

April 2010 Alachua County Real Estate Market Report



The month of April was slow, as it seems that most people looking toward the homebuyer tax incentives either closed on their purchases in March to beat the rush, or they went under contract in April but won't close until May or June.

That meant a last-minute scramble for many as the end of April approached:

The number of closed sales dropped in April but the number of new contracts has kept going up.

The competition for homes seems to have driven up the list-to-sell ratio and dropped the average days on the market to only 78 (for homes that sold).

Also of interest, the 2010 average price is up compared to 2009 and April 2010 was down just 5% from April 2009.

Hopefully these sales will allow the people who need a larger home to move into the mid-range segment of the real estate market.

Purchase & Sale Activity

Residential Properties

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Vacant and Undeveloped Land

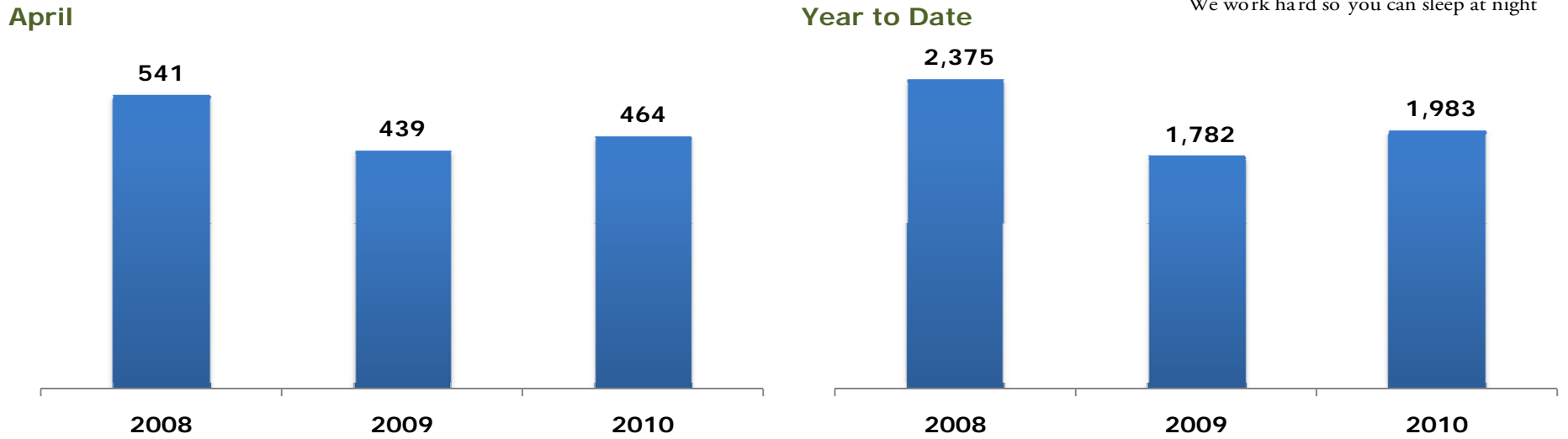
17

Months of Supply

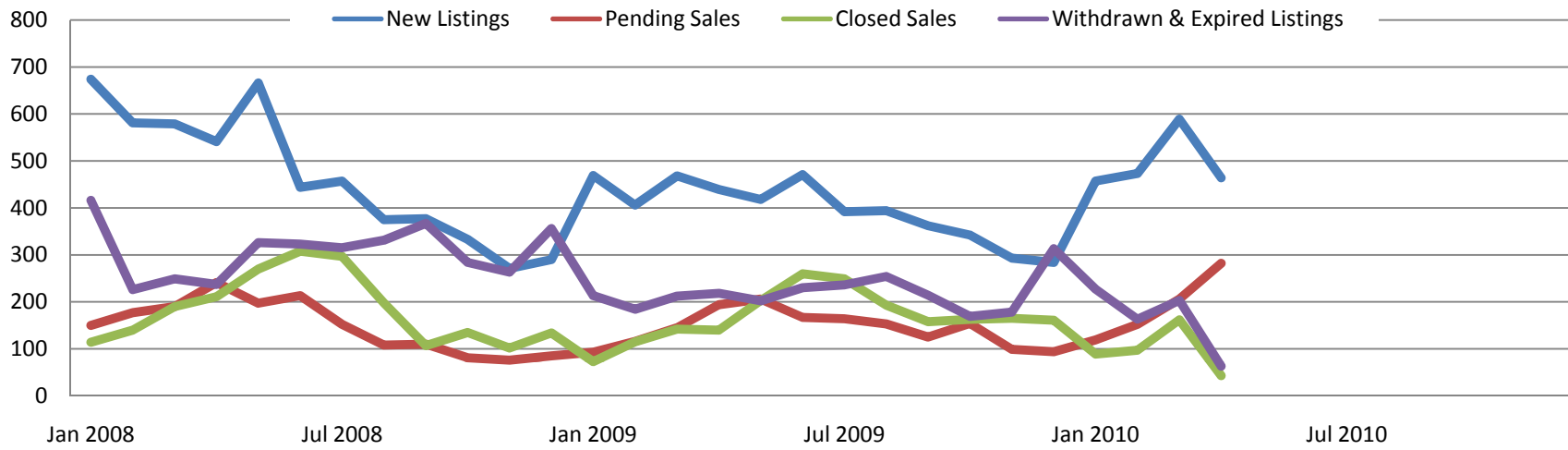
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New Listings: Residential

Monthly real estate market indicators.

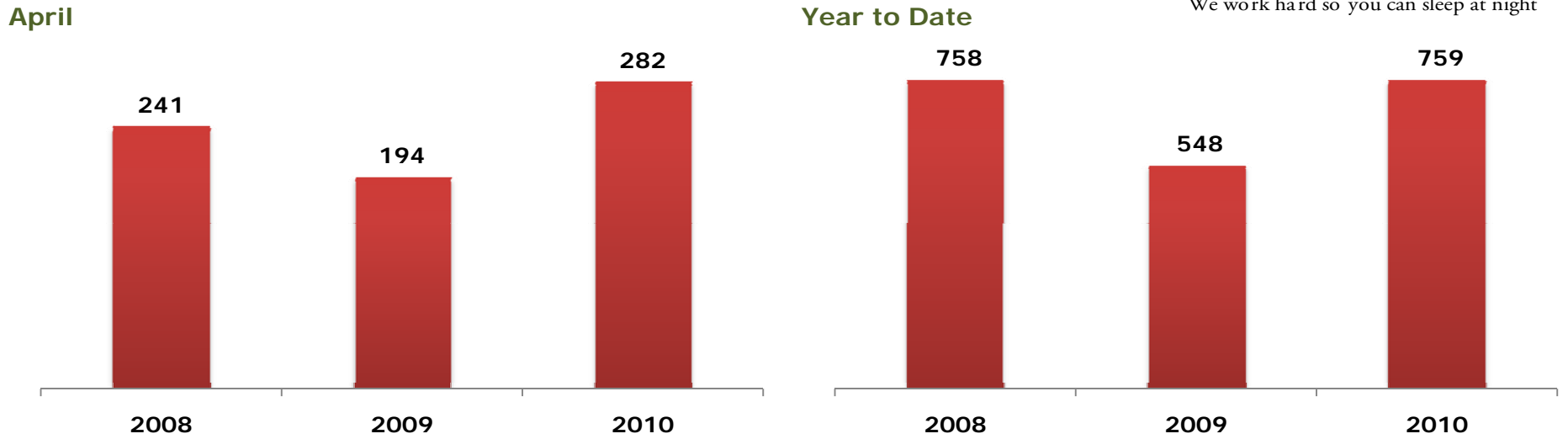


Historical Activity

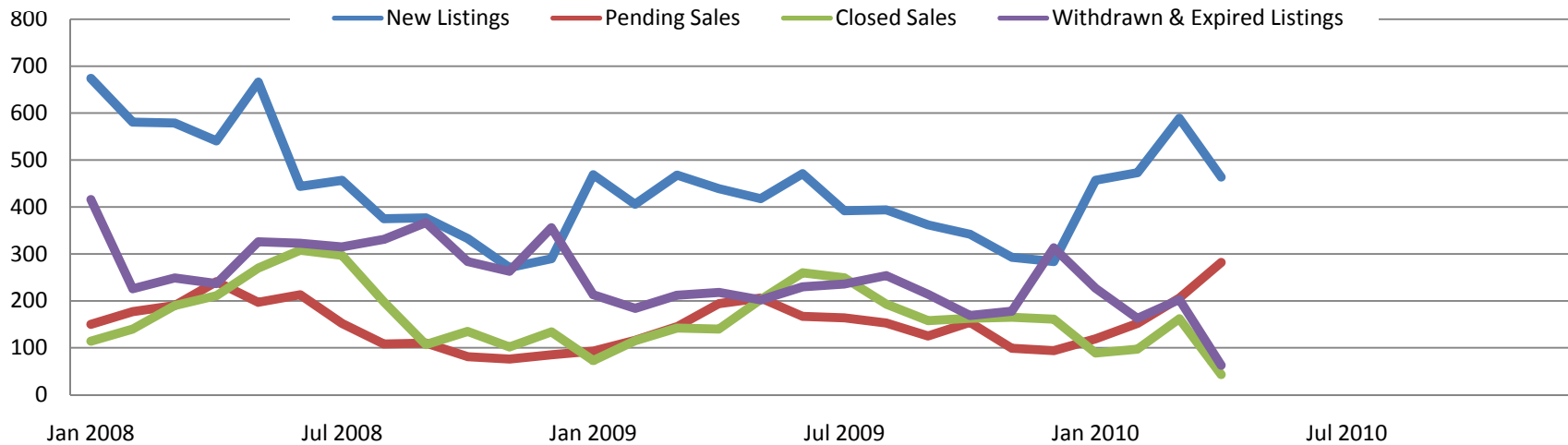


Pending Sales: Residential

Monthly real estate market indicators.

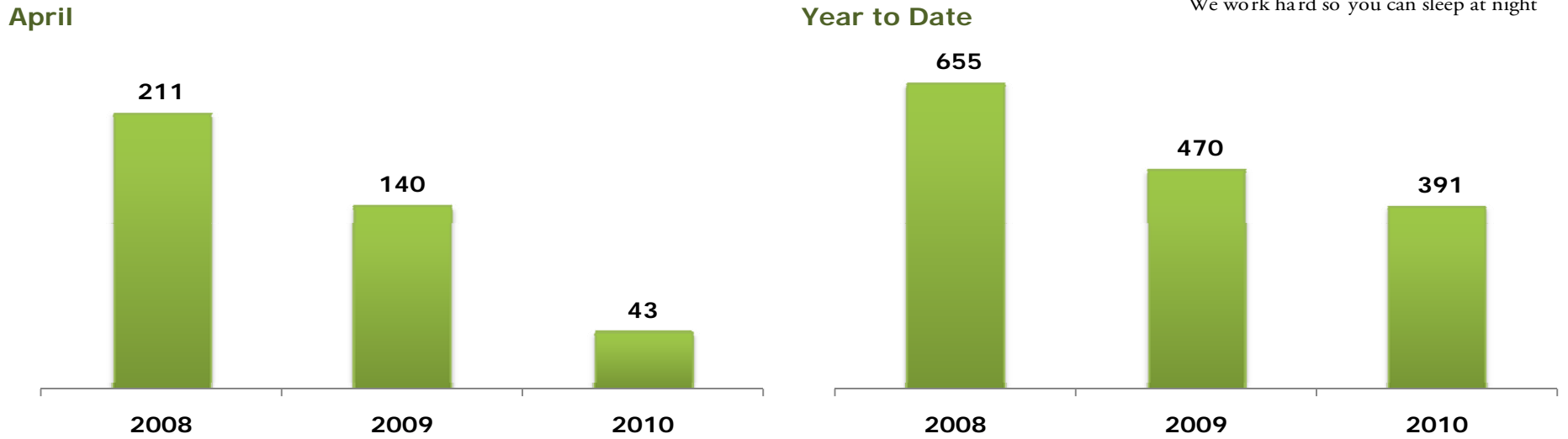


Historical Activity

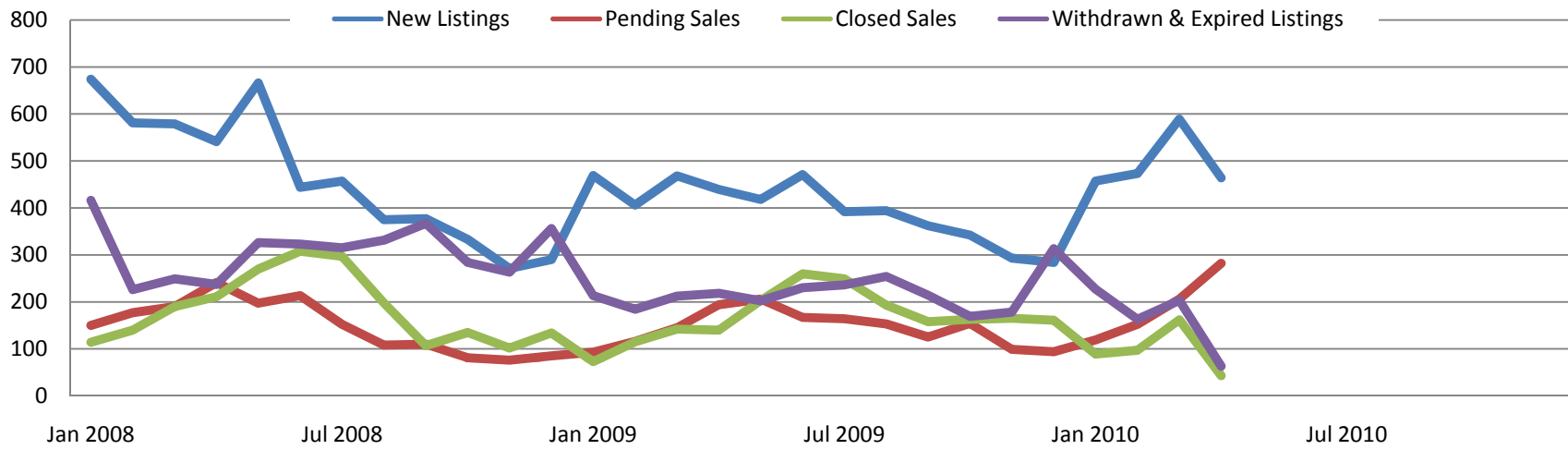


Closed Sales: Residential

Monthly real estate market indicators.

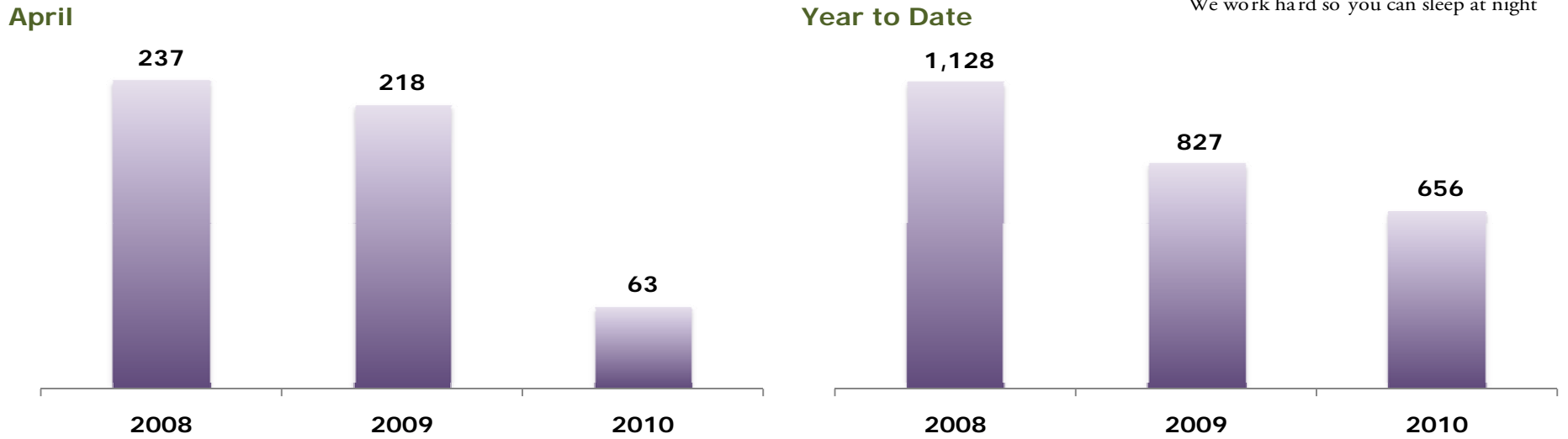


Historical Activity

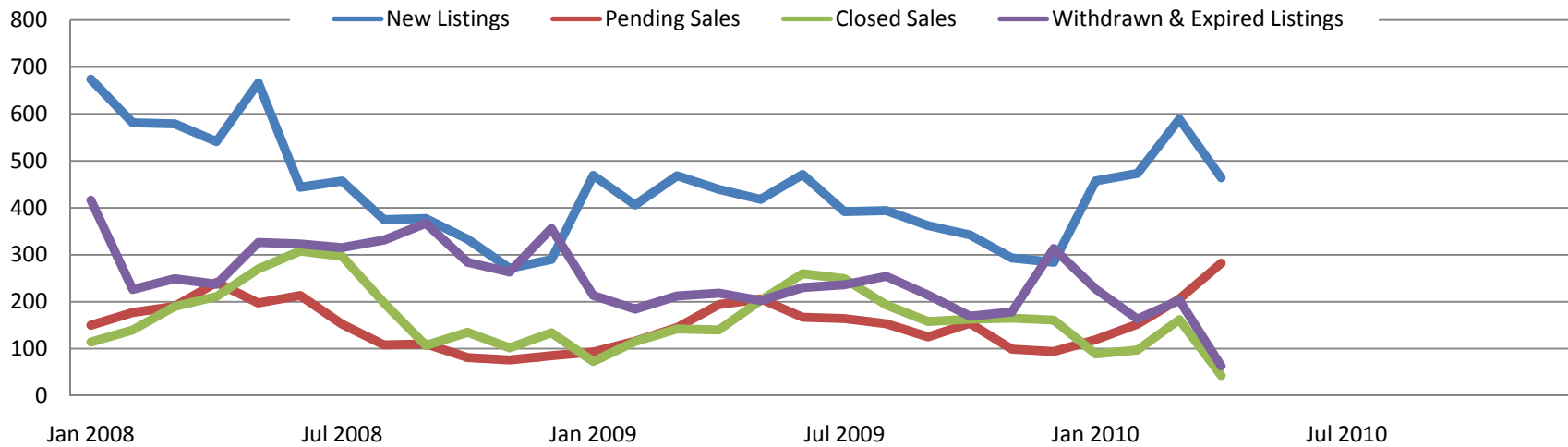


Withdrawn & Expired Listings: Residential

Monthly real estate market indicators.



Historical Activity



Sale Price

Monthly real estate market indicators.



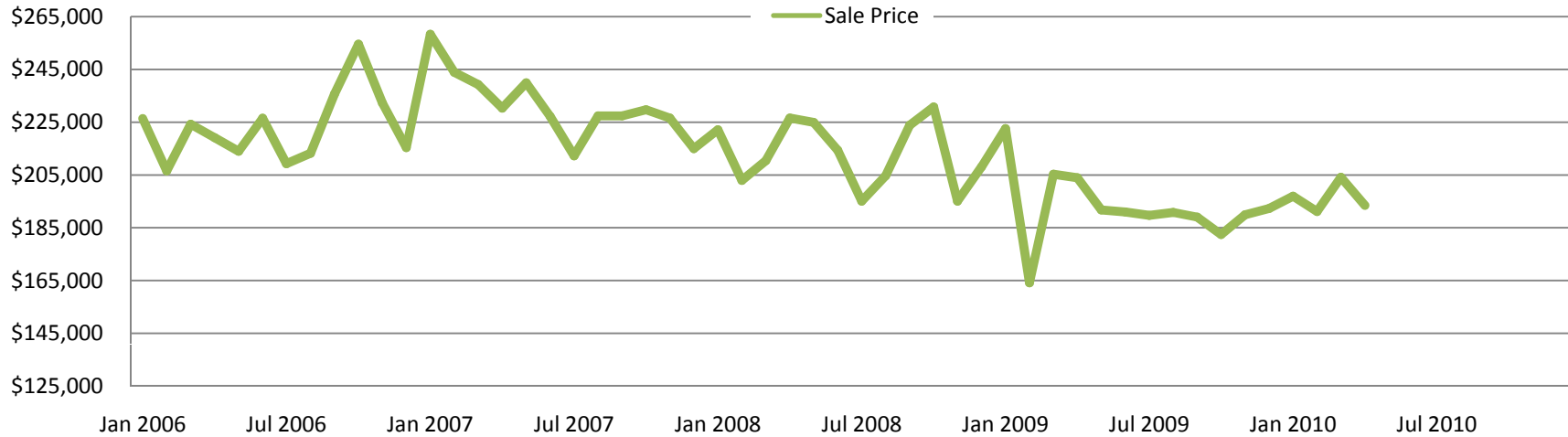
April



Annual Averages



Historical Activity

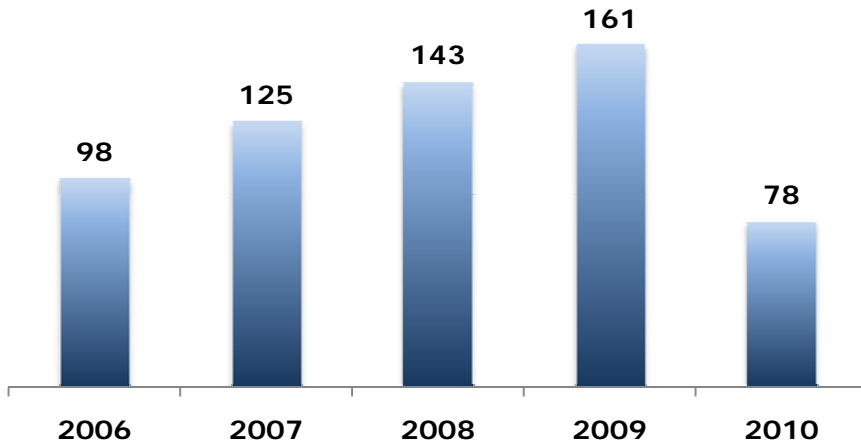


Days on Market

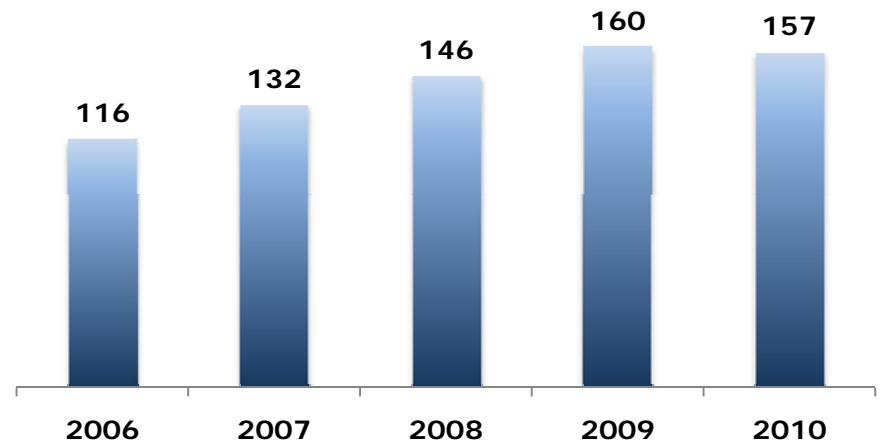
Monthly real estate market indicators.



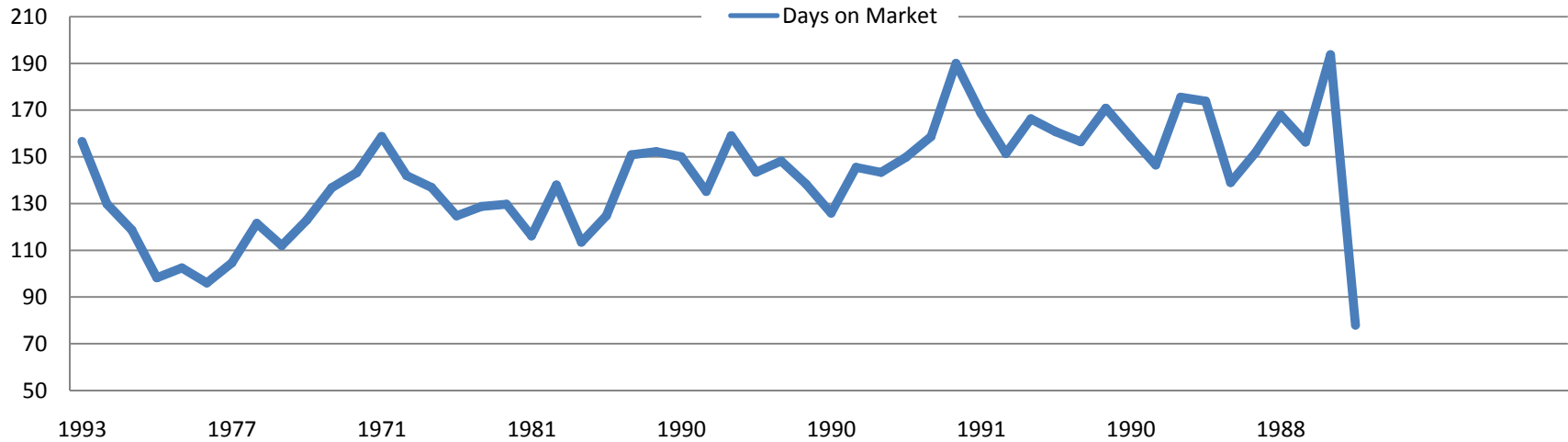
April



Annual Averages

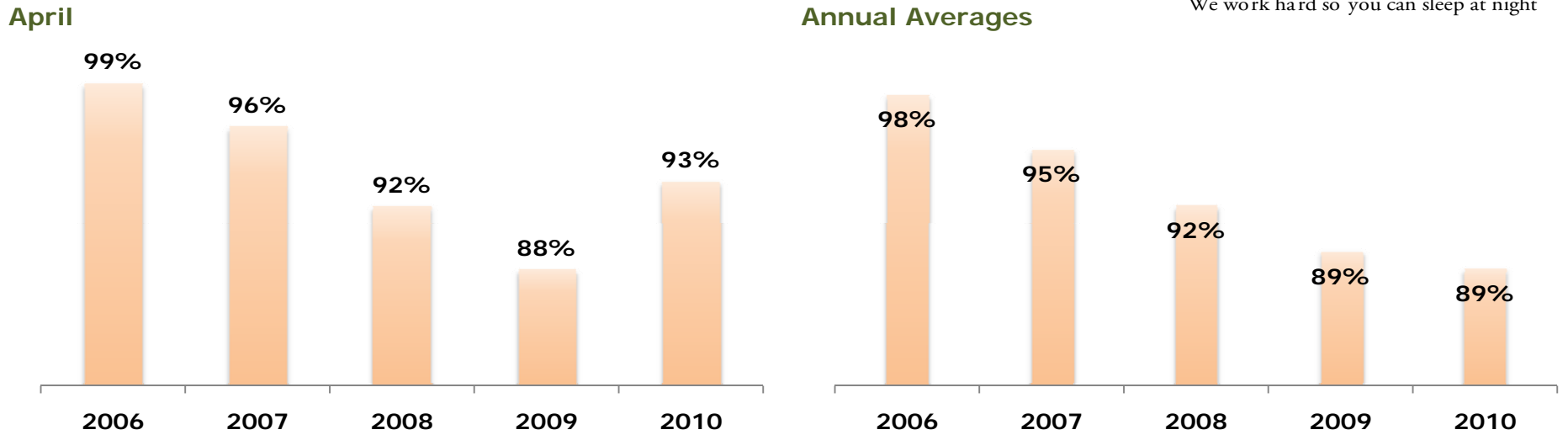


Historical Activity

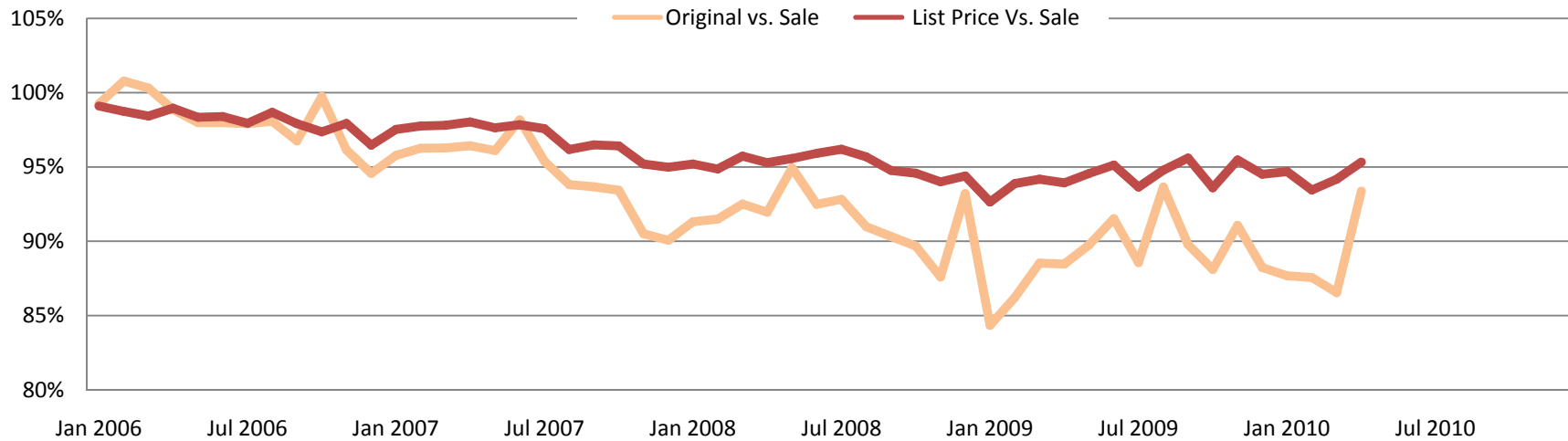


Original Asking Price to Selling Price Ratio

Monthly real estate market indicators.



Historical Activity

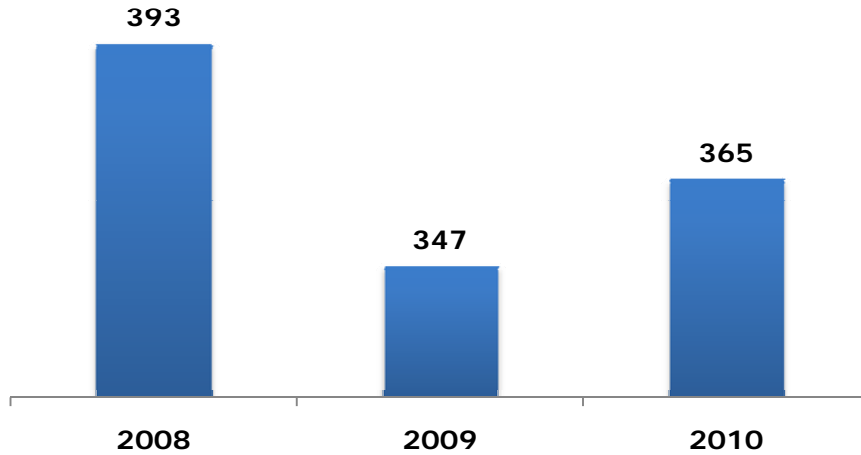


New Listings: Single Family Homes

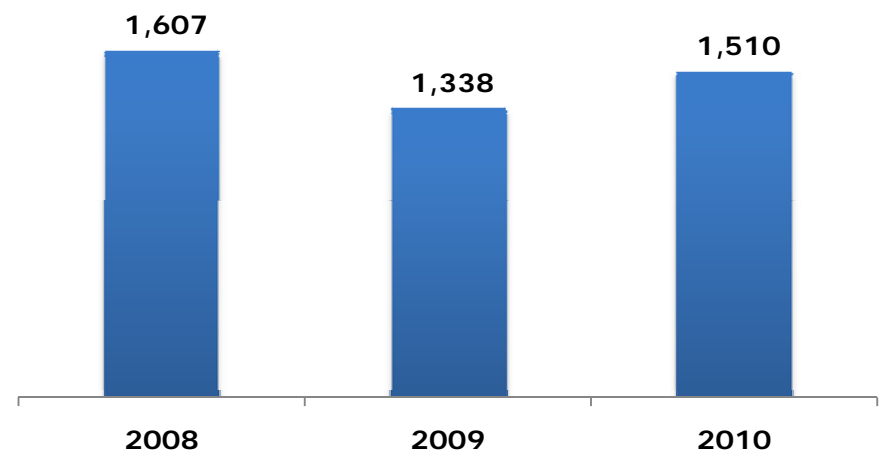
Monthly real estate market indicators.



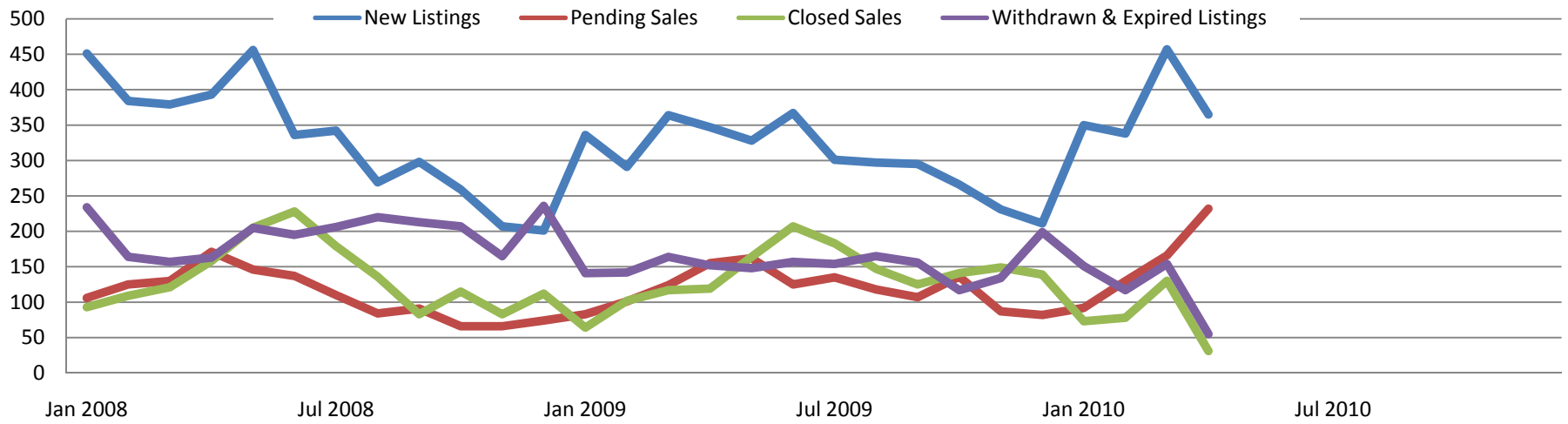
April



Year to Date



Historical Activity



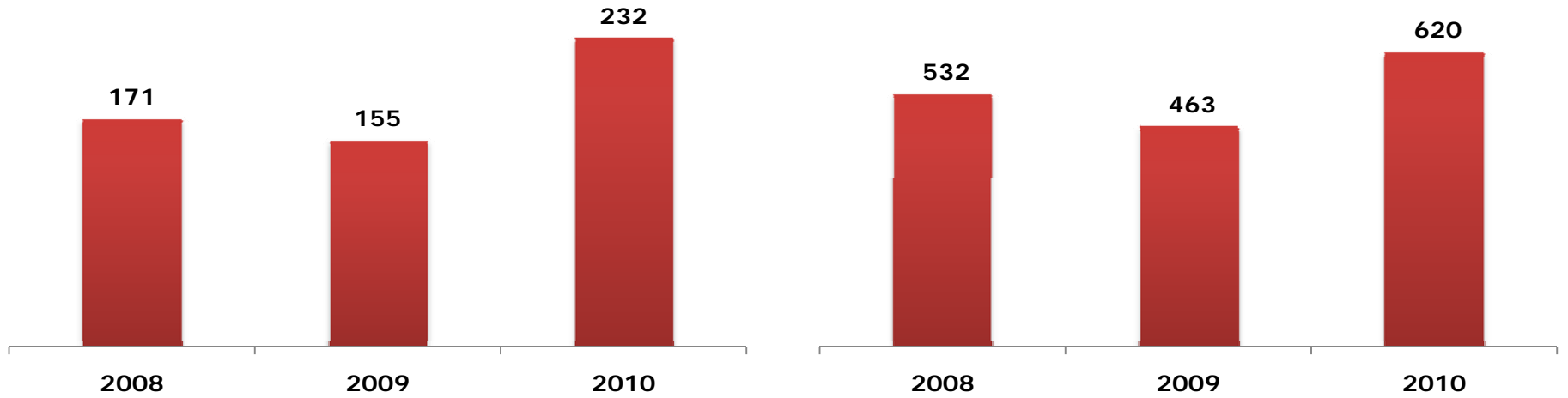
Pending Sales: Single Family Homes

Monthly real estate market indicators.

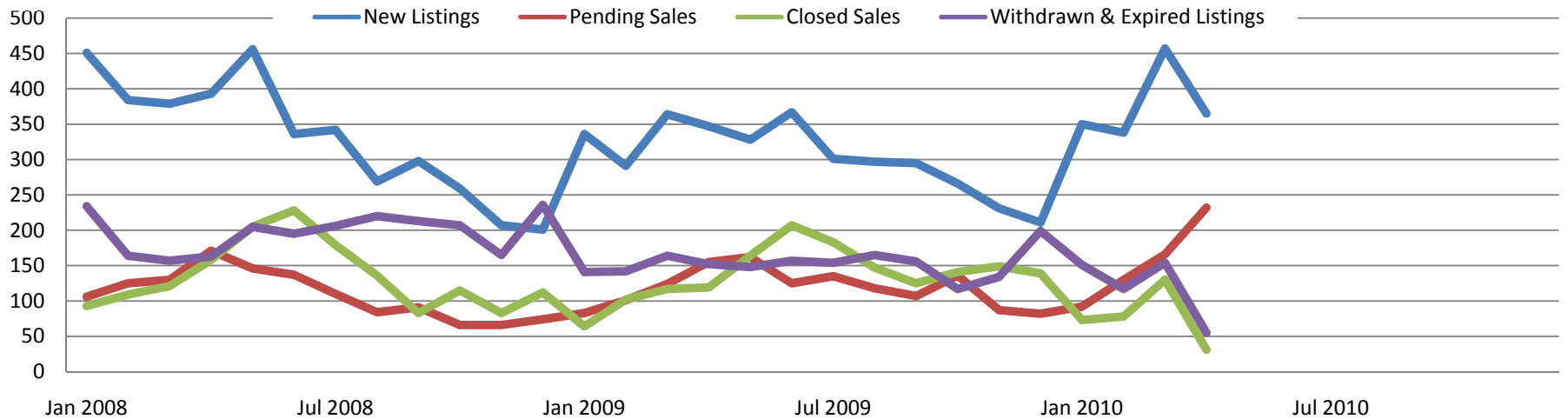


April

Year to Date



Historical Activity



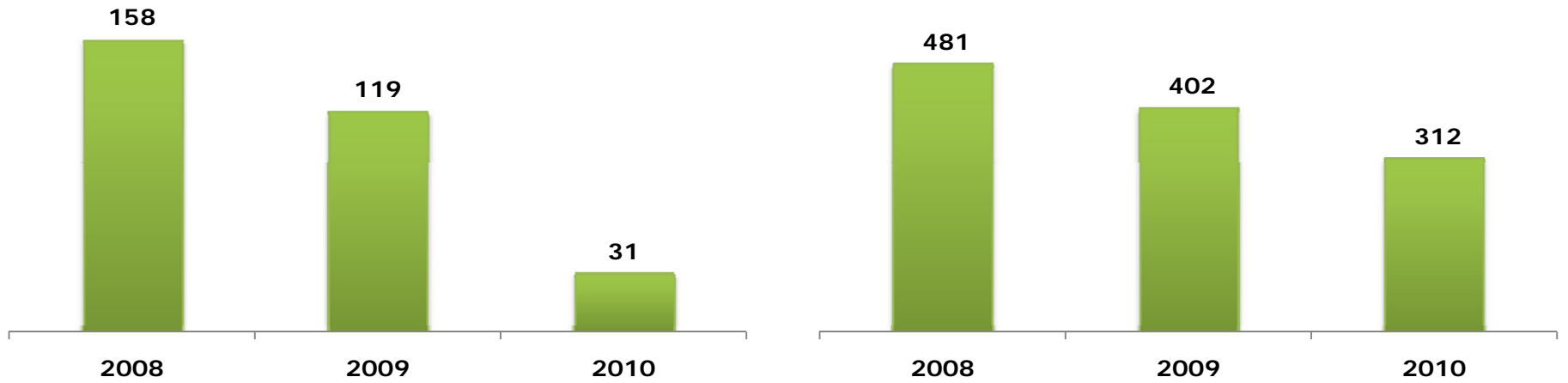
Closed Sales: Single Family Homes

Monthly real estate market indicators.

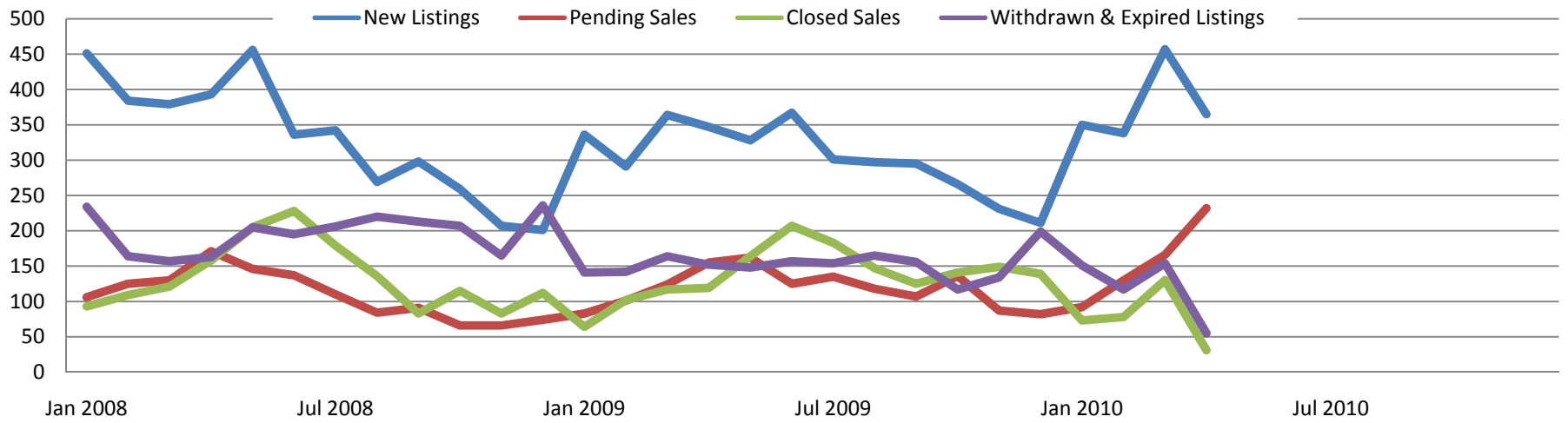


April

Year to Date



Historical Activity



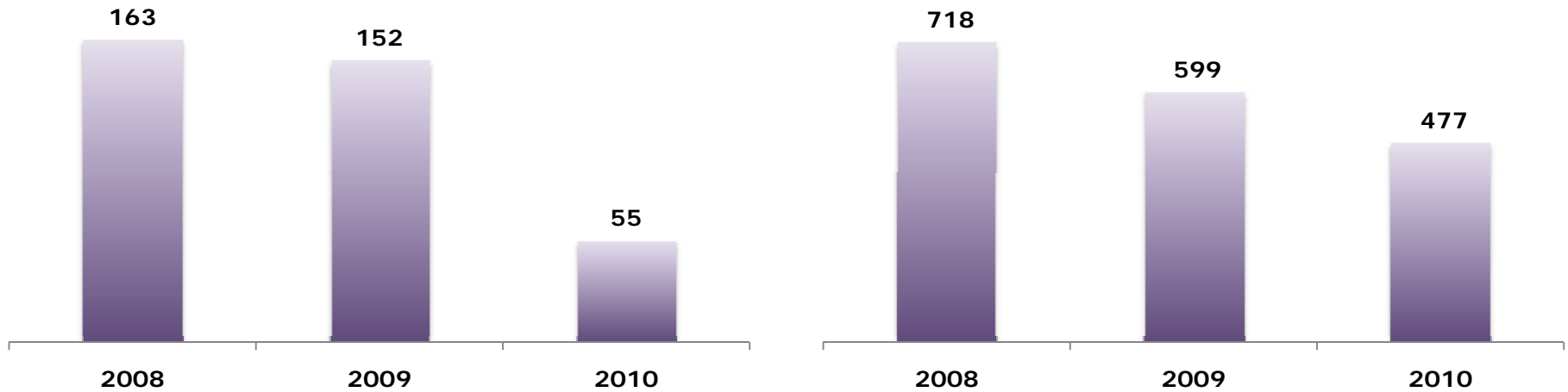
Withdrawn & Expired Listings: Single Family Homes

Monthly real estate market indicators.

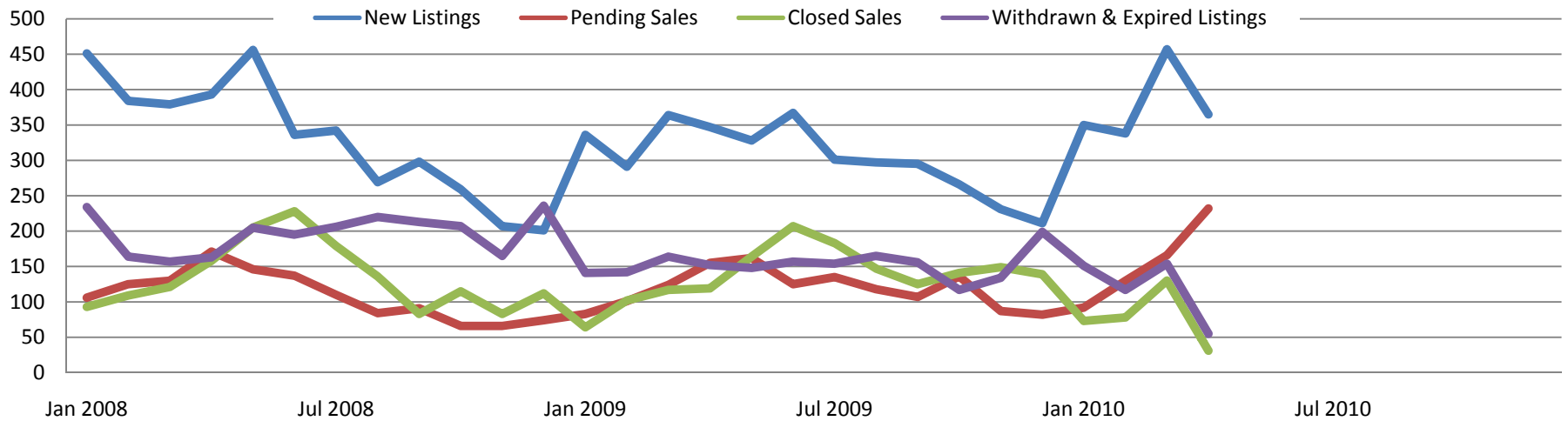


April

Year to Date

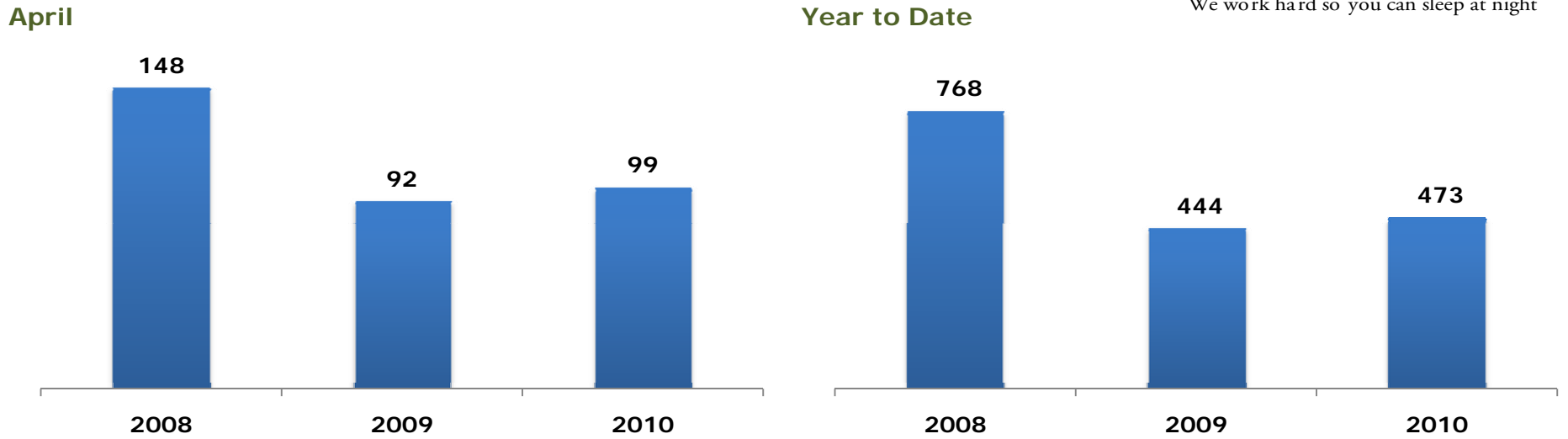


Historical Activity

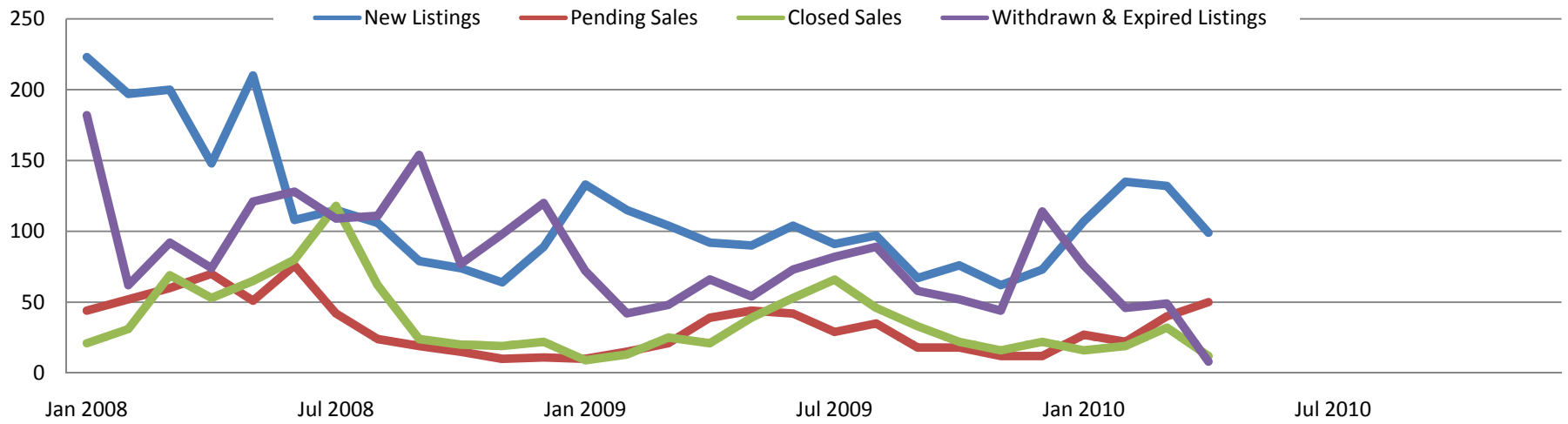


New Listings: Condos and Townhomes

Monthly real estate market indicators.

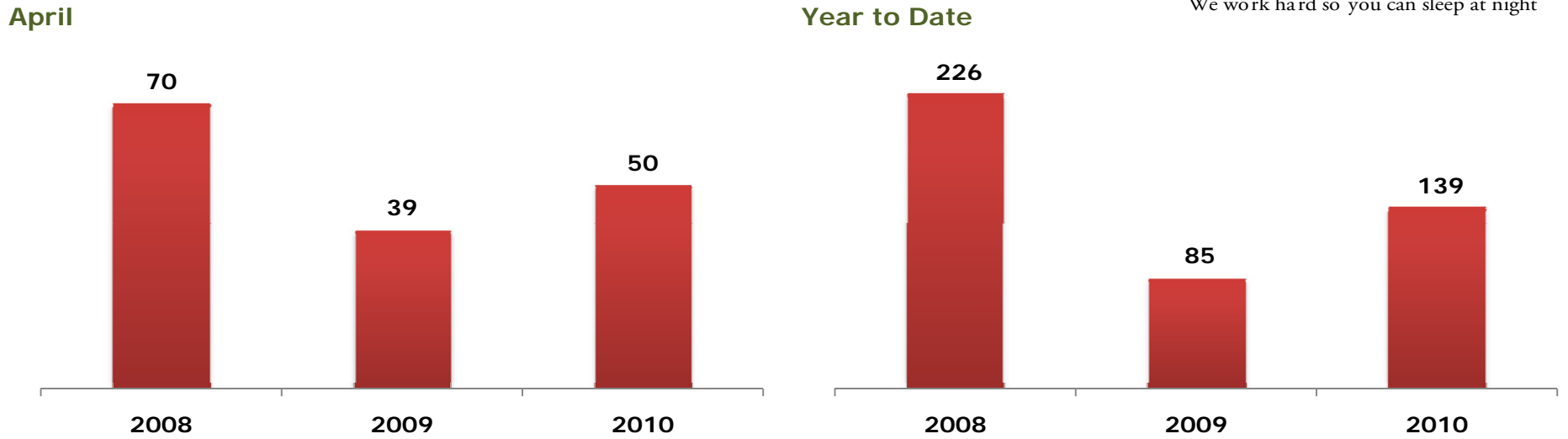


Historical Activity

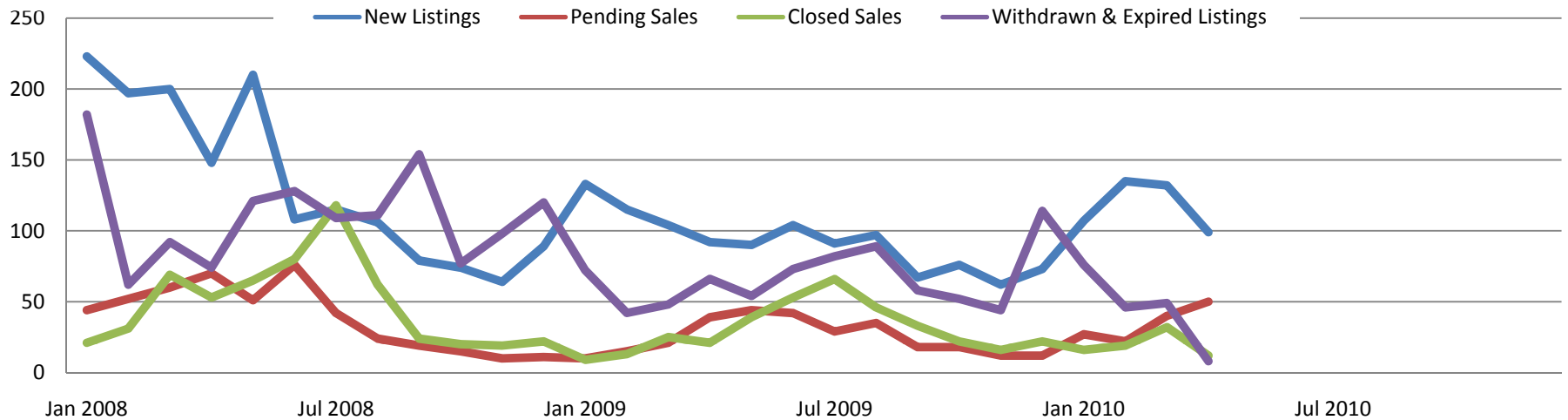


Pending Sales: Condos and Townhomes

Monthly real estate market indicators.

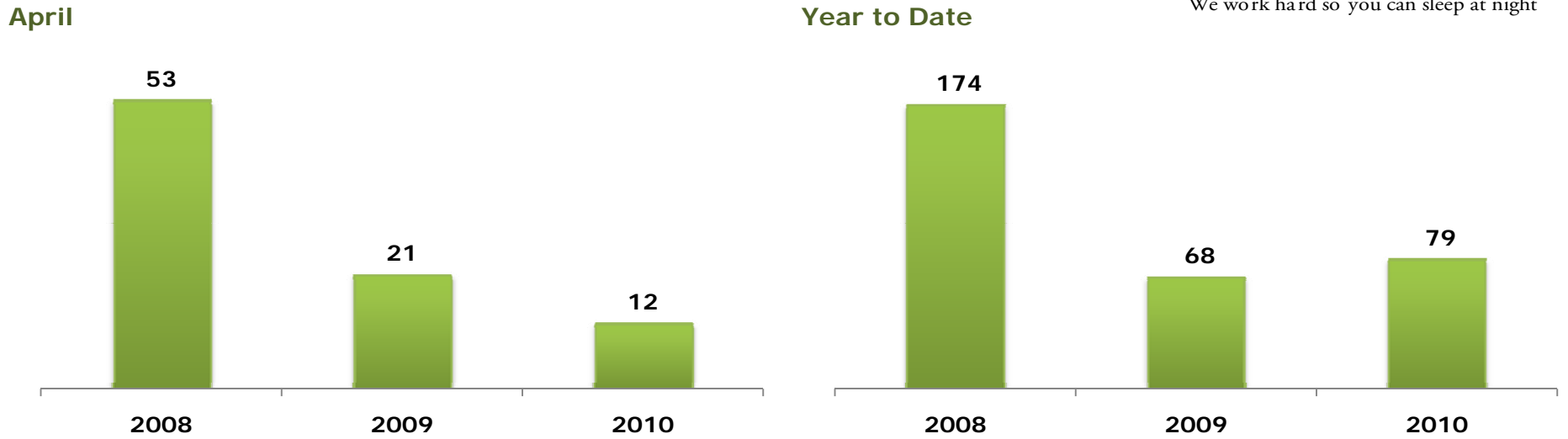


Historical Activity

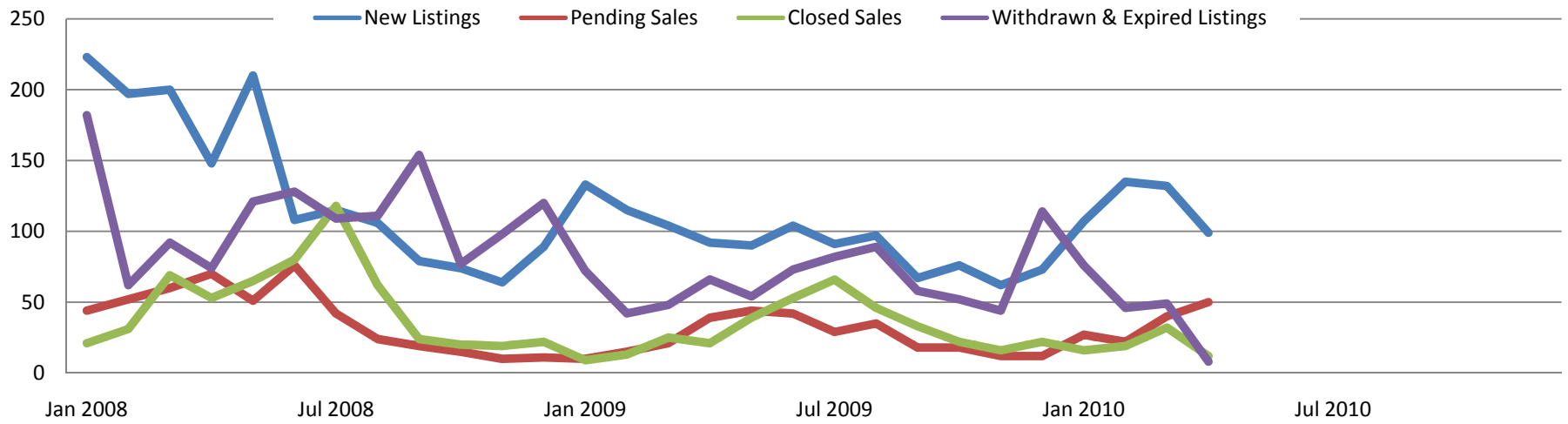


Closed Sales: Condos and Townhomes

Monthly real estate market indicators.

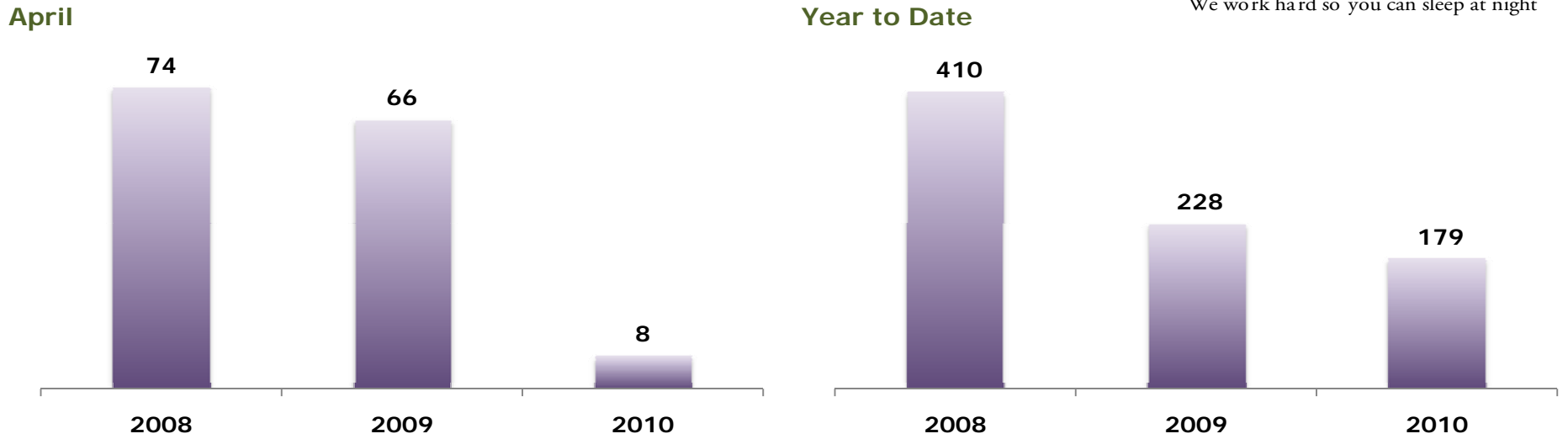


Historical Activity

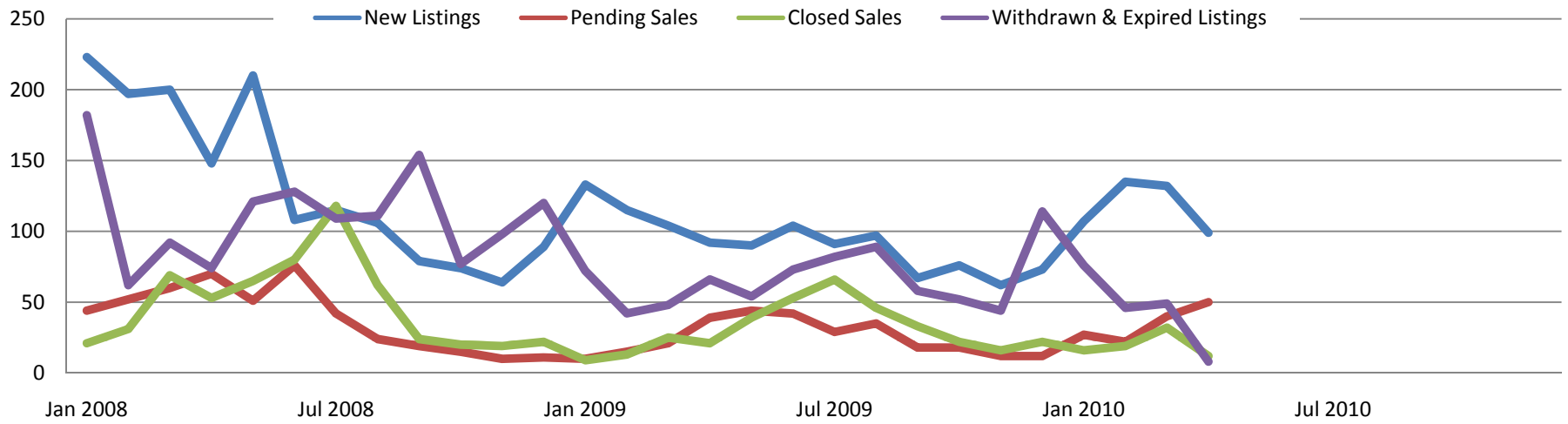


Withdrawn & Expired Listings: Condos and Townhomes

Monthly real estate market indicators.

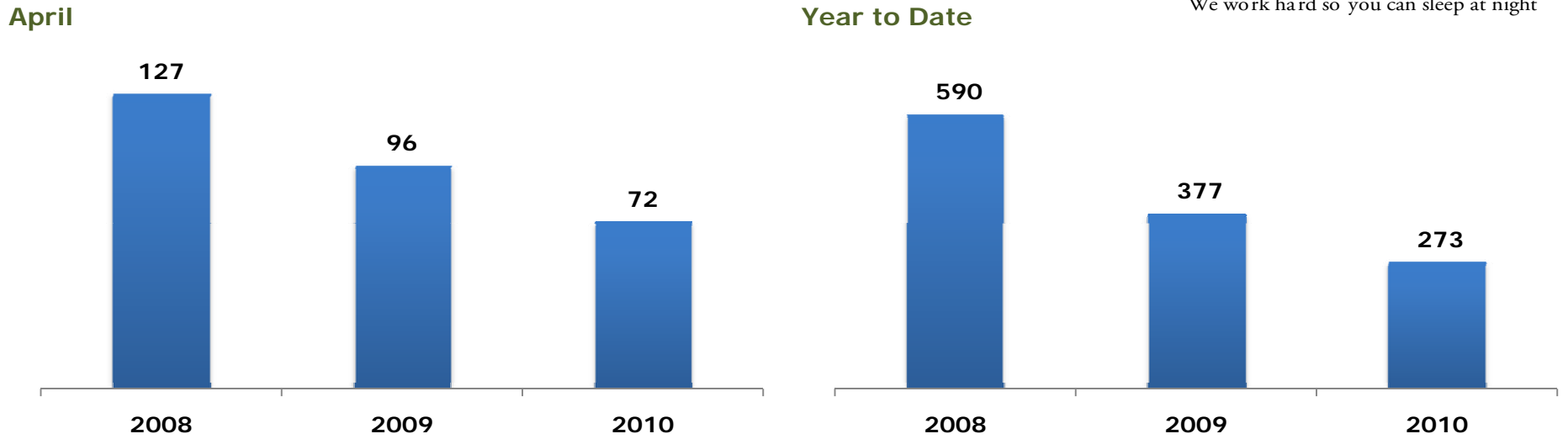


Historical Activity

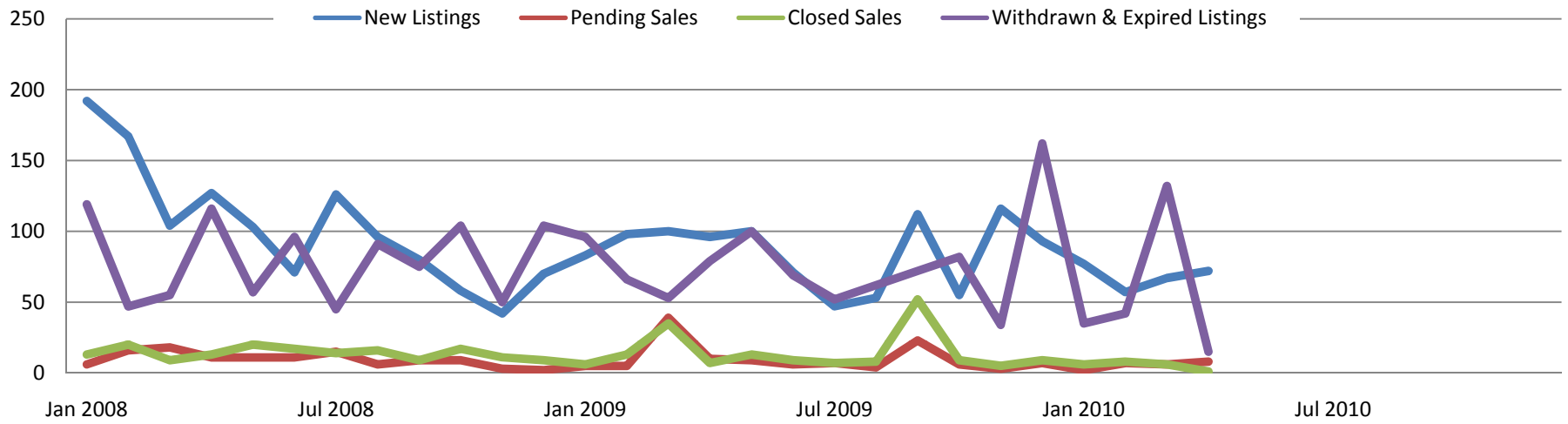


New Listings: Vacant and Undeveloped Land

Monthly real estate market indicators.

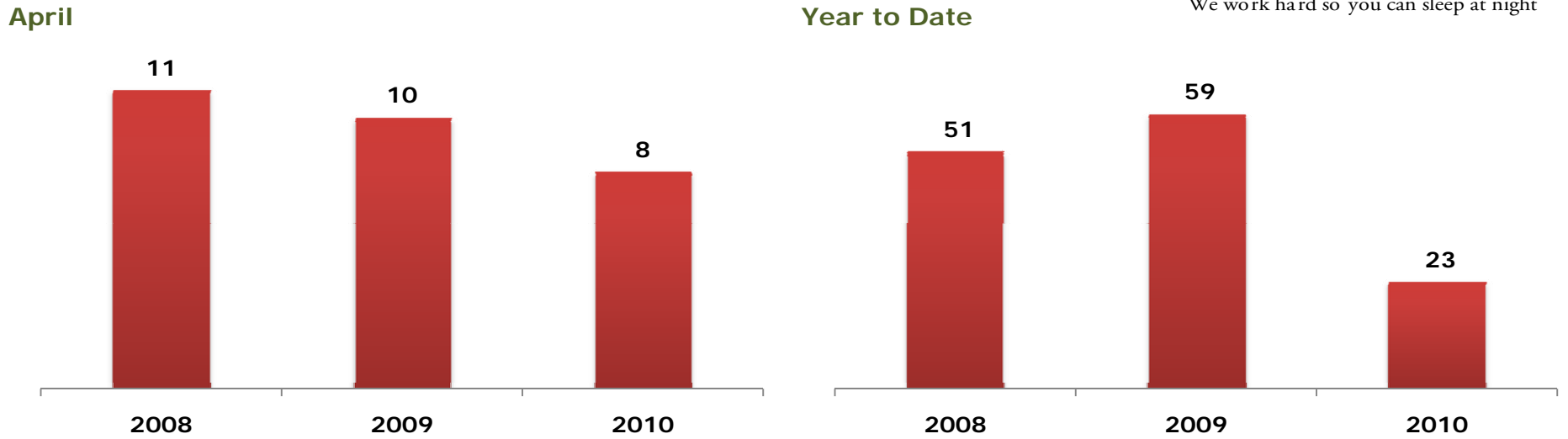


Historical Activity

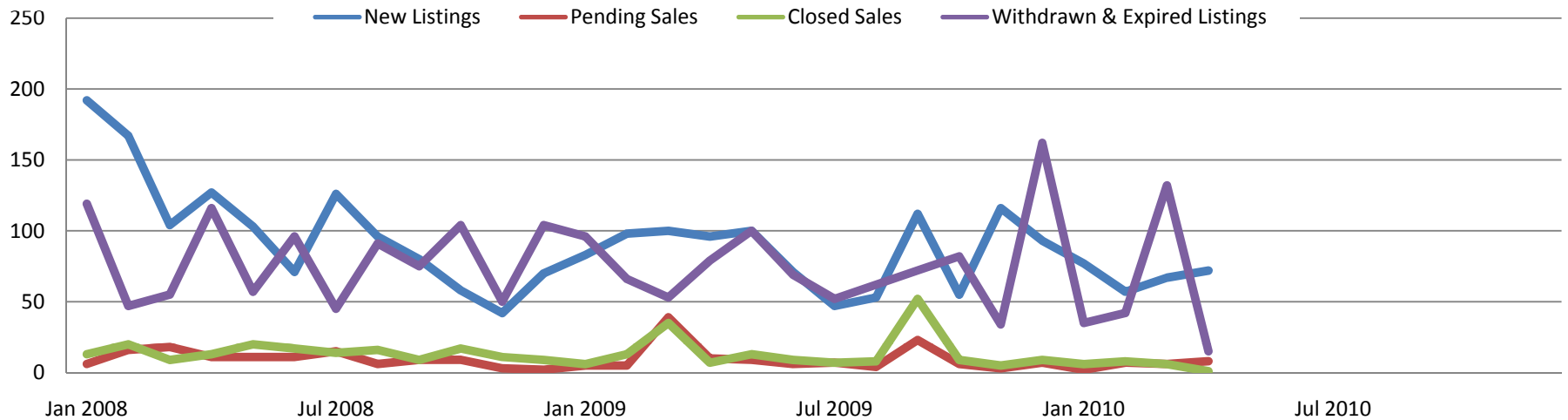


Pending Sales: Vacant and Undeveloped Land

Monthly real estate market indicators.

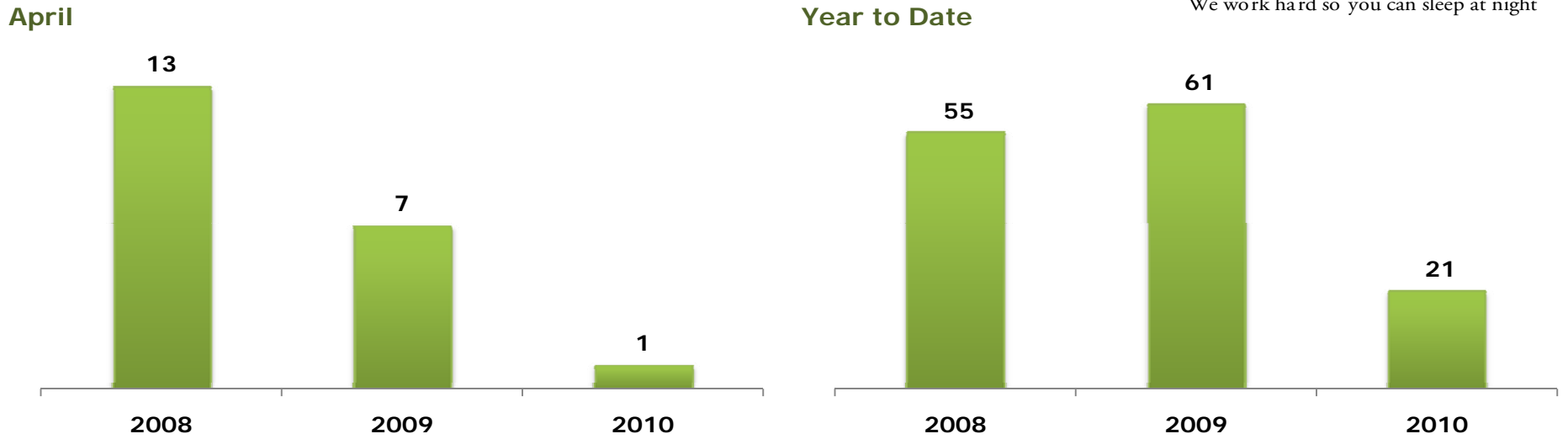


Historical Activity

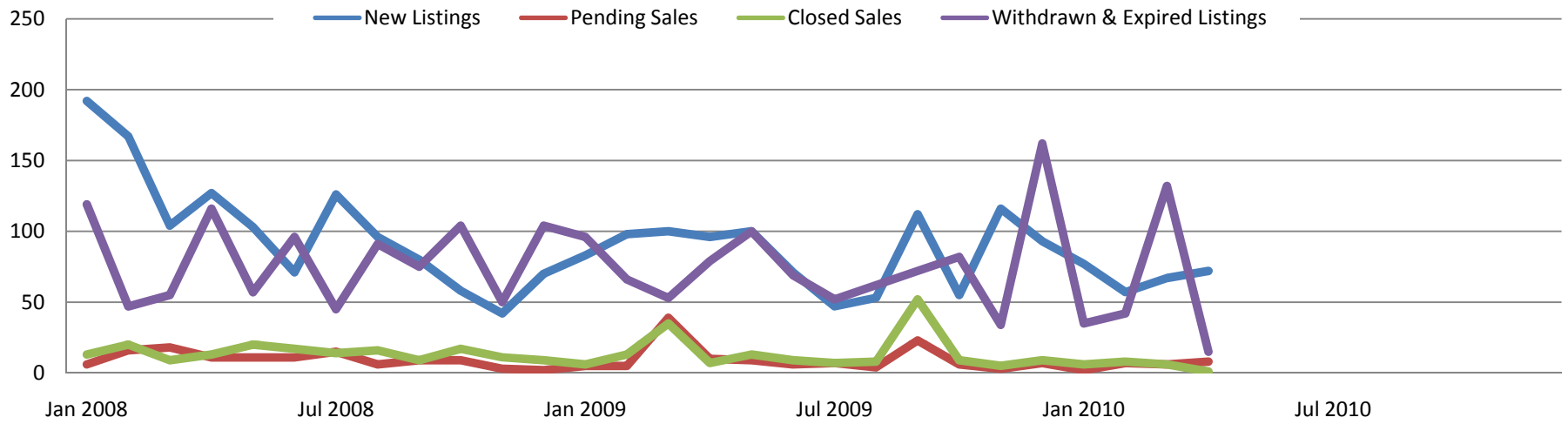


Closed Sales: Vacant and Undeveloped Land

Monthly real estate market indicators.



Historical Activity

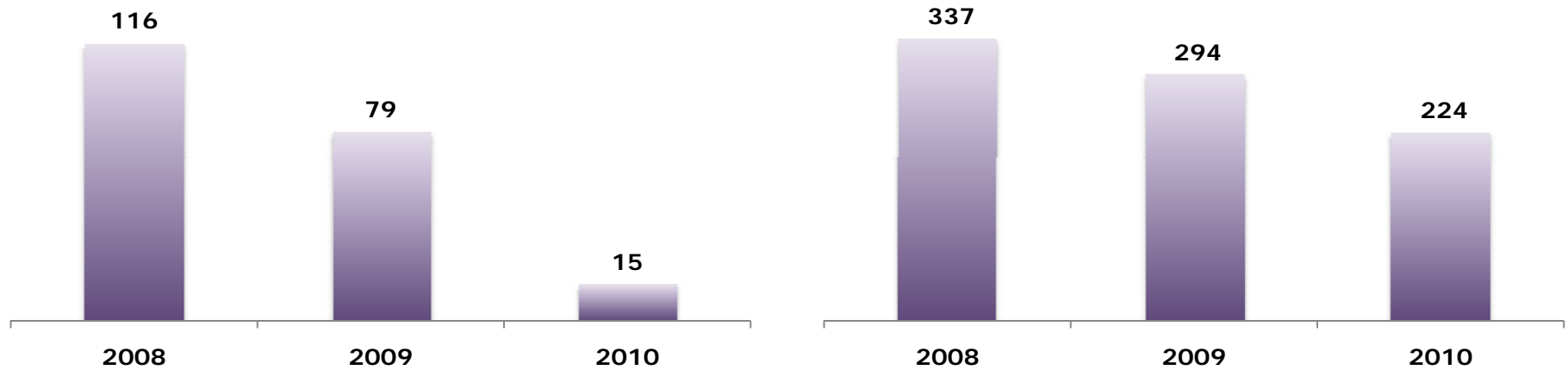


Withdrawn & Expired Listings: Vacant and Undeveloped Land

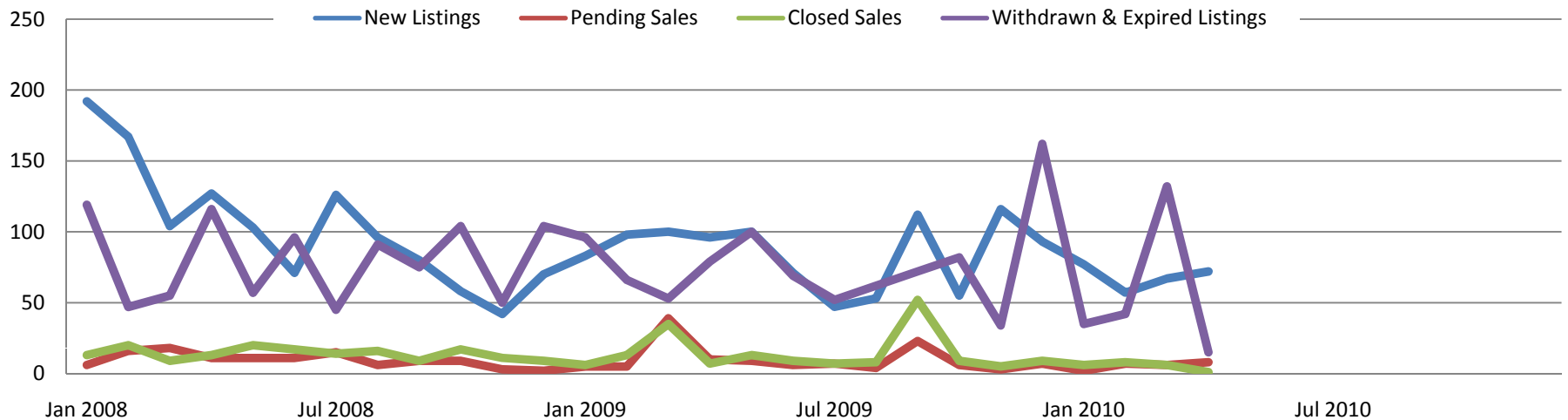
Monthly real estate market indicators.

April

Year to Date



Historical Activity

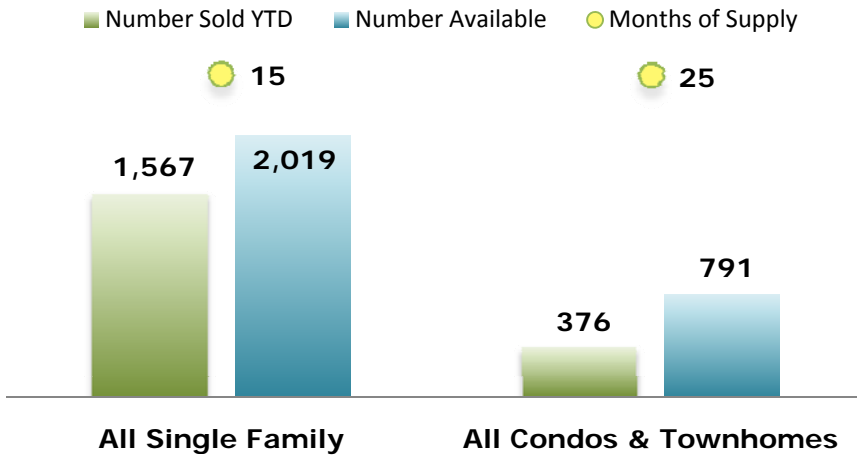


Supply: Residential Properties

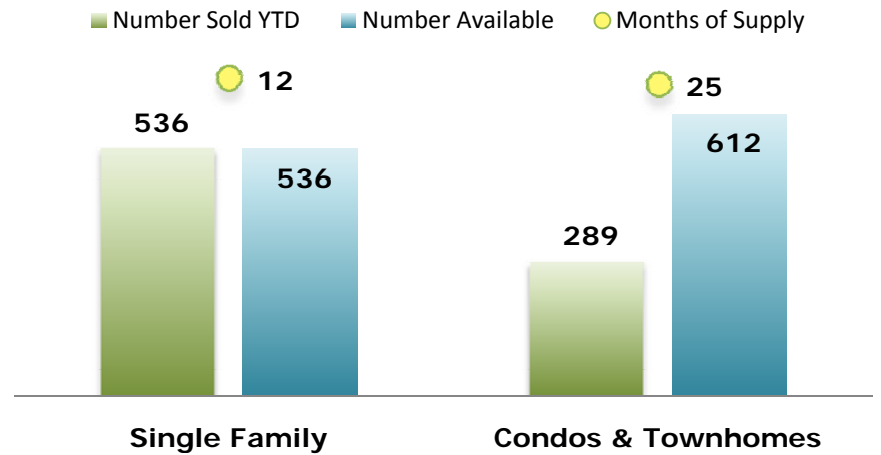
Monthly real estate market indicators.
Looking back 12 months



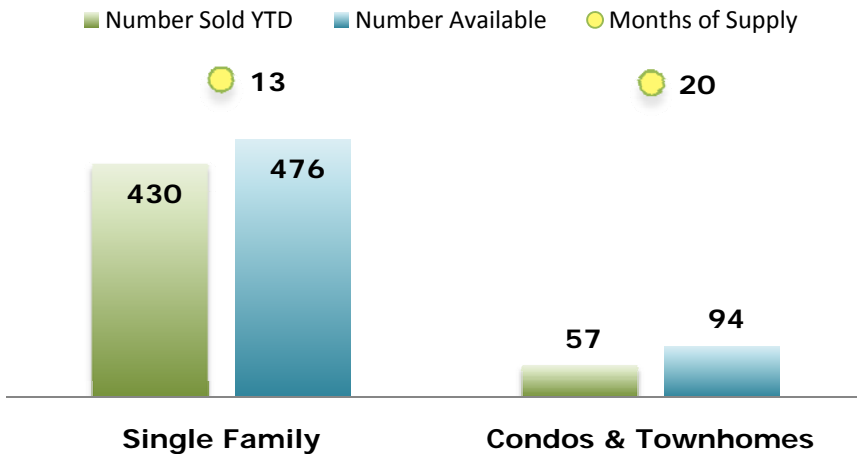
All Residential



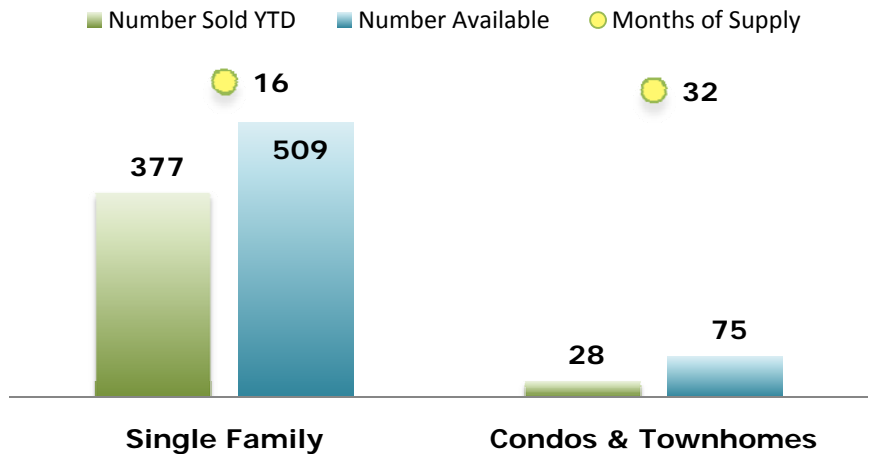
Up to \$150,000



\$150,000 to \$200,000



\$200,000 to \$300,000



Supply: Residential Properties

Monthly real estate market indicators.

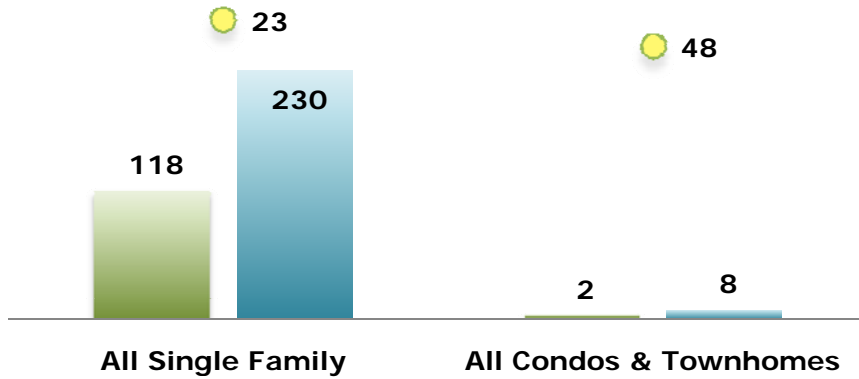
Looking back 12 months



We work hard so you can sleep at night

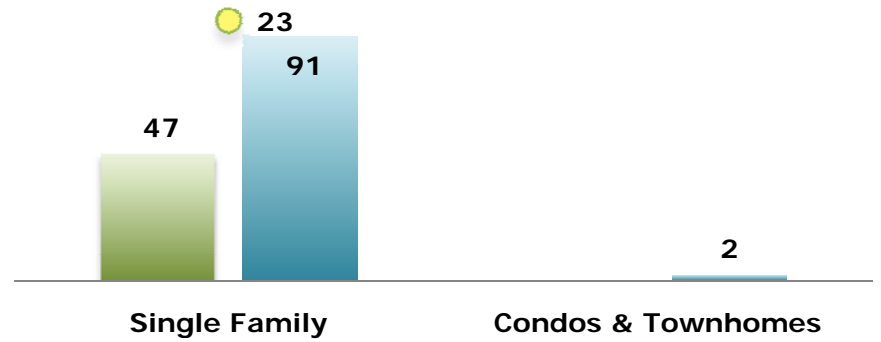
\$300,000 to \$400,000

■ Number Sold YTD ■ Number Available ● Months of Supply



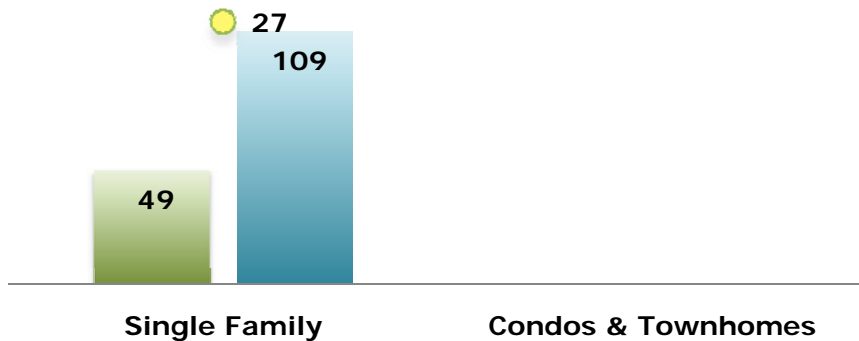
\$400,000 to \$500,000

■ Number Sold YTD ■ Number Available ● Months of Supply



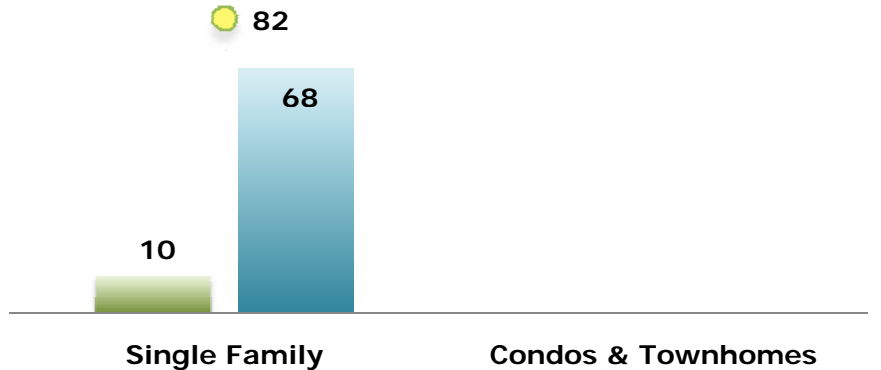
\$500,000 to \$750,000

■ 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.

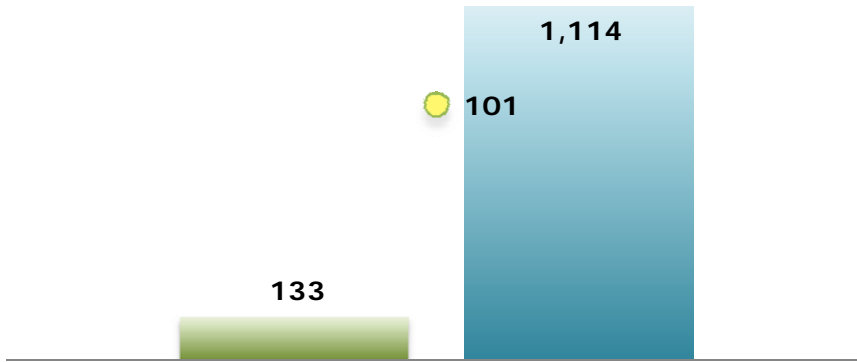
Looking back 12 months



We work hard so you can sleep at night

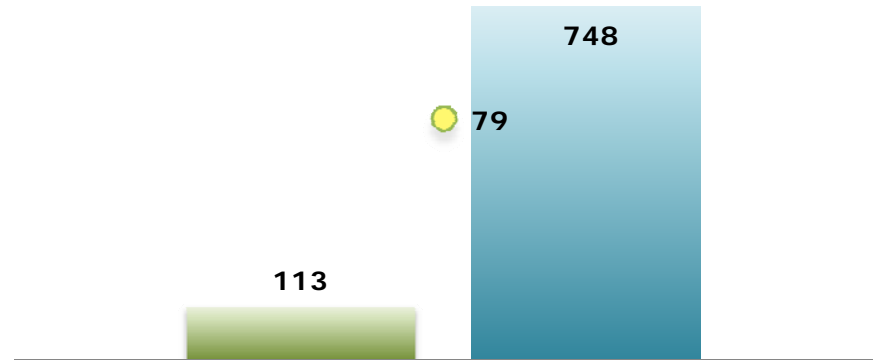
All Land

■ Number Sold YTD ■ Number Available ● Months of Supply



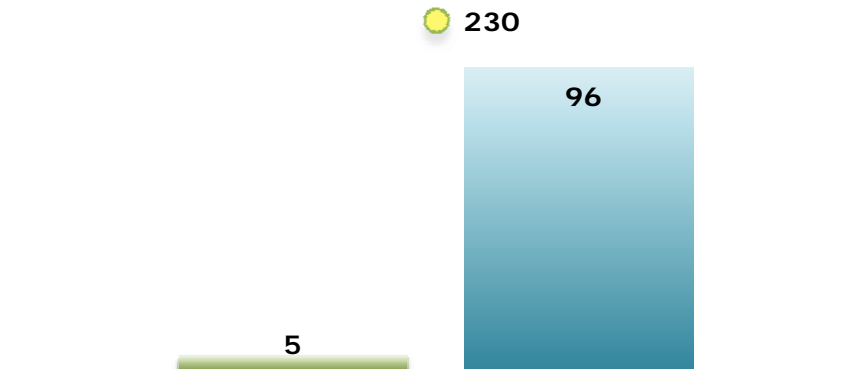
Up to \$150,000

■ Number Sold YTD ■ Number Available ● Months of Supply



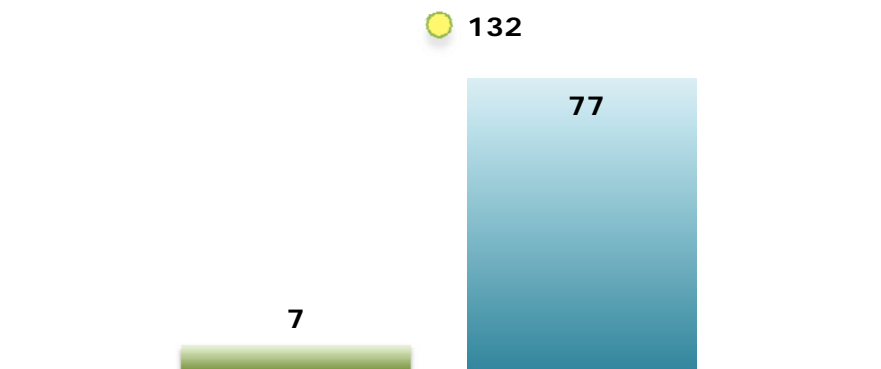
\$150,000 to \$200,000

■ 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

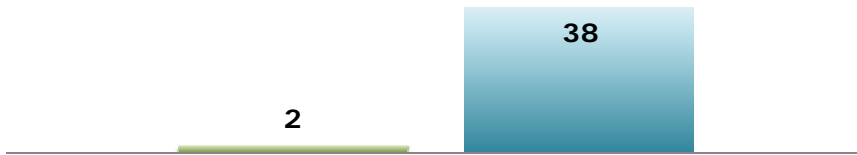


We work hard so you can sleep at night

\$300,000 to \$400,000

■ Number Sold YTD ■ Number Available ● Months of Supply

● 228



\$500,000 to \$750,000

■ Number Sold YTD ■ Number Available ● Months of Supply

● 420



\$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

● 294

