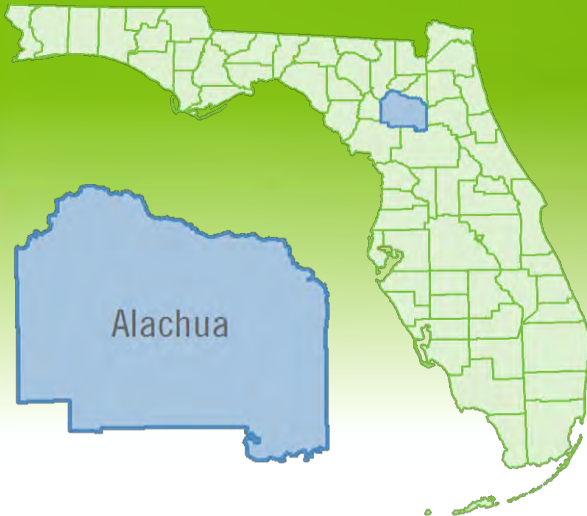


Monthly Market Detail - January 2016

Single Family Homes

Alachua County



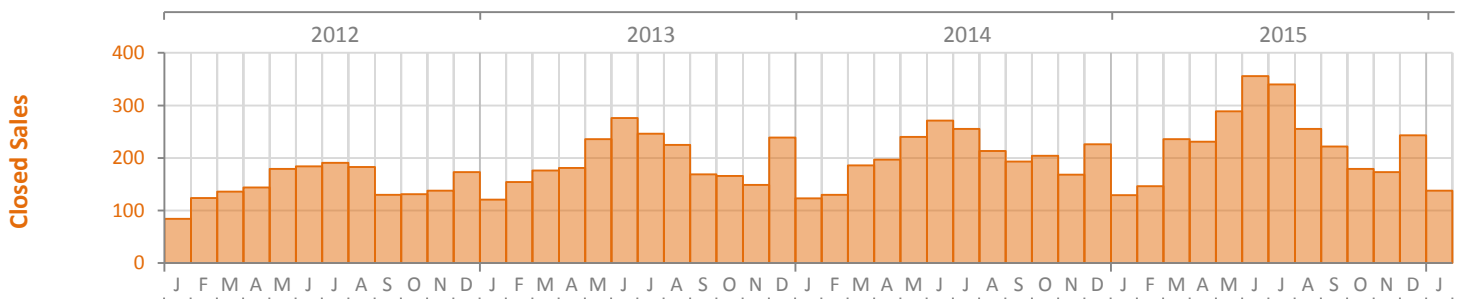
Summary Statistics	January 2016	January 2015	Percent Change Year-over-Year
Closed Sales	138	129	7.0%
Paid in Cash	37	41	-9.8%
New Pending Sales	234	208	12.5%
New Listings	310	324	-4.3%
Median Sale Price	\$191,000	\$170,000	12.4%
Average Sale Price	\$232,052	\$206,804	12.2%
Median Days on Market	89	108	-17.6%
Average Percent of Original List Price Received	93.5%	91.9%	1.7%
Pending Inventory	369	320	15.3%
Inventory (Active Listings)	982	1,142	-14.0%
Months Supply of Inventory	4.2	5.7	-26.1%

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
January 2016	138	7.0%
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%

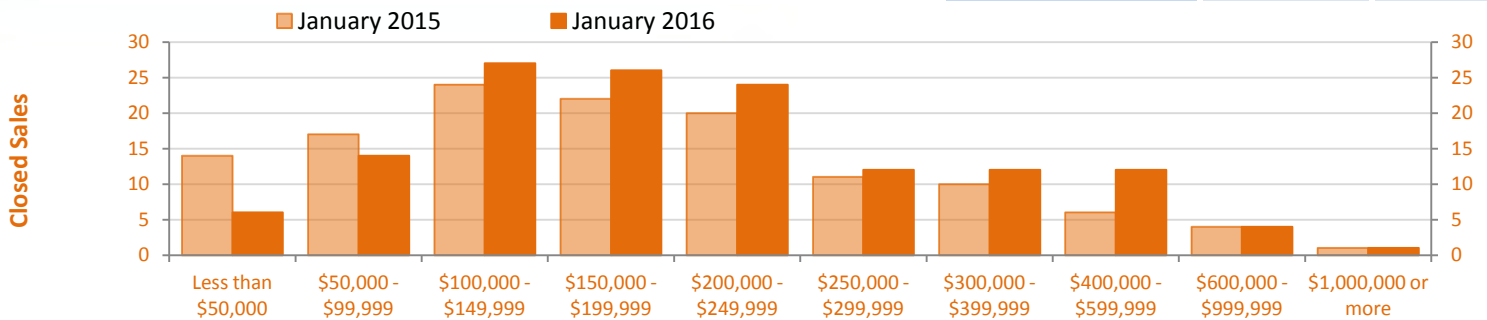


Closed Sales by Sale Price

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	6	-57.1%
\$50,000 - \$99,999	14	-17.6%
\$100,000 - \$149,999	27	12.5%
\$150,000 - \$199,999	26	18.2%
\$200,000 - \$249,999	24	20.0%
\$250,000 - \$299,999	12	9.1%
\$300,000 - \$399,999	12	20.0%
\$400,000 - \$599,999	12	100.0%
\$600,000 - \$999,999	4	0.0%
\$1,000,000 or more	1	0.0%

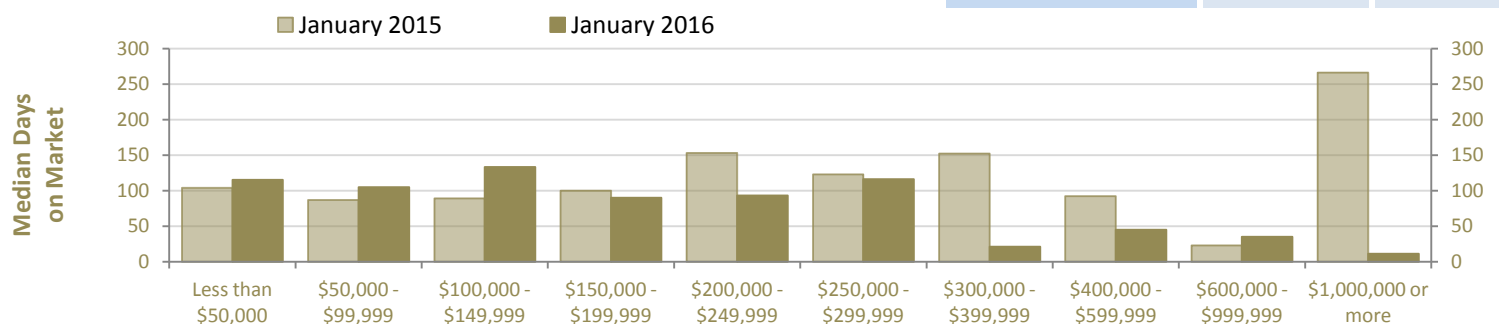


Median Days on Market by Sale Price

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	115	10.6%
\$50,000 - \$99,999	105	20.7%
\$100,000 - \$149,999	133	49.4%
\$150,000 - \$199,999	90	-10.0%
\$200,000 - \$249,999	93	-39.2%
\$250,000 - \$299,999	116	-5.7%
\$300,000 - \$399,999	21	-86.2%
\$400,000 - \$599,999	45	-51.1%
\$600,000 - \$999,999	35	52.2%
\$1,000,000 or more	11	-95.9%



Monthly Market Detail - January 2016

Single Family Homes

Alachua County

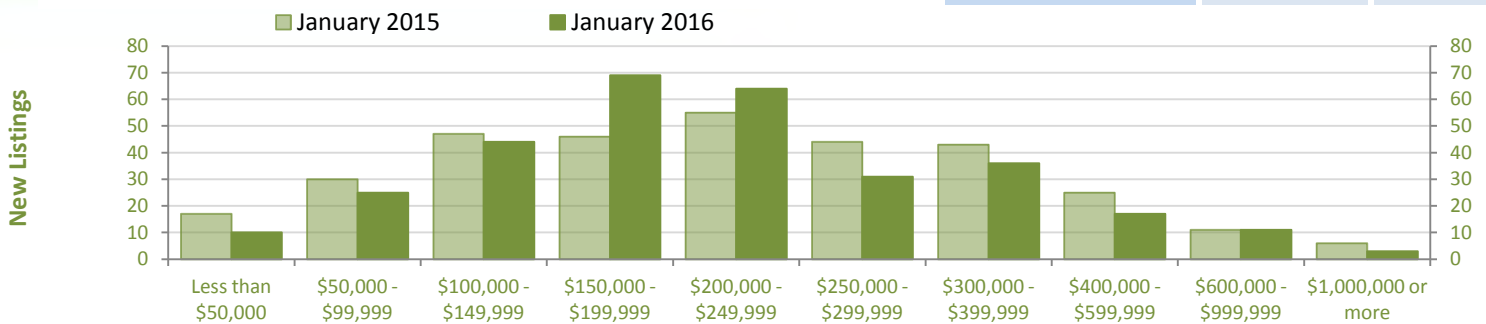


New Listings by Initial Listing Price

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	10	-41.2%
\$50,000 - \$99,999	25	-16.7%
\$100,000 - \$149,999	44	-6.4%
\$150,000 - \$199,999	69	50.0%
\$200,000 - \$249,999	64	16.4%
\$250,000 - \$299,999	31	-29.5%
\$300,000 - \$399,999	36	-16.3%
\$400,000 - \$599,999	17	-32.0%
\$600,000 - \$999,999	11	0.0%
\$1,000,000 or more	3	-50.0%

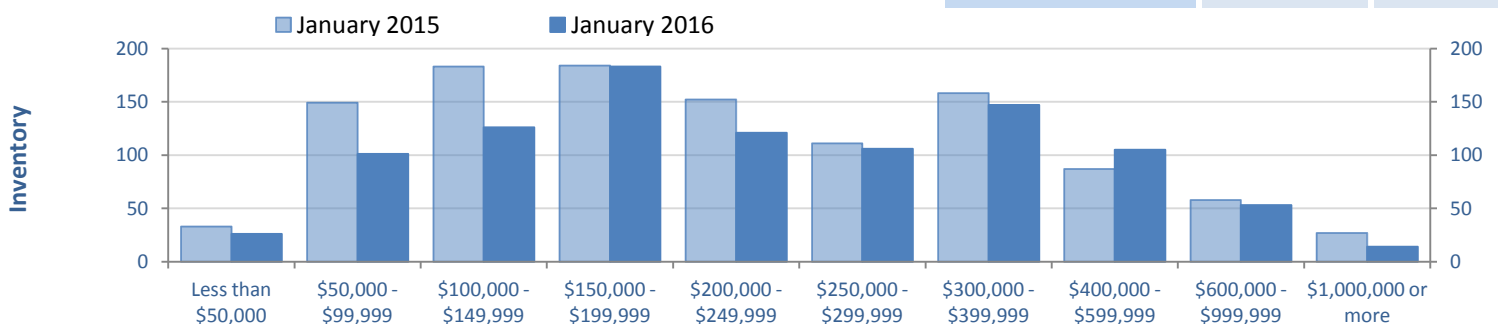


Inventory by Current Listing Price

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	26	-21.2%
\$50,000 - \$99,999	101	-32.2%
\$100,000 - \$149,999	126	-31.1%
\$150,000 - \$199,999	183	-0.5%
\$200,000 - \$249,999	121	-20.4%
\$250,000 - \$299,999	106	-4.5%
\$300,000 - \$399,999	147	-7.0%
\$400,000 - \$599,999	105	20.7%
\$600,000 - \$999,999	53	-8.6%
\$1,000,000 or more	14	-48.1%



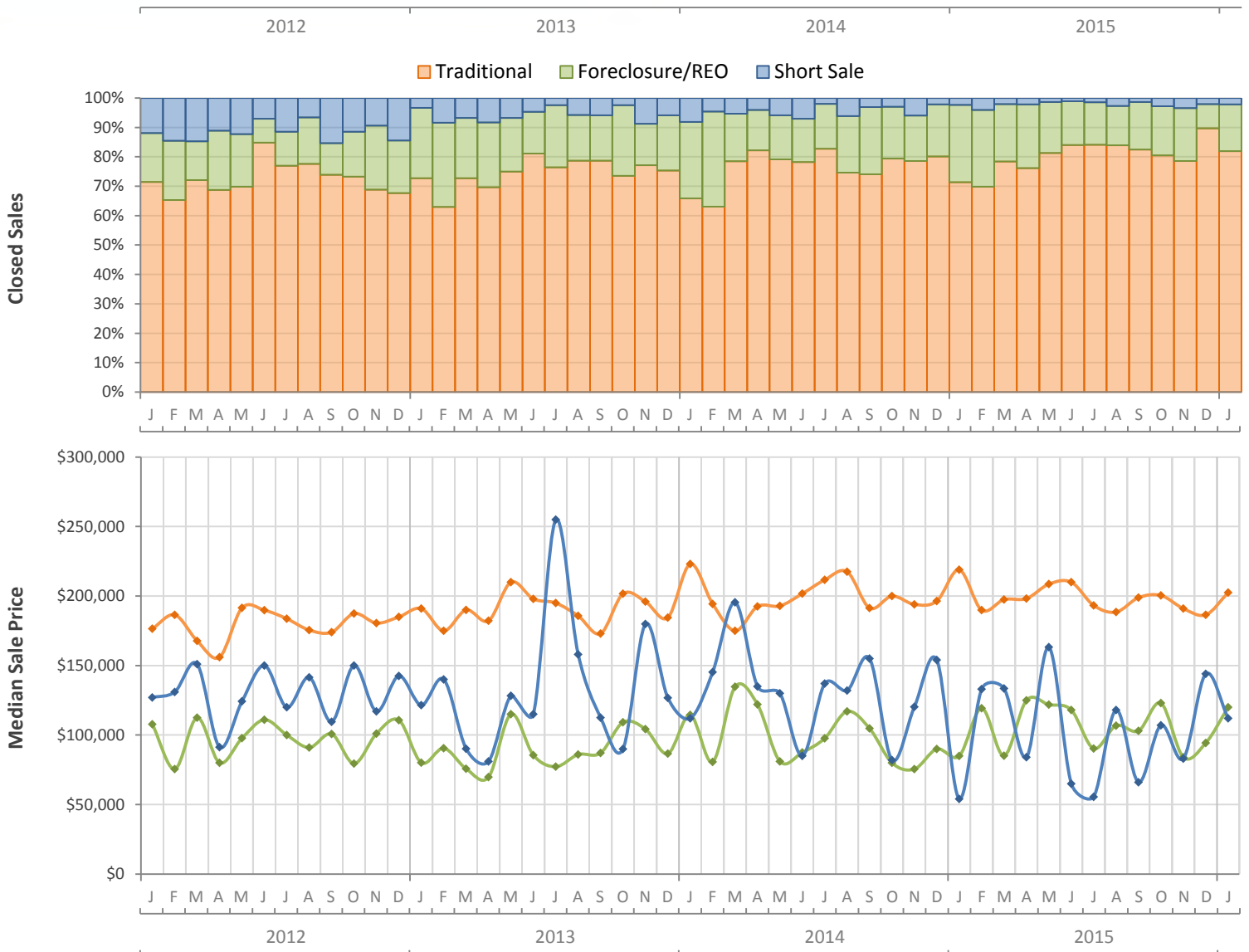
Monthly Distressed Market - January 2016

Single Family Homes

Alachua County



		January 2016	January 2015	Percent Change Year-over-Year
Traditional	Closed Sales	113	92	22.8%
	Median Sale Price	\$202,500	\$218,950	-7.5%
Foreclosure/REO	Closed Sales	22	34	-35.3%
	Median Sale Price	\$120,000	\$84,944	41.3%
Short Sale	Closed Sales	3	3	0.0%
	Median Sale Price	\$112,000	\$54,000	107.4%



Monthly Market Detail - January 2016

Townhouses and Condos

Alachua County



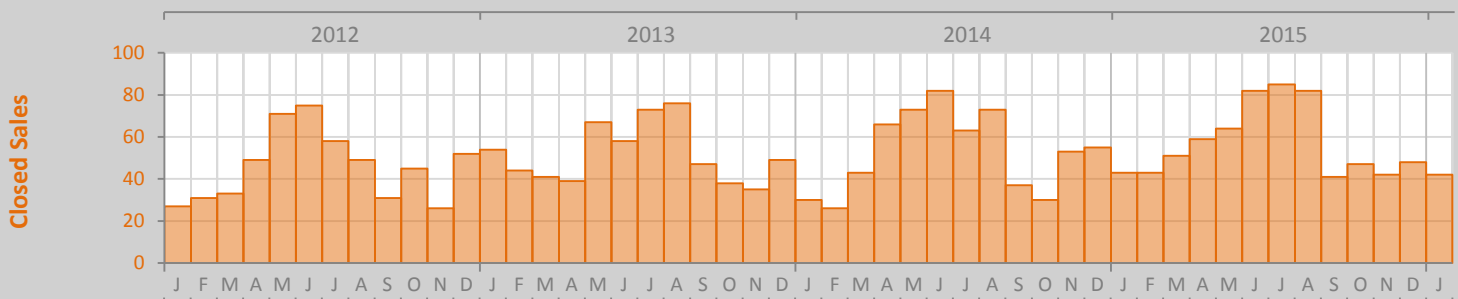
Summary Statistics	January 2016	January 2015	Percent Change Year-over-Year
Closed Sales	42	43	-2.3%
Paid in Cash	24	31	-22.6%
New Pending Sales	60	60	0.0%
New Listings	84	77	9.1%
Median Sale Price	\$78,500	\$91,000	-13.7%
Average Sale Price	\$105,748	\$102,725	2.9%
Median Days on Market	69	76	-9.2%
Average Percent of Original List Price Received	93.8%	89.8%	4.5%
Pending Inventory	75	68	10.3%
Inventory (Active Listings)	234	289	-19.0%
Months Supply of Inventory	4.1	5.4	-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
January 2016	42	-2.3%
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%



Monthly Market Detail - January 2016

Townhouses and Condos

Alachua County

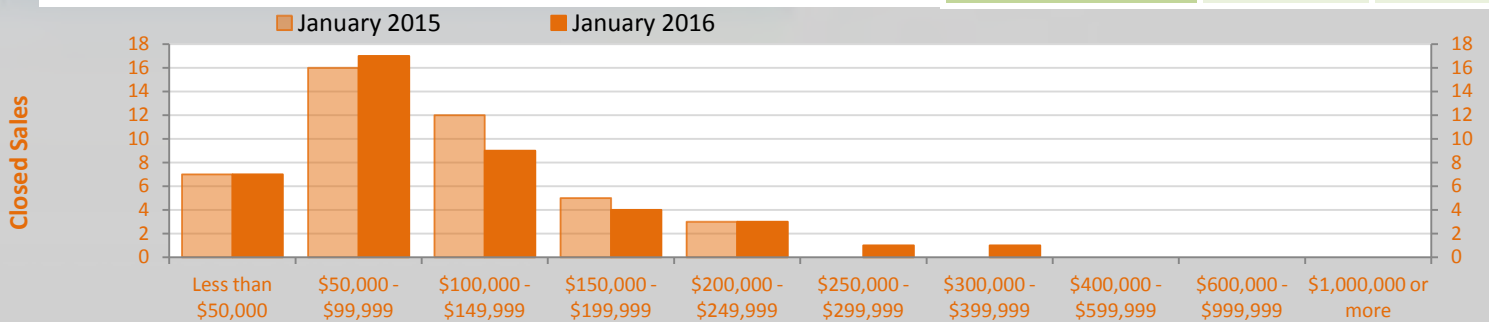


Closed Sales by Sale Price

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	7	0.0%
\$50,000 - \$99,999	17	6.3%
\$100,000 - \$149,999	9	-25.0%
\$150,000 - \$199,999	4	-20.0%
\$200,000 - \$249,999	3	0.0%
\$250,000 - \$299,999	1	N/A
\$300,000 - \$399,999	1	N/A
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

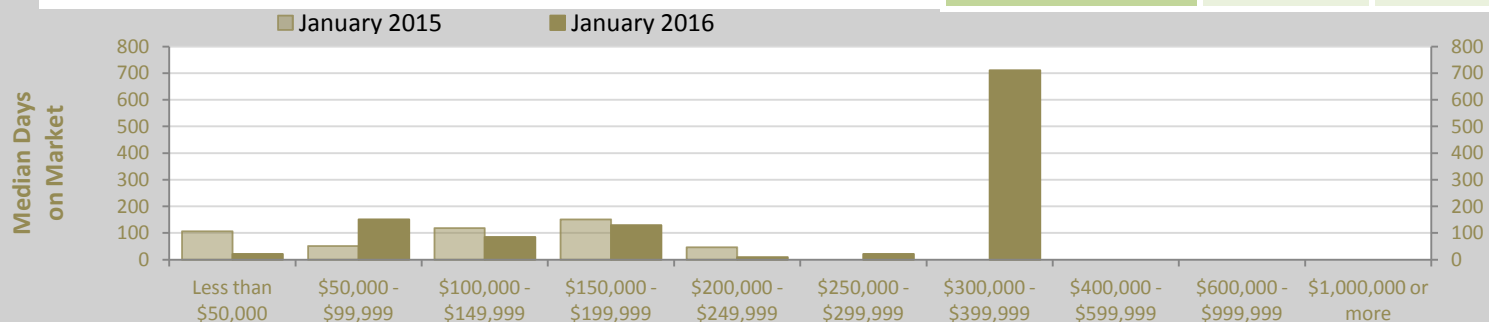


Median Days on Market by Sale Price

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	21	-80.2%
\$50,000 - \$99,999	151	196.1%
\$100,000 - \$149,999	85	-28.0%
\$150,000 - \$199,999	129	-14.6%
\$200,000 - \$249,999	9	-80.9%
\$250,000 - \$299,999	21	N/A
\$300,000 - \$399,999	711	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 - January 2016

Townhouses and Condos

Alachua County

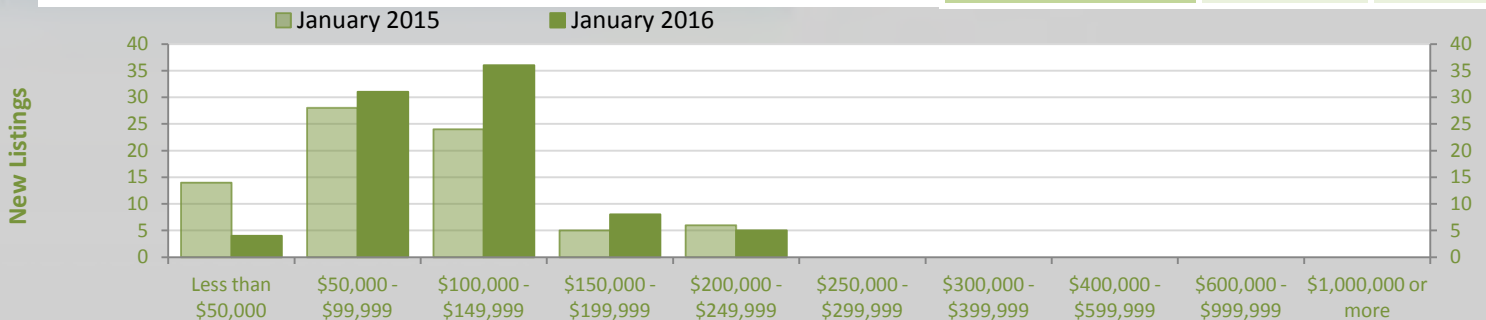


New Listings by Initial Listing Price

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	4	-71.4%
\$50,000 - \$99,999	31	10.7%
\$100,000 - \$149,999	36	50.0%
\$150,000 - \$199,999	8	60.0%
\$200,000 - \$249,999	5	-16.7%
\$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

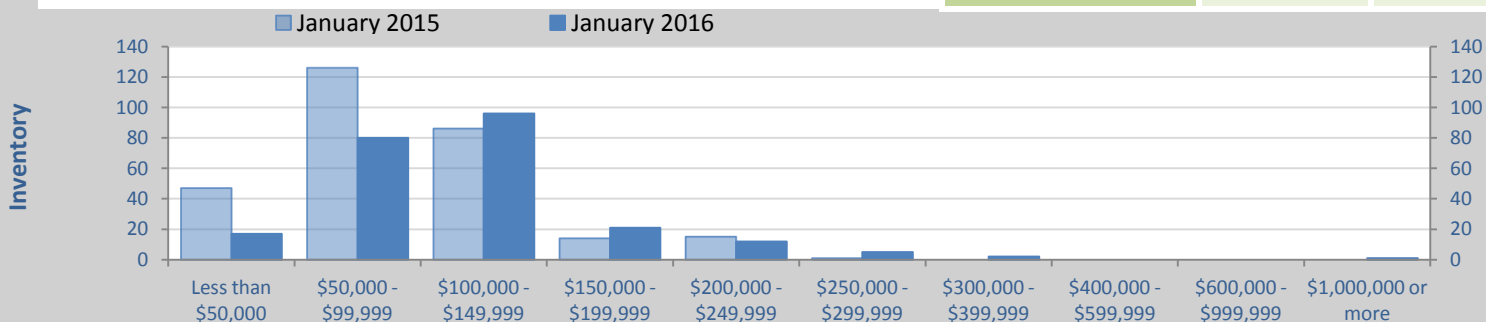


Inventory by Current Listing Price

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	17	-63.8%
\$50,000 - \$99,999	80	-36.5%
\$100,000 - \$149,999	96	11.6%
\$150,000 - \$199,999	21	50.0%
\$200,000 - \$249,999	12	-20.0%
\$250,000 - \$299,999	5	400.0%
\$300,000 - \$399,999	2	N/A
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	1	N/A



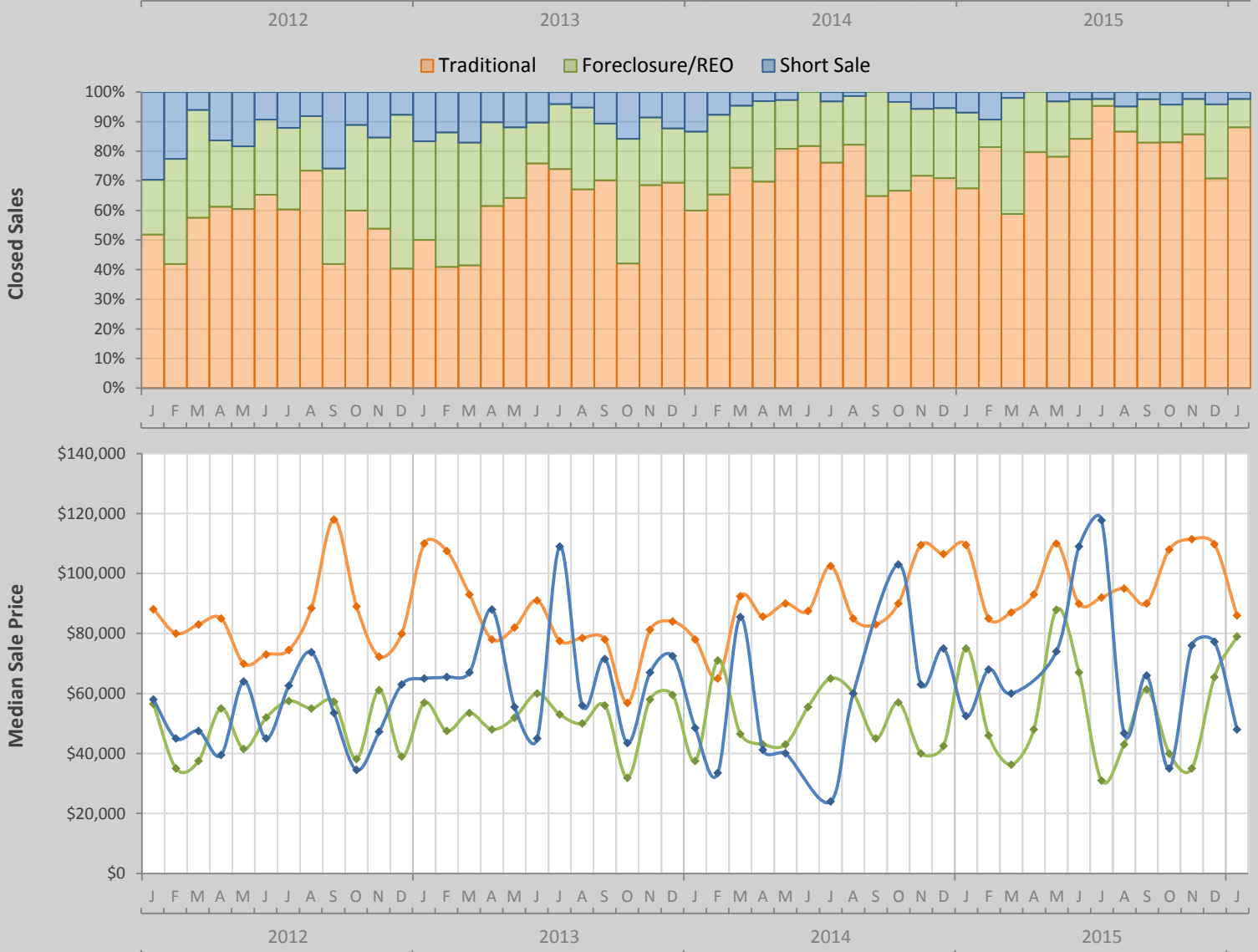
Monthly Distressed Market - January 2016

Townhouses and Condos

Alachua County



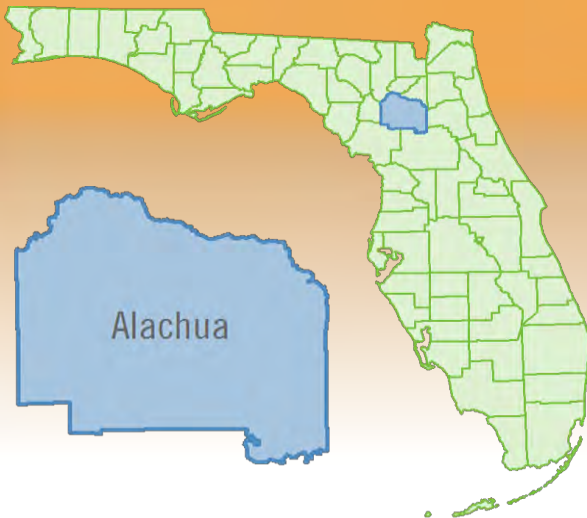
		January 2016	January 2015	Percent Change Year-over-Year
Traditional	Closed Sales	37	29	27.6%
	Median Sale Price	\$86,000	\$109,500	-21.5%
Foreclosure/REO	Closed Sales	4	11	-63.6%
	Median Sale Price	\$79,000	\$75,000	5.3%
Short Sale	Closed Sales	1	3	-66.7%
	Median Sale Price	\$48,000	\$52,500	-8.6%



Monthly Market Detail - January 2016

Manufactured Homes

Alachua County



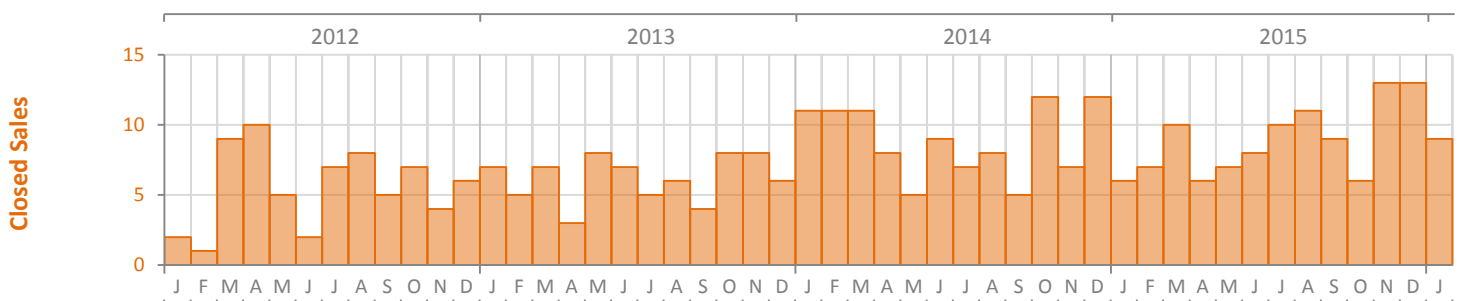
Summary Statistics	January 2016	January 2015	Percent Change Year-over-Year
Closed Sales	9	6	50.0%
Paid in Cash	7	4	75.0%
New Pending Sales	13	11	18.2%
New Listings	21	11	90.9%
Median Sale Price	\$43,750	\$29,575	47.9%
Average Sale Price	\$46,249	\$39,608	16.8%
Median Days on Market	35	46	-23.9%
Average Percent of Original List Price Received	93.3%	89.9%	3.8%
Pending Inventory	16	17	-5.9%
Inventory (Active Listings)	82	65	26.2%
Months Supply of Inventory	9.0	7.7	16.9%

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
January 2016	9	50.0%
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%

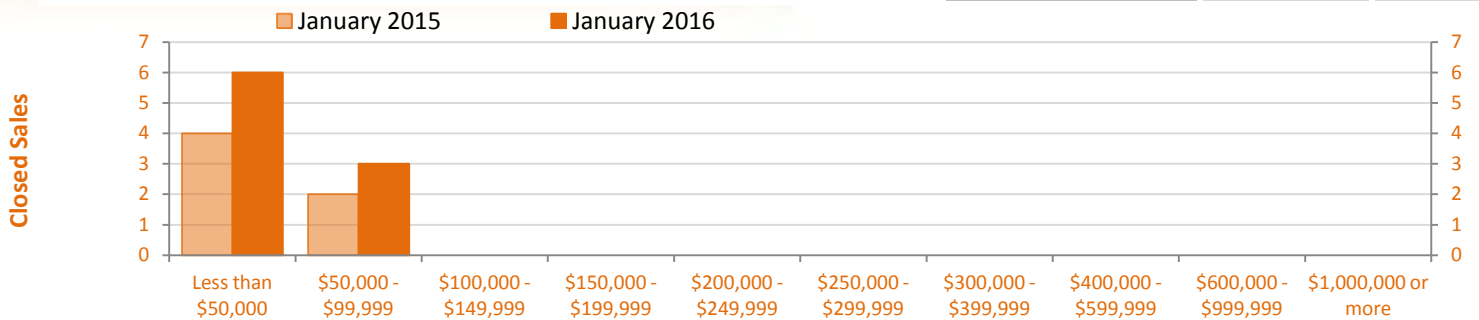


Closed Sales by Sale Price

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	6	50.0%
\$50,000 - \$99,999	3	50.0%
\$100,000 - \$149,999	0	N/A
\$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

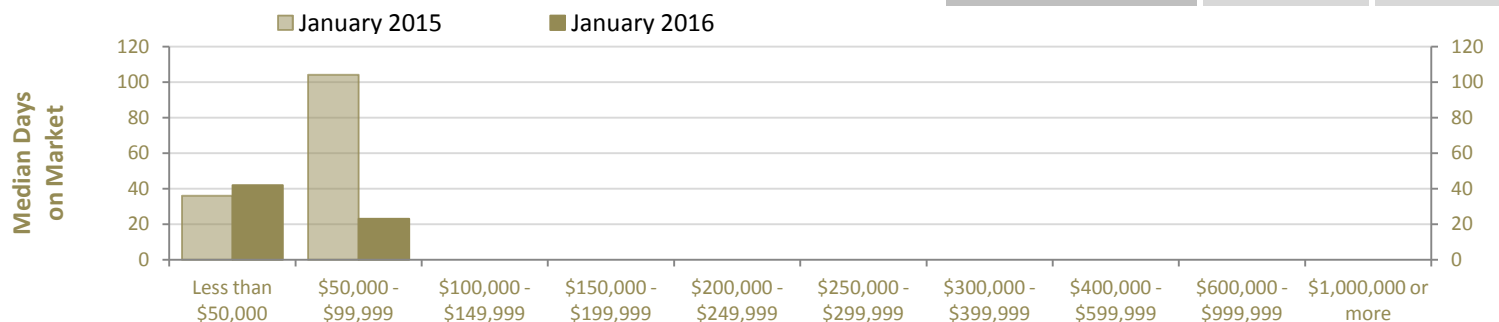


Median Days on Market by Sale Price

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	42	16.7%
\$50,000 - \$99,999	23	-77.9%
\$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

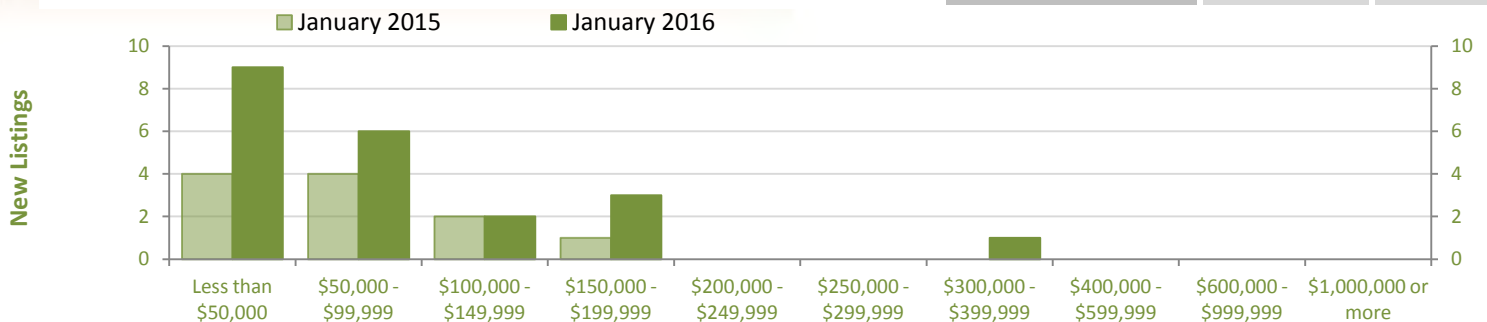


New Listings by Initial Listing Price

The number of properties put onto the market during the month

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	9	125.0%
\$50,000 - \$99,999	6	50.0%
\$100,000 - \$149,999	2	0.0%
\$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	1	N/A
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

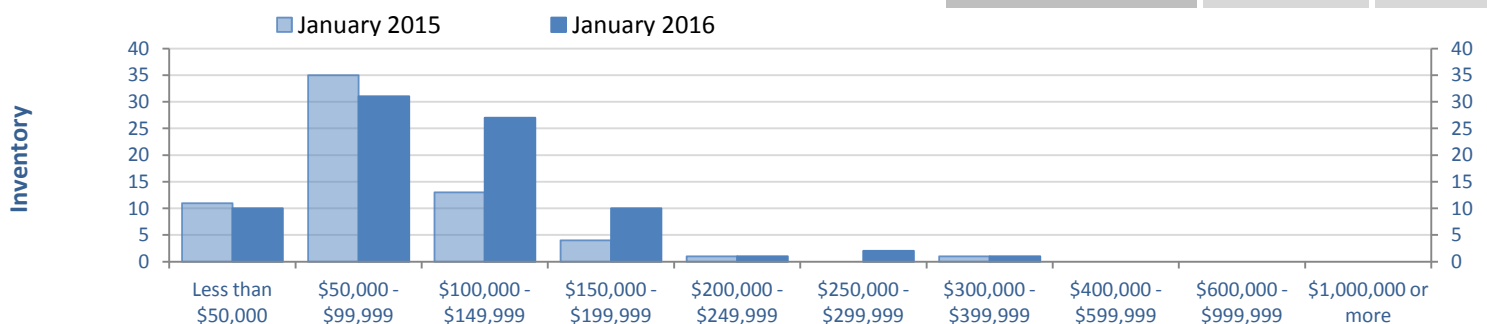


Inventory by Current Listing Price

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	10	-9.1%
\$50,000 - \$99,999	31	-11.4%
\$100,000 - \$149,999	27	107.7%
\$150,000 - \$199,999	10	150.0%
\$200,000 - \$249,999	1	0.0%
\$250,000 - \$299,999	2	N/A
\$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



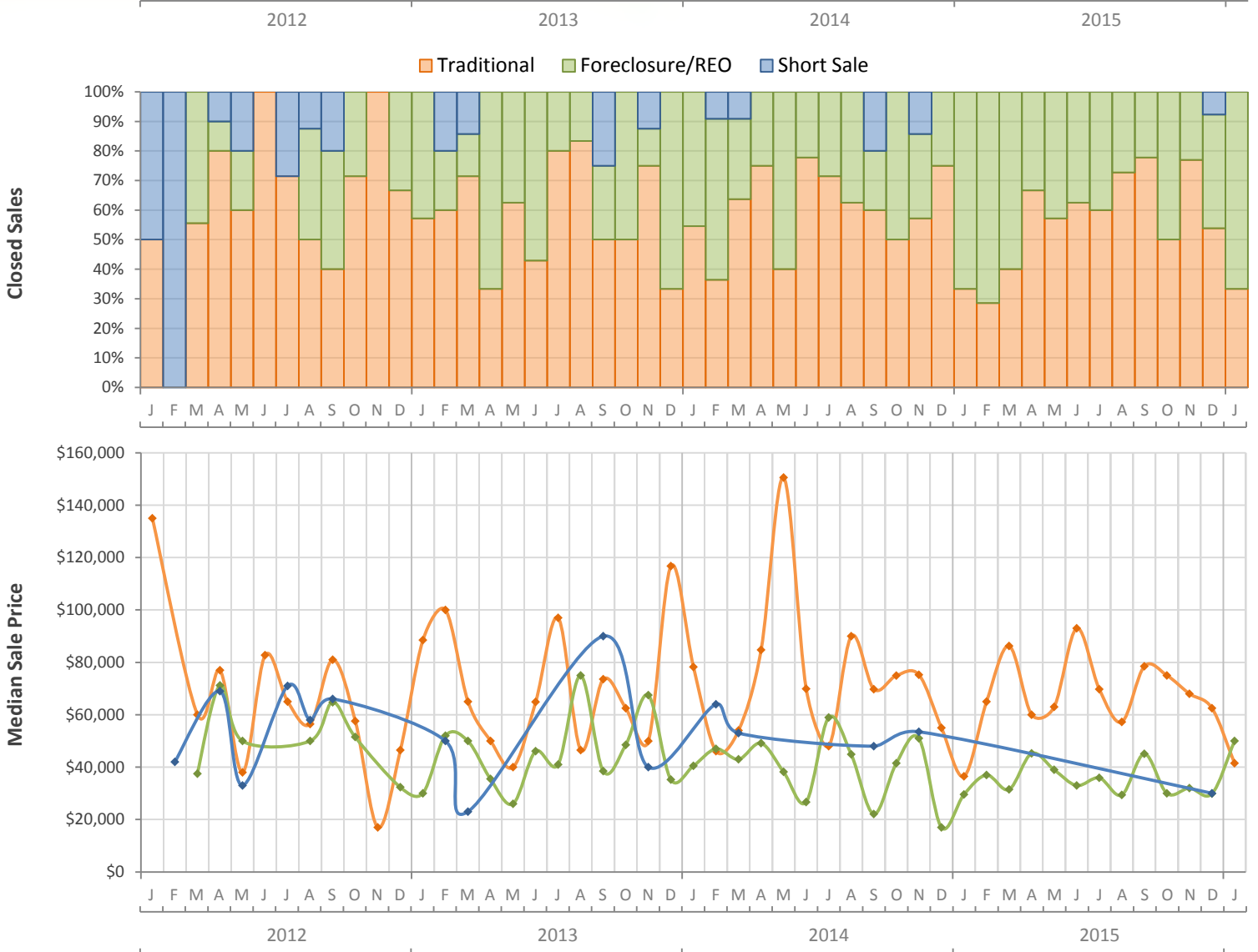
Monthly Distressed Market - January 2016

Manufactured Homes

Alachua County



		January 2016	January 2015	Percent Change Year-over-Year
Traditional	Closed Sales	3	2	50.0%
	Median Sale Price	\$41,500	\$36,500	13.7%
Foreclosure/REO	Closed Sales	6	4	50.0%
	Median Sale Price	\$50,000	\$29,575	69.1%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



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 Tuesday, February 23, 2016. Next data release is Monday, March 21, 2016.