

Yearly Market Detail - 2015

Single Family Homes

Alachua County



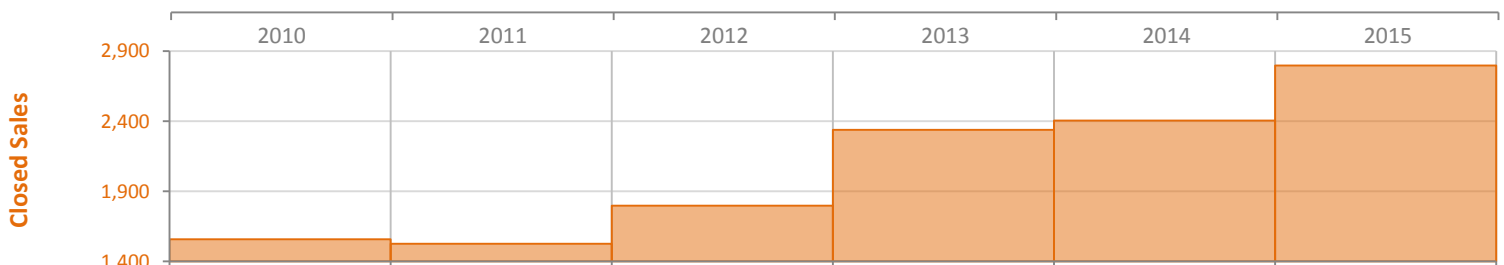
Summary Statistics	2015	2014	Percent Change Year-over-Year
Closed Sales	2,799	2,406	16.3%
Paid in Cash	737	690	6.8%
New Pending Sales	3,257	2,891	12.7%
New Listings	3,923	3,673	6.8%
Median Sale Price	\$183,500	\$175,000	4.9%
Average Sale Price	\$212,113	\$202,503	4.7%
Median Days on Market	97	102	-4.9%
Average Percent of Original List Price Received	93.8%	92.8%	1.1%
Pending Inventory	306	267	14.6%
Inventory (Active Listings)	1,024.0	1,089.0	-6.0%
Months Supply of Inventory	4.4	5.4	-19.2%

Closed Sales

The number of sales transactions which closed during the year

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Year	Closed Sales	Percent Change Year-over-Year
2015	2,799	16.3%
2014	2,406	2.9%
2013	2,338	30.1%
2012	1,797	17.7%
2011	1,527	-1.9%
2010	1,557	-2.9%

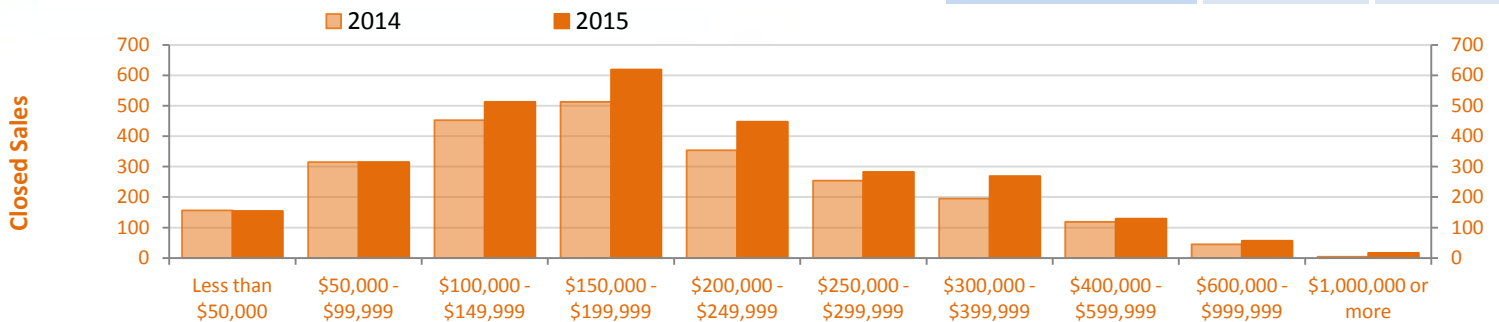


Closed Sales by Sale Price

The number of sales transactions which closed during the year

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	154	-1.3%
\$50,000 - \$99,999	315	0.0%
\$100,000 - \$149,999	512	13.0%
\$150,000 - \$199,999	619	20.9%
\$200,000 - \$249,999	447	26.3%
\$250,000 - \$299,999	282	11.0%
\$300,000 - \$399,999	269	37.9%
\$400,000 - \$599,999	129	9.3%
\$600,000 - \$999,999	56	24.4%
\$1,000,000 or more	16	300.0%

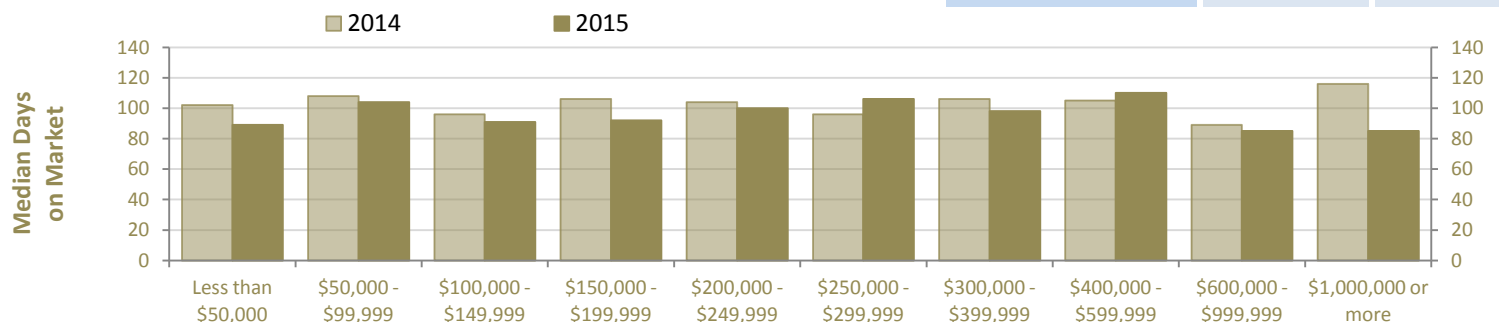


Median Days on Market by Sale Price

The median number of days that properties sold during the year were on the market

Economists' note: Median Days on Market is the amount of time the "middle" property selling this year was on the market. That is, 50% of homes selling this year took less time to sell, and 50% of homes took more time to sell. We use the median rather than the average because the median is not particularly sensitive to sales of homes that took an unusually large amount of time to sell relative to the vast majority of homes in the market.

Sale Price	Median Days on Market	Percent Change Year-over-Year
Less than \$50,000	89	-12.7%
\$50,000 - \$99,999	104	-3.7%
\$100,000 - \$149,999	91	-5.2%
\$150,000 - \$199,999	92	-13.2%
\$200,000 - \$249,999	100	-3.8%
\$250,000 - \$299,999	106	10.4%
\$300,000 - \$399,999	98	-7.5%
\$400,000 - \$599,999	110	4.8%
\$600,000 - \$999,999	85	-4.5%
\$1,000,000 or more	85	-26.7%



Yearly Market Detail - 2015

Single Family Homes

Alachua County

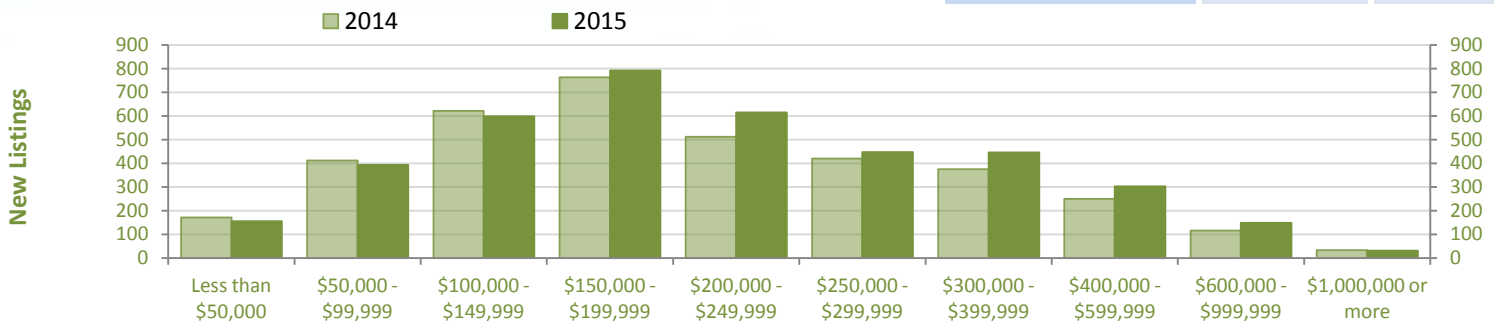


New Listings by Initial Listing Price

The number of properties put onto the market during the year

Economists' note: In a recovering market, we expect that new listings will eventually rise as sellers raise their estimations of value. But this increase will take place only after the market has turned up, so New Listings are a lagging indicator of the health of the market. Also be aware of properties which have been withdrawn from the market and then relisted. These are not really New Listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	155	-9.4%
\$50,000 - \$99,999	393	-4.6%
\$100,000 - \$149,999	598	-3.7%
\$150,000 - \$199,999	791	3.7%
\$200,000 - \$249,999	614	19.9%
\$250,000 - \$299,999	447	6.4%
\$300,000 - \$399,999	445	18.7%
\$400,000 - \$599,999	302	21.3%
\$600,000 - \$999,999	148	27.6%
\$1,000,000 or more	30	-11.8%

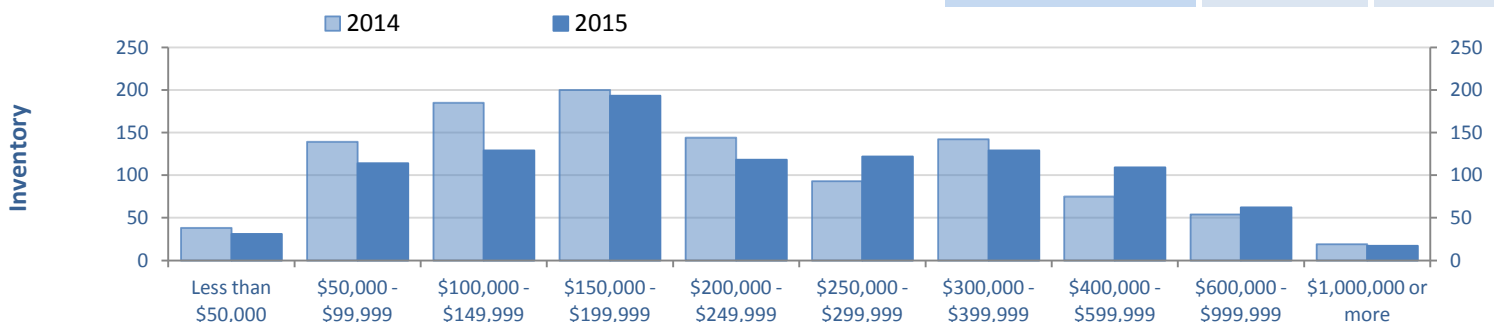


Inventory by Current Listing Price

The number of property listings active at the end of the year

Economists' note: There are a number of ways to calculate Inventory, so these numbers may not match up to others you see in your market. We calculate Inventory by counting the number of active listings on the last day of the year, and hold this number to compare with the same calculation for the following year.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	31	-18.4%
\$50,000 - \$99,999	114	-18.0%
\$100,000 - \$149,999	129	-30.3%
\$150,000 - \$199,999	193	-3.5%
\$200,000 - \$249,999	118	-18.1%
\$250,000 - \$299,999	122	31.2%
\$300,000 - \$399,999	129	-9.2%
\$400,000 - \$599,999	109	45.3%
\$600,000 - \$999,999	62	14.8%
\$1,000,000 or more	17	-10.5%



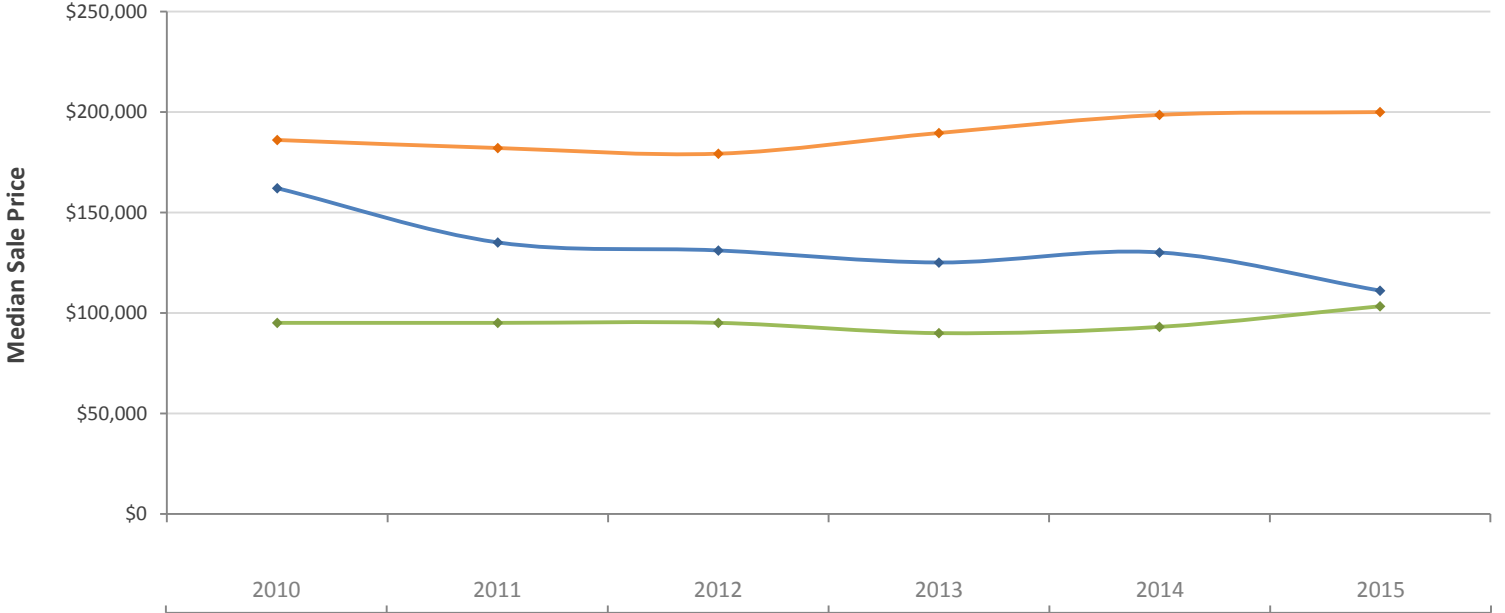
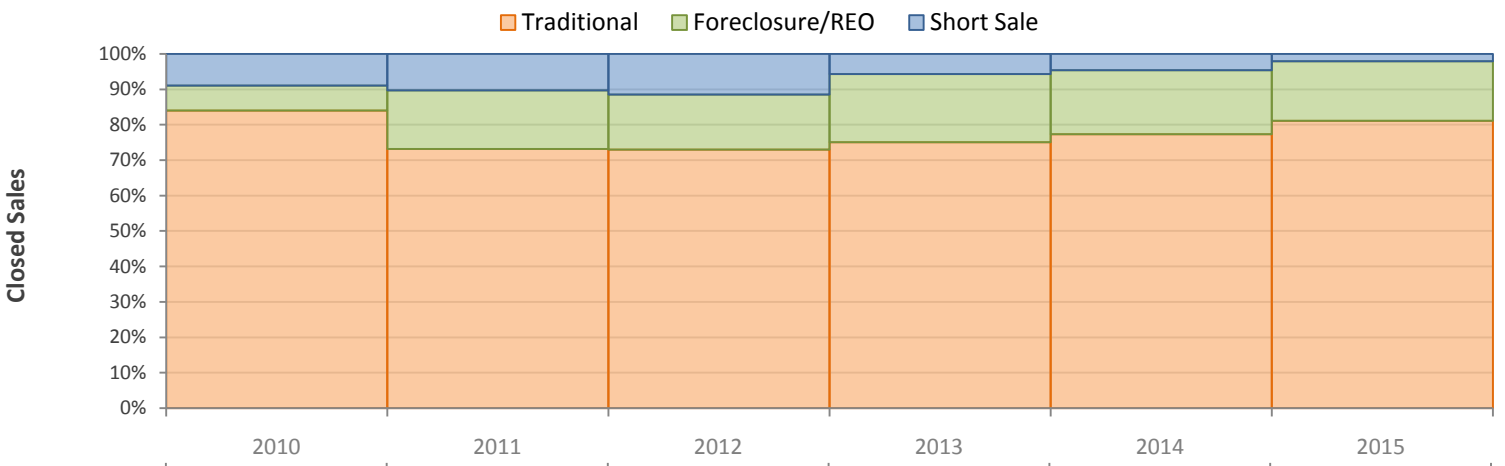
Yearly Distressed Market - 2015

Single Family Homes

Alachua County



		2015	2014	Percent Change Year-over-Year
Traditional	Closed Sales	2,270	1,861	22.0%
	Median Sale Price	\$199,900	\$198,503	0.7%
Foreclosure/REO	Closed Sales	471	433	8.8%
	Median Sale Price	\$103,250	\$93,000	11.0%
Short Sale	Closed Sales	58	112	-48.2%
	Median Sale Price	\$111,000	\$130,000	-14.6%



Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Wednesday, February 10, 2016. Next yearly data release is TBD.

Yearly Market Detail - 2015

Townhouses and Condos

Alachua County



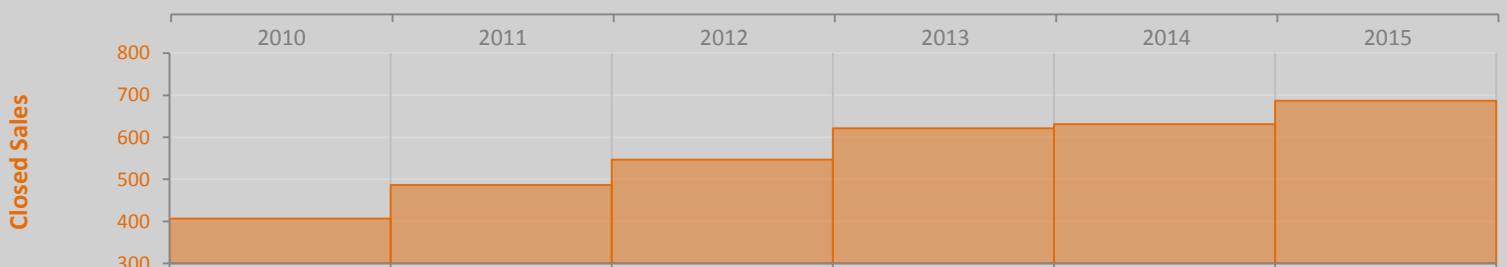
Summary Statistics	2015	2014	Percent Change Year-over-Year
Closed Sales	687	631	8.9%
Paid in Cash	425	427	-0.5%
New Pending Sales	791	743	6.5%
New Listings	912	971	-6.1%
Median Sale Price	\$88,500	\$82,000	7.9%
Average Sale Price	\$93,492	\$91,891	1.7%
Median Days on Market	92	84	9.5%
Average Percent of Original List Price Received	91.6%	91.3%	0.3%
Pending Inventory	62	56	10.7%
Inventory (Active Listings)	227.0	287.0	-20.9%
Months Supply of Inventory	4.0	5.5	-27.4%

Closed Sales

The number of sales transactions which closed during the year

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Year	Closed Sales	Percent Change Year-over-Year
2015	687	8.9%
2014	631	1.6%
2013	621	13.5%
2012	547	12.3%
2011	487	19.7%
2010	407	9.4%

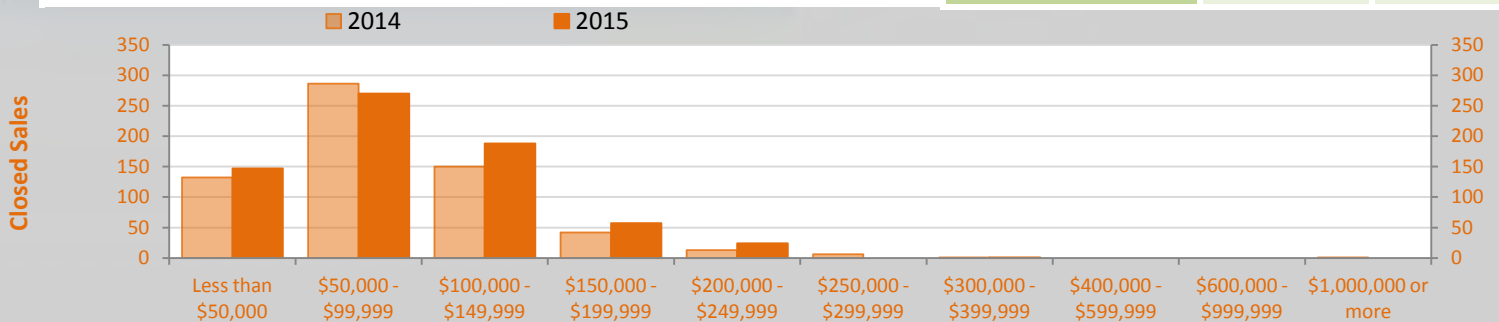


Closed Sales by Sale Price

The number of sales transactions which closed during the year

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	147	11.4%
\$50,000 - \$99,999	270	-5.6%
\$100,000 - \$149,999	188	25.3%
\$150,000 - \$199,999	57	35.7%
\$200,000 - \$249,999	24	84.6%
\$250,000 - \$299,999	0	-100.0%
\$300,000 - \$399,999	1	0.0%
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	-100.0%

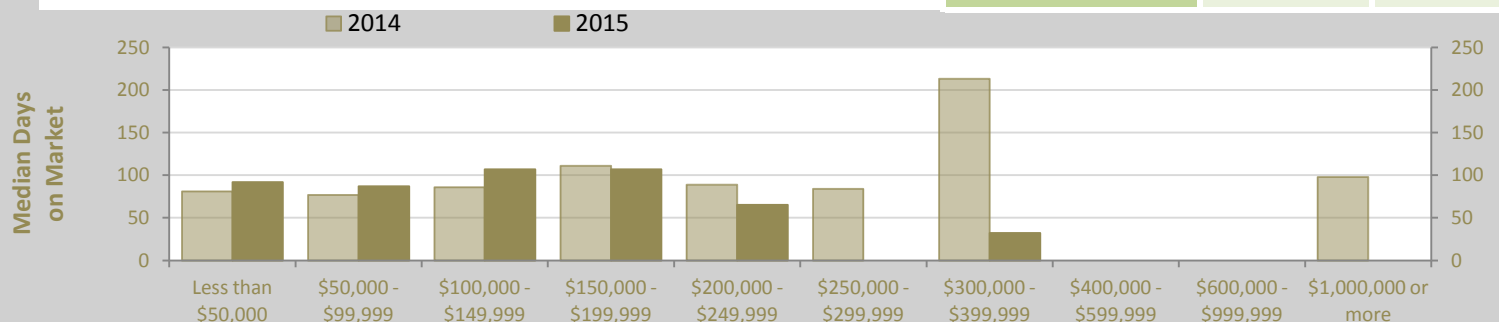


Median Days on Market by Sale Price

The median number of days that properties sold during the year were on the market

Economists' note: Median Days on Market is the amount of time the "middle" property selling this year was on the market. That is, 50% of homes selling this year took less time to sell, and 50% of homes took more time to sell. We use the median rather than the average because the median is not particularly sensitive to sales of homes that took an unusually large amount of time to sell relative to the vast majority of homes in the market.

Sale Price	Median Days on Market	Percent Change Year-over-Year
Less than \$50,000	92	13.6%
\$50,000 - \$99,999	87	13.0%
\$100,000 - \$149,999	107	24.4%
\$150,000 - \$199,999	107	-3.6%
\$200,000 - \$249,999	65	-27.0%
\$250,000 - \$299,999	(No Sales)	N/A
\$300,000 - \$399,999	32	-85.0%
\$400,000 - \$599,999	(No Sales)	N/A
\$600,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A



Yearly Market Detail - 2015

Townhouses and Condos

Alachua County

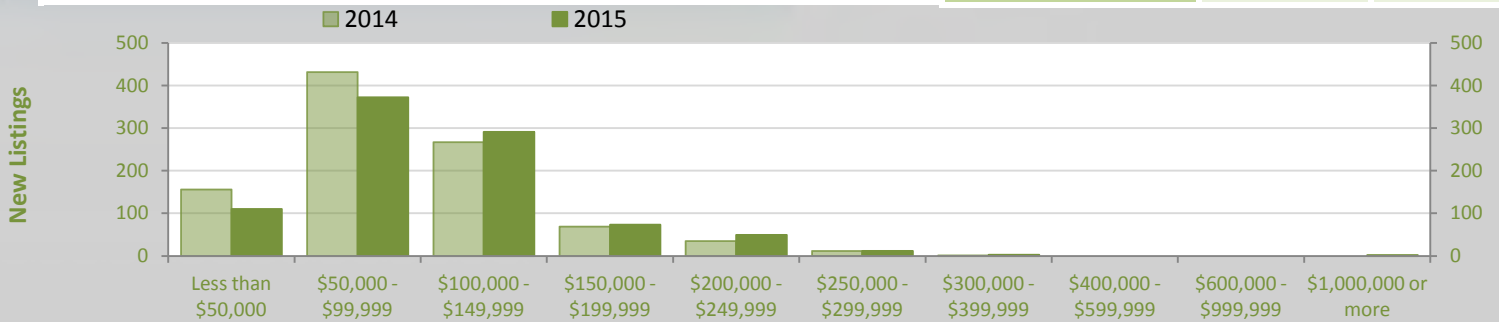


New Listings by Initial Listing Price

The number of properties put onto the market during the year

Economists' note: In a recovering market, we expect that new listings will eventually rise as sellers raise their estimations of value. But this increase will take place only after the market has turned up, so New Listings are a lagging indicator of the health of the market. Also be aware of properties which have been withdrawn from the market and then relisted. These are not really New Listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	110	-29.5%
\$50,000 - \$99,999	372	-13.7%
\$100,000 - \$149,999	291	9.0%
\$150,000 - \$199,999	73	5.8%
\$200,000 - \$249,999	49	40.0%
\$250,000 - \$299,999	12	0.0%
\$300,000 - \$399,999	3	200.0%
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	2	N/A

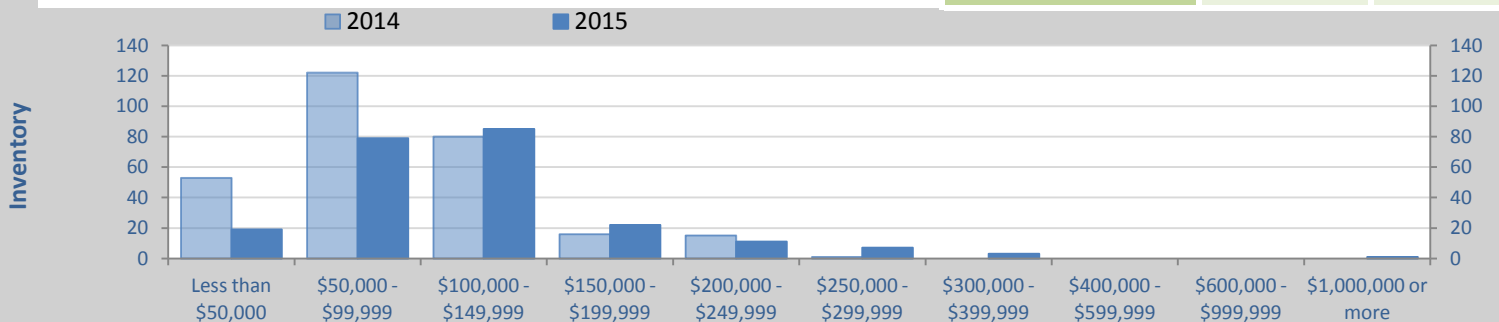


Inventory by Current Listing Price

The number of property listings active at the end of the year

Economists' note: There are a number of ways to calculate Inventory, so these numbers may not match up to others you see in your market. We calculate Inventory by counting the number of active listings on the last day of the year, and hold this number to compare with the same calculation for the following year.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	19	-64.2%
\$50,000 - \$99,999	79	-35.2%
\$100,000 - \$149,999	85	6.3%
\$150,000 - \$199,999	22	37.5%
\$200,000 - \$249,999	11	-26.7%
\$250,000 - \$299,999	7	600.0%
\$300,000 - \$399,999	3	N/A
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	1	N/A



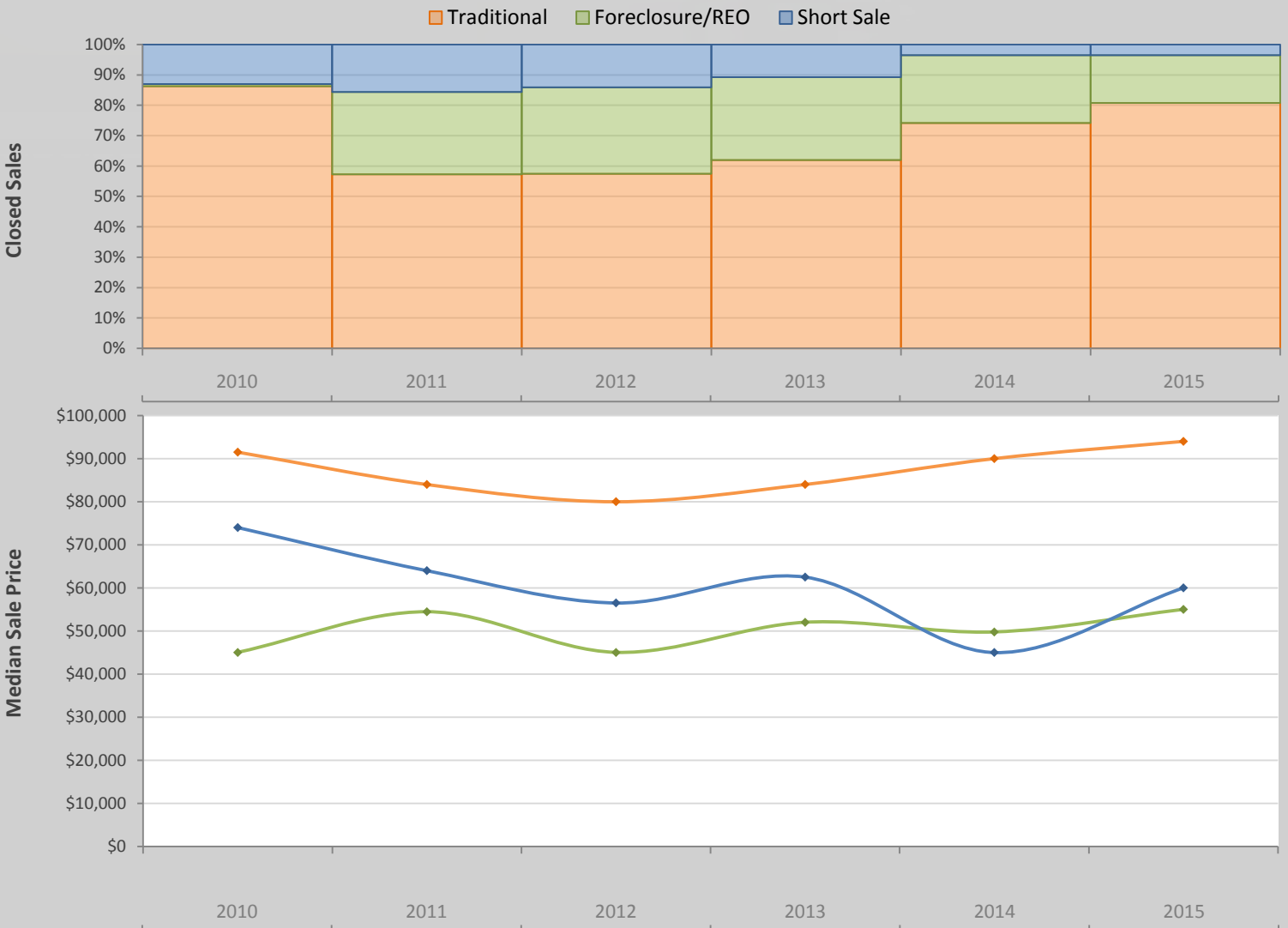
Yearly Distressed Market - 2015

Townhouses and Condos

Alachua County



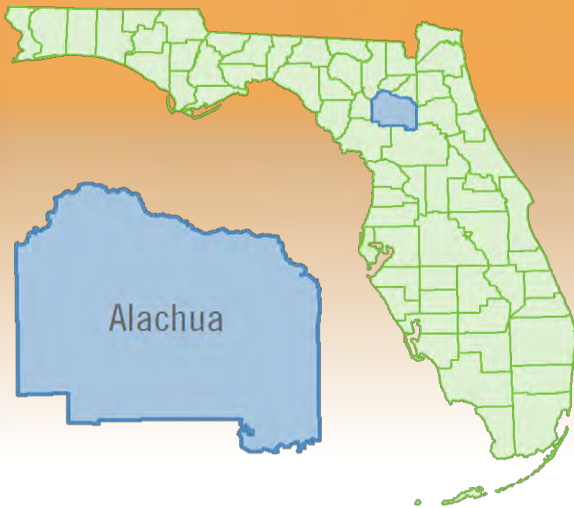
		2015	2014	Percent Change Year-over-Year
Traditional	Closed Sales	555	468	18.6%
	Median Sale Price	\$94,000	\$90,000	4.4%
Foreclosure/REO	Closed Sales	108	141	-23.4%
	Median Sale Price	\$55,000	\$49,750	10.6%
Short Sale	Closed Sales	24	22	9.1%
	Median Sale Price	\$60,000	\$45,000	33.3%



Yearly Market Detail - 2015

Manufactured Homes

Alachua County



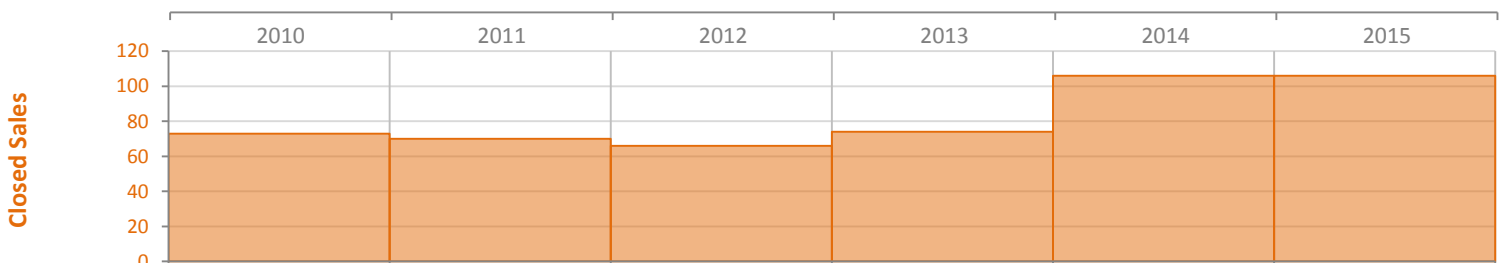
Summary Statistics	2015	2014	Percent Change Year-over-Year
Closed Sales	106	106	0.0%
Paid in Cash	65	69	-5.8%
New Pending Sales	130	119	9.2%
New Listings	191	176	8.5%
Median Sale Price	\$56,000	\$49,750	12.6%
Average Sale Price	\$60,574	\$61,498	-1.5%
Median Days on Market	84	123	-31.7%
Average Percent of Original List Price Received	88.5%	85.7%	3.3%
Pending Inventory	11	12	-8.3%
Inventory (Active Listings)	77.0	71.0	8.5%
Months Supply of Inventory	8.7	8.0	8.5%

Closed Sales

The number of sales transactions which closed during the year

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Year	Closed Sales	Percent Change Year-over-Year
2015	106	0.0%
2014	106	43.2%
2013	74	12.1%
2012	66	-5.7%
2011	70	-4.1%
2010	73	19.7%

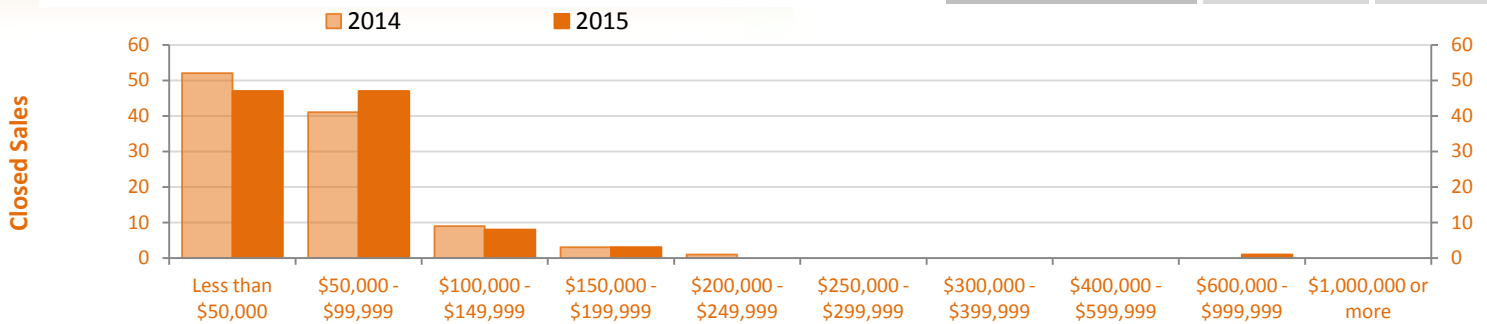


Closed Sales by Sale Price

The number of sales transactions which closed during the year

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	47	-9.6%
\$50,000 - \$99,999	47	14.6%
\$100,000 - \$149,999	8	-11.1%
\$150,000 - \$199,999	3	0.0%
\$200,000 - \$249,999	0	-100.0%
\$250,000 - \$299,999	0	N/A
\$300,000 - \$399,999	0	N/A
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	1	N/A
\$1,000,000 or more	0	N/A

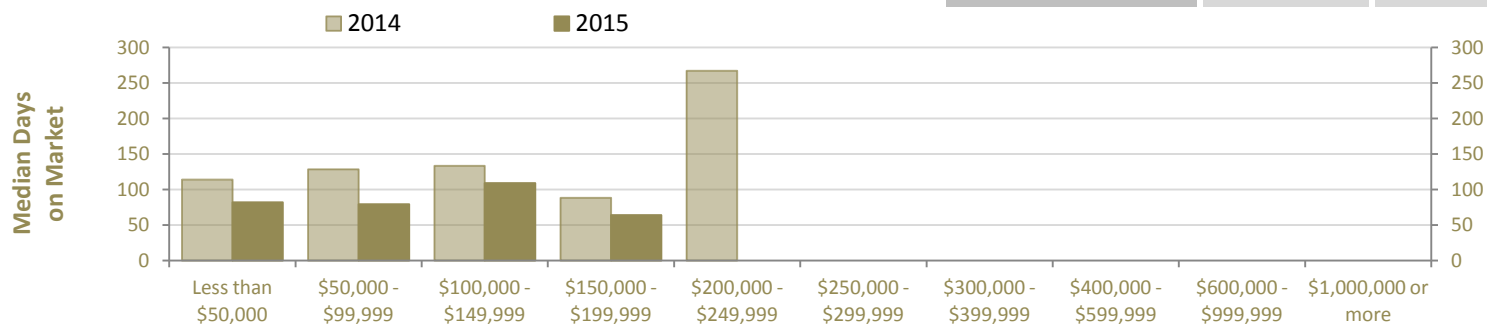


Median Days on Market by Sale Price

The median number of days that properties sold during the year were on the market

Economists' note: Median Days on Market is the amount of time the "middle" property selling this year was on the market. That is, 50% of homes selling this year took less time to sell, and 50% of homes took more time to sell. We use the median rather than the average because the median is not particularly sensitive to sales of homes that took an unusually large amount of time to sell relative to the vast majority of homes in the market.

Sale Price	Median Days on Market	Percent Change Year-over-Year
Less than \$50,000	82	-28.1%
\$50,000 - \$99,999	79	-38.3%
\$100,000 - \$149,999	109	-18.0%
\$150,000 - \$199,999	64	-27.3%
\$200,000 - \$249,999	(No Sales)	N/A
\$250,000 - \$299,999	(No Sales)	N/A
\$300,000 - \$399,999	(No Sales)	N/A
\$400,000 - \$599,999	(No Sales)	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	(No Sales)	N/A

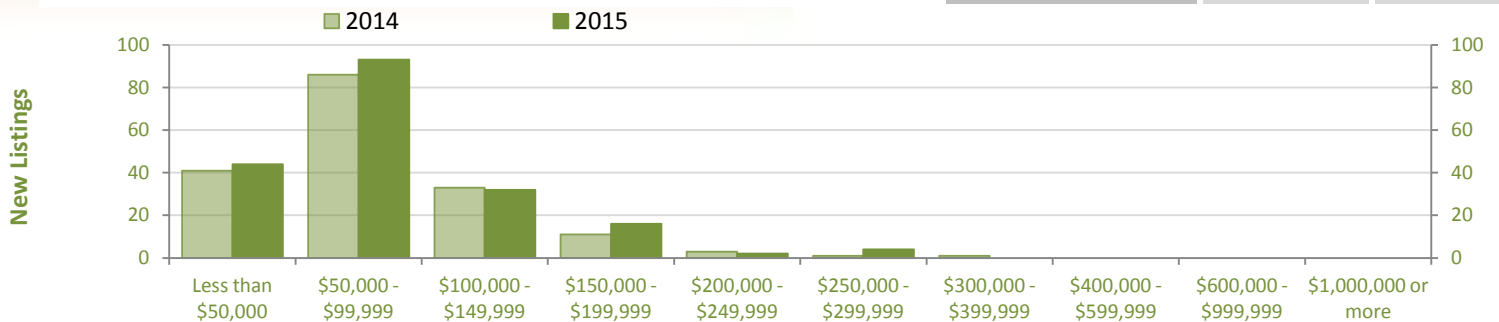


New Listings by Initial Listing Price

The number of properties put onto the market during the year

Economists' note: In a recovering market, we expect that new listings will eventually rise as sellers raise their estimations of value. But this increase will take place only after the market has turned up, so New Listings are a lagging indicator of the health of the market. Also be aware of properties which have been withdrawn from the market and then relisted. These are not really New Listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	44	7.3%
\$50,000 - \$99,999	93	8.1%
\$100,000 - \$149,999	32	-3.0%
\$150,000 - \$199,999	16	45.5%
\$200,000 - \$249,999	2	-33.3%
\$250,000 - \$299,999	4	300.0%
\$300,000 - \$399,999	0	-100.0%
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

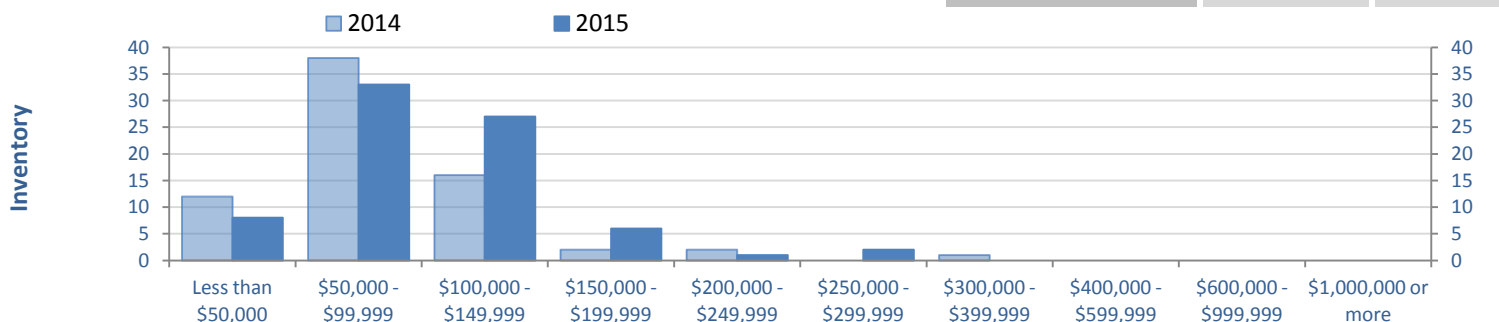


Inventory by Current Listing Price

The number of property listings active at the end of the year

Economists' note: There are a number of ways to calculate Inventory, so these numbers may not match up to others you see in your market. We calculate Inventory by counting the number of active listings on the last day of the year, and hold this number to compare with the same calculation for the following year.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	8	-33.3%
\$50,000 - \$99,999	33	-13.2%
\$100,000 - \$149,999	27	68.8%
\$150,000 - \$199,999	6	200.0%
\$200,000 - \$249,999	1	-50.0%
\$250,000 - \$299,999	2	N/A
\$300,000 - \$399,999	0	-100.0%
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A



Yearly Distressed Market - 2015

Manufactured Homes

Alachua County



		2015	2014	Percent Change Year-over-Year
Traditional	Closed Sales	62	64	-3.1%
	Median Sale Price	\$68,500	\$63,500	7.9%
Foreclosure/REO	Closed Sales	43	38	13.2%
	Median Sale Price	\$32,250	\$40,500	-20.4%
Short Sale	Closed Sales	1	4	-75.0%
	Median Sale Price	\$30,000	\$53,250	-43.7%

