

**May 2010**  
**Alachua County Real Estate Market Report**



Continuing on the trend we all expected from the "Tax Credit" tsunami, there was a spike in pending sales in April that started closing in May. Closed sales in May are up by 200 units from April.

Here is some good news: Average sale prices so far this year are within \$500 of the average sale prices for 2009. Also, homes over \$300k have begun selling again.

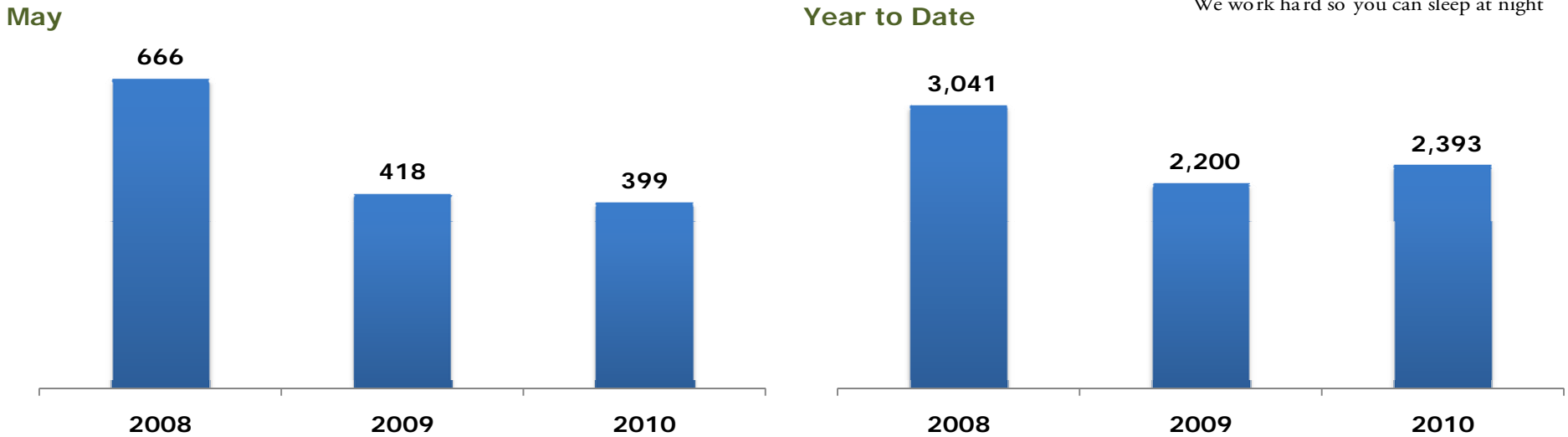
The big spike of pending sales in April slowed down in May, but we still saw about 5 contracts a day during the month. The average length of time for a home to get a contract keeps getting longer.

Although home prices have been relatively stable for several months, we are still in a buyer's market, with a stock of inventory that would last for a year or more at current absorption rates.

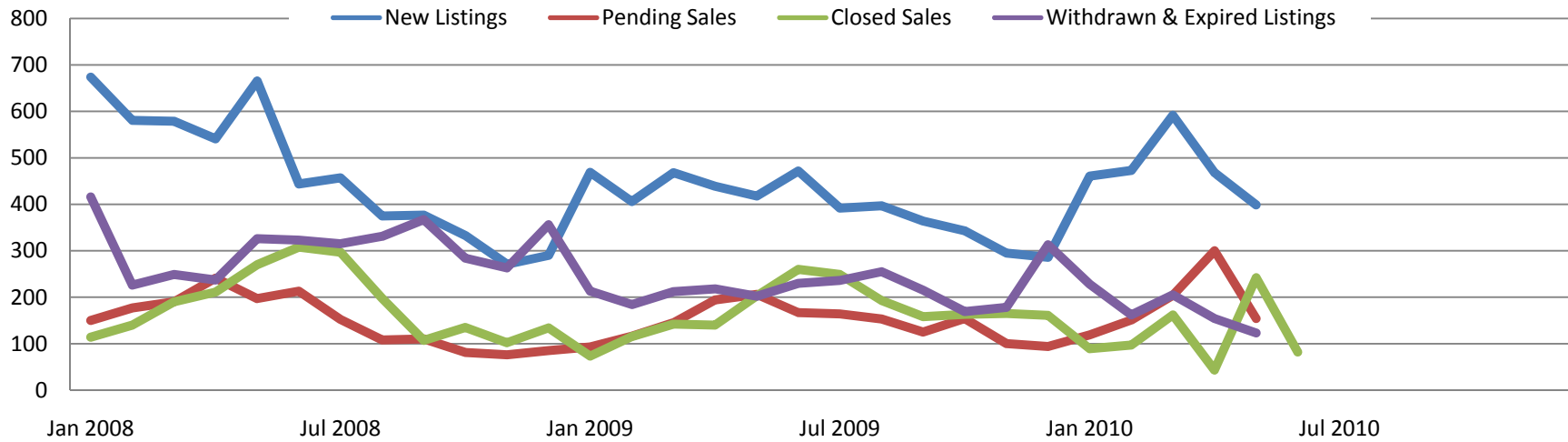
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# New Listings: Residential

Monthly real estate market indicators.



## Historical Activity



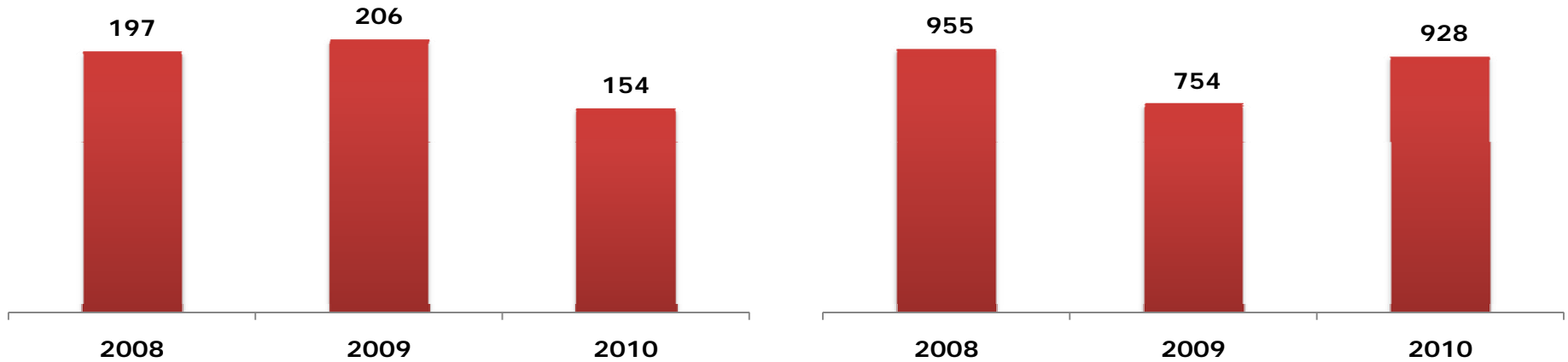
# Pending Sales: Residential

Monthly real estate market indicators.

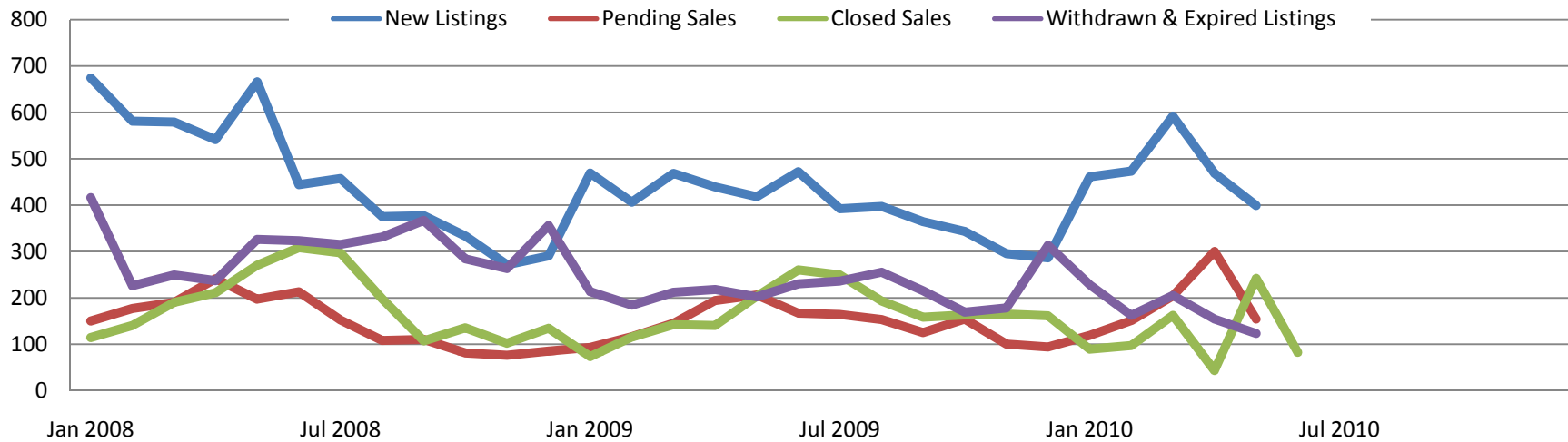


May

Year to Date

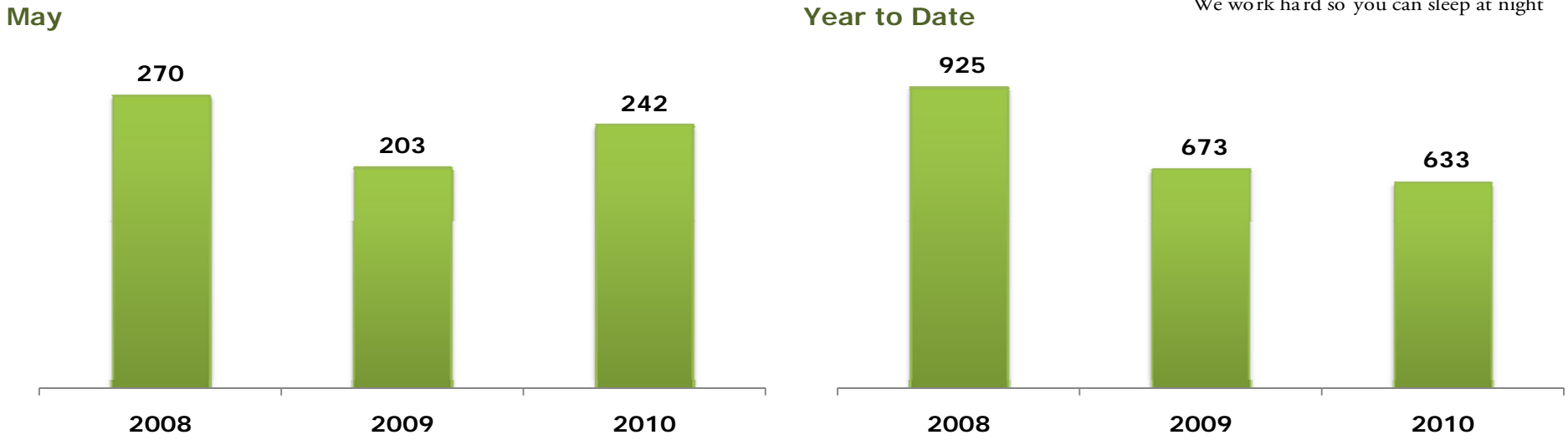


## Historical Activity

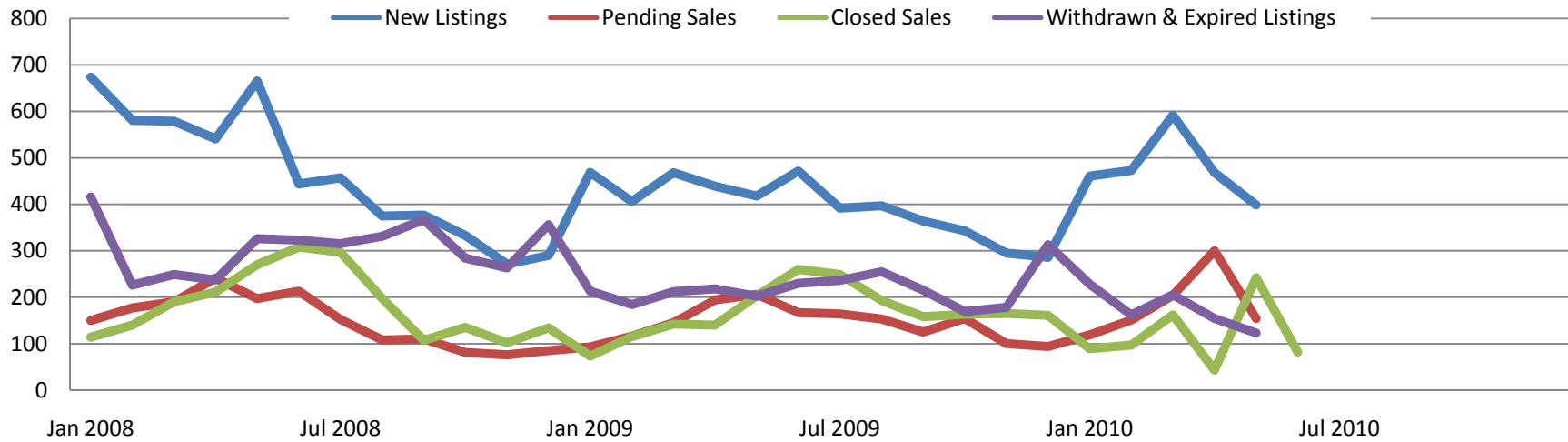


# Closed Sales: Residential

Monthly real estate market indicators.



## Historical Activity



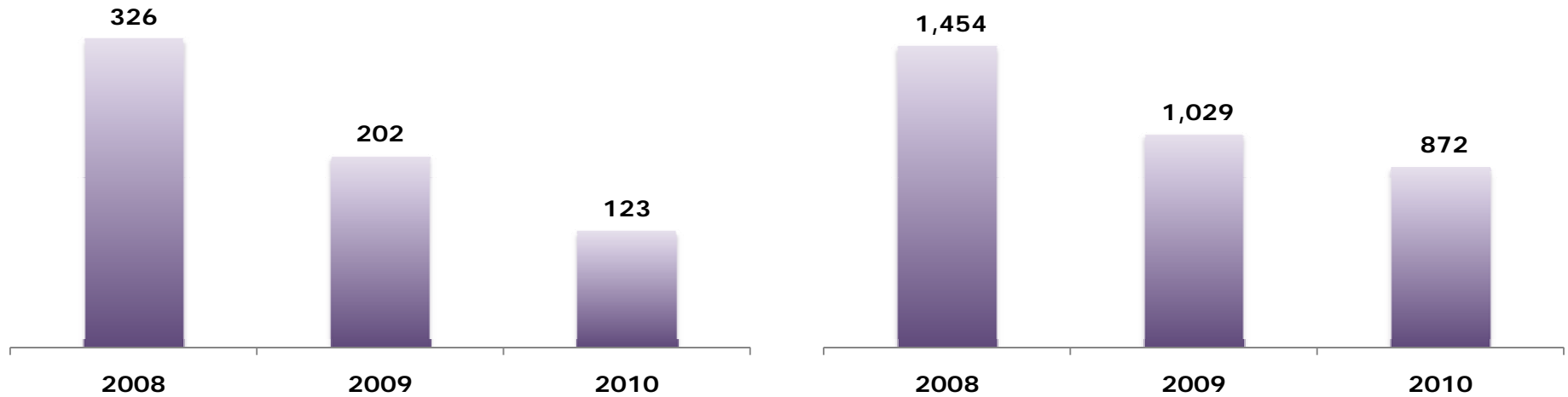
# Withdrawn & Expired Listings: Residential

Monthly real estate market indicators.

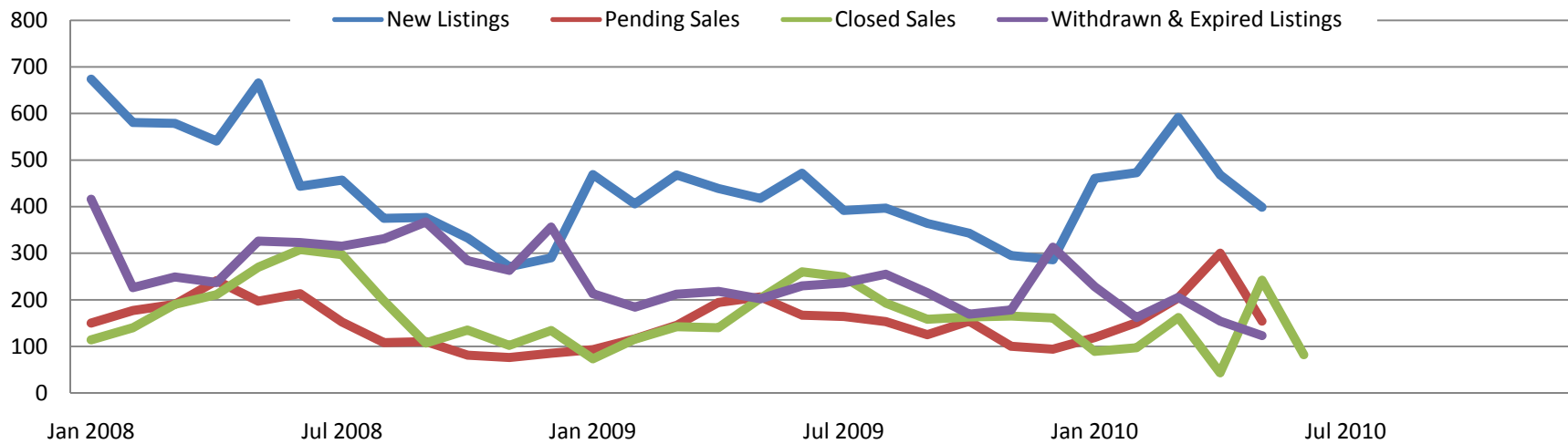


May

Year to Date



## Historical Activity



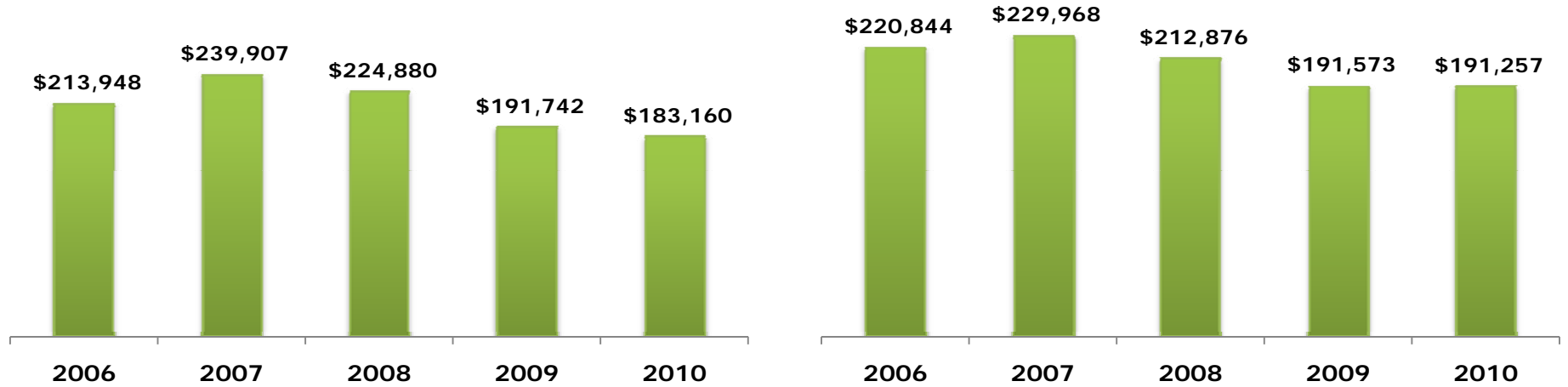
# Sale Price

Monthly real estate market indicators.

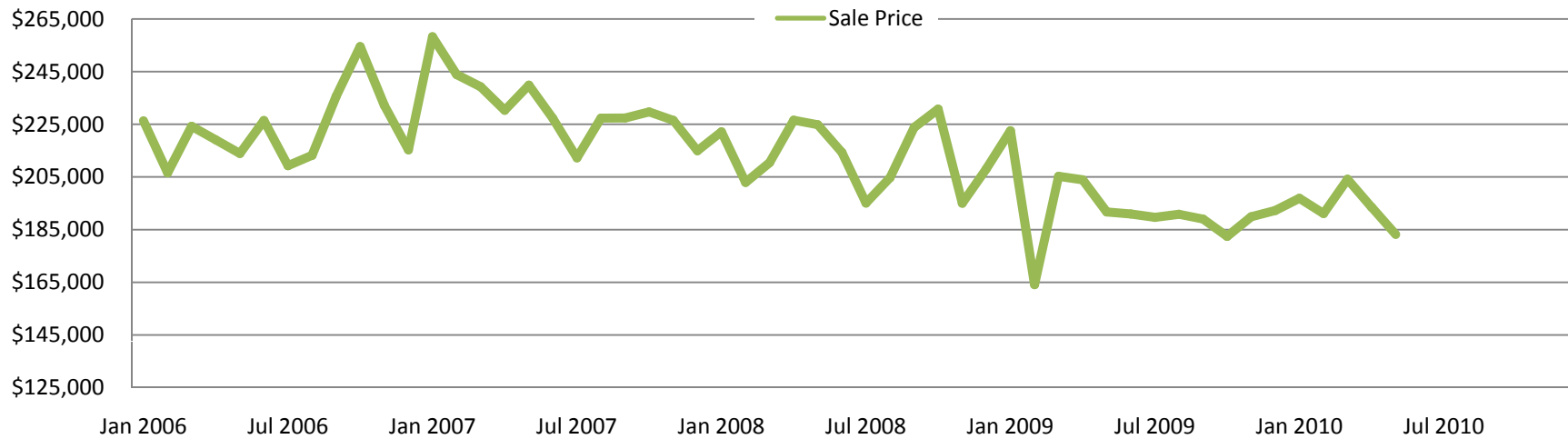


## May

## Annual Averages



## Historical Activity

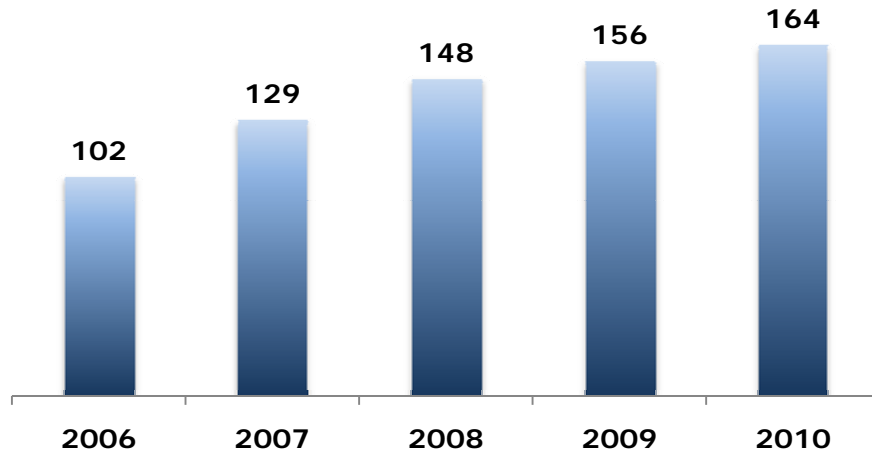


## Days on Market

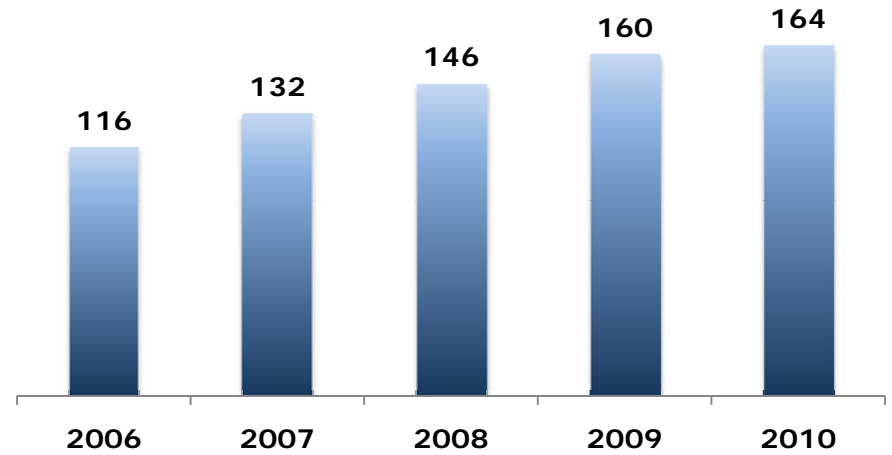
Monthly real estate market indicators.



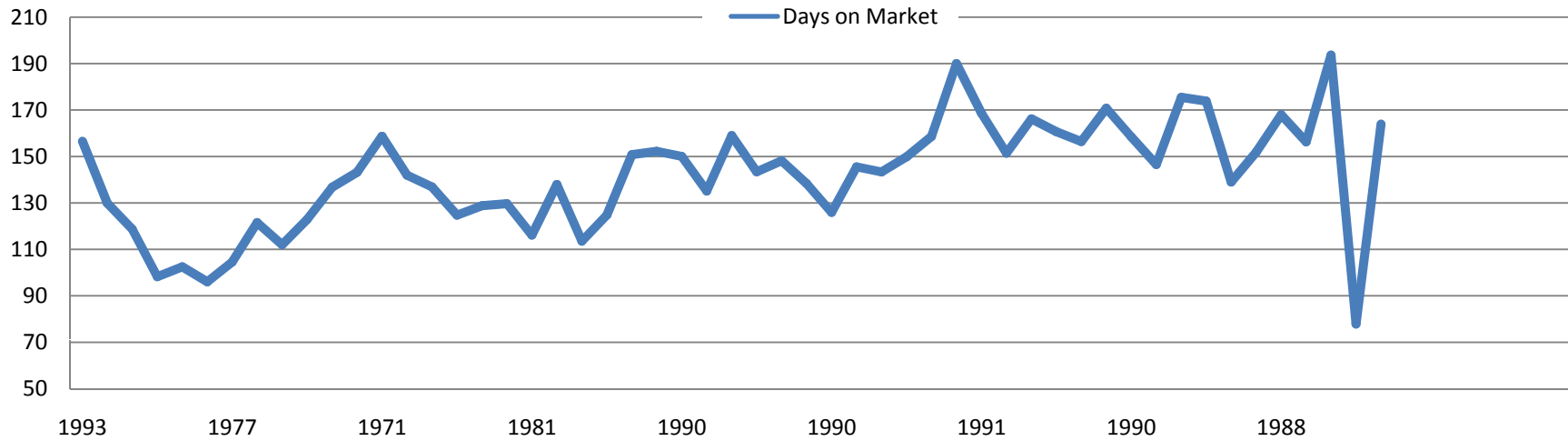
### May



### Annual Averages



### Historical Activity

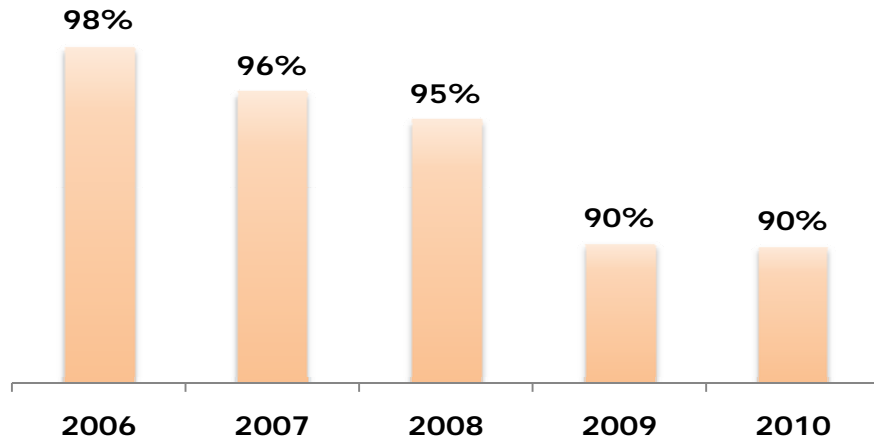


# Original Asking Price to Selling Price Ratio

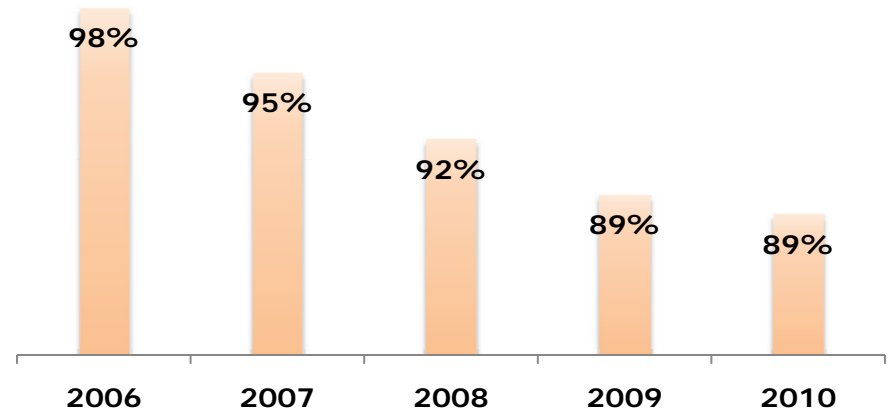
Monthly real estate market indicators.



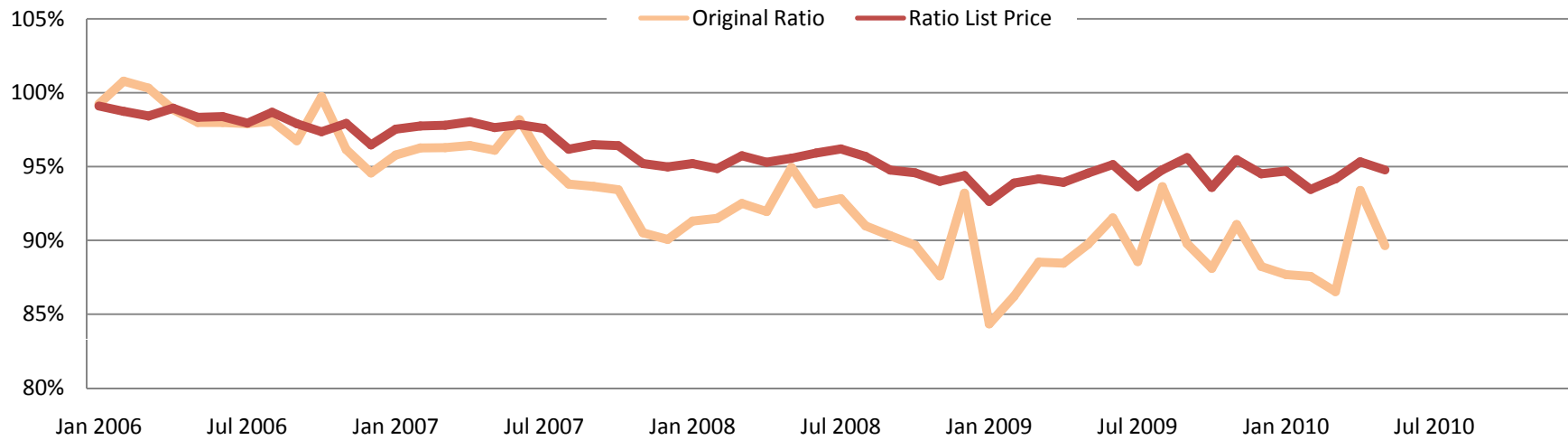
## May



## Annual Averages



## Historical Activity





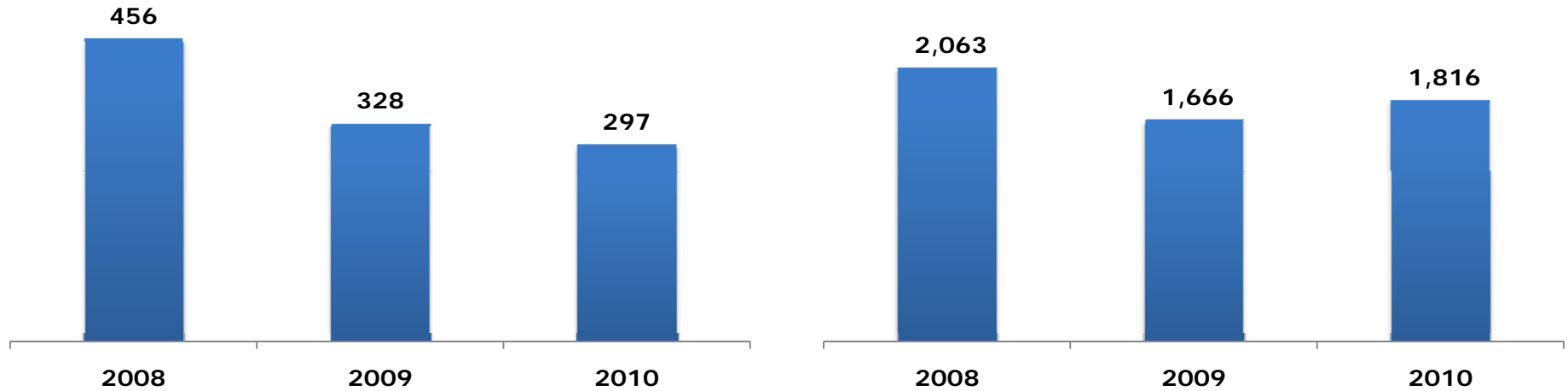
# New Listings: Single Family Homes

Monthly real estate market indicators.

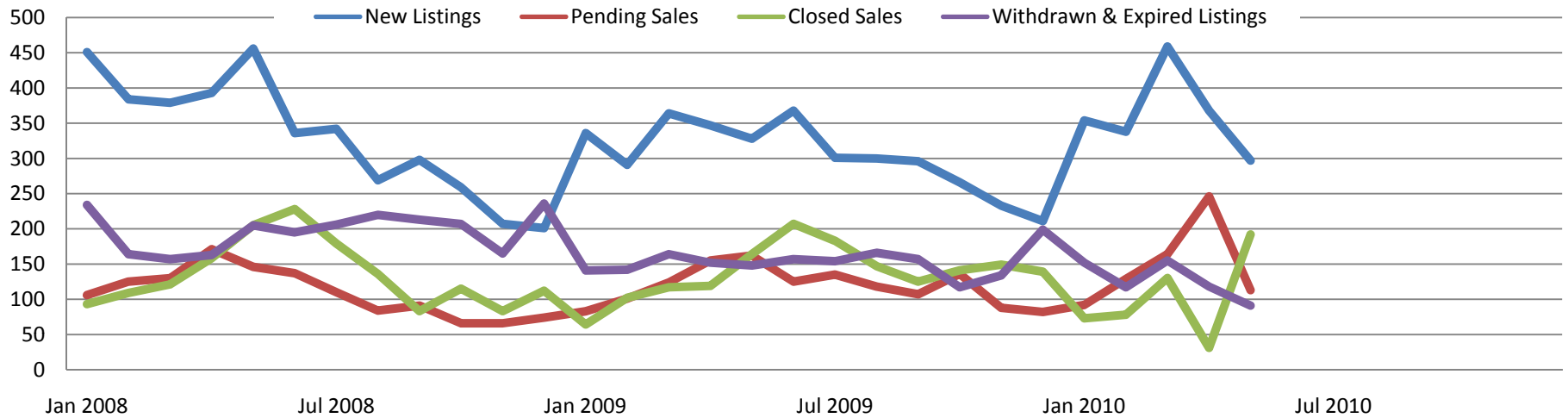


May

Year to Date



## Historical Activity



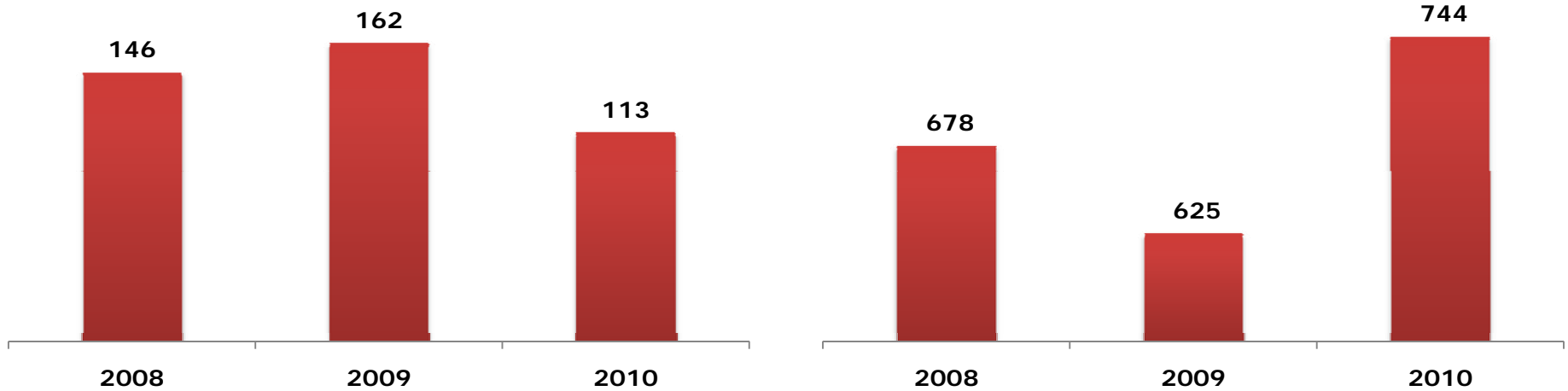
# Pending Sales: Single Family Homes

Monthly real estate market indicators.

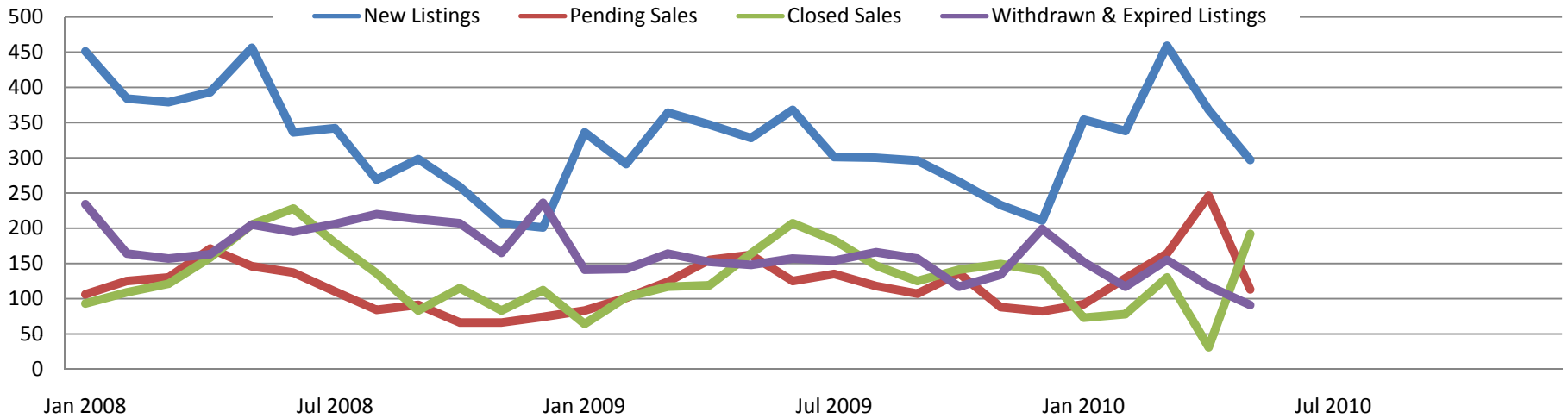


May

Year to Date



## Historical Activity



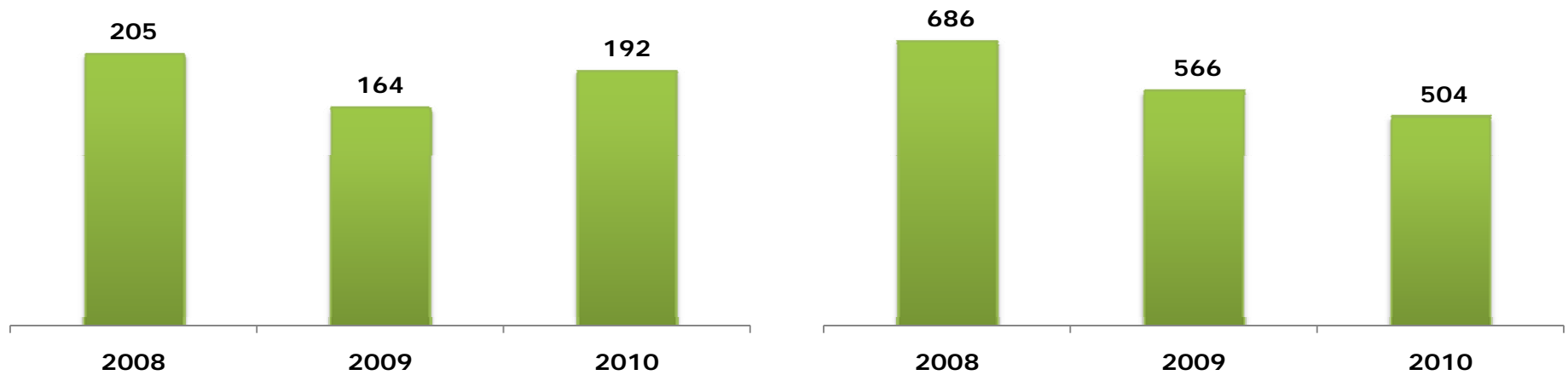
# Closed Sales: Single Family Homes

Monthly real estate market indicators.

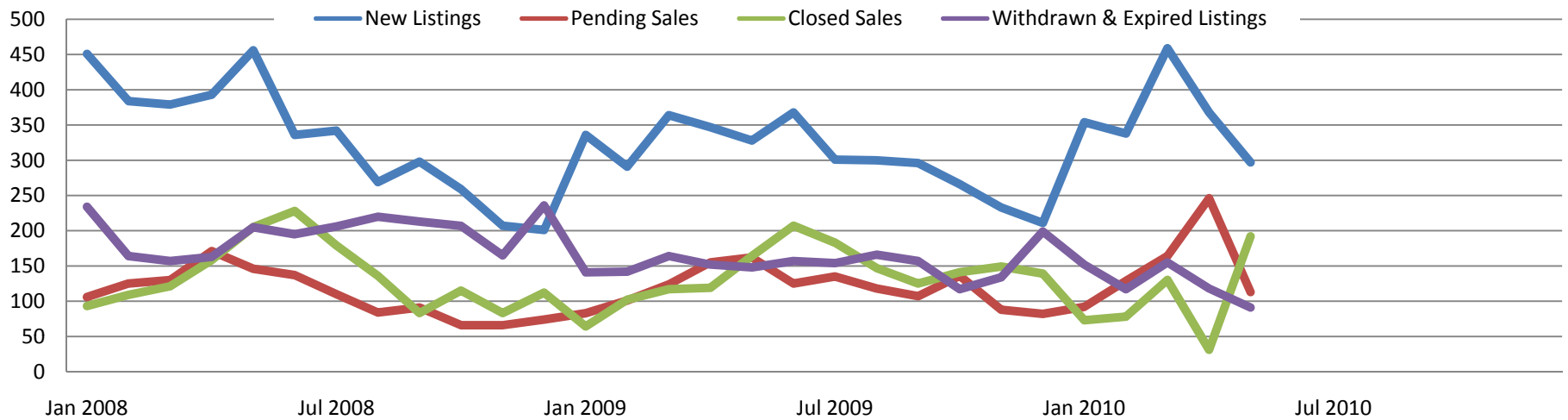


May

Year to Date



## Historical Activity



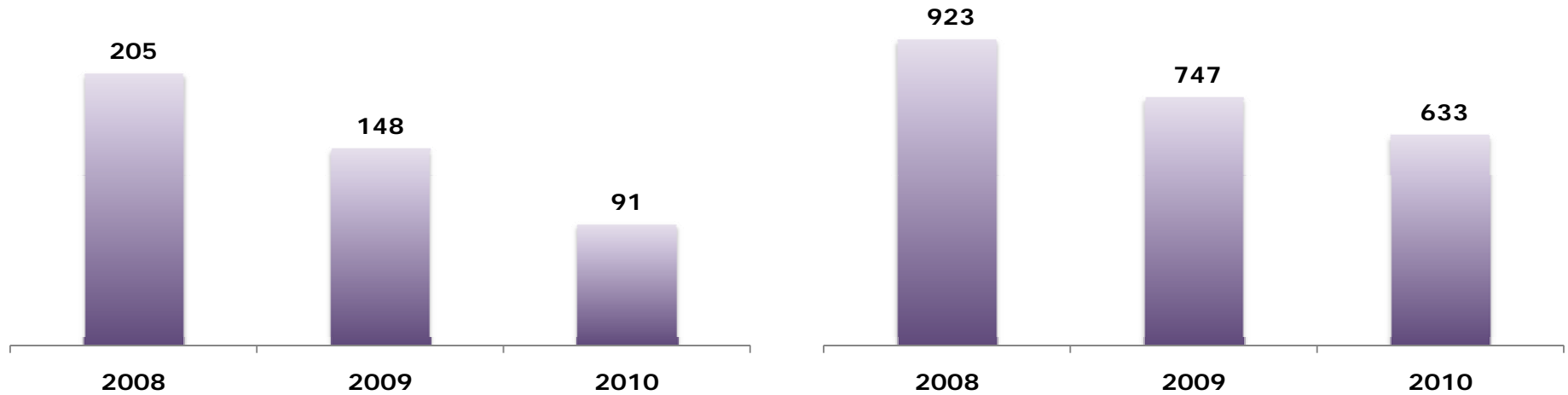
# Withdrawn & Expired Listings: Single Family Homes

Monthly real estate market indicators.

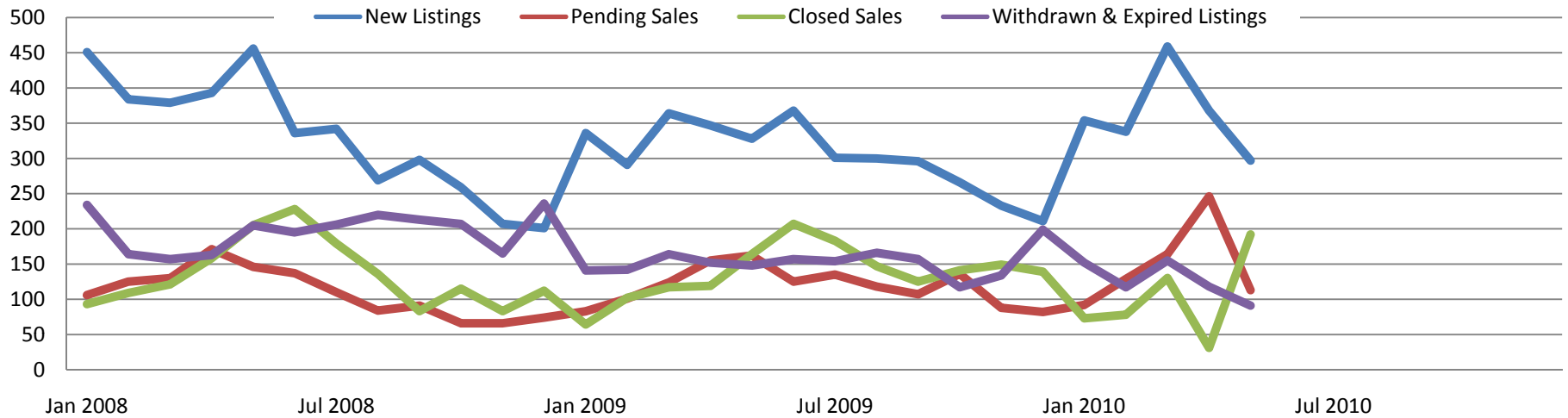


May

Year to Date



## Historical Activity



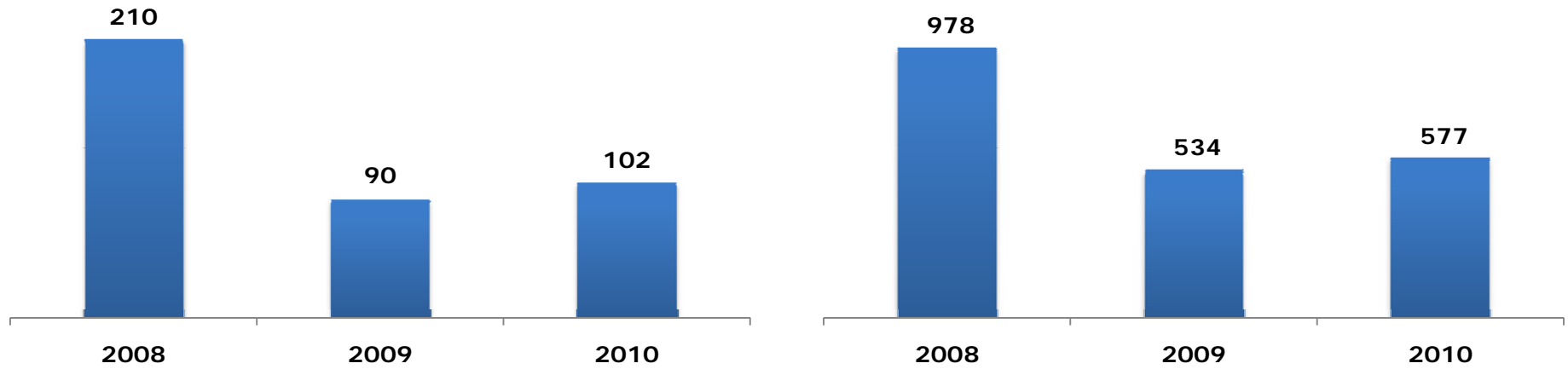
# New Listings: Condos and Townhomes

Monthly real estate market indicators.

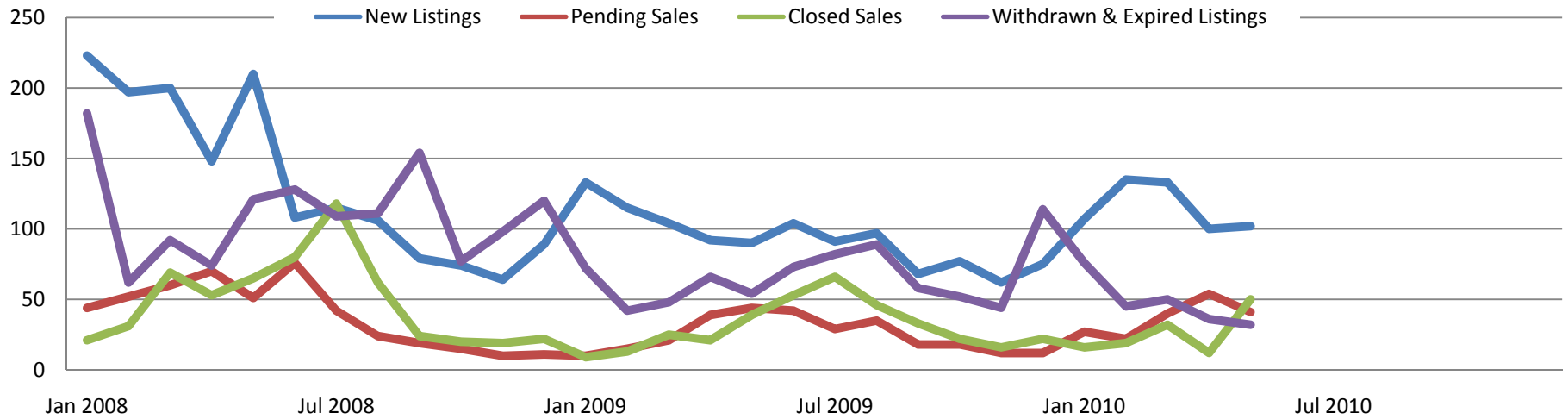


May

Year to Date

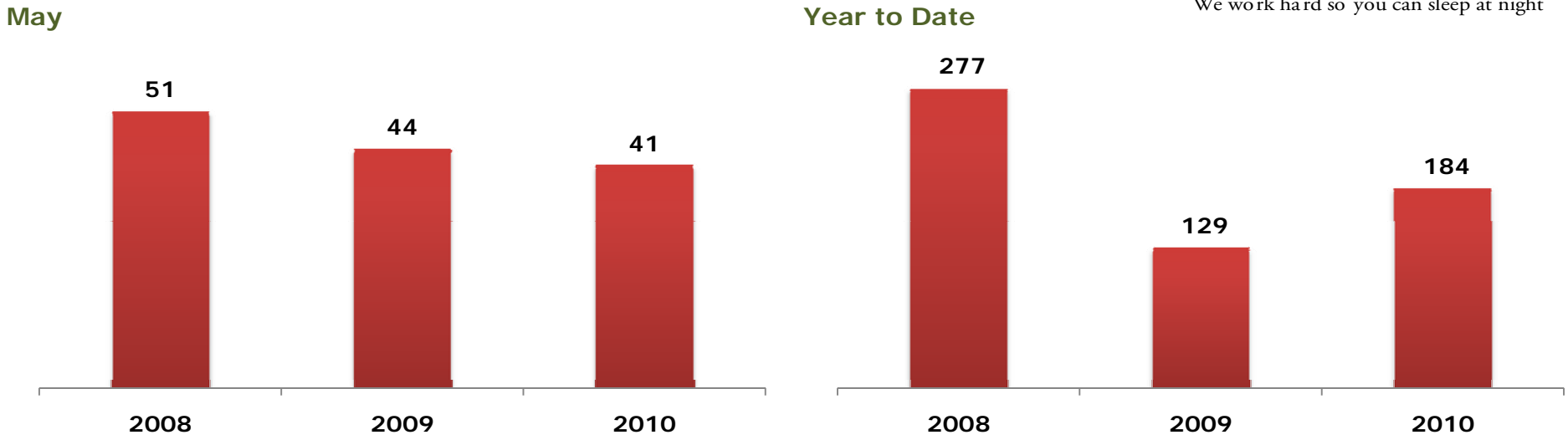


## Historical Activity

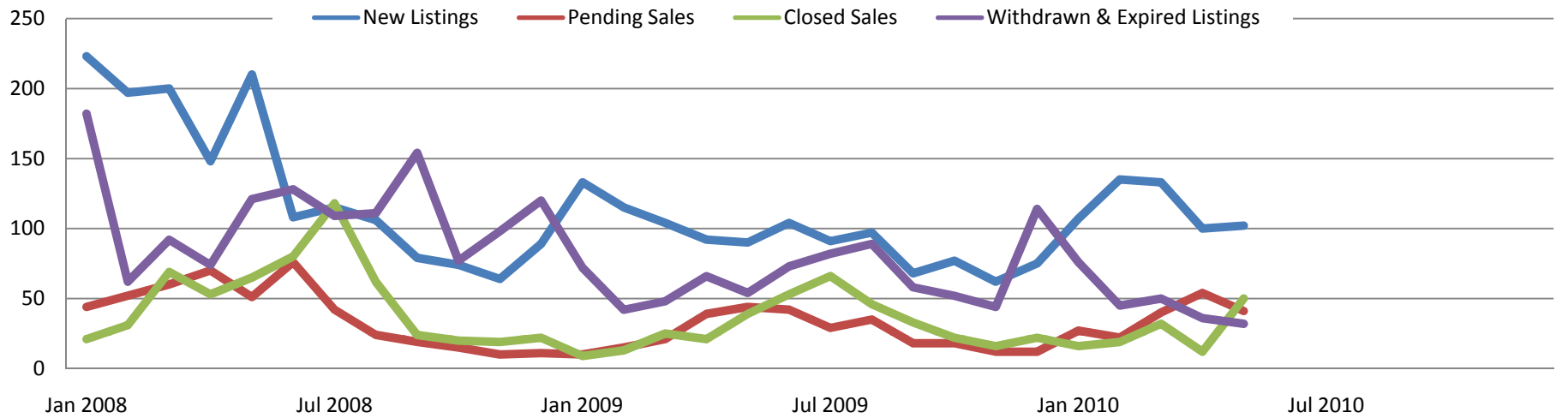


# Pending Sales: Condos and Townhomes

Monthly real estate market indicators.

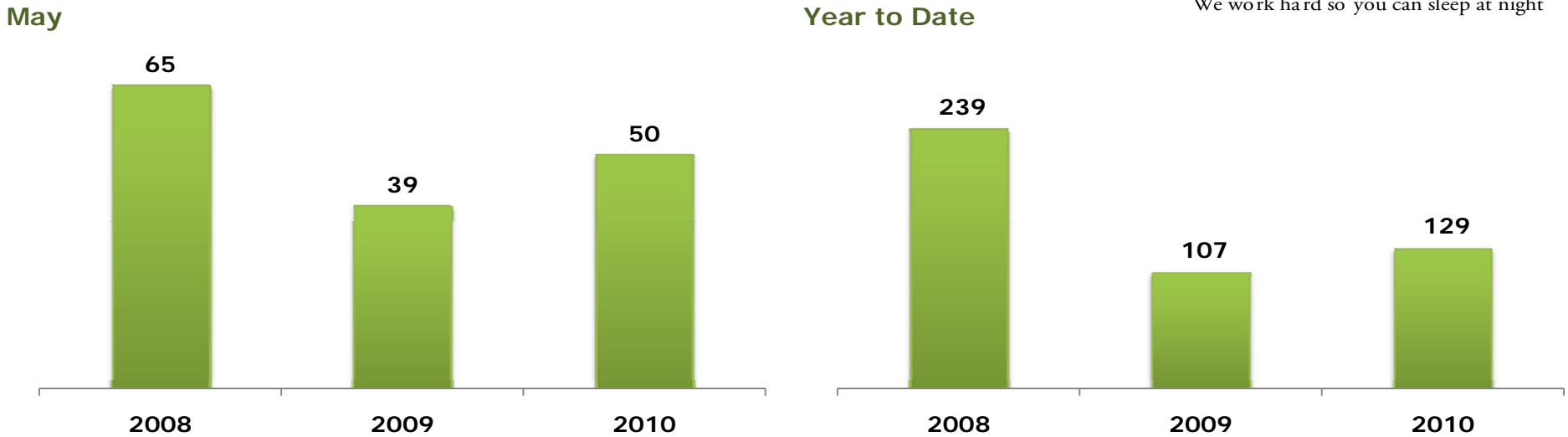


## Historical Activity

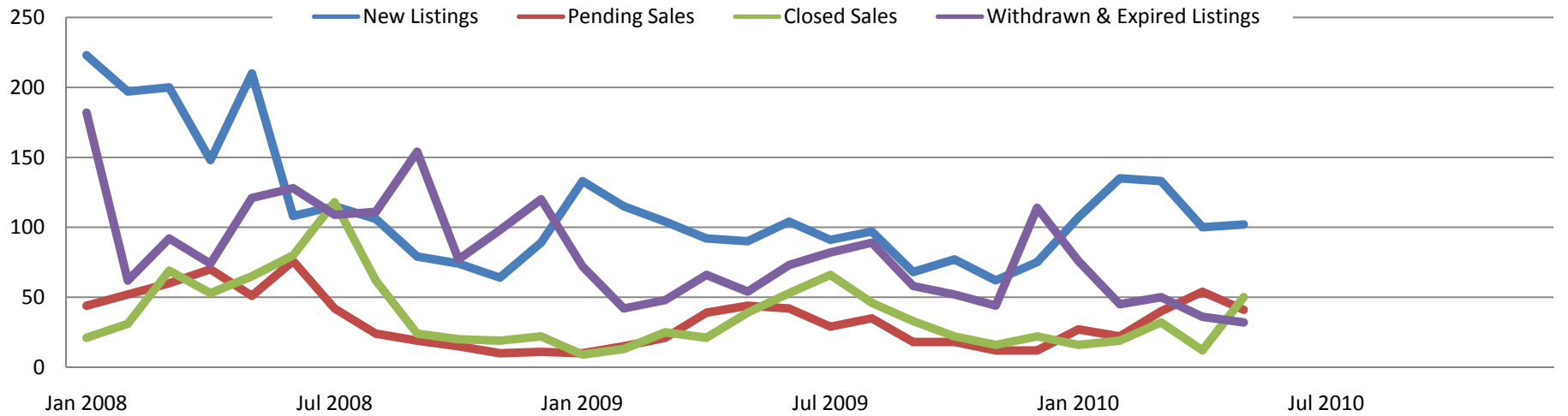


# Closed Sales: Condos and Townhomes

Monthly real estate market indicators.



## Historical Activity



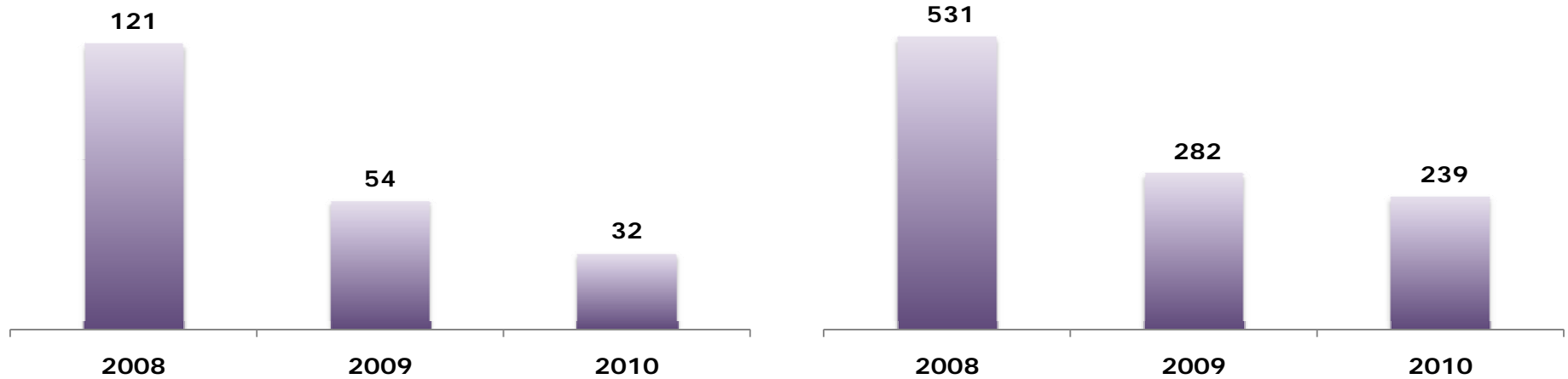
# Withdrawn & Expired Listings: Condos and Townhomes

Monthly real estate market indicators.

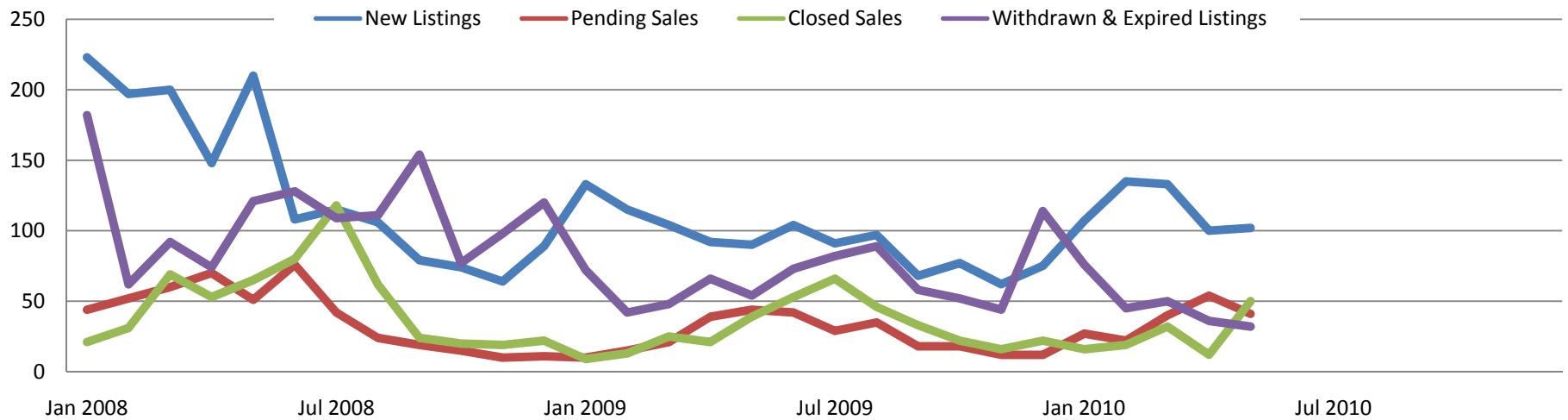


May

Year to Date



## Historical Activity





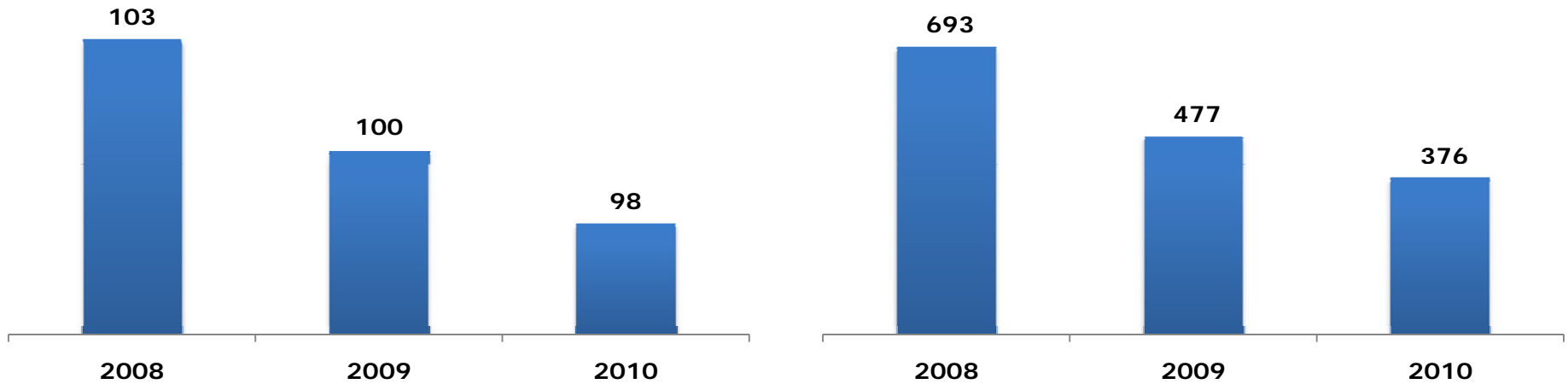
# New Listings: Vacant and Undeveloped Land

Monthly real estate market indicators.

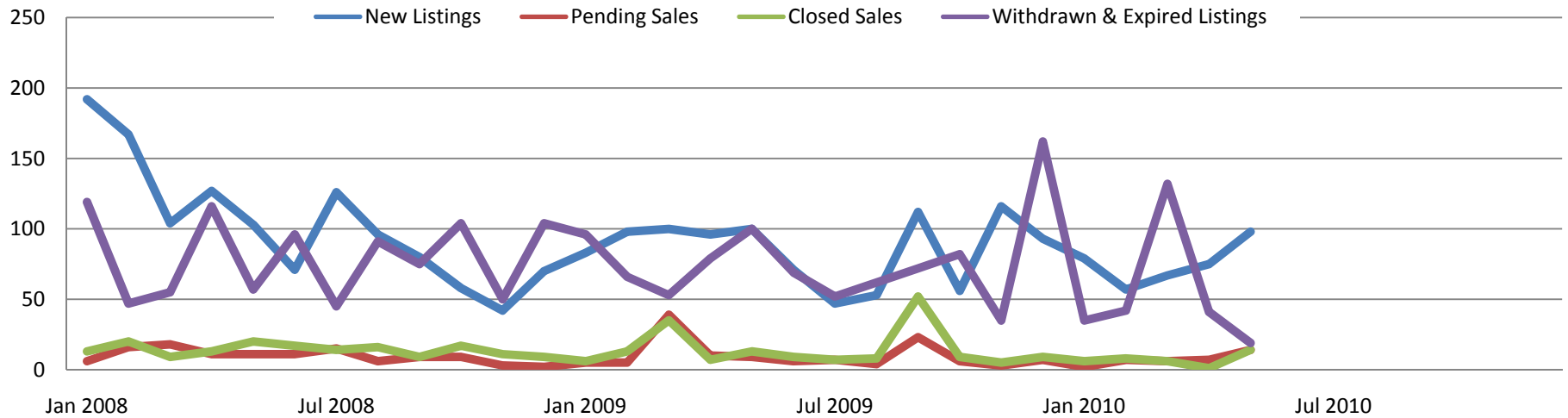


May

Year to Date



## Historical Activity



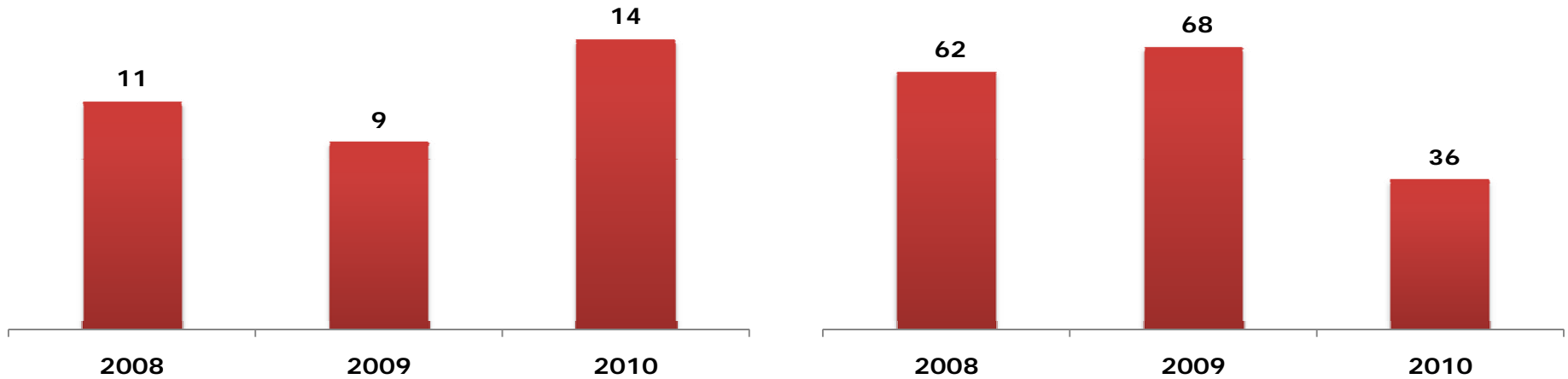
# Pending Sales: Vacant and Undeveloped Land

Monthly real estate market indicators.

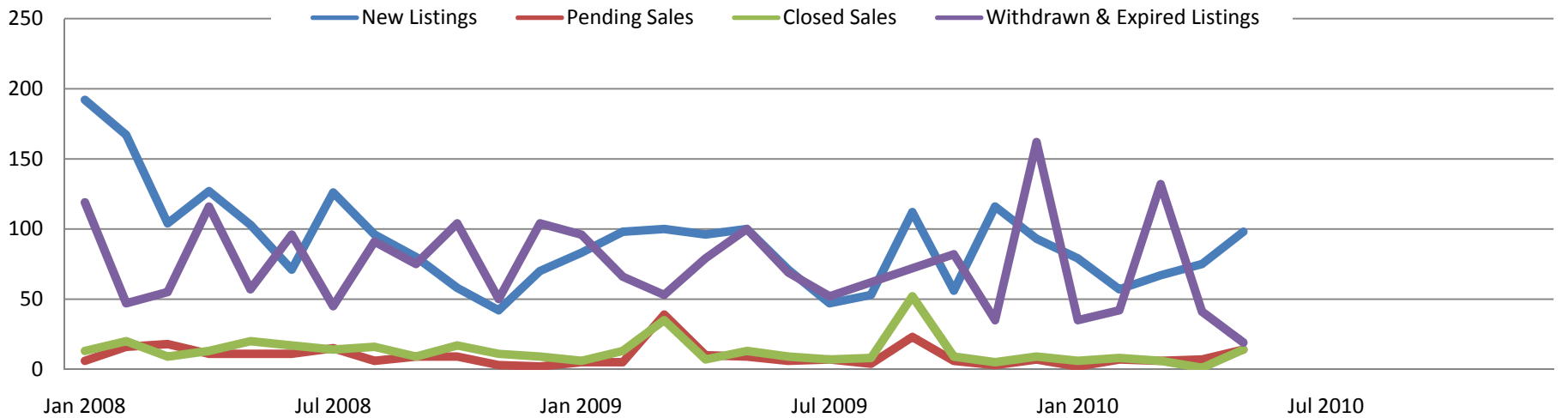


May

Year to Date

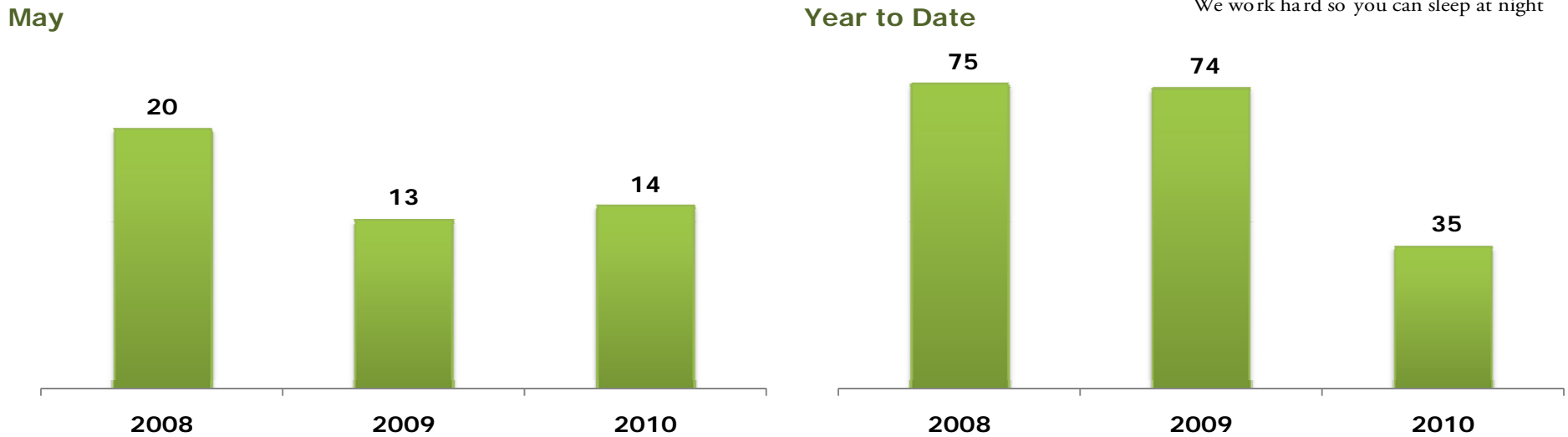


## Historical Activity

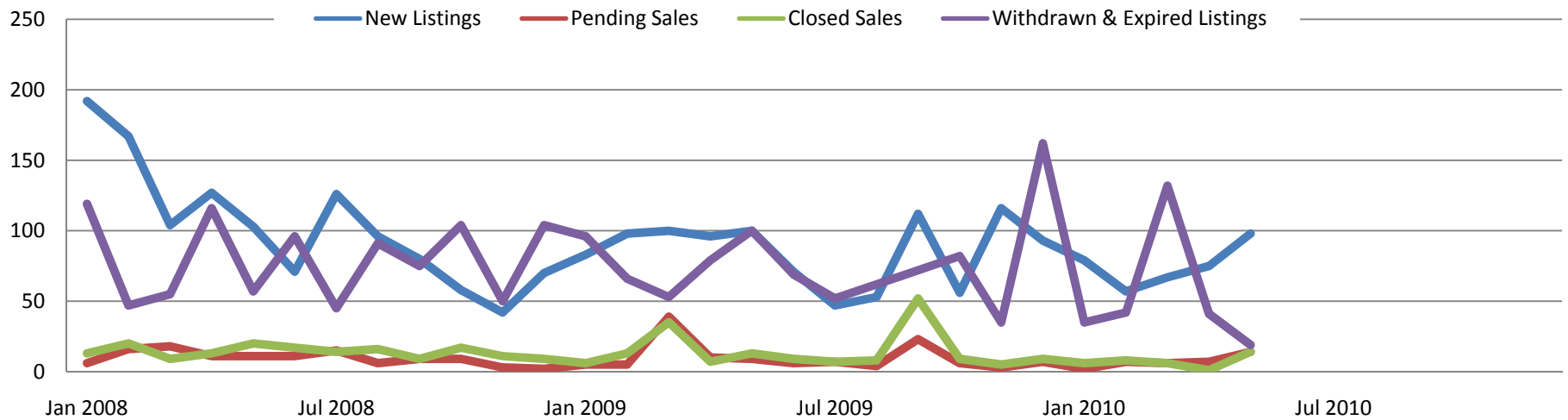


# Closed Sales: Vacant and Undeveloped Land

Monthly real estate market indicators.



## Historical Activity



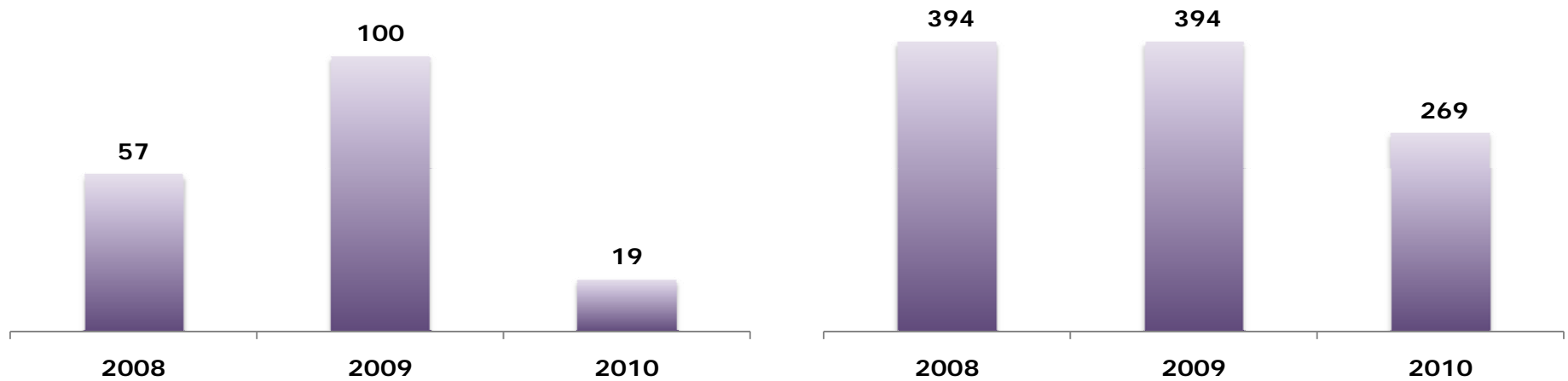
# Withdrawn & Expired Listings: Vacant and Undeveloped Land

Monthly real estate market indicators.

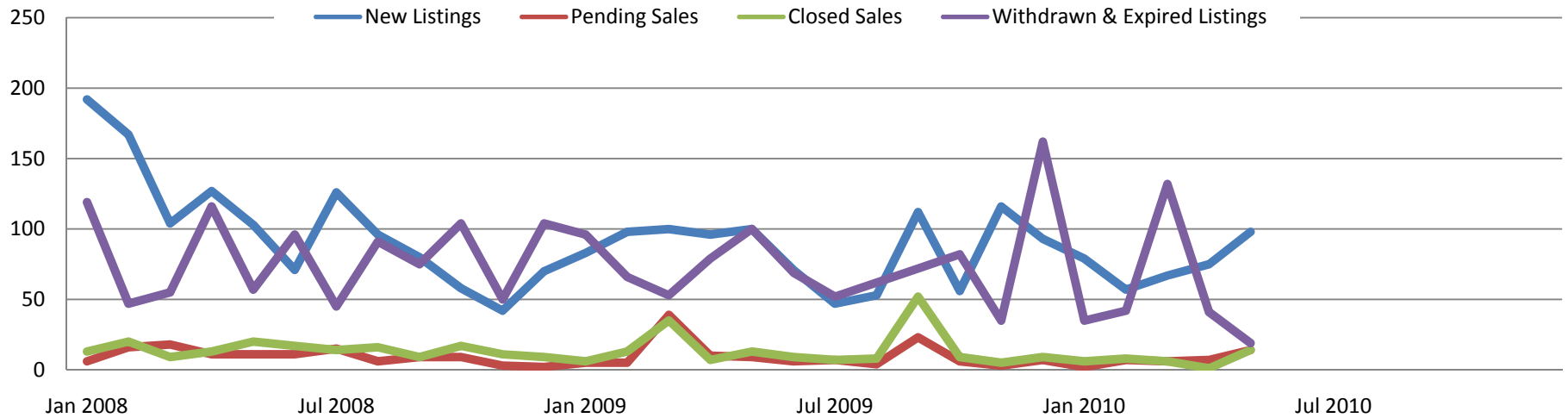
May



Year to Date



## Historical Activity



# Supply: Residential Properties

Monthly real estate market indicators.

Looking back 12 months



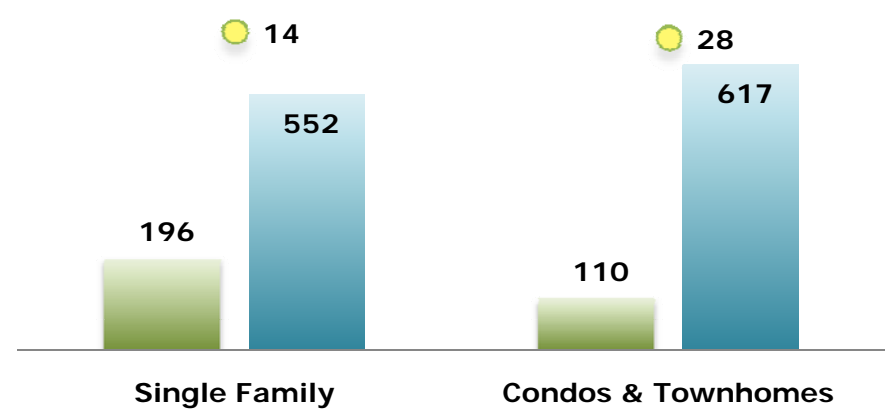
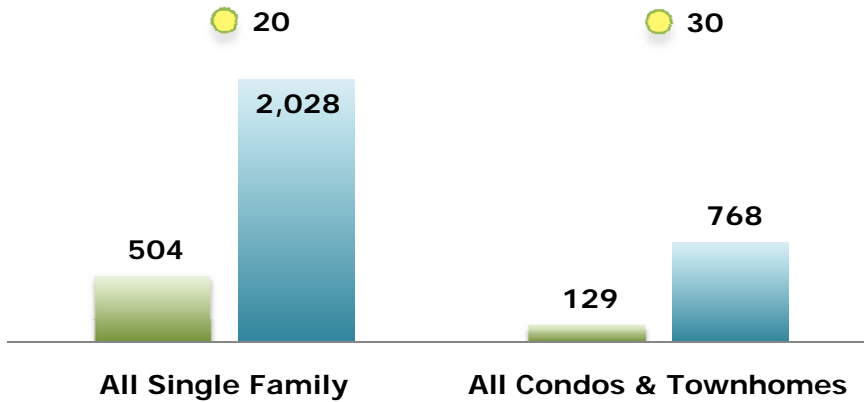
We work hard so you can sleep at night

## All Residential

## Up to \$150,000

■ Number Sold YTD   ■ Number Available   ● Months of Supply

■ Number Sold YTD   ■ Number Available   ● Months of Supply

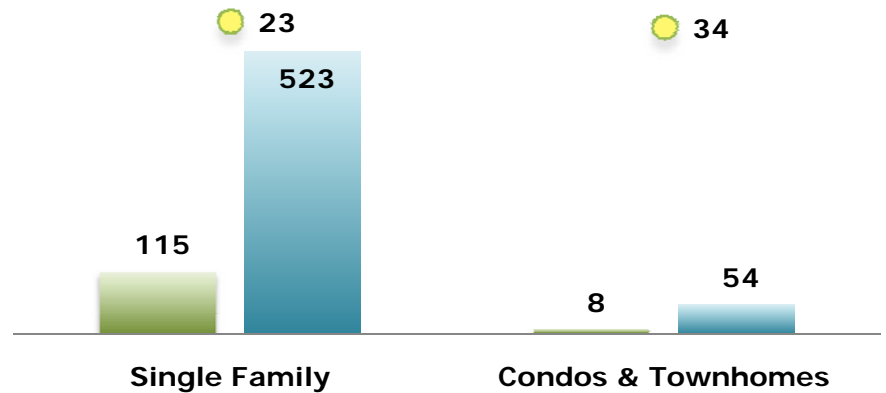
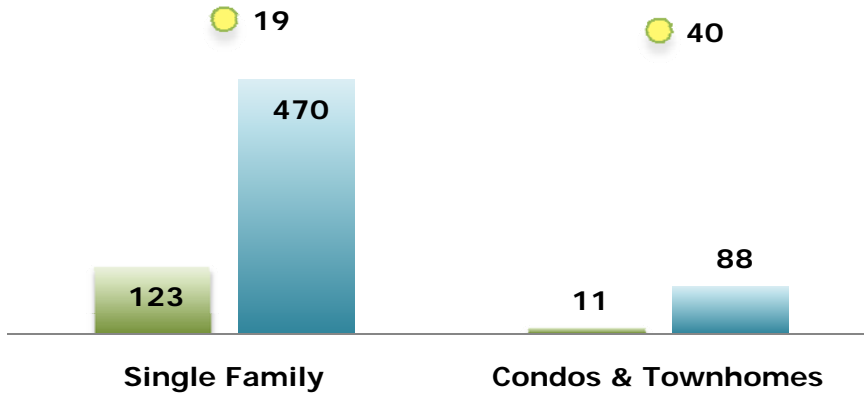


## \$150,000 to \$200,000

## \$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.

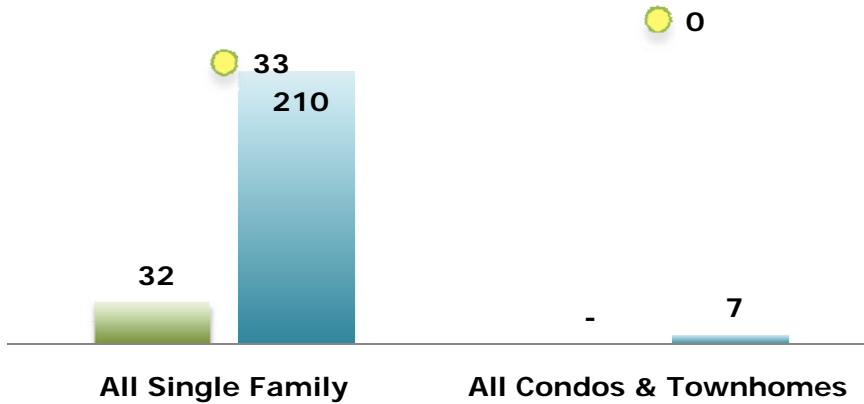
Looking back 12 months



We work hard so you can sleep at night

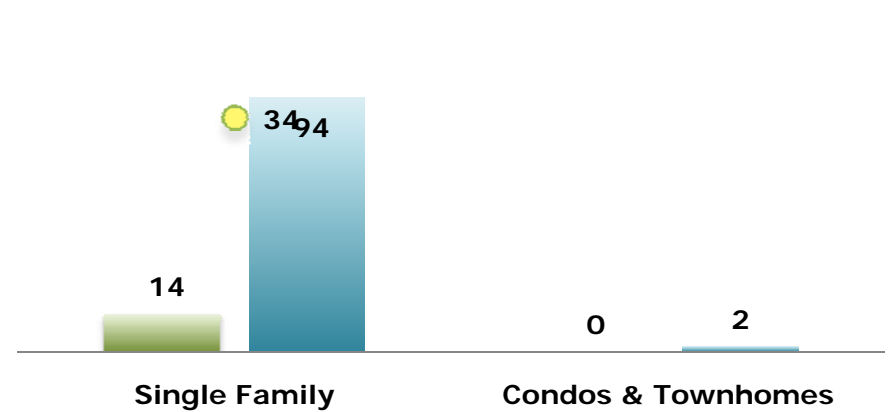
### \$300,000 to \$400,000

■ Number Sold YTD   ■ Number Available   ● Months of Supply



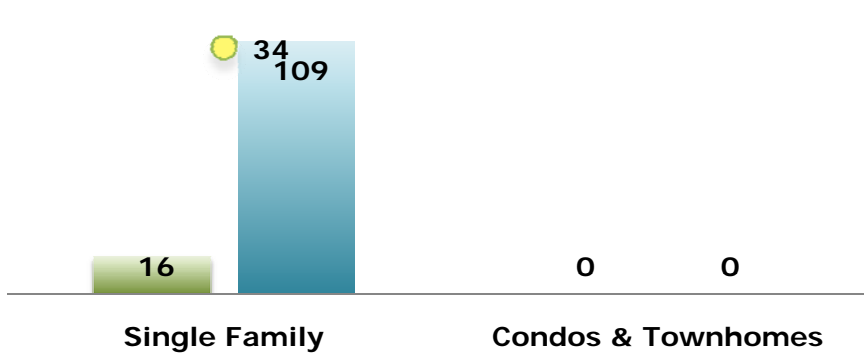
### \$400,000 to \$500,000

■ Number Sold YTD   ■ Number Available   ● Months of Supply



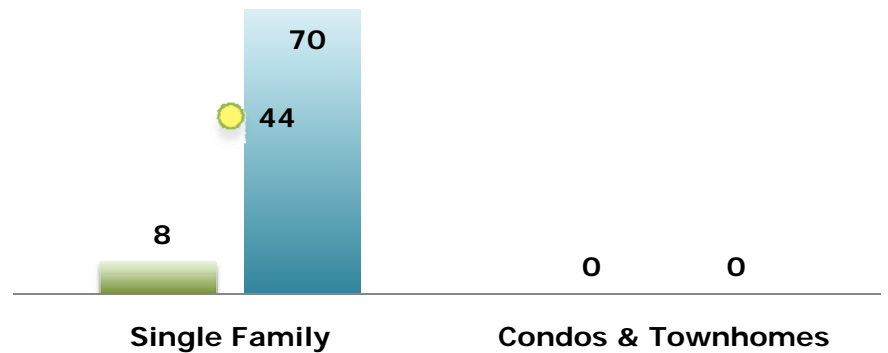
### \$500,000 to \$750,000

■ 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.

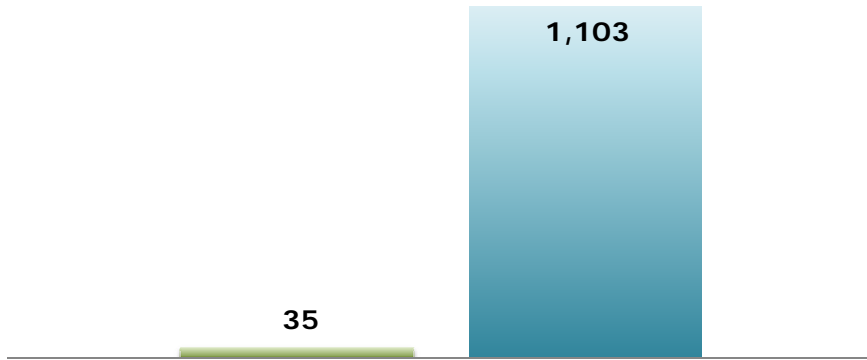
Looking back 12 months



We work hard so you can sleep at night

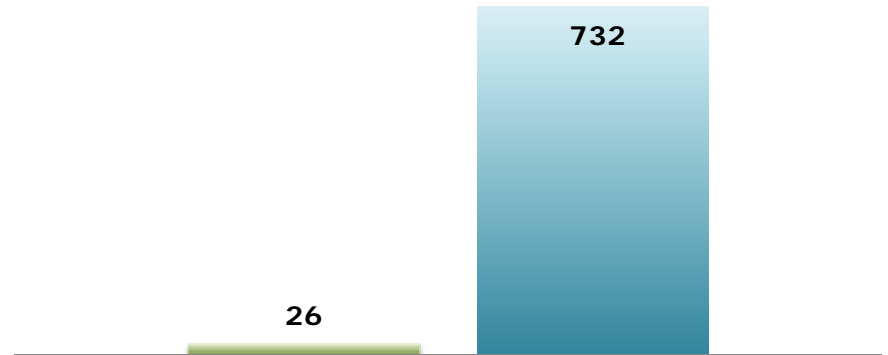
## All Land

■ Number Sold YTD   ■ Number Available   ● Months of Supply



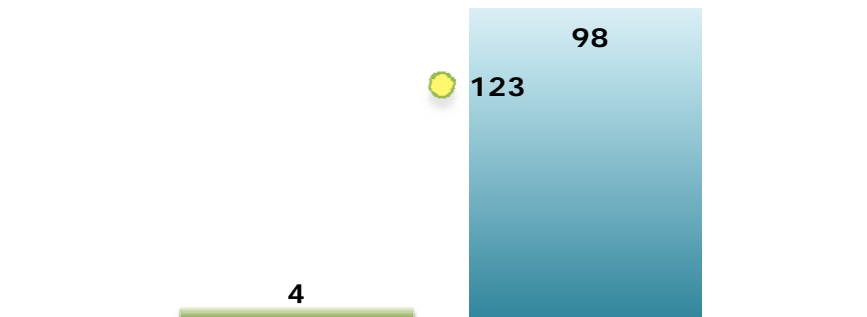
## Up to \$150,000

■ Number Sold YTD   ■ Number Available   ● Months of Supply



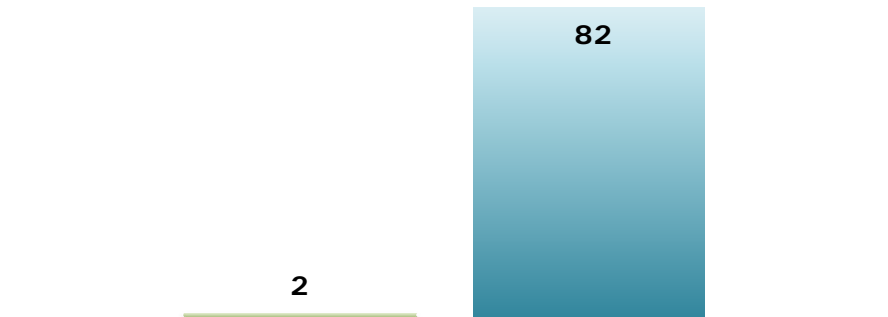
## \$150,000 to \$200,000

■ 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.

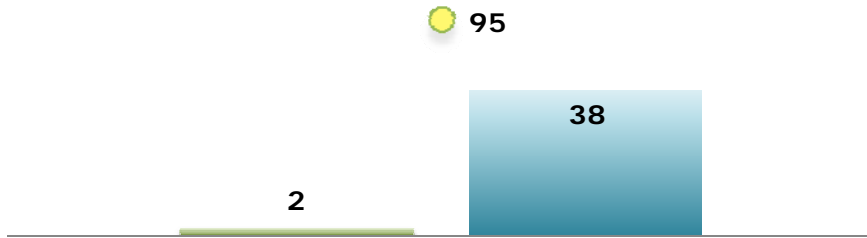
Looking back 12 months



We work hard so you can sleep at night

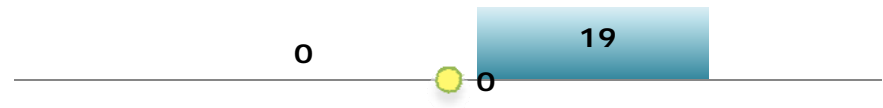
### \$300,000 to \$400,000

■ Number Sold YTD   ■ Number Available   ● Months of Supply



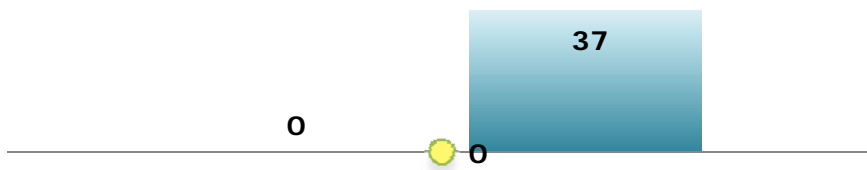
### \$400,000 to \$500,000

■ 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

