

3rd Quarter 2010 Alachua County Real Estate Market Report



Fall in Gainesville is the season when everyone returns to business and school and most people in town get serious about football... which results in a seasonal slow down in real estate sales.

This year's slow down is in line with normal expectations if you consider the number of units sold. There are also higher inventory levels than normal, which slowing down inventory absorption rates and has nudged average prices down.

Buyers have an advantage in negotiations right now because there are usually several homes that meet their needs, allowing buyers to move on if a seller's bottom line doesn't agree with their own walk-line.

Purchase & Sale Activity

Residential Properties

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Months of Supply

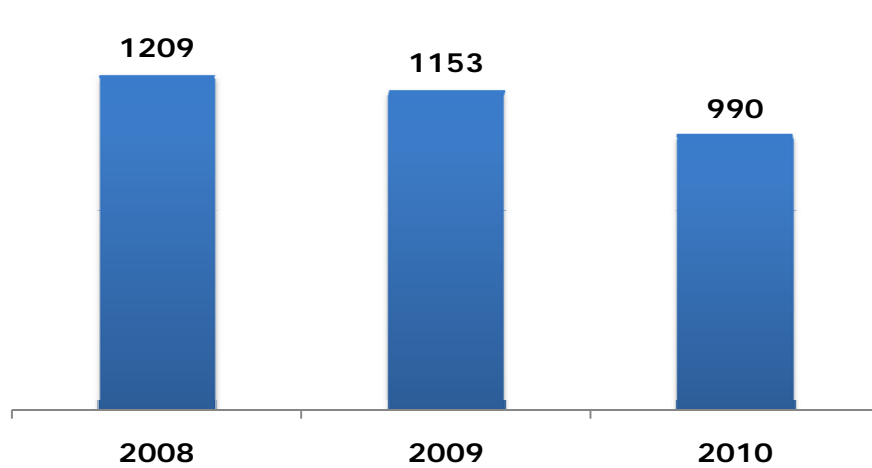
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New Listings: Residential

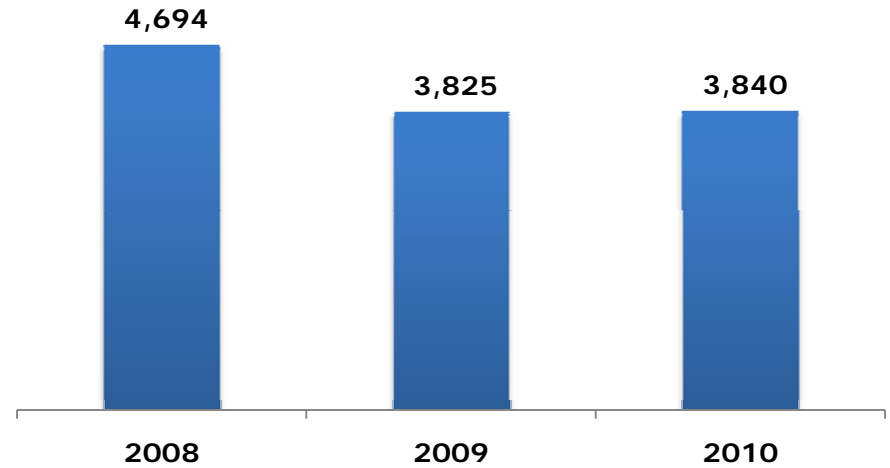
real estate market indicators



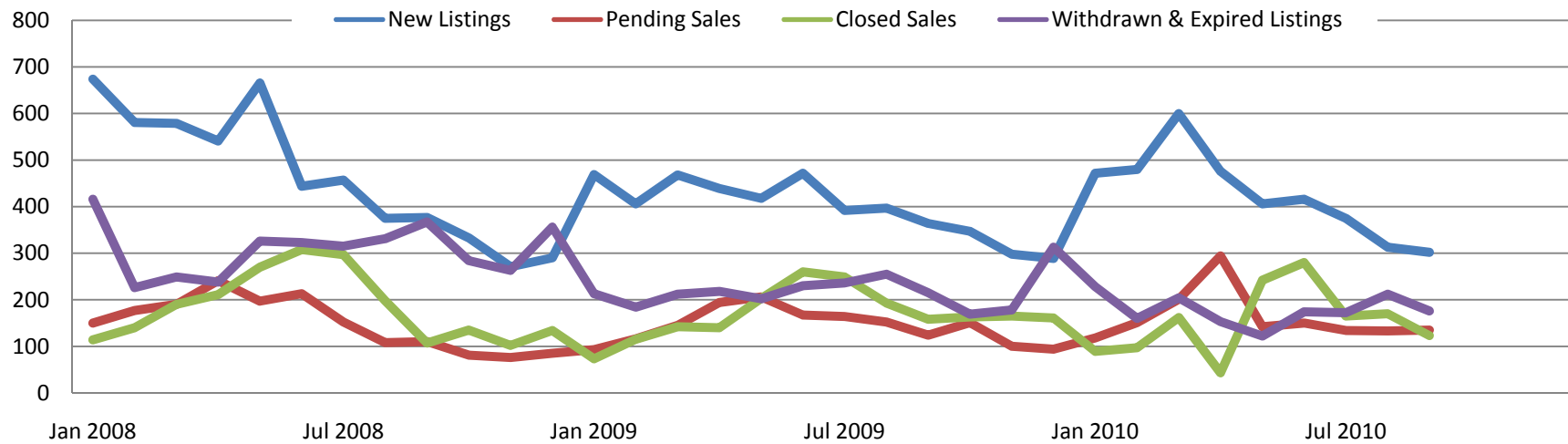
3rd Quarter



Year to Date



Historical Activity



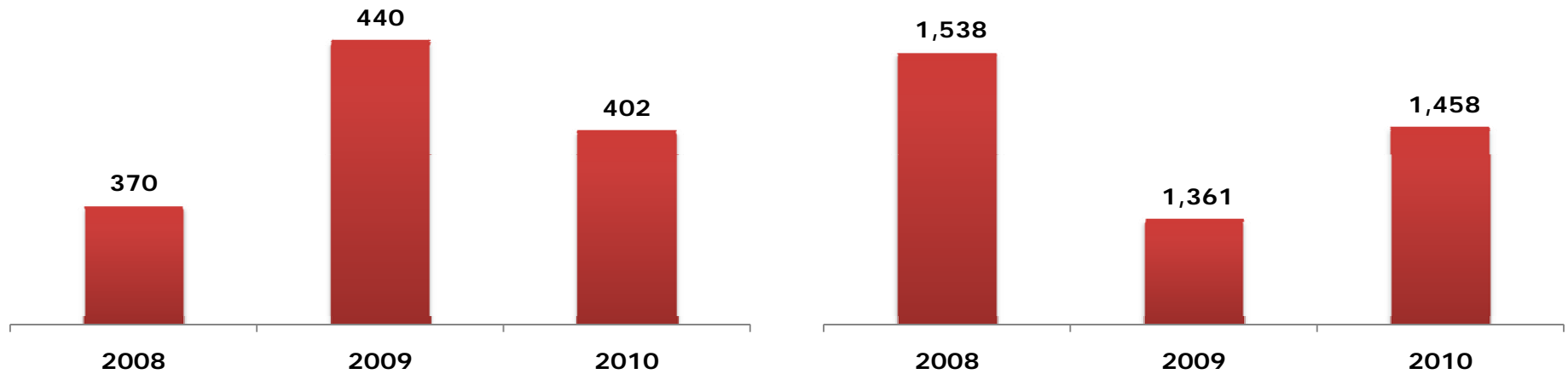
Pending Sales: Residential

real estate market indicators

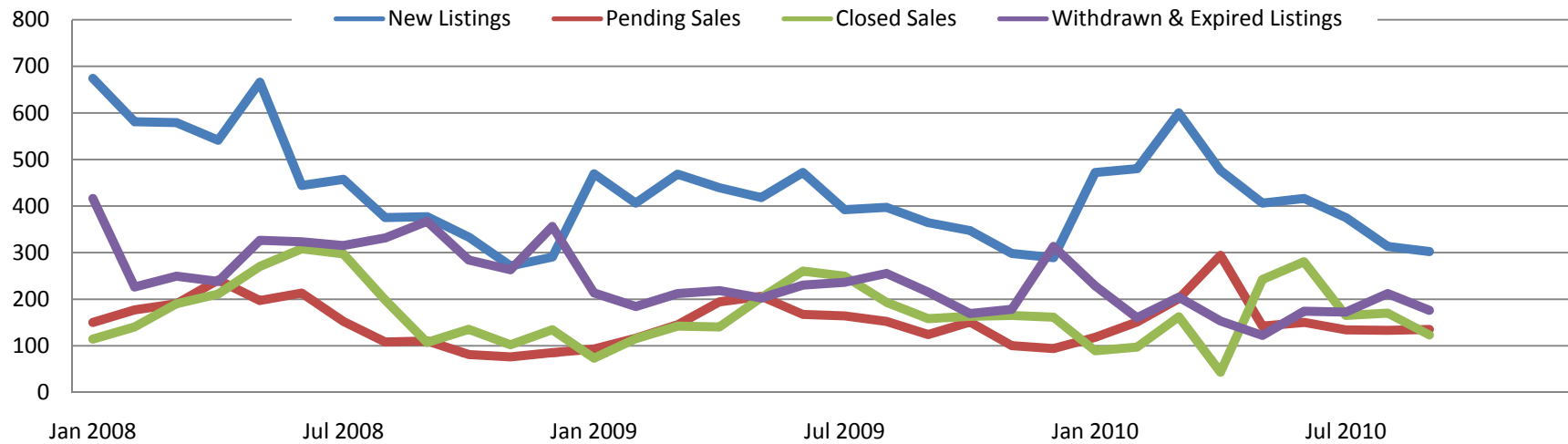


3rd Quarter

Year to Date



Historical Activity

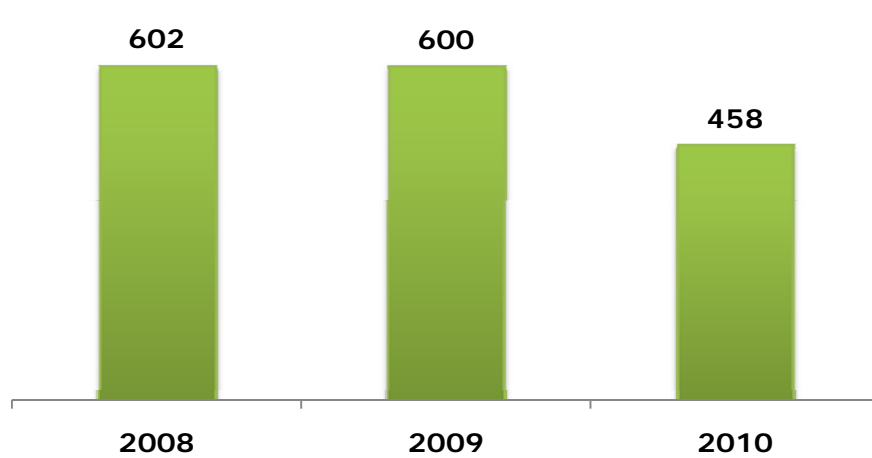


Closed Sales: Residential

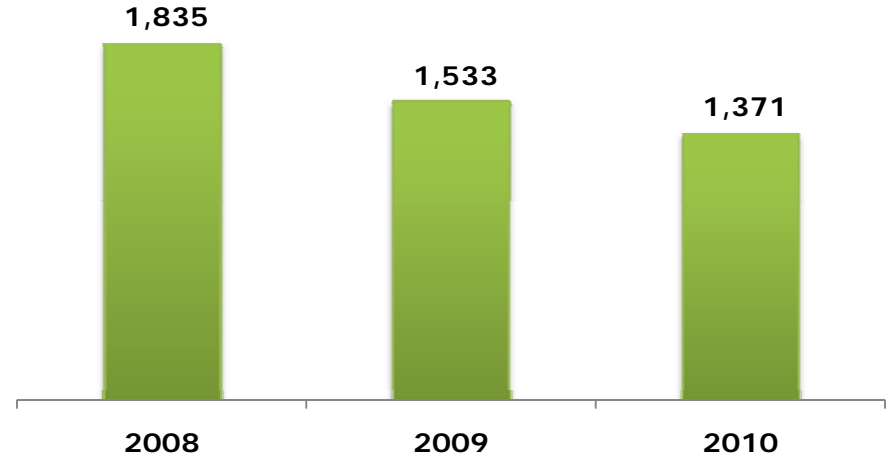
real estate market indicators



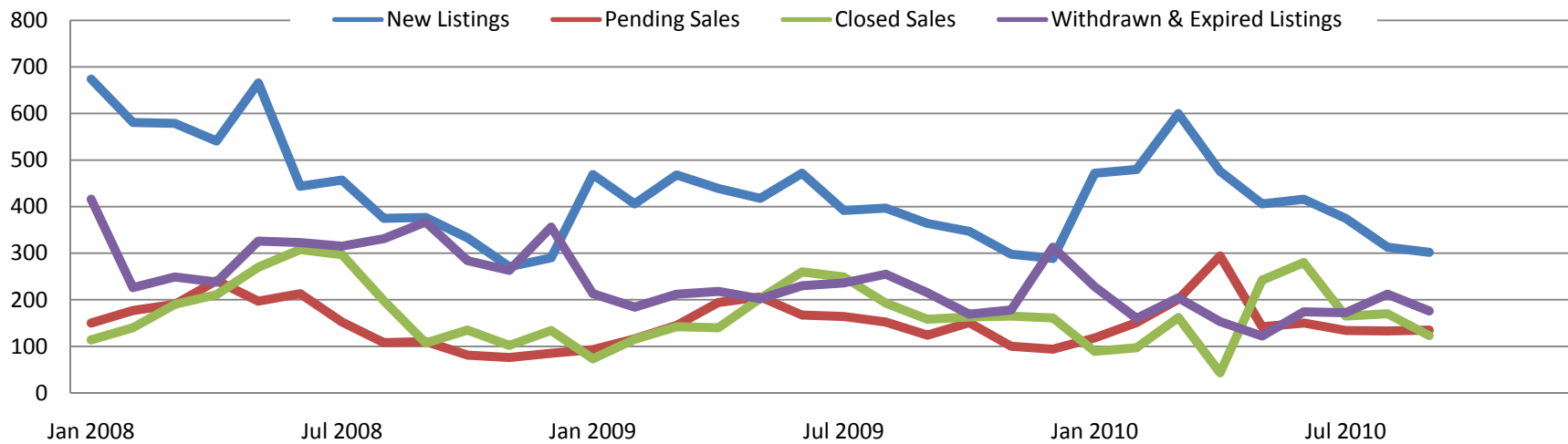
3rd Quarter



Year to Date



Historical Activity

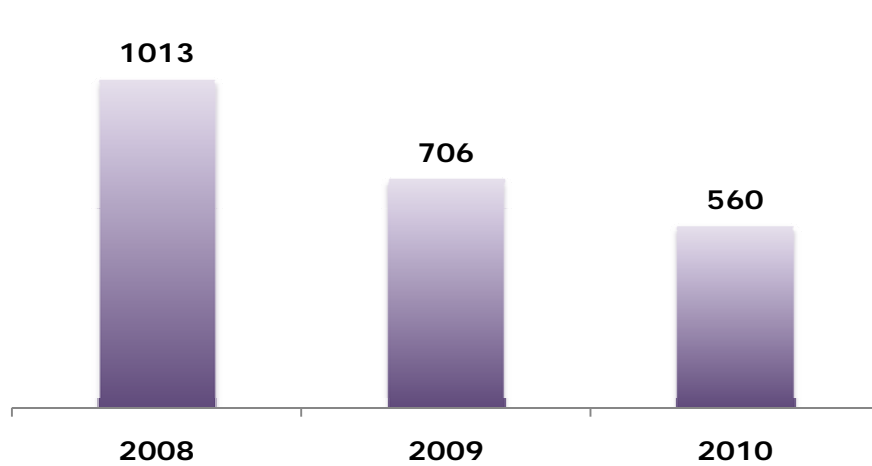


Withdrawn & Expired Listings: Residential

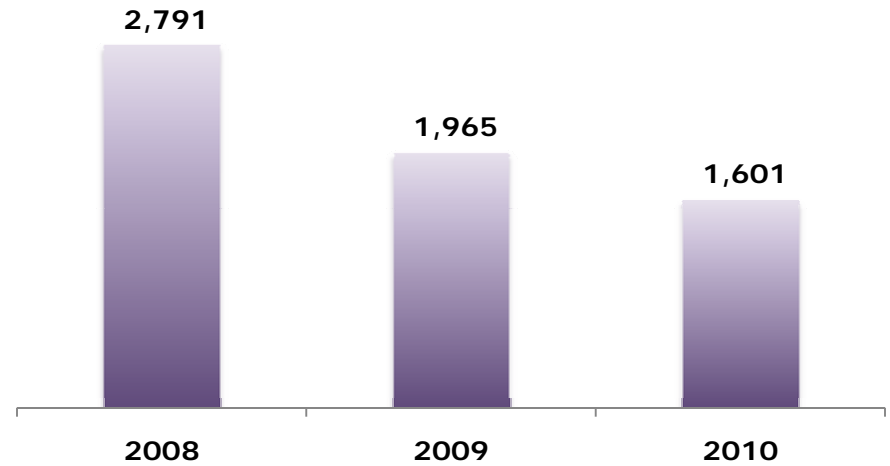
real estate market indicators



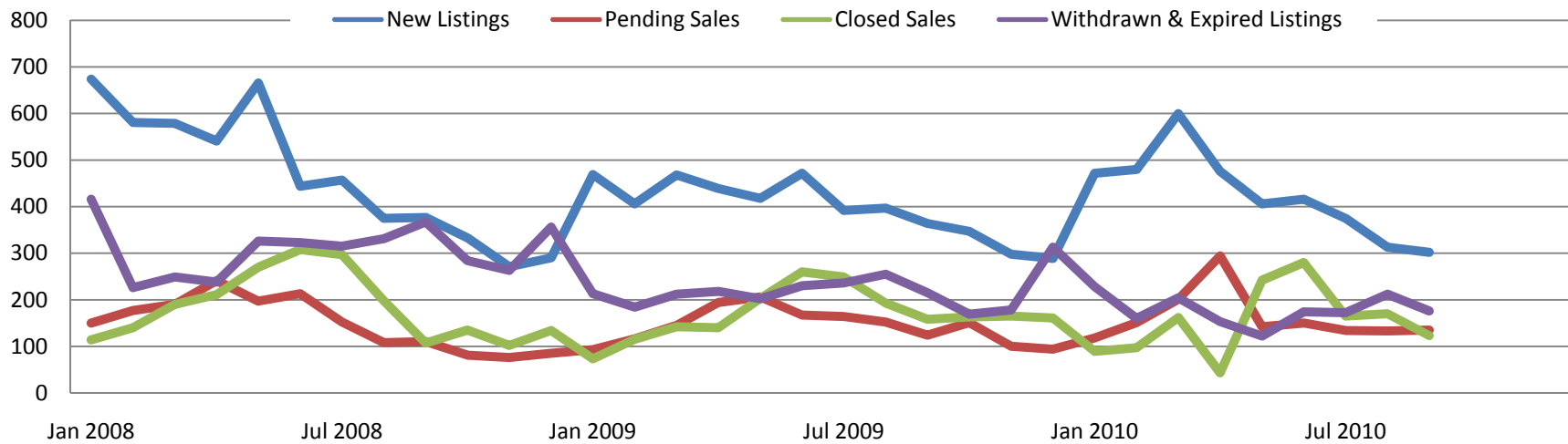
3rd Quarter



Year to Date



Historical Activity



Sale Price

real estate market indicators



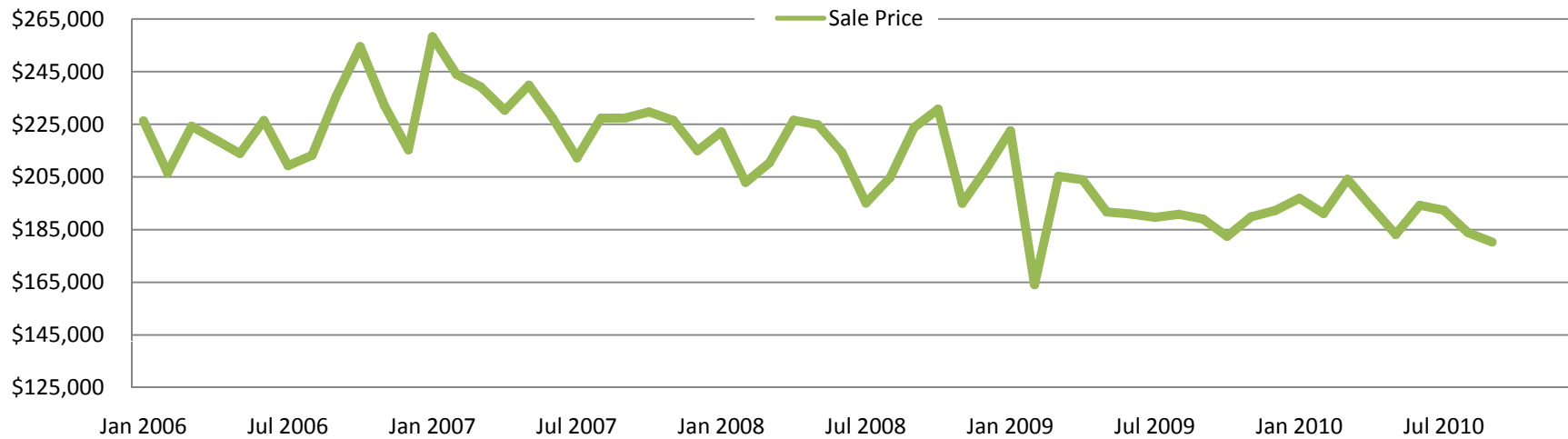
September



Annual Averages



Historical Activity



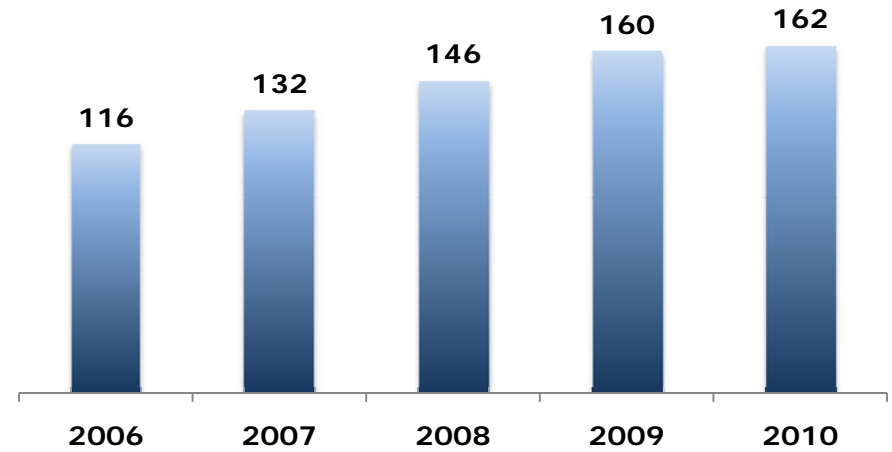
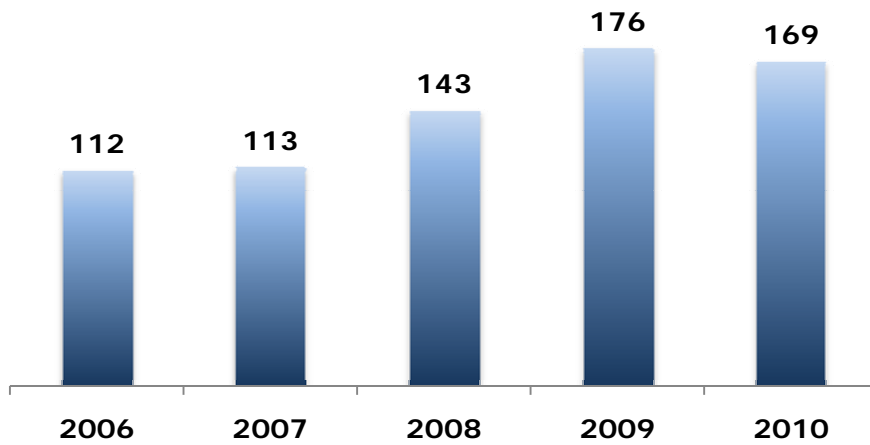
Days on Market

real estate market indicators

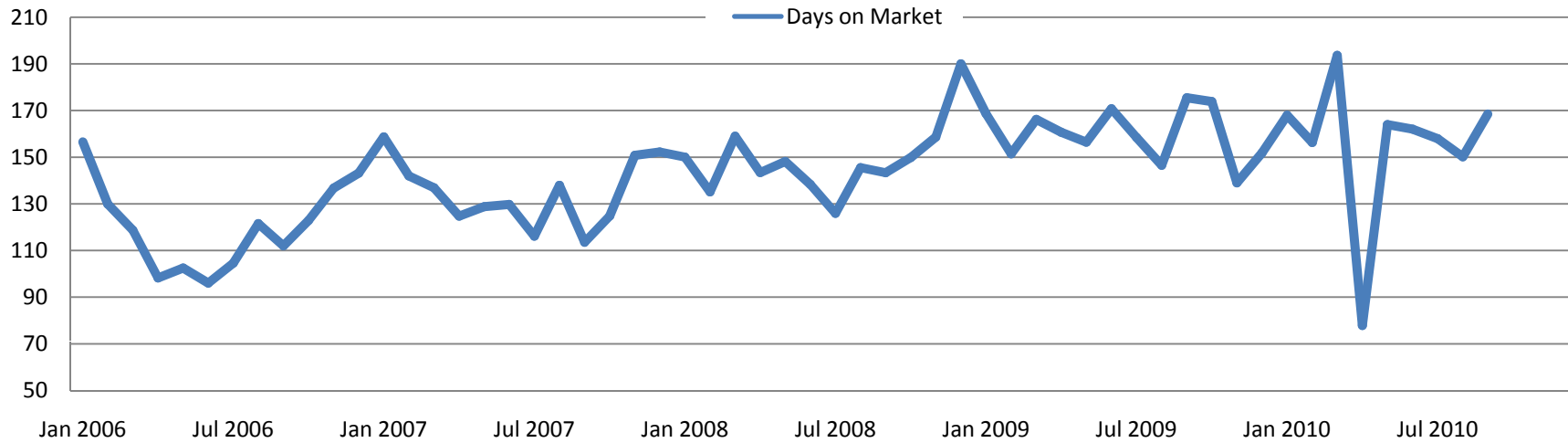


September

Annual Averages



Historical Activity

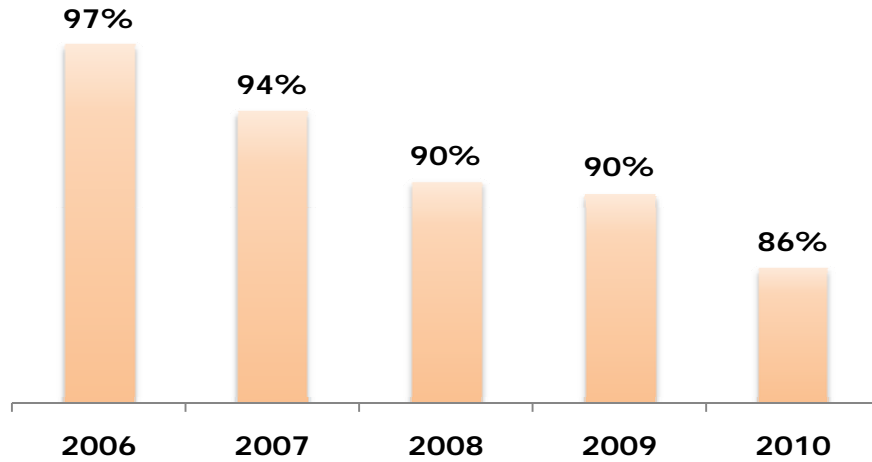


Original Asking Price to Selling Price Ratio

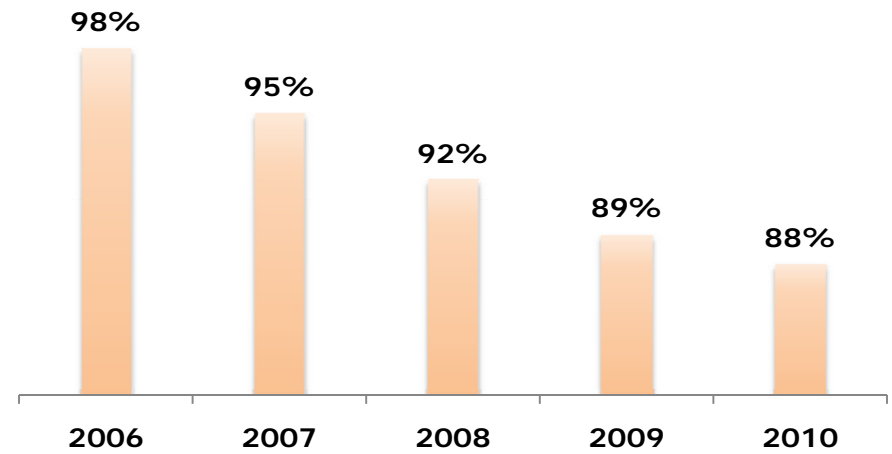
real estate market indicators



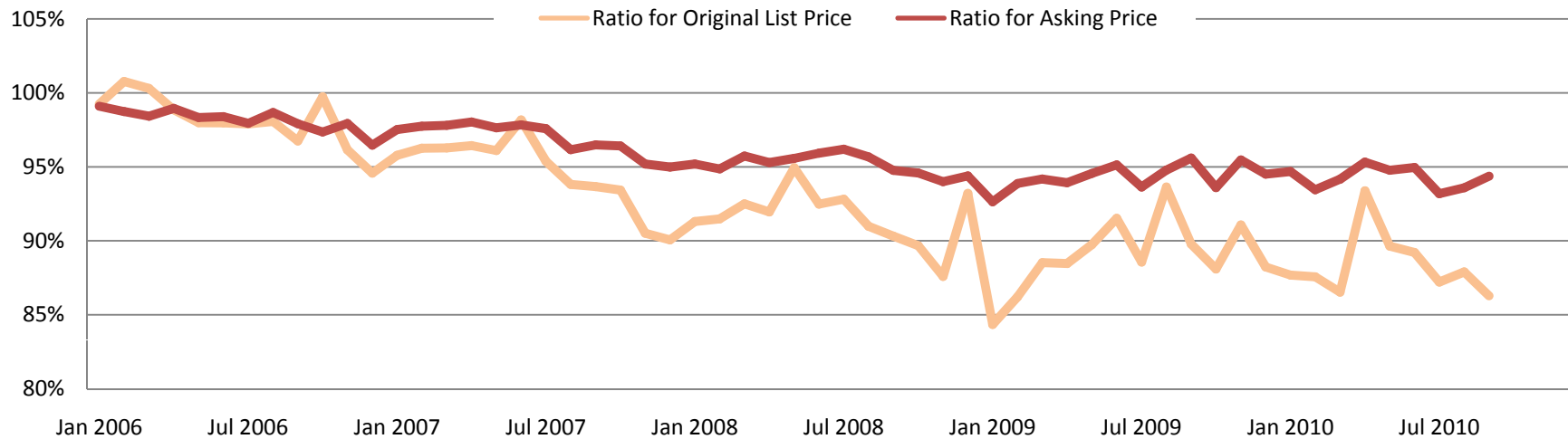
September



Annual Averages



Historical Activity

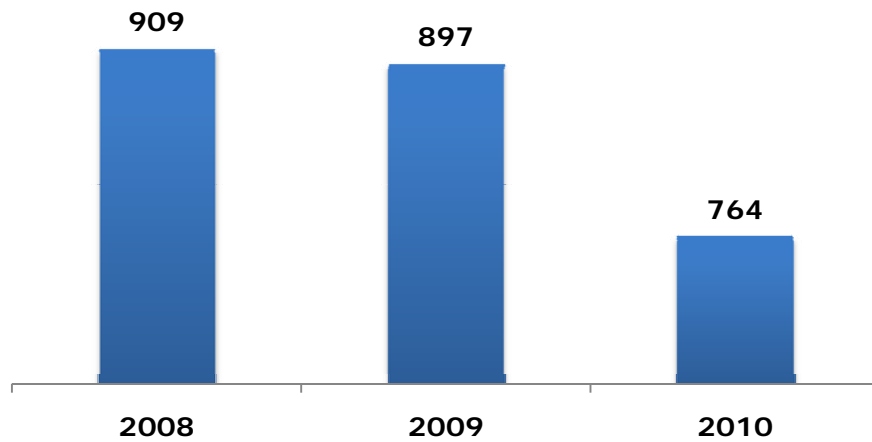


New Listings: Single Family Homes

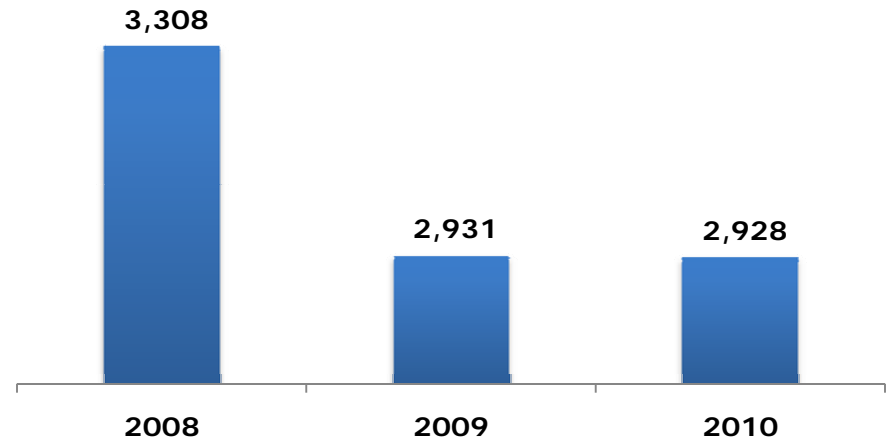
real estate market indicators



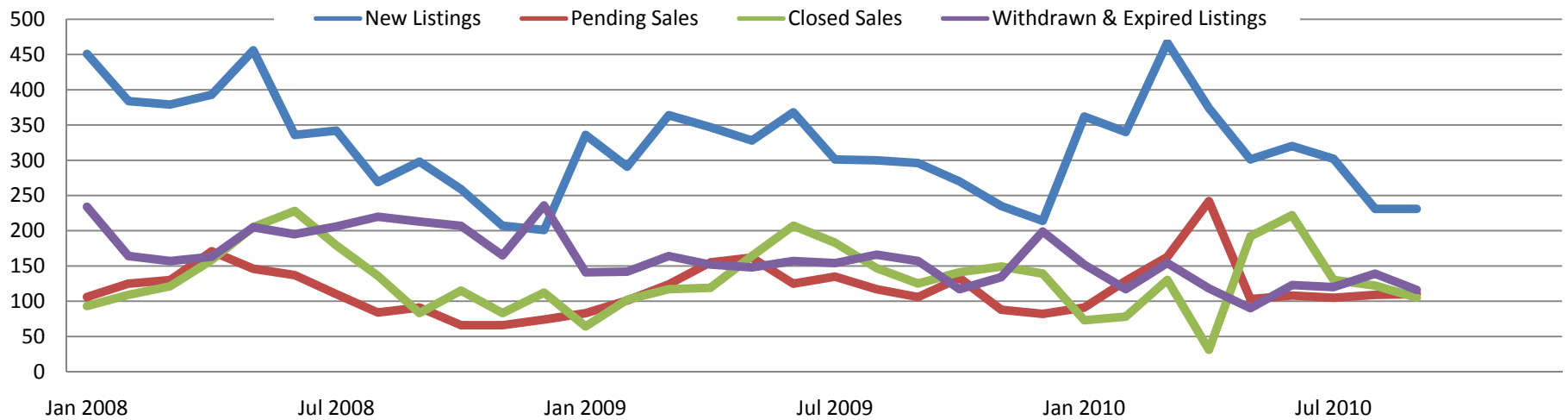
3rd Quarter



Year to Date



Historical Activity



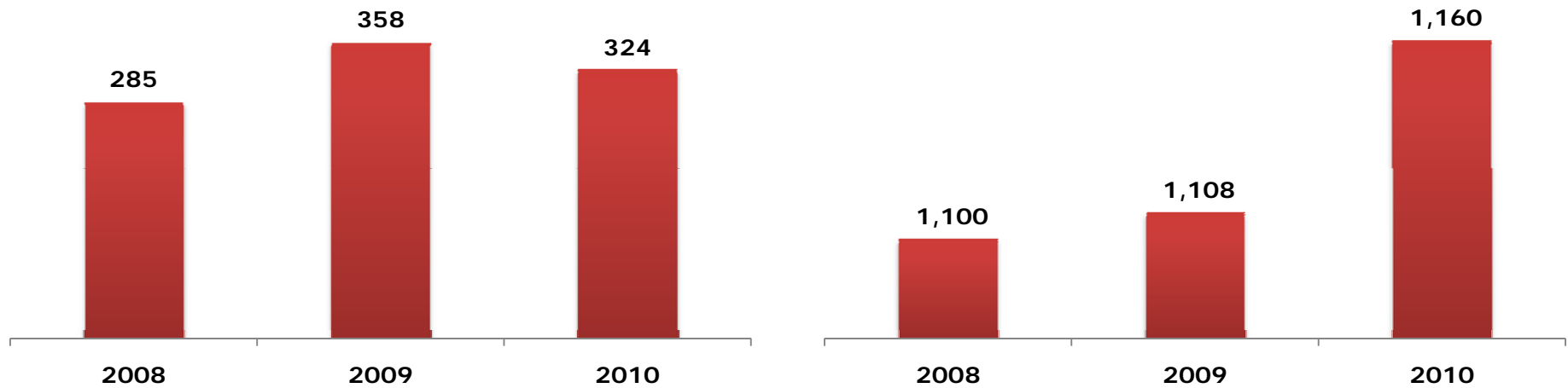
Pending Sales: Single Family Homes

real estate market indicators

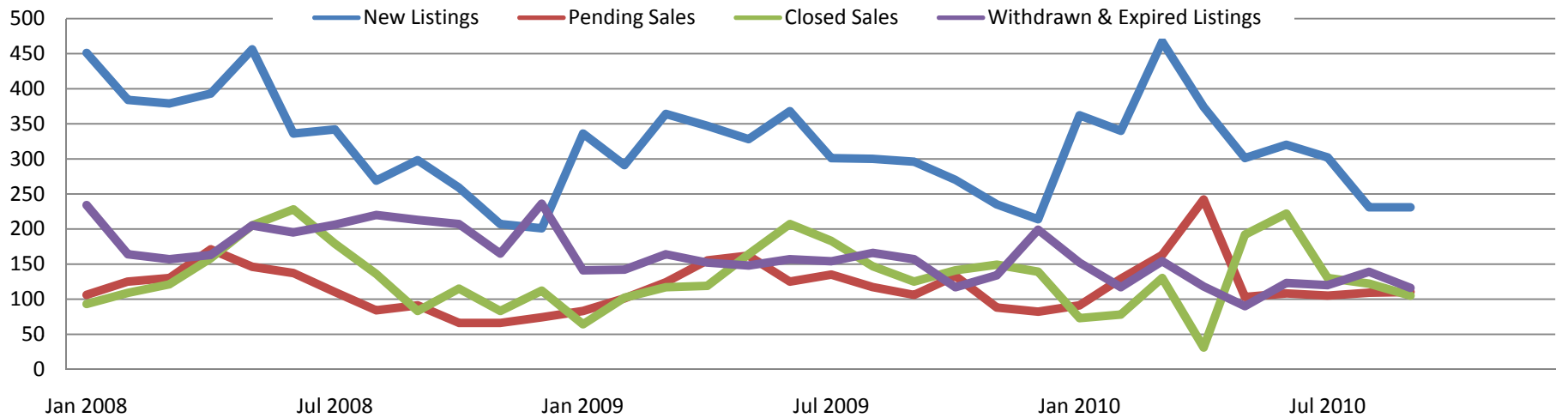


3rd Quarter

Year to Date



Historical Activity

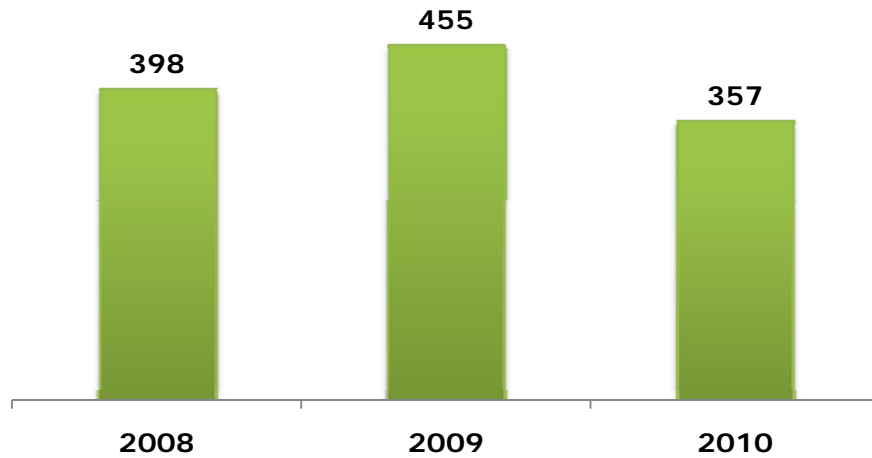


Closed Sales: Single Family Homes

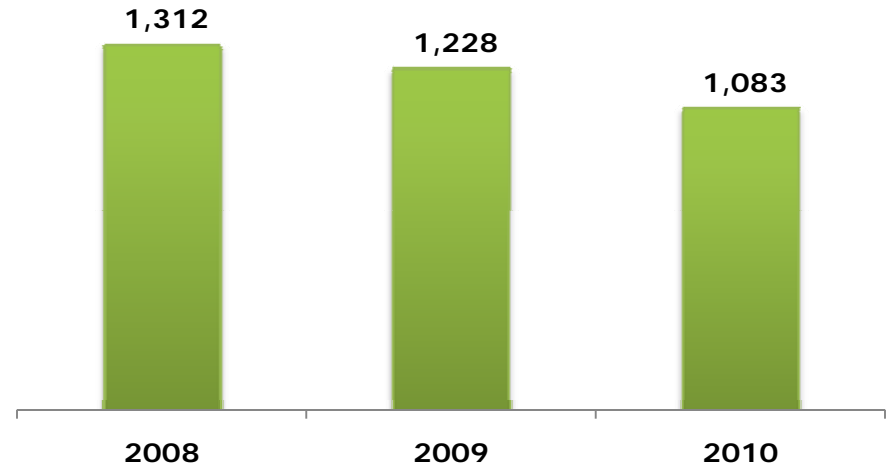
real estate market indicators



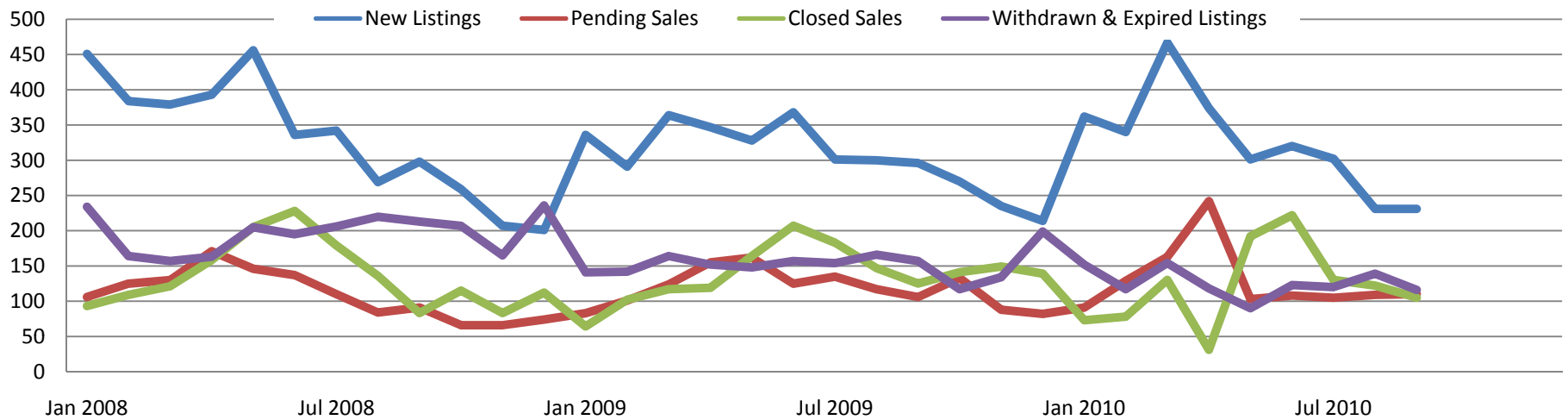
3rd Quarter



Year to Date



Historical Activity

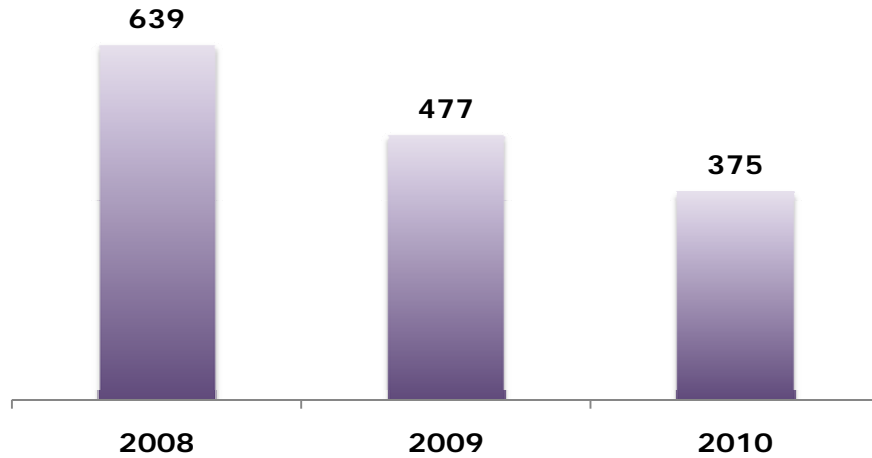


Withdrawn & Expired Listings: Single Family Homes

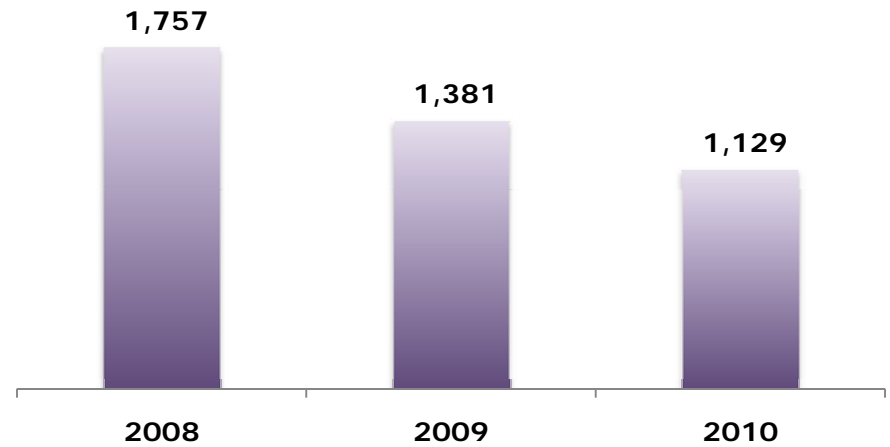
real estate market indicators



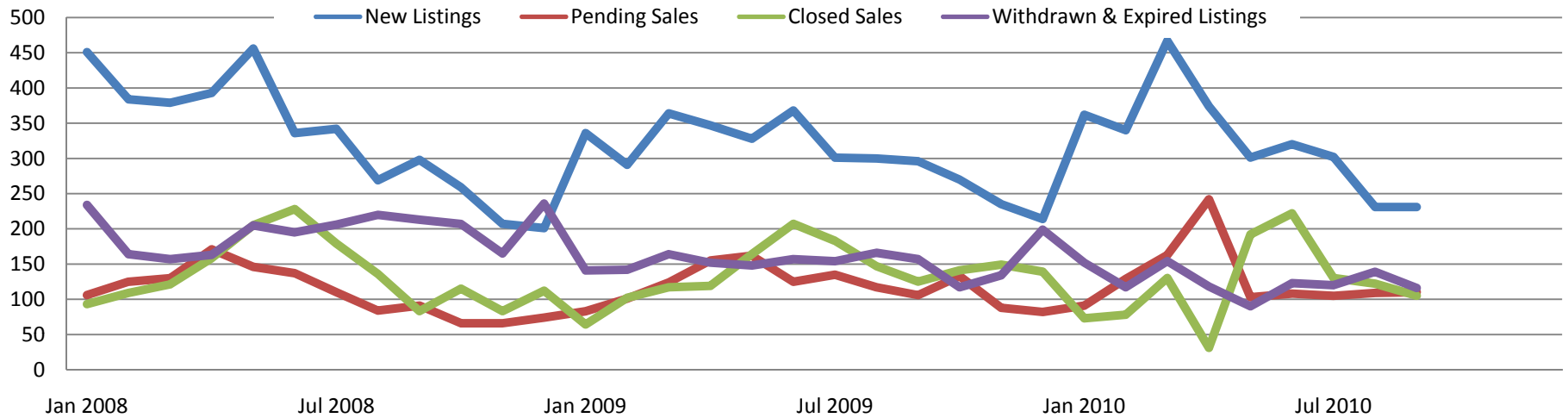
3rd Quarter



Year to Date



Historical Activity

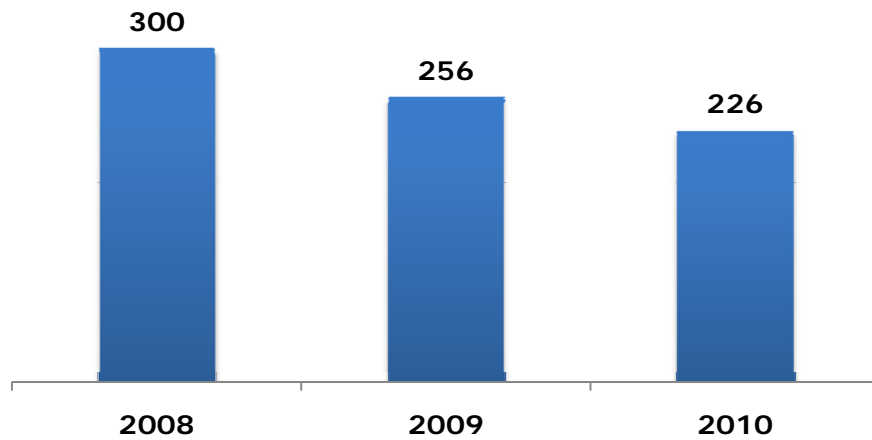


New Listings: Condos and Townhomes

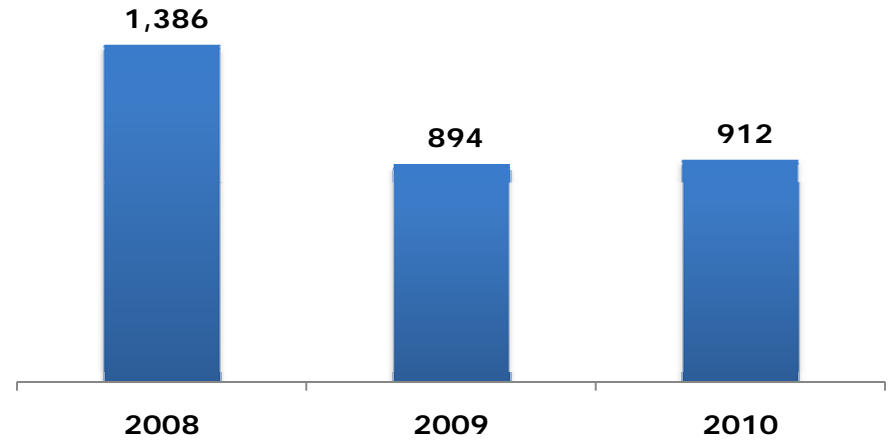
real estate market indicators



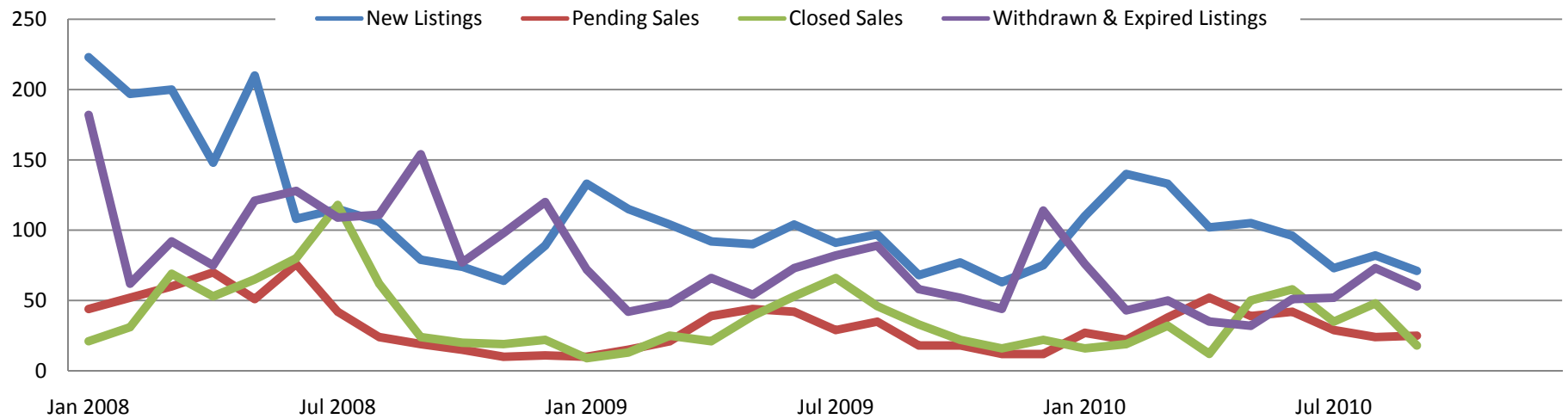
3rd Quarter



Year to Date



Historical Activity

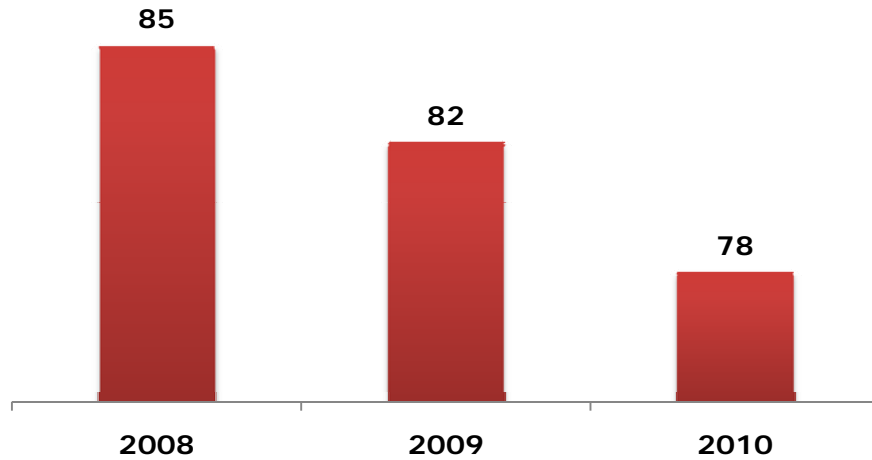


Pending Sales: Condos and Townhomes

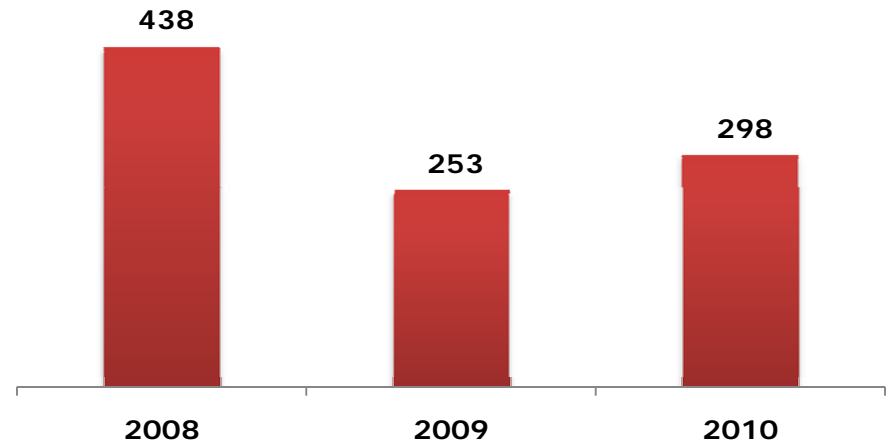
real estate market indicators



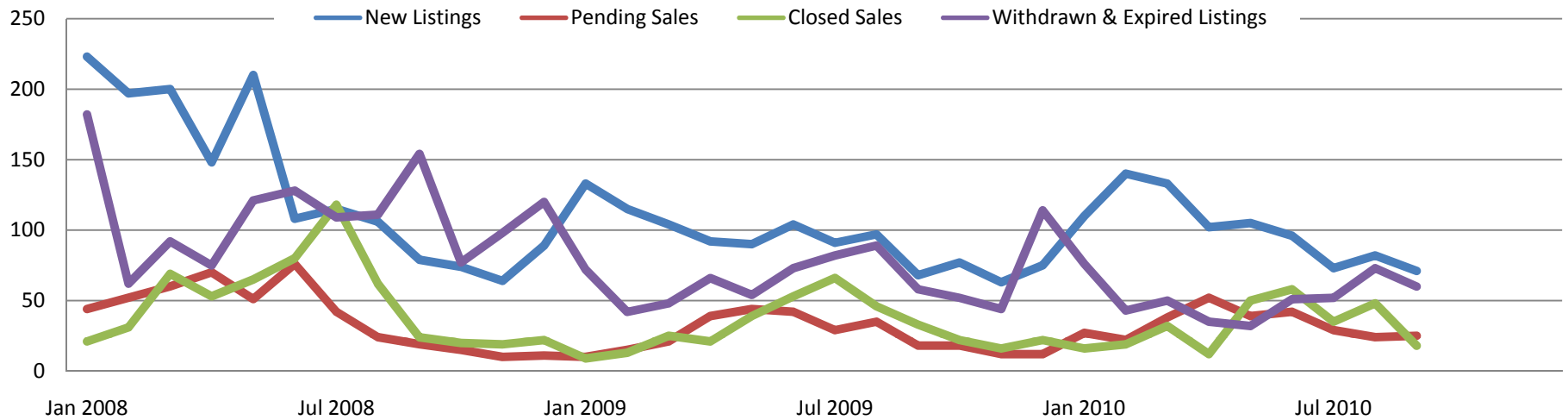
3rd Quarter



Year to Date



Historical Activity



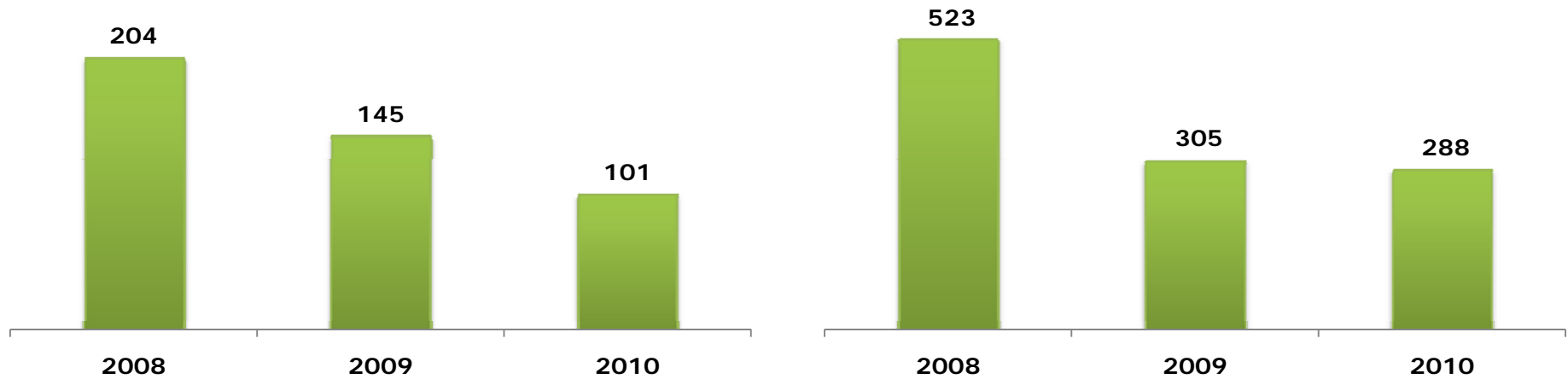
Closed Sales: Condos and Townhomes

real estate market indicators

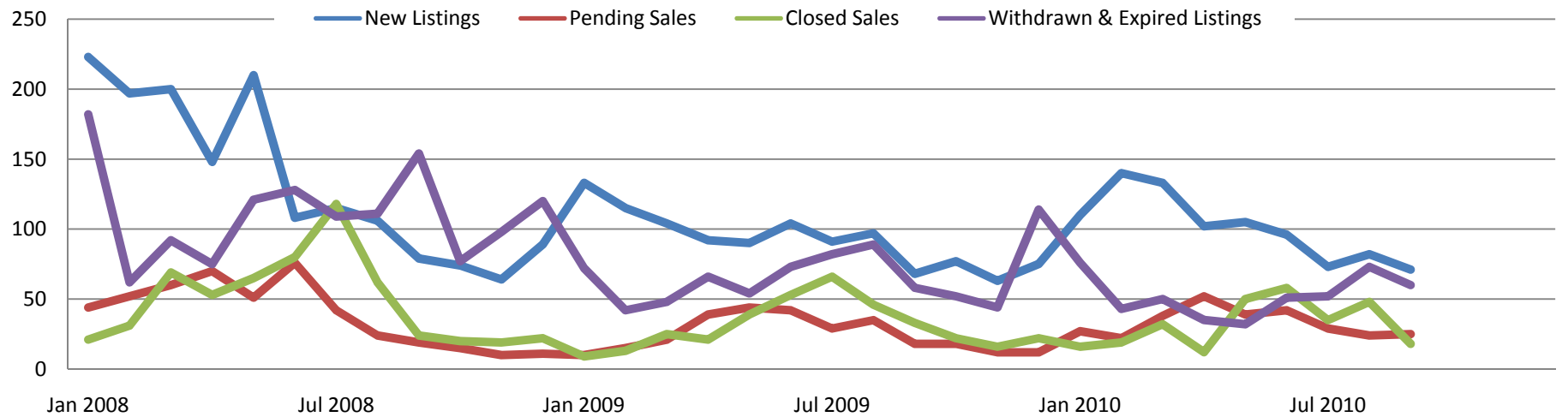


3rd Quarter

Year to Date



Historical Activity

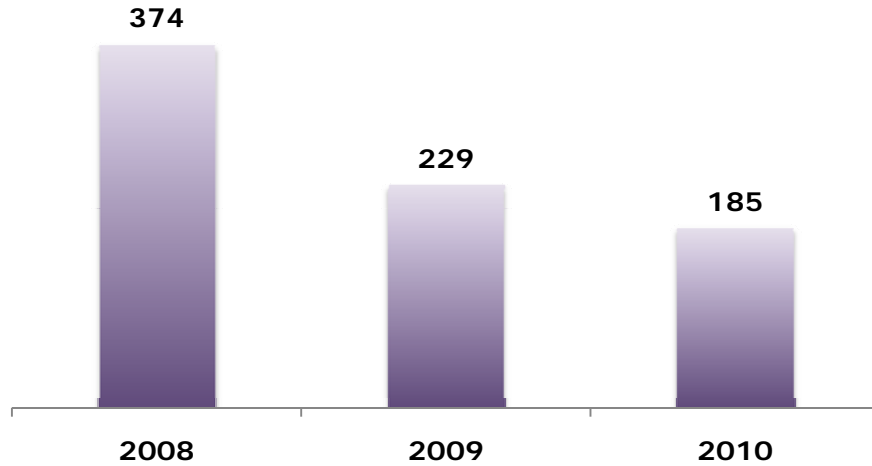


Withdrawn & Expired Listings: Condos and Townhomes

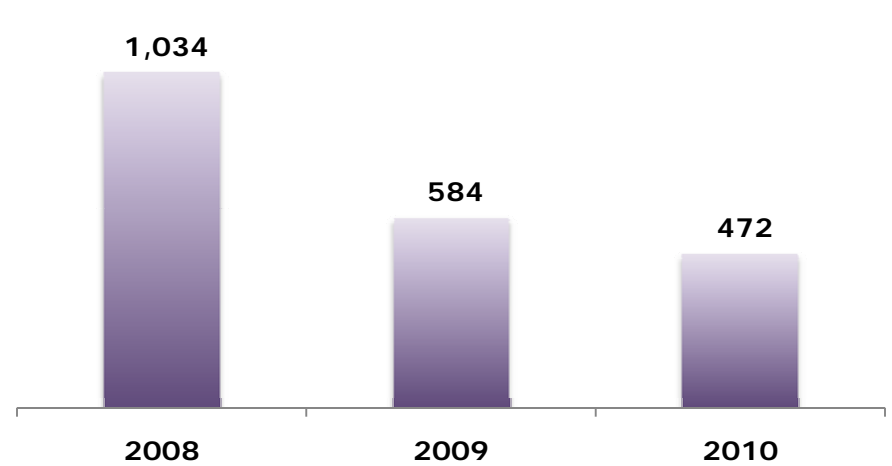
real estate market indicators



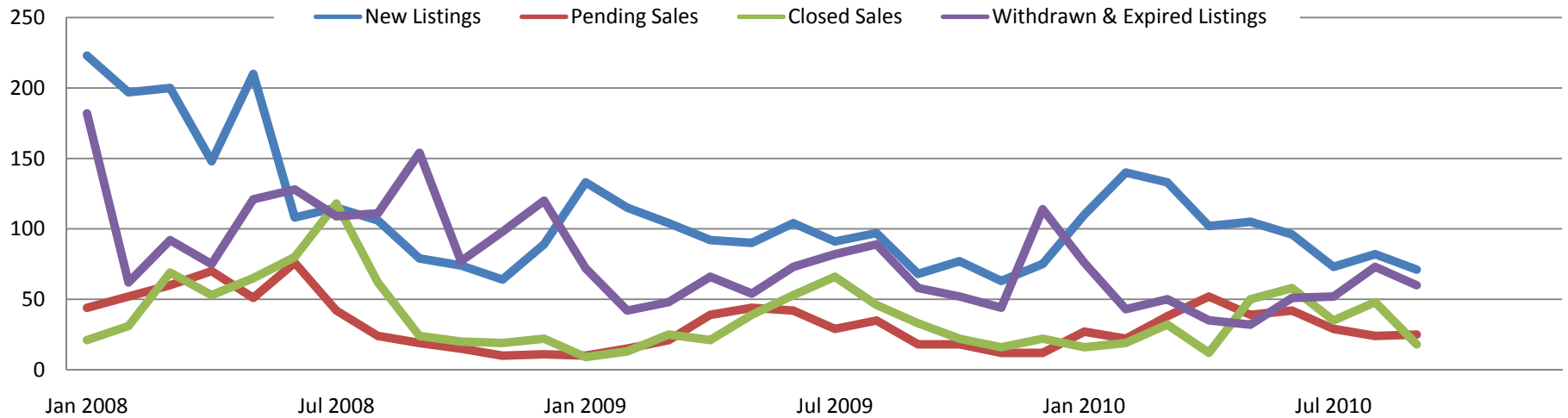
3rd Quarter



Year to Date



Historical Activity

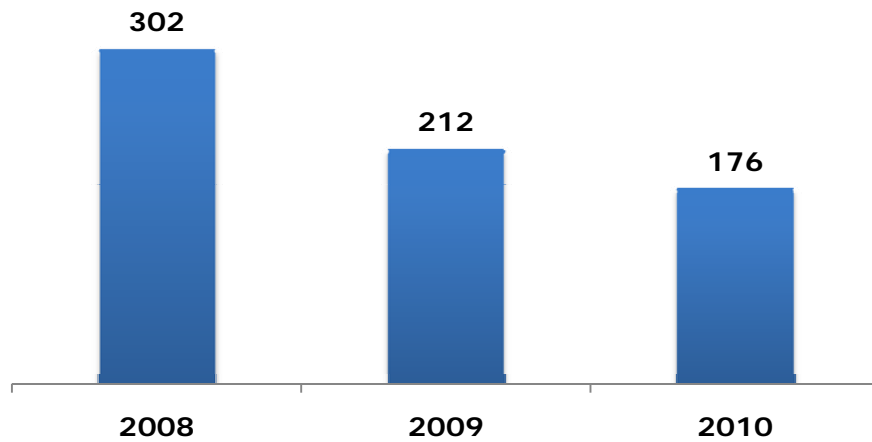


New Listings: Vacant and Undeveloped Land

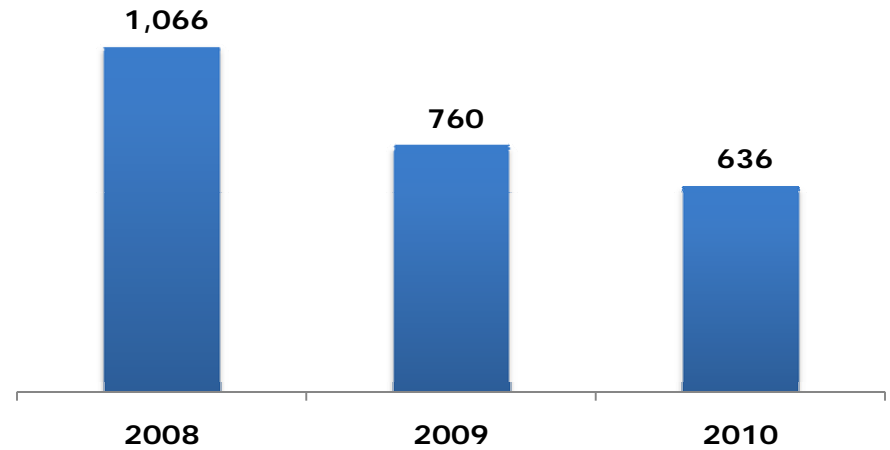
real estate market indicators



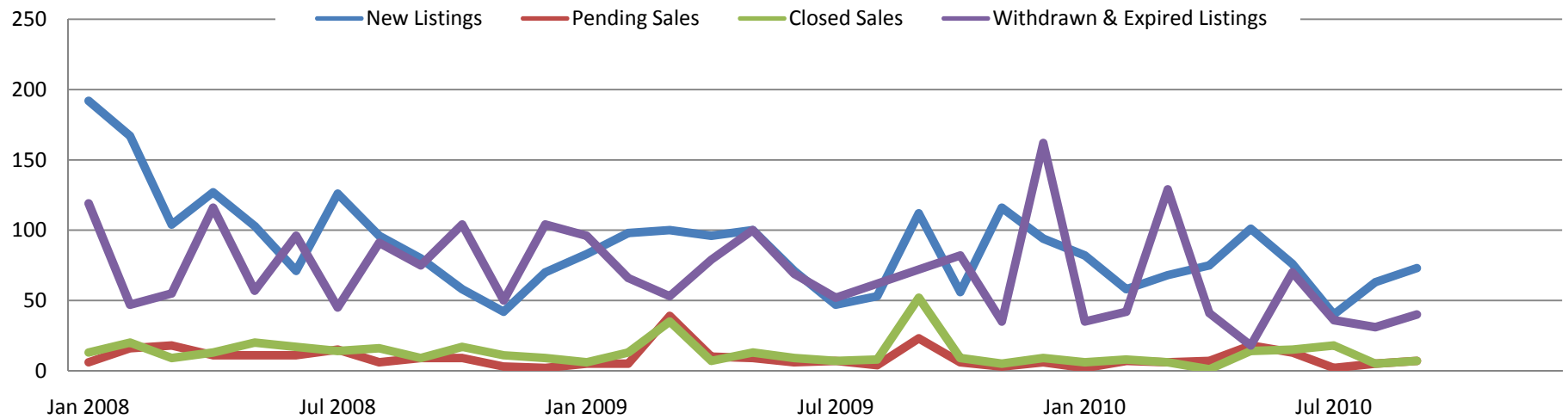
3rd Quarter



Year to Date



Historical Activity



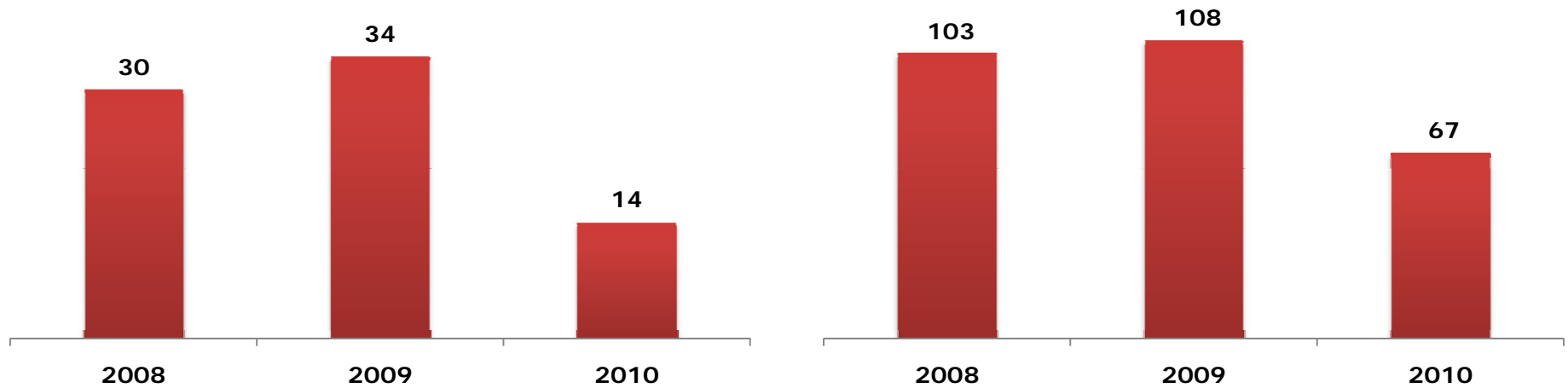
Pending Sales: Vacant and Undeveloped Land

real estate market indicators

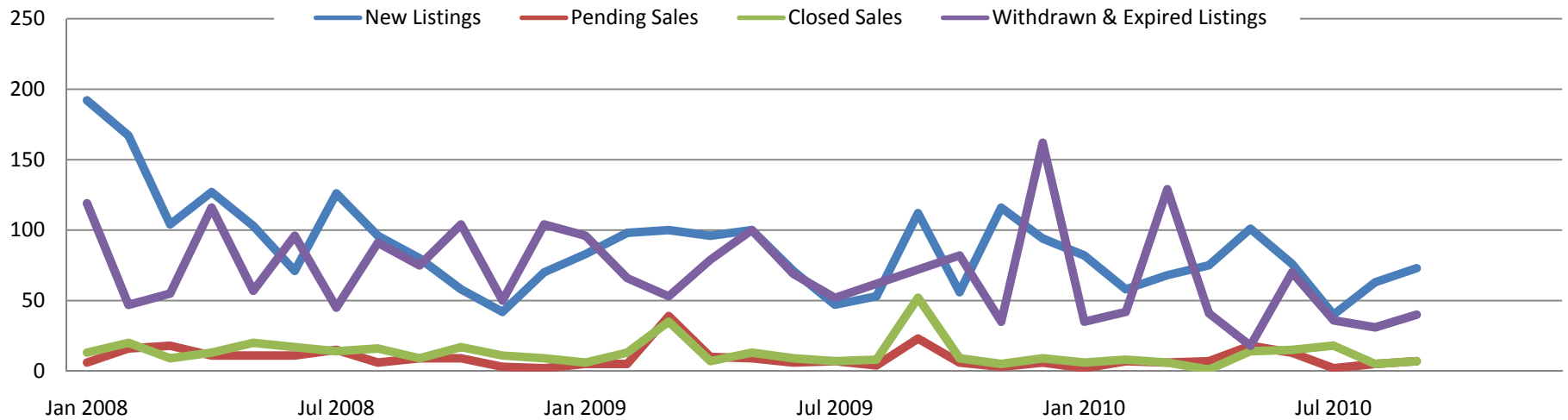


3rd Quarter

Year to Date



Historical Activity



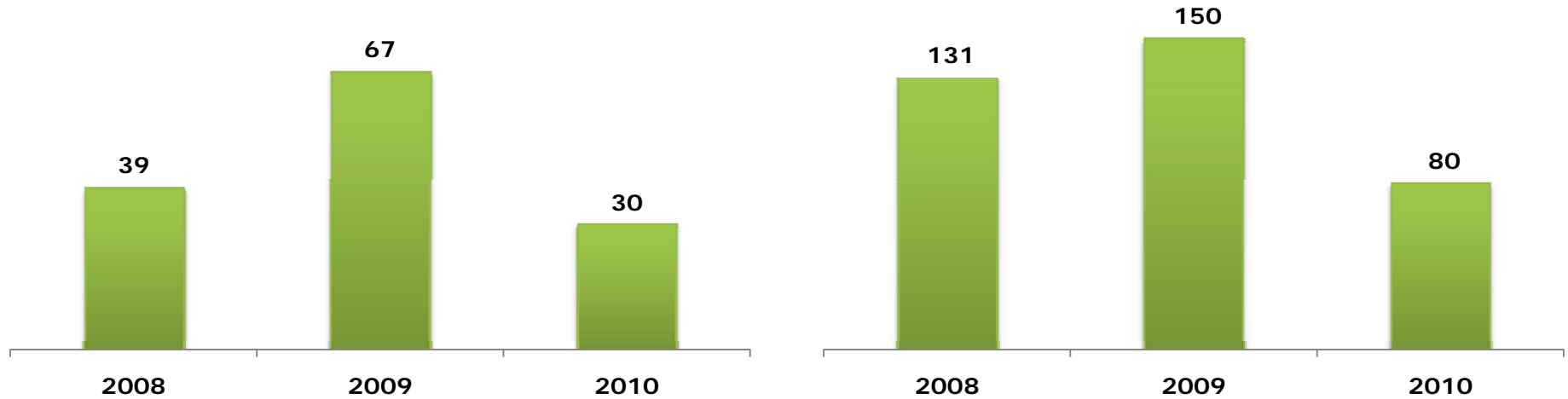
Closed Sales: Vacant and Undeveloped Land

real estate market indicators

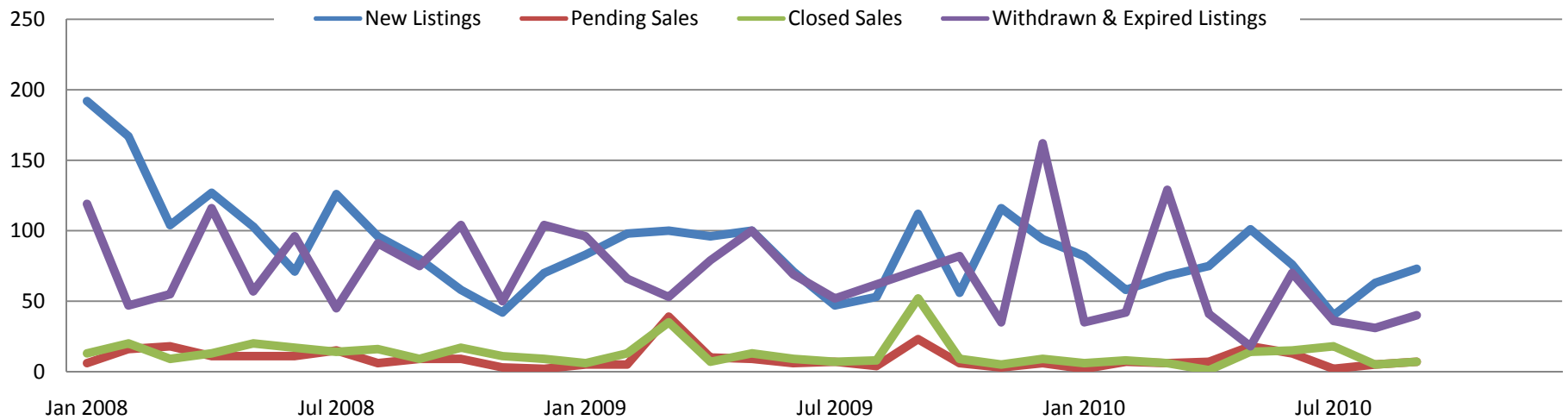


3rd Quarter

Year to Date



Historical Activity

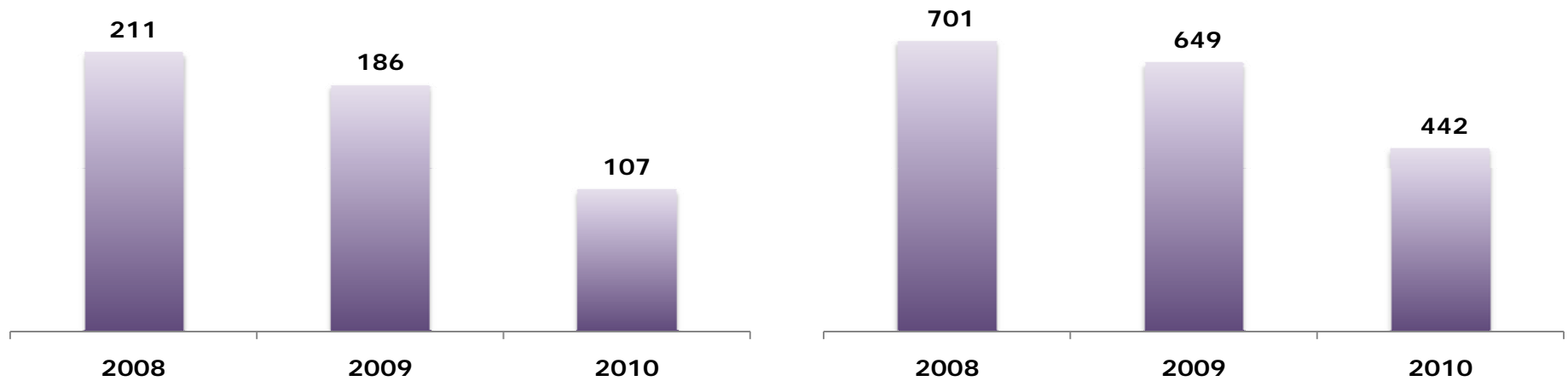


Withdrawn & Expired Listings: Vacant and Undeveloped Land

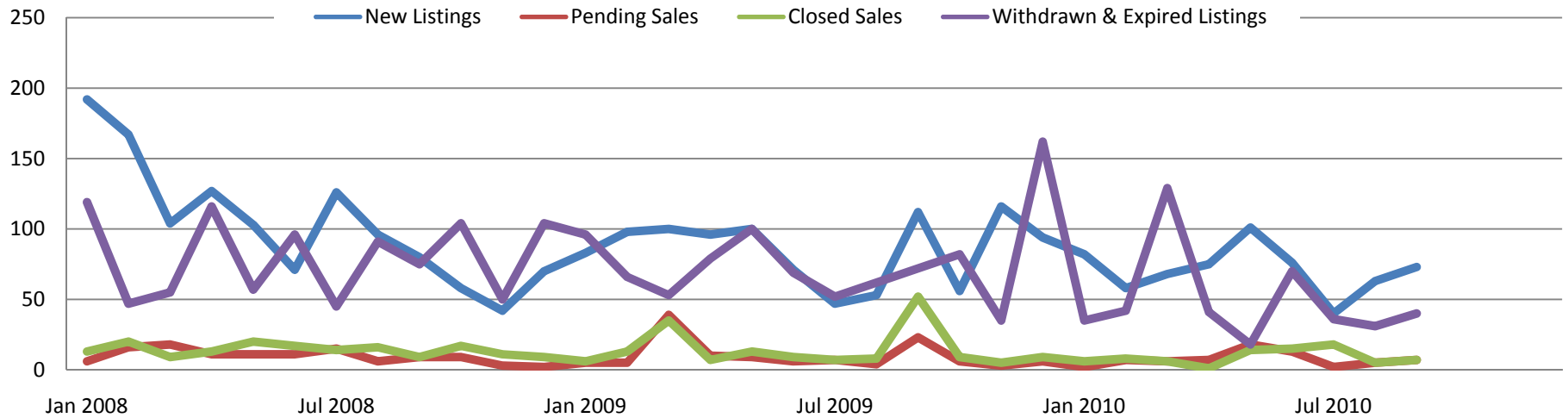
real estate market indicators

3rd Quarter

Year to Date



Historical Activity



Supply: Residential Properties

real estate market indicators

Looking back 12 months



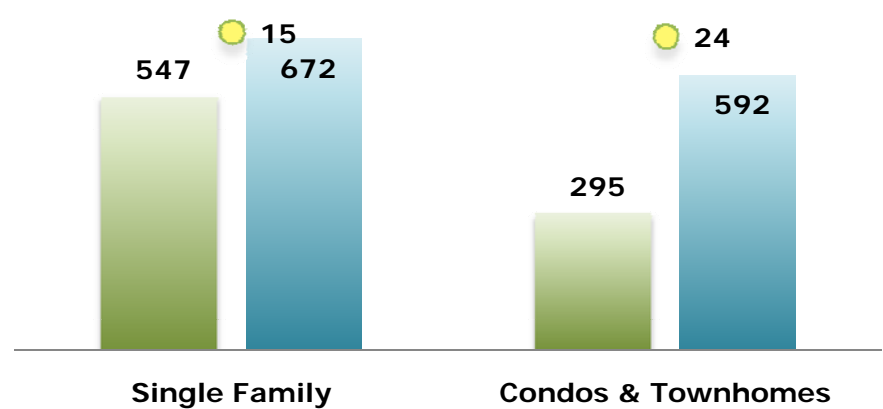
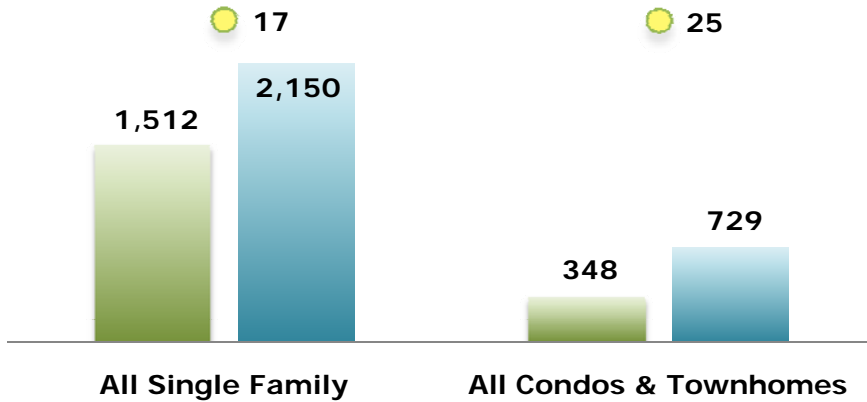
We work hard so you can sleep at night

All Residential

Up to \$150,000

■ Number Sold in period ■ Number Available ● Months of Supply

■ Number Sold in period ■ Number Available ● Months of Supply

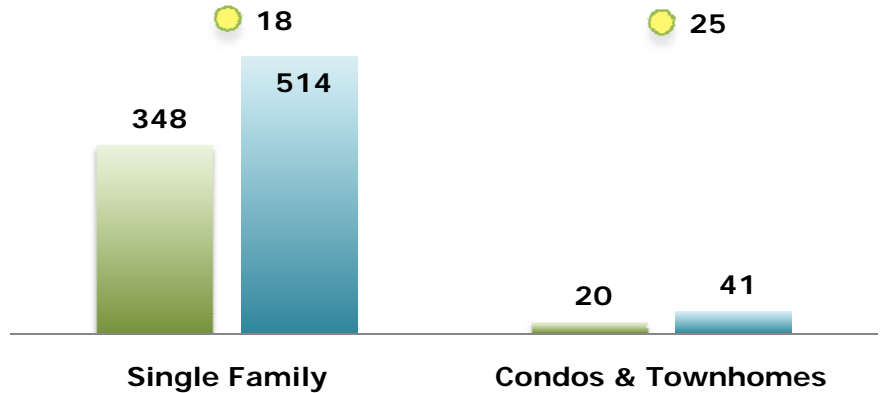
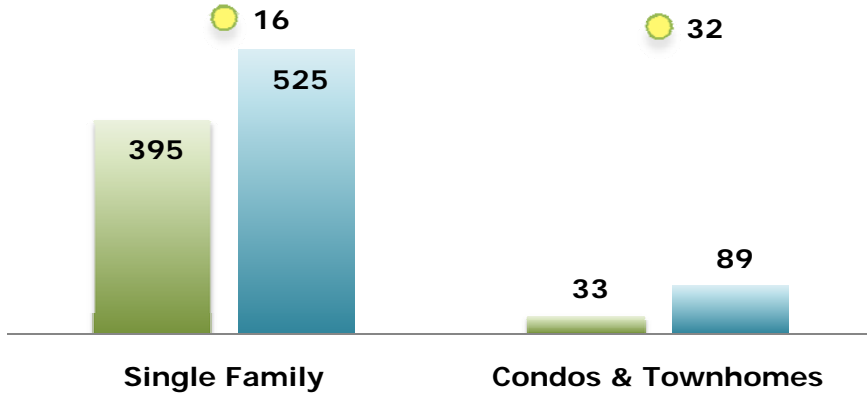


\$150,000 to \$200,000

\$200,000 to \$300,000

■ Number Sold in period ■ Number Available ● Months of Supply

■ Number Sold in period ■ Number Available ● Months of Supply



Supply: Residential Properties

real estate market indicators

Looking back 12 months

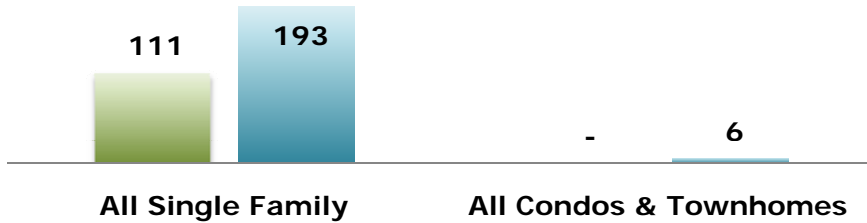


We work hard so you can sleep at night

\$300,000 to \$400,000

■ Number Sold in period ■ Number Available ● Months of Supply

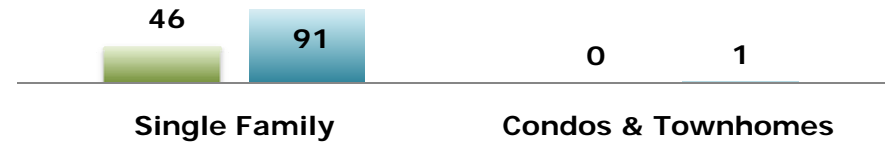
● 21 ● 0



\$400,000 to \$500,000

■ Number Sold in period ■ Number Available ● Months of Supply

● 24



\$500,000 to \$750,000

■ Number Sold in period ■ Number Available ● Months of Supply

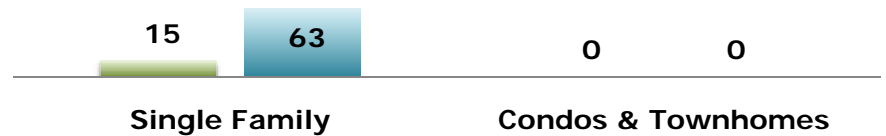
● 22



\$750,000 and Above

■ Number Sold in period ■ Number Available ● Months of Supply

● 50



Supply: Vacant and Undeveloped Land

real estate market indicators

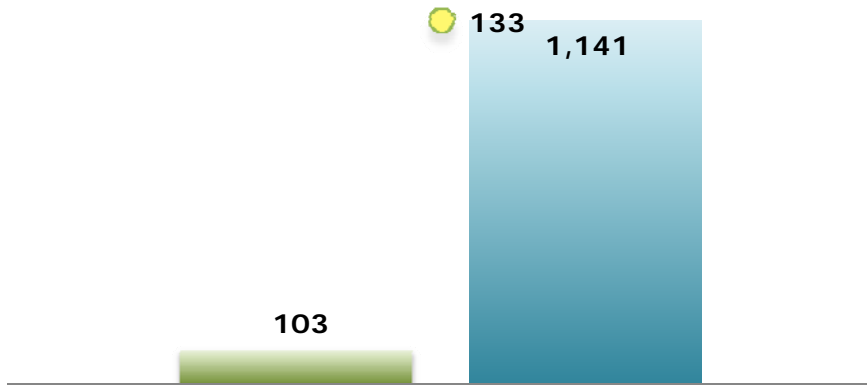
Looking back 12 months



We work hard so you can sleep at night

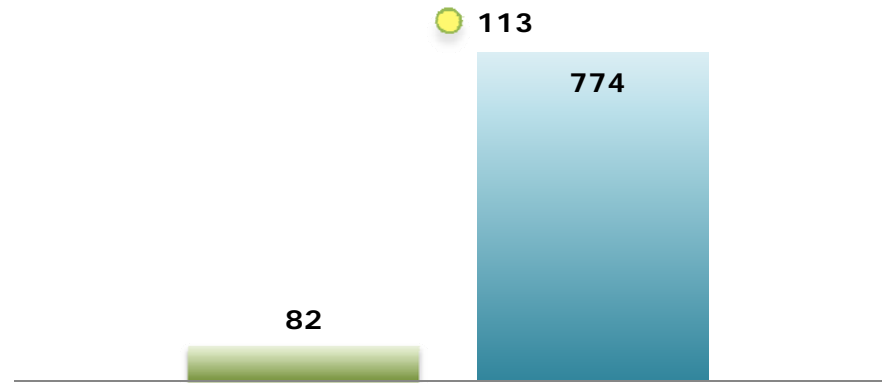
All Land

■ Number Sold in period ■ Number Available ● Months of Supply



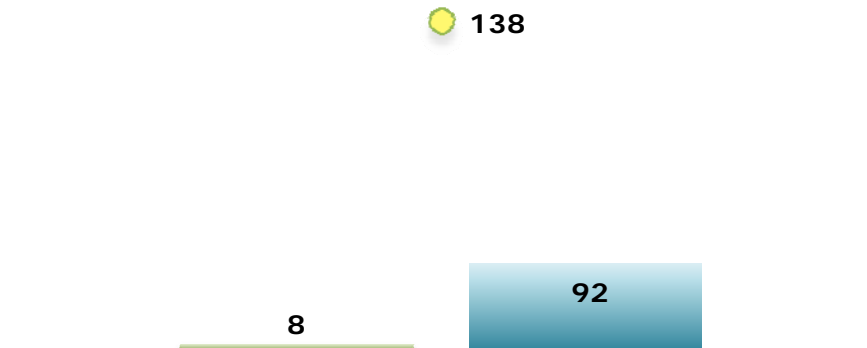
Up to \$150,000

■ Number Sold in period ■ Number Available ● Months of Supply



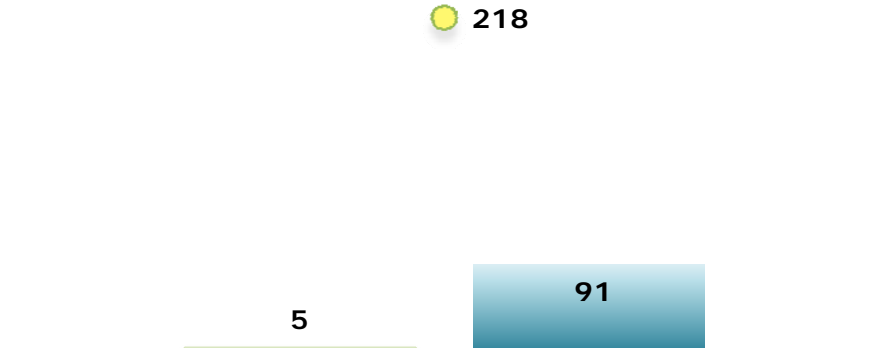
\$150,000 to \$200,000

■ Number Sold in period ■ Number Available ● Months of Supply



\$200,000 to \$300,000

■ Number Sold in period ■ Number Available ● Months of Supply



Supply: Vacant and Undeveloped Land

real estate market indicators

Looking back 12 months



We work hard so you can sleep at night

\$300,000 to \$400,000

■ Number Sold in period ■ Number Available ● Months of Supply

● 222



\$500,000 to \$750,000

■ Number Sold in period ■ Number Available ● Months of Supply

● 0



\$400,000 to \$500,000

■ Number Sold in period ■ Number Available ● Months of Supply

● 126



\$750,000 and Above

■ Number Sold in period ■ Number Available ● Months of Supply

● 267

