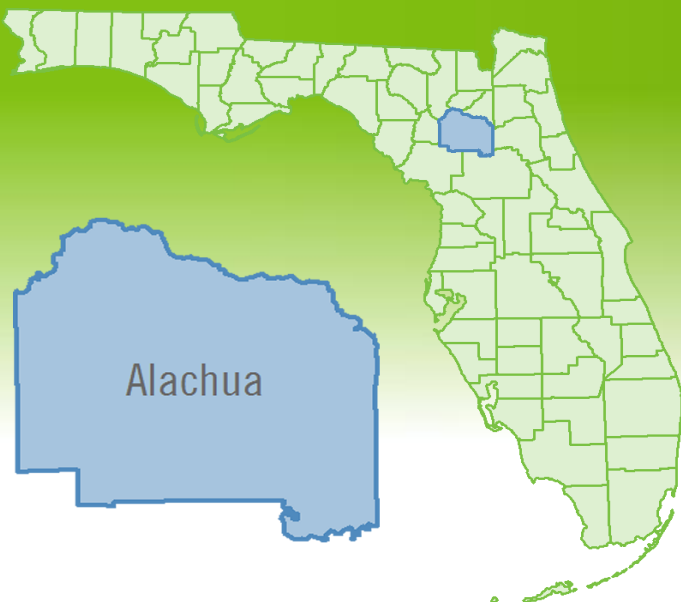


Quarterly Market Detail - Q2 2025

Single-Family Homes

Alachua County



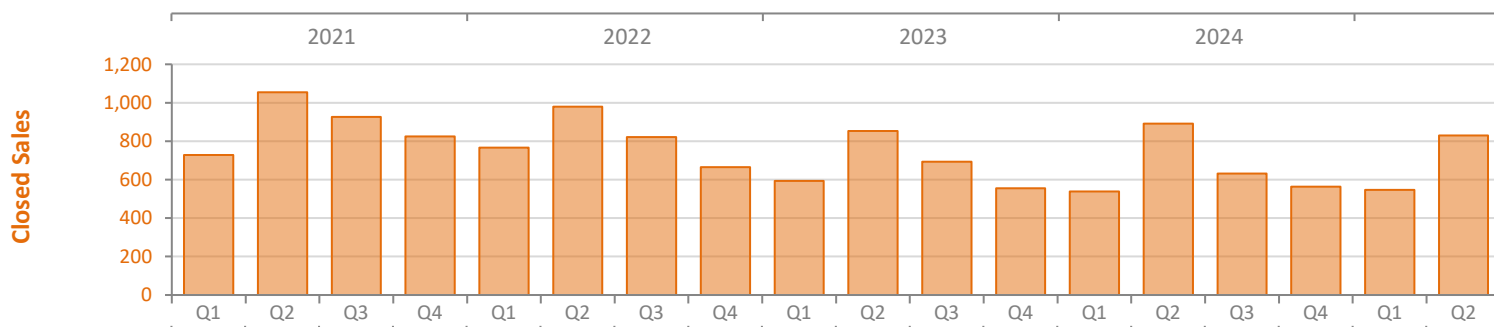
Summary Statistics	Q2 2025	Q2 2024	Percent Change Year-over-Year
Closed Sales	829	892	-7.1%
Paid in Cash	215	252	-14.7%
Median Sale Price	\$364,945	\$365,000	0.0%
Average Sale Price	\$432,603	\$429,446	0.7%
Dollar Volume	\$358.6 Million	\$383.1 Million	-6.4%
Median Percent of Original List Price Received	97.0%	97.5%	-0.5%
Median Time to Contract	36 Days	29 Days	24.1%
Median Time to Sale	80 Days	73 Days	9.6%
New Pending Sales	781	843	-7.4%
New Listings	1,004	1,035	-3.0%
Pending Inventory	308	321	-4.0%
Inventory (Active Listings)	935	790	18.4%
Months Supply of Inventory	4.4	3.5	25.7%

Closed Sales

The number of sales transactions which closed during the quarter

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 quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Quarter	Closed Sales	Percent Change Year-over-Year
Year-to-Date	1,376	-3.8%
Q2 2025	829	-7.1%
Q1 2025	547	1.5%
Q4 2024	564	1.6%
Q3 2024	631	-8.9%
Q2 2024	892	4.6%
Q1 2024	539	-9.3%
Q4 2023	555	-16.5%
Q3 2023	693	-15.7%
Q2 2023	853	-12.9%
Q1 2023	594	-22.5%
Q4 2022	665	-19.3%
Q3 2022	822	-11.3%
Q2 2022	979	-7.1%



Quarterly Market Detail - Q2 2025

Single-Family Homes

Alachua County

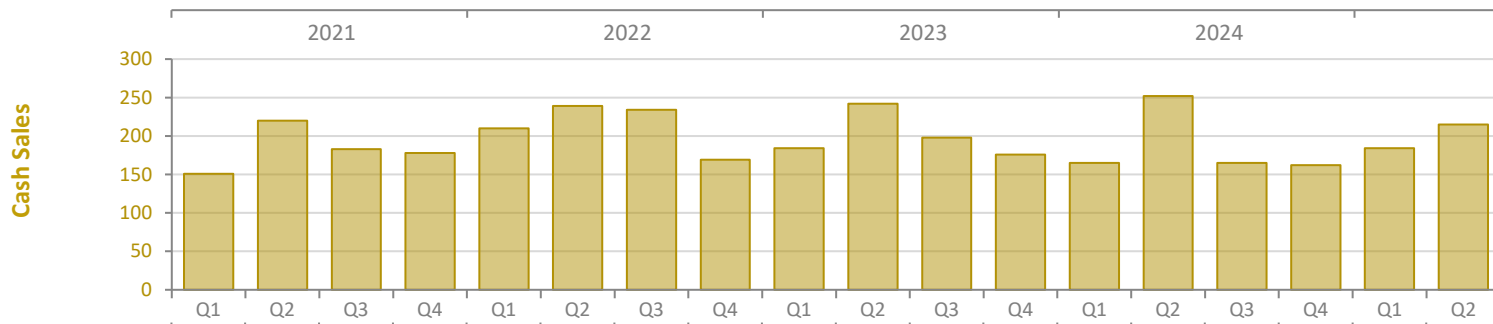


Cash Sales

The number of Closed Sales during the quarter in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Quarter	Cash Sales	Percent Change Year-over-Year
Year-to-Date	399	-4.3%
Q2 2025	215	-14.7%
Q1 2025	184	11.5%
Q4 2024	162	-8.0%
Q3 2024	165	-16.7%
Q2 2024	252	4.1%
Q1 2024	165	-10.3%
Q4 2023	176	4.1%
Q3 2023	198	-15.4%
Q2 2023	242	1.3%
Q1 2023	184	-12.4%
Q4 2022	169	-5.1%
Q3 2022	234	27.9%
Q2 2022	239	8.6%

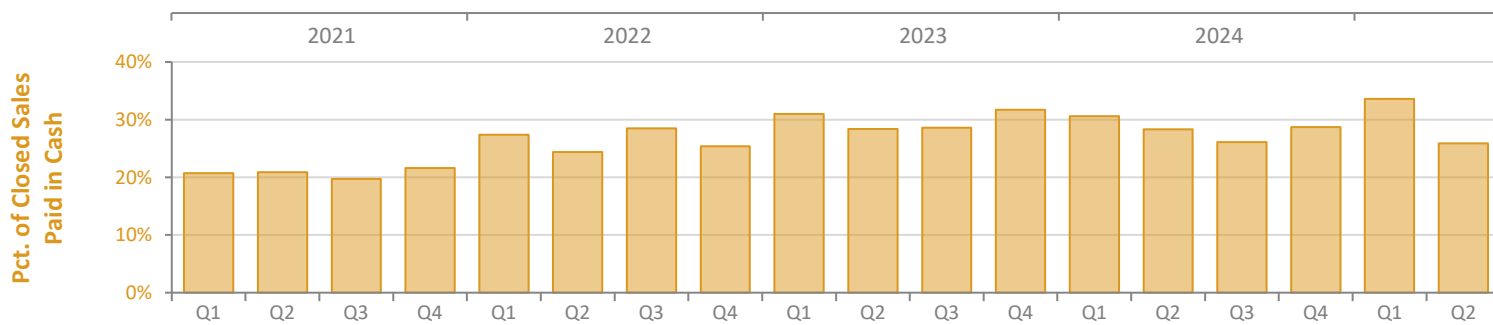


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the quarter which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each quarter involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Quarter	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	29.0%	-0.3%
Q2 2025	25.9%	-8.5%
Q1 2025	33.6%	9.8%
Q4 2024	28.7%	-9.5%
Q3 2024	26.1%	-8.7%
Q2 2024	28.3%	-0.4%
Q1 2024	30.6%	-1.3%
Q4 2023	31.7%	24.8%
Q3 2023	28.6%	0.4%
Q2 2023	28.4%	16.4%
Q1 2023	31.0%	13.1%
Q4 2022	25.4%	17.6%
Q3 2022	28.5%	44.7%
Q2 2022	24.4%	16.7%



Quarterly Market Detail - Q2 2025

Single-Family Homes

Alachua County

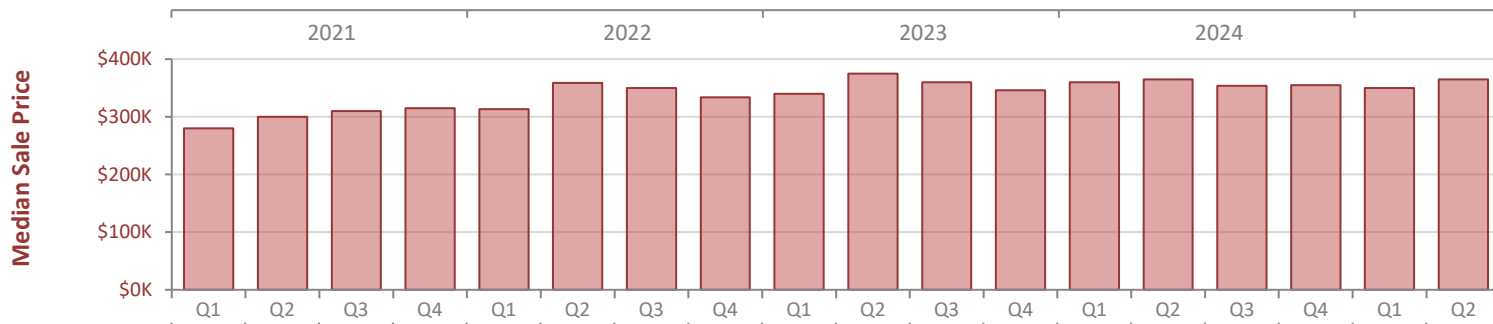


Median Sale Price

The median sale price reported for the quarter (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each quarter, and the mix of the types of homes that sell can change over time.

Quarter	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$359,500	-1.5%
Q2 2025	\$364,945	0.0%
Q1 2025	\$350,000	-2.8%
Q4 2024	\$355,000	2.6%
Q3 2024	\$354,000	-1.7%
Q2 2024	\$365,000	-2.6%
Q1 2024	\$360,000	5.9%
Q4 2023	\$345,990	3.6%
Q3 2023	\$360,000	2.9%
Q2 2023	\$374,600	4.5%
Q1 2023	\$340,000	8.5%
Q4 2022	\$334,000	6.0%
Q3 2022	\$349,900	12.9%
Q2 2022	\$358,490	19.5%

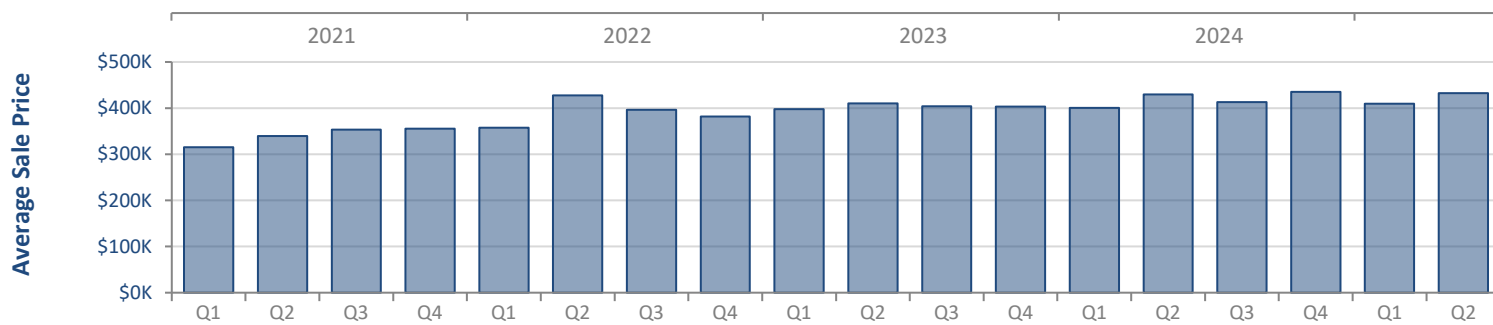


Average Sale Price

The average sale price reported for the quarter (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Quarter	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$423,564	1.2%
Q2 2025	\$432,603	0.7%
Q1 2025	\$409,866	2.3%
Q4 2024	\$435,086	7.9%
Q3 2024	\$413,299	2.2%
Q2 2024	\$429,446	4.7%
Q1 2024	\$400,636	0.7%
Q4 2023	\$403,218	5.6%
Q3 2023	\$404,248	2.0%
Q2 2023	\$410,107	-4.1%
Q1 2023	\$397,823	11.3%
Q4 2022	\$381,825	7.3%
Q3 2022	\$396,205	12.2%
Q2 2022	\$427,776	26.0%



Quarterly Market Detail - Q2 2025

Single-Family Homes

Alachua County

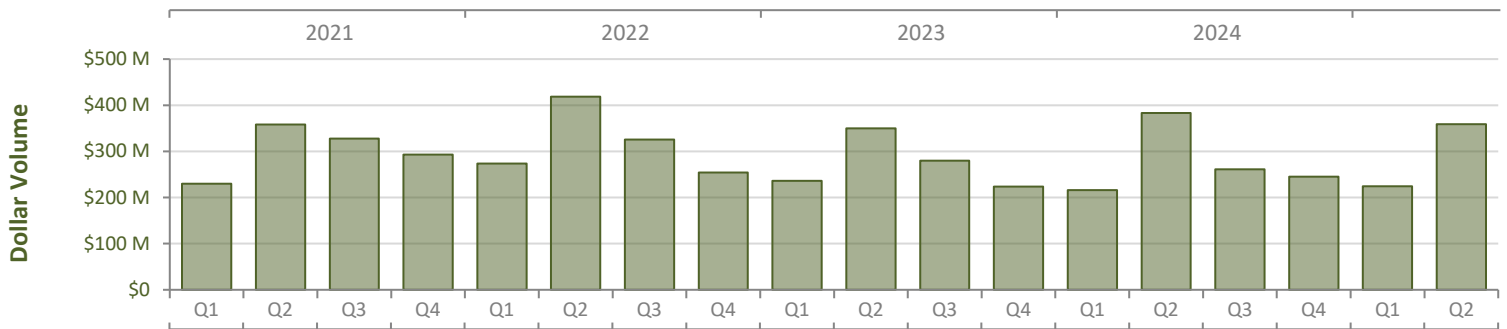


Dollar Volume

The sum of the sale prices for all sales which closed during the quarter

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Quarter	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$582.8 Million	-2.7%
Q2 2025	\$358.6 Million	-6.4%
Q1 2025	\$224.2 Million	3.8%
Q4 2024	\$245.4 Million	9.7%
Q3 2024	\$260.8 Million	-6.9%
Q2 2024	\$383.1 Million	9.5%
Q1 2024	\$215.9 Million	-8.6%
Q4 2023	\$223.8 Million	-11.9%
Q3 2023	\$280.1 Million	-14.0%
Q2 2023	\$349.8 Million	-16.5%
Q1 2023	\$236.3 Million	-13.7%
Q4 2022	\$253.9 Million	-13.4%
Q3 2022	\$325.7 Million	-0.6%
Q2 2022	\$418.8 Million	17.0%

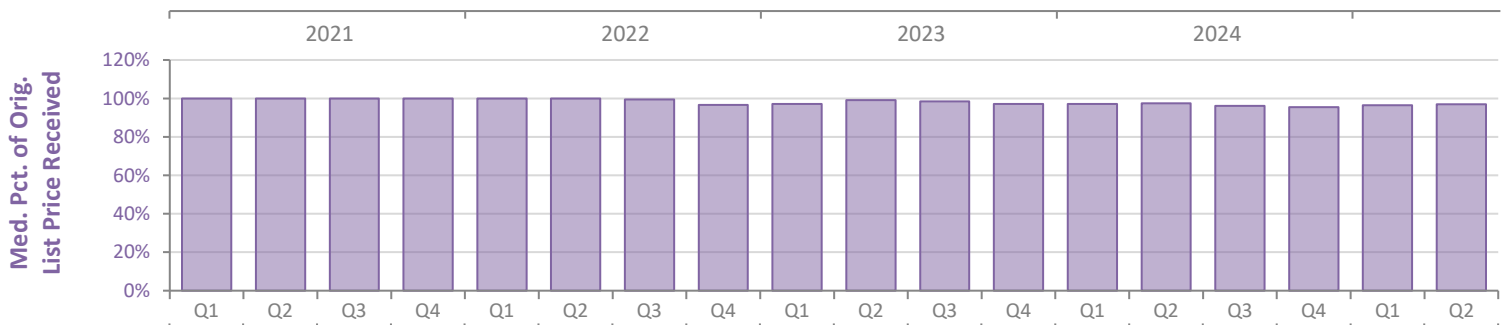


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the quarter

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Quarter	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	96.8%	-0.6%
Q2 2025	97.0%	-0.5%
Q1 2025	96.4%	-0.7%
Q4 2024	95.4%	-1.8%
Q3 2024	96.1%	-2.4%
Q2 2024	97.5%	-1.6%
Q1 2024	97.1%	0.0%
Q4 2023	97.1%	0.5%
Q3 2023	98.5%	-0.9%
Q2 2023	99.1%	-0.9%
Q1 2023	97.1%	-2.9%
Q4 2022	96.6%	-3.3%
Q3 2022	99.4%	-0.6%
Q2 2022	100.0%	0.0%

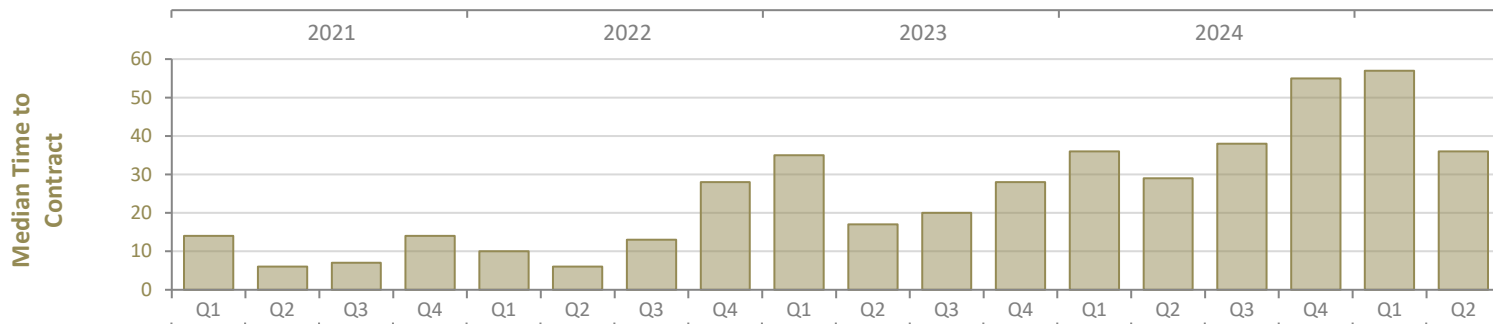


Median Time to Contract

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

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 quarter. 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.

Quarter	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	42 Days	35.5%
Q2 2025	36 Days	24.1%
Q1 2025	57 Days	58.3%
Q4 2024	55 Days	96.4%
Q3 2024	38 Days	90.0%
Q2 2024	29 Days	70.6%
Q1 2024	36 Days	2.9%
Q4 2023	28 Days	0.0%
Q3 2023	20 Days	53.8%
Q2 2023	17 Days	183.3%
Q1 2023	35 Days	250.0%
Q4 2022	28 Days	100.0%
Q3 2022	13 Days	85.7%
Q2 2022	6 Days	0.0%

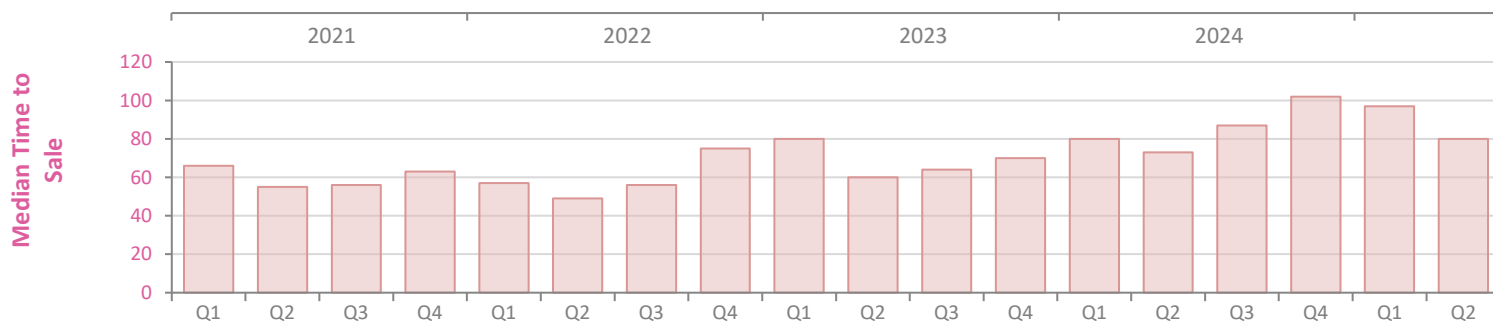


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the quarter

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* 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. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Quarter	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	86 Days	11.7%
Q2 2025	80 Days	9.6%
Q1 2025	97 Days	21.3%
Q4 2024	102 Days	45.7%
Q3 2024	87 Days	35.9%
Q2 2024	73 Days	21.7%
Q1 2024	80 Days	0.0%
Q4 2023	70 Days	-6.7%
Q3 2023	64 Days	14.3%
Q2 2023	60 Days	22.4%
Q1 2023	80 Days	40.4%
Q4 2022	75 Days	19.0%
Q3 2022	56 Days	0.0%
Q2 2022	49 Days	-10.9%



Quarterly Market Detail - Q2 2025

Single-Family Homes

Alachua County

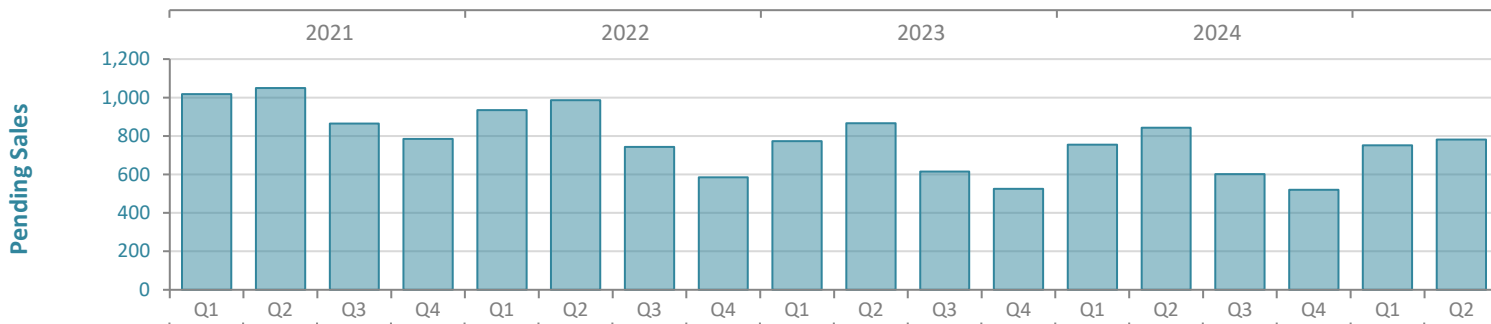


New Pending Sales

The number of listed properties that went under contract during the quarter

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Quarter	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	1,532	-4.1%
Q2 2025	781	-7.4%
Q1 2025	751	-0.5%
Q4 2024	521	-1.0%
Q3 2024	601	-2.3%
Q2 2024	843	-2.7%
Q1 2024	755	-2.3%
Q4 2023	526	-10.1%
Q3 2023	615	-17.3%
Q2 2023	866	-12.3%
Q1 2023	773	-17.3%
Q4 2022	585	-25.5%
Q3 2022	744	-14.0%
Q2 2022	987	-5.9%

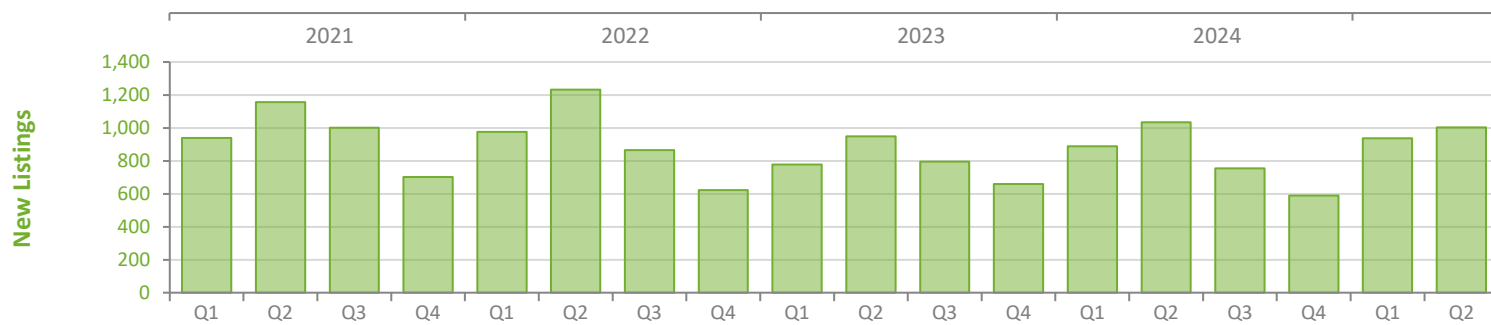


New Listings

The number of properties put onto the market during the quarter

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.

Quarter	New Listings	Percent Change Year-over-Year
Year-to-Date	1,941	0.9%
Q2 2025	1,004	-3.0%
Q1 2025	937	5.5%
Q4 2024	590	-10.6%
Q3 2024	754	-5.2%
Q2 2024	1,035	9.1%
Q1 2024	888	14.1%
Q4 2023	660	5.9%
Q3 2023	795	-8.1%
Q2 2023	949	-23.0%
Q1 2023	778	-20.3%
Q4 2022	623	-11.4%
Q3 2022	865	-13.7%
Q2 2022	1,233	6.7%



Quarterly Market Detail - Q2 2025

Single-Family Homes

Alachua County

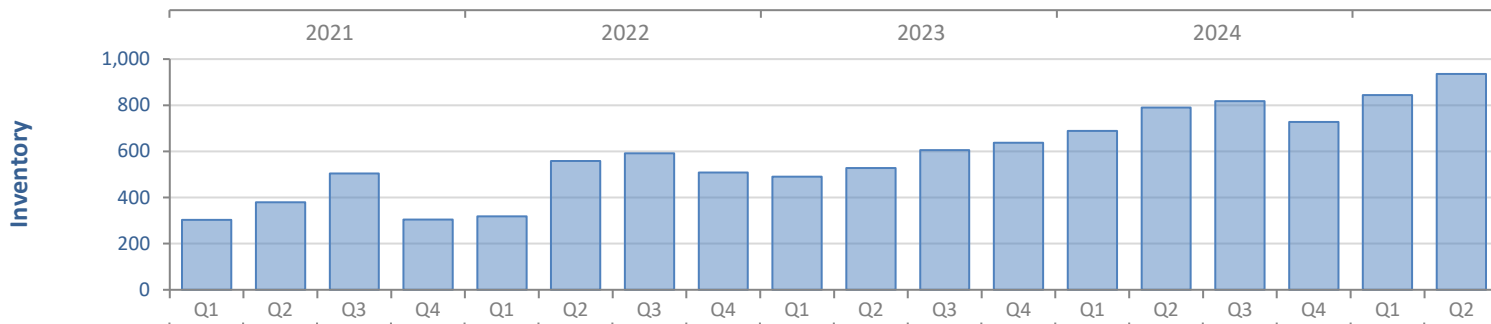


Inventory (Active Listings)

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

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 quarter, and hold this number to compare with the same quarter 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.

Quarter	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	862	23.3%
Q2 2025	935	18.4%
Q1 2025	844	22.5%
Q4 2024	727	13.9%
Q3 2024	818	35.0%
Q2 2024	790	49.6%
Q1 2024	689	40.6%
Q4 2023	638	25.6%
Q3 2023	606	2.4%
Q2 2023	528	-5.4%
Q1 2023	490	54.1%
Q4 2022	508	66.6%
Q3 2022	592	17.5%
Q2 2022	558	46.8%

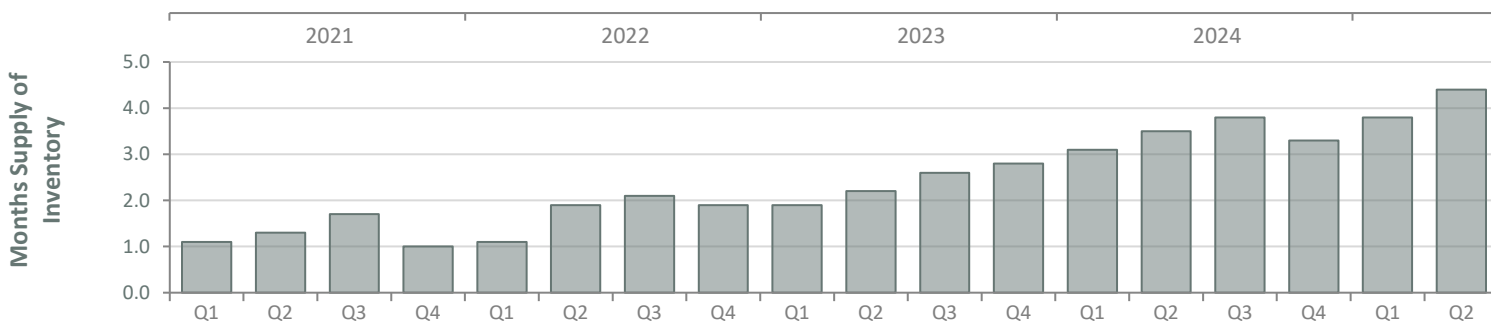


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Quarter	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	4.0	29.0%
Q2 2025	4.4	25.7%
Q1 2025	3.8	22.6%
Q4 2024	3.3	17.9%
Q3 2024	3.8	46.2%
Q2 2024	3.5	59.1%
Q1 2024	3.1	63.2%
Q4 2023	2.8	47.4%
Q3 2023	2.6	23.8%
Q2 2023	2.2	15.8%
Q1 2023	1.9	72.7%
Q4 2022	1.9	90.0%
Q3 2022	2.1	23.5%
Q2 2022	1.9	46.2%



Quarterly Market Detail - Q2 2025

Single-Family Homes

Alachua County

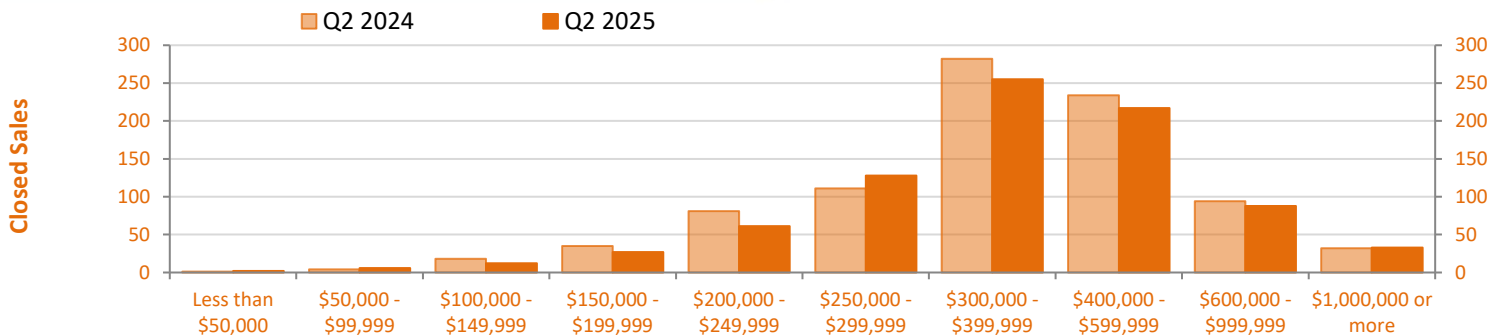


Closed Sales by Sale Price

The number of sales transactions which closed during the quarter

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 quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	2	100.0%
\$50,000 - \$99,999	6	50.0%
\$100,000 - \$149,999	12	-33.3%
\$150,000 - \$199,999	27	-22.9%
\$200,000 - \$249,999	61	-24.7%
\$250,000 - \$299,999	128	15.3%
\$300,000 - \$399,999	255	-9.6%
\$400,000 - \$599,999	217	-7.3%
\$600,000 - \$999,999	88	-6.4%
\$1,000,000 or more	33	3.1%

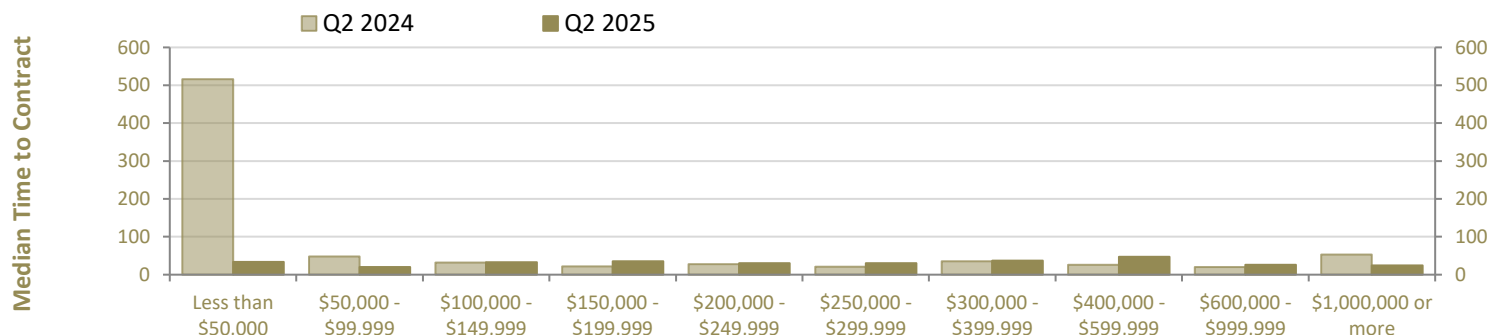


Median Time to Contract by Sale Price

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

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 quarter. 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	34 Days	-93.4%
\$50,000 - \$99,999	20 Days	-58.3%
\$100,000 - \$149,999	33 Days	3.1%
\$150,000 - \$199,999	35 Days	59.1%
\$200,000 - \$249,999	30 Days	7.1%
\$250,000 - \$299,999	30 Days	42.9%
\$300,000 - \$399,999	37 Days	5.7%
\$400,000 - \$599,999	47 Days	80.8%
\$600,000 - \$999,999	26 Days	30.0%
\$1,000,000 or more	24 Days	-54.7%

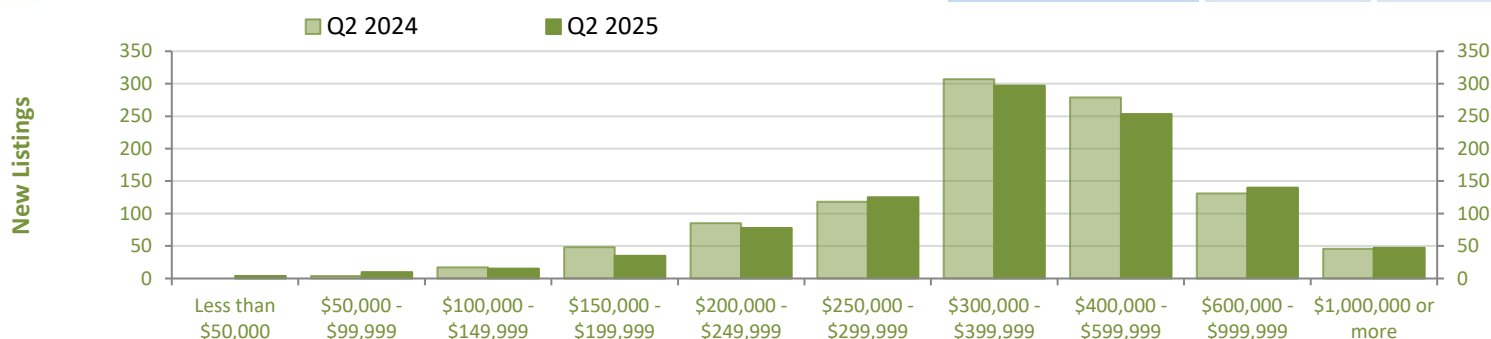


New Listings by Initial Listing Price

The number of properties put onto the market during the quarter

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	4	N/A
\$50,000 - \$99,999	10	150.0%
\$100,000 - \$149,999	15	-11.8%
\$150,000 - \$199,999	35	-27.1%
\$200,000 - \$249,999	78	-8.2%
\$250,000 - \$299,999	125	5.9%
\$300,000 - \$399,999	297	-3.3%
\$400,000 - \$599,999	253	-9.3%
\$600,000 - \$999,999	140	6.9%
\$1,000,000 or more	47	2.2%

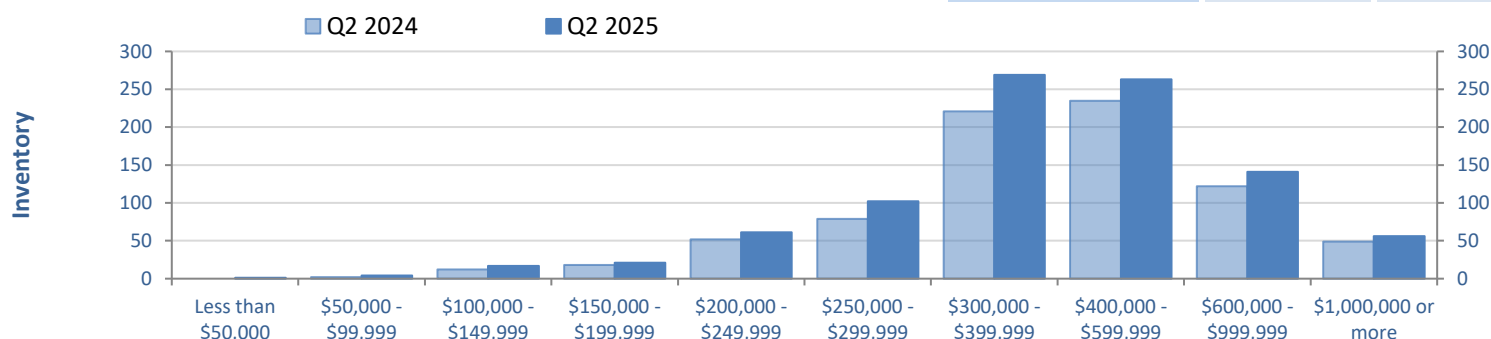


Inventory by Current Listing Price

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

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 quarter, and hold this number to compare with the same quarter 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	1	N/A
\$50,000 - \$99,999	4	100.0%
\$100,000 - \$149,999	17	41.7%
\$150,000 - \$199,999	21	16.7%
\$200,000 - \$249,999	61	17.3%
\$250,000 - \$299,999	102	29.1%
\$300,000 - \$399,999	269	21.7%
\$400,000 - \$599,999	263	11.9%
\$600,000 - \$999,999	141	15.6%
\$1,000,000 or more	56	14.3%



Quarterly Distressed Market - Q2 2025

Single-Family Homes

Alachua County



		Q2 2025	Q2 2024	Percent Change Year-over-Year
Traditional	Closed Sales	827	882	-6.2%
	Median Sale Price	\$364,995	\$365,500	-0.1%
Foreclosure/REO	Closed Sales	1	8	-87.5%
	Median Sale Price	\$113,000	\$225,250	-49.8%
Short Sale	Closed Sales	1	2	-50.0%
	Median Sale Price	\$288,500	\$215,000	34.2%

