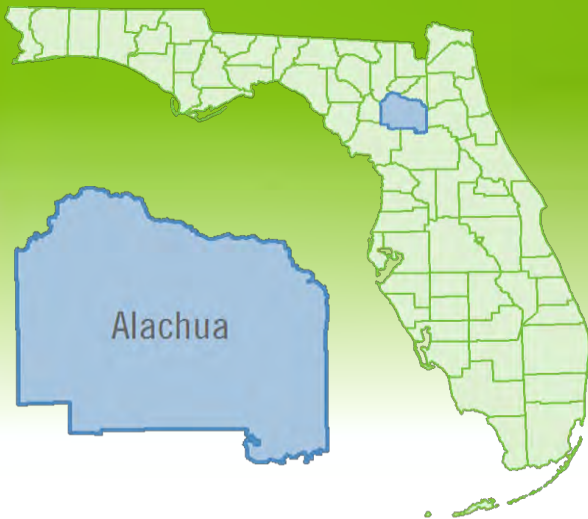


Monthly Market Detail - December 2015

Single Family Homes

Alachua County



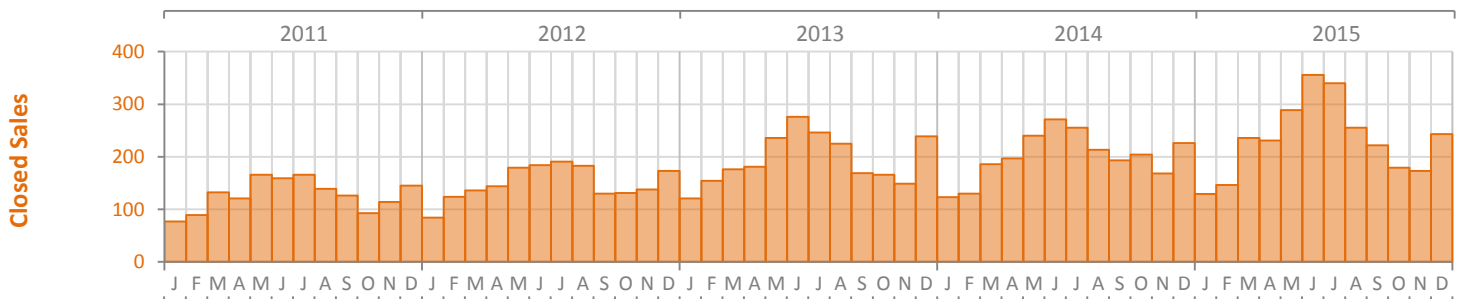
Summary Statistics	December 2015	December 2014	Percent Change Year-over-Year
Closed Sales	243	226	7.5%
Paid in Cash	59	63	-6.3%
New Pending Sales	184	198	-7.1%
New Listings	210	204	2.9%
Median Sale Price	\$173,000	\$179,900	-3.8%
Average Sale Price	\$222,189	\$199,579	11.3%
Median Days on Market	90	78	15.4%
Average Percent of Original List Price Received	93.1%	91.4%	1.9%
Pending Inventory	306	267	14.6%
Inventory (Active Listings)	1,024	1,089	-6.0%
Months Supply of Inventory	4.4	5.4	-19.2%

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
December 2015	243	7.5%
November 2015	173	3.0%
October 2015	179	-12.3%
September 2015	222	15.0%
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%

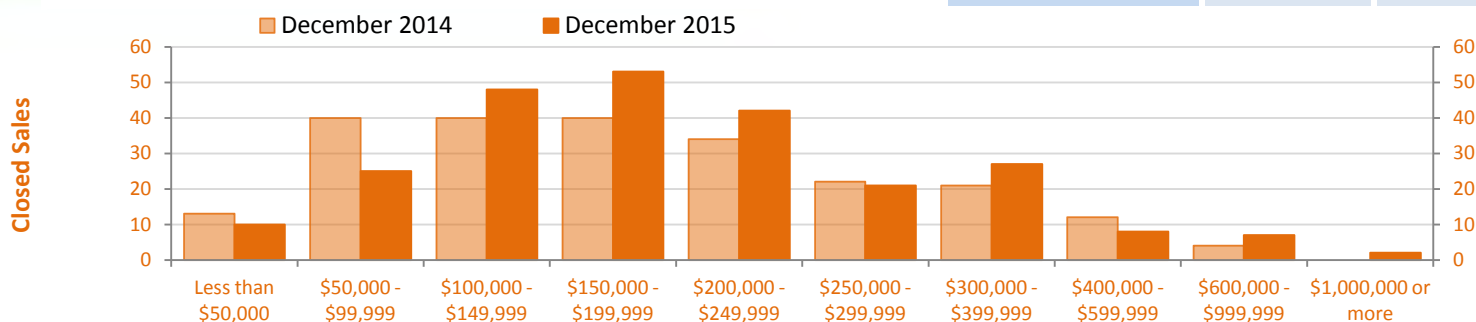


Closed Sales by Sale Price

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	10	-23.1%
\$50,000 - \$99,999	25	-37.5%
\$100,000 - \$149,999	48	20.0%
\$150,000 - \$199,999	53	32.5%
\$200,000 - \$249,999	42	23.5%
\$250,000 - \$299,999	21	-4.5%
\$300,000 - \$399,999	27	28.6%
\$400,000 - \$599,999	8	-33.3%
\$600,000 - \$999,999	7	75.0%
\$1,000,000 or more	2	N/A

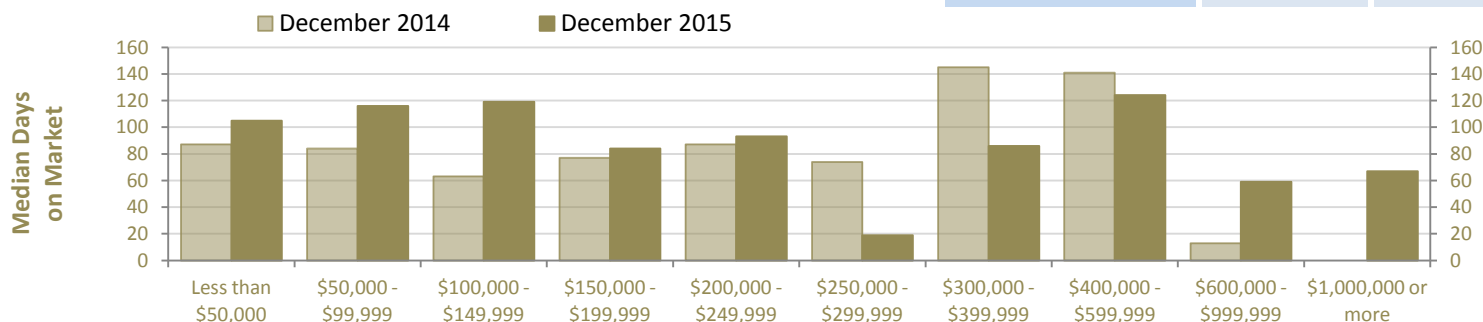


Median Days on Market by Sale Price

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	105	20.7%
\$50,000 - \$99,999	116	38.1%
\$100,000 - \$149,999	119	88.9%
\$150,000 - \$199,999	84	9.1%
\$200,000 - \$249,999	93	6.9%
\$250,000 - \$299,999	19	-74.3%
\$300,000 - \$399,999	86	-40.7%
\$400,000 - \$599,999	124	-12.1%
\$600,000 - \$999,999	59	353.8%
\$1,000,000 or more	67	N/A

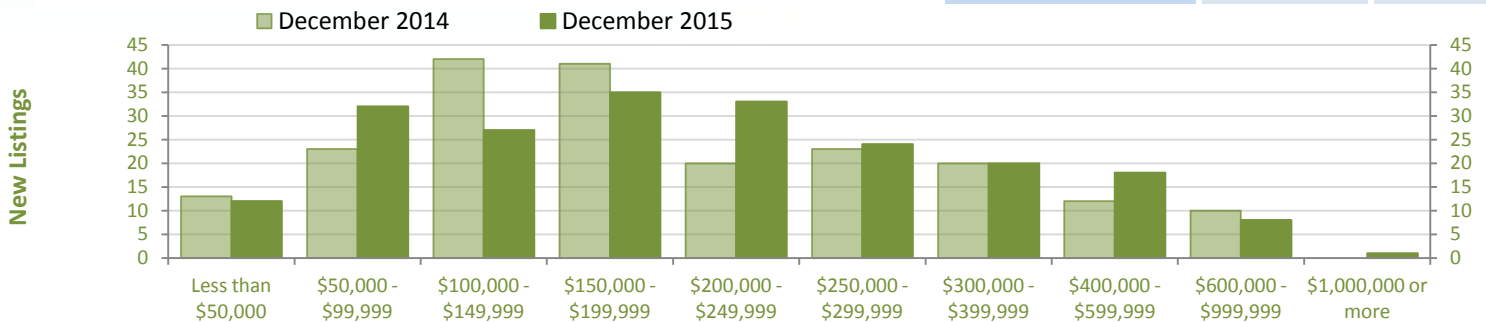


New Listings by Initial Listing Price

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	12	-7.7%
\$50,000 - \$99,999	32	39.1%
\$100,000 - \$149,999	27	-35.7%
\$150,000 - \$199,999	35	-14.6%
\$200,000 - \$249,999	33	65.0%
\$250,000 - \$299,999	24	4.3%
\$300,000 - \$399,999	20	0.0%
\$400,000 - \$599,999	18	50.0%
\$600,000 - \$999,999	8	-20.0%
\$1,000,000 or more	1	N/A

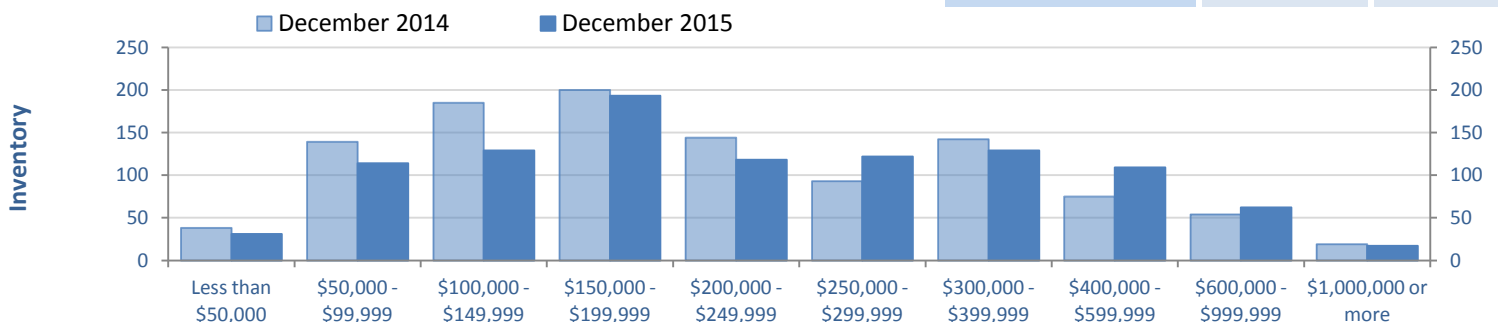


Inventory by Current Listing Price

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	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%



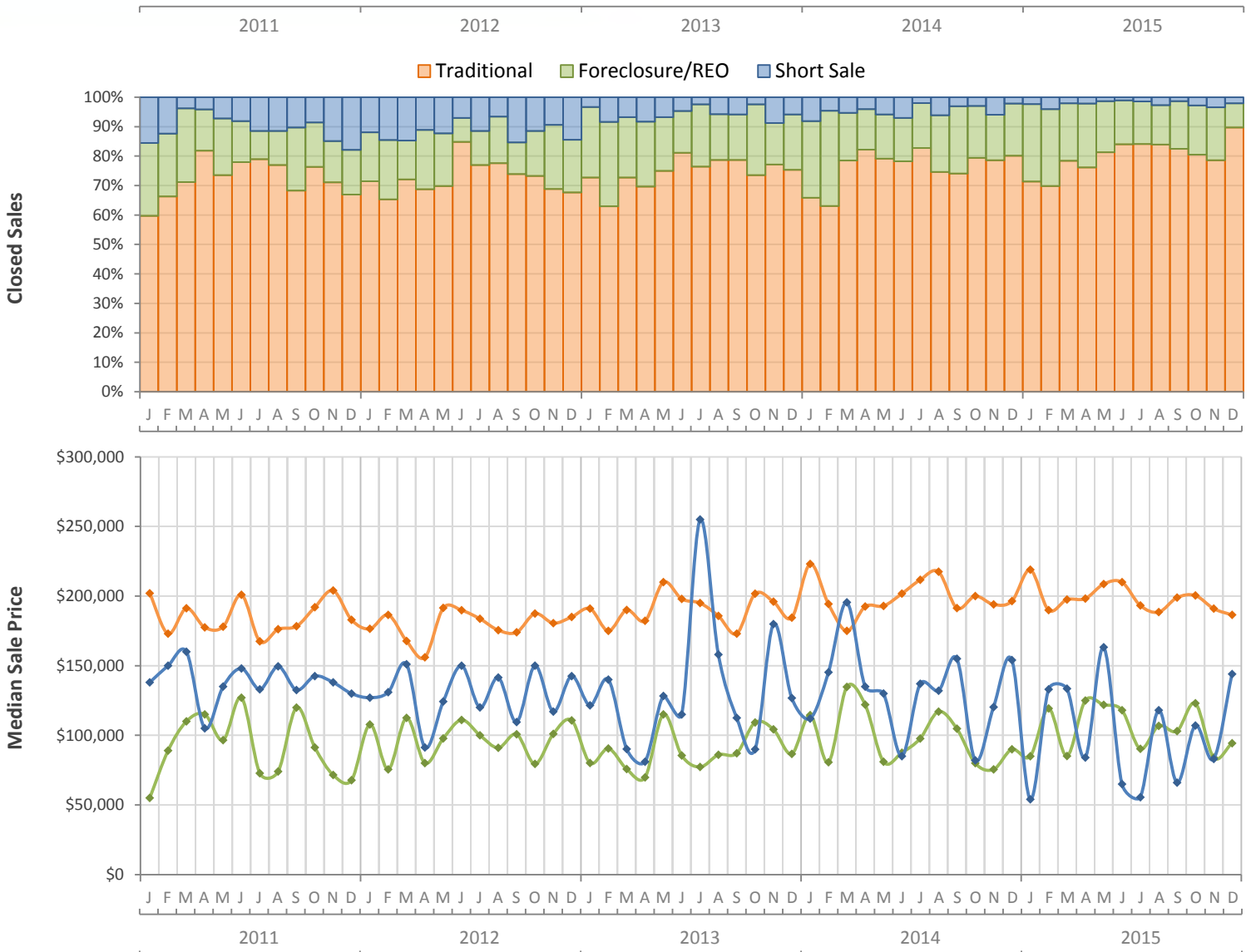
Monthly Distressed Market - December 2015

Single Family Homes

Alachua County



		December 2015	December 2014	Percent Change Year-over-Year
Traditional	Closed Sales	218	181	20.4%
	Median Sale Price	\$186,500	\$196,400	-5.0%
Foreclosure/REO	Closed Sales	20	40	-50.0%
	Median Sale Price	\$94,301	\$89,950	4.8%
Short Sale	Closed Sales	5	5	0.0%
	Median Sale Price	\$144,000	\$154,000	-6.5%



Monthly Market Detail - December 2015

Townhouses and Condos

Alachua County



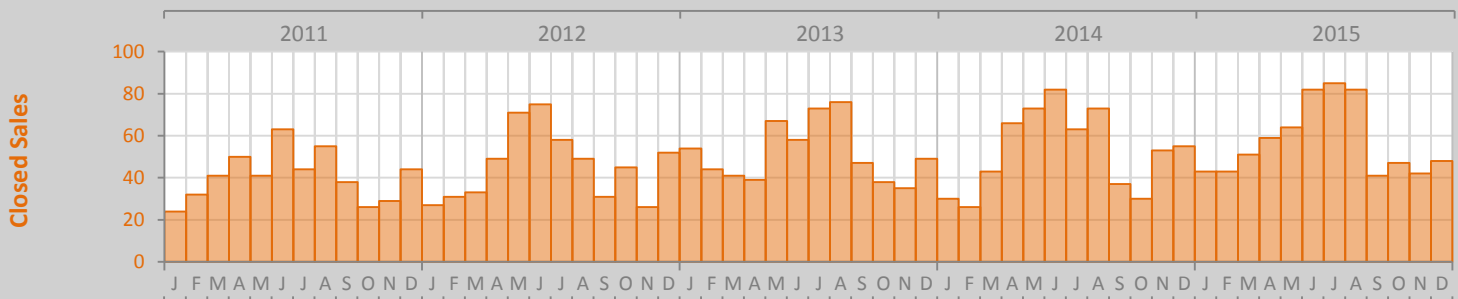
Summary Statistics	December 2015	December 2014	Percent Change Year-over-Year
Closed Sales	48	55	-12.7%
Paid in Cash	32	35	-8.6%
New Pending Sales	42	37	13.5%
New Listings	35	51	-31.4%
Median Sale Price	\$87,250	\$86,000	1.5%
Average Sale Price	\$102,739	\$103,134	-0.4%
Median Days on Market	67	73	-8.2%
Average Percent of Original List Price Received	92.1%	90.4%	1.9%
Pending Inventory	62	56	10.7%
Inventory (Active Listings)	227	287	-20.9%
Months Supply of Inventory	4.0	5.5	-27.4%

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
December 2015	48	-12.7%
November 2015	42	-20.8%
October 2015	47	56.7%
September 2015	41	10.8%
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%

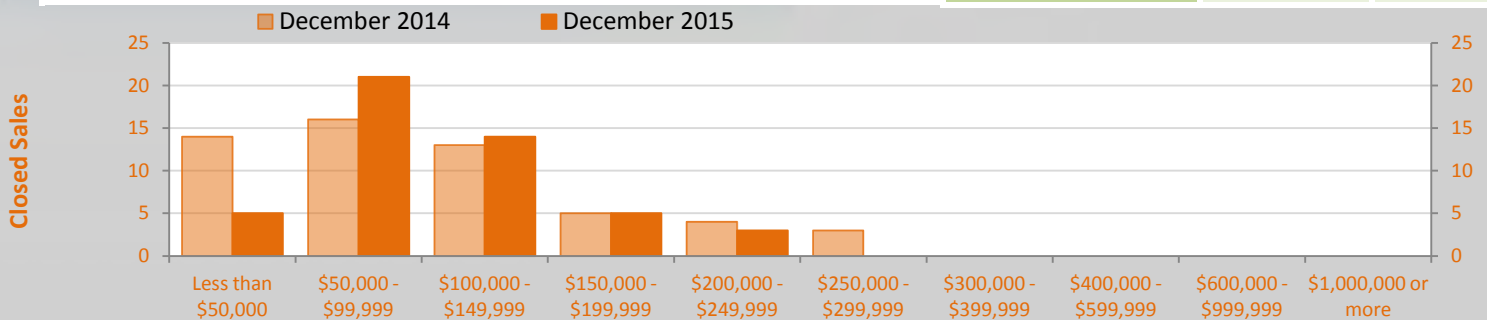


Closed Sales by Sale Price

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	-64.3%
\$50,000 - \$99,999	21	31.3%
\$100,000 - \$149,999	14	7.7%
\$150,000 - \$199,999	5	0.0%
\$200,000 - \$249,999	3	-25.0%
\$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

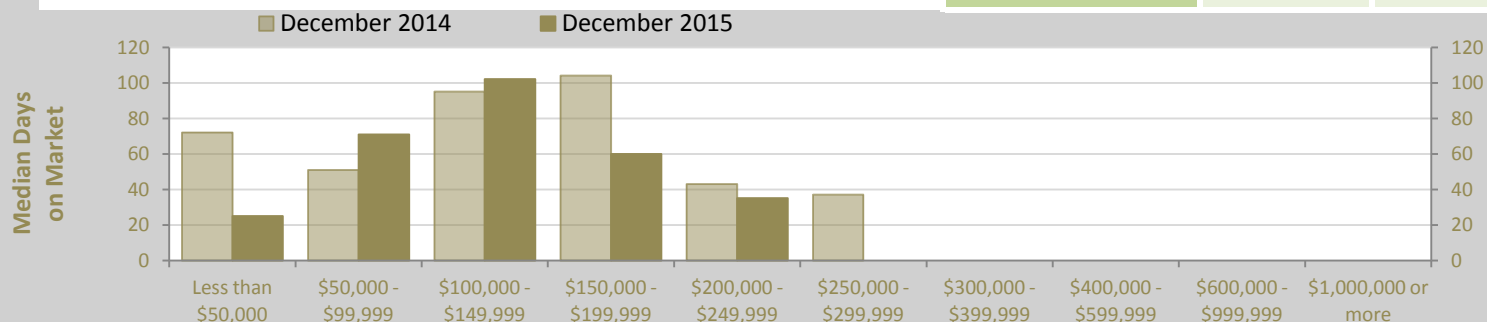


Median Days on Market by Sale Price

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	25	-65.3%
\$50,000 - \$99,999	71	39.2%
\$100,000 - \$149,999	102	7.4%
\$150,000 - \$199,999	60	-42.3%
\$200,000 - \$249,999	35	-18.6%
\$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

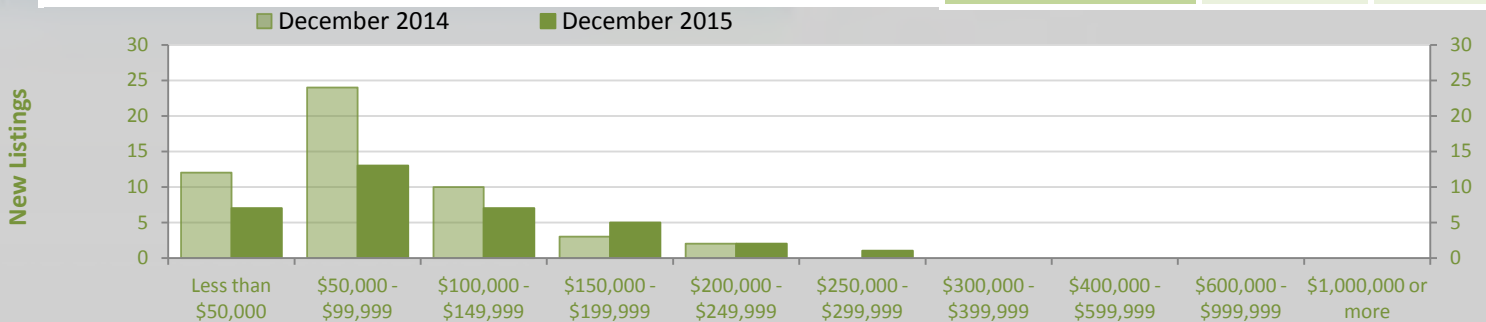


New Listings by Initial Listing Price

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	7	-41.7%
\$50,000 - \$99,999	13	-45.8%
\$100,000 - \$149,999	7	-30.0%
\$150,000 - \$199,999	5	66.7%
\$200,000 - \$249,999	2	0.0%
\$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

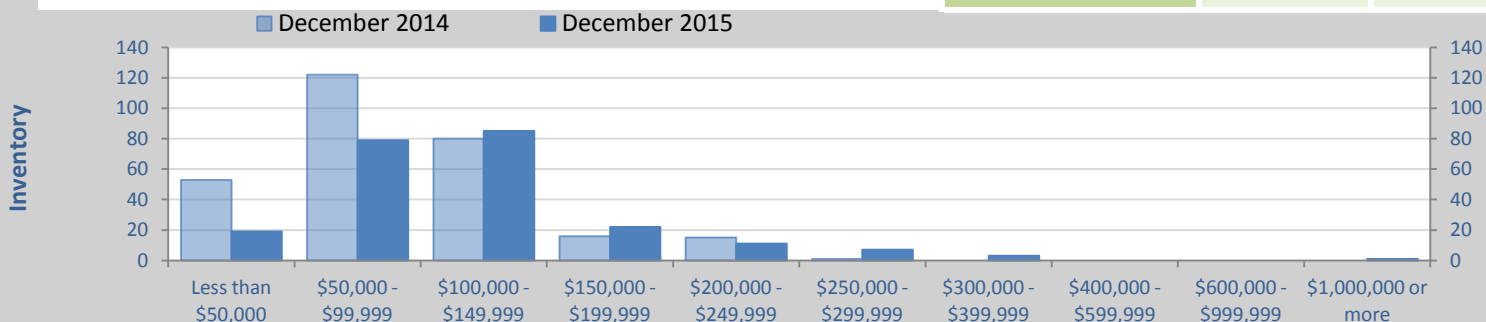


Inventory by Current Listing Price

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	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



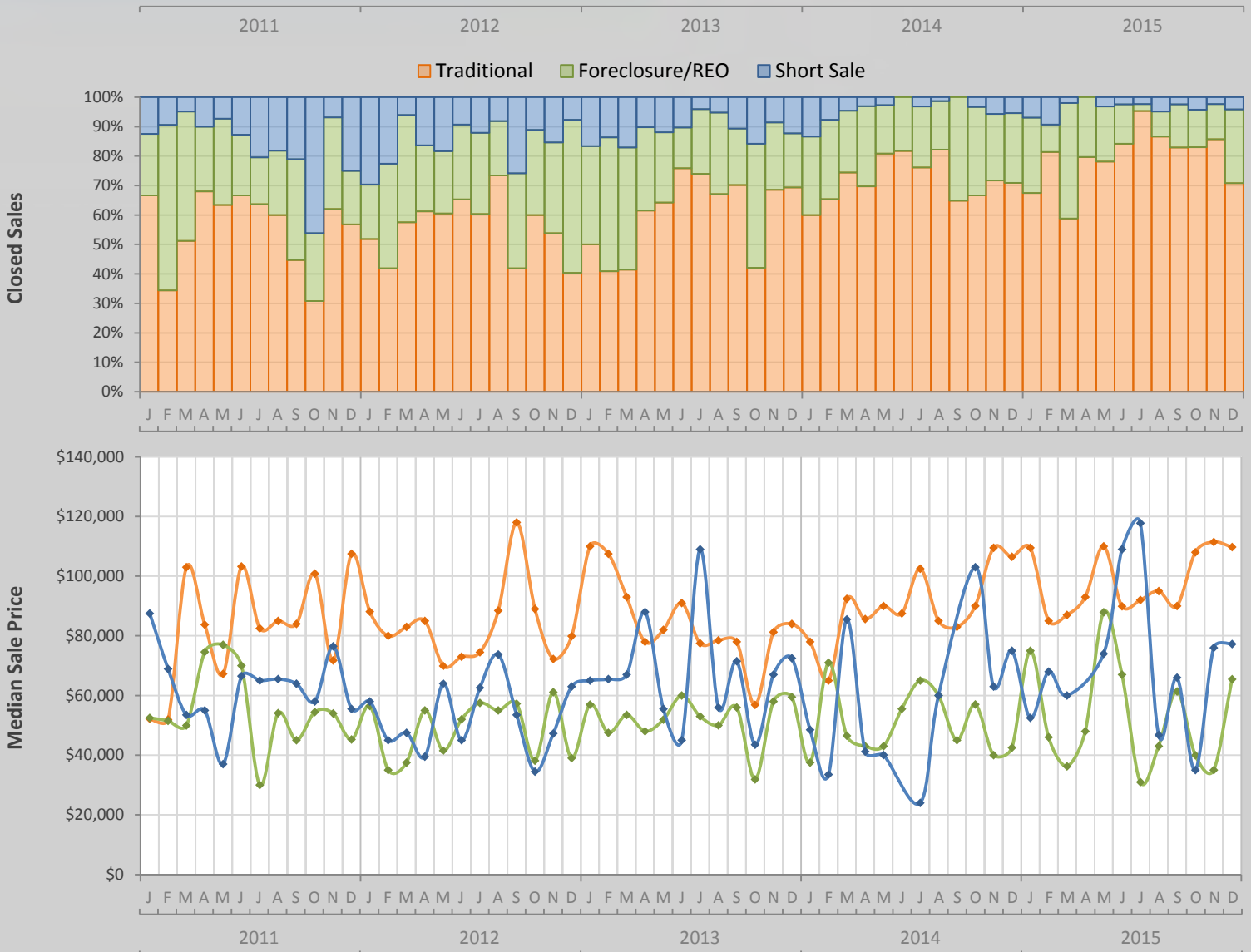
Monthly Distressed Market - December 2015

Townhouses and Condos

Alachua County



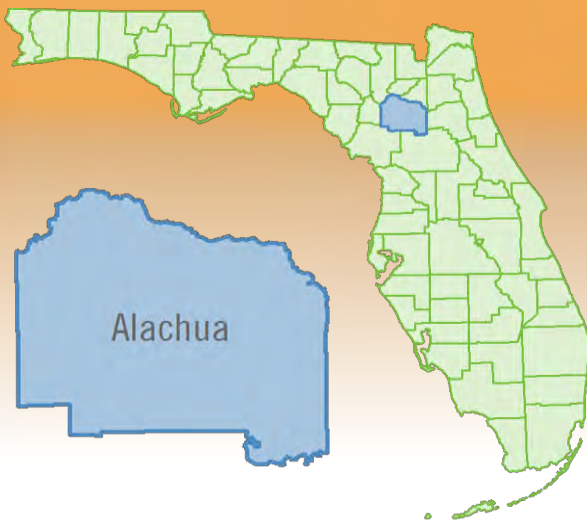
		December 2015	December 2014	Percent Change Year-over-Year
Traditional	Closed Sales	34	39	-12.8%
	Median Sale Price	\$109,750	\$106,500	3.1%
Foreclosure/REO	Closed Sales	12	13	-7.7%
	Median Sale Price	\$65,450	\$42,500	54.0%
Short Sale	Closed Sales	2	3	-33.3%
	Median Sale Price	\$77,250	\$75,000	3.0%



Monthly Market Detail - December 2015

Manufactured Homes

Alachua County



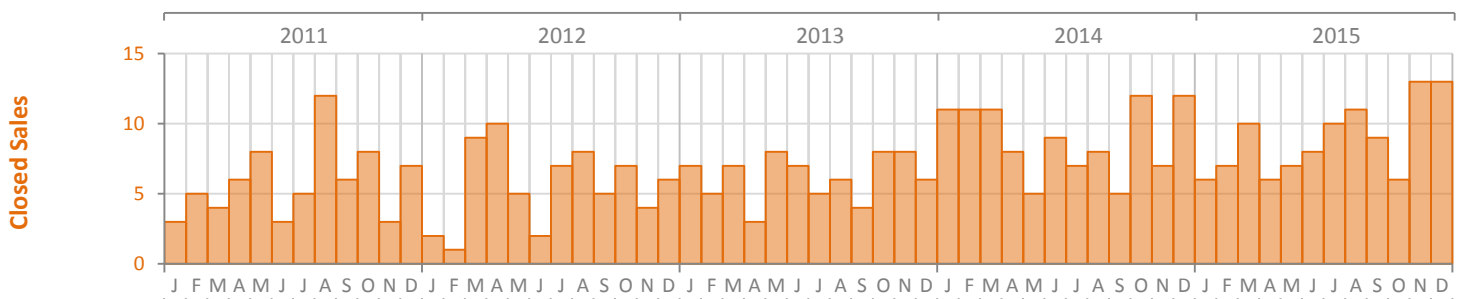
Summary Statistics	December 2015	December 2014	Percent Change Year-over-Year
Closed Sales	13	12	8.3%
Paid in Cash	9	9	0.0%
New Pending Sales	9	11	-18.2%
New Listings	21	14	50.0%
Median Sale Price	\$57,800	\$53,250	8.5%
Average Sale Price	\$57,282	\$53,438	7.2%
Median Days on Market	84	121	-30.6%
Average Percent of Original List Price Received	86.2%	89.4%	-3.6%
Pending Inventory	11	12	-8.3%
Inventory (Active Listings)	77	71	8.5%
Months Supply of Inventory	8.7	8.0	8.5%

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
December 2015	13	8.3%
November 2015	13	85.7%
October 2015	6	-50.0%
September 2015	9	80.0%
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%

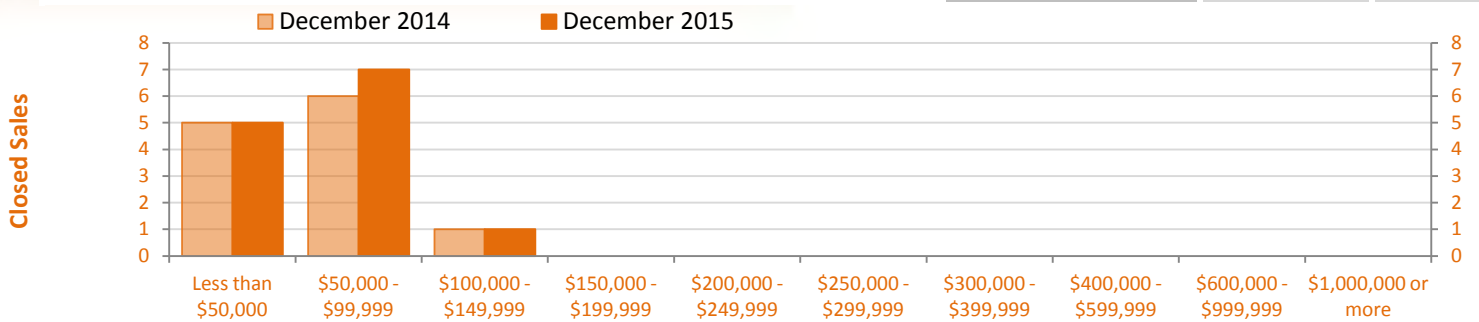


Closed Sales by Sale Price

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	0.0%
\$50,000 - \$99,999	7	16.7%
\$100,000 - \$149,999	1	0.0%
\$150,000 - \$199,999	0	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

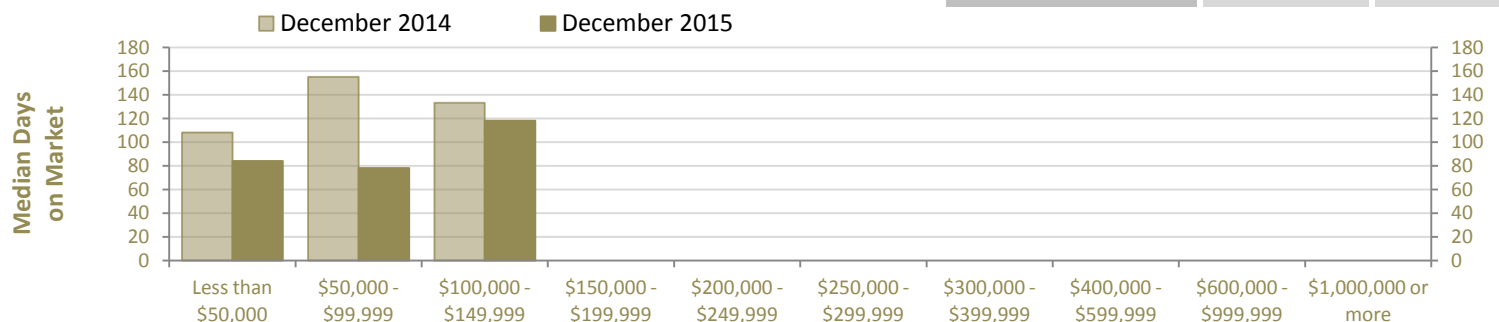


Median Days on Market by Sale Price

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	84	-22.2%
\$50,000 - \$99,999	78	-49.7%
\$100,000 - \$149,999	118	-11.3%
\$150,000 - \$199,999	(No Sales)	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

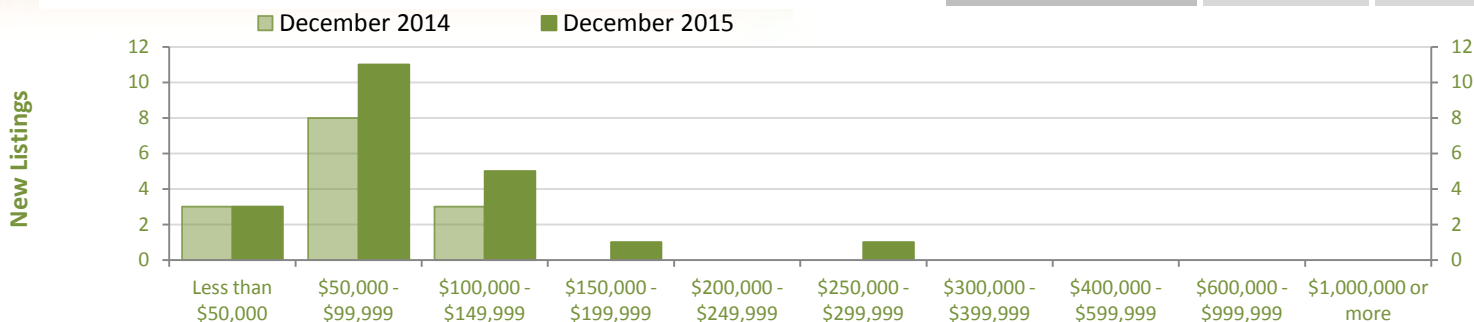


New Listings by Initial Listing Price

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	3	0.0%
\$50,000 - \$99,999	11	37.5%
\$100,000 - \$149,999	5	66.7%
\$150,000 - \$199,999	1	N/A
\$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

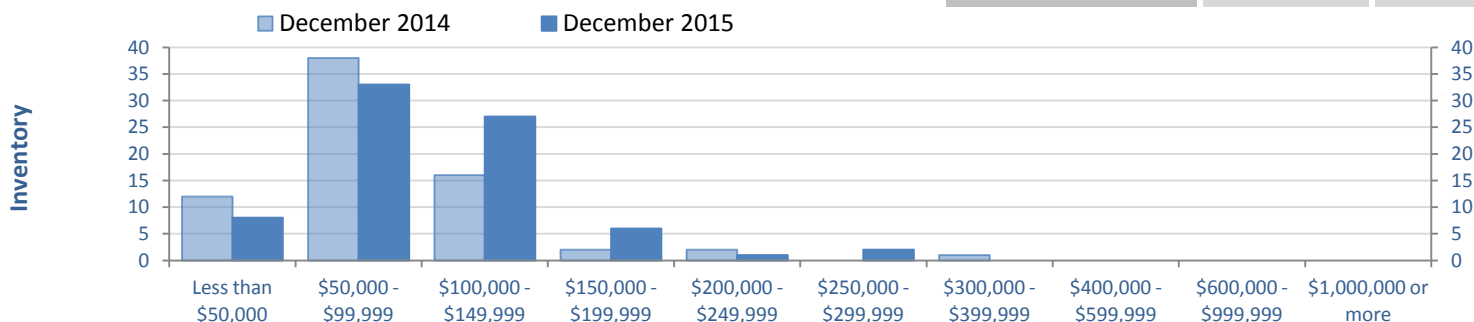


Inventory by Current Listing Price

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.

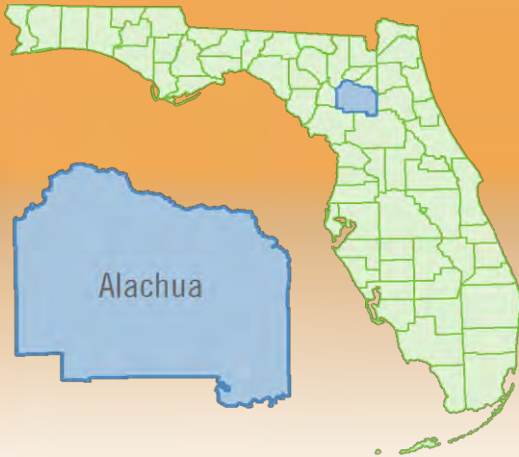
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	8	-33.3%
\$50,000 - \$99,999	33	-13.2%
\$100,000 - \$149,999	27	68.8%
\$150,000 - \$199,999	6	200.0%
\$200,000 - \$249,999	1	-50.0%
\$250,000 - \$299,999	2	N/A
\$300,000 - \$399,999	0	-100.0%
\$400,000 - \$599,999	0	N/A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



Monthly Distressed Market - December 2015

Manufactured Homes

Alachua County



		December 2015	December 2014	Percent Change Year-over-Year
Traditional	Closed Sales	7	9	-22.2%
	Median Sale Price	\$62,500	\$55,000	13.6%
Foreclosure/REO	Closed Sales	5	3	66.7%
	Median Sale Price	\$29,900	\$17,000	75.9%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$30,000	(No Sales)	N/A

