

March 2010 Alachua County Real Estate Market Report



Average Sale Prices had been staying close to \$190,000 without much change since May 2009. This month we have seen a small increase in average sale price, up to \$204,000.

There were a few more home sales this year than in 2009, and there are a lot more homes under contract than 2009.

There is usually a build-up of inventory this time of year, but the number of homes for sale is at a peak, possibly signalling that sellers are tired of holding onto properties. Or perhaps they are trying to hook the buyers motivated by the \$8,000 tax credit.

The average days on the market continues to rise, while the average list to sell ratio is still going down.

Purchase & Sale Activity

Residential Properties	<i>Page:</i>
New Listings	2
Pending Sales	3
Closed Sales	4
Withdrawn & Expired Properties	5
Average Sale Prices	6
Average Days on the Market	7
List Price to Selling Price Ratio	8
Detail: Single Family Homes	9
Detail: Condos & Townhomes	13
Vacant and Undeveloped Land	17

Months of Supply

Residential	21
Vacant and Undeveloped Land	23

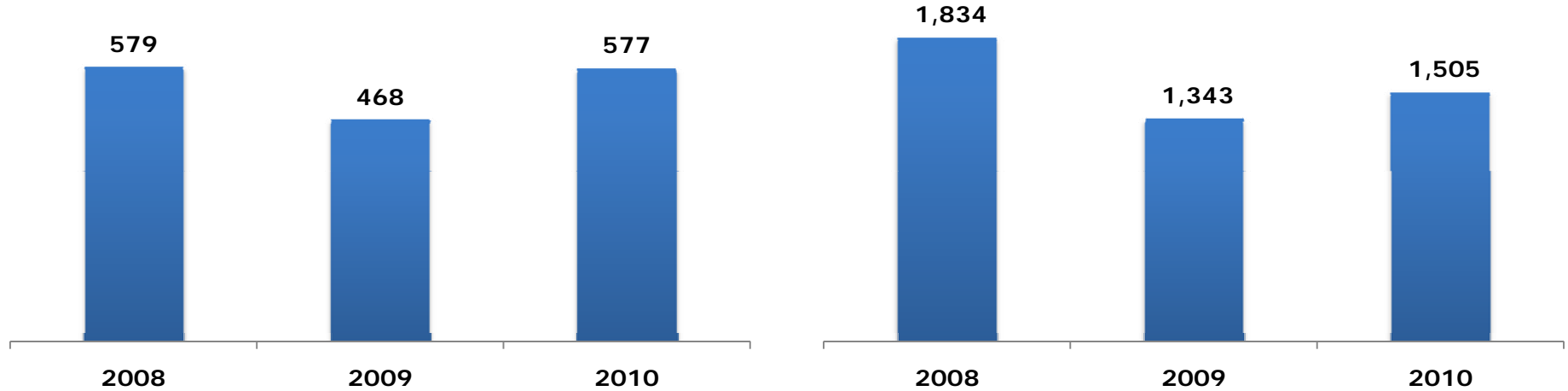
New Listings: Residential

Monthly real estate market indicators.

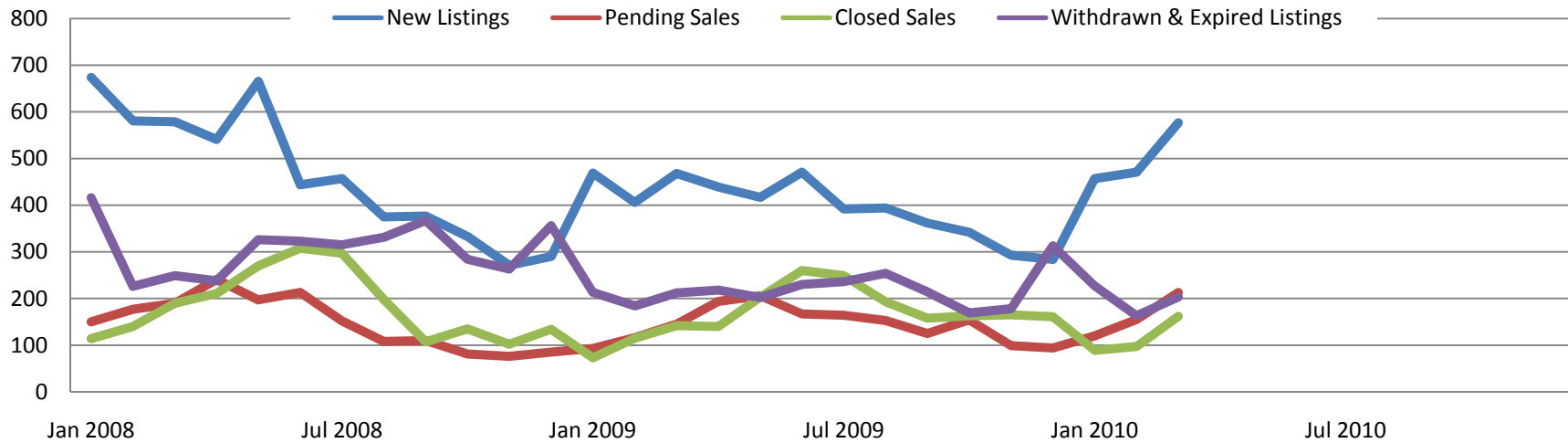


March

Year to Date



Historical Activity



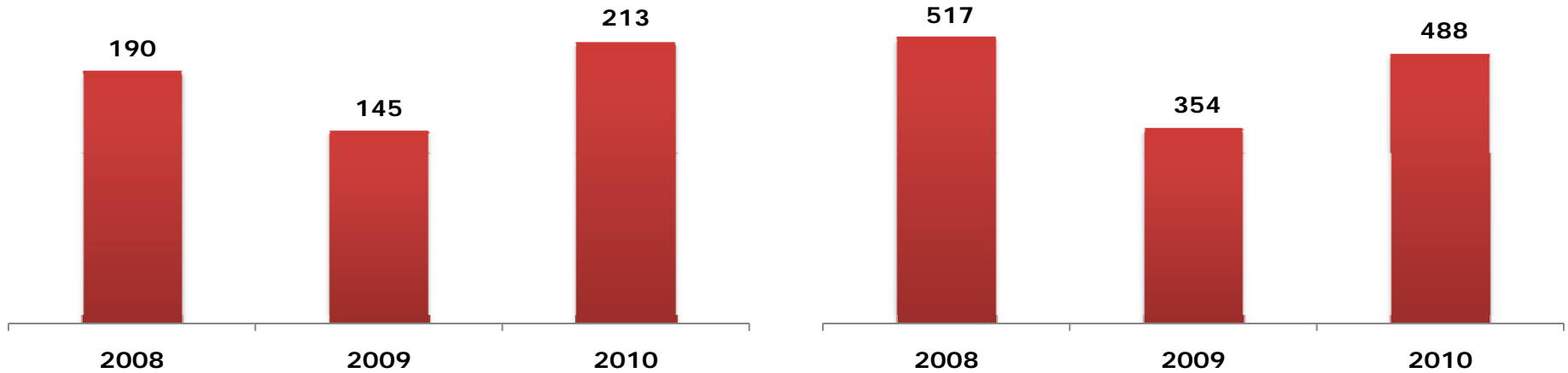
Pending Sales: Residential

Monthly real estate market indicators.

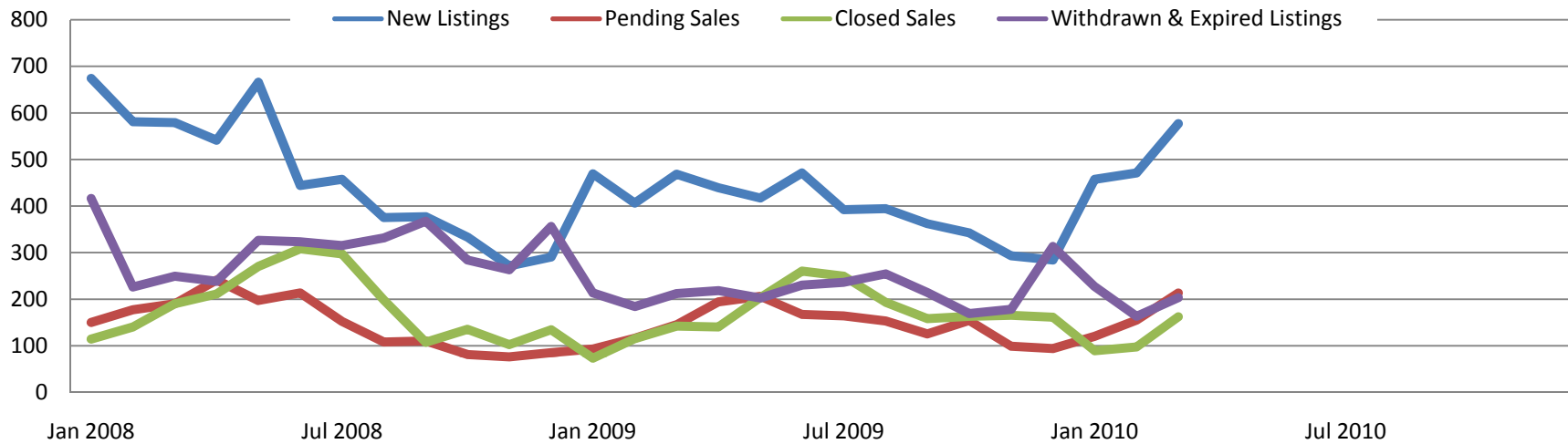


March

Year to Date



Historical Activity



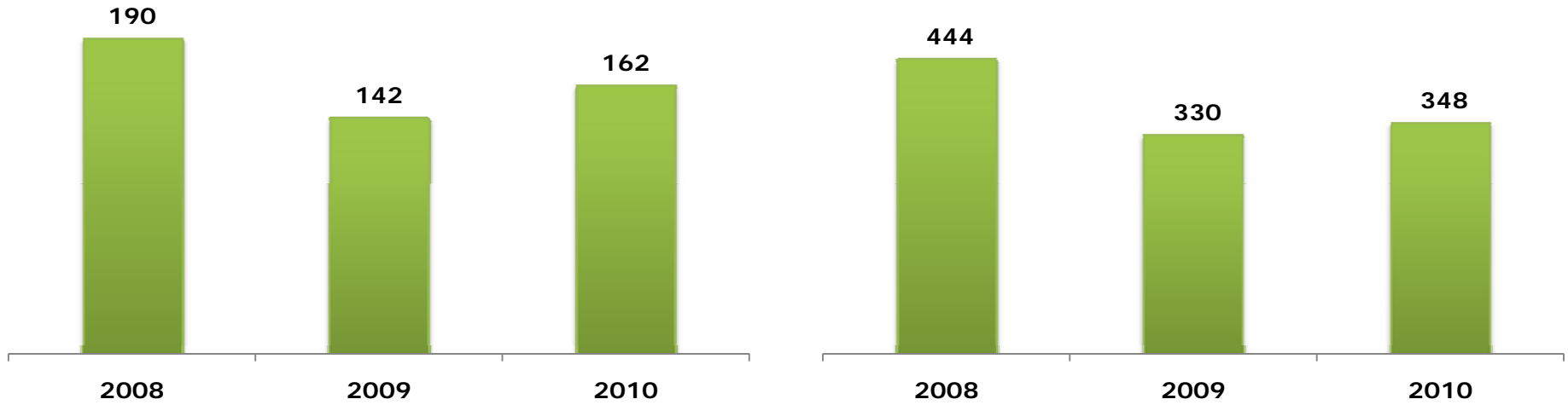
Closed Sales: Residential

Monthly real estate market indicators.

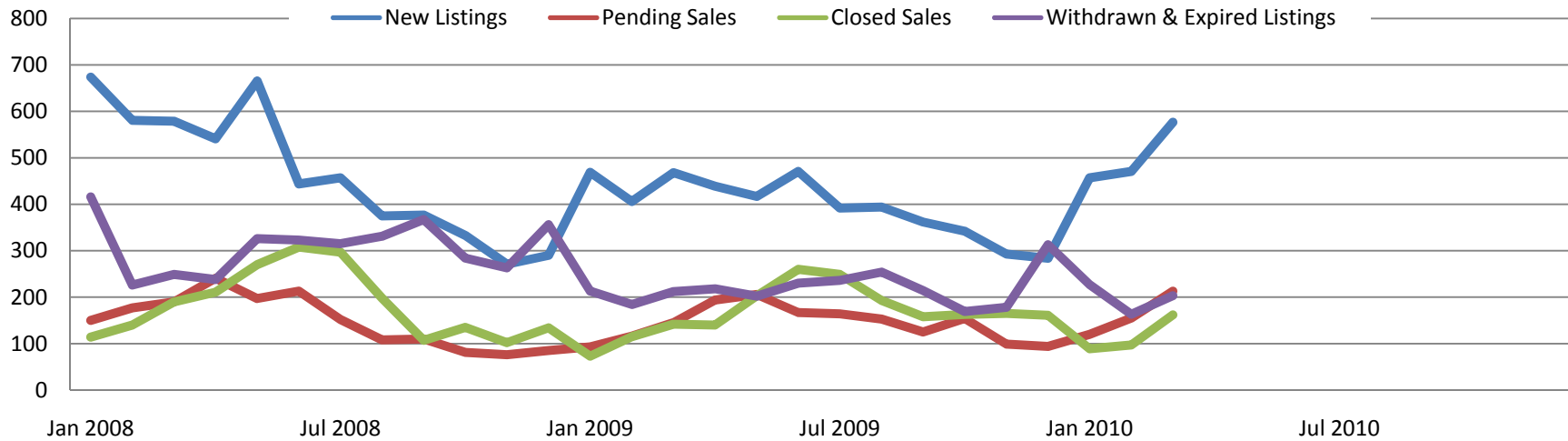


March

Year to Date



Historical Activity



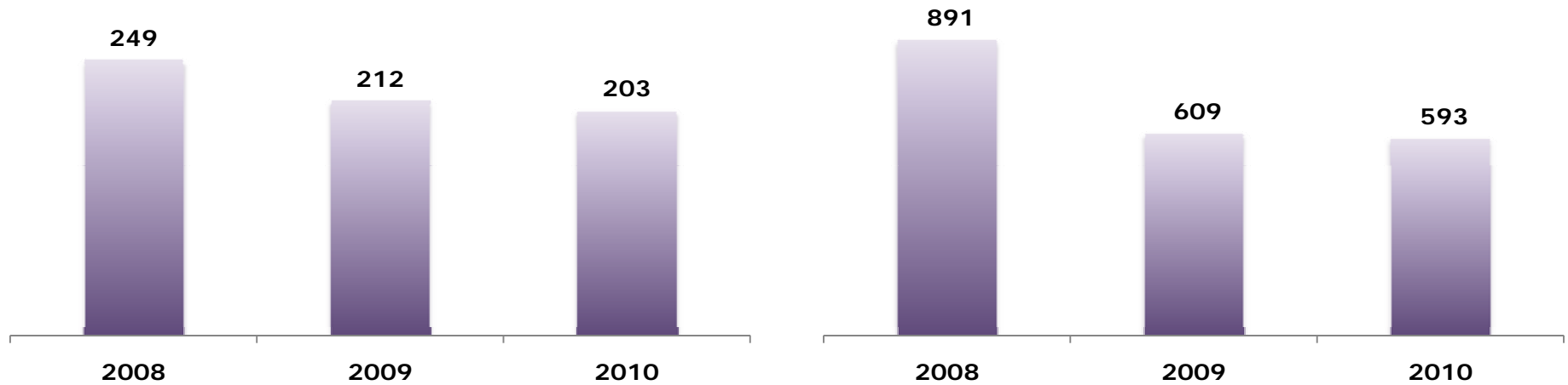
Withdrawn & Expired Listings: Residential

Monthly real estate market indicators.

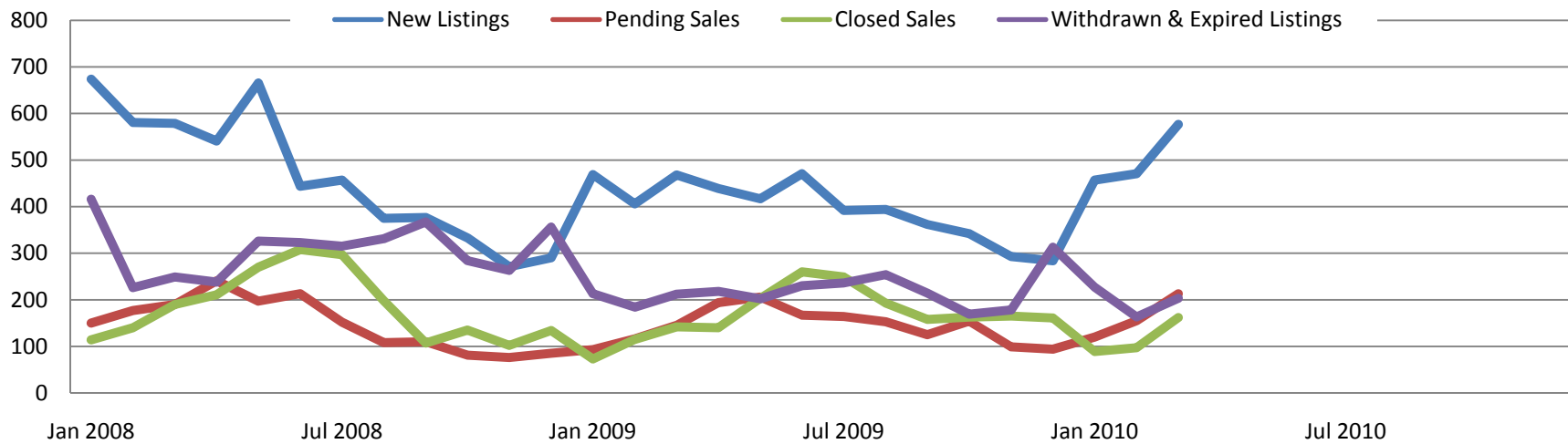


March

Year to Date



Historical Activity

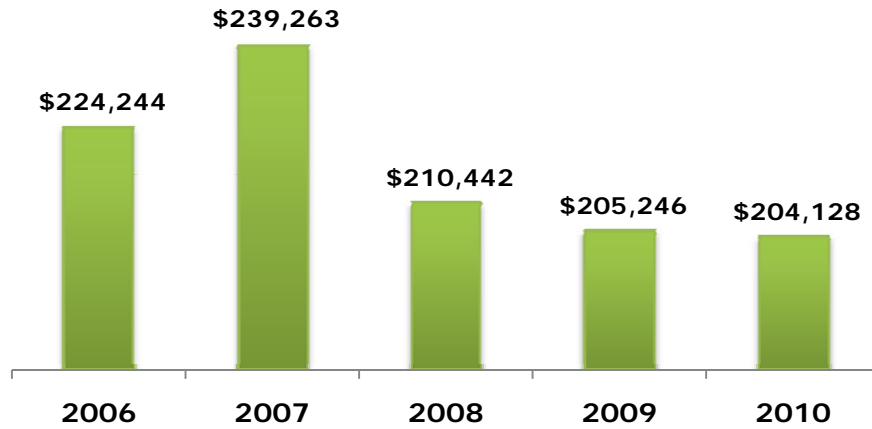


Sale Price

Monthly real estate market indicators.



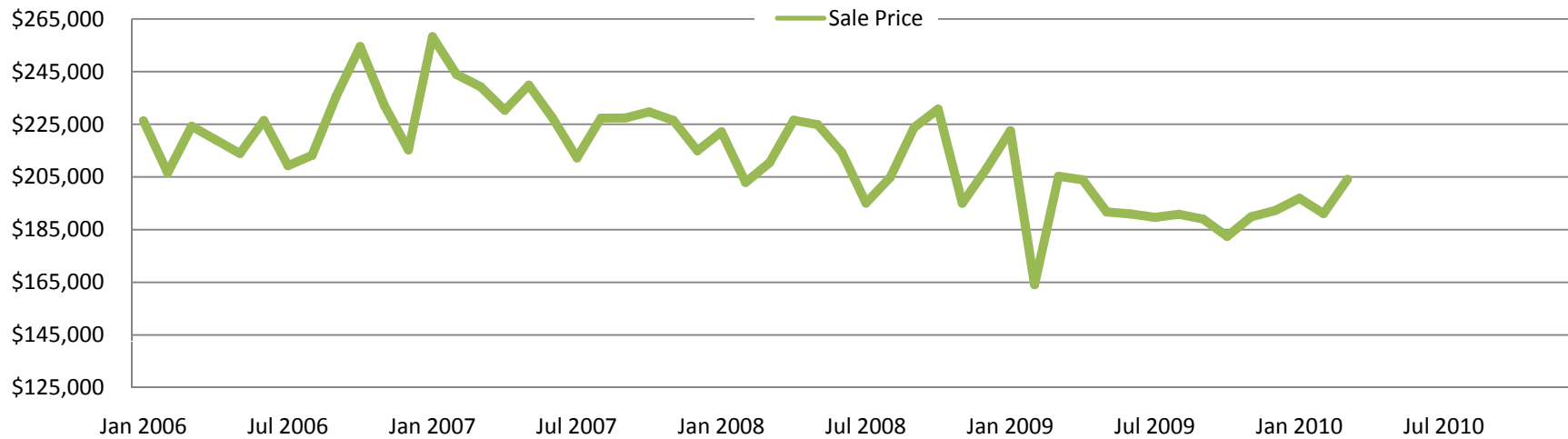
March



Annual Averages



Historical Activity

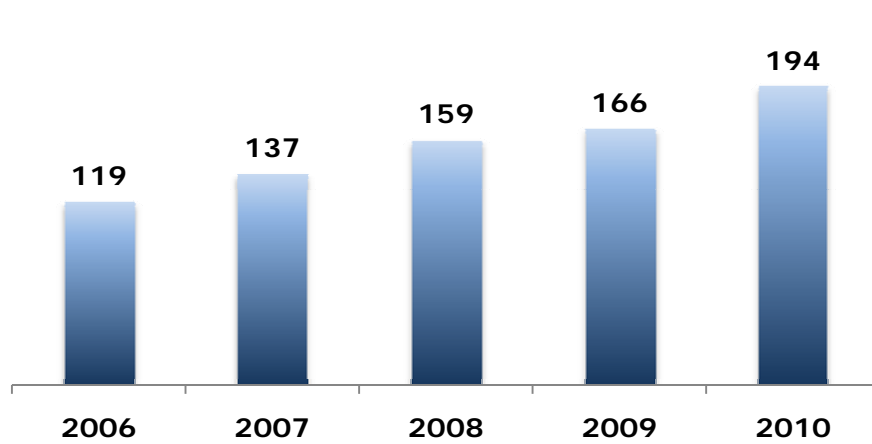


Days on Market

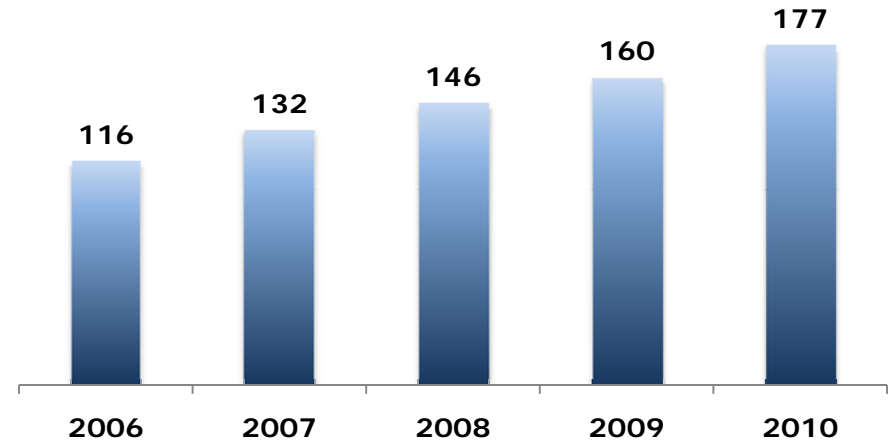
Monthly real estate market indicators.



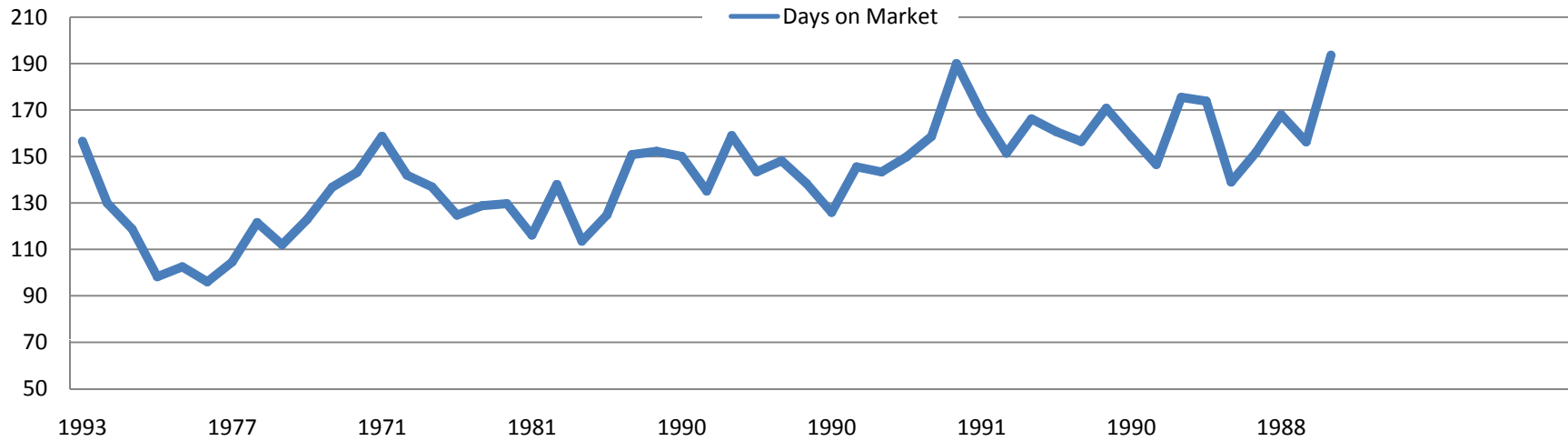
March



Annual Averages



Historical Activity



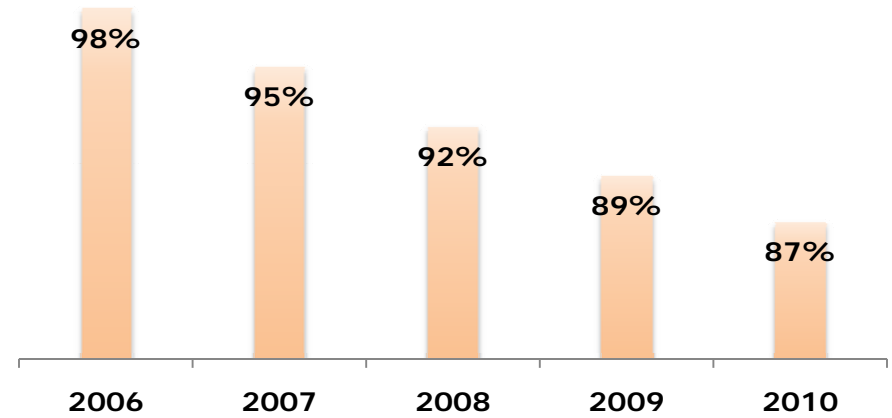
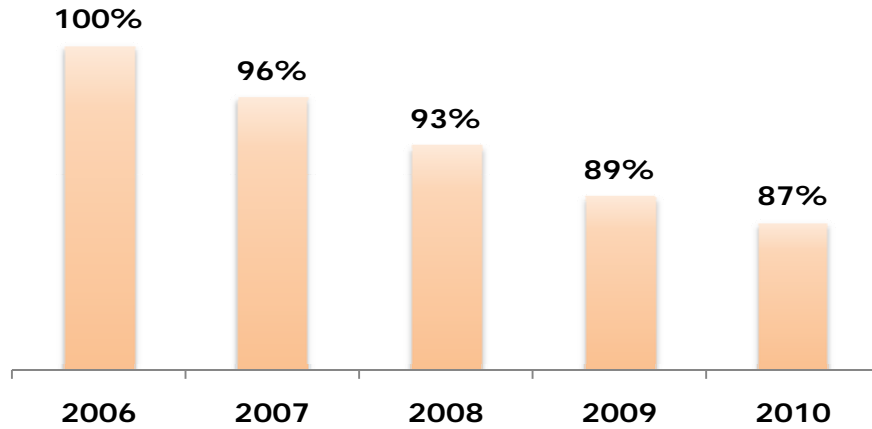
Original Asking Price to Selling Price Ratio

Monthly real estate market indicators.

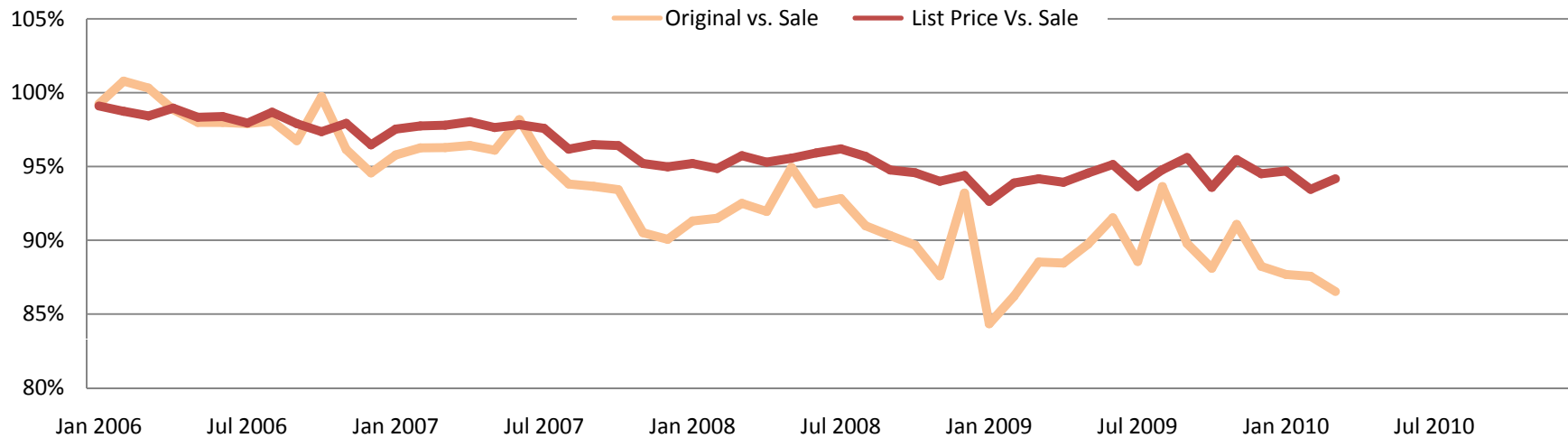


March

Annual Averages



Historical Activity



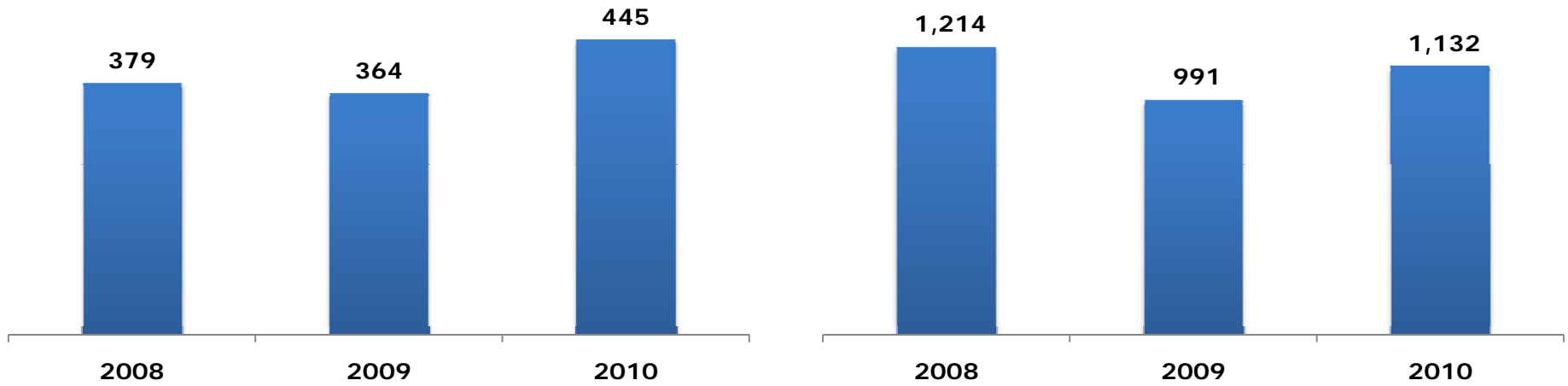
New Listings: Single Family Homes

Monthly real estate market indicators.

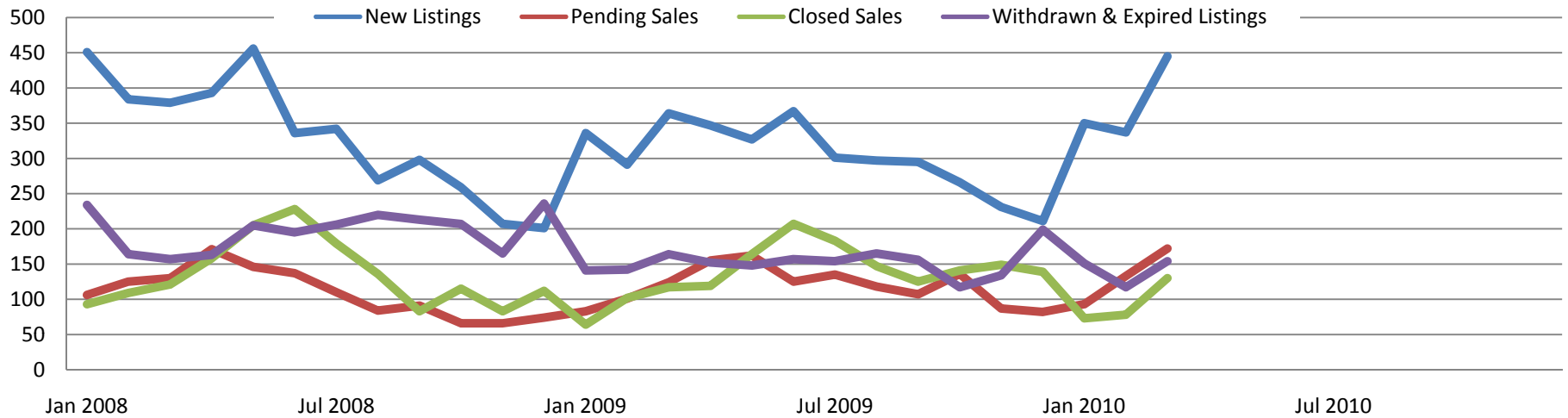


March

Year to Date



Historical Activity



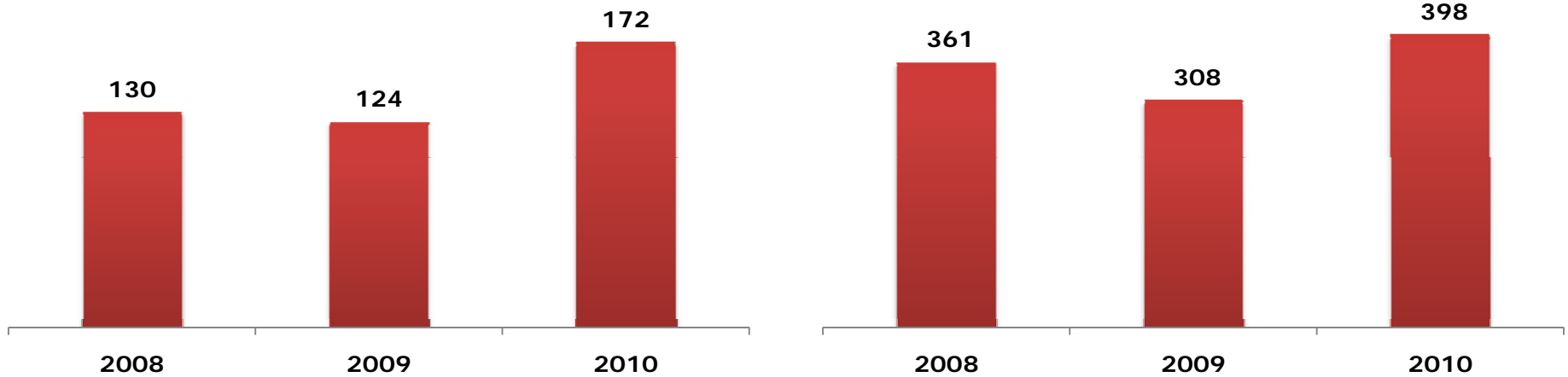
Pending Sales: Single Family Homes

Monthly real estate market indicators.

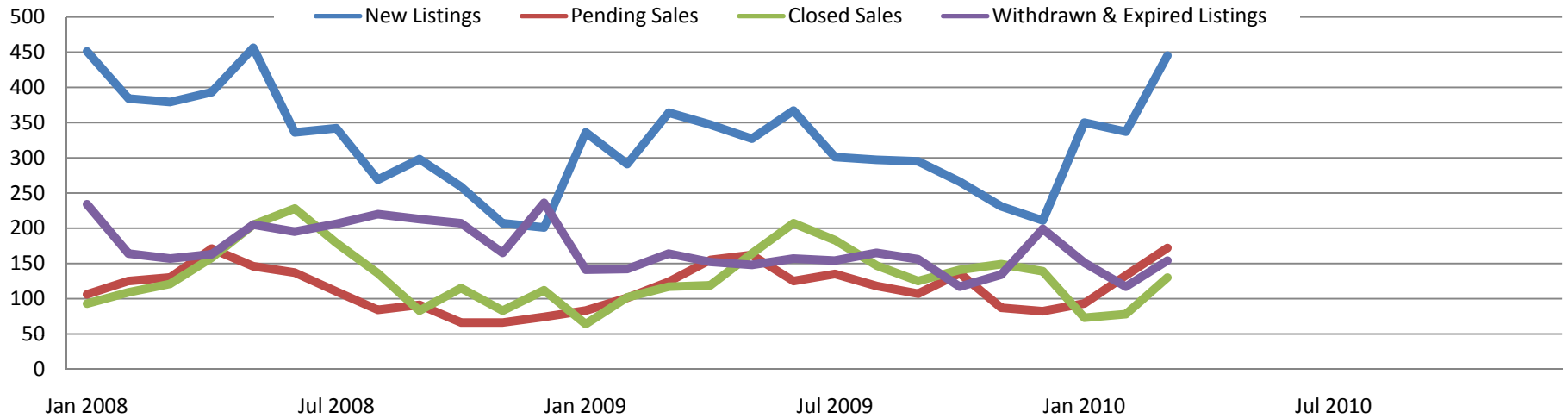


March

Year to Date



Historical Activity



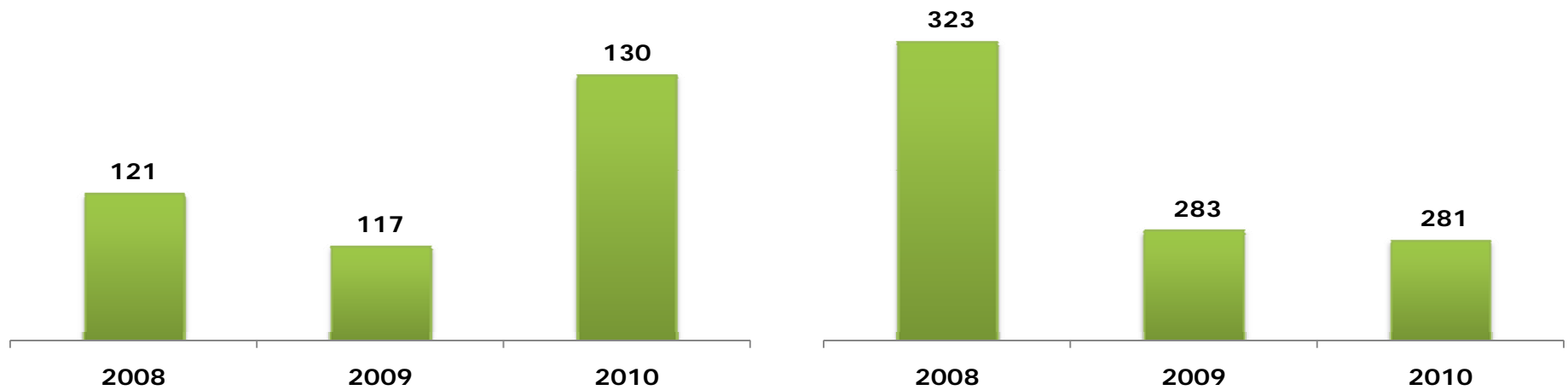
Closed Sales: Single Family Homes

Monthly real estate market indicators.

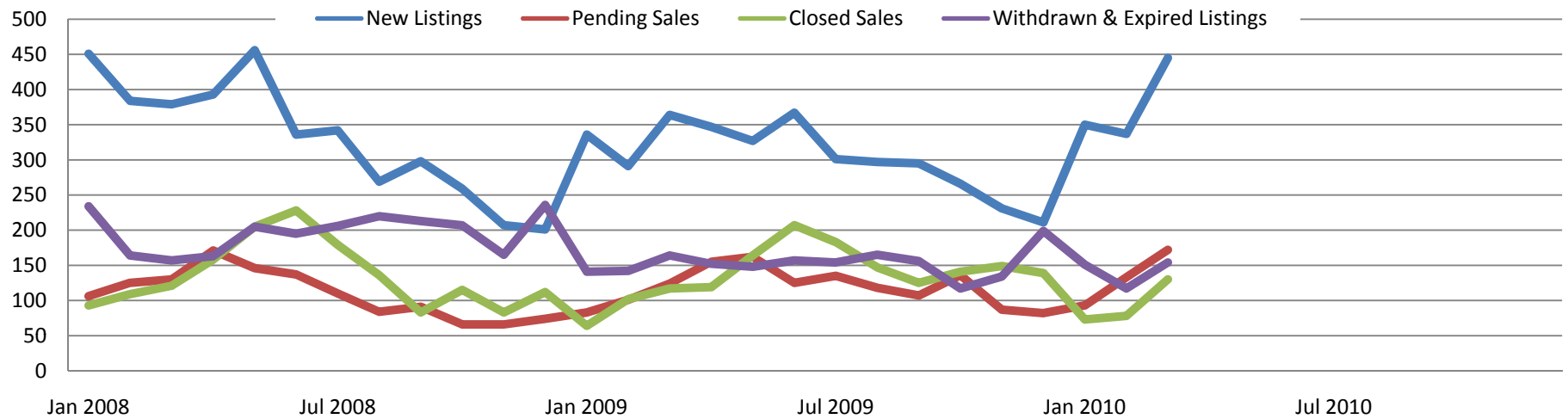


March

Year to Date



Historical Activity



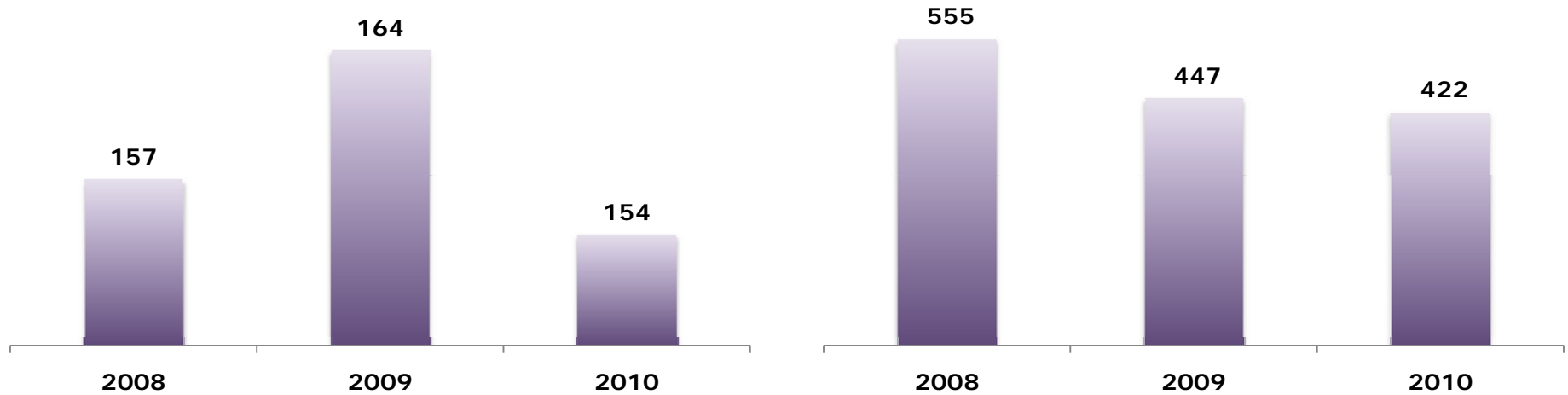
Withdrawn & Expired Listings: Single Family Homes

Monthly real estate market indicators.

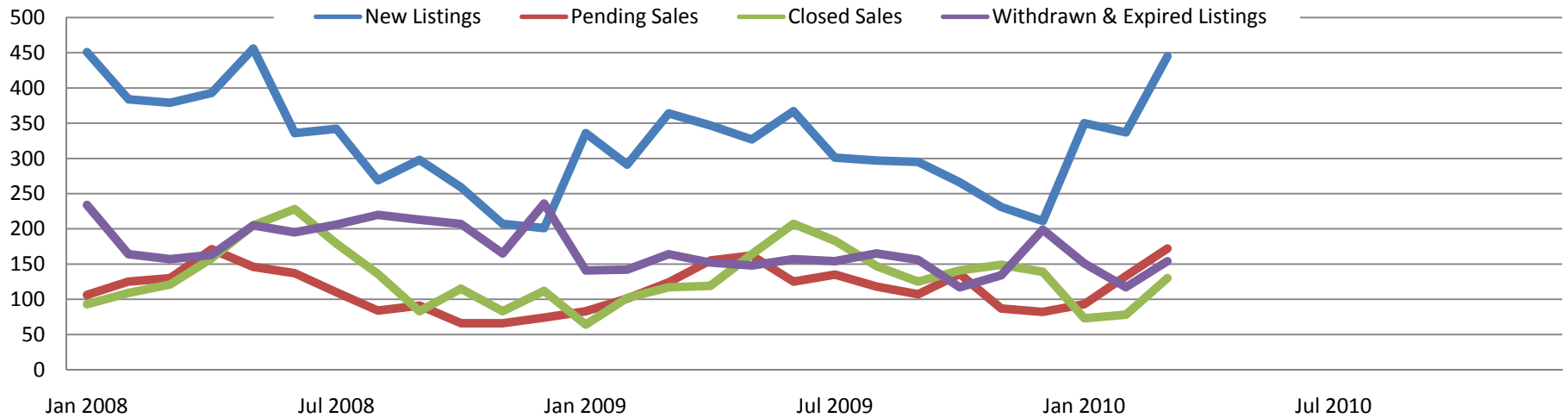


March

Year to Date



Historical Activity



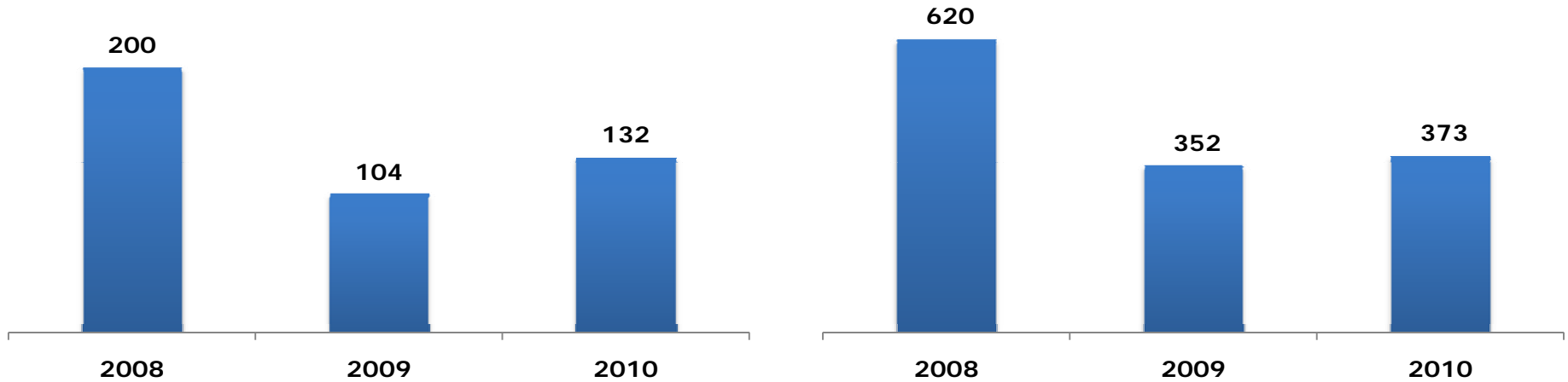
New Listings: Condos and Townhomes

Monthly real estate market indicators.

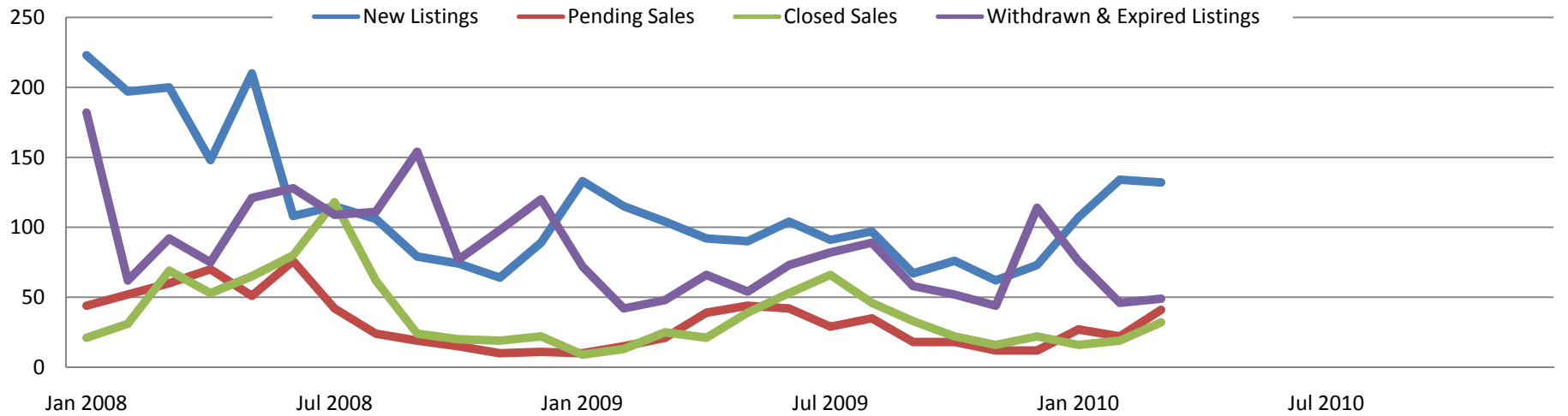


March

Year to Date



Historical Activity



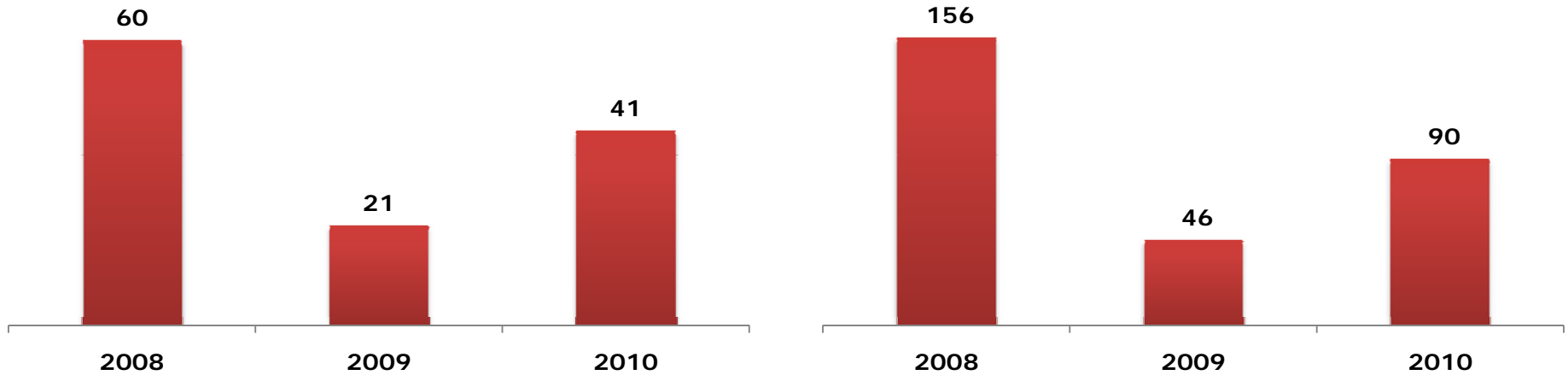
Pending Sales: Condos and Townhomes

Monthly real estate market indicators.

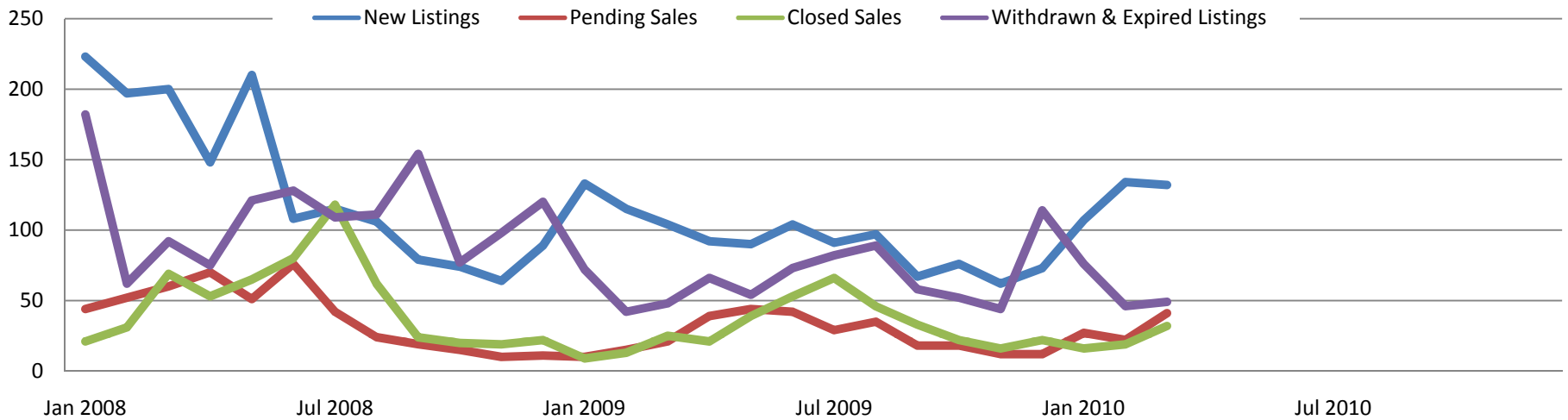


March

Year to Date



Historical Activity



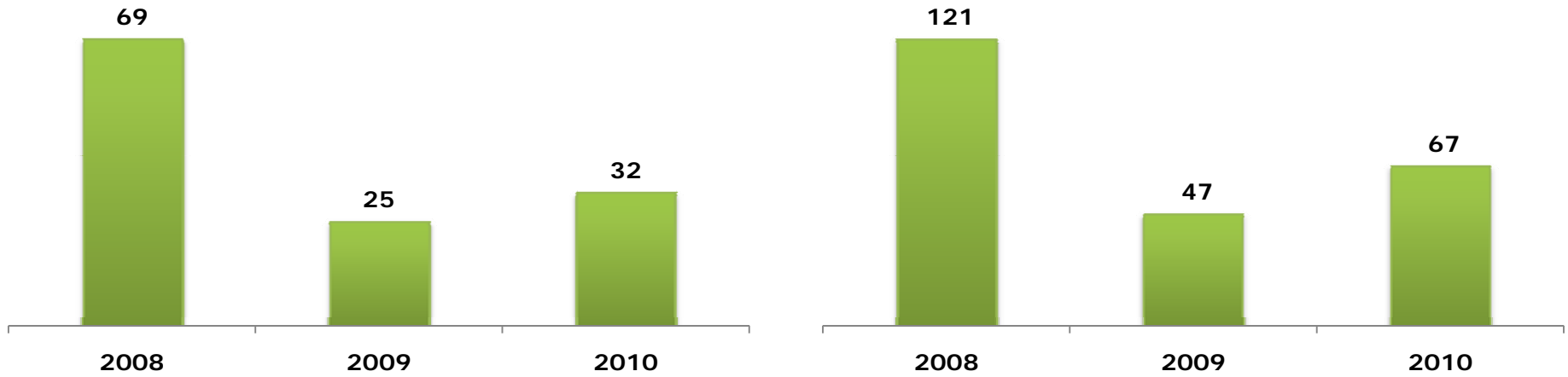
Closed Sales: Condos and Townhomes

Monthly real estate market indicators.

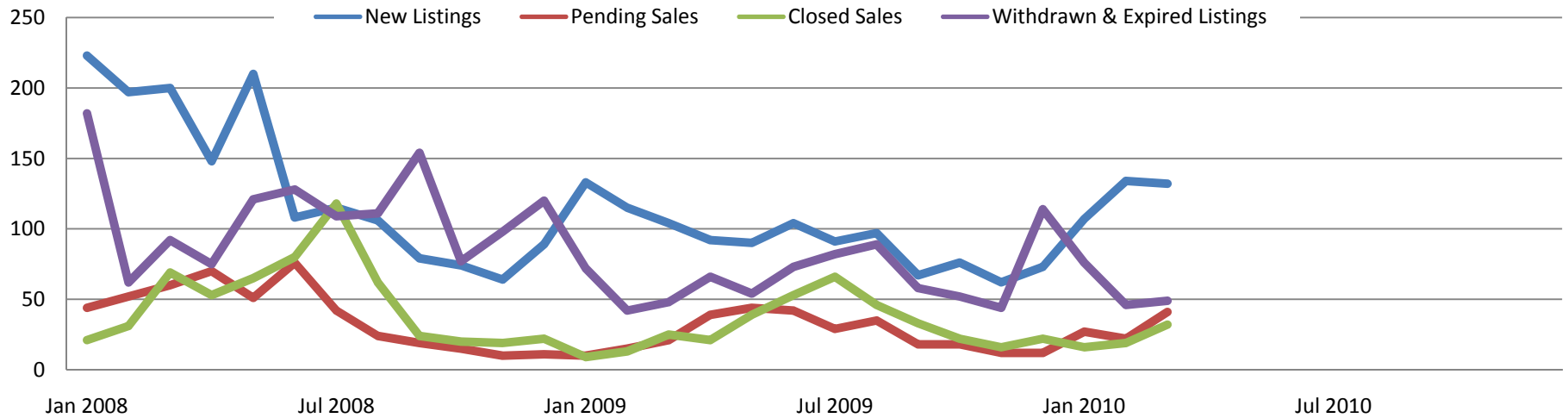


March

Year to Date



Historical Activity



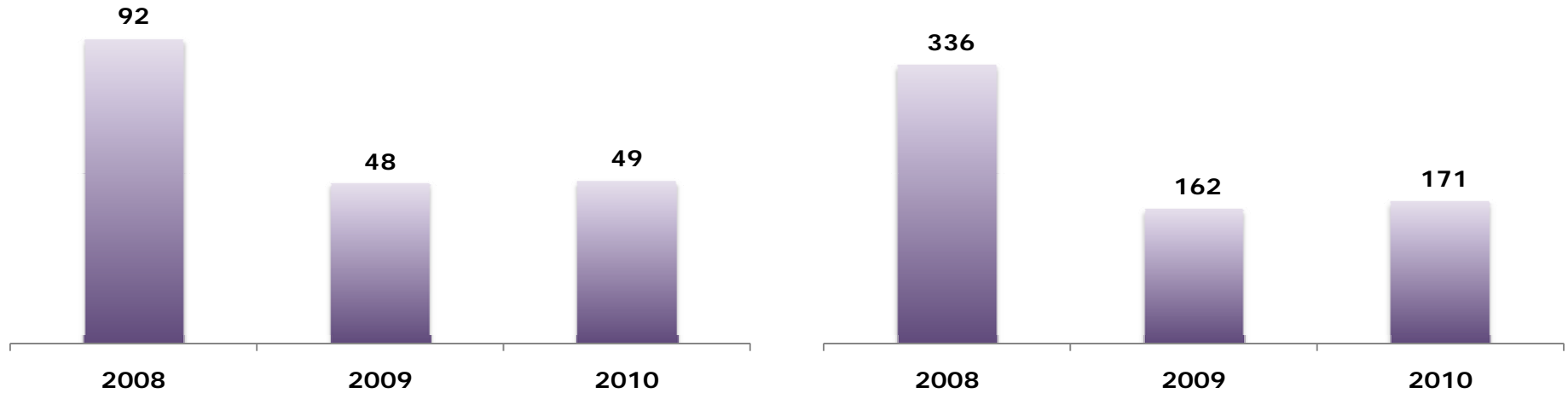
Withdrawn & Expired Listings: Condos and Townhomes

Monthly real estate market indicators.

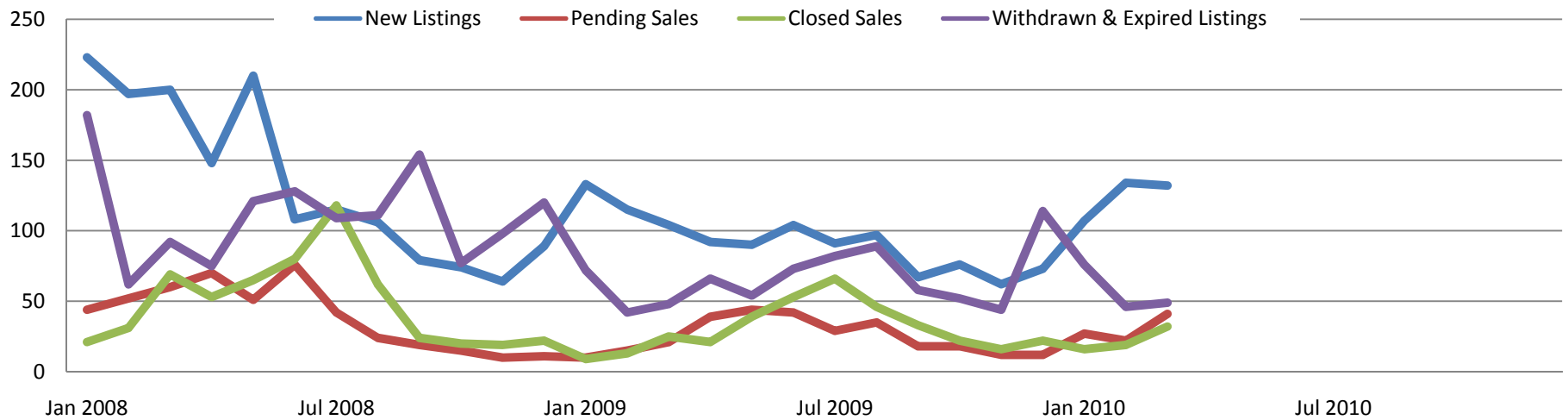


March

Year to Date



Historical Activity



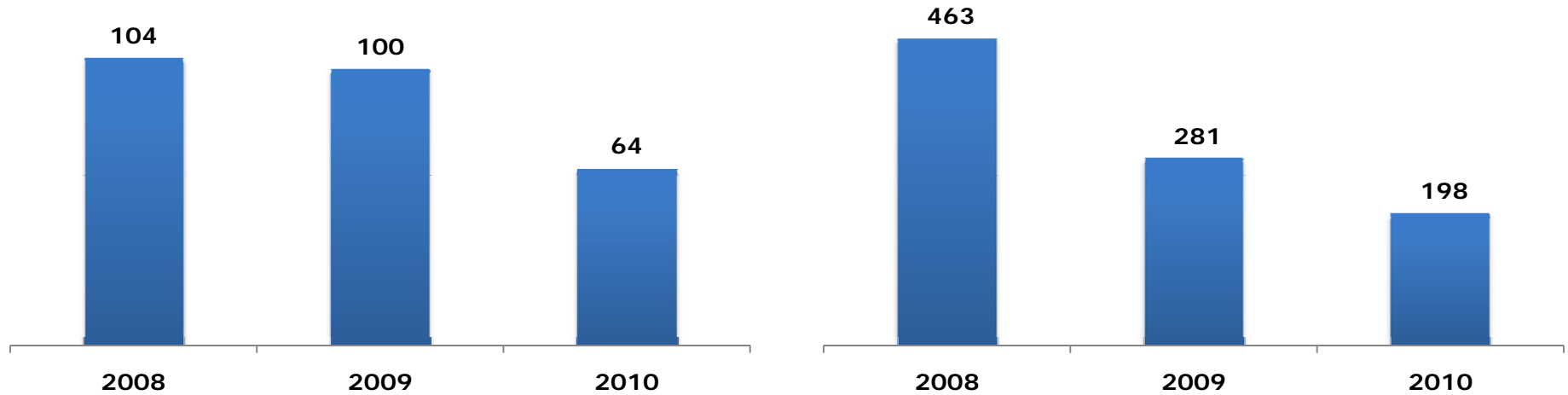
New Listings: Vacant and Undeveloped Land

Monthly real estate market indicators.

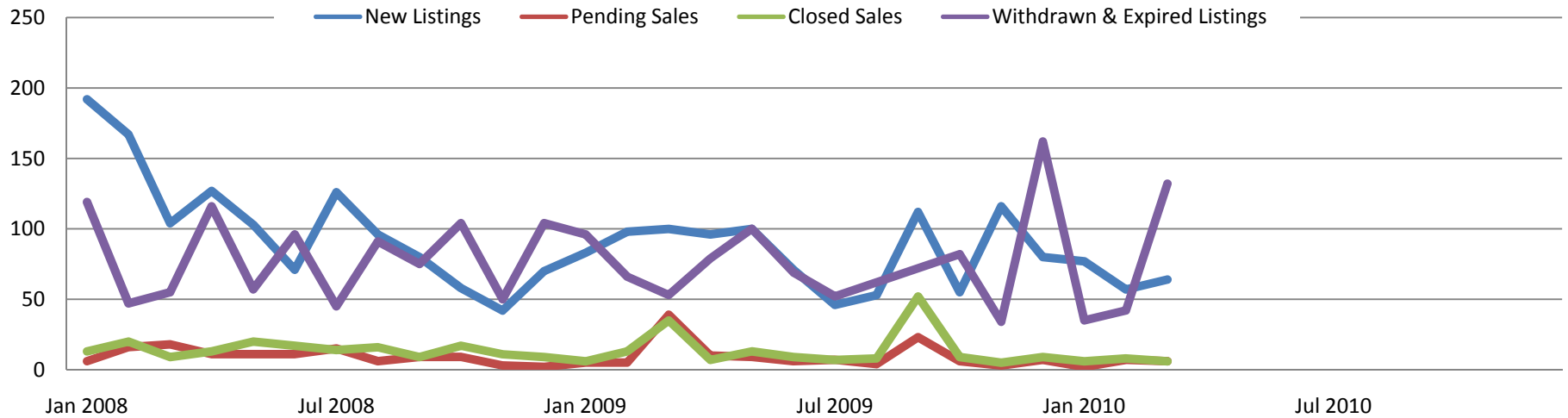


March

Year to Date



Historical Activity



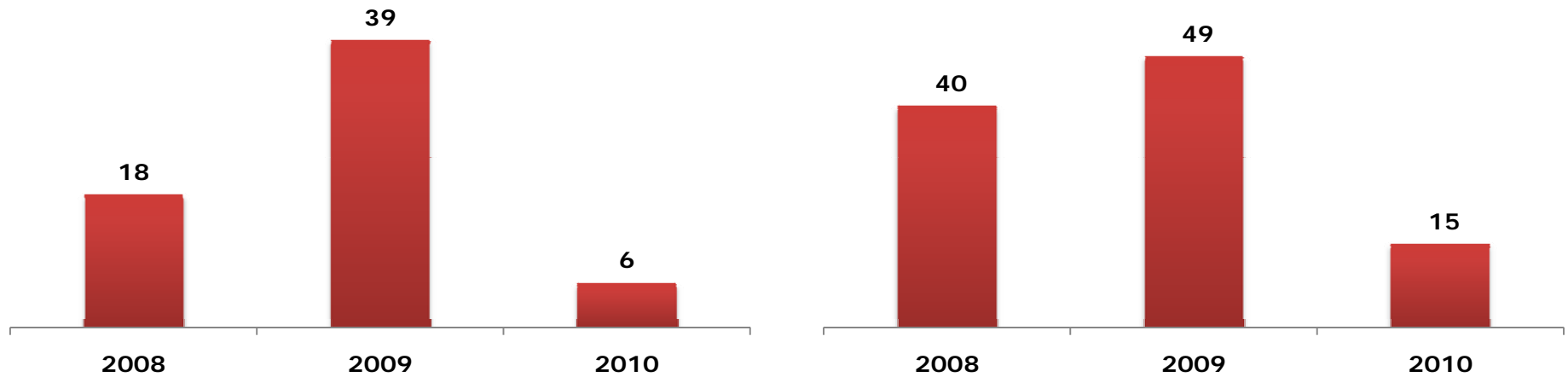
Pending Sales: Vacant and Undeveloped Land

Monthly real estate market indicators.

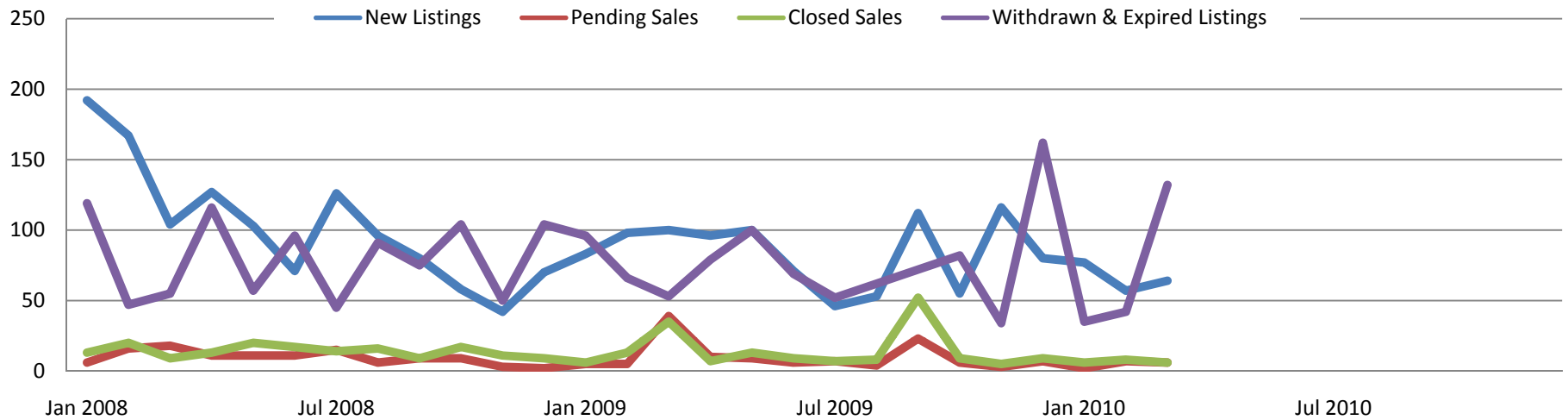


March

Year to Date



Historical Activity



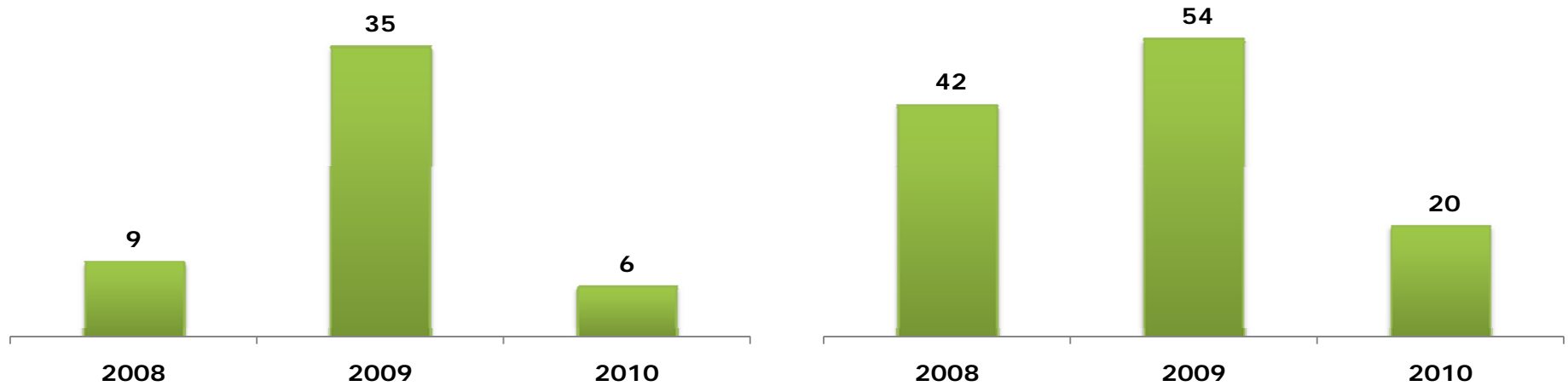
Closed Sales: Vacant and Undeveloped Land

Monthly real estate market indicators.

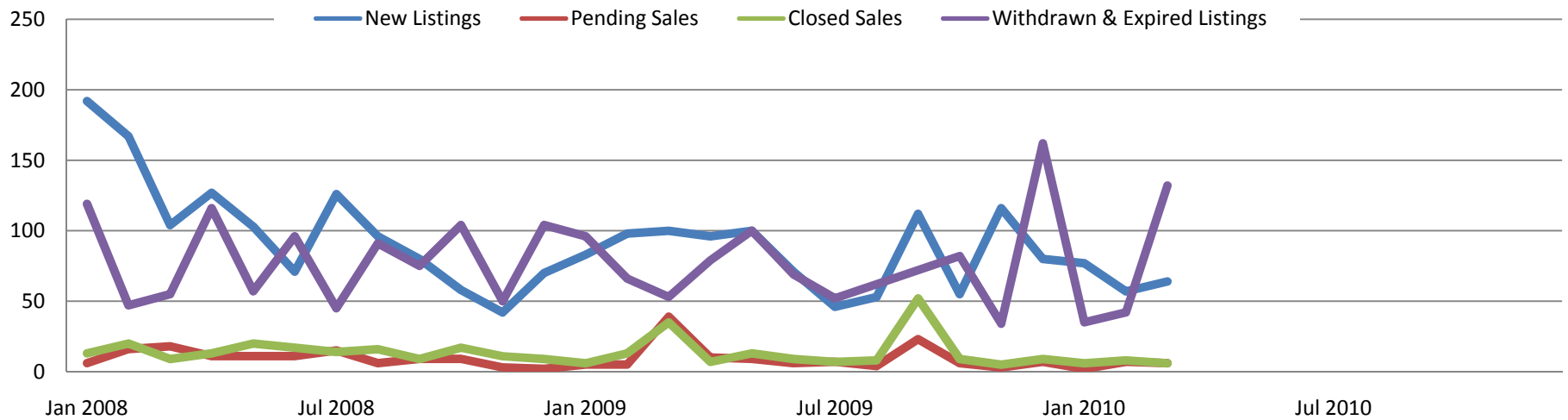


March

Year to Date



Historical Activity



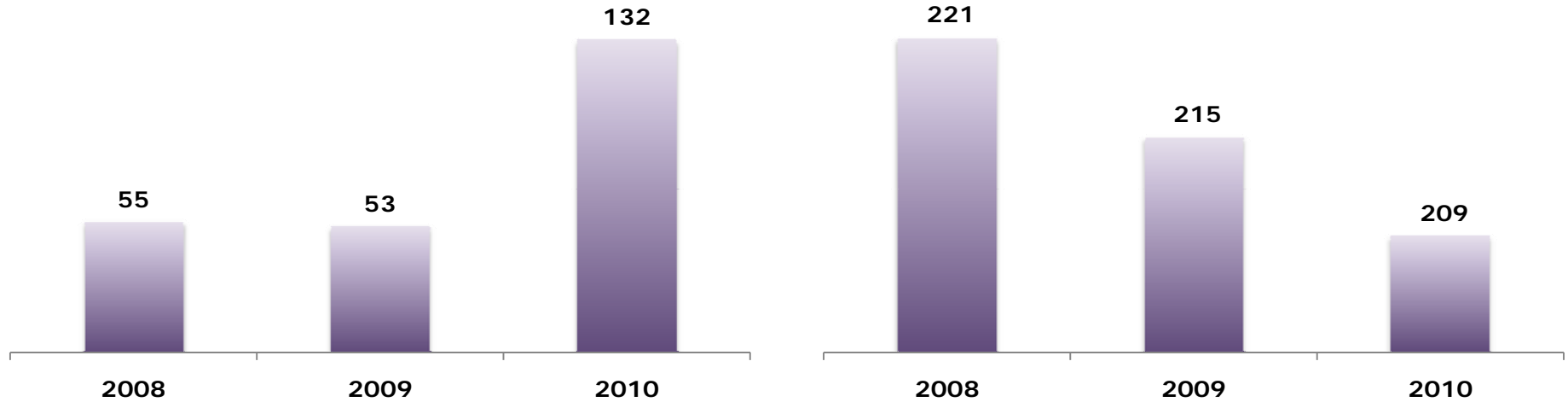
Withdrawn & Expired Listings: Vacant and Undeveloped Land

Monthly real estate market indicators.

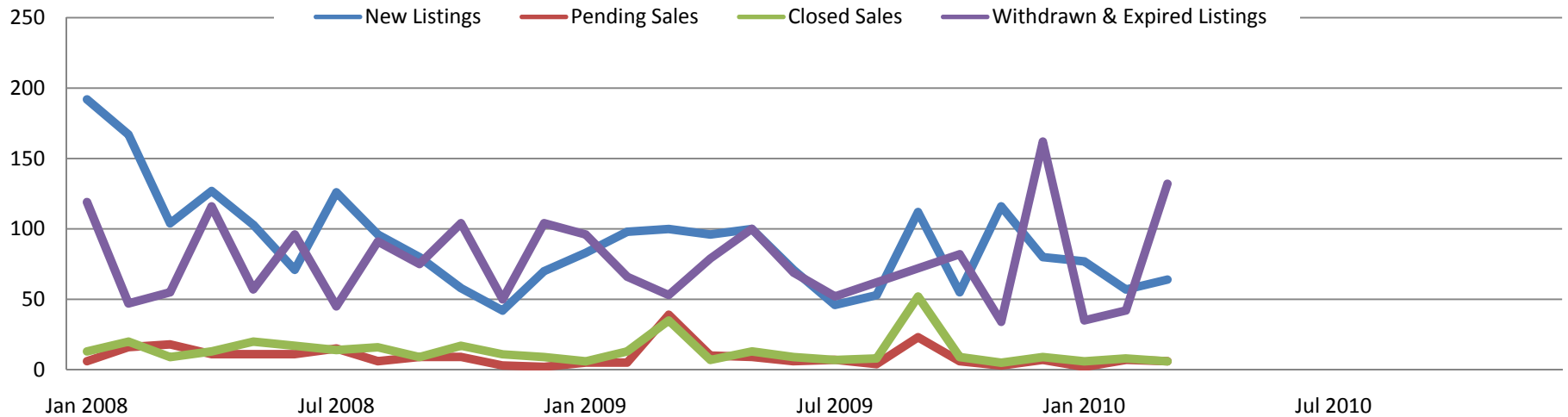
March



Year to Date



Historical Activity



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

■ Number Sold YTD ■ Number Available ● Months of Supply

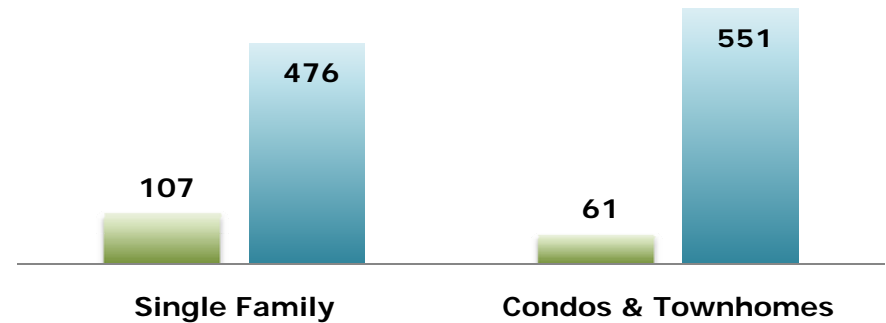
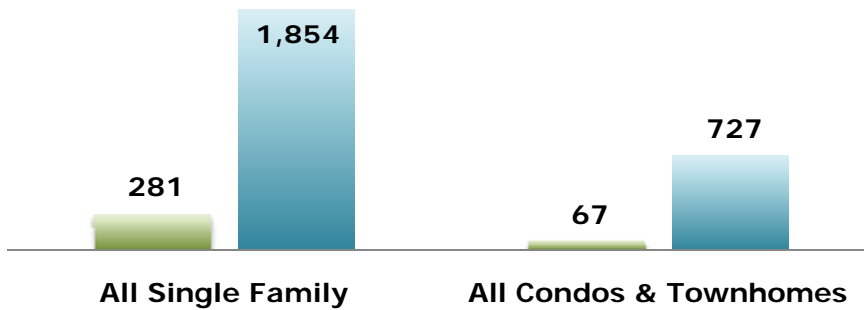
■ Number Sold YTD ■ Number Available ● Months of Supply

● 20

● 33

● 13

● 27



\$150,000 to \$200,000

\$200,000 to \$300,000

■ Number Sold YTD ■ Number Available ● Months of Supply

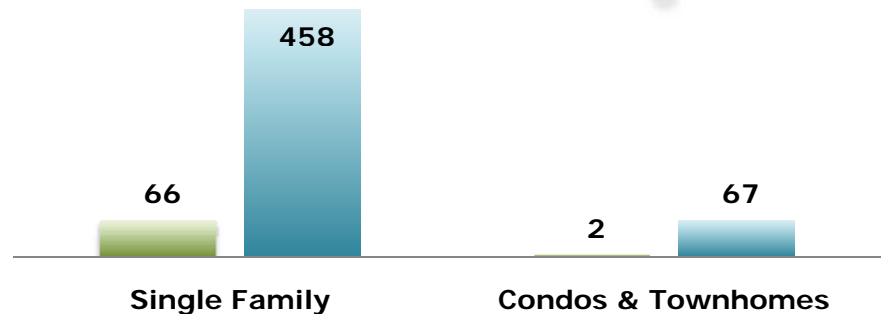
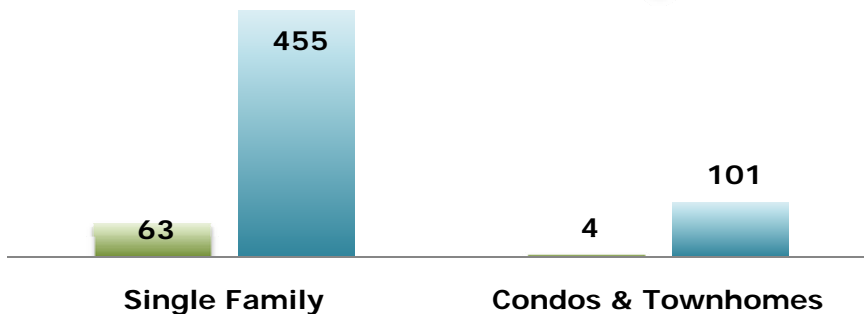
■ Number Sold YTD ■ Number Available ● Months of Supply

● 22

● 76

● 21

● 101



Supply: Residential Properties

Monthly real estate market indicators.

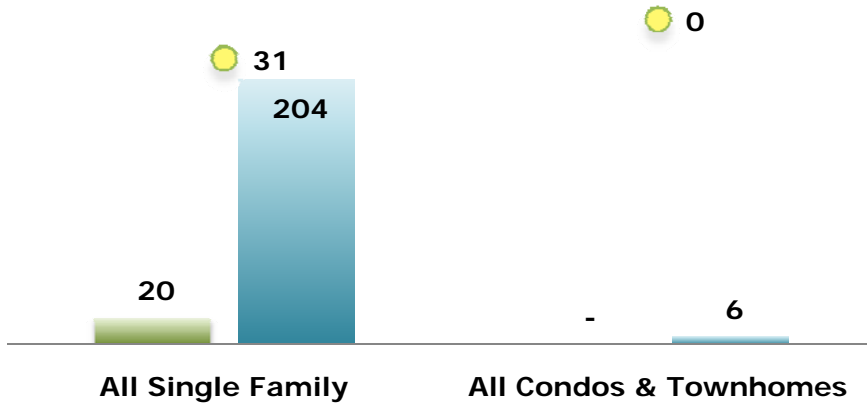
Looking back 12 months



We work hard so you can sleep at night

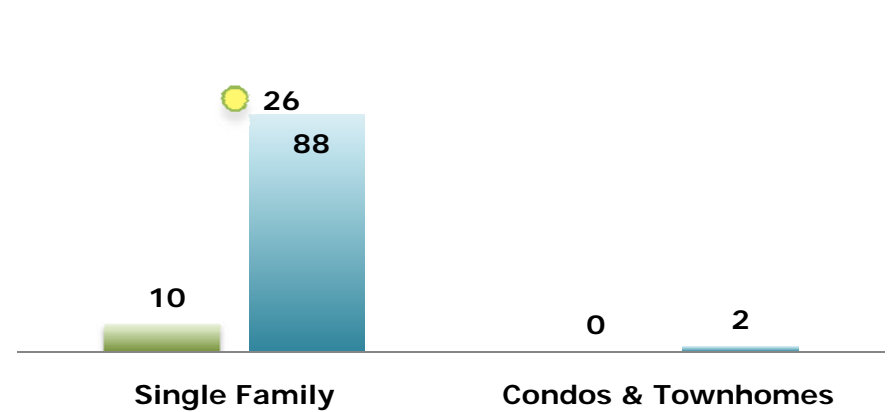
\$300,000 to \$400,000

■ Number Sold YTD ■ Number Available ● Months of Supply



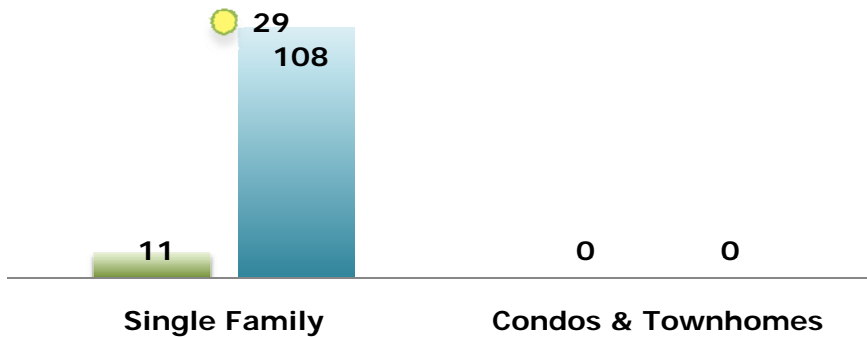
\$400,000 to \$500,000

■ Number Sold YTD ■ Number Available ● Months of Supply



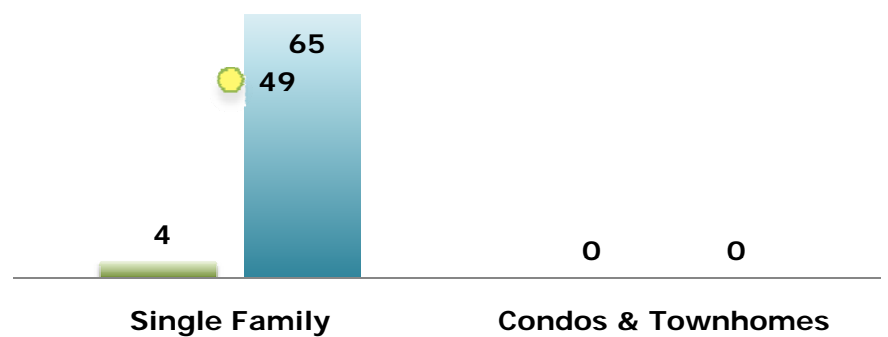
\$500,000 to \$750,000

■ 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

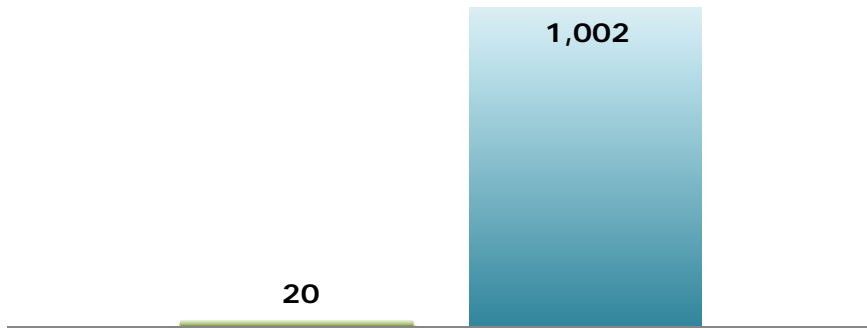
Monthly real estate market indicators.
Looking back 12 months



We work hard so you can sleep at night

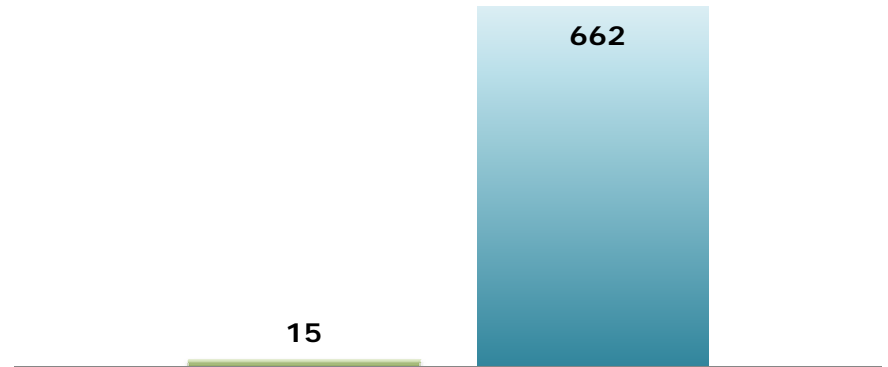
All Land

■ Number Sold YTD ■ Number Available ● Months of Supply



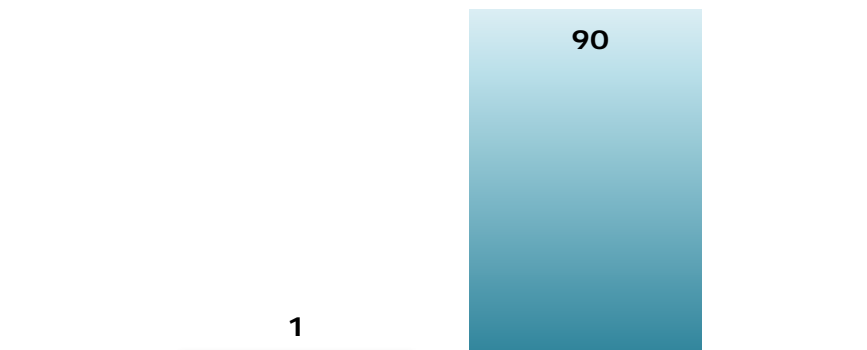
Up to \$150,000

■ Number Sold YTD ■ Number Available ● Months of Supply



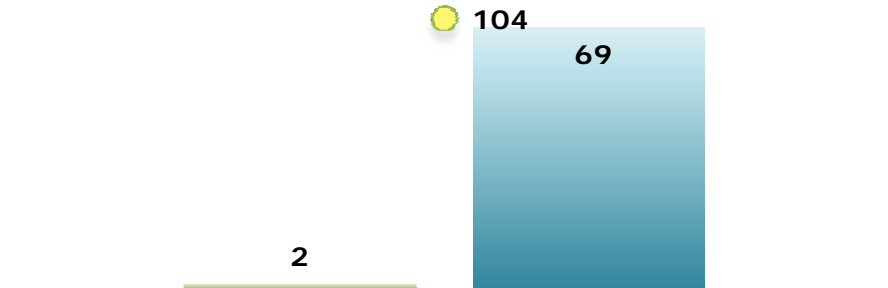
\$150,000 to \$200,000

■ 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.

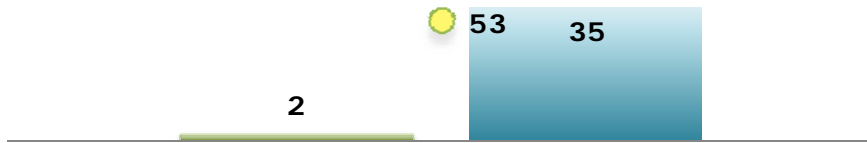
Looking back 12 months



We work hard so you can sleep at night

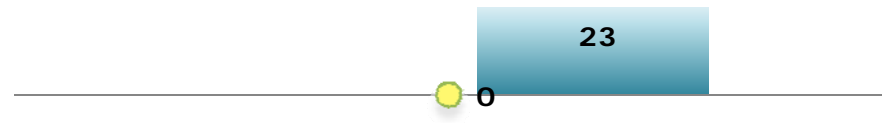
\$300,000 to \$400,000

■ Number Sold YTD ■ Number Available ● Months of Supply



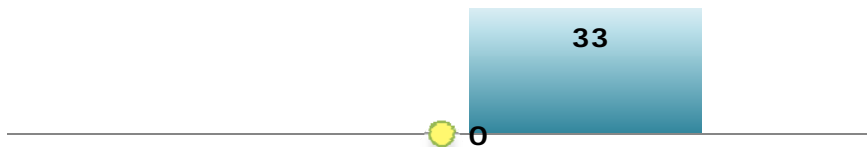
\$400,000 to \$500,000

■ 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

