

2009 Year End Alachua County Real Estate Market Report



Single-family homes in the lower price brackets had the greatest demand last year while expensive parcels of vacant land saw the least demand.

Activity in December was stable compared to November and much better than Dec 08. The number of homes sold was up 16% year to year, and the homes that sold were on the market almost a month less time than a year before. We saw another slight increase in average prices last month.

There was less inventory on the market in 2009 than prior years, and 42% of the listed properties sold (compared to 46% in 2007). The sell/list ratio went down by another 3% in 2009, which links to a 10% drop in prices from 2008 to 2009. There has been an overall 17% drop in prices since the 2007 peak of \$229,900.

Purchase & Sale Activity

Residential Properties

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Months of Supply

Residential	21
Vacant and Undeveloped Land	23

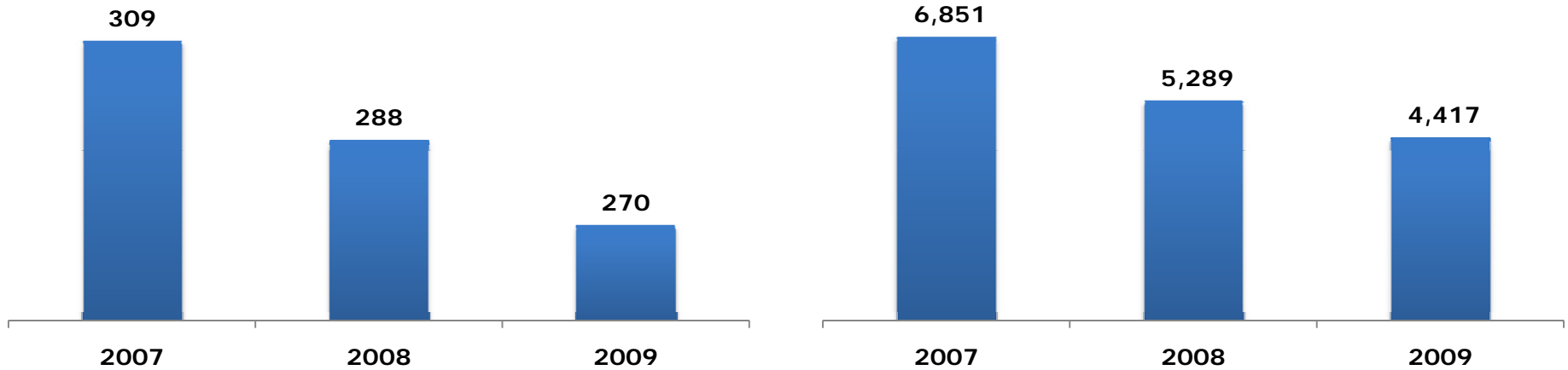
New Listings: Residential

Monthly real estate market indicators.

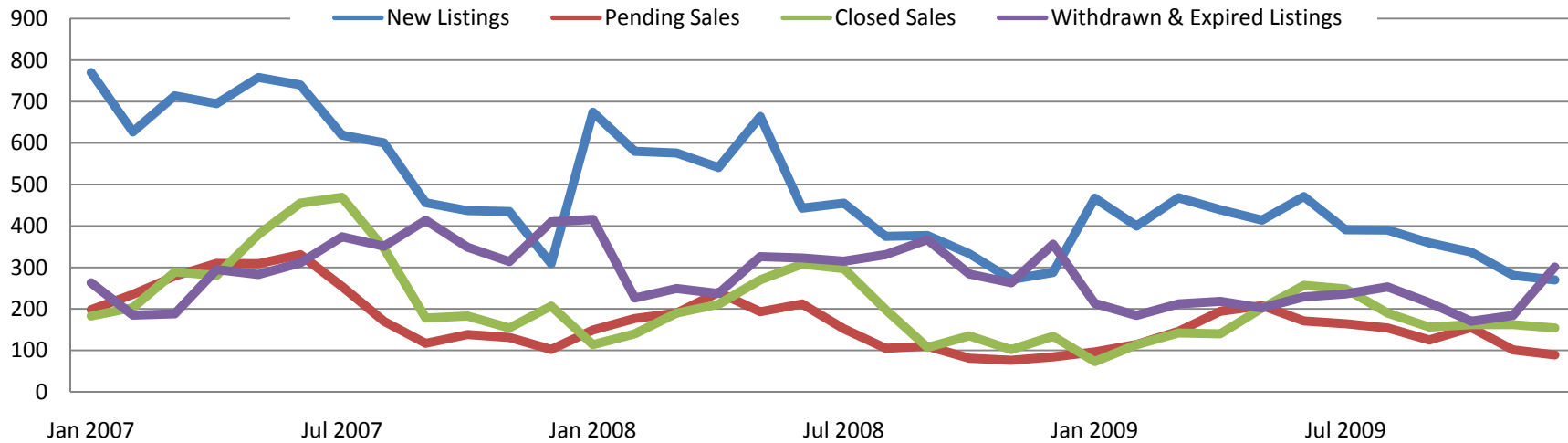


December

Year to Date



Historical Activity



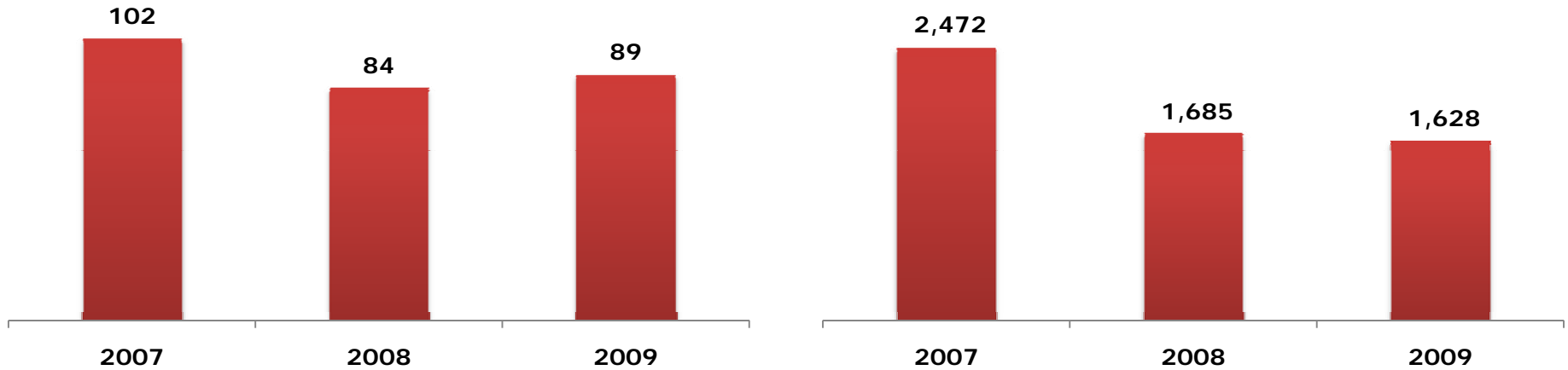
Pending Sales: Residential

Monthly real estate market indicators.

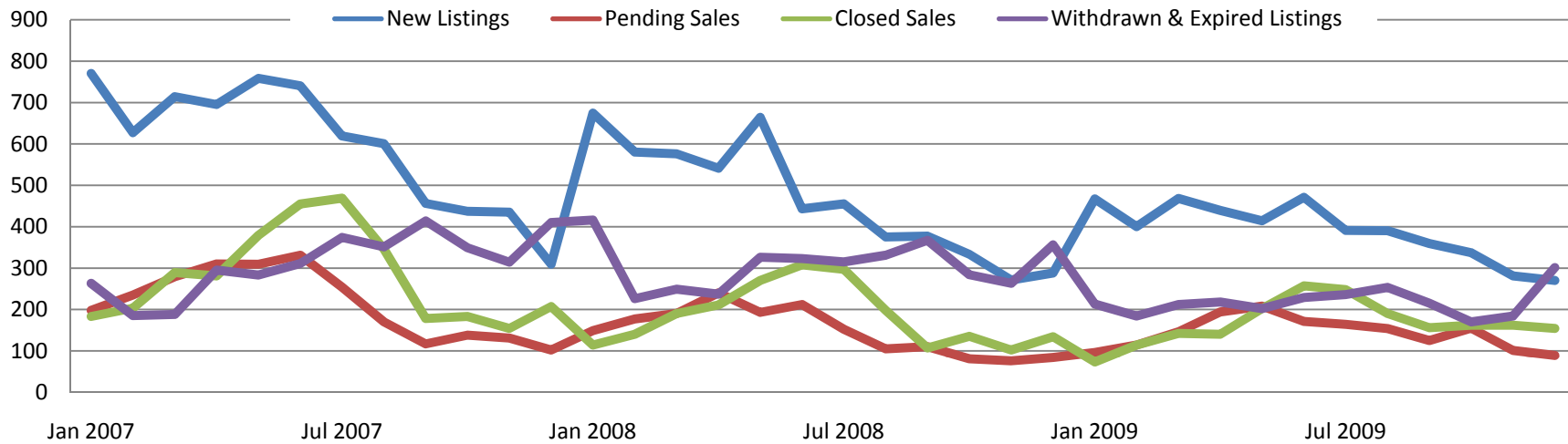


December

Year to Date



Historical Activity



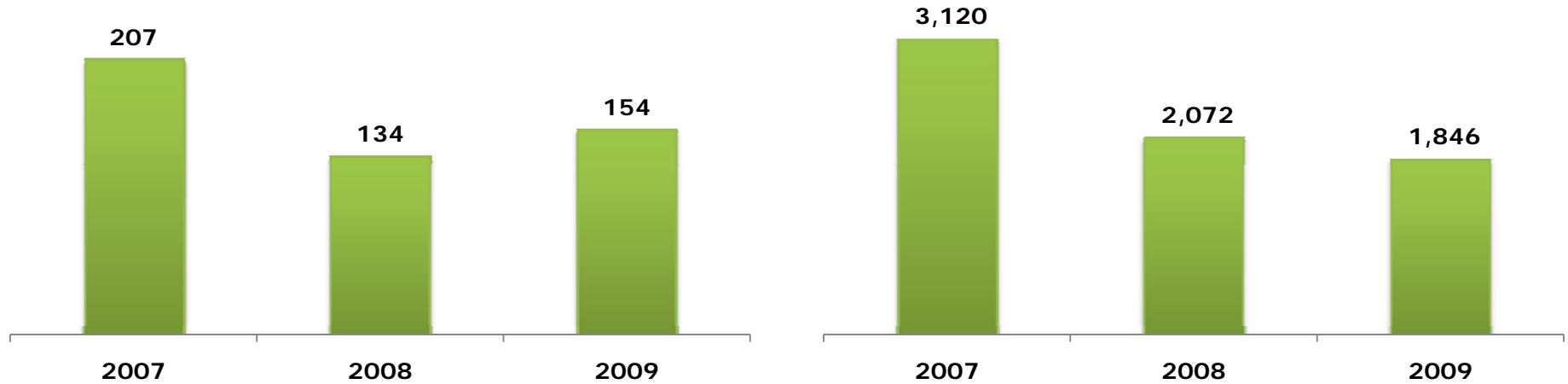
Closed Sales: Residential

Monthly real estate market indicators.

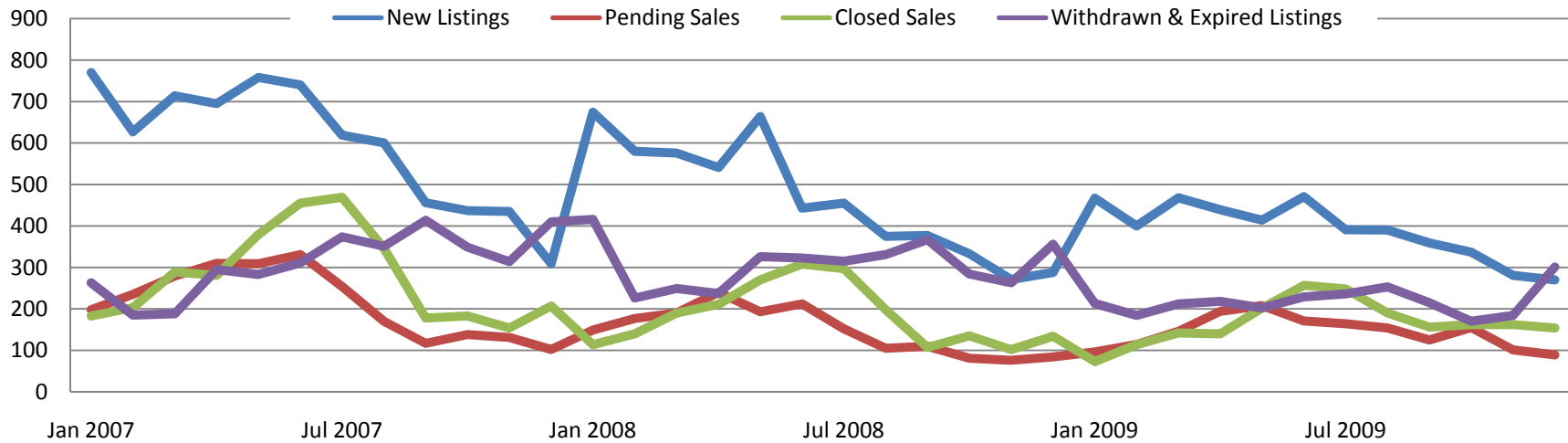


December

Year to Date



Historical Activity



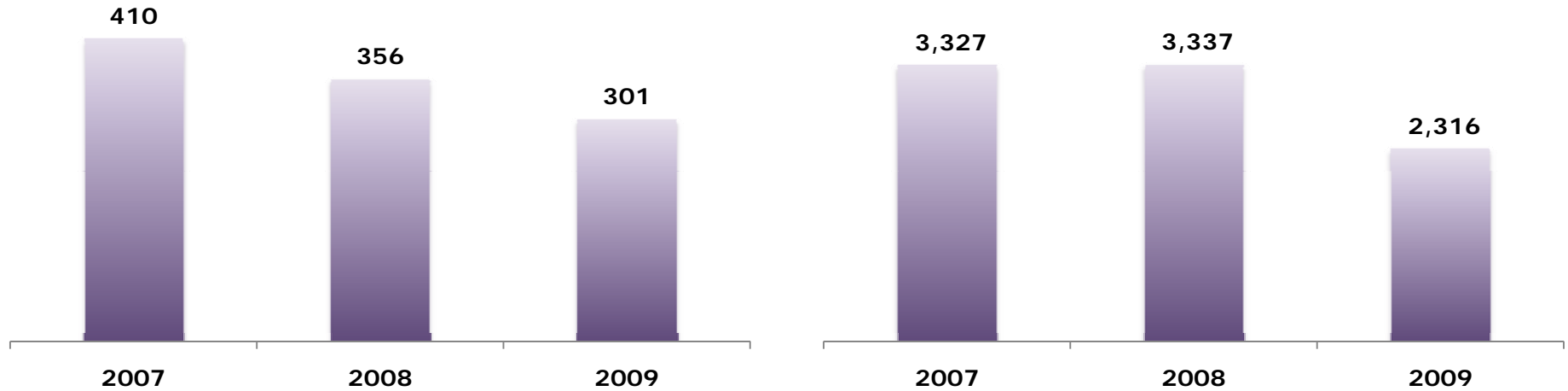
Withdrawn & Expired Listings: Residential

Monthly real estate market indicators.

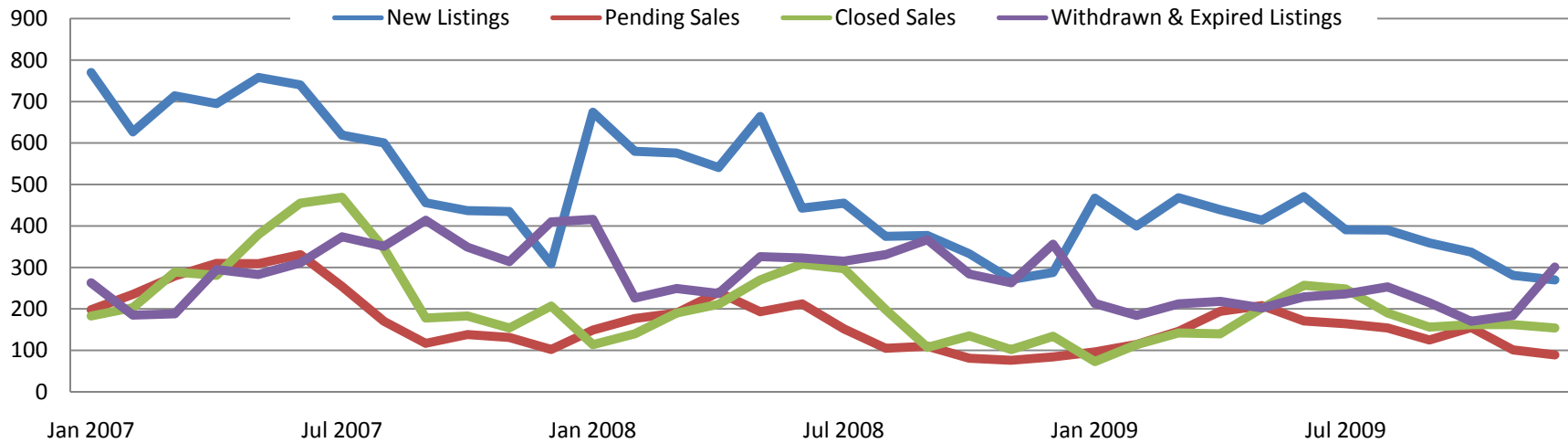


December

Year to Date



Historical Activity

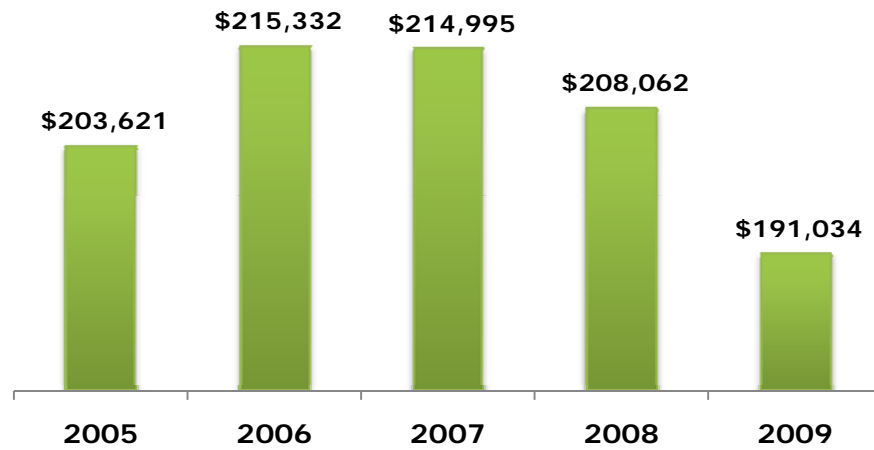


Sale Price

Monthly real estate market indicators.



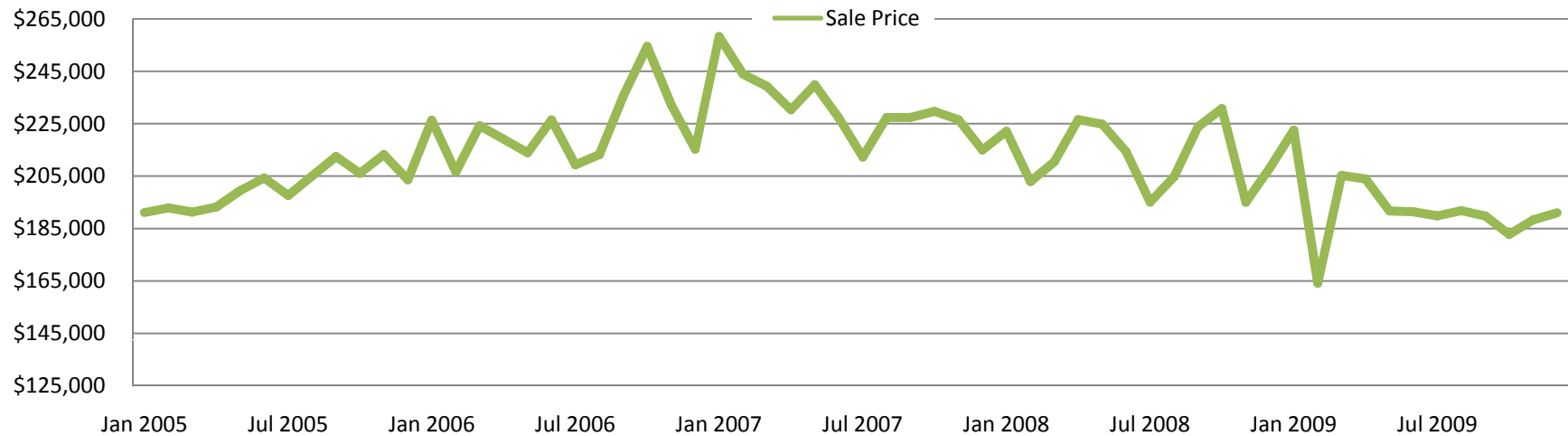
December



Year to Date



Historical Activity

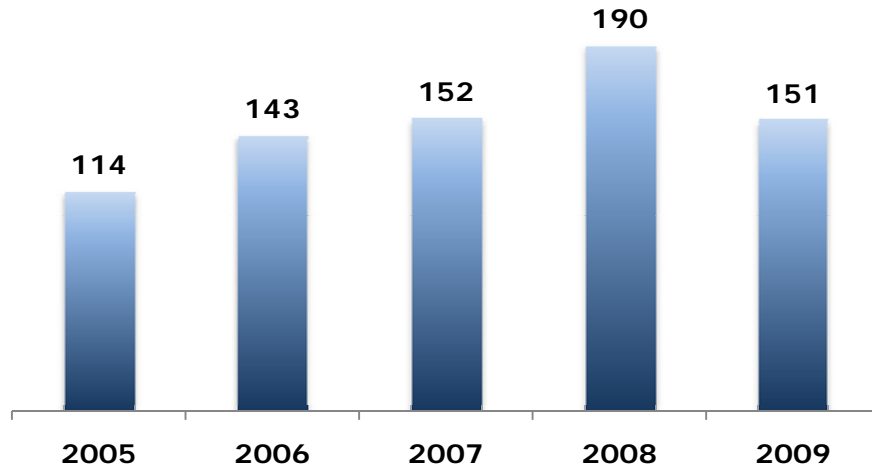


Days on Market

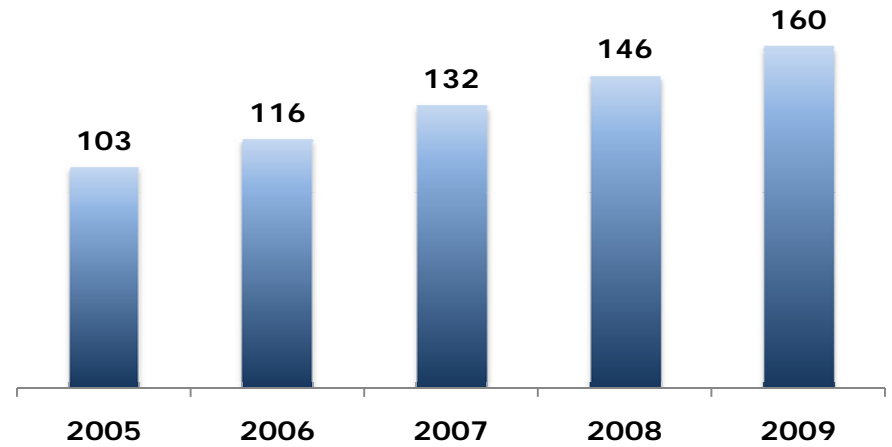
Monthly real estate market indicators.



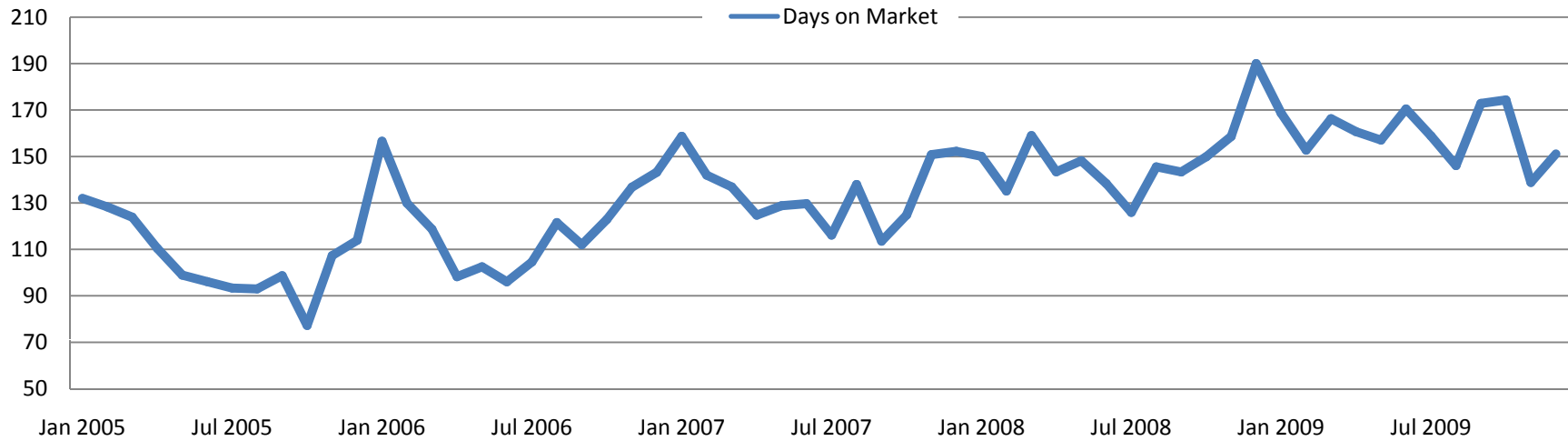
December



Year to Date



Historical Activity

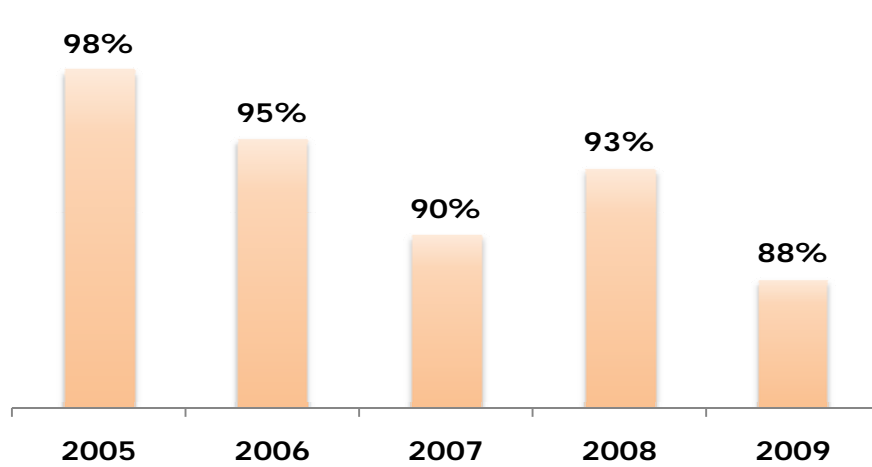


Original Asking Price to Selling Price Ratio

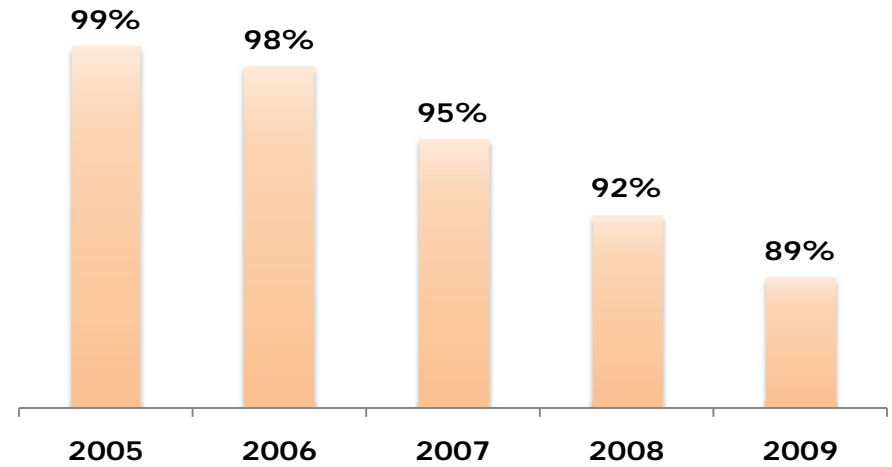
Monthly real estate market indicators.



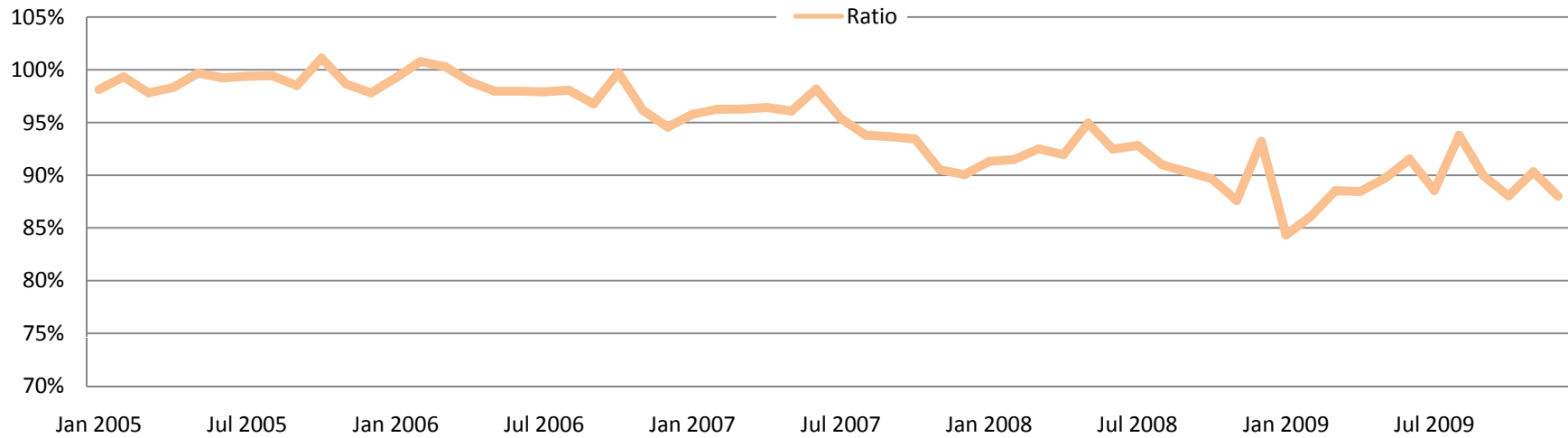
December



Year to Date



Historical Activity



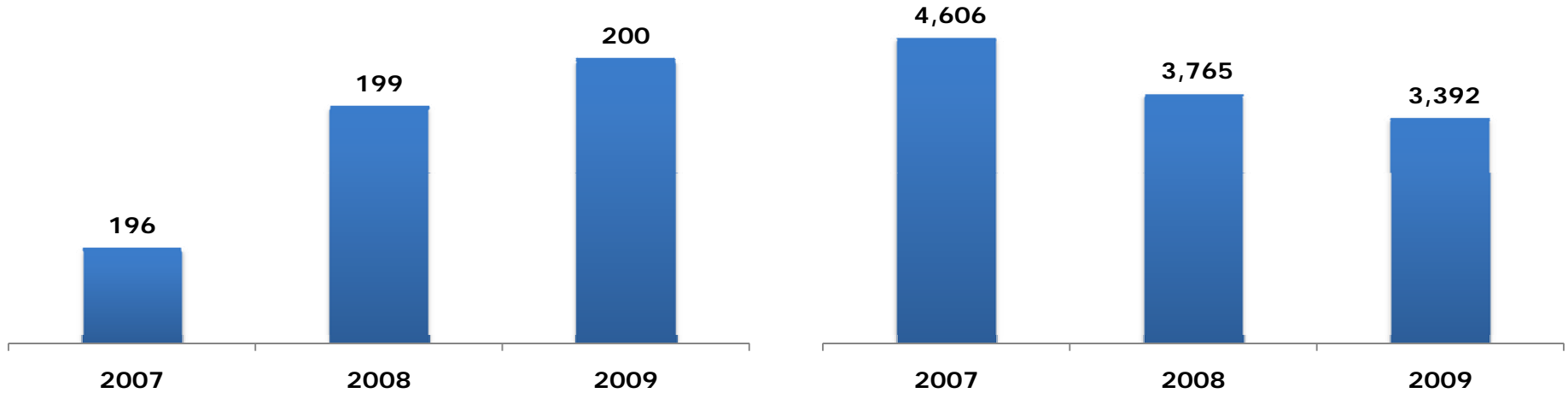
New Listings: Single Family Homes

Monthly real estate market indicators.

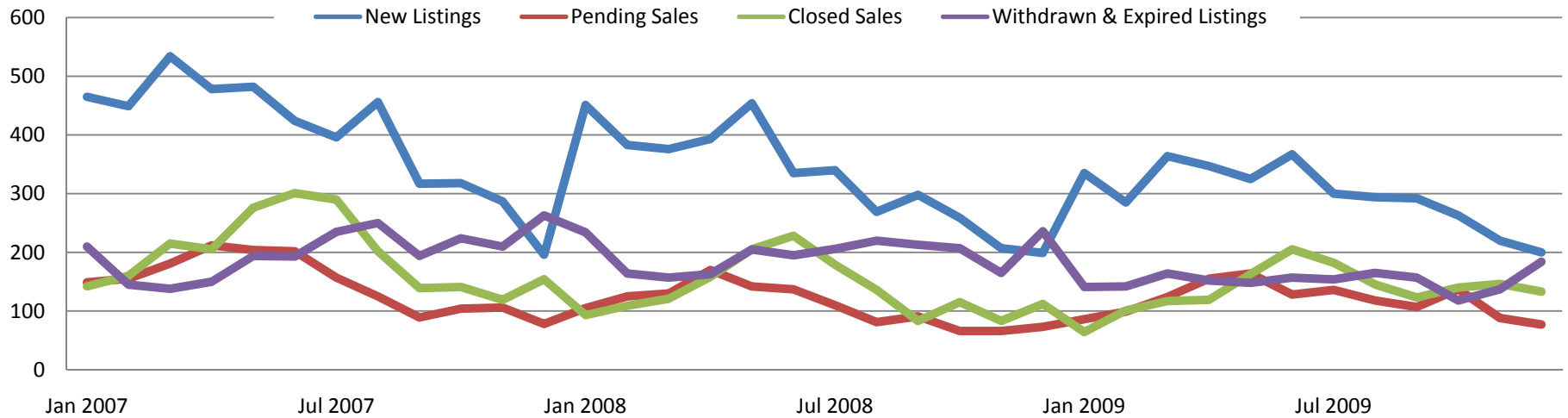


December

Year to Date



Historical Activity

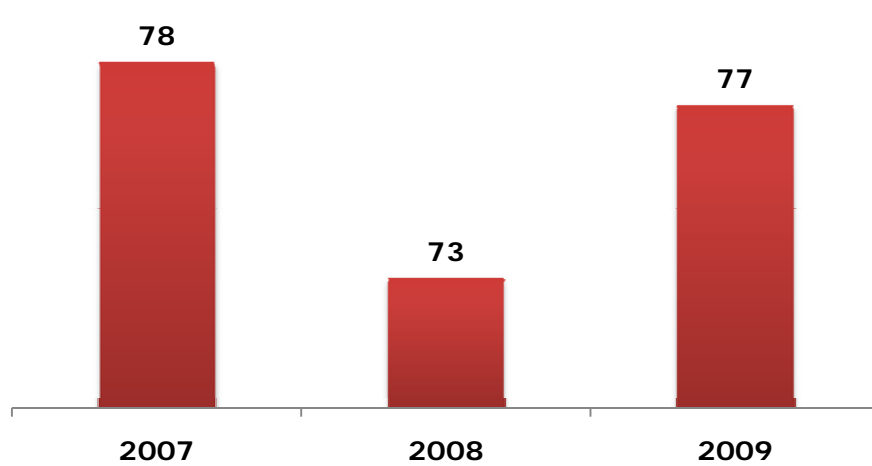


Pending Sales: Single Family Homes

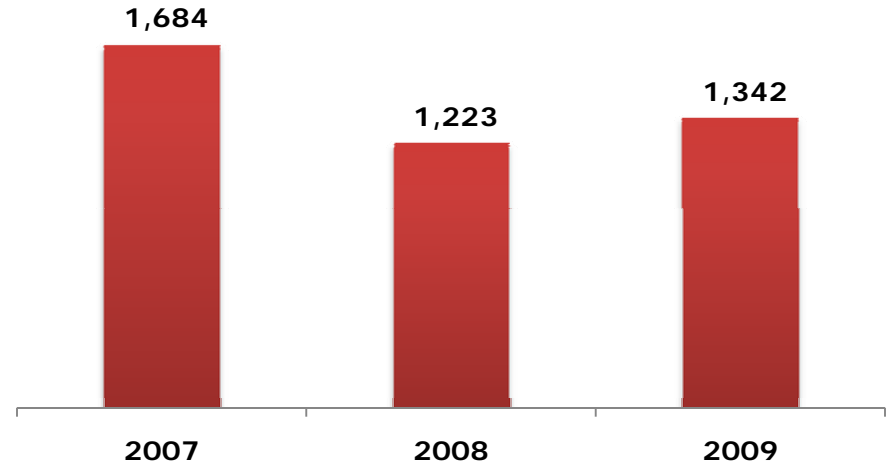
Monthly real estate market indicators.



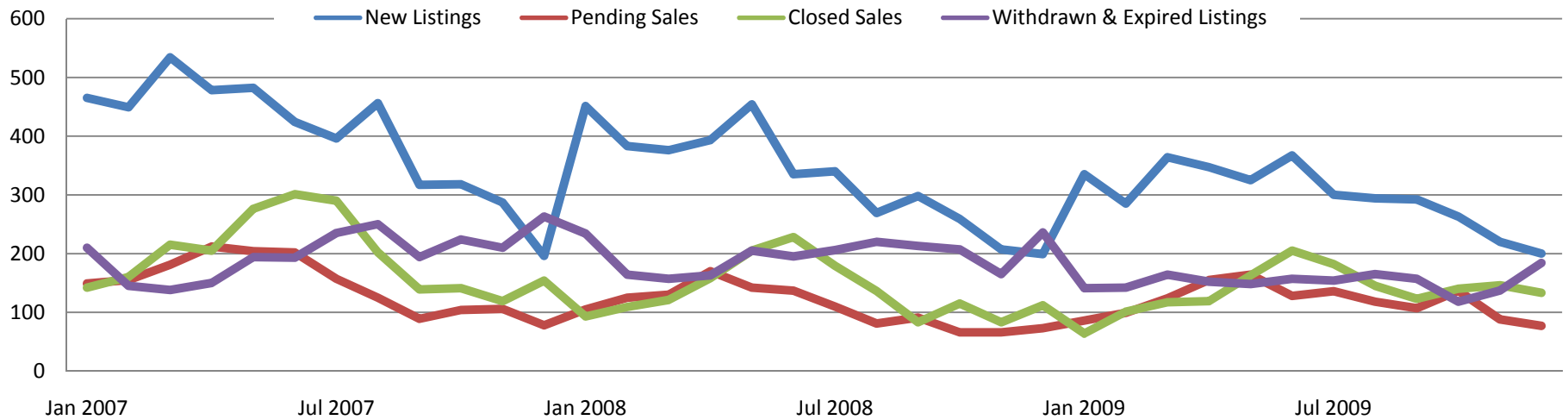
December



Year to Date



Historical Activity



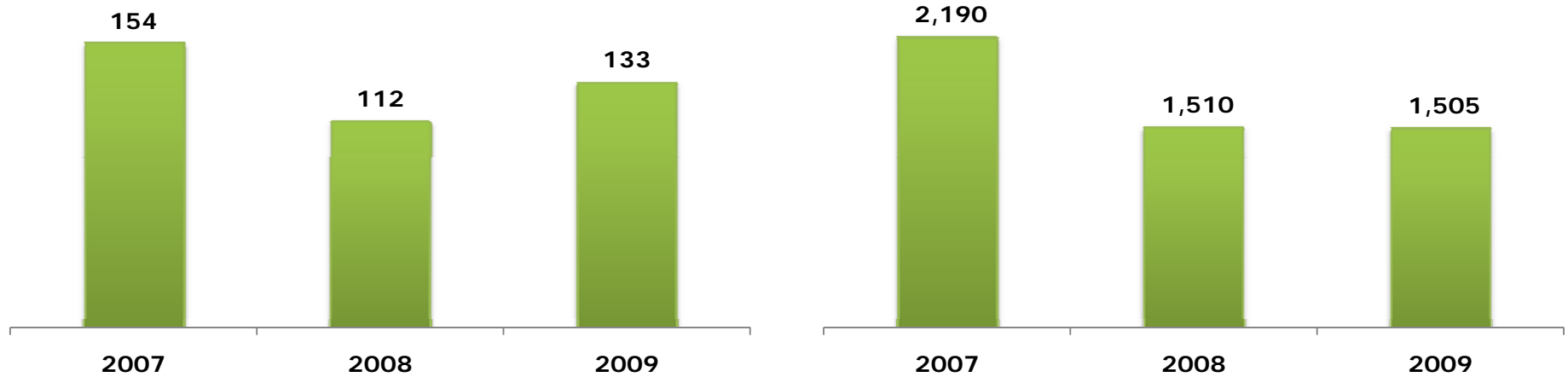
Closed Sales: Single Family Homes

Monthly real estate market indicators.

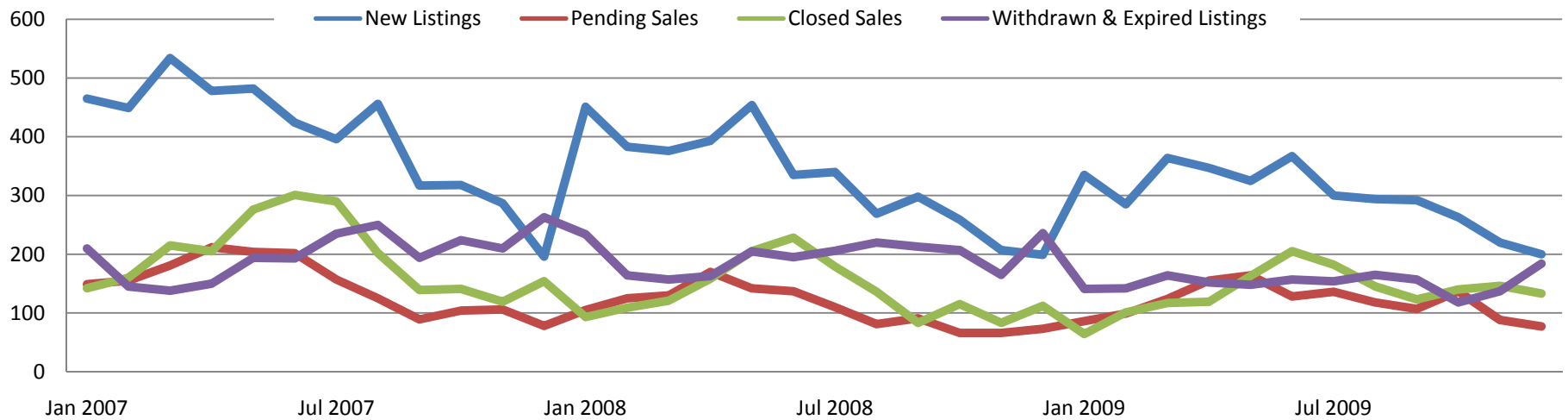


December

Year to Date



Historical Activity



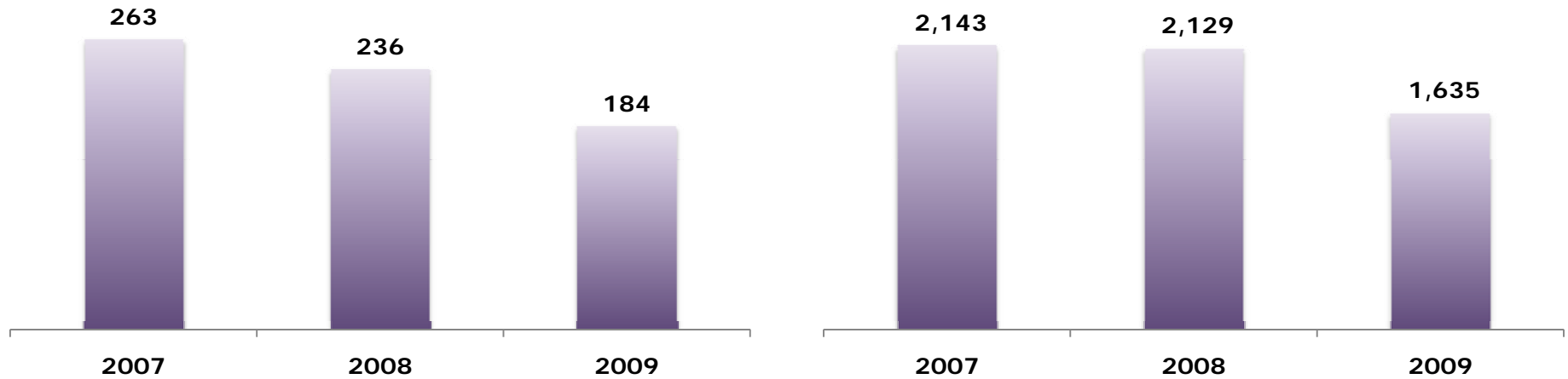
Withdrawn & Expired Listings: Single Family Homes

Monthly real estate market indicators.

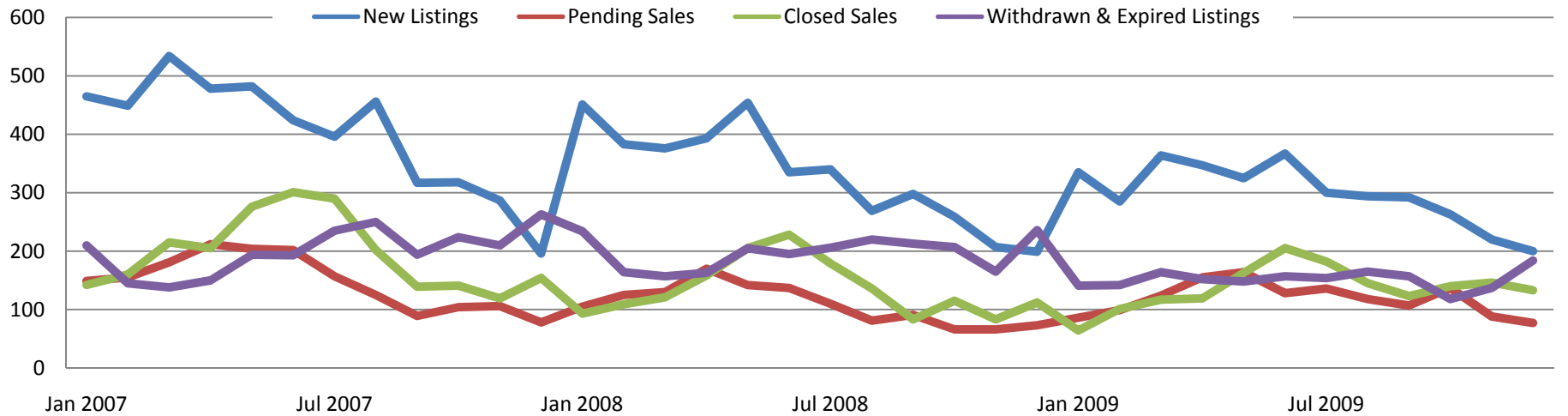


December

Year to Date



Historical Activity

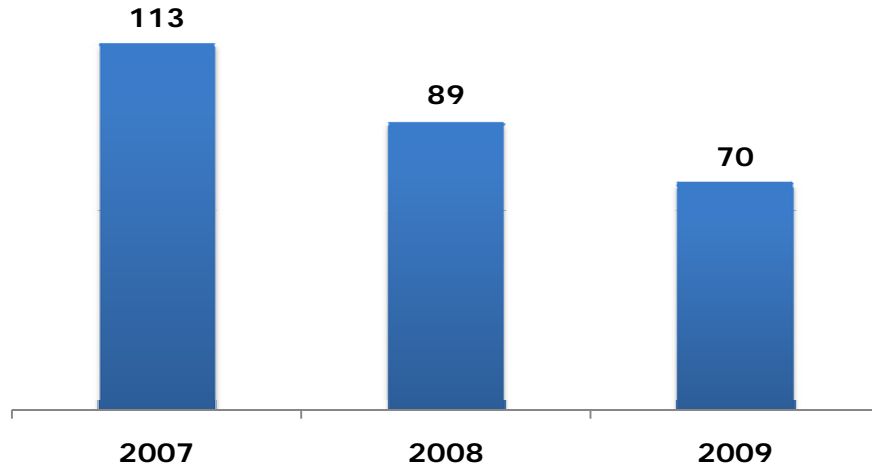


New Listings: Condos and Townhomes

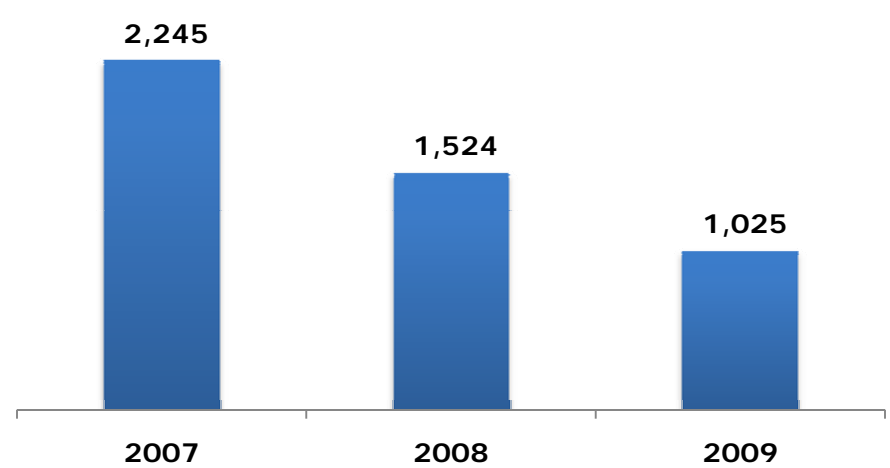
Monthly real estate market indicators.



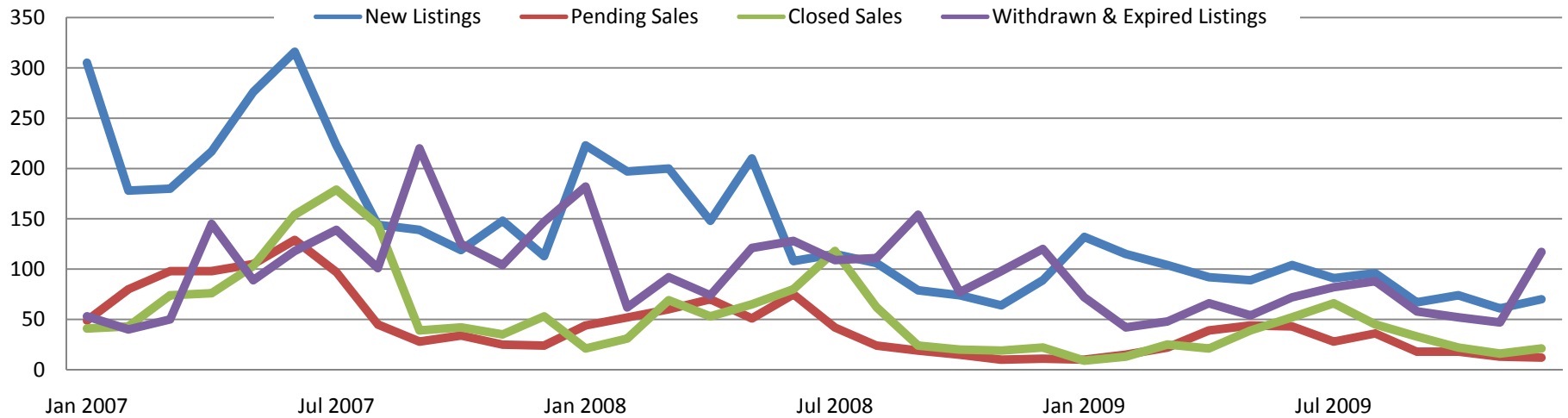
December



Year to Date



Historical Activity



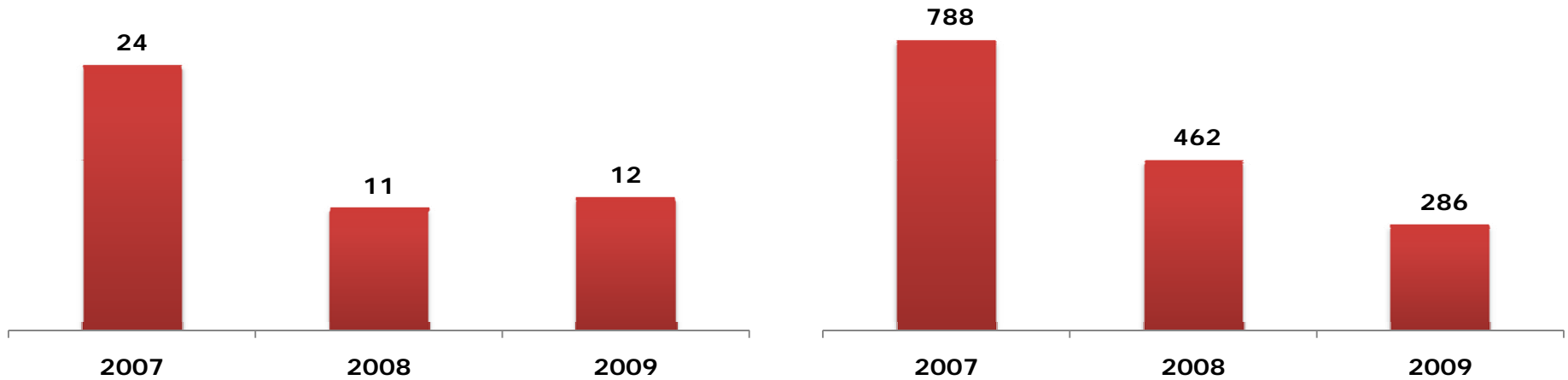
Pending Sales: Condos and Townhomes

Monthly real estate market indicators.

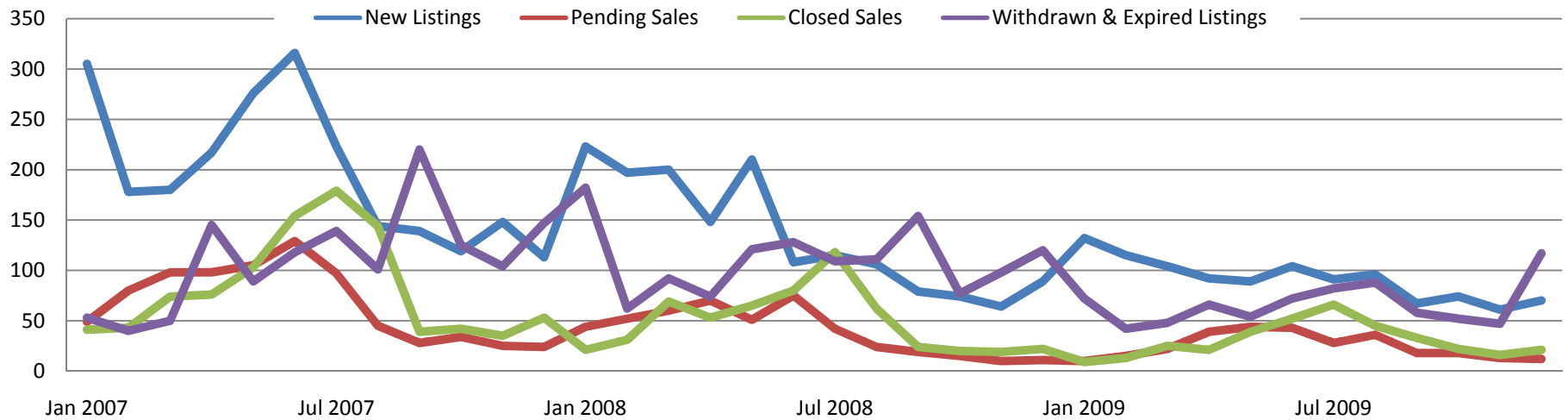


December

Year to Date



Historical Activity

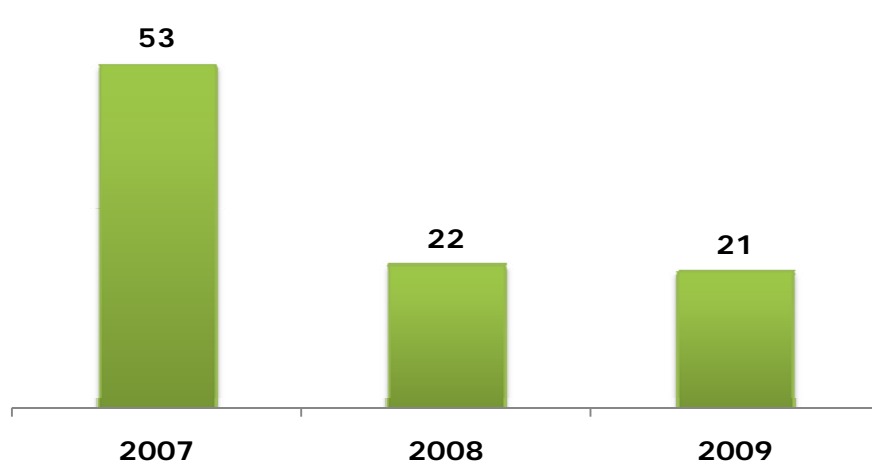


Closed Sales: Condos and Townhomes

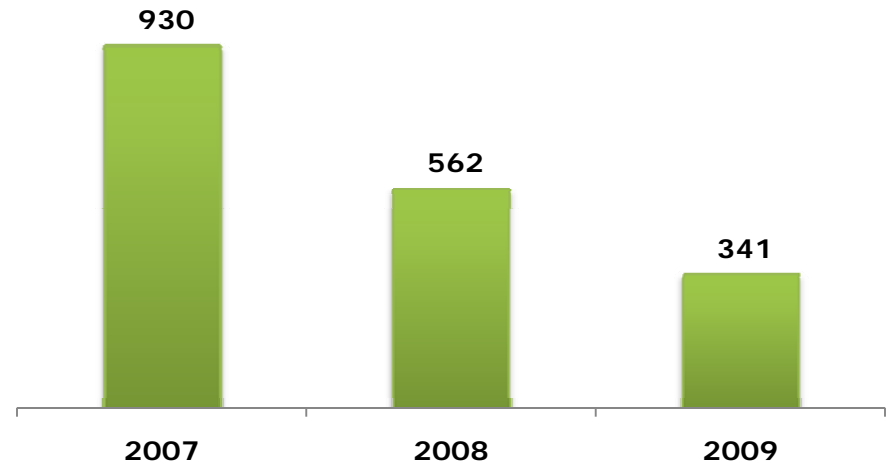
Monthly real estate market indicators.



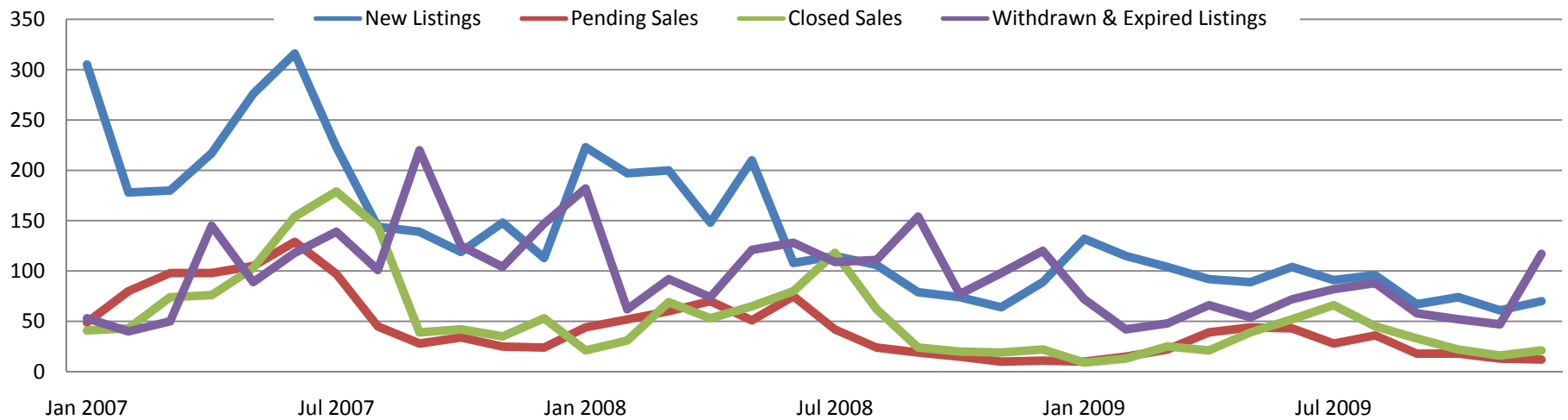
December



Year to Date



Historical Activity



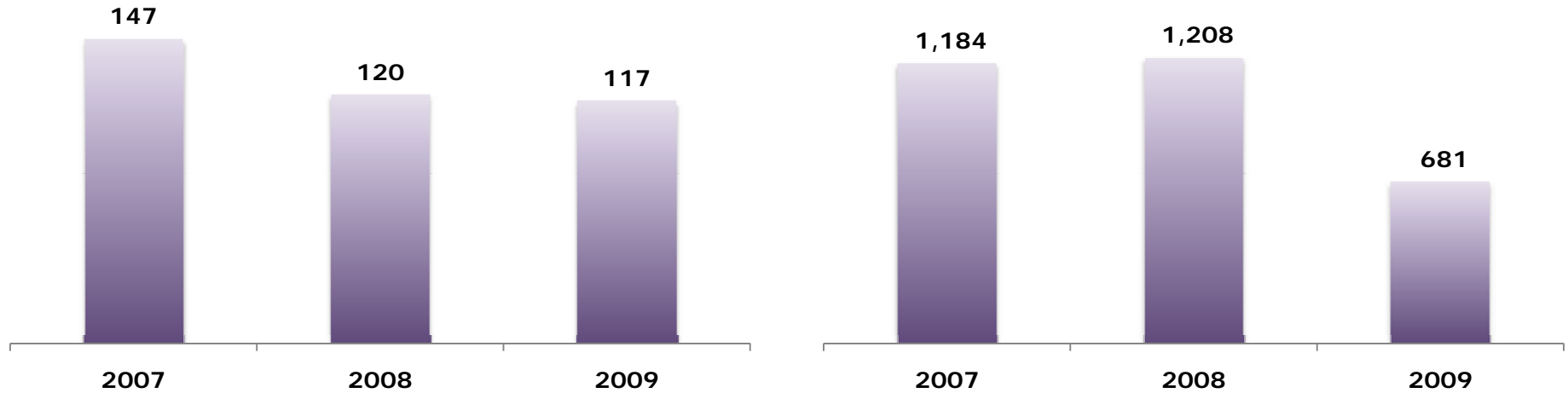
Withdrawn & Expired Listings: Condos and Townhomes

Monthly real estate market indicators.

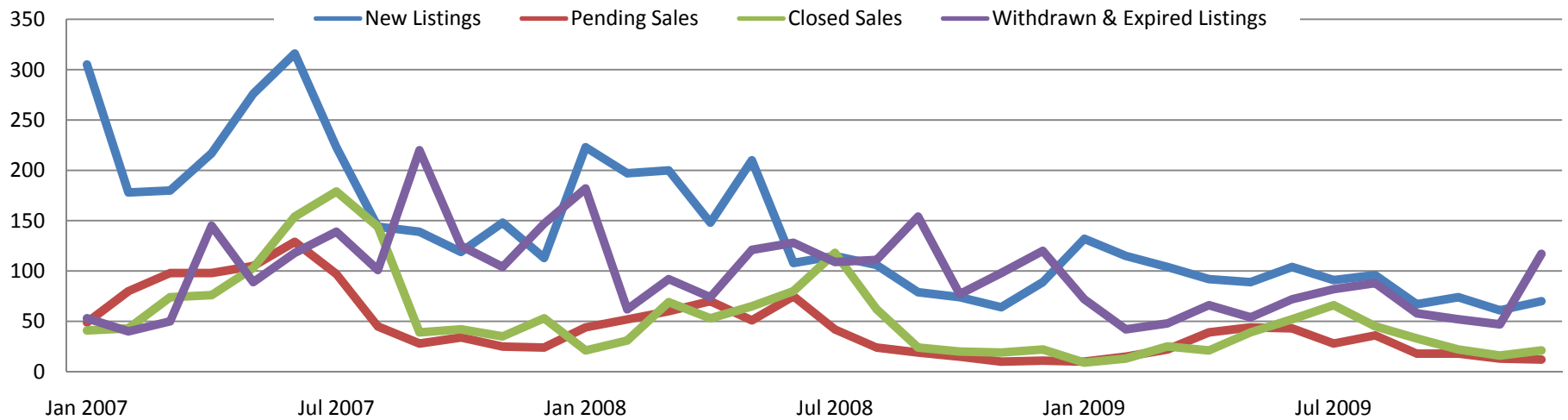


December

Year to Date



Historical Activity



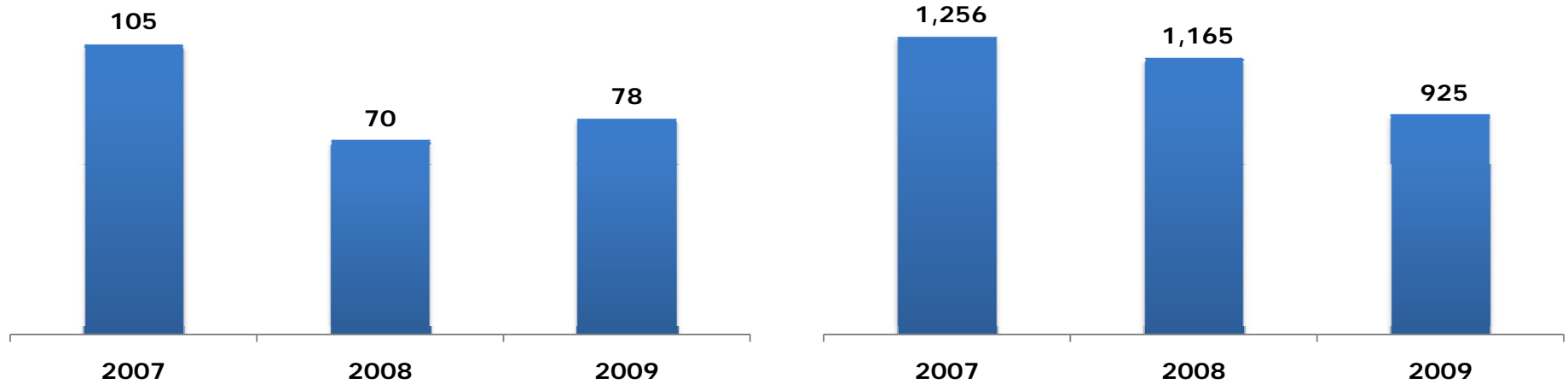
New Listings: Vacant and Undeveloped Land

Monthly real estate market indicators.

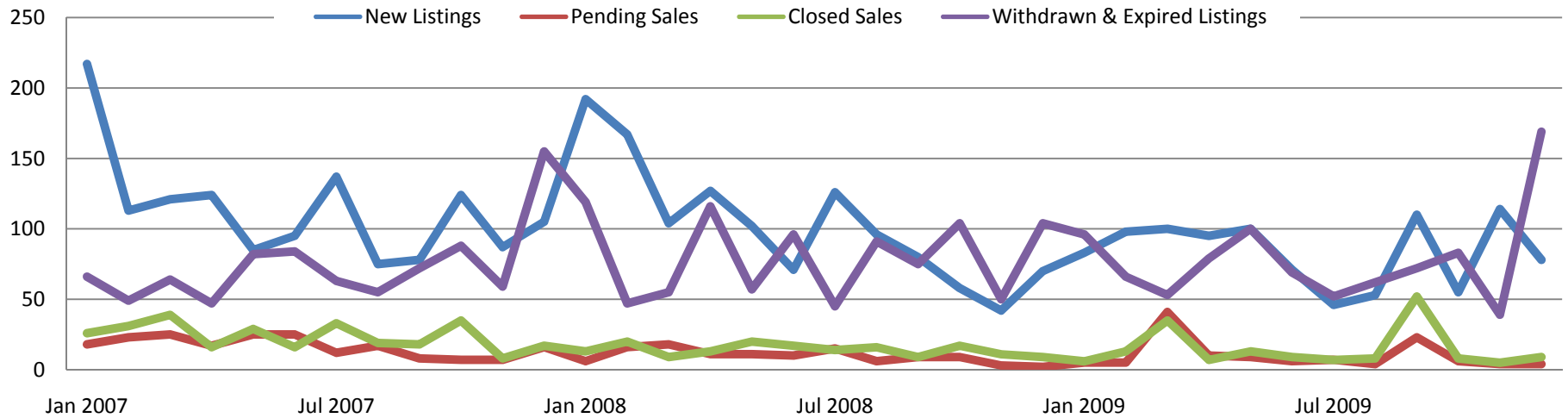


December

Year to Date



Historical Activity

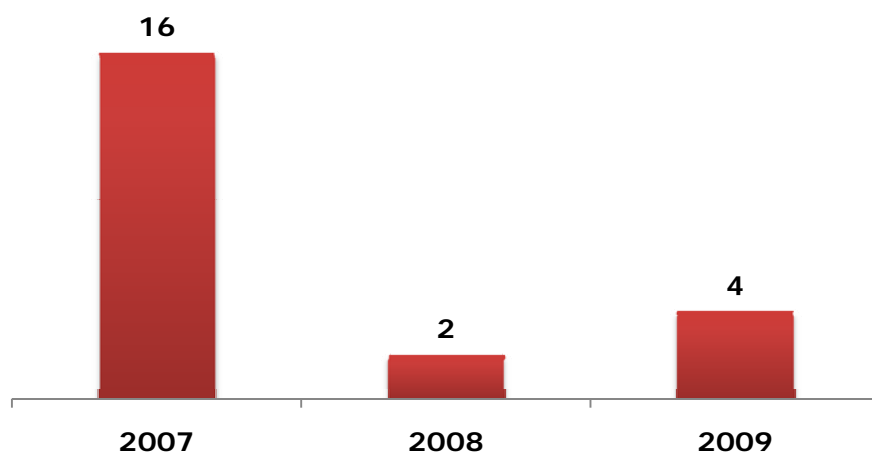


Pending Sales: Vacant and Undeveloped Land

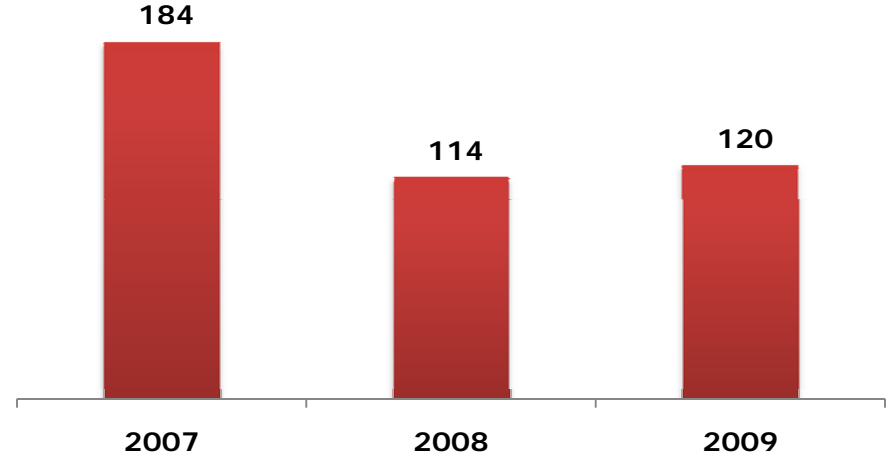
Monthly real estate market indicators.



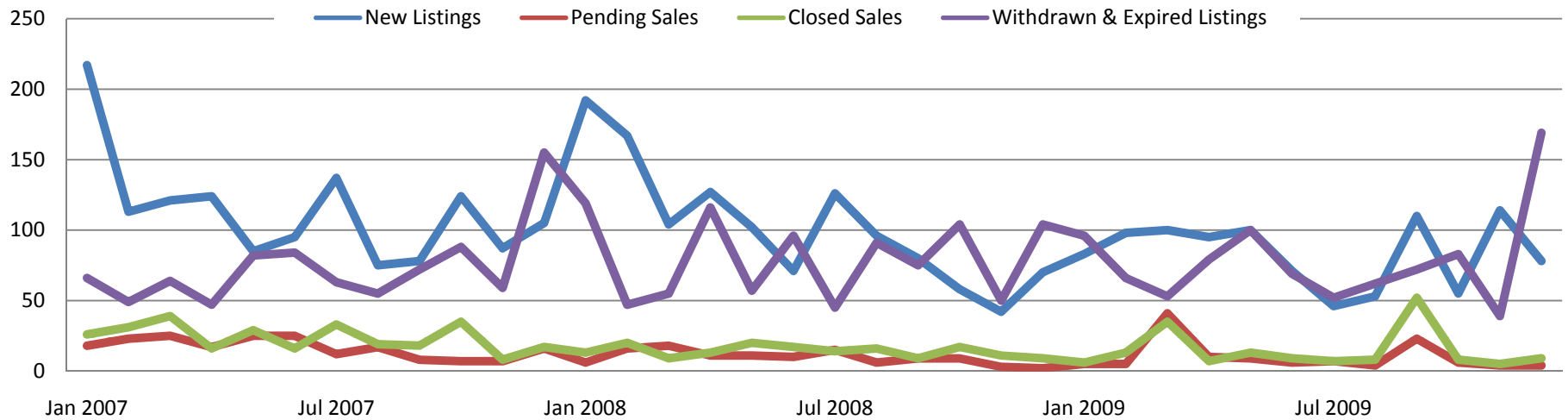
December



Year to Date



Historical Activity

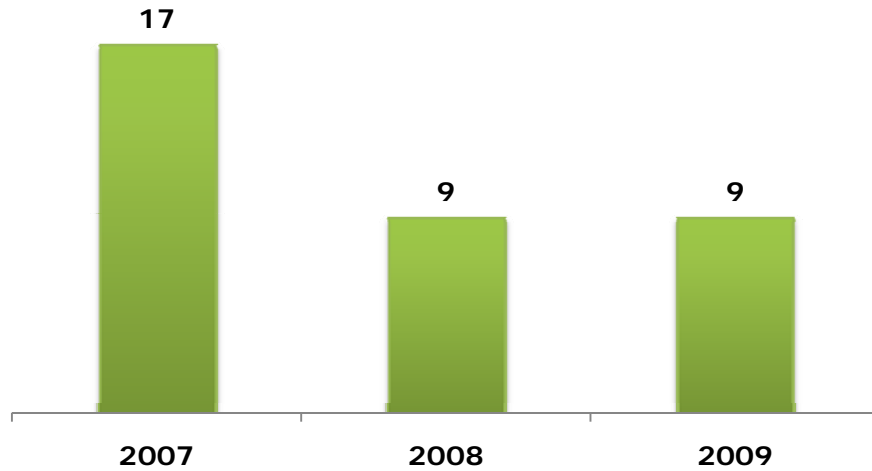


Closed Sales: Vacant and Undeveloped Land

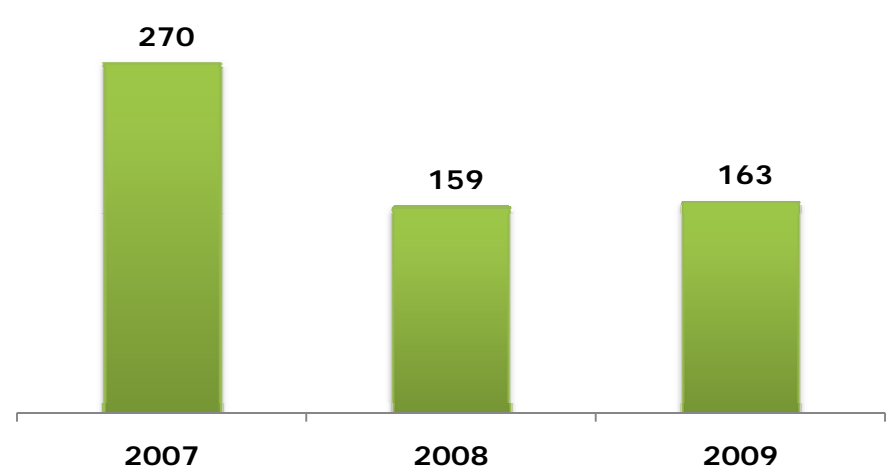
Monthly real estate market indicators.



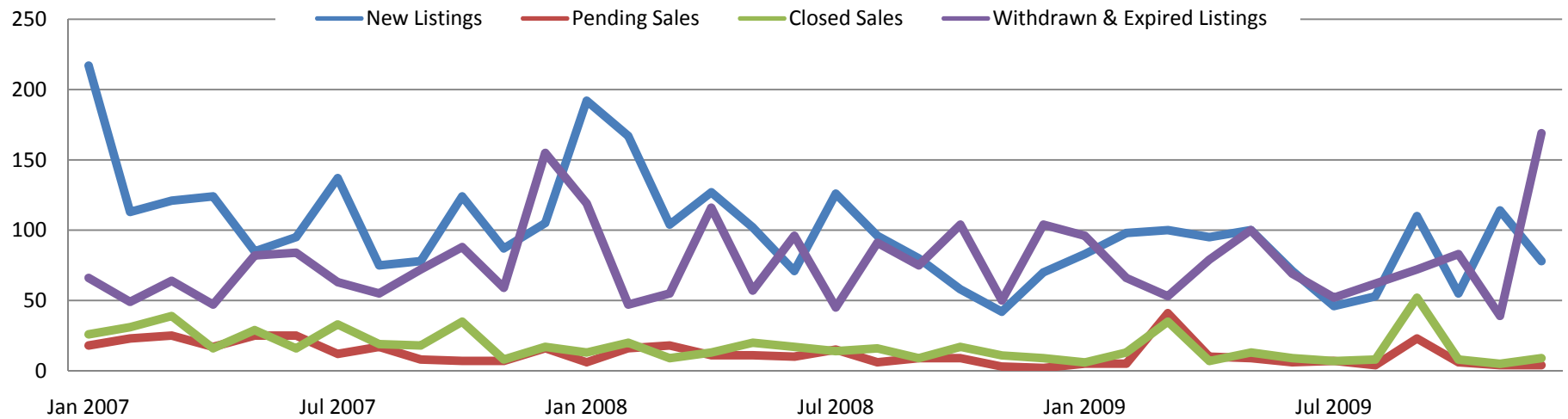
December



Year to Date



Historical Activity



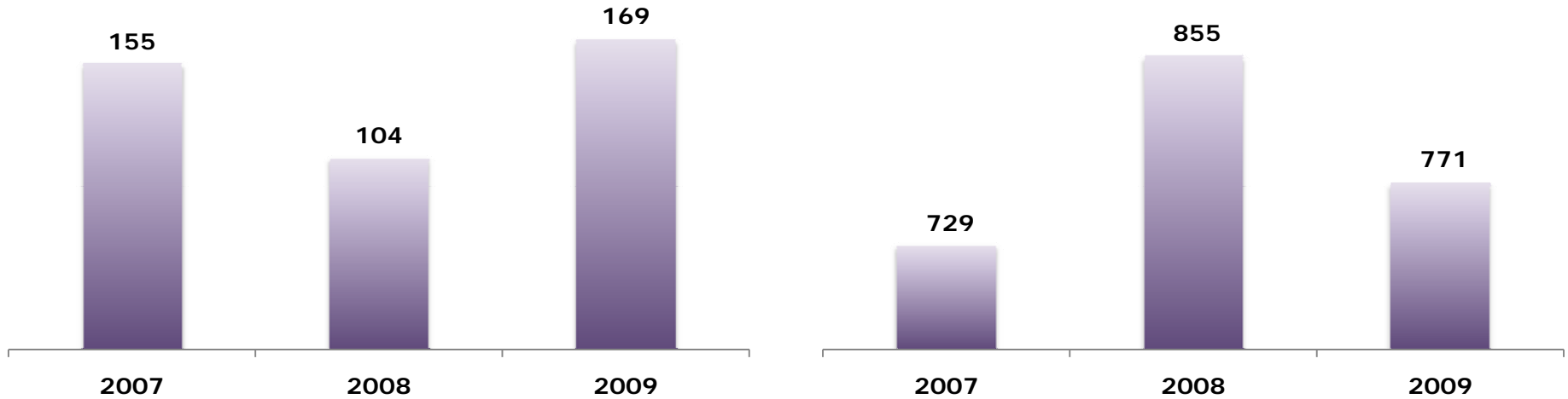
Withdrawn & Expired Listings: Vacant and Undeveloped Land

Monthly real estate market indicators.

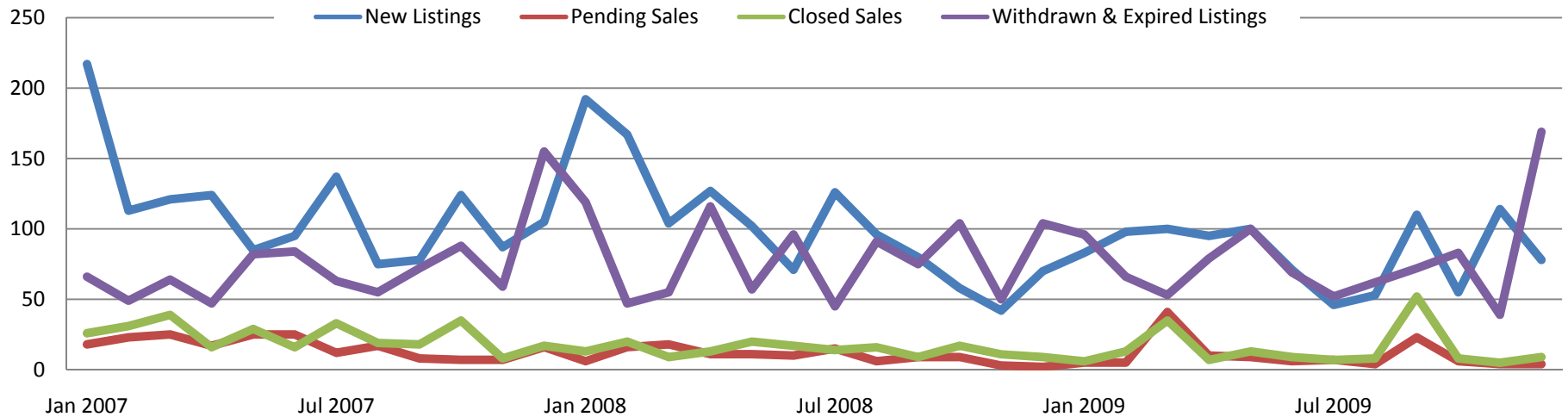


December

Year to Date



Historical Activity



Supply: Residential Properties

Monthly real estate market indicators.



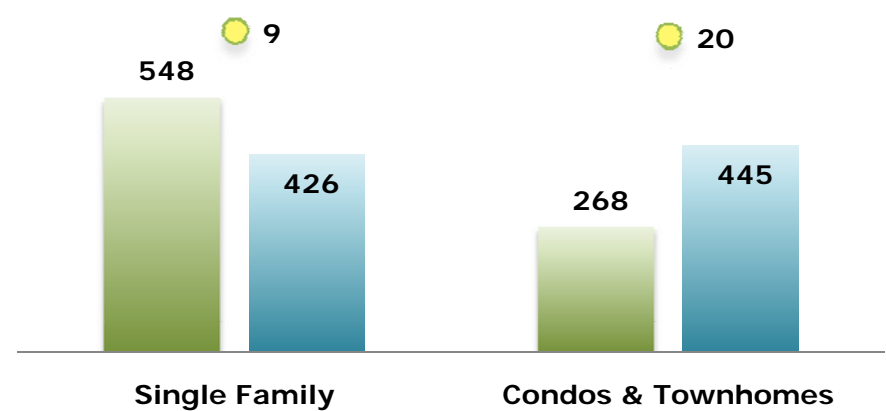
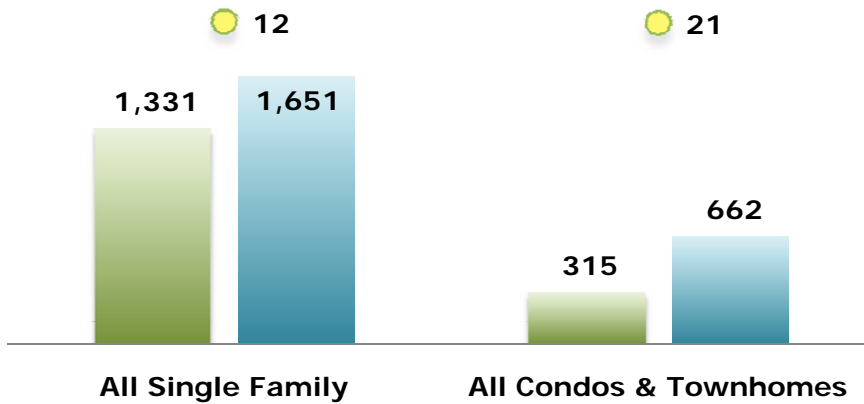
We work hard so you can sleep at night

Up to \$150,000

All Residential

■ Number Sold YTD ■ Number Available ● Months of Supply

■ Number Sold YTD ■ Number Available ● Months of Supply

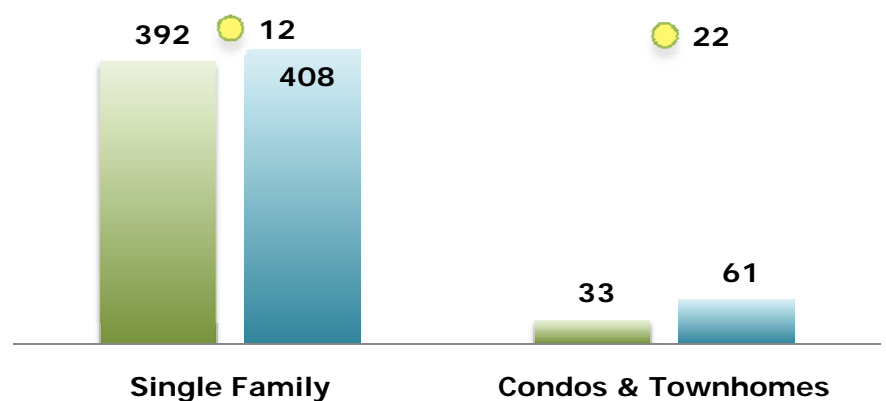
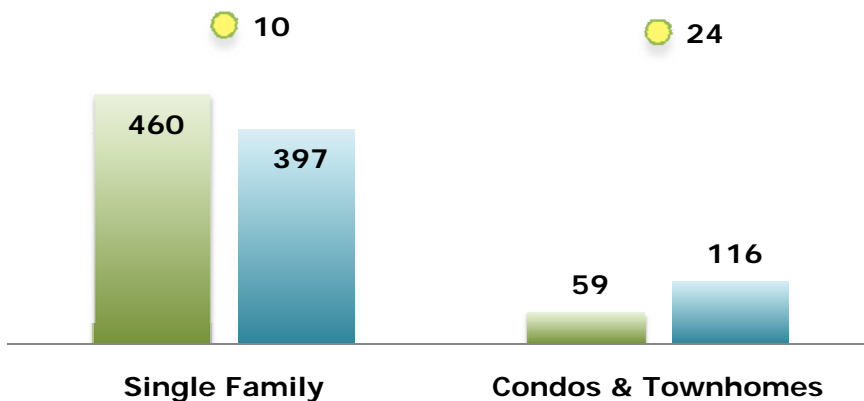


\$150,000 to \$200,000

■ Number Sold YTD ■ Number Available ● Months of Supply

\$200,000 to \$300,000

■ Number Sold YTD ■ Number Available ● Months of Supply



Supply: Residential Properties

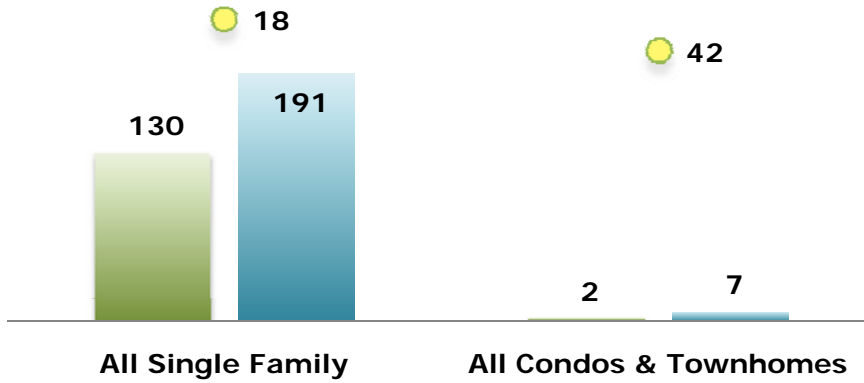
Monthly real estate market indicators.



We work hard so you can sleep at night

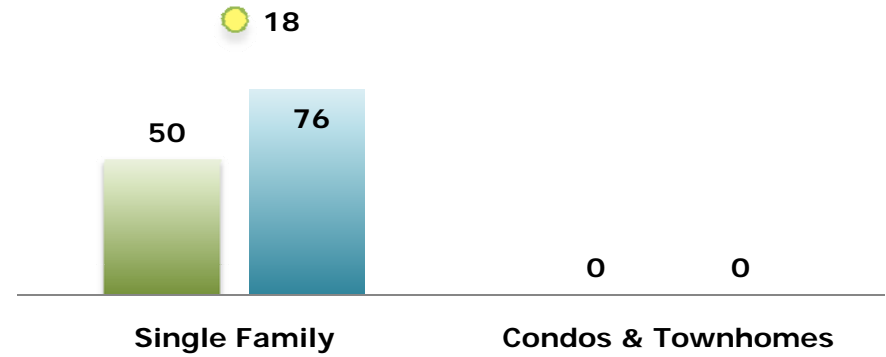
\$300,000 to \$400,000

■ Number Sold YTD ■ Number Available ● Months of Supply



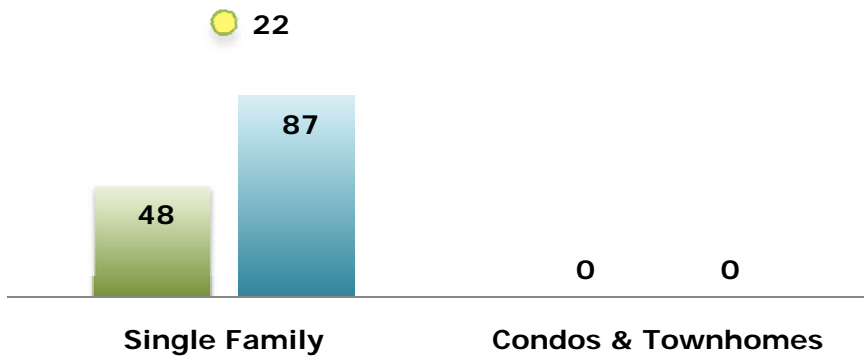
\$400,000 to \$500,000

■ Number Sold YTD ■ Number Available ● Months of Supply



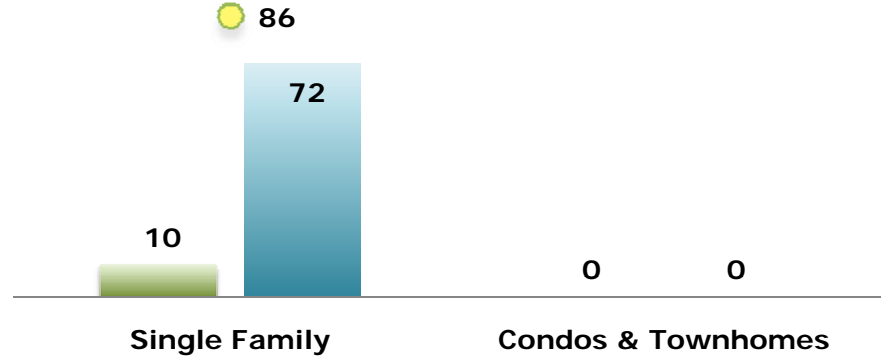
\$500,000 to \$750,000

■ Number Sold YTD ■ Number Available ● Months of Supply



\$750,000 and Above

■ Number Sold YTD ■ Number Available ● Months of Supply



Supply: Vacant and Undeveloped Land

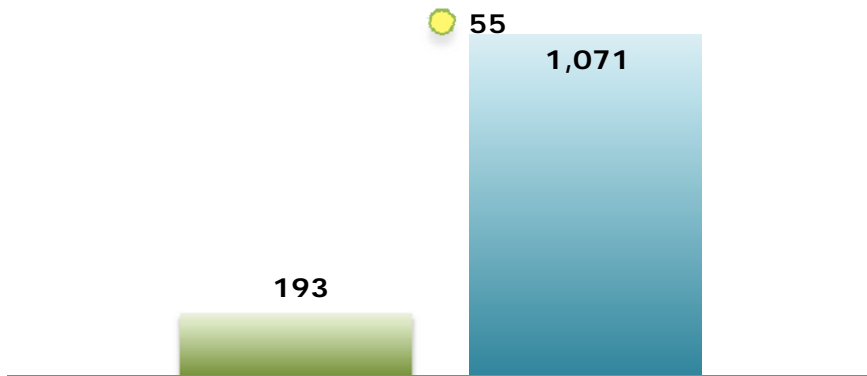
Monthly real estate market indicators.



We work hard so you can sleep at night

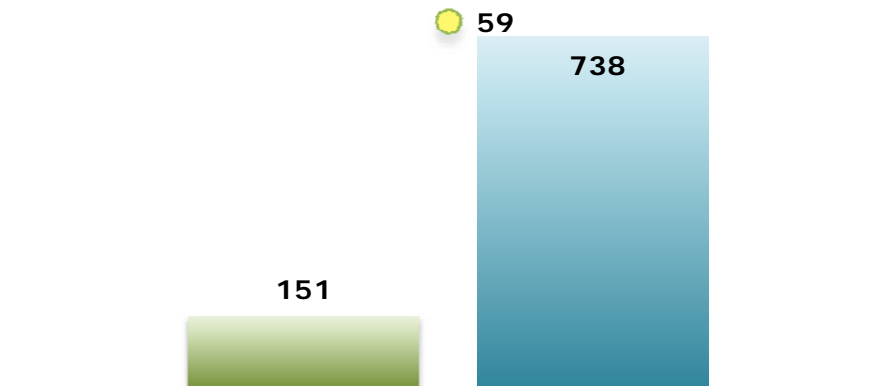
All Land

■ Number Sold YTD ■ Number Available ● Months of Supply



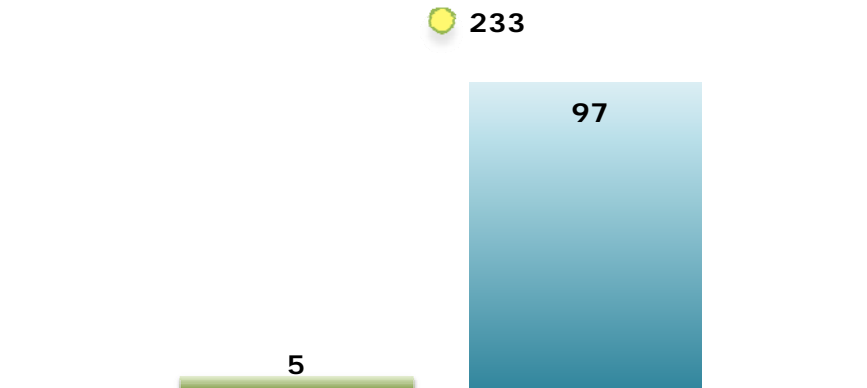
Up to \$150,000

■ Number Sold YTD ■ Number Available ● Months of Supply



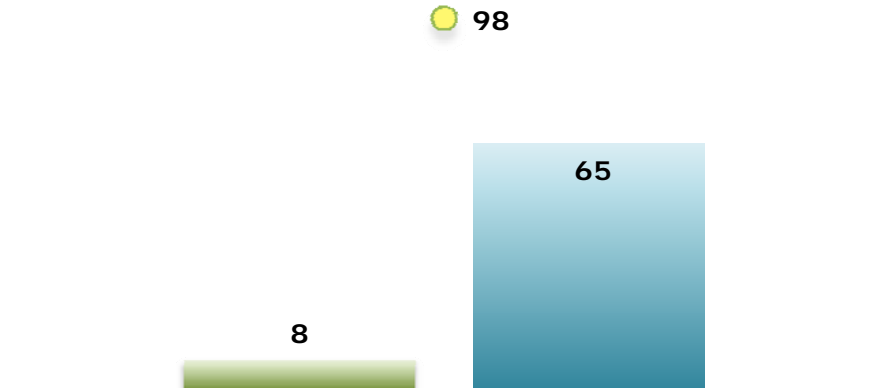
\$150,000 to \$200,000

■ 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

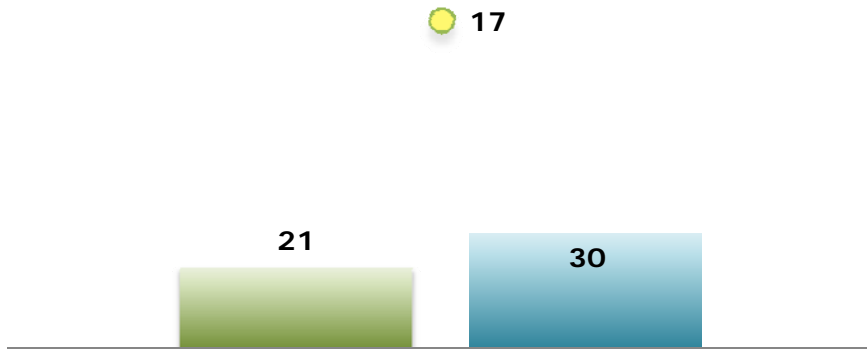
Monthly real estate market indicators.



We work hard so you can sleep at night

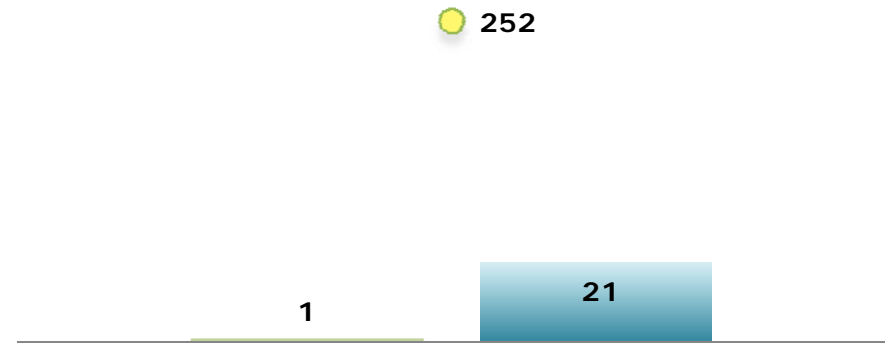
\$300,000 to \$400,000

■ Number Sold YTD ■ Number Available ● Months of Supply



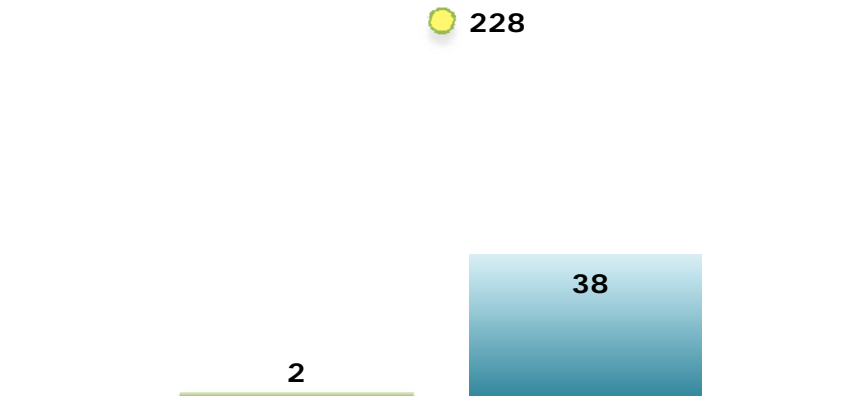
\$400,000 to \$500,000

■ 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

