope that this report will provide you with information that proves valuable to you and our community at large, and always reach out to us if there's more we can do. Please send your thoughts to myself or David Kiernan at dkiernan@sjcfl.us.

Joy Andrews
Deputy County Administrator - Director of Economic Development
St. Johns County

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1. Introduction

This St. Johns County (SJC) monthly economic indicators report was prepared to provide the public with information about current economic conditions and economic trends in SJC. The report includes information on the following topics:

- Section 2 - SJC Employment and Wages
- Section 3 - Regional Consumer Prices
- Section 4 - SJC Building Permits
- Section 5 - SJC Housing Market Statistics
- Section 6 – SJC Visitor Accommodations Statistics

In general, recent data are presented in tables while longer-term data are presented in chart format in order to illustrate trends. Below are more detailed descriptions of the data utilized and specific indicators that are presented, along with appropriate citations. References can be found in Section 7.

SJC Employment and Wages (Section 2)

Information in this section comes from publications by the United States (U.S.) Bureau of Labor Statistics (BLS). Monthly data on number of persons employed, number of persons unemployed, and the unemployment rate are produced by the BLS Local Area Unemployment Statistics program (U.S. BLS 2022a). Quarterly data on wages are produced by the BLS Quarterly Census of Employment and Wages program (U.S. BLS 2022b).

- **Number employed:** represents the number of persons who are employed rather than the total number of jobs. The number of employed persons in SJC has generally trended up over the years as population and economic activity have expanded. The number employed in September 2022 was the highest in SJC history.
- **Number unemployed:** includes persons 16 years of age and older who are available and looking for work but are unable to find jobs. This measure has also trended up over the years in association with population growth in SJC.
- **Unemployment rate:** equals the number of unemployed divided by the sum of employed and unemployed persons. The unemployment rate in SJC, as of November 2022, was near historic lows, at a level that could be considered full employment whereby normal employment transitions (i.e., rather than economically driven layoffs) constitute the bulk of those who are unemployed.
- **Covered wages:** In 2019, SJC joined the group of the nation’s largest 356 counties and is therefore now included in the BLS measure of quarterly wages. Covered wages indicates that the wages being measured are those earned by workers covered by the Social Security system.

Regional Consumer Prices (Section 3)

Information in this section comes from two sources, the U.S. BLS and GasBuddy LLC. Monthly Consumer Price Index (CPI) data for the South Atlantic census division are produced by the BLS CPI program (U.S. BLS 2022c); SJC is included in this census division and these data are considered the best available to represent monthly consumer price changes in SJC. Data on gas prices, presented over a monthly and 6-month timeframe, are produced by GasBuddy LLC (2022); data are presented for the U.S. average, Florida overall, and Jacksonville with Jacksonville prices considered most representative of SJC.

- **South Atlantic CPI:** measures consumer price changes for ‘all urban consumers’ in eight states, including Florida, as well as the District of Columbia. This measure has generally been increasing since its inception in December 2017, reached an all-time high in November 2022 and declined slightly in December 2022.
- **Gasoline prices:** these are influenced by numerous supply and demand factors, state and local gas tax rates, as well as fuel transportation costs. Florida and Jacksonville prices tend to be below the national average.

SJC Building Permits (Section 4)

Information in this section comes from the SJC Department of Building Services (SJC 2022) and are updated monthly. Data that are presented in this section include single family housing permits, commercial building permits, and total building permits. For each of these types of permits, tables are provided showing data for the most recent month along with the prior 12 months. In addition to the number of permits issued, information on the percentage change from the previous month and previous year are provided, as well as the 6-month moving average in permits. The 6-month moving average is the average of the current month and the previous five months and is useful for presenting smoothed trends when individual monthly data points may have a high degree of variability.

- **Single family housing permits:** includes attached and detached residential structures. The smoothed trend (utilizing a 6-month moving average) in this measure shows declines from mid-2018 to mid-2020, a substantial increase from mid-2020 to mid-2021, and recent declines.
- **Commercial permits:** includes structures utilized for purposes of conducting business. The smoothed trend (utilizing a 6-month moving average) in this measure shows declines from mid-2018 to mid-2020, a substantial increase from mid-2020 to mid-2021, and recent declines.
- **Total permits:** includes residential, commercial, and miscellaneous (additions, swimming pools etc.). The smoothed trend (utilizing a 6-month moving average) in this measure shows declines from mid-2018 to mid-2020, a substantial increase from mid-2020 to mid-2021, and recent declines.

SJC Housing Market Statistics (Section 5)

Information in this section comes from the North Florida Association of Realtors (NEFAR 2022) and includes monthly data for SJC overall and eight subsections of the county, for all types of residences. Data presented include median sales prices, months of inventory on the market, and the home affordability index. In addition to information from NEFAR, this section presents data on ‘Market hotness’ that are produced by Realtor.com and were gathered from the Federal Reserve Bank of St. Louis (FRED 2022a; FRED 2022b). These hotness measures attempt to gauge the strength of the real estate market either relative to the previous year (i.e., listing views per property), or on a trend basis (i.e., median days on the market).

- **Median sales price:** represents the middle price that was paid for a residential housing unit during a period of time. The smoothed trend (utilizing a 6-month moving average) in this measure, for SJC overall, shows accelerated price increases beginning in mid-2020, though growth in the measure appears to be tapering.
- **Months of inventory:** the number of months that all current listings can expect to be sold within. The smoothed trend (utilizing a 6-month moving average) in this measure, for SJC overall, shows a steep deceleration beginning in early-2020 and more recent increases beginning in mid-2021.
- **Affordability index:** takes into account median family incomes, median home prices, and mortgage rates to gauge to what extent a family that earns exactly the median income for their area can afford a home in their area – an index level of 100 indicates that the median family income in an area (along with a 20% down payment) is exactly enough income to qualify for a mortgage on a median priced home in the area – as index values increase, homes are considered more affordable and vice versa. This measure, for SJC overall, shows a steep deceleration beginning in early-2021 and that trend is continuing.
- **Market hotness - median days on the market:** an indicator of how long it takes for a listed property to sell. This measure began a steep decline in early 2020 but has recently returned to 2017-2018 levels.
- **Market hotness - % change from prior year in listing views per property:** a measure of home buyer interest relative to the previous year. This measure spiked in March of 2021, with approximately 5.5 times as many listing views as there were in March of 2020. Relative to fall of 2021, fall of 2022 listing views are down substantially.

SJC Visitor Accommodations Statistics (Section 6)

Information presented in this section was developed based on information from Smith Travel Research (STR 2022) as well as Local Option Tourist Development Tax Reports (SJC TDC 2022), which are prepared by the SJC Tax Collectors Office and published in concert with regular SJC Tourist Development Council (TDC) meetings. Data from Local Option Tourist Development Tax Reports includes total Tourist Development Tax (TDT) remitted, TDT remitted by location within SJC, and TDT remitted in SJC by type of accommodation. Data based on information from Smith Travel Research includes total lodging establishment revenues in SJC, average daily room rates, and occupancy rates.

- **Total TDT remitted:** represents a portion of the SJC bed tax. Information is presented on a monthly basis, in order to illustrate seasonality, which tends to indicate that March through July generate the most TDT, with September through November tending to generate the least TDT. While TDT revenues were generally trending upward from 2012 to 2020, that upward trend began to steepen in 2021 and an all-time high in TDT was achieved in March of 2022.
- **TDT remitted by location:** TDT revenue by where, within SJC, that revenue was generated. Data since 2012 indicates that Anastasia Island (primarily St. Augustine Beach) has historically generated more TDT than any other location in SJC, with St. Augustine/Vilano Beach (primarily downtown St. Augustine) generating the second most.
- **TDT remitted by type of accommodation:** breaks down TDT revenue by the type of accommodation that generated the revenue. Hotels and motels have historically generated the most TDT of all accommodation types. TDT revenue from apartment rentals has been growing more quickly than from any other type of accommodation.
- **Lodging establishment revenue:** represents total revenue earned by SJC lodging establishments (including hotels, motels, and bed and breakfasts). This measure tends to increase with higher occupancy rates, higher room rates, and the overall number of visitors to SJC. The smoothed trend (utilizing a 6-month moving average) in this measure shows declines from mid-2019 to late-2020, and substantial increases that have generally continued since then.
- **Average daily rate:** represents the average price for an overnight stay in an SJC lodging establishment. The smoothed trend (utilizing a 6-month moving average) in average daily rate has closely resembled total revenue and appears to be the driver of recent revenue gains, more so than increased visitation.
- **Occupancy rate:** on average, representative of the percentage of rooms that are occupied on a given night. With the exception of COVID-19 influenced months, the smoothed trend (utilizing a 6-month moving average) in this measure has been stable at between 60% and 70% occupancy depending on seasonal factors.

2. SJC Employment and Wages

Number Employed

Table 1 shows that the number of employed persons in SJC, as of November 2022, was 147,534. This number represents a change of -0.6% from the previous month and 4.8% from the same month of the previous year. Figure 1 shows the long-term trend in the number of persons employed in SJC from the start of 2007 to the most recent month.

Table 1. Number Employed and Rates of Change, SJC, November 2021 – November 2022

	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22
Number Employed	140,744	141,245	141,416	142,213	143,426	143,865	145,710	146,670	146,465	146,848	148,531	148,377	147,534
% Change Prior Month	0.1%	0.4%	0.1%	0.6%	0.9%	0.3%	1.3%	0.7%	-0.1%	0.3%	1.1%	-0.1%	-0.6%
% Change Prior Year	5.5%	5.4%	6.3%	6.1%	6.6%	6.5%	6.2%	6.5%	5.8%	6.1%	6.2%	5.5%	4.8%

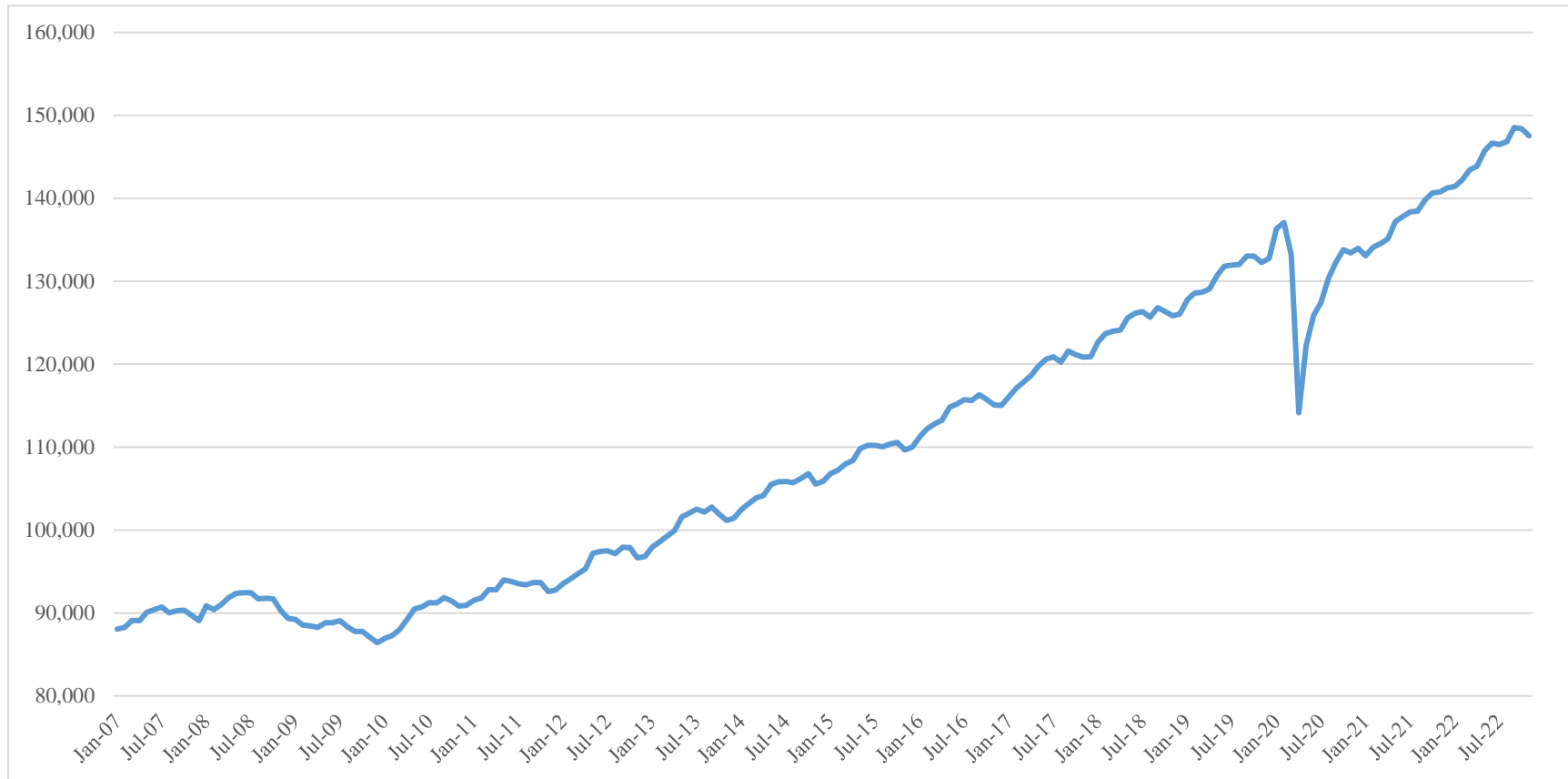


Figure 1. Number Employed in SJC, Monthly, January 2007 – November 2022

Number Unemployed

Table 2 shows that the number of unemployed persons in SJC, as of November 2022, was 3,281. This number represents a change of 1.5% from the previous month and 2.1% from the same month of the previous year. Figure 2 shows the long-term trend in the number of unemployed in SJC from the start of 2007 to the most recent month.

Table 2. Number Unemployed and Rates of Change, SJC, November 2021 – November 2022

	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22
Number Unemployed	3,214	2,879	3,743	3,304	2,879	2,510	2,764	3,476	3,344	3,209	3,119	3,231	3,281
% Change Prior Month	-11.4%	-10.4%	30.0%	-11.7%	-12.9%	-12.8%	10.1%	25.8%	-3.8%	-4.0%	-2.8%	3.6%	1.5%
% Change Prior Year	-44.4%	-48.3%	-33.6%	-33.7%	-40.2%	-42.1%	-32.4%	-30.6%	-30.4%	-28.4%	-18.9%	-11.0%	2.1%

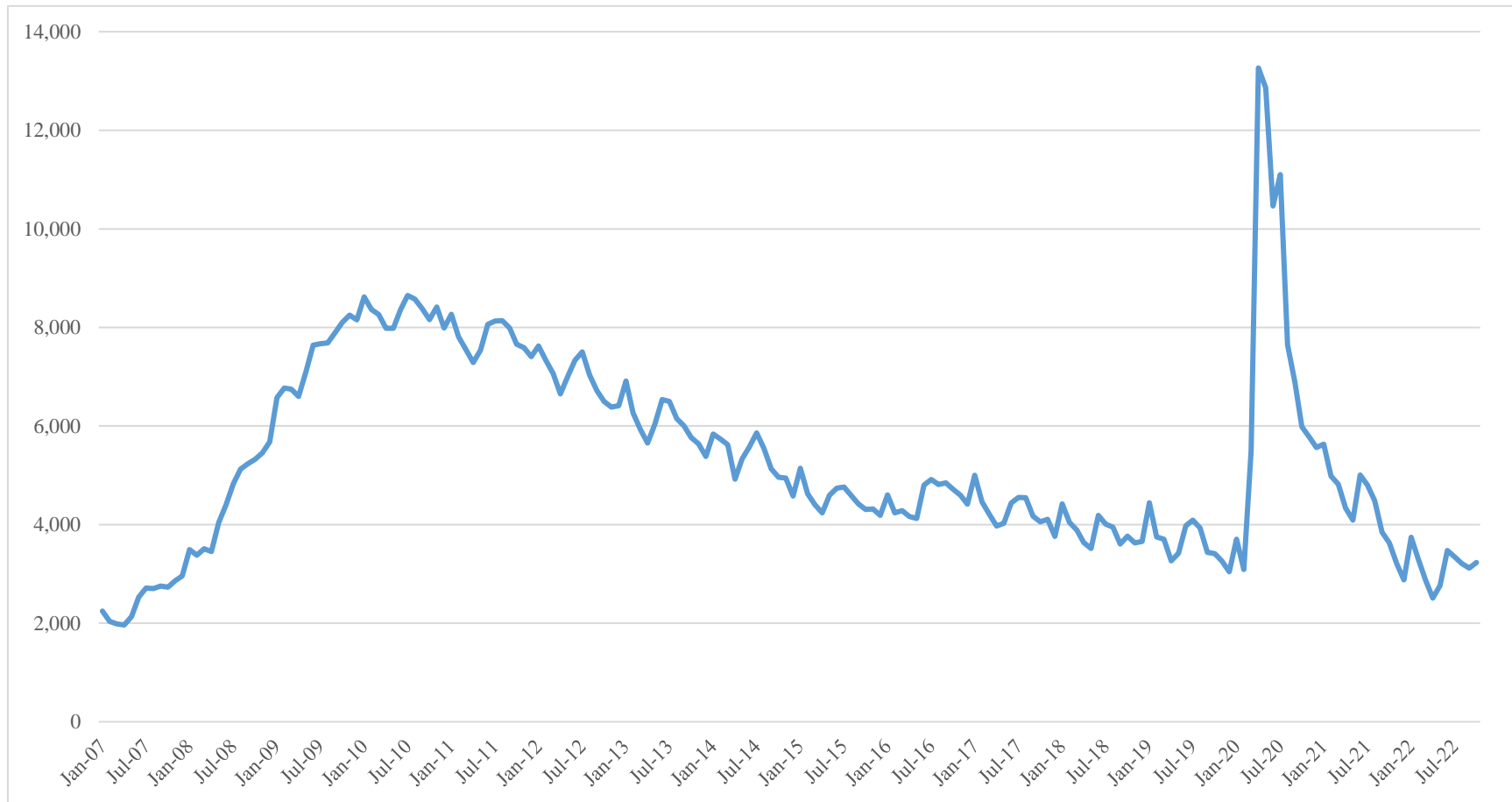


Figure 2. Number Unemployed in SJC, Monthly, January 2007 – November 2022

Unemployment Rate

Table 3 shows that the unemployment rate in SJC, as of November 2022, was 2.2%. This rate represents a change of 0.1 percentage points from the previous month and -0.1 percentage points from the same month of the previous year. Figure 3 shows the long-term trend in the unemployment rate in SJC from the start of 2007 to the most recent month.

Table 3. Unemployment Rate and Percentage Point Changes, SJC, November 2021 – November 2022

	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22
Unemployment Rate	2.2%	2.0%	2.6%	2.3%	2.0%	1.7%	1.9%	2.3%	2.2%	2.1%	2.1%	2.1%	2.2%
% Change Prior Month	-0.3	-0.2	0.6	-0.3	-0.3	-0.3	0.2	0.4	-0.1	-0.1	0.0	0.0	0.1
% Change Prior Year	-2.0	-2.0	-1.5	-1.3	-1.5	-1.4	-1.0	-1.2	-1.2	-1.0	-0.6	-0.4	-0.1

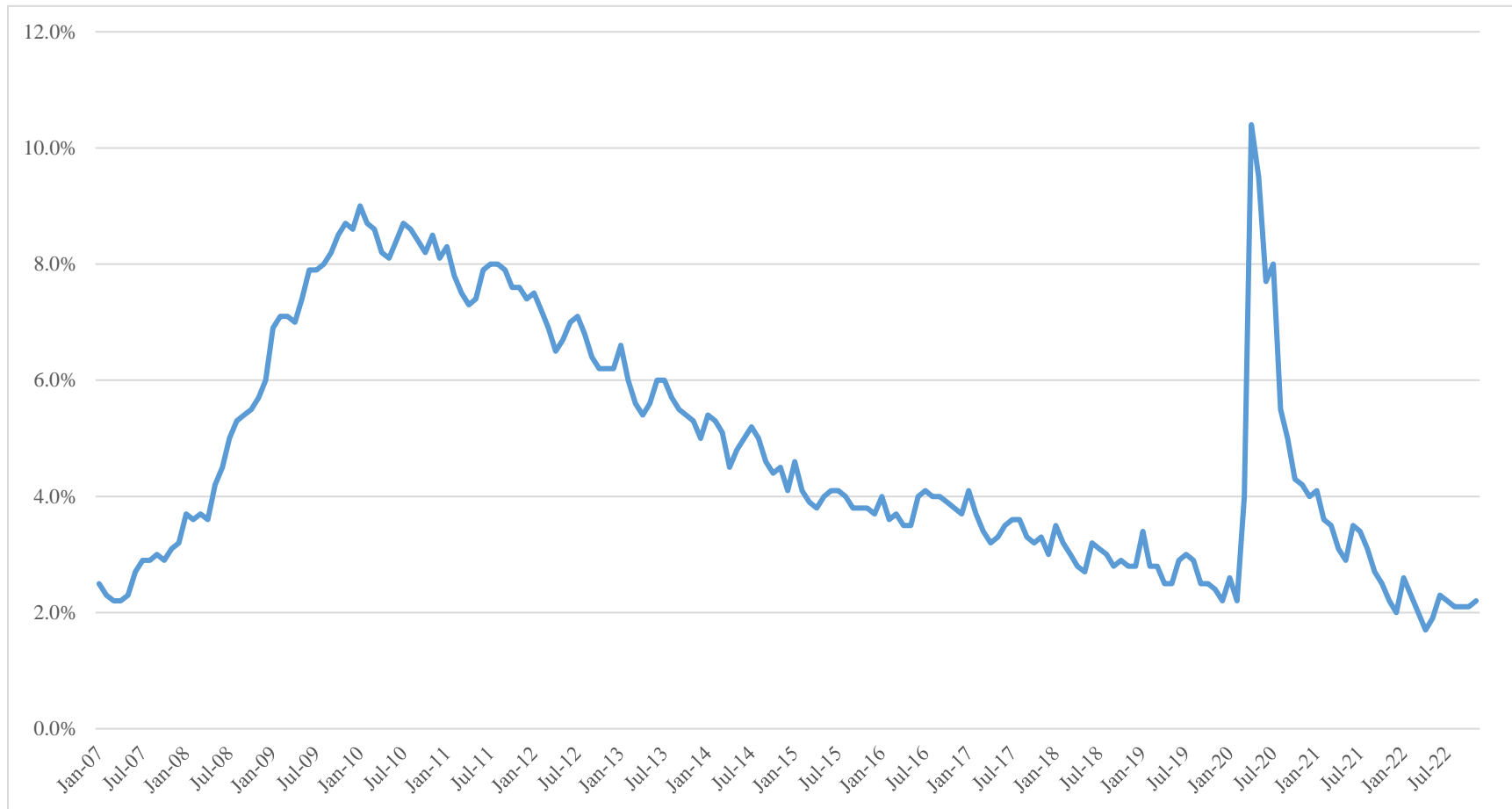


Figure 3. Unemployment Rate in SJC, Monthly, January 2007 – November 2022

Covered Wages

Table 4 shows average weekly wages for covered employees in SJC on a quarterly basis, those wages on an annualized basis, the % change in weekly wages from the previous quarter and same quarter of the prior years, as well as the national rank in % change from the previous year among the 356 counties that are included in the BLS survey. As of Q2 2022, the average weekly wage in SJC was \$1,055, which, on an annualized basis equals \$54,860 per year. These figures represented a change of -2.4% from the previous quarter and a 7.0% change from the same quarter of the prior year – ranking 43rd highest among the 356 counties included in the BLS survey.

Table 4. Weekly Wages for Covered Employees in SJC, Quarterly, 2019 – 2022

Quarter	Average Weekly Wages	Estimated Annual Wages	% Change from Prior Quarter	% Change from Same Quarter of Prior Year	National Rank in % Change from Prior Year
Q1 2019	\$908	\$43,584		0.4%	315
Q2 2019	\$845	\$40,560	-6.9%	1.7%	327
Q3 2019	\$851	\$40,848	0.7%	3.0%	227
Q4 2019	\$904	\$43,392	6.2%	1.3%	324
Q1 2020	\$942	\$45,216	4.2%	4.2%	76
Q2 2020	\$911	\$43,728	-3.3%	8.1%	188
Q3 2020	\$903	\$43,344	-0.9%	6.6%	215
Q4 2020	\$1,006	\$48,288	11.4%	11.8%	205
Q1 2021	\$981	\$47,088	-2.5%	3.9%	183
Q2 2021	\$988	\$47,424	0.7%	8.3%	12
Q3 2021	\$964	\$46,272	-2.4%	7.0%	80
Q4 2021	\$1,111	\$53,328	15.2%	10.0%	10
Q1 2022	\$1,081	\$51,888	-2.7%	10.1%	38
Q2 2022	\$1,055	\$54,860	-2.4%	7.0%	43

3. Regional Consumer Prices

South Atlantic Area Consumer Price Index

Table 5 shows the consumer price index for the South Atlantic Area from December 2021 to December 2022. Over that period, consumer prices increased by 7.3%, including a change of -0.3% compared to the previous month. Figure 4 illustrates the trend in consumer prices for the South Atlantic Area, which are up 22.4% since December of 2017 when data for the area was first published.

Table 5. Consumer Price Index (Dec. 2017 = 100), South Atlantic Area, December 2021 – December 2022

	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Consumer Price Index	114.1	115.2	116.4	117.9	118.3	119.6	121.3	121.6	121.4	121.8	122.4	122.8	122.4
% Change Prior Month	0.5%	1.0%	1.1%	1.3%	0.3%	1.1%	1.4%	0.2%	-0.1%	0.3%	0.5%	0.3%	-0.3%
% Change Prior Year	7.5%	7.9%	8.6%	9.2%	8.8%	9.2%	9.8%	9.5%	9.0%	8.8%	8.3%	8.1%	7.3%

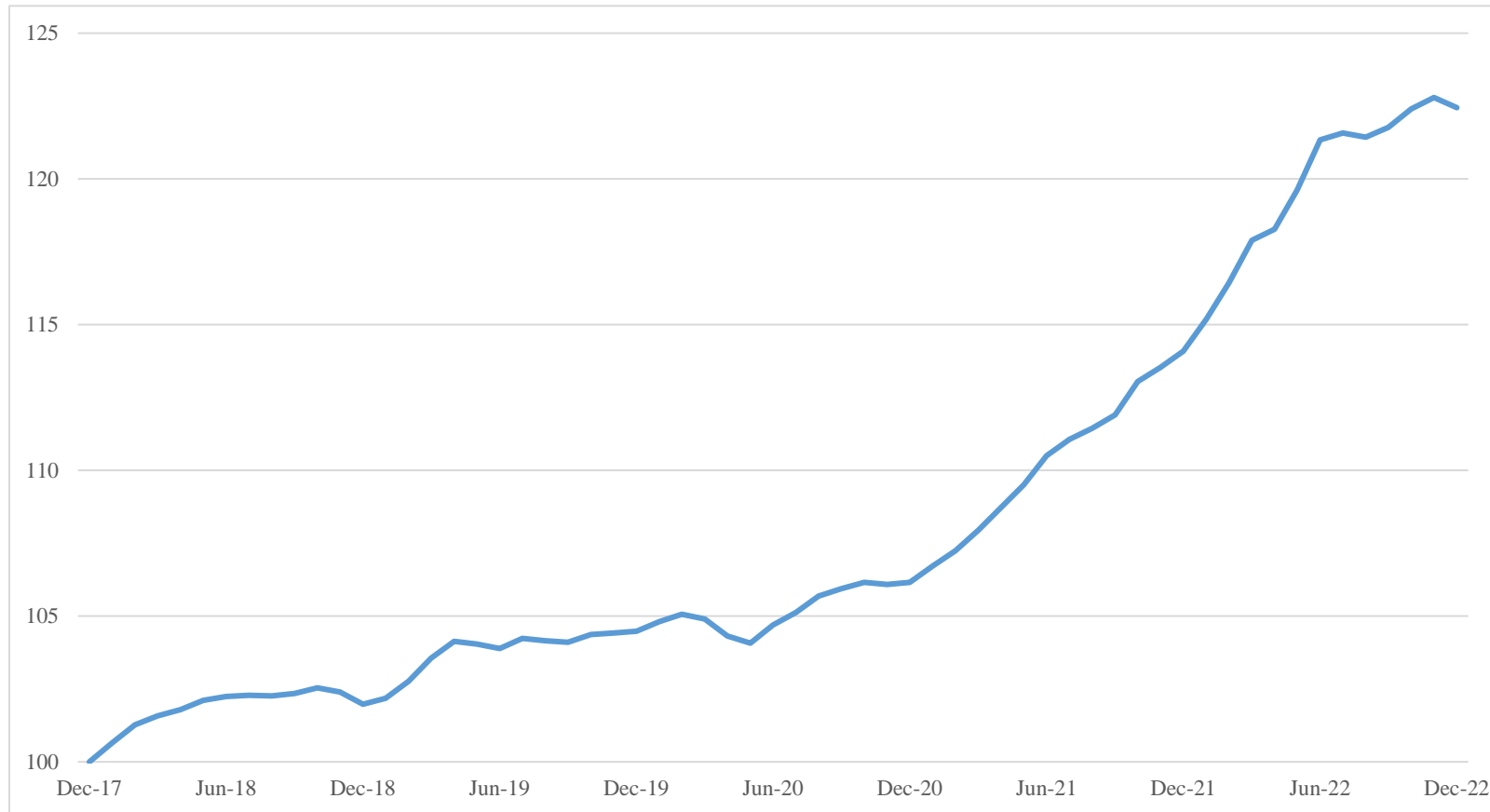


Figure 4. Consumer Price Index, South Atlantic Area (Dec. 2017 = 100), Monthly, 2017–2022

Gasoline Prices

Figure 5 and Figure 6 illustrate daily gasoline prices for the U.S. overall, the State of Florida overall, and for Jacksonville over the previous month and previous six months, respectively. Over the past six-months, gasoline prices have declined but have risen over the past month.

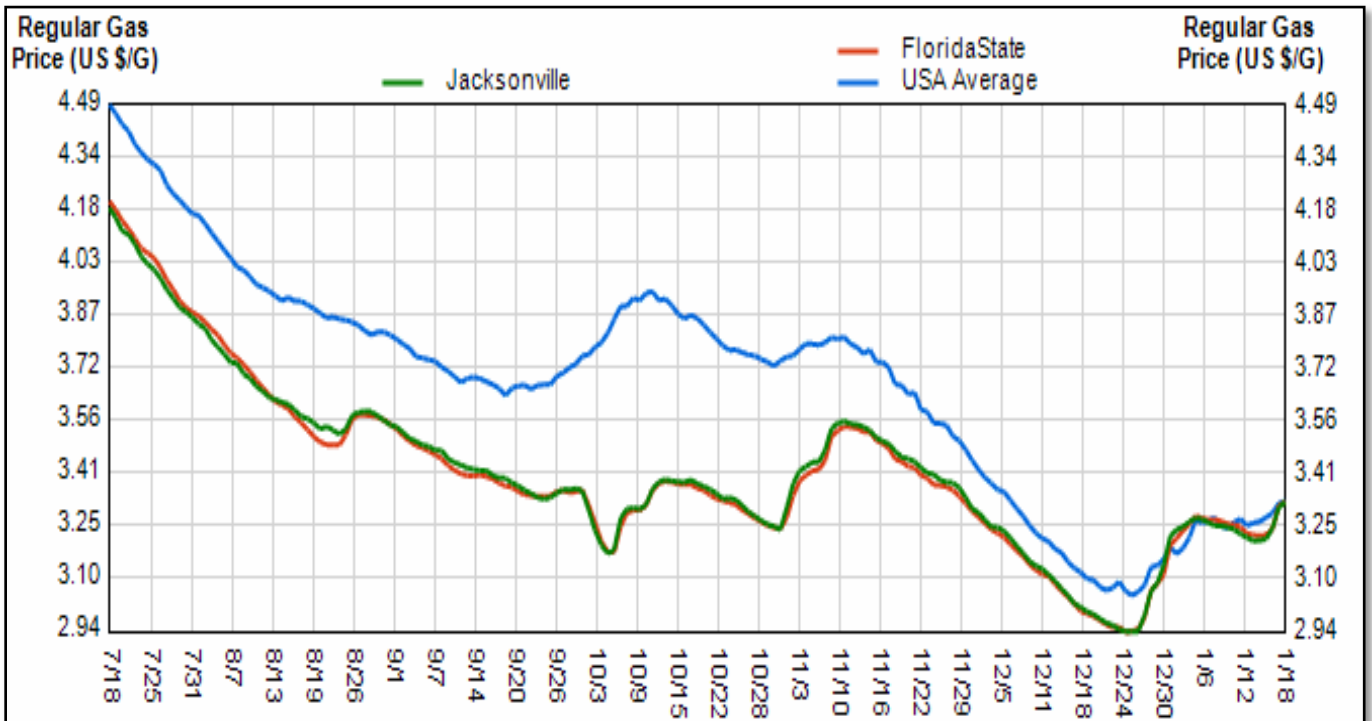


Figure 5. Average Gasoline Prices for U.S./Florida/Jacksonville, Daily Average, July – January 2023

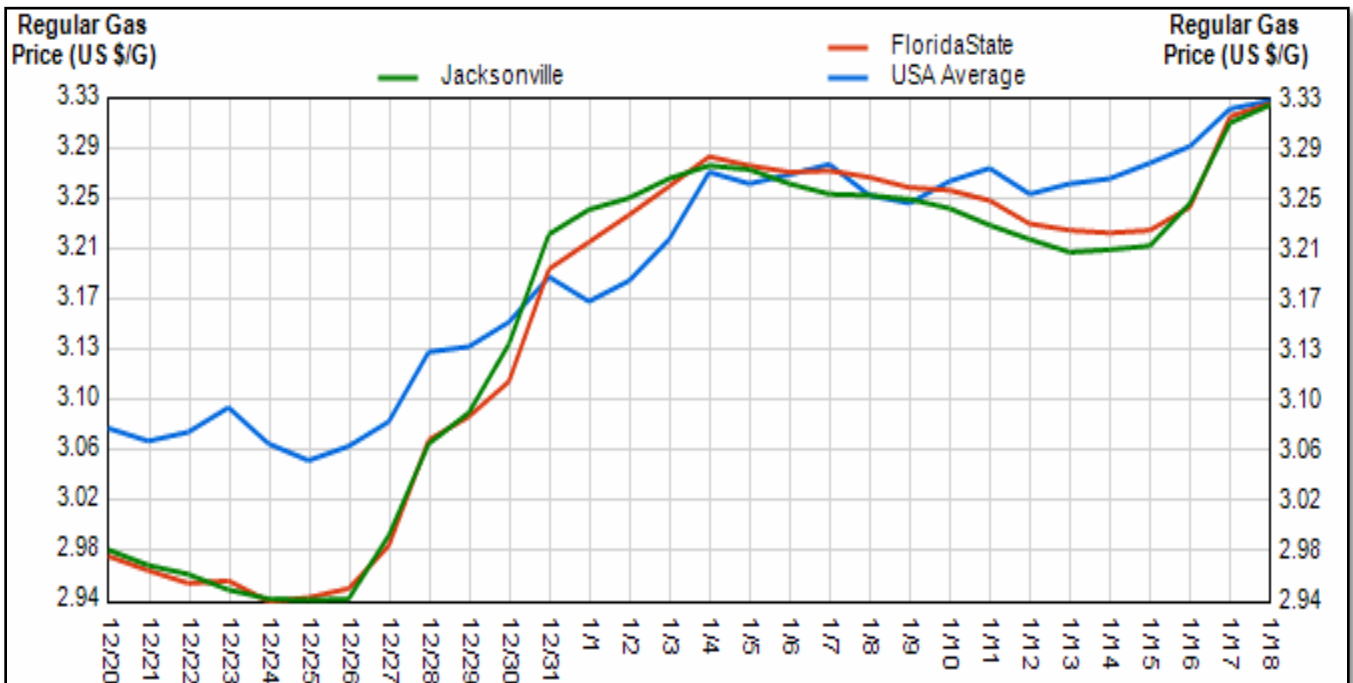


Figure 6. Average Gasoline Prices for U.S./Florida/Jacksonville, Daily Average, January 2023

4. SJC Building Permits

Single Family Housing Building Permits

Table 6 shows data on single family housing permits in SJC from December 2021 to December 2022. In December 2022, 291 single family housing permits were granted, compared to 508 in the same month of the prior year. Figure 7 illustrates the longer-term trend by showing the 6-month moving average going back to 2018.

Table 6. Single Family Housing Permits, December 2021 – December 2022

	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Housing Permits	508	550	624	585	564	572	488	334	371	492	451	246	291
% Change Prior Month	19.2%	8.3%	13.5%	-6.3%	-3.6%	1.4%	-14.7%	-31.6%	11.1%	32.6%	-8.3%	-45.5%	18.3%
% Change Prior Year	2.0%	22.8%	14.5%	0.0%	-0.7%	11.9%	-40.5%	-42.1%	-30.9%	15.2%	31.5%	-42.3%	-42.7%
6 Month Moving Avg.	470	465	480	506	543	567	564	528	486	470	451	397	364

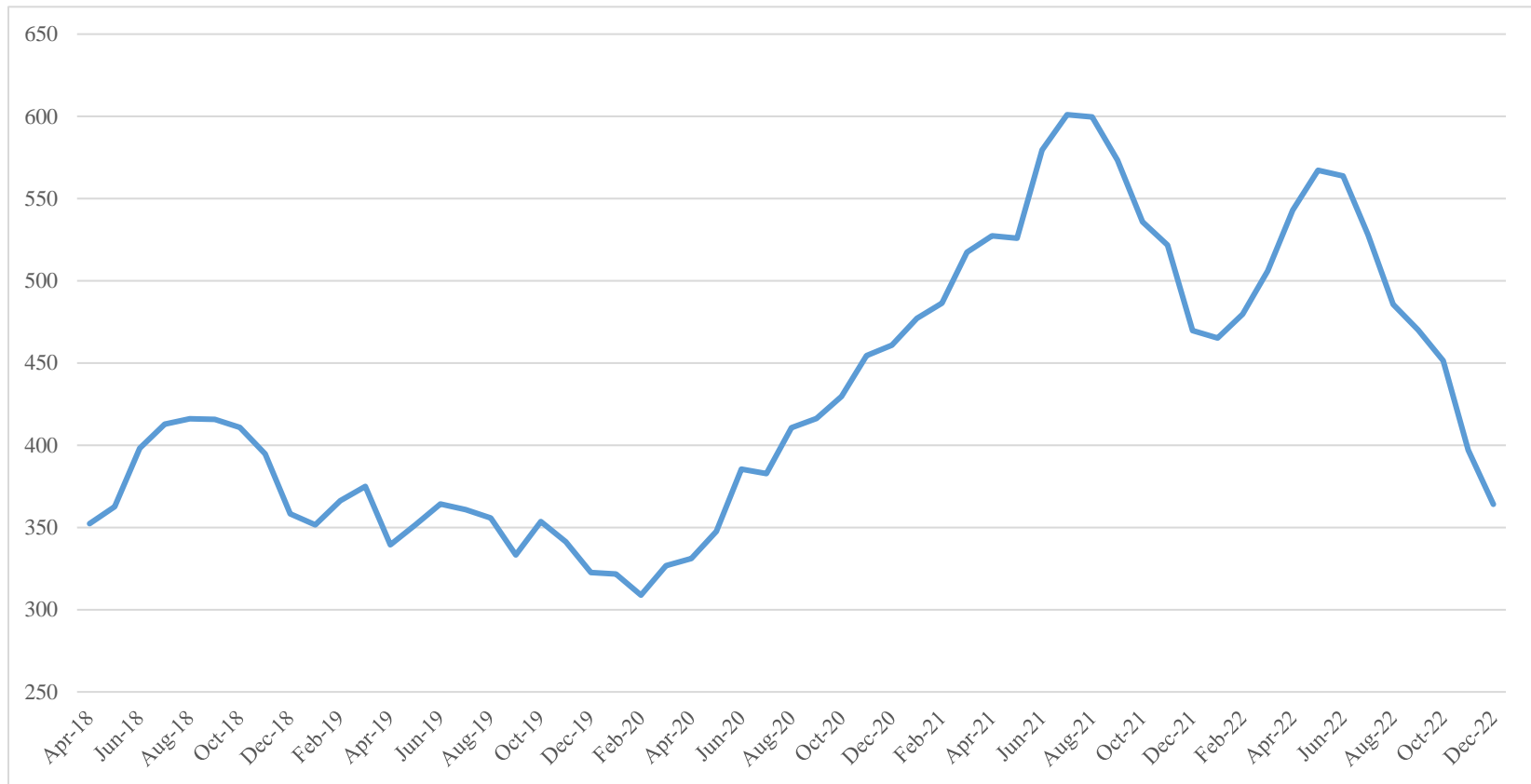


Figure 7. Single Family Housing Building Permits, 6-Month Moving Average, 2018 – 2022

Commercial Building Permits

Table 7 shows data on commercial building permits in SJC from December 2021 to December 2022. In December 2022, 100 commercial permits were granted, compared to 122 in the same month of the prior year. Figure 8 illustrates the longer-term trend by showing the 6-month moving average going back to 2018.

Table 7. Commercial Permits, December 2021 – December 2022

	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Commercial Permits	122	132	112	132	100	110	106	84	121	91	151	135	100
% Change Prior Month	3.4%	8.2%	-15.2%	17.9%	-24.2%	10.0%	-3.6%	-20.8%	44.0%	-24.8%	65.9%	-10.6%	-25.9%
% Change Prior Year	41.9%	80.8%	12.0%	18.9%	-23.7%	34.1%	-5.4%	-26.3%	6.1%	-38.9%	-14.2%	14.4%	-18.0%
6 Month Moving Avg.	132	135	135	132	119	118	115	107	109	102	111	115	114

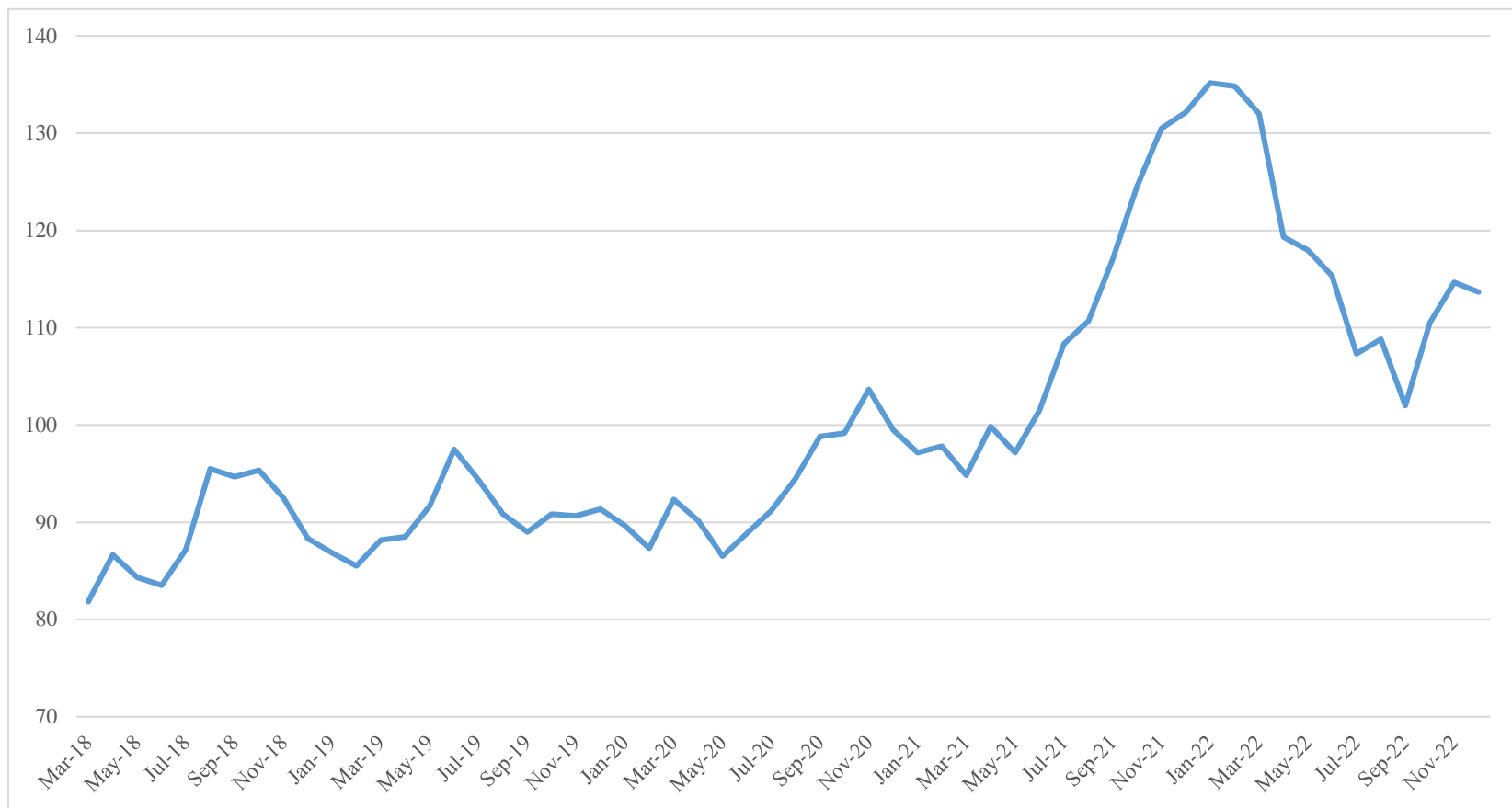


Figure 8. Commercial Building Permits, 6-Month Moving Average, 2018 – 2022

Total Building Permits

Table 8 shows data on total building permits in SJC from December 2021 to December 2022. In December 2022, 1,167 total building permits were granted, compared to 1,565 in the same month of the prior year. Figure 9 illustrates the longer-term trend by showing the 6-month moving average going back to 2018.

Table 8. Total Building Permits, December 2021 – December 2022

	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Total Permits	1,565	1,619	1,746	2,017	1,788	1,869	1,805	1,456	1,628	1,525	1,679	1,185	1,167
% Change Prior Month	5.2%	3.5%	7.8%	15.5%	-11.4%	4.5%	-3.4%	-19.3%	11.8%	-6.3%	10.1%	-29.4%	-1.5%
% Change Prior Year	-1.6%	12.6%	51.6%	5.0%	-9.9%	11.2%	-13.4%	-16.2%	-2.5%	-3.2%	10.8%	-20.4%	-25.4%
6 Month Moving Avg.	1,592	1,572	1,585	1,659	1,704	1,767	1,807	1,780	1,761	1,679	1,660	1,546	1,440

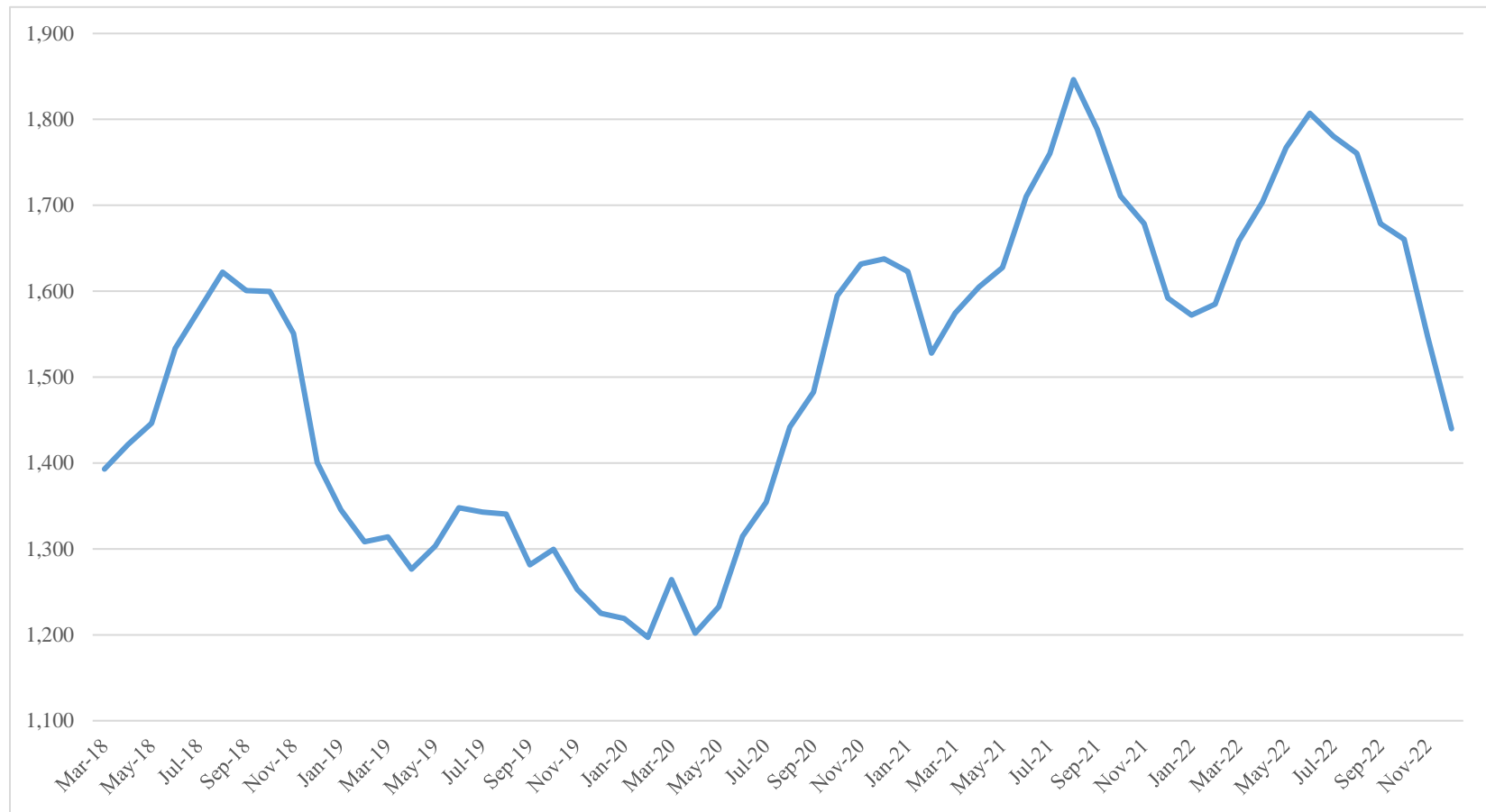


Figure 9. Total Building Permits, 6-Month Moving Average, 2018 – 2022

5. SJC Housing Market Statistics

St. Johns County Overall

Table 9 provides housing market statistics for SJC overall including information on median sales prices, inventory, and affordability. In December 2022, the median sales price for residential real estate in SJC was \$487,705, there were 3.1 months of inventory on the market, and the affordability index stood at 53.0. Figure 10 illustrates the longer-term trend in median sales price by showing the 6-month moving average going back to 2017. Figures 11 and 12 show trends in SJC housing inventory and affordability, respectively, going back to 2017. Figures 13 and 14 provide indicators of housing ‘market hotness’.

Table 9. Housing Market Statistics, SJC Overall, December 2021 – December 2022

	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Median Sales Price	\$462,038	\$406,706	\$458,000	\$520,432	\$520,874	\$525,000	\$507,900	\$522,990	\$524,900	\$515,000	\$511,918	\$459,064	\$487,705
% Change Prior Month	2.8%	-12.0%	12.6%	13.6%	0.1%	0.8%	-3.3%	3.0%	0.4%	-1.9%	-0.6%	-10.3%	6.2%
% Change Prior Year	27.0%	12.9%	25.5%	33.2%	28.9%	28.0%	17.5%	17.5%	25.0%	18.4%	16.3%	2.2%	5.6%
6 Mo. Avg. Med. Price	\$441,892	\$435,509	\$441,843	\$456,081	\$469,560	\$482,175	\$489,819	\$509,199	\$520,349	\$519,444	\$517,951	\$506,962	\$503,596
Mos. Supply of Inventory	1.4	1.6	1.4	1.2	1.4	1.3	1.5	2.2	2.3	3.6	2.9	3.1	3.1
6 Mo. Avg. Inventory	1.5	1.5	1.5	1.5	1.4	1.4	1.4	1.5	1.7	2.1	2.3	2.6	2.9
Affordability Index	75.0	72.0	71.0	60.0	55.0	53.0	57.0	56.0	57.0	54.0	50.0	56.0	53.0

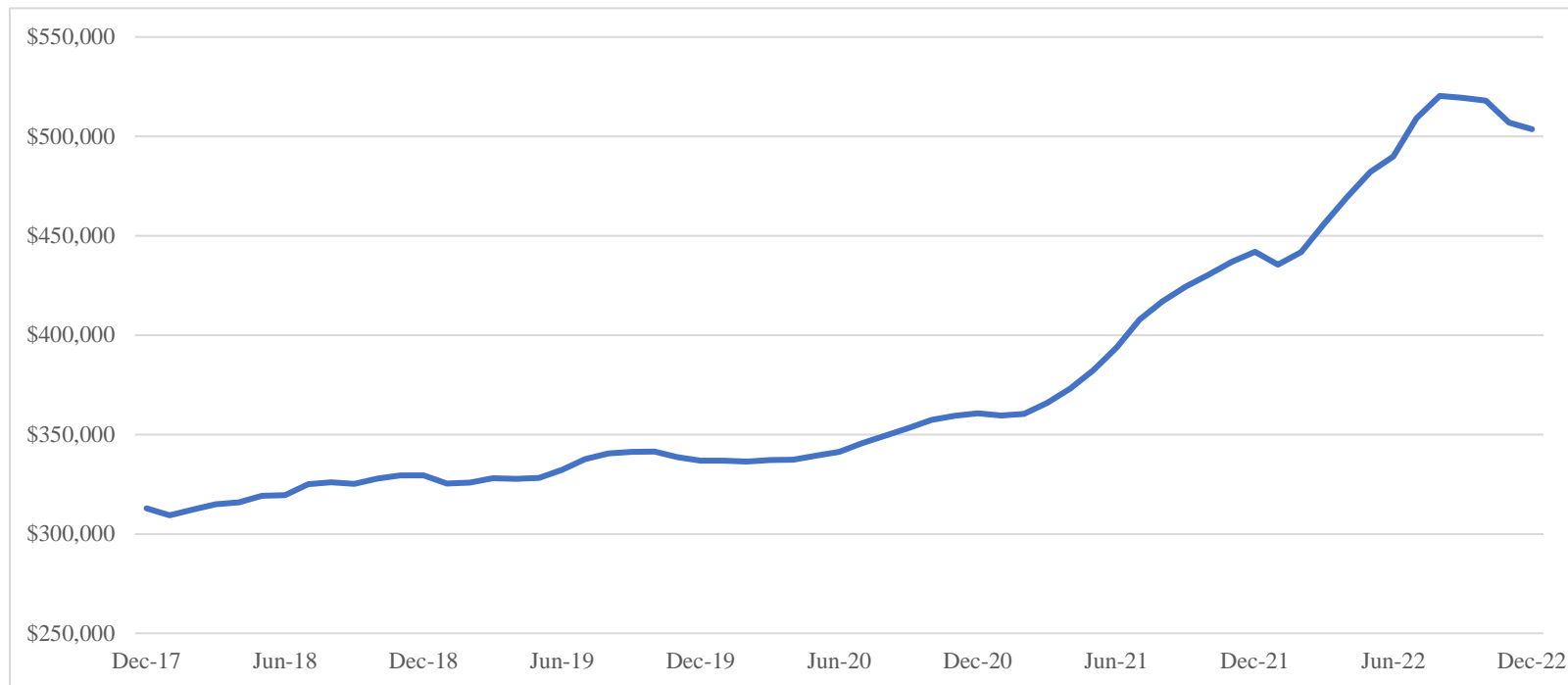


Figure 10. Median Sales Price, SJC Overall, 6-Month Moving Average, 2017 – 2022

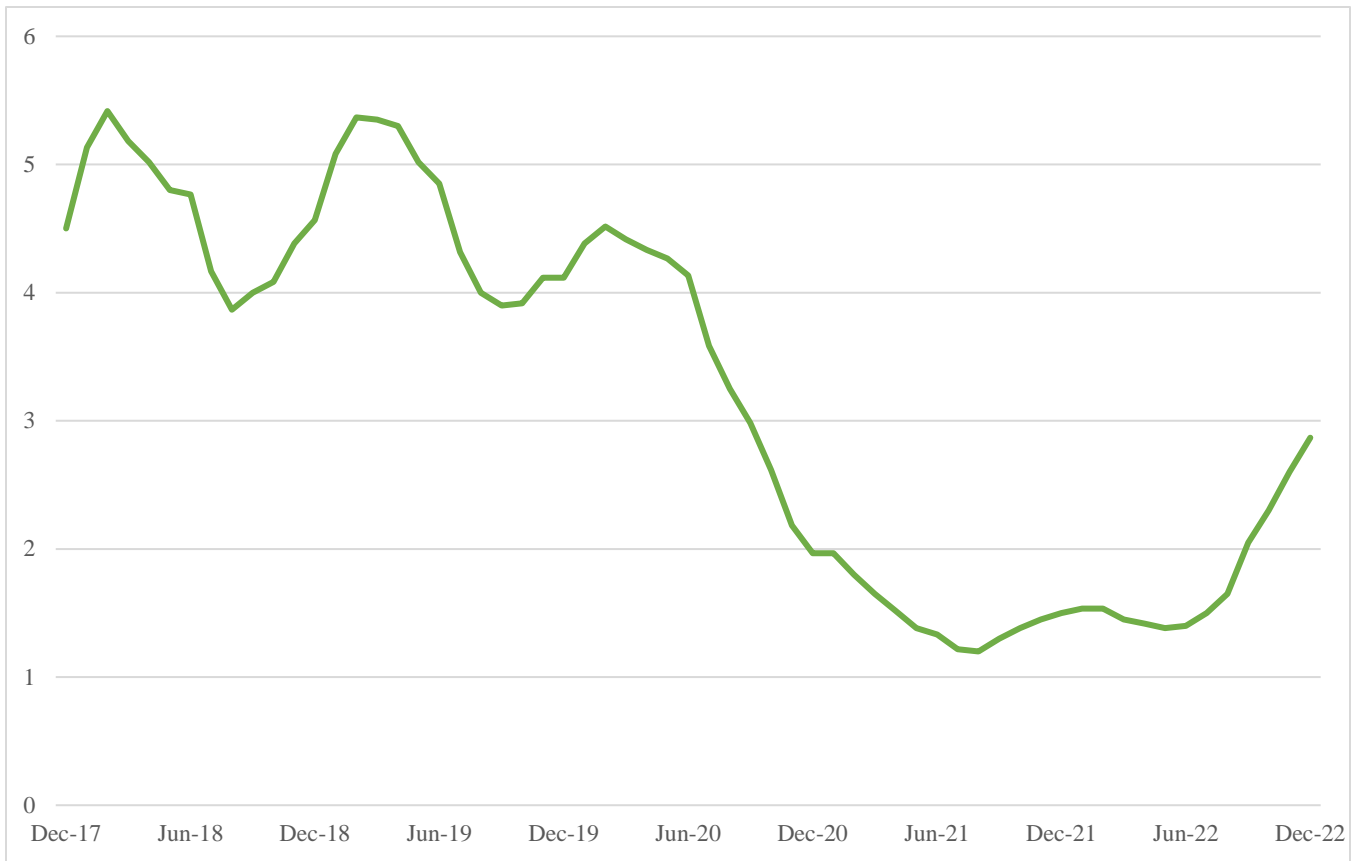


Figure 11. Months Supply of Inventory, SJC Overall, 6-Month Moving Average, 2017 – 2022



Figure 12. Home Affordability Index, SJC Overall, Monthly, 2017 – 2022

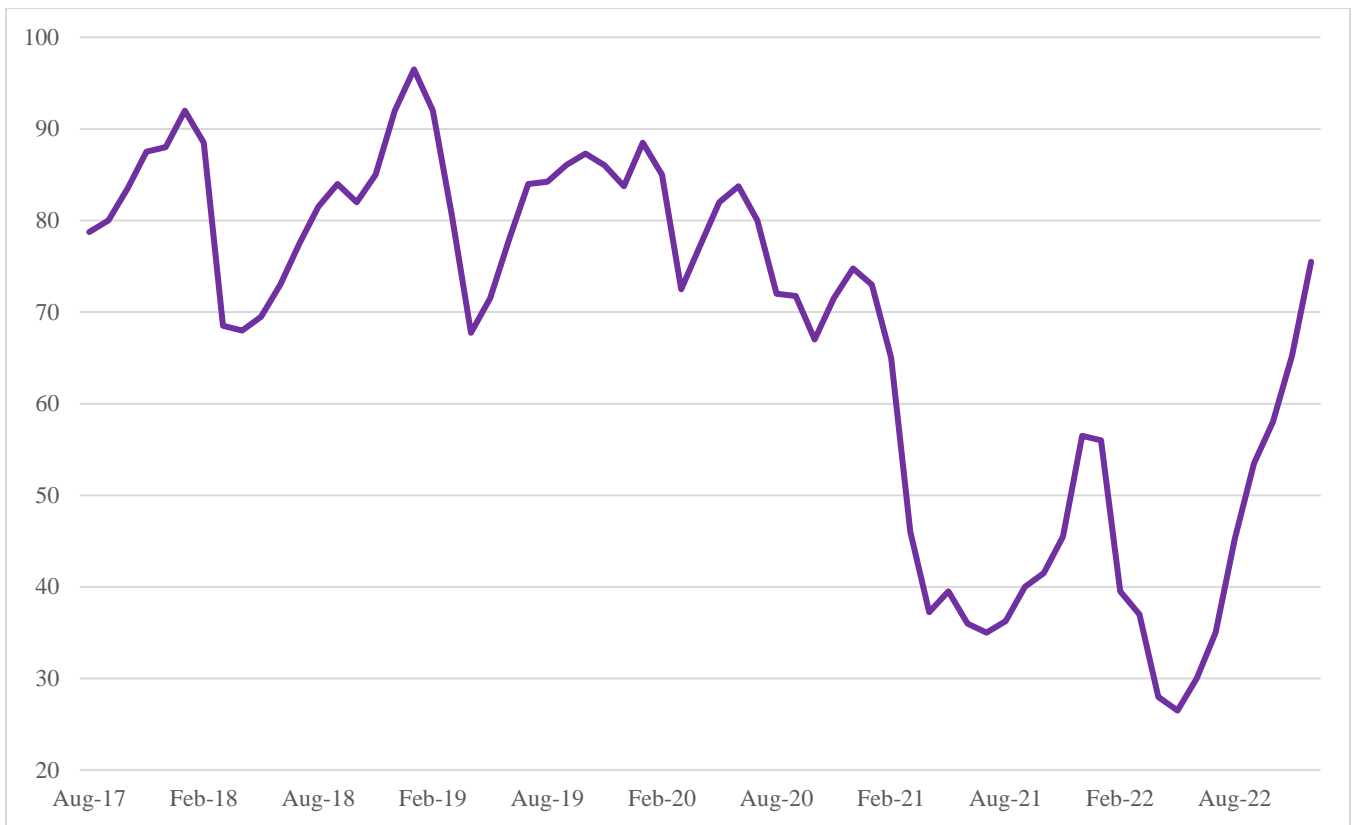


Figure 13. Market Hotness – Median Days on the Market, Monthly, 2017 – 2022

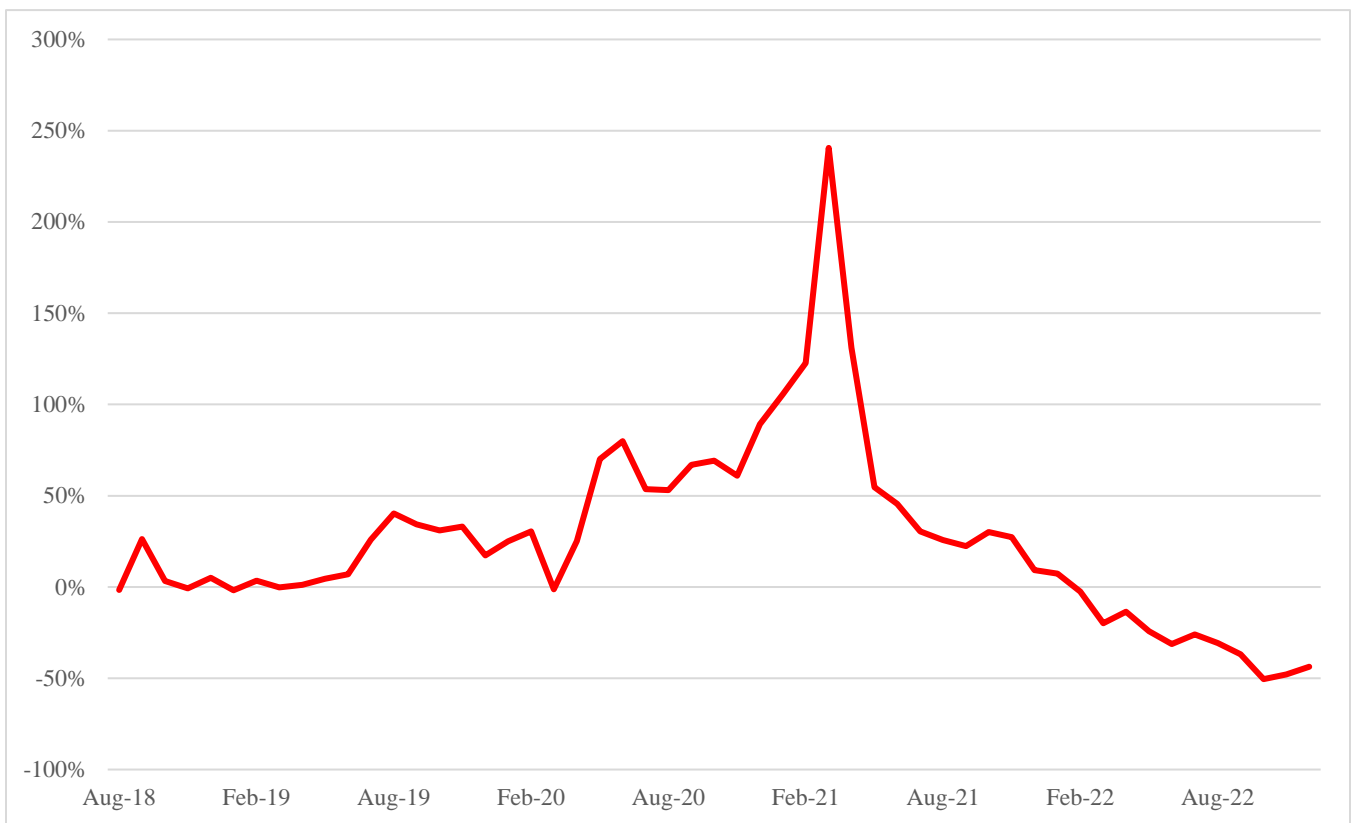


Figure 14. Market Hotness - % Change from Prior Year in Listing Views Per Property, Monthly, 2018 – 2022

Ponte Vedra Beach North

Table 10 provides housing market statistics for Ponte Vedra Beach North including information on median sales prices, inventory, and affordability. In December 2022, the median sales price for residential real estate in Ponte Vedra Beach North was \$1.7 million, there were 5.1 months of inventory on the market, and the affordability index stood at 15.0. Figure 15 illustrates the longer-term trend in median sales price by showing the 6-month moving average going back to 2017. Figures 16 and 17 show trends in Ponte Vedra Beach North housing inventory and affordability, respectively, going back to 2017.

Table 10. Housing Market Statistics, Ponte Vedra Beach North, December 2021 – December 2022

	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Median Sales Price	\$1.0M	\$962,000	\$495,000	\$749,500	\$1.6M	\$1.2M	\$1.0M	\$1.1M	\$800,000	\$495,000	\$1.5M	\$450,000	\$1.7M
% Change Prior Month	1.0%	-4.8%	-48.5%	51.4%	106.8%	-22.6%	-16.7%	12.2%	-28.7%	-38.1%	205.6%	-70.2%	277.8%
% Change Prior Year	68.8%	95.1%	-32.9%	-22.0%	79.4%	32.2%	43.7%	24.4%	-9.1%	-7.9%	48.6%	-55.0%	68.3%
6 Mo. Avg. Med. Price	\$891,249	\$901,166	\$837,000	\$872,333	\$961,083	\$994,417	\$992,750	\$1.0M	\$1.0M	\$1.0M	\$1.0M	\$896,644	\$1.0M
Mos. Supply of Inventory	1.8	2.2	2	3.5	1.3	1.8	2.4	2.7	3.1	3.4	3.3	2.4	5.1
6 Mo. Avg. Inventory	2.2	2.2	2.3	2.5	2.1	2.1	2.2	2.3	2.5	2.5	2.8	2.9	3.3
Affordability Index	35.0	35.0	65.5	41.0	18.5	23.0	29.0	26.5	38.0	56.0	17.0	57.0	15.0

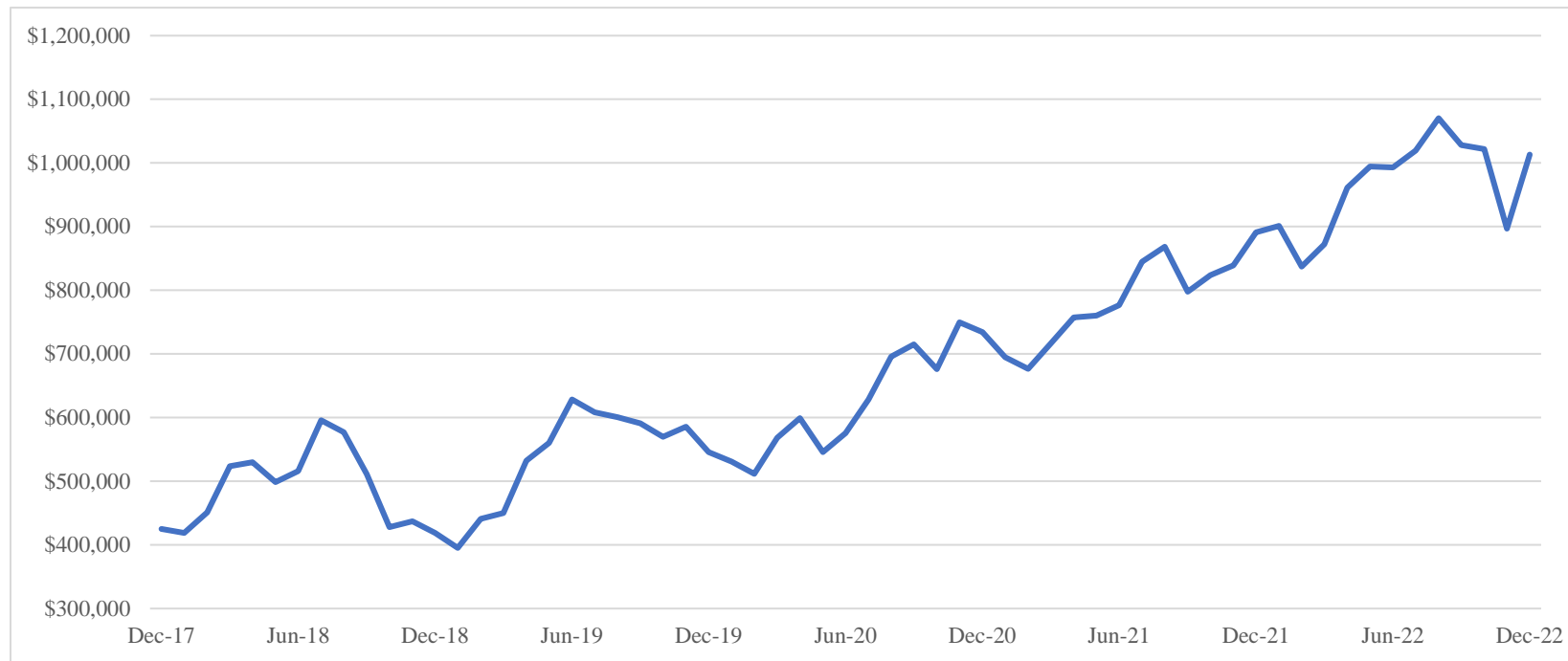


Figure 15. Median Sales Price, Ponte Vedra Beach North, 6-Month Moving Average, 2017 – 2022



Figure 16. Months Supply of Inventory, Ponte Vedra Beach North, 6-Month Moving Average, 2017 – 2022

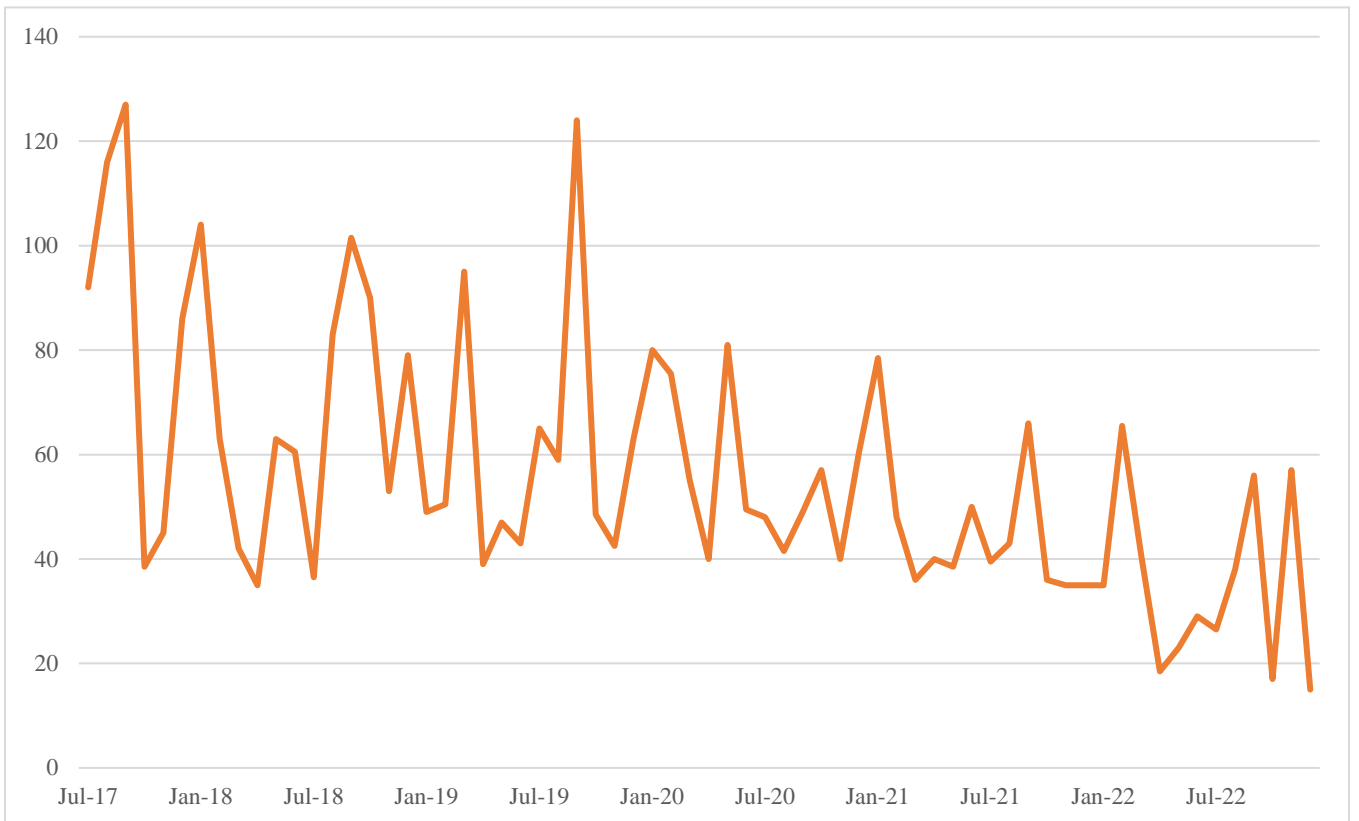


Figure 17. Home Affordability Index, Ponte Vedra Beach North, Monthly, 2017 – 2022

Ponte Vedra Beach/South Ponte Vedra Beach/Vilano Beach

Table 11 provides housing market statistics for Ponte Vedra Beach South including information on median sales prices, inventory, and affordability. In December 2022, the median sales price for residential real estate in Ponte Vedra Beach South was \$795,000, there were 4.9 months of inventory on the market, and the affordability index stood at 32.0. Figure 18 illustrates the longer-term trend in median sales price by showing the 6-month moving average going back to 2017. Figures 19 and 20 show trends in Ponte Vedra Beach South housing inventory and affordability, respectively, going back to 2017.

Table 11. Housing Market Statistics, Ponte Vedra Beach South, December 2021 – December 2022

	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Median Sales Price	\$739,950	\$690,000	\$641,250	\$933,500	\$870,000	\$1.0M	\$800,000	\$875,000	\$784,455	\$907,000	\$849,000	\$715,000	\$795,000
% Change Prior Month	28.7%	-6.8%	-7.1%	45.6%	-6.8%	24.7%	-26.3%	9.4%	-10.3%	15.6%	-6.4%	-15.8%	11.2%
% Change Prior Year	25.5%	25.5%	22.1%	51.8%	29.8%	68.2%	18.5%	42.3%	23.5%	7.0%	26.8%	24.3%	7.4%
6 Mo. Avg. Med. Price	\$680,325	\$692,825	\$693,867	\$708,200	\$741,617	\$826,617	\$836,625	\$867,458	\$891,326	\$886,909	\$883,409	\$821,743	\$820,909
Mos. Supply of Inventory	1.4	1.2	1.6	1.8	1.9	1.3	1.4	3.1	2.7	4.6	2.9	4.4	4.9
6 Mo. Avg. Inventory	1.6	1.6	1.5	1.5	1.5	1.5	1.5	1.9	2.0	2.5	2.7	3.2	3.8
Affordability Index	47.0	48.0	50.5	33.5	33.0	26.0	36.0	34.0	38.0	30.0	30.0	36.0	32.0

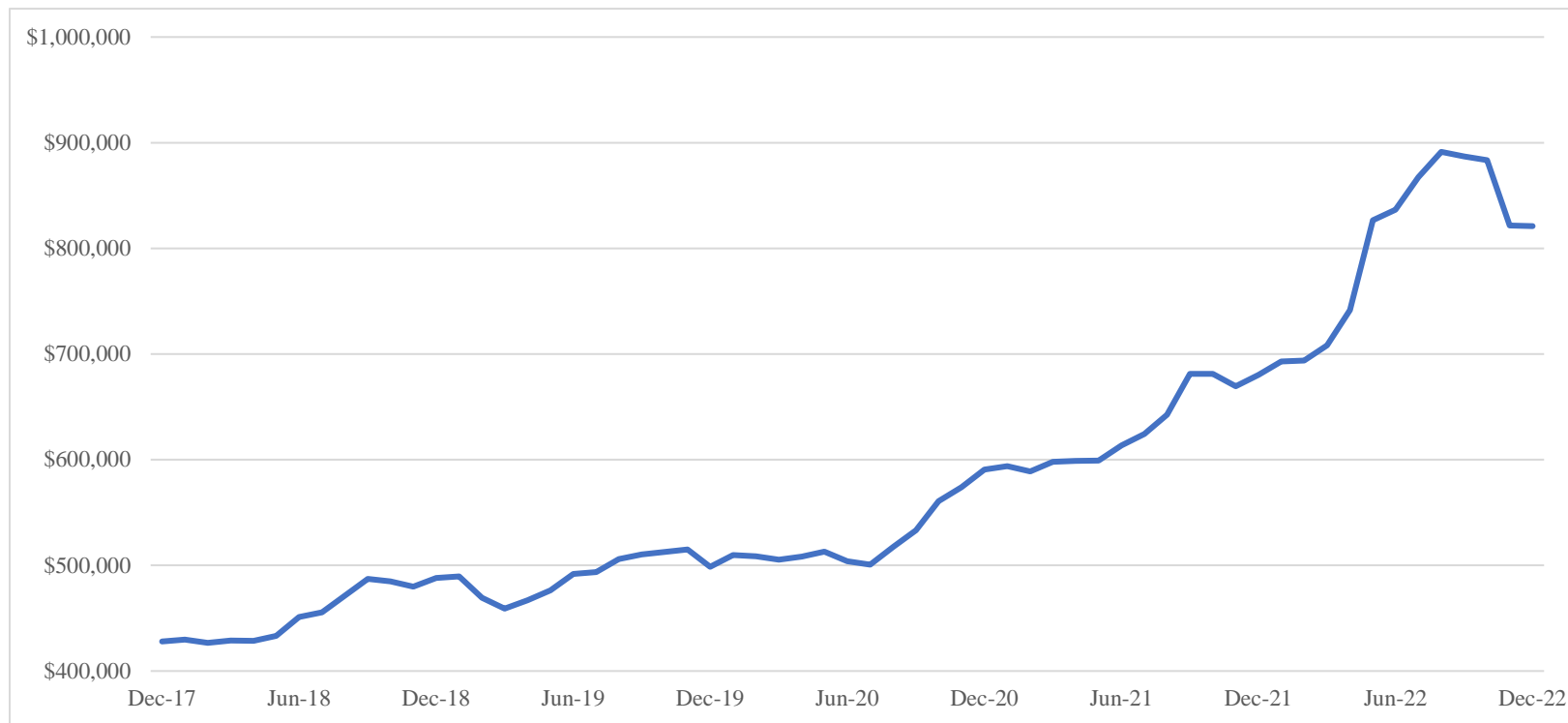


Figure 18. Median Sales Price, Ponte Vedra Beach South, 6-Month Moving Average, 2017 – 2022

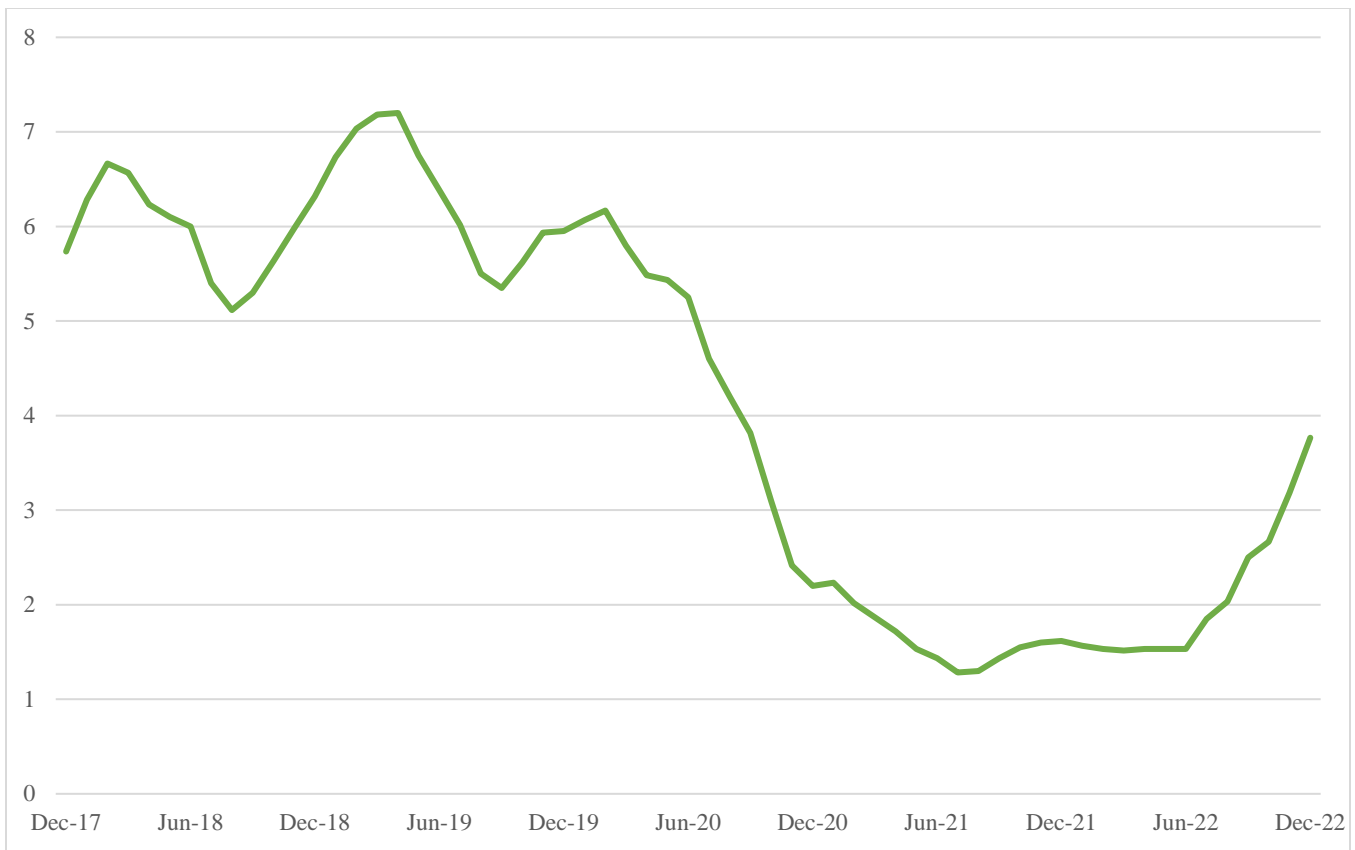


Figure 19. Months Supply of Inventory, Ponte Vendra Beach South, 6-Month Moving Average, 2017 – 2022

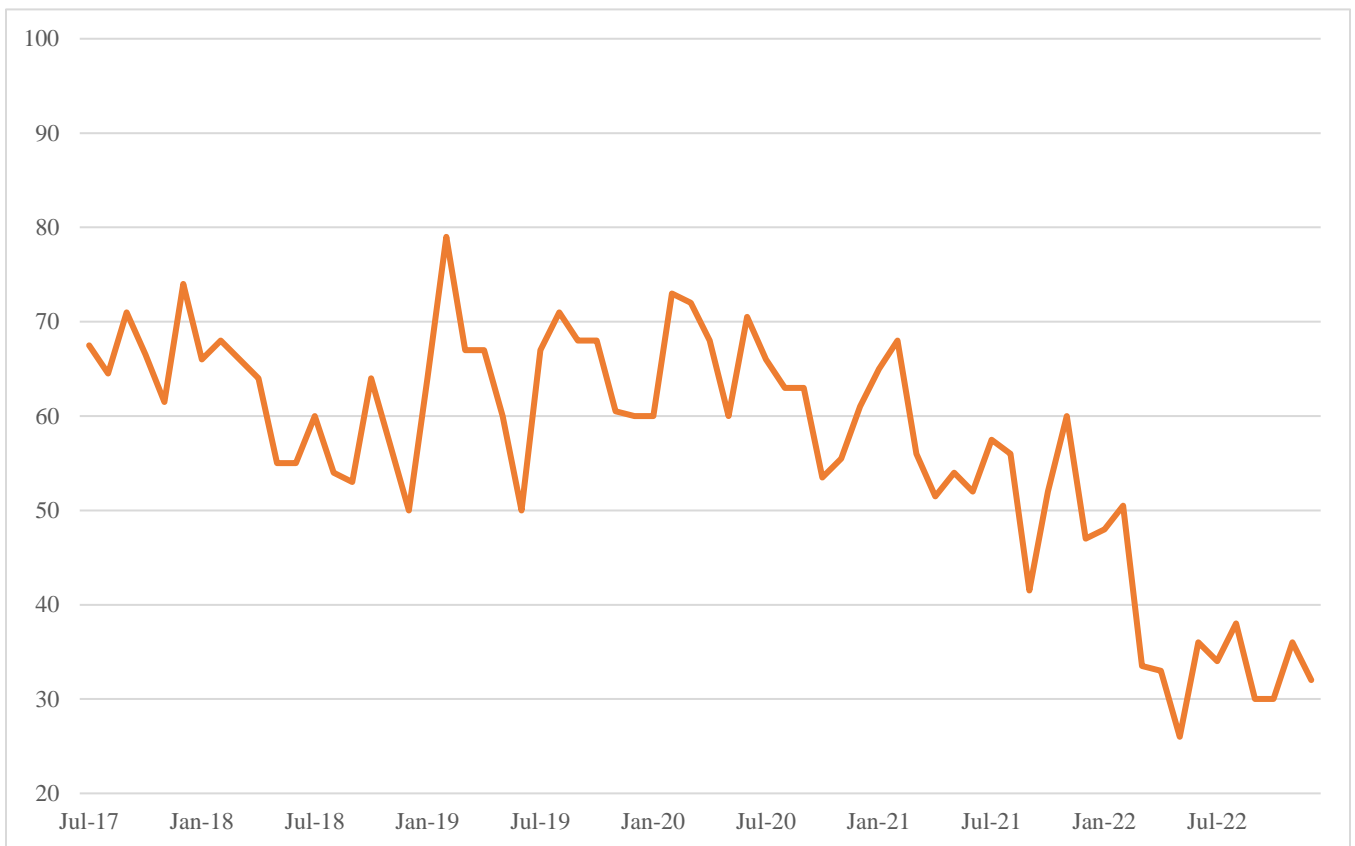


Figure 20. Home Affordability Index, Ponte Vendra Beach South, Monthly, 2017 – 2022

Nocatee

Table 12 provides housing market statistics for Nocatee including information on median sales prices, inventory, and affordability. In December 2022, the median sales price for residential real estate in Nocatee was \$620,000, there were 2.0 months of inventory on the market, and the affordability index stood at 41.0. Figure 21 illustrates the longer-term trend in median sales price by showing the 6-month moving average going back to 2017. Figures 22 and 23 show trends in Nocatee housing inventory and affordability, respectively, going back to 2017.

Table 12. Housing Market Statistics, Nocatee, December 2021 – December 2022

	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Median Sales Price	\$616,060	\$630,000	\$602,450	\$683,125	\$670,963	\$748,000	\$720,000	\$738,748	\$750,000	\$654,443	\$692,500	\$657,400	\$620,000
% Change Prior Month	20.8%	2.3%	-4.4%	13.4%	-1.8%	11.5%	-3.7%	2.6%	1.5%	-12.7%	5.8%	-5.1%	-5.7%
% Change Prior Year	30.2%	29.9%	34.5%	32.6%	34.2%	48.1%	18.8%	30.7%	44.2%	14.9%	22.0%	28.9%	0.6%
6 Mo. Avg. Med. Price	\$558,051	\$568,861	\$582,568	\$601,506	\$618,750	\$658,433	\$675,756	\$693,881	\$718,473	\$713,692	\$717,282	\$702,182	\$685,515
Mos. Supply of Inventory	0.7	1.2	0.9	0.7	0.7	1	1.3	1.7	2.0	2.4	2.0	2.7	2.0
6 Mo. Avg. Inventory	1.0	1.0	1.0	0.9	0.8	0.9	1.0	1.1	1.2	1.5	1.7	2.0	2.1
Affordability Index	56	53	53.5	45	42.5	37.5	41.0	40.0	40.0	42.0	37.0	39.0	41.0

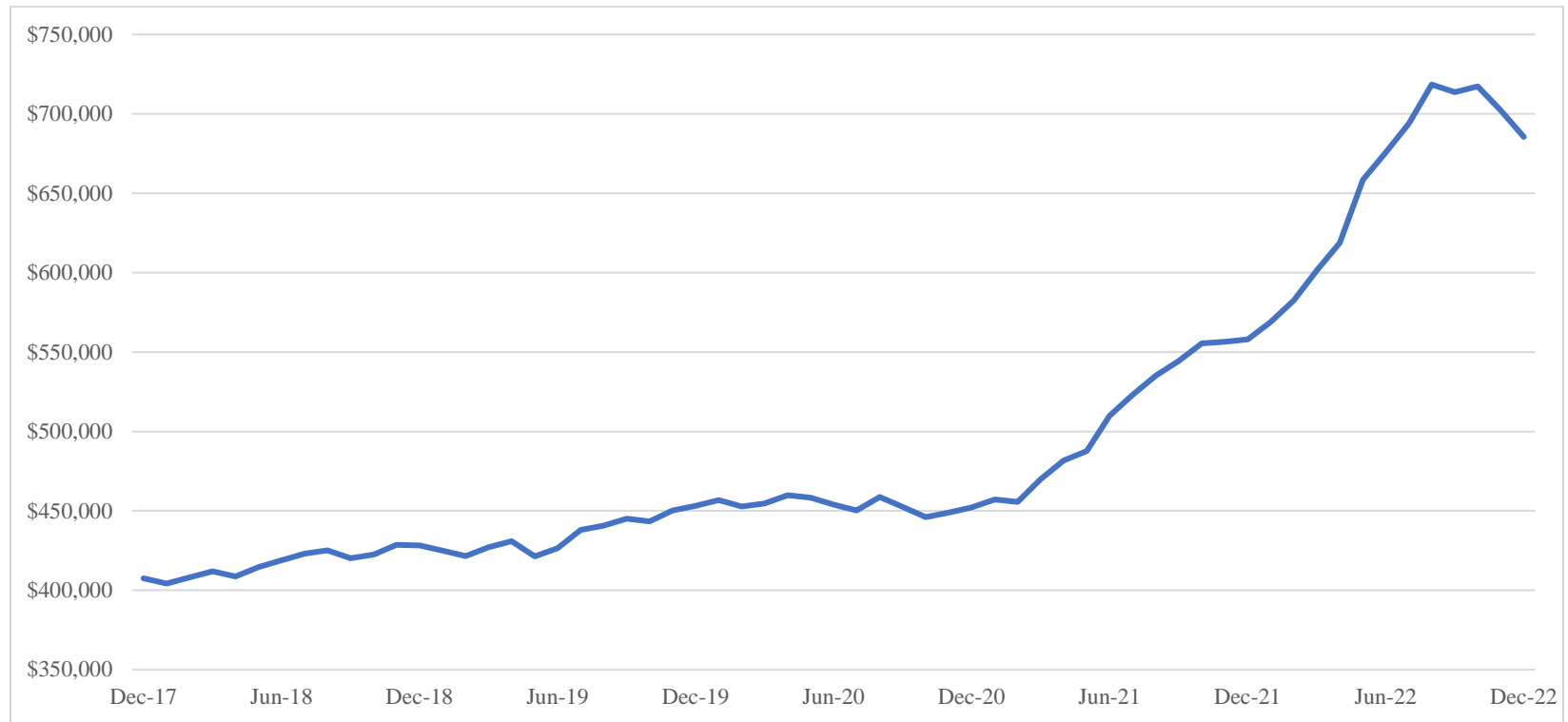


Figure 21. Median Sales Price, Nocatee, 6-Month Moving Average, 2017 – 2022

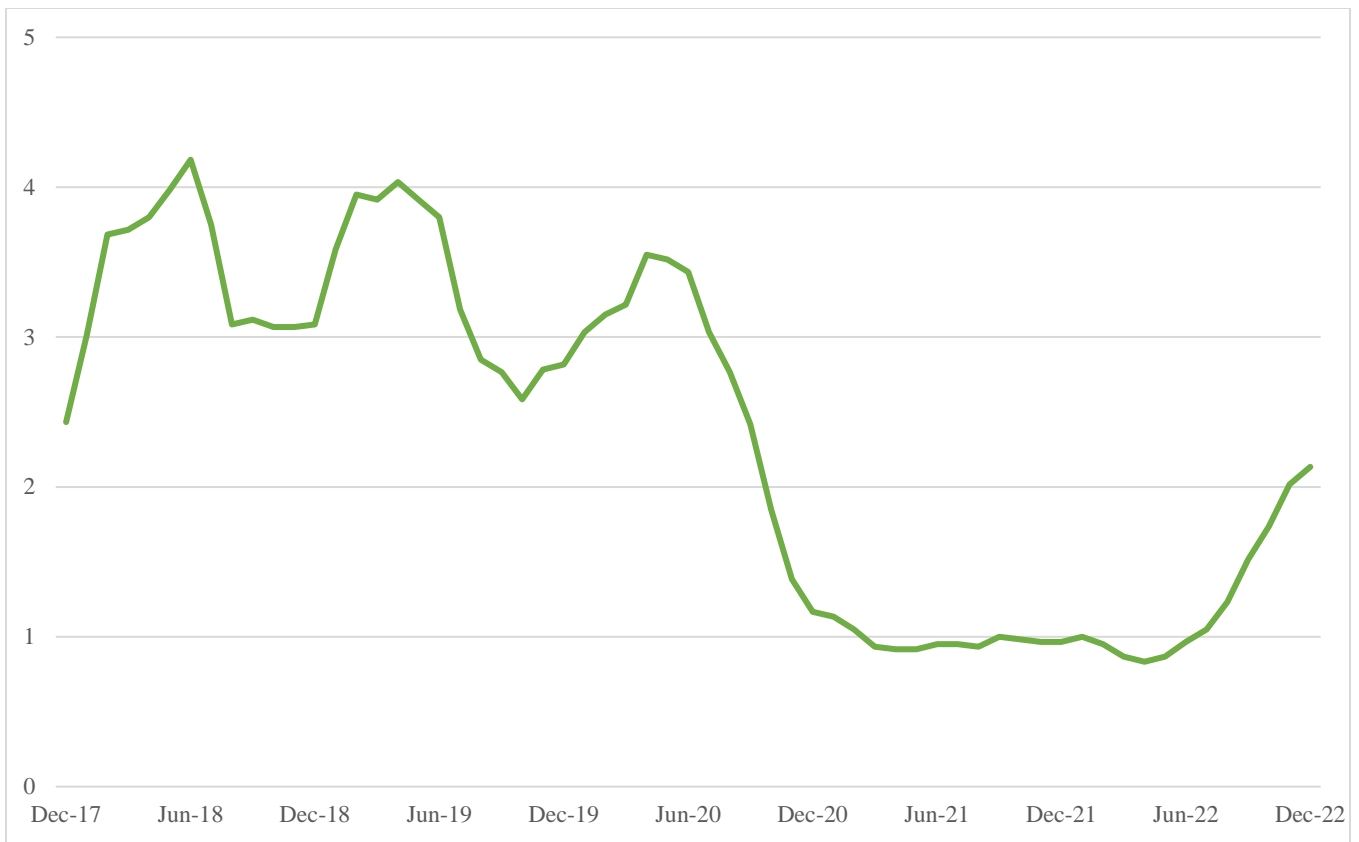


Figure 22. Months' Supply of Inventory, Nocatee, 6-Month Moving Average, 2017 – 2022

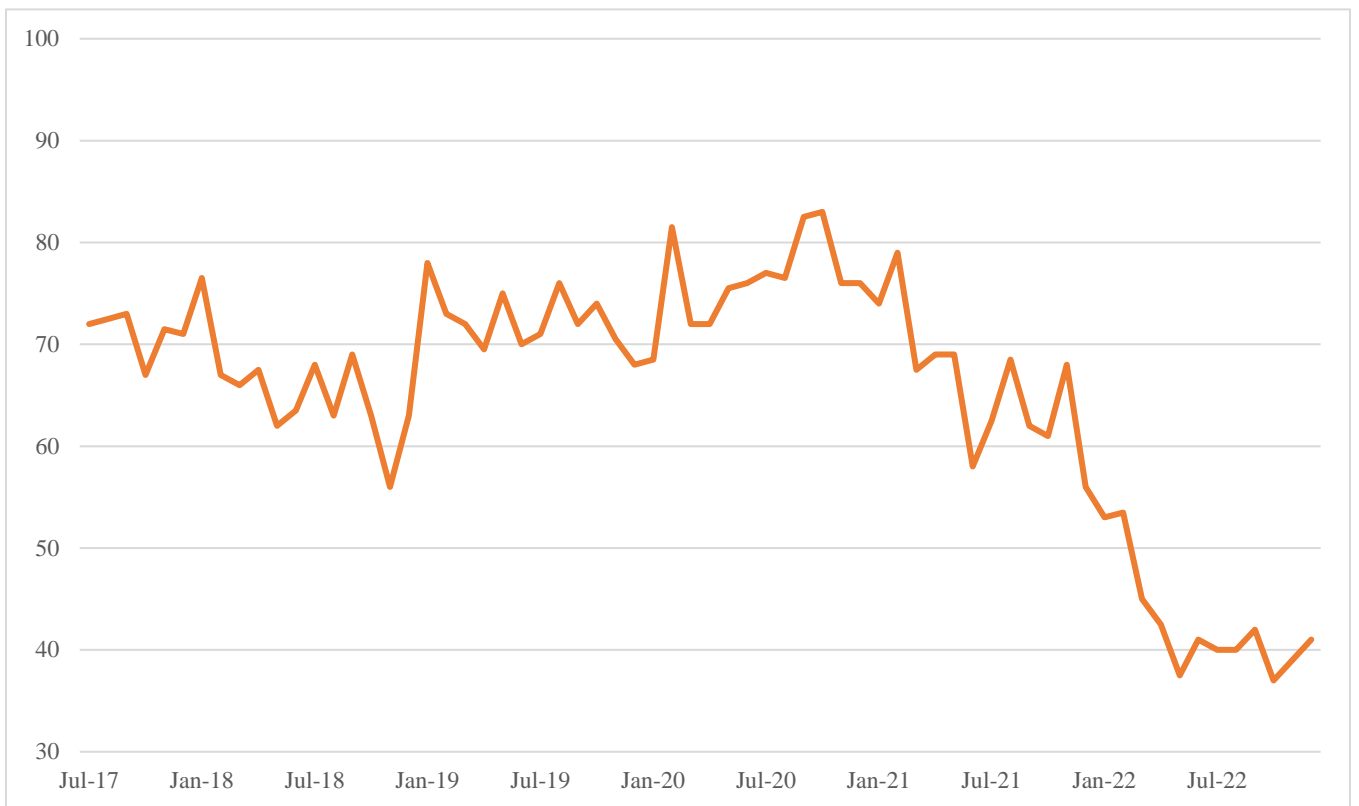


Figure 23. Home Affordability Index, Nocatee, Monthly, 2017 – 2022

St. Johns County Northwest

Table 13 provides housing market statistics for SJC Northwest including information on median sales prices, inventory, and affordability. In December 2022, the median sales price for residential real estate in SJC Northwest was \$479,990, there were 2.8 months of inventory on the market, and the affordability index stood at 53.0. Figure 24 illustrates the longer-term trend in median sales price by showing the 6-month moving average going back to 2017. Figures 25 and 26 show trends in SJC Northwest housing inventory and affordability, respectively, going back to 2017.

Table 13. Housing Market Statistics, SJC Northwest, December 2021 – December 2022

	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Median Sales Price	\$447,990	\$460,000	\$455,815	\$504,900	\$503,384	\$535,000	\$509,000	\$510,000	\$535,000	\$520,488	\$510,000	\$475,000	\$479,990
% Change Prior Month	-2.2%	2.7%	-0.9%	10.8%	-0.3%	6.3%	-4.9%	0.2%	4.9%	-2.7%	-2.0%	-6.9%	1.1%
% Change Prior Year	31.0%	35.3%	24.9%	40.5%	30.1%	36.5%	19.6%	18.6%	29.8%	20.1%	15.4%	3.7%	7.1%
6 Mo. Avg. Med. Price	\$437,260	\$442,260	\$449,516	\$461,449	\$471,673	\$484,515	\$494,683	\$503,017	\$516,214	\$518,812	\$519,915	\$509,915	\$505,080
Mos. Supply of Inventory	1.5	1.5	1.4	1.1	1.4	1.3	1.5	2.1	2.4	4.1	3	3.1	2.8
6 Mo. Avg. Inventory	1.3	1.4	1.5	1.4	1.4	1.4	1.4	1.5	1.6	2.1	2.4	2.7	2.9
Affordability Index	77.0	72.0	71.0	61.0	57.0	52.0	57.0	58.0	56.0	53.0	50.0	54.0	53.0

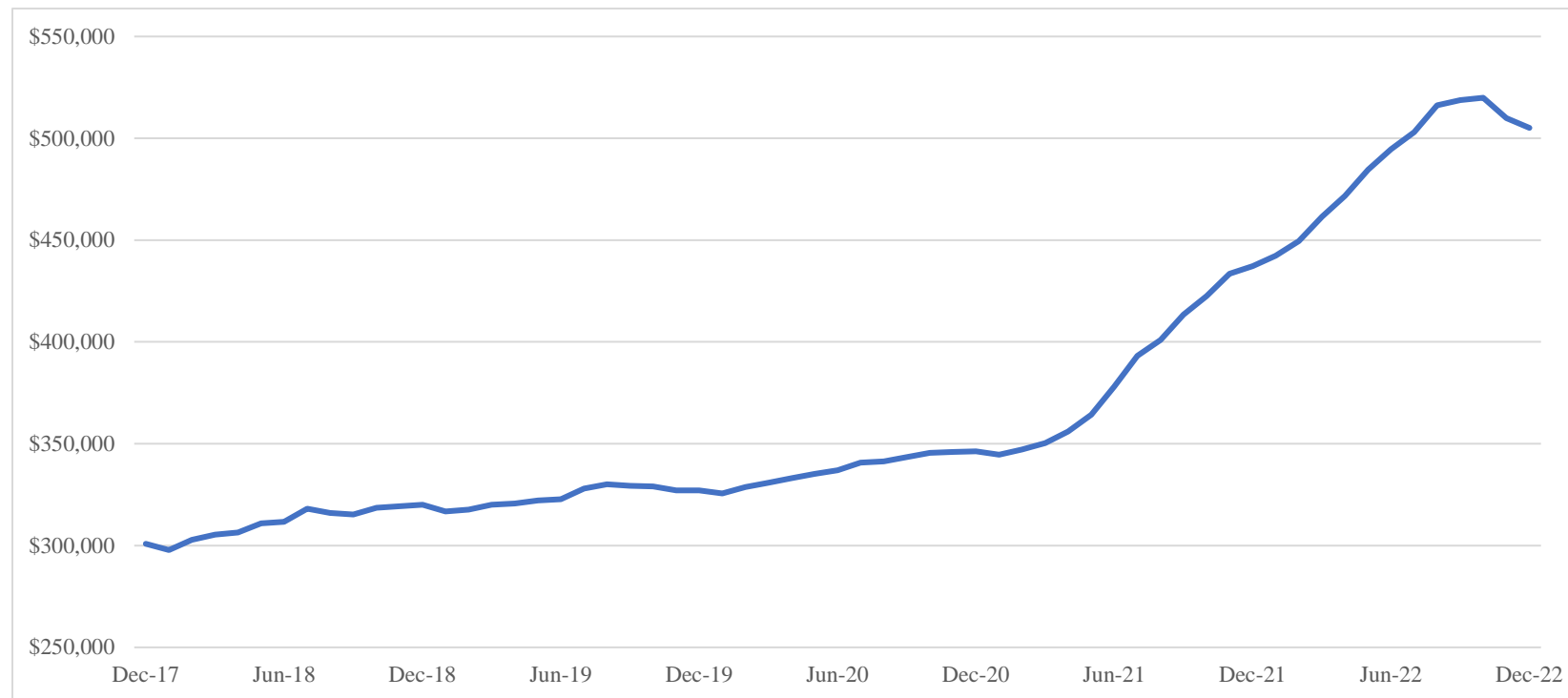


Figure 24. Median Sales Price, SJC Northwest, 6-Month Moving Average, 2017 – 2022



Figure 25. Months Supply of Inventory, SJC Northwest, 6-Month Moving Average, 2017 – 2022

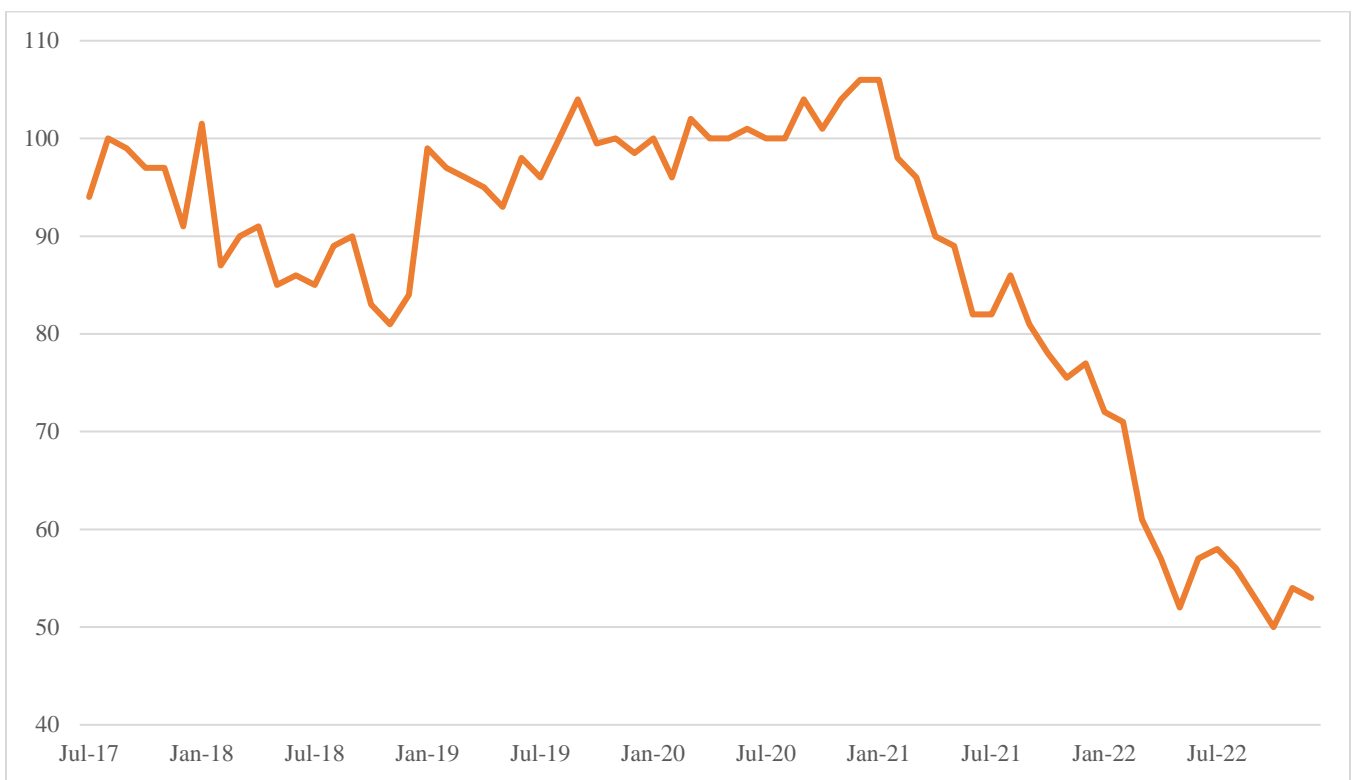


Figure 26. Home Affordability Index, SJC Northwest, Monthly, 2017 – 2022

St. Johns County Northeast (West of Intracoastal)

Table 14 provides housing market statistics for SJC Northeast including information on median sales prices, inventory, and affordability. In December 2022, the median sales price for residential real estate in SJC Northeast was \$575,000, there were 2.8 months of inventory on the market, and the affordability index stood at 45.0. Figure 27 illustrates the longer-term trend in median sales price by showing the 6-month moving average going back to 2017. Figures 28 and 29 show trends in SJC Northeast housing inventory and affordability, respectively, going back to 2017.

Table 14. Housing Market Statistics, SJC Northeast, December 2021 – December 2022

	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Median Sales Price	\$595,000	\$477,500	\$507,500	\$669,000	\$595,000	\$640,000	\$685,000	\$655,000	\$620,000	\$460,000	\$658,500	\$462,490	\$575,000
% Change Prior Month	4.0%	-19.7%	6.3%	31.8%	-11.1%	7.6%	7.0%	-4.4%	-5.3%	-25.8%	43.2%	-29.8%	24.3%
% Change Prior Year	52.6%	29.1%	19.4%	42.1%	43.4%	28.6%	42.7%	50.4%	6.5%	-12.4%	40.9%	-19.1%	-3.4%
6 Mo. Avg. Med. Price	\$529,492	\$536,492	\$524,075	\$548,075	\$569,325	\$580,667	\$595,667	\$625,250	\$644,000	\$609,167	\$619,750	\$590,165	\$571,832
Mos. Supply of Inventory	0.7	3.0	2.1	1.4	2.7	1.8	1.7	1.7	2.2	4.3	4.3	4.3	2.8
6 Mo. Avg. Inventory	1.2	1.5	1.6	1.7	1.9	2.0	2.1	1.9	1.9	2.4	2.7	3.1	3.3
Affordability Index	58.0	70.0	64.0	46.5	48.0	44.0	43.0	45.0	48.5	60.0	39.0	56.0	45.0

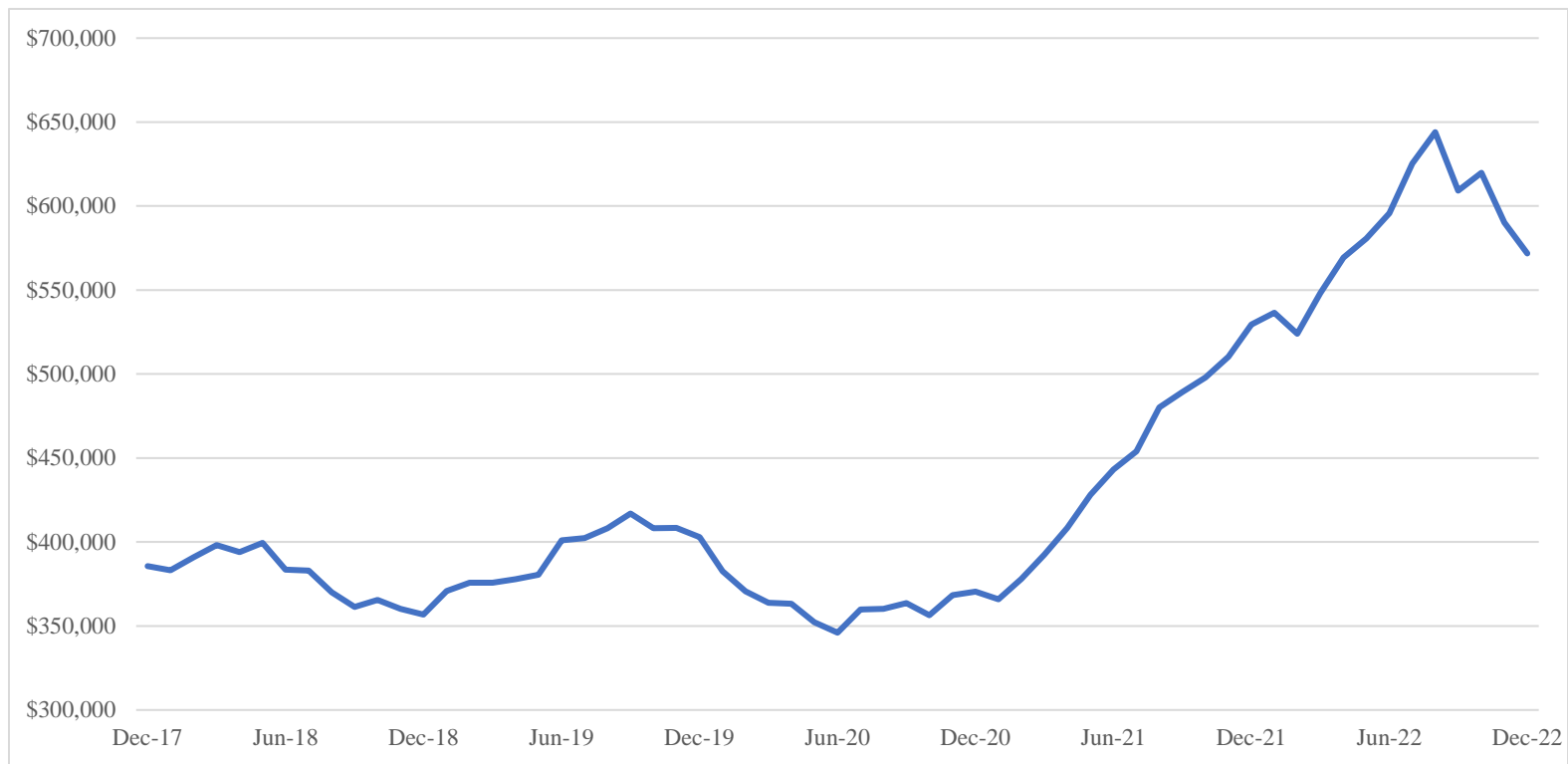


Figure 27. Median Sales Price, SJC Northeast, 6-Month Moving Average, 2017 – 2022



Figure 28. Months Supply of Inventory, SJC Northeast, 6-Month Moving Average, 2017 – 2022

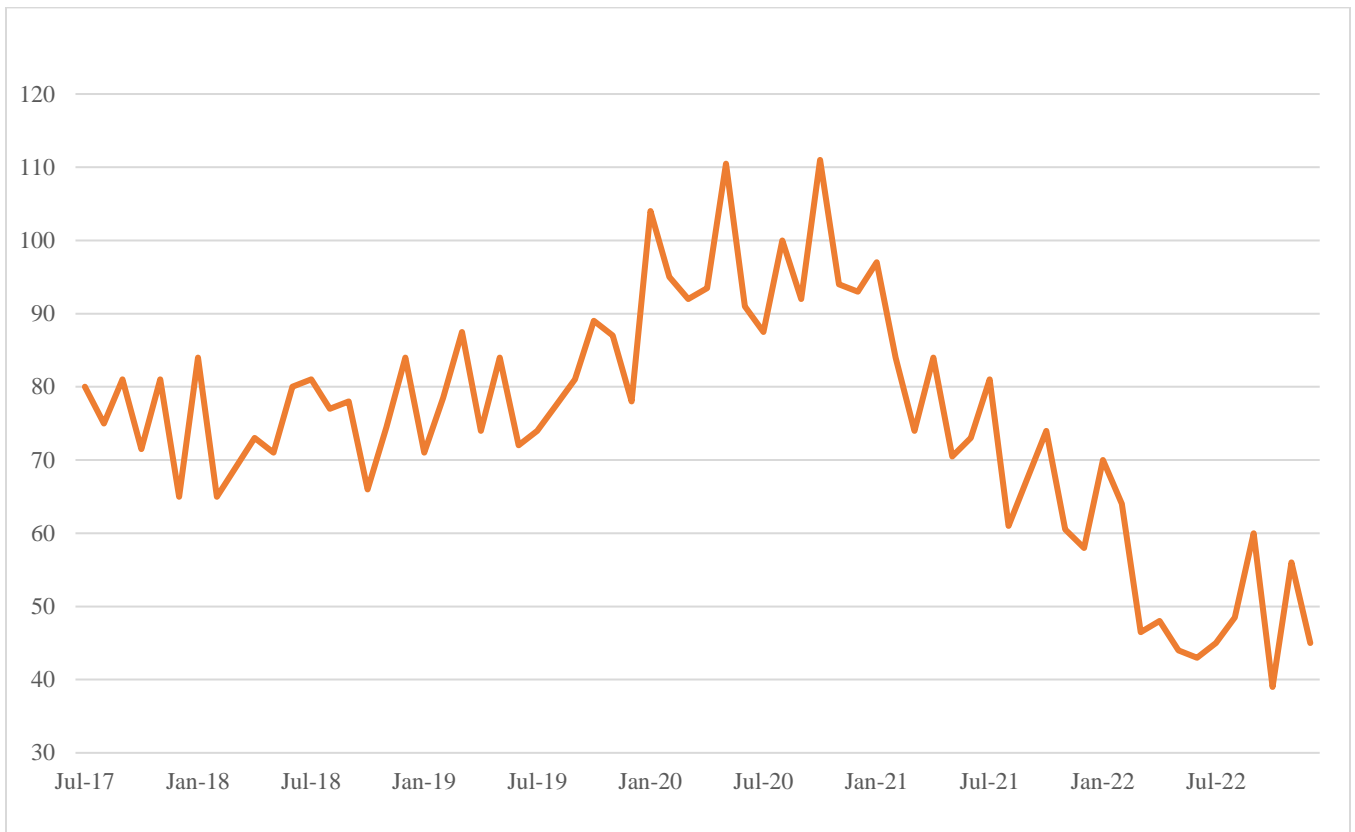


Figure 29. Home Affordability Index, SJC Northeast, Monthly, 2017 – 2022

St. Augustine Area (East of US-1)

Table 15 provides housing market statistics for the St. Augustine area including information on median sales prices, inventory, and affordability. In December 2022, the median sales price for residential real estate in the St. Augustine area was \$785,000, there were 3.8 months of inventory on the market, and the affordability index stood at 33.0. Figure 30 illustrates the longer-term trend in median sales price by showing the 6-month moving average going back to 2017. Figures 31 and 32 show trends in St. Augustine area housing inventory and affordability, respectively, going back to 2017.

Table 15. Housing Market Statistics, St. Augustine Area, December 2021 – December 2022

	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Median Sales Price	\$535,000	\$429,250	\$425,000	\$635,000	\$680,194	\$609,000	\$524,900	\$475,000	\$591,000	\$545,000	\$730,000	\$552,500	\$785,000
% Change Prior Month	14.4%	-19.8%	-1.0%	49.4%	7.1%	-10.5%	-13.8%	-9.5%	24.4%	-7.8%	33.9%	-24.3%	42.1%
% Change Prior Year	50.7%	14.5%	2.4%	64.1%	45.5%	60.7%	31.2%	-1.0%	22.1%	7.0%	33.3%	18.2%	46.7%
6 Mo. Avg. Med. Price	\$503,900	\$495,442	\$485,608	\$506,533	\$528,657	\$552,241	\$550,557	\$558,182	\$585,849	\$570,849	\$579,150	\$569,733	\$613,083
Mos. Supply of Inventory	3.7	3.1	2.1	1.0	1.6	2.9	1.7	2.9	3.4	3.6	4.7	4.9	3.8
6 Mo. Avg. Inventory	2.5	2.6	2.5	2.3	2.2	2.4	2.1	2.0	2.3	2.7	3.2	3.5	3.9
Affordability Index	64.5	78.0	76.0	49.0	42.5	46.0	56.0	62.0	51.0	52.5	35.0	46.5	33.0



Figure 30. Median Sales Price, St. Augustine Area, 6-Month Moving Average, 2017 – 2022



Figure 31. Months Supply of Inventory, St. Augustine Area, 6-Month Moving Average, 2017 – 2022

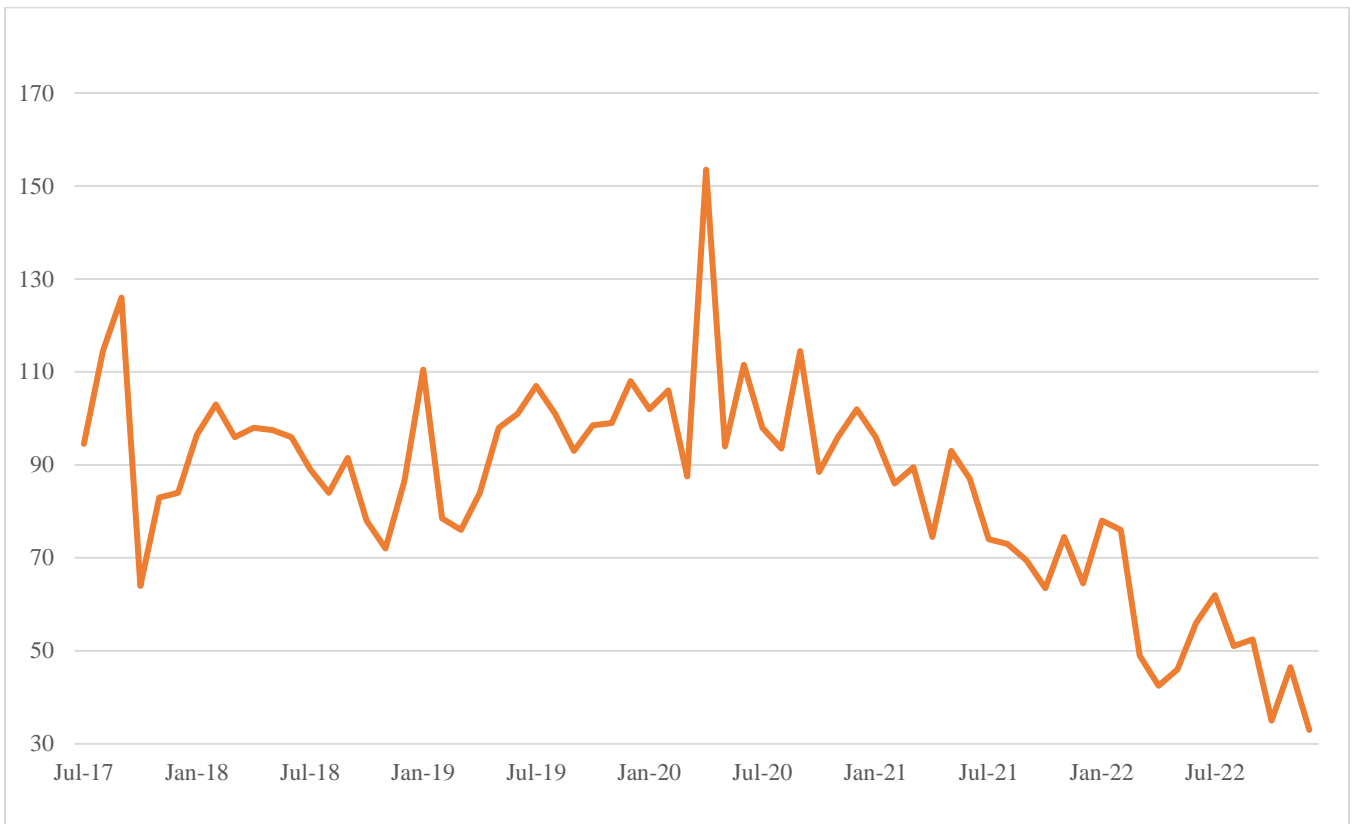


Figure 32. Home Affordability Index, St. Augustine Area, Monthly, 2017 – 2022

St. Johns County Southeast

Table 16 provides housing market statistics for SJC Southeast including information on median sales prices, inventory, and affordability. In December 2022, the median sales price for residential real estate in SJC Southeast was \$383,000, there were 3.5 months of inventory on the market, and the affordability index stood at 67.0. Figure 33 illustrates the longer-term trend in median sales price by showing the 6-month moving average going back to 2017. Figures 34 and 35 show trends in SJC Southeast housing inventory and affordability, respectively, going back to 2017.

Table 16. Housing Market Statistics, SJC Southeast, December 2021 – December 2022

	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Median Sales Price	\$376,280	\$367,615	\$375,000	\$401,635	\$374,750	\$405,000	\$400,000	\$421,500	\$415,000	\$430,000	\$379,990	\$351,500	\$383,000
% Change Prior Month	5.7%	-2.3%	2.0%	7.1%	-6.7%	8.1%	-1.2%	5.4%	-1.5%	3.6%	-11.6%	-7.5%	9.0%
% Change Prior Year	25.5%	25.1%	28.7%	21.7%	20.0%	24.6%	21.2%	14.2%	27.7%	24.6%	13.2%	-1.3%	1.8%
6 Mo. Avg. Med. Price	\$351,212	\$350,939	\$359,286	\$368,725	\$375,213	\$383,380	\$387,333	\$396,314	\$402,981	\$407,708	\$408,582	\$399,665	\$396,832
Mos. Supply of Inventory	1.3	1.6	1.2	1.2	1.3	1.3	1.3	2.2	1.9	2.9	2.4	2.5	3.5
6 Mo. Avg. Inventory	1.9	1.8	1.7	1.5	1.4	1.3	1.3	1.4	1.5	1.8	2.0	2.2	2.6
Affordability Index	92.0	91.0	86.0	77.0	76.5	69.0	73.0	70.0	72.0	64.0	68.0	73.0	67.0

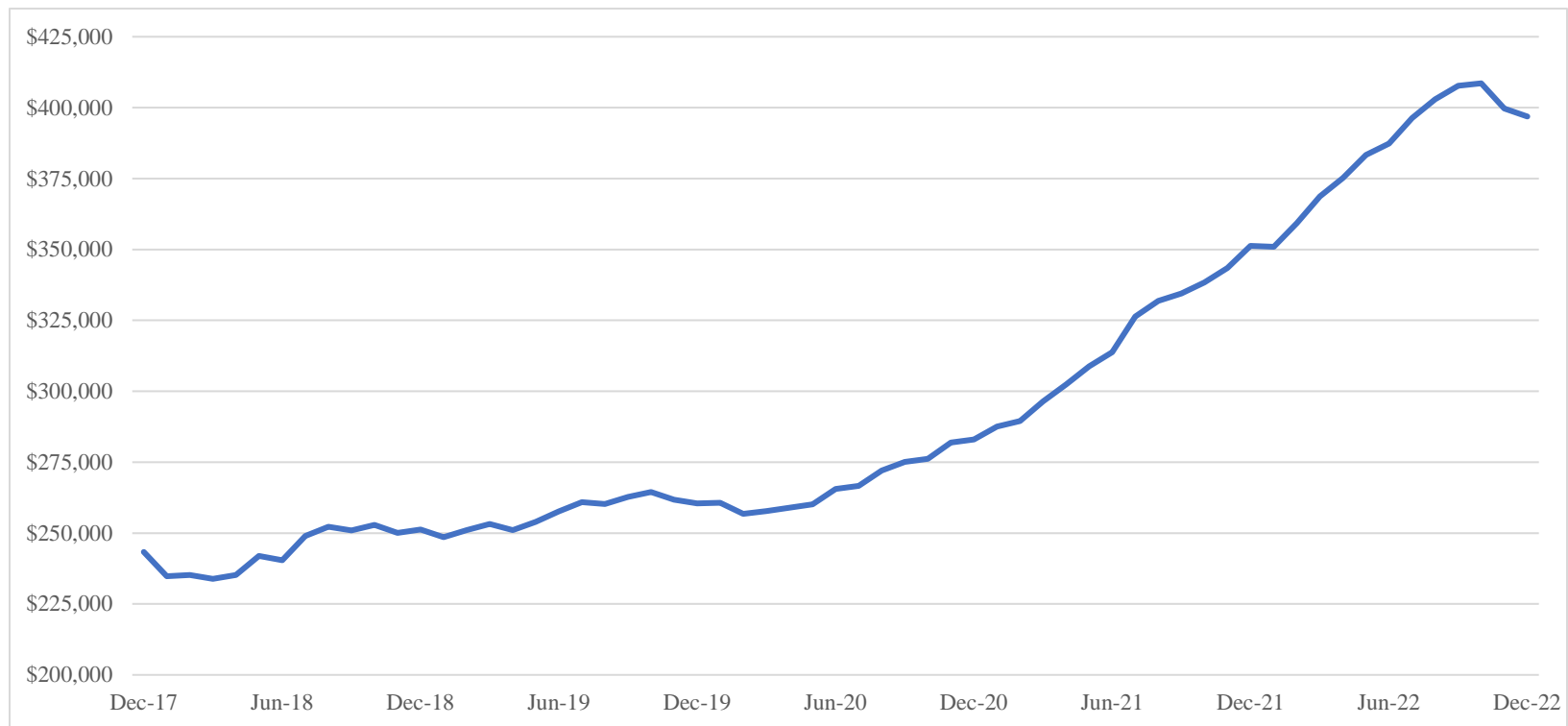


Figure 33. Median Sales Price, SJC Southeast, 6-Month Moving Average, 2017 – 2022

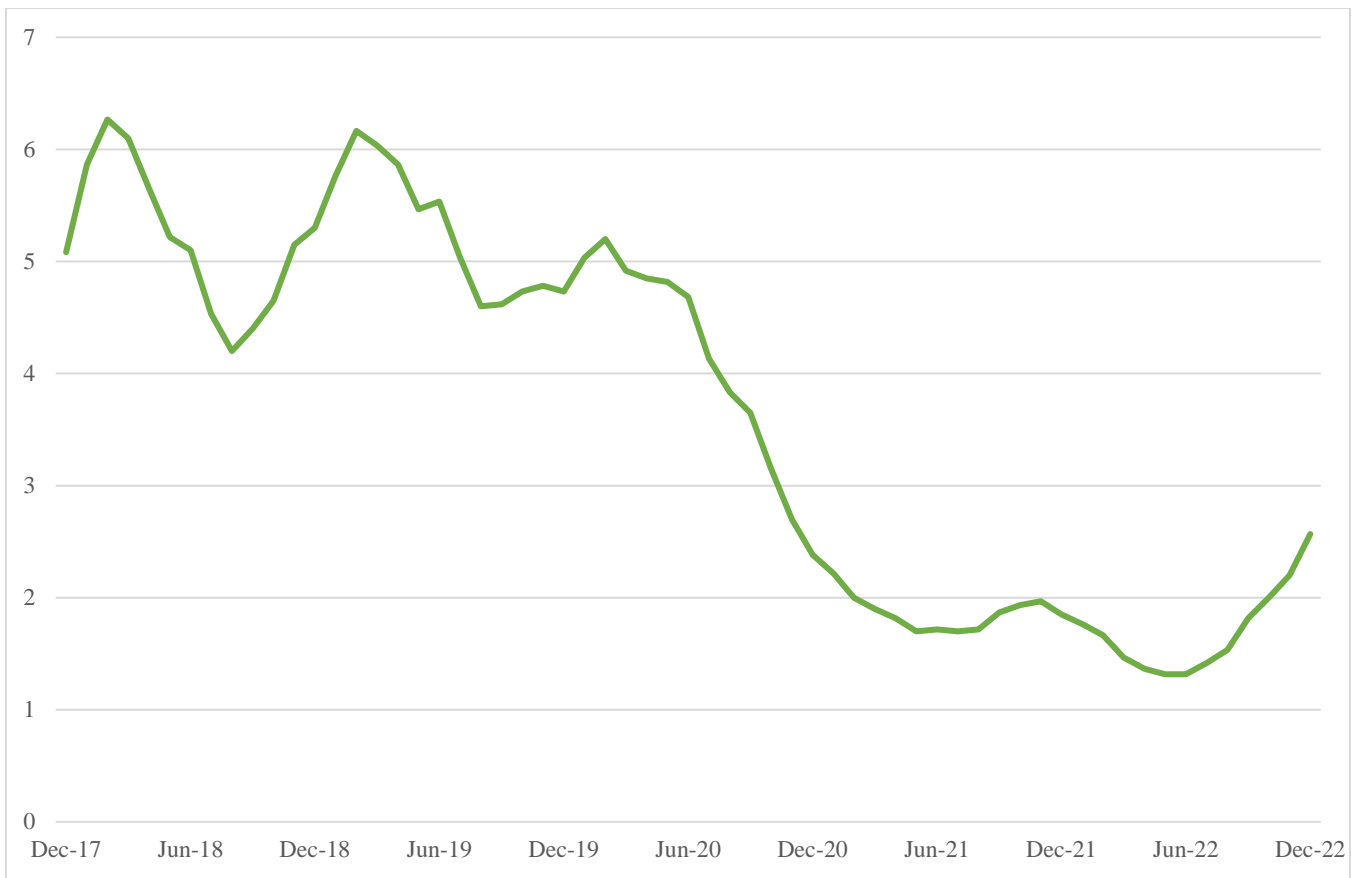


Figure 34. Months Supply of Inventory, SJC Southeast, 6-Month Moving Average, 2017 – 2022

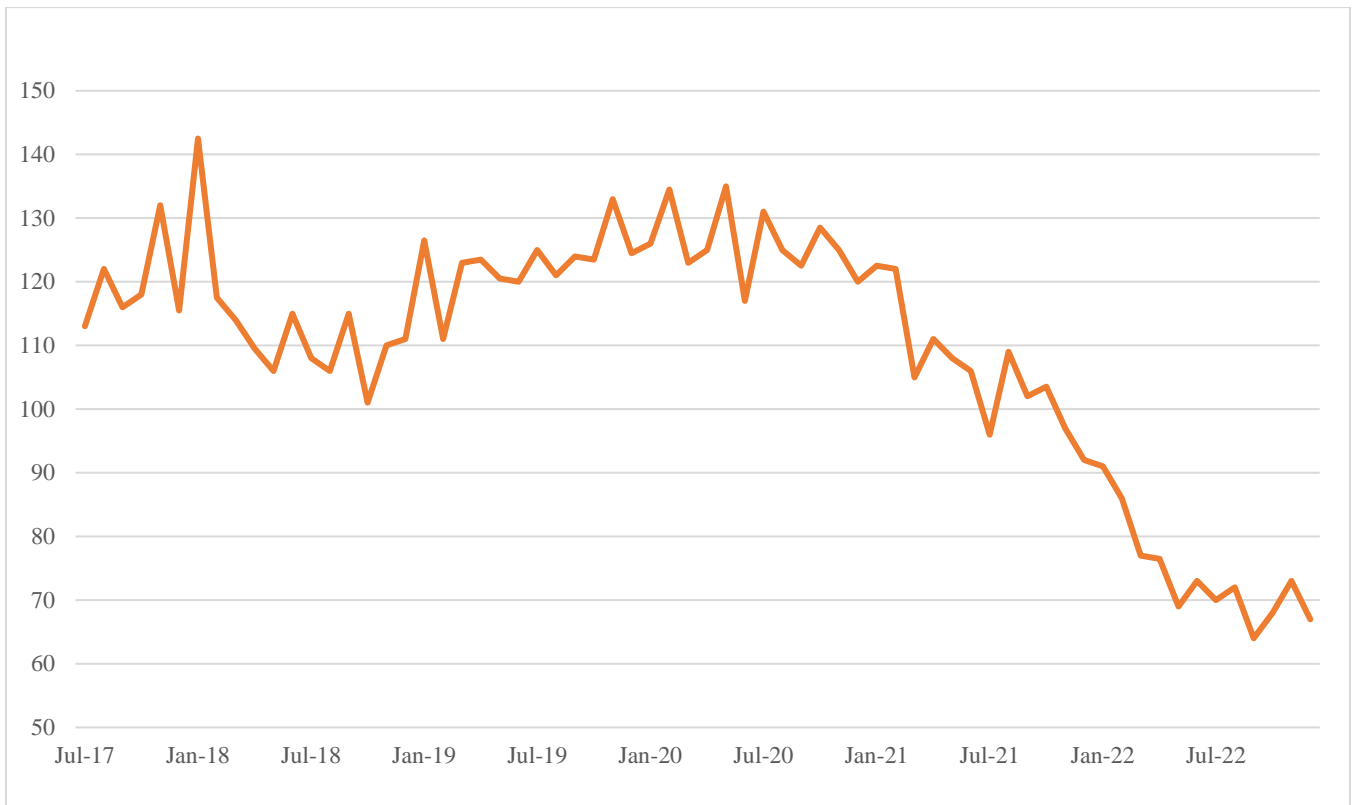


Figure 35. Home Affordability Index, SJC Southeast, Monthly, 2017 – 2022

St. Johns County Southwest

Table 17 provides housing market statistics for SJC Southwest including information on median sales prices, inventory, and affordability. In December 2022, the median sales price for residential real estate in SJC Southwest was \$227,500 there were 7.6 months of inventory on the market, and the affordability index stood at 113.5. Figure 36 illustrates the longer-term trend in median sales price by showing the 6-month moving average going back to 2017. Figures 37 and 38 show trends in SJC Southwest housing inventory and affordability, respectively, going back to 2017.

Table 17. Housing Market Statistics, SJC Southwest, December 2021 – December 2022

	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Median Sales Price	\$250,000	\$350,900	\$330,000	\$335,000	\$324,900	\$305,000	\$299,000	\$310,000	\$249,950	\$318,000	\$348,500	\$205,000	\$227,500
% Change Prior Month	3.2%	40.4%	-6.0%	1.5%	-3.0%	-6.1%	-2.0%	3.7%	-19.4%	27.2%	9.6%	-41.2%	11.0%
% Change Prior Year	3.1%	3.5%	39.3%	21.6%	40.5%	22.0%	-5.5%	3.3%	2.0%	18.2%	8.2%	-15.3%	-9.0%
6 Mo. Avg. Med. Price	\$271,355	\$279,838	\$294,005	\$305,005	\$305,492	\$315,967	\$324,133	\$317,317	\$303,975	\$301,142	\$305,075	\$288,408	\$276,492
Mos. Supply of Inventory	2.6	3.4	3.2	2.6	2.2	2.1	2.3	4.4	5.2	9.3	5.3	4.6	7.6
6 Mo. Avg. Inventory	3.1	2.8	2.8	2.9	2.9	2.7	2.6	2.8	3.1	4.3	4.8	5.2	6.1
Affordability Index	140.0	95.0	98.0	93.0	88.0	92.0	98.0	95.0	120.0	88.5	73.5	125.0	113.5

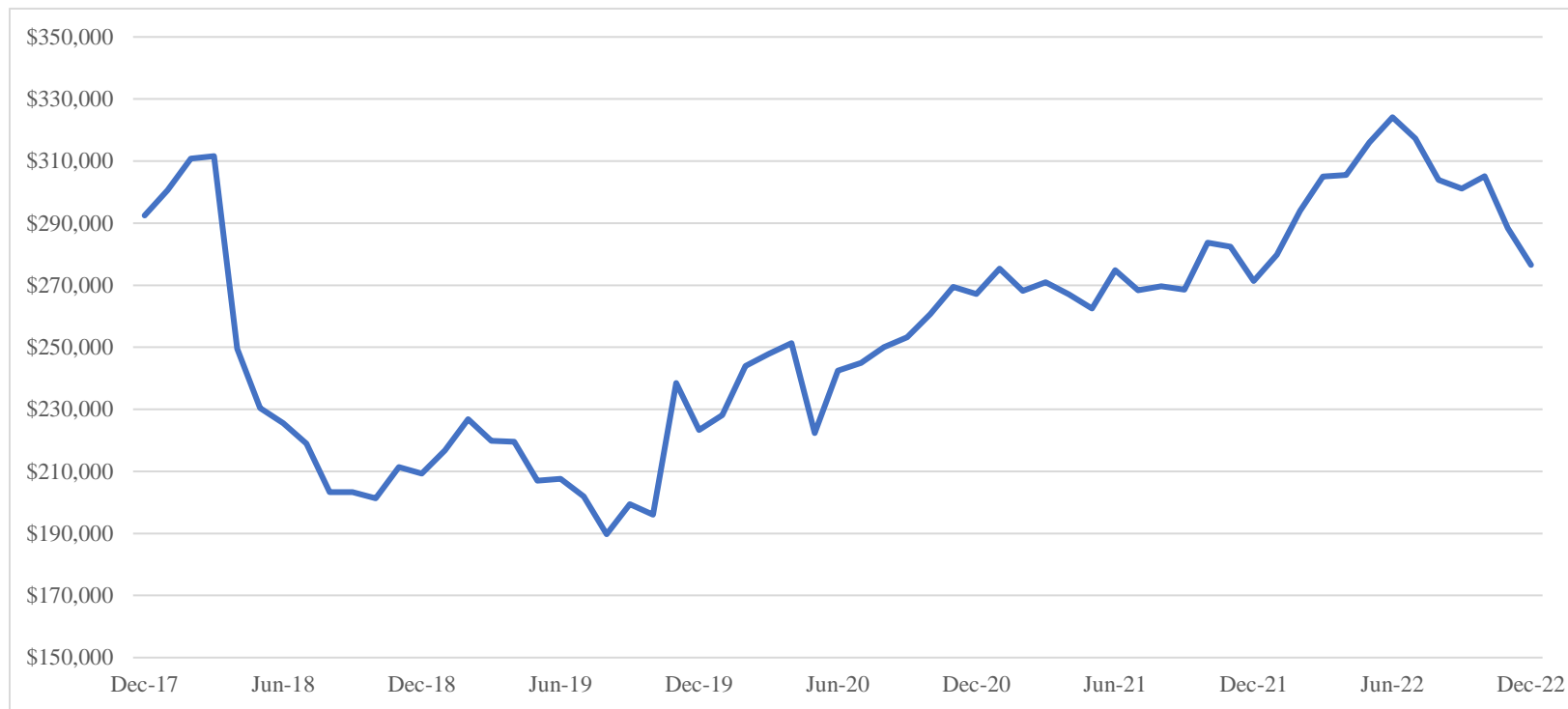


Figure 36. Median Sales Price, SJC Southwest, 6-Month Moving Average, 2017 – 2022

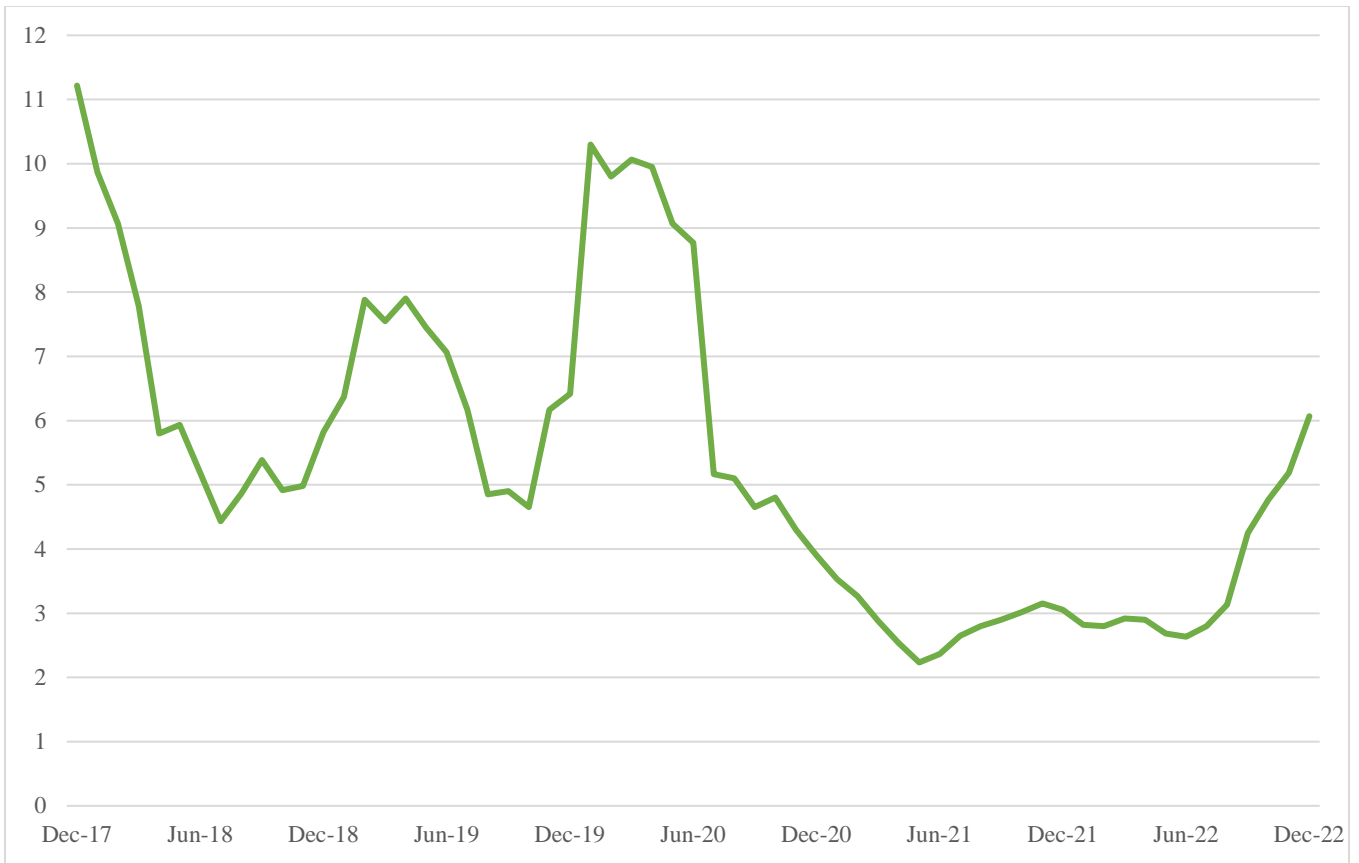


Figure 37. Months Supply of Inventory, SJC Southwest, 6-Month Moving Average, 2017 – 2022

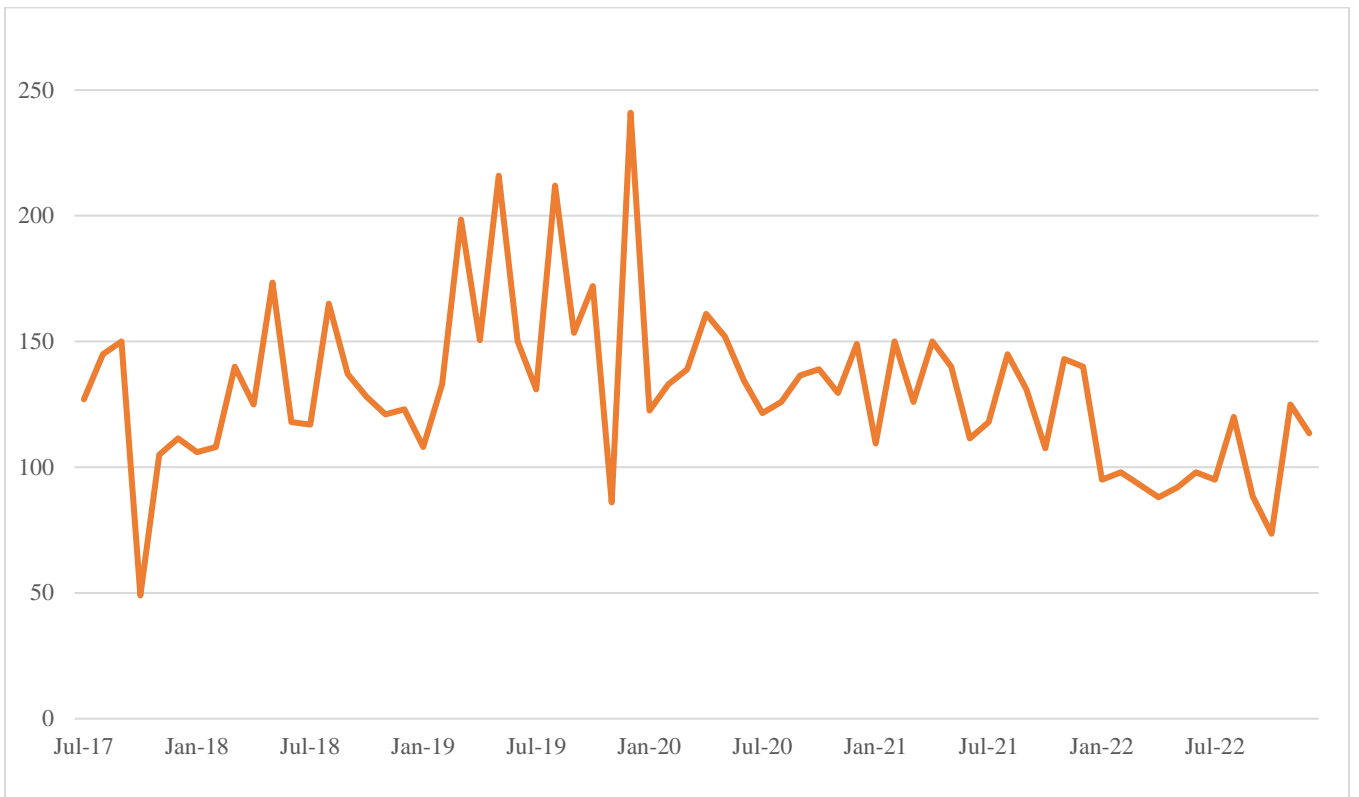


Figure 38. Home Affordability Index, SJC Southwest, 2017 – 2022

6. SJC Visitor Accommodations Statistics

Tourist Development Tax Remittances

Figures 39 through 41 illustrate trends for TDT remittances in SJC as of November 2022. The TDT makes up one cent of the 5-cent bed tax charged on short-term accommodations rentals, with remittances specifically used for leisure and recreation projects as well as investments in arts, culture, and heritage resources. Figure 39 shows total TDT remitted (approximately \$1.45 million in November 2022), Figure 40 breaks down remittances by location within SJC, and Figure 41 breaks down remittances by type of accommodation.

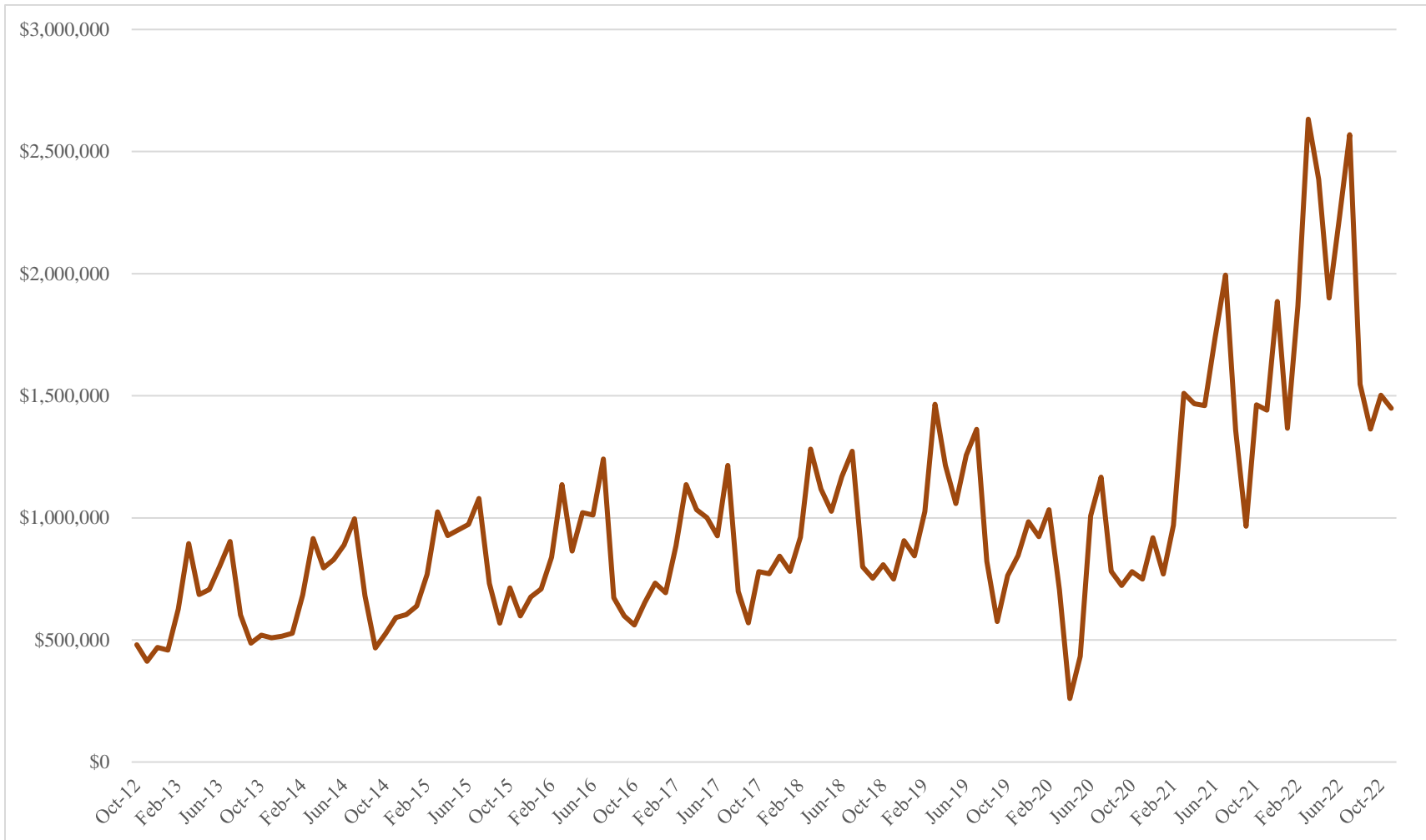


Figure 39. Tourist Development Tax Remitted, Total, Monthly, 2012 – 2022

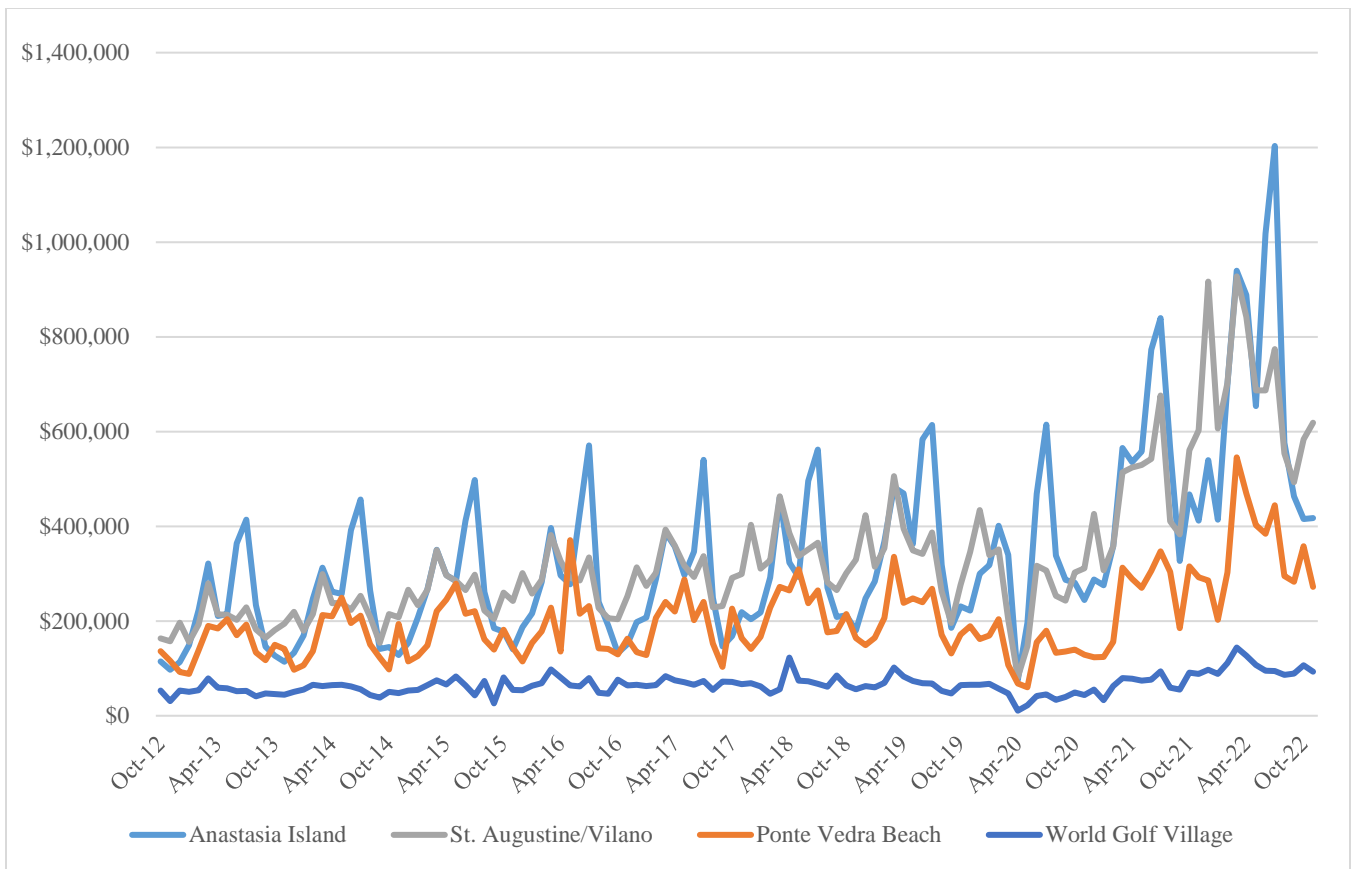


Figure 40. Tourist Development Tax Remitted, by Location, Monthly, 2012 – 2022

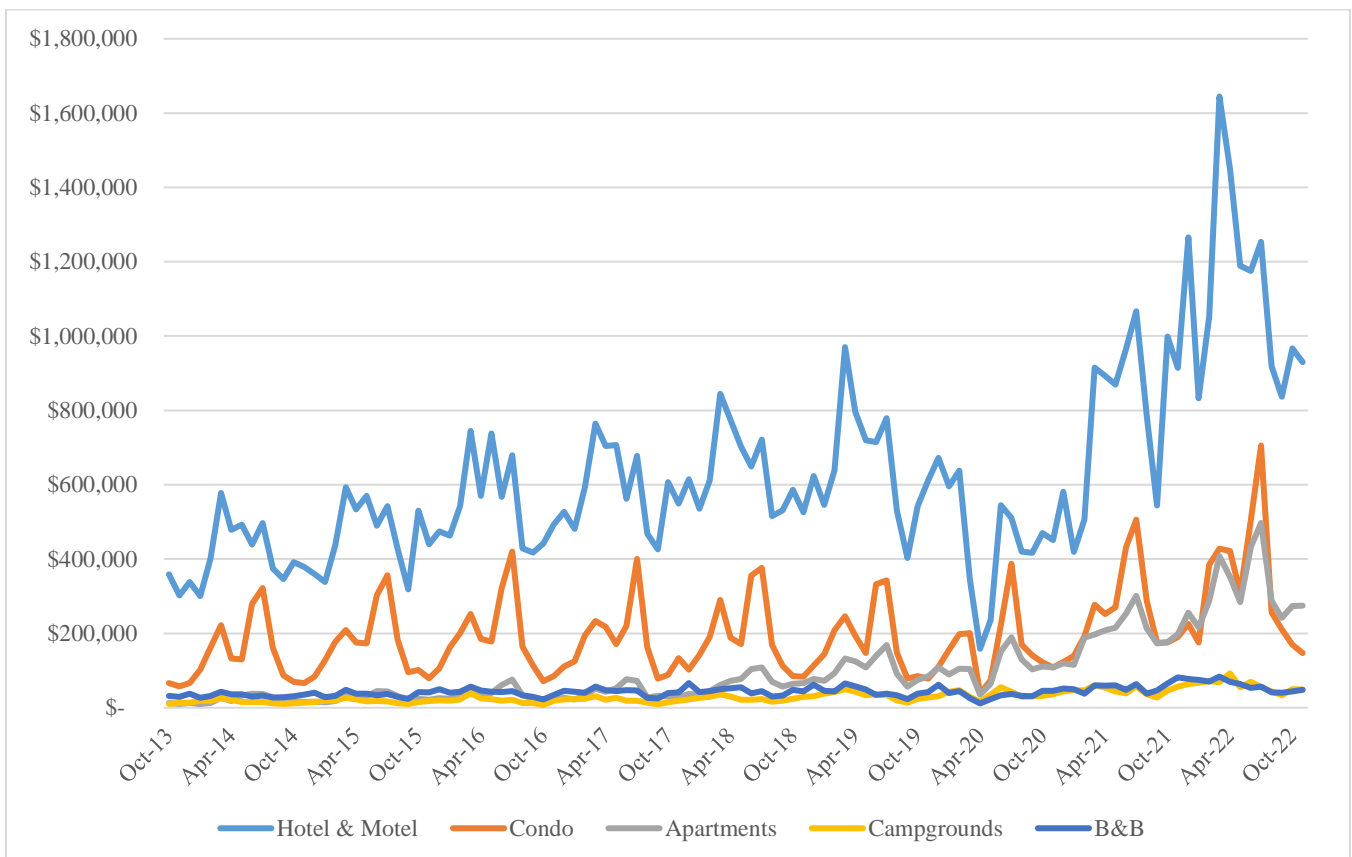


Figure 41. Tourist Development Tax Remitted, by Type of Accommodation, Monthly, 2013 – 2022

Lodging Establishments

Figures 42 through 44 illustrate trends for lodging establishment performance in SJC as of November 2022. Figure 42 shows the 6-month moving average in total lodging establishment revenue (approximately \$22.3 million in November 2022), Figure 43 shows the 6-month moving average daily rate for lodging establishments in SJC (\$170.06/night in November 2022), and Figure 44 shows the 6-month moving average in occupancy rate for lodging establishments in SJC (64.1% in November 2022).



Figure 42. Total Revenue, 6-Month Moving Average, 2017 – 2022



Figure 43. Average Daily Rate, 6-Month Moving Average, 2017 – 2022



Figure 44. Occupancy Rate, 6-Month Moving Average, 2017 – 2022

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