

October 2009
Alachua County Real Estate Market Report



We had a busy October this year. For the 4th month in a row there was a year to year increase in the number of properties going under contract. The number of Sales was stable compared to last year and down a little from last month.

Sale Prices over the past five months have seen slight fluctuations up and down but have remained stable. I hope these trends signal a stabilization to the local market.

The average price for 2009 is 10% below 2008 while comparing Oct09 to Oct08 we saw a 17% drop in prices. The higher demand we saw for homes below \$200,00 may be affecting the averages for the month, since the deadline for the First Time Homebuyer Tax Credit is November 30th. With 13 months of inventory available for single family homes, 21 months for Condos, and over 200 for land we are still very much in a buyer's market in Alachua County.

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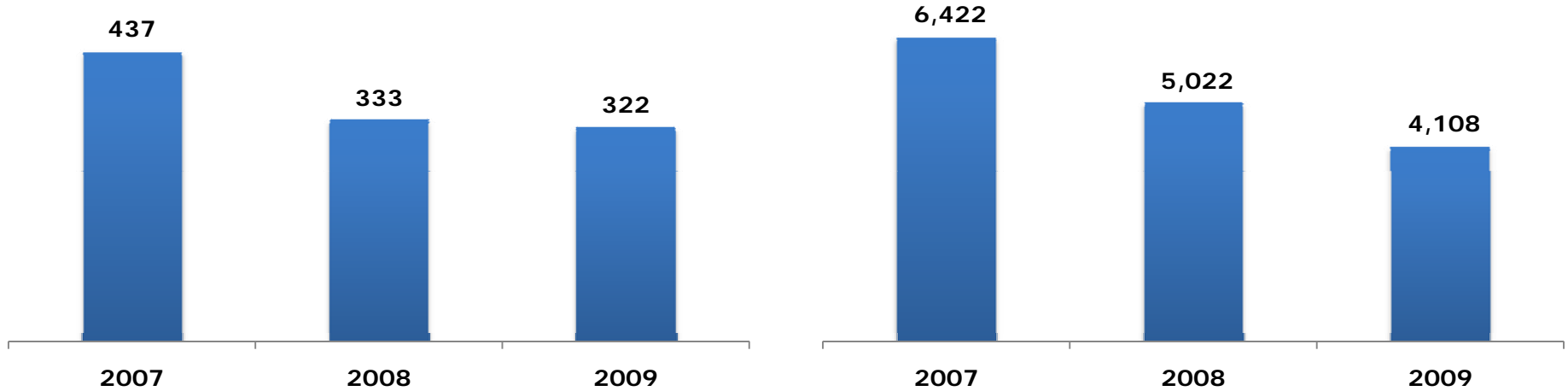
New Listings: Residential

Monthly real estate market indicators.

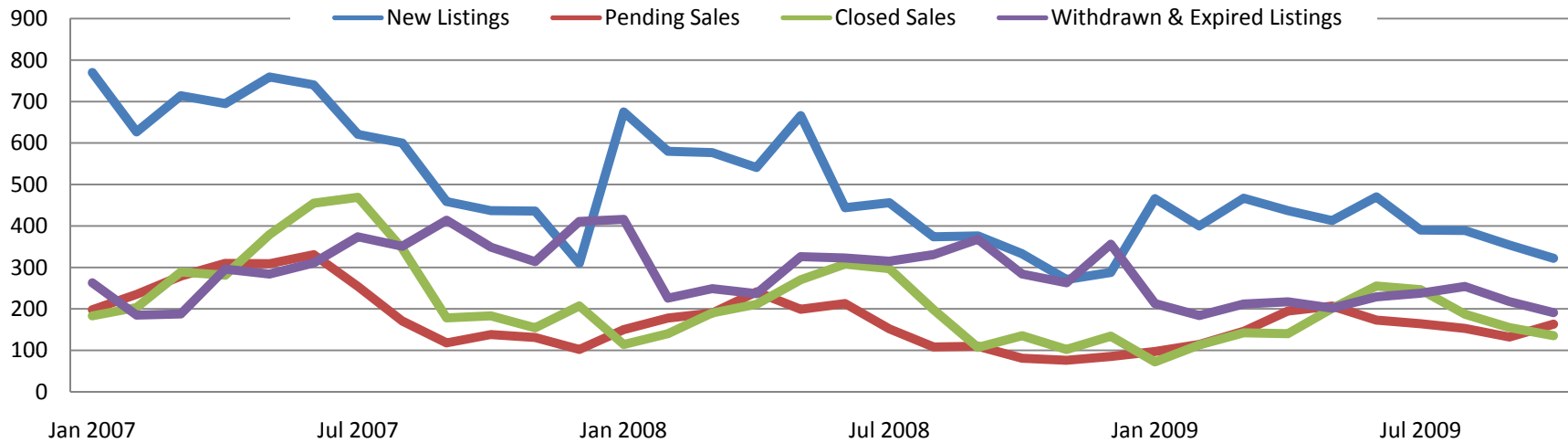


October

Year to Date



Historical Activity



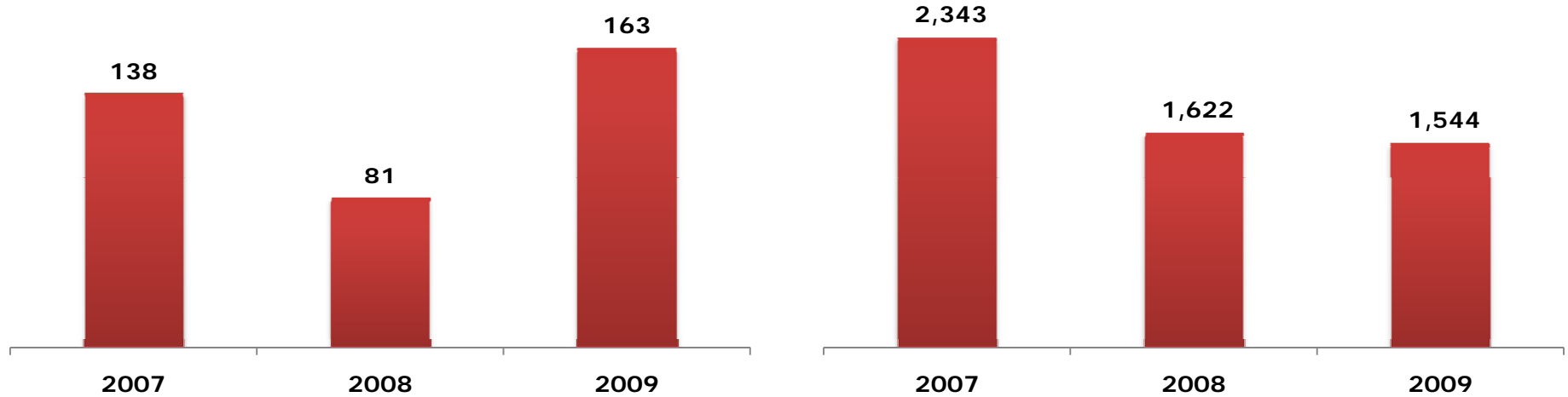
Pending Sales: Residential

Monthly real estate market indicators.

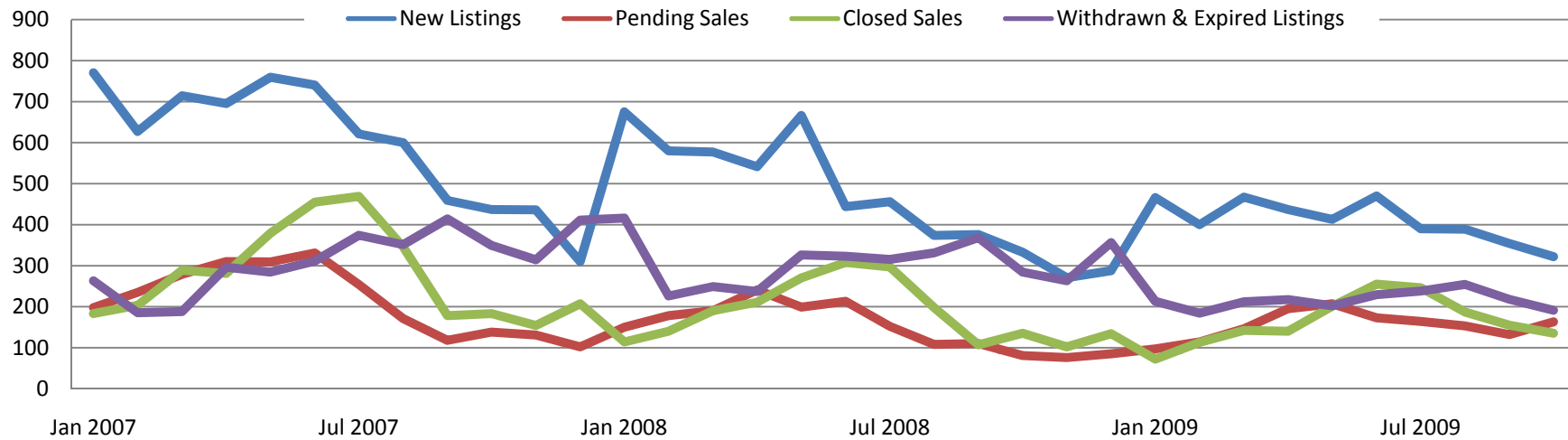


October

Year to Date



Historical Activity



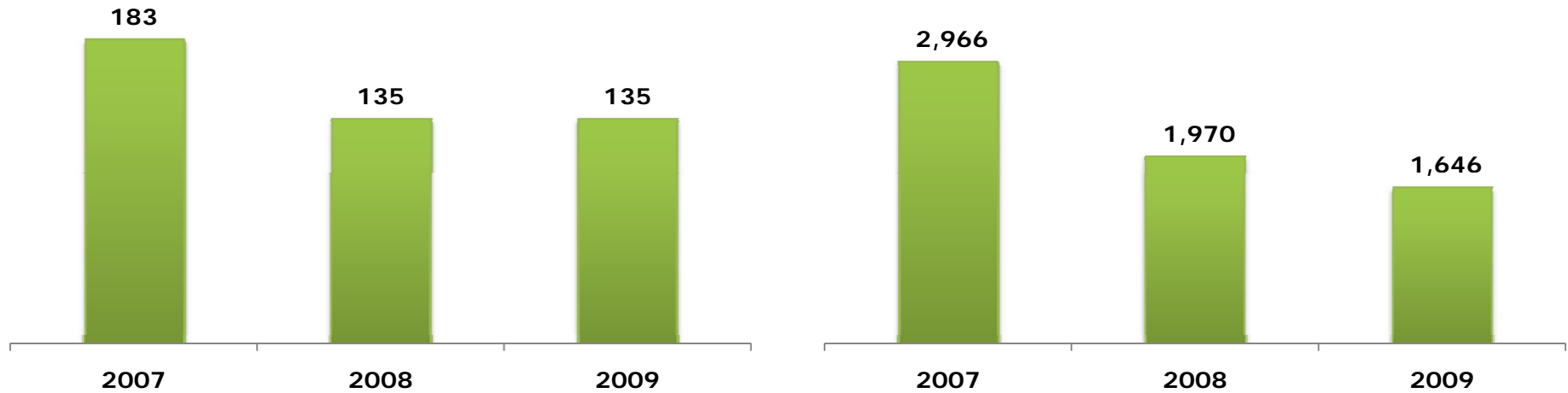
Closed Sales: Residential

Monthly real estate market indicators.

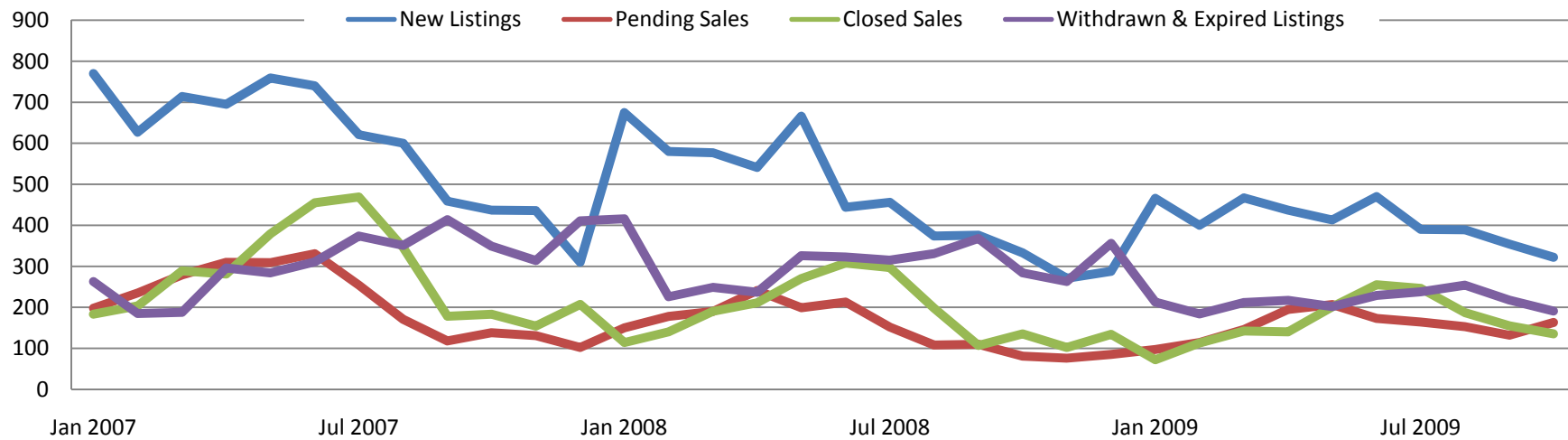


October

Year to Date



Historical Activity



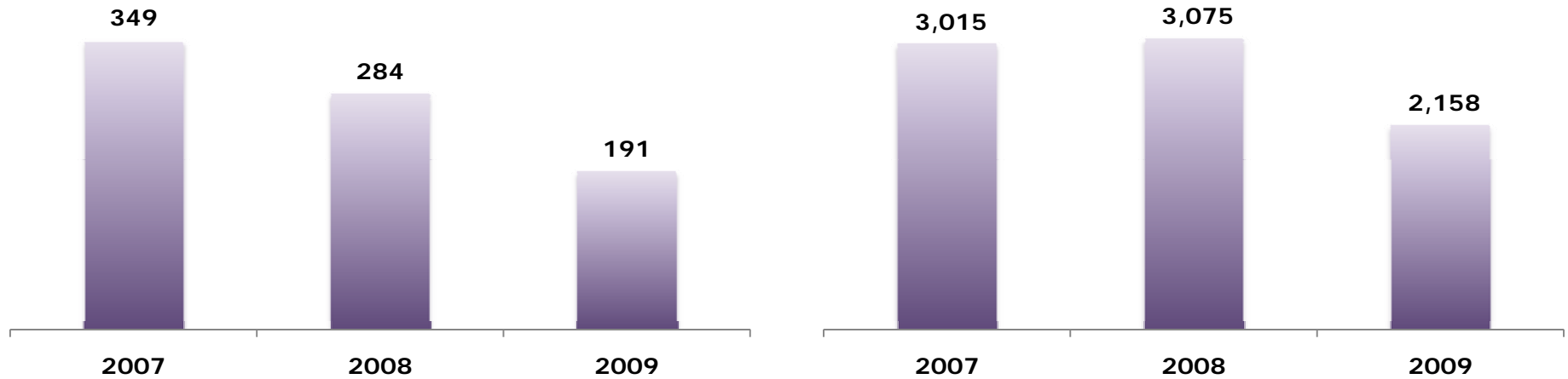
Withdrawn & Expired Listings: Residential

Monthly real estate market indicators.

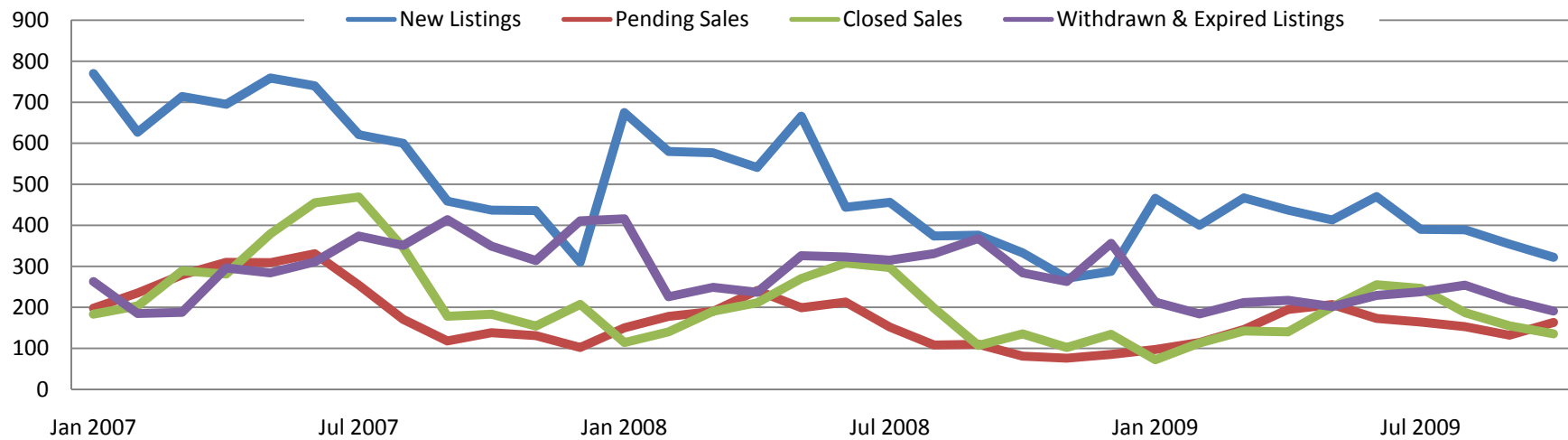


October

Year to Date



Historical Activity



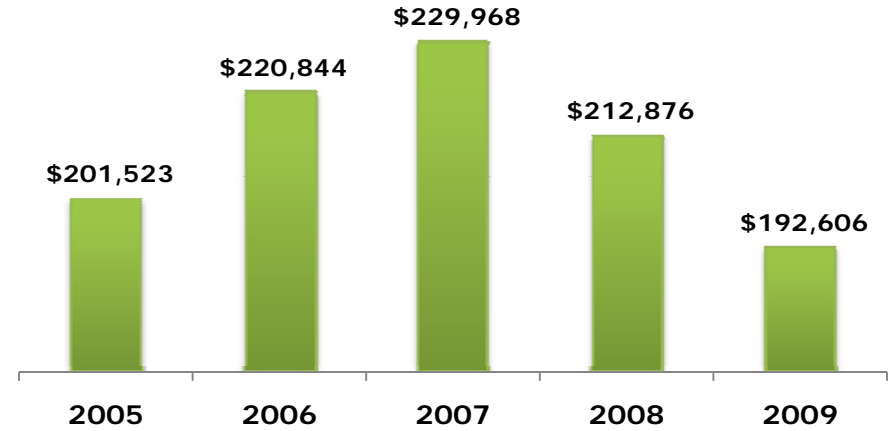
Sale Price

Monthly real estate market indicators.

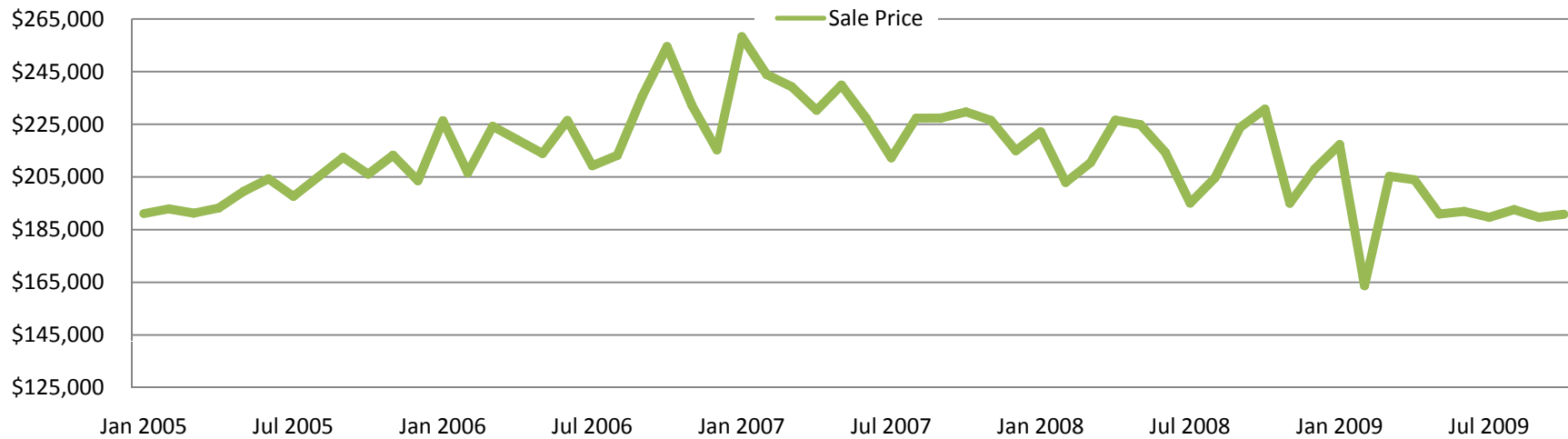


October

Year to Date



Historical Activity

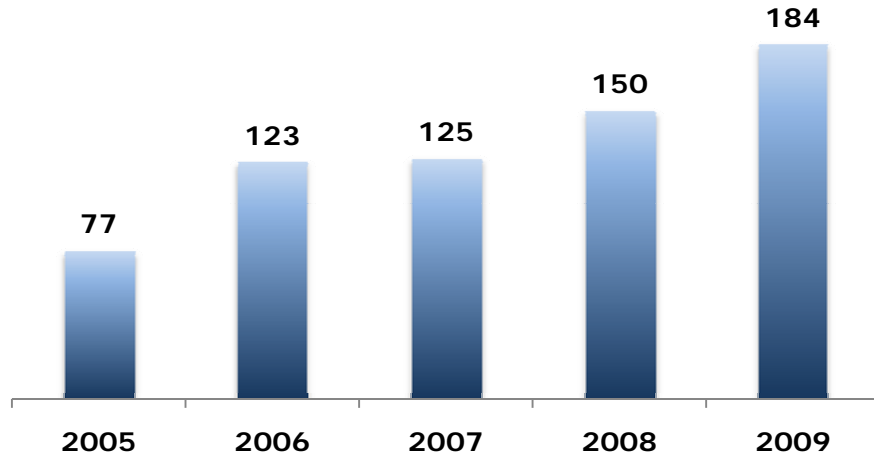


Days on Market

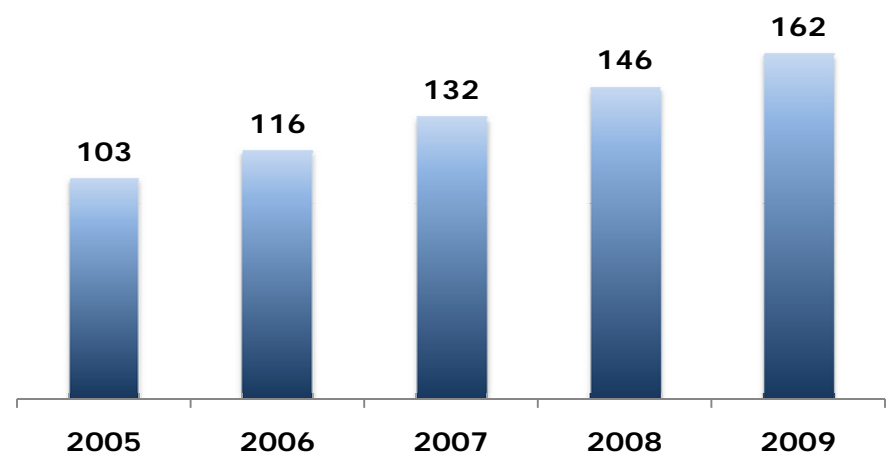
Monthly real estate market indicators.



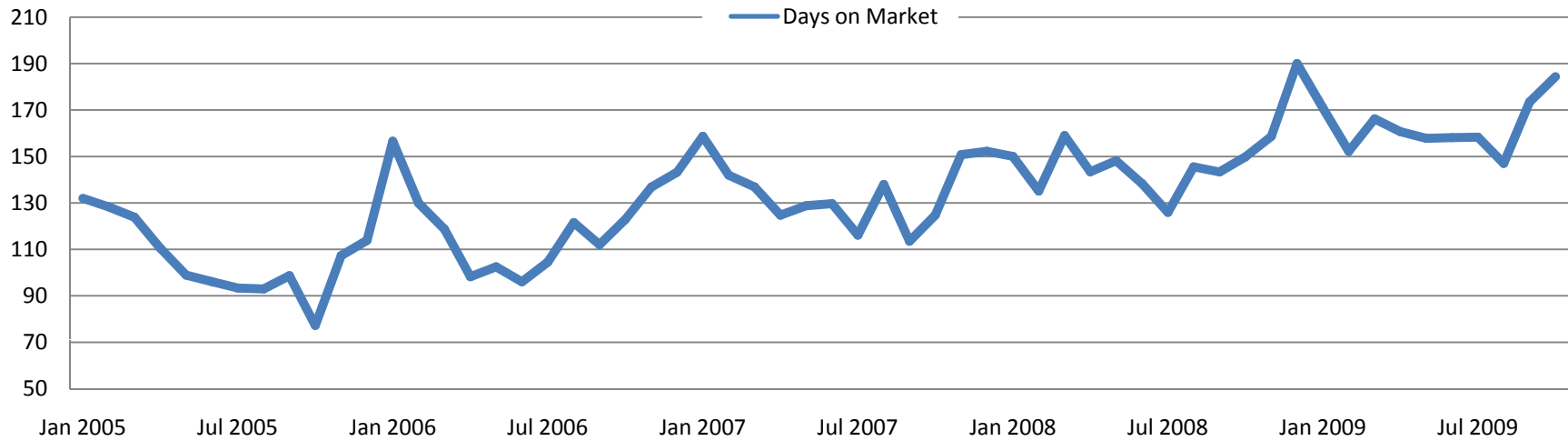
October



Year to Date



Historical Activity

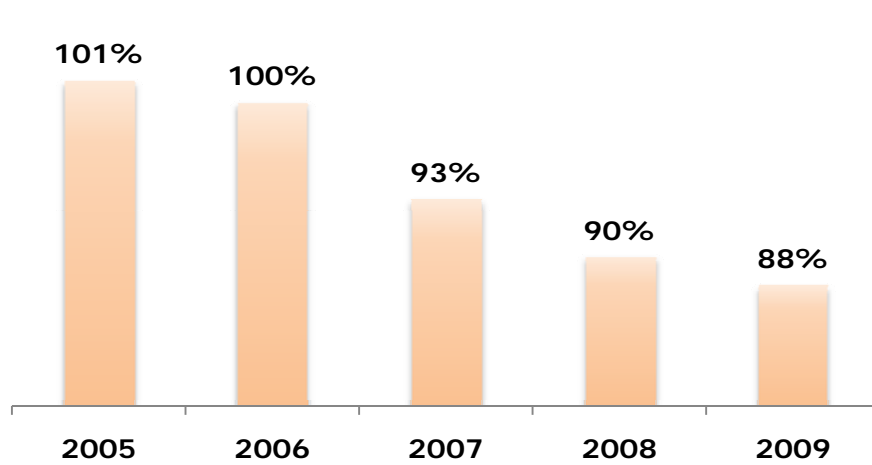


Asking Price to Selling Price Ratio

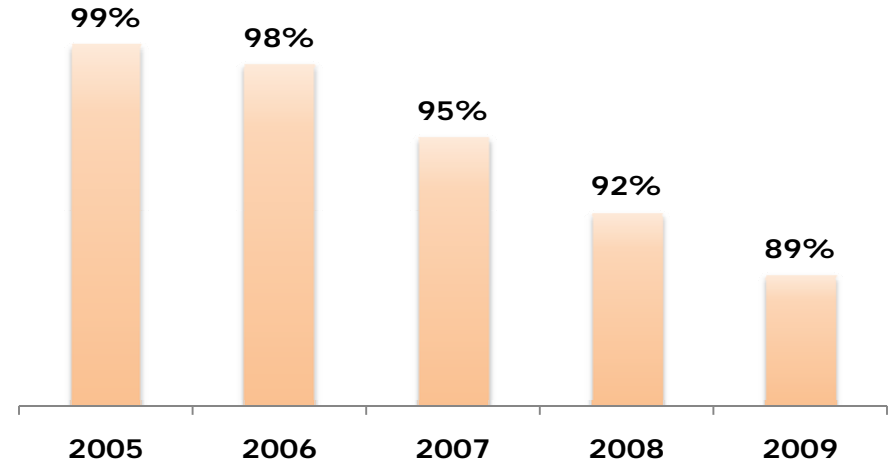
Monthly real estate market indicators.



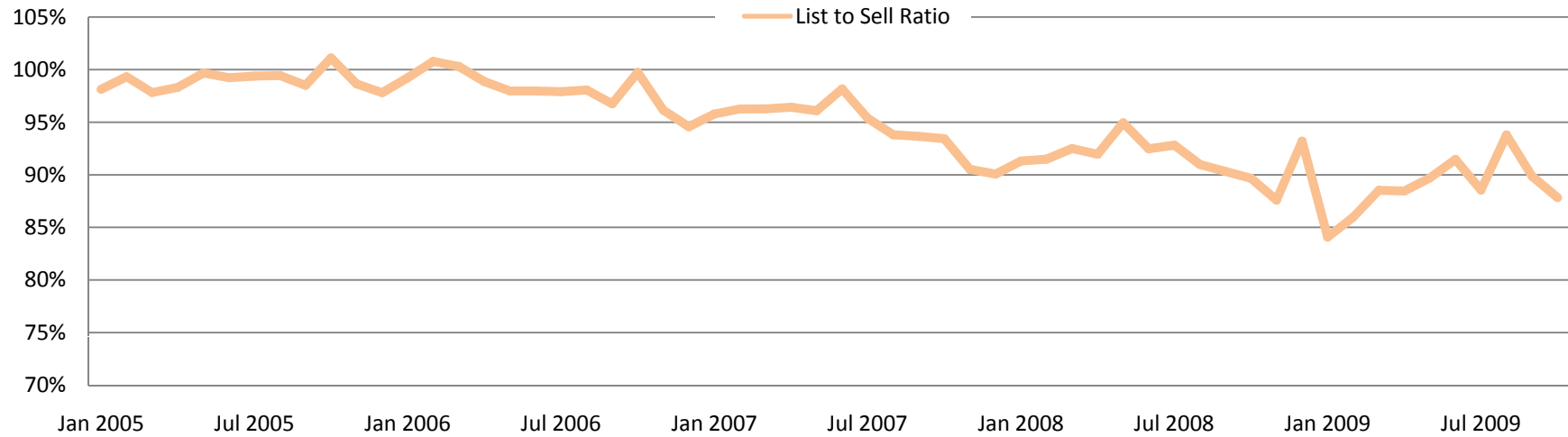
October



Year to Date



Historical Activity



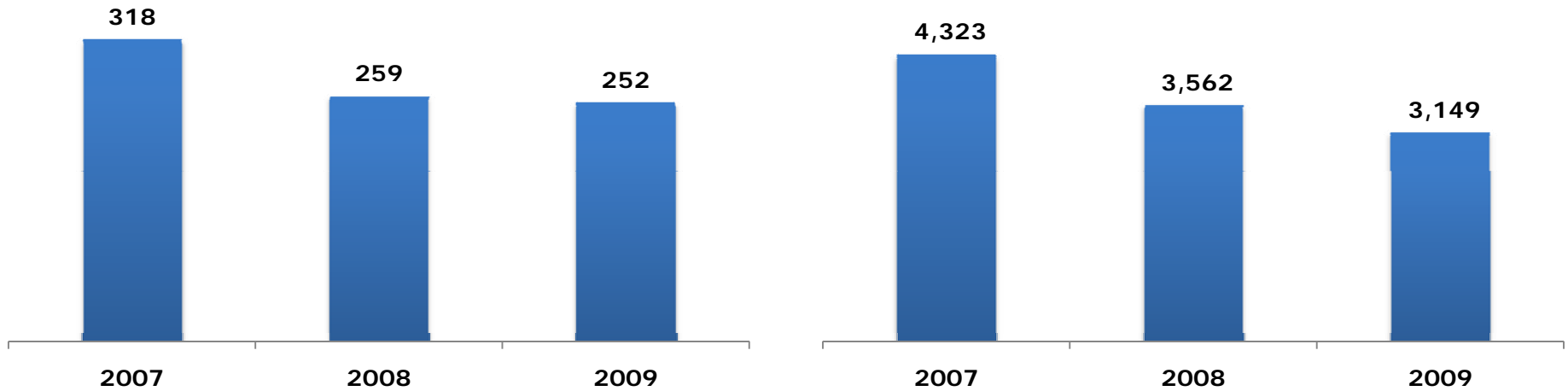
New Listings: Single Family Homes

Monthly real estate market indicators.

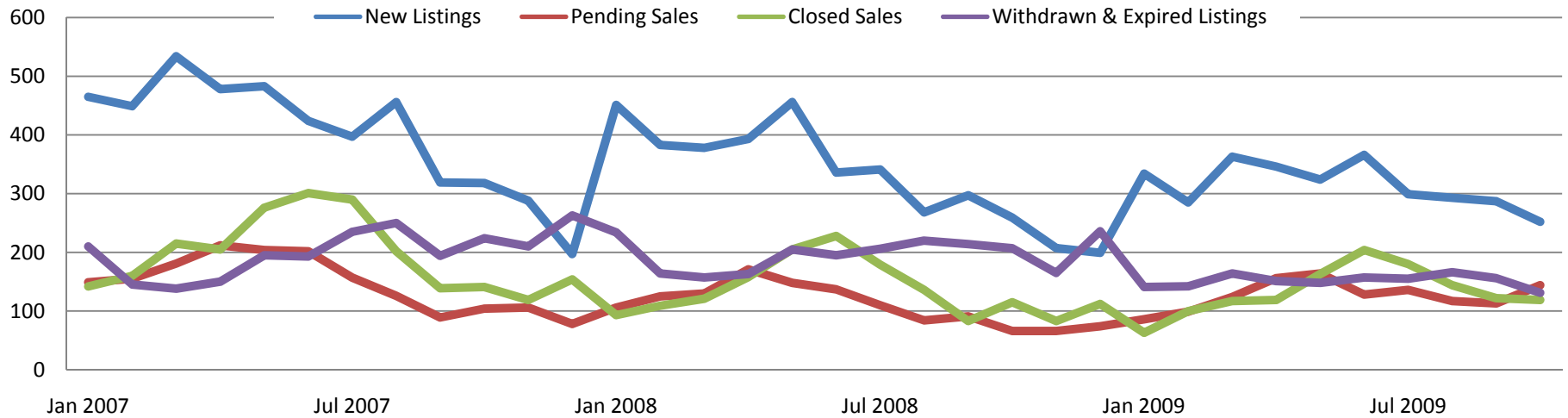


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Year to Date



Historical Activity



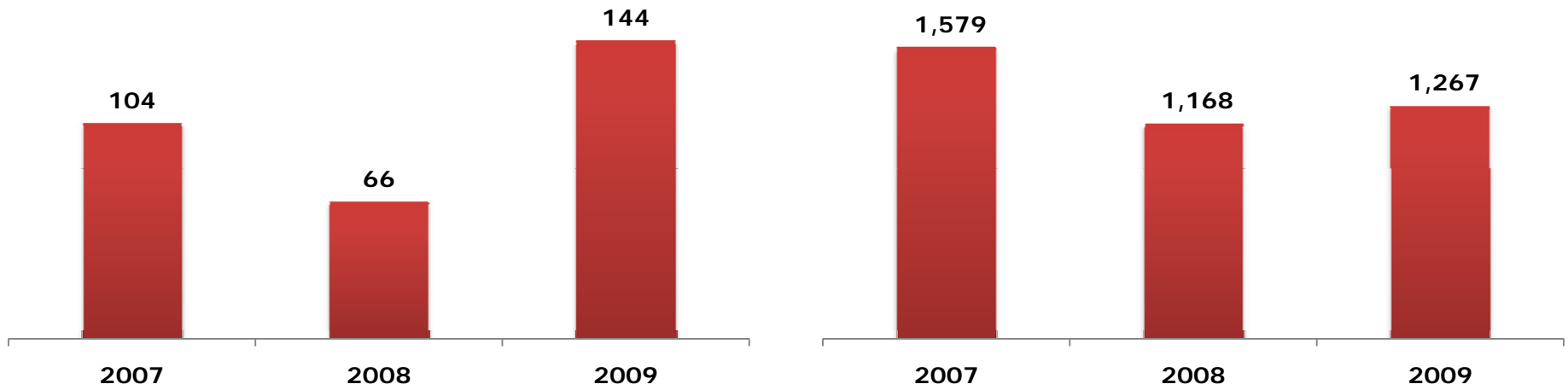
Pending Sales: Single Family Homes

Monthly real estate market indicators.

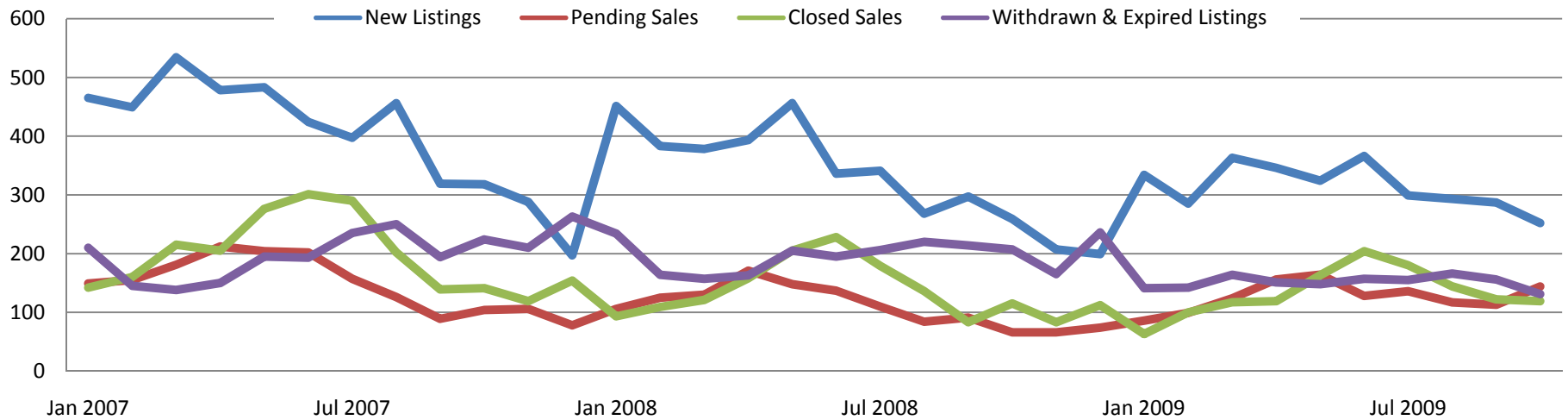


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Year to Date



Historical Activity



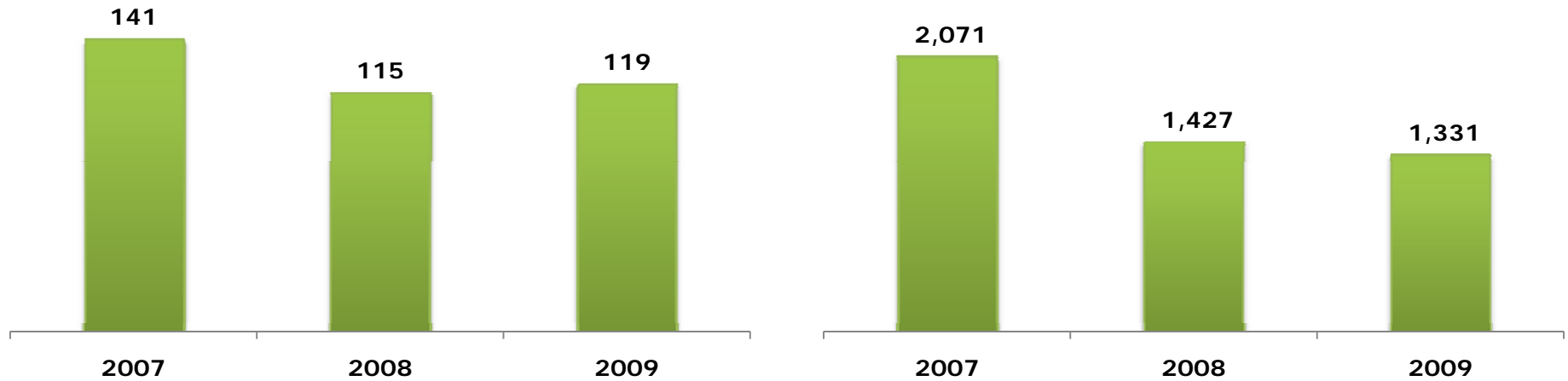
Closed Sales: Single Family Homes

Monthly real estate market indicators.

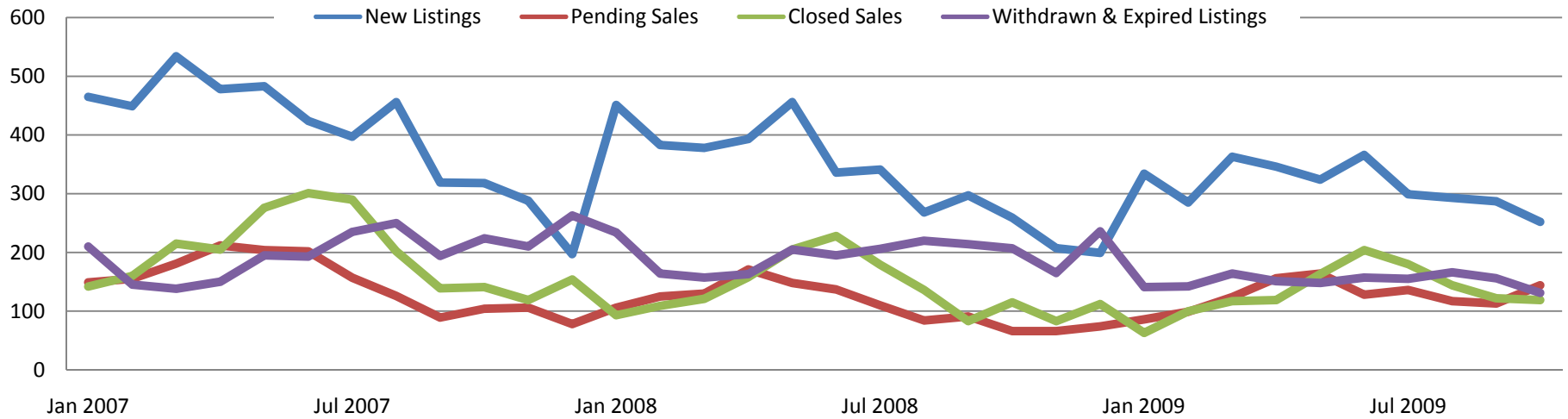


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Year to Date



Historical Activity



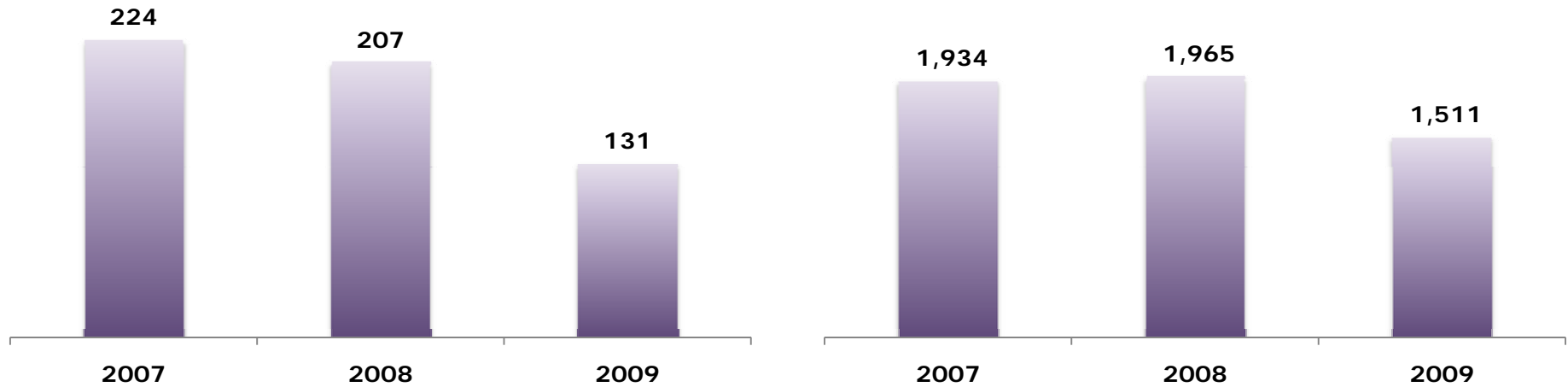
Withdrawn & Expired Listings: Single Family Homes

Monthly real estate market indicators.

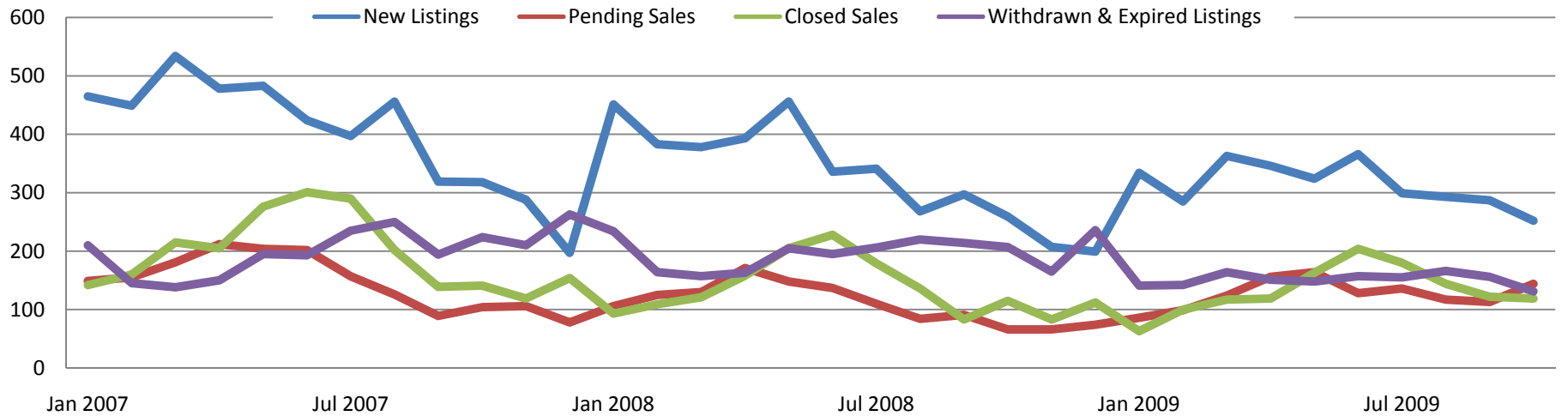


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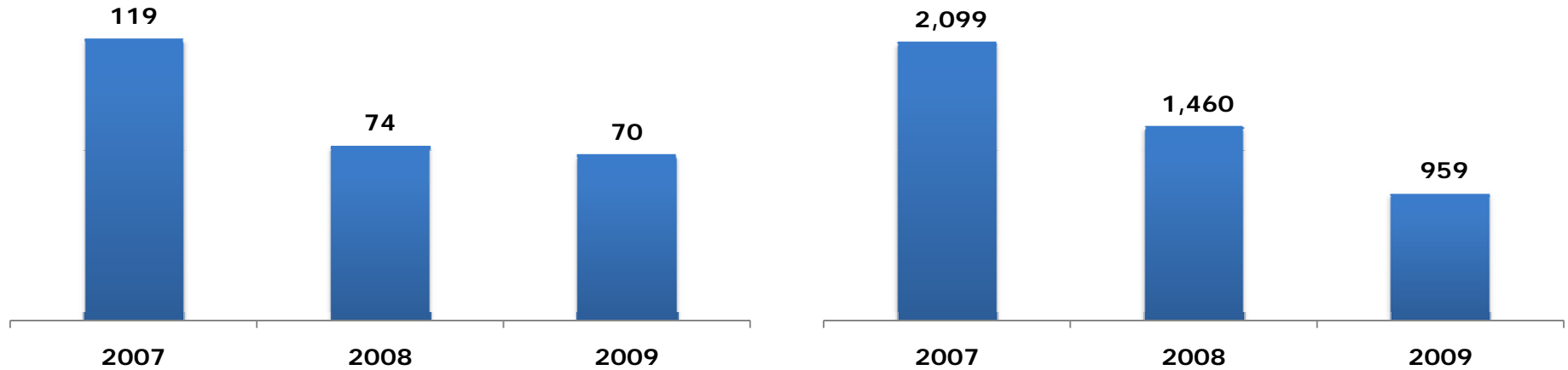
New Listings: Condos and Townhomes

Monthly real estate market indicators.

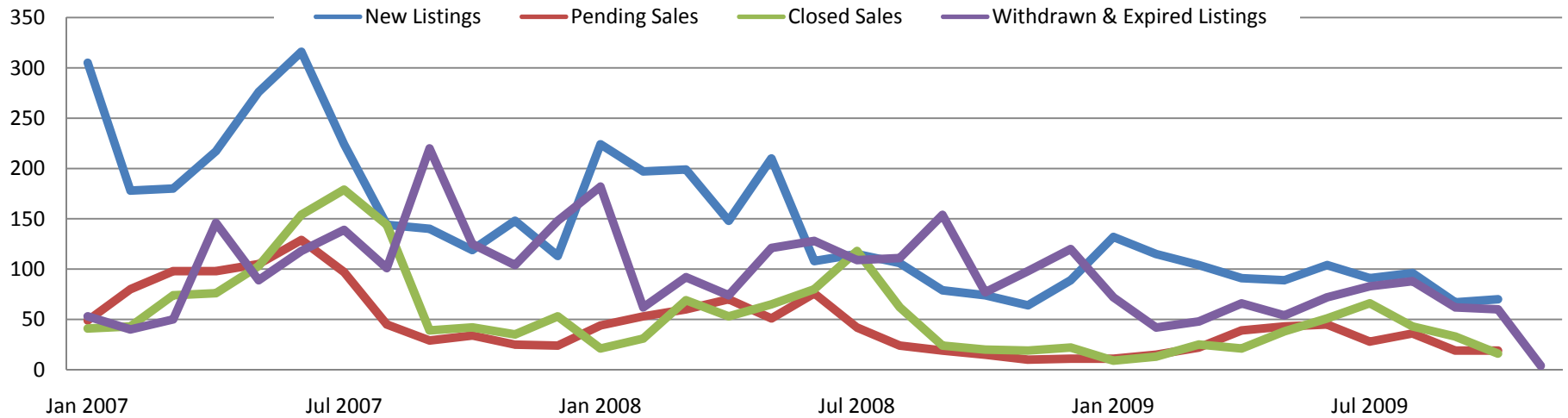


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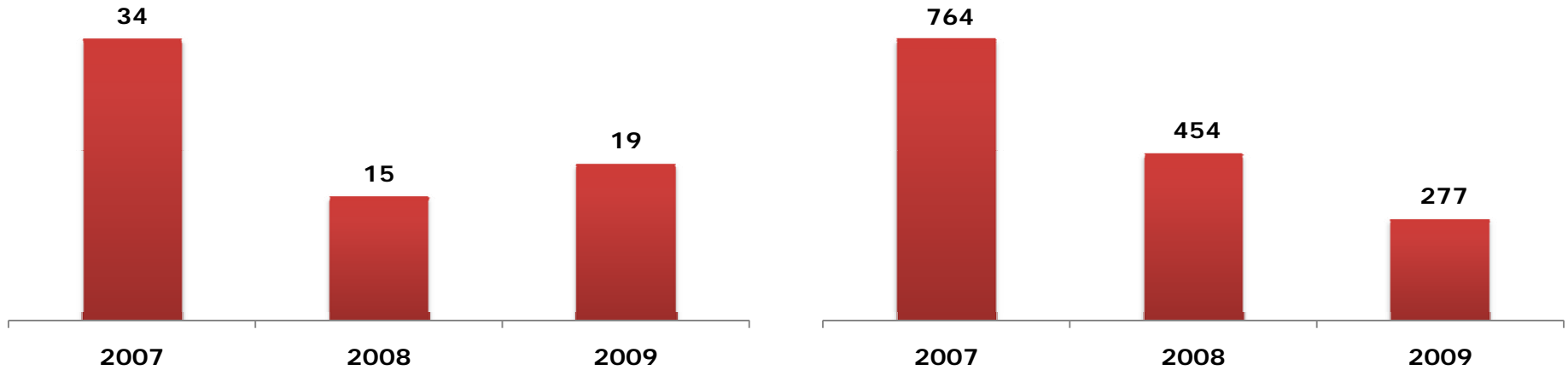
Pending Sales: Condos and Townhomes

Monthly real estate market indicators.

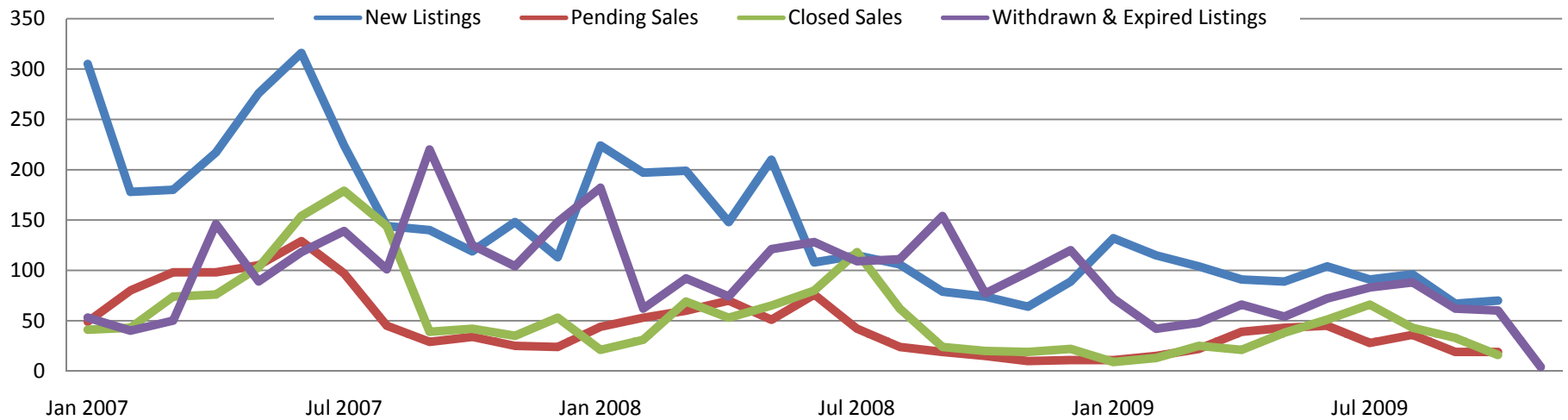


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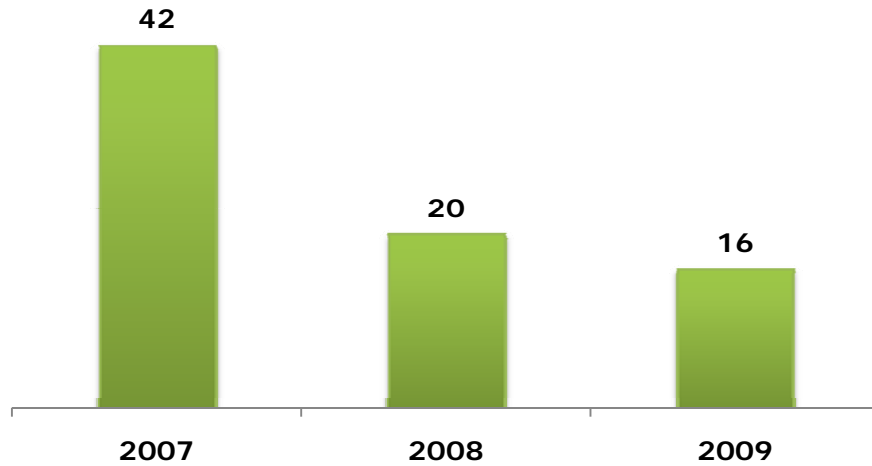


Closed Sales: Condos and Townhomes

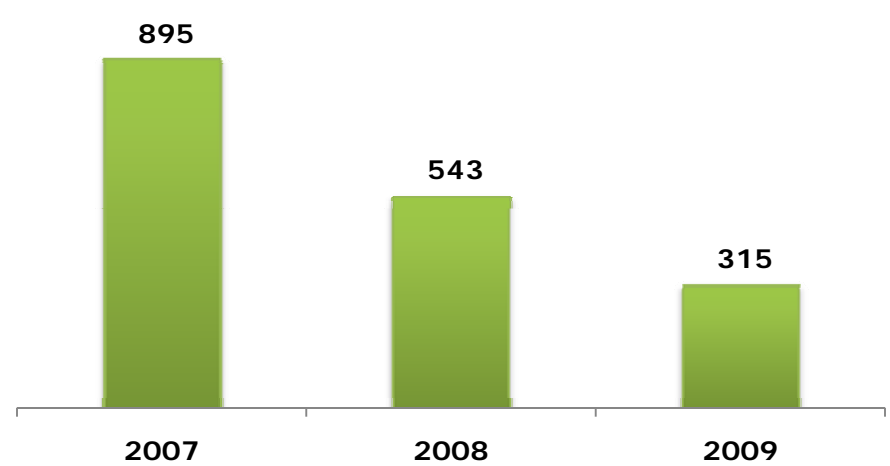
Monthly real estate market indicators.



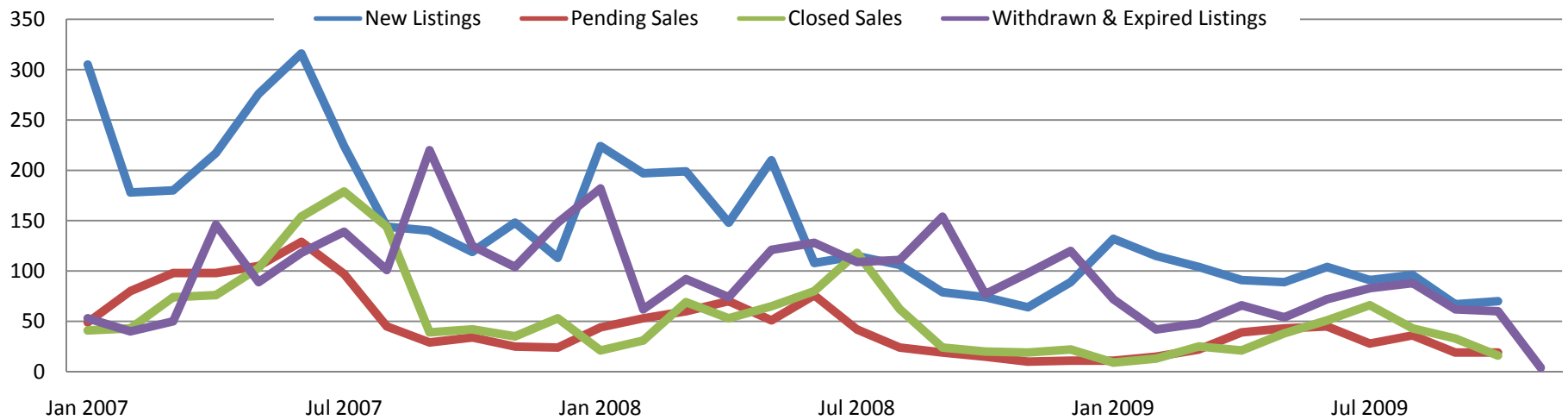
October



Year to Date



Historical Activity

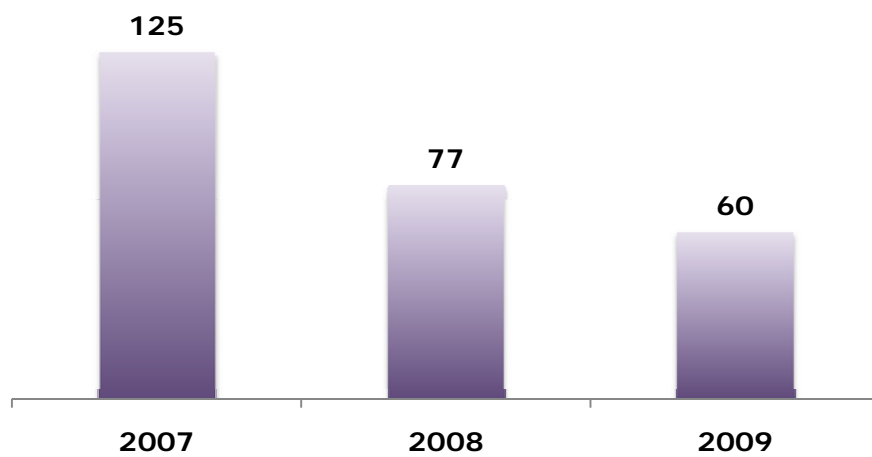


Withdrawn & Expired Listings: Condos and Townhomes

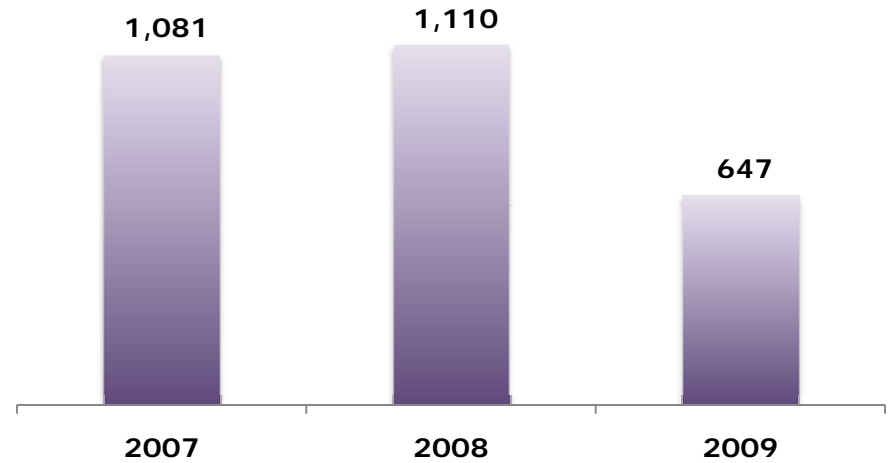
Monthly real estate market indicators.



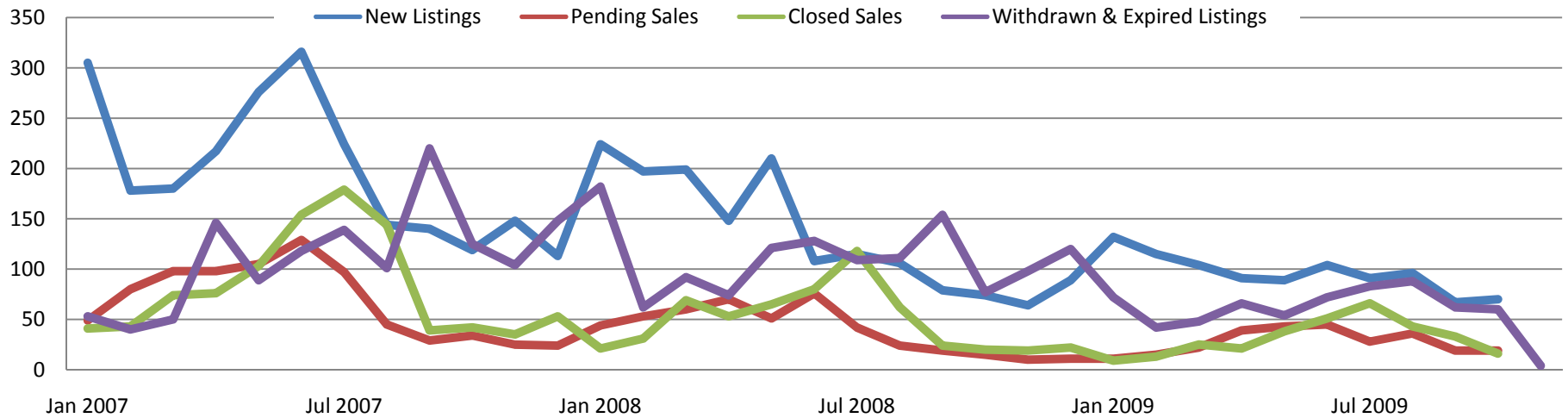
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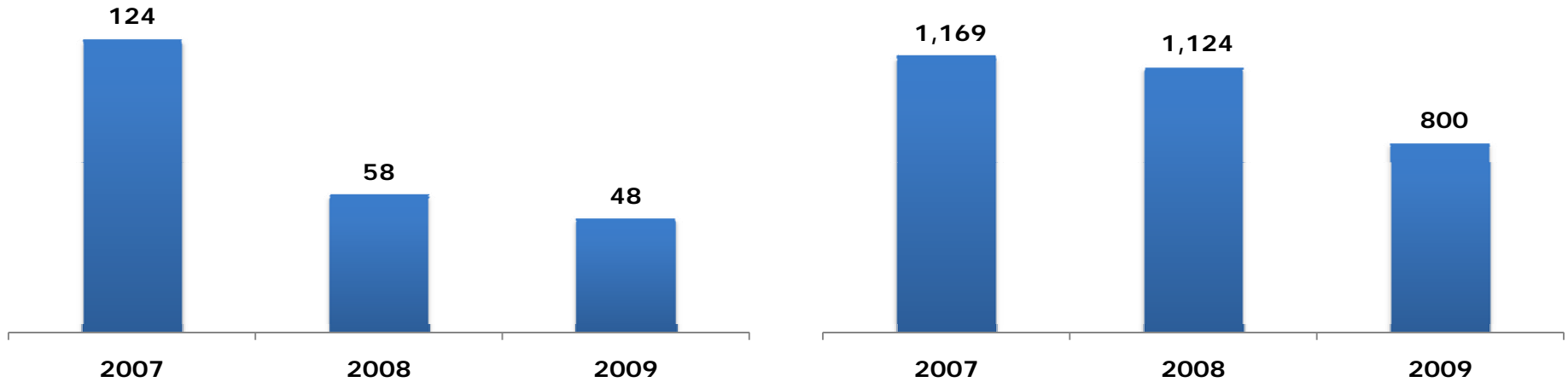
New Listings: Vacant and Undeveloped Land

Monthly real estate market indicators.

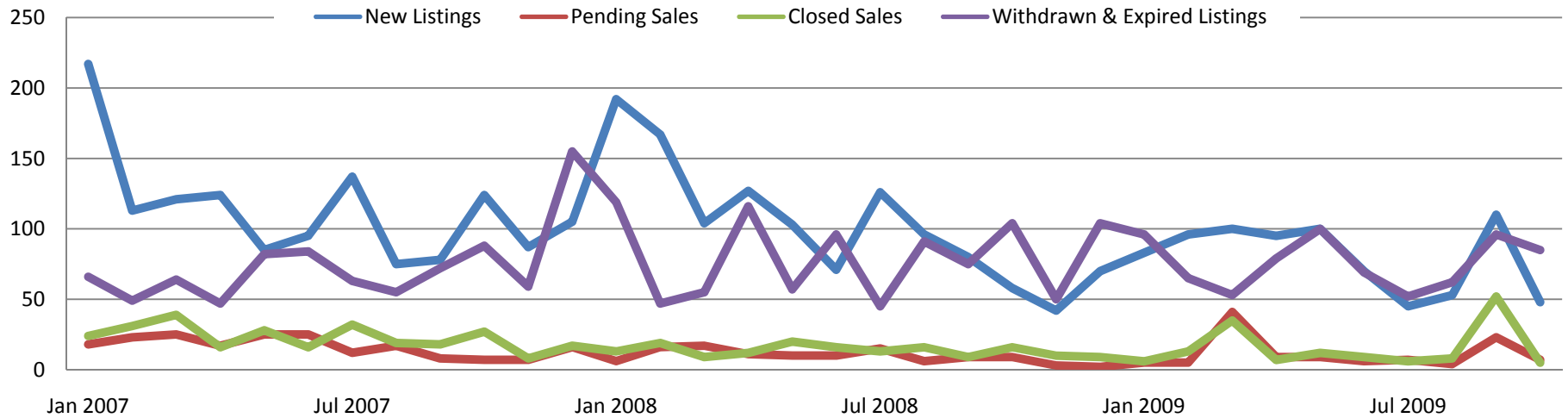


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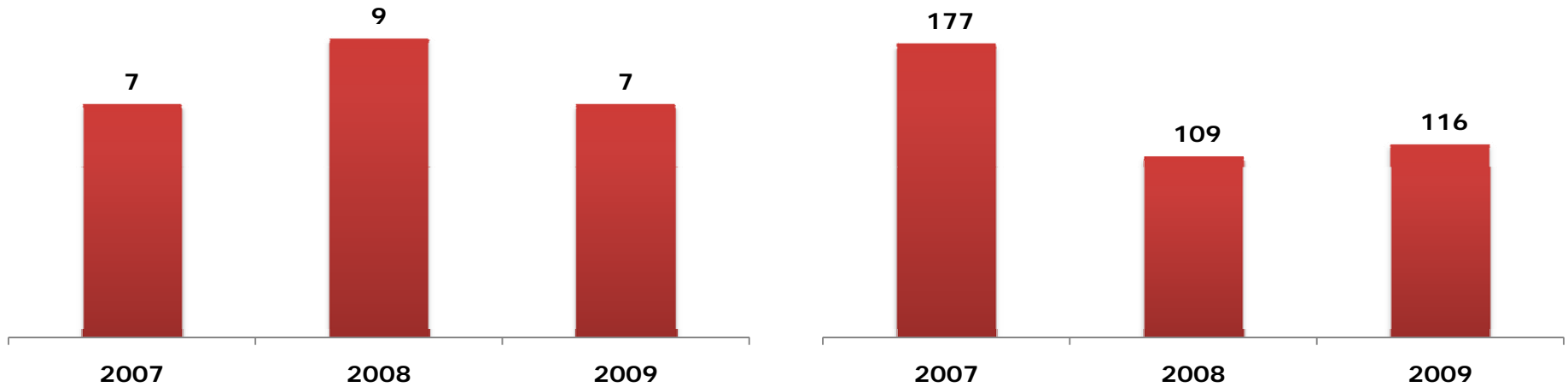
Pending Sales: Vacant and Undeveloped Land

Monthly real estate market indicators.

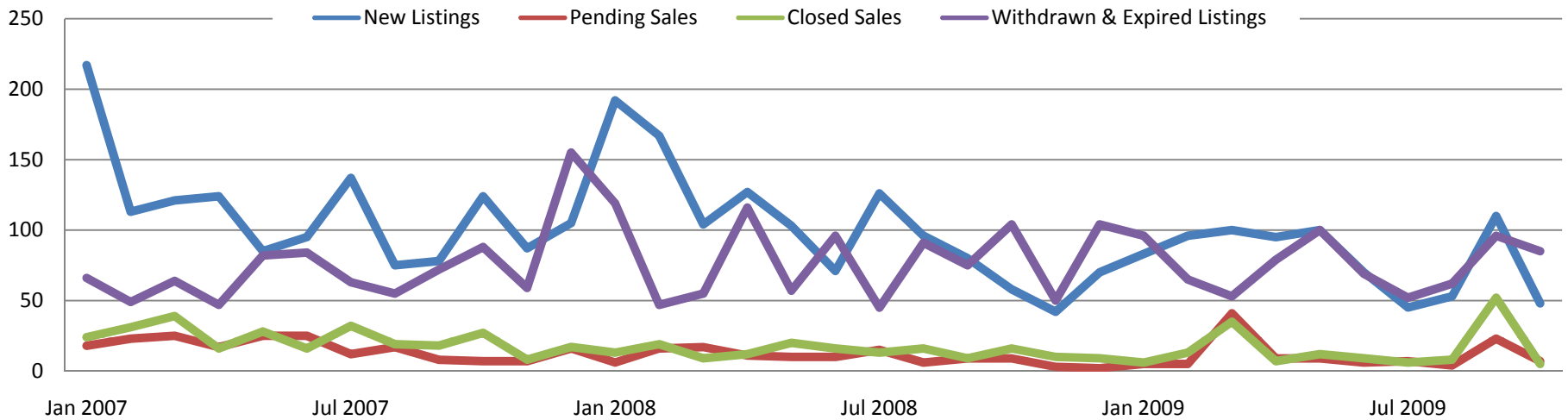


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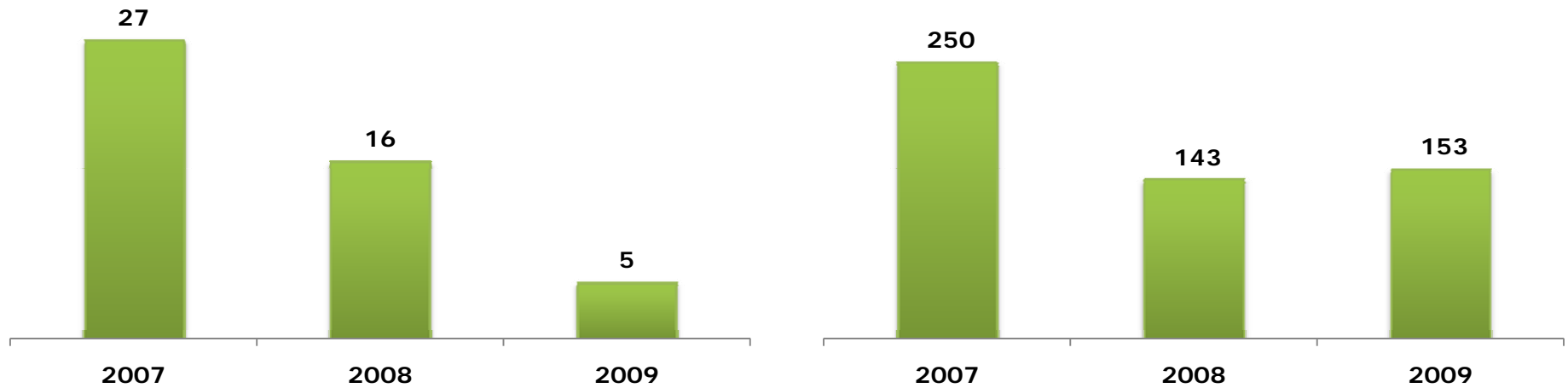
Closed Sales: Vacant and Undeveloped Land

Monthly real estate market indicators.

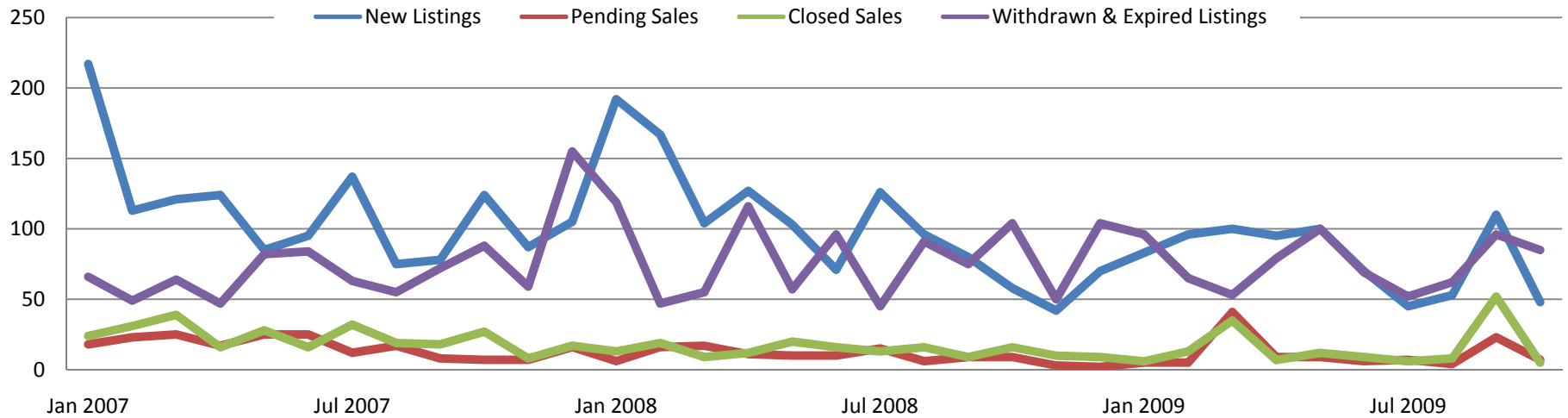


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Year to Date



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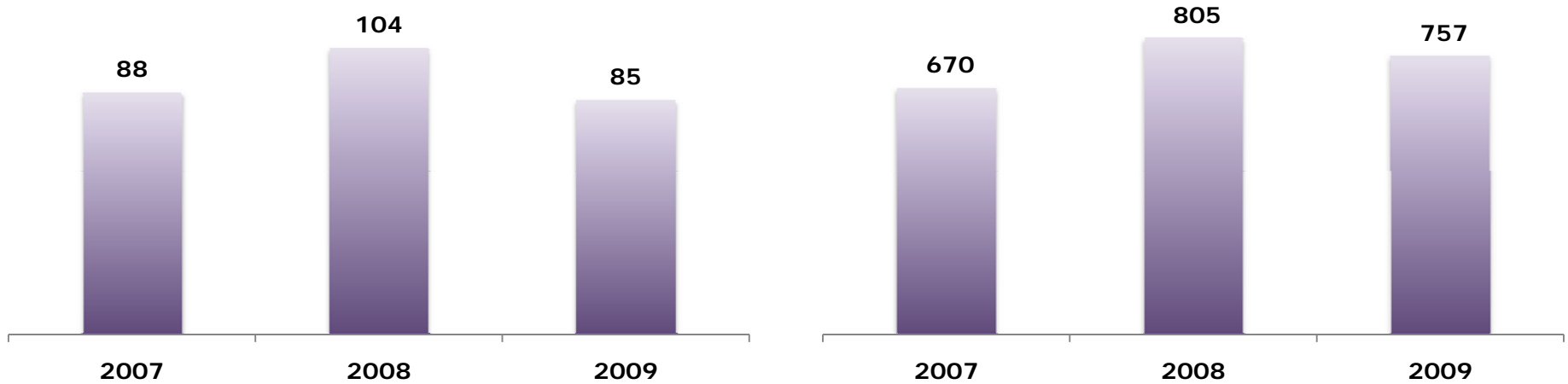


Withdrawn & Expired Listings: Vacant and Undeveloped Land

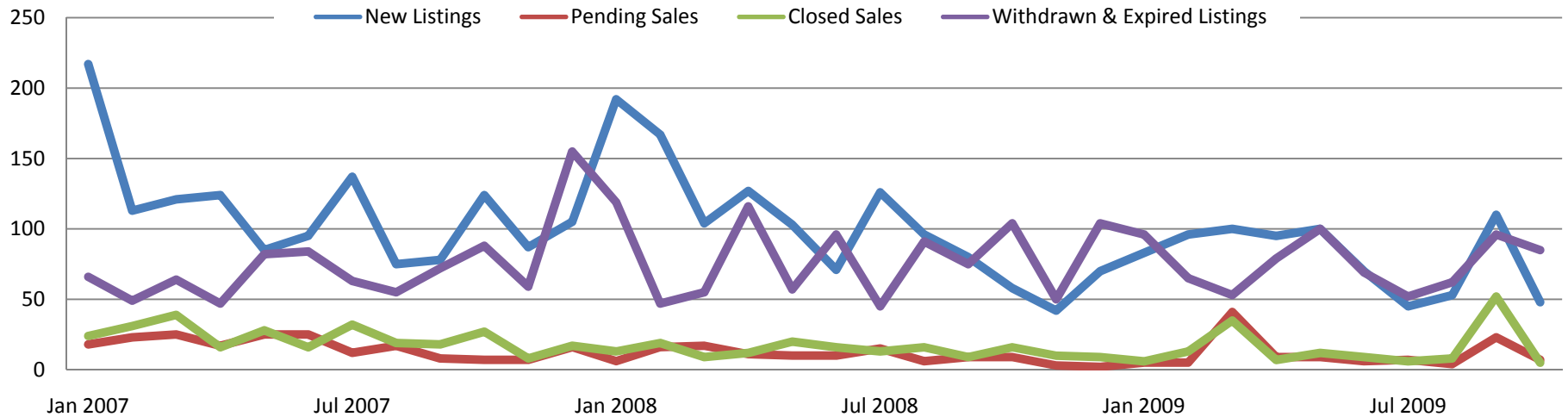
Monthly real estate market indicators.

October

Year to Date



Historical Activity



Supply: Residential Properties

Monthly real estate market indicators.



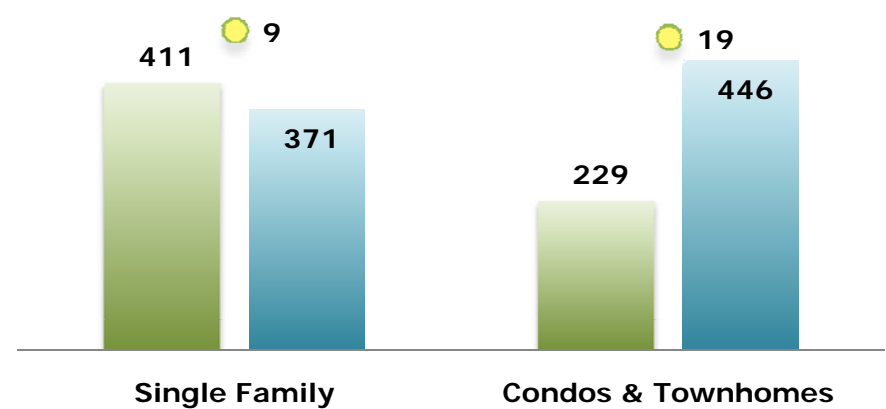
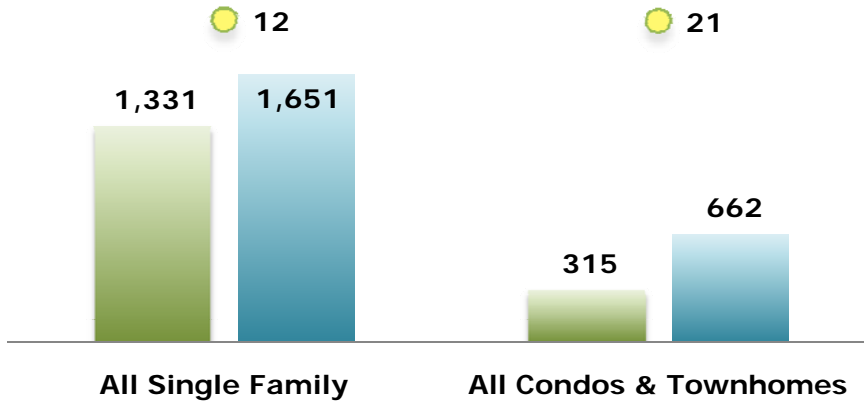
We work hard so you can sleep at night

All Residential

Up to \$150,000

■ Number Sold YTD ■ Number Available ● Months of Supply

■ Number Sold YTD ■ Number Available ● Months of Supply

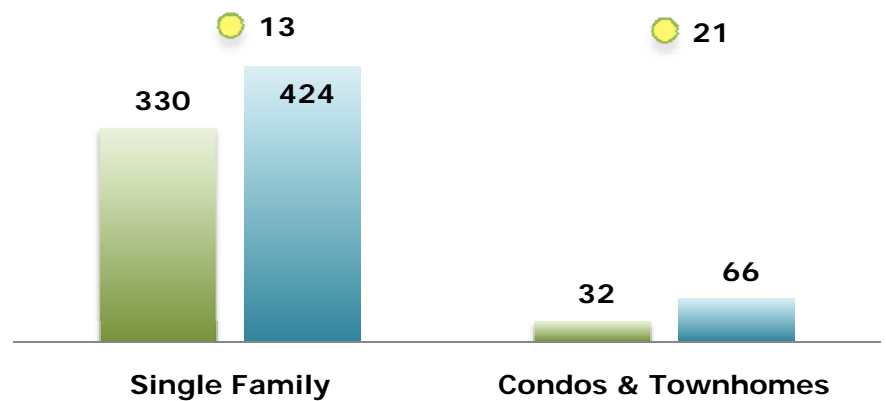
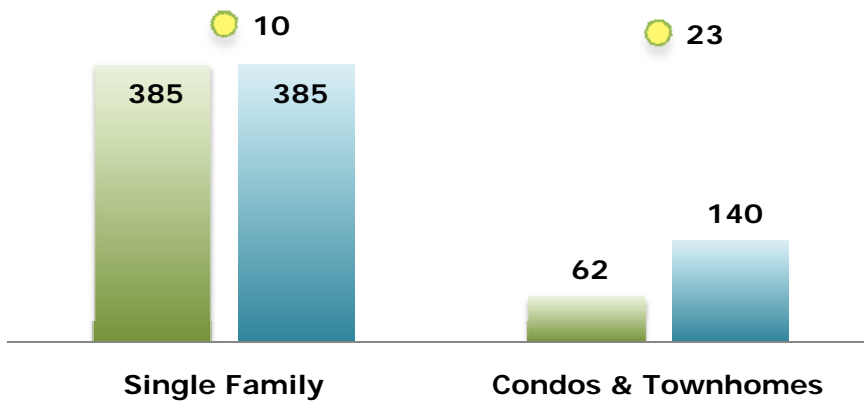


\$150,000 to \$200,000

\$200,000 to \$300,000

■ Number Sold YTD ■ Number Available ● Months of Supply

■ Number Sold YTD ■ Number Available ● Months of Supply



Supply: Residential Properties

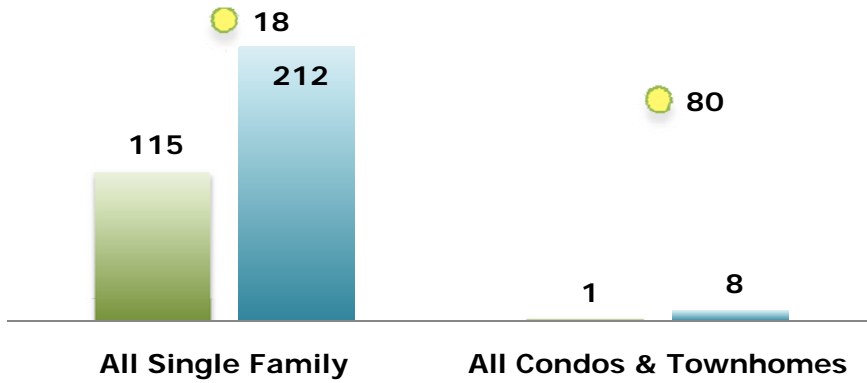
Monthly real estate market indicators.



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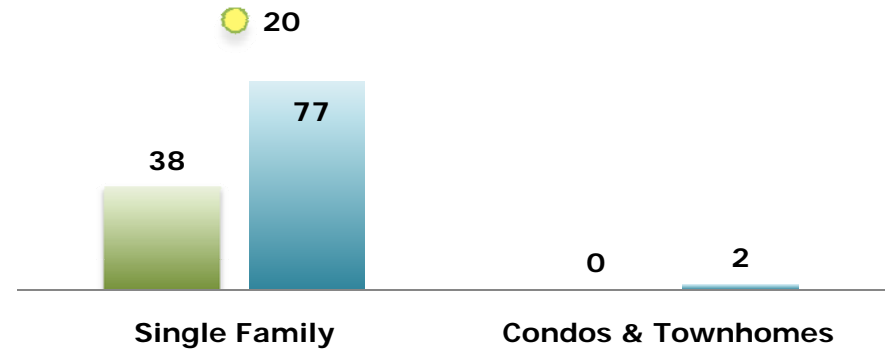
\$300,000 to \$400,000

■ Number Sold YTD ■ Number Available ● Months of Supply



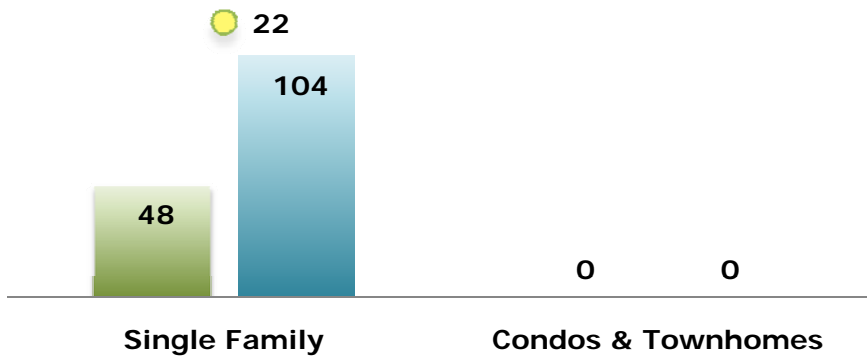
\$400,000 to \$500,000

■ Number Sold YTD ■ Number Available ● Months of Supply



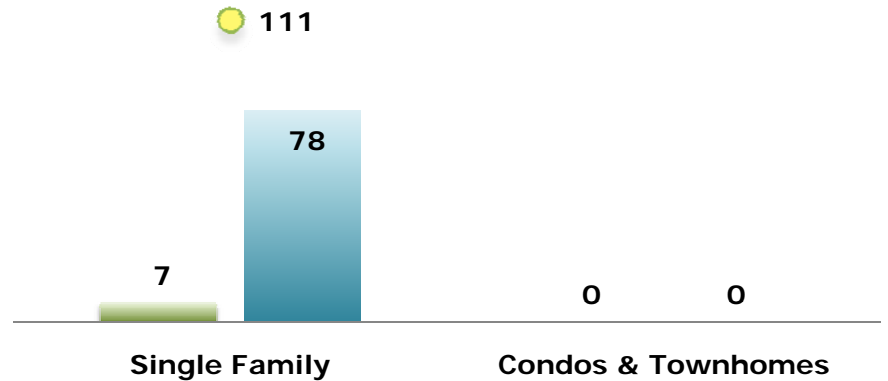
\$500,000 to \$750,000

■ Number Sold YTD ■ Number Available ● Months of Supply



\$750,000 and Above

■ Number Sold YTD ■ Number Available ● Months of Supply



Supply: Vacant and Undeveloped Land

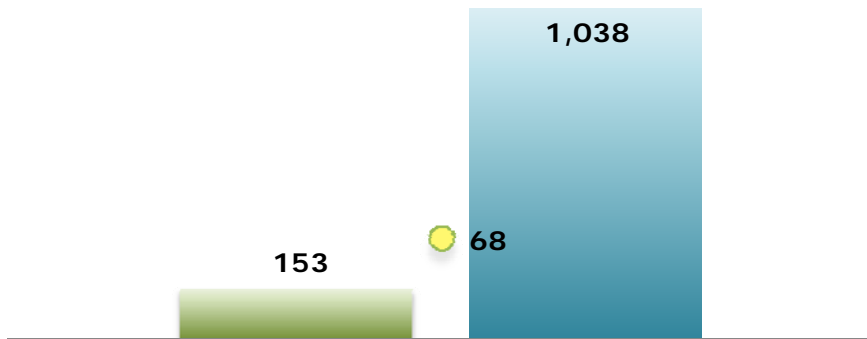
Monthly real estate market indicators.



We work hard so you can sleep at night

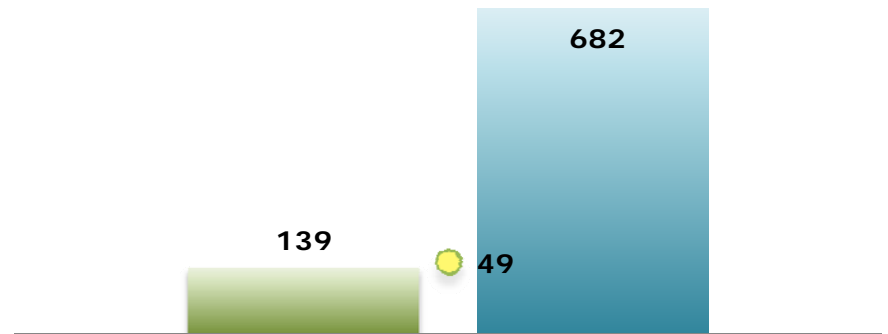
All Land

■ Number Sold YTD ■ Number Available ● Months of Supply



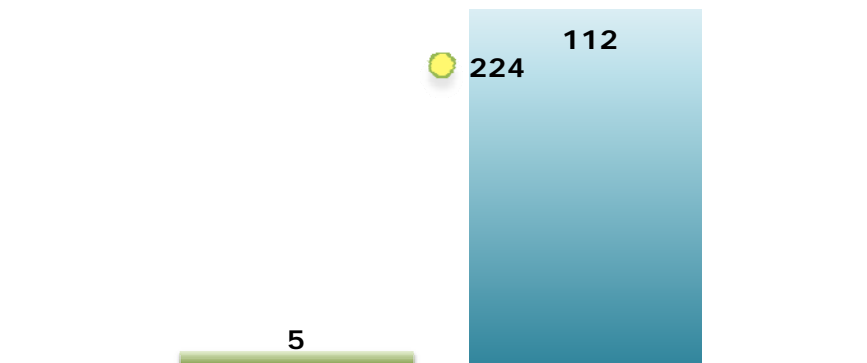
Up to \$150,000

■ Number Sold YTD ■ Number Available ● Months of Supply



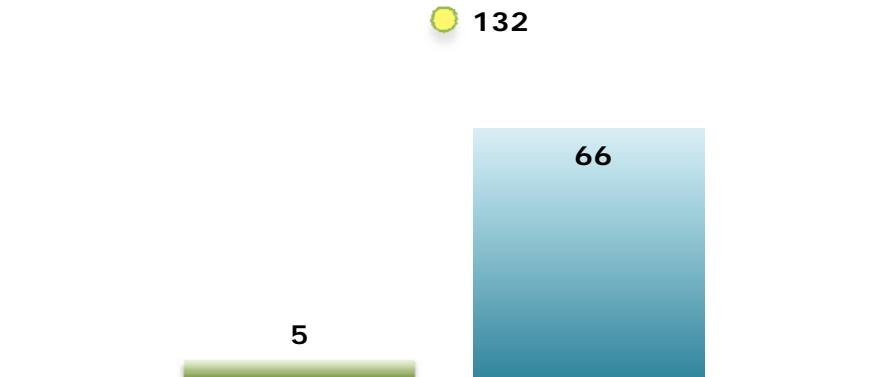
\$150,000 to \$200,000

■ Number Sold YTD ■ Number Available ● Months of Supply



\$200,000 to \$300,000

■ Number Sold YTD ■ Number Available ● Months of Supply



Supply: Vacant and Undeveloped Land

Monthly real estate market indicators.



We work hard so you can sleep at night

\$300,000 to \$400,000

■ Number Sold YTD ■ Number Available ● Months of Supply



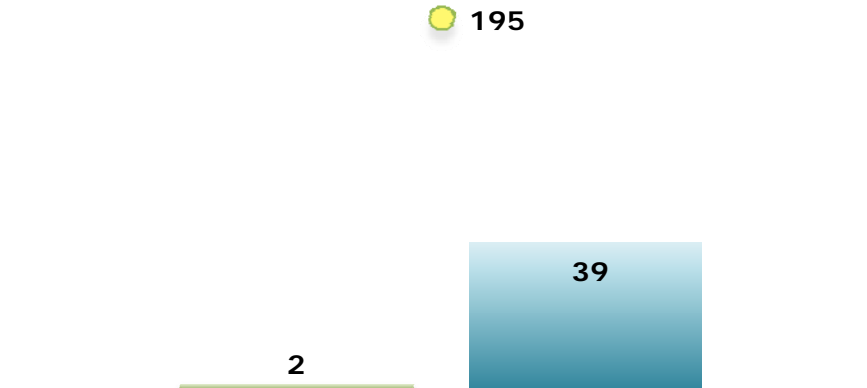
\$400,000 to \$500,000

■ Number Sold YTD ■ Number Available ● Months of Supply



\$500,000 to \$750,000

■ Number Sold YTD ■ Number Available ● Months of Supply



\$750,000 and Above

■ Number Sold YTD ■ Number Available ● Months of Supply

