

Monthly Market Detail - May 2017

Single Family Homes

Alachua County



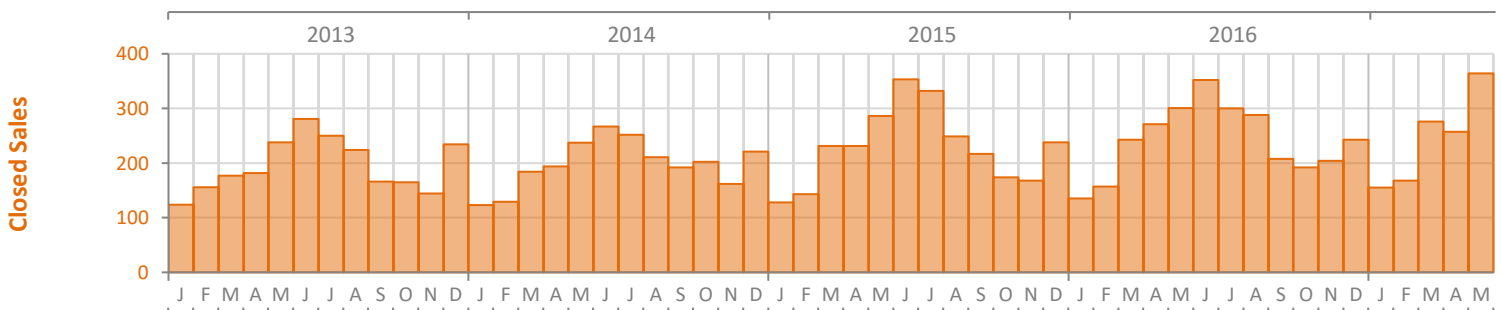
Summary Statistics	May 2017	May 2016	Percent Change Year-over-Year
Closed Sales	364	301	20.9%
Paid in Cash	67	72	-6.9%
Median Sale Price	\$218,700	\$212,400	3.0%
Average Sale Price	\$255,972	\$235,970	8.5%
Dollar Volume	\$93.2 Million	\$71.0 Million	31.2%
Median Percent of Original List Price Received	98.0%	97.4%	0.6%
Median Time to Contract	48 Days	40 Days	20.0%
Median Time to Sale	79 Days	87 Days	-9.2%
New Pending Sales	421	331	27.2%
New Listings	371	375	-1.1%
Pending Inventory	546	580	-5.9%
Inventory (Active Listings)	963	1,078	-10.7%
Months Supply of Inventory	3.8	4.6	-17.4%

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 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
May 2017	364	20.9%
April 2017	257	-5.2%
March 2017	276	13.6%
February 2017	168	7.0%
January 2017	155	14.8%
December 2016	243	2.1%
November 2016	204	21.4%
October 2016	192	10.3%
September 2016	208	-4.1%
August 2016	288	15.7%
July 2016	300	-9.6%
June 2016	352	-0.3%
May 2016	301	5.2%

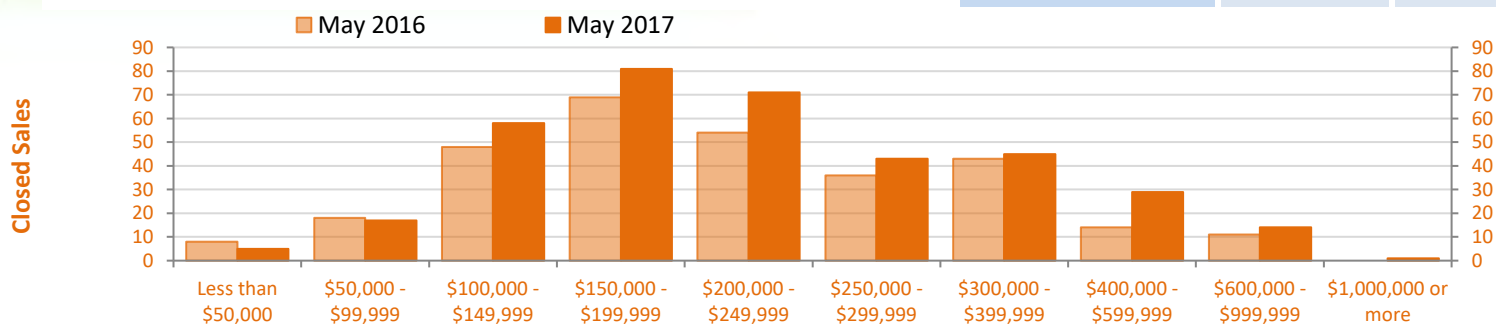


Closed Sales by Sale Price

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	5	-37.5%
\$50,000 - \$99,999	17	-5.6%
\$100,000 - \$149,999	58	20.8%
\$150,000 - \$199,999	81	17.4%
\$200,000 - \$249,999	71	31.5%
\$250,000 - \$299,999	43	19.4%
\$300,000 - \$399,999	45	4.7%
\$400,000 - \$599,999	29	107.1%
\$600,000 - \$999,999	14	27.3%
\$1,000,000 or more	1	N/A

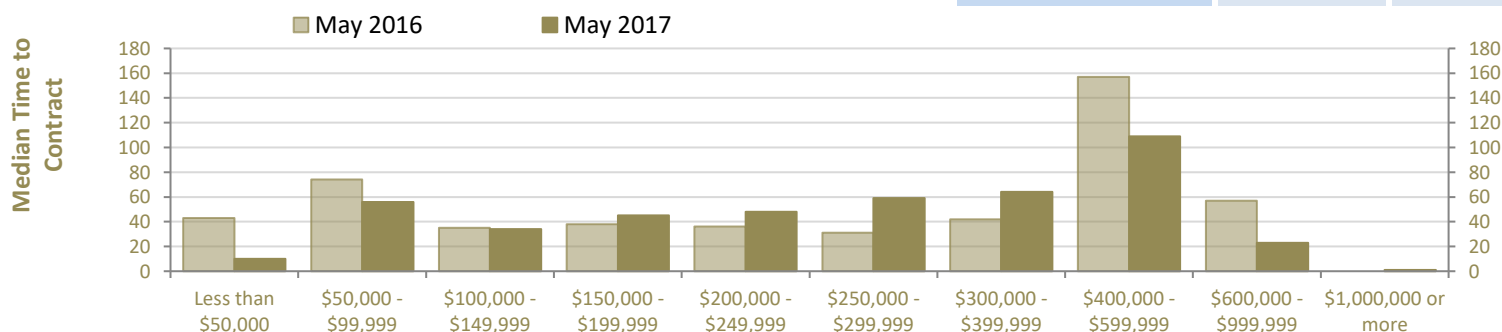


Median Time to Contract by Sale Price

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	10 Days	-76.7%
\$50,000 - \$99,999	56 Days	-24.3%
\$100,000 - \$149,999	34 Days	-2.9%
\$150,000 - \$199,999	45 Days	18.4%
\$200,000 - \$249,999	48 Days	33.3%
\$250,000 - \$299,999	59 Days	90.3%
\$300,000 - \$399,999	64 Days	52.4%
\$400,000 - \$599,999	109 Days	-30.6%
\$600,000 - \$999,999	23 Days	-59.6%
\$1,000,000 or more	1 Day	N/A

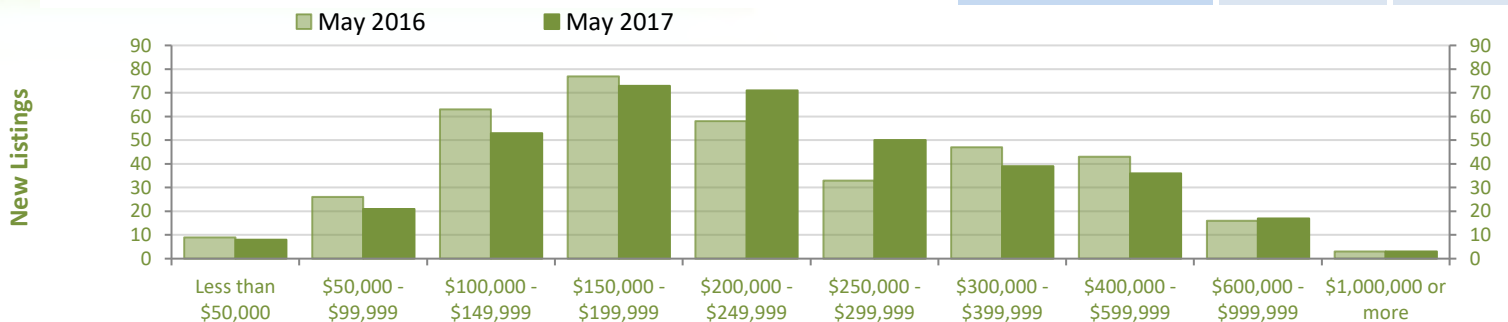


New Listings by Initial Listing Price

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	8	-11.1%
\$50,000 - \$99,999	21	-19.2%
\$100,000 - \$149,999	53	-15.9%
\$150,000 - \$199,999	73	-5.2%
\$200,000 - \$249,999	71	22.4%
\$250,000 - \$299,999	50	51.5%
\$300,000 - \$399,999	39	-17.0%
\$400,000 - \$599,999	36	-16.3%
\$600,000 - \$999,999	17	6.3%
\$1,000,000 or more	3	0.0%

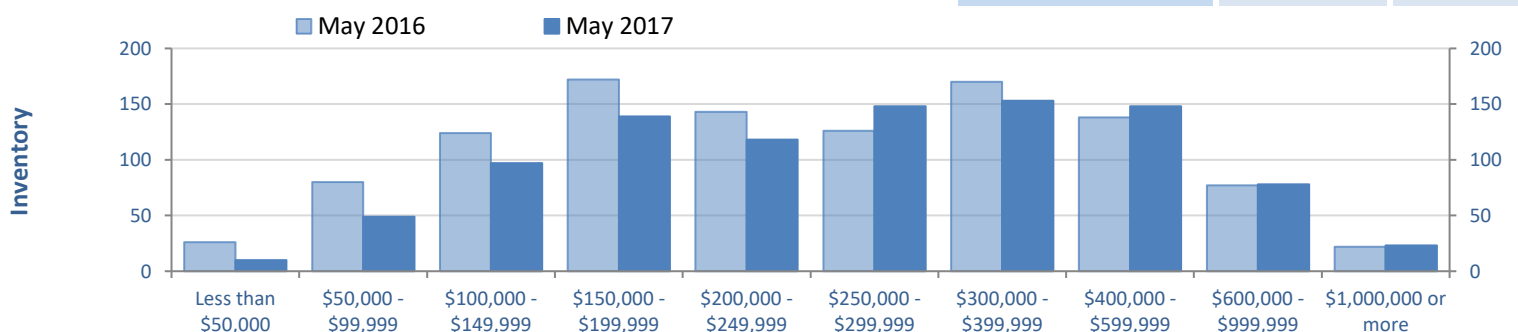


Inventory by Current Listing Price

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	10	-61.5%
\$50,000 - \$99,999	49	-38.8%
\$100,000 - \$149,999	97	-21.8%
\$150,000 - \$199,999	139	-19.2%
\$200,000 - \$249,999	118	-17.5%
\$250,000 - \$299,999	148	17.5%
\$300,000 - \$399,999	153	-10.0%
\$400,000 - \$599,999	148	7.2%
\$600,000 - \$999,999	78	1.3%
\$1,000,000 or more	23	4.5%



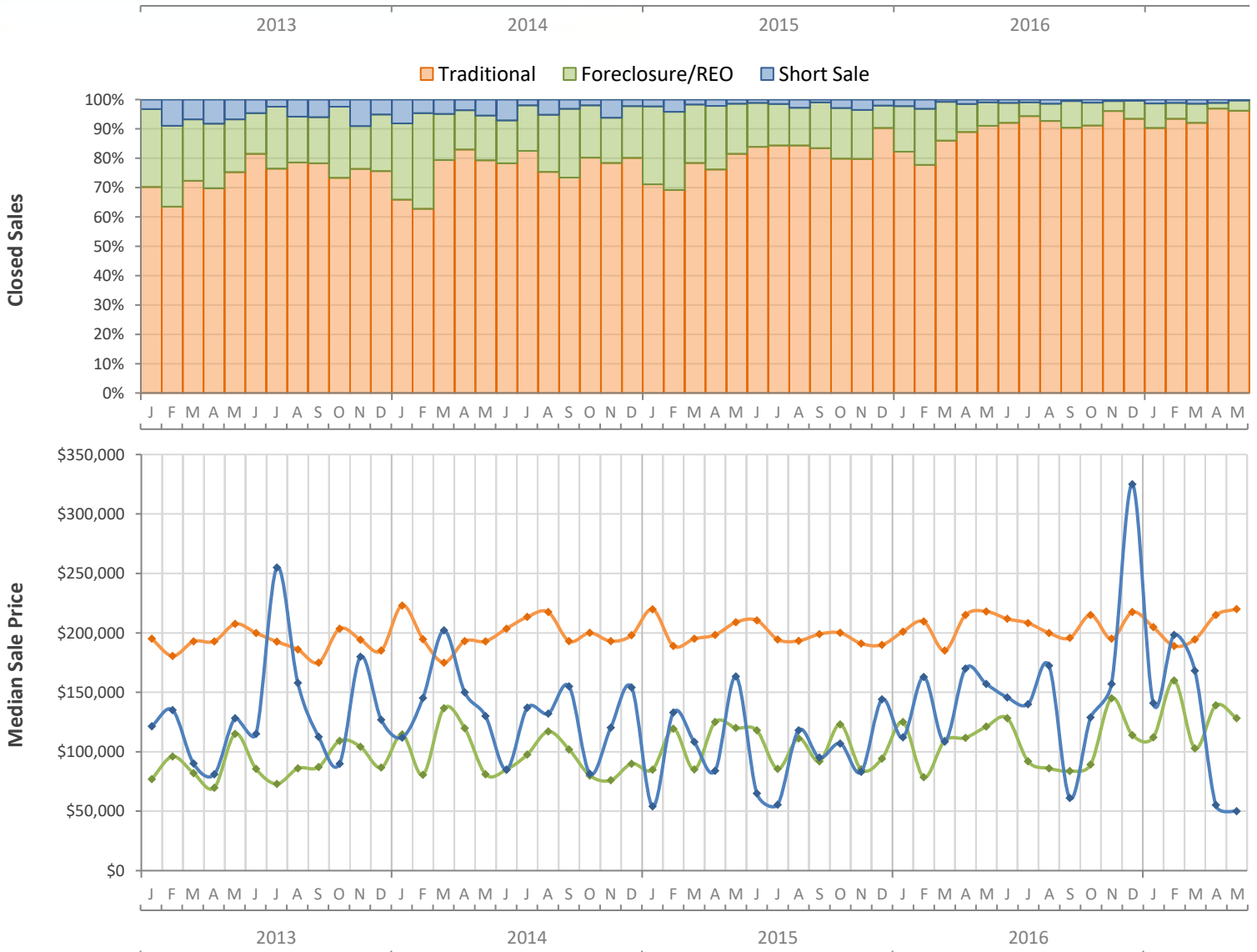
Monthly Distressed Market - May 2017

Single Family Homes

Alachua County



		May 2017	May 2016	Percent Change Year-over-Year
Traditional	Closed Sales	350	274	27.7%
	Median Sale Price	\$220,000	\$218,000	0.9%
Foreclosure/REO	Closed Sales	13	24	-45.8%
	Median Sale Price	\$128,250	\$121,102	5.9%
Short Sale	Closed Sales	1	3	-66.7%
	Median Sale Price	\$50,000	\$157,000	-68.2%



Monthly Market Detail - May 2017

Townhouses and Condos

Alachua County



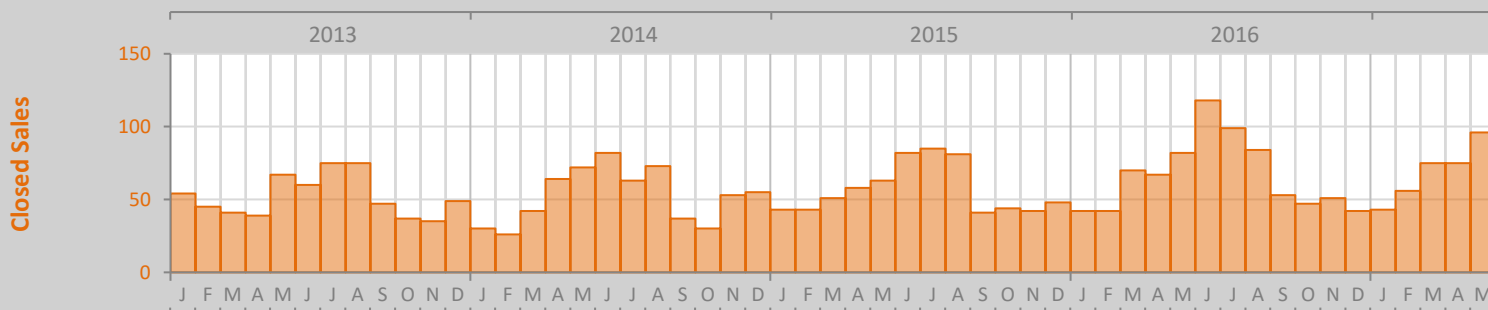
Summary Statistics	May 2017	May 2016	Percent Change Year-over-Year
Closed Sales	96	82	17.1%
Paid in Cash	51	40	27.5%
Median Sale Price	\$105,000	\$106,750	-1.6%
Average Sale Price	\$114,831	\$122,343	-6.1%
Dollar Volume	\$11.0 Million	\$10.0 Million	9.9%
Median Percent of Original List Price Received	97.2%	96.3%	0.9%
Median Time to Contract	27 Days	52 Days	-48.1%
Median Time to Sale	57 Days	94 Days	-39.4%
New Pending Sales	111	117	-5.1%
New Listings	108	99	9.1%
Pending Inventory	134	181	-26.0%
Inventory (Active Listings)	155	235	-34.0%
Months Supply of Inventory	2.2	3.9	-43.6%

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 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
May 2017	96	17.1%
April 2017	75	11.9%
March 2017	75	7.1%
February 2017	56	33.3%
January 2017	43	2.4%
December 2016	42	-12.5%
November 2016	51	21.4%
October 2016	47	6.8%
September 2016	53	29.3%
August 2016	84	3.7%
July 2016	99	16.5%
June 2016	118	43.9%
May 2016	82	30.2%

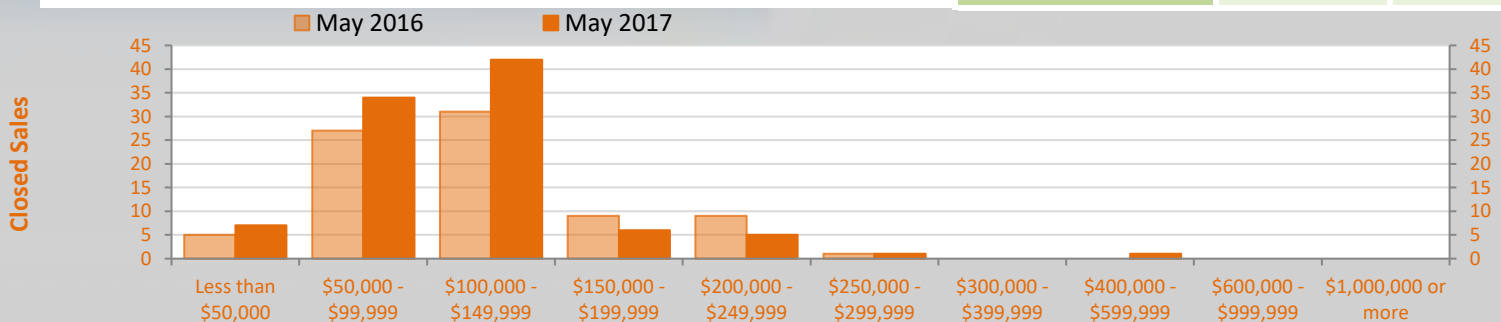


Closed Sales by Sale Price

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	40.0%
\$50,000 - \$99,999	34	25.9%
\$100,000 - \$149,999	42	35.5%
\$150,000 - \$199,999	6	-33.3%
\$200,000 - \$249,999	5	-44.4%
\$250,000 - \$299,999	1	0.0%
\$300,000 - \$399,999	0	N/A
\$400,000 - \$599,999	1	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

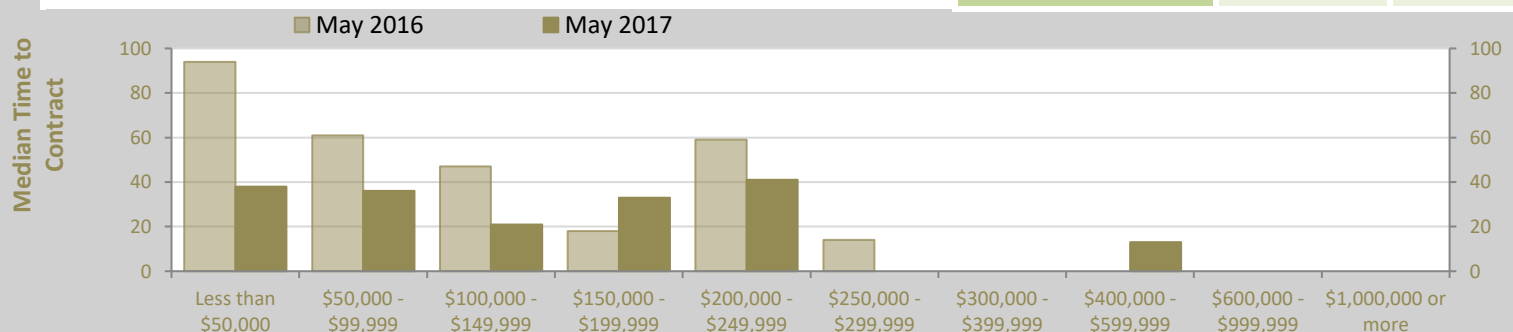


Median Time to Contract by Sale Price

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

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Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	38 Days	-59.6%
\$50,000 - \$99,999	36 Days	-41.0%
\$100,000 - \$149,999	21 Days	-55.3%
\$150,000 - \$199,999	33 Days	83.3%
\$200,000 - \$249,999	41 Days	-30.5%
\$250,000 - \$299,999	0 Days	-100.0%
\$300,000 - \$399,999	(No Sales)	N/A
\$400,000 - \$599,999	13 Days	N/A
\$600,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

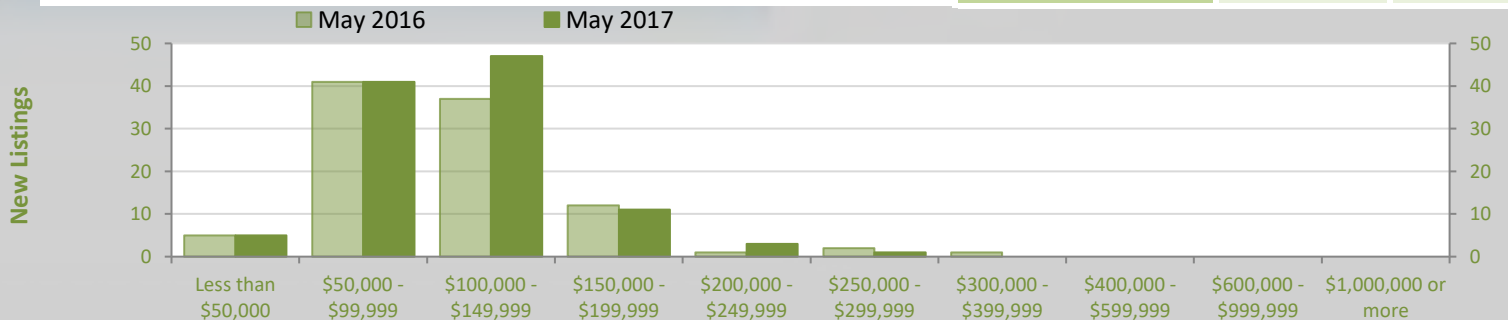


New Listings by Initial Listing Price

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	5	0.0%
\$50,000 - \$99,999	41	0.0%
\$100,000 - \$149,999	47	27.0%
\$150,000 - \$199,999	11	-8.3%
\$200,000 - \$249,999	3	200.0%
\$250,000 - \$299,999	1	-50.0%
\$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

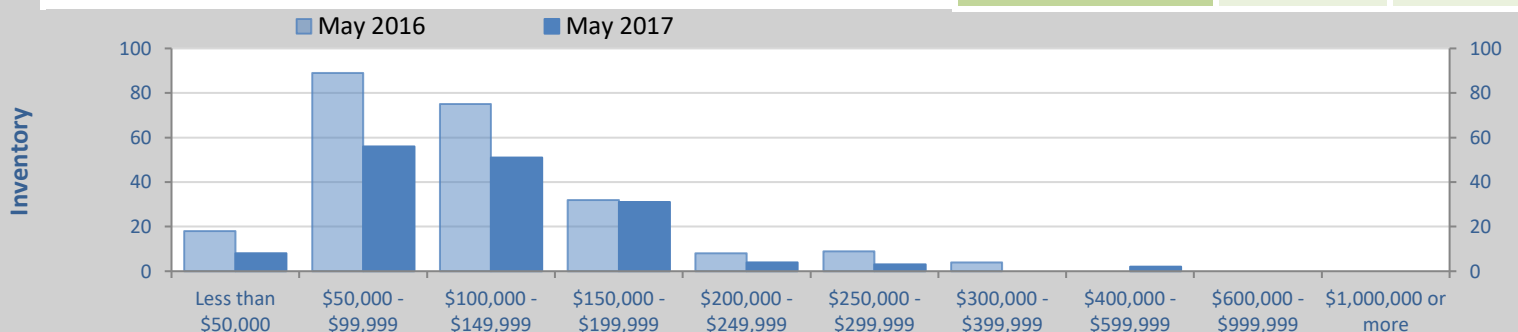


Inventory by Current Listing Price

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	8	-55.6%
\$50,000 - \$99,999	56	-37.1%
\$100,000 - \$149,999	51	-32.0%
\$150,000 - \$199,999	31	-3.1%
\$200,000 - \$249,999	4	-50.0%
\$250,000 - \$299,999	3	-66.7%
\$300,000 - \$399,999	0	-100.0%
\$400,000 - \$599,999	2	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A



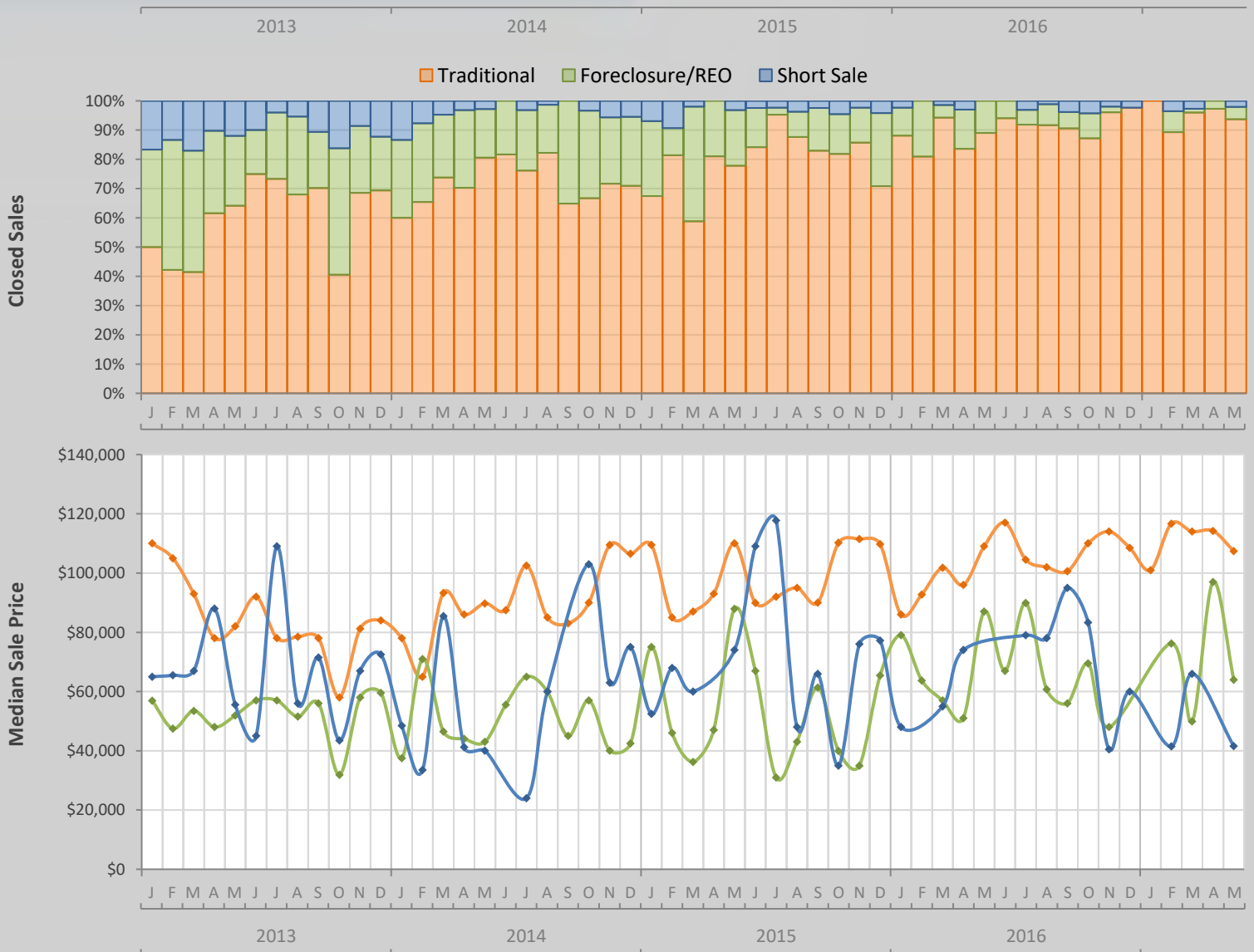
Monthly Distressed Market - May 2017

Townhouses and Condos

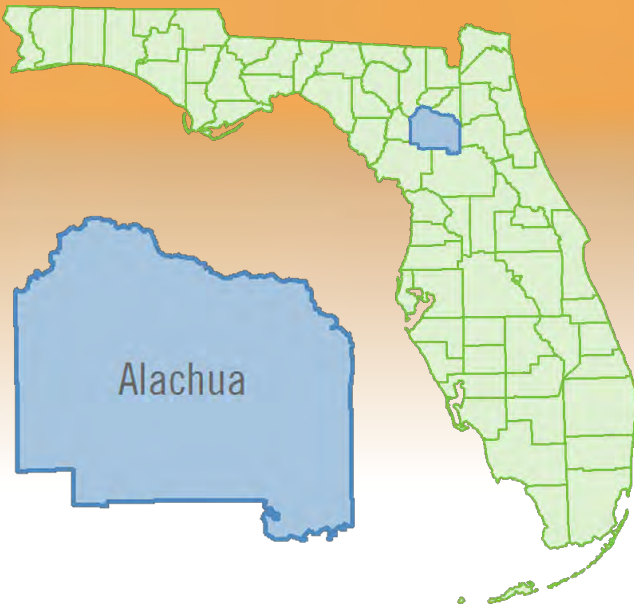
Alachua County



		May 2017	May 2016	Percent Change Year-over-Year
Traditional	Closed Sales	90	73	23.3%
	Median Sale Price	\$107,450	\$109,000	-1.4%
Foreclosure/REO	Closed Sales	4	9	-55.6%
	Median Sale Price	\$64,000	\$87,000	-26.4%
Short Sale	Closed Sales	2	0	N/A
	Median Sale Price	\$41,550	(No Sales)	N/A



Monthly Market Detail - May 2017
 Manufactured Homes
 Alachua County



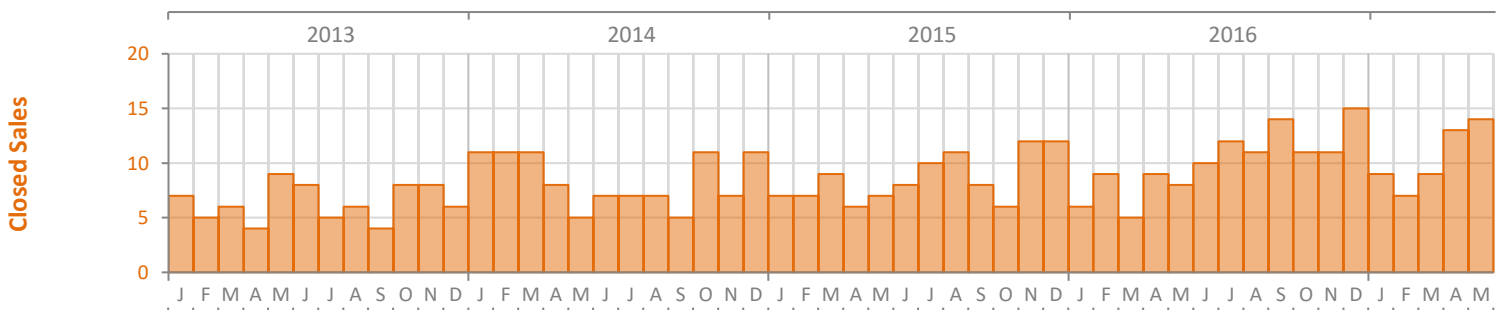
Summary Statistics	May 2017	May 2016	Percent Change Year-over-Year
Closed Sales	14	8	75.0%
Paid in Cash	8	3	166.7%
Median Sale Price	\$67,500	\$66,008	2.3%
Average Sale Price	\$84,171	\$71,887	17.1%
Dollar Volume	\$1.2 Million	\$575,096	104.9%
Median Percent of Original List Price Received	91.4%	94.3%	-3.1%
Median Time to Contract	91 Days	54 Days	68.5%
Median Time to Sale	148 Days	115 Days	28.7%
New Pending Sales	18	9	100.0%
New Listings	13	9	44.4%
Pending Inventory	28	18	55.6%
Inventory (Active Listings)	40	72	-44.4%
Months Supply of Inventory	3.5	8.3	-57.8%

Closed Sales

The number of sales transactions which closed during the month

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Month	Closed Sales	Percent Change Year-over-Year
May 2017	14	75.0%
April 2017	13	44.4%
March 2017	9	80.0%
February 2017	7	-22.2%
January 2017	9	50.0%
December 2016	15	25.0%
November 2016	11	-8.3%
October 2016	11	83.3%
September 2016	14	75.0%
August 2016	11	0.0%
July 2016	12	20.0%
June 2016	10	25.0%
May 2016	8	14.3%

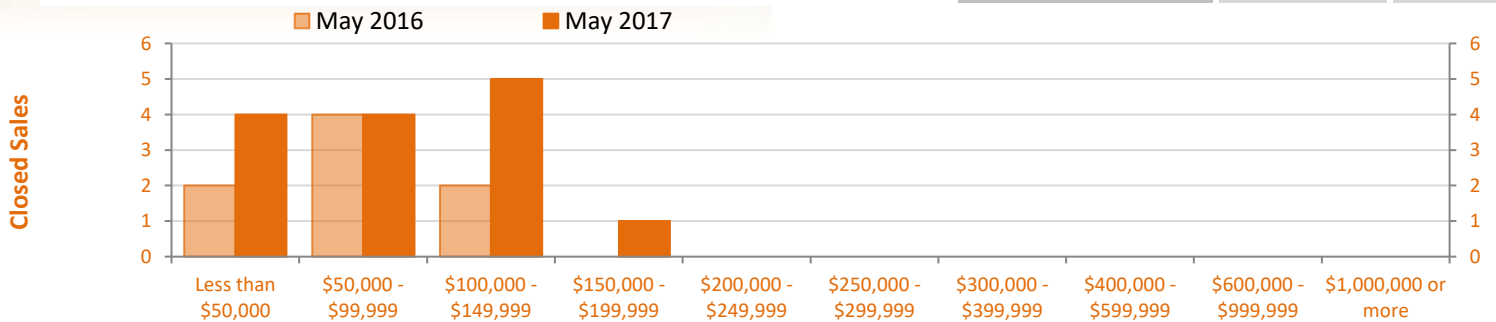


Closed Sales by Sale Price

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Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	4	100.0%
\$50,000 - \$99,999	4	0.0%
\$100,000 - \$149,999	5	150.0%
\$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

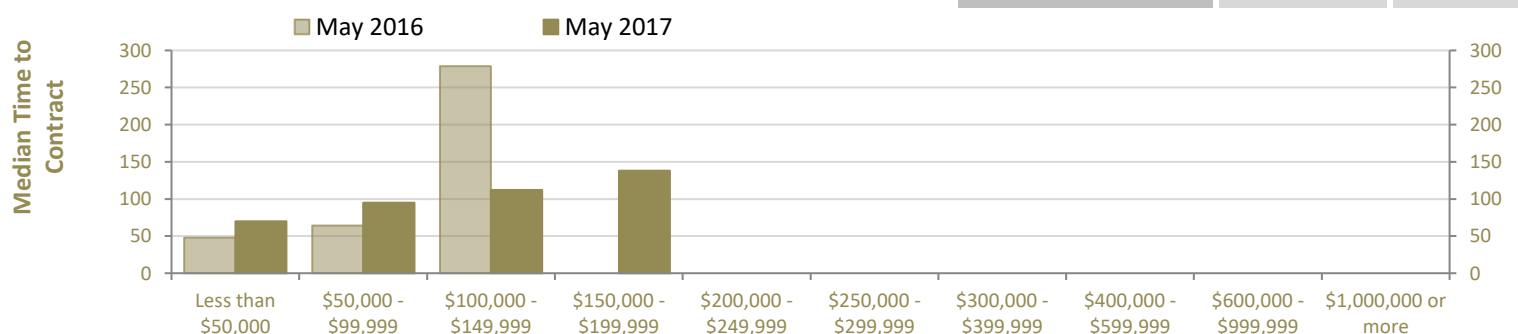


Median Time to Contract by Sale Price

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Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	70 Days	45.8%
\$50,000 - \$99,999	95 Days	48.4%
\$100,000 - \$149,999	112 Days	-59.9%
\$150,000 - \$199,999	138 Days	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

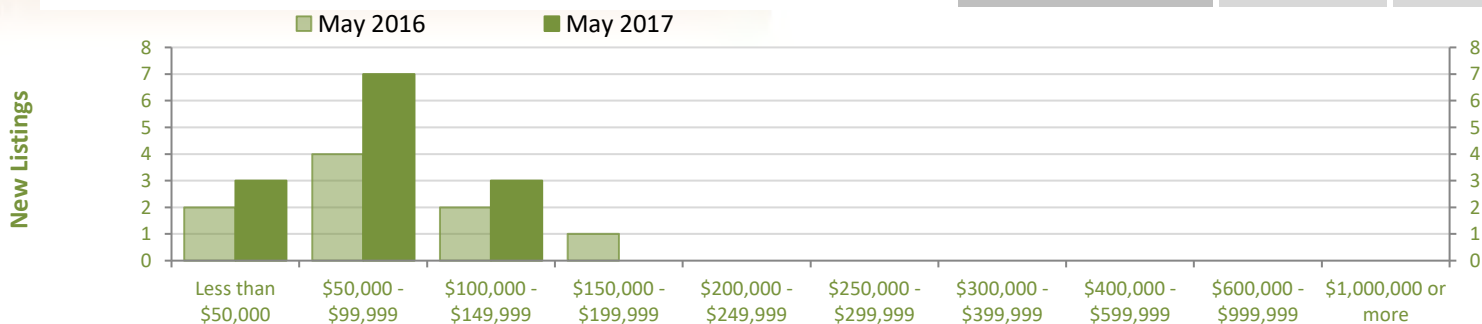


New Listings by Initial Listing Price

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	3	50.0%
\$50,000 - \$99,999	7	75.0%
\$100,000 - \$149,999	3	50.0%
\$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

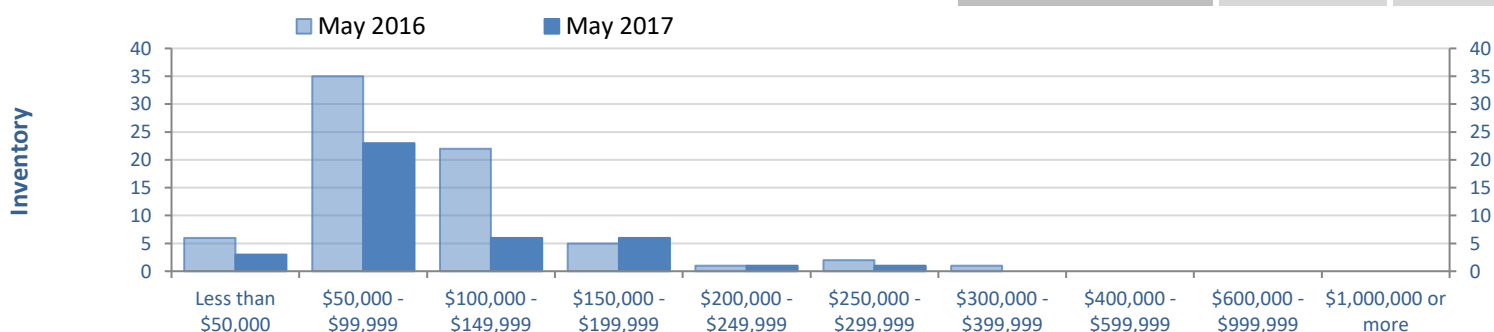


Inventory by Current Listing Price

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

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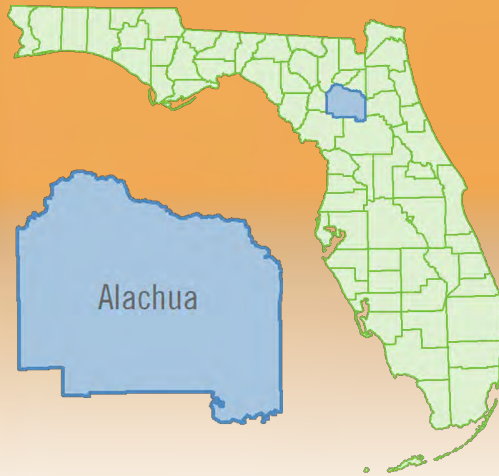
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	3	-50.0%
\$50,000 - \$99,999	23	-34.3%
\$100,000 - \$149,999	6	-72.7%
\$150,000 - \$199,999	6	20.0%
\$200,000 - \$249,999	1	0.0%
\$250,000 - \$299,999	1	-50.0%
\$300,000 - \$399,999	0	-100.0%
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A



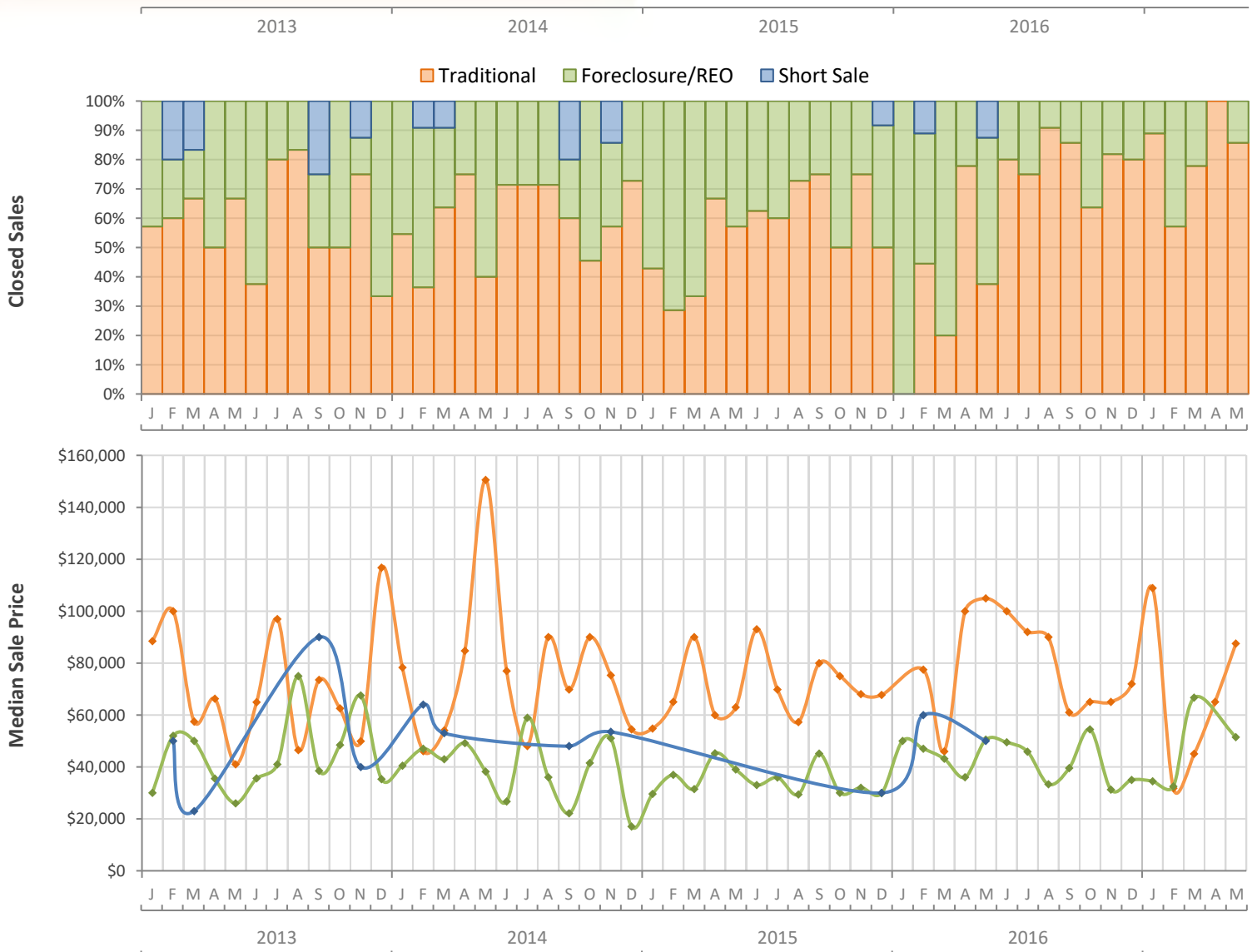
Monthly Distressed Market - May 2017

Manufactured Homes

Alachua County



		May 2017	May 2016	Percent Change Year-over-Year
Traditional	Closed Sales	12	3	300.0%
	Median Sale Price	\$87,500	\$104,900	-16.6%
Foreclosure/REO	Closed Sales	2	4	-50.0%
	Median Sale Price	\$51,500	\$50,473	2.0%
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$50,000	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, June 21, 2017. Data revised on Monday, January 16, 2017. Next data release is Monday, July 24, 2017.