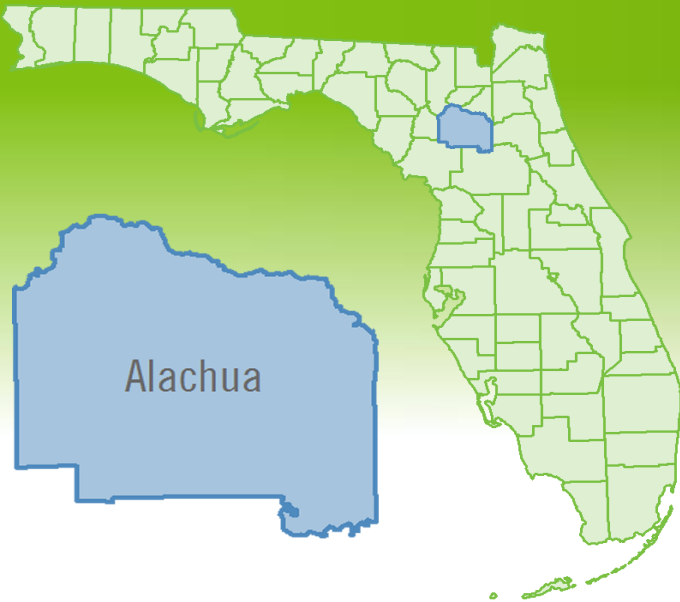


# Monthly Market Detail - April 2022

## Single-Family Homes

### Alachua County



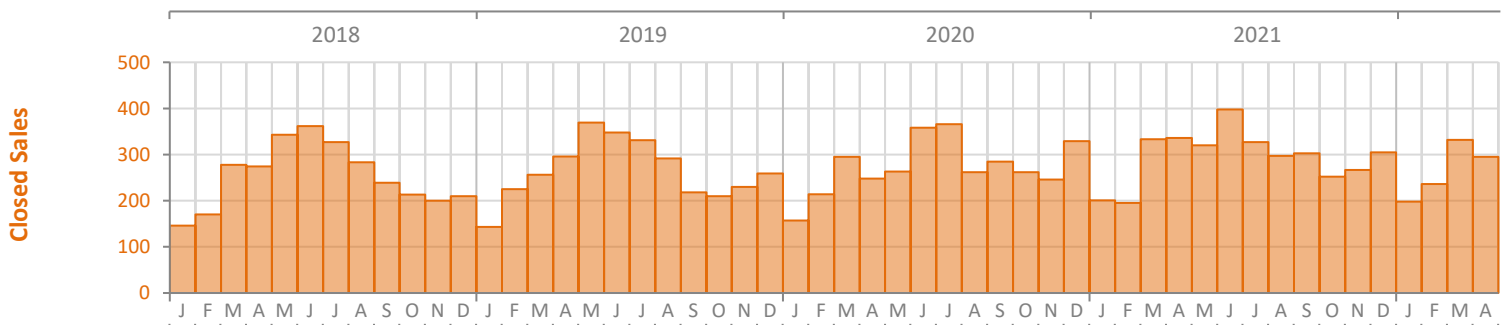
Summary Statistics	April 2022	April 2021	Percent Change Year-over-Year
Closed Sales	295	336	-12.2%
Paid in Cash	75	68	10.3%
Median Sale Price	\$340,500	\$285,250	19.4%
Average Sale Price	\$398,694	\$337,209	18.2%
Dollar Volume	\$117.6 Million	\$113.3 Million	3.8%
Median Percent of Original List Price Received	100.0%	100.0%	0.0%
Median Time to Contract	6 Days	6 Days	0.0%
Median Time to Sale	49 Days	54 Days	-9.3%
New Pending Sales	358	361	-0.8%
New Listings	385	383	0.5%
Pending Inventory	579	659	-12.1%
Inventory (Active Listings)	346	333	3.9%
Months Supply of Inventory	1.2	1.2	0.0%

## 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 comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	1,061	-0.4%
<b>April 2022</b>	<b>295</b>	<b>-12.2%</b>
March 2022	332	-0.3%
February 2022	236	21.0%
January 2022	198	-1.5%
December 2021	305	-7.3%
November 2021	267	8.5%
October 2021	252	-3.8%
September 2021	303	6.3%
August 2021	297	13.4%
July 2021	327	-10.7%
June 2021	398	11.2%
May 2021	320	21.7%
April 2021	336	35.5%

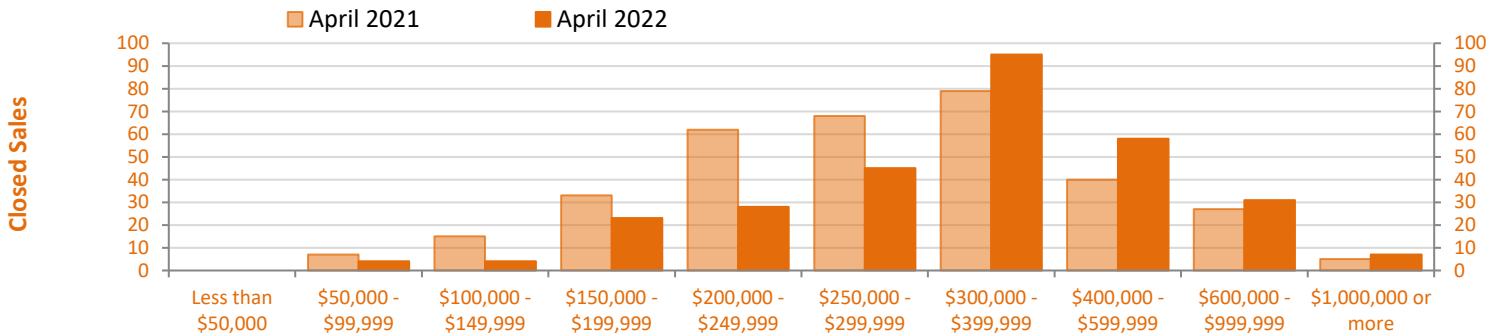


## Closed Sales by Sale Price

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 comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	4	-42.9%
\$100,000 - \$149,999	4	-73.3%
\$150,000 - \$199,999	23	-30.3%
\$200,000 - \$249,999	28	-54.8%
\$250,000 - \$299,999	45	-33.8%
\$300,000 - \$399,999	95	20.3%
\$400,000 - \$599,999	58	45.0%
\$600,000 - \$999,999	31	14.8%
\$1,000,000 or more	7	40.0%

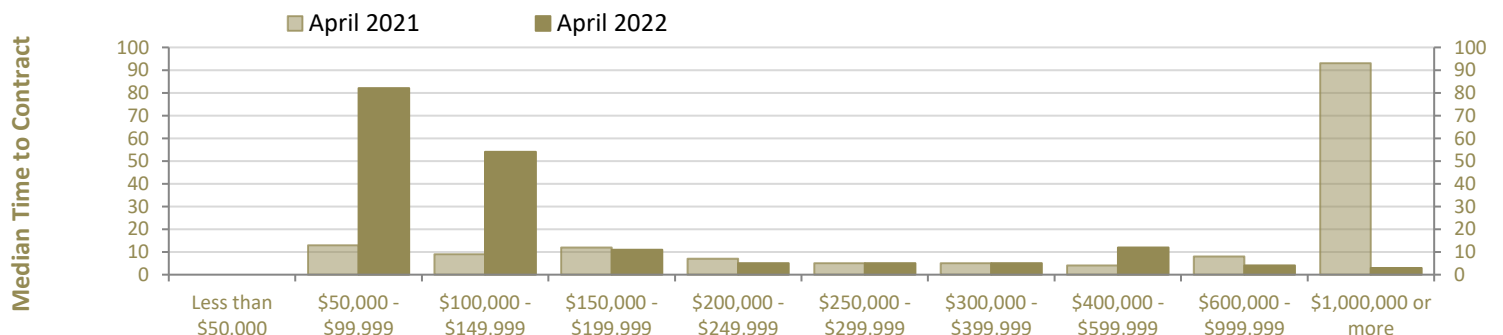


## Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	82 Days	530.8%
\$100,000 - \$149,999	54 Days	500.0%
\$150,000 - \$199,999	11 Days	-8.3%
\$200,000 - \$249,999	5 Days	-28.6%
\$250,000 - \$299,999	5 Days	0.0%
\$300,000 - \$399,999	5 Days	0.0%
\$400,000 - \$599,999	12 Days	200.0%
\$600,000 - \$999,999	4 Days	-50.0%
\$1,000,000 or more	3 Days	-96.8%

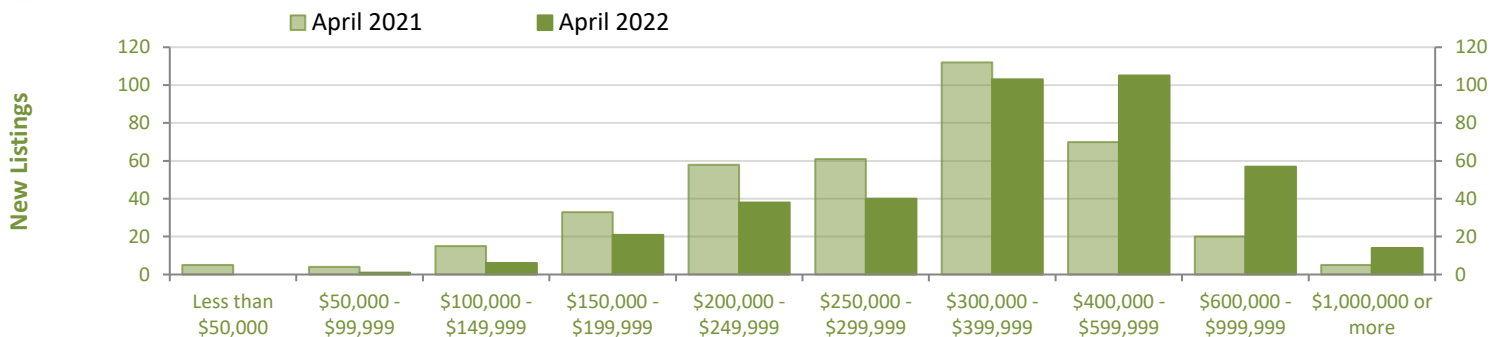


## New Listings by Initial Listing Price

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	1	-75.0%
\$100,000 - \$149,999	6	-60.0%
\$150,000 - \$199,999	21	-36.4%
\$200,000 - \$249,999	38	-34.5%
\$250,000 - \$299,999	40	-34.4%
\$300,000 - \$399,999	103	-8.0%
\$400,000 - \$599,999	105	50.0%
\$600,000 - \$999,999	57	185.0%
\$1,000,000 or more	14	180.0%

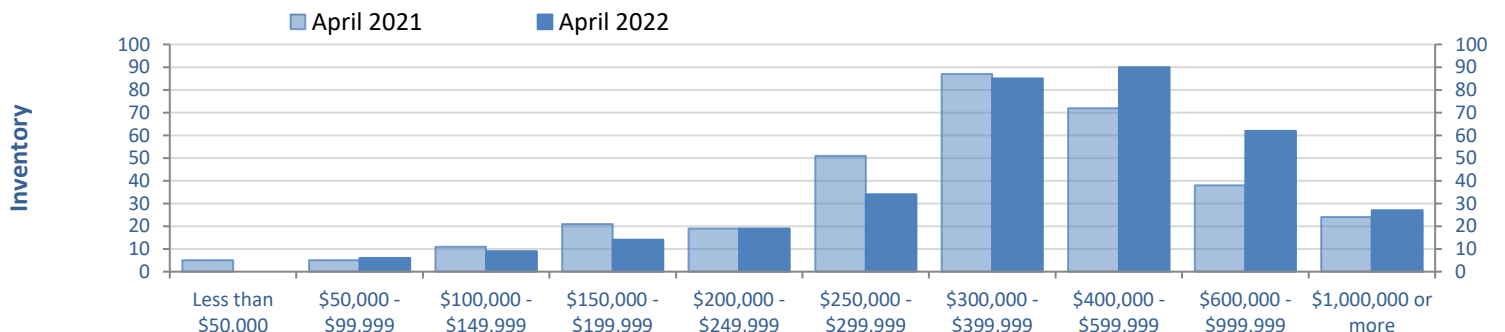


## Inventory by Current Listing Price

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

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count 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. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	6	20.0%
\$100,000 - \$149,999	9	-18.2%
\$150,000 - \$199,999	14	-33.3%
\$200,000 - \$249,999	19	0.0%
\$250,000 - \$299,999	34	-33.3%
\$300,000 - \$399,999	85	-2.3%
\$400,000 - \$599,999	90	25.0%
\$600,000 - \$999,999	62	63.2%
\$1,000,000 or more	27	12.5%



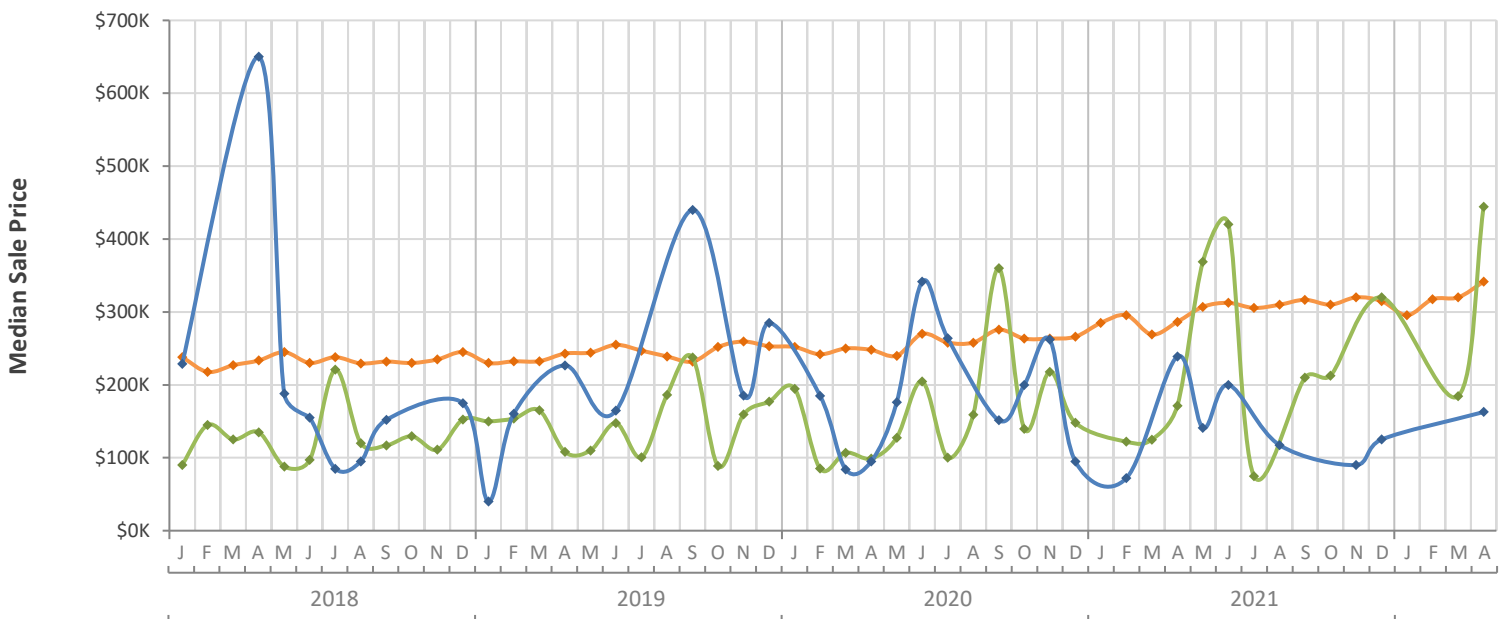
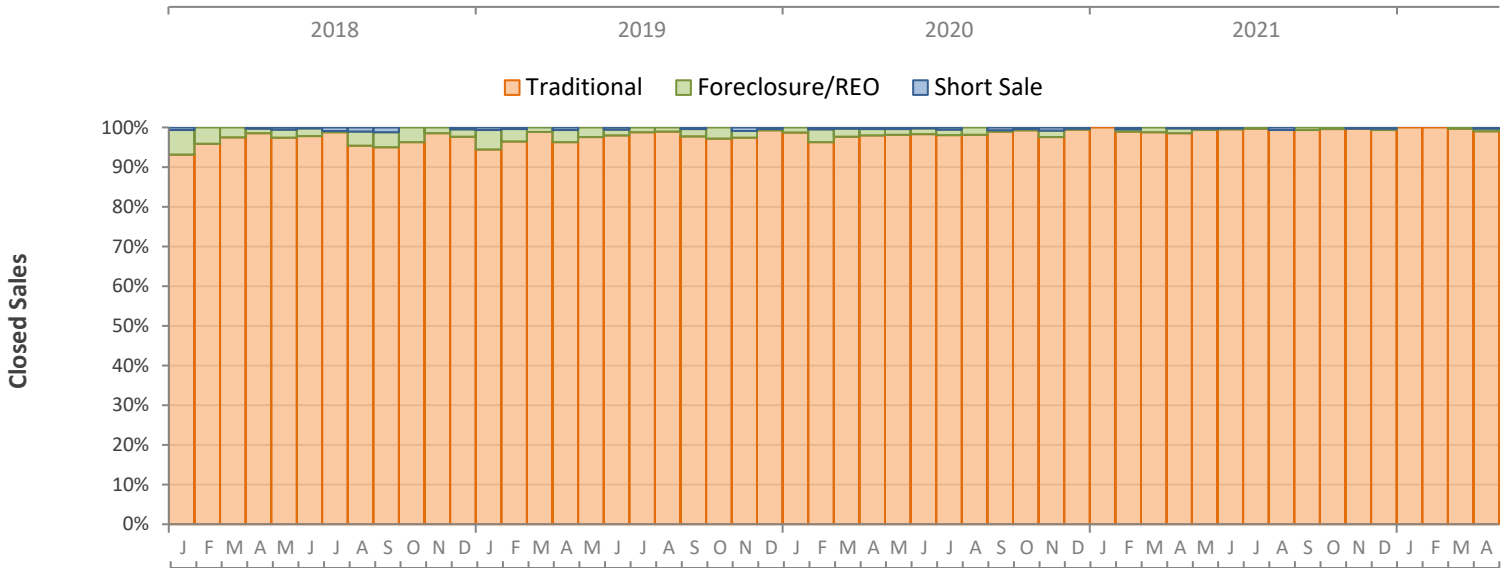
# Monthly Distressed Market - April 2022

## Single-Family Homes

### Alachua County



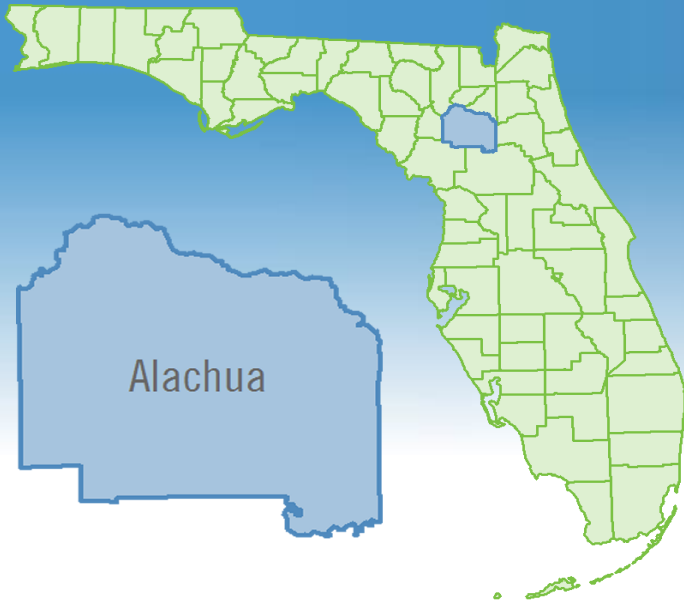
		April 2022	April 2021	Percent Change Year-over-Year
Traditional	Closed Sales	292	331	-11.8%
	Median Sale Price	\$341,500	\$286,500	19.2%
Foreclosure/REO	Closed Sales	2	4	-50.0%
	Median Sale Price	\$444,500	\$171,524	159.1%
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$162,750	\$239,000	-31.9%



# Monthly Market Detail - April 2022

## Townhouses and Condos

### Alachua County



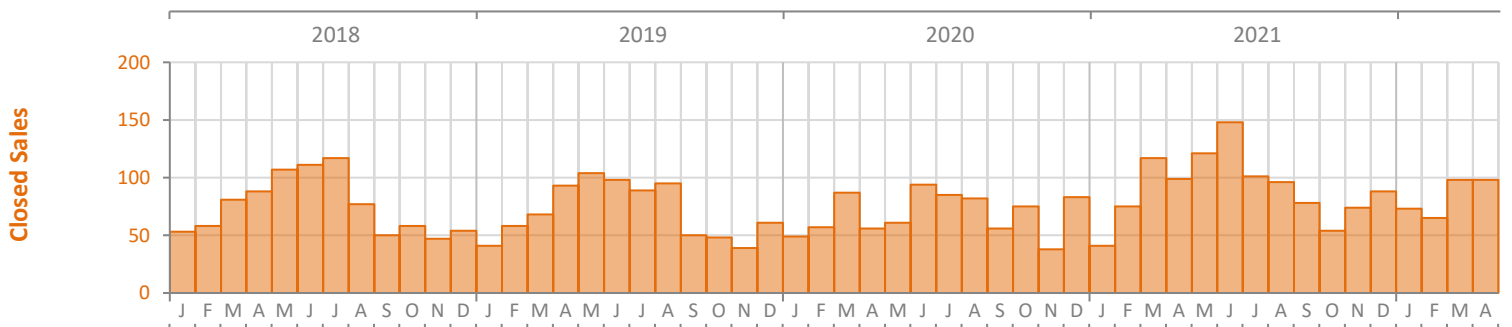
Summary Statistics	April 2022	April 2021	Percent Change Year-over-Year
Closed Sales	98	99	-1.0%
Paid in Cash	63	46	37.0%
Median Sale Price	\$165,450	\$150,000	10.3%
Average Sale Price	\$168,768	\$157,509	7.1%
Dollar Volume	\$16.5 Million	\$15.6 Million	6.1%
Median Percent of Original List Price Received	100.0%	99.0%	1.0%
Median Time to Contract	10 Days	12 Days	-16.7%
Median Time to Sale	46 Days	50 Days	-8.0%
New Pending Sales	117	136	-14.0%
New Listings	119	132	-9.8%
Pending Inventory	135	222	-39.2%
Inventory (Active Listings)	75	101	-25.7%
Months Supply of Inventory	0.8	1.3	-38.5%

## 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 comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	334	0.6%
<b>April 2022</b>	<b>98</b>	<b>-1.0%</b>
March 2022	98	-16.2%
February 2022	65	-13.3%
January 2022	73	78.0%
December 2021	88	6.0%
November 2021	74	94.7%
October 2021	54	-28.0%
September 2021	78	39.3%
August 2021	96	17.1%
July 2021	101	18.8%
June 2021	148	57.4%
May 2021	121	98.4%
April 2021	99	76.8%

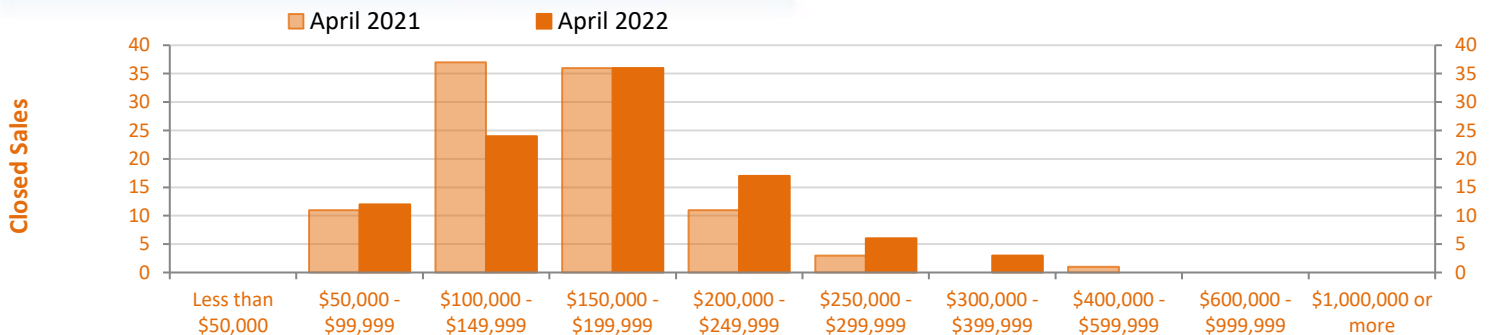


## Closed Sales by Sale Price

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 comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	12	9.1%
\$100,000 - \$149,999	24	-35.1%
\$150,000 - \$199,999	36	0.0%
\$200,000 - \$249,999	17	54.5%
\$250,000 - \$299,999	6	100.0%
\$300,000 - \$399,999	3	N/A
\$400,000 - \$599,999	0	-100.0%
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

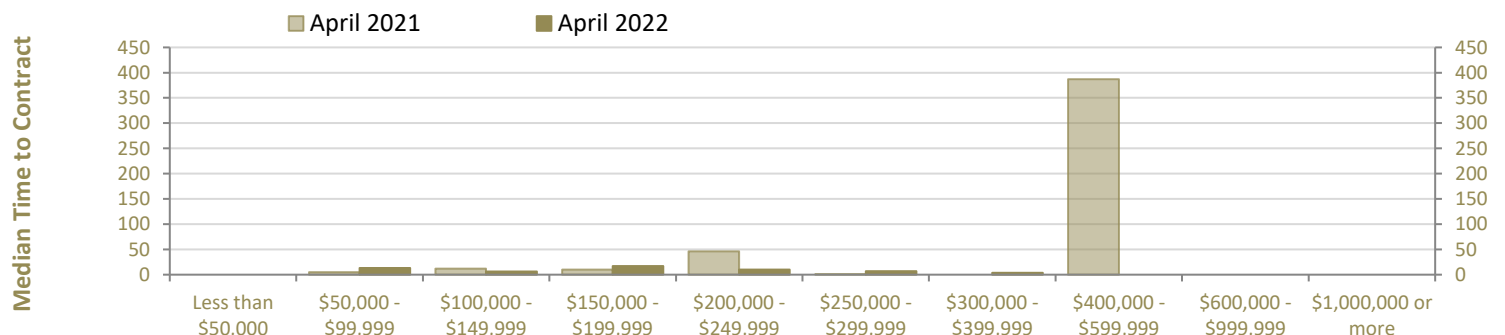


## Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	13 Days	160.0%
\$100,000 - \$149,999	6 Days	-50.0%
\$150,000 - \$199,999	17 Days	70.0%
\$200,000 - \$249,999	10 Days	-78.3%
\$250,000 - \$299,999	7 Days	600.0%
\$300,000 - \$399,999	4 Days	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

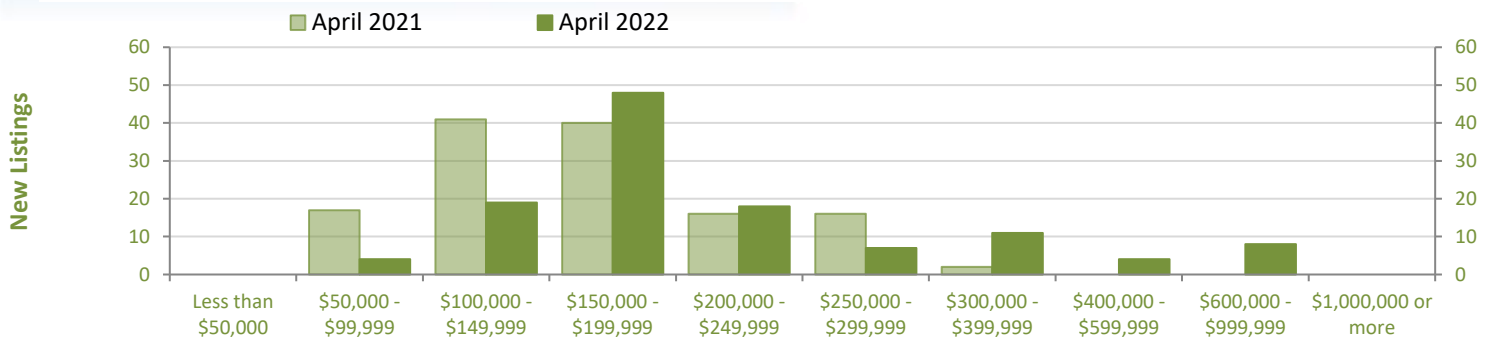


## New Listings by Initial Listing Price

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	4	-76.5%
\$100,000 - \$149,999	19	-53.7%
\$150,000 - \$199,999	48	20.0%
\$200,000 - \$249,999	18	12.5%
\$250,000 - \$299,999	7	-56.3%
\$300,000 - \$399,999	11	450.0%
\$400,000 - \$599,999	4	N/A
\$600,000 - \$999,999	8	N/A
\$1,000,000 or more	0	N/A

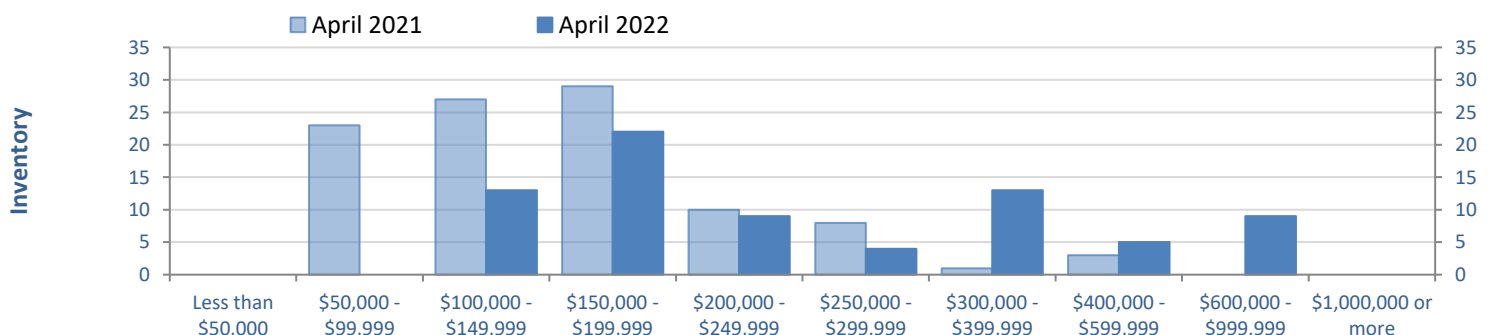


## Inventory by Current Listing Price

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

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count 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. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	13	-51.9%
\$150,000 - \$199,999	22	-24.1%
\$200,000 - \$249,999	9	-10.0%
\$250,000 - \$299,999	4	-50.0%
\$300,000 - \$399,999	13	1200.0%
\$400,000 - \$599,999	5	66.7%
\$600,000 - \$999,999	9	N/A
\$1,000,000 or more	0	N/A



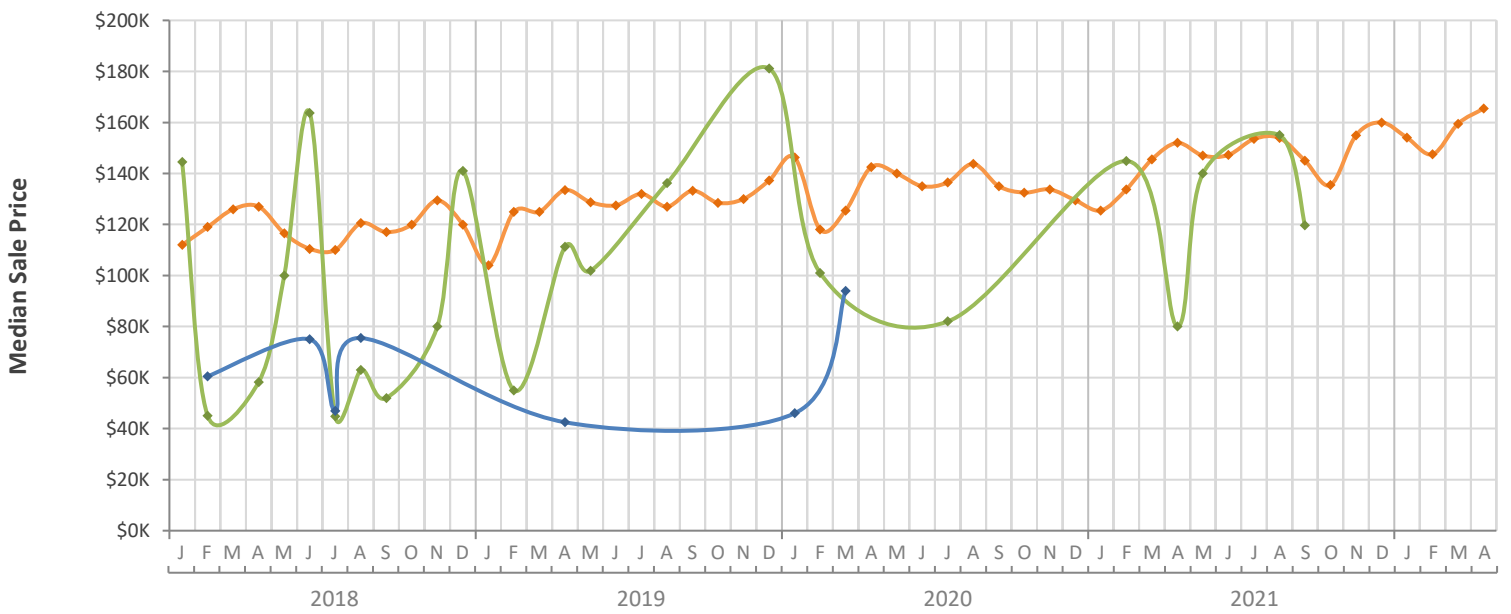
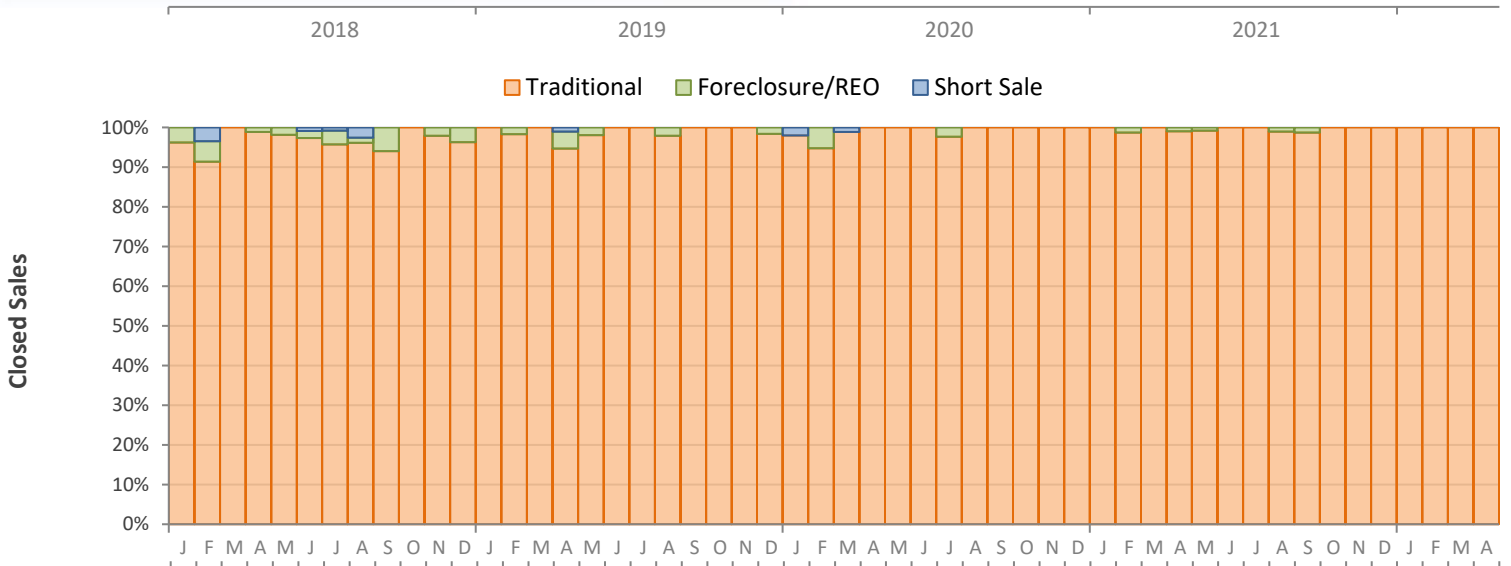
# Monthly Distressed Market - April 2022

## Townhouses and Condos

### Alachua County



		April 2022	April 2021	Percent Change Year-over-Year
Traditional	Closed Sales	98	98	0.0%
	Median Sale Price	\$165,450	\$152,000	8.8%
Foreclosure/REO	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$80,100	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

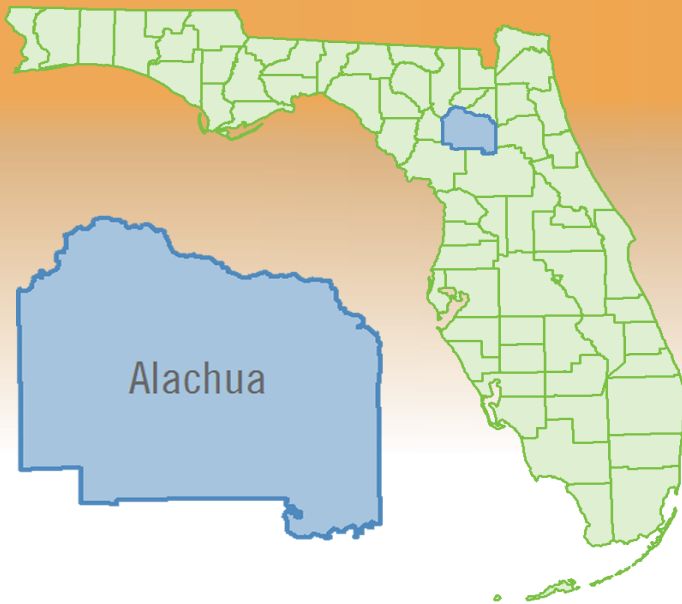




# Monthly Market Detail - April 2022

## Manufactured Homes

### Alachua County



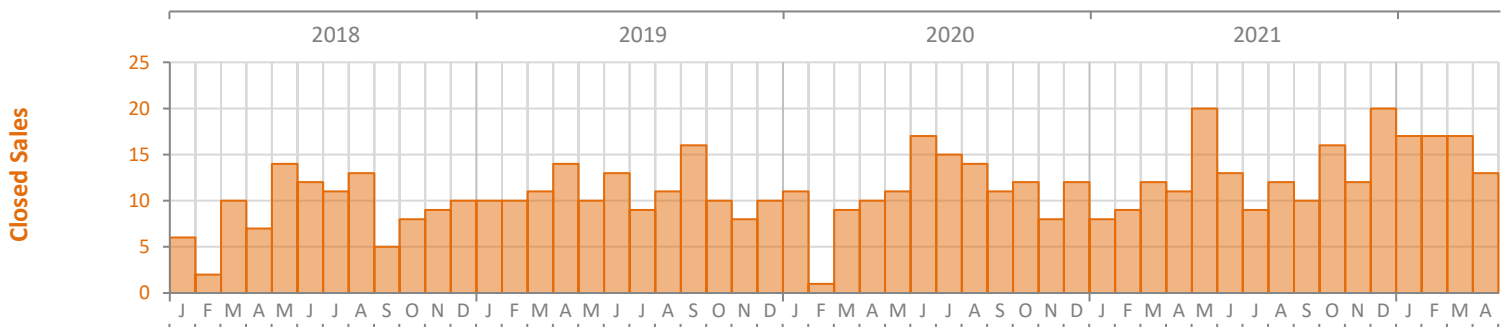
Summary Statistics	April 2022	April 2021	Percent Change Year-over-Year
Closed Sales	13	11	18.2%
Paid in Cash	4	5	-20.0%
Median Sale Price	\$240,000	\$160,000	50.0%
Average Sale Price	\$228,500	\$149,495	52.8%
Dollar Volume	\$3.0 Million	\$1.6 Million	80.6%
Median Percent of Original List Price Received	96.4%	97.4%	-1.0%
Median Time to Contract	12 Days	13 Days	-7.7%
Median Time to Sale	63 Days	55 Days	14.5%
New Pending Sales	18	18	0.0%
New Listings	20	13	53.8%
Pending Inventory	25	31	-19.4%
Inventory (Active Listings)	22	19	15.8%
Months Supply of Inventory	1.5	1.6	-6.3%

## 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 comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	64	60.0%
<b>April 2022</b>	<b>13</b>	<b>18.2%</b>
March 2022	17	41.7%
February 2022	17	88.9%
January 2022	17	112.5%
December 2021	20	66.7%
November 2021	12	50.0%
October 2021	16	33.3%
September 2021	10	-9.1%
August 2021	12	-14.3%
July 2021	9	-40.0%
June 2021	13	-23.5%
May 2021	20	81.8%
April 2021	11	10.0%

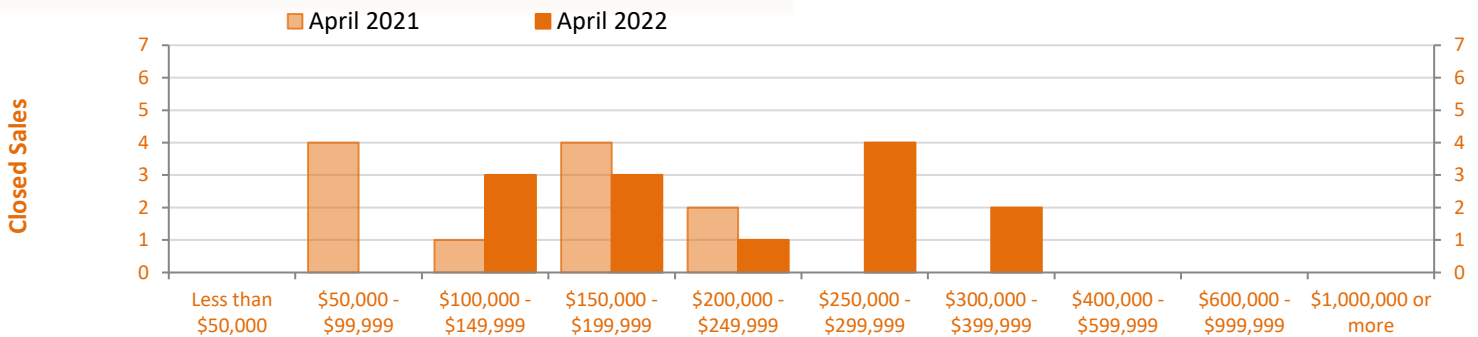


## Closed Sales by Sale Price

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	0	N/A
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	3	200.0%
\$150,000 - \$199,999	3	-25.0%
\$200,000 - \$249,999	1	-50.0%
\$250,000 - \$299,999	4	N/A
\$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	0	N/A

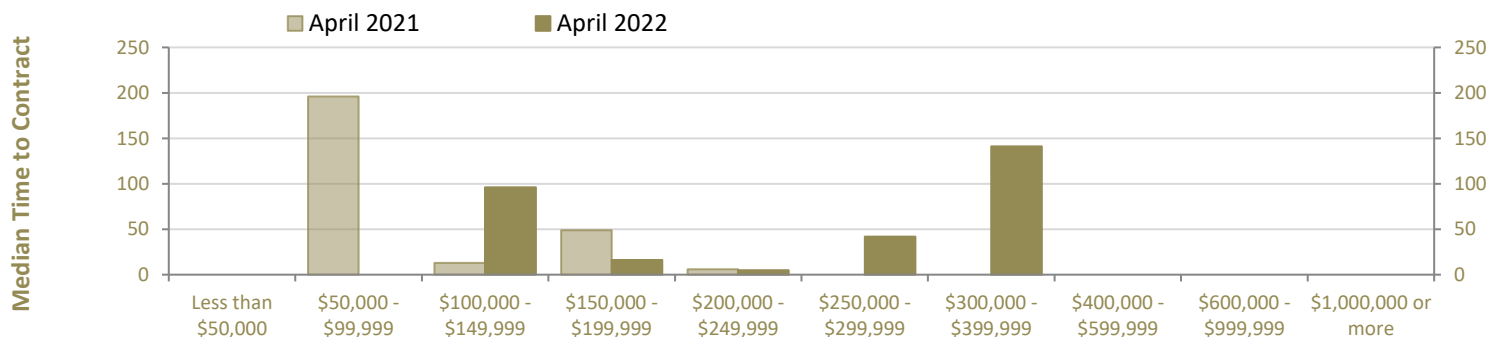


## Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	(No Sales)	N/A
\$100,000 - \$149,999	96 Days	638.5%
\$150,000 - \$199,999	16 Days	-67.3%
\$200,000 - \$249,999	5 Days	-16.7%
\$250,000 - \$299,999	42 Days	N/A
\$300,000 - \$399,999	141 Days	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

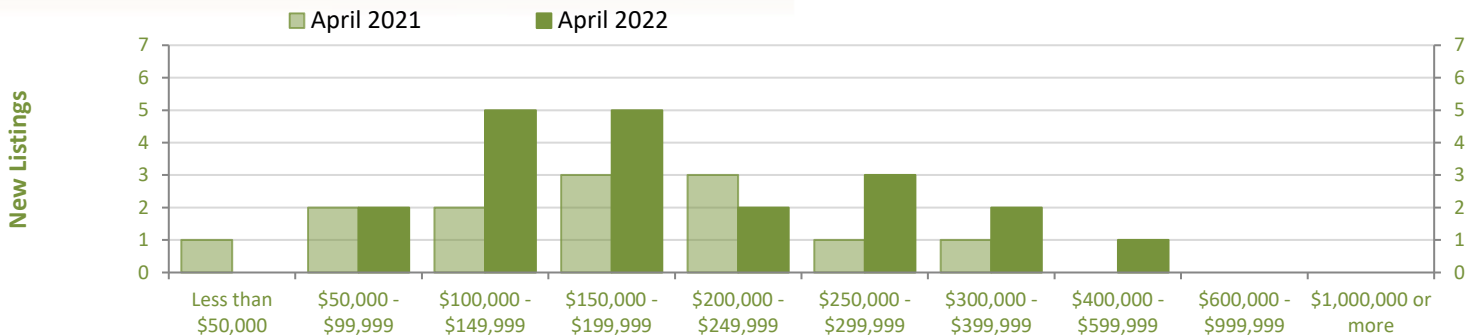


## New Listings by Initial Listing Price

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	2	0.0%
\$100,000 - \$149,999	5	150.0%
\$150,000 - \$199,999	5	66.7%
\$200,000 - \$249,999	2	-33.3%
\$250,000 - \$299,999	3	200.0%
\$300,000 - \$399,999	2	100.0%
\$400,000 - \$599,999	1	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

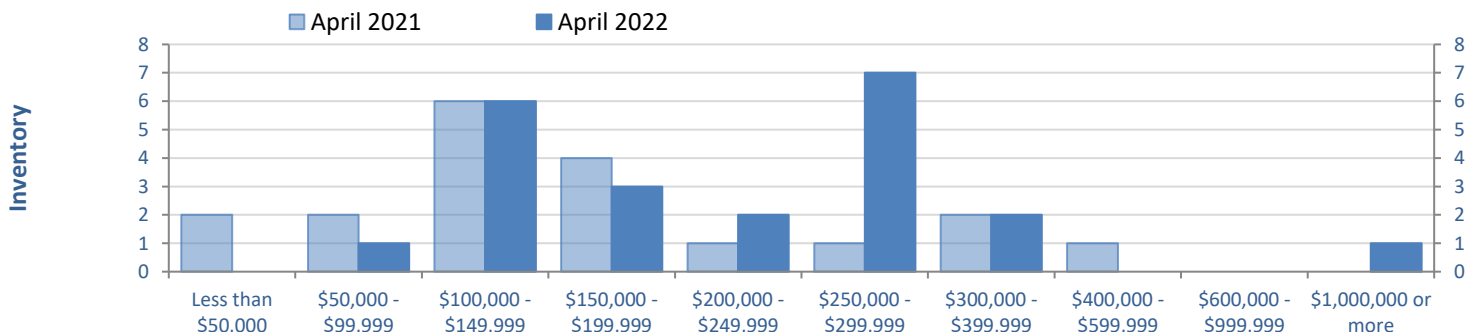


## Inventory by Current Listing Price

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

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count 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. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

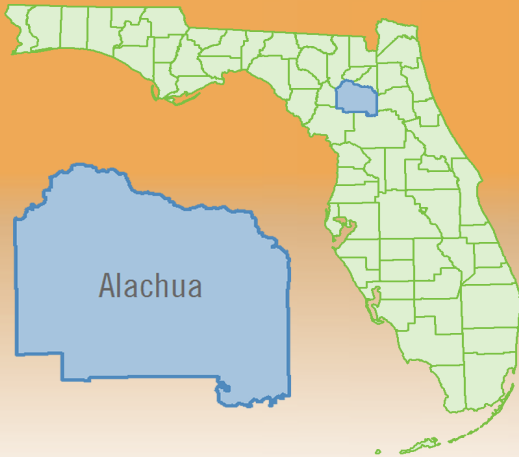
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	1	-50.0%
\$100,000 - \$149,999	6	0.0%
\$150,000 - \$199,999	3	-25.0%
\$200,000 - \$249,999	2	100.0%
\$250,000 - \$299,999	7	600.0%
\$300,000 - \$399,999	2	0.0%
\$400,000 - \$599,999	0	-100.0%
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	1	N/A



# Monthly Distressed Market - April 2022

## Manufactured Homes

### Alachua County



		April 2022	April 2021	Percent Change Year-over-Year
Traditional	Closed Sales	13	10	30.0%
	Median Sale Price	\$240,000	\$150,750	59.2%
Foreclosure/REO	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$200,000	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

