

# January 2010 Alachua County Real Estate Market Report



The average sale price went up by about \$5k in January. The list to sell ratio has remained pretty stable for the last few months, at 88%. There were fewer sales in January than the last few months, but we usually see a drop of almost 50% in January each year so the change was expected. There is a good selection of homes on the market, and demand continues at the same levels maintaining a buyer's market in every segment we look at. For example, there are enough single-family homes under \$150k on the market to last 9 months and that is the segment with the most buyer competition.

We normally see the bulk of buyer activity after April but there are many buyers actively looking, apparently urged on by the homebuyer tax credits that the Federal Government is offering. Many feel that the possibility of slight price drops are offset by the \$8,000 credit.

## Purchase & Sale Activity

### Residential Properties

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<b>Vacant and Undeveloped Land</b>	<b>17</b>

## Months of Supply

Residential	21
Vacant and Undeveloped Land	23

*Based on information from the Gainesville-Alachua County Association of REALTORS or its Multiple Listing Service. Neither the Association nor its MLS guarantees or is in anyway responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the market.*

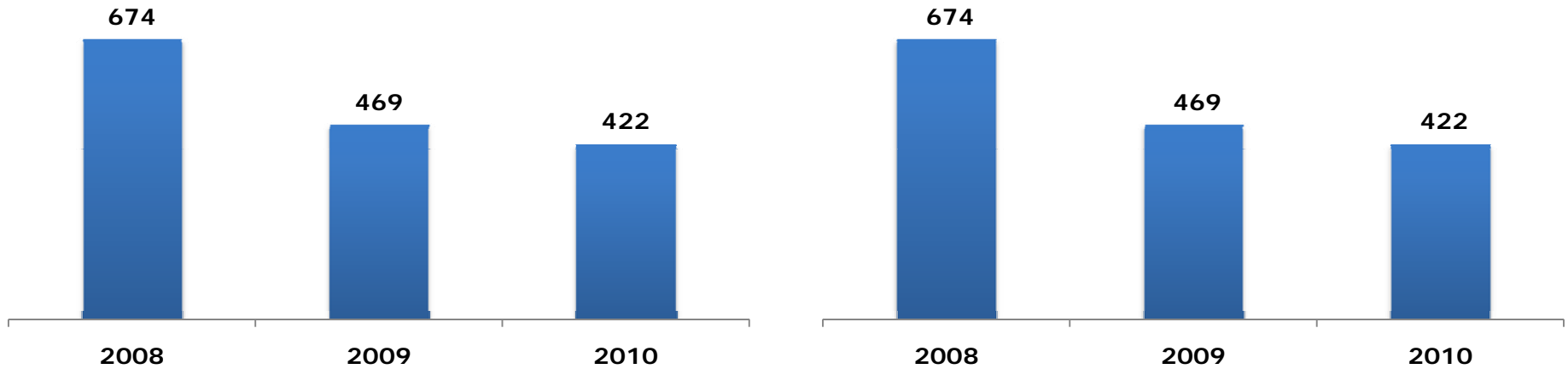
# New Listings: Residential

Monthly real estate market indicators.

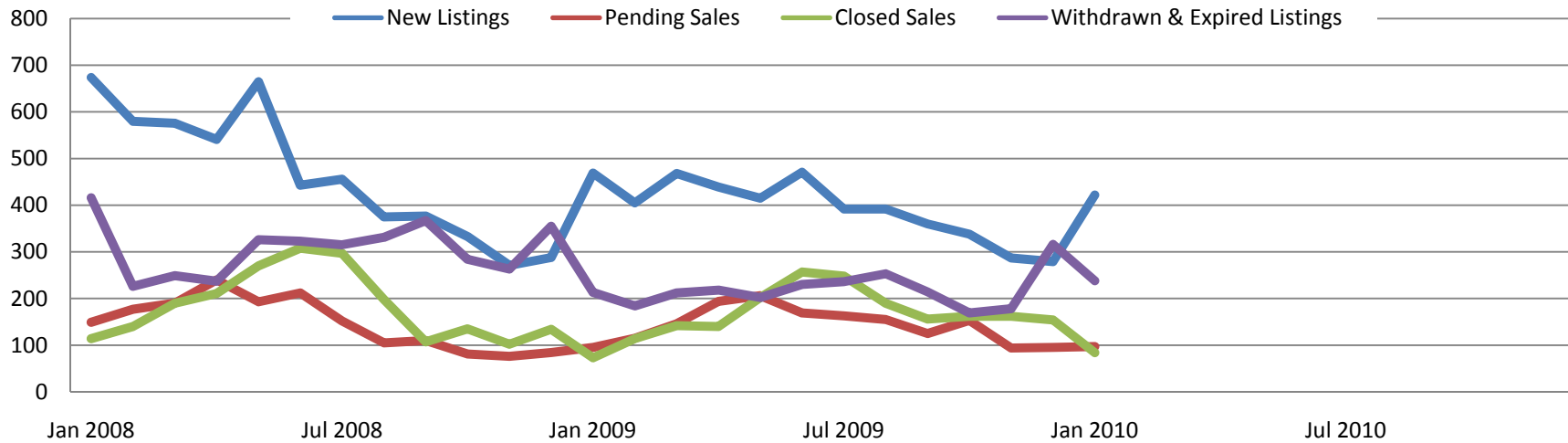


## January

## Year to Date



## Historical Activity



Based on information from GACAR or its MLS.

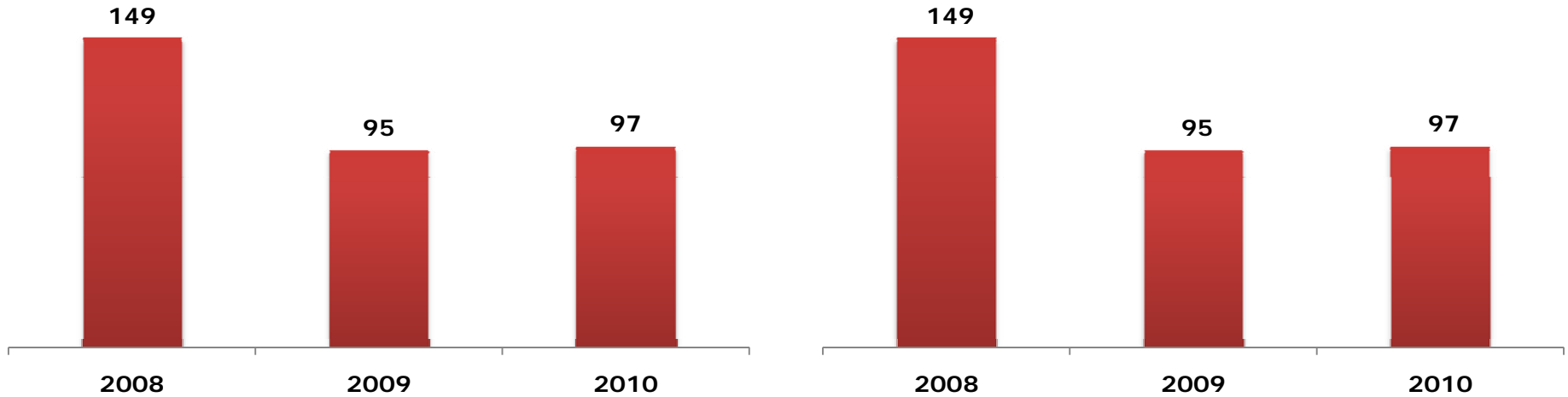
# Pending Sales: Residential

Monthly real estate market indicators.

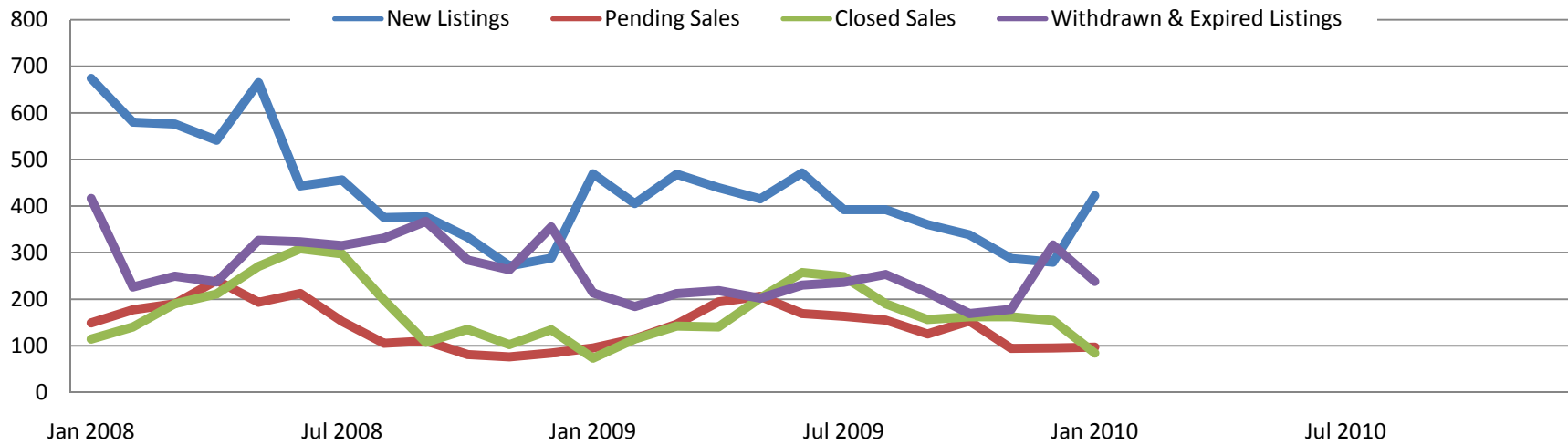


## January

## Year to Date



## Historical Activity



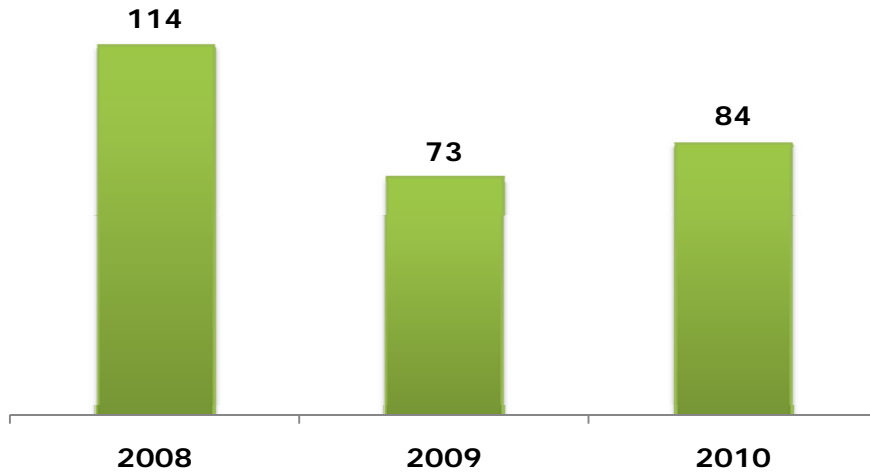
Based on information from GACAR or its MLS.

# Closed Sales: Residential

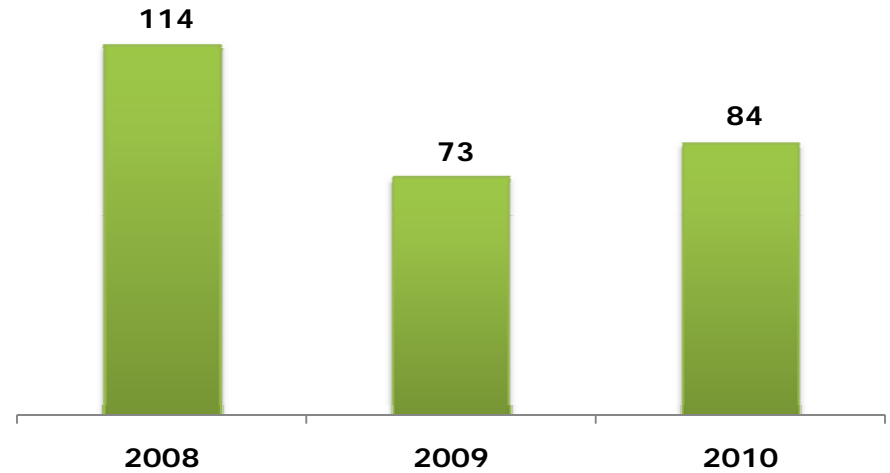
Monthly real estate market indicators.



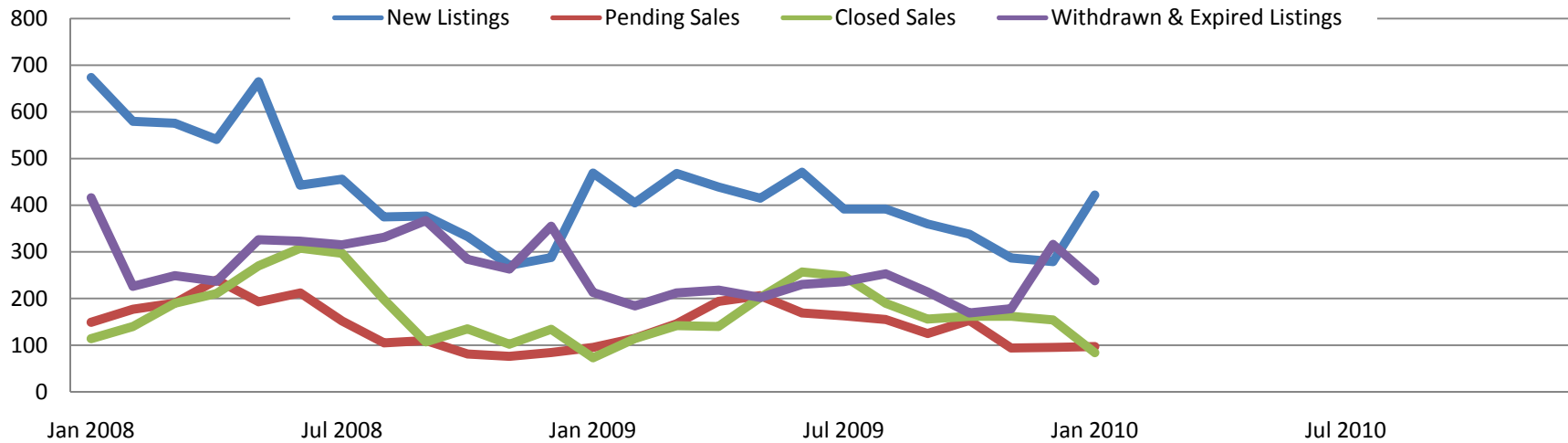
## January



## Year to Date



## Historical Activity



Based on information from GACAR or its MLS.

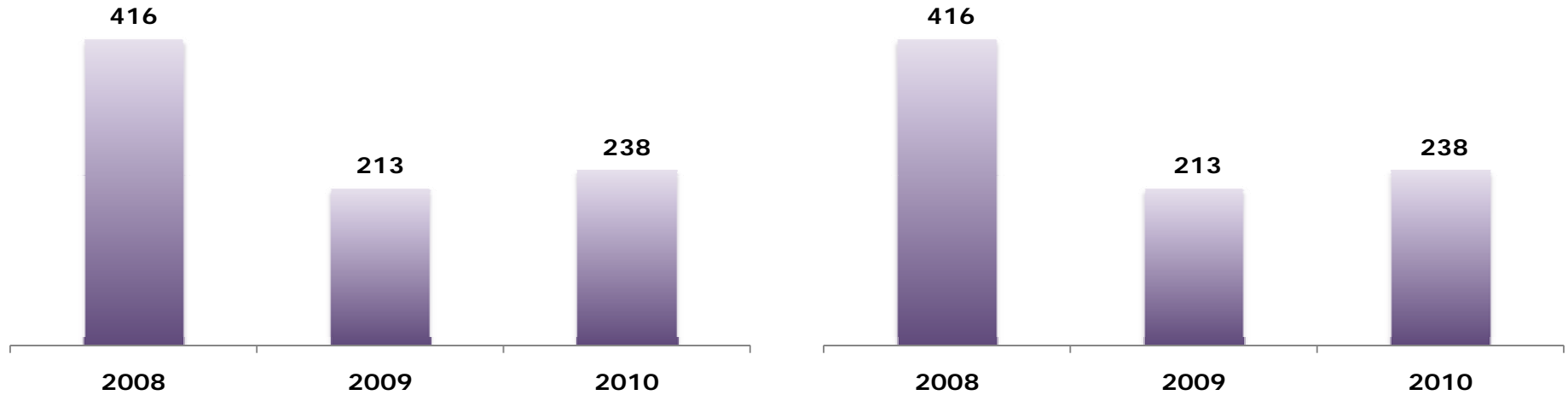
# Withdrawn & Expired Listings: Residential

Monthly real estate market indicators.

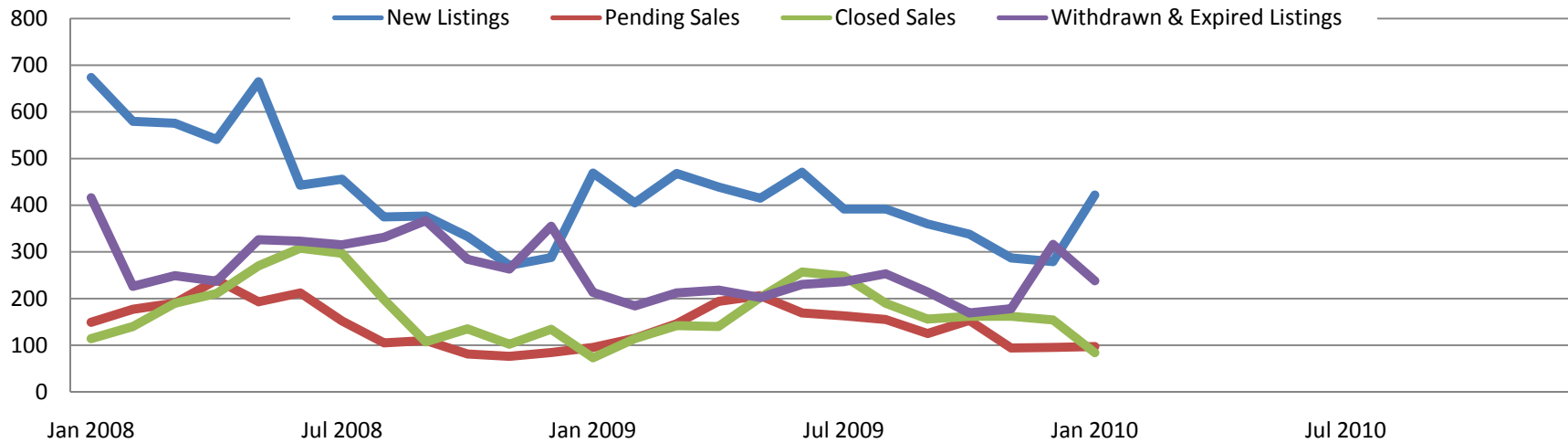


## January

## Year to Date



## Historical Activity



Based on information from GACAR or its MLS.

# Sale Price

Monthly real estate market indicators.



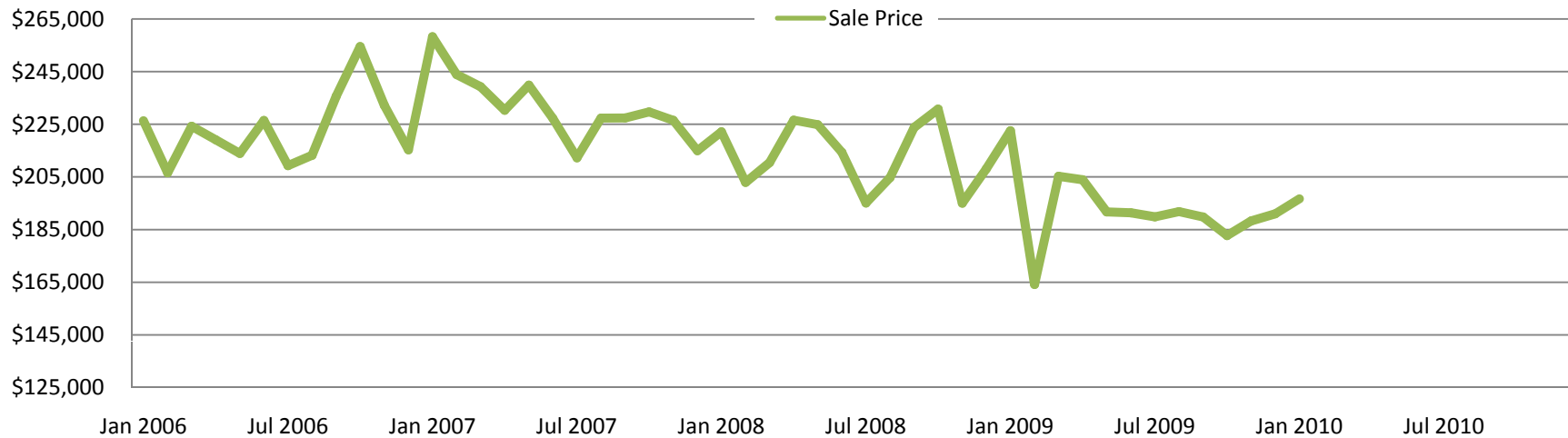
## January



## Annual Averages



## Historical Activity



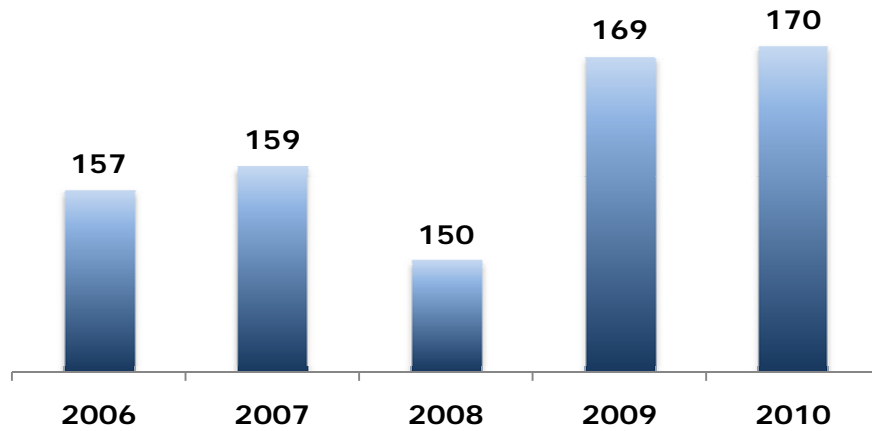
Based on information from GACAR or its MLS.

## Days on Market

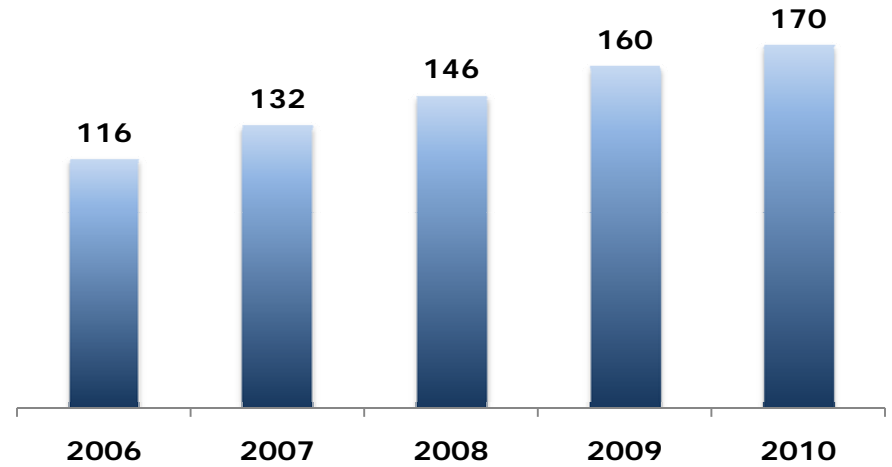
Monthly real estate market indicators.



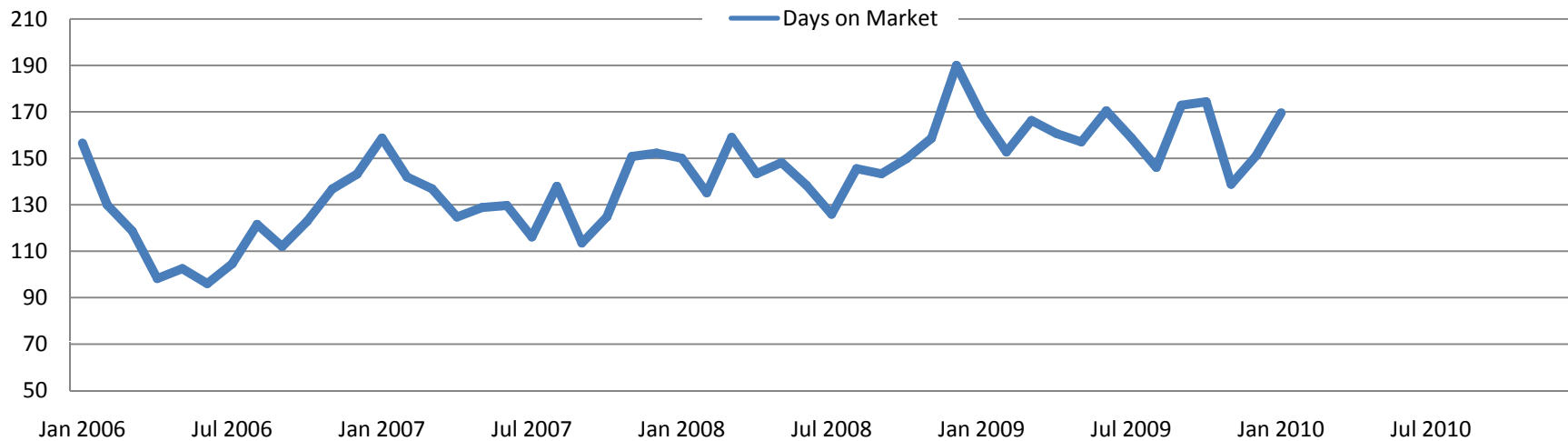
### January



### Annual Averages



### Historical Activity

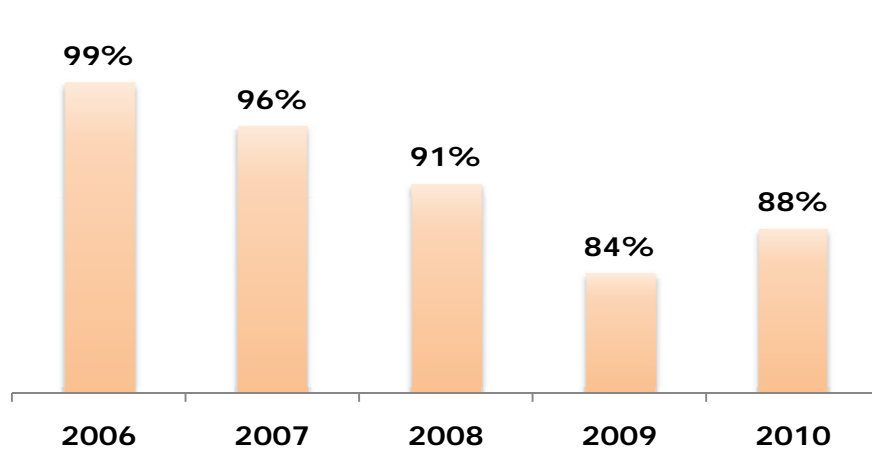


# Original Asking Price to Selling Price Ratio

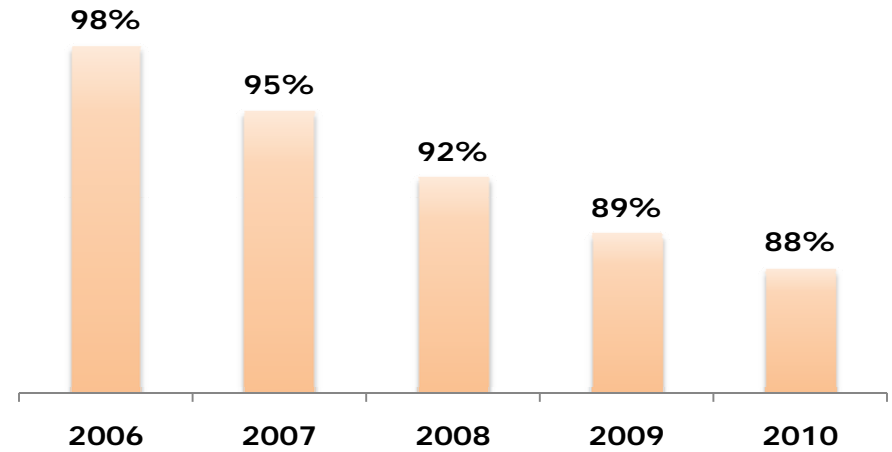
Monthly real estate market indicators.



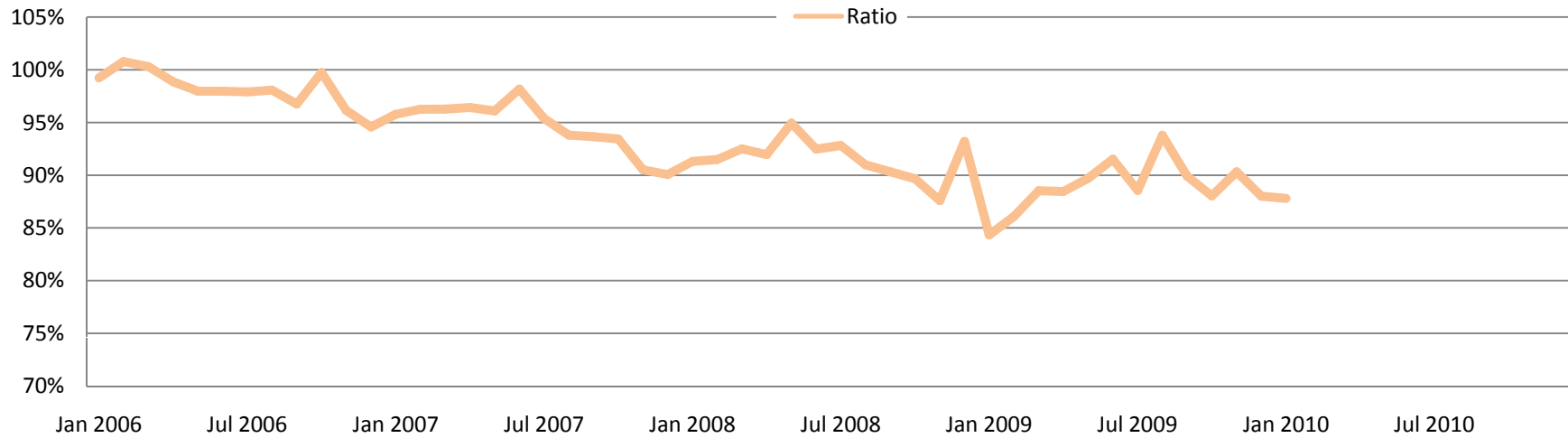
## January



## Annual Averages



## Historical Activity



Based on information from GACAR or its MLS.

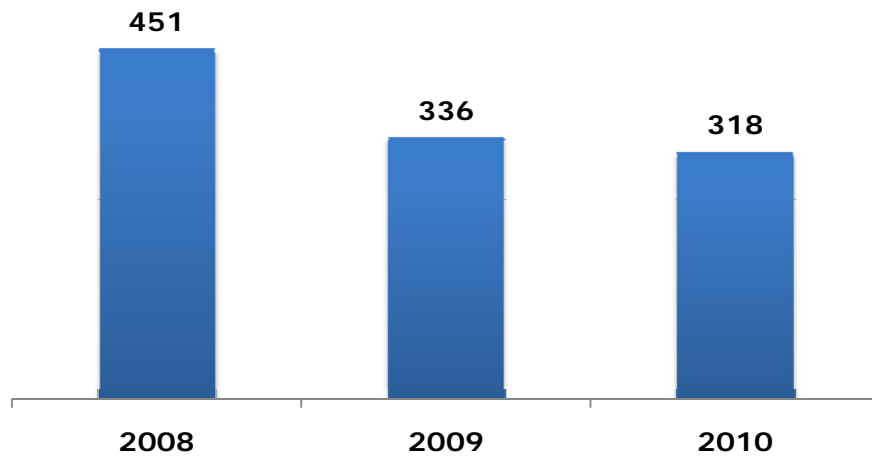


# New Listings: Single Family Homes

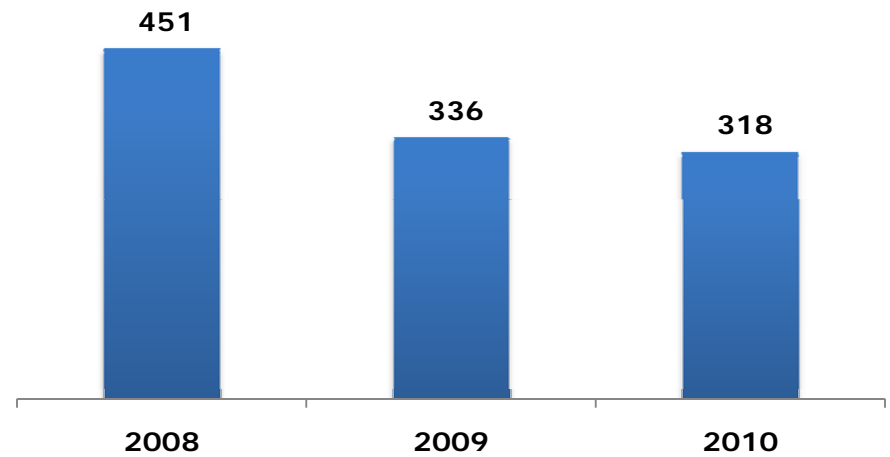
Monthly real estate market indicators.



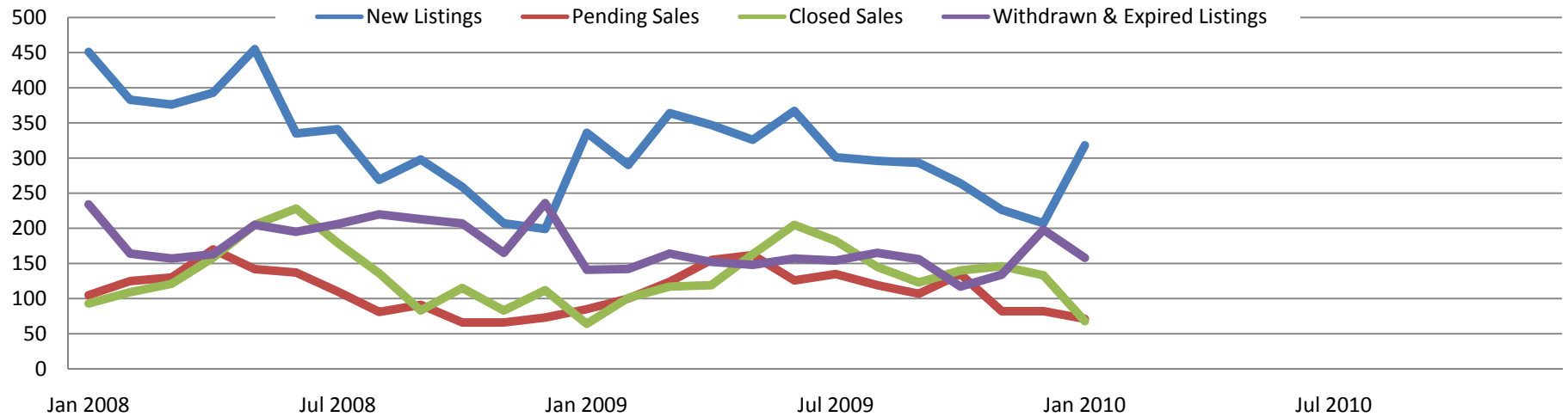
## January



## Year to Date



## Historical Activity



Based on information from GACAR or its MLS.

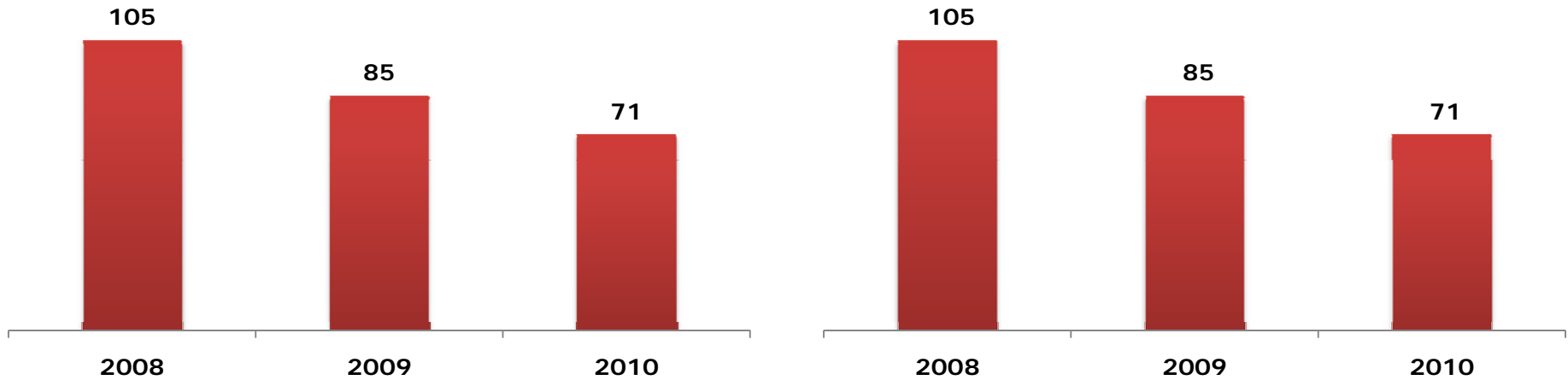
# Pending Sales: Single Family Homes

Monthly real estate market indicators.

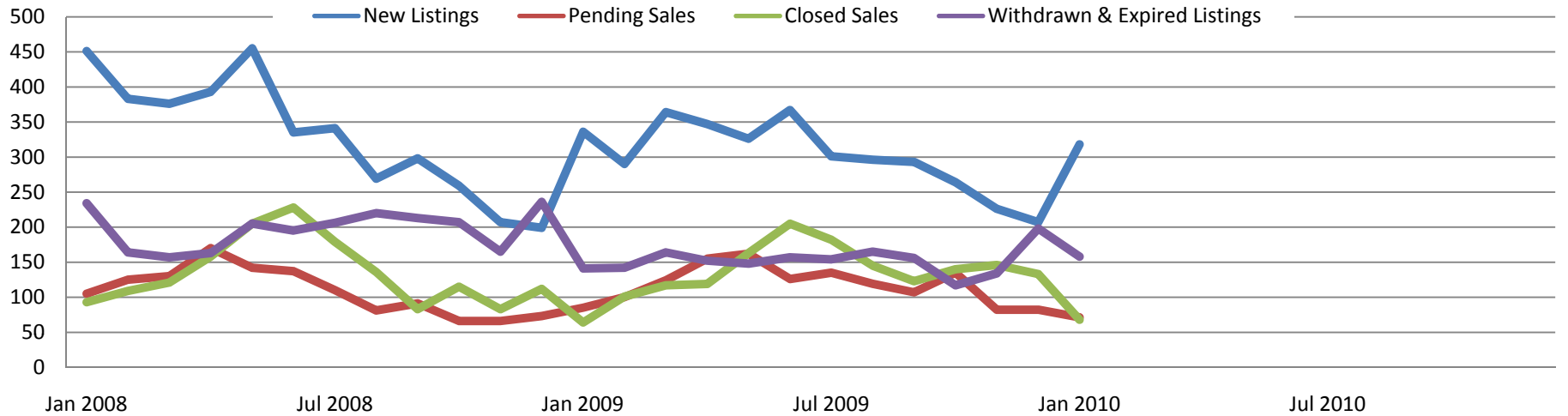


## January

## Year to Date



## Historical Activity



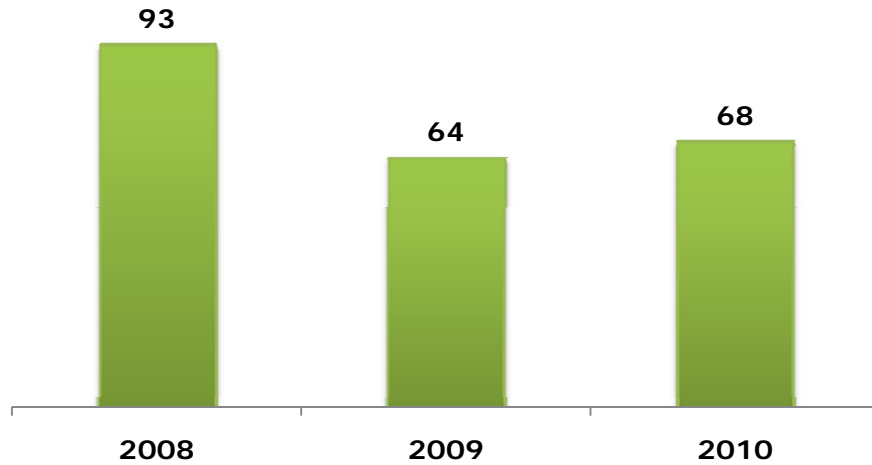
Based on information from GACAR or its MLS.

# Closed Sales: Single Family Homes

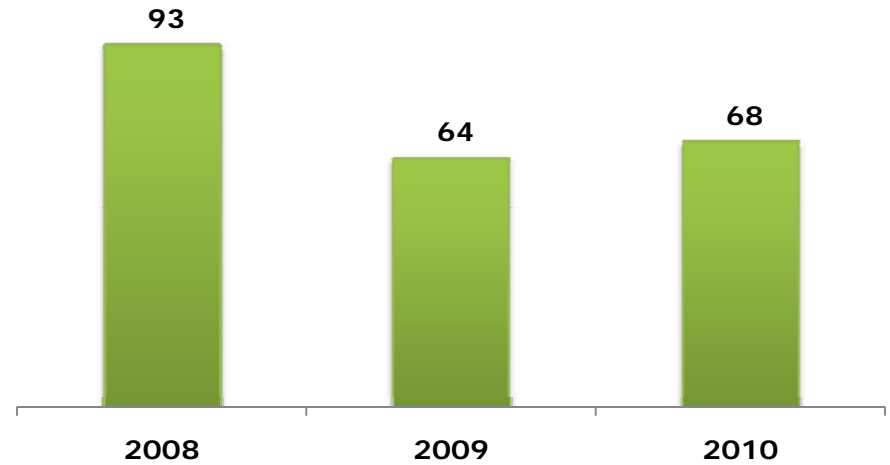
Monthly real estate market indicators.



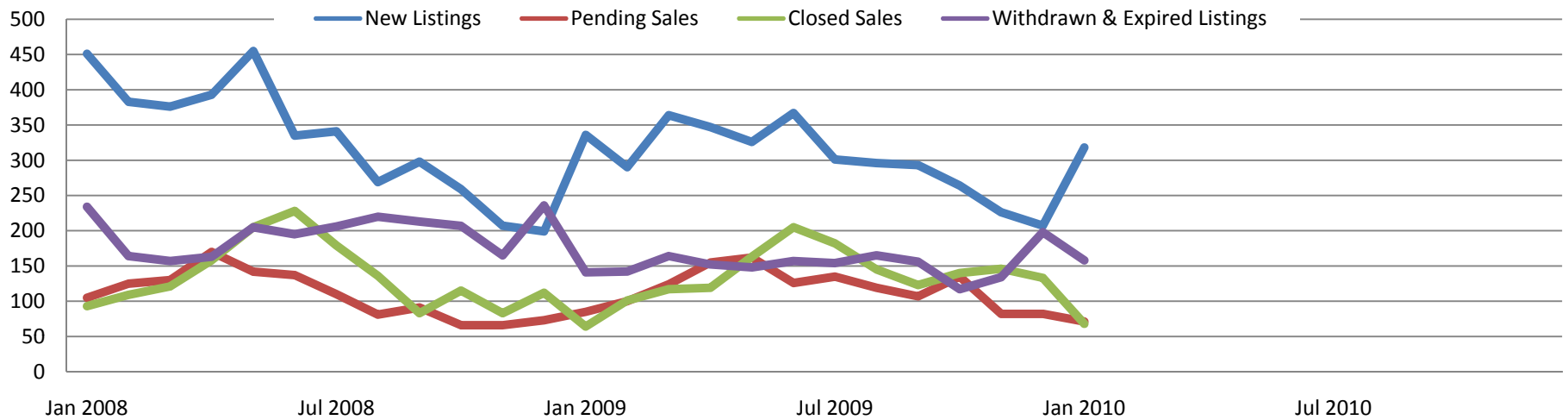
## January



## Year to Date



## Historical Activity



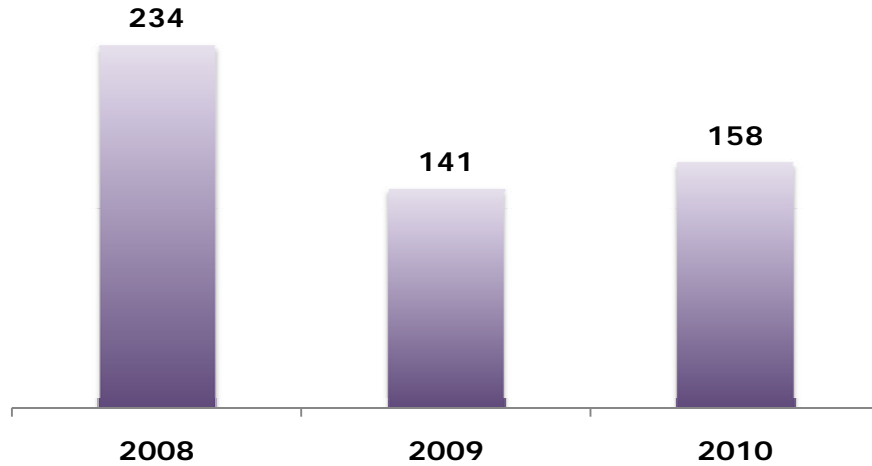
Based on information from GACAR or its MLS.

# Withdrawn & Expired Listings: Single Family Homes

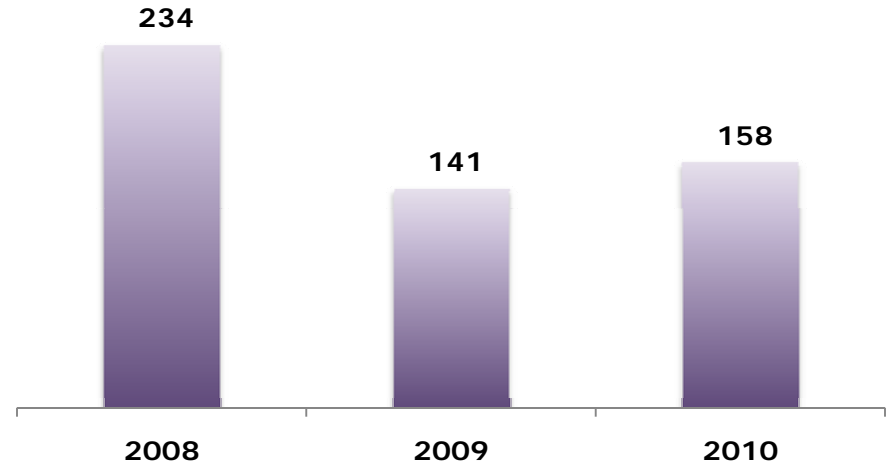
Monthly real estate market indicators.



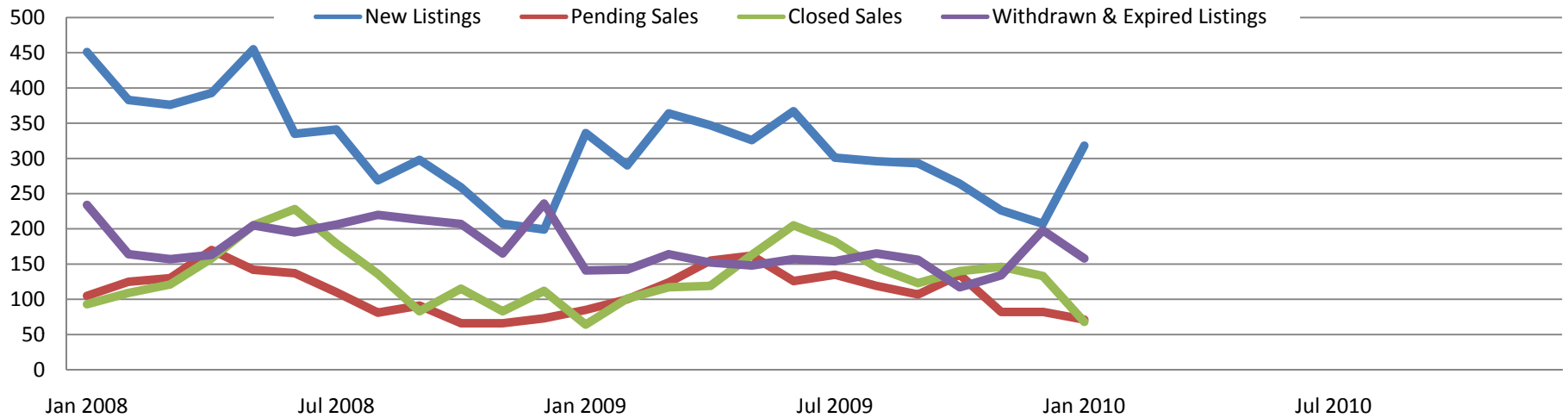
## January



## Year to Date



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Based on information from GACAR or its MLS.

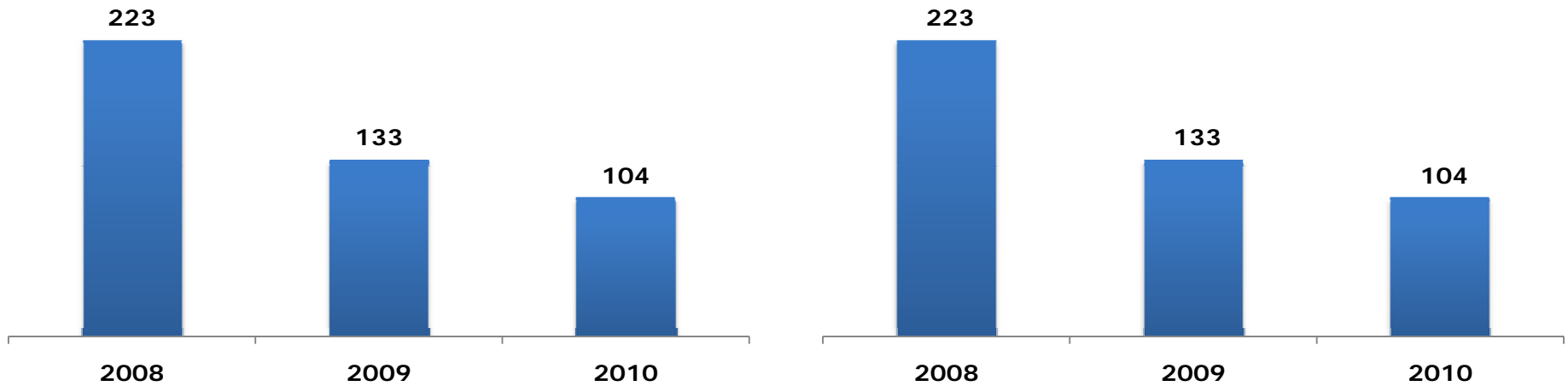
# New Listings: Condos and Townhomes

Monthly real estate market indicators.

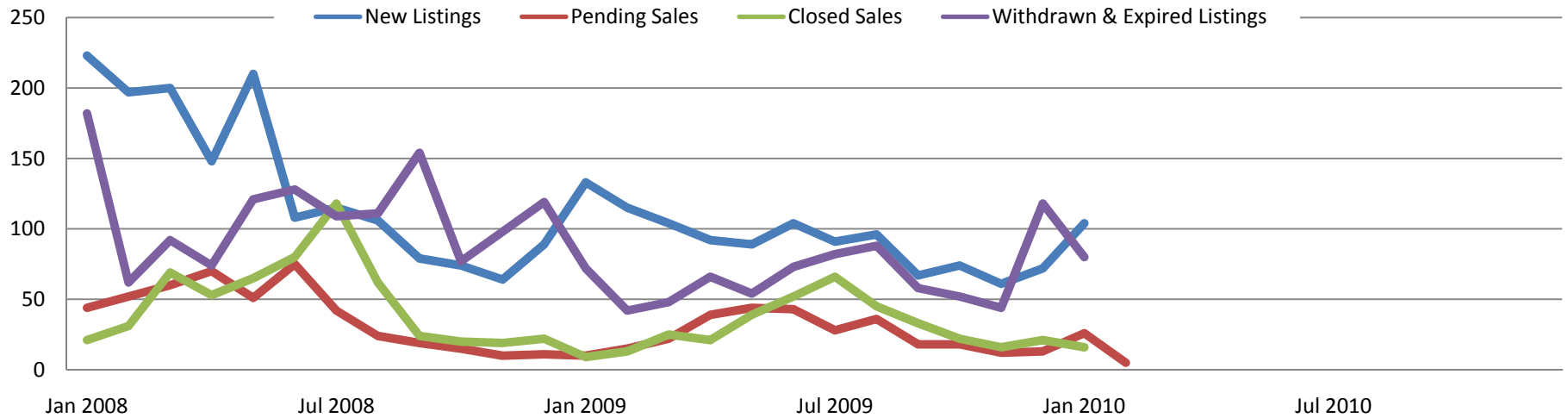


## January

## Year to Date



## Historical Activity



Based on information from GACAR or its MLS.

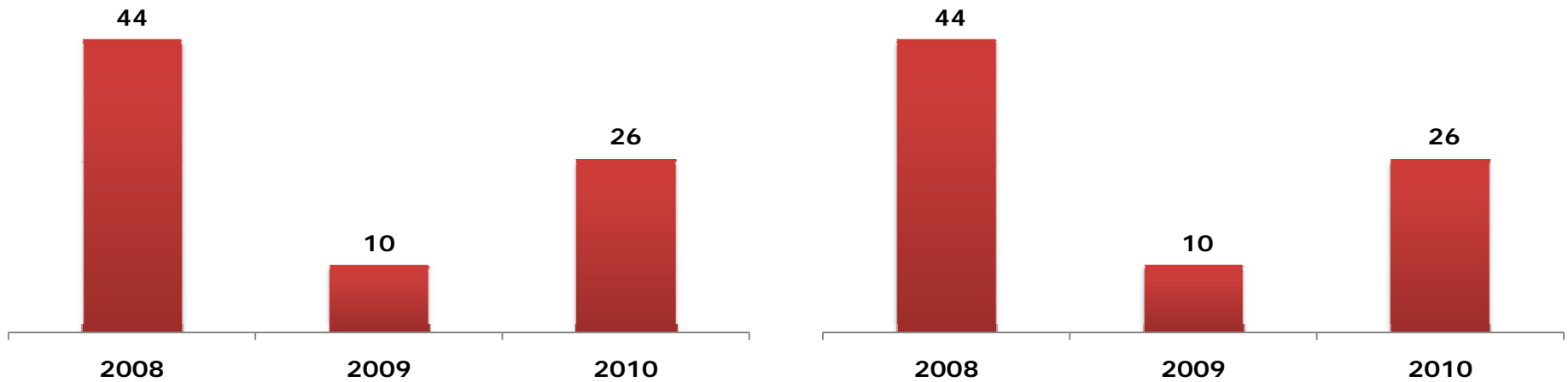
# Pending Sales: Condos and Townhomes

Monthly real estate market indicators.

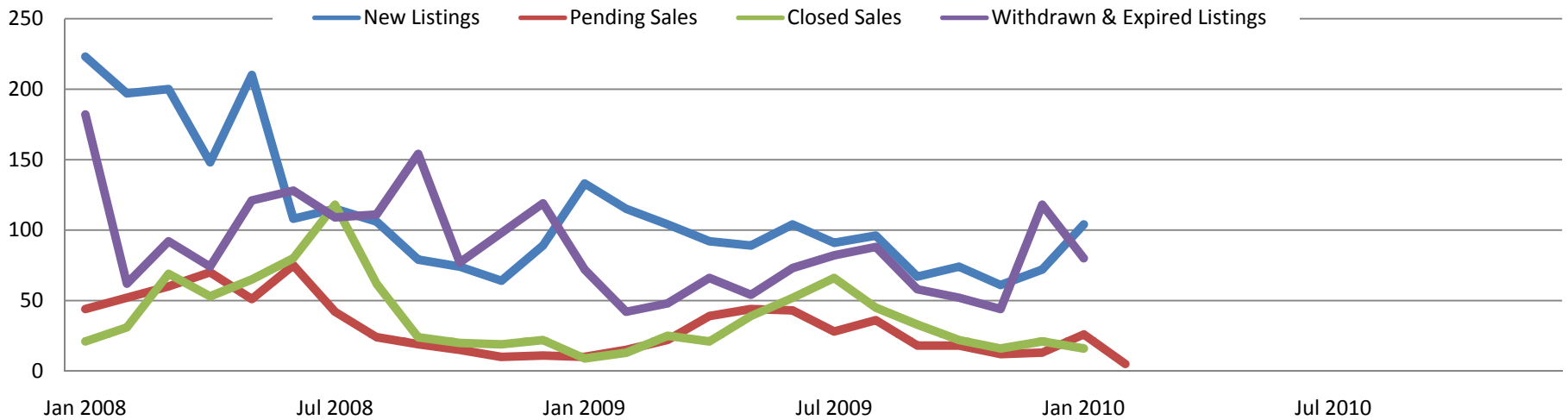


## January

## Year to Date



## Historical Activity



Based on information from GACAR or its MLS.

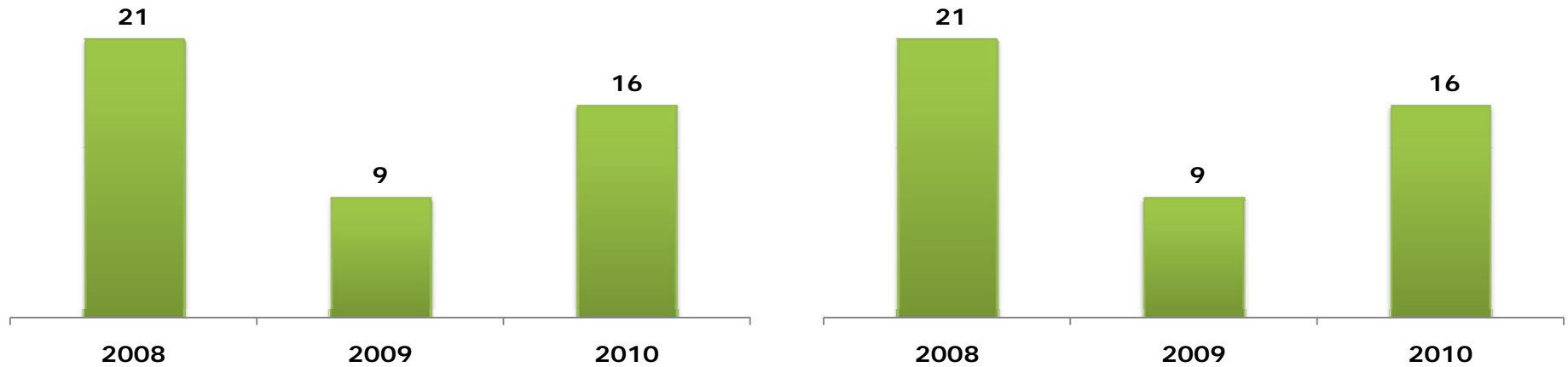
# Closed Sales: Condos and Townhomes

Monthly real estate market indicators.

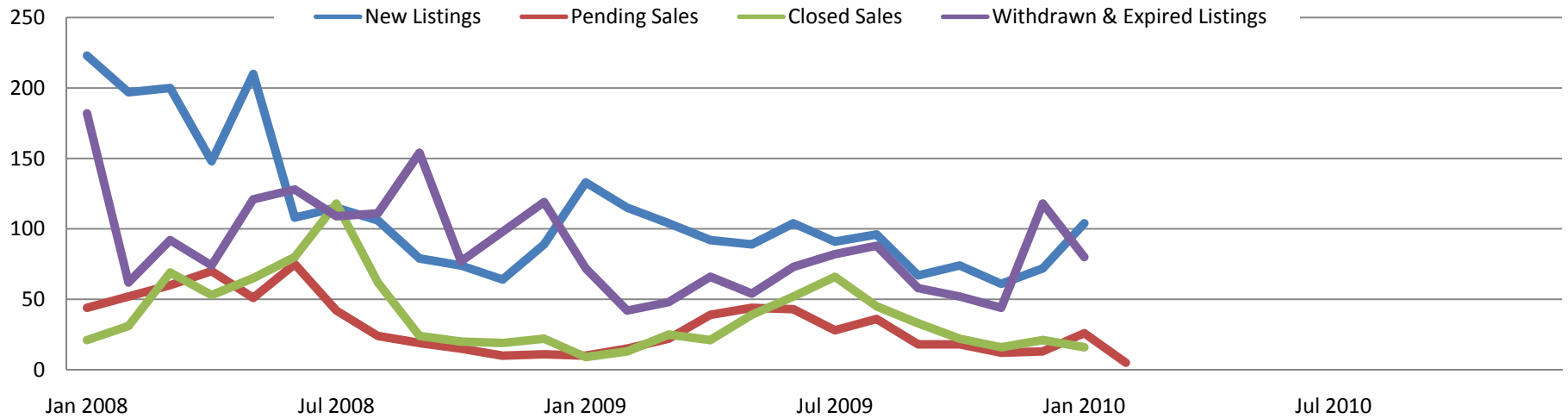


## January

## Year to Date



## Historical Activity



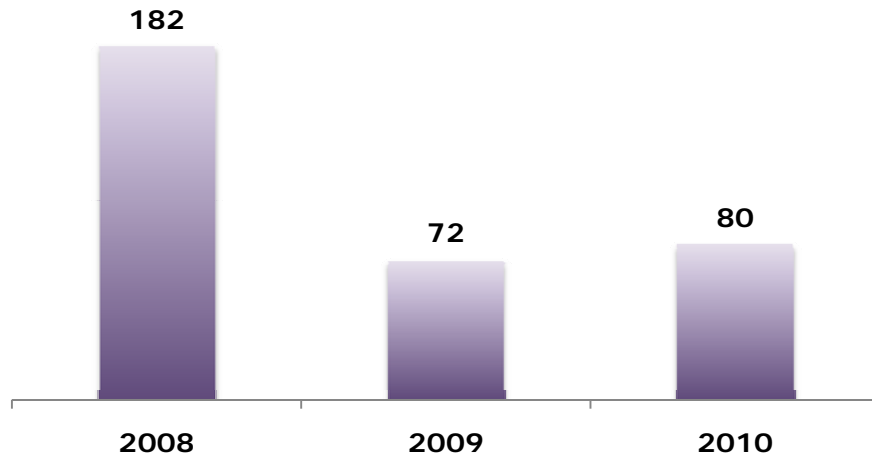
Based on information from GACAR or its MLS.

# Withdrawn & Expired Listings: Condos and Townhomes

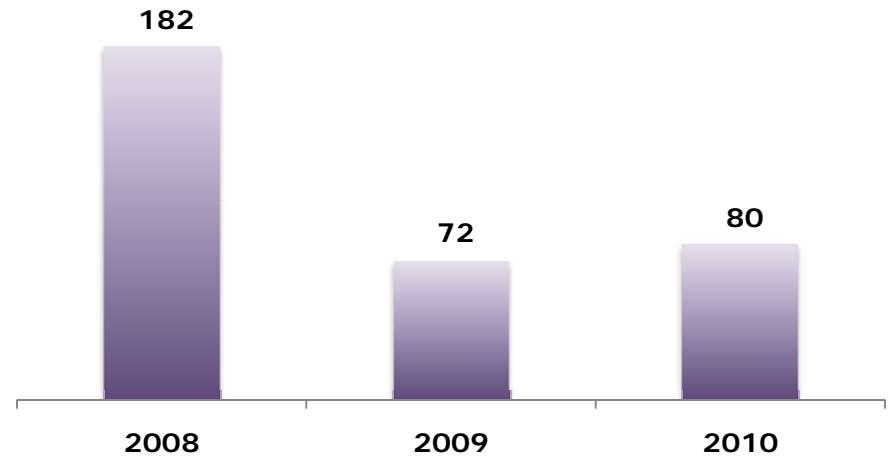
Monthly real estate market indicators.



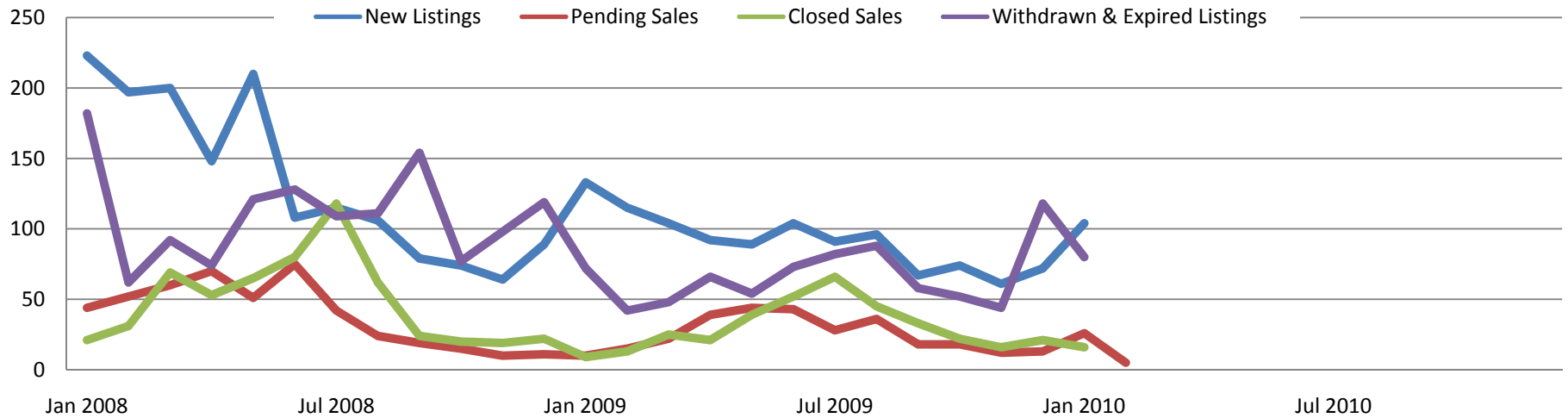
## January



## Year to Date



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Based on information from GACAR or its MLS.



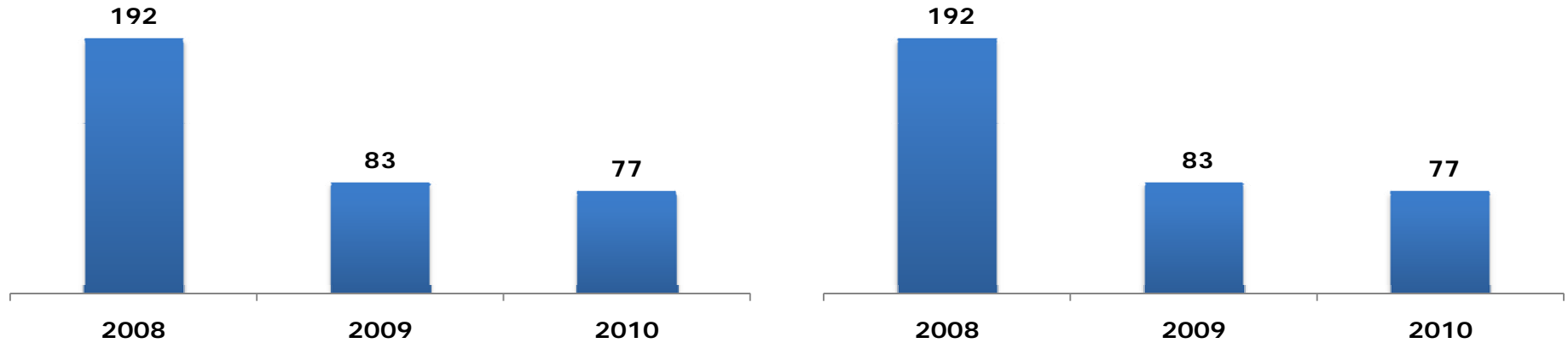
# New Listings: Vacant and Undeveloped Land

Monthly real estate market indicators.

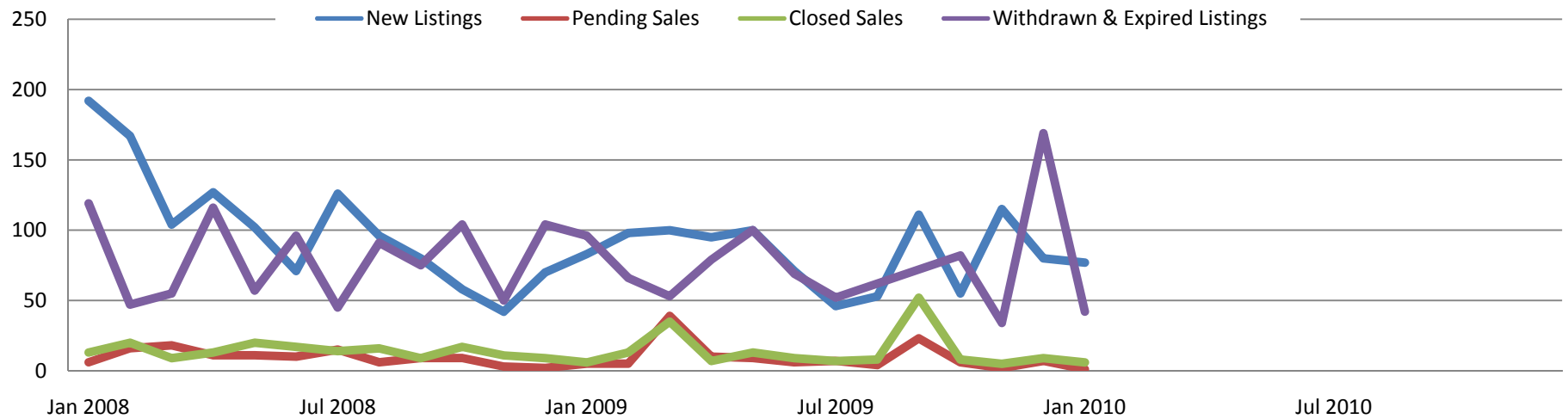


January

Year to Date



## Historical Activity



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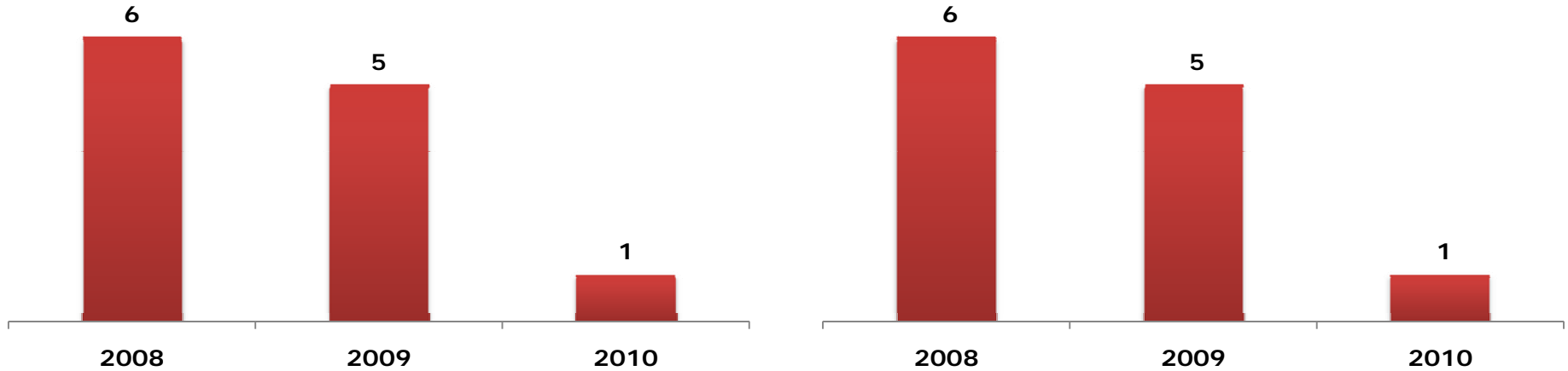
# Pending Sales: Vacant and Undeveloped Land

Monthly real estate market indicators.

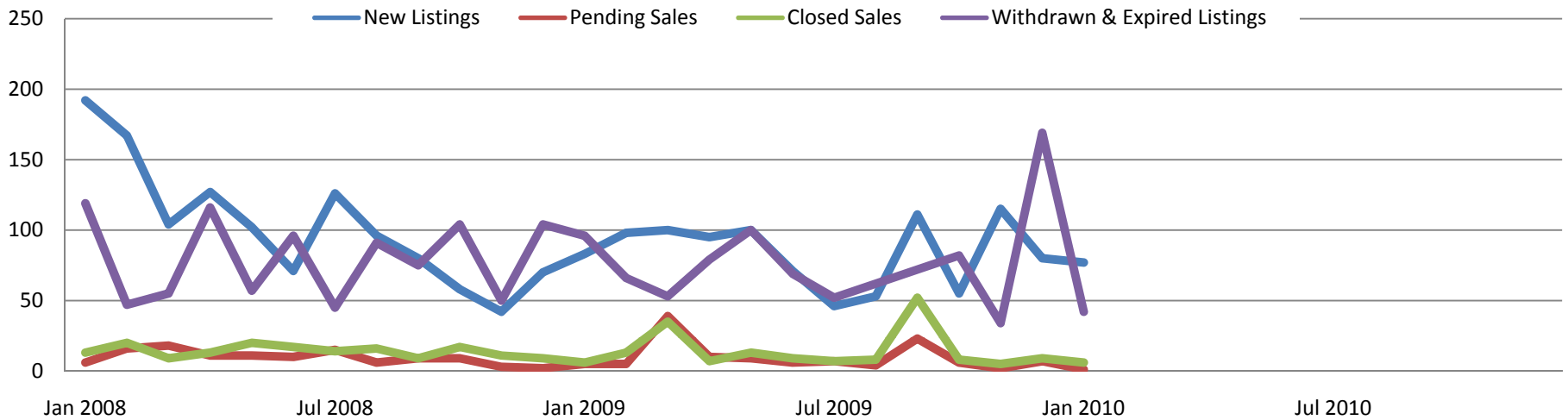


## January

## Year to Date



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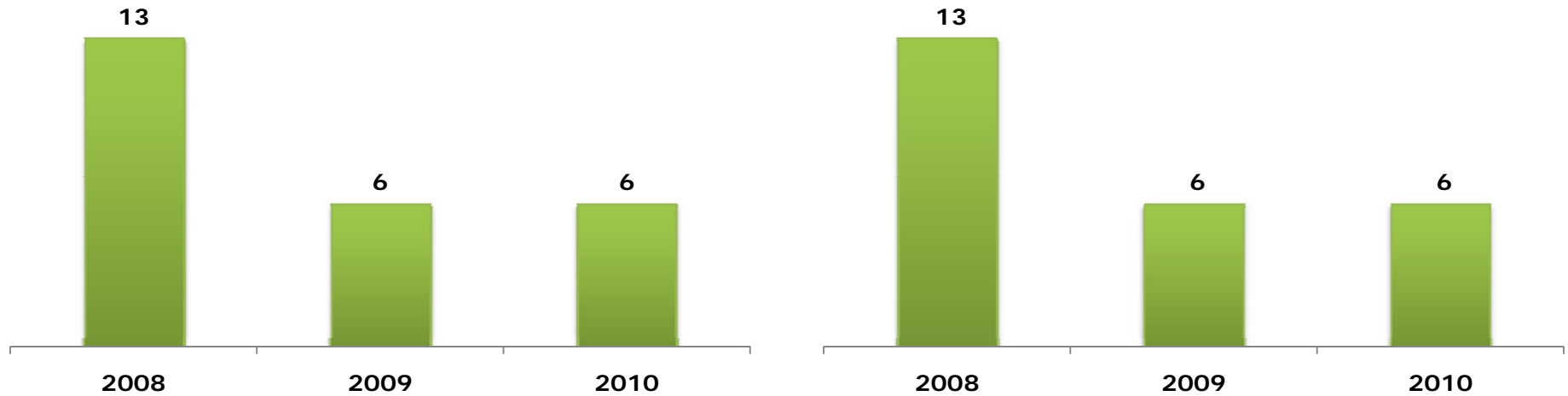
# Closed Sales: Vacant and Undeveloped Land

Monthly real estate market indicators.

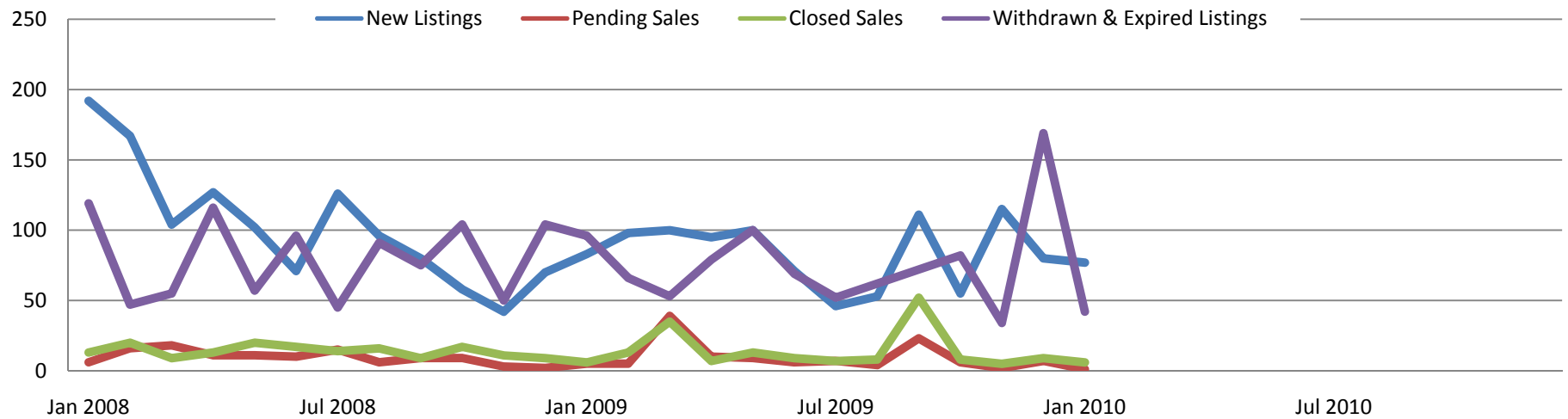


## January

## Year to Date



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Based on information from GACAR or its MLS.

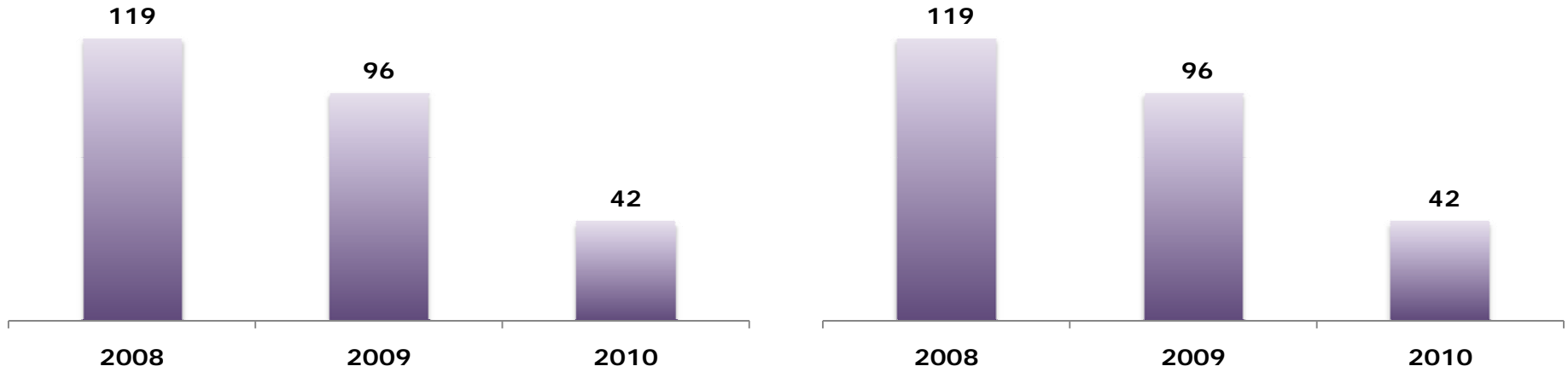
# Withdrawn & Expired Listings: Vacant and Undeveloped Land

Monthly real estate market indicators.

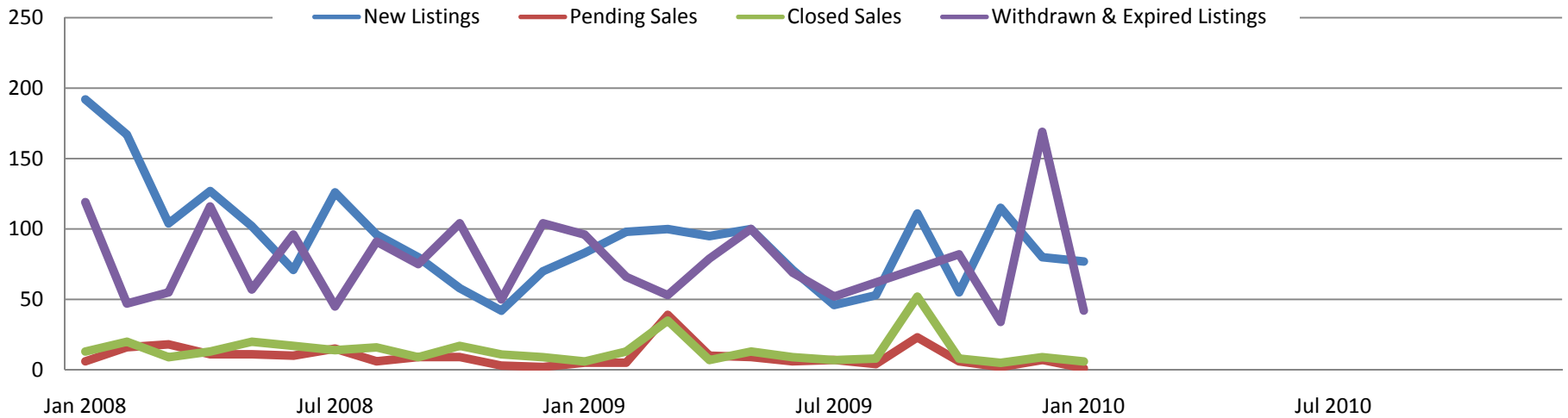


January

Year to Date



## Historical Activity



Based on information from GACAR or its MLS.

# Supply: Residential Properties

Monthly real estate market indicators

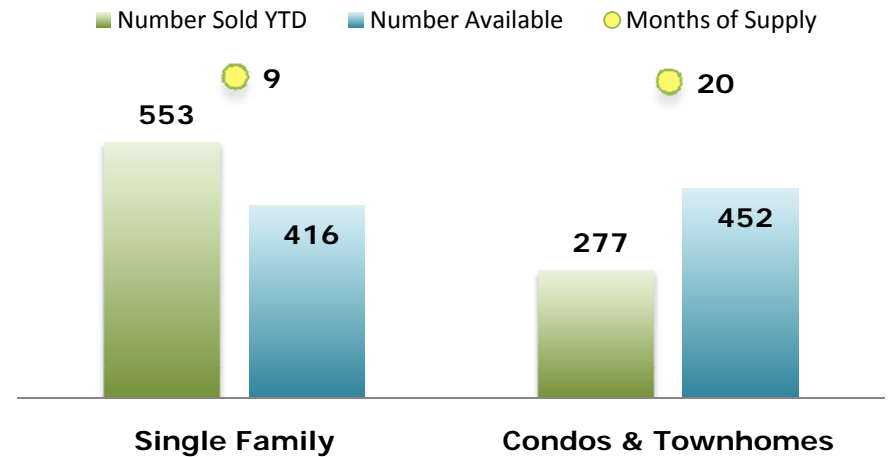
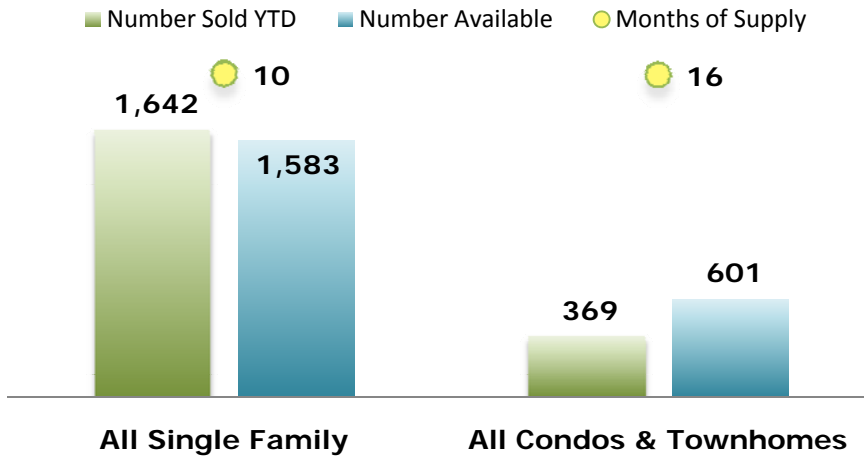
Looking back 12 months



We work hard so you can sleep at night

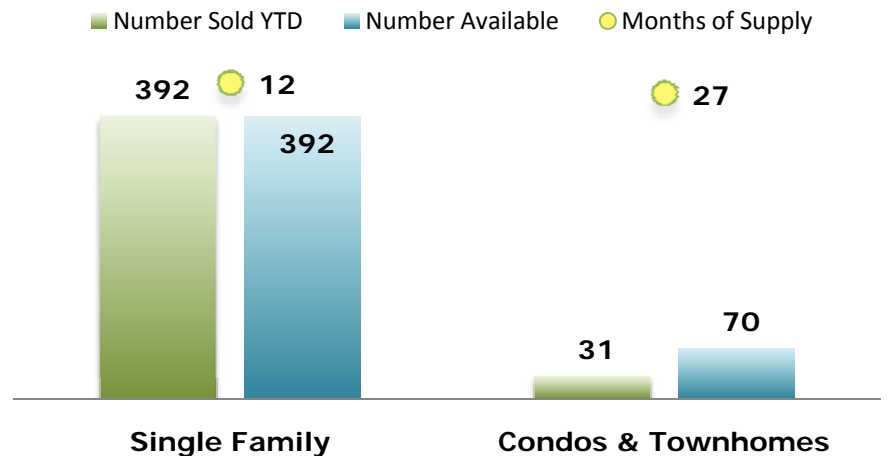
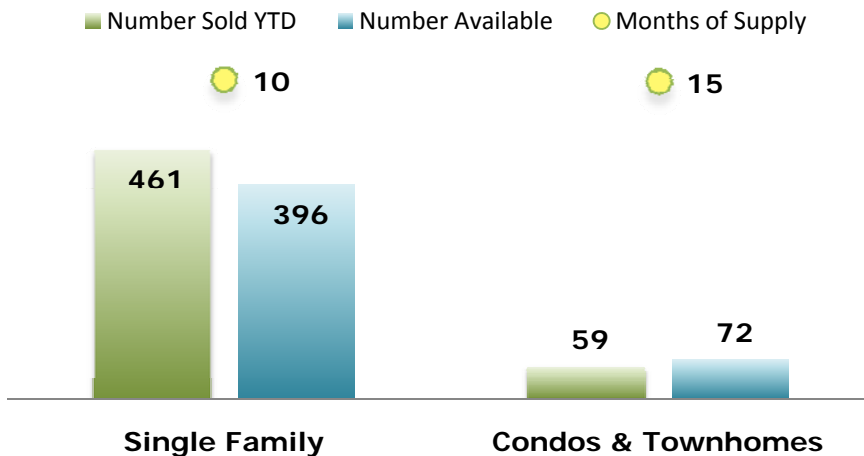
## All Residential

## Up to \$150,000



## \$150,000 to \$200,000

## \$200,000 to \$300,000



# Supply: Residential Properties

Monthly real estate market indicators

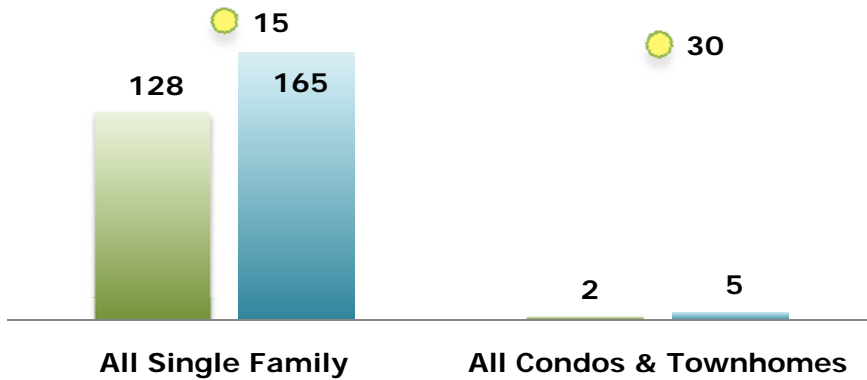
Looking back 12 months



We work hard so you can sleep at night

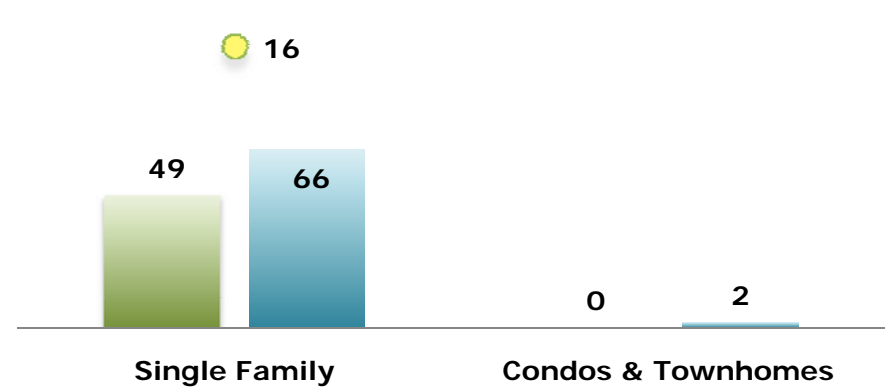
## \$300,000 to \$400,000

■ Number Sold YTD   ■ Number Available   ● Months of Supply



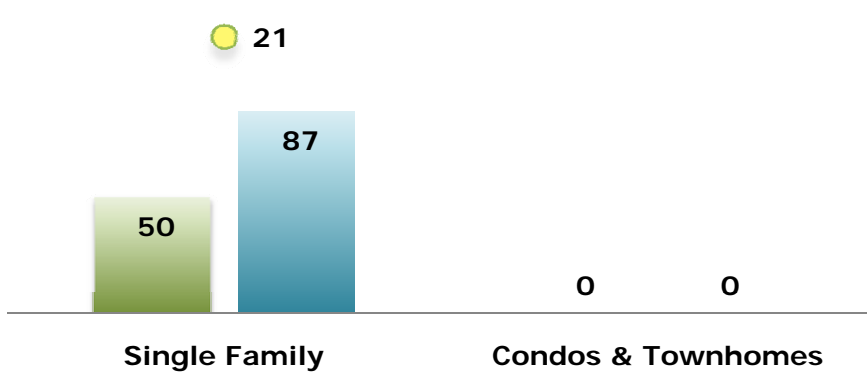
## \$400,000 to \$500,000

■ Number Sold YTD   ■ Number Available   ● Months of Supply



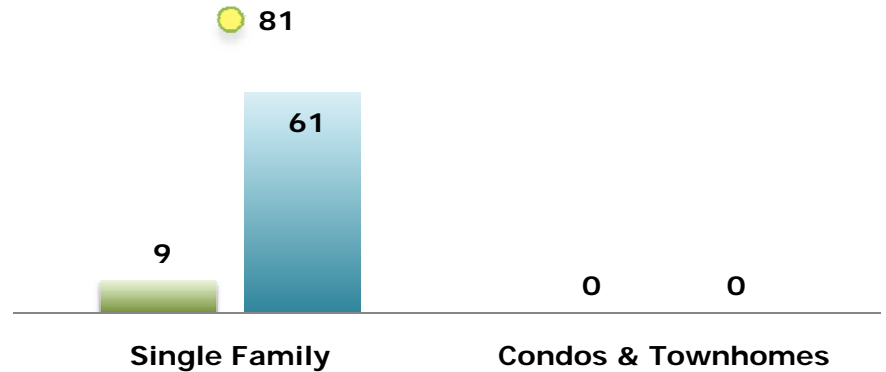
## \$500,000 to \$750,000

■ 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

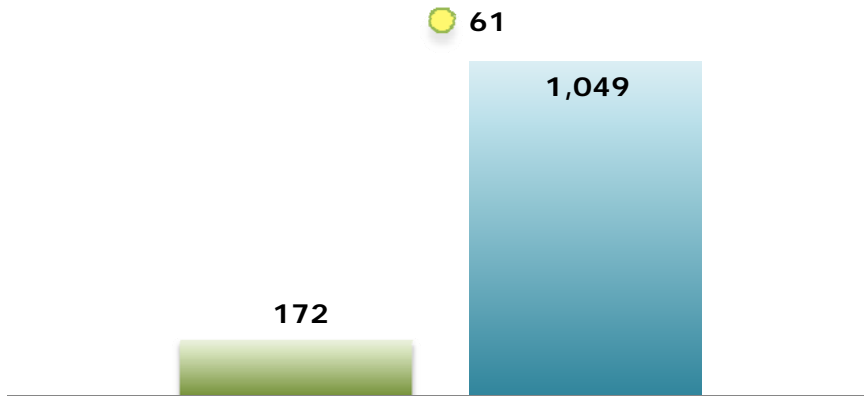
Looking back 12 months



We work hard so you can sleep at night

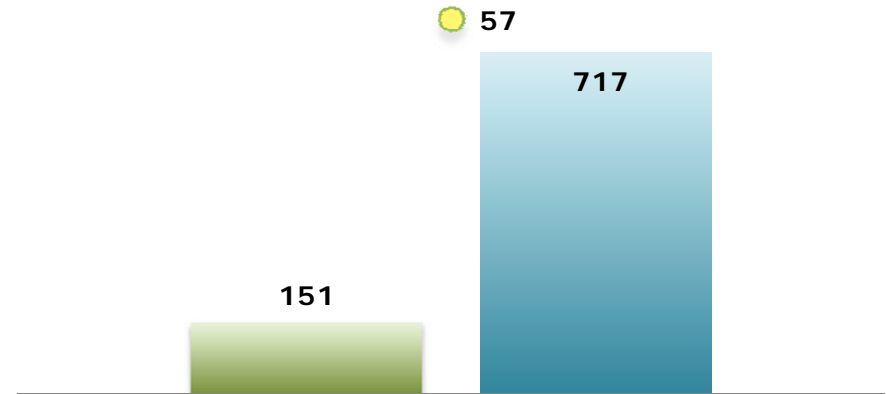
## All Land

■ Number Sold YTD   ■ Number Available   ● Months of Supply



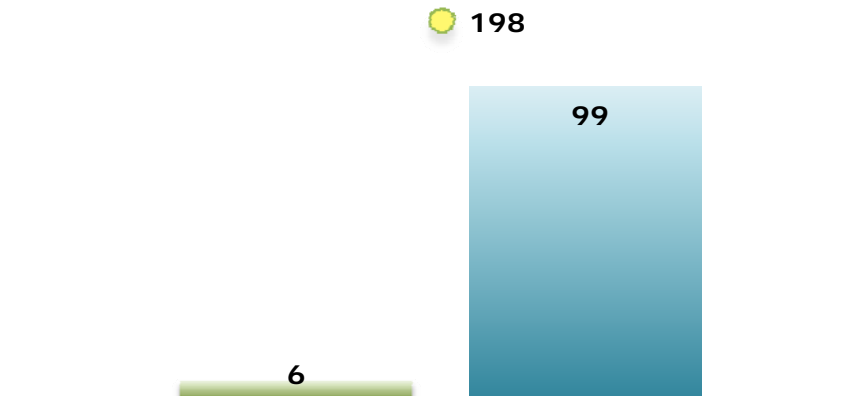
## Up to \$150,000

■ Number Sold YTD   ■ Number Available   ● Months of Supply



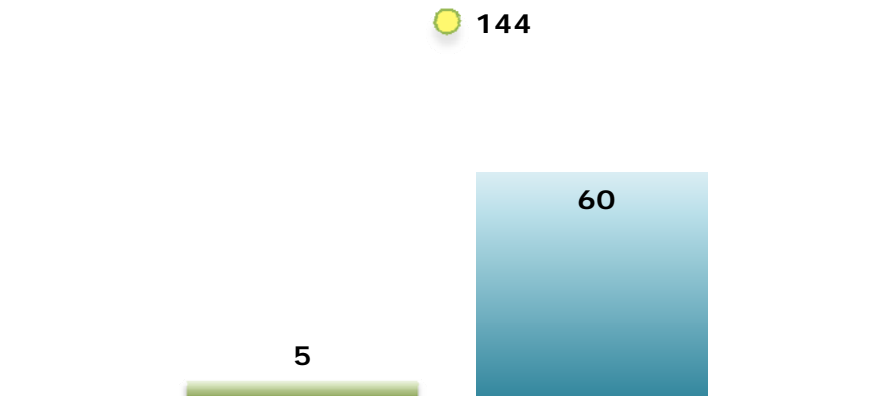
## \$150,000 to \$200,000

■ 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

Looking back 12 months



We work hard so you can sleep at night

## \$300,000 to \$400,000

■ Number Sold YTD   ■ Number Available   ● Months of Supply

● 168



## \$500,000 to \$750,000

■ Number Sold YTD   ■ Number Available   ● Months of Supply

● 210



## \$400,000 to \$500,000

■ Number Sold YTD   ■ Number Available   ● Months of Supply

● 264



## \$750,000 and Above

■ Number Sold YTD   ■ Number Available   ● Months of Supply

● 211

