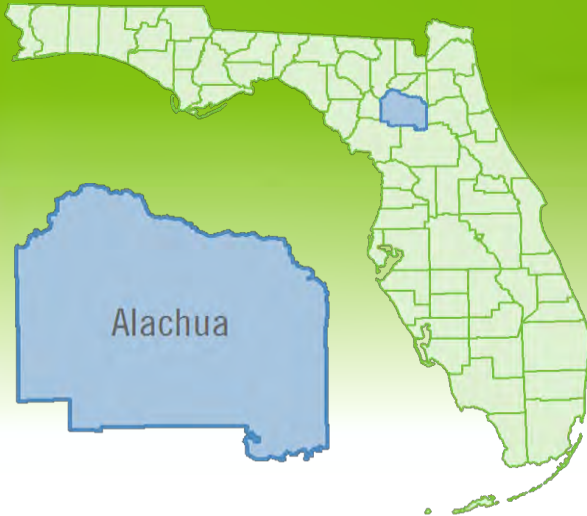


# Monthly Market Detail - April 2015

## Single Family Homes

### Alachua County



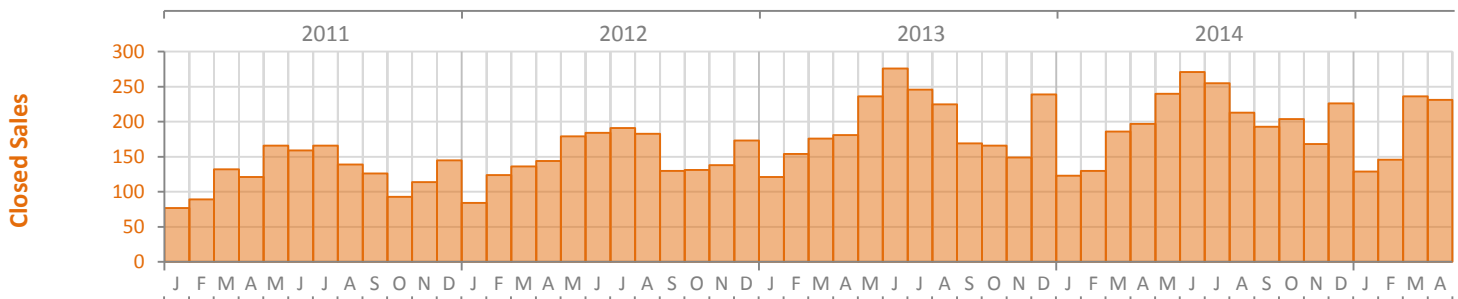
Summary Statistics	April 2015	April 2014	Percent Change Year-over-Year
Closed Sales	231	197	17.3%
Paid in Cash	69	57	21.1%
New Pending Sales	377	318	18.6%
New Listings	432	406	6.4%
Median Sale Price	\$181,000	\$177,000	2.3%
Average Sale Price	\$200,062	\$214,429	-6.7%
Median Days on Market	73	81	-9.9%
Average Percent of Original List Price Received	93.7%	94.2%	-0.5%
Pending Inventory	599	506	18.4%
Inventory (Active Listings)	1,209	1,334	-9.4%
Months Supply of Inventory	5.8	6.8	-15.5%

## Closed Sales

The number of sales transactions which closed during the month

**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.

Month	Closed Sales	Percent Change Year-over-Year
<b>April 2015</b>	<b>231</b>	<b>17.3%</b>
March 2015	236	26.9%
February 2015	146	12.3%
January 2015	129	4.9%
December 2014	226	-5.4%
November 2014	168	12.8%
October 2014	204	22.9%
September 2014	193	14.2%
August 2014	213	-5.3%
July 2014	255	3.7%
June 2014	271	-1.8%
May 2014	240	1.7%
April 2014	197	8.8%

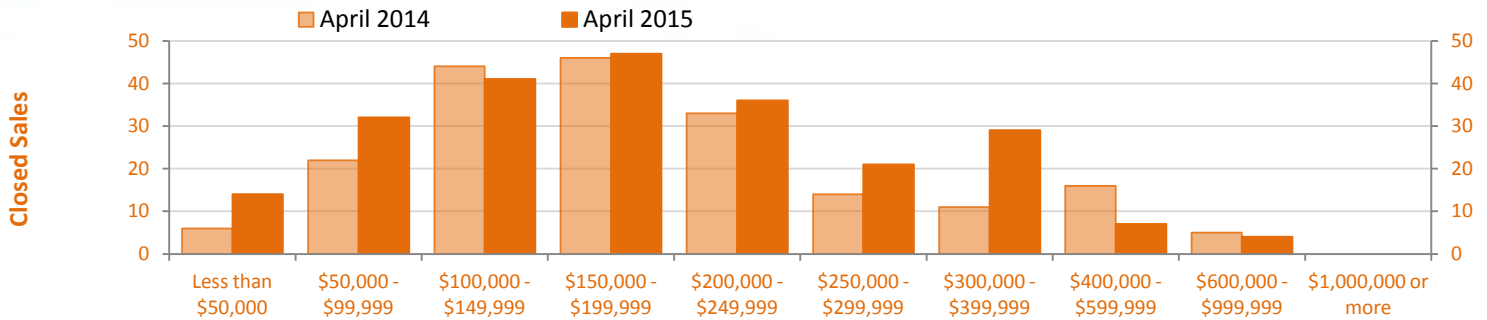


## Closed Sales by Sale Price

The number of sales transactions which closed during the month

**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	14	133.3%
\$50,000 - \$99,999	32	45.5%
\$100,000 - \$149,999	41	-6.8%
\$150,000 - \$199,999	47	2.2%
\$200,000 - \$249,999	36	9.1%
\$250,000 - \$299,999	21	50.0%
\$300,000 - \$399,999	29	163.6%
\$400,000 - \$599,999	7	-56.3%
\$600,000 - \$999,999	4	-20.0%
\$1,000,000 or more	0	N/A

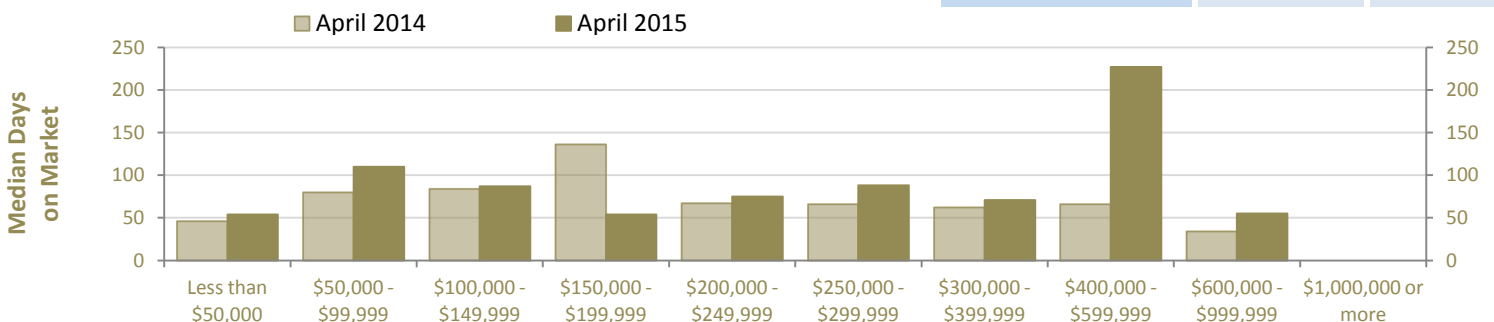


## Median Days on Market by Sale Price

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

**Economists' note:** Median Days on Market is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month 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	54	17.4%
\$50,000 - \$99,999	110	37.5%
\$100,000 - \$149,999	87	3.6%
\$150,000 - \$199,999	54	-60.3%
\$200,000 - \$249,999	75	11.9%
\$250,000 - \$299,999	88	33.3%
\$300,000 - \$399,999	71	14.5%
\$400,000 - \$599,999	227	243.9%
\$600,000 - \$999,999	55	61.8%
\$1,000,000 or more	(No Sales)	N/A



# Monthly Market Detail - April 2015

## Single Family Homes

### Alachua County

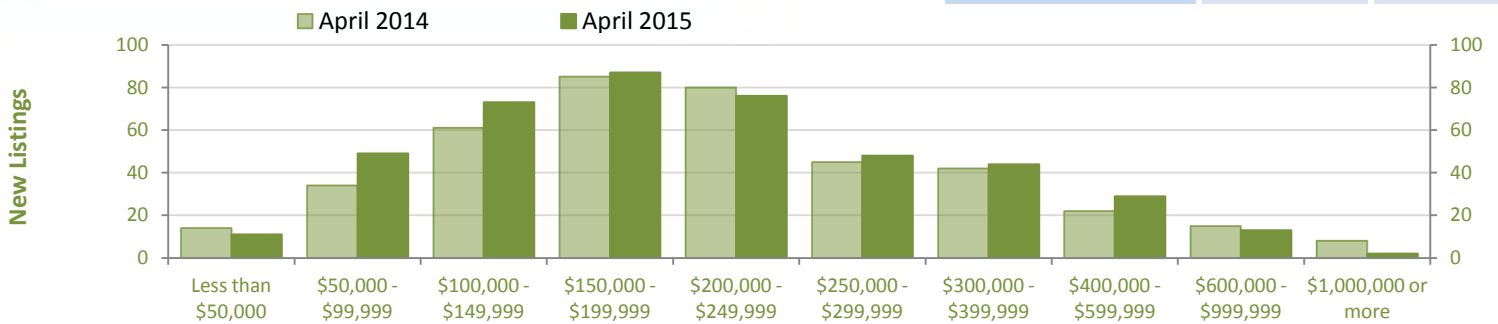


## New Listings by Initial Listing Price

The number of properties put onto the market during the month

**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	11	-21.4%
\$50,000 - \$99,999	49	44.1%
\$100,000 - \$149,999	73	19.7%
\$150,000 - \$199,999	87	2.4%
\$200,000 - \$249,999	76	-5.0%
\$250,000 - \$299,999	48	6.7%
\$300,000 - \$399,999	44	4.8%
\$400,000 - \$599,999	29	31.8%
\$600,000 - \$999,999	13	-13.3%
\$1,000,000 or more	2	-75.0%

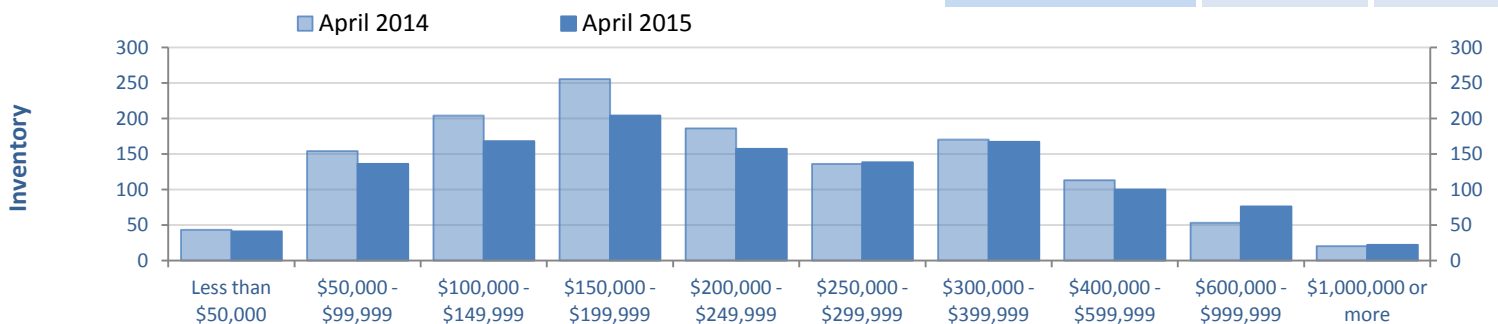


## Inventory by Current Listing Price

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

**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 month, and hold this number to compare with the same month the following year.

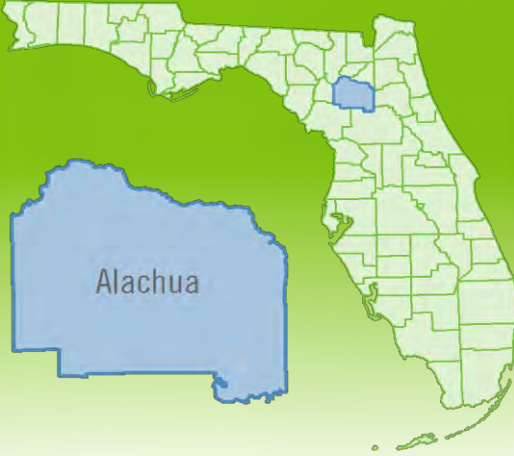
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	41	-4.7%
\$50,000 - \$99,999	136	-11.7%
\$100,000 - \$149,999	168	-17.6%
\$150,000 - \$199,999	204	-20.0%
\$200,000 - \$249,999	157	-15.6%
\$250,000 - \$299,999	138	1.5%
\$300,000 - \$399,999	167	-1.8%
\$400,000 - \$599,999	100	-11.5%
\$600,000 - \$999,999	76	43.4%
\$1,000,000 or more	22	10.0%



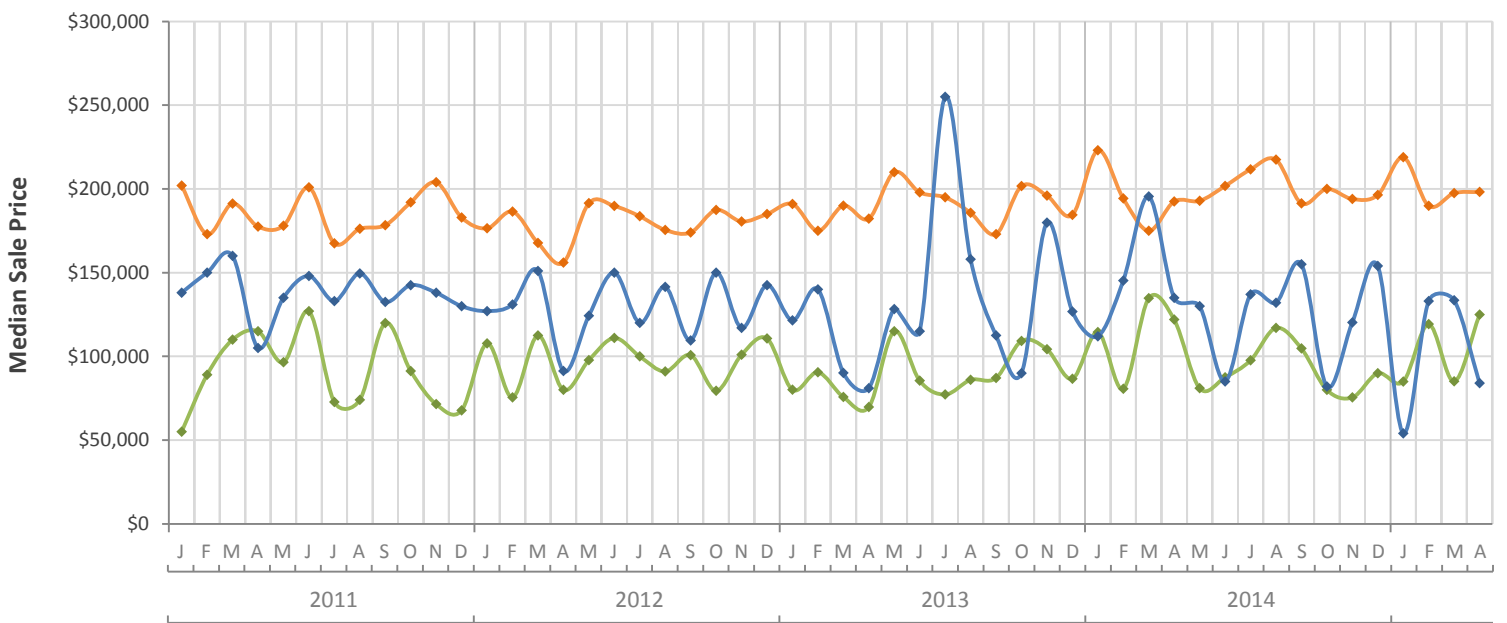
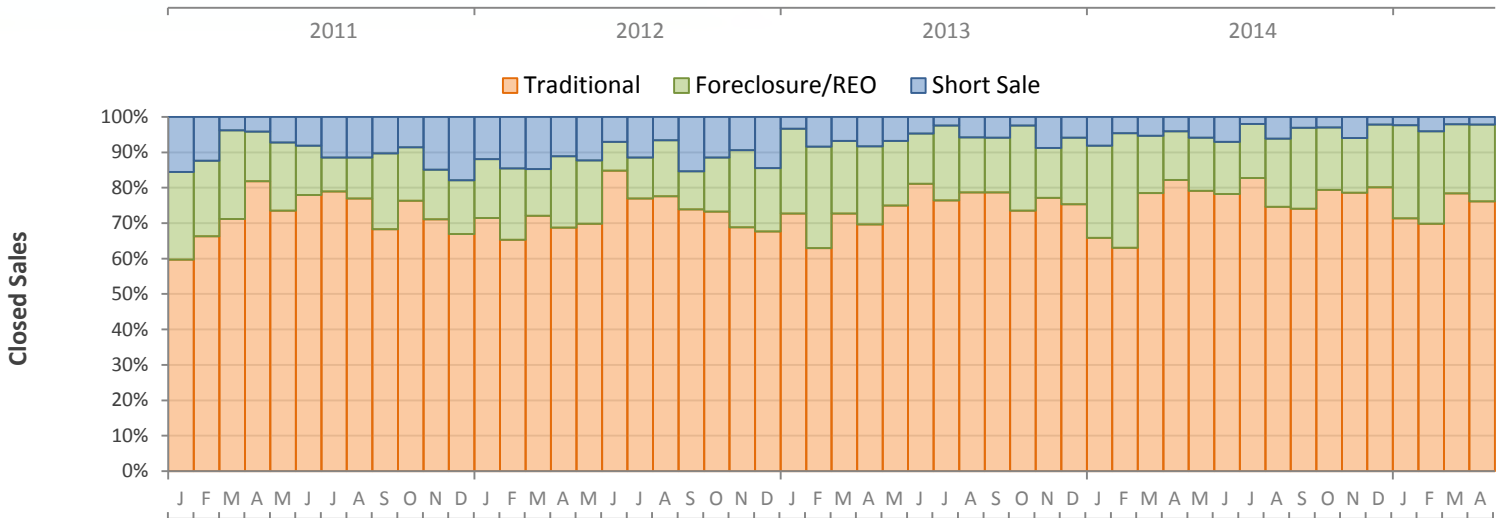
# Monthly Distressed Market - April 2015

## Single Family Homes

### Alachua County



		April 2015	April 2014	Percent Change Year-over-Year
Traditional	Closed Sales	176	162	8.6%
	Median Sale Price	\$198,200	\$192,500	3.0%
Foreclosure/REO	Closed Sales	50	27	85.2%
	Median Sale Price	\$124,950	\$122,000	2.4%
Short Sale	Closed Sales	5	8	-37.5%
	Median Sale Price	\$84,000	\$134,950	-37.8%



# Monthly Market Detail - April 2015

## Townhouses and Condos

### Alachua County



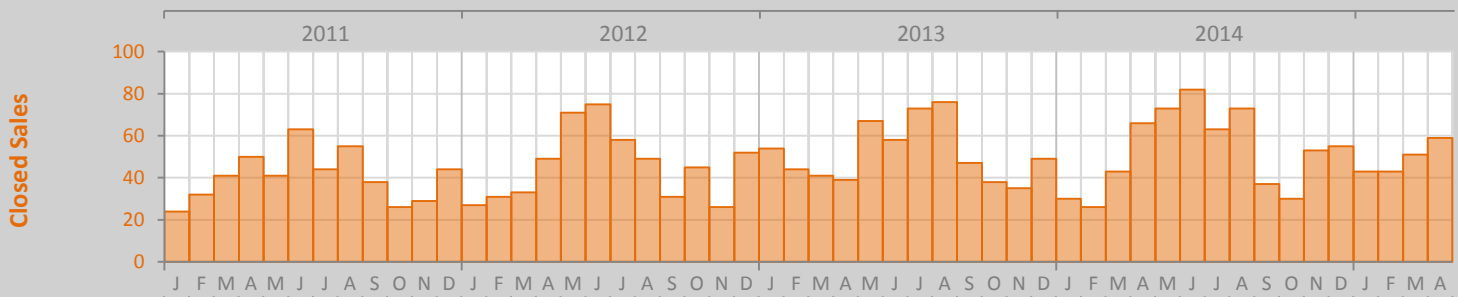
Summary Statistics	April 2015	April 2014	Percent Change Year-over-Year
Closed Sales	59	66	-10.6%
Paid in Cash	36	46	-21.7%
New Pending Sales	74	98	-24.5%
New Listings	114	110	3.6%
Median Sale Price	\$90,000	\$79,250	13.6%
Average Sale Price	\$93,094	\$90,241	3.2%
Median Days on Market	92	56	64.3%
Average Percent of Original List Price Received	90.8%	91.4%	-0.7%
Pending Inventory	113	145	-22.1%
Inventory (Active Listings)	336	287	17.1%
Months Supply of Inventory	6.1	5.7	7.5%

## Closed Sales

The number of sales transactions which closed during the month

**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.

Month	Closed Sales	Percent Change Year-over-Year
<b>April 2015</b>	<b>59</b>	<b>-10.6%</b>
March 2015	51	18.6%
February 2015	43	65.4%
January 2015	43	43.3%
December 2014	55	12.2%
November 2014	53	51.4%
October 2014	30	-21.1%
September 2014	37	-21.3%
August 2014	73	-3.9%
July 2014	63	-13.7%
June 2014	82	41.4%
May 2014	73	9.0%
April 2014	66	69.2%

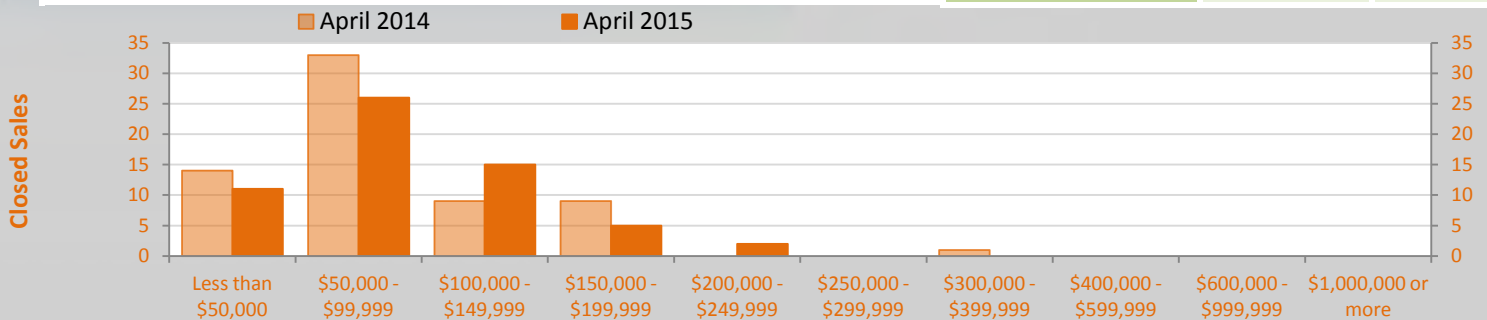


## Closed Sales by Sale Price

The number of sales transactions which closed during the month

**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	11	-21.4%
\$50,000 - \$99,999	26	-21.2%
\$100,000 - \$149,999	15	66.7%
\$150,000 - \$199,999	5	-44.4%
\$200,000 - \$249,999	2	N/A
\$250,000 - \$299,999	0	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

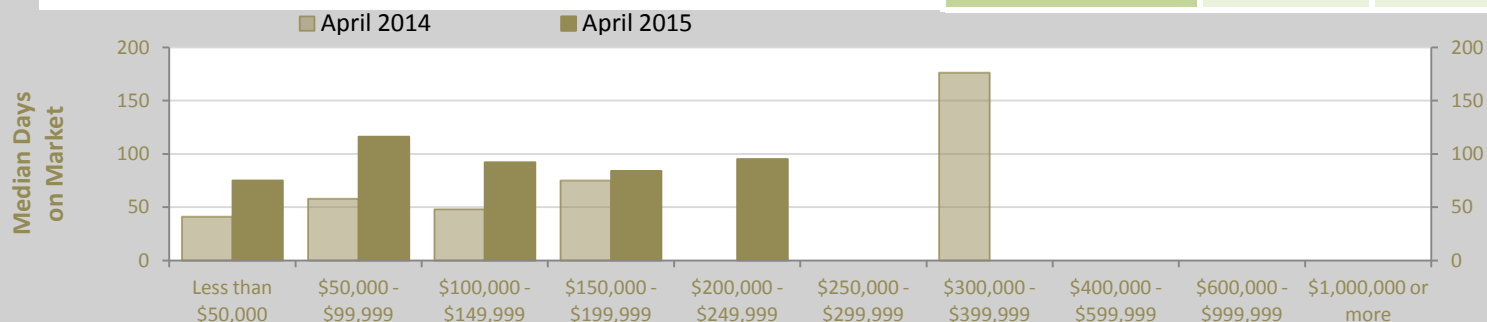


## Median Days on Market by Sale Price

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

**Economists' note:** Median Days on Market is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month 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	75	82.9%
\$50,000 - \$99,999	116	100.0%
\$100,000 - \$149,999	92	91.7%
\$150,000 - \$199,999	84	12.0%
\$200,000 - \$249,999	95	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	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

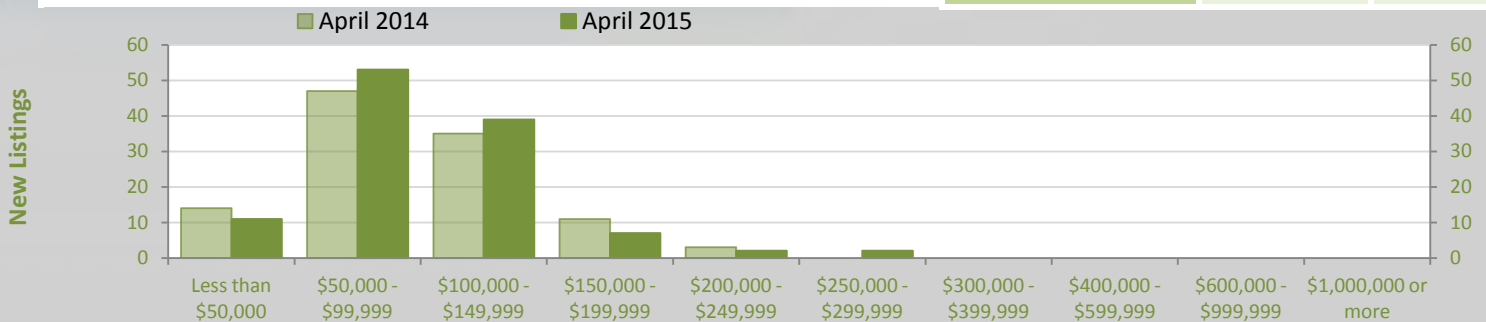


## New Listings by Initial Listing Price

The number of properties put onto the market during the month

**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	11	-21.4%
\$50,000 - \$99,999	53	12.8%
\$100,000 - \$149,999	39	11.4%
\$150,000 - \$199,999	7	-36.4%
\$200,000 - \$249,999	2	-33.3%
\$250,000 - \$299,999	2	N/A
\$300,000 - \$399,999	0	N/A
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

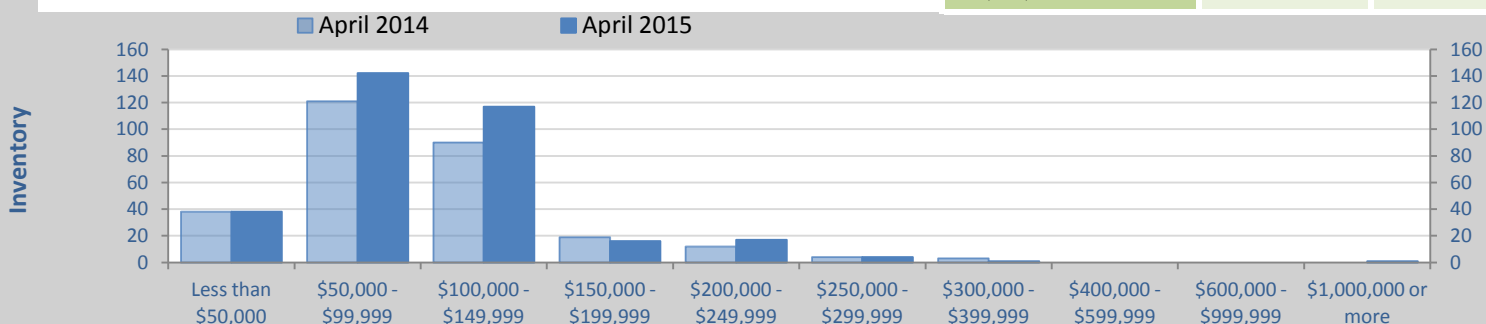


## Inventory by Current Listing Price

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

**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 month, and hold this number to compare with the same month the following year.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	38	0.0%
\$50,000 - \$99,999	142	17.4%
\$100,000 - \$149,999	117	30.0%
\$150,000 - \$199,999	16	-15.8%
\$200,000 - \$249,999	17	41.7%
\$250,000 - \$299,999	4	0.0%
\$300,000 - \$399,999	1	-66.7%
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	1	N/A



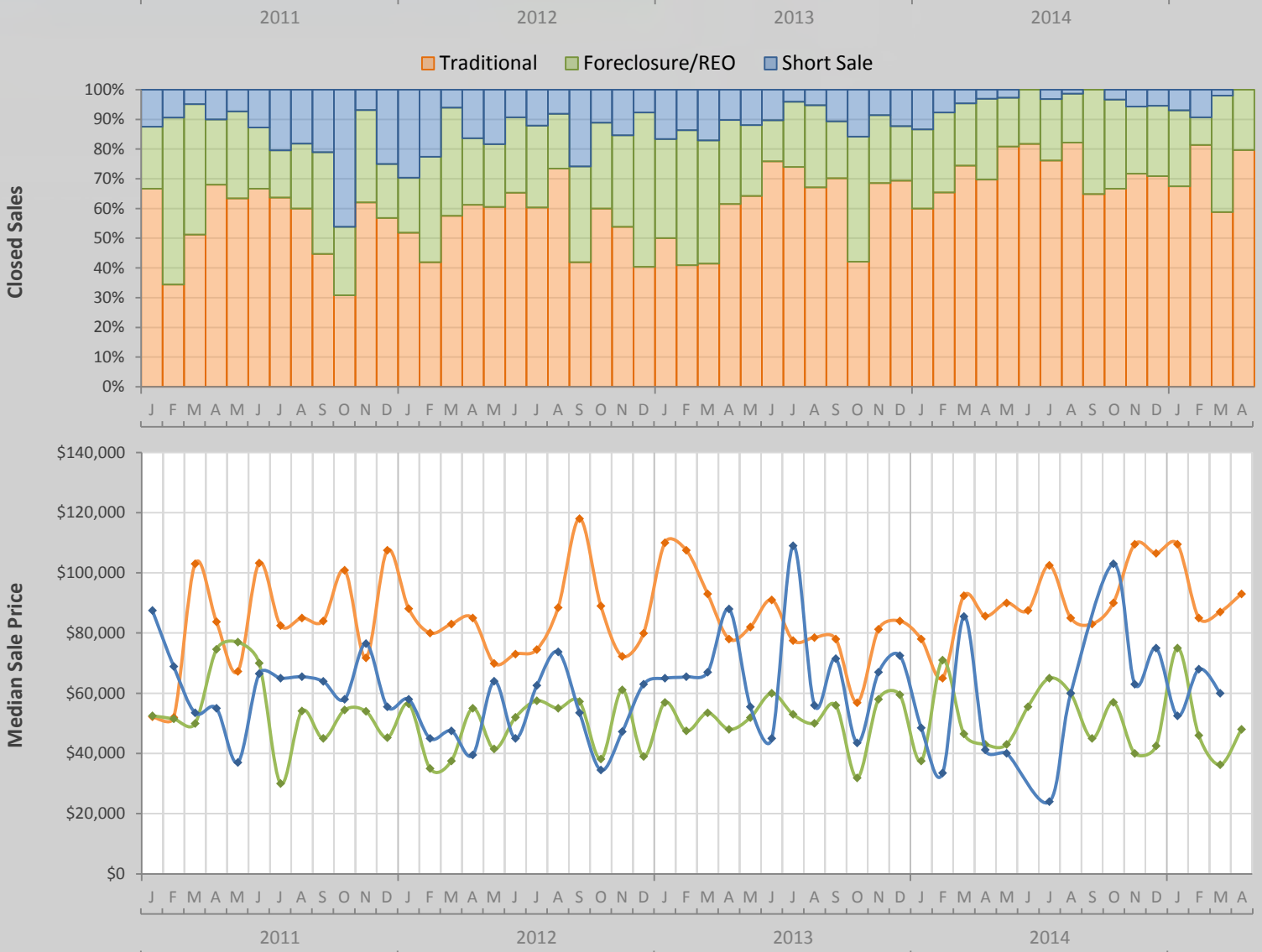
# Monthly Distressed Market - April 2015

## Townhouses and Condos

### Alachua County



		April 2015	April 2014	Percent Change Year-over-Year
Traditional	Closed Sales	47	46	2.2%
	Median Sale Price	\$93,000	\$85,625	8.6%
Foreclosure/REO	Closed Sales	12	18	-33.3%
	Median Sale Price	\$48,000	\$43,000	11.6%
Short Sale	Closed Sales	0	2	-100.0%
	Median Sale Price	(No Sales)	\$41,200	N/A

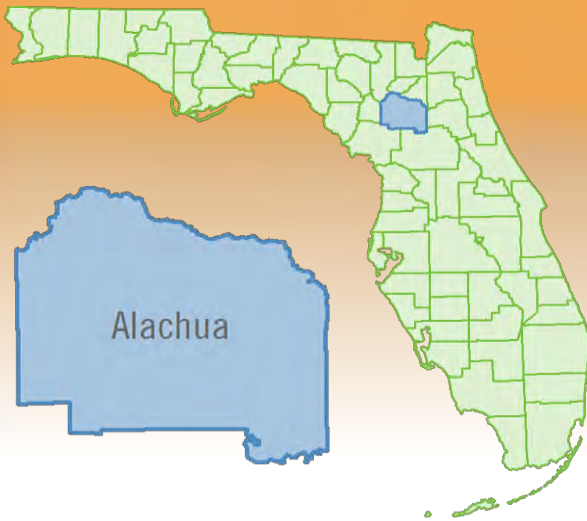




# Monthly Market Detail - April 2015

## Manufactured Homes

### Alachua County



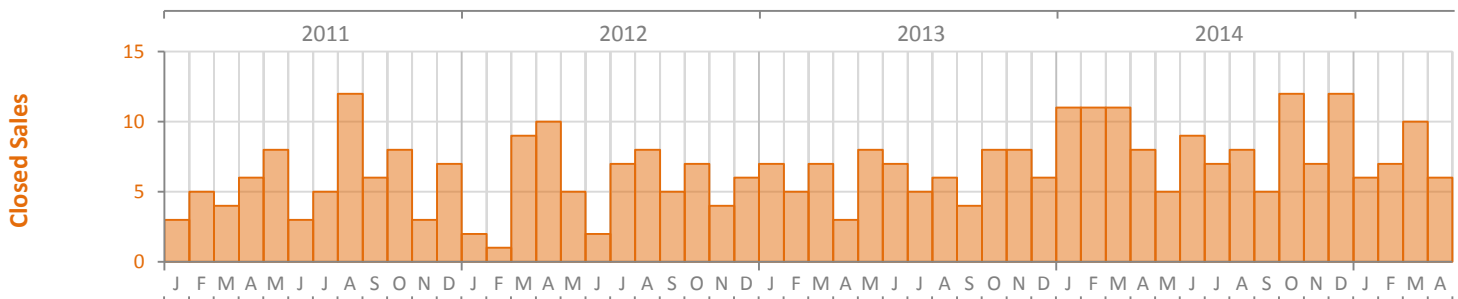
Summary Statistics	April 2015	April 2014	Percent Change Year-over-Year
Closed Sales	6	8	-25.0%
Paid in Cash	2	6	-66.7%
New Pending Sales	8	10	-20.0%
New Listings	14	12	16.7%
Median Sale Price	\$53,250	\$73,950	-28.0%
Average Sale Price	\$74,917	\$68,538	9.3%
Median Days on Market	142	156	-9.0%
Average Percent of Original List Price Received	89.9%	82.9%	8.4%
Pending Inventory	17	12	41.7%
Inventory (Active Listings)	63	65	-3.1%
Months Supply of Inventory	8.0	8.4	-4.1%

## Closed Sales

The number of sales transactions which closed during the month

**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.

Month	Closed Sales	Percent Change Year-over-Year
<b>April 2015</b>	<b>6</b>	<b>-25.0%</b>
March 2015	10	-9.1%
February 2015	7	-36.4%
January 2015	6	-45.5%
December 2014	12	100.0%
November 2014	7	-12.5%
October 2014	12	50.0%
September 2014	5	25.0%
August 2014	8	33.3%
July 2014	7	40.0%
June 2014	9	28.6%
May 2014	5	-37.5%
April 2014	8	166.7%

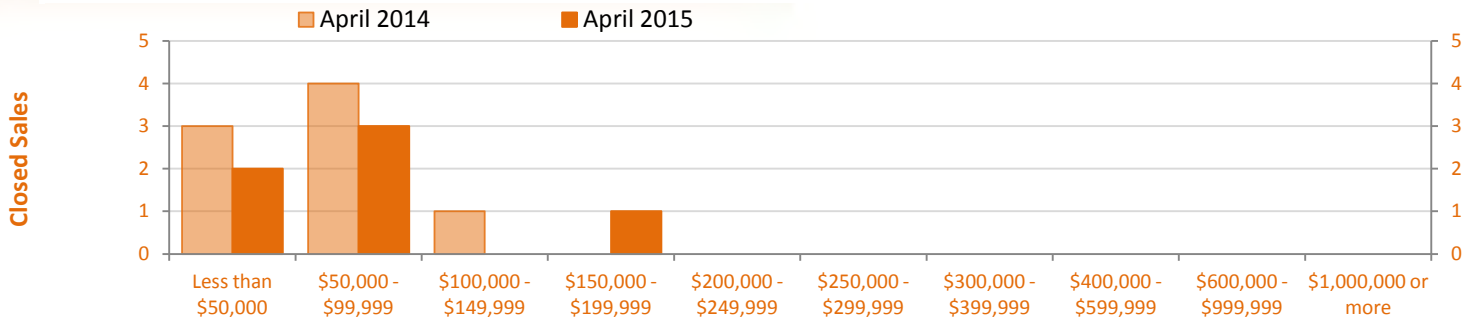


## Closed Sales by Sale Price

The number of sales transactions which closed during the month

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Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	2	-33.3%
\$50,000 - \$99,999	3	-25.0%
\$100,000 - \$149,999	0	-100.0%
\$150,000 - \$199,999	1	N/A
\$200,000 - \$249,999	0	N/A
\$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	0	N/A
\$1,000,000 or more	0	N/A

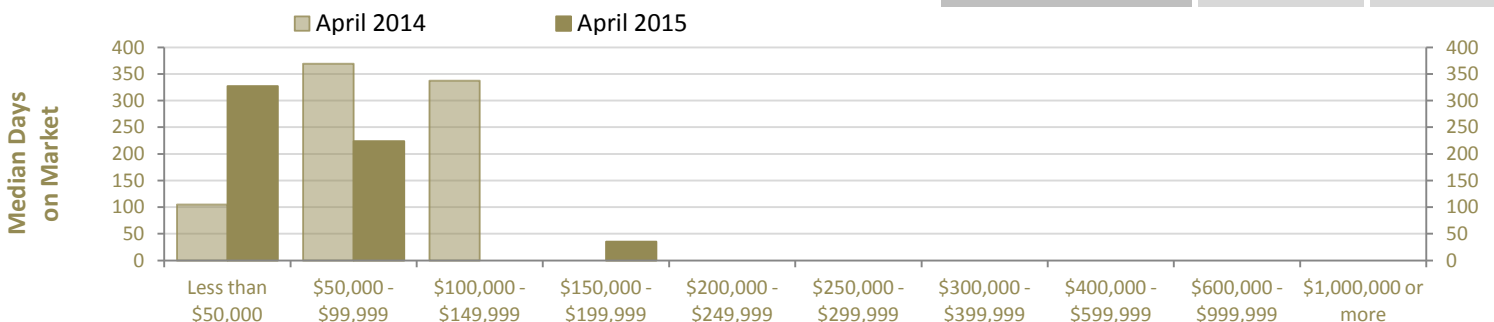


## Median Days on Market by Sale Price

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

**Economists' note:** Median Days on Market is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month 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	327	211.4%
\$50,000 - \$99,999	224	-39.3%
\$100,000 - \$149,999	(No Sales)	N/A
\$150,000 - \$199,999	35	N/A
\$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	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

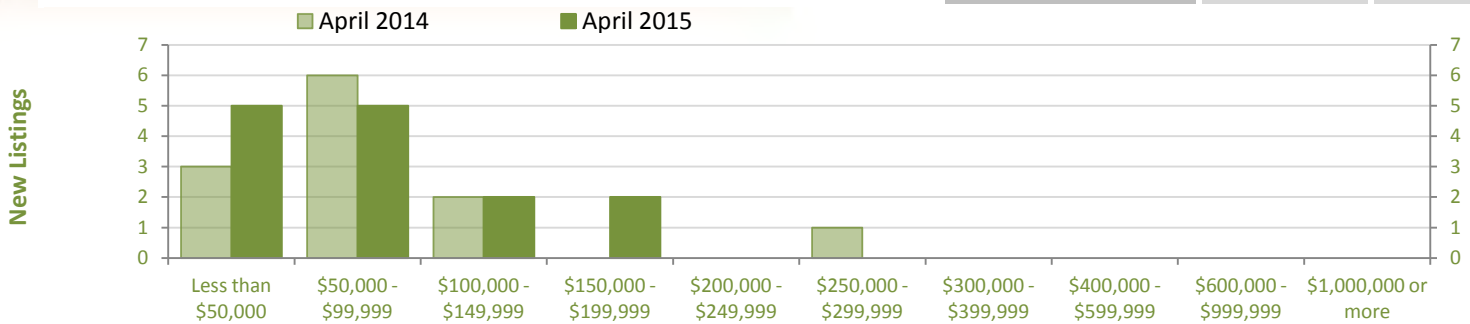


## New Listings by Initial Listing Price

The number of properties put onto the market during the month

**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	5	66.7%
\$50,000 - \$99,999	5	-16.7%
\$100,000 - \$149,999	2	0.0%
\$150,000 - \$199,999	2	N/A
\$200,000 - \$249,999	0	N/A
\$250,000 - \$299,999	0	-100.0%
\$300,000 - \$399,999	0	N/A
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

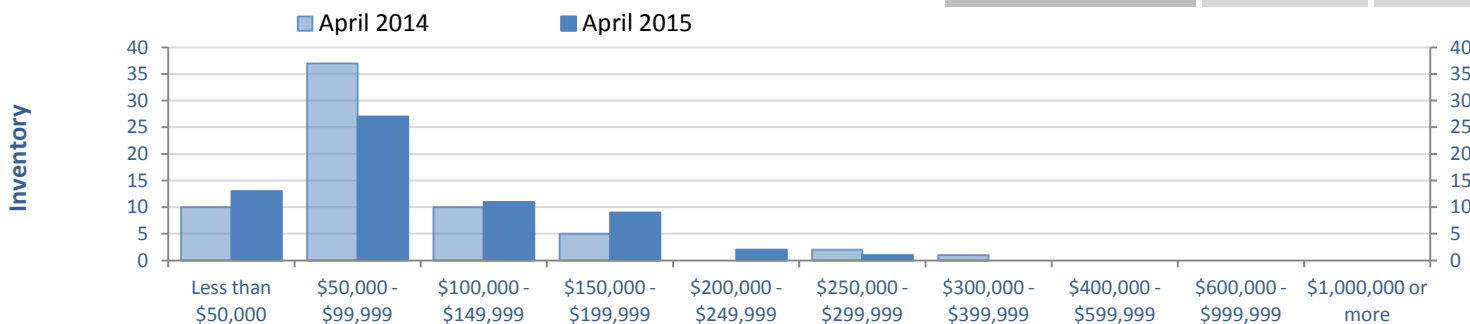


## Inventory by Current Listing Price

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

**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 month, and hold this number to compare with the same month the following year.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	13	30.0%
\$50,000 - \$99,999	27	-27.0%
\$100,000 - \$149,999	11	10.0%
\$150,000 - \$199,999	9	80.0%
\$200,000 - \$249,999	2	N/A
\$250,000 - \$299,999	1	-50.0%
\$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



# Monthly Distressed Market - April 2015

## Manufactured Homes

### Alachua County



		April 2015	April 2014	Percent Change Year-over-Year
Traditional	Closed Sales	4	6	-33.3%
	Median Sale Price	\$60,000	\$84,750	-29.2%
Foreclosure/REO	Closed Sales	2	2	0.0%
	Median Sale Price	\$45,250	\$49,150	-7.9%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

