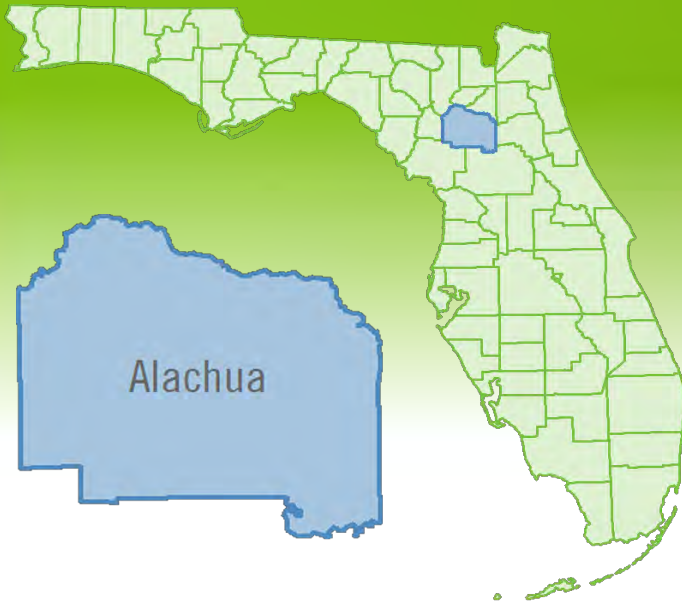


Monthly Market Detail - April 2018

Single Family Homes

Alachua County



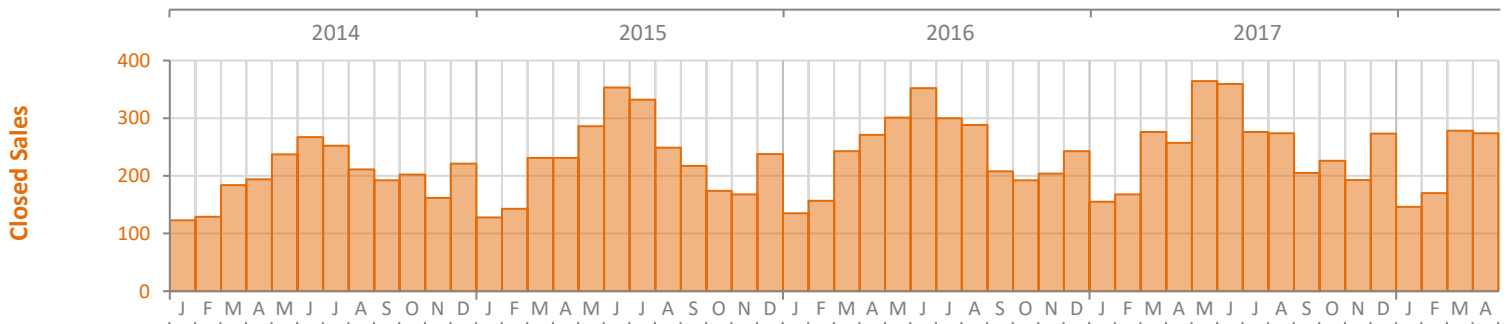
Summary Statistics	April 2018	April 2017	Percent Change Year-over-Year
Closed Sales	274	257	6.6%
Paid in Cash	56	56	0.0%
Median Sale Price	\$233,440	\$215,000	8.6%
Average Sale Price	\$266,184	\$238,099	11.8%
Dollar Volume	\$72.9 Million	\$61.2 Million	19.2%
Median Percent of Original List Price Received	97.7%	97.7%	0.0%
Median Time to Contract	33 Days	54 Days	-38.9%
Median Time to Sale	65 Days	84 Days	-22.6%
New Pending Sales	418	378	10.6%
New Listings	416	388	7.2%
Pending Inventory	595	588	1.2%
Inventory (Active Listings)	844	964	-12.4%
Months Supply of Inventory	3.3	3.9	-15.4%

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
Year-to-Date	868	1.4%
April 2018	274	6.6%
March 2018	278	0.7%
February 2018	170	1.2%
January 2018	146	-5.8%
December 2017	273	12.3%
November 2017	193	-5.4%
October 2017	226	17.7%
September 2017	205	-1.4%
August 2017	274	-4.9%
July 2017	276	-8.0%
June 2017	359	2.0%
May 2017	364	20.9%
April 2017	257	-5.2%

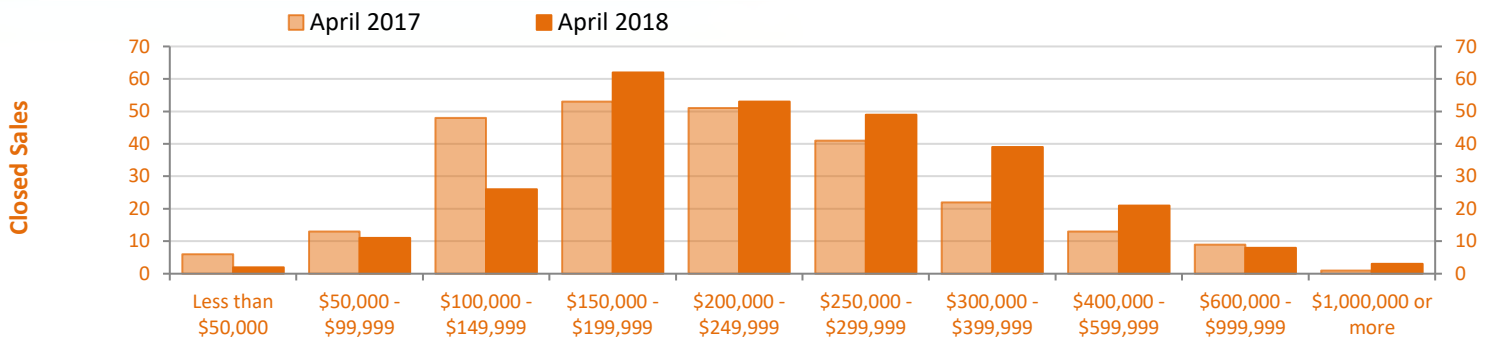


Closed Sales by Sale Price

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	2	-66.7%
\$50,000 - \$99,999	11	-15.4%
\$100,000 - \$149,999	26	-45.8%
\$150,000 - \$199,999	62	17.0%
\$200,000 - \$249,999	53	3.9%
\$250,000 - \$299,999	49	19.5%
\$300,000 - \$399,999	39	77.3%
\$400,000 - \$599,999	21	61.5%
\$600,000 - \$999,999	8	-11.1%
\$1,000,000 or more	3	200.0%

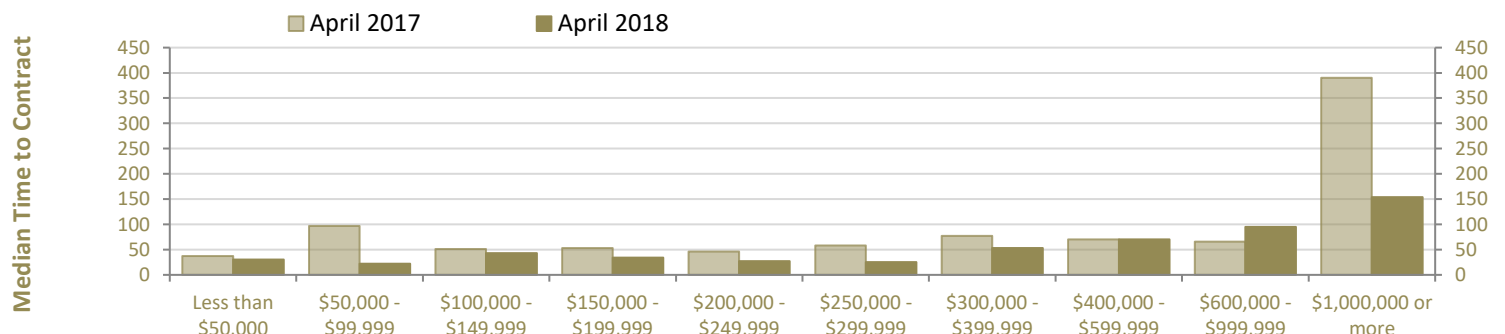


Median Time to Contract by Sale Price

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	30 Days	-18.9%
\$50,000 - \$99,999	22 Days	-77.3%
\$100,000 - \$149,999	43 Days	-15.7%
\$150,000 - \$199,999	34 Days	-35.8%
\$200,000 - \$249,999	27 Days	-41.3%
\$250,000 - \$299,999	25 Days	-56.9%
\$300,000 - \$399,999	53 Days	-31.2%
\$400,000 - \$599,999	70 Days	0.0%
\$600,000 - \$999,999	95 Days	43.9%
\$1,000,000 or more	154 Days	-60.5%

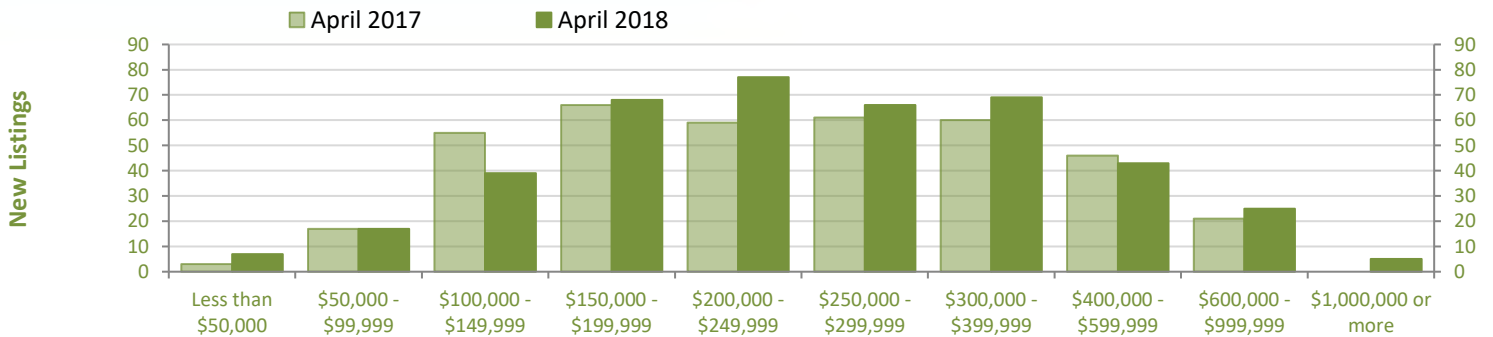


New Listings by Initial Listing Price

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	7	133.3%
\$50,000 - \$99,999	17	0.0%
\$100,000 - \$149,999	39	-29.1%
\$150,000 - \$199,999	68	3.0%
\$200,000 - \$249,999	77	30.5%
\$250,000 - \$299,999	66	8.2%
\$300,000 - \$399,999	69	15.0%
\$400,000 - \$599,999	43	-6.5%
\$600,000 - \$999,999	25	19.0%
\$1,000,000 or more	5	N/A

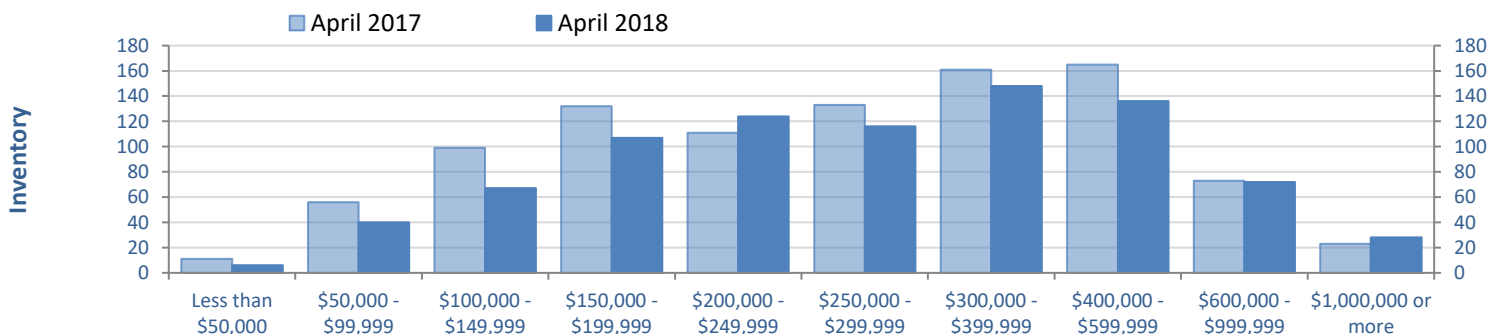


Inventory by Current Listing Price

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.

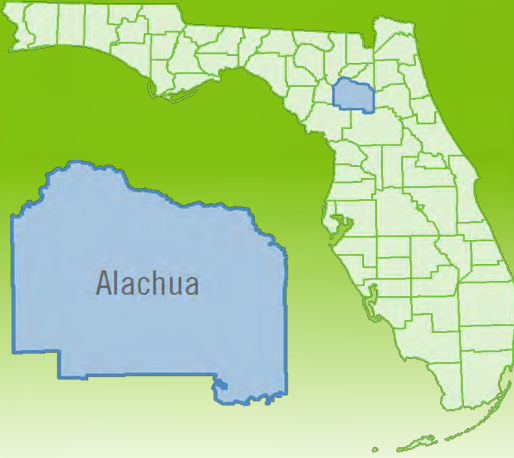
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	6	-45.5%
\$50,000 - \$99,999	40	-28.6%
\$100,000 - \$149,999	67	-32.3%
\$150,000 - \$199,999	107	-18.9%
\$200,000 - \$249,999	124	11.7%
\$250,000 - \$299,999	116	-12.8%
\$300,000 - \$399,999	148	-8.1%
\$400,000 - \$599,999	136	-17.6%
\$600,000 - \$999,999	72	-1.4%
\$1,000,000 or more	28	21.7%



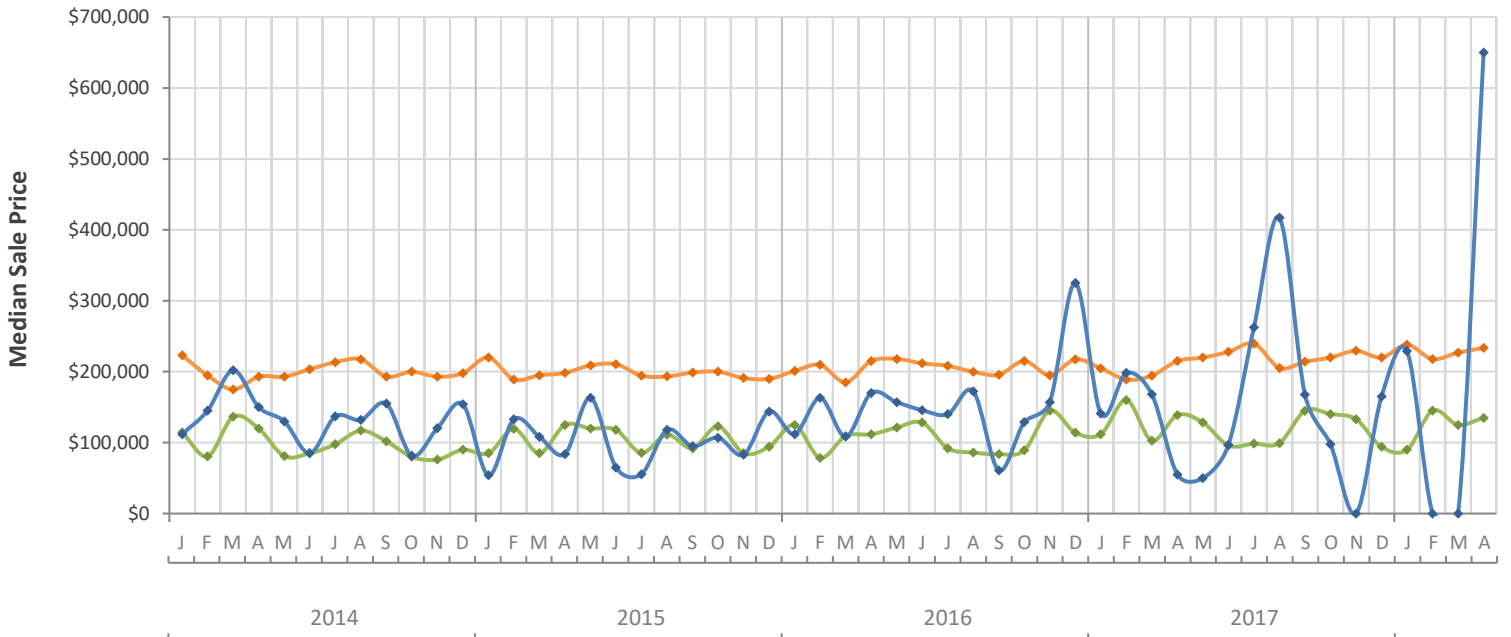
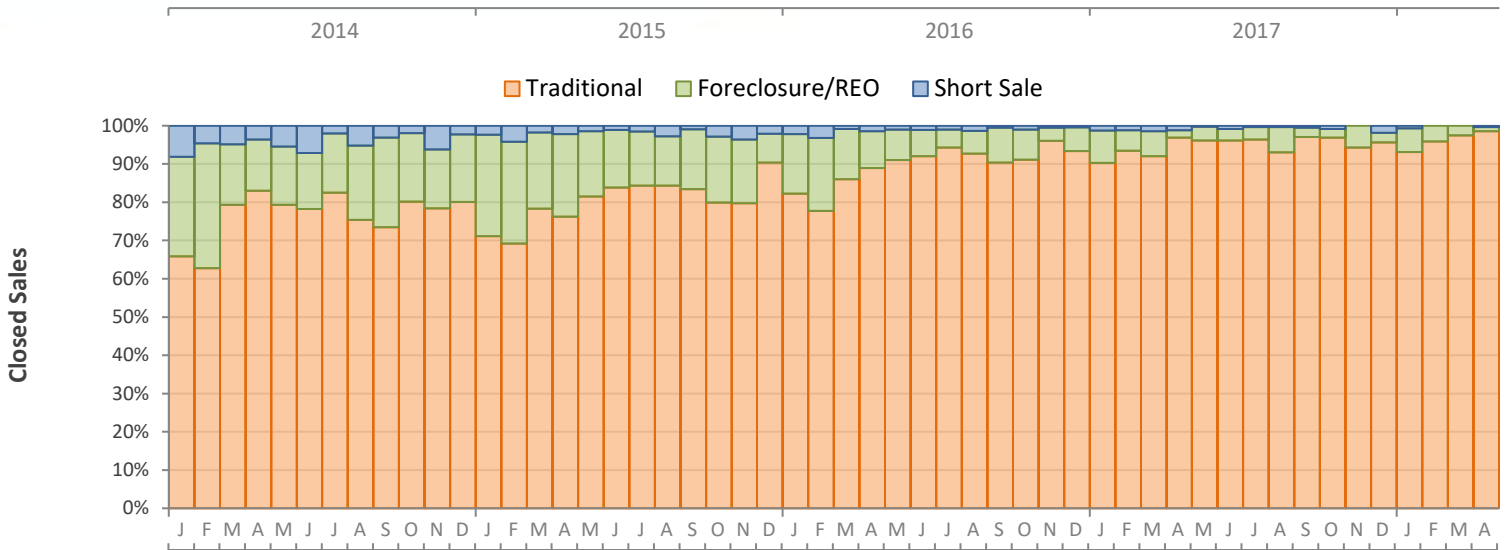
Monthly Distressed Market - April 2018

Single Family Homes

Alachua County



		April 2018	April 2017	Percent Change Year-over-Year
Traditional	Closed Sales	270	249	8.4%
	Median Sale Price	\$233,440	\$215,000	8.6%
Foreclosure/REO	Closed Sales	3	5	-40.0%
	Median Sale Price	\$135,000	\$139,000	-2.9%
Short Sale	Closed Sales	1	3	-66.7%
	Median Sale Price	\$650,000	\$55,100	1079.7%



Monthly Market Detail - April 2018

Townhouses and Condos

Alachua County



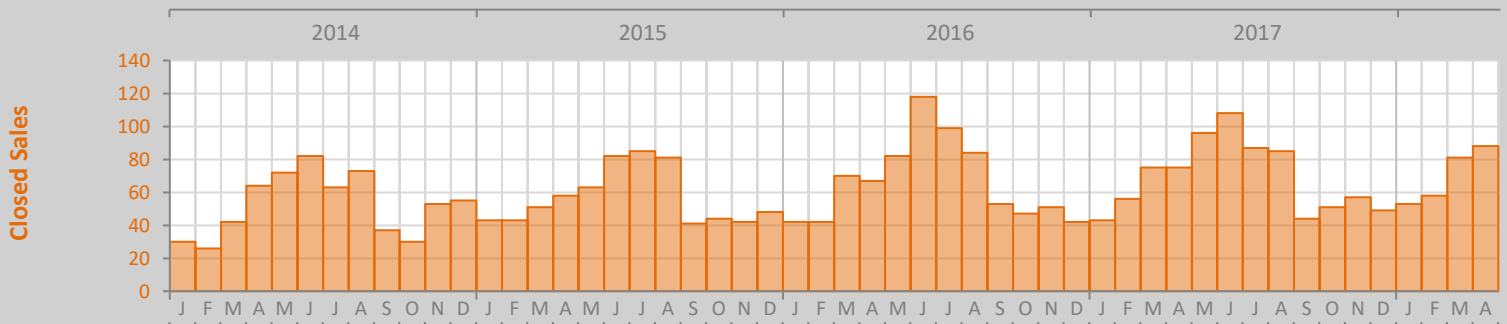
Summary Statistics	April 2018	April 2017	Percent Change Year-over-Year
Closed Sales	88	75	17.3%
Paid in Cash	48	47	2.1%
Median Sale Price	\$126,950	\$114,250	11.1%
Average Sale Price	\$128,691	\$112,090	14.8%
Dollar Volume	\$11.3 Million	\$8.4 Million	34.7%
Median Percent of Original List Price Received	97.7%	96.1%	1.7%
Median Time to Contract	19 Days	27 Days	-29.6%
Median Time to Sale	49 Days	58 Days	-15.5%
New Pending Sales	118	111	6.3%
New Listings	98	101	-3.0%
Pending Inventory	134	137	-2.2%
Inventory (Active Listings)	145	139	4.3%
Months Supply of Inventory	2.0	2.0	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	280	12.4%
April 2018	88	17.3%
March 2018	81	8.0%
February 2018	58	3.6%
January 2018	53	23.3%
December 2017	49	16.7%
November 2017	57	11.8%
October 2017	51	8.5%
September 2017	44	-17.0%
August 2017	85	1.2%
July 2017	87	-12.1%
June 2017	108	-8.5%
May 2017	96	17.1%
April 2017	75	11.9%

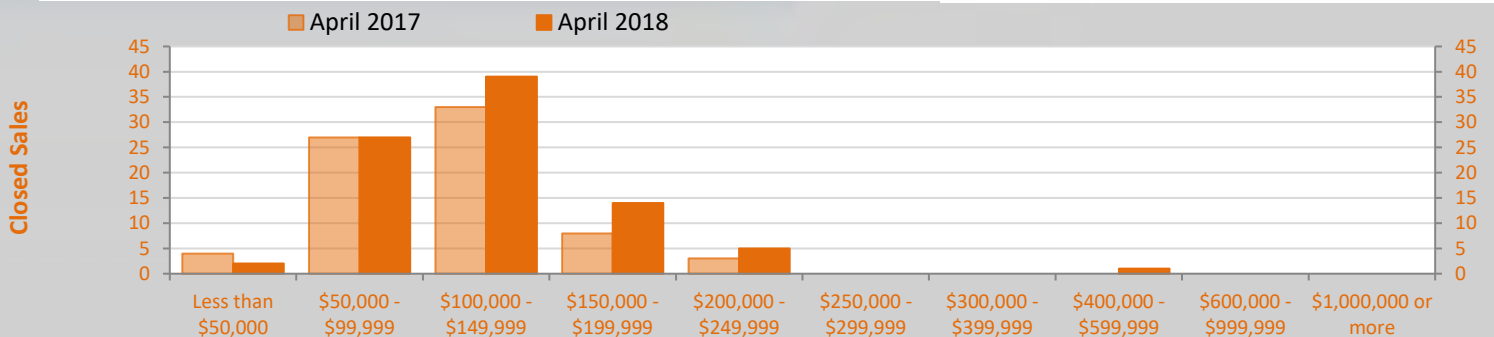


Closed Sales by Sale Price

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 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	2	-50.0%
\$50,000 - \$99,999	27	0.0%
\$100,000 - \$149,999	39	18.2%
\$150,000 - \$199,999	14	75.0%
\$200,000 - \$249,999	5	66.7%
\$250,000 - \$299,999	0	N/A
\$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

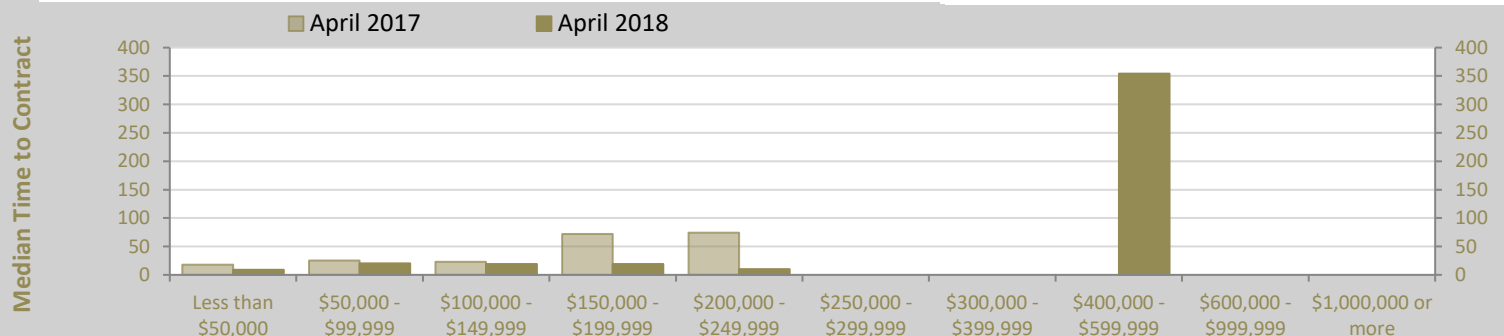


Median Time to Contract by Sale Price

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

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	9 Days	-50.0%
\$50,000 - \$99,999	20 Days	-20.0%
\$100,000 - \$149,999	19 Days	-17.4%
\$150,000 - \$199,999	19 Days	-73.6%
\$200,000 - \$249,999	10 Days	-86.5%
\$250,000 - \$299,999	(No Sales)	N/A
\$300,000 - \$399,999	(No Sales)	N/A
\$400,000 - \$599,999	354 Days	N/A
\$600,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

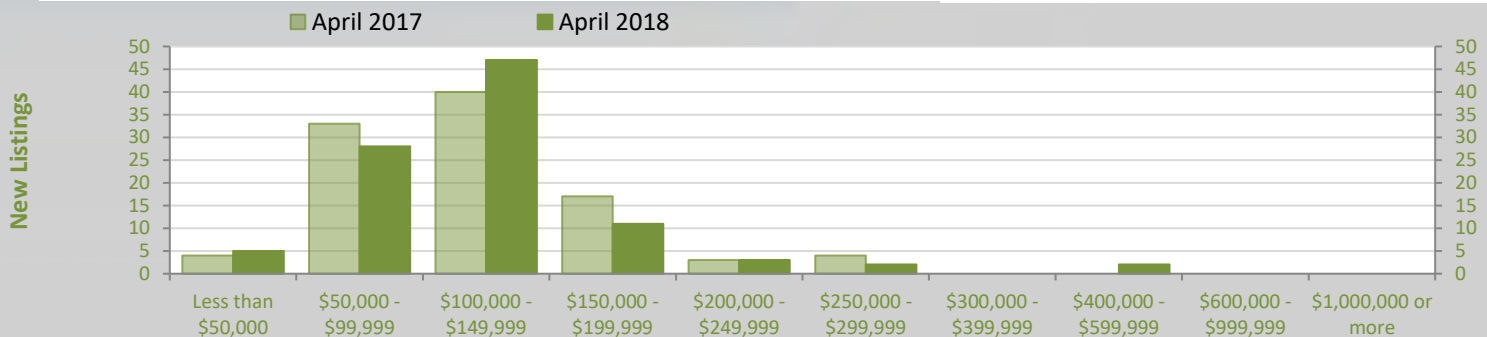


New Listings by Initial Listing Price

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	25.0%
\$50,000 - \$99,999	28	-15.2%
\$100,000 - \$149,999	47	17.5%
\$150,000 - \$199,999	11	-35.3%
\$200,000 - \$249,999	3	0.0%
\$250,000 - \$299,999	2	-50.0%
\$300,000 - \$399,999	0	N/A
\$400,000 - \$599,999	2	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

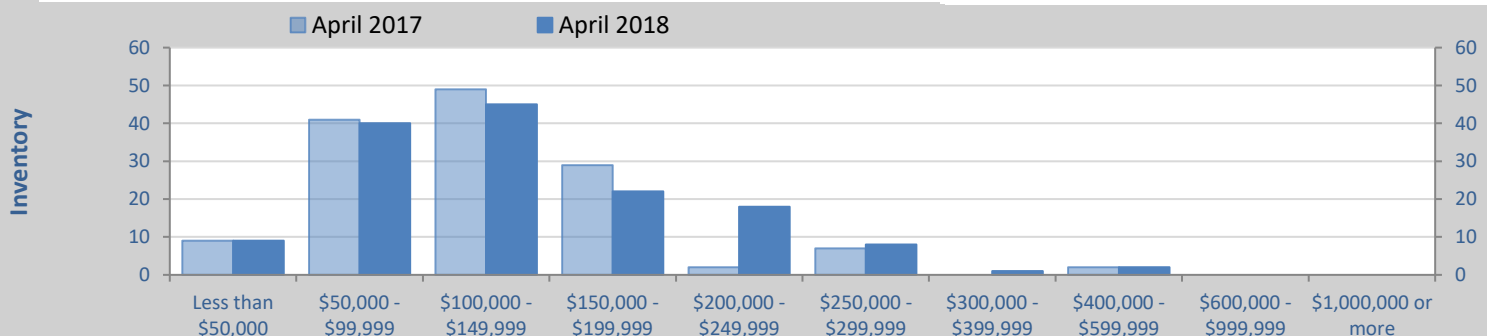


Inventory by Current Listing Price

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	9	0.0%
\$50,000 - \$99,999	40	-2.4%
\$100,000 - \$149,999	45	-8.2%
\$150,000 - \$199,999	22	-24.1%
\$200,000 - \$249,999	18	800.0%
\$250,000 - \$299,999	8	14.3%
\$300,000 - \$399,999	1	N/A
\$400,000 - \$599,999	2	0.0%
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A



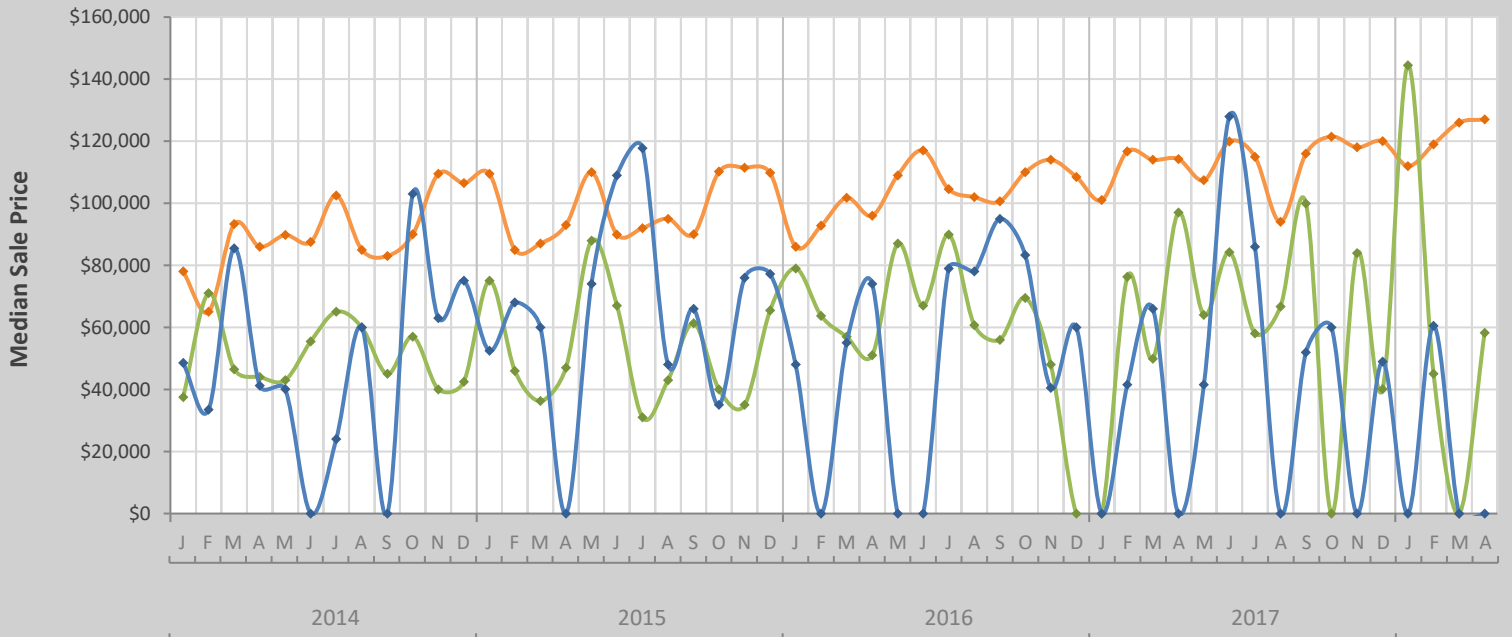
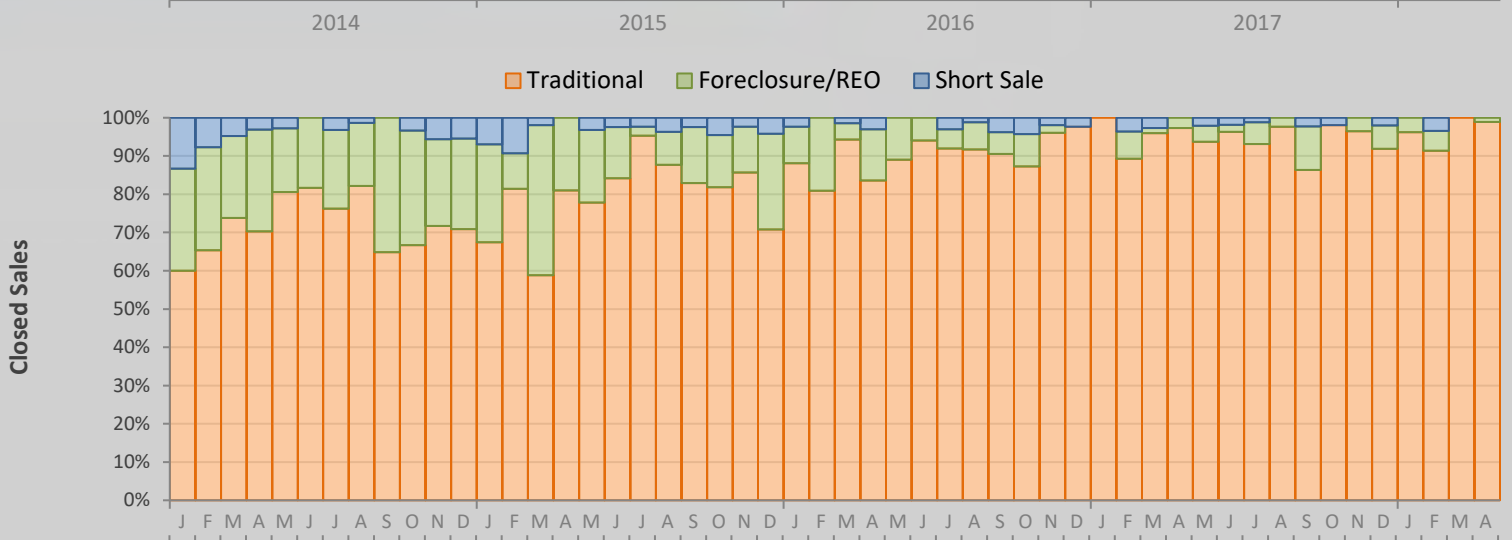
Monthly Distressed Market - April 2018

Townhouses and Condos

Alachua County



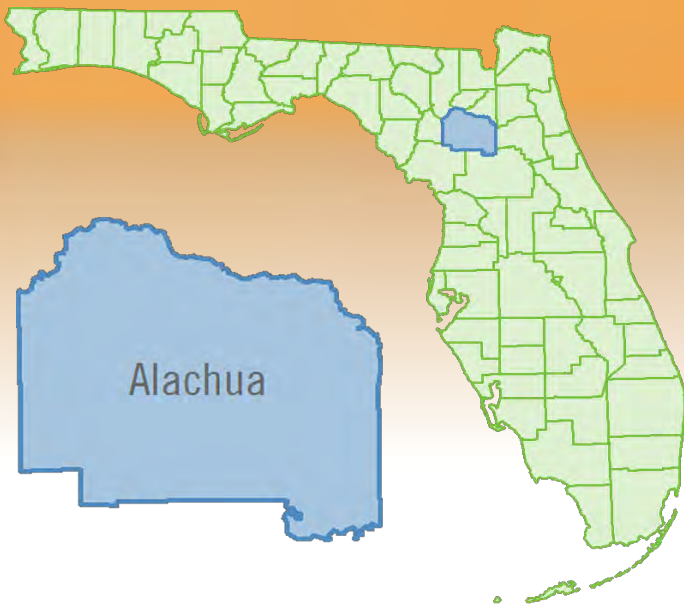
		April 2018	April 2017	Percent Change Year-over-Year
Traditional	Closed Sales	87	73	19.2%
	Median Sale Price	\$127,000	\$114,250	11.2%
Foreclosure/REO	Closed Sales	1	2	-50.0%
	Median Sale Price	\$58,275	\$97,000	-39.9%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



Monthly Market Detail - April 2018

Manufactured Homes

Alachua County



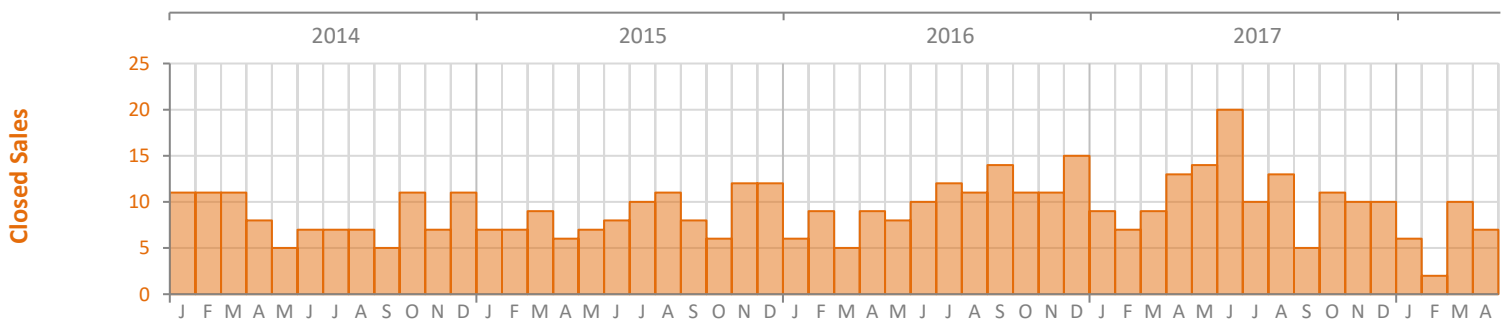
Summary Statistics	April 2018	April 2017	Percent Change Year-over-Year
Closed Sales	7	13	-46.2%
Paid in Cash	2	7	-71.4%
Median Sale Price	\$120,000	\$65,000	84.6%
Average Sale Price	\$104,557	\$85,108	22.9%
Dollar Volume	\$731,899	\$1.1 Million	-33.8%
Median Percent of Original List Price Received	86.7%	97.1%	-10.7%
Median Time to Contract	32 Days	58 Days	-44.8%
Median Time to Sale	46 Days	93 Days	-50.5%
New Pending Sales	19	15	26.7%
New Listings	14	20	-30.0%
Pending Inventory	27	25	8.0%
Inventory (Active Listings)	48	48	0.0%
Months Supply of Inventory	4.9	4.4	11.4%

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
Year-to-Date	25	-34.2%
April 2018	7	-46.2%
March 2018	10	11.1%
February 2018	2	-71.4%
January 2018	6	-33.3%
December 2017	10	-33.3%
November 2017	10	-9.1%
October 2017	11	0.0%
September 2017	5	-64.3%
August 2017	13	18.2%
July 2017	10	-16.7%
June 2017	20	100.0%
May 2017	14	75.0%
April 2017	13	44.4%

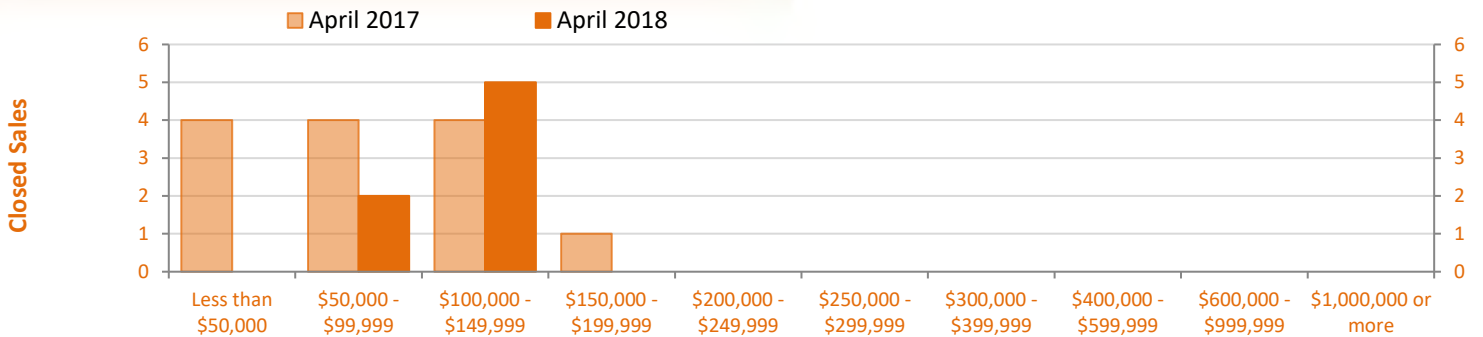


Closed Sales by Sale Price

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 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	-100.0%
\$50,000 - \$99,999	2	-50.0%
\$100,000 - \$149,999	5	25.0%
\$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

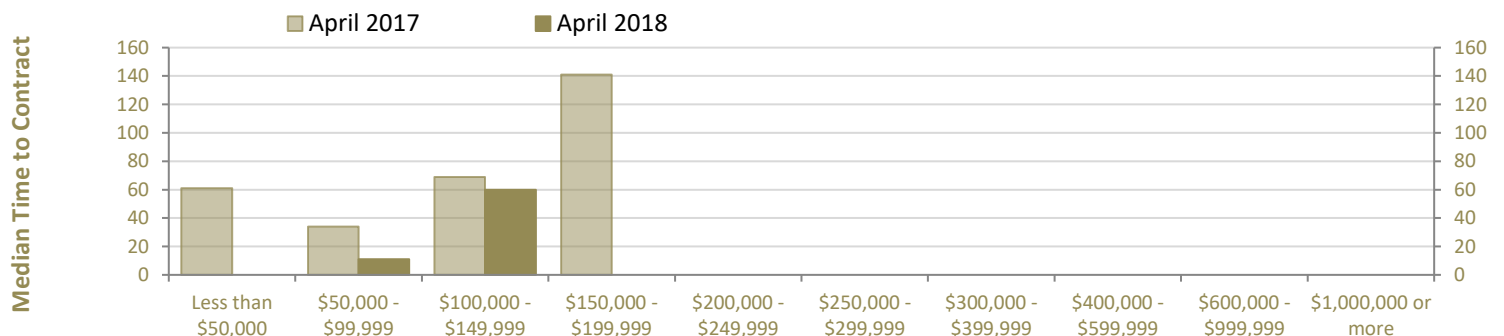


Median Time to Contract by Sale Price

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	11 Days	-67.6%
\$100,000 - \$149,999	60 Days	-13.0%
\$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

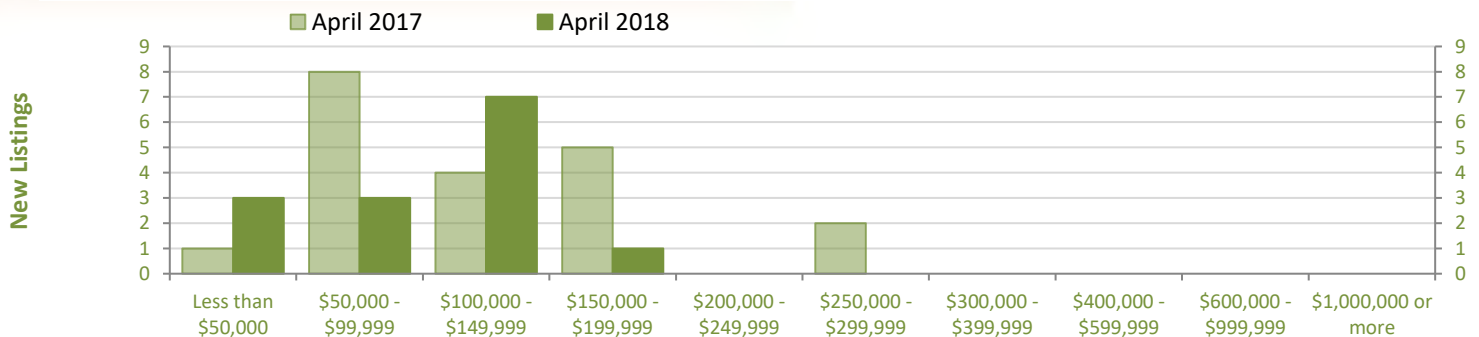


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: 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	3	200.0%
\$50,000 - \$99,999	3	-62.5%
\$100,000 - \$149,999	7	75.0%
\$150,000 - \$199,999	1	-80.0%
\$200,000 - \$249,999	0	N/A
\$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

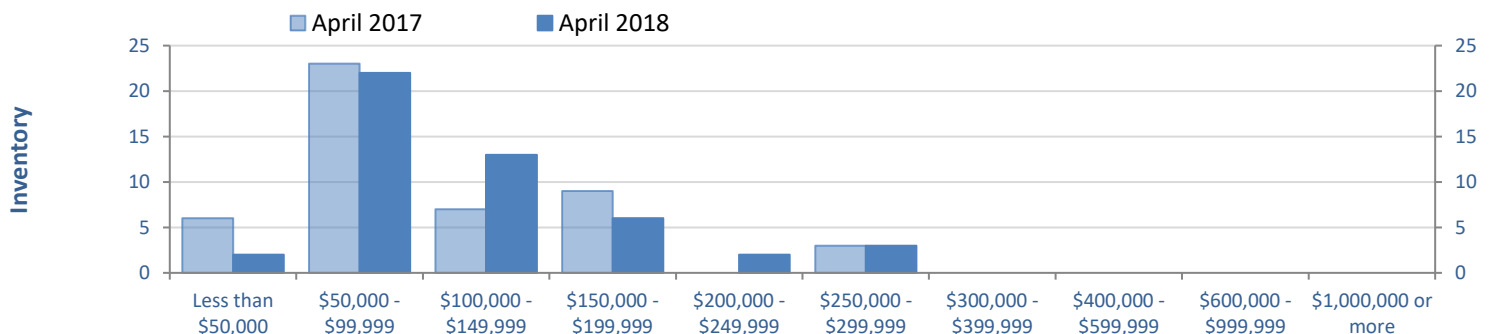


Inventory by Current Listing Price

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	2	-66.7%
\$50,000 - \$99,999	22	-4.3%
\$100,000 - \$149,999	13	85.7%
\$150,000 - \$199,999	6	-33.3%
\$200,000 - \$249,999	2	N/A
\$250,000 - \$299,999	3	0.0%
\$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



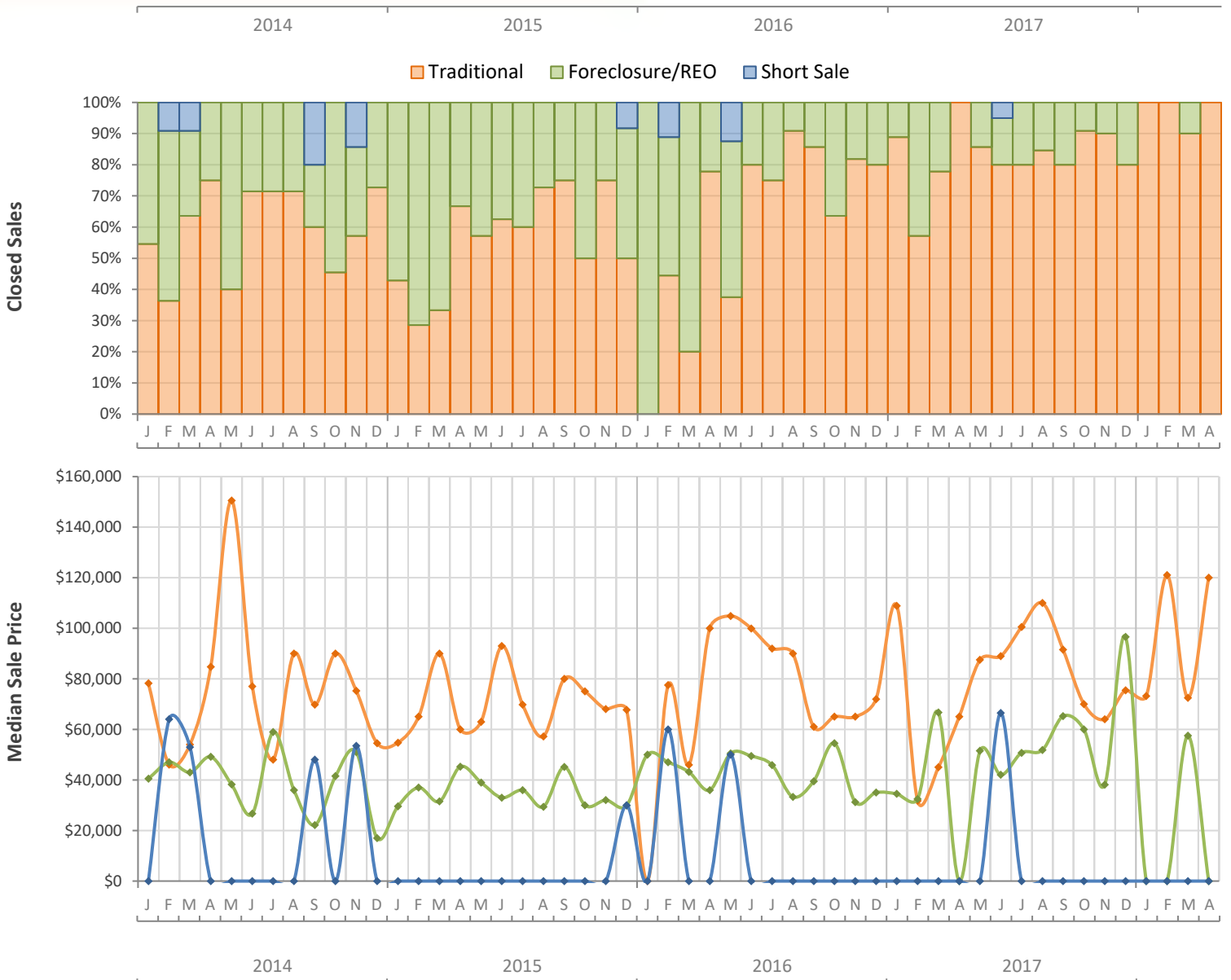
Monthly Distressed Market - April 2018

Manufactured Homes

Alachua County



		April 2018	April 2017	Percent Change Year-over-Year
Traditional	Closed Sales	7	13	-46.2%
	Median Sale Price	\$120,000	\$65,000	84.6%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	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 Thursday, May 24, 2018. Next data release is Wednesday, June 20, 2018.