

## 2nd Quarter 2011 Alachua County Real Estate Market Report



Although there were more sales and fewer new listings in the first half of 2011 than 2010 absorption rates are slowly creeping up. We have an 18 month supply of homes as of June 2011. Distressed properties are keeping prices low and it continues to be a buyer's market.

2011 sales prices climbed for the last few months, following normal trends, but we expect to see the number of closings drop back to normal levels again sometime between July and Aug.

Prices are down about 10% in 2010, broken out as a 6% reduction in **Traditional Sales** prices, an slight increase in foreclosed home prices, and a 16% drop in short sale prices. **Distressed Sales** accounted for 22% of home sales. Those homes often need major repairs compared to "normal" homes, so even though they sold below the area average I won't say they sold below "market value". **Short Sales** closed for about 20% below average, while **Foreclosures** sold for about 40% below average. These homes can be a cheap way to become an owner or investor for those willing to do some major repairs.

### Purchase & Sale Activity

<b>Residential Properties</b>	<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Withdrawn & Expired Properties	5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
<b>Vacant and Undeveloped Land</b>	17
<b>Months of Supply</b>	
Residential	21
Vacant and Undeveloped Land	23

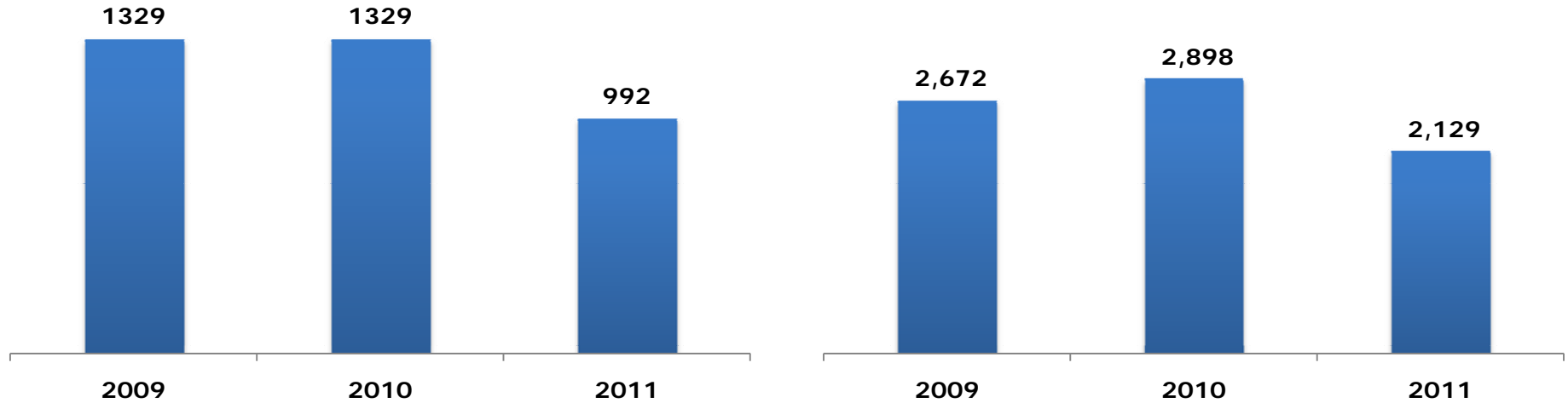
# Number New Listings: Residential

Monthly real estate market indicators.

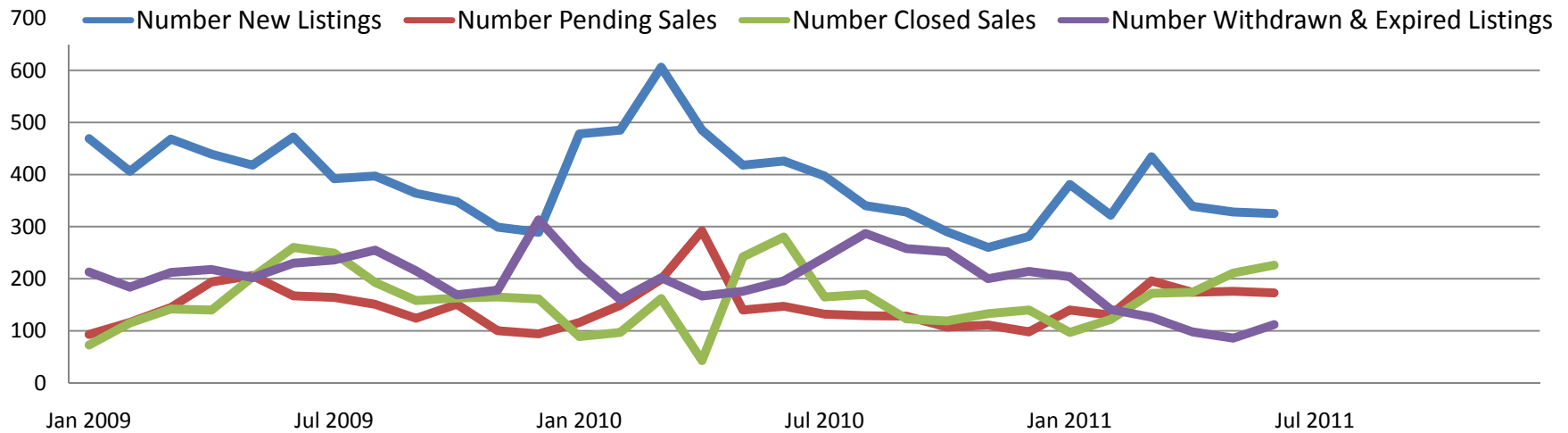


## 2nd Quarter (Year over Year)

## Year to Date



## Historical Activity



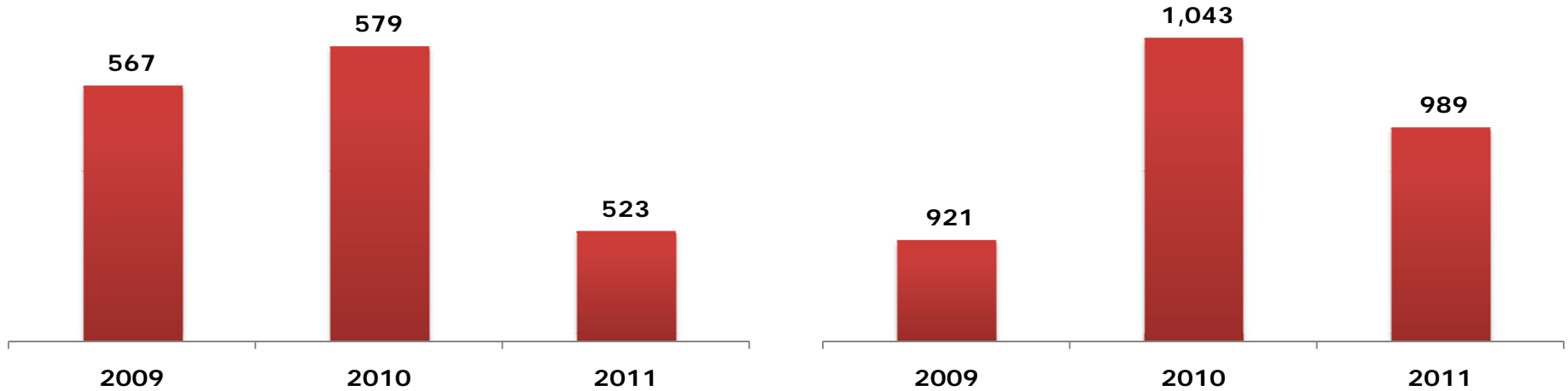
# Number Pending Sales: Residential

Monthly real estate market indicators.

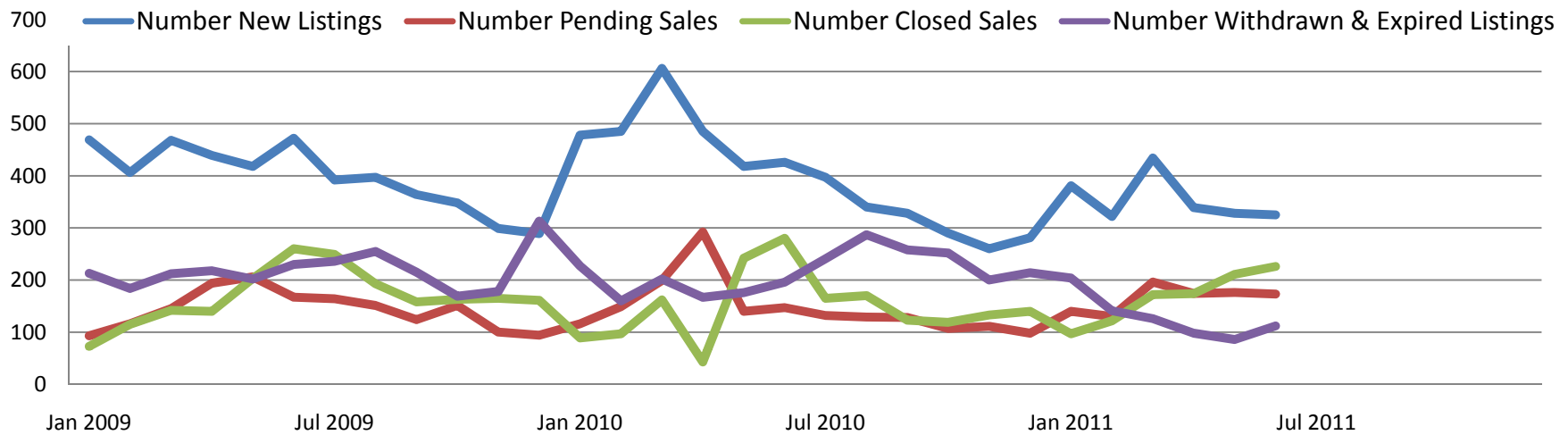


## 2nd Quarter (Year over Year)

## Year to Date



## Historical Activity



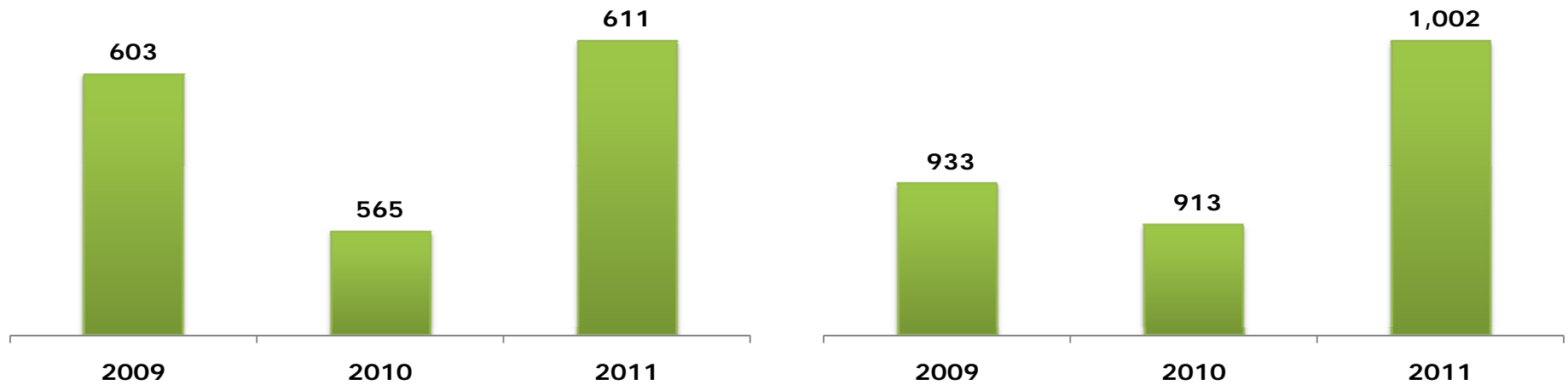
# Number Closed Sales: Residential

Monthly real estate market indicators.

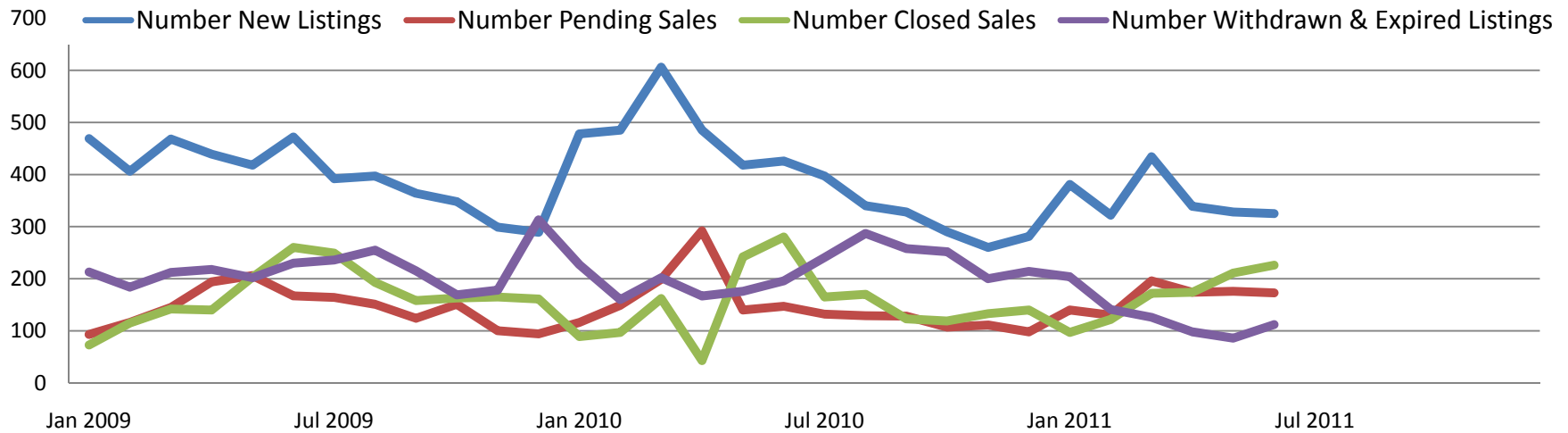


## 2nd Quarter (Year over Year)

## Year to Date



## Historical Activity

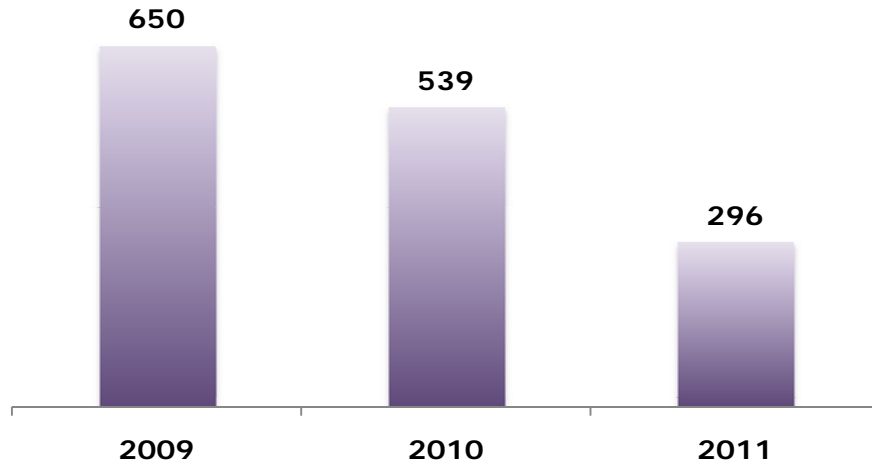


# Number Withdrawn & Expired Listings: Residential

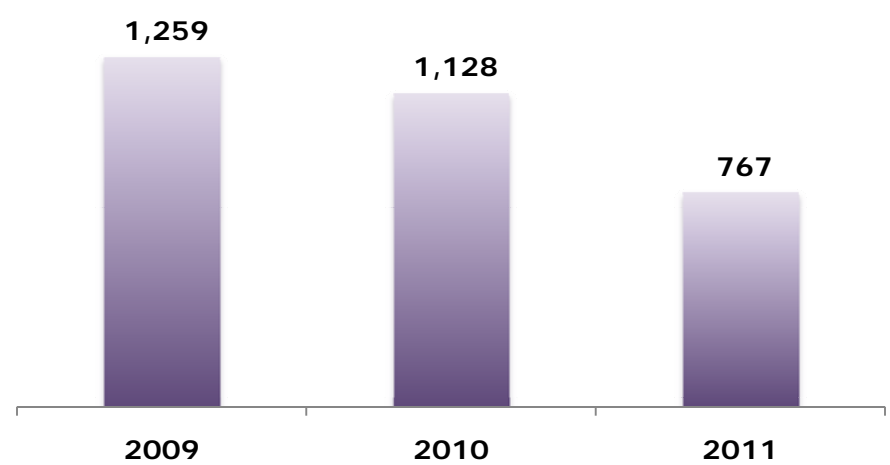
Monthly real estate market indicators.



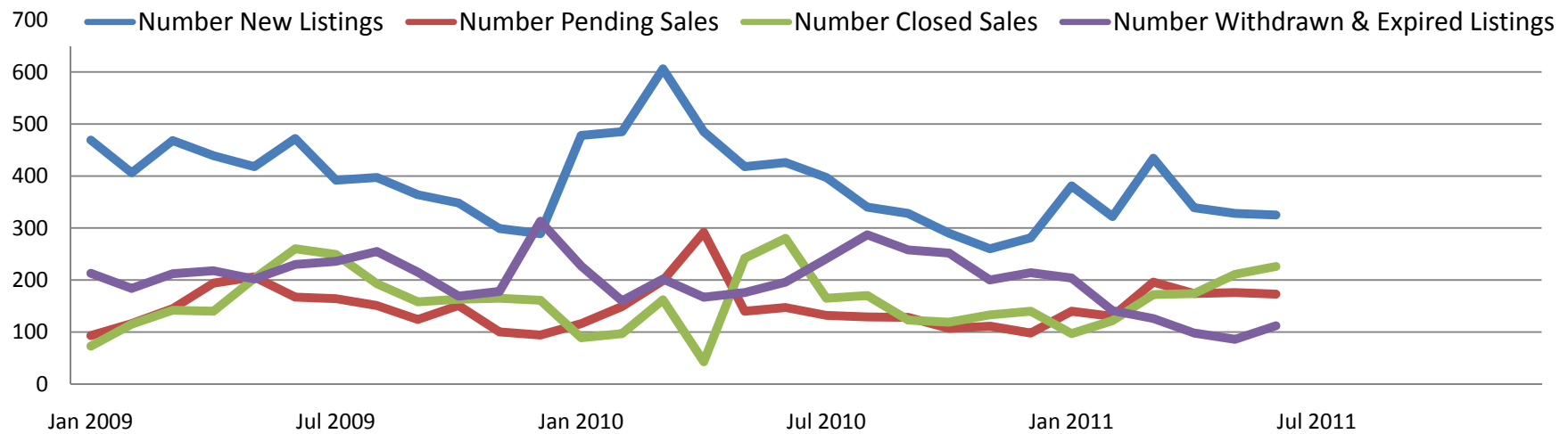
## 2nd Quarter (Year over Year)



## Year to Date



## Historical Activity

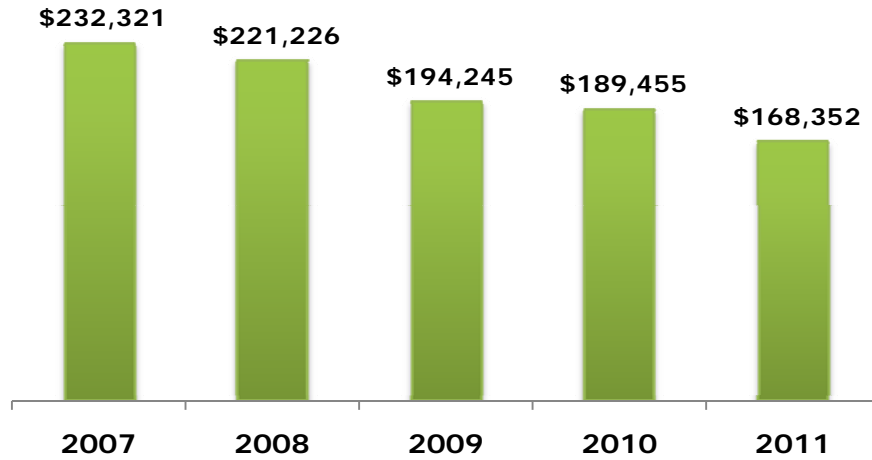


# Average Sale Price

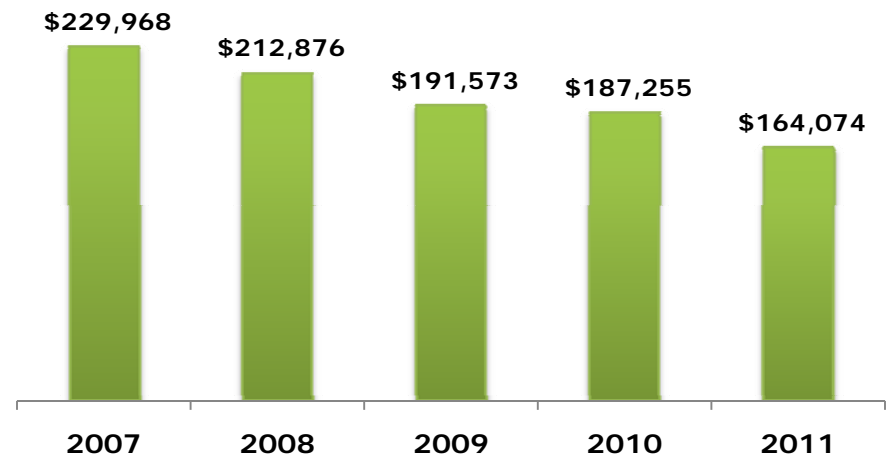
Monthly real estate market indicators.



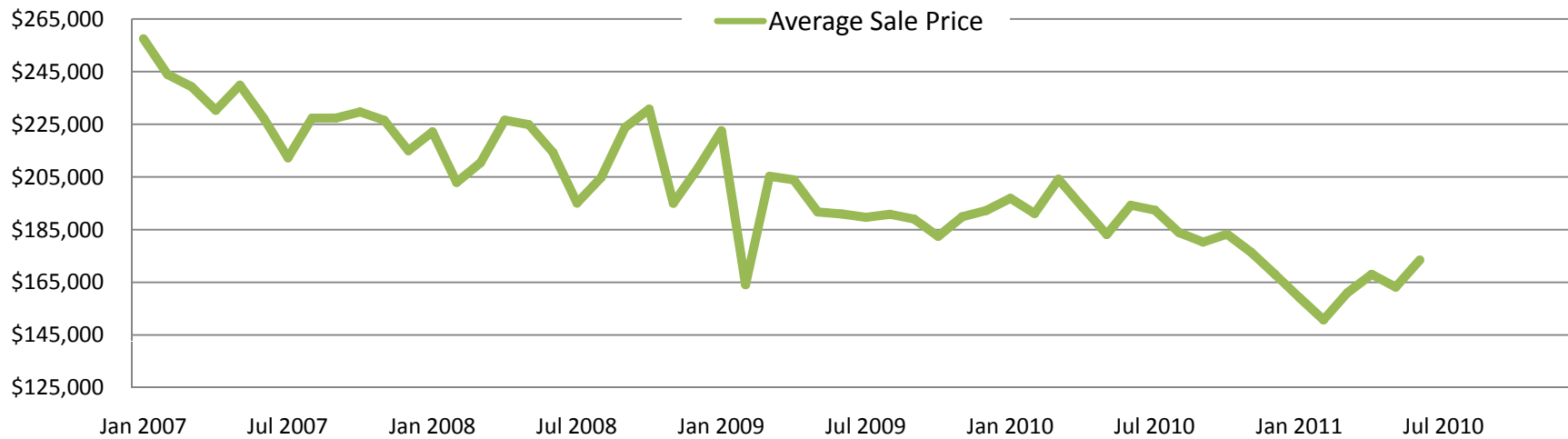
## 2nd Quarter (Year over Year)



## Annual Averages



## Historical Activity

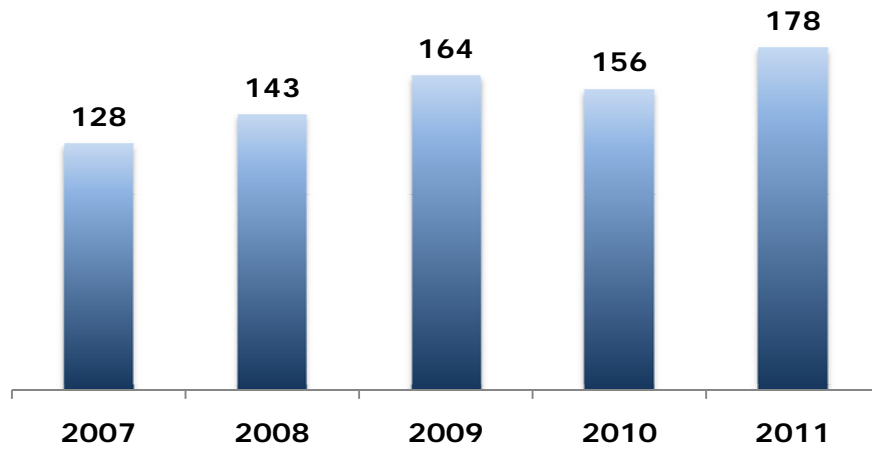


# Average Days on Market

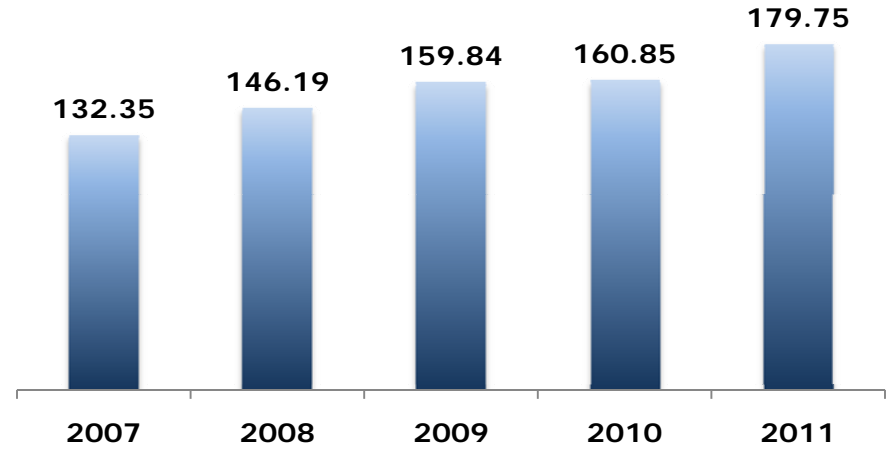
Monthly real estate market indicators.



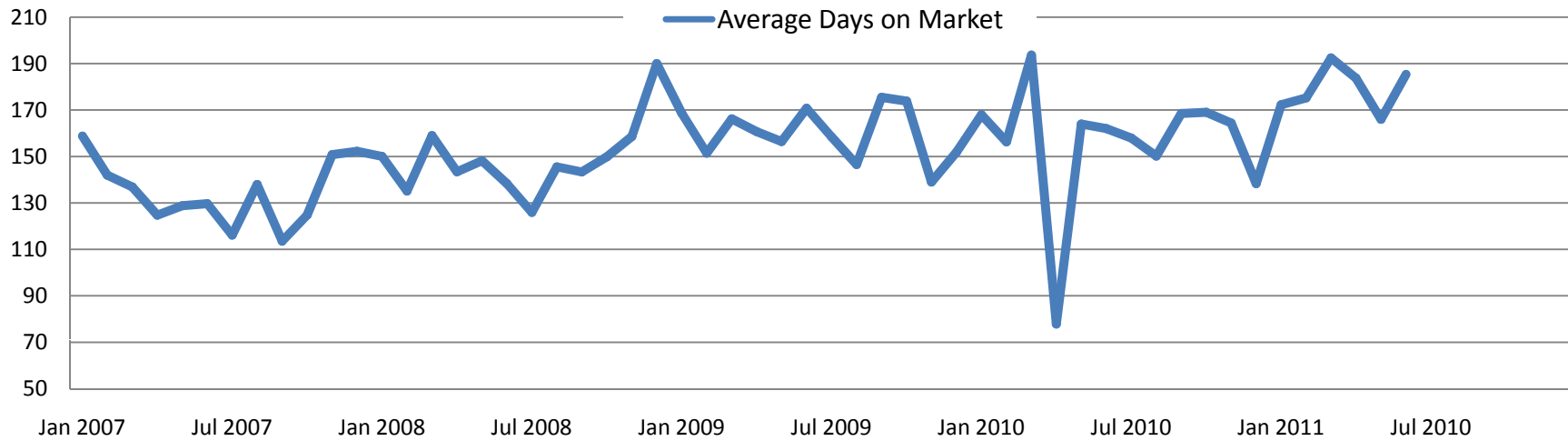
## 2nd Quarter (Year over Year)



## Annual Averages



## Historical Activity

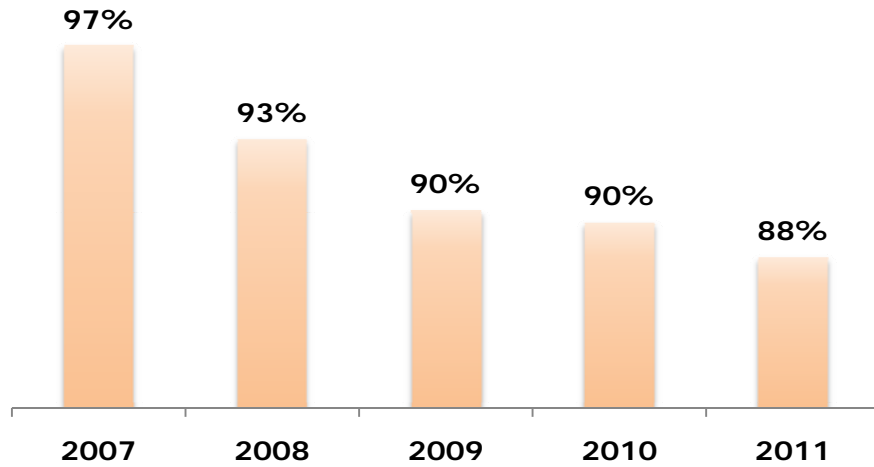


# Original Asking Price to Selling Price Ratio

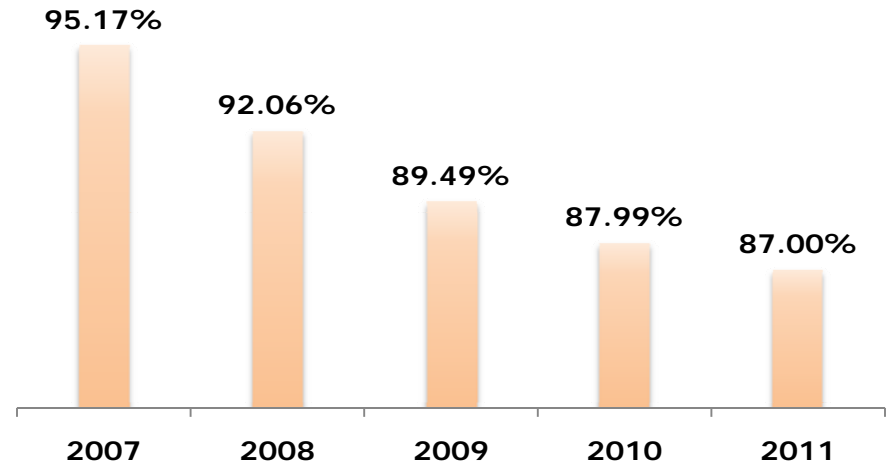
Monthly real estate market indicators.



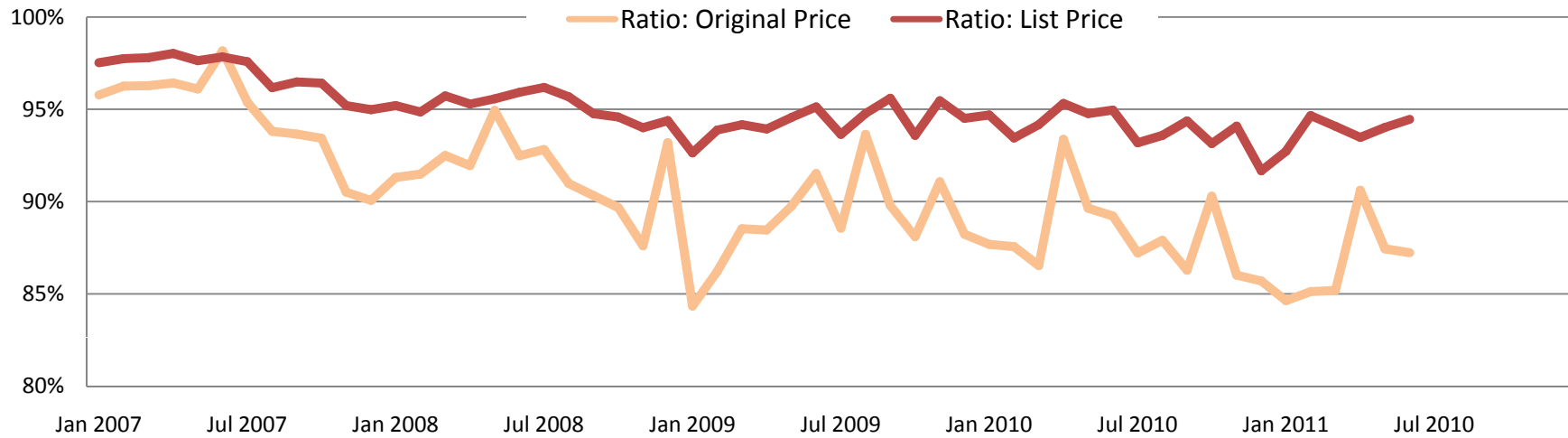
## 2nd Quarter



## Annual Averages



## Historical Activity





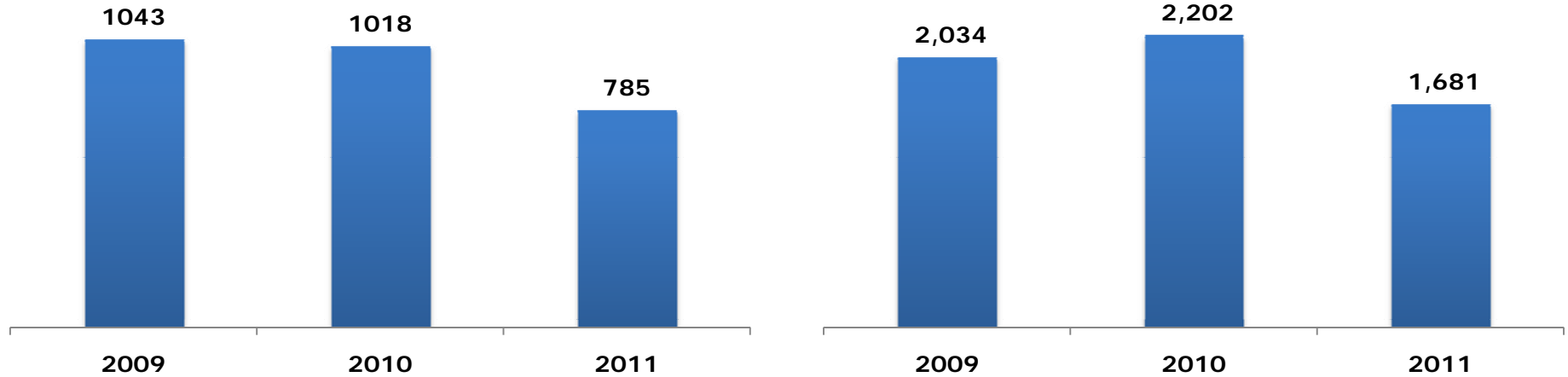
# New Listings: Single Family Homes

Monthly real estate market indicators.

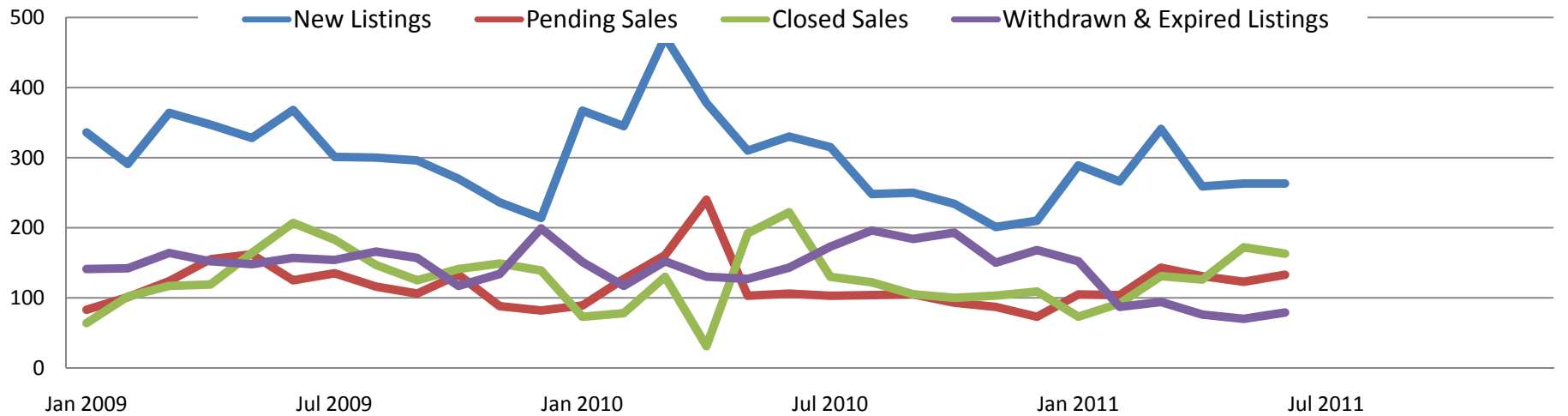


## 2nd Quarter

## Year to Date



## Historical Activity



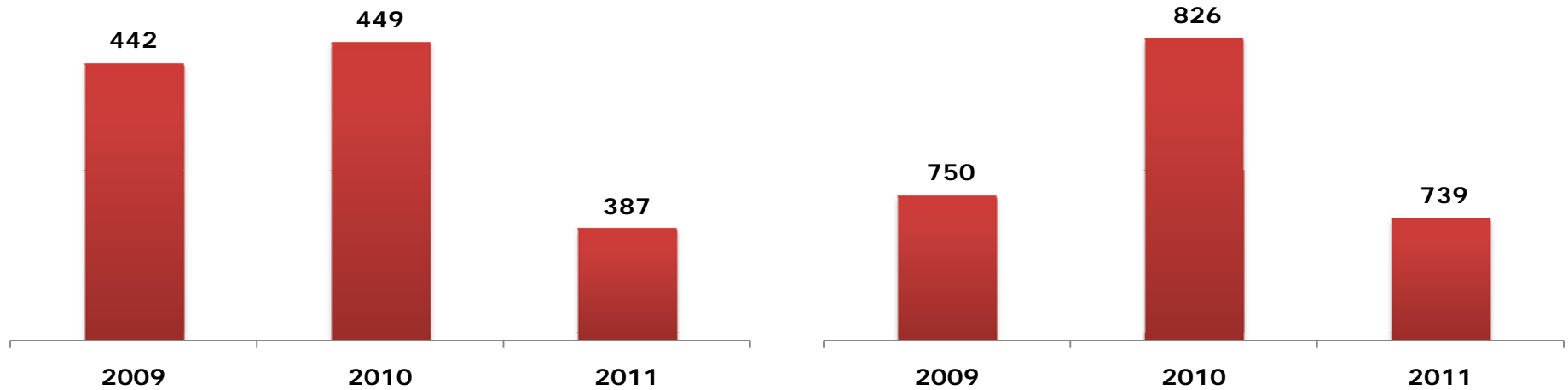
# Pending Sales: Single Family Homes

Monthly real estate market indicators.

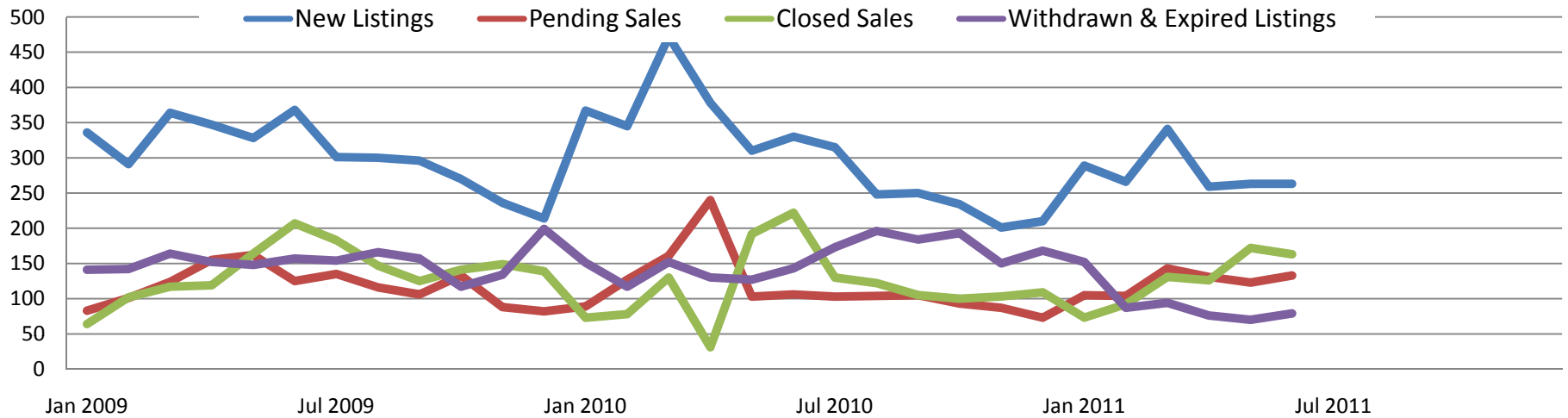


## 2nd Quarter

## Year to Date



## Historical Activity

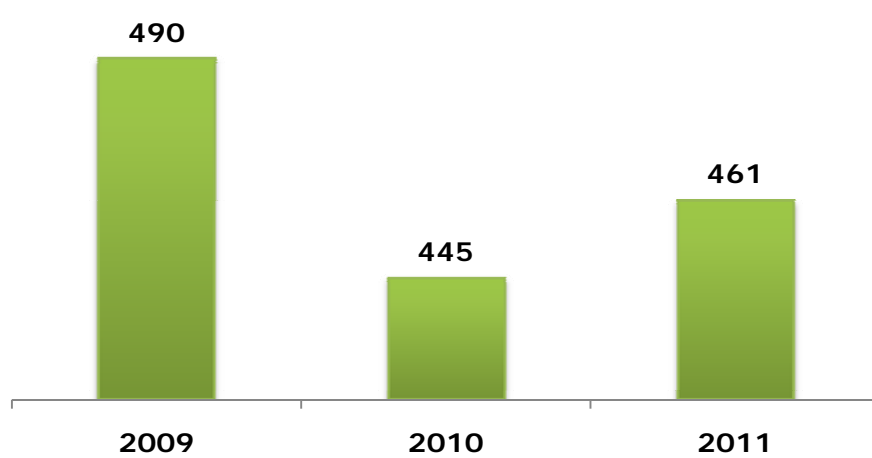


# Closed Sales: Single Family Homes

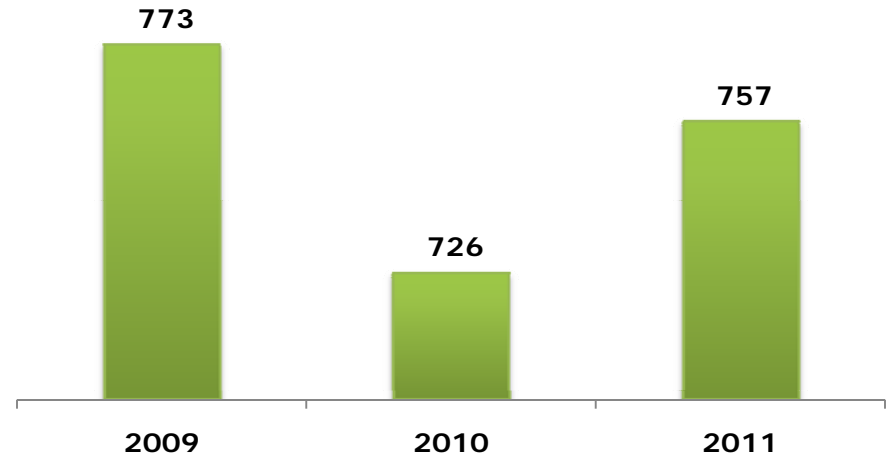
Monthly real estate market indicators.



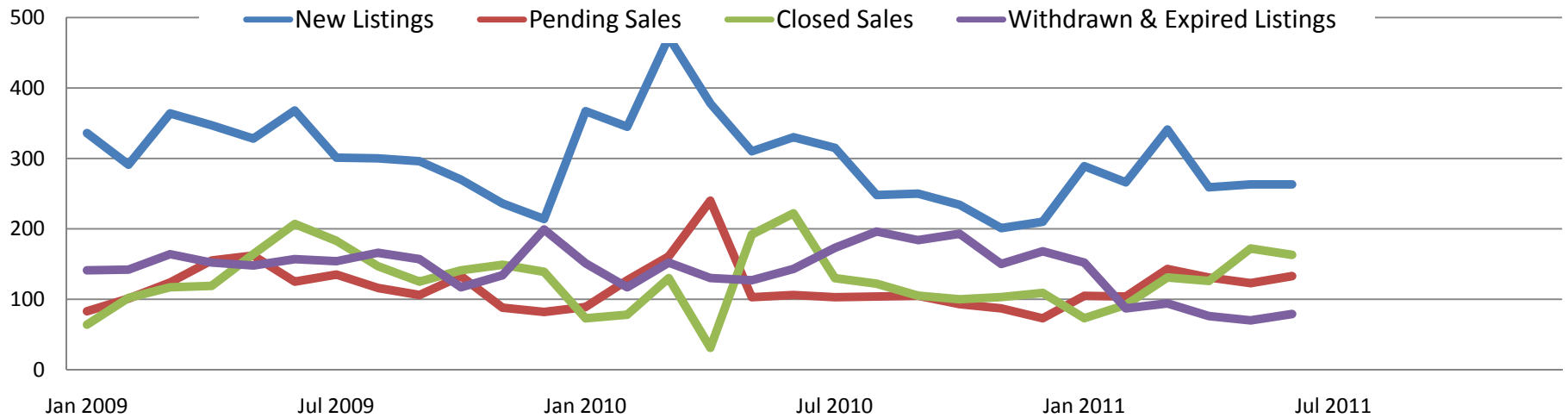
## 2nd Quarter



## Year to Date



## Historical Activity

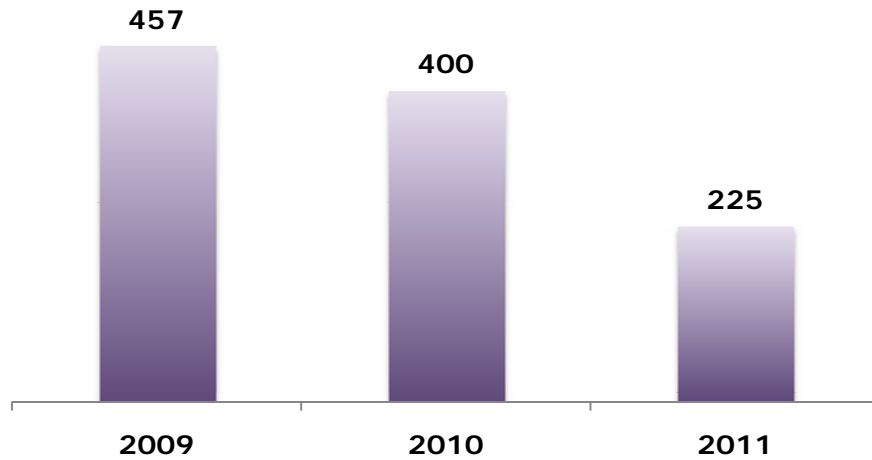


# Withdrawn & Expired Listings: Single Family Homes

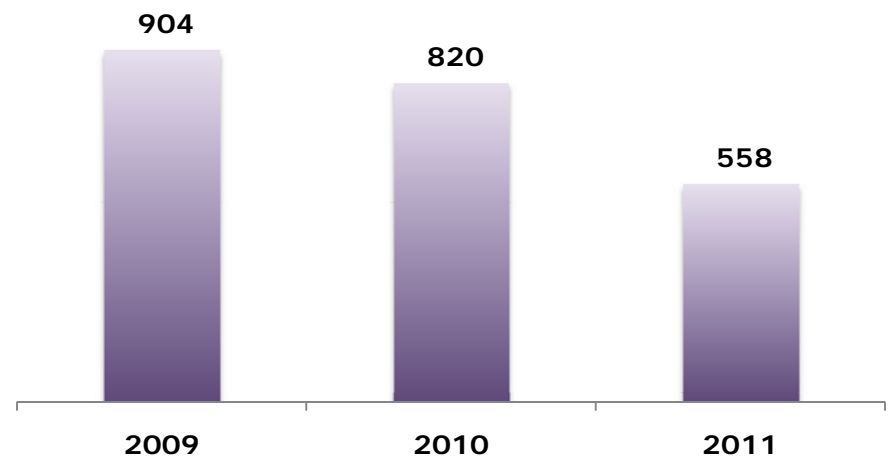
Monthly real estate market indicators.



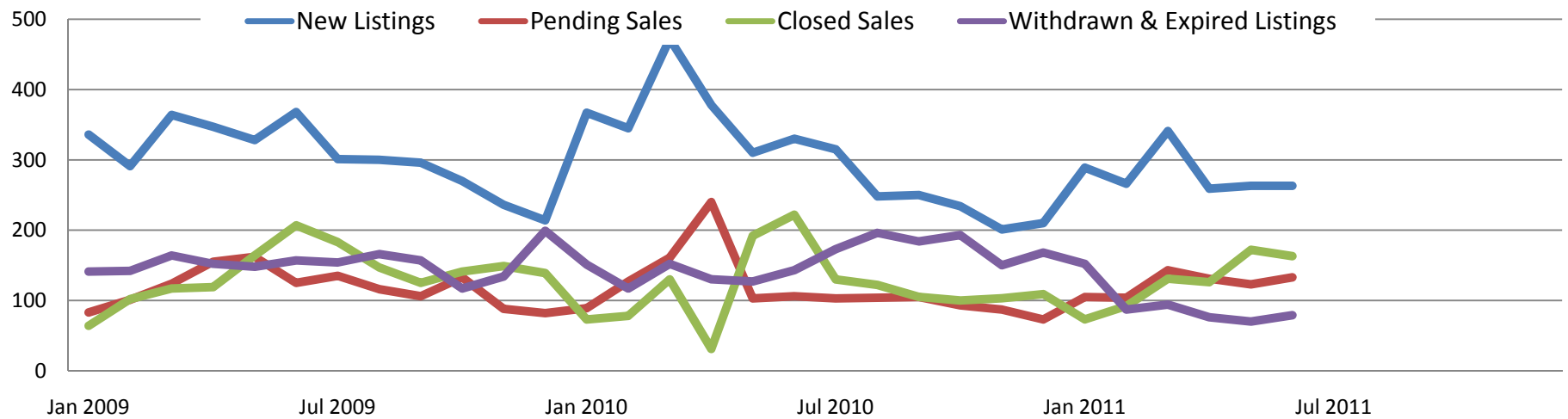
## 2nd Quarter



## Year to Date



## Historical Activity



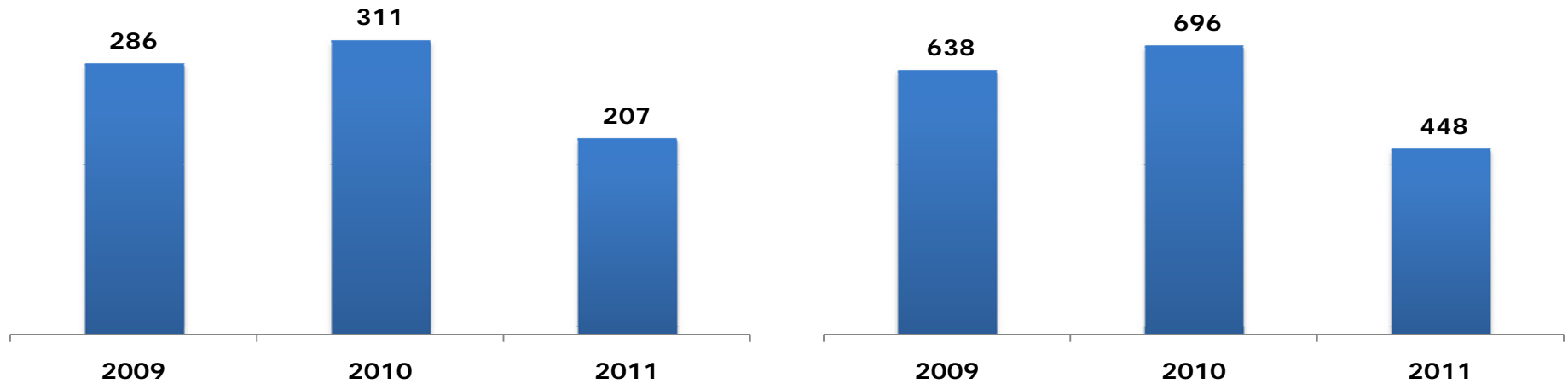
# New Listings: Condos and Townhomes

Monthly real estate market indicators.

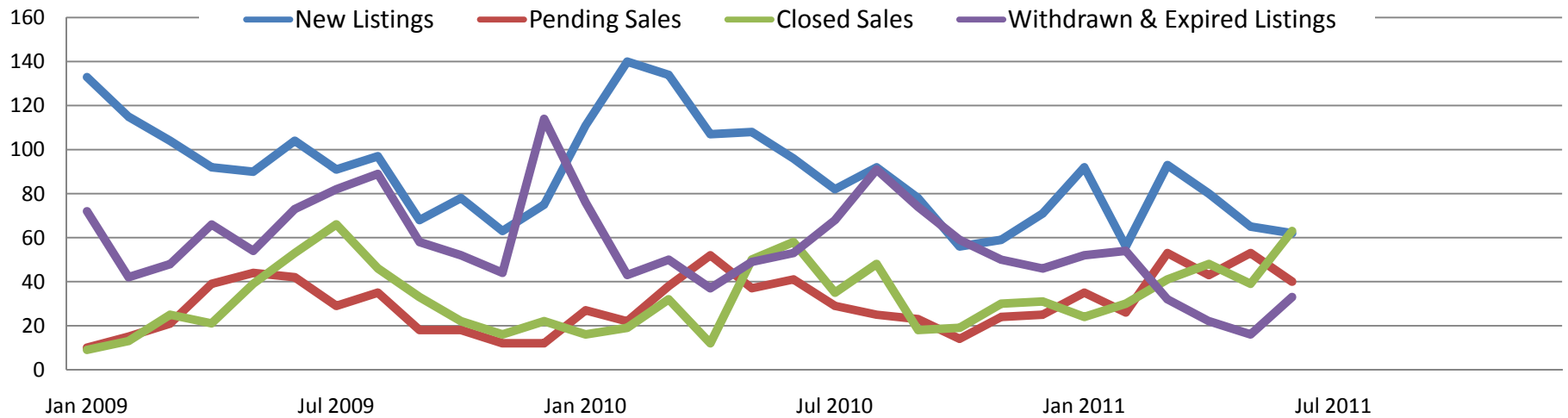


## 2nd Quarter

## Year to Date



## Historical Activity



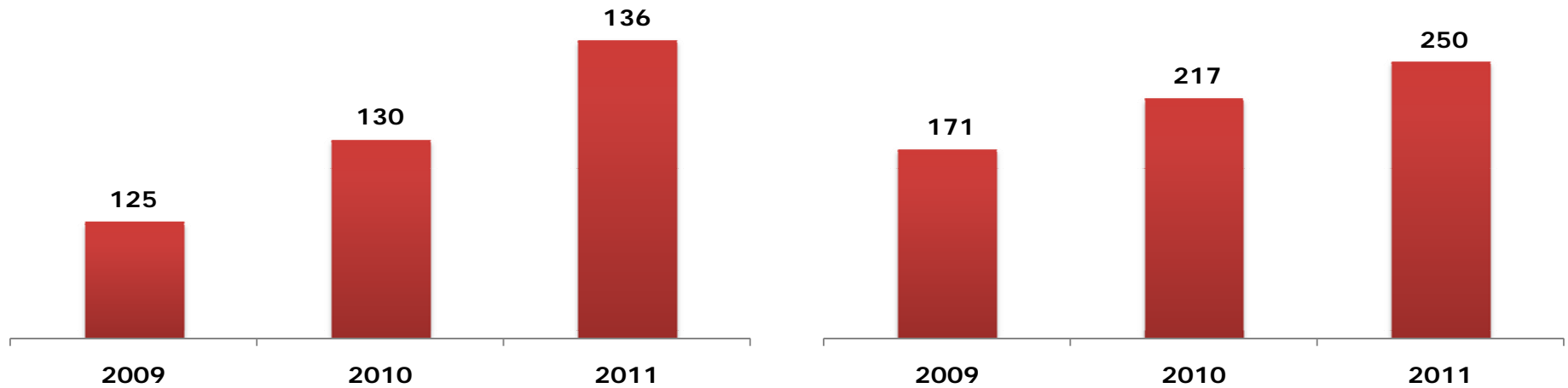
# Pending Sales: Condos and Townhomes

Monthly real estate market indicators.

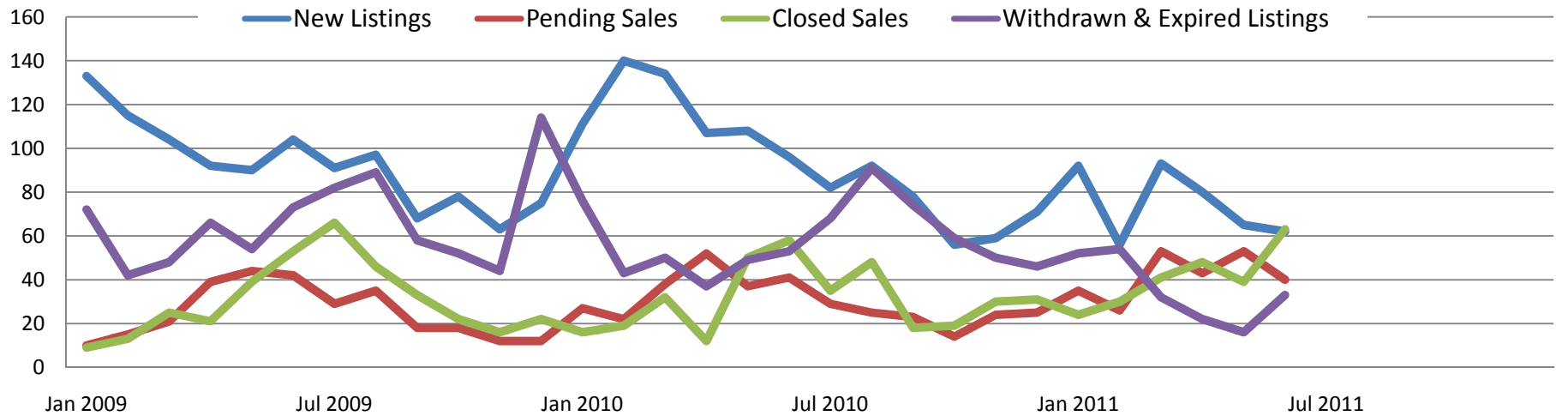


## 2nd Quarter

## Year to Date



## Historical Activity



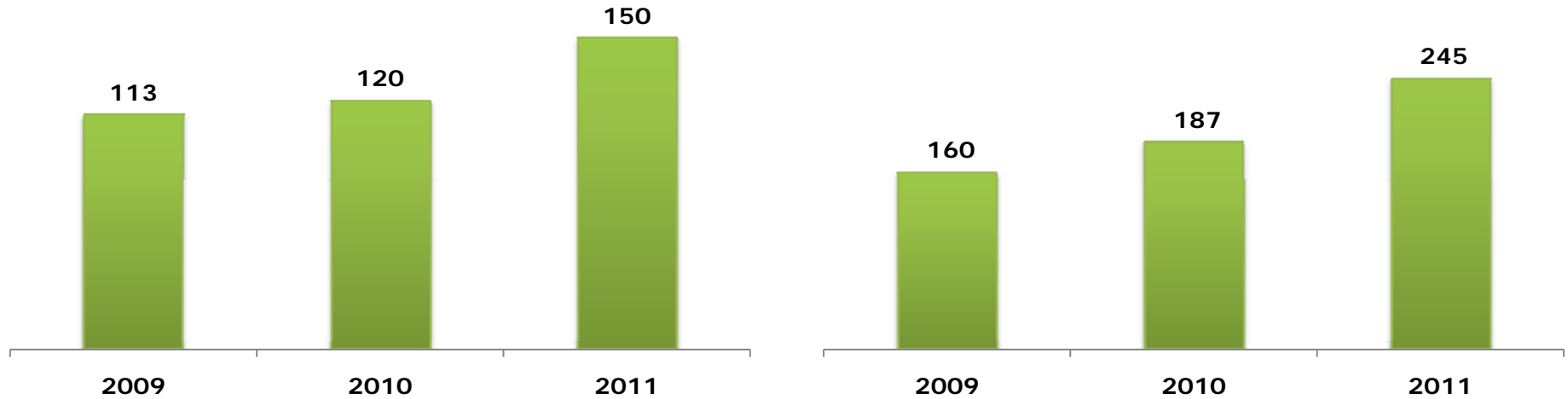
# Closed Sales: Condos and Townhomes

Monthly real estate market indicators.

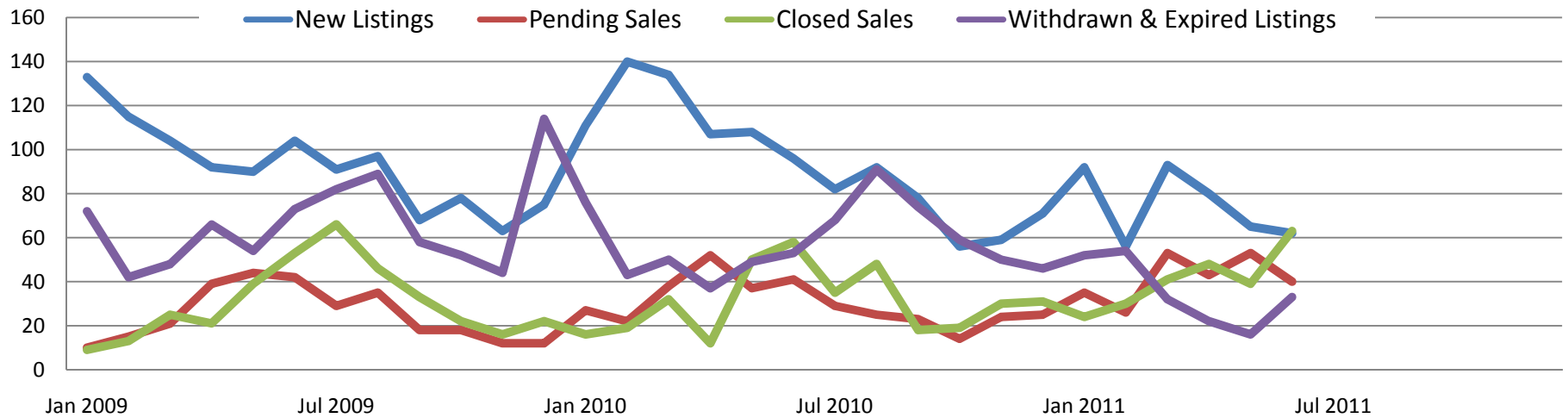


## 2nd Quarter

## Year to Date



## Historical Activity

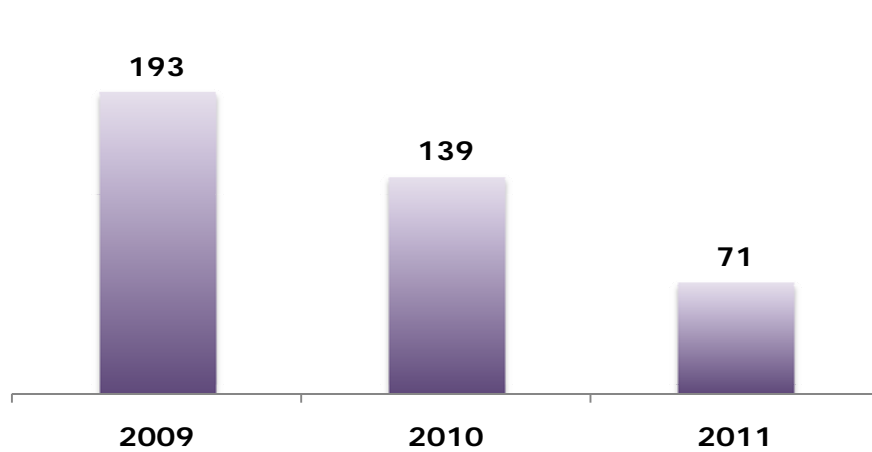


# Withdrawn & Expired Listings: Condos and Townhomes

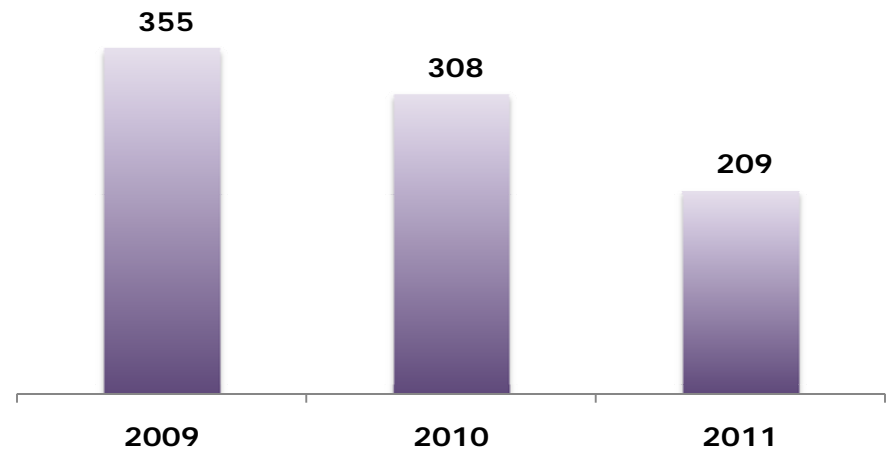
Monthly real estate market indicators.



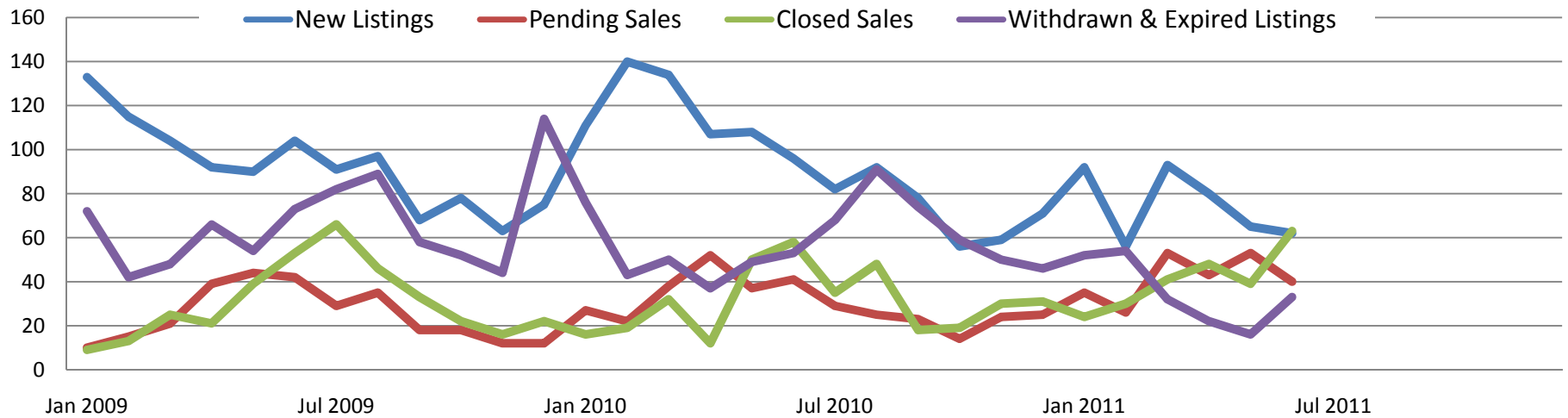
## 2nd Quarter



## Year to Date



## Historical Activity





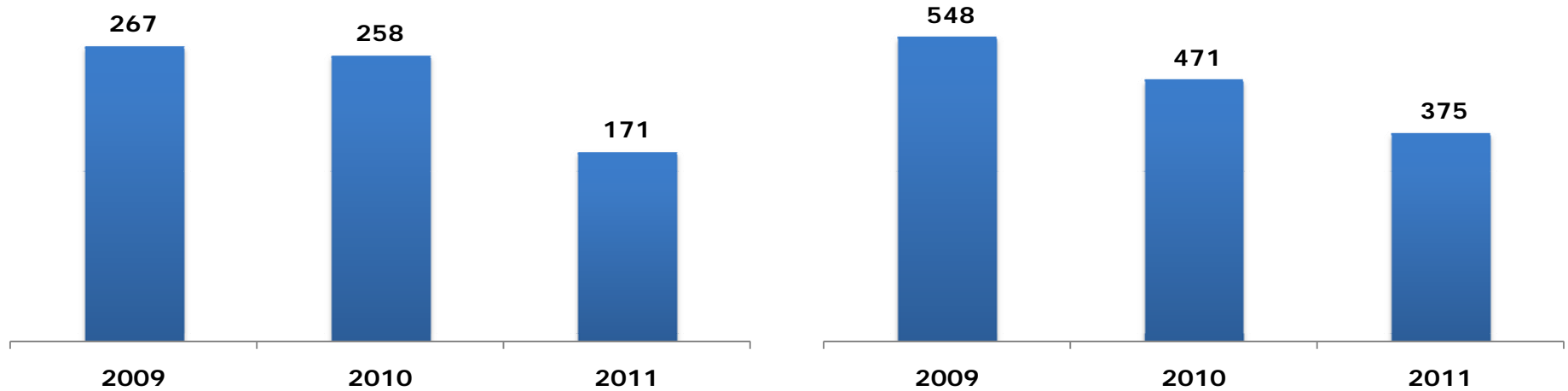
# New Listings: Vacant and Undeveloped Land

Monthly real estate market indicators.

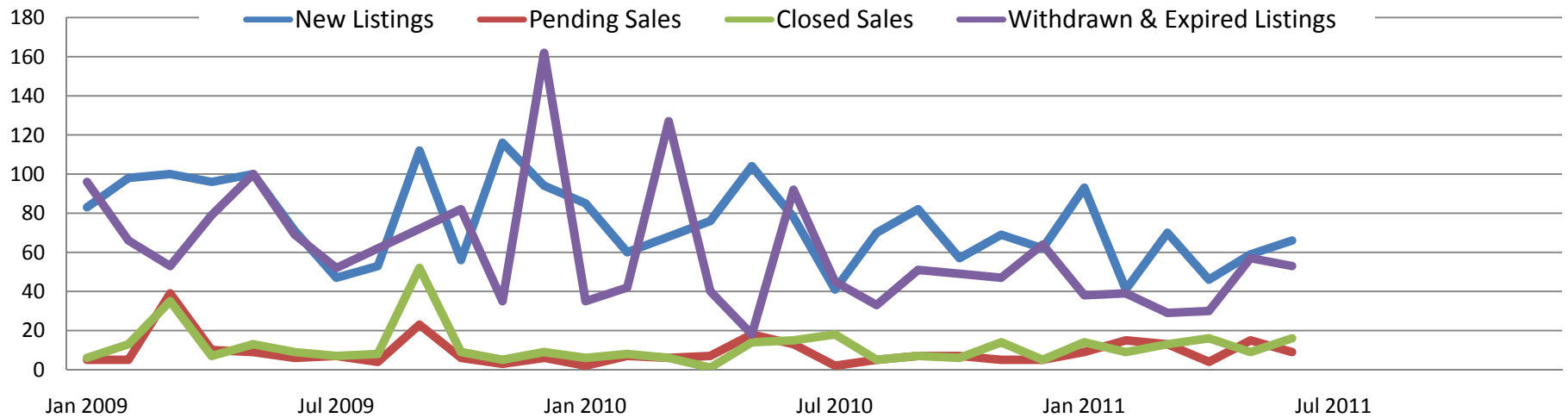


## 2nd Quarter

## Year to Date



## Historical Activity



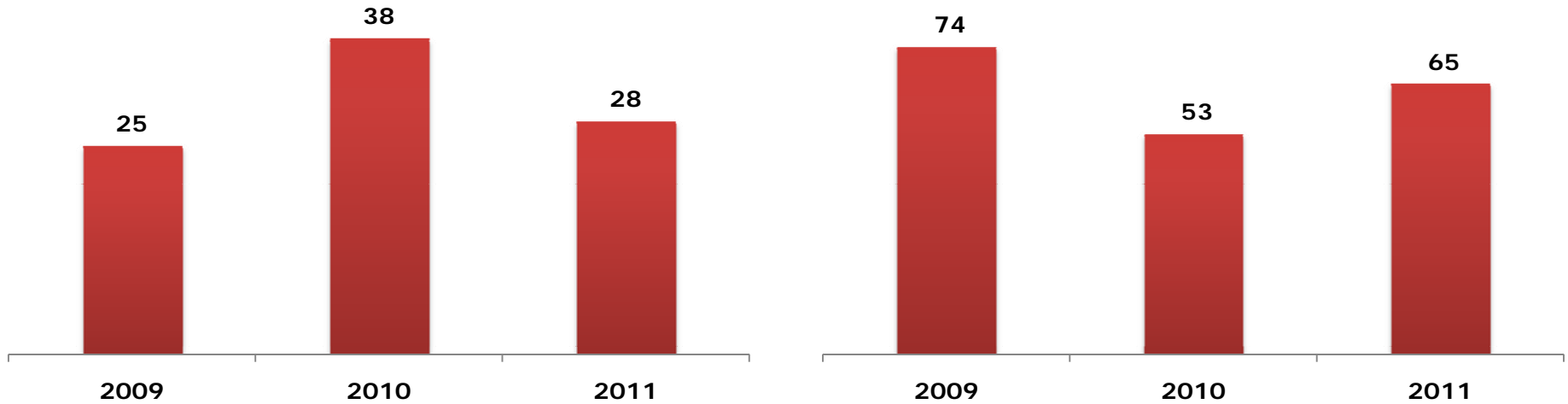
# Pending Sales: Vacant and Undeveloped Land

Monthly real estate market indicators.

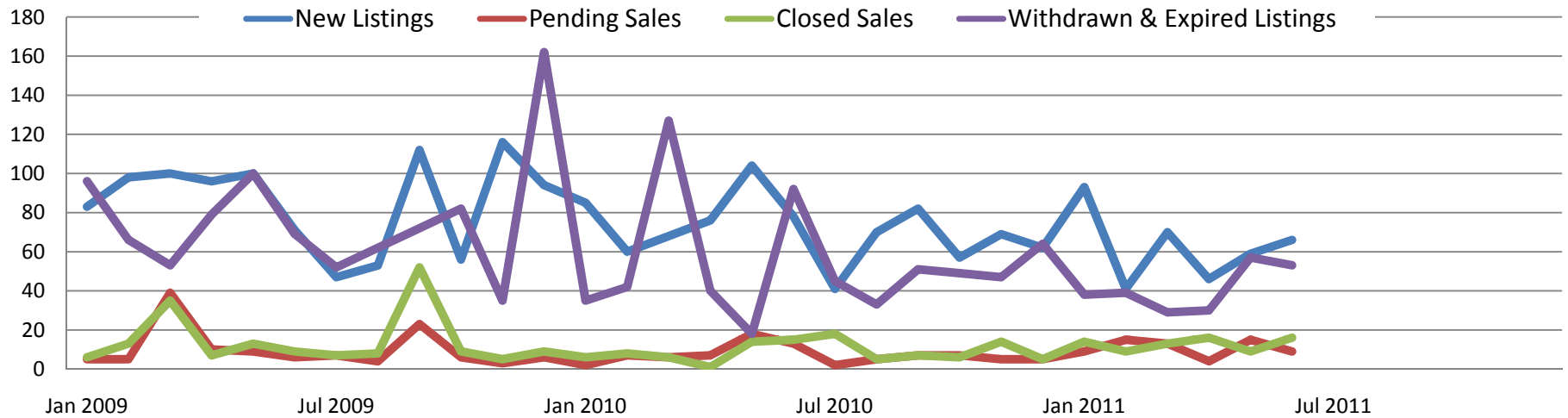


## 2nd Quarter

## Year to Date



## Historical Activity



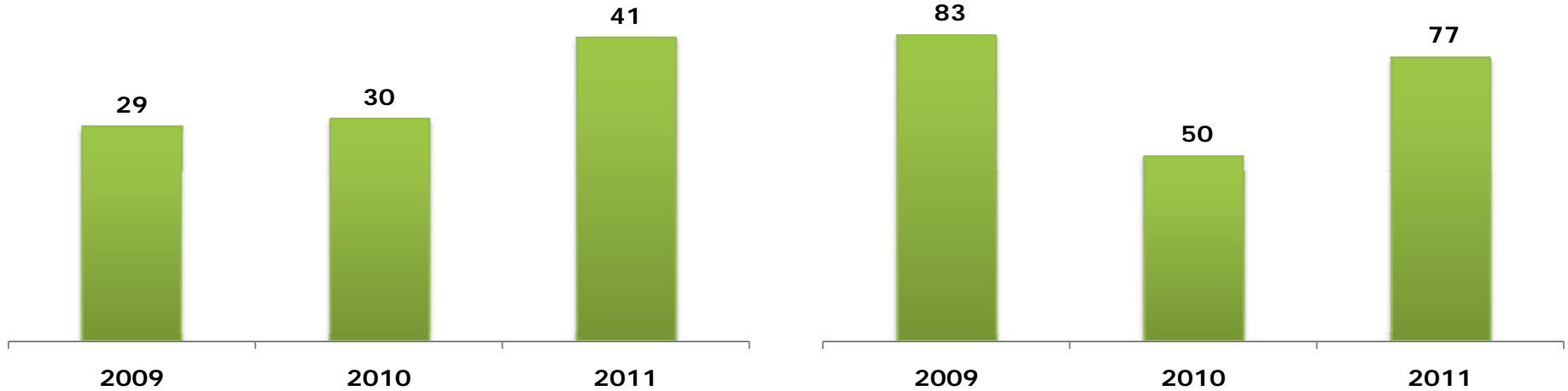
# Closed Sales: Vacant and Undeveloped Land

Monthly real estate market indicators.

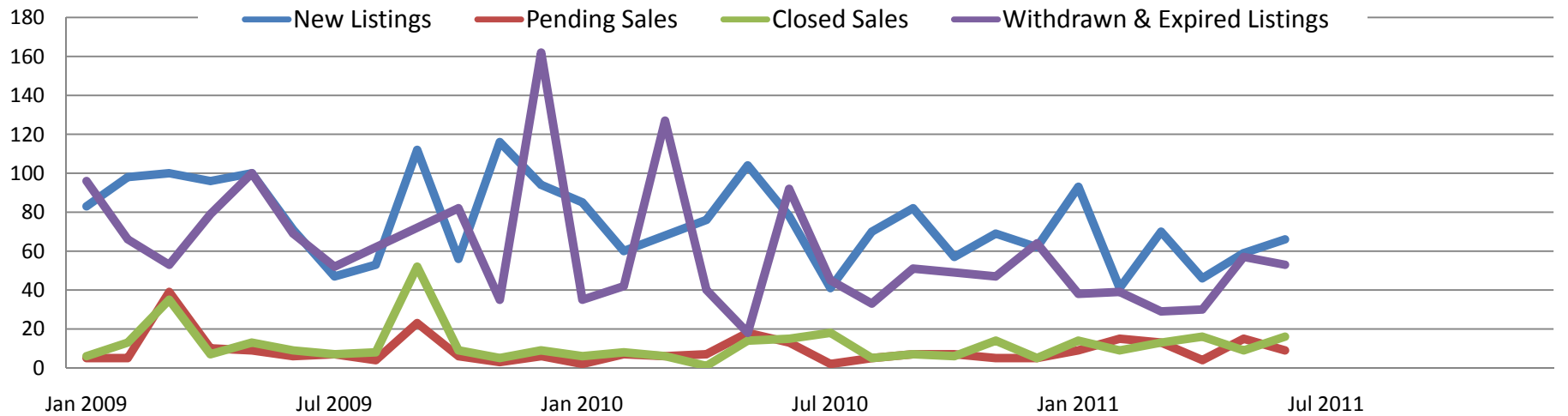


## 2nd Quarter

## Year to Date



## Historical Activity

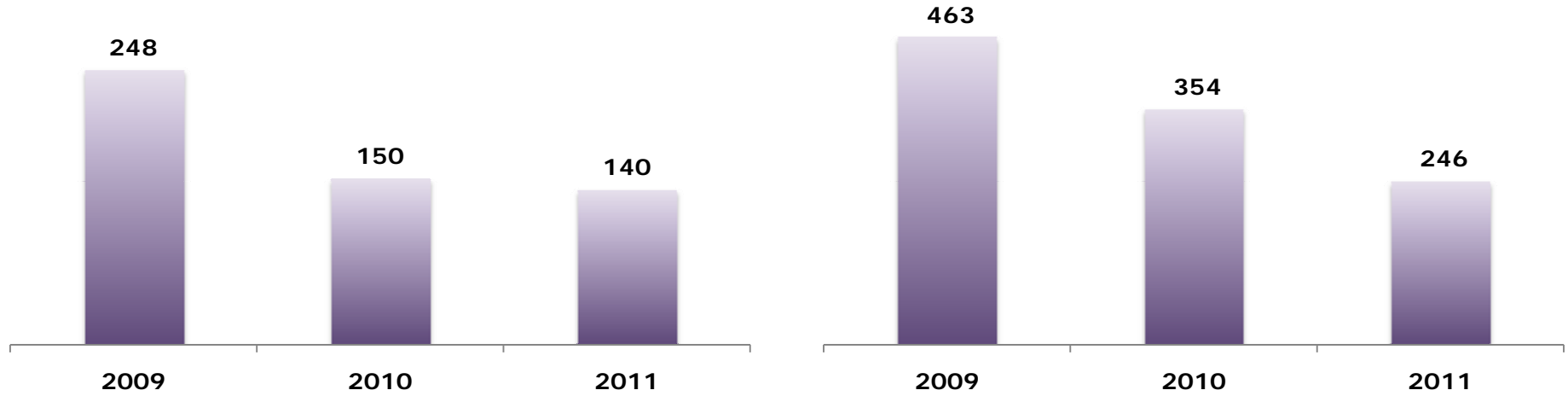


# Withdrawn & Expired Listings: Vacant and Undeveloped Land

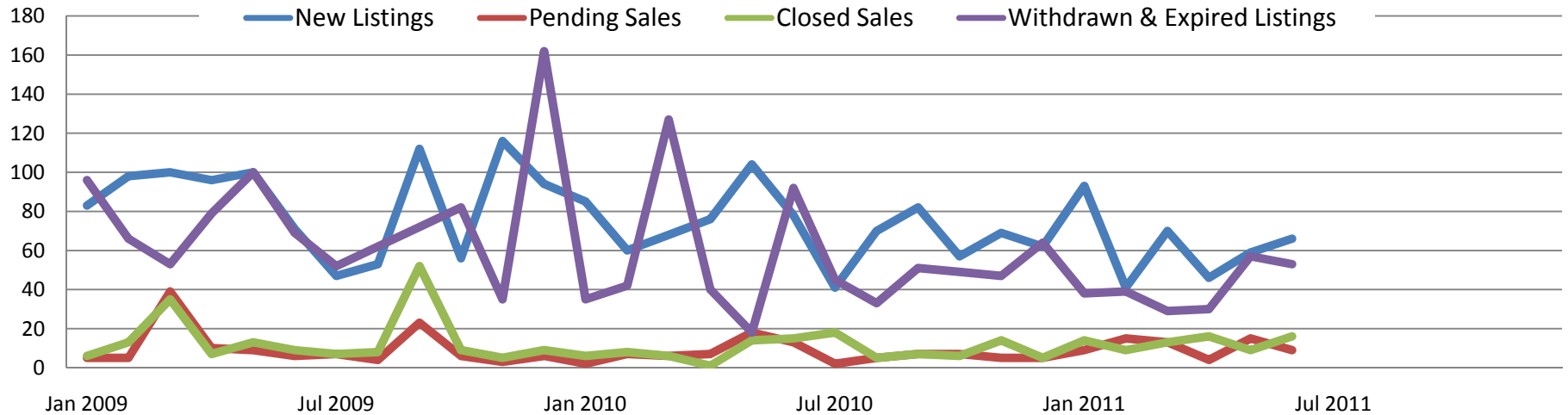
Monthly real estate market indicators.

2nd Quarter

Year to Date



## Historical Activity

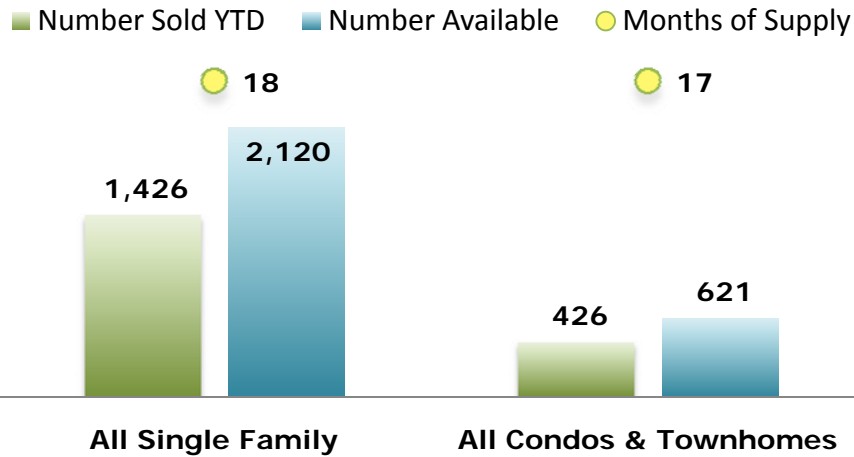


# Supply: Residential Properties

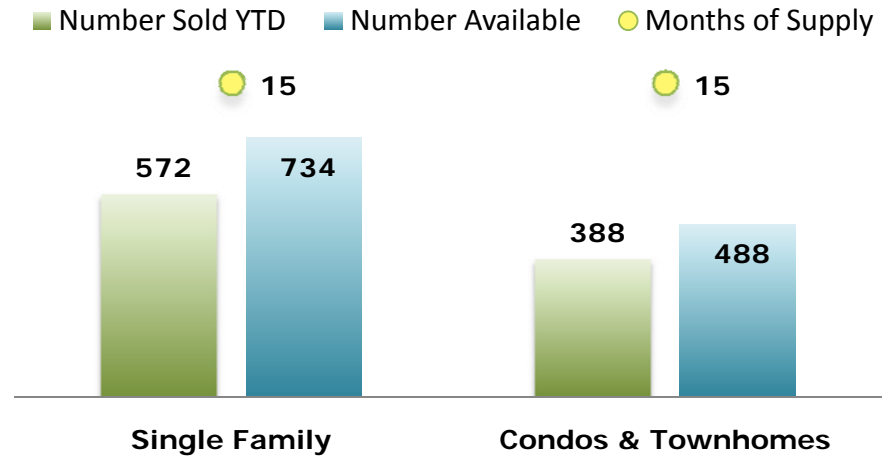
Monthly real estate market indicators.  
Looking back 12 months



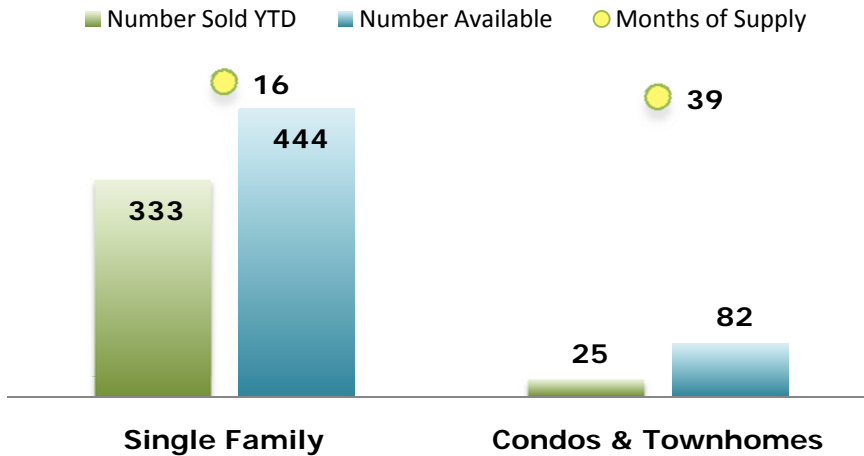
## All Residential



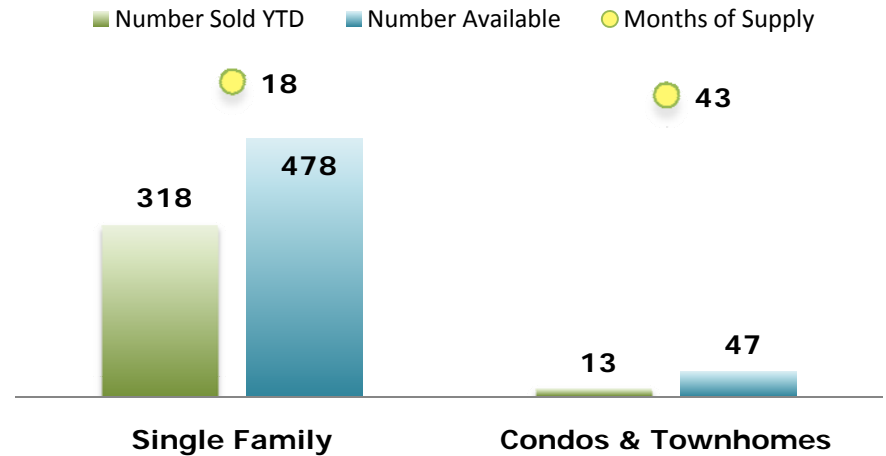
## Up to \$150,000



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



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



# Supply: Residential Properties

Monthly real estate market indicators.

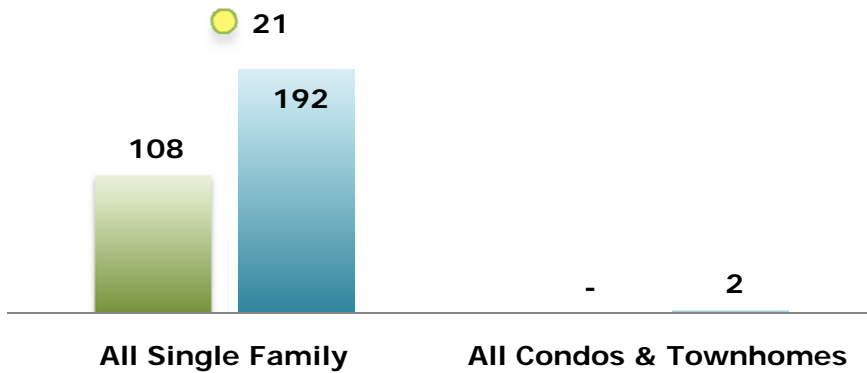
Looking back 12 months



We work hard so you can sleep at night

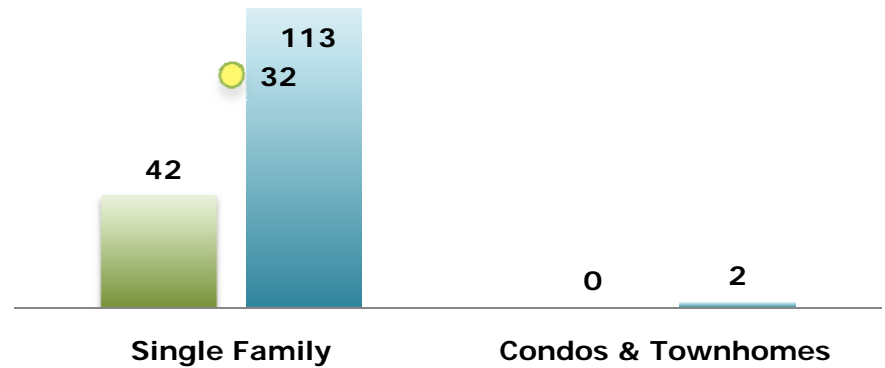
## \$300,000 to \$400,000

■ Number Sold YTD   ■ Number Available   ● Months of Supply



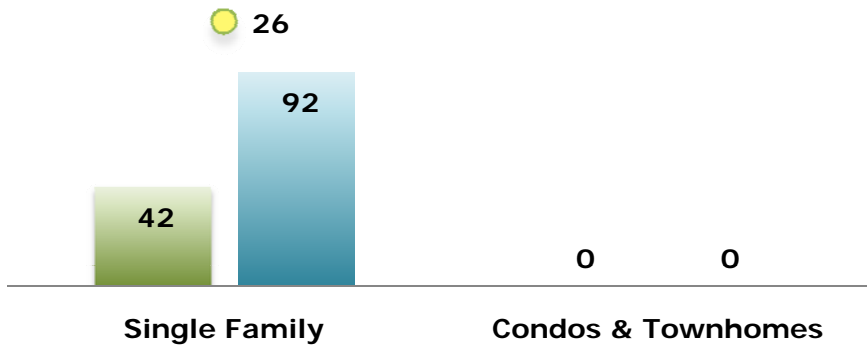
## \$400,000 to \$500,000

■ Number Sold YTD   ■ Number Available   ● Months of Supply



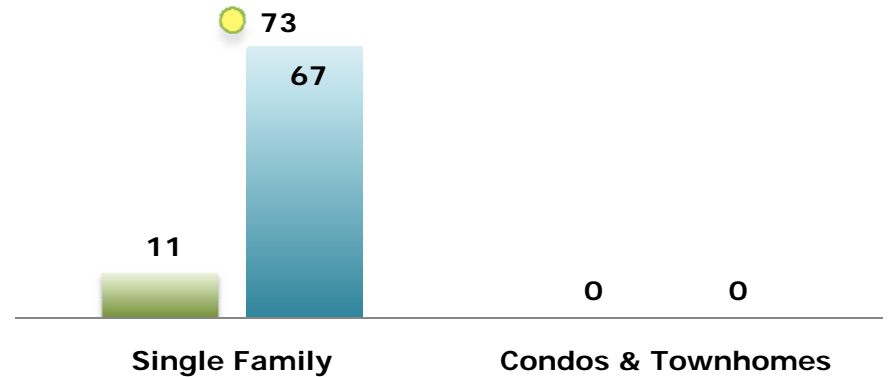
## \$500,000 to \$750,000

■ 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

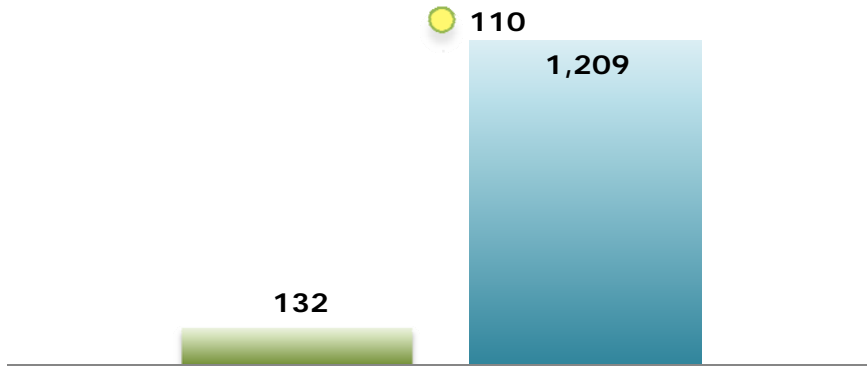
Monthly real estate market indicators.  
Looking back 12 months



We work hard so you can sleep at night

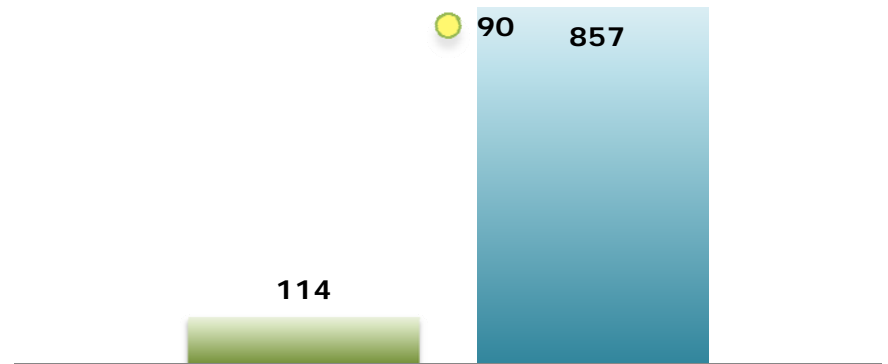
## All Land

■ Number Sold YTD   ■ Number Available   ● Months of Supply



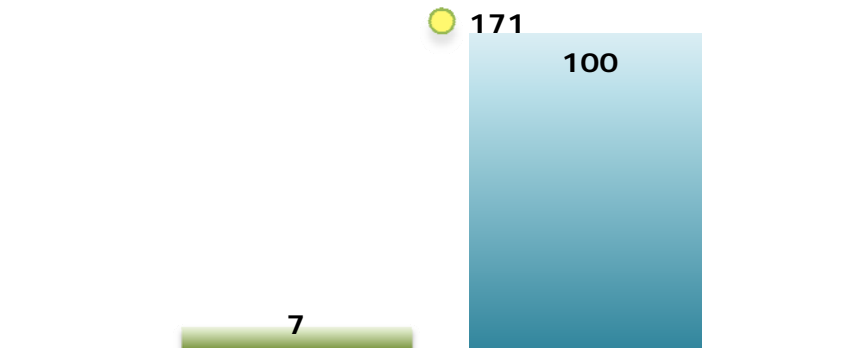
## Up to \$150,000

■ Number Sold YTD   ■ Number Available   ● Months of Supply



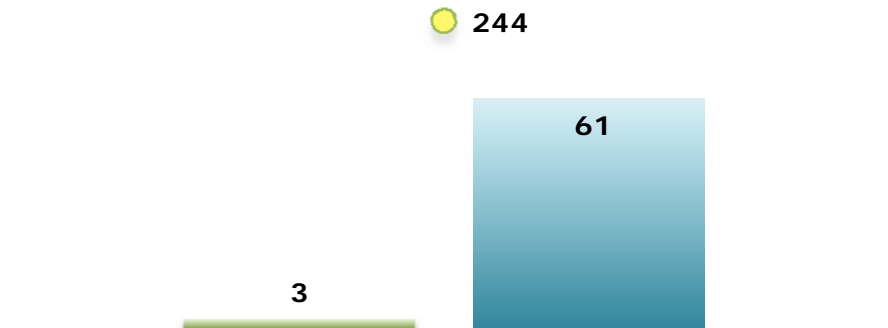
## \$150,000 to \$200,000

■ 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

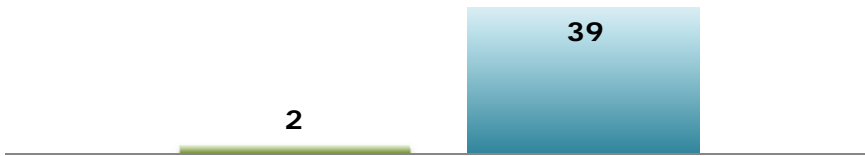


We work hard so you can sleep at night

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

■ Number Sold YTD ■ Number Available ● Months of Supply

● 234



### \$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

● 138



### \$750,000 and Above

■ Number Sold YTD ■ Number Available ● Months of Supply

● 376

