

Monthly Market Detail - July 2017

Single Family Homes

Alachua County



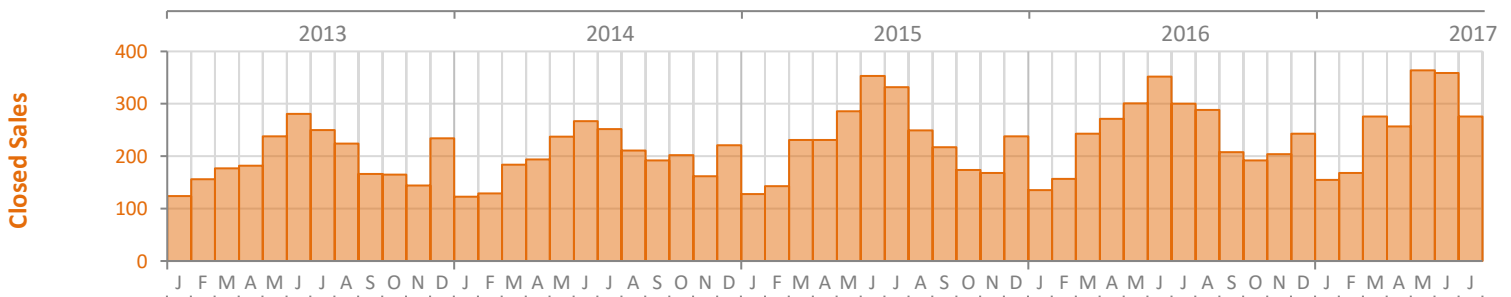
Summary Statistics	July 2017	July 2016	Percent Change Year-over-Year
Closed Sales	276	300	-8.0%
Paid in Cash	52	52	0.0%
Median Sale Price	\$237,000	\$204,850	15.7%
Average Sale Price	\$260,692	\$243,459	7.1%
Dollar Volume	\$72.0 Million	\$73.0 Million	-1.5%
Median Percent of Original List Price Received	97.3%	97.5%	-0.2%
Median Time to Contract	43 Days	37 Days	16.2%
Median Time to Sale	82 Days	85 Days	-3.5%
New Pending Sales	313	276	13.4%
New Listings	310	289	7.3%
Pending Inventory	431	464	-7.1%
Inventory (Active Listings)	996	1,041	-4.3%
Months Supply of Inventory	4.0	4.5	-11.1%

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
July 2017	276	-8.0%
June 2017	359	2.0%
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%

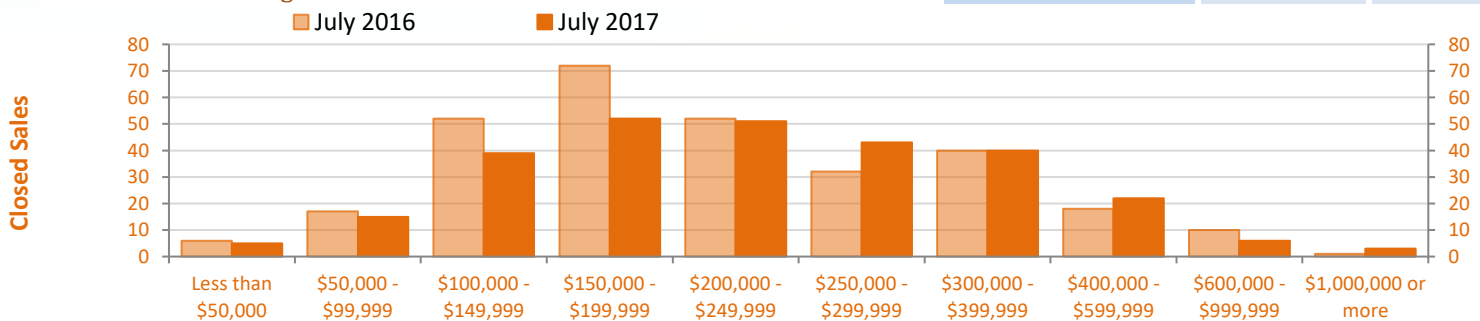


Closed Sales by Sale Price

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	-16.7%
\$50,000 - \$99,999	15	-11.8%
\$100,000 - \$149,999	39	-25.0%
\$150,000 - \$199,999	52	-27.8%
\$200,000 - \$249,999	51	-1.9%
\$250,000 - \$299,999	43	34.4%
\$300,000 - \$399,999	40	0.0%
\$400,000 - \$599,999	22	22.2%
\$600,000 - \$999,999	6	-40.0%
\$1,000,000 or more	3	200.0%

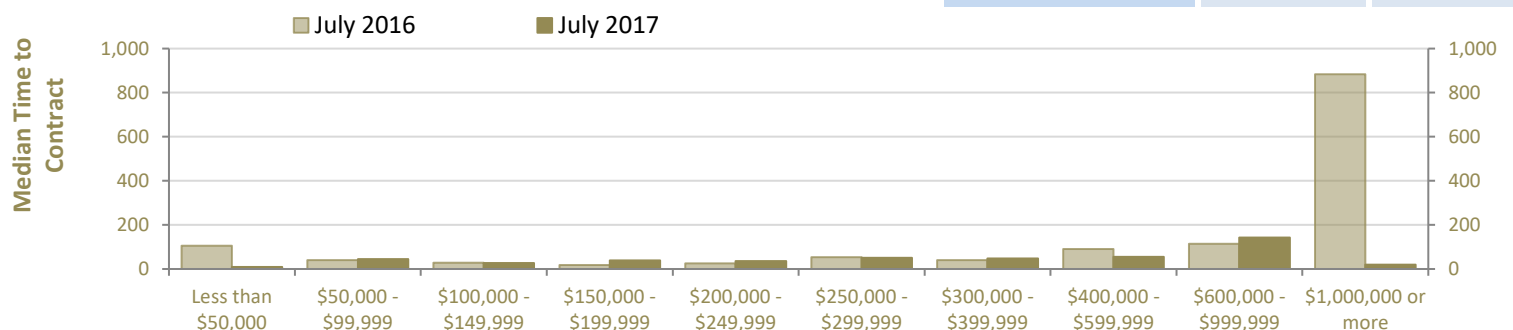


Median Time to Contract by Sale Price

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	9 Days	-91.4%
\$50,000 - \$99,999	45 Days	9.8%
\$100,000 - \$149,999	27 Days	-6.9%
\$150,000 - \$199,999	39 Days	116.7%
\$200,000 - \$249,999	36 Days	38.5%
\$250,000 - \$299,999	50 Days	-5.7%
\$300,000 - \$399,999	47 Days	14.6%
\$400,000 - \$599,999	55 Days	-39.6%
\$600,000 - \$999,999	143 Days	24.3%
\$1,000,000 or more	19 Days	-97.8%



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	150.0%
\$50,000 - \$99,999	12	-47.8%
\$100,000 - \$149,999	50	28.2%
\$150,000 - \$199,999	72	10.8%
\$200,000 - \$249,999	58	18.4%
\$250,000 - \$299,999	42	40.0%
\$300,000 - \$399,999	31	-26.2%
\$400,000 - \$599,999	24	-17.2%
\$600,000 - \$999,999	15	150.0%
\$1,000,000 or more	1	-75.0%

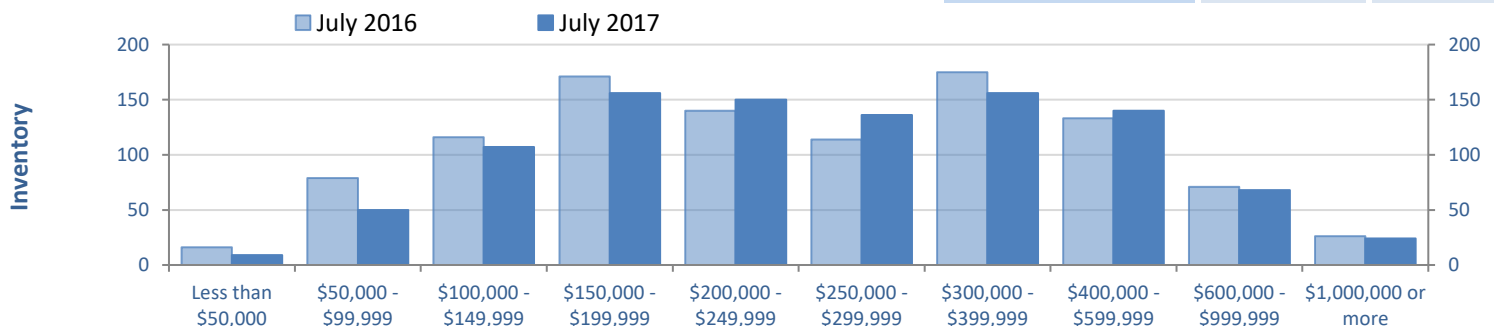


Inventory by Current Listing Price

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.

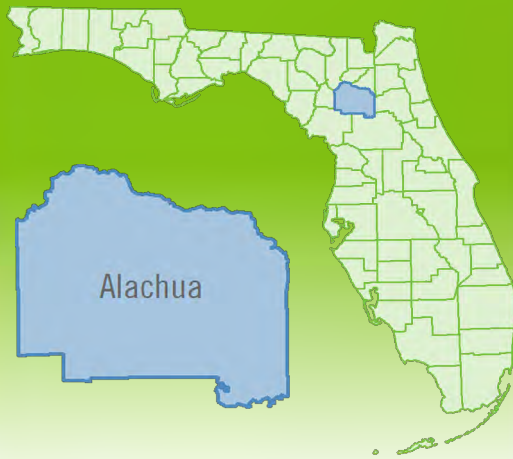
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	9	-43.8%
\$50,000 - \$99,999	50	-36.7%
\$100,000 - \$149,999	107	-7.8%
\$150,000 - \$199,999	156	-8.8%
\$200,000 - \$249,999	150	7.1%
\$250,000 - \$299,999	136	19.3%
\$300,000 - \$399,999	156	-10.9%
\$400,000 - \$599,999	140	5.3%
\$600,000 - \$999,999	68	-4.2%
\$1,000,000 or more	24	-7.7%



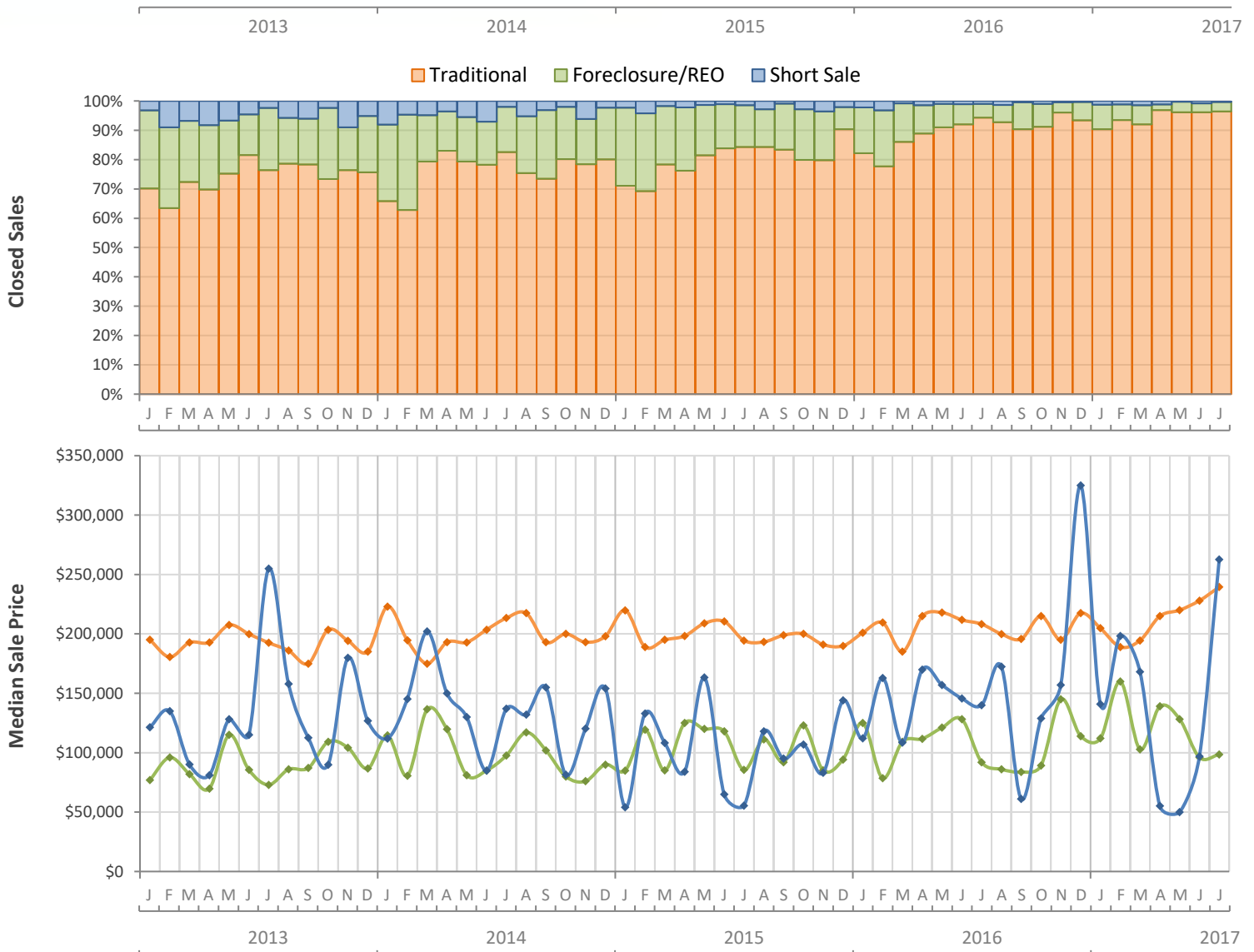
Monthly Distressed Market - July 2017

Single Family Homes

Alachua County



		July 2017	July 2016	Percent Change Year-over-Year
Traditional	Closed Sales	266	283	-6.0%
	Median Sale Price	\$239,500	\$208,254	15.0%
Foreclosure/REO	Closed Sales	9	14	-35.7%
	Median Sale Price	\$98,500	\$91,950	7.1%
Short Sale	Closed Sales	1	3	-66.7%
	Median Sale Price	\$262,590	\$140,000	87.6%



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 Thursday, August 24, 2017. Data revised on Monday, January 16, 2017. Next data release is Wednesday, September 20, 2017.

Monthly Market Detail - July 2017

Townhouses and Condos

Alachua County



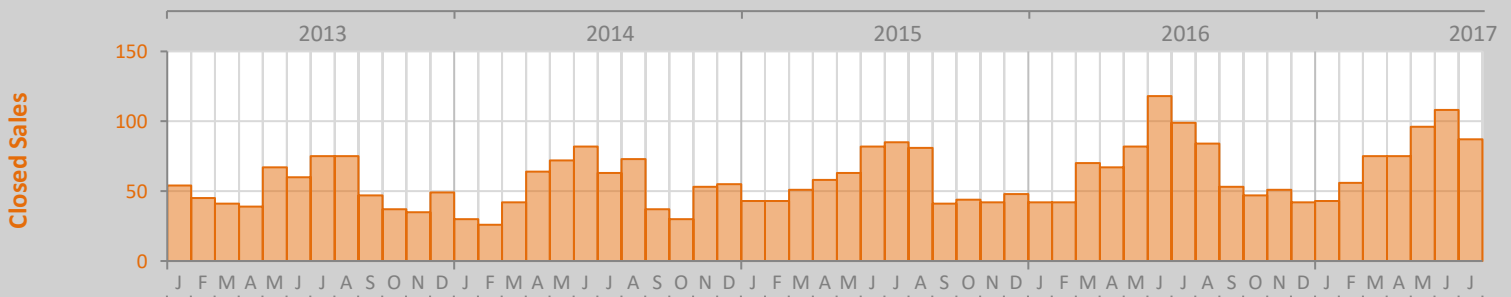
Summary Statistics	July 2017	July 2016	Percent Change Year-over-Year
Closed Sales	87	99	-12.1%
Paid in Cash	54	58	-6.9%
Median Sale Price	\$110,000	\$101,800	8.1%
Average Sale Price	\$115,145	\$107,337	7.3%
Dollar Volume	\$10.0 Million	\$10.6 Million	-5.7%
Median Percent of Original List Price Received	96.8%	95.2%	1.7%
Median Time to Contract	35 Days	41 Days	-14.6%
Median Time to Sale	58 Days	85 Days	-31.8%
New Pending Sales	98	78	25.6%
New Listings	73	68	7.4%
Pending Inventory	96	104	-7.7%
Inventory (Active Listings)	153	207	-26.1%
Months Supply of Inventory	2.2	3.2	-31.3%

Closed Sales

The number of sales transactions which closed during the month

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Month	Closed Sales	Percent Change Year-over-Year
July 2017	87	-12.1%
June 2017	108	-8.5%
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%

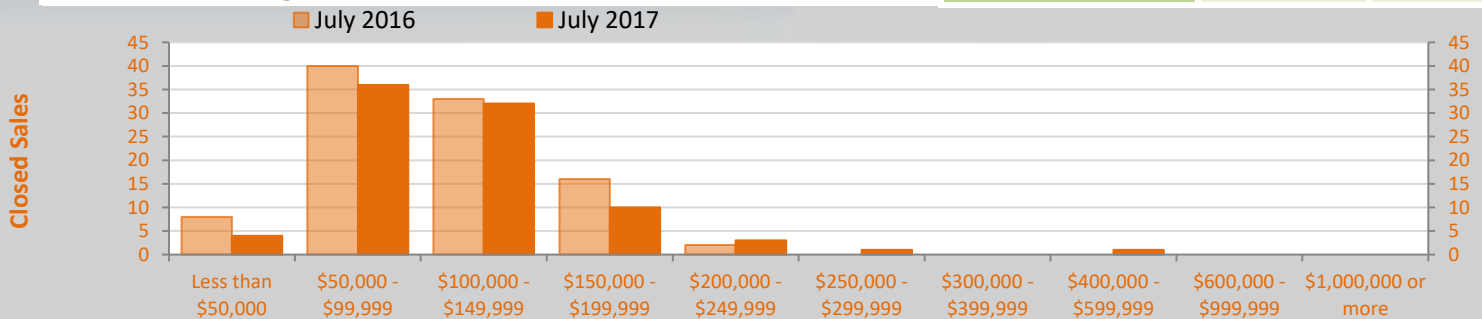


Closed Sales by Sale Price

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	4	-50.0%
\$50,000 - \$99,999	36	-10.0%
\$100,000 - \$149,999	32	-3.0%
\$150,000 - \$199,999	10	-37.5%
\$200,000 - \$249,999	3	50.0%
\$250,000 - \$299,999	1	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

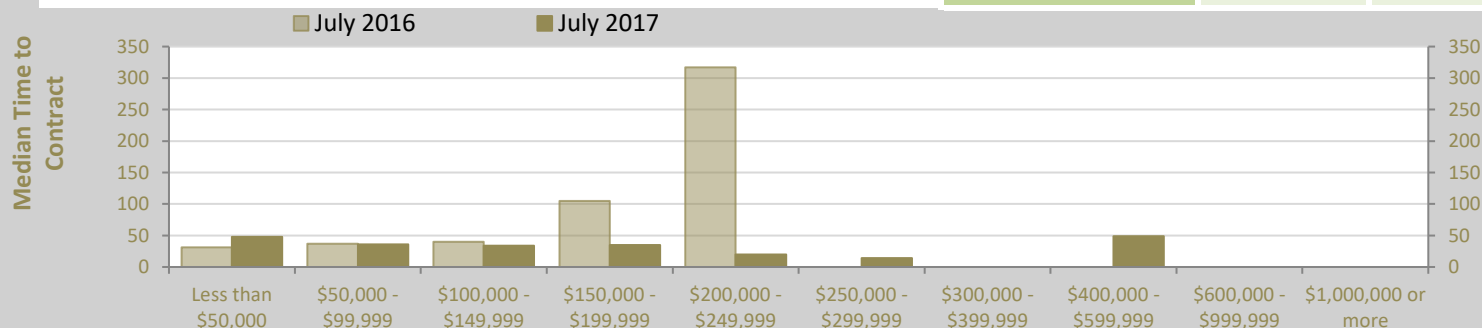


Median Time to Contract by Sale Price

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

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Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	48 Days	54.8%
\$50,000 - \$99,999	36 Days	-2.7%
\$100,000 - \$149,999	34 Days	-15.0%
\$150,000 - \$199,999	35 Days	-66.7%
\$200,000 - \$249,999	20 Days	-93.7%
\$250,000 - \$299,999	14 Days	N/A
\$300,000 - \$399,999	(No Sales)	N/A
\$400,000 - \$599,999	49 Days	N/A
\$600,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

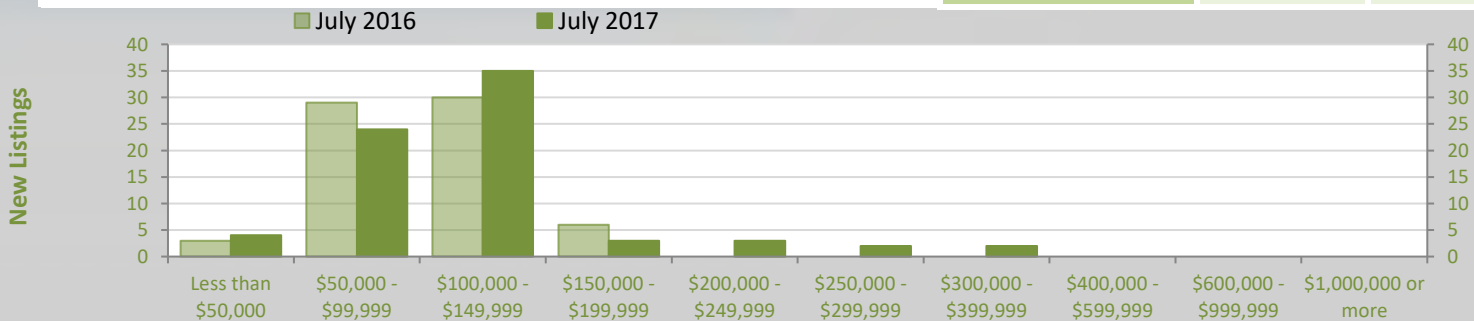


New Listings by Initial Listing Price

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	4	33.3%
\$50,000 - \$99,999	24	-17.2%
\$100,000 - \$149,999	35	16.7%
\$150,000 - \$199,999	3	-50.0%
\$200,000 - \$249,999	3	N/A
\$250,000 - \$299,999	2	N/A
\$300,000 - \$399,999	2	N/A
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

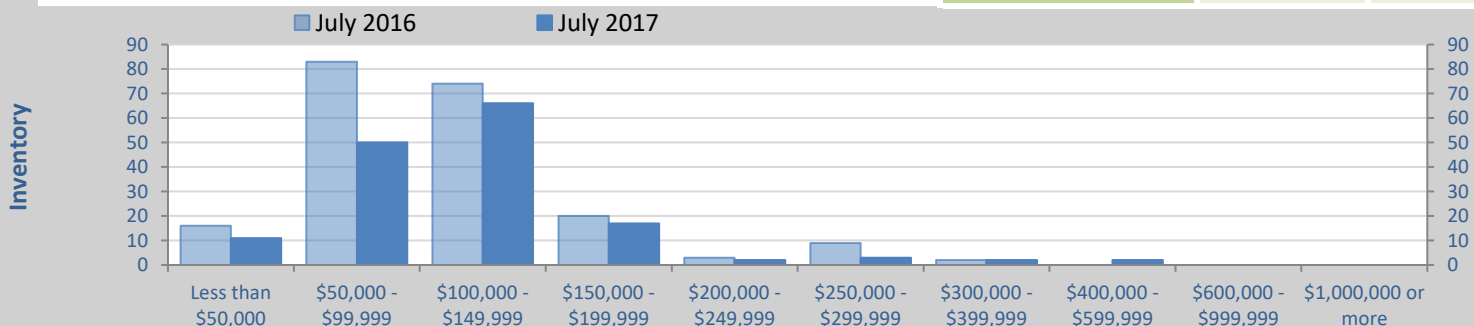


Inventory by Current Listing Price

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	11	-31.3%
\$50,000 - \$99,999	50	-39.8%
\$100,000 - \$149,999	66	-10.8%
\$150,000 - \$199,999	17	-15.0%
\$200,000 - \$249,999	2	-33.3%
\$250,000 - \$299,999	3	-66.7%
\$300,000 - \$399,999	2	0.0%
\$400,000 - \$599,999	2	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A



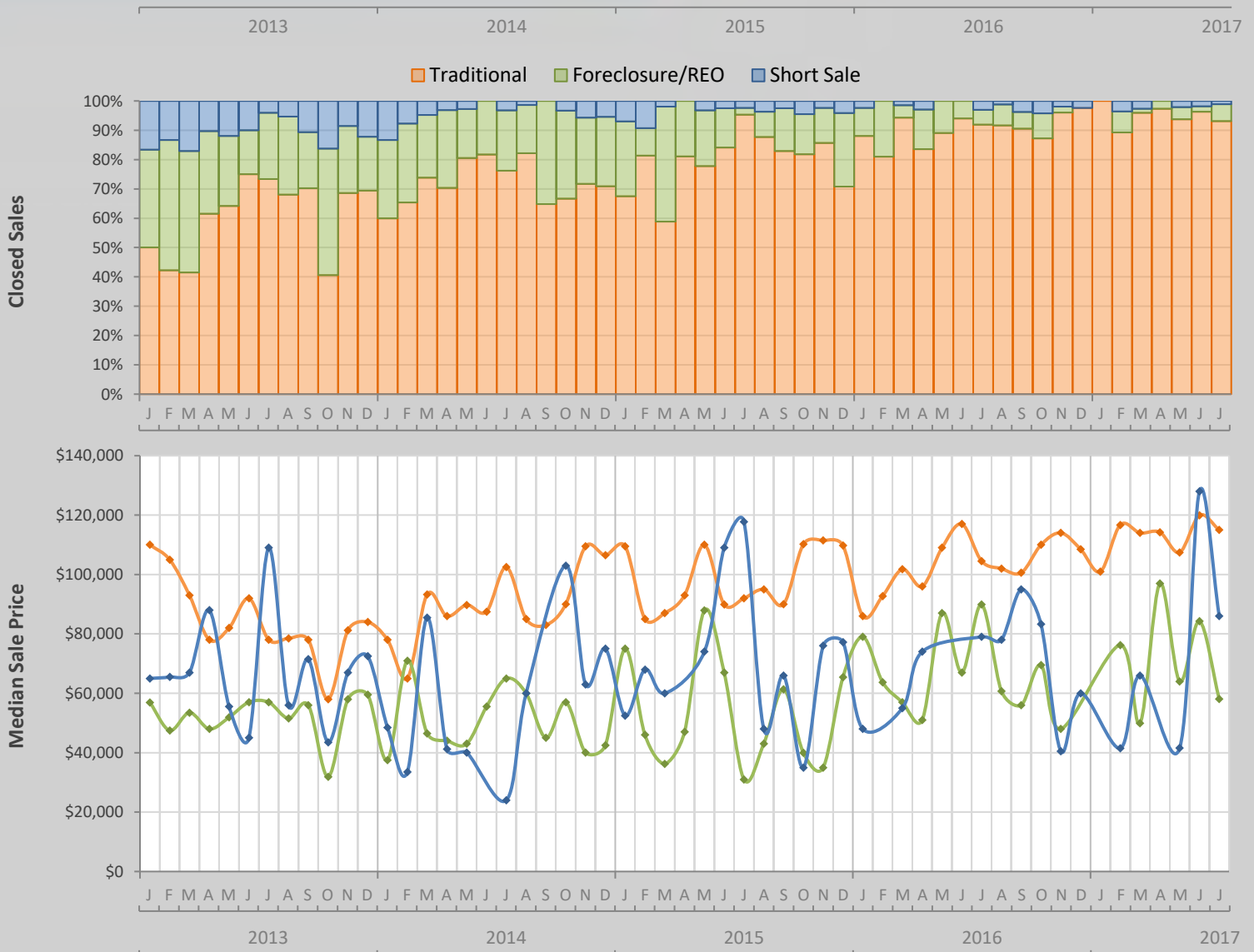
Monthly Distressed Market - July 2017

Townhouses and Condos

Alachua County



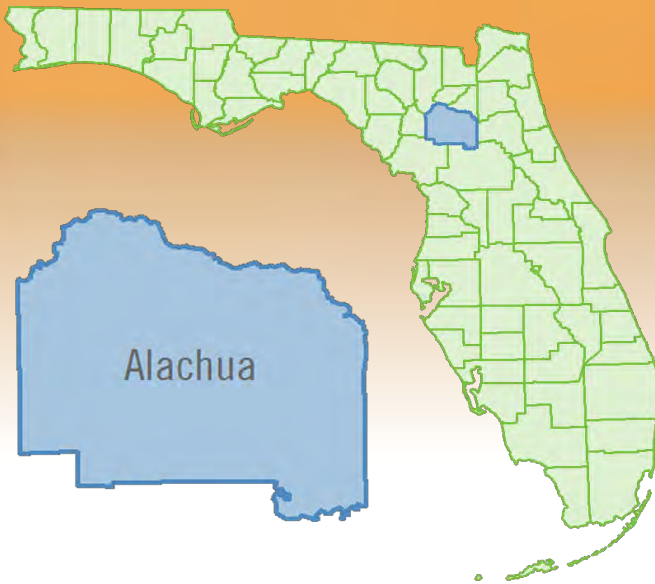
		July 2017	July 2016	Percent Change Year-over-Year
Traditional	Closed Sales	81	91	-11.0%
	Median Sale Price	\$115,000	\$104,500	10.0%
Foreclosure/REO	Closed Sales	5	5	0.0%
	Median Sale Price	\$58,051	\$89,900	-35.4%
Short Sale	Closed Sales	1	3	-66.7%
	Median Sale Price	\$86,000	\$79,000	8.9%



Monthly Market Detail - July 2017

Manufactured Homes

Alachua County



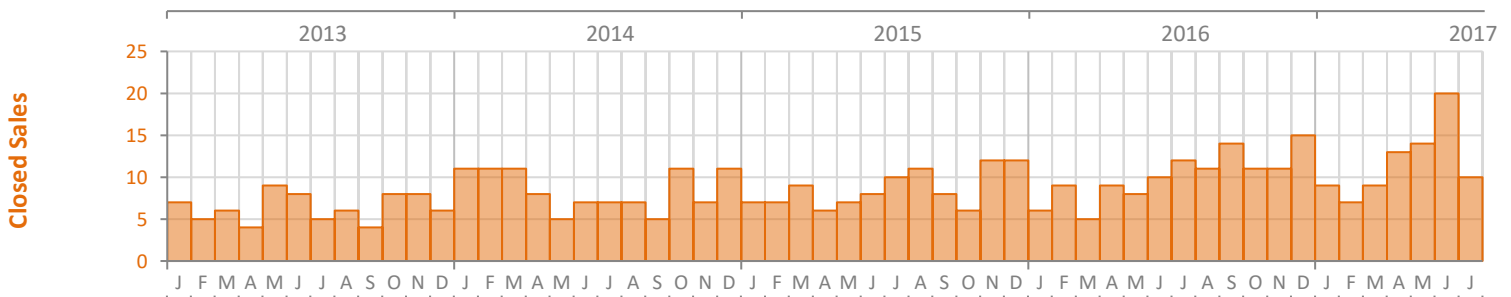
Summary Statistics	July 2017	July 2016	Percent Change Year-over-Year
Closed Sales	10	12	-16.7%
Paid in Cash	4	8	-50.0%
Median Sale Price	\$83,000	\$75,000	10.7%
Average Sale Price	\$91,240	\$80,150	13.8%
Dollar Volume	\$912,400	\$961,800	-5.1%
Median Percent of Original List Price Received	99.1%	95.2%	4.1%
Median Time to Contract	46 Days	55 Days	-16.4%
Median Time to Sale	75 Days	99 Days	-24.2%
New Pending Sales	12	14	-14.3%
New Listings	13	14	-7.1%
Pending Inventory	22	20	10.0%
Inventory (Active Listings)	35	72	-51.4%
Months Supply of Inventory	2.9	8.0	-63.8%

Closed Sales

The number of sales transactions which closed during the month

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Month	Closed Sales	Percent Change Year-over-Year
July 2017	10	-16.7%
June 2017	20	100.0%
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%

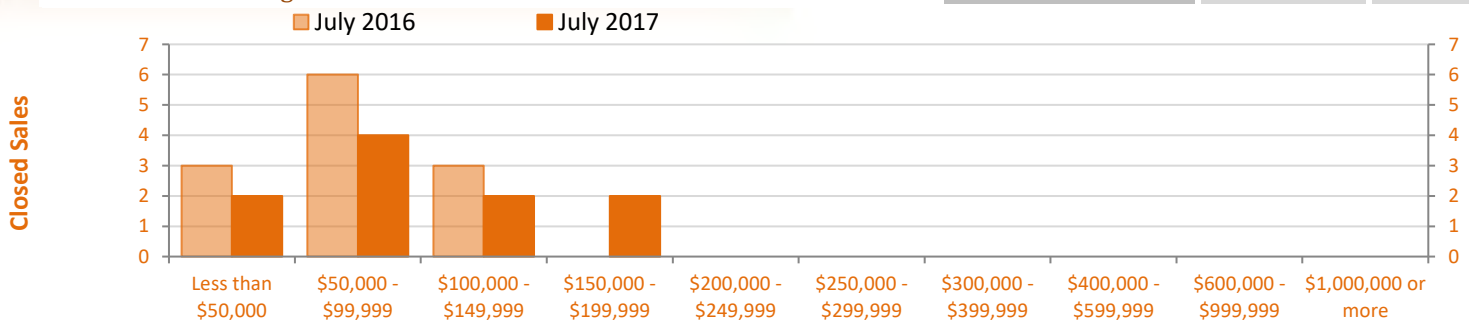


Closed Sales by Sale Price

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Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	2	-33.3%
\$50,000 - \$99,999	4	-33.3%
\$100,000 - \$149,999	2	-33.3%
\$150,000 - \$199,999	2	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

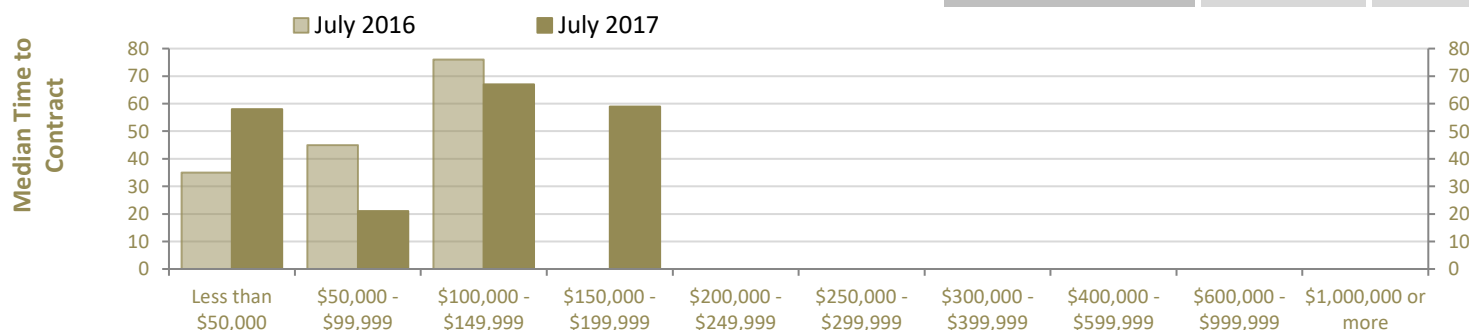


Median Time to Contract by Sale Price

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	58 Days	65.7%
\$50,000 - \$99,999	21 Days	-53.3%
\$100,000 - \$149,999	67 Days	-11.8%
\$150,000 - \$199,999	59 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

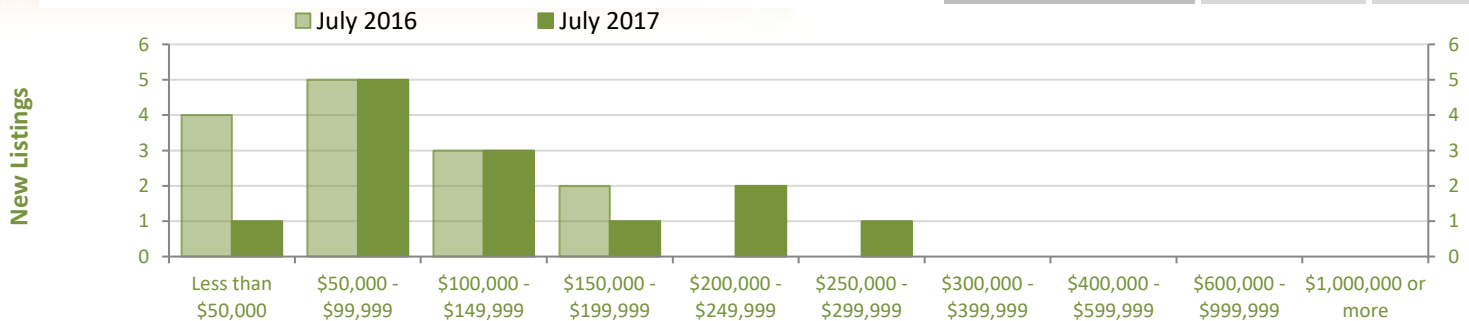


New Listings by Initial Listing Price

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	1	-75.0%
\$50,000 - \$99,999	5	0.0%
\$100,000 - \$149,999	3	0.0%
\$150,000 - \$199,999	1	-50.0%
\$200,000 - \$249,999	2	N/A
\$250,000 - \$299,999	1	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

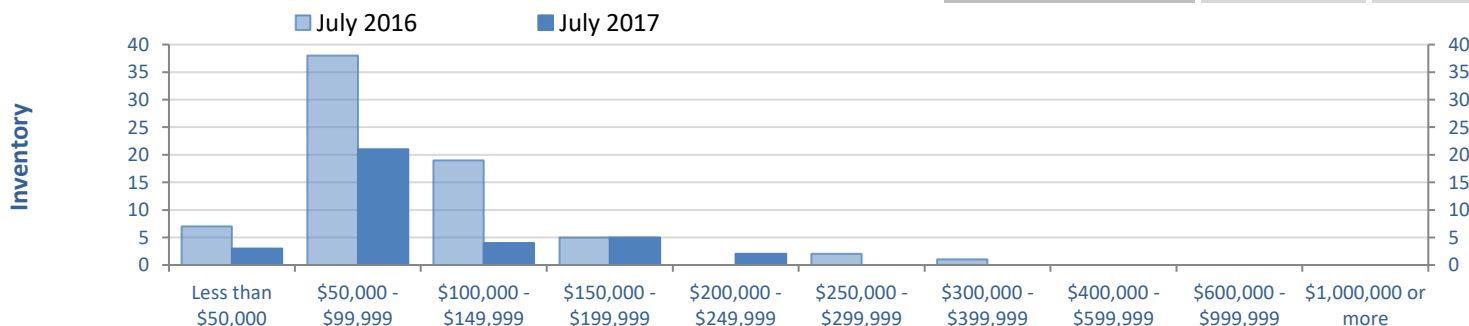


Inventory by Current Listing Price

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	-57.1%
\$50,000 - \$99,999	21	-44.7%
\$100,000 - \$149,999	4	-78.9%
\$150,000 - \$199,999	5	0.0%
\$200,000 - \$249,999	2	N/A
\$250,000 - \$299,999	0	-100.0%
\$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 - July 2017

Manufactured Homes

Alachua County



		July 2017	July 2016	Percent Change Year-over-Year
Traditional	Closed Sales	8	9	-11.1%
	Median Sale Price	\$100,500	\$92,000	9.2%
Foreclosure/REO	Closed Sales	2	3	-33.3%
	Median Sale Price	\$50,750	\$45,900	10.6%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

