

JACKSONVILLE, FL

2014 Market Value Analysis (MVA)



THE REINVESTMENT FUND
Capital at the point of impact.

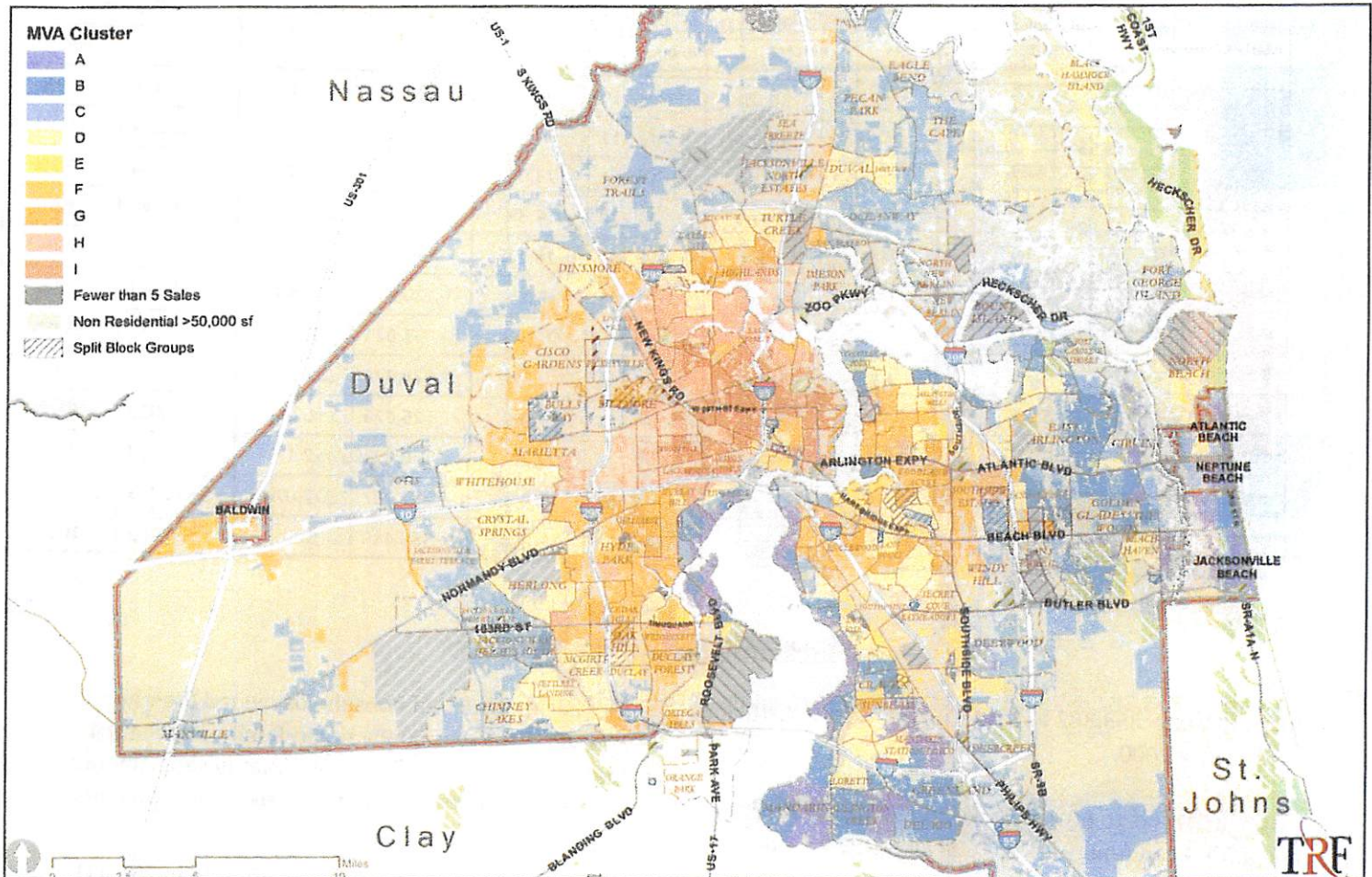


Table 1: Jacksonville MVA Characteristics by Market Type

Market Type	Number of Block Groups	Median Sales Price, 2013-2014	Variance Sales Price, 2013-2014	Water Shutoffs as % of Res. Lots, 2014	Foreclosed & Bank-Owned Residences as % of Sales, 2013-2014	Homestead Exemptions as % of Housing Units, 2014	% Occupied Subsidized Rental Units, 2014	% Residential Land, 2014	Permits (>\$5k) as % of Housing Units, 2013-2014	Condo Sales as % of All Sales, 2013-2014
A	44	\$316,322	0.68	1.2%	27.5%	67.1%	3.2%	75.0%	4.5%	14.7%
B	49	\$178,205	0.54	1.6%	57.1%	65.9%	2.9%	82.0%	2.0%	2.5%
C	49	\$155,811	0.55	3.0%	65.1%	58.2%	9.0%	33.4%	2.3%	10.3%
D	89	\$93,609	0.49	3.0%	93.9%	55.2%	9.5%	67.6%	1.0%	4.8%
E	27	\$60,800	0.74	2.8%	82.2%	25.4%	18.4%	49.3%	0.5%	70.3%
F1	22	\$47,642	0.64	6.5%	97.6%	48.5%	8.3%	64.6%	0.8%	2.8%
F2	85	\$53,304	0.56	7.1%	99.4%	35.4%	72.1%	59.4%	0.5%	5.3%
G	51	\$23,924	0.85	8.7%	101.8%	43.7%	21.0%	65.4%	0.5%	1.5%
H	51	\$12,281	0.90	28.5%	101.6%	32.1%	25.1%	55.2%	0.5%	0.0%
Study Area	474	\$101,536	0.65	6.9%	82.7%	50.1%	14.4%	62.5%	1.4%	8.6%

Table 2: 2010 Jacksonville Housing by MVA Market Type

Market Type	Households		Owner-Occupied		Renter-Occupied		Housing Units		Population	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
A	29,192	8.5%	21,082	10.0%	8,110	6.2%	32,622	8.4%	68,455	7.9%
B	39,558	11.6%	29,447	14.0%	10,111	7.7%	42,215	10.9%	101,658	11.8%
C	56,751	16.6%	38,530	18.3%	18,221	13.9%	63,063	16.2%	144,644	16.7%
D	71,829	21.0%	49,050	23.2%	22,779	17.3%	79,586	20.5%	186,145	21.5%
E	25,190	7.4%	8,034	3.8%	17,156	13.1%	29,096	7.5%	51,396	5.9%
F1	17,803	5.2%	8,562	4.1%	9,241	7.0%	20,812	5.4%	45,663	5.3%
F2	44,157	12.9%	27,508	13.0%	16,649	12.7%	51,023	13.1%	112,171	13.0%
G	24,230	7.1%	14,679	7.0%	9,551	7.3%	28,474	7.3%	61,521	7.1%
H	19,916	5.8%	9,591	4.5%	10,325	7.9%	25,676	6.6%	51,622	6.0%
Split	7,154	2.1%	4,424	2.1%	2,730	2.1%	8,132	2.1%	18,653	2.2%
Not Classified	6,670	1.9%	170	0.1%	6,500	4.9%	7,787	2.0%	22,335	2.6%
Study Area	342,450	100%	211,077	100%	131,373	100%	388,486	100%	864,263	100%

Jacksonville By The Numbers

Population: 853,382 in 2014¹, up 3.8% since 2010 and 16.0% since 2000.

Race/Ethnicity: 60.4% white, 30.6% African American, and 4.3% Asian American. 8.0% of all residents are Hispanic.

Immigration: 9.7% of residents not citizens at birth.

Age: 23.6% under 18, 65.1% working age (18-64), and 11.3% senior citizens (65 years old or older).

Income: Median household income of \$47,557. 25.7% of households made less than \$25,000; 6.2% made \$150,000 or more.

Families: 197,307 in 2013, 43.8% with children. 39.8% of families with children had only one parent at home.

Housing: 61.6% of households owned their homes. Housing stock was 60.9% single-family detached, 4.8% single-family attached, and 27.6% multi-family apartments. Almost 90% of apartment buildings had fewer than 50 units.

Vacancy: 6.6% residential vacancy rate in 2015Q1, up from 4.2% in 2014Q1. 20.2% commercial vacancy in 2015Q1, also up from 17.1% in 2014Q1.²

Employment: Labor force of 437,631, unemployment was 5.9% in August 2015.³ In 2013, 13.5% of employed residents worked in Health Care and Social Assistance, 12.4% in Retail Trade, and 11.8% in Finance, Insurance, and Real Estate.

Crime: Generally decreasing 2009-2013, with the murder rate down 10.0%, and aggravated assaults down 23.3%.⁴

¹ 2014 population data is from the U.S. Census Bureau Population Estimates Program. Except where otherwise noted, all other data is from the 2009-2013 American Community Survey and the 2000 and 2010 Censuses, all via PolicyMap.com.

² Postal vacancy data is from Valassis Lists via PolicyMap.com.

³ Labor force and unemployment data is from the U.S. Bureau of Labor Statistics via PolicyMap.com.

⁴ Crime data is from the FBI's Uniform Crime Reports via PolicyMap.com