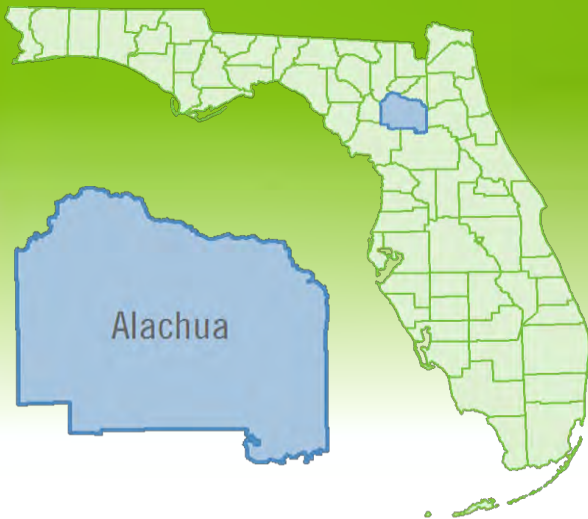


Monthly Market Detail - June 2015

Single Family Homes

Alachua County



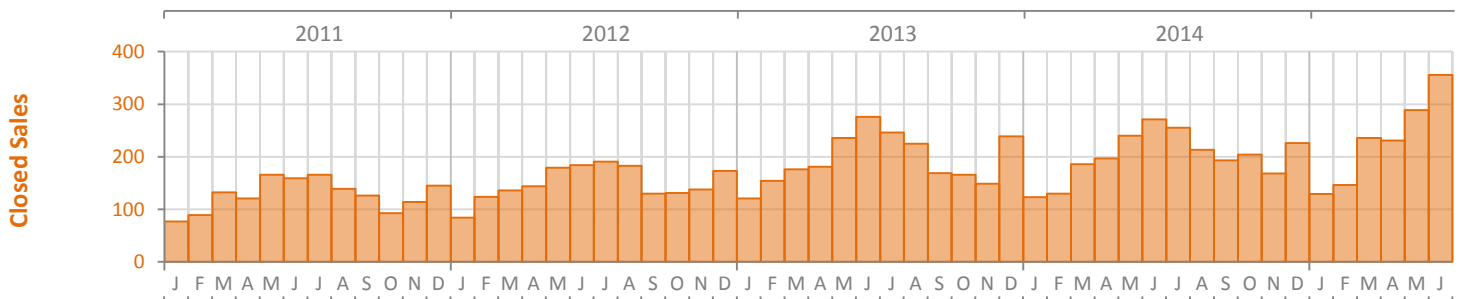
Summary Statistics	June 2015	June 2014	Percent Change Year-over-Year
Closed Sales	356	271	31.4%
Paid in Cash	76	62	22.6%
New Pending Sales	307	263	16.7%
New Listings	433	339	27.7%
Median Sale Price	\$195,000	\$178,000	9.6%
Average Sale Price	\$232,000	\$213,599	8.6%
Median Days on Market	65	74	-12.2%
Average Percent of Original List Price Received	94.6%	93.4%	1.3%
Pending Inventory	502	436	15.1%
Inventory (Active Listings)	1,225	1,385	-11.6%
Months Supply of Inventory	5.6	7.1	-21.7%

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
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%
July 2014	255	3.7%
June 2014	271	-1.8%

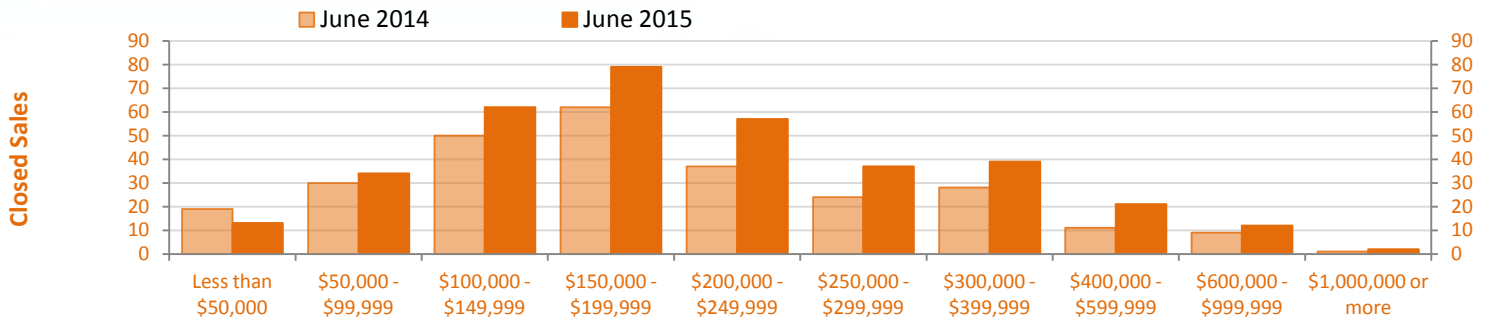


Closed Sales by Sale Price

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	13	-31.6%
\$50,000 - \$99,999	34	13.3%
\$100,000 - \$149,999	62	24.0%
\$150,000 - \$199,999	79	27.4%
\$200,000 - \$249,999	57	54.1%
\$250,000 - \$299,999	37	54.2%
\$300,000 - \$399,999	39	39.3%
\$400,000 - \$599,999	21	90.9%
\$600,000 - \$999,999	12	33.3%
\$1,000,000 or more	2	100.0%

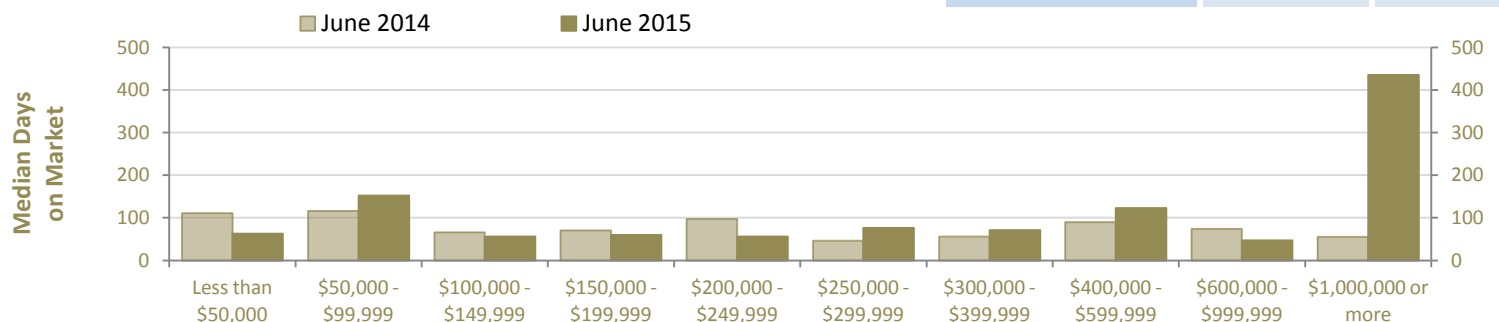


Median Days on Market by Sale Price

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	63	-43.2%
\$50,000 - \$99,999	152	31.0%
\$100,000 - \$149,999	56	-15.2%
\$150,000 - \$199,999	60	-14.3%
\$200,000 - \$249,999	56	-42.3%
\$250,000 - \$299,999	76	65.2%
\$300,000 - \$399,999	71	26.8%
\$400,000 - \$599,999	123	36.7%
\$600,000 - \$999,999	47	-36.5%
\$1,000,000 or more	435	690.9%

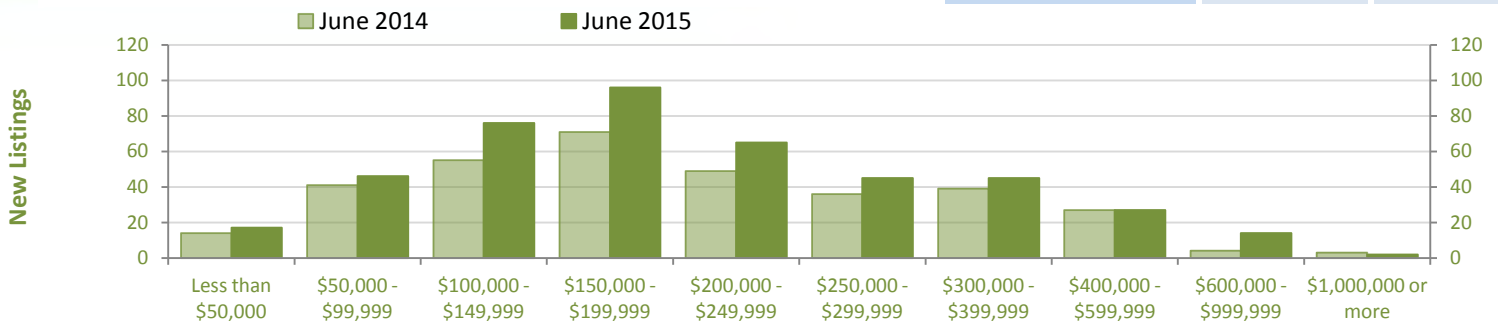


New Listings by Initial Listing Price

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	21.4%
\$50,000 - \$99,999	46	12.2%
\$100,000 - \$149,999	76	38.2%
\$150,000 - \$199,999	96	35.2%
\$200,000 - \$249,999	65	32.7%
\$250,000 - \$299,999	45	25.0%
\$300,000 - \$399,999	45	15.4%
\$400,000 - \$599,999	27	0.0%
\$600,000 - \$999,999	14	250.0%
\$1,000,000 or more	2	-33.3%

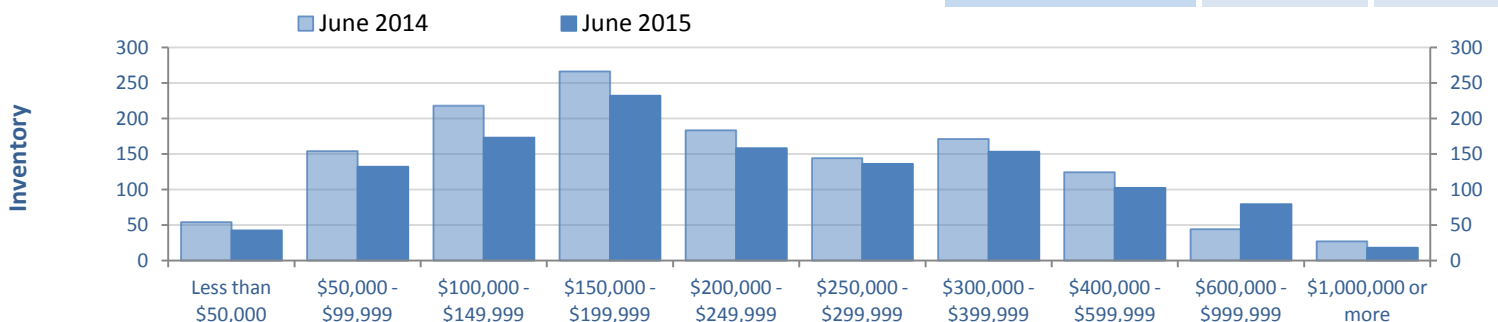


Inventory by Current Listing Price

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	42	-22.2%
\$50,000 - \$99,999	132	-14.3%
\$100,000 - \$149,999	173	-20.6%
\$150,000 - \$199,999	232	-12.8%
\$200,000 - \$249,999	158	-13.7%
\$250,000 - \$299,999	136	-5.6%
\$300,000 - \$399,999	153	-10.5%
\$400,000 - \$599,999	102	-17.7%
\$600,000 - \$999,999	79	79.5%
\$1,000,000 or more	18	-33.3%



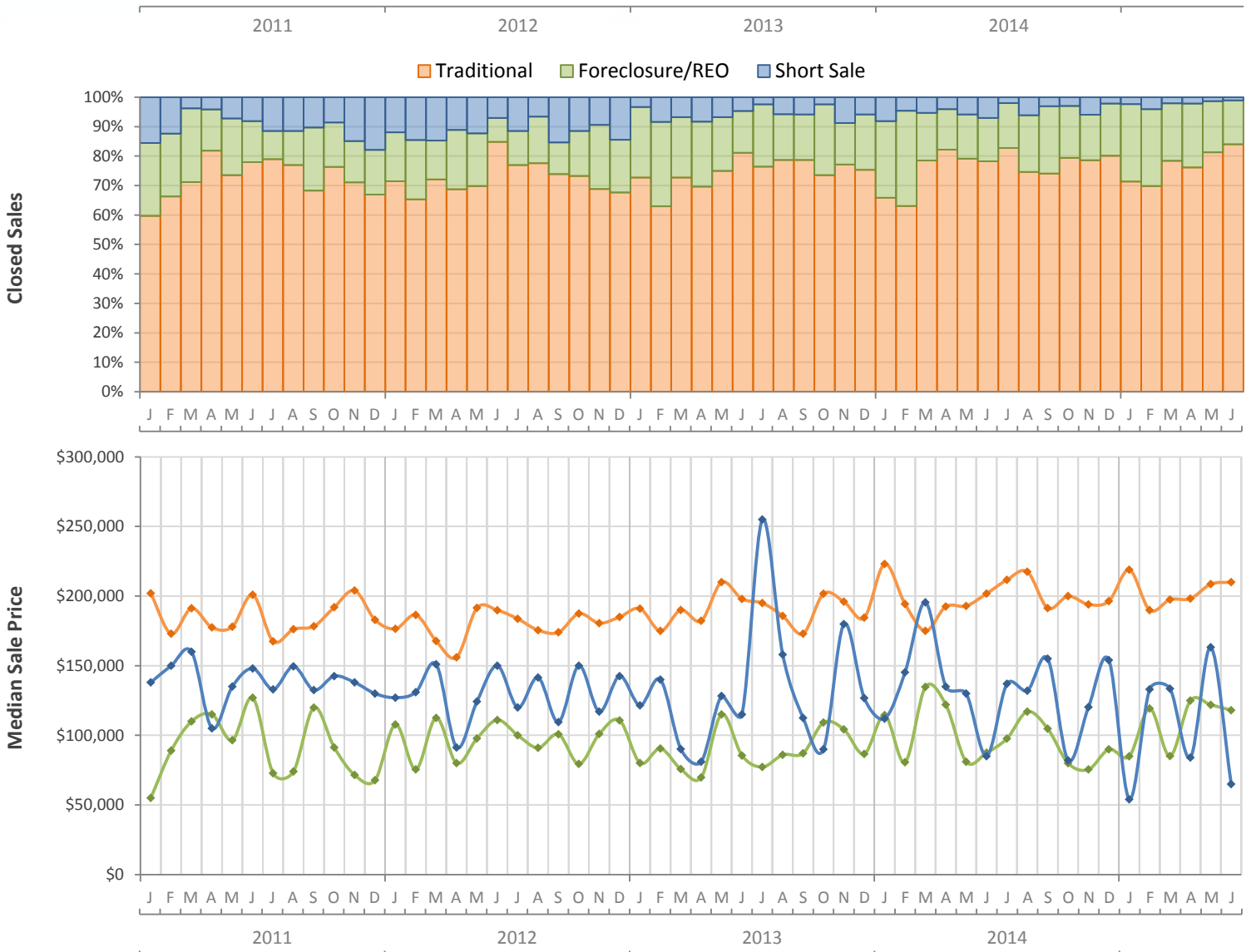
Monthly Distressed Market - June 2015

Single Family Homes

Alachua County



		June 2015	June 2014	Percent Change Year-over-Year
Traditional	Closed Sales	299	212	41.0%
	Median Sale Price	\$210,000	\$201,765	4.1%
Foreclosure/REO	Closed Sales	53	40	32.5%
	Median Sale Price	\$118,000	\$87,500	34.9%
Short Sale	Closed Sales	4	19	-78.9%
	Median Sale Price	\$64,950	\$85,000	-23.6%



Monthly Market Detail - June 2015

Townhouses and Condos

Alachua County



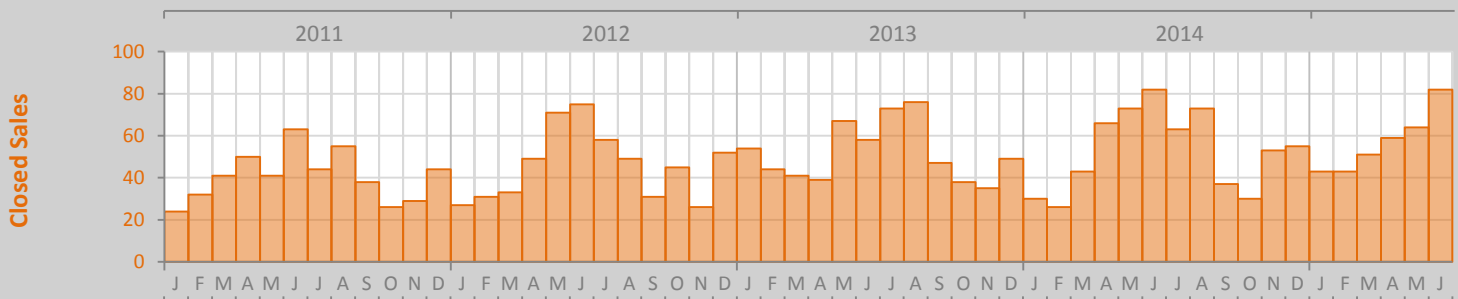
Summary Statistics	June 2015	June 2014	Percent Change Year-over-Year
Closed Sales	82	82	0.0%
Paid in Cash	52	55	-5.5%
New Pending Sales	75	64	17.2%
New Listings	103	89	15.7%
Median Sale Price	\$86,500	\$84,750	2.1%
Average Sale Price	\$90,902	\$89,386	1.7%
Median Days on Market	67	56	19.6%
Average Percent of Original List Price Received	92.2%	90.8%	1.5%
Pending Inventory	102	101	1.0%
Inventory (Active Listings)	317	315	0.6%
Months Supply of Inventory	5.8	5.9	-1.7%

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
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%
July 2014	63	-13.7%
June 2014	82	41.4%

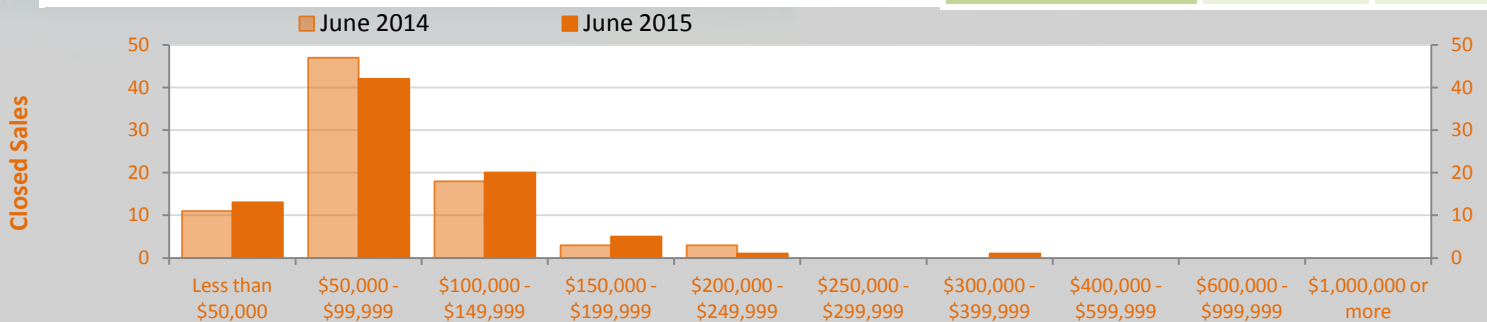


Closed Sales by Sale Price

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	13	18.2%
\$50,000 - \$99,999	42	-10.6%
\$100,000 - \$149,999	20	11.1%
\$150,000 - \$199,999	5	66.7%
\$200,000 - \$249,999	1	-66.7%
\$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

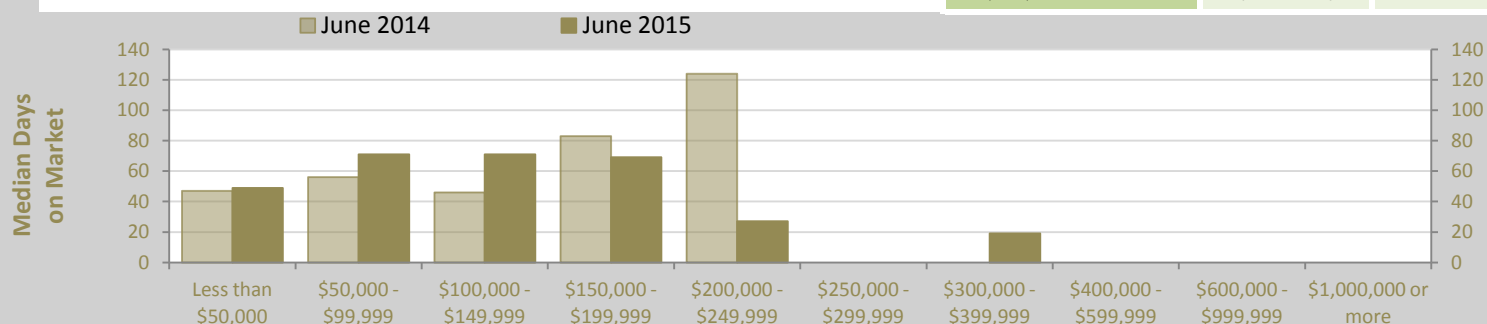


Median Days on Market by Sale Price

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	49	4.3%
\$50,000 - \$99,999	71	26.8%
\$100,000 - \$149,999	71	54.3%
\$150,000 - \$199,999	69	-16.9%
\$200,000 - \$249,999	27	-78.2%
\$250,000 - \$299,999	(No Sales)	N/A
\$300,000 - \$399,999	19	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 - June 2015

Townhouses and Condos

Alachua County

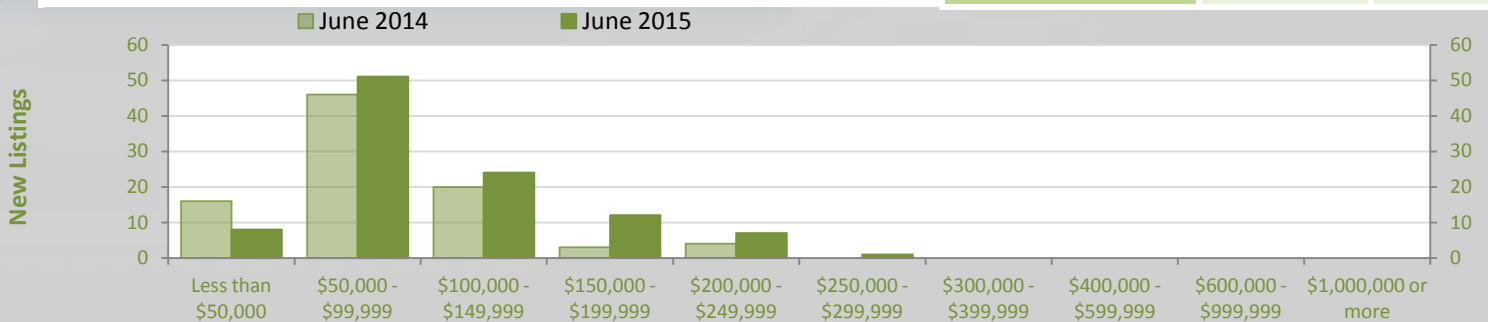


New Listings by Initial Listing Price

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	8	-50.0%
\$50,000 - \$99,999	51	10.9%
\$100,000 - \$149,999	24	20.0%
\$150,000 - \$199,999	12	300.0%
\$200,000 - \$249,999	7	75.0%
\$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

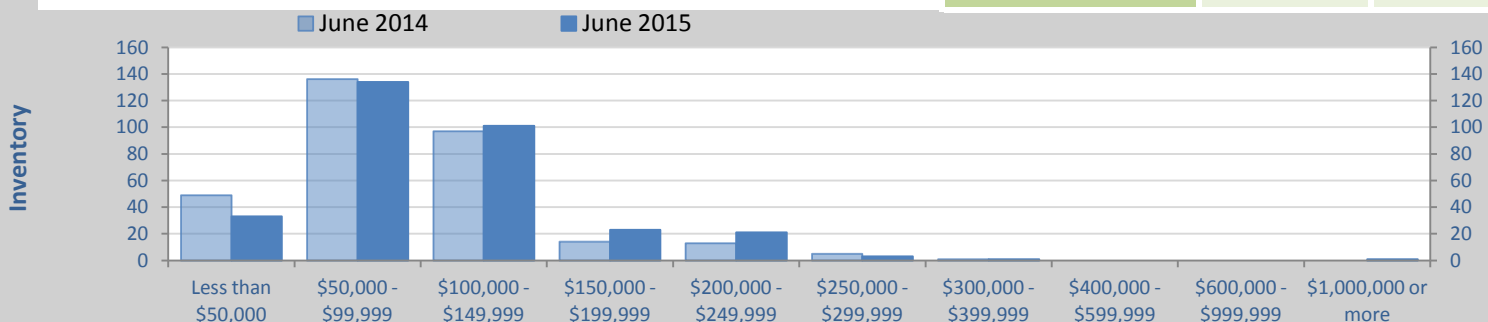


Inventory by Current Listing Price

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	33	-32.7%
\$50,000 - \$99,999	134	-1.5%
\$100,000 - \$149,999	101	4.1%
\$150,000 - \$199,999	23	64.3%
\$200,000 - \$249,999	21	61.5%
\$250,000 - \$299,999	3	-40.0%
\$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



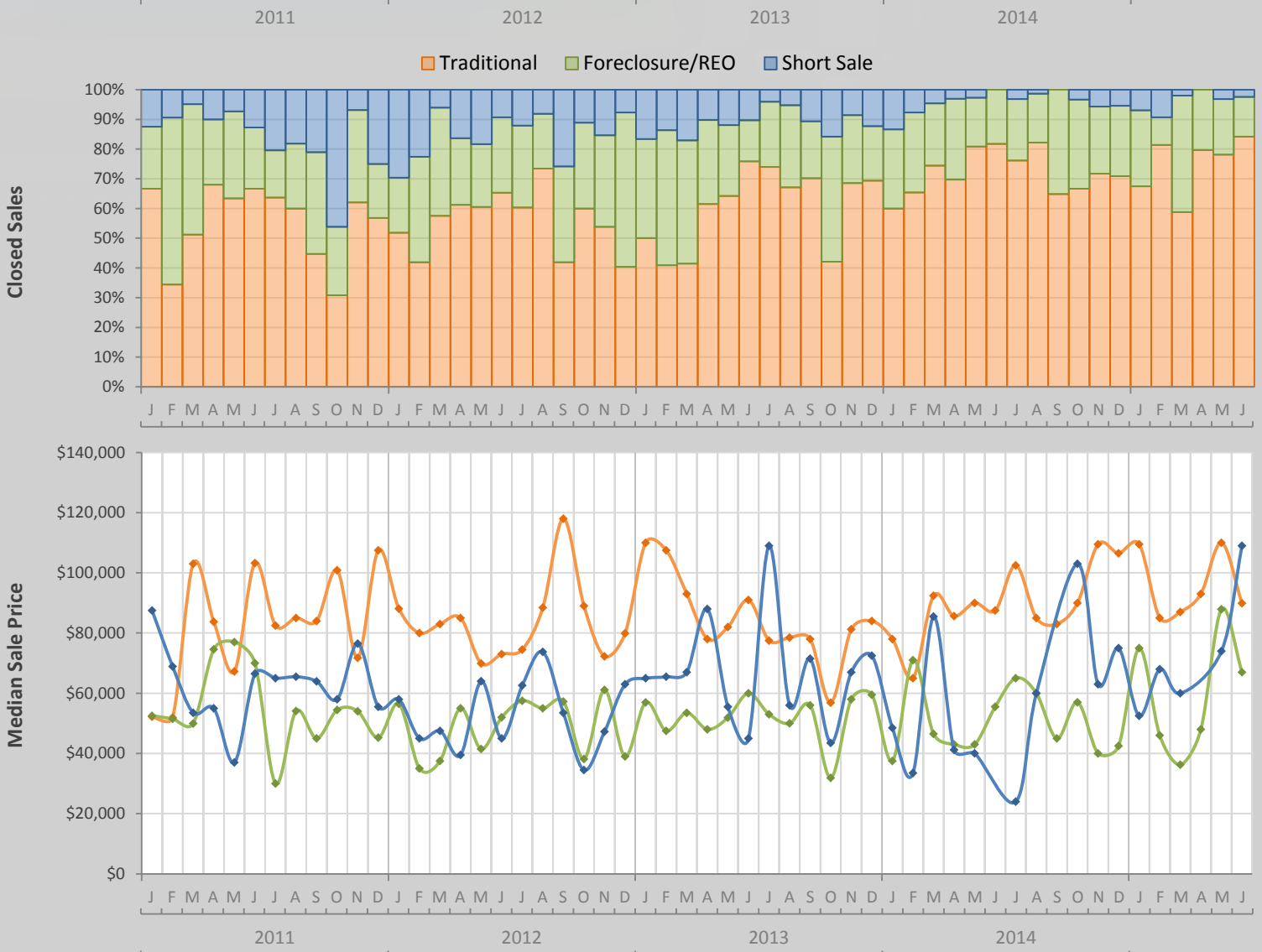
Monthly Distressed Market - June 2015

Townhouses and Condos

Alachua County



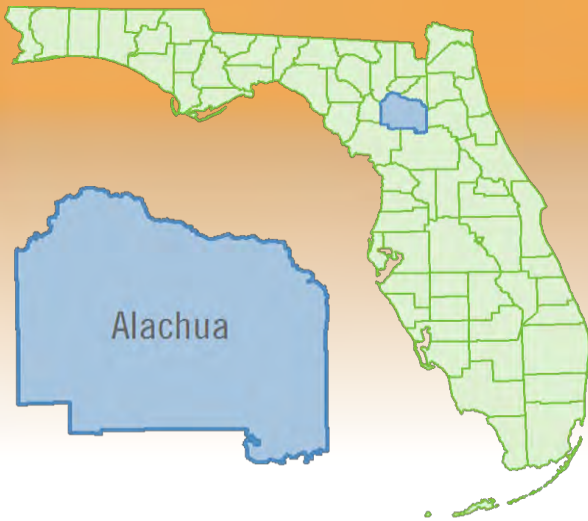
		June 2015	June 2014	Percent Change Year-over-Year
Traditional	Closed Sales	69	67	3.0%
	Median Sale Price	\$89,900	\$87,500	2.7%
Foreclosure/REO	Closed Sales	11	15	-26.7%
	Median Sale Price	\$67,000	\$55,500	20.7%
Short Sale	Closed Sales	2	0	N/A
	Median Sale Price	\$109,000	(No Sales)	N/A



Monthly Market Detail - June 2015

Manufactured Homes

Alachua County



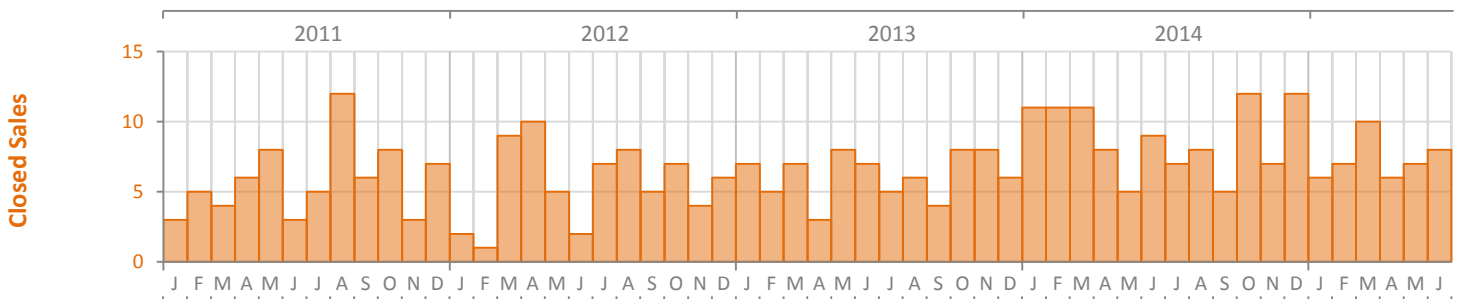
Summary Statistics	June 2015	June 2014	Percent Change Year-over-Year
Closed Sales	8	9	-11.1%
Paid in Cash	5	5	0.0%
New Pending Sales	10	10	0.0%
New Listings	28	12	133.3%
Median Sale Price	\$84,269	\$58,750	43.4%
Average Sale Price	\$70,723	\$58,709	20.5%
Median Days on Market	44	71	-38.0%
Average Percent of Original List Price Received	89.2%	94.0%	-5.1%
Pending Inventory	16	15	6.7%
Inventory (Active Listings)	76	71	7.0%
Months Supply of Inventory	9.6	9.3	3.7%

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
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%
July 2014	7	40.0%
June 2014	9	28.6%

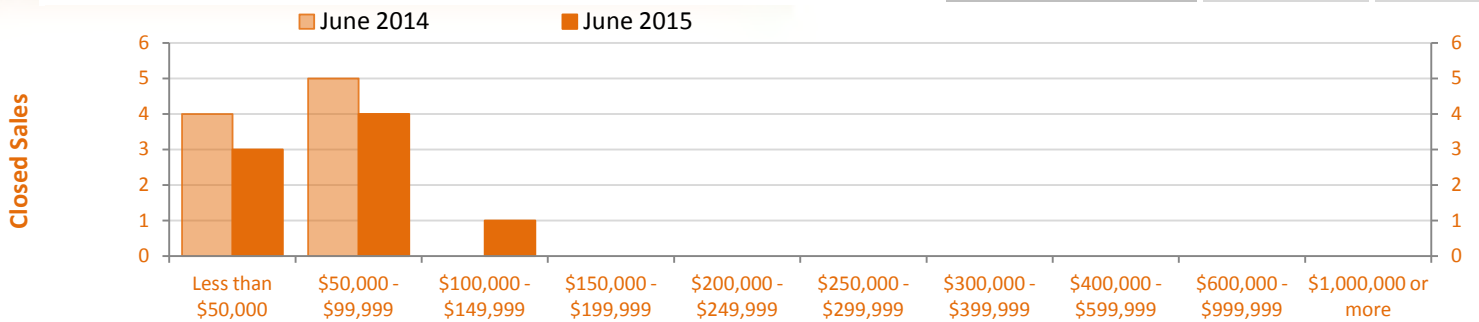


Closed Sales by Sale Price

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	3	-25.0%
\$50,000 - \$99,999	4	-20.0%
\$100,000 - \$149,999	1	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

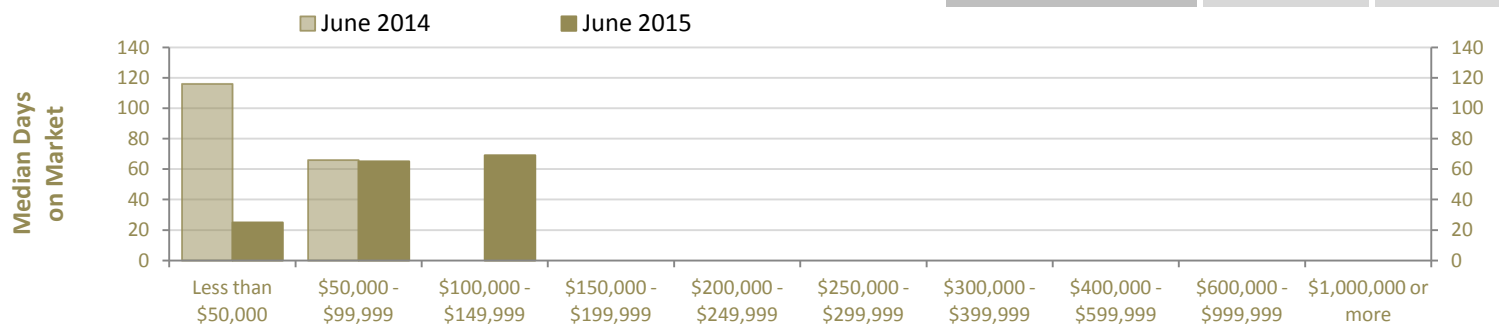


Median Days on Market by Sale Price

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	25	-78.4%
\$50,000 - \$99,999	65	-1.5%
\$100,000 - \$149,999	69	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

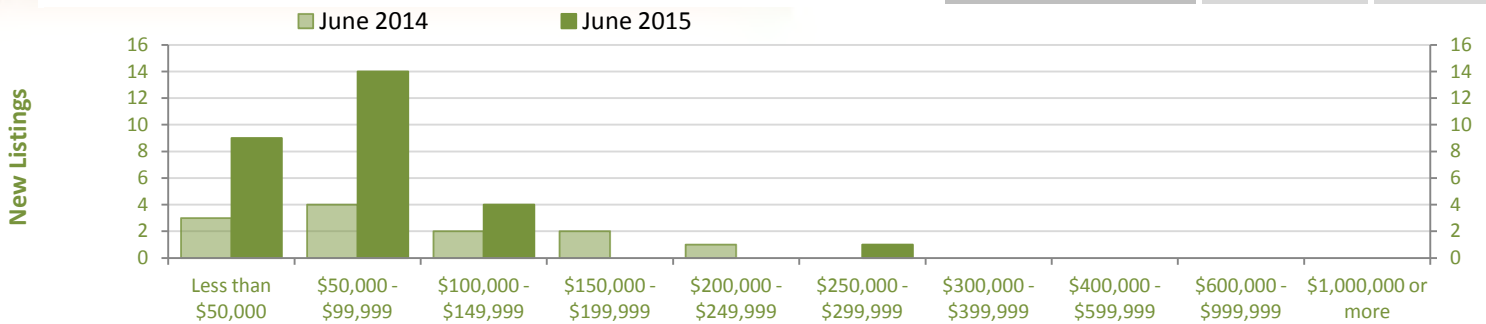


New Listings by Initial Listing Price

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	200.0%
\$50,000 - \$99,999	14	250.0%
\$100,000 - \$149,999	4	100.0%
\$150,000 - \$199,999	0	-100.0%
\$200,000 - \$249,999	0	-100.0%
\$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

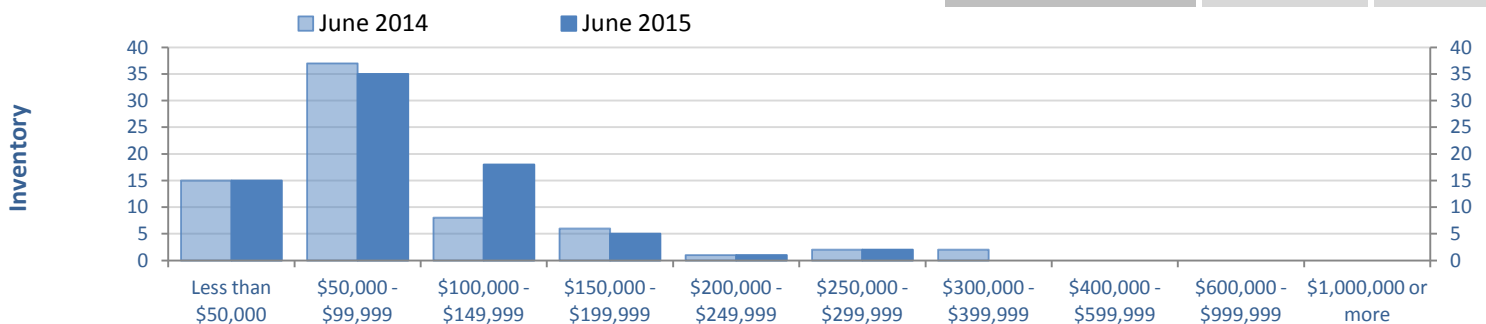


Inventory by Current Listing Price

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	15	0.0%
\$50,000 - \$99,999	35	-5.4%
\$100,000 - \$149,999	18	125.0%
\$150,000 - \$199,999	5	-16.7%
\$200,000 - \$249,999	1	0.0%
\$250,000 - \$299,999	2	0.0%
\$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



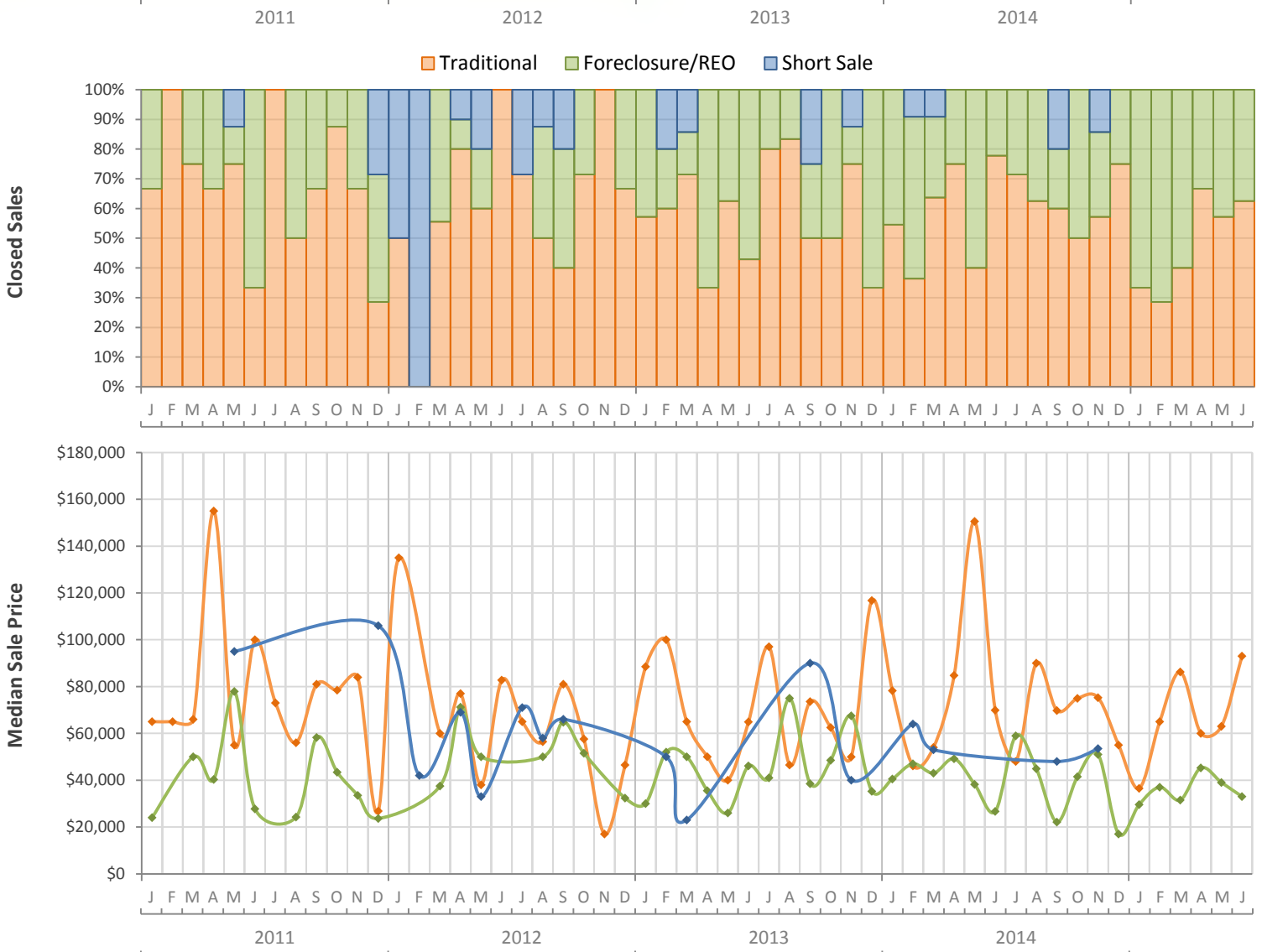
Monthly Distressed Market - June 2015

Manufactured Homes

Alachua County



		June 2015	June 2014	Percent Change Year-over-Year
Traditional	Closed Sales	5	7	-28.6%
	Median Sale Price	\$93,000	\$69,900	33.0%
Foreclosure/REO	Closed Sales	3	2	50.0%
	Median Sale Price	\$33,000	\$26,667	23.7%
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 Wednesday, July 22, 2015. Next data release is Thursday, August 20, 2015.