

Monthly Market Detail - February 2015

Single Family Homes

Alachua County



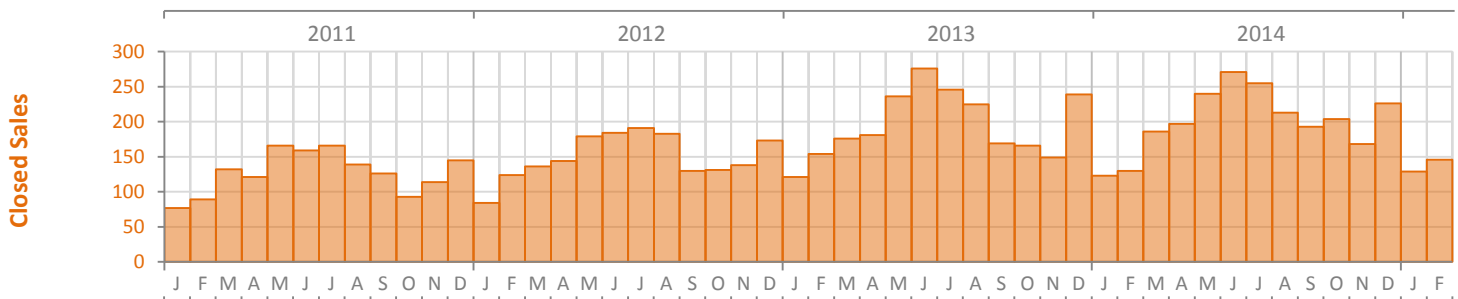
Summary Statistics	February 2015	February 2014	Percent Change Year-over-Year
Closed Sales	146	130	12.3%
Paid in Cash	47	47	0.0%
New Pending Sales	265	235	12.8%
New Listings	371	323	14.9%
Median Sale Price	\$166,100	\$159,900	3.9%
Average Sale Price	\$191,337	\$179,933	6.3%
Median Days on Market	120	96	25.0%
Average Percent of Original List Price Received	91.6%	90.7%	1.0%
Pending Inventory	411	406	1.2%
Inventory (Active Listings)	1,198	1,203	-0.4%
Months Supply of Inventory	5.9	6.2	-5.0%

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
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%
March 2014	186	5.7%
February 2014	130	-15.6%

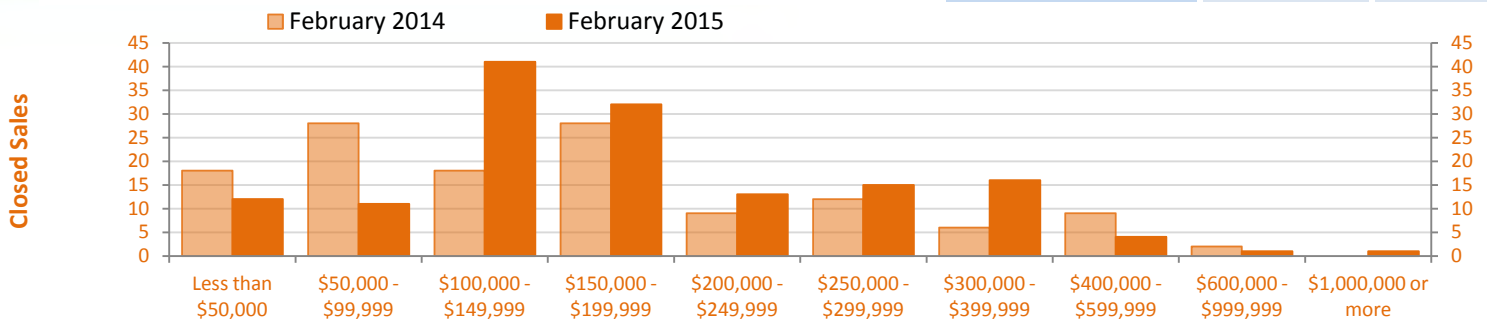


Closed Sales by Sale Price

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	-33.3%
\$50,000 - \$99,999	11	-60.7%
\$100,000 - \$149,999	41	127.8%
\$150,000 - \$199,999	32	14.3%
\$200,000 - \$249,999	13	44.4%
\$250,000 - \$299,999	15	25.0%
\$300,000 - \$399,999	16	166.7%
\$400,000 - \$599,999	4	-55.6%
\$600,000 - \$999,999	1	-50.0%
\$1,000,000 or more	1	N/A

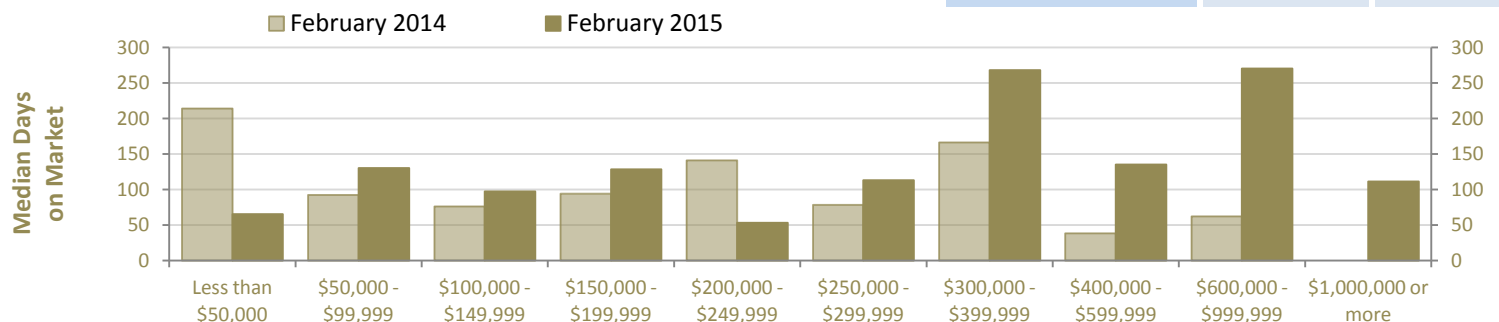


Median Days on Market by Sale Price

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	65	-69.6%
\$50,000 - \$99,999	130	41.3%
\$100,000 - \$149,999	97	27.6%
\$150,000 - \$199,999	128	36.2%
\$200,000 - \$249,999	53	-62.4%
\$250,000 - \$299,999	113	44.9%
\$300,000 - \$399,999	268	61.4%
\$400,000 - \$599,999	135	255.3%
\$600,000 - \$999,999	270	335.5%
\$1,000,000 or more	111	N/A

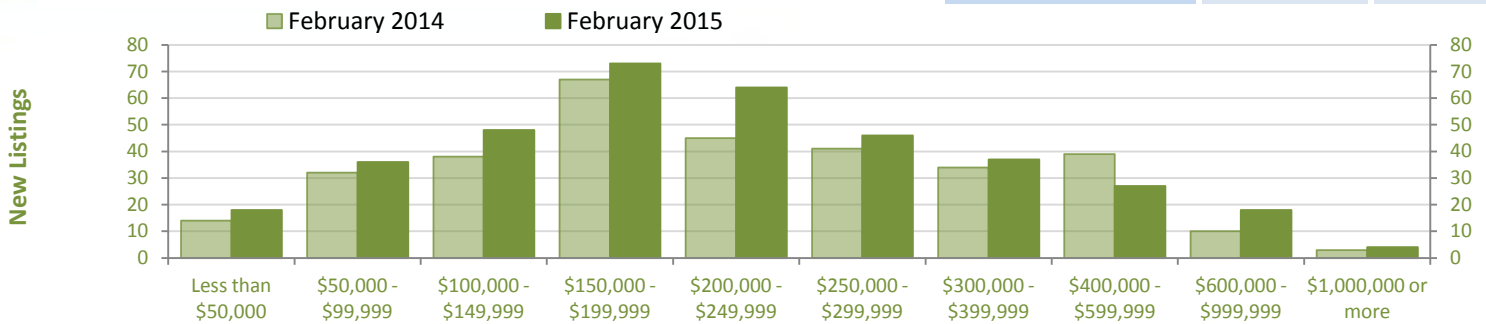


New Listings by Initial Listing Price

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	18	28.6%
\$50,000 - \$99,999	36	12.5%
\$100,000 - \$149,999	48	26.3%
\$150,000 - \$199,999	73	9.0%
\$200,000 - \$249,999	64	42.2%
\$250,000 - \$299,999	46	12.2%
\$300,000 - \$399,999	37	8.8%
\$400,000 - \$599,999	27	-30.8%
\$600,000 - \$999,999	18	80.0%
\$1,000,000 or more	4	33.3%

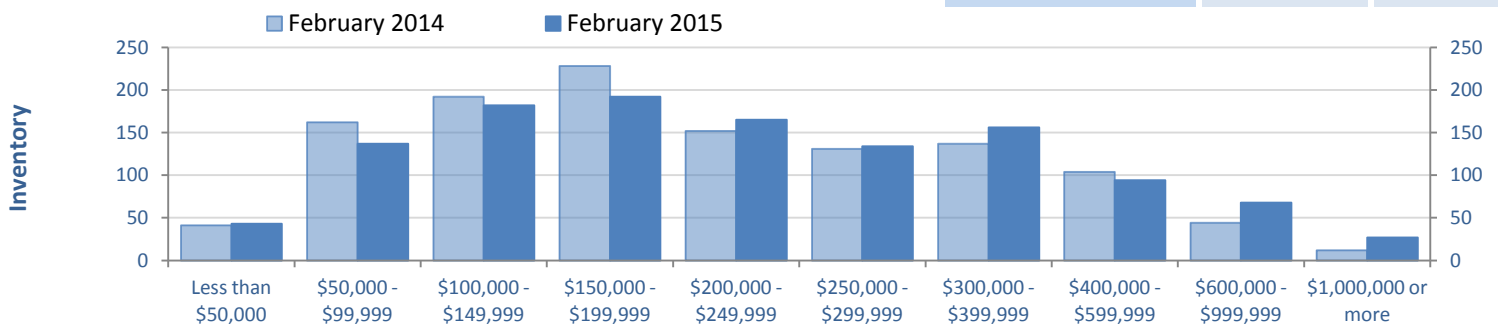


Inventory by Current Listing Price

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	43	4.9%
\$50,000 - \$99,999	137	-15.4%
\$100,000 - \$149,999	182	-5.2%
\$150,000 - \$199,999	192	-15.8%
\$200,000 - \$249,999	165	8.6%
\$250,000 - \$299,999	134	2.3%
\$300,000 - \$399,999	156	13.9%
\$400,000 - \$599,999	94	-9.6%
\$600,000 - \$999,999	68	54.5%
\$1,000,000 or more	27	125.0%



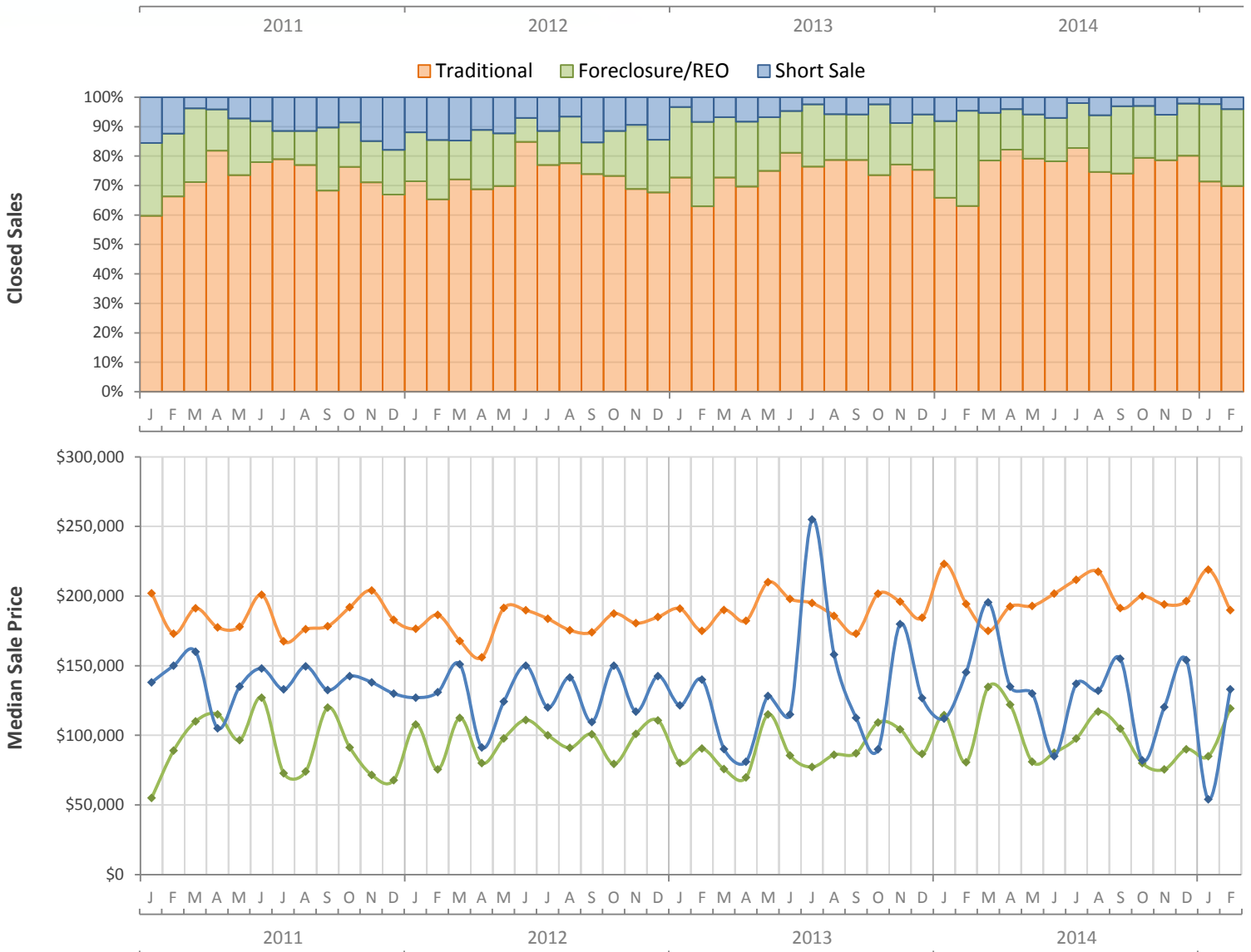
Monthly Distressed Market - February 2015

Single Family Homes

Alachua County



		February 2015	February 2014	Percent Change Year-over-Year
Traditional	Closed Sales	102	82	24.4%
	Median Sale Price	\$189,900	\$194,321	-2.3%
Foreclosure/REO	Closed Sales	38	42	-9.5%
	Median Sale Price	\$119,276	\$80,650	47.9%
Short Sale	Closed Sales	6	6	0.0%
	Median Sale Price	\$133,000	\$145,250	-8.4%



Monthly Market Detail - February 2015

Townhouses and Condos

Alachua County



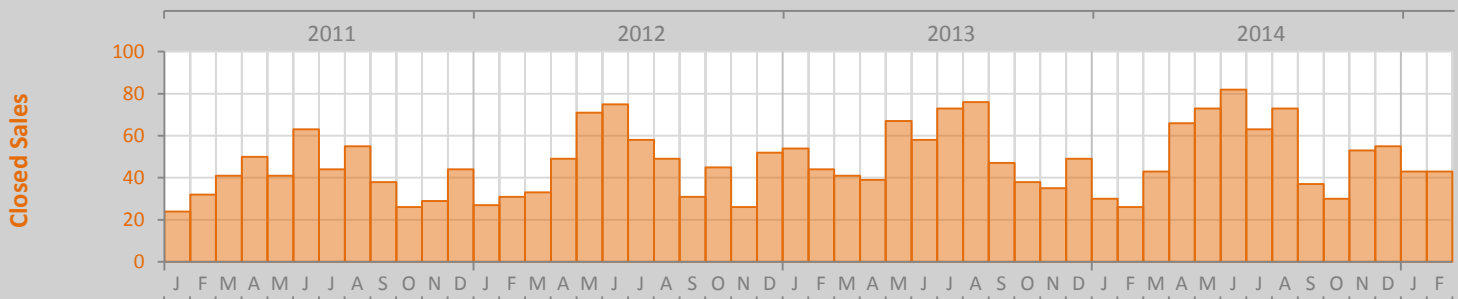
Summary Statistics	February 2015	February 2014	Percent Change Year-over-Year
Closed Sales	43	26	65.4%
Paid in Cash	29	22	31.8%
New Pending Sales	64	65	-1.5%
New Listings	101	91	11.0%
Median Sale Price	\$71,000	\$62,498	13.6%
Average Sale Price	\$81,115	\$70,920	14.4%
Median Days on Market	97	53	83.0%
Average Percent of Original List Price Received	88.5%	93.0%	-4.8%
Pending Inventory	81	92	-12.0%
Inventory (Active Listings)	310	276	12.3%
Months Supply of Inventory	5.6	5.7	-1.6%

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
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%
March 2014	43	4.9%
February 2014	26	-40.9%



Monthly Market Detail - February 2015

Townhouses and Condos

Alachua County

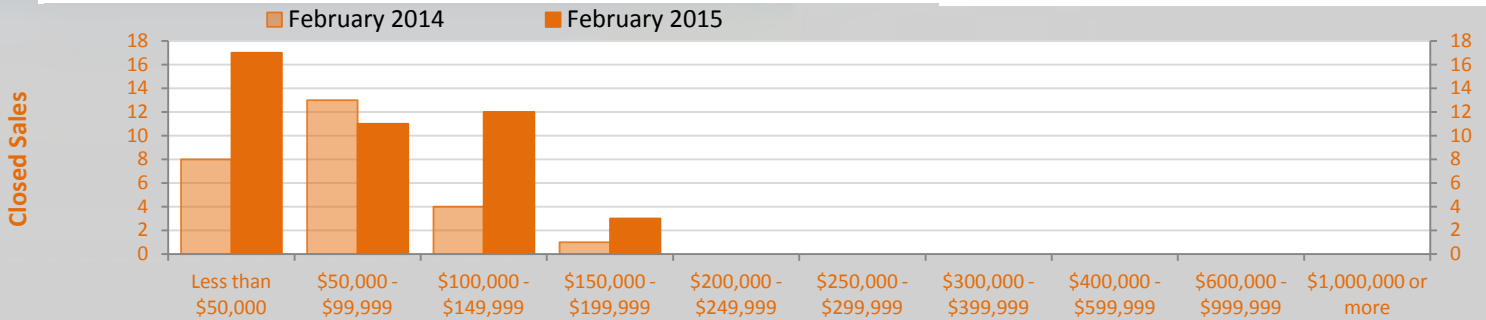


Closed Sales by Sale Price

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	17	112.5%
\$50,000 - \$99,999	11	-15.4%
\$100,000 - \$149,999	12	200.0%
\$150,000 - \$199,999	3	200.0%
\$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

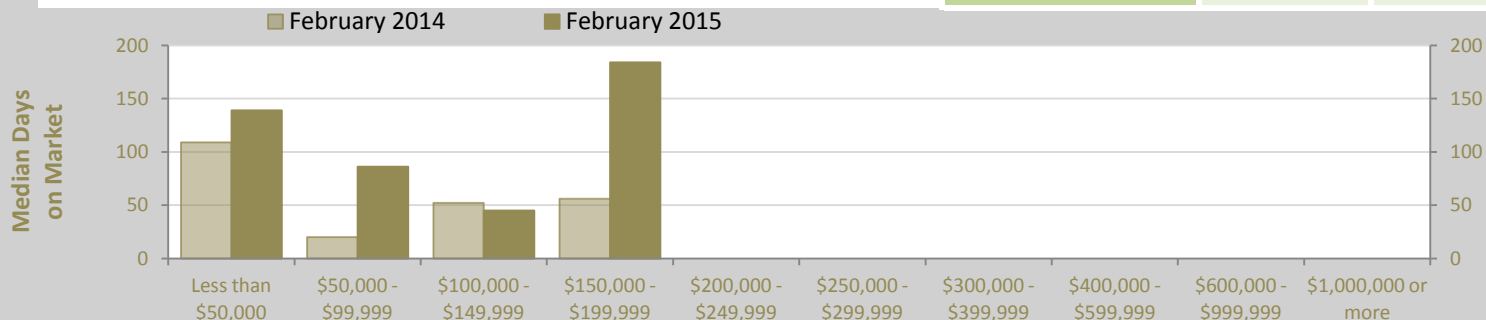


Median Days on Market by Sale Price

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	139	27.5%
\$50,000 - \$99,999	86	330.0%
\$100,000 - \$149,999	45	-13.5%
\$150,000 - \$199,999	184	228.6%
\$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



Monthly Market Detail - February 2015

Townhouses and Condos

Alachua County

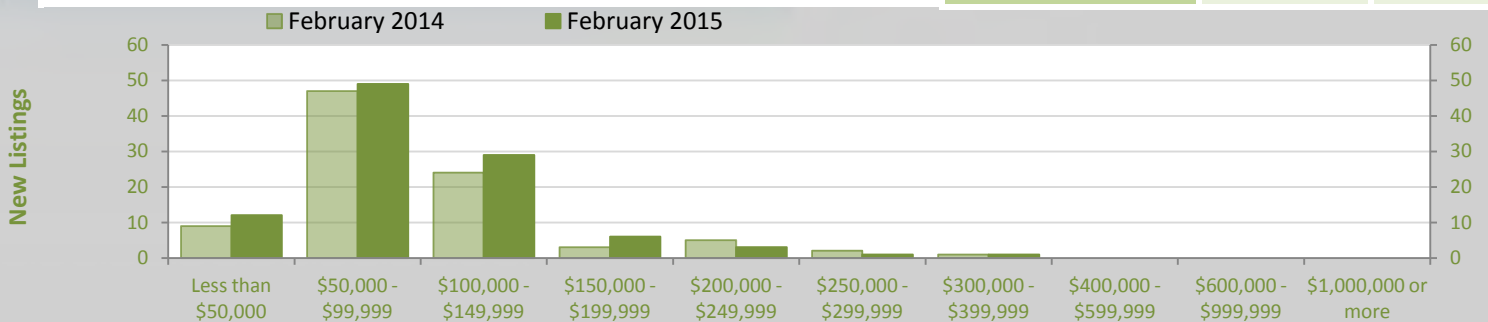


New Listings by Initial Listing Price

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	12	33.3%
\$50,000 - \$99,999	49	4.3%
\$100,000 - \$149,999	29	20.8%
\$150,000 - \$199,999	6	100.0%
\$200,000 - \$249,999	3	-40.0%
\$250,000 - \$299,999	1	-50.0%
\$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	N/A

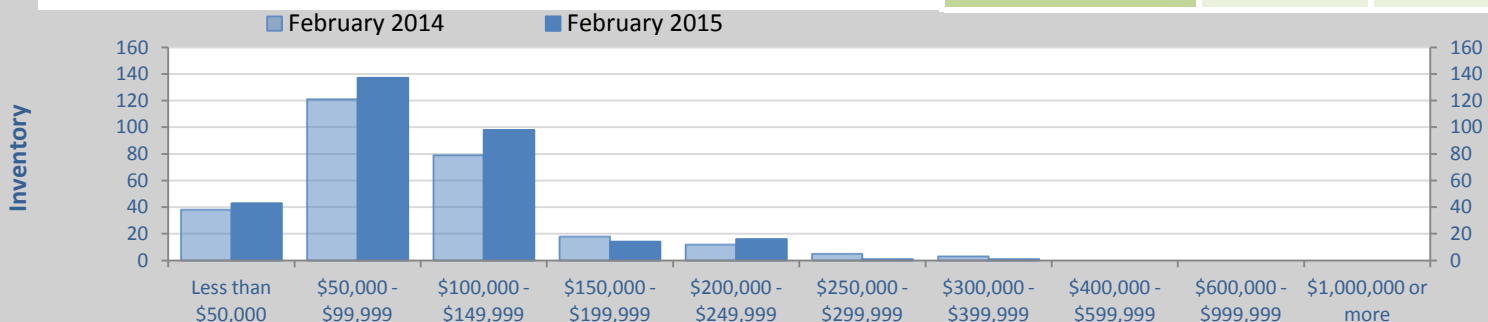


Inventory by Current Listing Price

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	43	13.2%
\$50,000 - \$99,999	137	13.2%
\$100,000 - \$149,999	98	24.1%
\$150,000 - \$199,999	14	-22.2%
\$200,000 - \$249,999	16	33.3%
\$250,000 - \$299,999	1	-80.0%
\$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	0	N/A



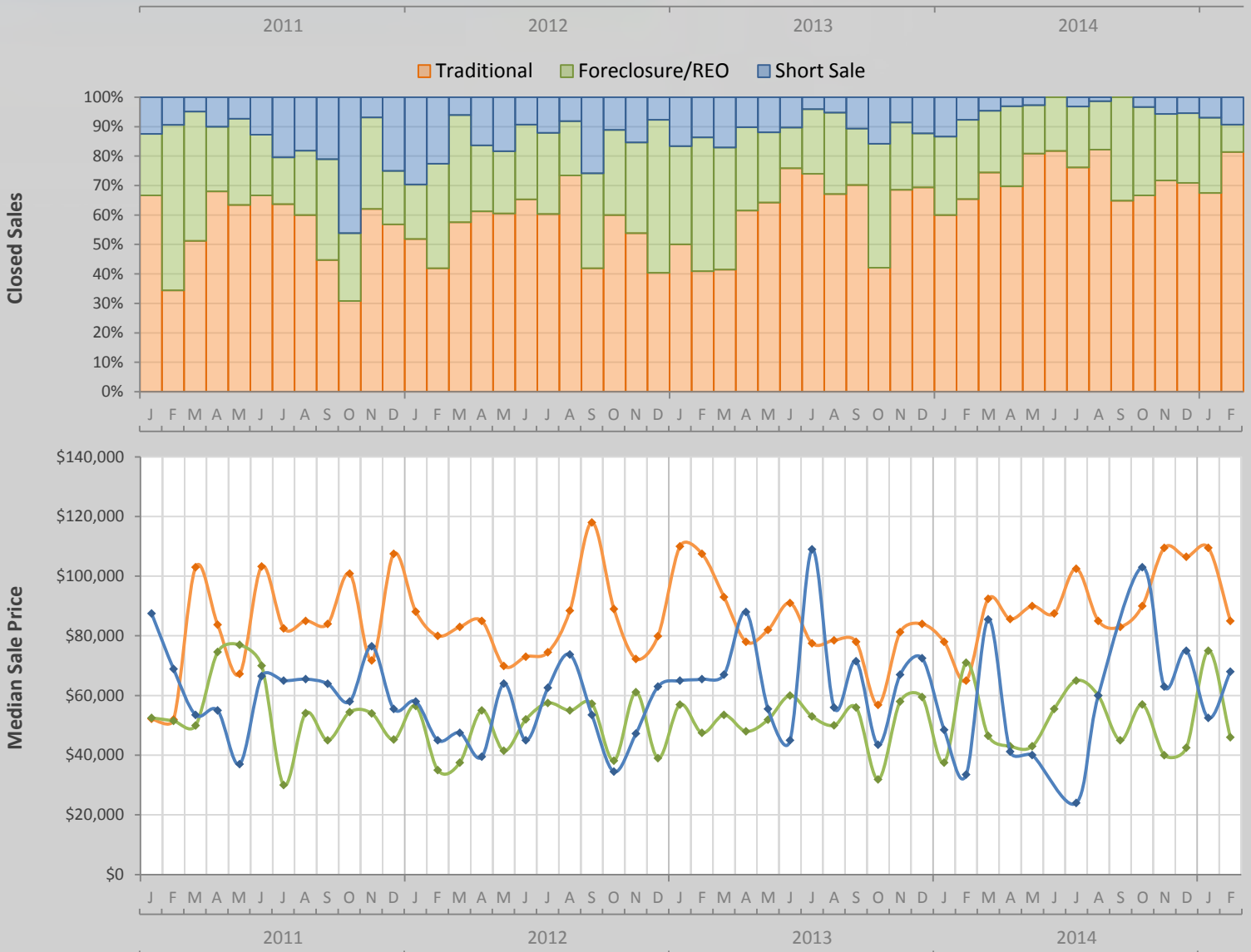
Monthly Distressed Market - February 2015

Townhouses and Condos

Alachua County



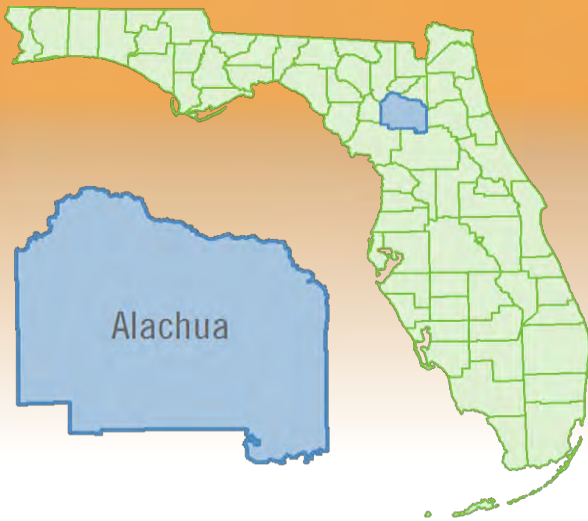
		February 2015	February 2014	Percent Change Year-over-Year
Traditional	Closed Sales	35	17	105.9%
	Median Sale Price	\$85,000	\$65,000	30.8%
Foreclosure/REO	Closed Sales	4	7	-42.9%
	Median Sale Price	\$46,000	\$71,000	-35.2%
Short Sale	Closed Sales	4	2	100.0%
	Median Sale Price	\$68,000	\$33,500	103.0%



Monthly Market Detail - February 2015

Manufactured Homes

Alachua County



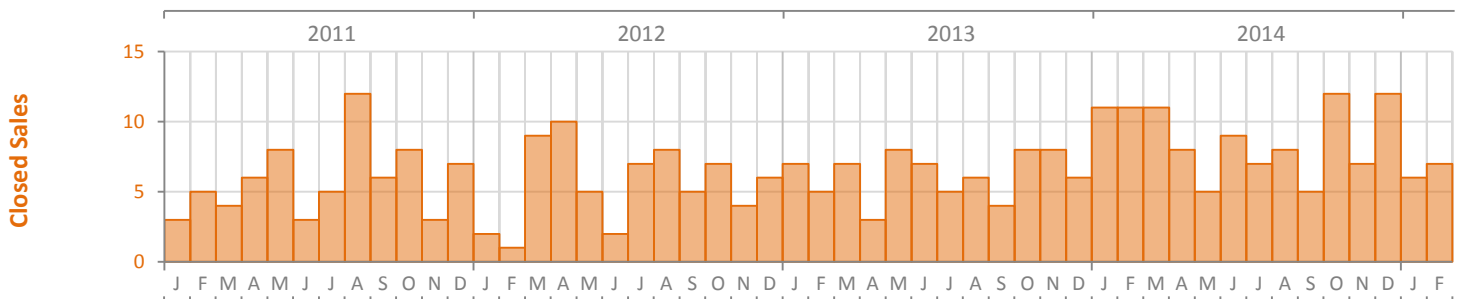
Summary Statistics	February 2015	February 2014	Percent Change Year-over-Year
Closed Sales	7	11	-36.4%
Paid in Cash	5	9	-44.4%
New Pending Sales	11	8	37.5%
New Listings	15	14	7.1%
Median Sale Price	\$39,894	\$47,224	-15.5%
Average Sale Price	\$44,306	\$50,190	-11.7%
Median Days on Market	20	123	-83.7%
Average Percent of Original List Price Received	96.9%	79.0%	22.7%
Pending Inventory	19	15	26.7%
Inventory (Active Listings)	67	66	1.5%
Months Supply of Inventory	8.3	9.4	-12.1%

Closed Sales

The number of sales transactions which closed during the month

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Month	Closed Sales	Percent Change Year-over-Year
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%
March 2014	11	57.1%
February 2014	11	120.0%

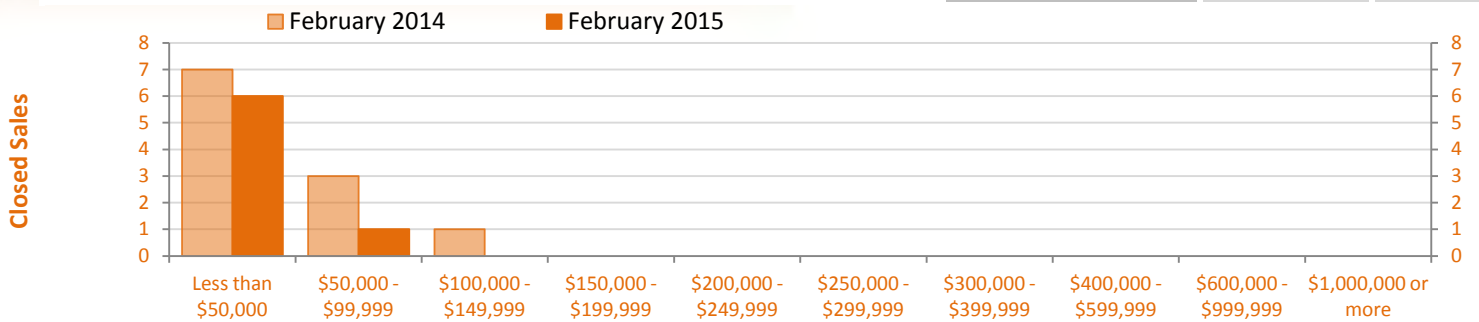


Closed Sales by Sale Price

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	6	-14.3%
\$50,000 - \$99,999	1	-66.7%
\$100,000 - \$149,999	0	-100.0%
\$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

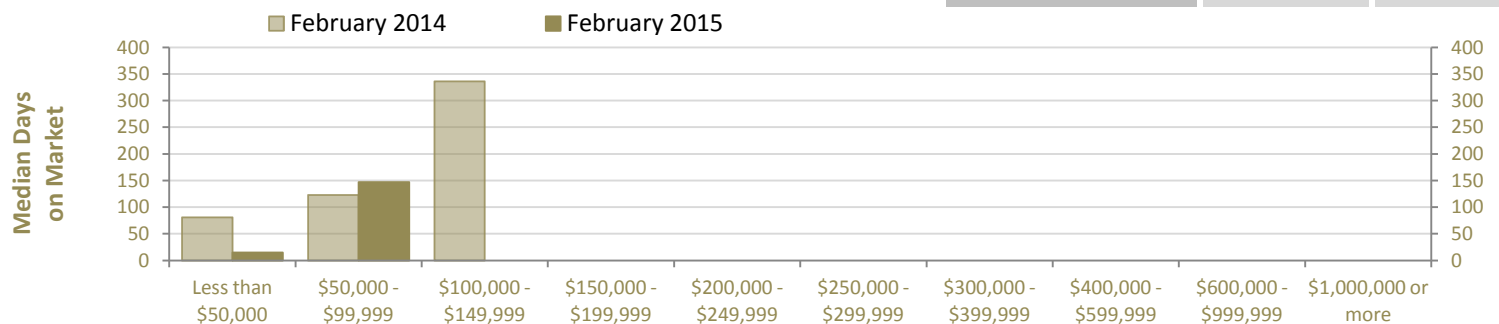


Median Days on Market by Sale Price

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	15	-81.5%
\$50,000 - \$99,999	147	19.5%
\$100,000 - \$149,999	(No Sales)	N/A
\$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

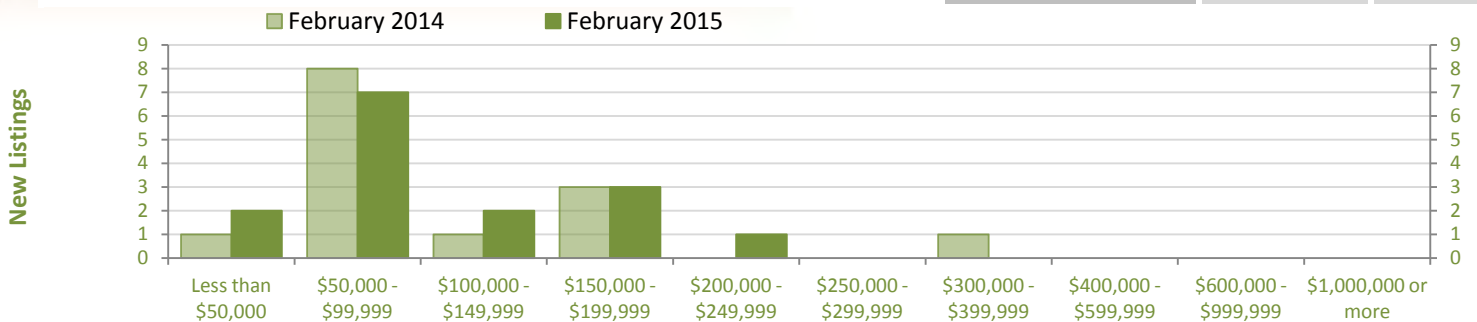


New Listings by Initial Listing Price

The number of properties put onto the market during the month

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Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	2	100.0%
\$50,000 - \$99,999	7	-12.5%
\$100,000 - \$149,999	2	100.0%
\$150,000 - \$199,999	3	0.0%
\$200,000 - \$249,999	1	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

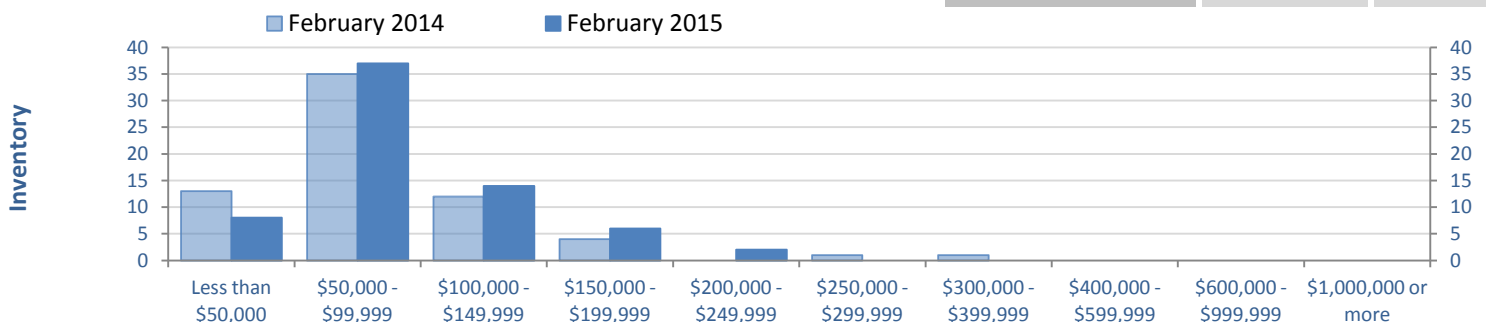


Inventory by Current Listing Price

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	-38.5%
\$50,000 - \$99,999	37	5.7%
\$100,000 - \$149,999	14	16.7%
\$150,000 - \$199,999	6	50.0%
\$200,000 - \$249,999	2	N/A
\$250,000 - \$299,999	0	-100.0%
\$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 - February 2015

Manufactured Homes

Alachua County



		February 2015	February 2014	Percent Change Year-over-Year
Traditional	Closed Sales	2	4	-50.0%
	Median Sale Price	\$65,000	\$46,100	41.0%
Foreclosure/REO	Closed Sales	5	6	-16.7%
	Median Sale Price	\$37,000	\$47,000	-21.3%
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$64,000	N/A

