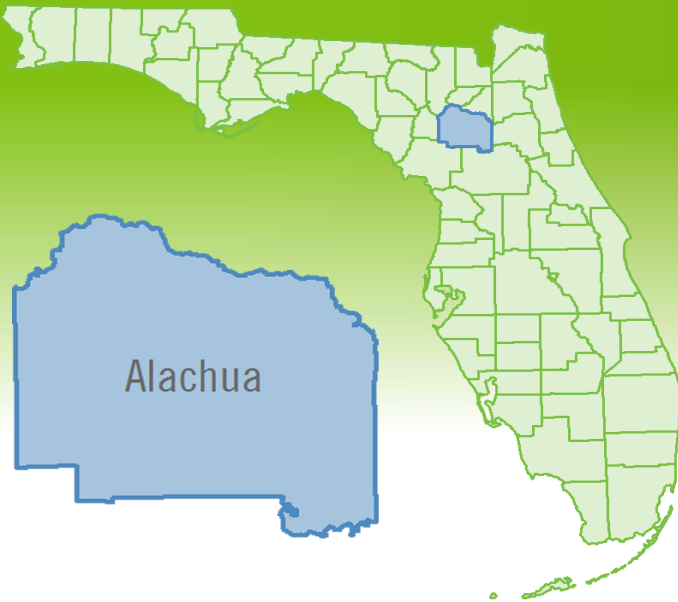


# Monthly Market Detail - May 2022

## Single-Family Homes

### Alachua County



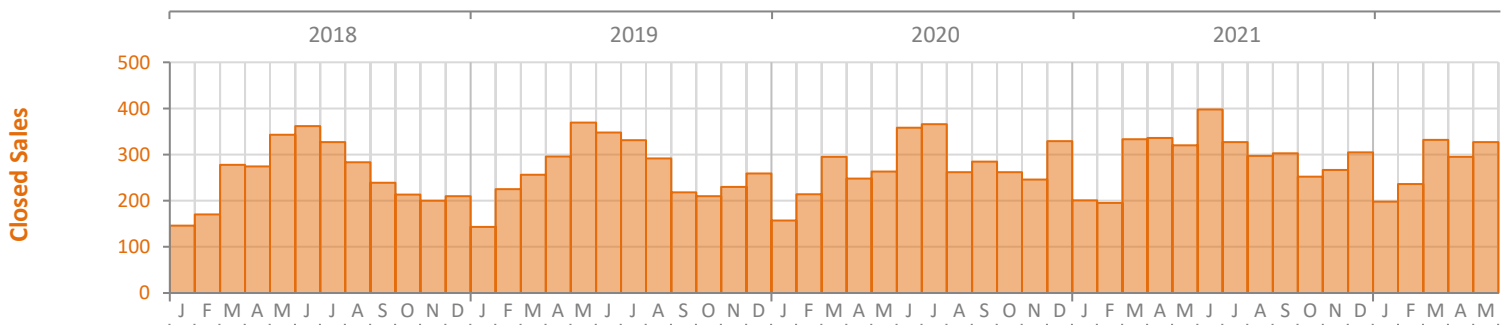
Summary Statistics	May 2022	May 2021	Percent Change Year-over-Year
Closed Sales	327	320	2.2%
Paid in Cash	87	63	38.1%
Median Sale Price	\$365,000	\$307,100	18.9%
Average Sale Price	\$455,435	\$335,978	35.6%
Dollar Volume	\$148.9 Million	\$107.5 Million	38.5%
Median Percent of Original List Price Received	100.0%	100.0%	0.0%
Median Time to Contract	6 Days	5 Days	20.0%
Median Time to Sale	49 Days	55 Days	-10.9%
New Pending Sales	333	366	-9.0%
New Listings	415	392	5.9%
Pending Inventory	571	696	-18.0%
Inventory (Active Listings)	419	339	23.6%
Months Supply of Inventory	1.4	1.2	16.7%

## 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	1,388	0.2%
<b>May 2022</b>	<b>327</b>	<b>2.2%</b>
April 2022	295	-12.2%
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%



# Monthly Market Detail - May 2022

## Single-Family Homes

### Alachua County

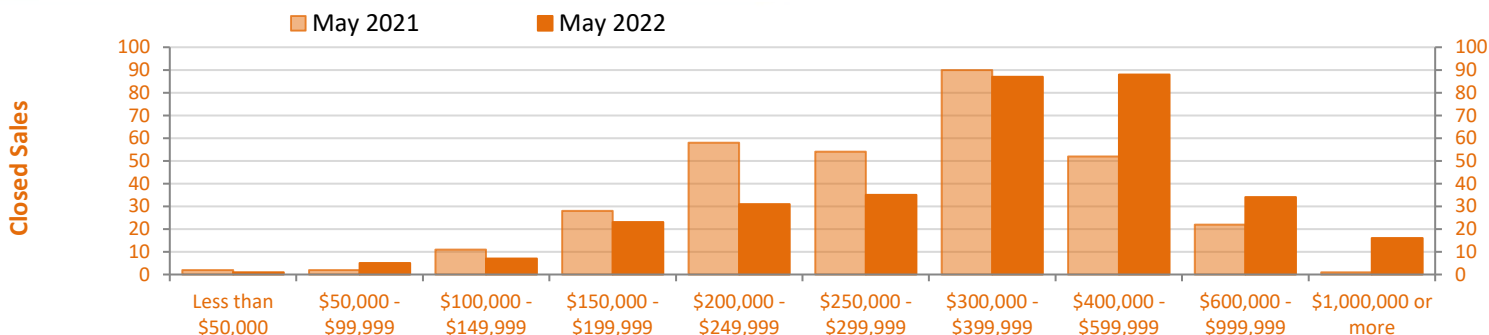


## Closed Sales by Sale Price

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	1	-50.0%
\$50,000 - \$99,999	5	150.0%
\$100,000 - \$149,999	7	-36.4%
\$150,000 - \$199,999	23	-17.9%
\$200,000 - \$249,999	31	-46.6%
\$250,000 - \$299,999	35	-35.2%
\$300,000 - \$399,999	87	-3.3%
\$400,000 - \$599,999	88	69.2%
\$600,000 - \$999,999	34	54.5%
\$1,000,000 or more	16	1500.0%

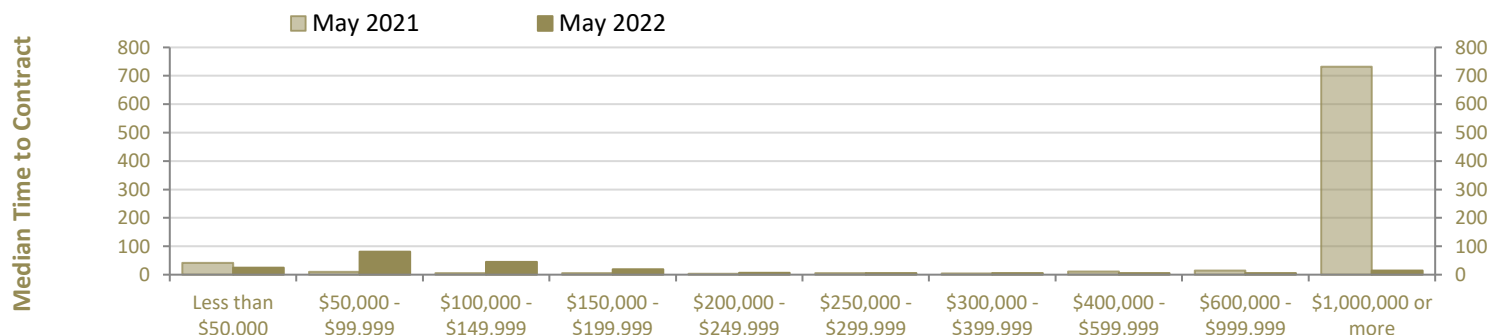


## Median Time to Contract by Sale Price

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	25 Days	-40.5%
\$50,000 - \$99,999	81 Days	710.0%
\$100,000 - \$149,999	45 Days	800.0%
\$150,000 - \$199,999	19 Days	280.0%
\$200,000 - \$249,999	7 Days	133.3%
\$250,000 - \$299,999	5 Days	0.0%
\$300,000 - \$399,999	6 Days	50.0%
\$400,000 - \$599,999	5 Days	-54.5%
\$600,000 - \$999,999	5 Days	-66.7%
\$1,000,000 or more	14 Days	-98.1%

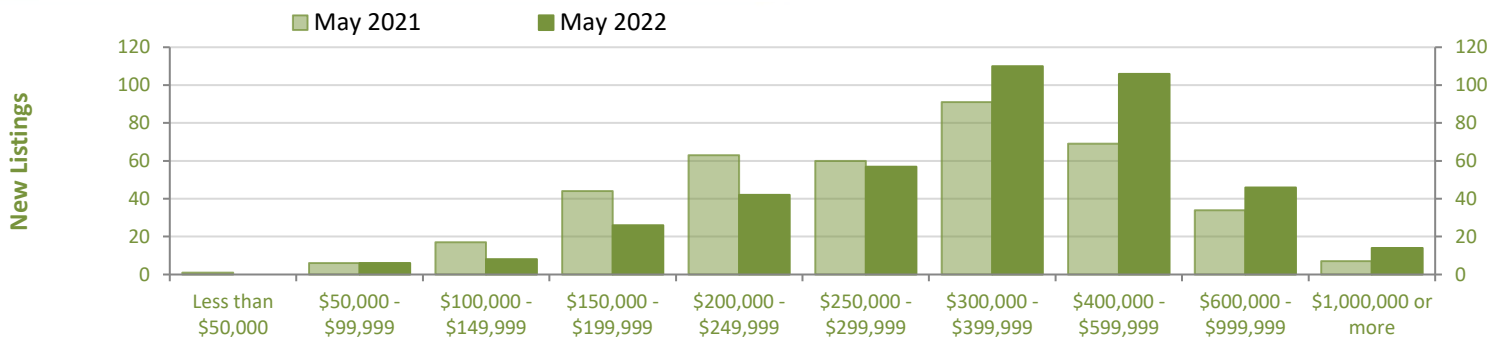


## New Listings by Initial Listing Price

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	6	0.0%
\$100,000 - \$149,999	8	-52.9%
\$150,000 - \$199,999	26	-40.9%
\$200,000 - \$249,999	42	-33.3%
\$250,000 - \$299,999	57	-5.0%
\$300,000 - \$399,999	110	20.9%
\$400,000 - \$599,999	106	53.6%
\$600,000 - \$999,999	46	35.3%
\$1,000,000 or more	14	100.0%

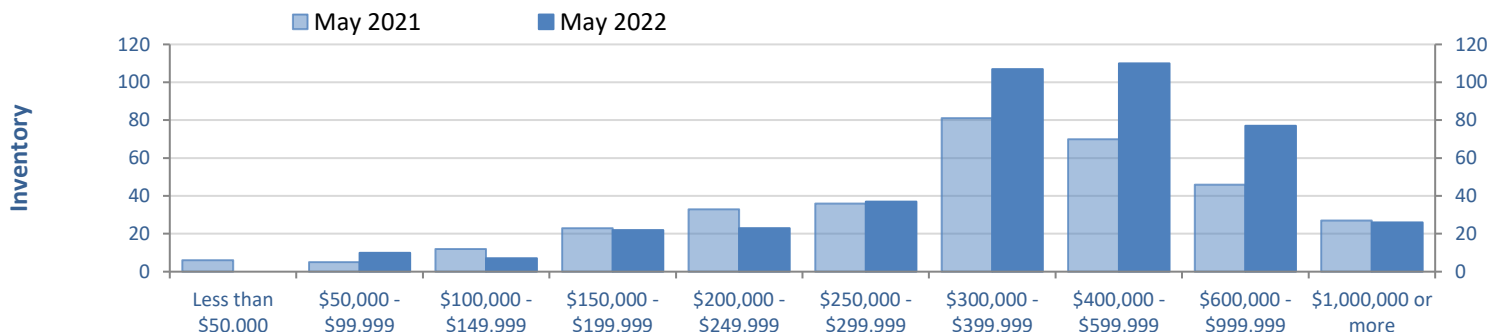


## Inventory by Current Listing Price

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	10	100.0%
\$100,000 - \$149,999	7	-41.7%
\$150,000 - \$199,999	22	-4.3%
\$200,000 - \$249,999	23	-30.3%
\$250,000 - \$299,999	37	2.8%
\$300,000 - \$399,999	107	32.1%
\$400,000 - \$599,999	110	57.1%
\$600,000 - \$999,999	77	67.4%
\$1,000,000 or more	26	-3.7%



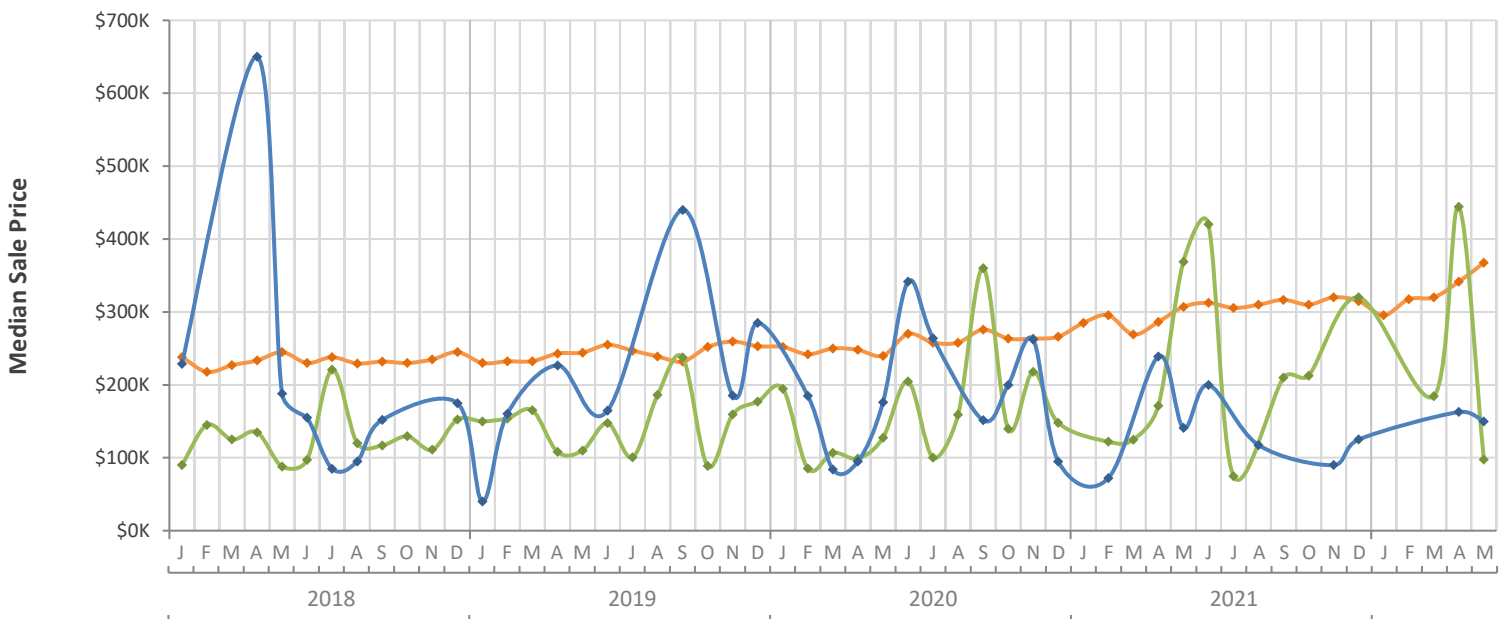
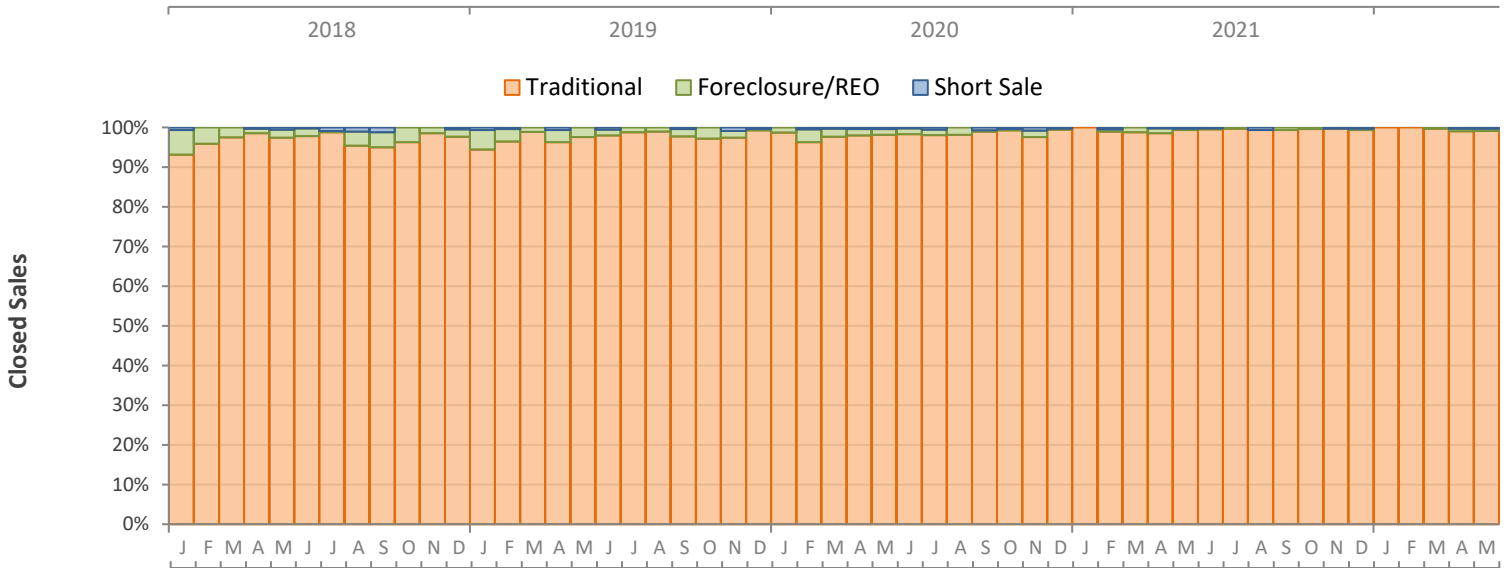
# Monthly Distressed Market - May 2022

## Single-Family Homes

### Alachua County



		May 2022	May 2021	Percent Change Year-over-Year
Traditional	Closed Sales	324	318	1.9%
	Median Sale Price	\$367,500	\$307,100	19.7%
Foreclosure/REO	Closed Sales	2	1	100.0%
	Median Sale Price	\$97,500	\$369,000	-73.6%
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$150,000	\$141,000	6.4%



# Monthly Market Detail - May 2022

## Townhouses and Condos

### Alachua County



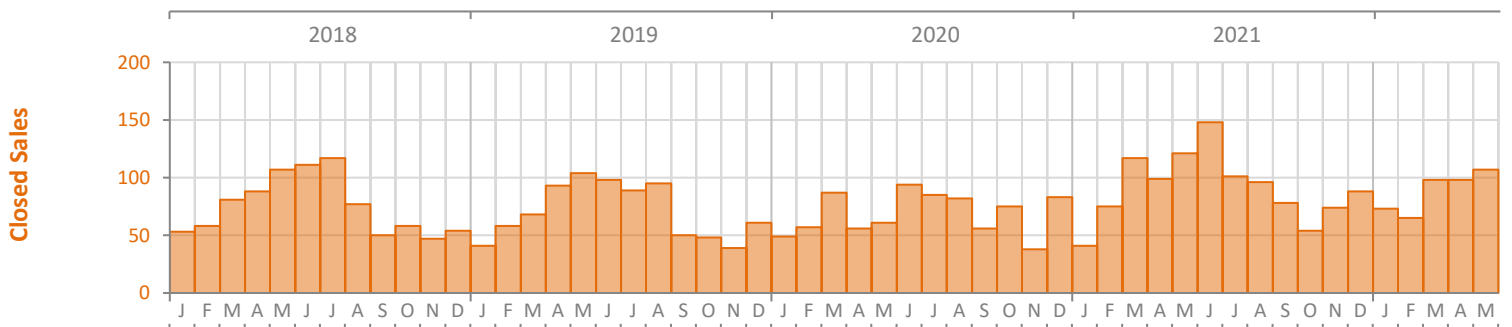
Summary Statistics	May 2022	May 2021	Percent Change Year-over-Year
Closed Sales	107	121	-11.6%
Paid in Cash	70	58	20.7%
Median Sale Price	\$181,999	\$147,000	23.8%
Average Sale Price	\$182,341	\$164,014	11.2%
Dollar Volume	\$19.5 Million	\$19.8 Million	-1.7%
Median Percent of Original List Price Received	102.1%	99.2%	2.9%
Median Time to Contract	7 Days	8 Days	-12.5%
Median Time to Sale	42 Days	54 Days	-22.2%
New Pending Sales	99	118	-16.1%
New Listings	90	126	-28.6%
Pending Inventory	124	213	-41.8%
Inventory (Active Listings)	71	106	-33.0%
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	441	-2.6%
<b>May 2022</b>	<b>107</b>	<b>-11.6%</b>
April 2022	98	-1.0%
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%

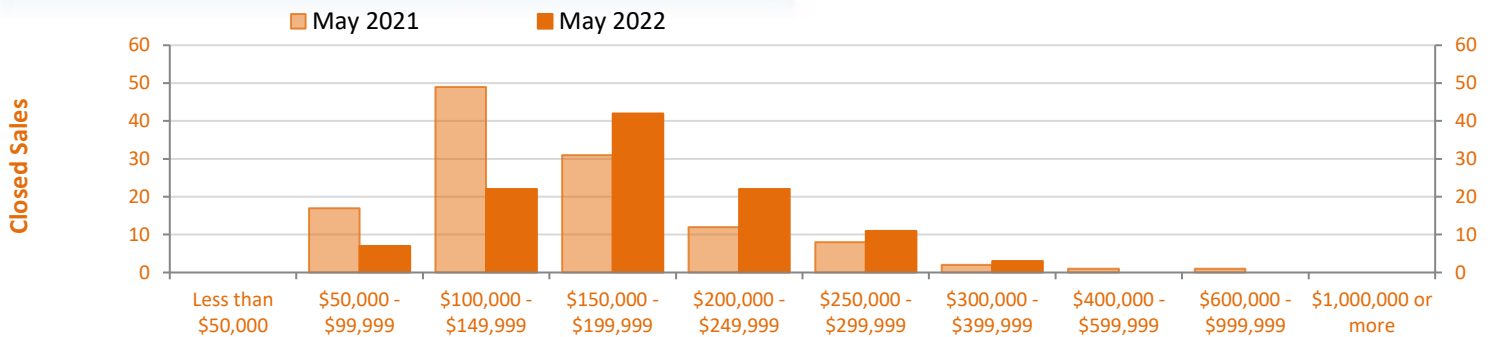


## Closed Sales by Sale Price

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	7	-58.8%
\$100,000 - \$149,999	22	-55.1%
\$150,000 - \$199,999	42	35.5%
\$200,000 - \$249,999	22	83.3%
\$250,000 - \$299,999	11	37.5%
\$300,000 - \$399,999	3	50.0%
\$400,000 - \$599,999	0	-100.0%
\$600,000 - \$999,999	0	-100.0%
\$1,000,000 or more	0	N/A

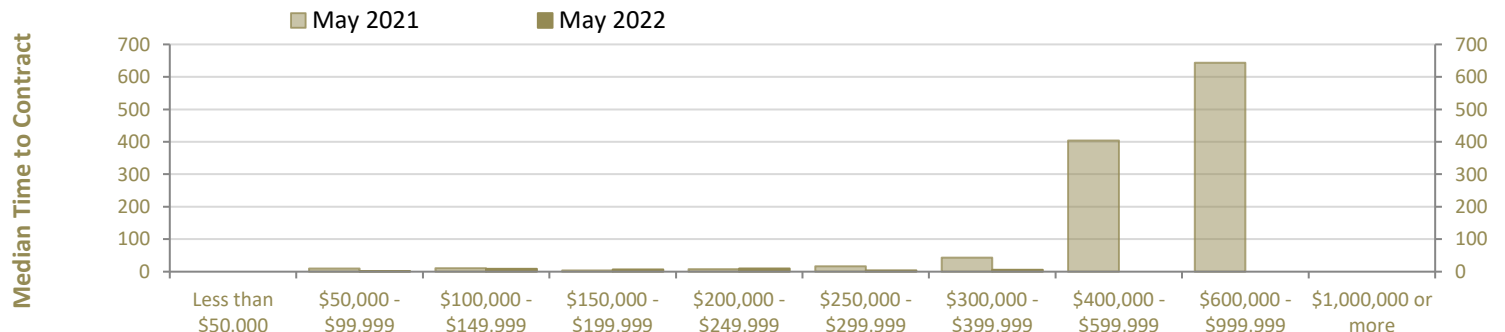


## Median Time to Contract by Sale Price

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	2 Days	-80.0%
\$100,000 - \$149,999	9 Days	-18.2%
\$150,000 - \$199,999	7 Days	75.0%
\$200,000 - \$249,999	10 Days	25.0%
\$250,000 - \$299,999	4 Days	-76.5%
\$300,000 - \$399,999	6 Days	-86.0%
\$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

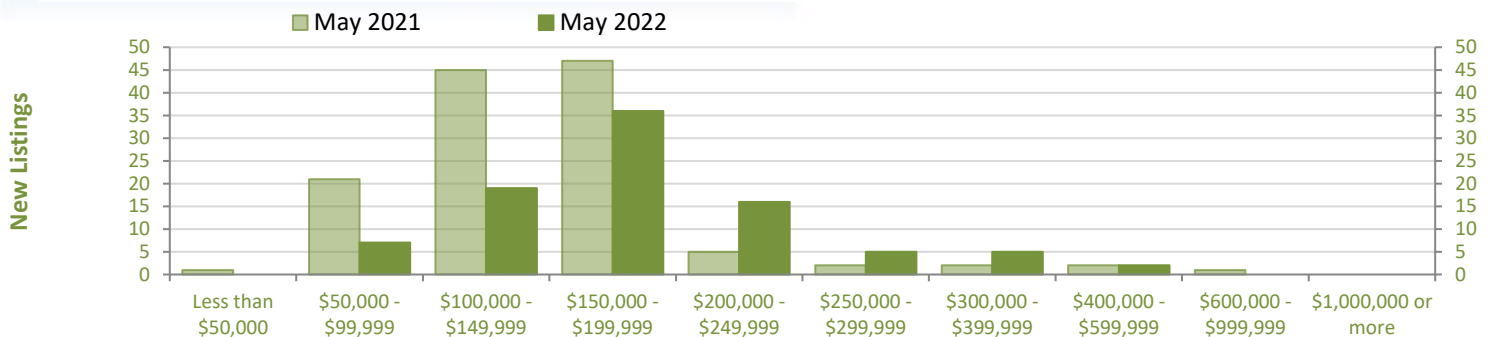


## New Listings by Initial Listing Price

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	7	-66.7%
\$100,000 - \$149,999	19	-57.8%
\$150,000 - \$199,999	36	-23.4%
\$200,000 - \$249,999	16	220.0%
\$250,000 - \$299,999	5	150.0%
\$300,000 - \$399,999	5	150.0%
\$400,000 - \$599,999	2	0.0%
\$600,000 - \$999,999	0	-100.0%
\$1,000,000 or more	0	N/A

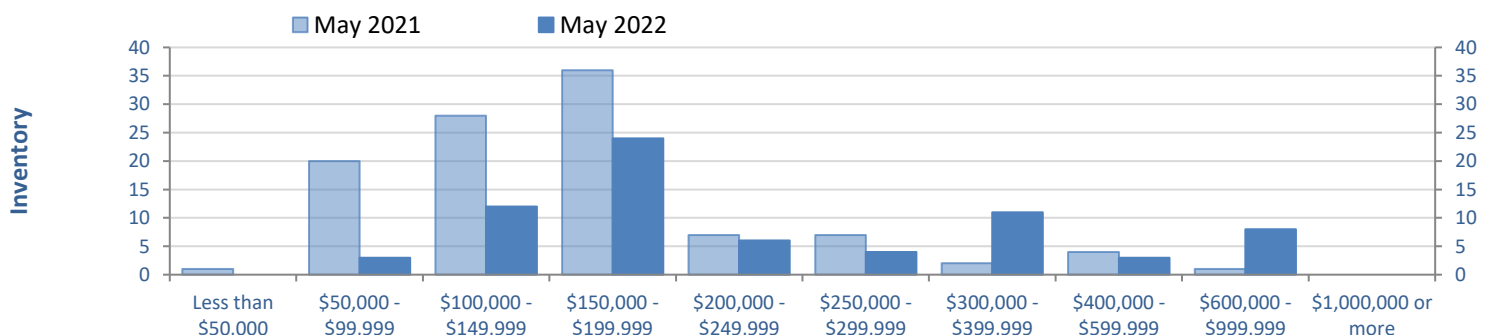


## Inventory by Current Listing Price

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	3	-85.0%
\$100,000 - \$149,999	12	-57.1%
\$150,000 - \$199,999	24	-33.3%
\$200,000 - \$249,999	6	-14.3%
\$250,000 - \$299,999	4	-42.9%
\$300,000 - \$399,999	11	450.0%
\$400,000 - \$599,999	3	-25.0%
\$600,000 - \$999,999	8	700.0%
\$1,000,000 or more	0	N/A



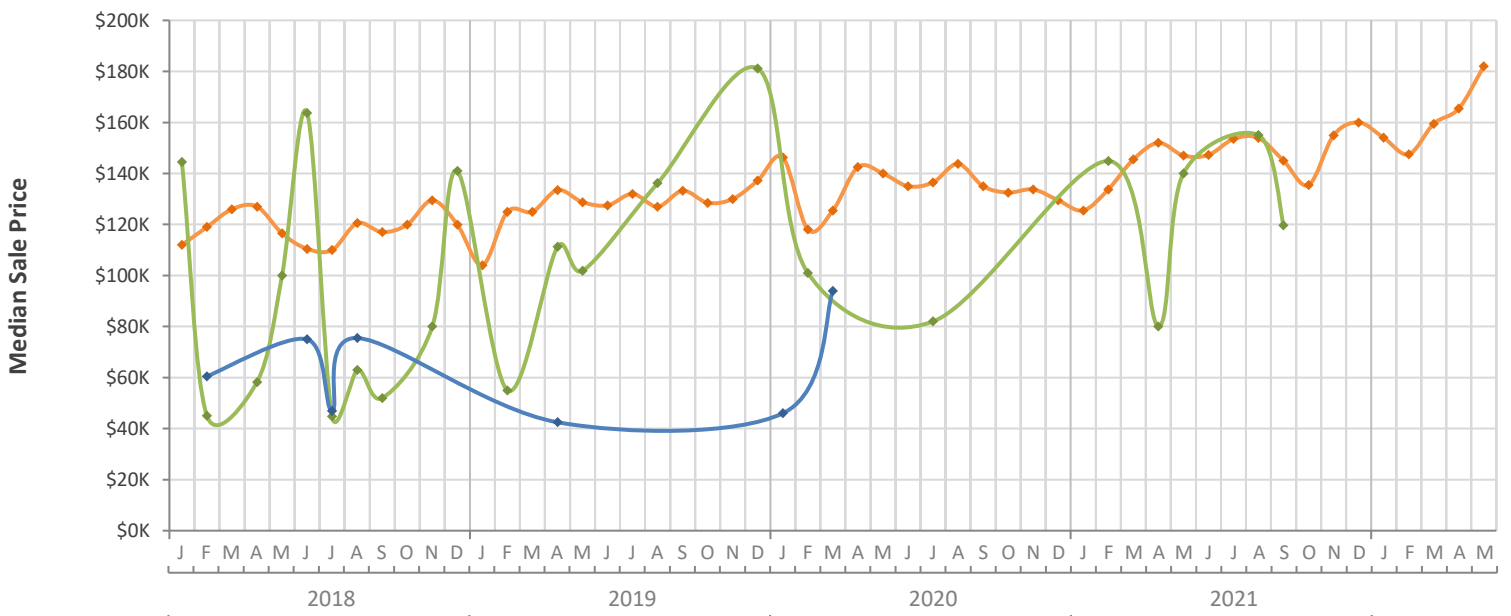
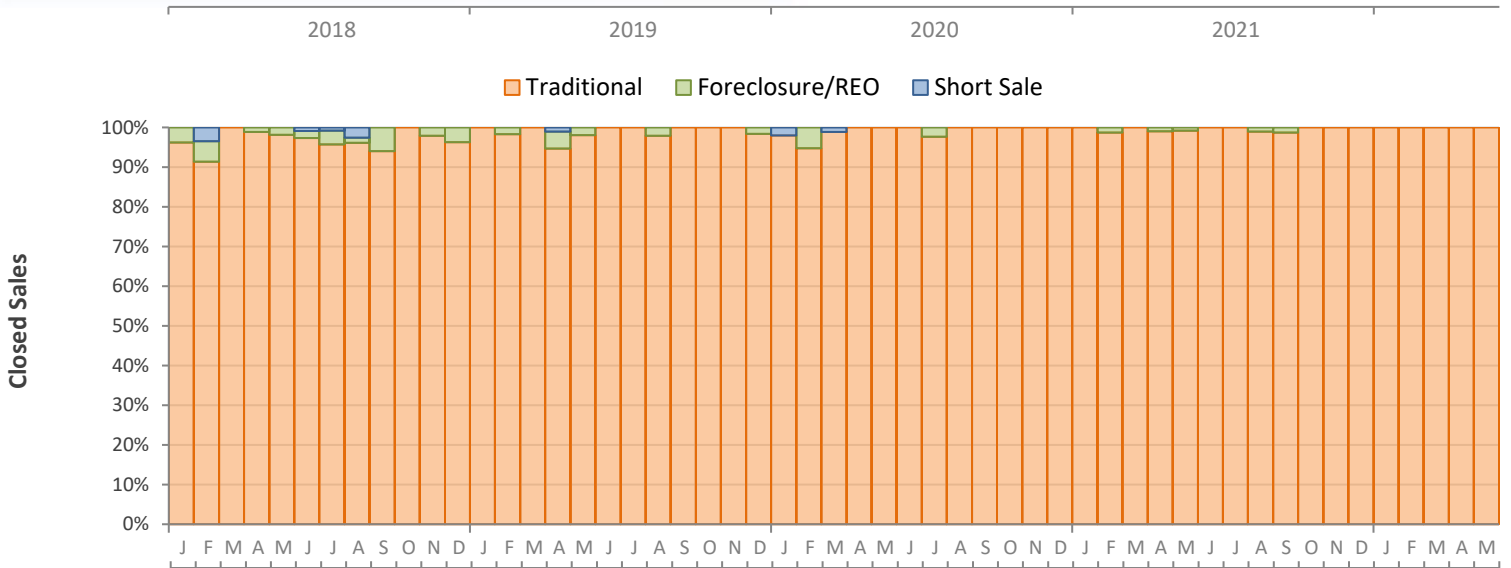
# Monthly Distressed Market - May 2022

## Townhouses and Condos

### Alachua County



		May 2022	May 2021	Percent Change Year-over-Year
Traditional	Closed Sales	107	120	-10.8%
	Median Sale Price	\$181,999	\$147,000	23.8%
Foreclosure/REO	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$140,000	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

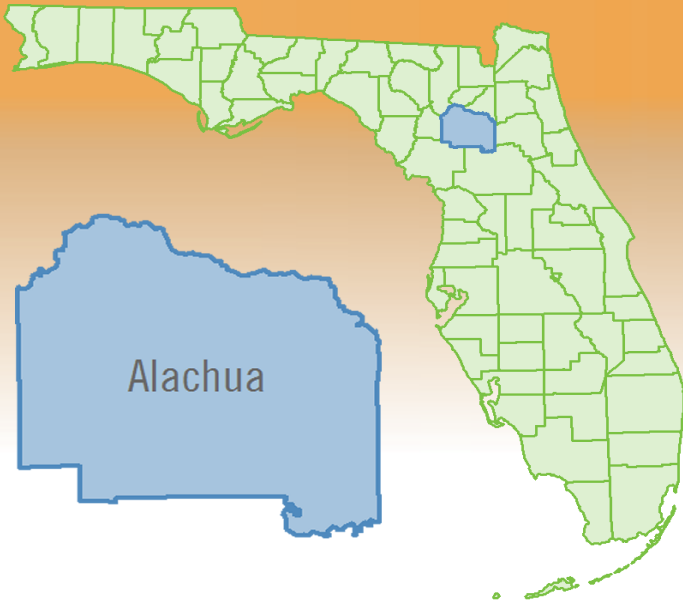




# Monthly Market Detail - May 2022

## Manufactured Homes

### Alachua County



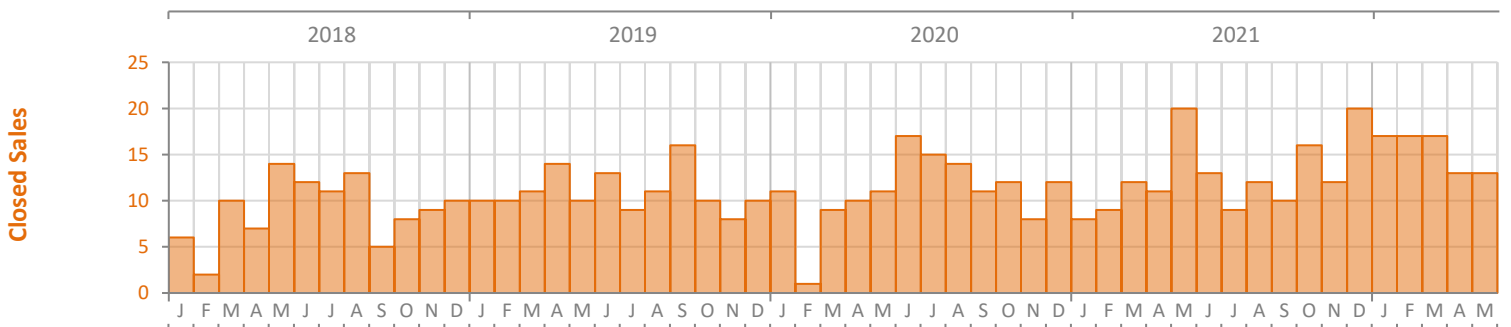
Summary Statistics	May 2022	May 2021	Percent Change Year-over-Year
Closed Sales	13	20	-35.0%
Paid in Cash	8	9	-11.1%
Median Sale Price	\$185,000	\$144,050	28.4%
Average Sale Price	\$164,192	\$157,442	4.3%
Dollar Volume	\$2.1 Million	\$3.1 Million	-32.2%
Median Percent of Original List Price Received	98.0%	96.6%	1.4%
Median Time to Contract	19 Days	11 Days	72.7%
Median Time to Sale	55 Days	65 Days	-15.4%
New Pending Sales	16	17	-5.9%
New Listings	16	22	-27.3%
Pending Inventory	25	26	-3.8%
Inventory (Active Listings)	24	24	0.0%
Months Supply of Inventory	1.7	1.9	-10.5%

## 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	77	28.3%
<b>May 2022</b>	<b>13</b>	<b>-35.0%</b>
April 2022	13	18.2%
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%

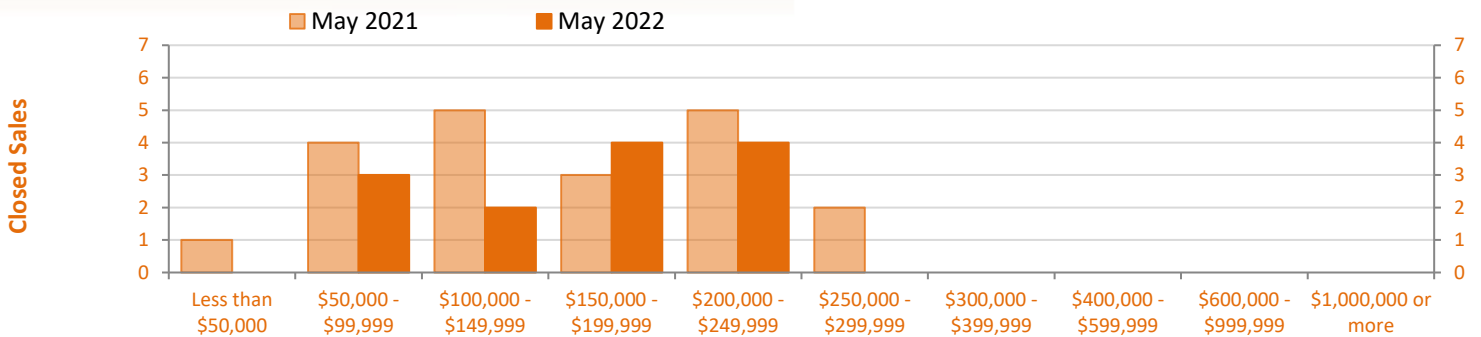


## Closed Sales by Sale Price

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	3	-25.0%
\$100,000 - \$149,999	2	-60.0%
\$150,000 - \$199,999	4	33.3%
\$200,000 - \$249,999	4	-20.0%
\$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

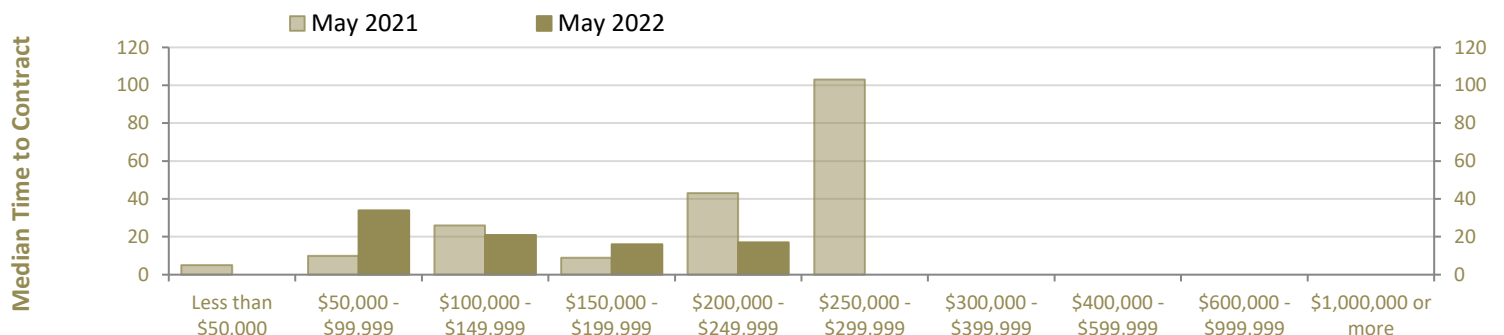


## Median Time to Contract by Sale Price

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	34 Days	240.0%
\$100,000 - \$149,999	21 Days	-19.2%
\$150,000 - \$199,999	16 Days	77.8%
\$200,000 - \$249,999	17 Days	-60.5%
\$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

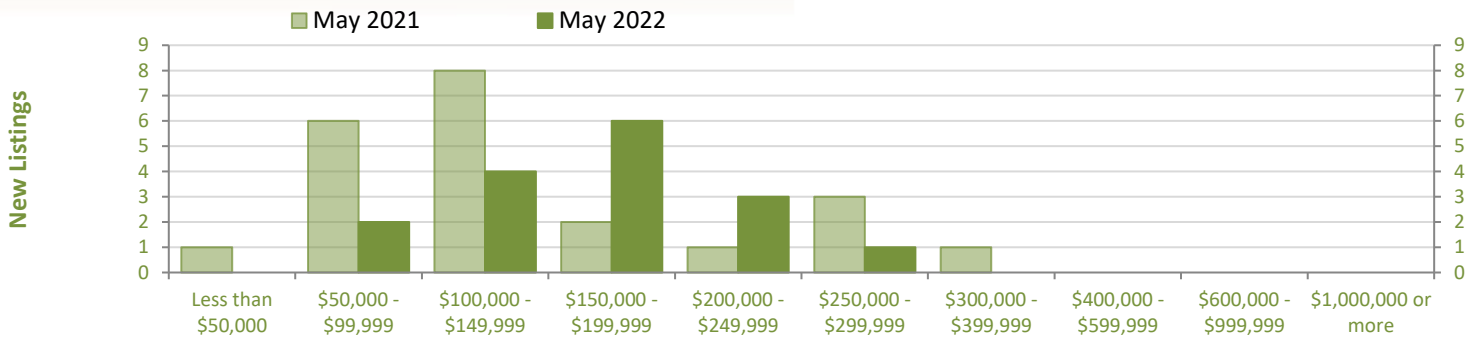


## New Listings by Initial Listing Price

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	0	-100.0%
\$50,000 - \$99,999	2	-66.7%
\$100,000 - \$149,999	4	-50.0%
\$150,000 - \$199,999	6	200.0%
\$200,000 - \$249,999	3	200.0%
\$250,000 - \$299,999	1	-66.7%
\$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

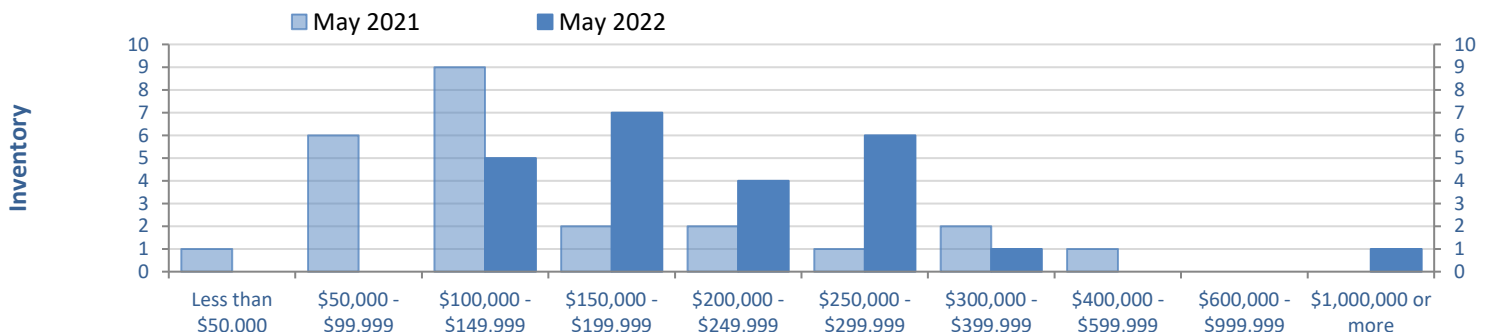


## Inventory by Current Listing Price

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

**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.

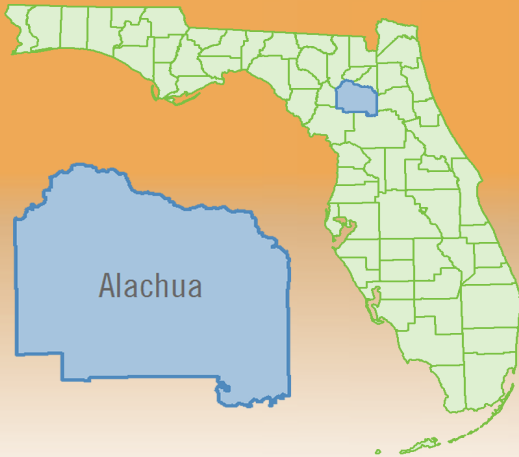
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	5	-44.4%
\$150,000 - \$199,999	7	250.0%
\$200,000 - \$249,999	4	100.0%
\$250,000 - \$299,999	6	500.0%
\$300,000 - \$399,999	1	-50.0%
\$400,000 - \$599,999	0	-100.0%
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	1	N/A



# Monthly Distressed Market - May 2022

## Manufactured Homes

### Alachua County



		May 2022	May 2021	Percent Change Year-over-Year
Traditional	Closed Sales	13	20	-35.0%
	Median Sale Price	\$185,000	\$144,050	28.4%
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

