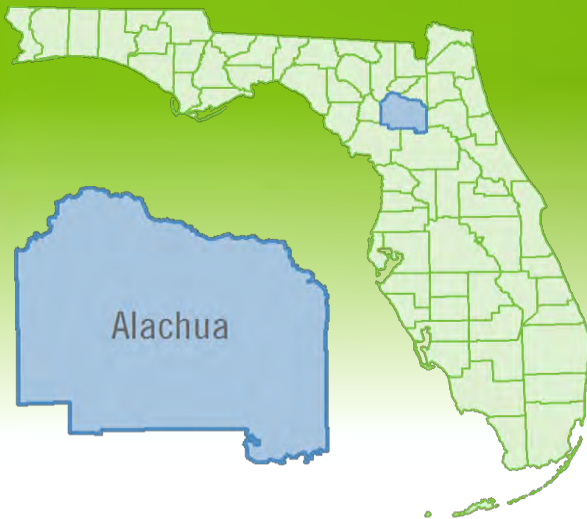


Monthly Market Detail - November 2015

Single Family Homes

Alachua County



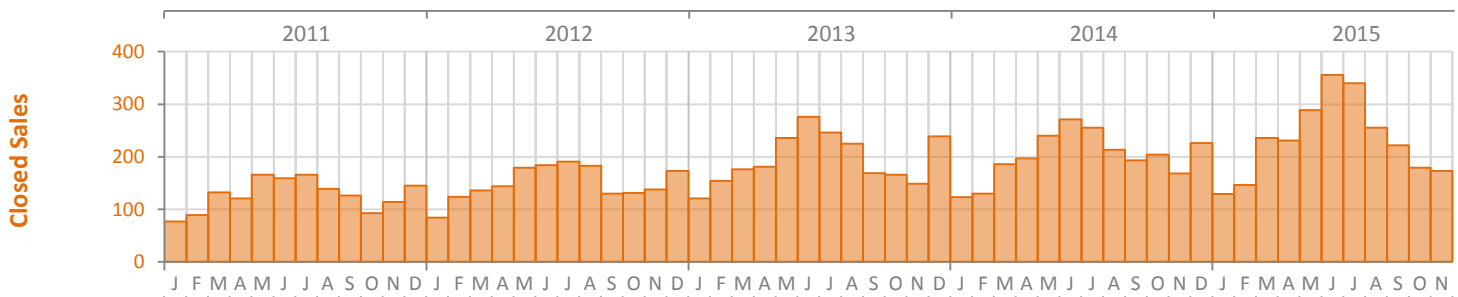
Summary Statistics	November 2015	November 2014	Percent Change Year-over-Year
Closed Sales	173	168	3.0%
Paid in Cash	51	44	15.9%
New Pending Sales	203	178	14.0%
New Listings	225	220	2.3%
Median Sale Price	\$180,550	\$173,000	4.4%
Average Sale Price	\$216,973	\$191,481	13.3%
Median Days on Market	100	103	-2.9%
Average Percent of Original List Price Received	93.6%	92.3%	1.4%
Pending Inventory	389	324	20.1%
Inventory (Active Listings)	1,053	1,183	-11.0%
Months Supply of Inventory	4.5	5.9	-22.6%

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
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%
November 2014	168	12.8%

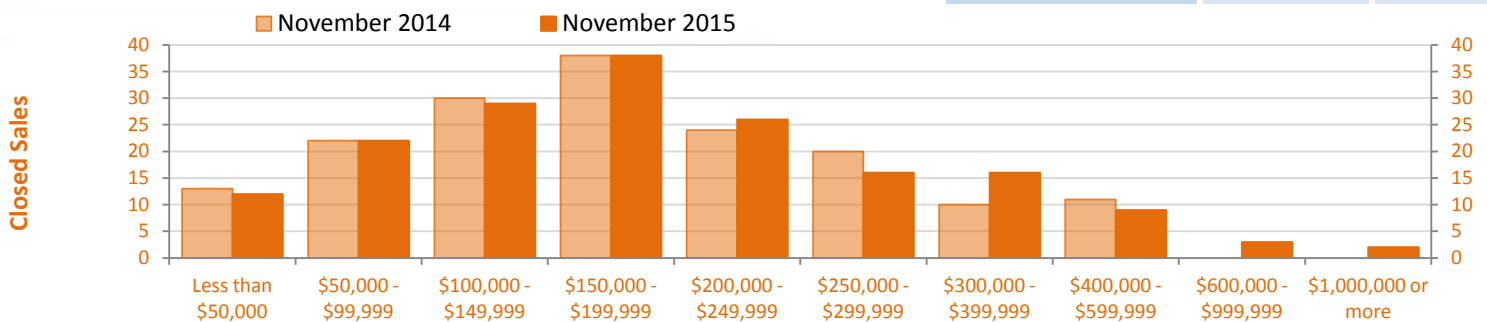


Closed Sales by Sale Price

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	12	-7.7%
\$50,000 - \$99,999	22	0.0%
\$100,000 - \$149,999	29	-3.3%
\$150,000 - \$199,999	38	0.0%
\$200,000 - \$249,999	26	8.3%
\$250,000 - \$299,999	16	-20.0%
\$300,000 - \$399,999	16	60.0%
\$400,000 - \$599,999	9	-18.2%
\$600,000 - \$999,999	3	N/A
\$1,000,000 or more	2	N/A

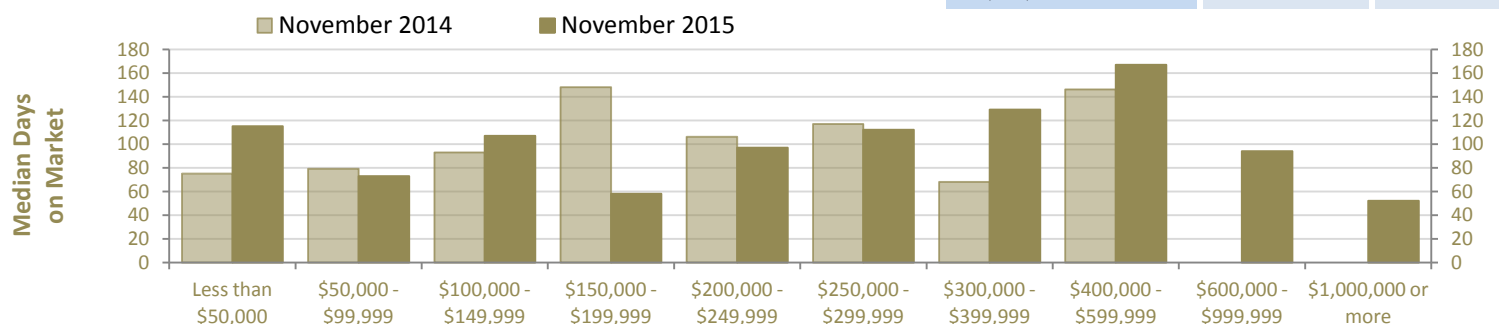


Median Days on Market by Sale Price

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	115	53.3%
\$50,000 - \$99,999	73	-7.6%
\$100,000 - \$149,999	107	15.1%
\$150,000 - \$199,999	58	-60.8%
\$200,000 - \$249,999	97	-8.5%
\$250,000 - \$299,999	112	-4.3%
\$300,000 - \$399,999	129	89.7%
\$400,000 - \$599,999	167	14.4%
\$600,000 - \$999,999	94	N/A
\$1,000,000 or more	52	N/A



Monthly Market Detail - November 2015

Single Family Homes

Alachua County

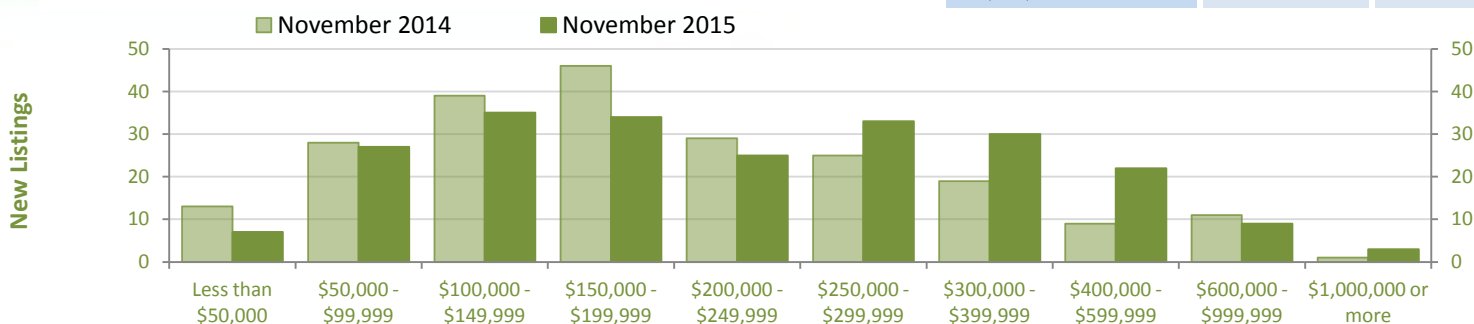


New Listings by Initial Listing Price

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	7	-46.2%
\$50,000 - \$99,999	27	-3.6%
\$100,000 - \$149,999	35	-10.3%
\$150,000 - \$199,999	34	-26.1%
\$200,000 - \$249,999	25	-13.8%
\$250,000 - \$299,999	33	32.0%
\$300,000 - \$399,999	30	57.9%
\$400,000 - \$599,999	22	144.4%
\$600,000 - \$999,999	9	-18.2%
\$1,000,000 or more	3	200.0%

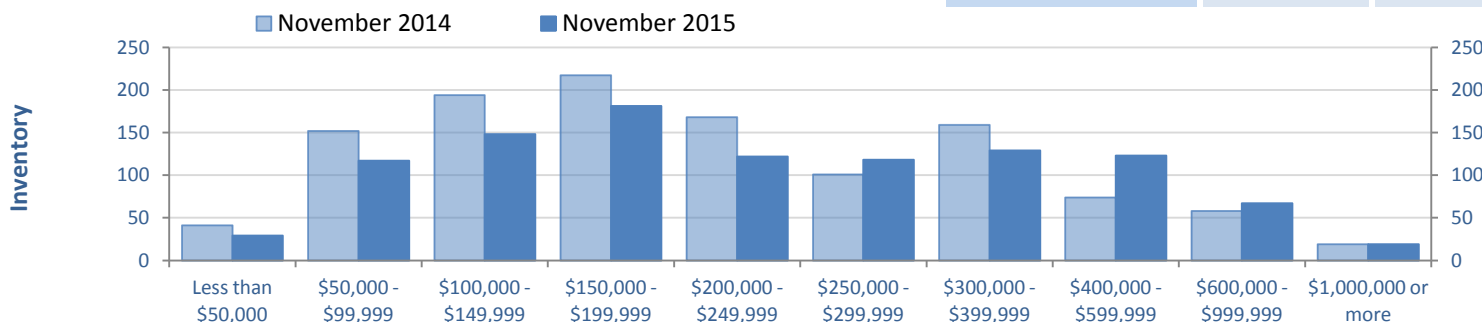


Inventory by Current Listing Price

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	29	-29.3%
\$50,000 - \$99,999	117	-23.0%
\$100,000 - \$149,999	148	-23.7%
\$150,000 - \$199,999	181	-16.6%
\$200,000 - \$249,999	122	-27.4%
\$250,000 - \$299,999	118	16.8%
\$300,000 - \$399,999	129	-18.9%
\$400,000 - \$599,999	123	66.2%
\$600,000 - \$999,999	67	15.5%
\$1,000,000 or more	19	0.0%



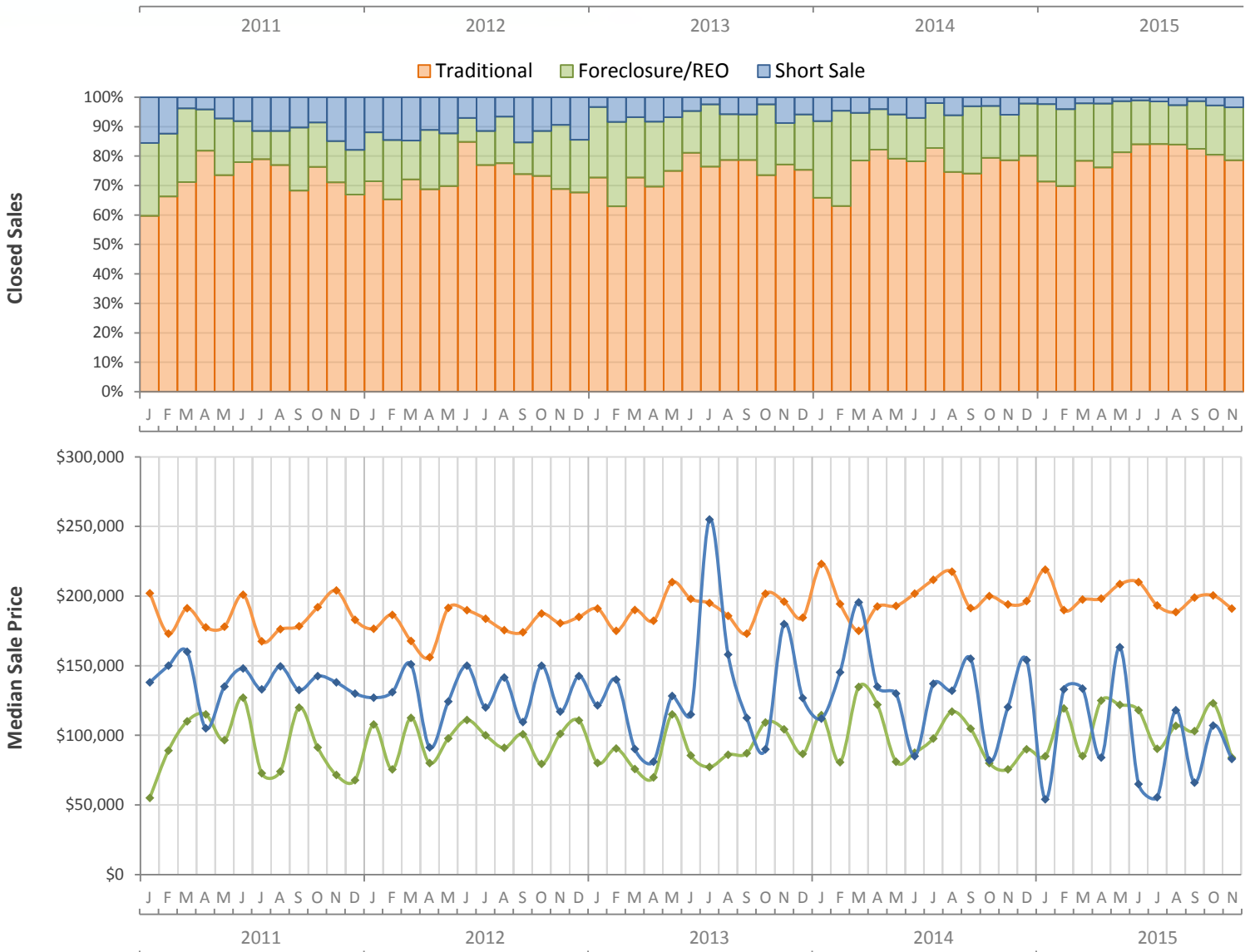
Monthly Distressed Market - November 2015

Single Family Homes

Alachua County



		November 2015	November 2014	Percent Change Year-over-Year
Traditional	Closed Sales	136	132	3.0%
	Median Sale Price	\$191,000	\$194,000	-1.5%
Foreclosure/REO	Closed Sales	31	26	19.2%
	Median Sale Price	\$84,000	\$75,500	11.3%
Short Sale	Closed Sales	6	10	-40.0%
	Median Sale Price	\$83,000	\$120,250	-31.0%



Monthly Market Detail - November 2015

Townhouses and Condos

Alachua County



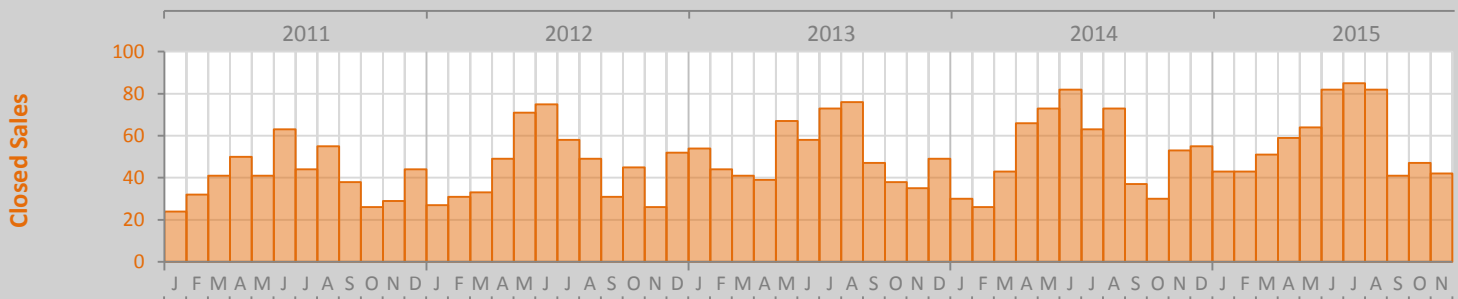
Summary Statistics	November 2015	November 2014	Percent Change Year-over-Year
Closed Sales	42	53	-20.8%
Paid in Cash	23	36	-36.1%
New Pending Sales	41	53	-22.6%
New Listings	57	45	26.7%
Median Sale Price	\$105,250	\$95,500	10.2%
Average Sale Price	\$100,205	\$99,016	1.2%
Median Days on Market	94	79	19.0%
Average Percent of Original List Price Received	93.4%	91.0%	2.6%
Pending Inventory	73	80	-8.8%
Inventory (Active Listings)	248	289	-14.2%
Months Supply of Inventory	4.3	5.5	-22.7%

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
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%
November 2014	53	51.4%

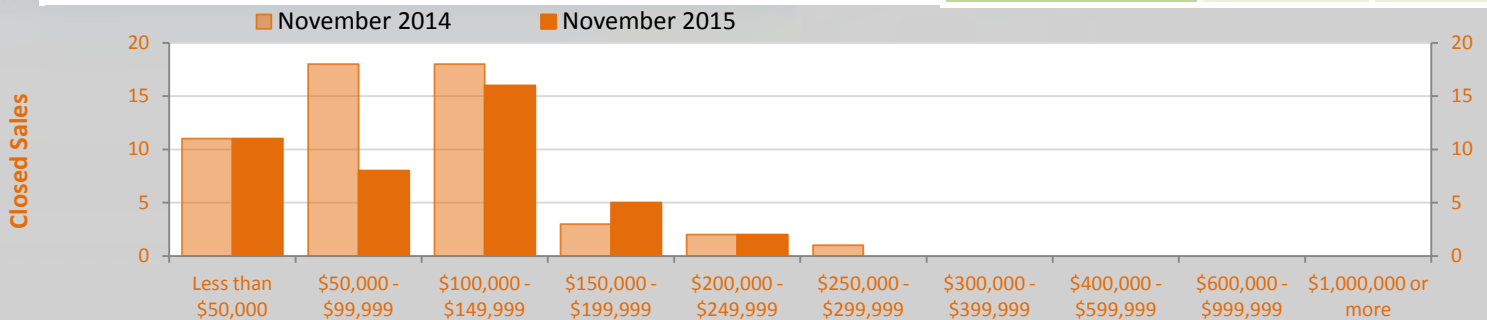


Closed Sales by Sale Price

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	11	0.0%
\$50,000 - \$99,999	8	-55.6%
\$100,000 - \$149,999	16	-11.1%
\$150,000 - \$199,999	5	66.7%
\$200,000 - \$249,999	2	0.0%
\$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

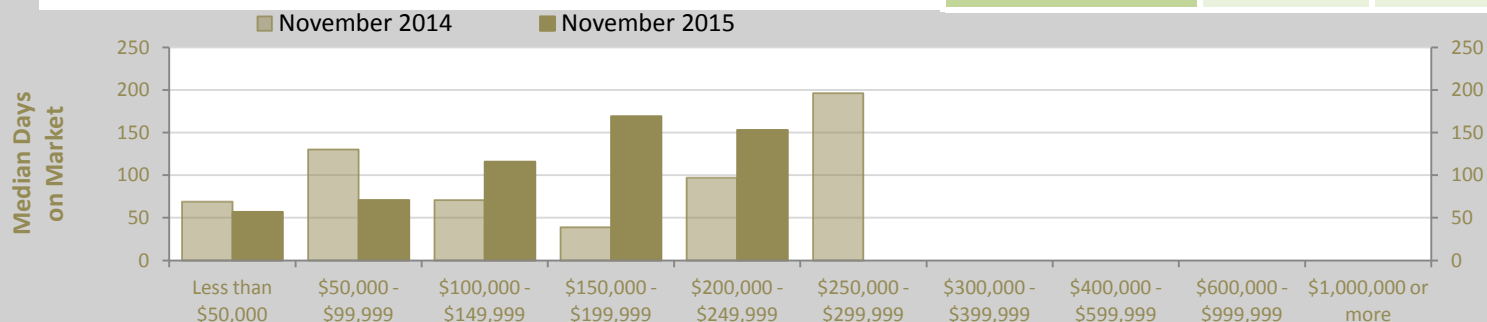


Median Days on Market by Sale Price

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	57	-17.4%
\$50,000 - \$99,999	71	-45.4%
\$100,000 - \$149,999	116	63.4%
\$150,000 - \$199,999	169	333.3%
\$200,000 - \$249,999	153	57.7%
\$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

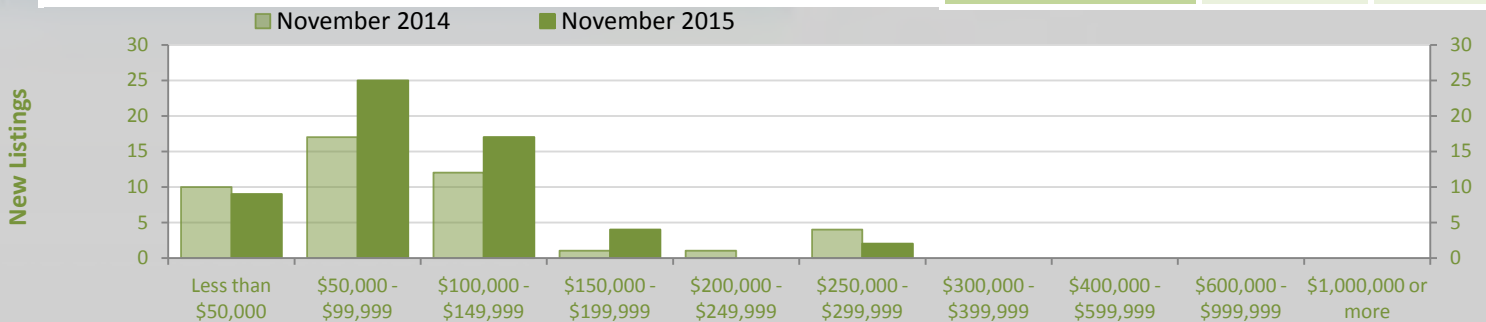


New Listings by Initial Listing Price

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	-10.0%
\$50,000 - \$99,999	25	47.1%
\$100,000 - \$149,999	17	41.7%
\$150,000 - \$199,999	4	300.0%
\$200,000 - \$249,999	0	-100.0%
\$250,000 - \$299,999	2	-50.0%
\$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

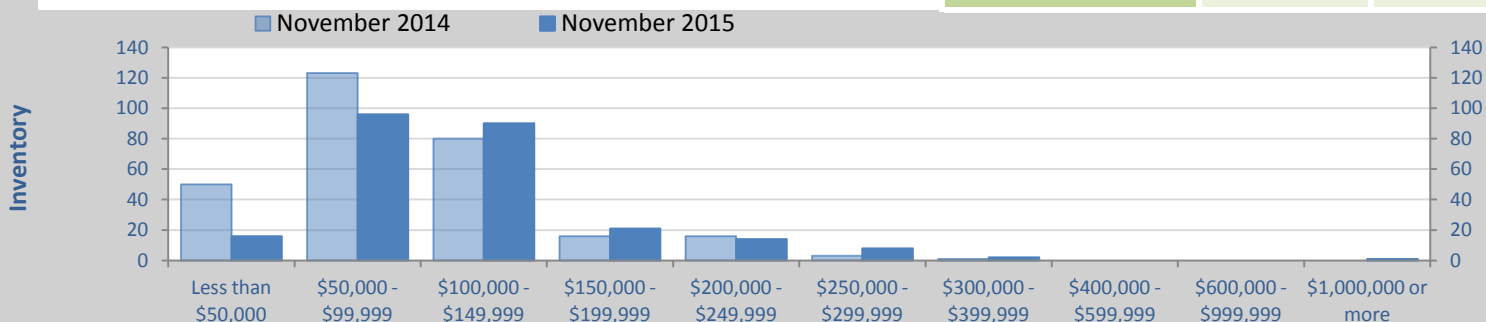


Inventory by Current Listing Price

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	16	-68.0%
\$50,000 - \$99,999	96	-22.0%
\$100,000 - \$149,999	90	12.5%
\$150,000 - \$199,999	21	31.3%
\$200,000 - \$249,999	14	-12.5%
\$250,000 - \$299,999	8	166.7%
\$300,000 - \$399,999	2	100.0%
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	1	N/A



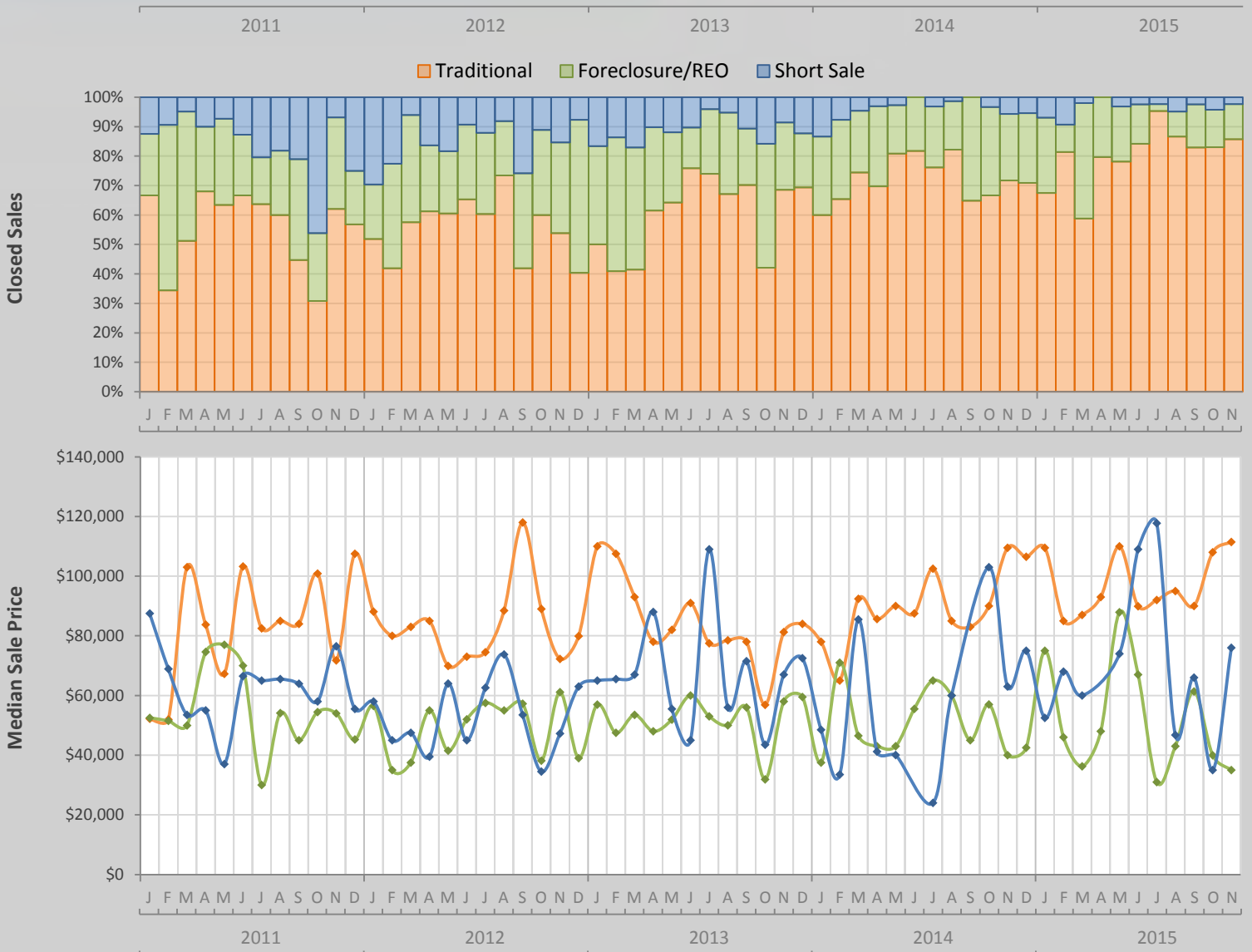
Monthly Distressed Market - November 2015

Townhouses and Condos

Alachua County



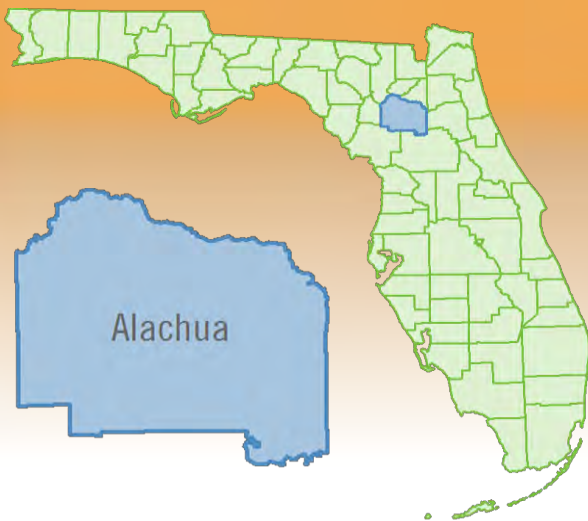
		November 2015	November 2014	Percent Change Year-over-Year
Traditional	Closed Sales	36	38	-5.3%
	Median Sale Price	\$111,450	\$109,500	1.8%
Foreclosure/REO	Closed Sales	5	12	-58.3%
	Median Sale Price	\$35,000	\$40,000	-12.5%
Short Sale	Closed Sales	1	3	-66.7%
	Median Sale Price	\$76,000	\$63,000	20.6%



Monthly Market Detail - November 2015

Manufactured Homes

Alachua County



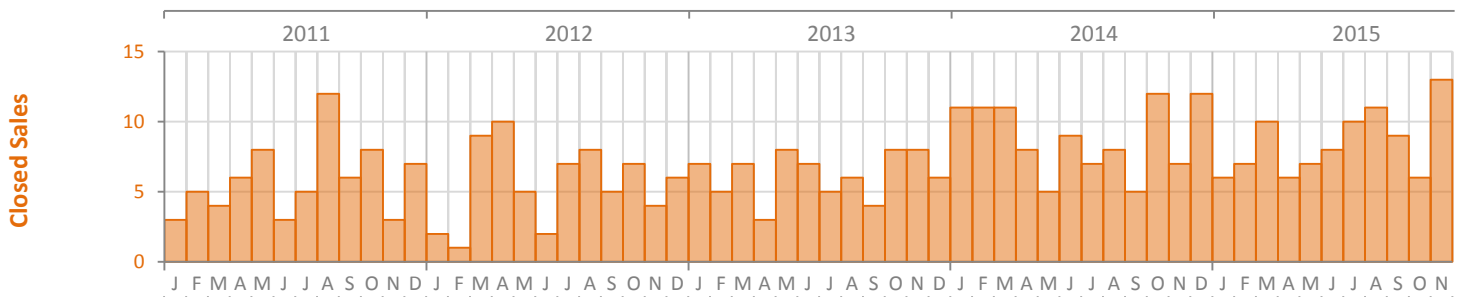
Summary Statistics	November 2015	November 2014	Percent Change Year-over-Year
Closed Sales	13	7	85.7%
Paid in Cash	9	5	80.0%
New Pending Sales	10	5	100.0%
New Listings	9	9	0.0%
Median Sale Price	\$60,171	\$60,000	0.3%
Average Sale Price	\$58,852	\$61,143	-3.7%
Median Days on Market	123	75	64.0%
Average Percent of Original List Price Received	85.4%	87.8%	-2.7%
Pending Inventory	17	14	21.4%
Inventory (Active Listings)	76	74	2.7%
Months Supply of Inventory	8.7	8.9	-2.2%

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
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%
November 2014	7	-12.5%

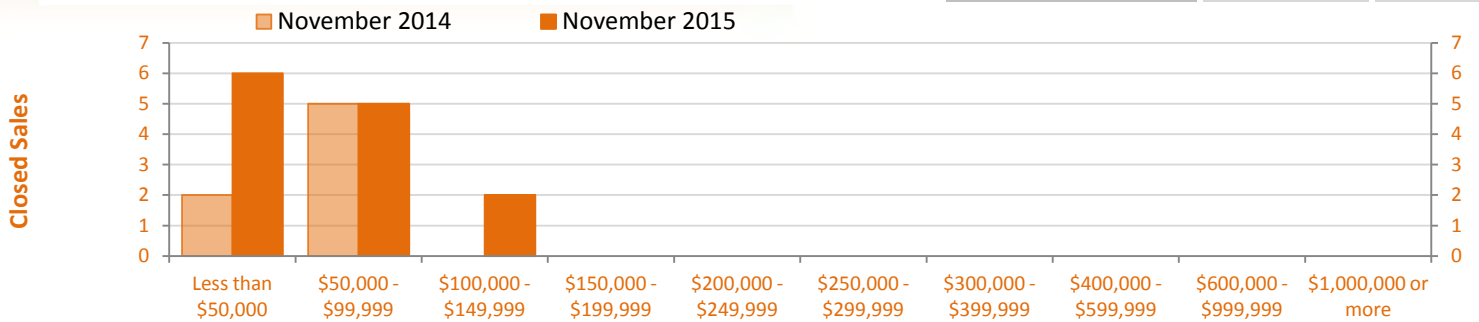


Closed Sales by Sale Price

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	200.0%
\$50,000 - \$99,999	5	0.0%
\$100,000 - \$149,999	2	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

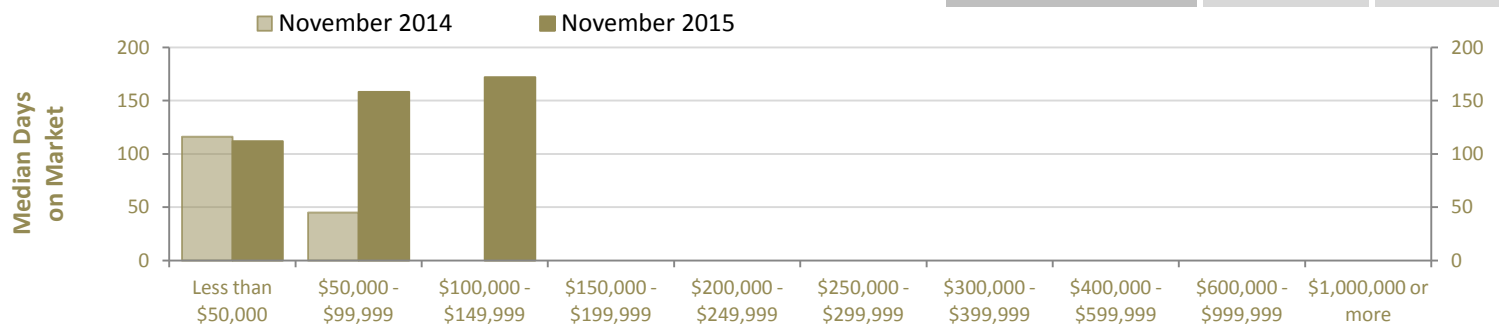


Median Days on Market by Sale Price

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	112	-3.4%
\$50,000 - \$99,999	158	251.1%
\$100,000 - \$149,999	172	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

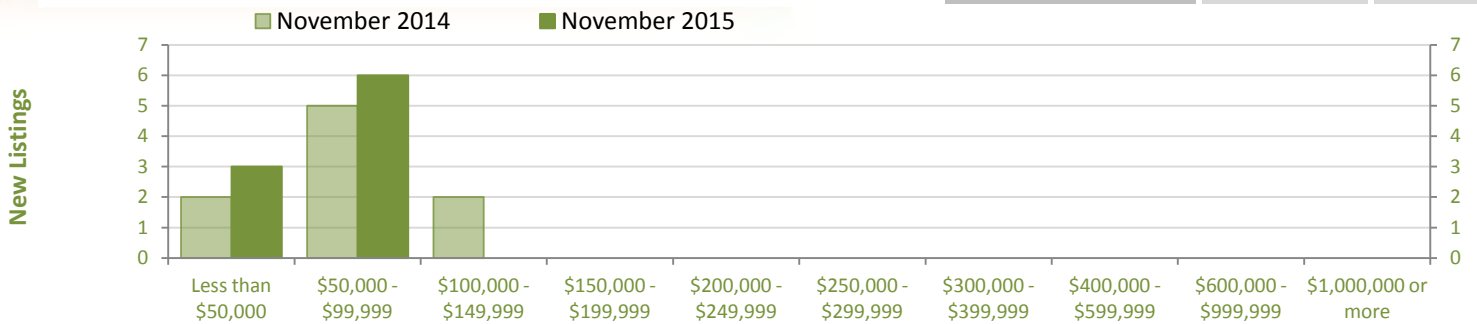


New Listings by Initial Listing Price

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	3	50.0%
\$50,000 - \$99,999	6	20.0%
\$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

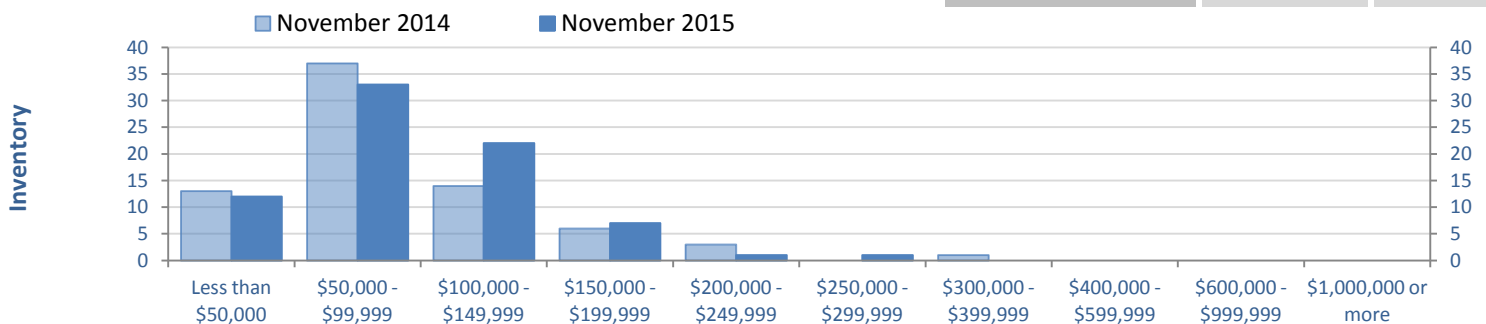


Inventory by Current Listing Price

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	12	-7.7%
\$50,000 - \$99,999	33	-10.8%
\$100,000 - \$149,999	22	57.1%
\$150,000 - \$199,999	7	16.7%
\$200,000 - \$249,999	1	-66.7%
\$250,000 - \$299,999	1	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 - November 2015

Manufactured Homes

Alachua County



		November 2015	November 2014	Percent Change Year-over-Year
Traditional	Closed Sales	10	4	150.0%
	Median Sale Price	\$68,000	\$75,250	-9.6%
Foreclosure/REO	Closed Sales	3	2	50.0%
	Median Sale Price	\$32,000	\$51,000	-37.3%
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$53,500	N/A

