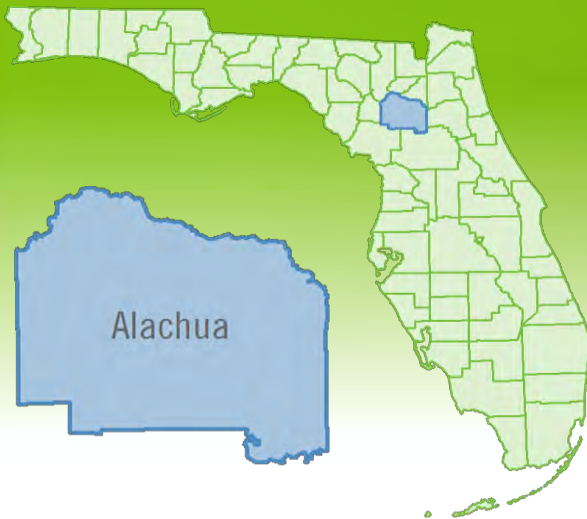


Monthly Market Detail - August 2015

Single Family Homes

Alachua County



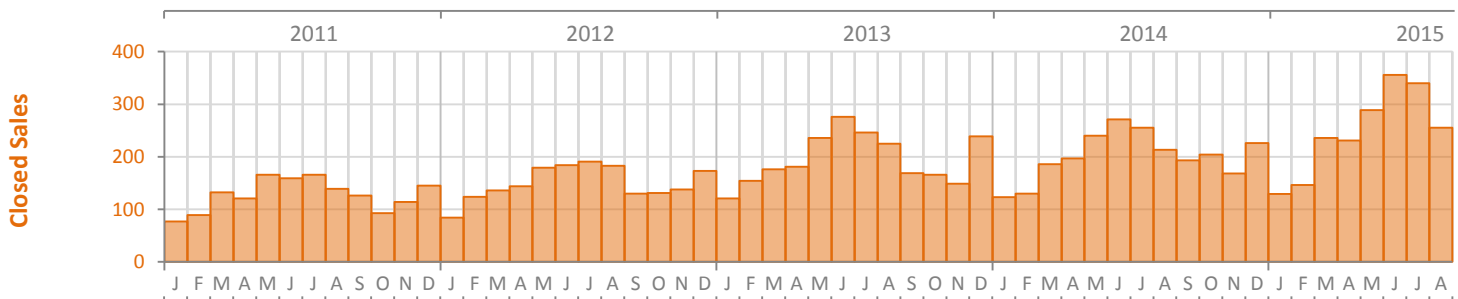
Summary Statistics	August 2015	August 2014	Percent Change Year-over-Year
Closed Sales	255	213	19.7%
Paid in Cash	64	64	0.0%
New Pending Sales	236	223	5.8%
New Listings	263	290	-9.3%
Median Sale Price	\$175,434	\$189,900	-7.6%
Average Sale Price	\$211,143	\$209,969	0.6%
Median Days on Market	76	91	-16.5%
Average Percent of Original List Price Received	94.3%	94.4%	-0.1%
Pending Inventory	362	367	-1.4%
Inventory (Active Listings)	1,140	1,304	-12.6%
Months Supply of Inventory	4.9	6.7	-26.3%

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
August 2015	255	19.7%
July 2015	340	33.3%
June 2015	356	31.4%
May 2015	289	20.4%
April 2015	231	17.3%
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%

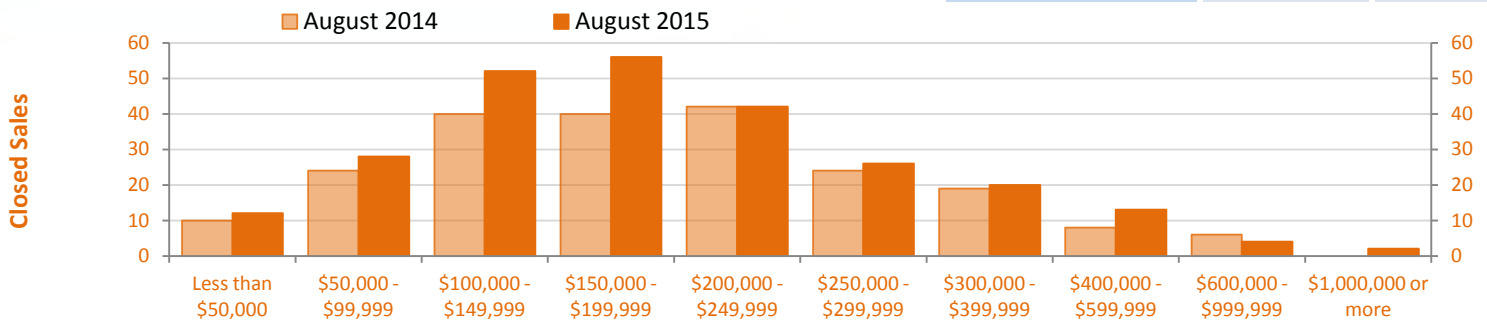


Closed Sales by Sale Price

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	12	20.0%
\$50,000 - \$99,999	28	16.7%
\$100,000 - \$149,999	52	30.0%
\$150,000 - \$199,999	56	40.0%
\$200,000 - \$249,999	42	0.0%
\$250,000 - \$299,999	26	8.3%
\$300,000 - \$399,999	20	5.3%
\$400,000 - \$599,999	13	62.5%
\$600,000 - \$999,999	4	-33.3%
\$1,000,000 or more	2	N/A

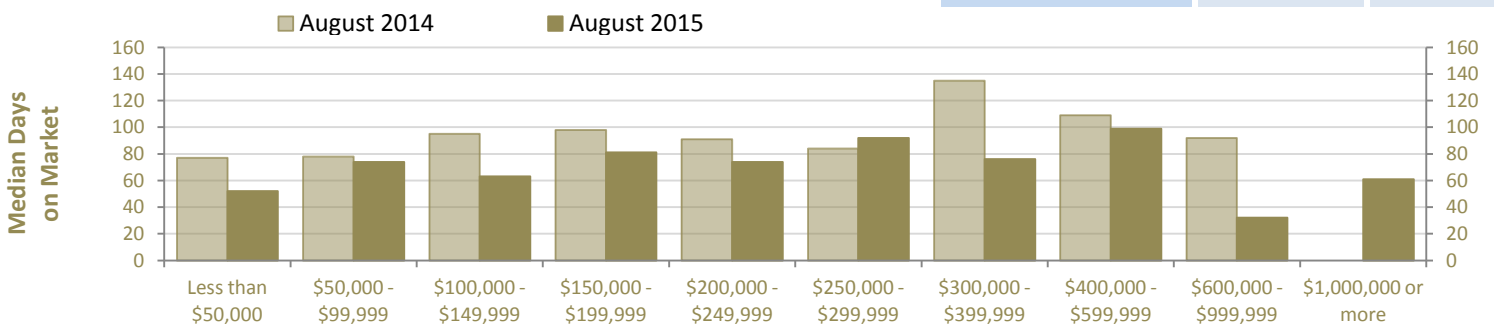


Median Days on Market by Sale Price

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	52	-32.5%
\$50,000 - \$99,999	74	-5.1%
\$100,000 - \$149,999	63	-33.7%
\$150,000 - \$199,999	81	-17.3%
\$200,000 - \$249,999	74	-18.7%
\$250,000 - \$299,999	92	9.5%
\$300,000 - \$399,999	76	-43.7%
\$400,000 - \$599,999	99	-9.2%
\$600,000 - \$999,999	32	-65.2%
\$1,000,000 or more	61	N/A



Monthly Market Detail - August 2015

Single Family Homes

Alachua County

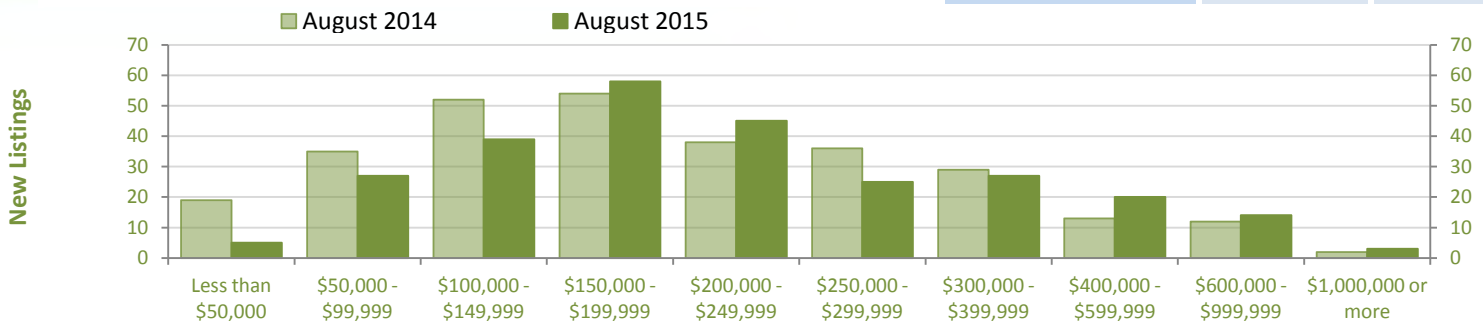


New Listings by Initial Listing Price

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	5	-73.7%
\$50,000 - \$99,999	27	-22.9%
\$100,000 - \$149,999	39	-25.0%
\$150,000 - \$199,999	58	7.4%
\$200,000 - \$249,999	45	18.4%
\$250,000 - \$299,999	25	-30.6%
\$300,000 - \$399,999	27	-6.9%
\$400,000 - \$599,999	20	53.8%
\$600,000 - \$999,999	14	16.7%
\$1,000,000 or more	3	50.0%

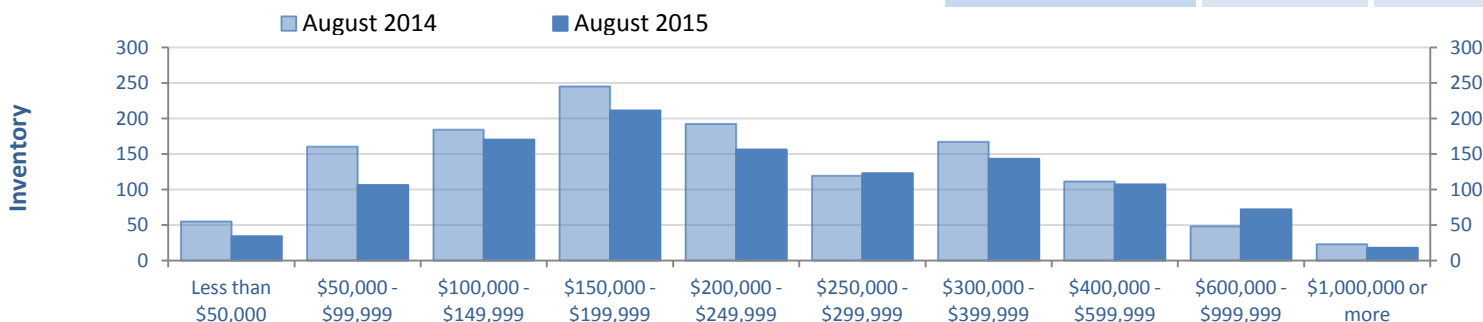


Inventory by Current Listing Price

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	34	-38.2%
\$50,000 - \$99,999	106	-33.8%
\$100,000 - \$149,999	170	-7.6%
\$150,000 - \$199,999	211	-13.9%
\$200,000 - \$249,999	156	-18.8%
\$250,000 - \$299,999	123	3.4%
\$300,000 - \$399,999	143	-14.4%
\$400,000 - \$599,999	107	-3.6%
\$600,000 - \$999,999	72	50.0%
\$1,000,000 or more	18	-21.7%



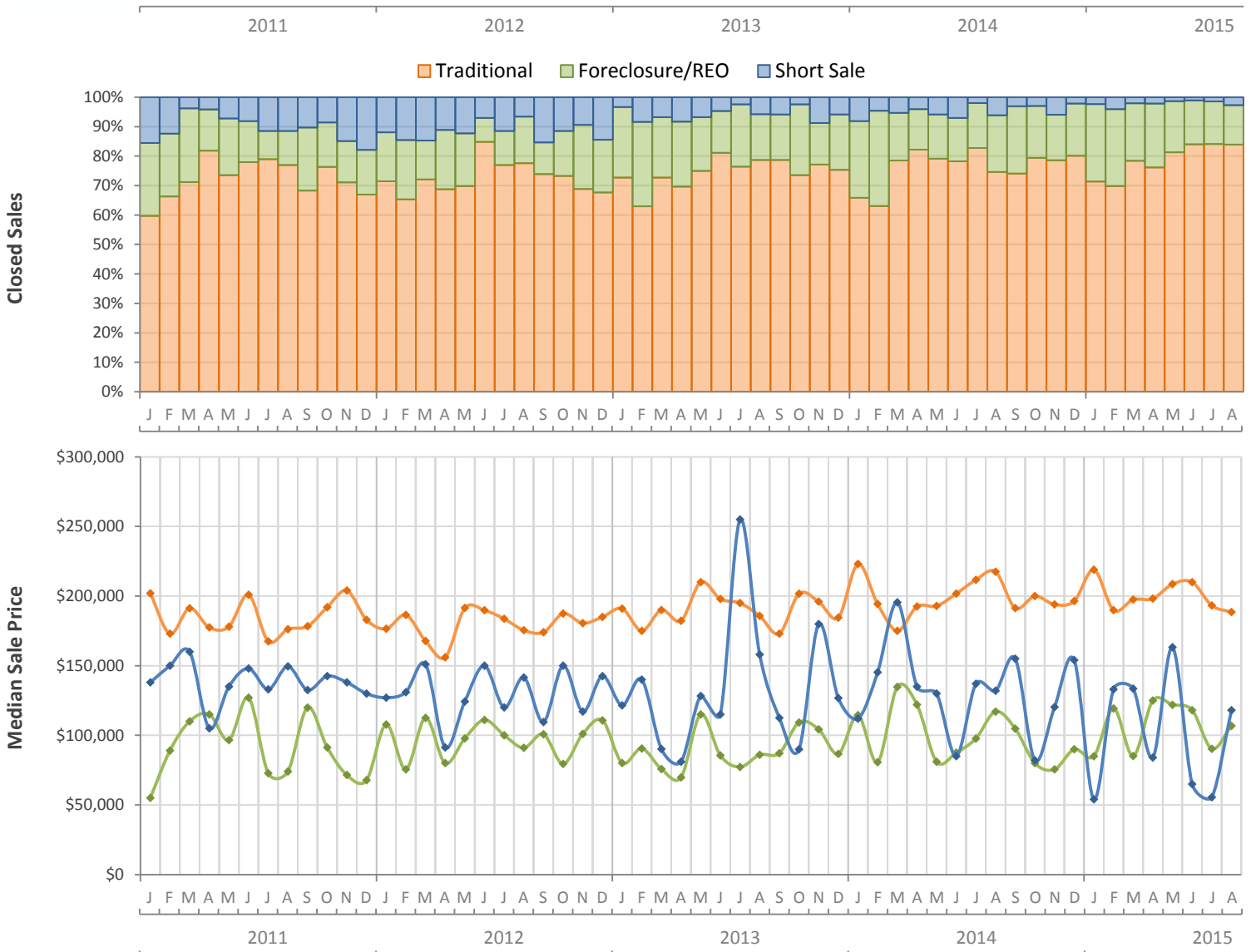
Monthly Distressed Market - August 2015

Single Family Homes

Alachua County



		August 2015	August 2014	Percent Change Year-over-Year
Traditional	Closed Sales	214	159	34.6%
	Median Sale Price	\$188,500	\$217,500	-13.3%
Foreclosure/REO	Closed Sales	34	41	-17.1%
	Median Sale Price	\$106,750	\$117,000	-8.8%
Short Sale	Closed Sales	7	13	-46.2%
	Median Sale Price	\$118,000	\$132,000	-10.6%



Monthly Market Detail - August 2015

Townhouses and Condos

Alachua County



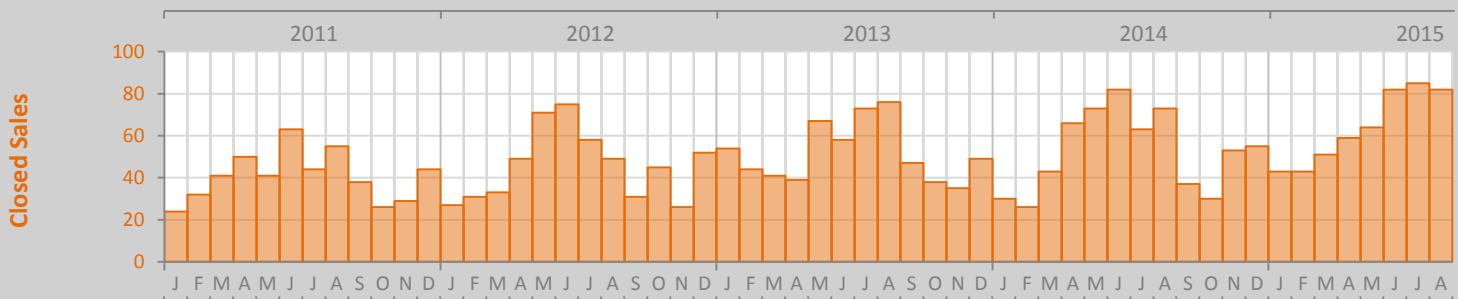
Summary Statistics	August 2015	August 2014	Percent Change Year-over-Year
Closed Sales	82	73	12.3%
Paid in Cash	46	52	-11.5%
New Pending Sales	63	56	12.5%
New Listings	56	83	-32.5%
Median Sale Price	\$90,500	\$78,800	14.8%
Average Sale Price	\$94,150	\$85,198	10.5%
Median Days on Market	67	82	-18.3%
Average Percent of Original List Price Received	91.8%	91.7%	0.1%
Pending Inventory	69	68	1.5%
Inventory (Active Listings)	247	297	-16.8%
Months Supply of Inventory	4.3	5.7	-24.0%

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
August 2015	82	12.3%
July 2015	85	34.9%
June 2015	82	0.0%
May 2015	64	-12.3%
April 2015	59	-10.6%
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%



Monthly Market Detail - August 2015

Townhouses and Condos

Alachua County

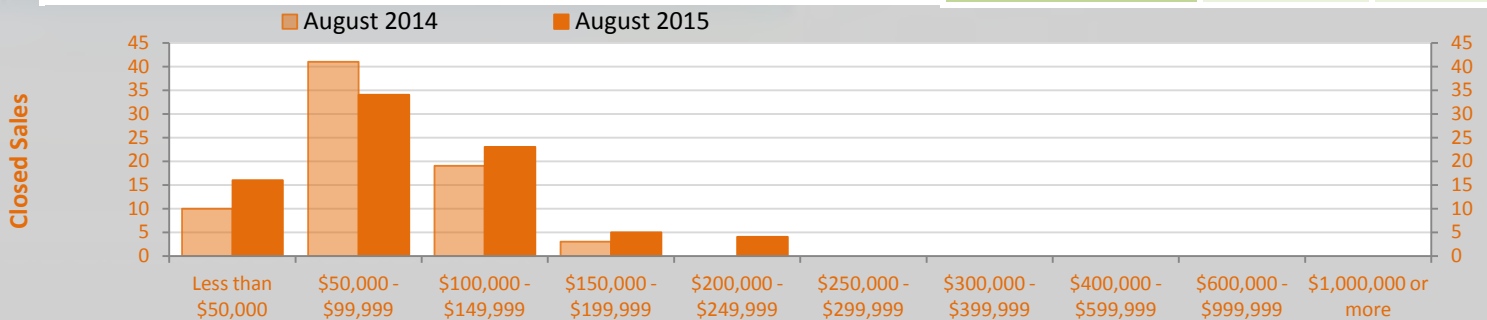


Closed Sales by Sale Price

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	16	60.0%
\$50,000 - \$99,999	34	-17.1%
\$100,000 - \$149,999	23	21.1%
\$150,000 - \$199,999	5	66.7%
\$200,000 - \$249,999	4	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

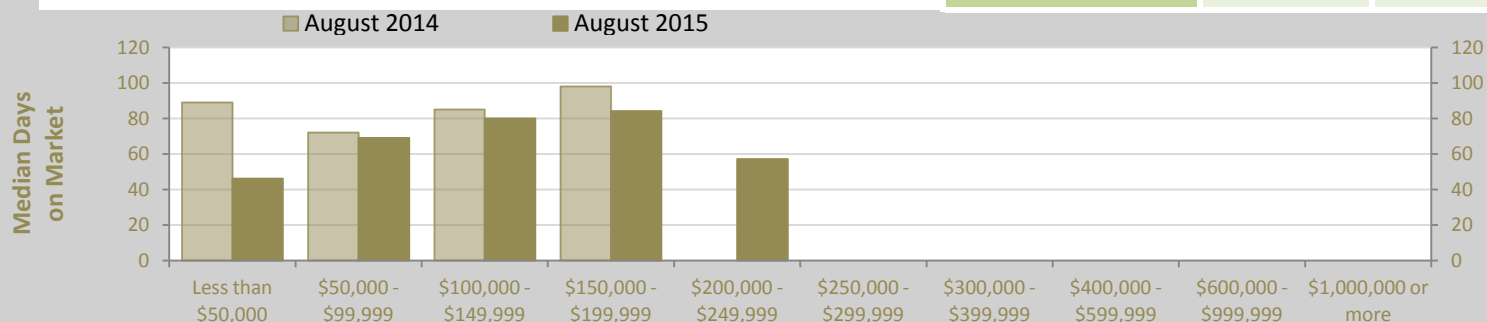


Median Days on Market by Sale Price

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	46	-48.3%
\$50,000 - \$99,999	69	-4.2%
\$100,000 - \$149,999	80	-5.9%
\$150,000 - \$199,999	84	-14.3%
\$200,000 - \$249,999	57	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



Monthly Market Detail - August 2015

Townhouses and Condos

Alachua County

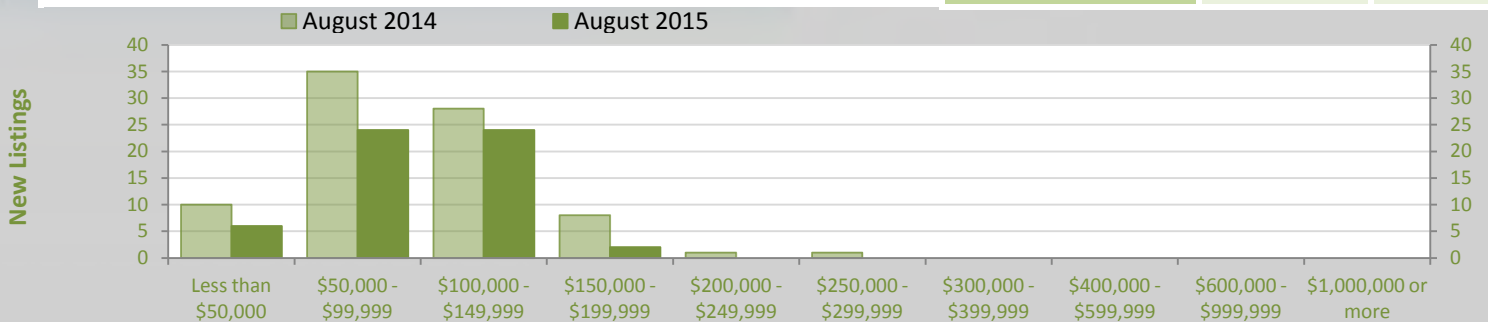


New Listings by Initial Listing Price

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	6	-40.0%
\$50,000 - \$99,999	24	-31.4%
\$100,000 - \$149,999	24	-14.3%
\$150,000 - \$199,999	2	-75.0%
\$200,000 - \$249,999	0	-100.0%
\$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

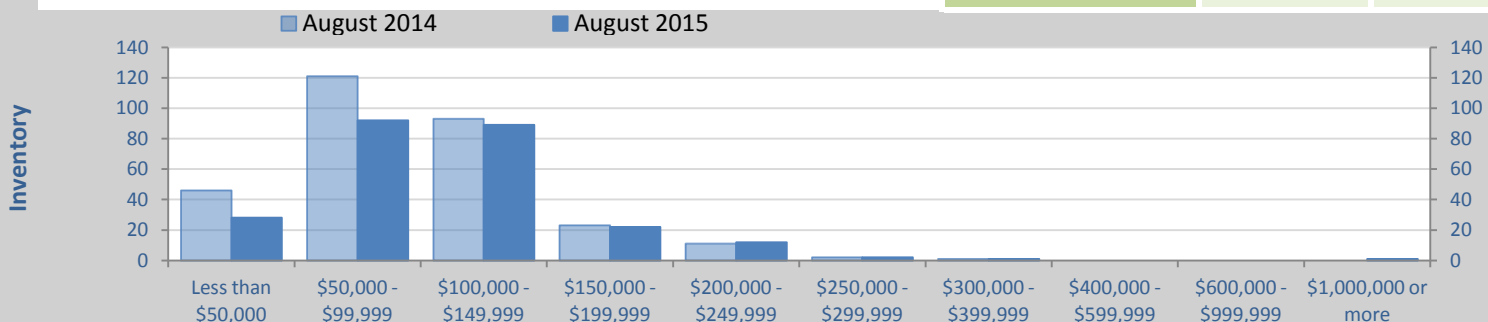


Inventory by Current Listing Price

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	28	-39.1%
\$50,000 - \$99,999	92	-24.0%
\$100,000 - \$149,999	89	-4.3%
\$150,000 - \$199,999	22	-4.3%
\$200,000 - \$249,999	12	9.1%
\$250,000 - \$299,999	2	0.0%
\$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	1	N/A



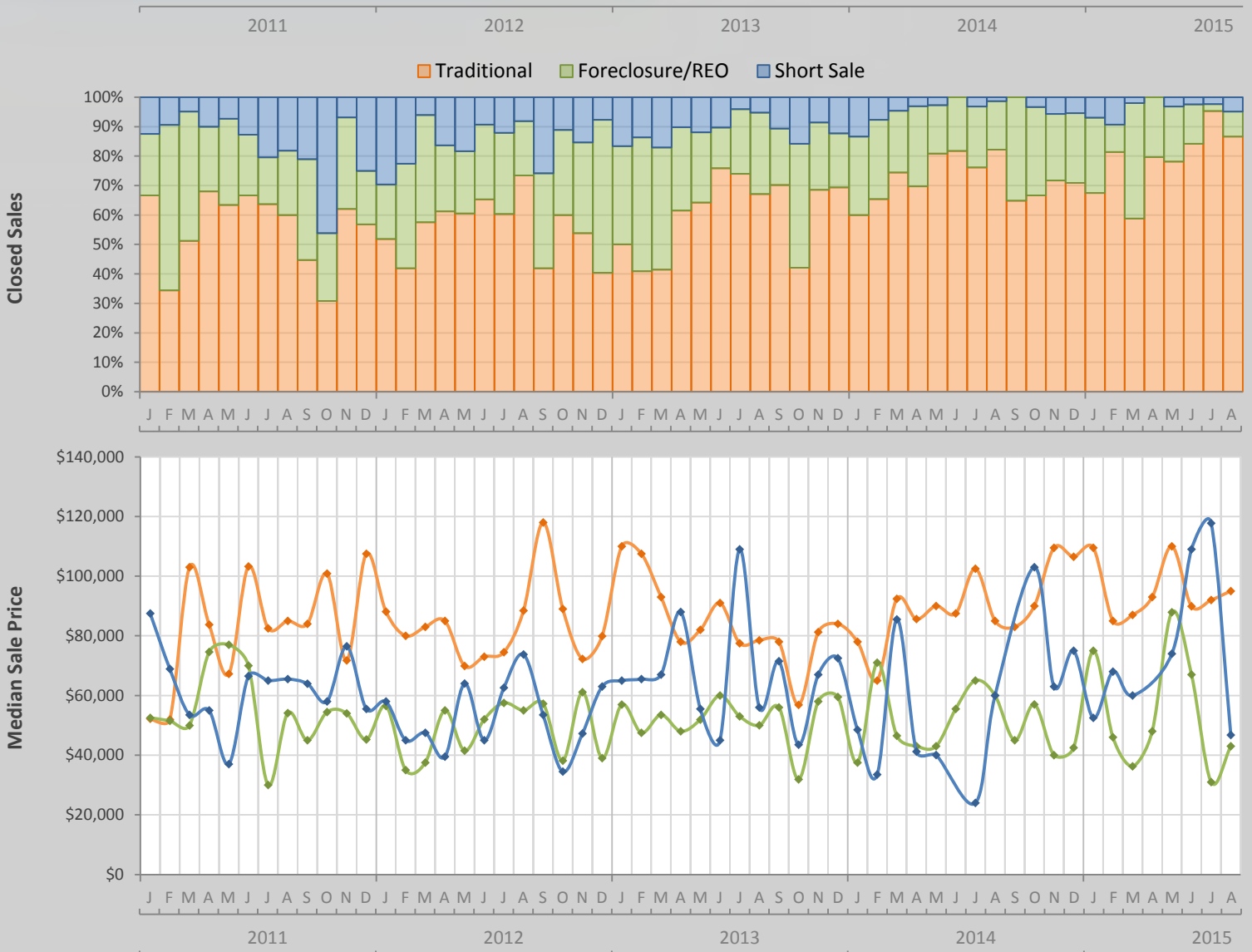
Monthly Distressed Market - August 2015

Townhouses and Condos

Alachua County



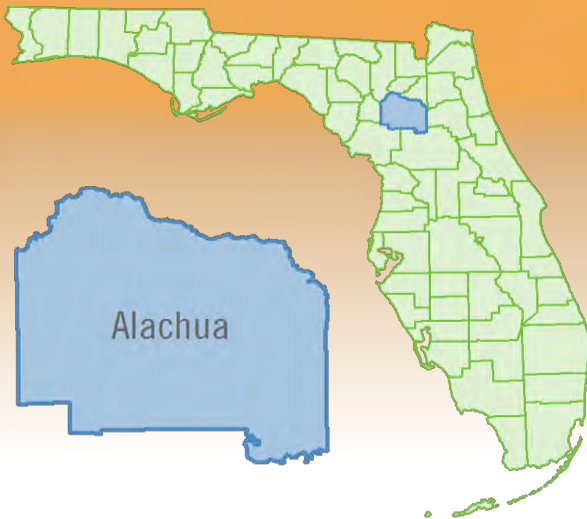
		August 2015	August 2014	Percent Change Year-over-Year
Traditional	Closed Sales	71	60	18.3%
	Median Sale Price	\$95,000	\$85,000	11.8%
Foreclosure/REO	Closed Sales	7	12	-41.7%
	Median Sale Price	\$43,000	\$60,000	-28.3%
Short Sale	Closed Sales	4	1	300.0%
	Median Sale Price	\$46,750	\$60,000	-22.1%



Monthly Market Detail - August 2015

Manufactured Homes

Alachua County



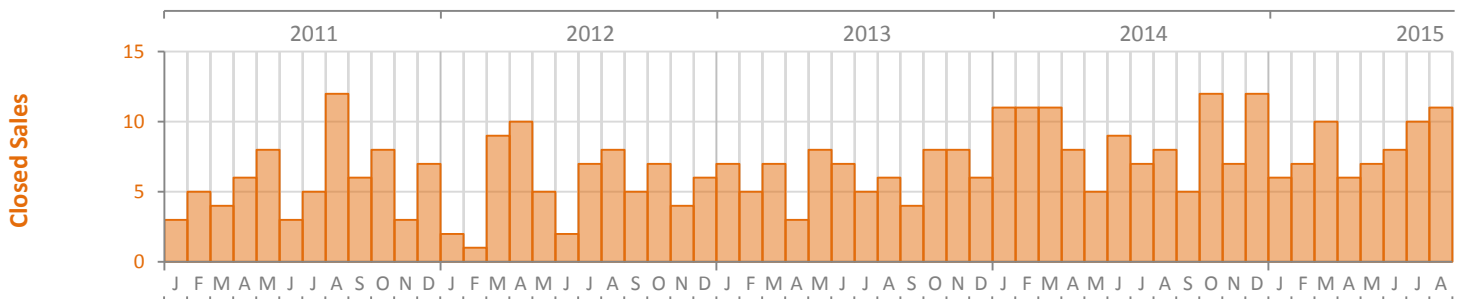
Summary Statistics	August 2015	August 2014	Percent Change Year-over-Year
Closed Sales	11	8	37.5%
Paid in Cash	8	6	33.3%
New Pending Sales	16	11	45.5%
New Listings	16	17	-5.9%
Median Sale Price	\$55,000	\$57,450	-4.3%
Average Sale Price	\$63,482	\$68,963	-7.9%
Median Days on Market	55	79	-30.4%
Average Percent of Original List Price Received	87.0%	89.0%	-2.2%
Pending Inventory	18	16	12.5%
Inventory (Active Listings)	74	72	2.8%
Months Supply of Inventory	8.8	9.0	-2.3%

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
August 2015	11	37.5%
July 2015	10	42.9%
June 2015	8	-11.1%
May 2015	7	40.0%
April 2015	6	-25.0%
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%

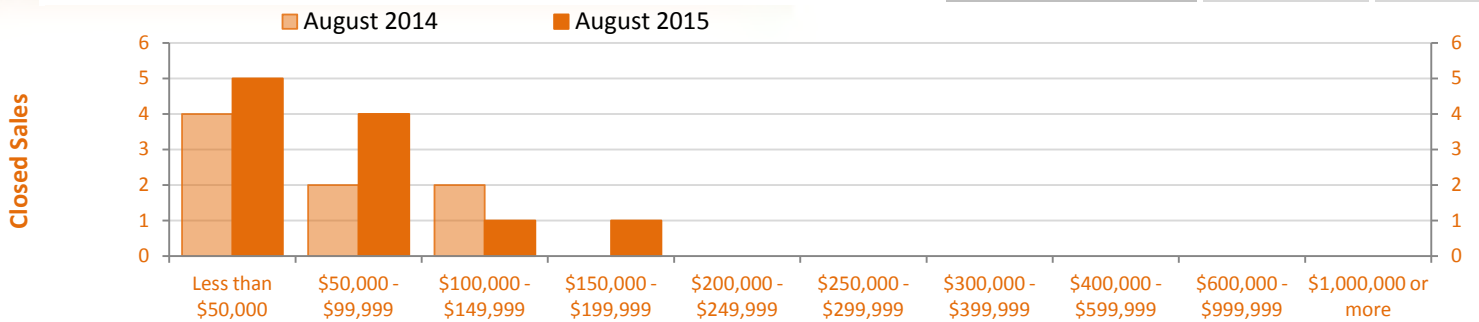


Closed Sales by Sale Price

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	5	25.0%
\$50,000 - \$99,999	4	100.0%
\$100,000 - \$149,999	1	-50.0%
\$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

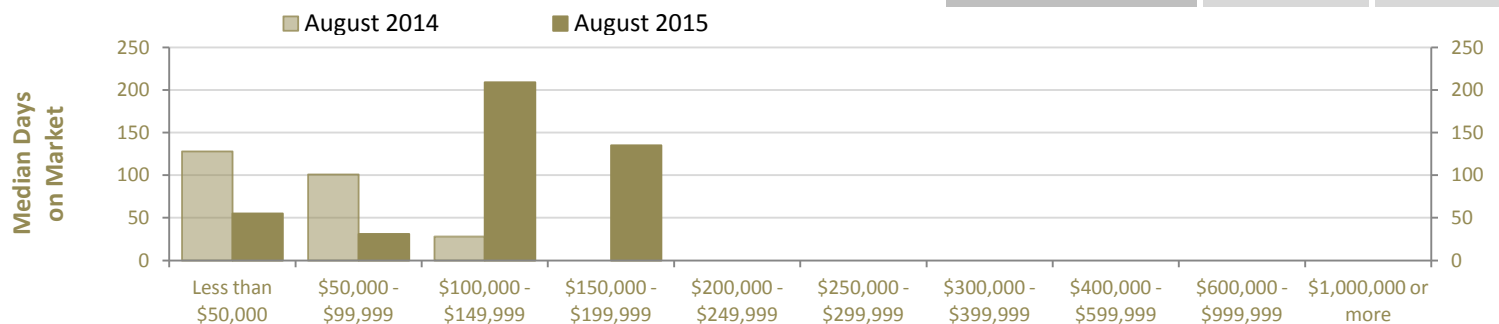


Median Days on Market by Sale Price

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	55	-57.0%
\$50,000 - \$99,999	31	-69.3%
\$100,000 - \$149,999	209	646.4%
\$150,000 - \$199,999	135	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

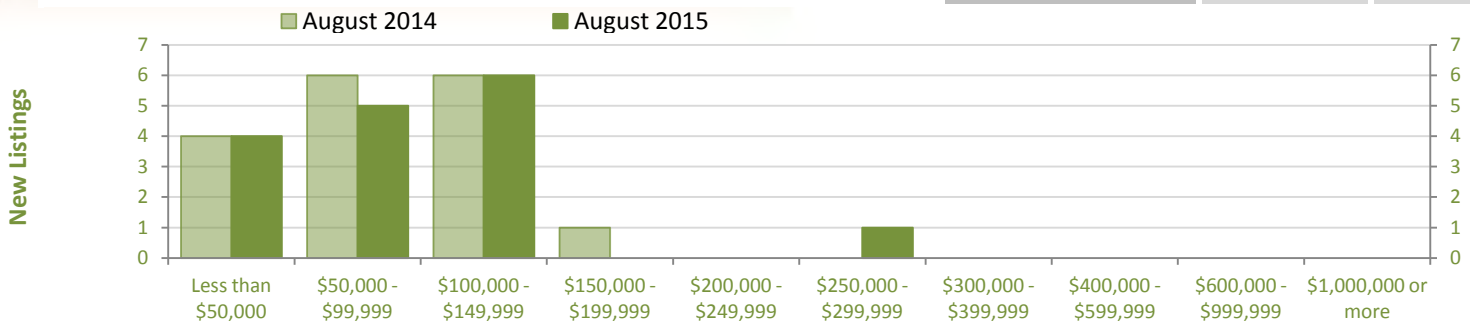


New Listings by Initial Listing Price

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	4	0.0%
\$50,000 - \$99,999	5	-16.7%
\$100,000 - \$149,999	6	0.0%
\$150,000 - \$199,999	0	-100.0%
\$200,000 - \$249,999	0	N/A
\$250,000 - \$299,999	1	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

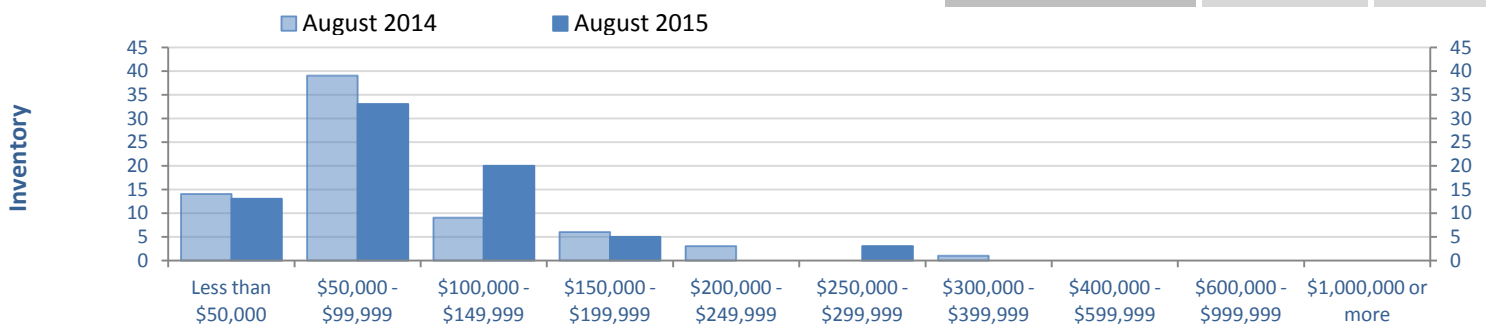


Inventory by Current Listing Price

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	13	-7.1%
\$50,000 - \$99,999	33	-15.4%
\$100,000 - \$149,999	20	122.2%
\$150,000 - \$199,999	5	-16.7%
\$200,000 - \$249,999	0	-100.0%
\$250,000 - \$299,999	3	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



Monthly Distressed Market - August 2015

Manufactured Homes

Alachua County



		August 2015	August 2014	Percent Change Year-over-Year
Traditional	Closed Sales	8	5	60.0%
	Median Sale Price	\$57,250	\$90,000	-36.4%
Foreclosure/REO	Closed Sales	3	3	0.0%
	Median Sale Price	\$29,400	\$44,900	-34.5%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

