

Monthly Market Detail - January 2015

Single Family Homes

Alachua County



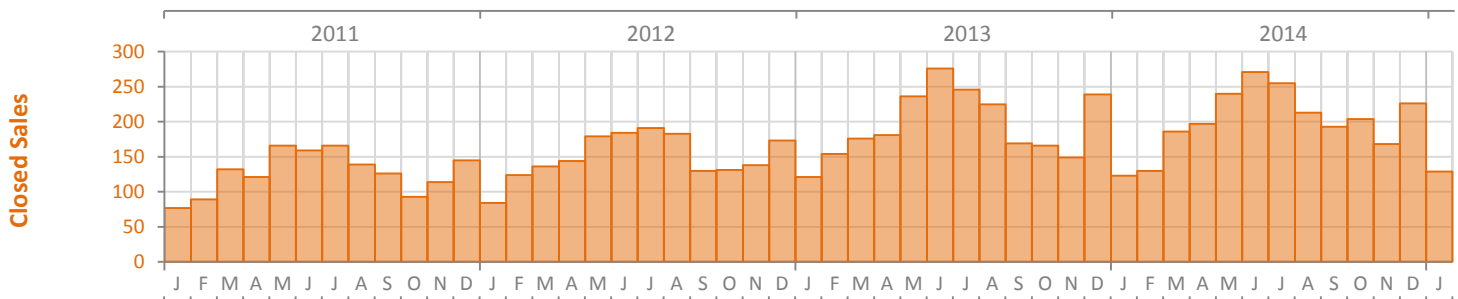
Summary Statistics	January 2015	January 2014	Percent Change Year-over-Year
Closed Sales	129	123	4.9%
Paid in Cash	41	44	-6.8%
New Pending Sales	208	210	-1.0%
New Listings	324	290	11.7%
Median Sale Price	\$170,000	\$156,750	8.5%
Average Sale Price	\$206,804	\$198,308	4.3%
Median Days on Market	108	84	28.6%
Average Percent of Original List Price Received	91.9%	93.5%	-1.7%
Pending Inventory	320	331	-3.3%
Inventory (Active Listings)	1,142	1,149	-0.6%
Months Supply of Inventory	5.7	5.9	-3.6%

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
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%
January 2014	123	1.7%

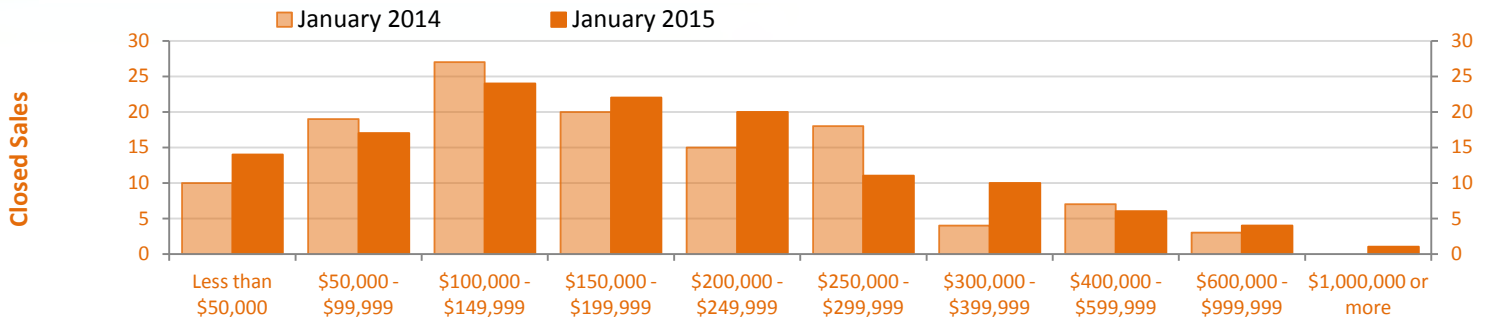


Closed Sales by Sale Price

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	14	40.0%
\$50,000 - \$99,999	17	-10.5%
\$100,000 - \$149,999	24	-11.1%
\$150,000 - \$199,999	22	10.0%
\$200,000 - \$249,999	20	33.3%
\$250,000 - \$299,999	11	-38.9%
\$300,000 - \$399,999	10	150.0%
\$400,000 - \$599,999	6	-14.3%
\$600,000 - \$999,999	4	33.3%
\$1,000,000 or more	1	N/A

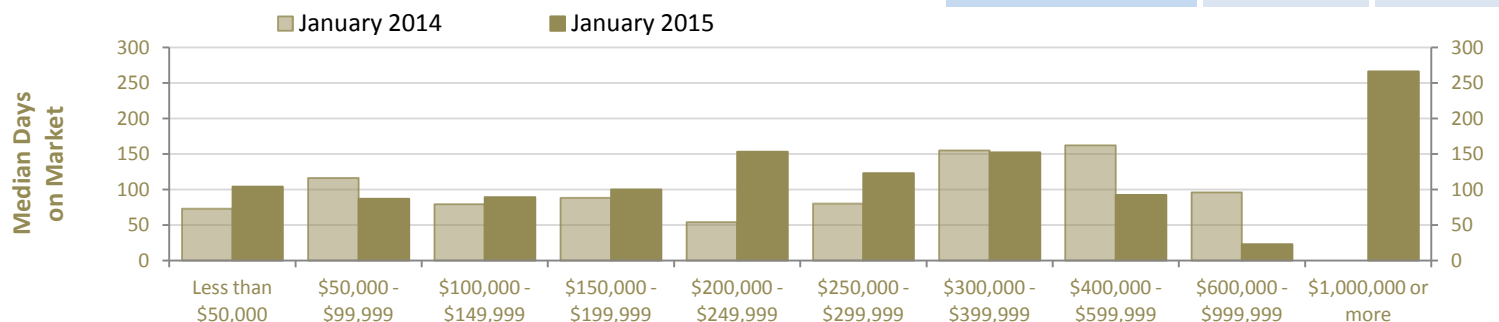


Median Days on Market by Sale Price

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	104	42.5%
\$50,000 - \$99,999	87	-25.0%
\$100,000 - \$149,999	89	12.7%
\$150,000 - \$199,999	100	13.6%
\$200,000 - \$249,999	153	183.3%
\$250,000 - \$299,999	123	53.8%
\$300,000 - \$399,999	152	-1.9%
\$400,000 - \$599,999	92	-43.2%
\$600,000 - \$999,999	23	-76.0%
\$1,000,000 or more	266	N/A

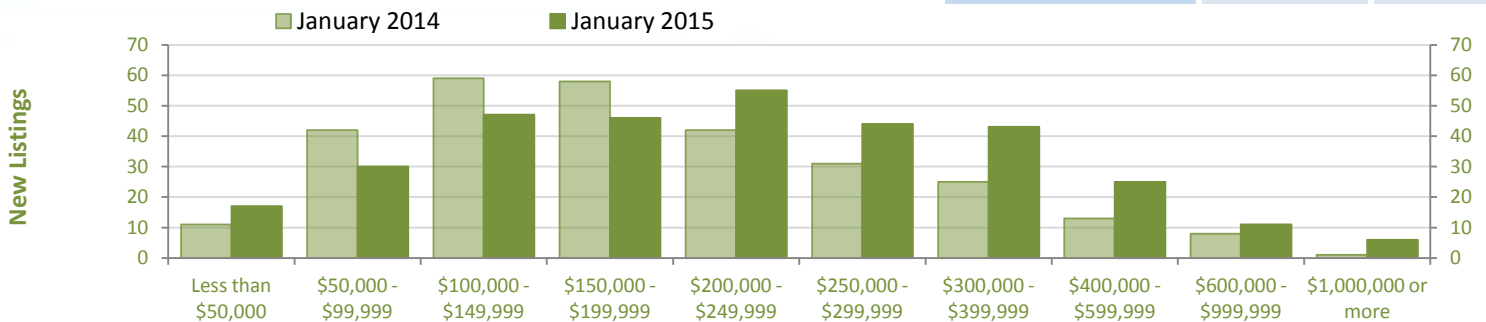


New Listings by Initial Listing Price

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	17	54.5%
\$50,000 - \$99,999	30	-28.6%
\$100,000 - \$149,999	47	-20.3%
\$150,000 - \$199,999	46	-20.7%
\$200,000 - \$249,999	55	31.0%
\$250,000 - \$299,999	44	41.9%
\$300,000 - \$399,999	43	72.0%
\$400,000 - \$599,999	25	92.3%
\$600,000 - \$999,999	11	37.5%
\$1,000,000 or more	6	500.0%

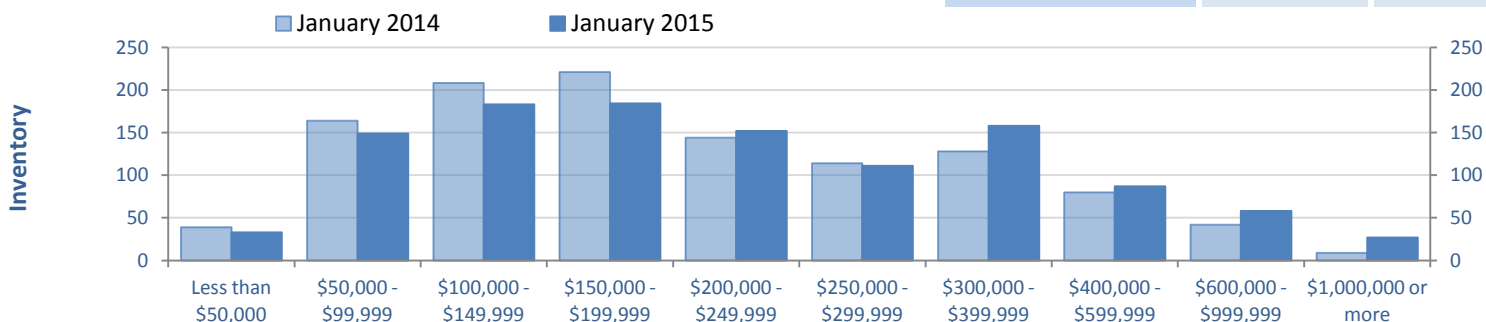


Inventory by Current Listing Price

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	33	-15.4%
\$50,000 - \$99,999	149	-9.1%
\$100,000 - \$149,999	183	-12.0%
\$150,000 - \$199,999	184	-16.7%
\$200,000 - \$249,999	152	5.6%
\$250,000 - \$299,999	111	-2.6%
\$300,000 - \$399,999	158	23.4%
\$400,000 - \$599,999	87	8.8%
\$600,000 - \$999,999	58	38.1%
\$1,000,000 or more	27	200.0%



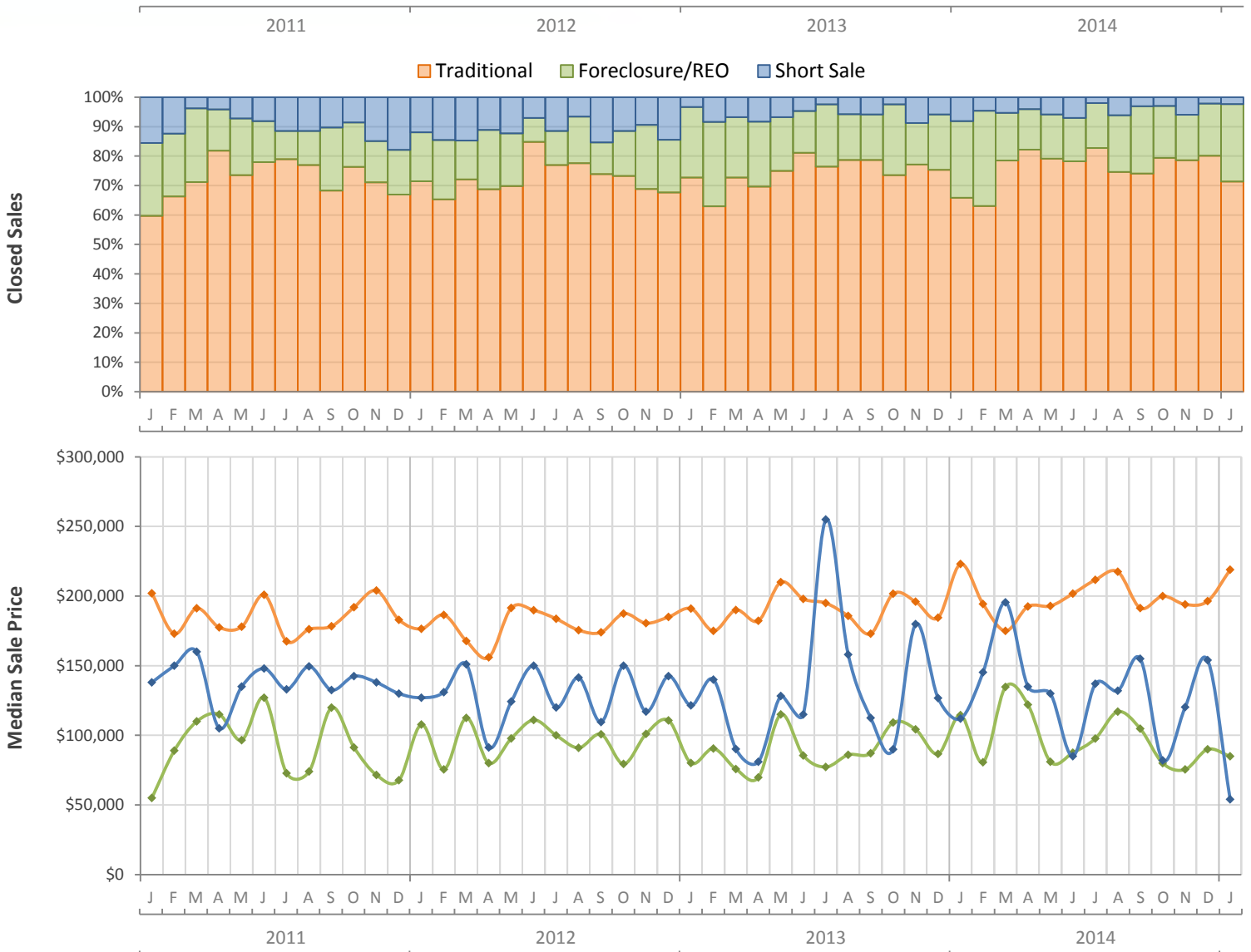
Monthly Distressed Market - January 2015

Single Family Homes

Alachua County



		January 2015	January 2014	Percent Change Year-over-Year
Traditional	Closed Sales	92	81	13.6%
	Median Sale Price	\$218,950	\$223,075	-1.8%
Foreclosure/REO	Closed Sales	34	32	6.3%
	Median Sale Price	\$84,944	\$114,500	-25.8%
Short Sale	Closed Sales	3	10	-70.0%
	Median Sale Price	\$54,000	\$111,950	-51.8%



Monthly Market Detail - January 2015

Townhouses and Condos

Alachua County



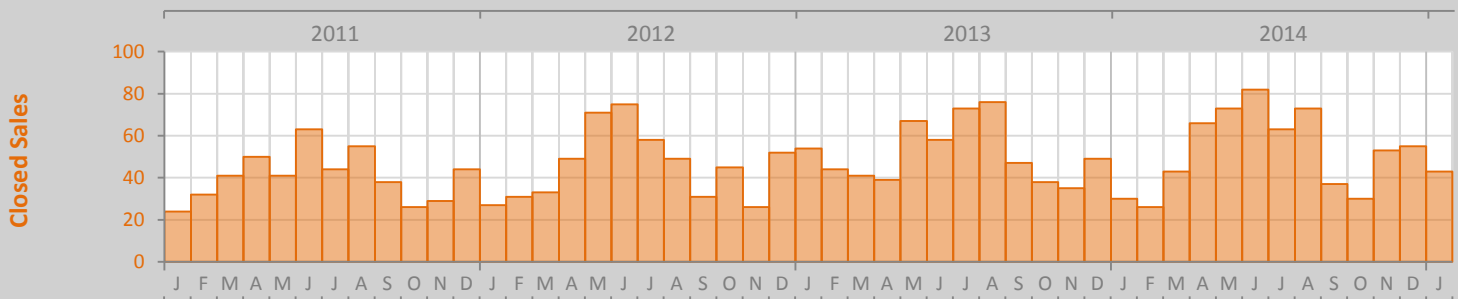
Summary Statistics	January 2015	January 2014	Percent Change Year-over-Year
Closed Sales	43	30	43.3%
Paid in Cash	31	25	24.0%
New Pending Sales	60	40	50.0%
New Listings	77	68	13.2%
Median Sale Price	\$91,000	\$63,950	42.3%
Average Sale Price	\$102,725	\$78,850	30.3%
Median Days on Market	76	68	11.8%
Average Percent of Original List Price Received	89.8%	88.4%	1.6%
Pending Inventory	68	62	9.7%
Inventory (Active Listings)	289	259	11.6%
Months Supply of Inventory	5.4	5.2	3.4%

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
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%
January 2014	30	-44.4%



Monthly Market Detail - January 2015

Townhouses and Condos

Alachua County

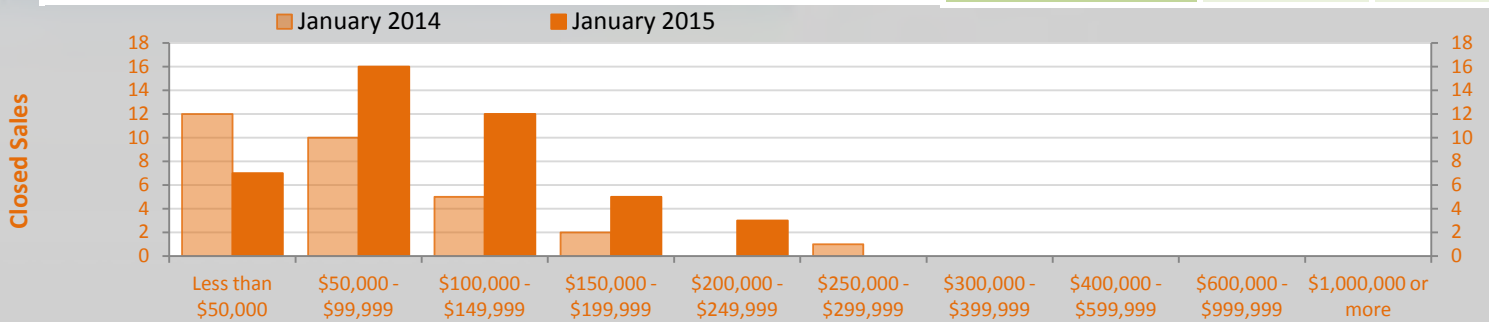


Closed Sales by Sale Price

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	7	-41.7%
\$50,000 - \$99,999	16	60.0%
\$100,000 - \$149,999	12	140.0%
\$150,000 - \$199,999	5	150.0%
\$200,000 - \$249,999	3	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

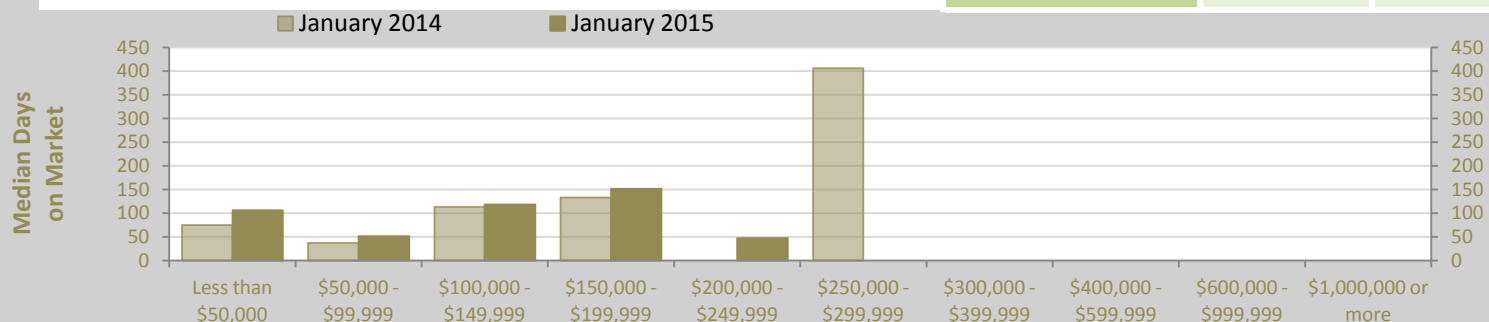


Median Days on Market by Sale Price

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	106	41.3%
\$50,000 - \$99,999	51	37.8%
\$100,000 - \$149,999	118	4.4%
\$150,000 - \$199,999	151	13.5%
\$200,000 - \$249,999	47	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 - January 2015

Townhouses and Condos

Alachua County

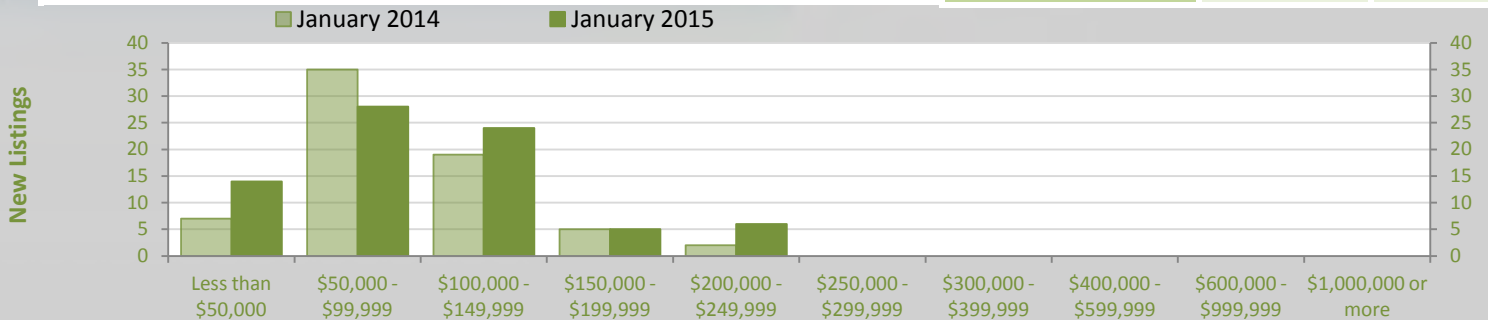


New Listings by Initial Listing Price

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	14	100.0%
\$50,000 - \$99,999	28	-20.0%
\$100,000 - \$149,999	24	26.3%
\$150,000 - \$199,999	5	0.0%
\$200,000 - \$249,999	6	200.0%
\$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

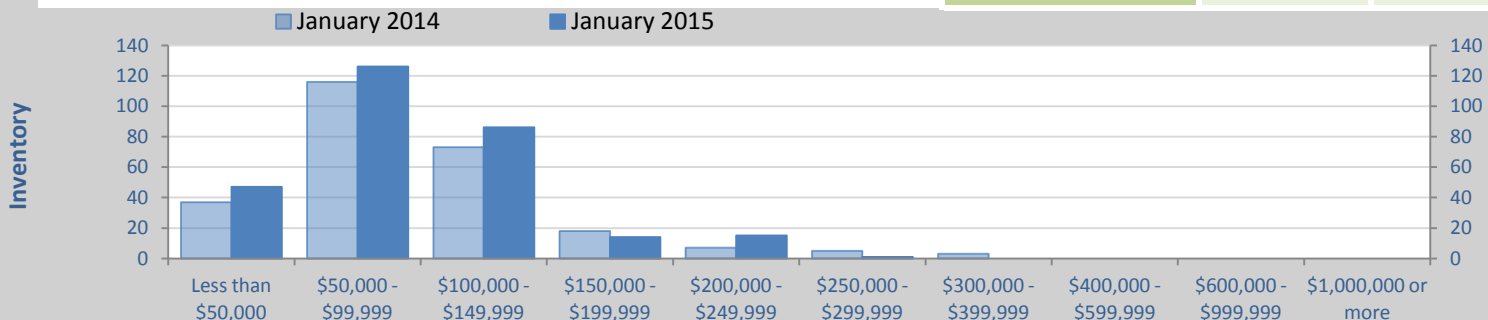


Inventory by Current Listing Price

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	47	27.0%
\$50,000 - \$99,999	126	8.6%
\$100,000 - \$149,999	86	17.8%
\$150,000 - \$199,999	14	-22.2%
\$200,000 - \$249,999	15	114.3%
\$250,000 - \$299,999	1	-80.0%
\$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



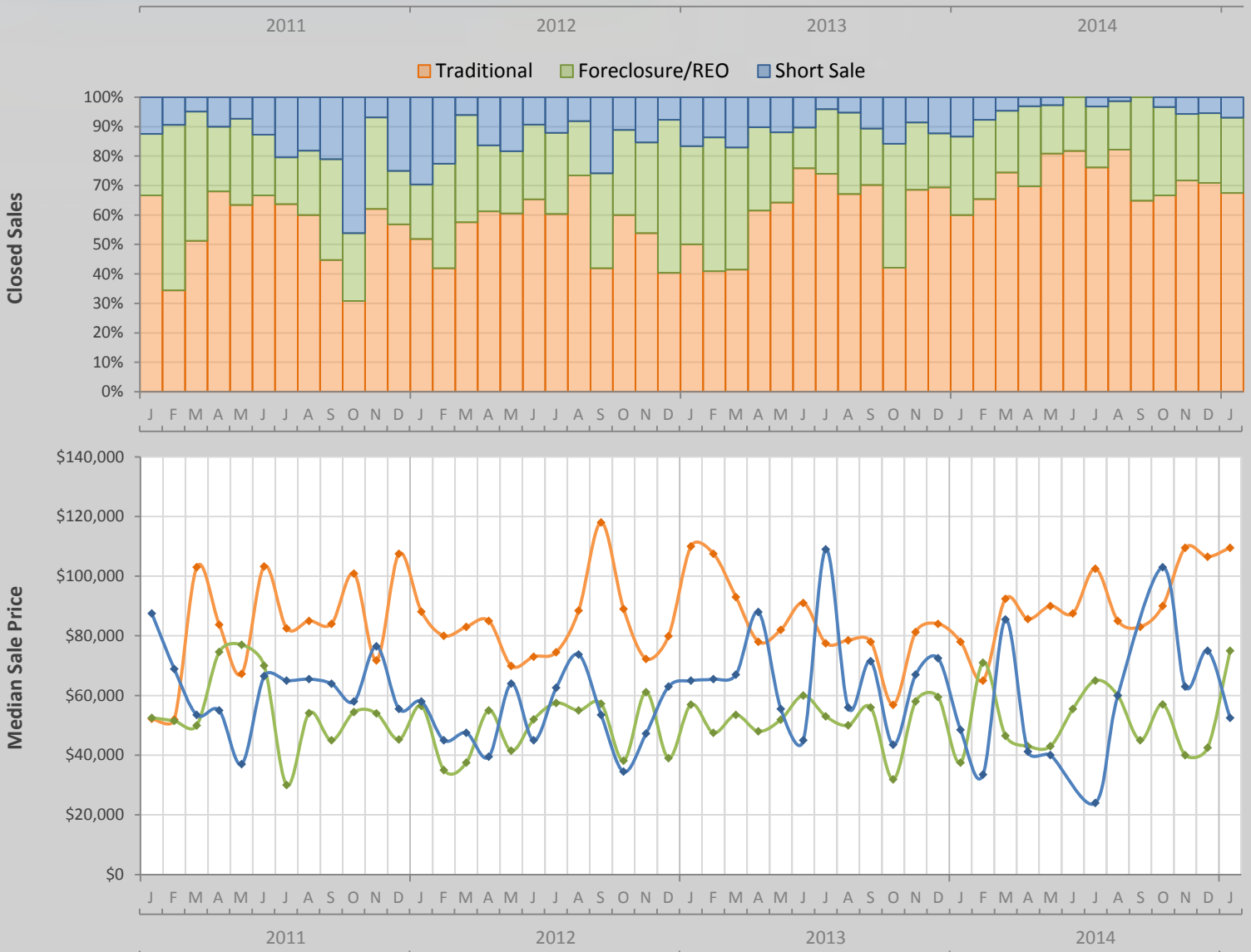
Monthly Distressed Market - January 2015

Townhouses and Condos

Alachua County



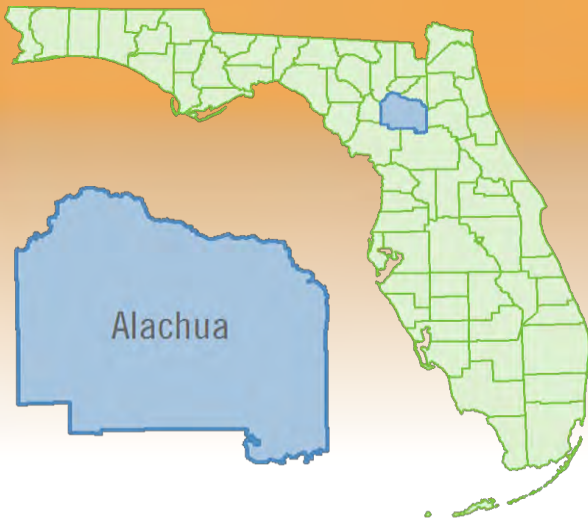
		January 2015	January 2014	Percent Change Year-over-Year
Traditional	Closed Sales	29	18	61.1%
	Median Sale Price	\$109,500	\$78,000	40.4%
Foreclosure/REO	Closed Sales	11	8	37.5%
	Median Sale Price	\$75,000	\$37,500	100.0%
Short Sale	Closed Sales	3	4	-25.0%
	Median Sale Price	\$52,500	\$48,500	8.2%



Monthly Market Detail - January 2015

Manufactured Homes

Alachua County



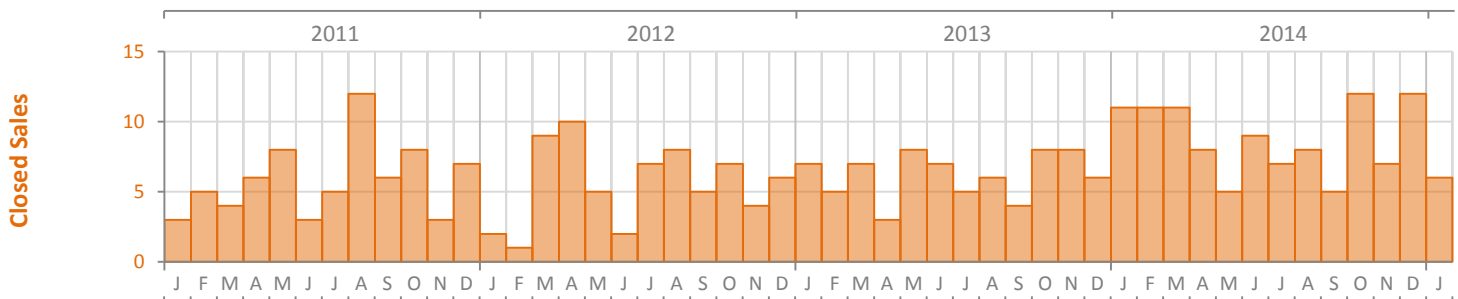
Summary Statistics	January 2015	January 2014	Percent Change Year-over-Year
Closed Sales	6	11	-45.5%
Paid in Cash	4	6	-33.3%
New Pending Sales	11	16	-31.3%
New Listings	11	13	-15.4%
Median Sale Price	\$29,575	\$45,000	-34.3%
Average Sale Price	\$39,608	\$58,643	-32.5%
Median Days on Market	46	114	-59.6%
Average Percent of Original List Price Received	89.9%	79.8%	12.7%
Pending Inventory	17	20	-15.0%
Inventory (Active Listings)	65	68	-4.4%
Months Supply of Inventory	7.7	10.5	-26.2%

Closed Sales

The number of sales transactions which closed during the month

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Month	Closed Sales	Percent Change Year-over-Year
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%
January 2014	11	57.1%

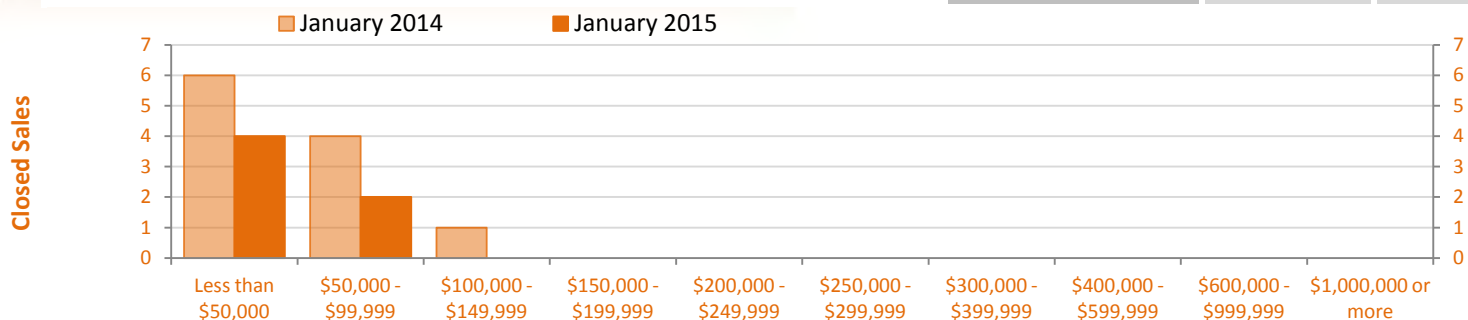


Closed Sales by Sale Price

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	4	-33.3%
\$50,000 - \$99,999	2	-50.0%
\$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

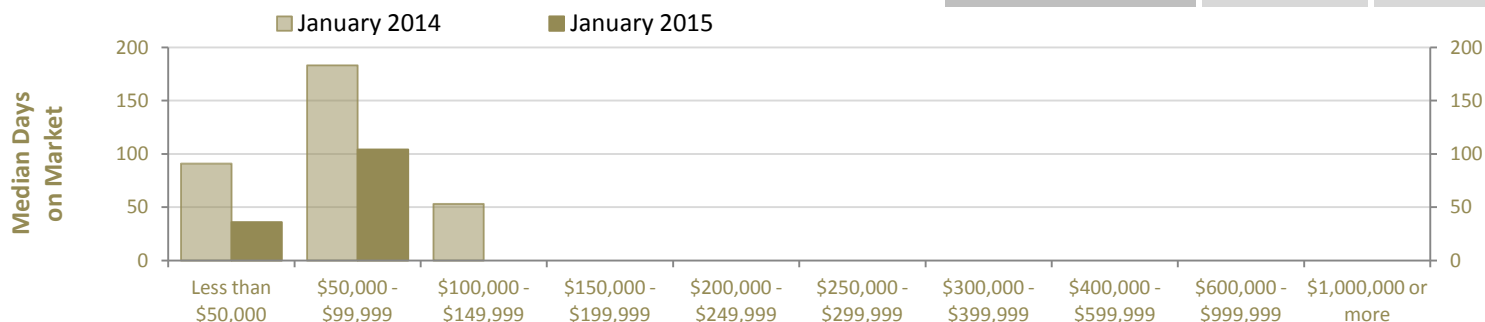


Median Days on Market by Sale Price

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

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Sale Price	Median Days on Market	Percent Change Year-over-Year
Less than \$50,000	36	-60.4%
\$50,000 - \$99,999	104	-43.2%
\$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

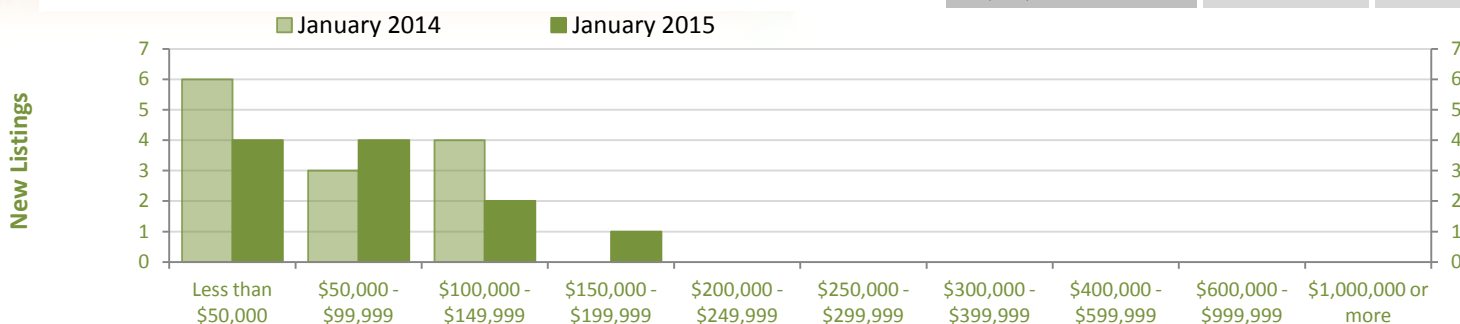


New Listings by Initial Listing Price

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	4	-33.3%
\$50,000 - \$99,999	4	33.3%
\$100,000 - \$149,999	2	-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

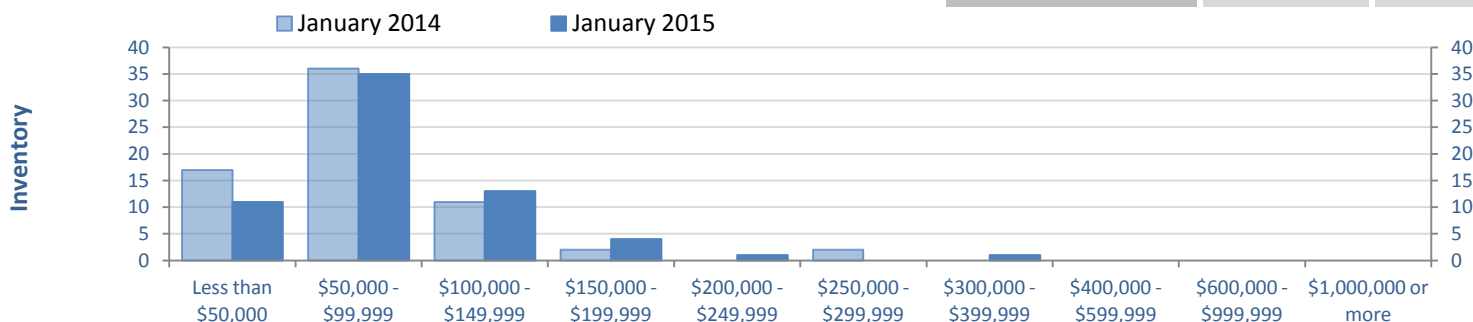


Inventory by Current Listing Price

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

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Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	11	-35.3%
\$50,000 - \$99,999	35	-2.8%
\$100,000 - \$149,999	13	18.2%
\$150,000 - \$199,999	4	100.0%
\$200,000 - \$249,999	1	N/A
\$250,000 - \$299,999	0	-100.0%
\$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



Monthly Distressed Market - January 2015

Manufactured Homes

Alachua County



		January 2015	January 2014	Percent Change Year-over-Year
Traditional	Closed Sales	2	6	-66.7%
	Median Sale Price	\$36,500	\$78,250	-53.4%
Foreclosure/REO	Closed Sales	4	5	-20.0%
	Median Sale Price	\$29,575	\$40,500	-27.0%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

