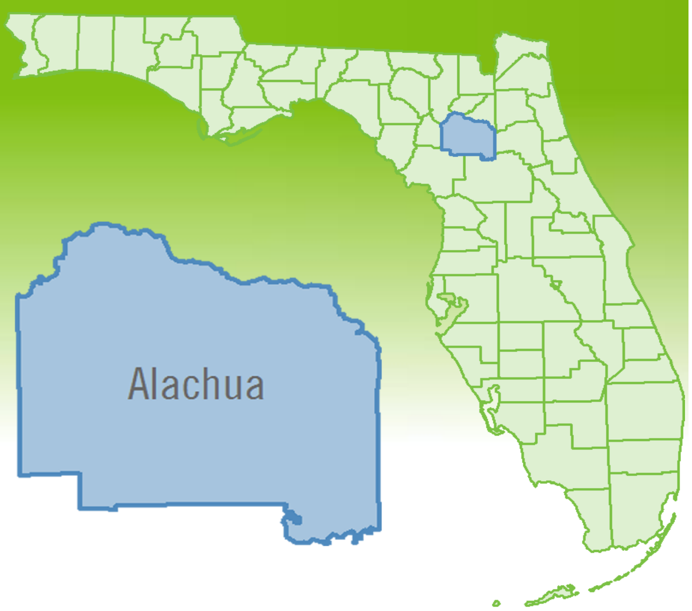
Monthly Market Detail - June 2024
Single-Family Homes
Alachua County

FloridaRealtors®
The Voice for Real Estate® in Florida



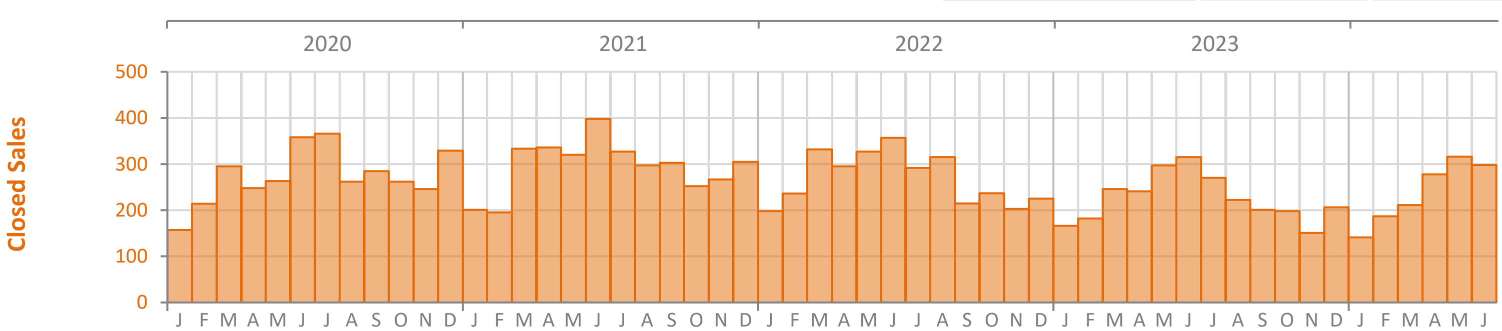
Summary Statistics	June 2024	June 2023	Percent Change Year-over-Year
Closed Sales	298	315	-5.4%
Paid in Cash	89	104	-14.4%
Median Sale Price	$373,240	$385,000	-3.1%
Average Sale Price	$444,365	$418,008	6.3%
Dollar Volume	$132.4 Million	$131.7 Million	0.6%
Median Percent of Original List Price Received	97.1%	98.7%	-1.6%
Median Time to Contract	31 Days	15 Days	106.7%
Median Time to Sale	78 Days	60 Days	30.0%
New Pending Sales	236	251	-6.0%
New Listings	330	315	4.8%
Pending Inventory	321	365	-12.1%
Inventory (Active Listings)	790	528	49.6%
Months Supply of Inventory	3.5	2.2	59.1%

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	1,431	-1.1%
June 2024	**298**	**-5.4%**
May 2024	316	6.4%
April 2024	278	15.4%
March 2024	211	-14.2%
February 2024	187	2.7%
January 2024	141	-15.1%
December 2023	206	-8.4%
November 2023	151	-25.6%
October 2023	198	-16.5%
September 2023	201	-6.5%
August 2023	222	-29.5%
July 2023	270	-7.5%
June 2023	315	-11.8%



Monthly Market Detail - June 2024
Single-Family Homes
Alachua County

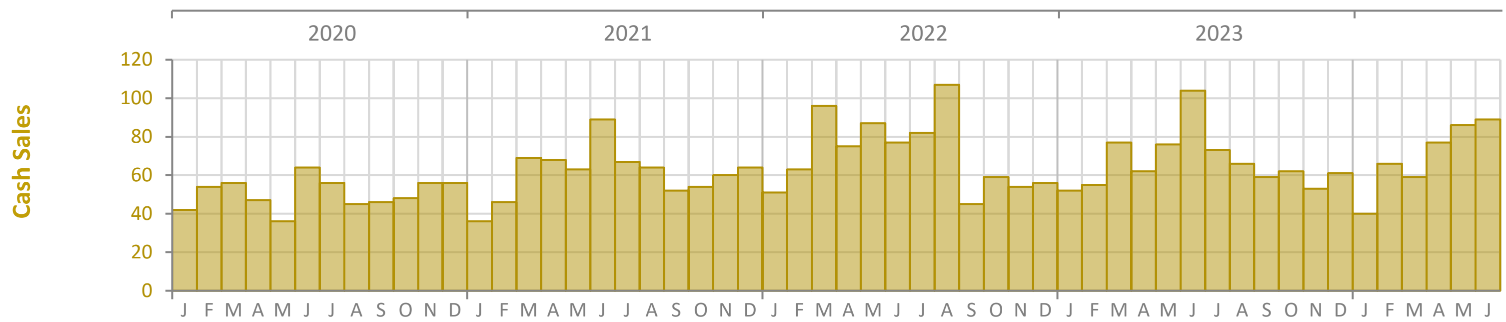
FloridaRealtors®
The Voice for Real Estate® in Florida

Cash Sales

The number of Closed Sales during the month 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.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	417	-2.1%
June 2024	**89**	**-14.4%**
May 2024	86	13.2%
April 2024	77	24.2%
March 2024	59	-23.4%
February 2024	66	20.0%
January 2024	40	-23.1%
December 2023	61	8.9%
November 2023	53	-1.9%
October 2023	62	5.1%
September 2023	59	31.1%
August 2023	66	-38.3%
July 2023	73	-11.0%
June 2023	104	35.1%

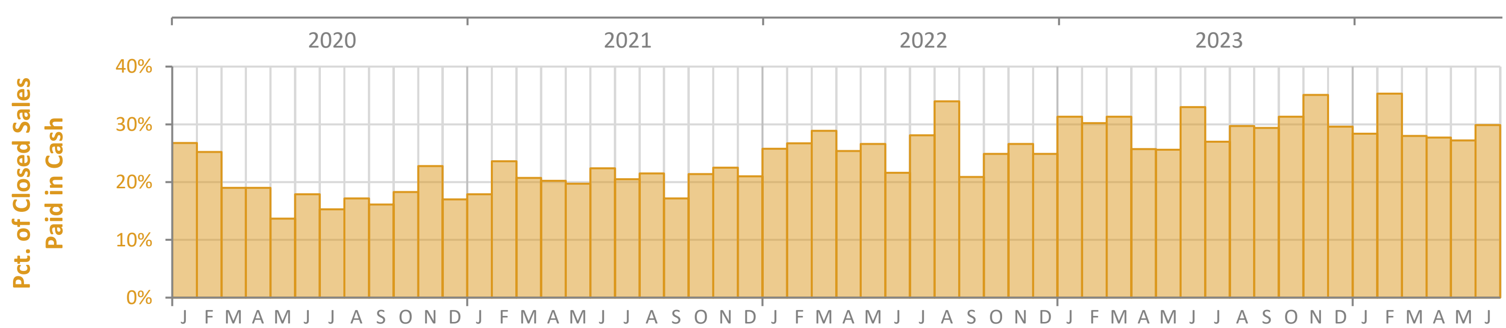


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month 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 month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	29.1%	-1.0%
June 2024	**29.9%**	**-9.4%**
May 2024	27.2%	6.3%
April 2024	27.7%	7.8%
March 2024	28.0%	-10.5%
February 2024	35.3%	16.9%
January 2024	28.4%	-9.3%
December 2023	29.6%	18.9%
November 2023	35.1%	32.0%
October 2023	31.3%	25.7%
September 2023	29.4%	40.7%
August 2023	29.7%	-12.6%
July 2023	27.0%	-3.9%
June 2023	33.0%	52.8%



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 Tuesday, July 23, 2024. Next data release is Thursday, August 22, 2024.

Monthly Market Detail - June 2024
Single-Family Homes
Alachua County

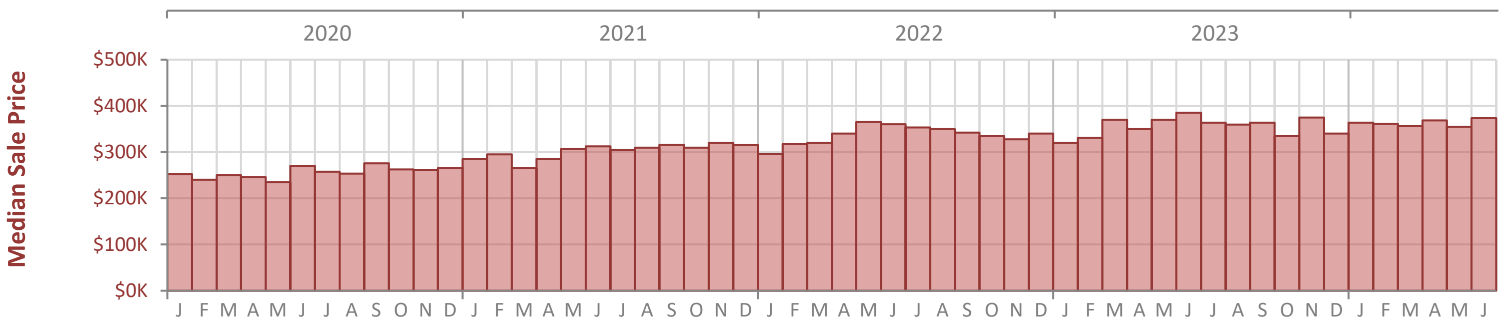
FloridaRealtors®
The Voice for Real Estate® in Florida

Median Sale Price

The median sale price reported for the month (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 month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	$364,900	1.4%
June 2024	**$373,240**	**-3.1%**
May 2024	$354,700	-4.1%
April 2024	$368,495	5.3%
March 2024	$356,250	-3.7%
February 2024	$360,990	8.9%
January 2024	$363,945	13.7%
December 2023	$340,000	0.0%
November 2023	$375,000	14.3%
October 2023	$335,000	0.0%
September 2023	$363,990	6.4%
August 2023	$359,900	2.8%
July 2023	$363,450	2.8%
June 2023	$385,000	6.9%

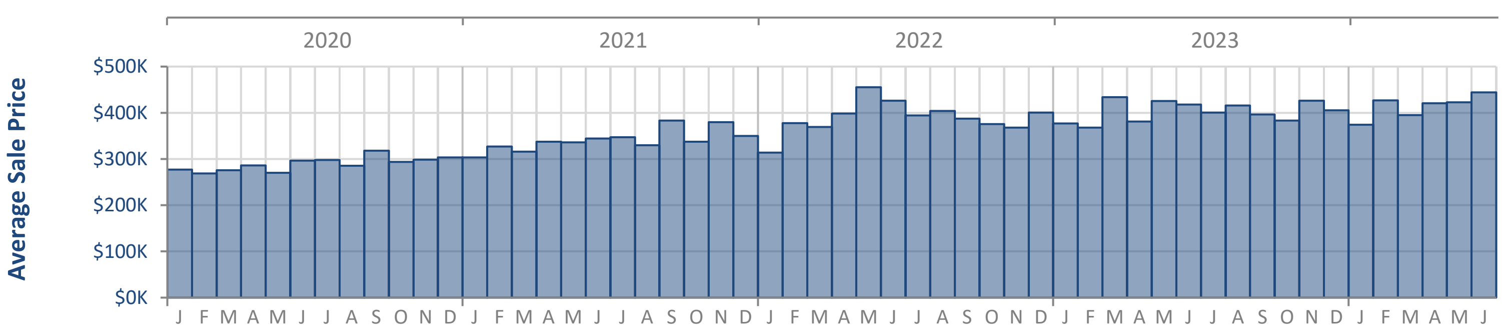


Average Sale Price

The average sale price reported for the month (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.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	$418,594	3.3%
June 2024	**$444,365**	**6.3%**
May 2024	$422,999	-0.5%
April 2024	$420,781	10.4%
March 2024	$395,151	-8.9%
February 2024	$426,590	15.8%
January 2024	$374,421	-0.6%
December 2023	$405,105	1.2%
November 2023	$426,481	15.8%
October 2023	$383,513	2.0%
September 2023	$396,376	2.2%
August 2023	$416,003	3.0%
July 2023	$400,443	1.6%
June 2023	$418,008	-2.0%



Monthly Market Detail - June 2024
Single-Family Homes
Alachua County

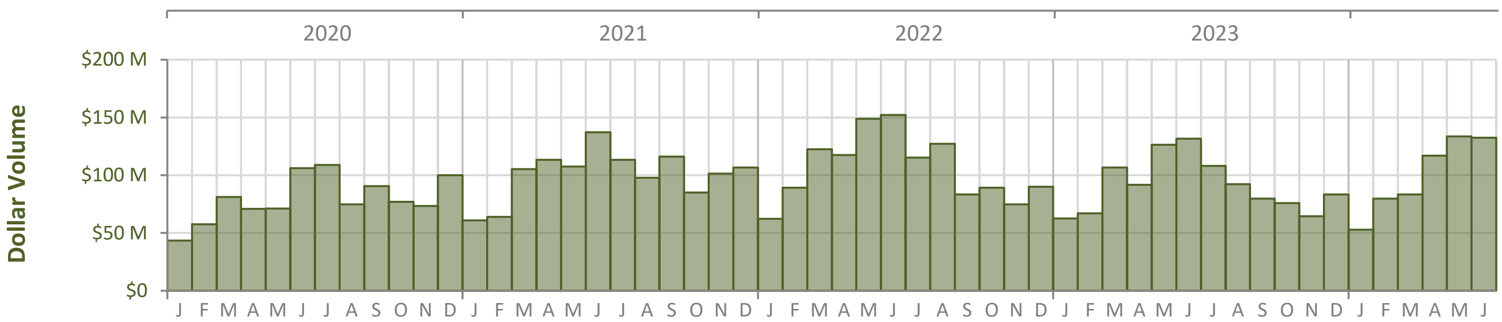
FloridaRealtors®
The Voice for Real Estate® in Florida

Dollar Volume

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

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.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	$599.0 Million	2.2%
June 2024	**$132.4 Million**	**0.6%**
May 2024	$133.7 Million	5.8%
April 2024	$117.0 Million	27.4%
March 2024	$83.4 Million	-21.9%
February 2024	$79.8 Million	19.0%
January 2024	$52.8 Million	-15.6%
December 2023	$83.5 Million	-7.3%
November 2023	$64.4 Million	-13.9%
October 2023	$75.9 Million	-14.8%
September 2023	$79.7 Million	-4.4%
August 2023	$92.4 Million	-27.4%
July 2023	$108.1 Million	-6.1%
June 2023	$131.7 Million	-13.5%

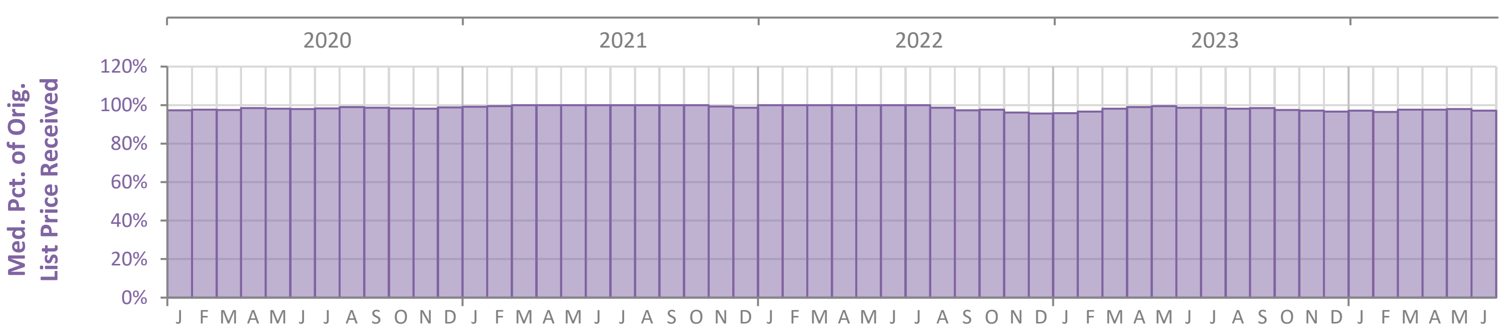


Median Percent of Original List Price Received

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

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.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	97.4%	-1.1%
June 2024	**97.1%**	**-1.6%**
May 2024	98.0%	-1.5%
April 2024	97.6%	-1.4%
March 2024	97.6%	-0.5%
February 2024	96.5%	-0.1%
January 2024	97.1%	1.4%
December 2023	96.6%	0.9%
November 2023	97.2%	1.1%
October 2023	97.4%	-0.3%
September 2023	98.5%	1.2%
August 2023	98.2%	-0.5%
July 2023	98.7%	-1.3%
June 2023	98.7%	-1.3%



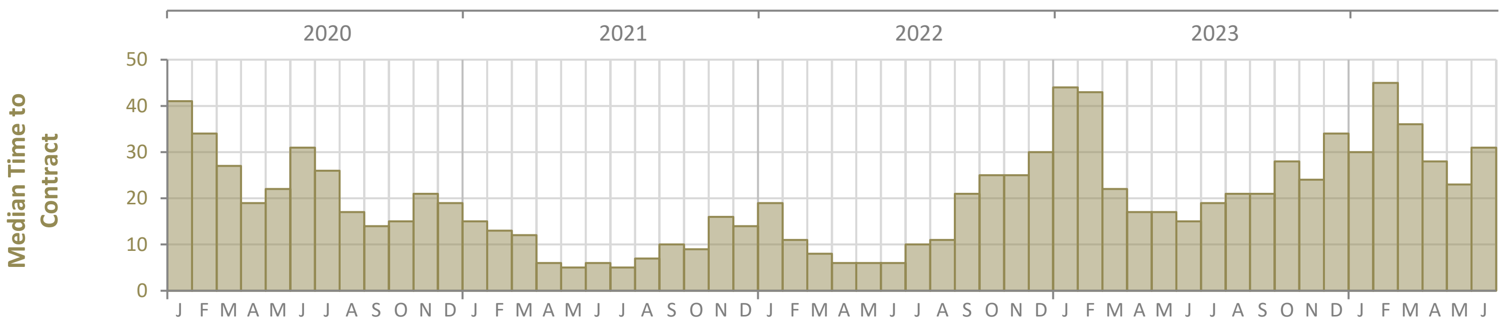
FloridaRealtors®
The Voice for Real Estate® in Florida

Median Time to Contract

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.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	31 Days	34.8%
June 2024	**31 Days**	**106.7%**
May 2024	23 Days	35.3%
April 2024	28 Days	64.7%
March 2024	36 Days	63.6%
February 2024	45 Days	4.7%
January 2024	30 Days	-31.8%
December 2023	34 Days	13.3%
November 2023	24 Days	-4.0%
October 2023	28 Days	12.0%
September 2023	21 Days	0.0%
August 2023	21 Days	90.9%
July 2023	19 Days	90.0%
June 2023	15 Days	150.0%

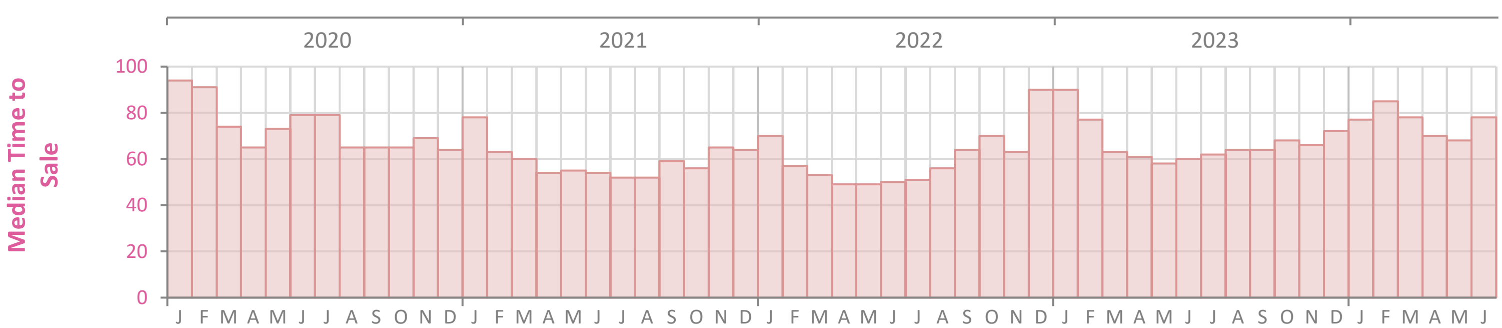


Median Time to Sale

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

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.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	77 Days	16.7%
June 2024	**78 Days**	**30.0%**
May 2024	68 Days	17.2%
April 2024	70 Days	14.8%
March 2024	78 Days	23.8%
February 2024	85 Days	10.4%
January 2024	77 Days	-14.4%
December 2023	72 Days	-20.0%
November 2023	66 Days	4.8%
October 2023	68 Days	-2.9%
September 2023	64 Days	0.0%
August 2023	64 Days	14.3%
July 2023	62 Days	21.6%
June 2023	60 Days	20.0%



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 Tuesday, July 23, 2024. Next data release is Thursday, August 22, 2024.

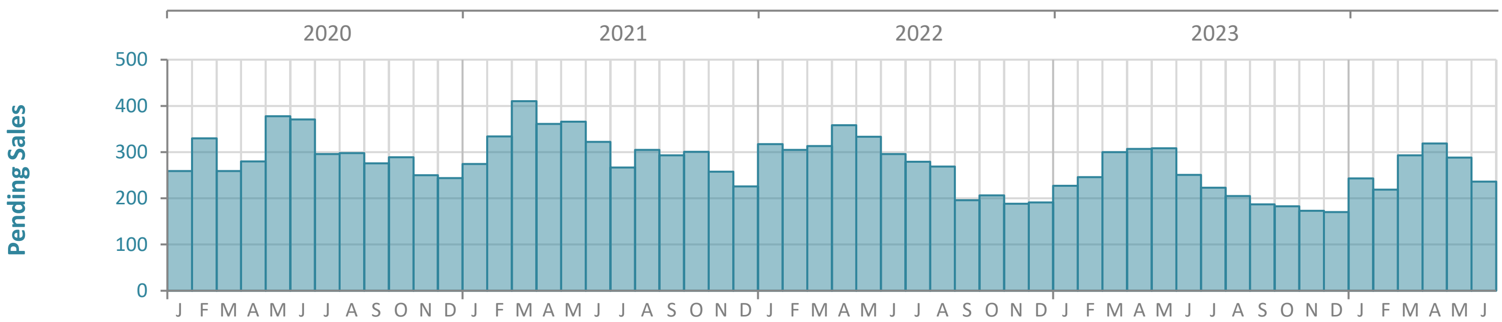
FloridaRealtors®
The Voice for Real Estate® in Florida

New Pending Sales

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

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.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	1,598	-2.5%
June 2024	**236**	**-6.0%**
May 2024	288	-6.5%
April 2024	319	3.9%
March 2024	293	-2.3%
February 2024	219	-11.0%
January 2024	243	7.0%
December 2023	170	-11.0%
November 2023	173	-8.0%
October 2023	183	-11.2%
September 2023	187	-4.6%
August 2023	205	-23.8%
July 2023	223	-20.1%
June 2023	251	-15.2%

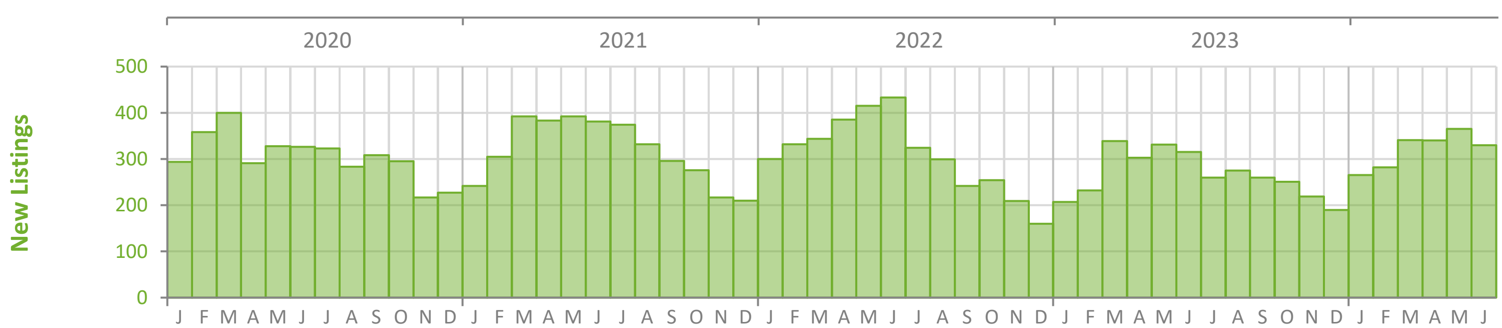


New Listings

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.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	1,923	11.3%
June 2024	**330**	**4.8%**
May 2024	365	10.3%
April 2024	340	12.2%
March 2024	341	0.6%
February 2024	282	21.6%
January 2024	265	28.0%
December 2023	190	18.8%
November 2023	219	4.8%
October 2023	251	-1.2%
September 2023	260	7.4%
August 2023	275	-8.0%
July 2023	260	-19.8%
June 2023	315	-27.3%

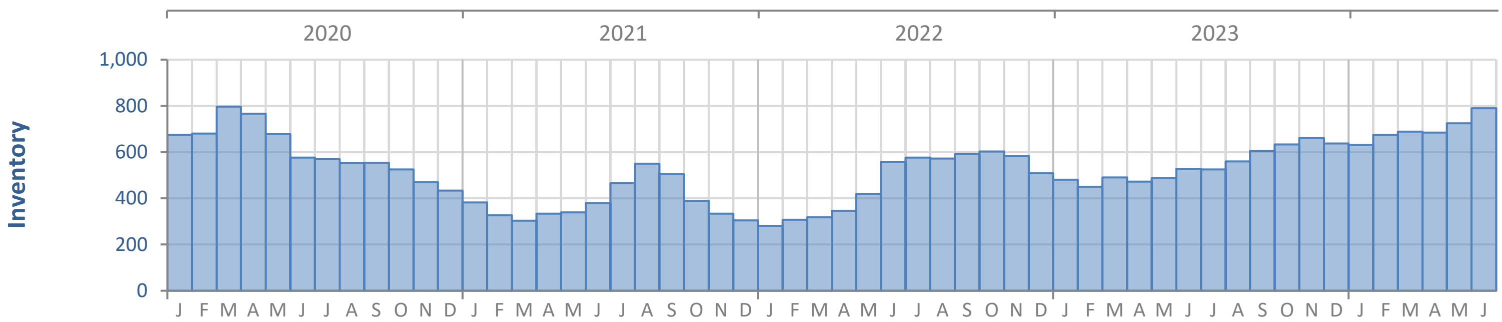


Inventory (Active Listings)

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.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	699	44.2%
June 2024	**790**	**49.6%**
May 2024	725	48.6%
April 2024	684	44.6%
March 2024	689	40.6%
February 2024	675	50.0%
January 2024	632	31.7%
December 2023	638	25.6%
November 2023	661	13.4%
October 2023	633	5.0%
September 2023	606	2.4%
August 2023	560	-2.1%
July 2023	525	-8.9%
June 2023	528	-5.4%

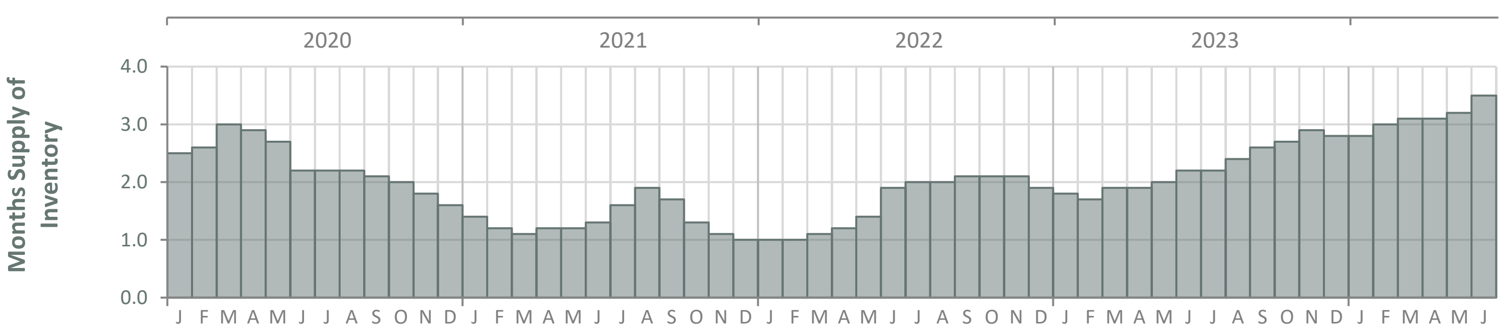


Months Supply of Inventory

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.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	3.1	63.2%
June 2024	**3.5**	**59.1%**
May 2024	3.2	60.0%
April 2024	3.1	63.2%
March 2024	3.1	63.2%
February 2024	3.0	76.5%
January 2024	2.8	55.6%
December 2023	2.8	47.4%
November 2023	2.9	38.1%
October 2023	2.7	28.6%
September 2023	2.6	23.8%
August 2023	2.4	20.0%
July 2023	2.2	10.0%
June 2023	2.2	15.8%



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 Tuesday, July 23, 2024. Next data release is Thursday, August 22, 2024.

Monthly Market Detail - June 2024
Single-Family Homes
Alachua County

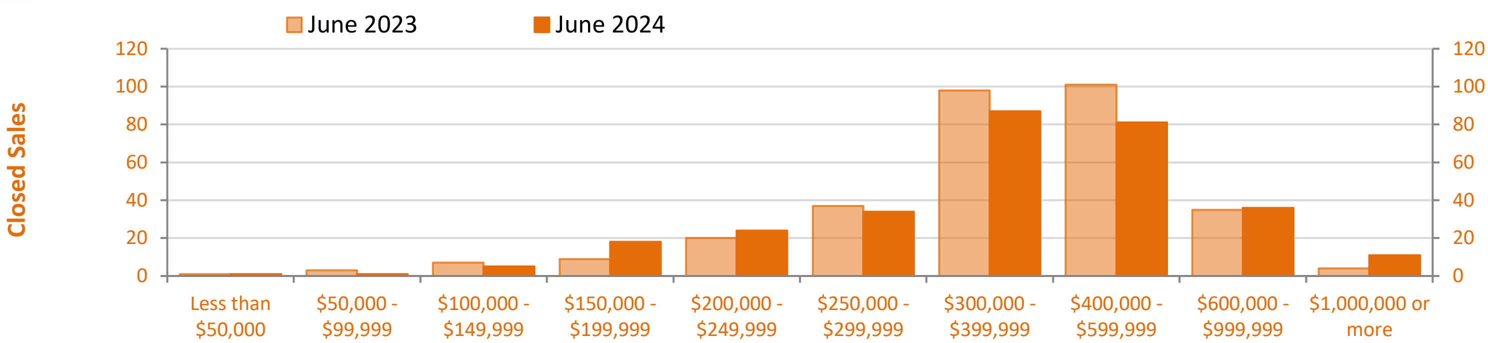
FloridaRealtors®
The Voice for Real Estate® in Florida

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	0.0%
$50,000 - $99,999	1	-66.7%
$100,000 - $149,999	5	-28.6%
$150,000 - $199,999	18	100.0%
$200,000 - $249,999	24	20.0%
$250,000 - $299,999	34	-8.1%
$300,000 - $399,999	87	-11.2%
$400,000 - $599,999	81	-19.8%
$600,000 - $999,999	36	2.9%
$1,000,000 or more	11	175.0%

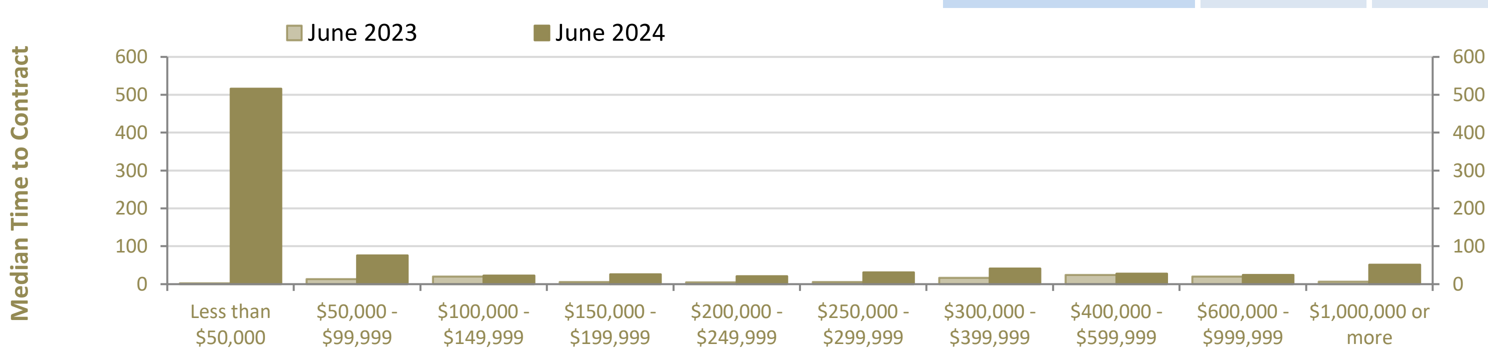


Median Time to Contract by Sale Price

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	516 Days	25700.0%
$50,000 - $99,999	76 Days	484.6%
$100,000 - $149,999	23 Days	15.0%
$150,000 - $199,999	26 Days	333.3%
$200,000 - $249,999	21 Days	320.0%
$250,000 - $299,999	31 Days	416.7%
$300,000 - $399,999	41 Days	141.2%
$400,000 - $599,999	28 Days	16.7%
$600,000 - $999,999	24 Days	20.0%
$1,000,000 or more	51 Days	628.6%



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 Tuesday, July 23, 2024. Next data release is Thursday, August 22, 2024.

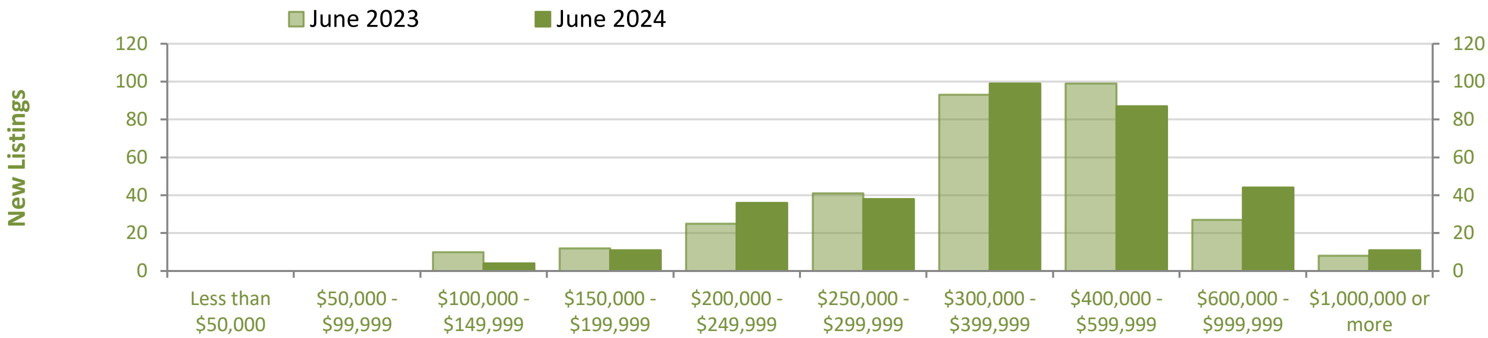
Monthly Market Detail - June 2024
Single-Family Homes
Alachua County

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	0	N/A
$100,000 - $149,999	4	-60.0%
$150,000 - $199,999	11	-8.3%
$200,000 - $249,999	36	44.0%
$250,000 - $299,999	38	-7.3%
$300,000 - $399,999	99	6.5%
$400,000 - $599,999	87	-12.1%
$600,000 - $999,999	44	63.0%
$1,000,000 or more	11	37.5%

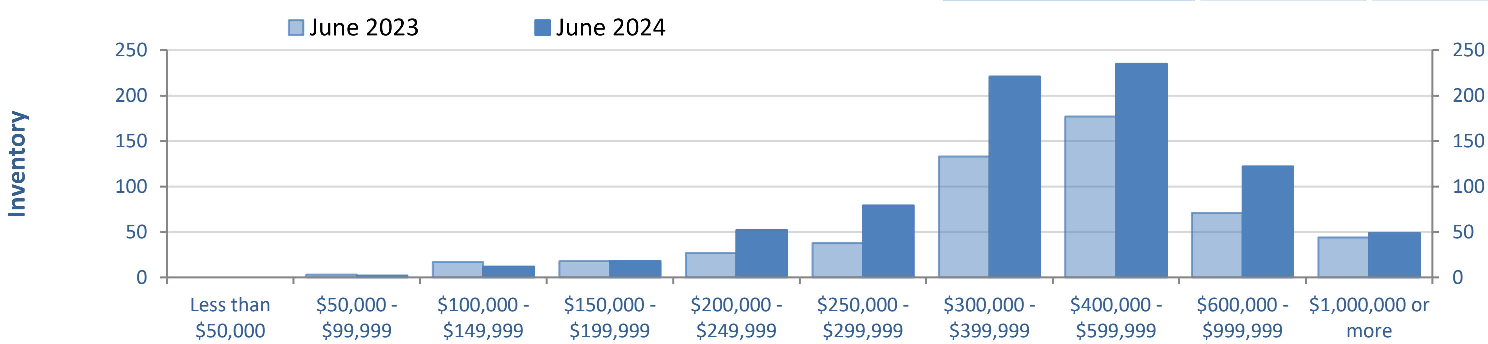


Inventory by Current Listing Price

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.

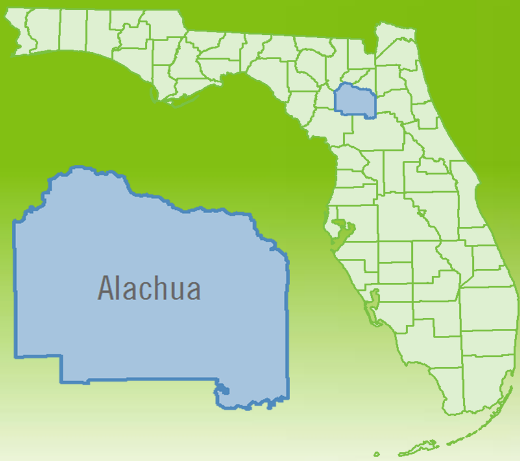
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $50,000	0	N/A
$50,000 - $99,999	2	-33.3%
$100,000 - $149,999	12	-29.4%
$150,000 - $199,999	18	0.0%
$200,000 - $249,999	52	92.6%
$250,000 - $299,999	79	107.9%
$300,000 - $399,999	221	66.2%
$400,000 - $599,999	235	32.8%
$600,000 - $999,999	122	71.8%
$1,000,000 or more	49	11.4%



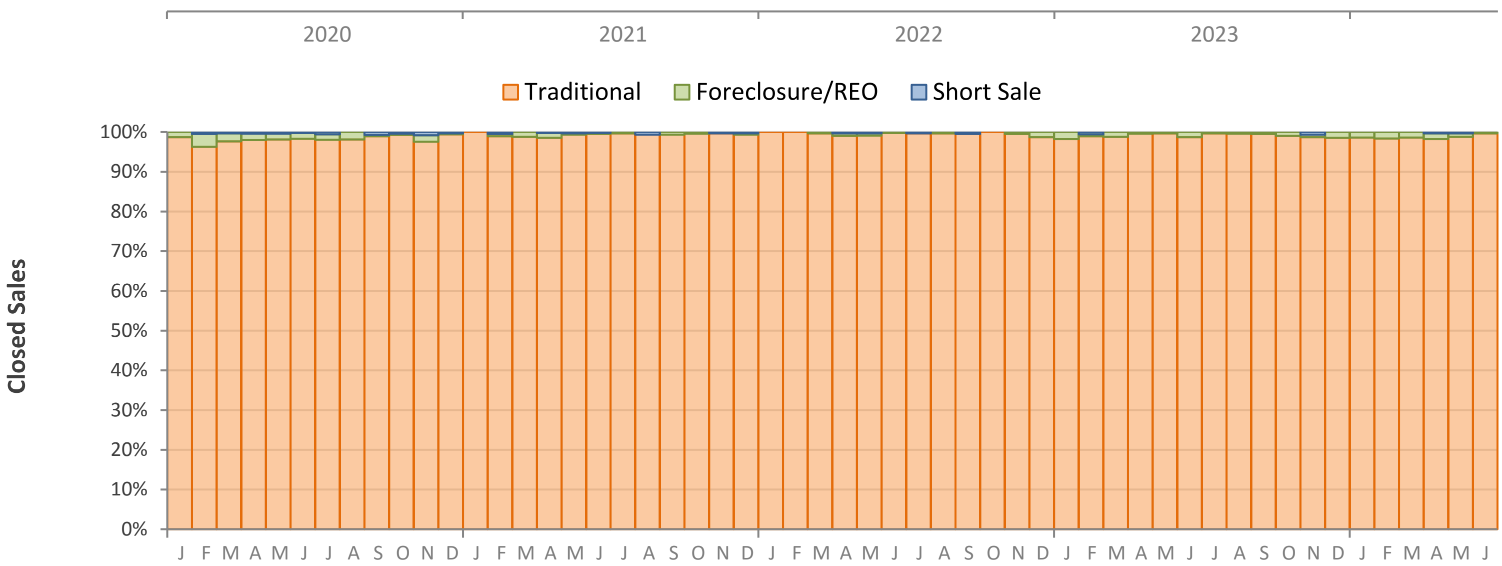
Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Tuesday, July 23, 2024. Next data release is Thursday, August 22, 2024.

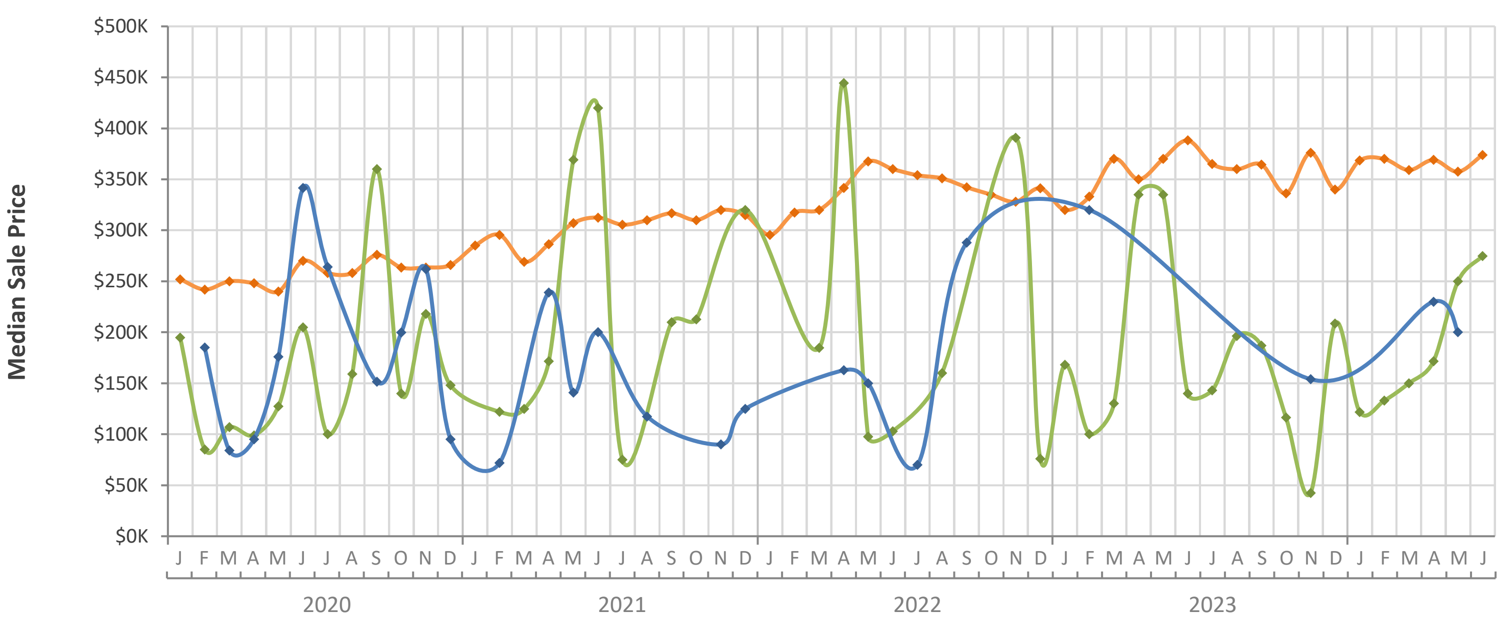
Monthly Distressed Market - June 2024
Single-Family Homes
Alachua County

FloridaRealtors®
The Voice for Real Estate® in Florida



		June 2024	June 2023	Percent Change Year-over-Year
Traditional	Closed Sales	297	311	-4.5%
	Median Sale Price	$373,900	$388,125	-3.7%
Foreclosure/REO	Closed Sales	1	4	-75.0%
	Median Sale Price	$274,900	$140,001	96.4%
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 Tuesday, July 23, 2024. Next data release is Thursday, August 22, 2024.