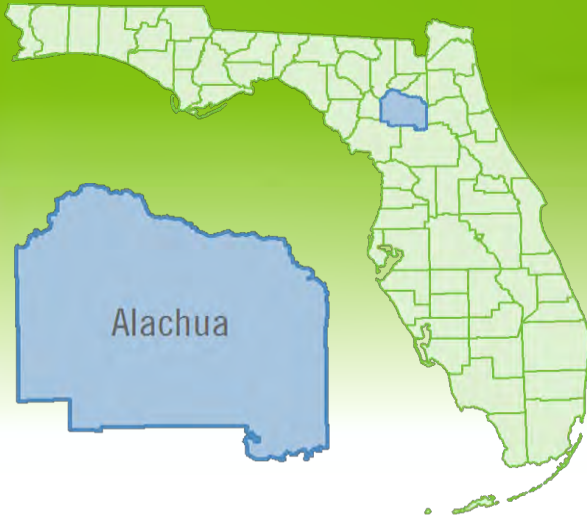


Monthly Market Detail - October 2015

Single Family Homes

Alachua County



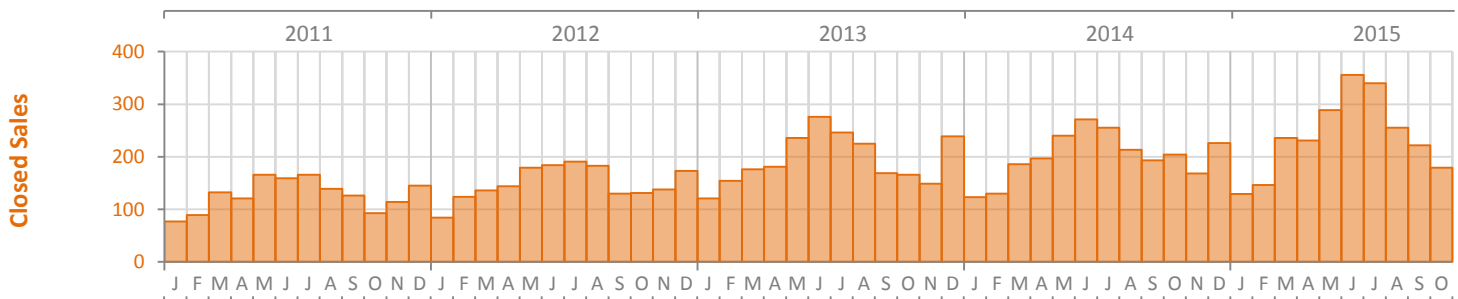
Summary Statistics	October 2015	October 2014	Percent Change Year-over-Year
Closed Sales	179	204	-12.3%
Paid in Cash	41	69	-40.6%
New Pending Sales	245	250	-2.0%
New Listings	282	272	3.7%
Median Sale Price	\$193,750	\$177,500	9.2%
Average Sale Price	\$213,506	\$219,639	-2.8%
Median Days on Market	100	116	-13.8%
Average Percent of Original List Price Received	93.7%	91.2%	2.7%
Pending Inventory	396	354	11.9%
Inventory (Active Listings)	1,098	1,219	-9.9%
Months Supply of Inventory	4.7	6.1	-22.2%

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
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%
October 2014	204	22.9%

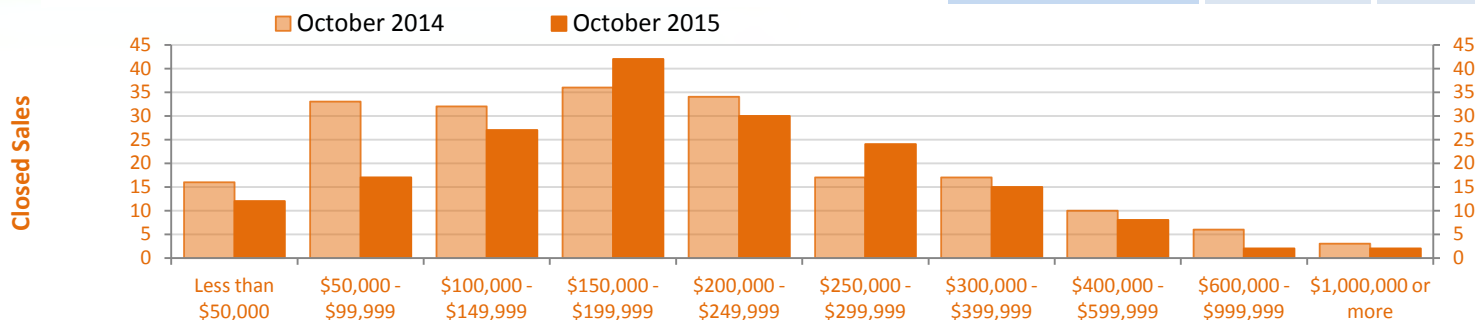


Closed Sales by Sale Price

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	12	-25.0%
\$50,000 - \$99,999	17	-48.5%
\$100,000 - \$149,999	27	-15.6%
\$150,000 - \$199,999	42	16.7%
\$200,000 - \$249,999	30	-11.8%
\$250,000 - \$299,999	24	41.2%
\$300,000 - \$399,999	15	-11.8%
\$400,000 - \$599,999	8	-20.0%
\$600,000 - \$999,999	2	-66.7%
\$1,000,000 or more	2	-33.3%

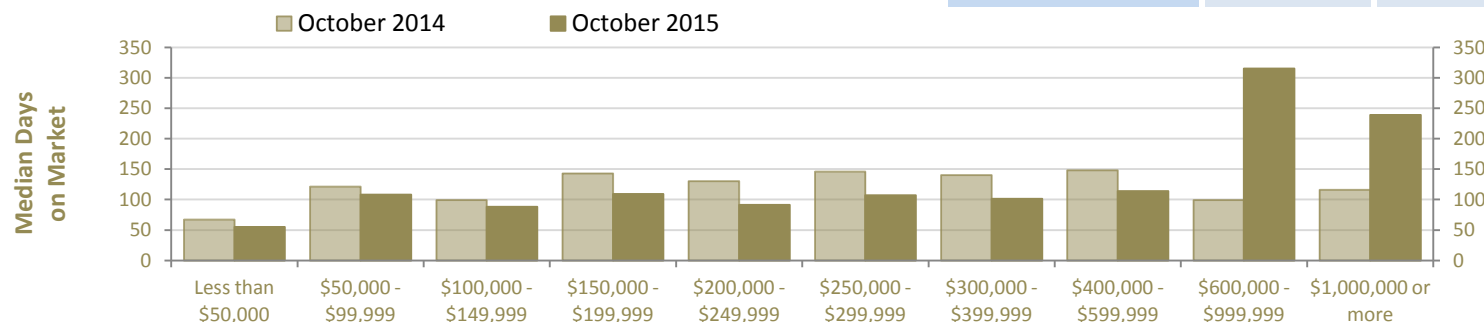


Median Days on Market by Sale Price

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	55	-17.9%
\$50,000 - \$99,999	108	-10.7%
\$100,000 - \$149,999	88	-11.1%
\$150,000 - \$199,999	109	-23.8%
\$200,000 - \$249,999	91	-30.0%
\$250,000 - \$299,999	107	-26.7%
\$300,000 - \$399,999	101	-27.9%
\$400,000 - \$599,999	114	-23.0%
\$600,000 - \$999,999	315	218.2%
\$1,000,000 or more	239	106.0%

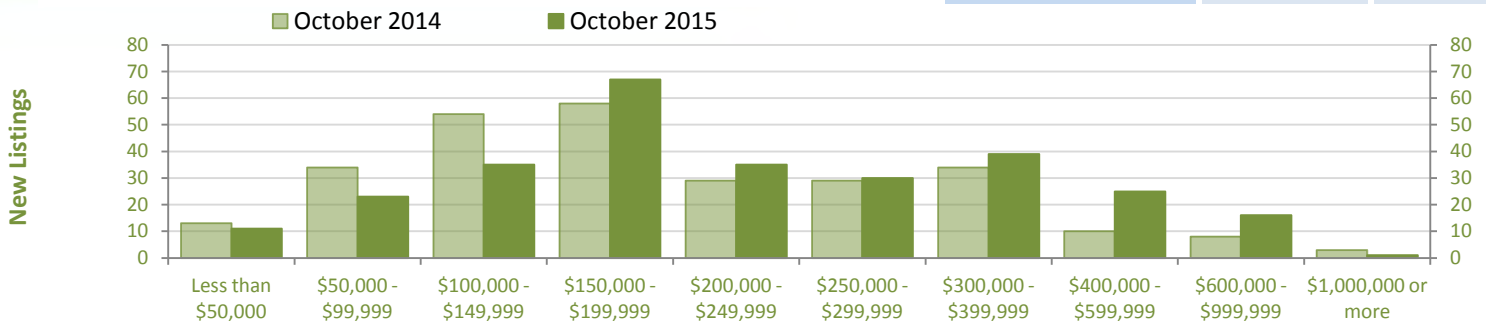


New Listings by Initial Listing Price

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	11	-15.4%
\$50,000 - \$99,999	23	-32.4%
\$100,000 - \$149,999	35	-35.2%
\$150,000 - \$199,999	67	15.5%
\$200,000 - \$249,999	35	20.7%
\$250,000 - \$299,999	30	3.4%
\$300,000 - \$399,999	39	14.7%
\$400,000 - \$599,999	25	150.0%
\$600,000 - \$999,999	16	100.0%
\$1,000,000 or more	1	-66.7%

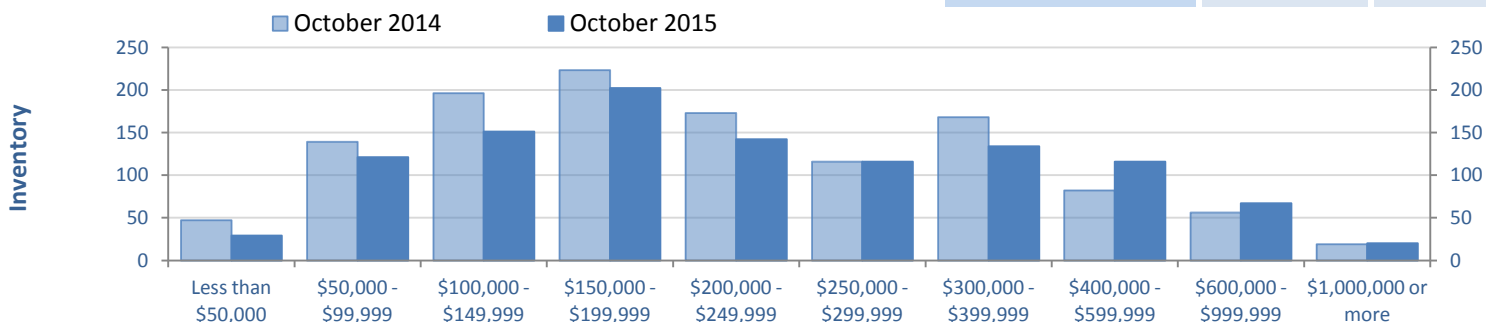


Inventory by Current Listing Price

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	-38.3%
\$50,000 - \$99,999	121	-12.9%
\$100,000 - \$149,999	151	-23.0%
\$150,000 - \$199,999	202	-9.4%
\$200,000 - \$249,999	142	-17.9%
\$250,000 - \$299,999	116	0.0%
\$300,000 - \$399,999	134	-20.2%
\$400,000 - \$599,999	116	41.5%
\$600,000 - \$999,999	67	19.6%
\$1,000,000 or more	20	5.3%



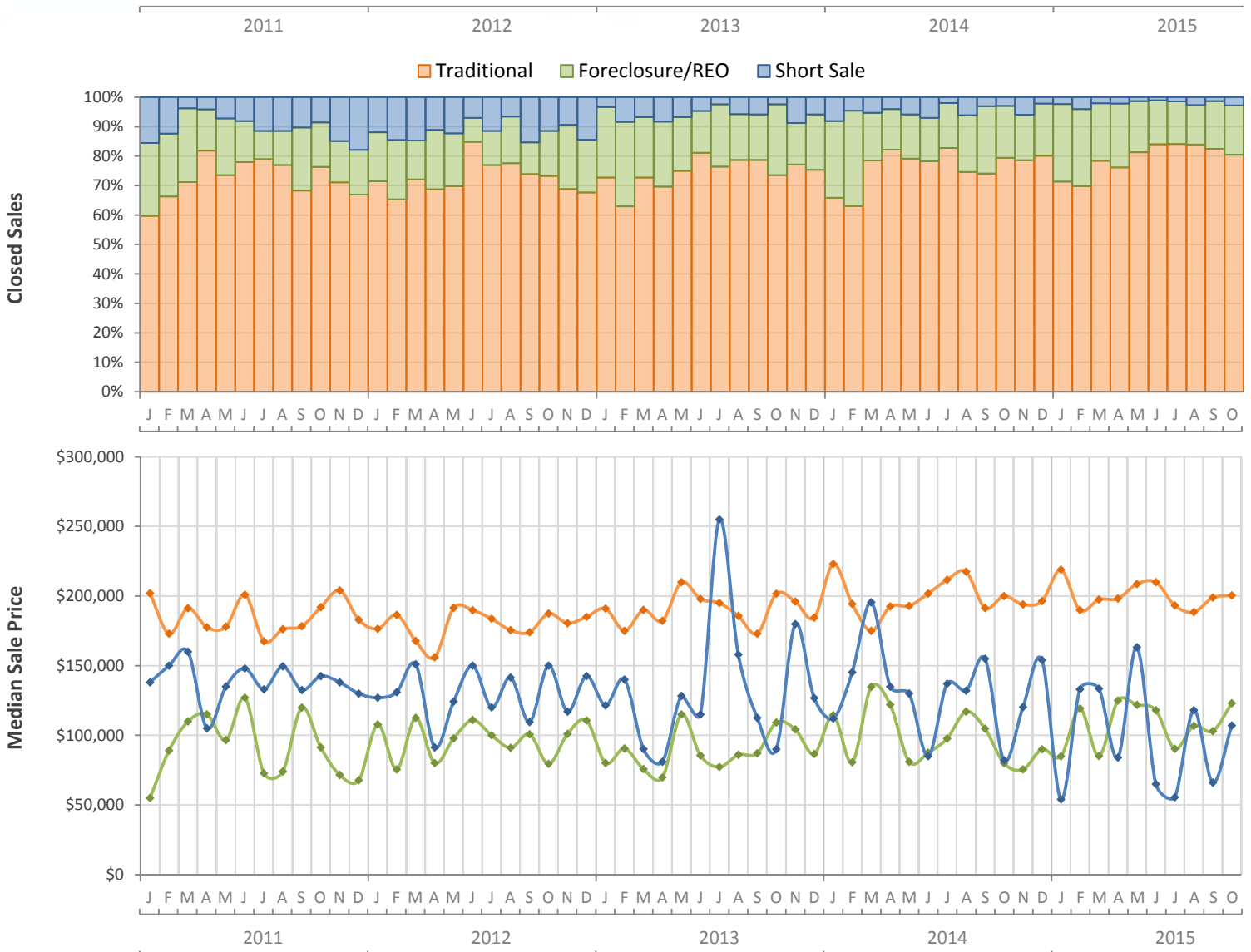
Monthly Distressed Market - October 2015

Single Family Homes

Alachua County



		October 2015	October 2014	Percent Change Year-over-Year
Traditional	Closed Sales	144	162	-11.1%
	Median Sale Price	\$200,450	\$200,000	0.2%
Foreclosure/REO	Closed Sales	30	36	-16.7%
	Median Sale Price	\$123,000	\$80,000	53.8%
Short Sale	Closed Sales	5	6	-16.7%
	Median Sale Price	\$107,000	\$82,000	30.5%



Monthly Market Detail - October 2015

Townhouses and Condos

Alachua County



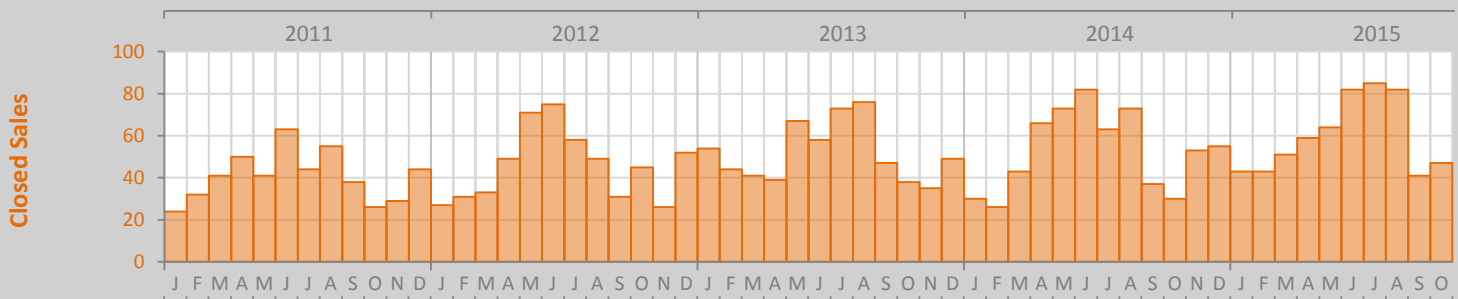
Summary Statistics	October 2015	October 2014	Percent Change Year-over-Year
Closed Sales	47	30	56.7%
Paid in Cash	24	21	14.3%
New Pending Sales	54	58	-6.9%
New Listings	63	67	-6.0%
Median Sale Price	\$88,500	\$86,000	2.9%
Average Sale Price	\$83,914	\$88,321	-5.0%
Median Days on Market	90	105	-14.3%
Average Percent of Original List Price Received	93.5%	88.1%	6.1%
Pending Inventory	79	89	-11.2%
Inventory (Active Listings)	240	316	-24.1%
Months Supply of Inventory	4.1	6.2	-34.6%

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
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%
October 2014	30	-21.1%

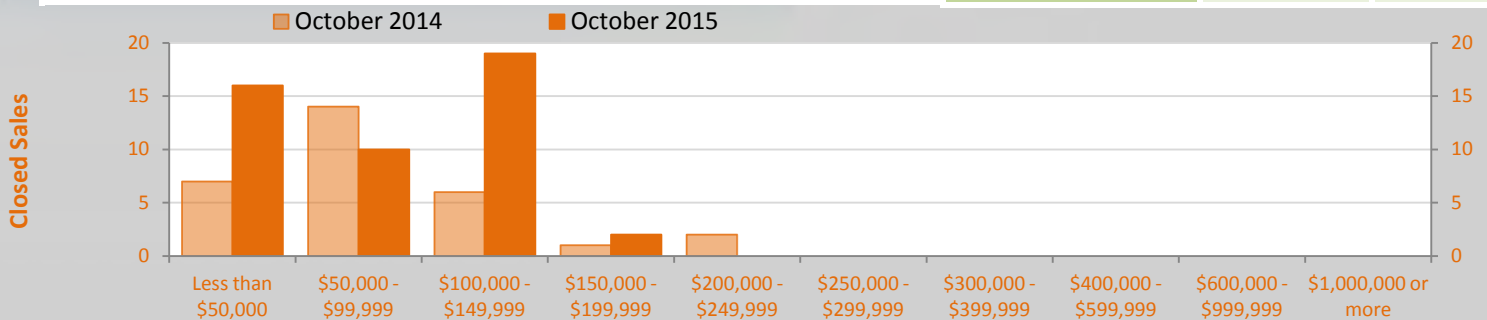


Closed Sales by Sale Price

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	16	128.6%
\$50,000 - \$99,999	10	-28.6%
\$100,000 - \$149,999	19	216.7%
\$150,000 - \$199,999	2	100.0%
\$200,000 - \$249,999	0	-100.0%
\$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

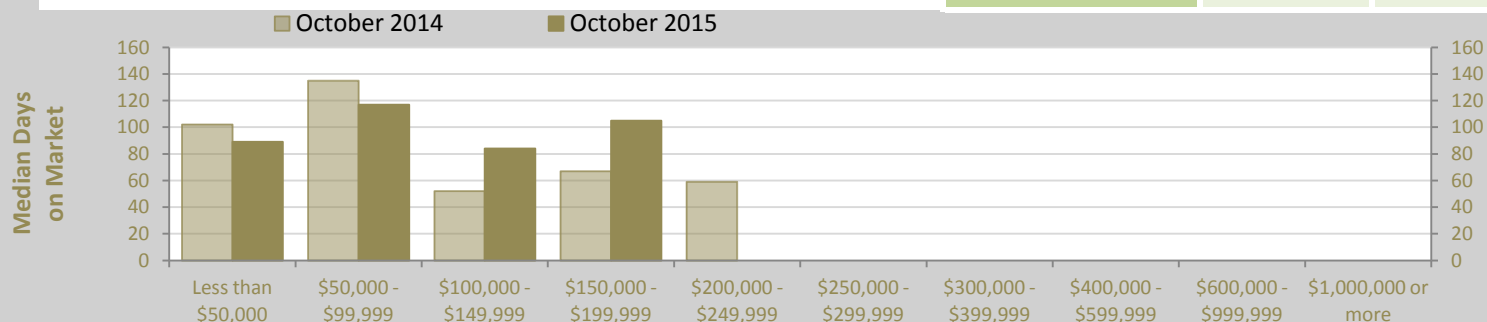


Median Days on Market by Sale Price

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	89	-12.7%
\$50,000 - \$99,999	117	-13.3%
\$100,000 - \$149,999	84	61.5%
\$150,000 - \$199,999	105	56.7%
\$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

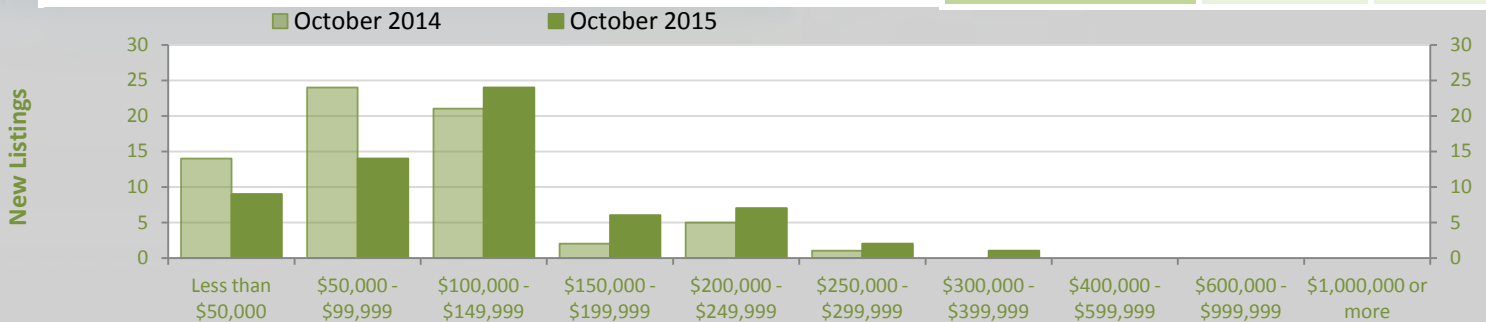


New Listings by Initial Listing Price

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	-35.7%
\$50,000 - \$99,999	14	-41.7%
\$100,000 - \$149,999	24	14.3%
\$150,000 - \$199,999	6	200.0%
\$200,000 - \$249,999	7	40.0%
\$250,000 - \$299,999	2	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

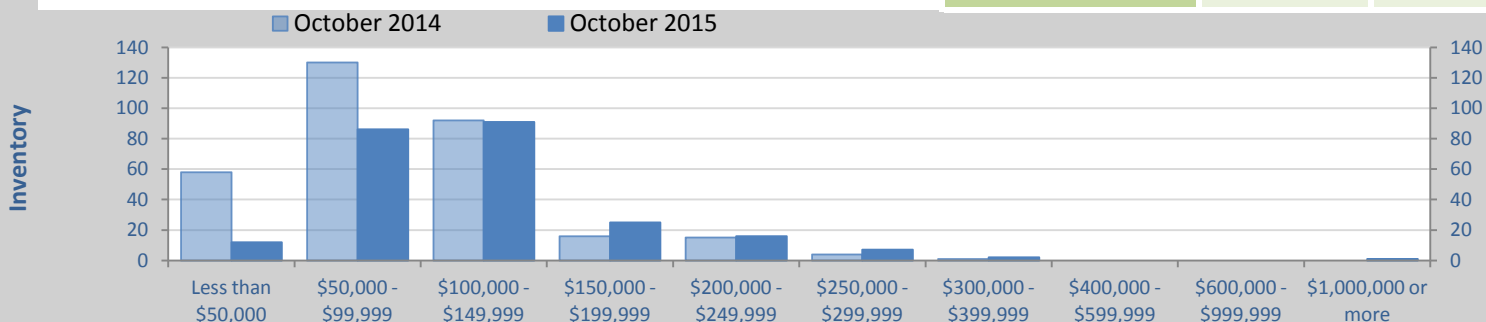


Inventory by Current Listing Price

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	-79.3%
\$50,000 - \$99,999	86	-33.8%
\$100,000 - \$149,999	91	-1.1%
\$150,000 - \$199,999	25	56.3%
\$200,000 - \$249,999	16	6.7%
\$250,000 - \$299,999	7	75.0%
\$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



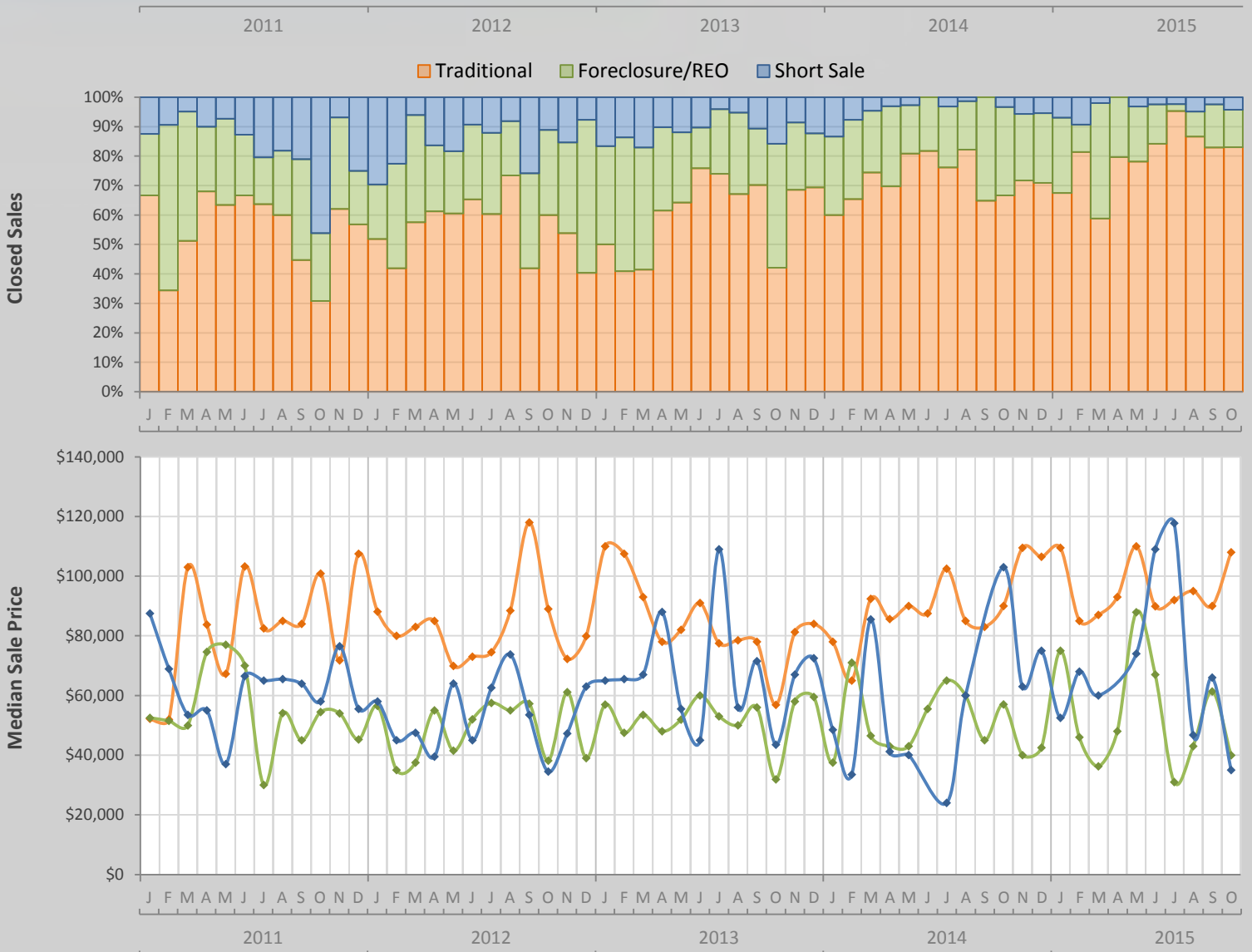
Monthly Distressed Market - October 2015

Townhouses and Condos

Alachua County



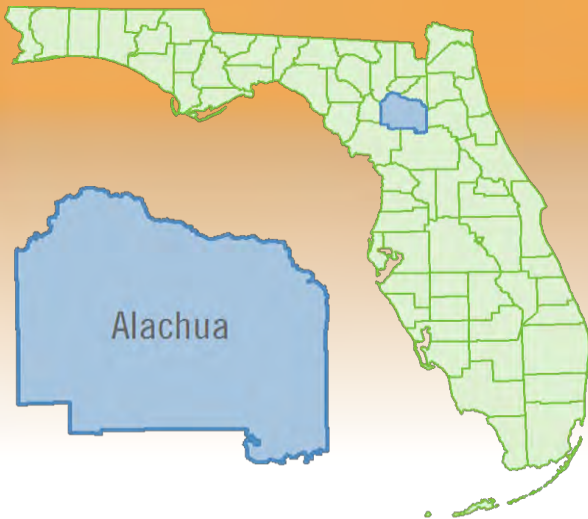
		October 2015	October 2014	Percent Change Year-over-Year
Traditional	Closed Sales	39	20	95.0%
	Median Sale Price	\$108,000	\$90,000	20.0%
Foreclosure/REO	Closed Sales	6	9	-33.3%
	Median Sale Price	\$39,962	\$57,000	-29.9%
Short Sale	Closed Sales	2	1	100.0%
	Median Sale Price	\$35,000	\$103,000	-66.0%



Monthly Market Detail - October 2015

Manufactured Homes

Alachua County



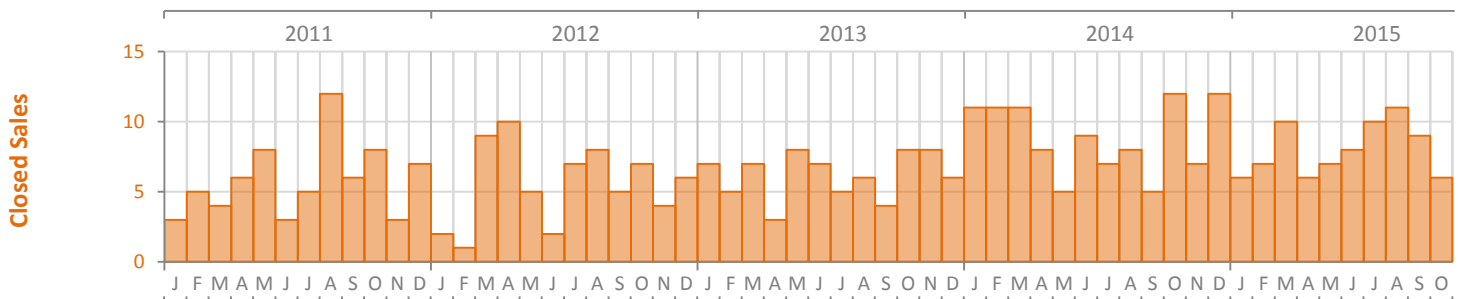
Summary Statistics	October 2015	October 2014	Percent Change Year-over-Year
Closed Sales	6	12	-50.0%
Paid in Cash	3	6	-50.0%
New Pending Sales	12	12	0.0%
New Listings	19	18	5.6%
Median Sale Price	\$55,961	\$49,000	14.2%
Average Sale Price	\$64,070	\$65,117	-1.6%
Median Days on Market	113	149	-24.2%
Average Percent of Original List Price Received	83.0%	81.9%	1.3%
Pending Inventory	21	20	5.0%
Inventory (Active Listings)	80	77	3.9%
Months Supply of Inventory	9.7	9.1	6.0%

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
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%
October 2014	12	50.0%

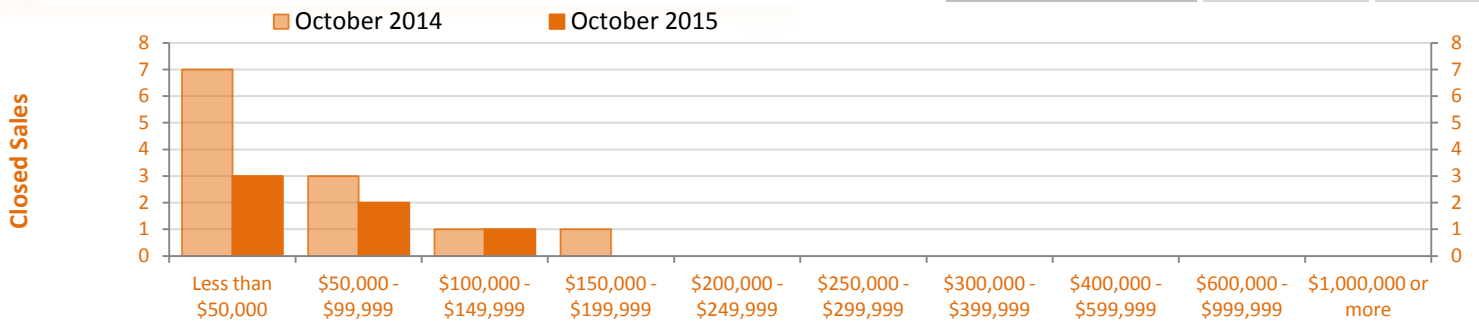


Closed Sales by Sale Price

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	-57.1%
\$50,000 - \$99,999	2	-33.3%
\$100,000 - \$149,999	1	0.0%
\$150,000 - \$199,999	0	-100.0%
\$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

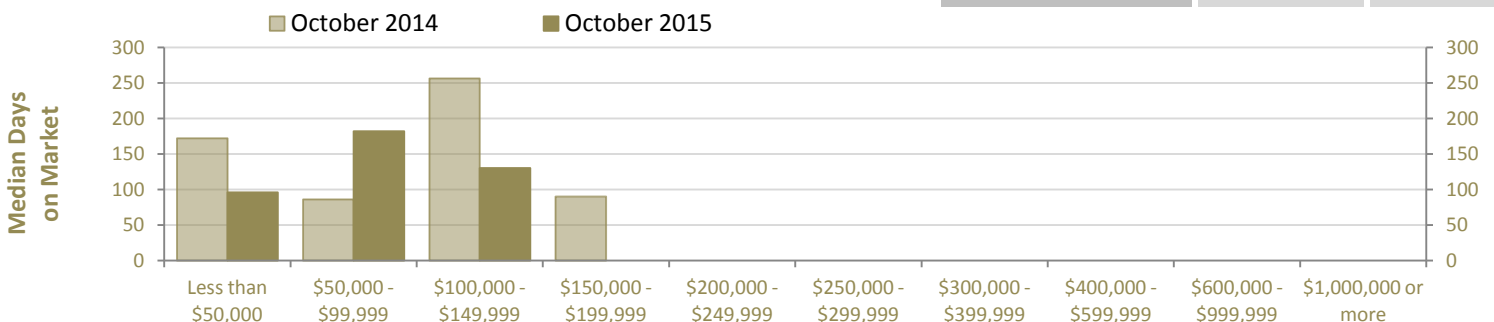


Median Days on Market by Sale Price

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	96	-44.2%
\$50,000 - \$99,999	182	111.6%
\$100,000 - \$149,999	130	-49.2%
\$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

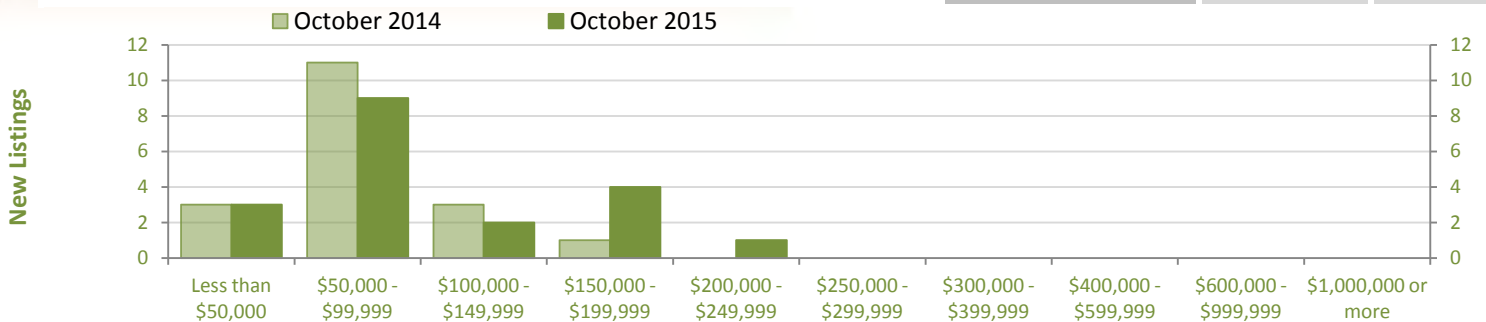


New Listings by Initial Listing Price

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	0.0%
\$50,000 - \$99,999	9	-18.2%
\$100,000 - \$149,999	2	-33.3%
\$150,000 - \$199,999	4	300.0%
\$200,000 - \$249,999	1	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

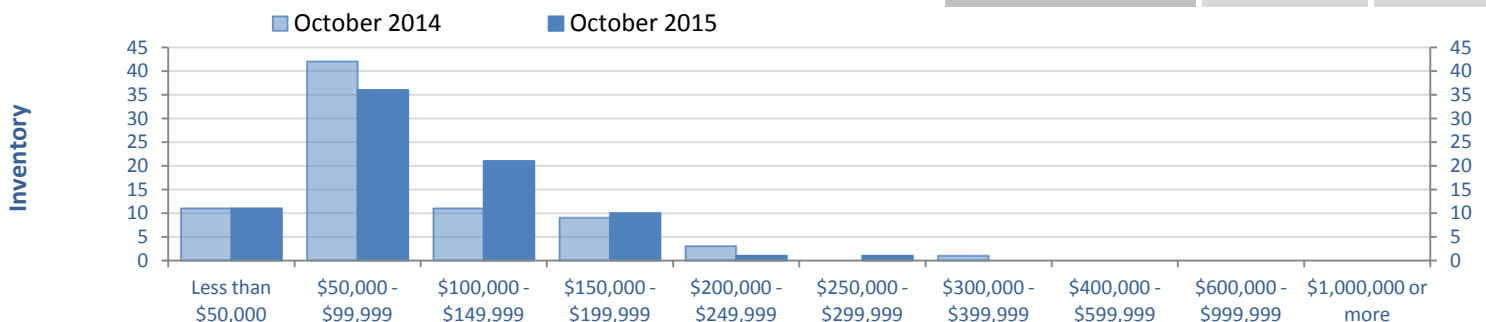


Inventory by Current Listing Price

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	11	0.0%
\$50,000 - \$99,999	36	-14.3%
\$100,000 - \$149,999	21	90.9%
\$150,000 - \$199,999	10	11.1%
\$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 - October 2015

Manufactured Homes

Alachua County



		October 2015	October 2014	Percent Change Year-over-Year
Traditional	Closed Sales	3	6	-50.0%
	Median Sale Price	\$75,000	\$74,950	0.1%
Foreclosure/REO	Closed Sales	3	6	-50.0%
	Median Sale Price	\$30,000	\$41,500	-27.7%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

