

3rd Quarter 2011 Alachua County Real Estate Market Report



In the short term our market has been fairly stable, our absorption rates basically unchanged from last quarter, but are better than last year. That means our inventory has come down from 2010 - because there were fewer listings than last year, and more sales.

There are still lots of homes available compared to demand - only 1 in 2 homes sold so far this year. That's much better than last year when only about 1 in 3 homes sold. We have about an 18 month supply of homes on the market and 16 months of condos.

(That means it would take 18 months to sell all the homes on the market if buyers kept going at their current activity levels and no more homes came onto the market)

This month we added a new page to the report for distressed homes because they account for about 1/3 of our sales and their prices are so different that standard sales. The average sale price for standard sales last quarter was \$184k, while short sales were at \$116k, and foreclosures were at \$81k.

Purchase & Sale Activity

Residential Properties

Page:

New Listings	2
Pending Sales	3
Closed Sales	4
Withdrawn & Expired Properties	5
Average Sale Prices	6
Distressed Properties	7
Average Days on the Market	8
List Price to Selling Price Ratio	9
Detail: Single Family Homes	10
Detail: Condos & Townhomes	14

Vacant and Undeveloped Land	18
------------------------------------	-----------

Months of Supply

Residential	22
Vacant and Undeveloped Land	24

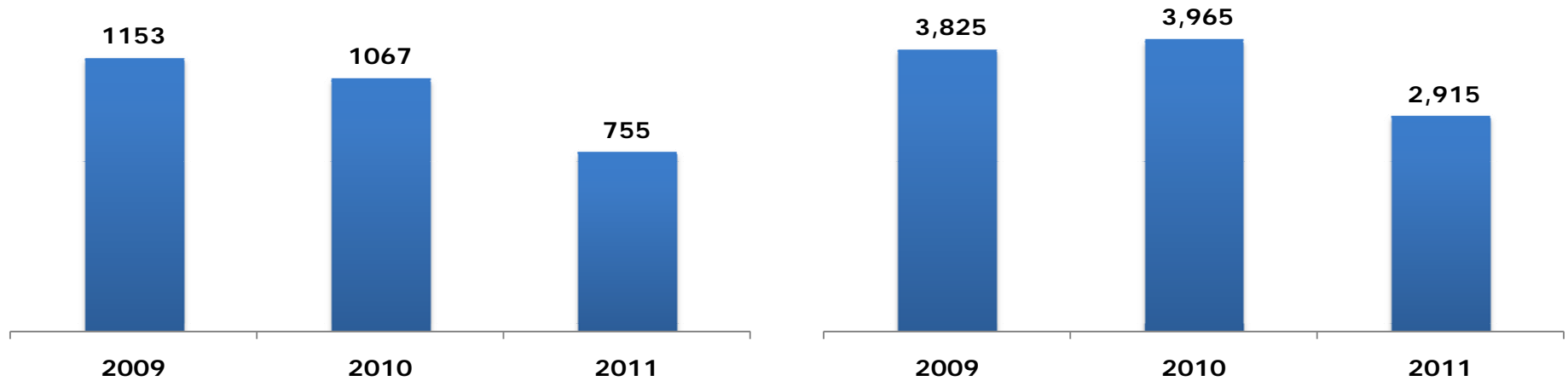
Number New Listings: Residential

Monthly real estate market indicators.

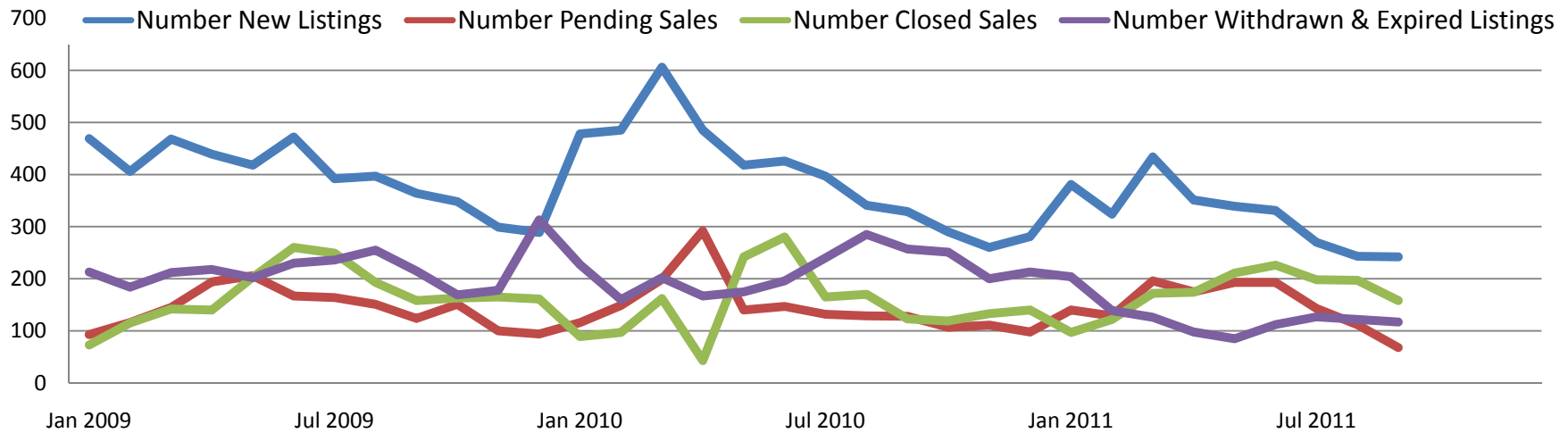


3rd Quarter (Year over Year)

Year to Date



Historical Activity



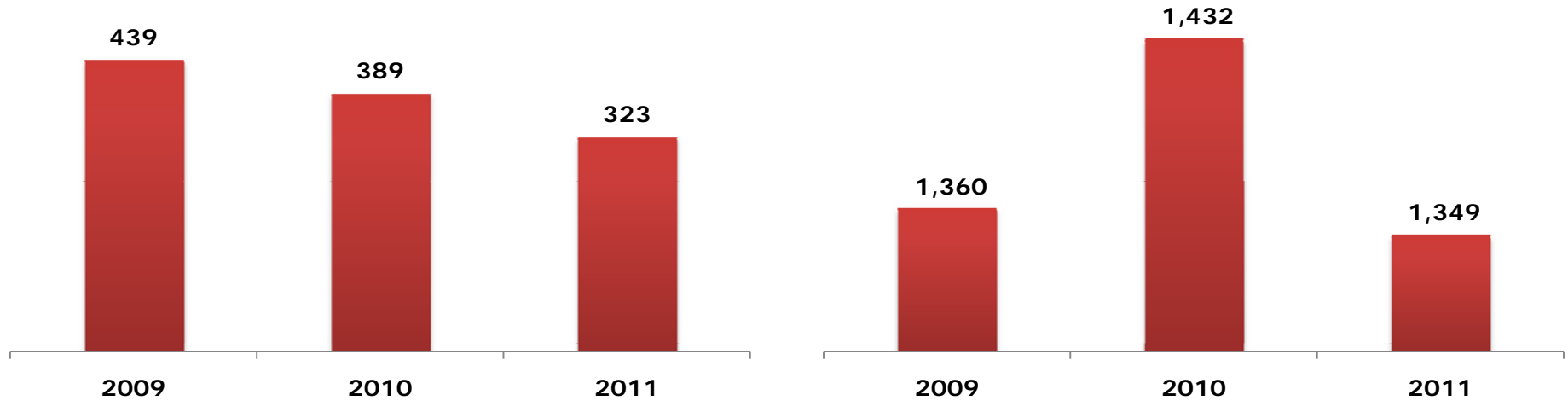
Number Pending Sales: Residential

Monthly real estate market indicators.

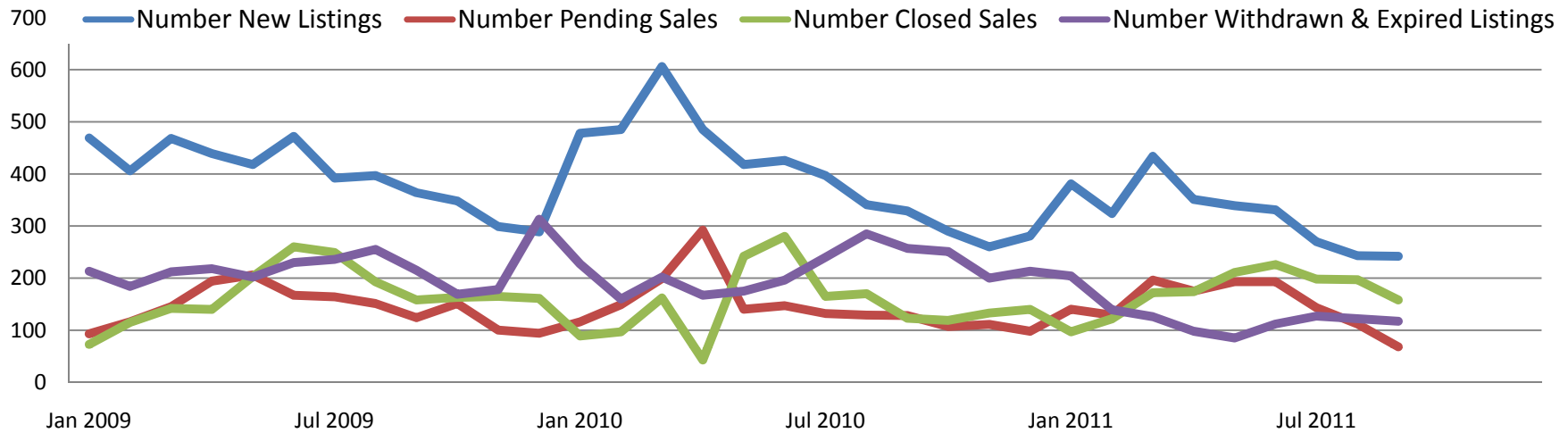


3rd Quarter (Year over Year)

Year to Date



Historical Activity



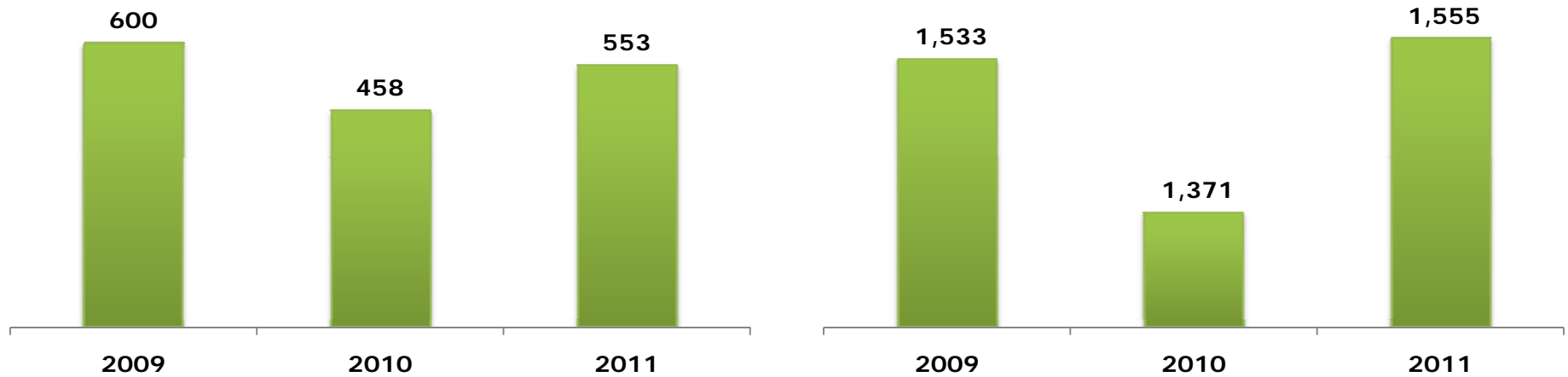
Number Closed Sales: Residential

Monthly real estate market indicators.

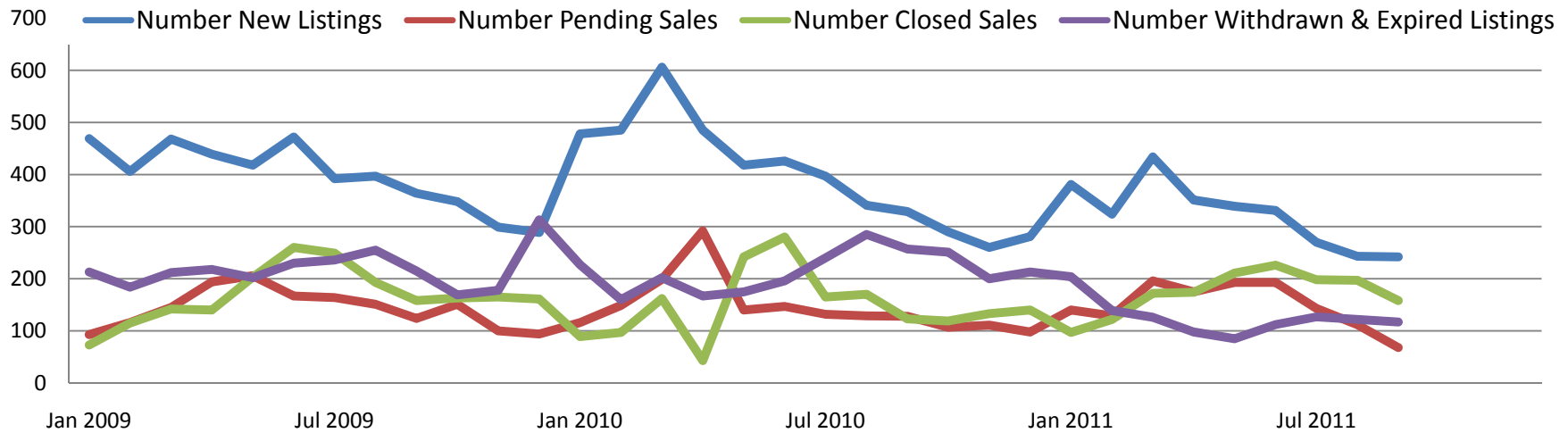


3rd Quarter (Year over Year)

Year to Date



Historical Activity



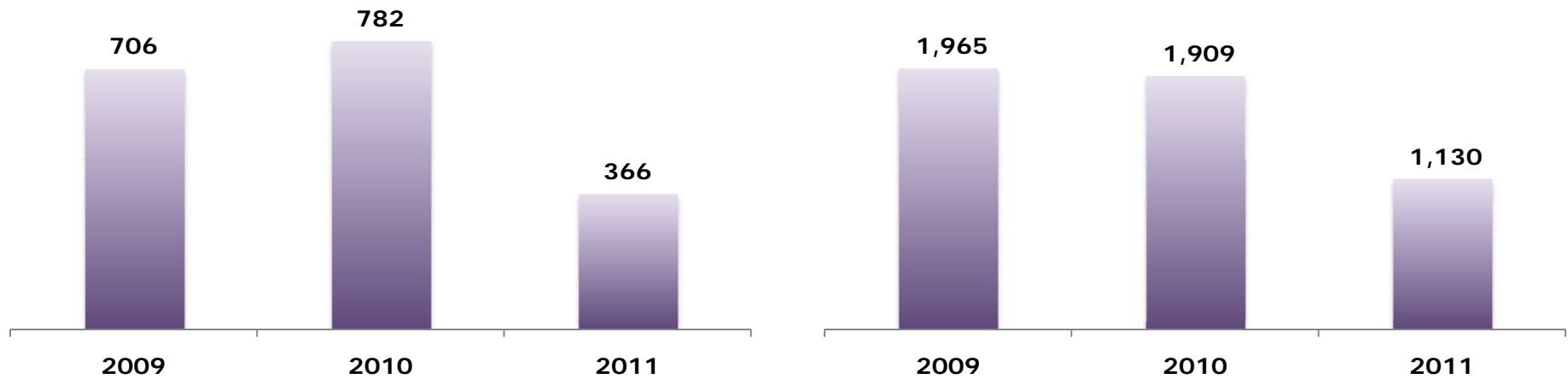
Number Withdrawn & Expired Listings: Residential

Monthly real estate market indicators.

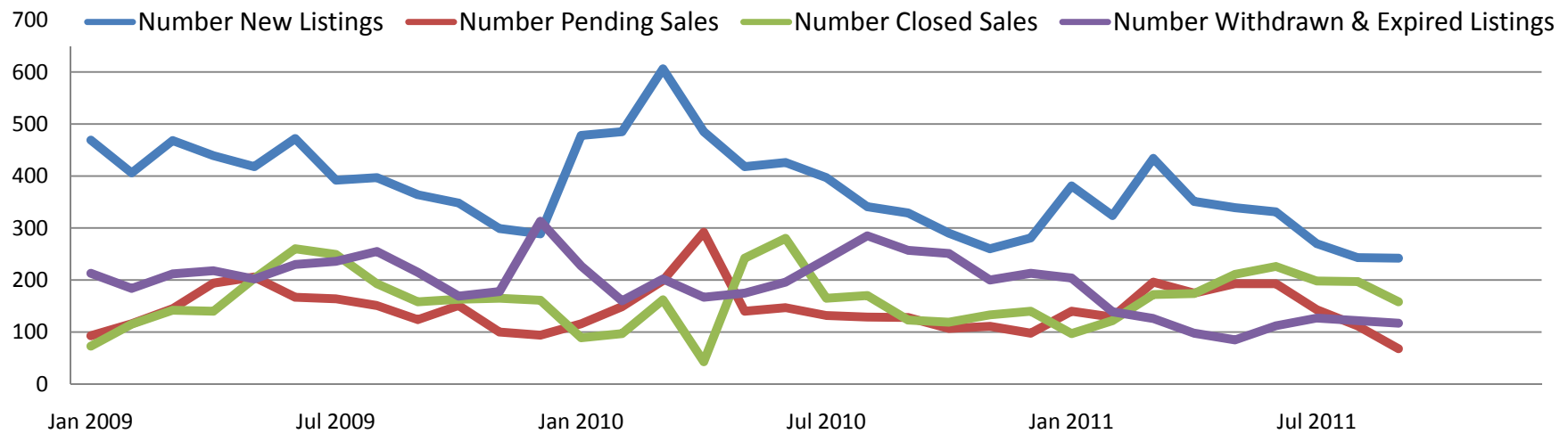


3rd Quarter (Year over Year)

Year to Date



Historical Activity

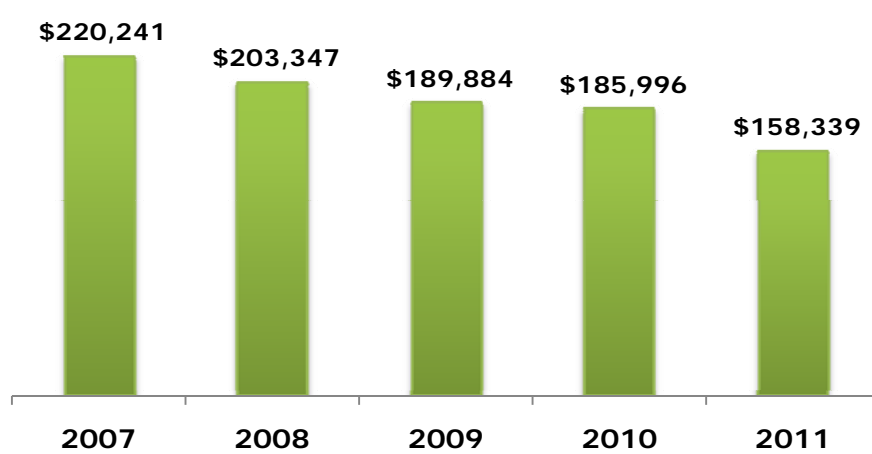


Average Sale Price

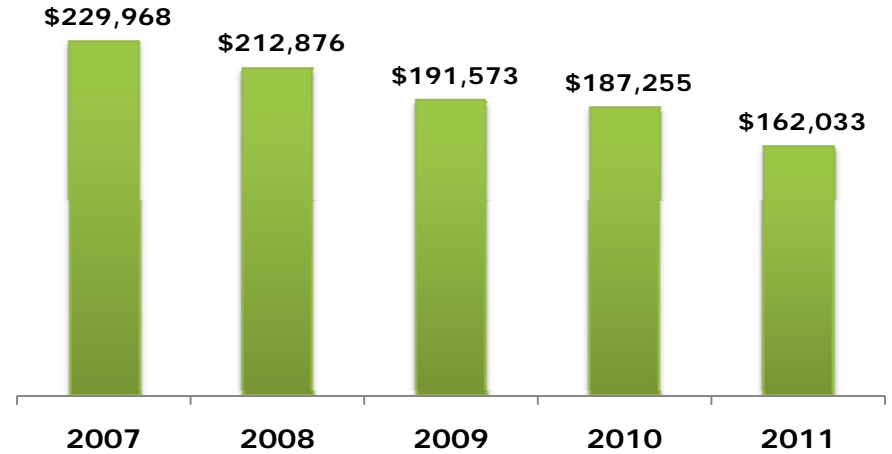
Monthly real estate market indicators.



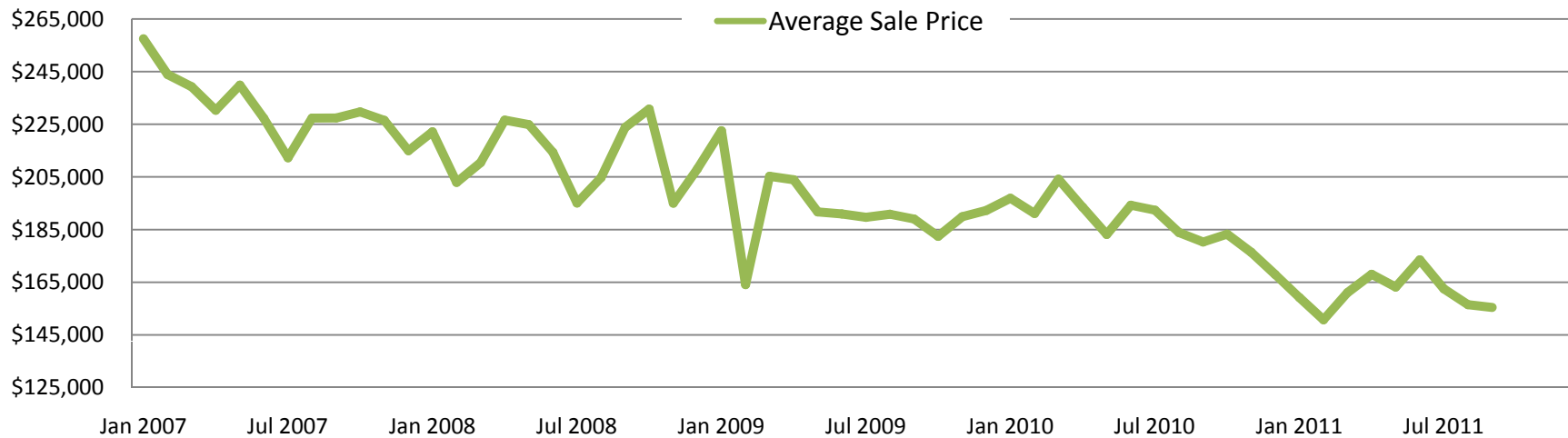
3rd Quarter (Year over Year)



Annual Averages



Historical Activity

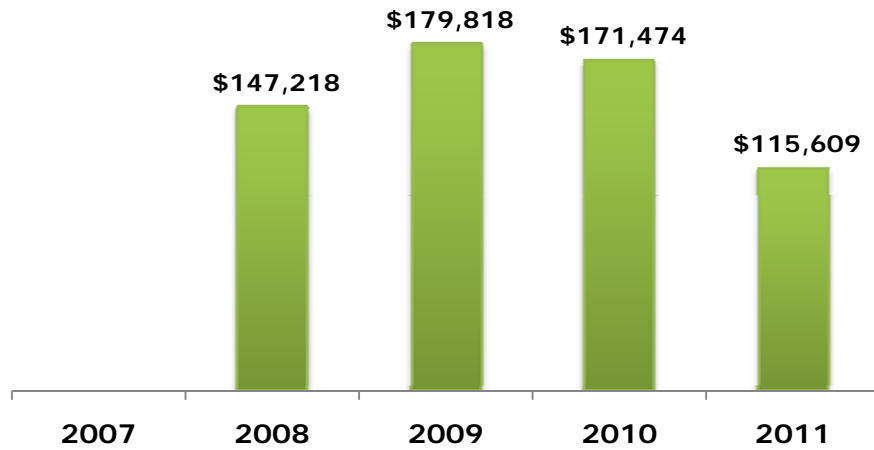


Distressed Sales (Year over Year)

Monthly real estate market indicators.



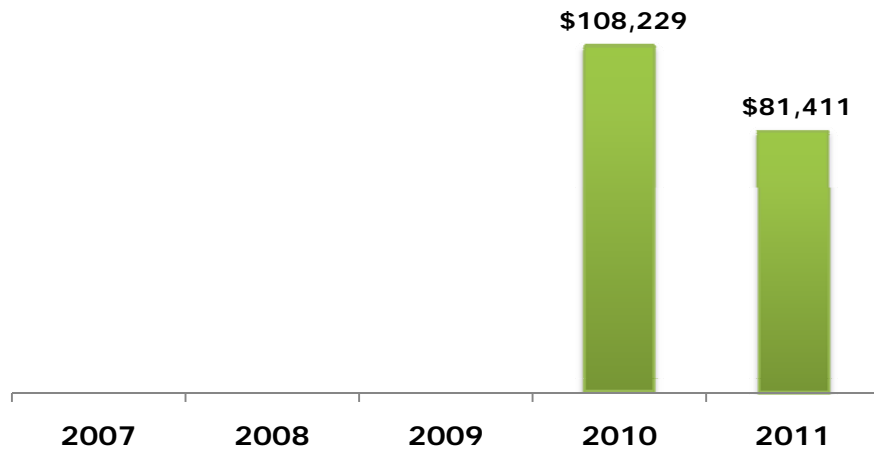
3rd Quarter Short Sales Average Sale Price



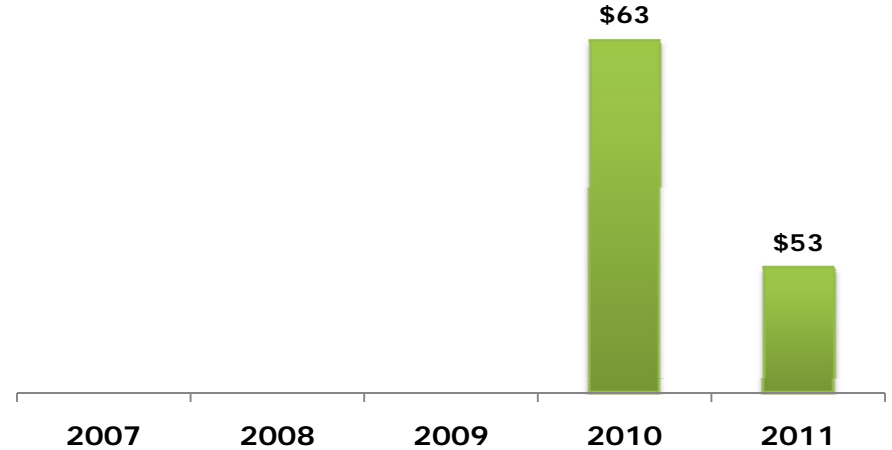
Average Price per SqFt



3rd Quarter Bank Owned Average Sale Price



Average Price per SqFt

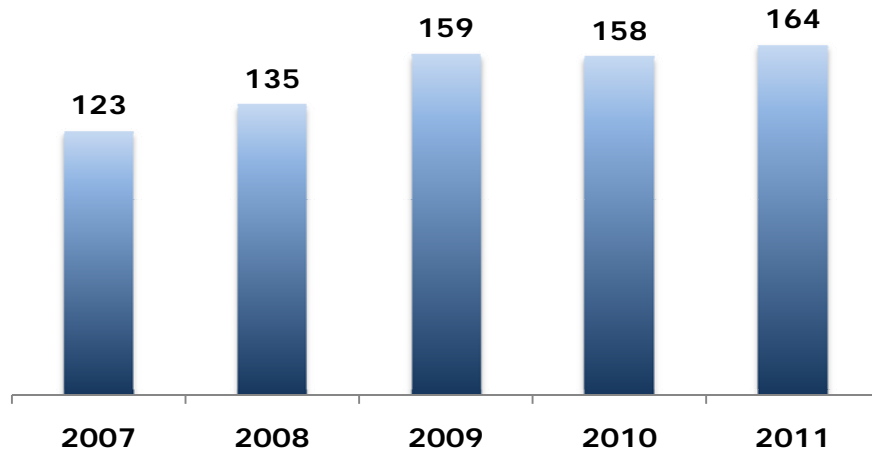


Average Days on Market

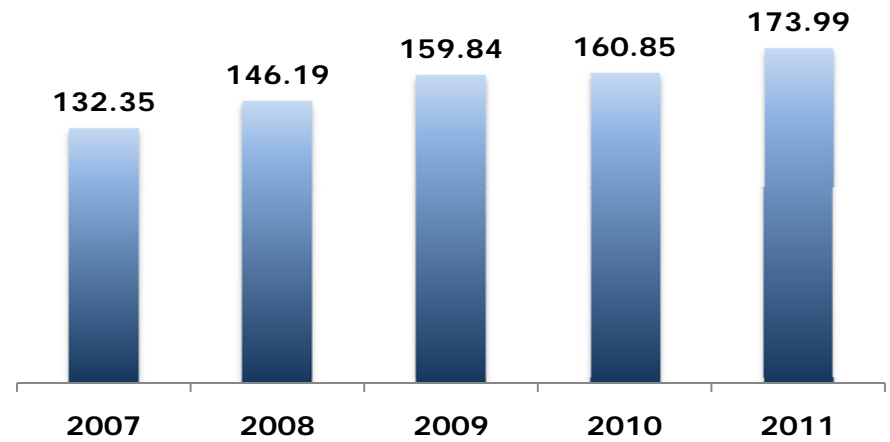
Monthly real estate market indicators.



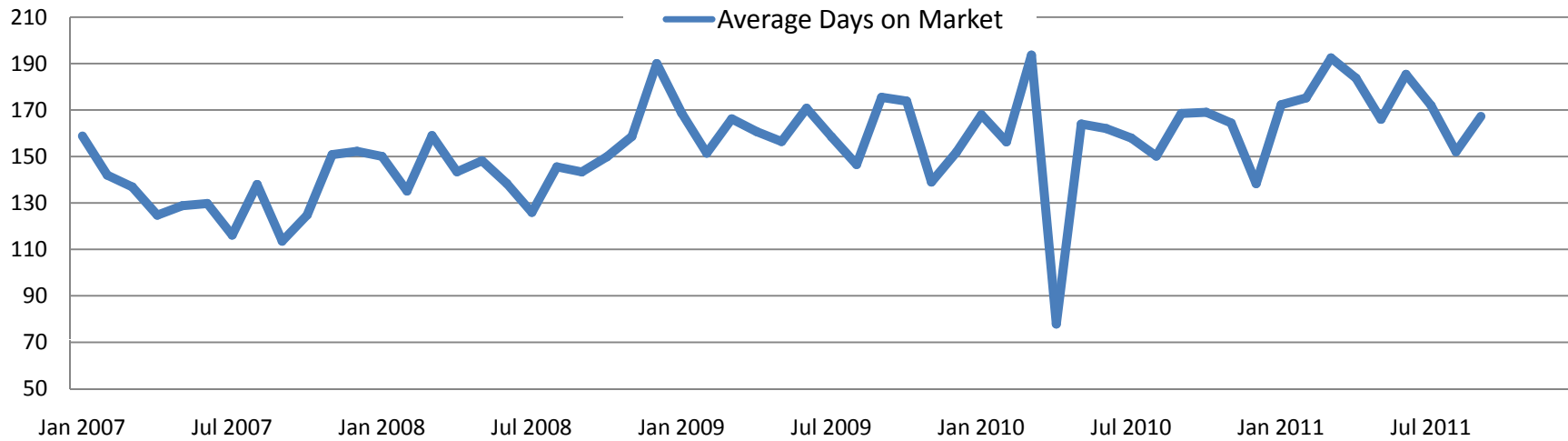
3rd Quarter (Year over Year)



Annual Averages



Historical Activity

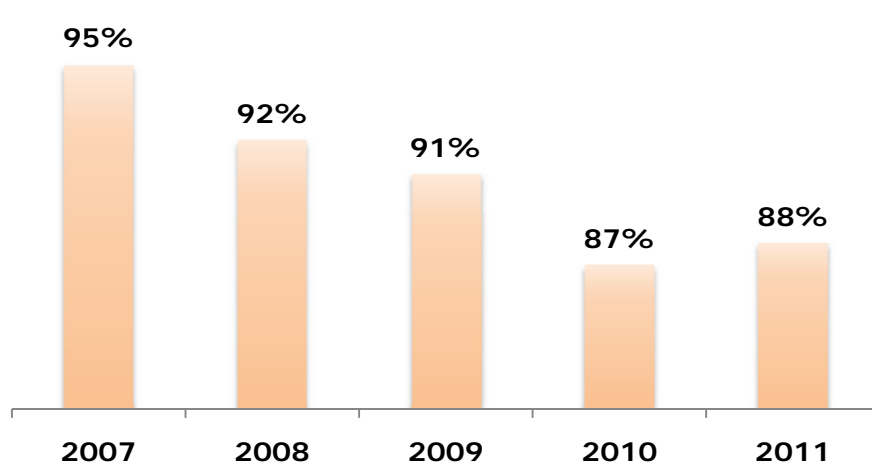


Original Asking Price to Selling Price Ratio

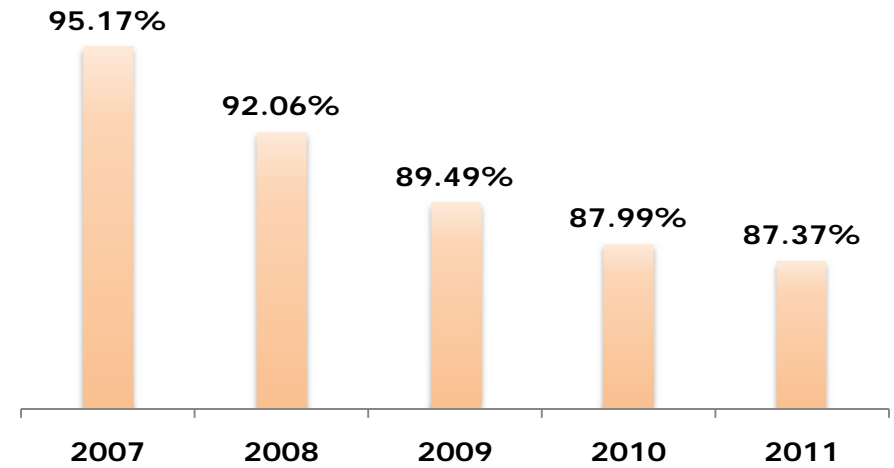
Monthly real estate market indicators.



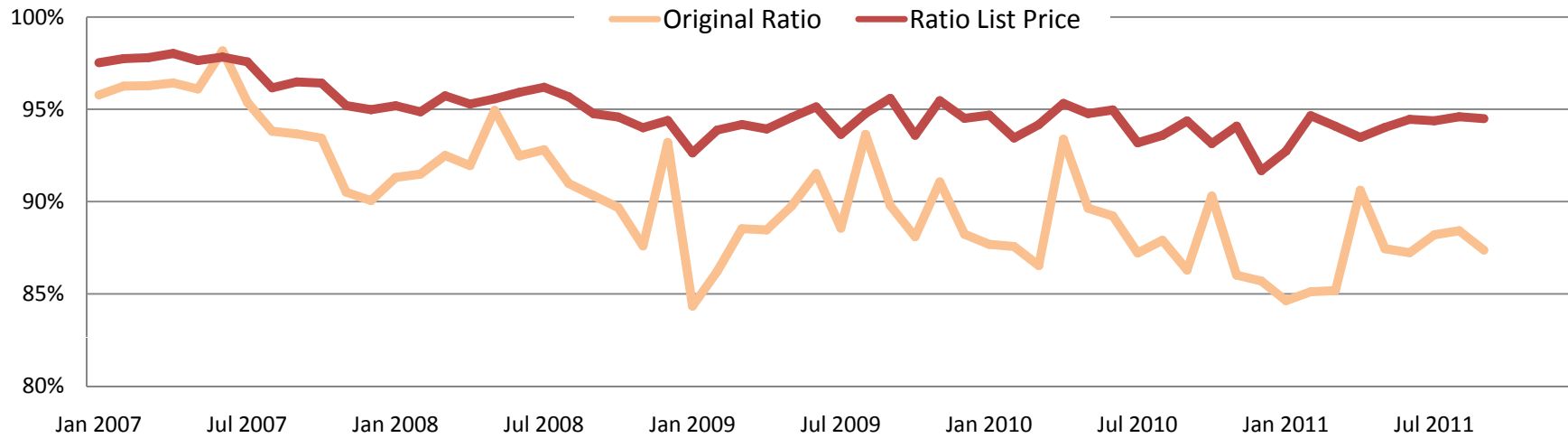
3rd Quarter



Annual Averages



Historical Activity



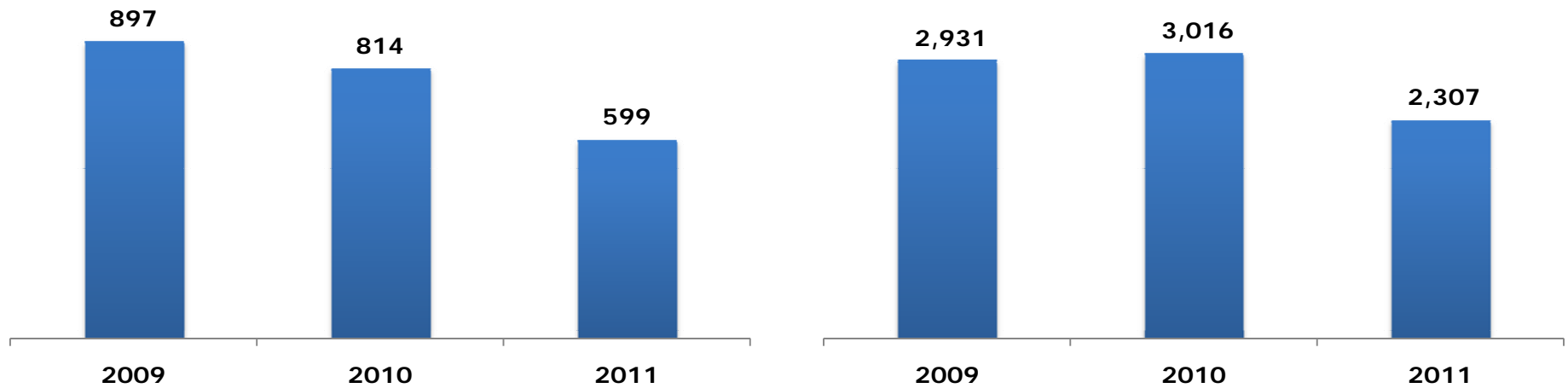
New Listings: Single Family Homes

Monthly real estate market indicators.

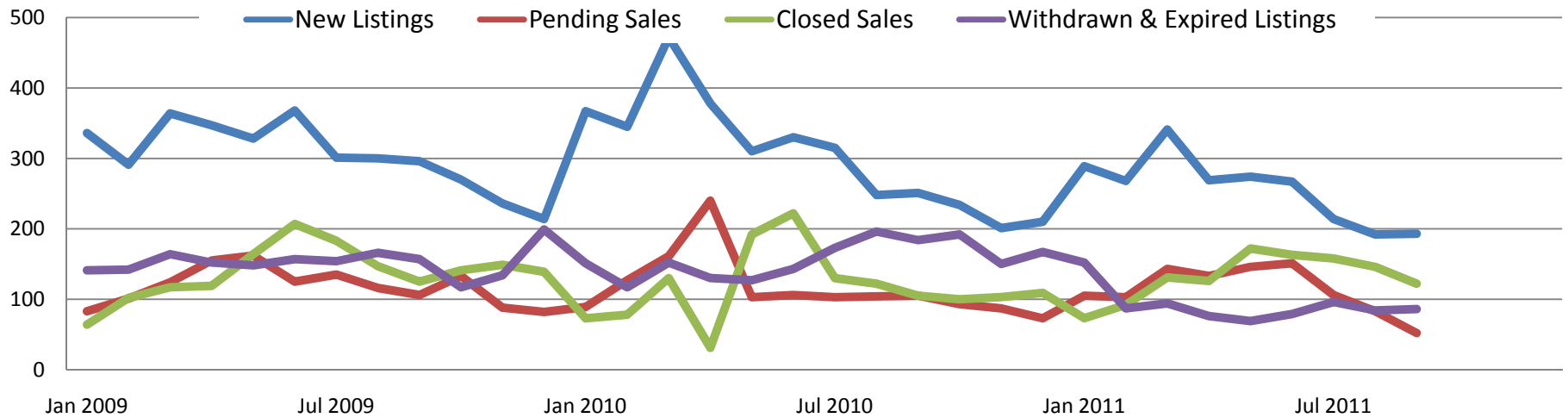


3rd Quarter

Year to Date



Historical Activity



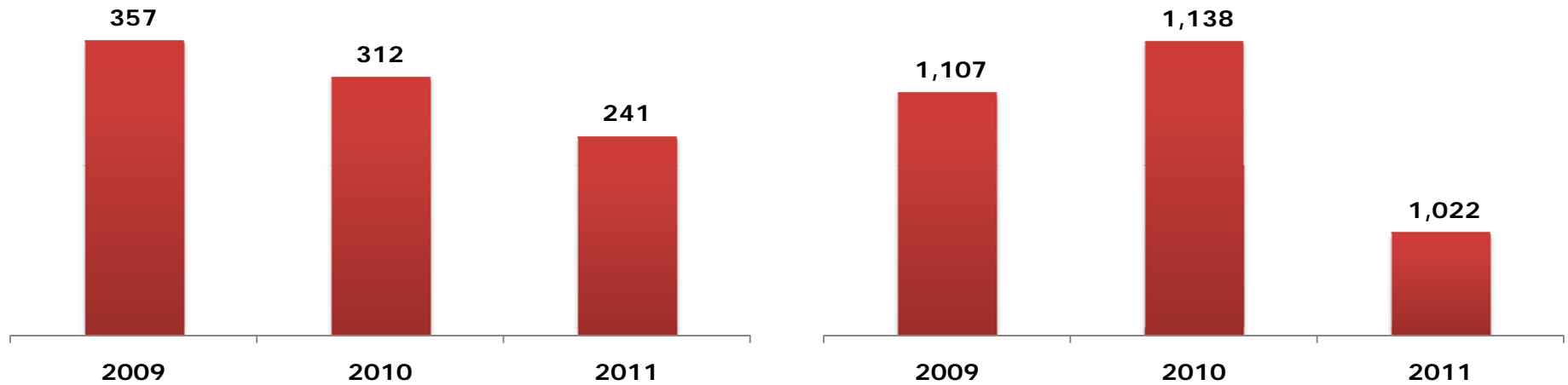
Pending Sales: Single Family Homes

Monthly real estate market indicators.

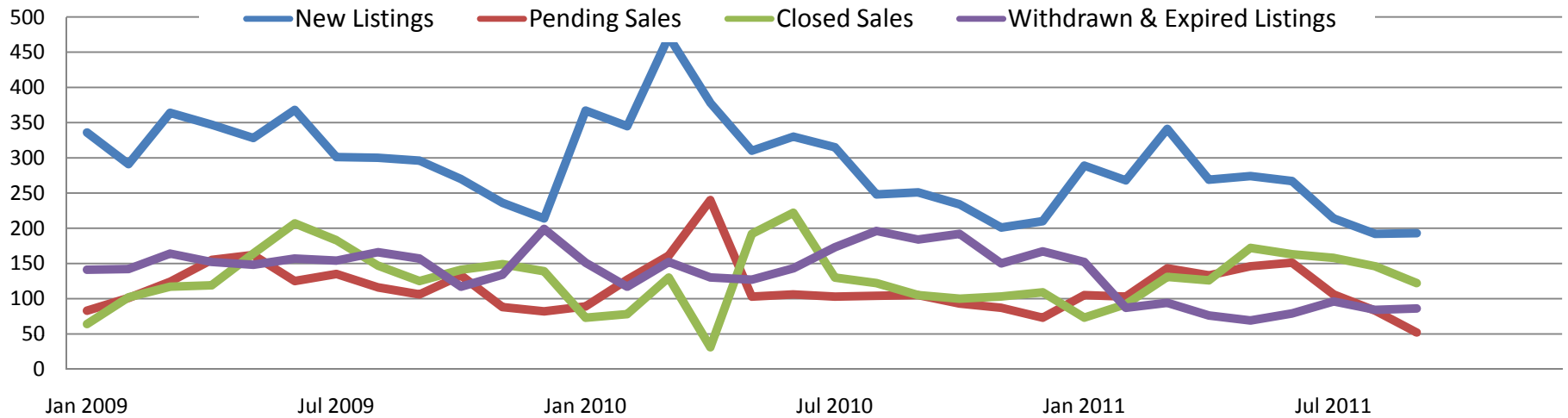


3rd Quarter

Year to Date



Historical Activity

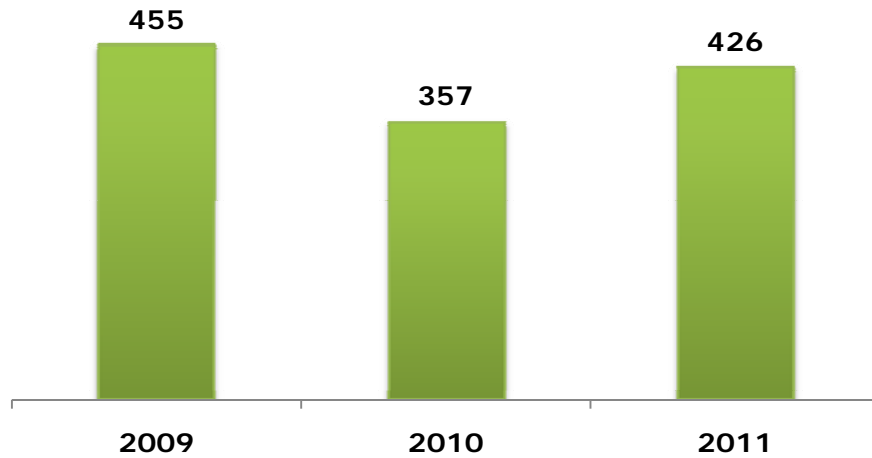


Closed Sales: Single Family Homes

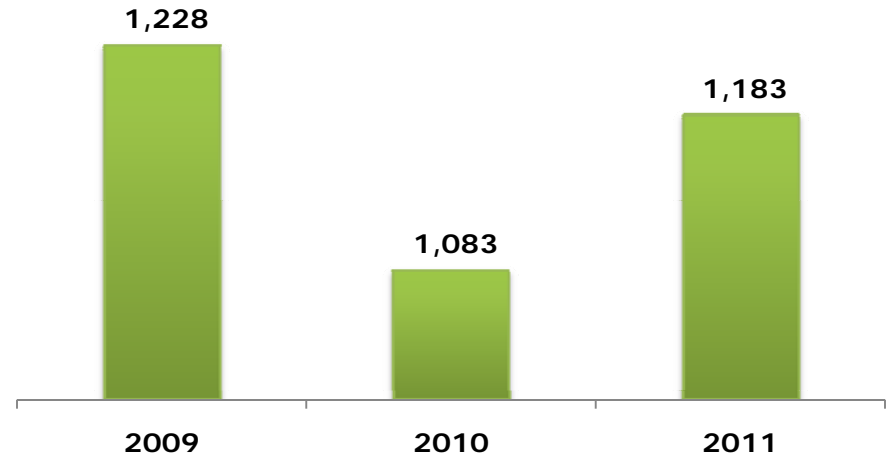
Monthly real estate market indicators.



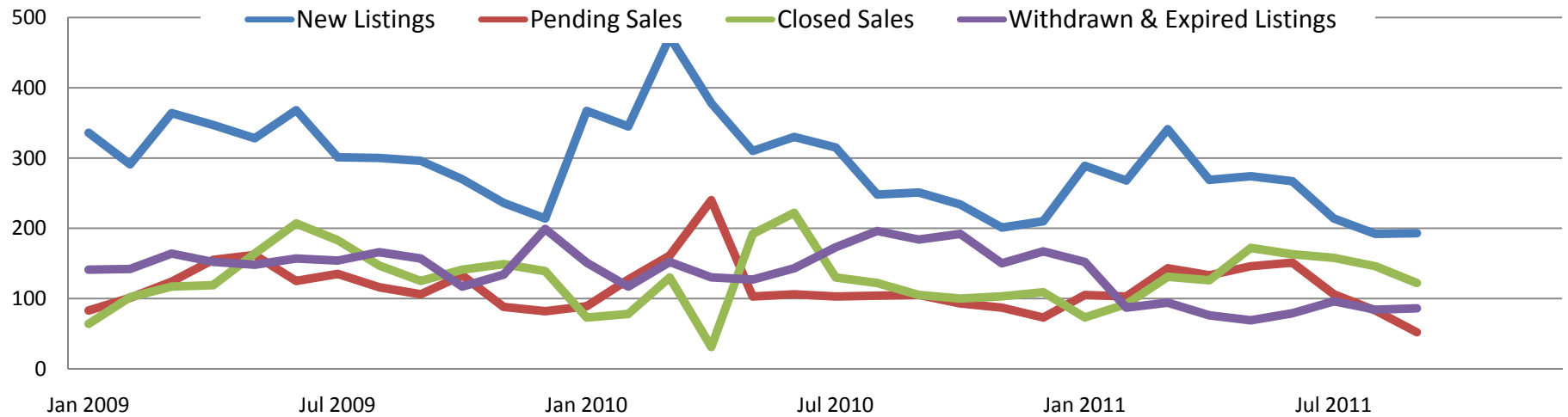
3rd Quarter



Year to Date



Historical Activity



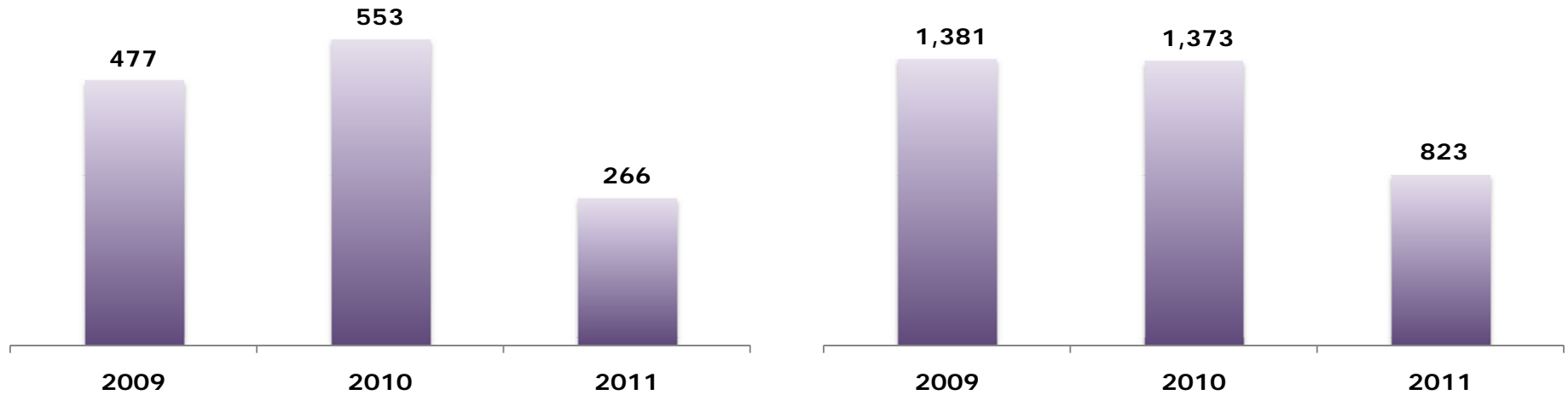
Withdrawn & Expired Listings: Single Family Homes

Monthly real estate market indicators.

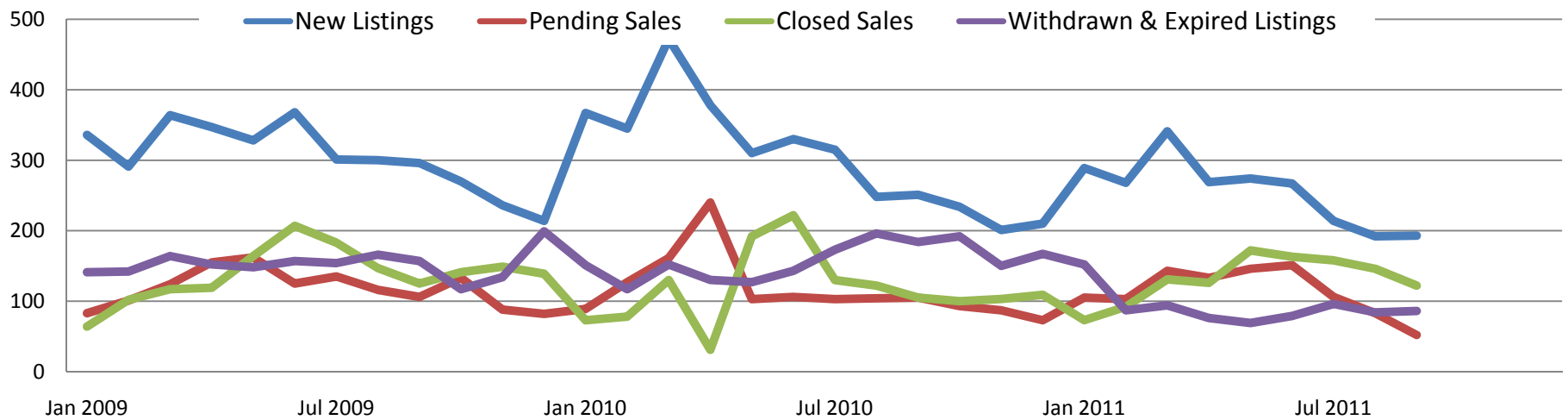


3rd Quarter

Year to Date



Historical Activity



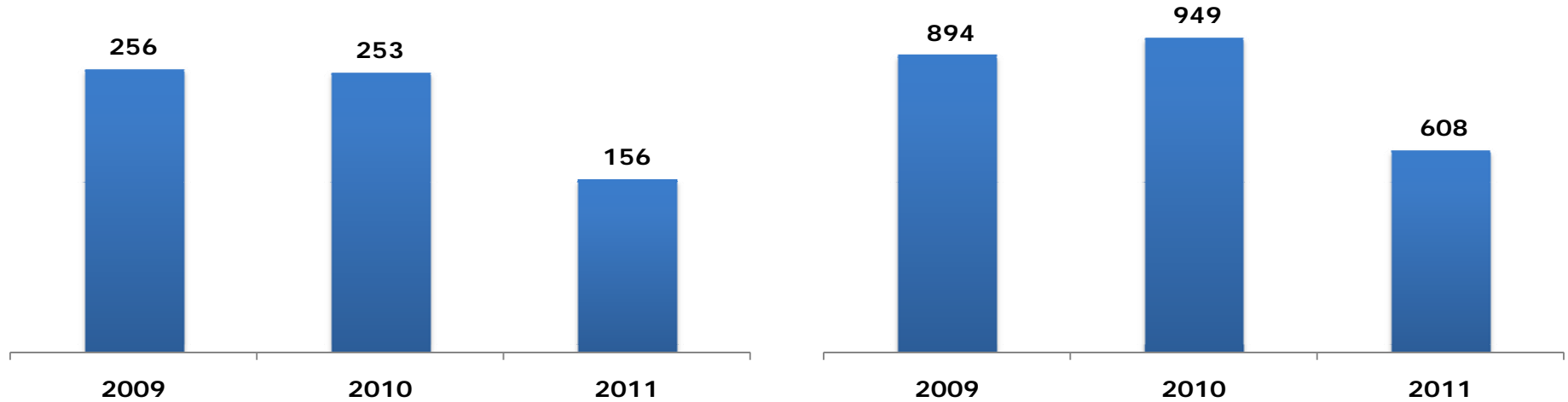
New Listings: Condos and Townhomes

Monthly real estate market indicators.

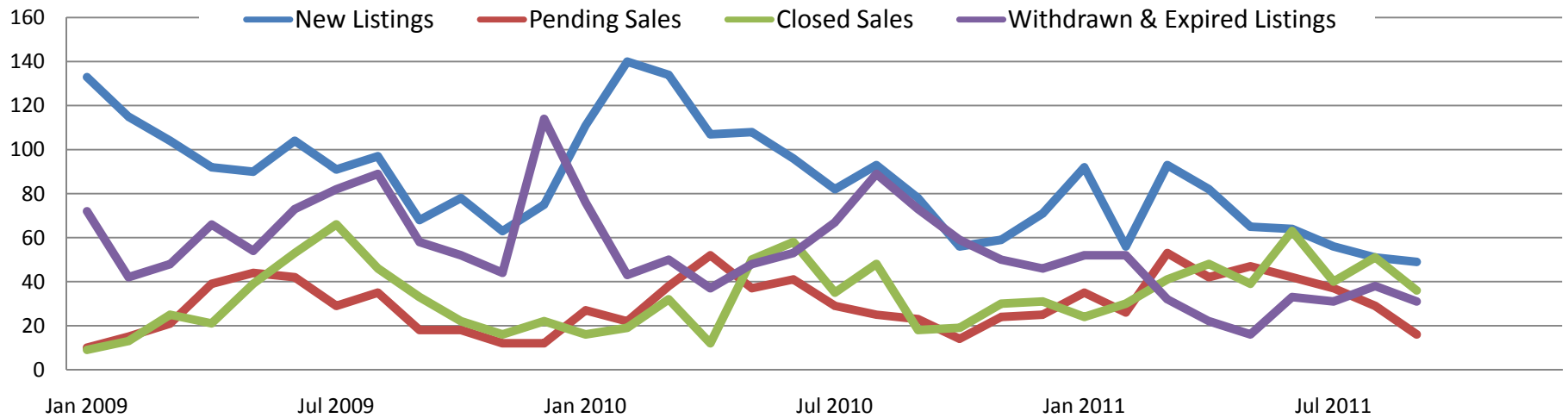


3rd Quarter

Year to Date



Historical Activity



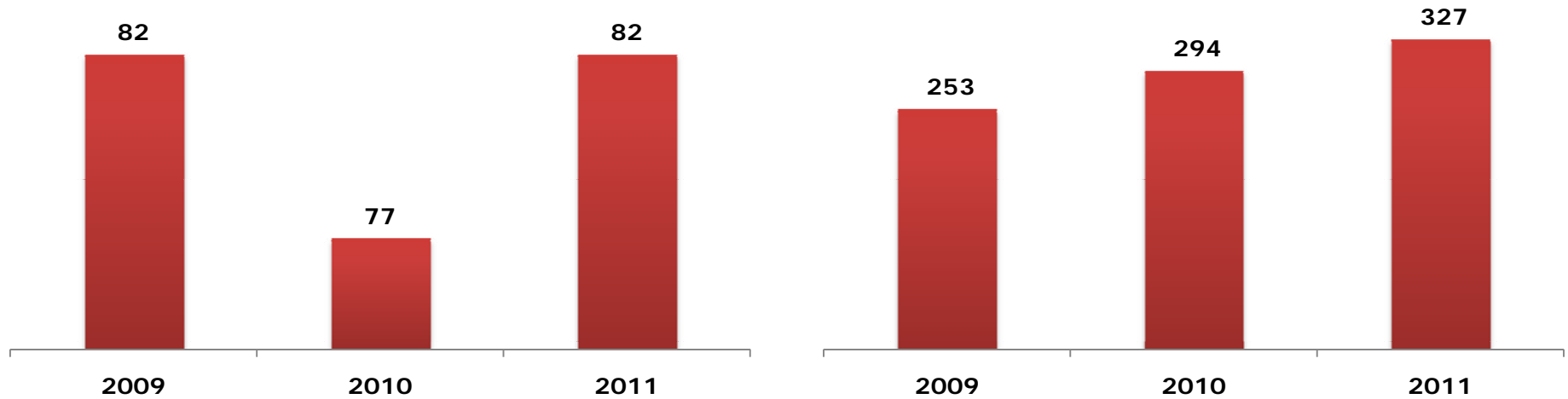
Pending Sales: Condos and Townhomes

Monthly real estate market indicators.

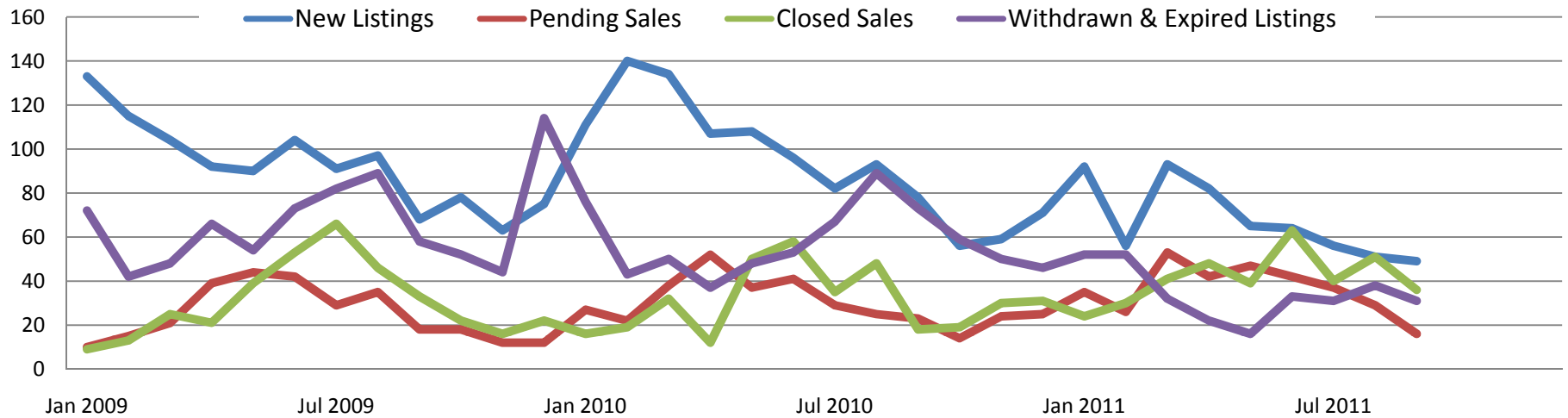


3rd Quarter

Year to Date



Historical Activity



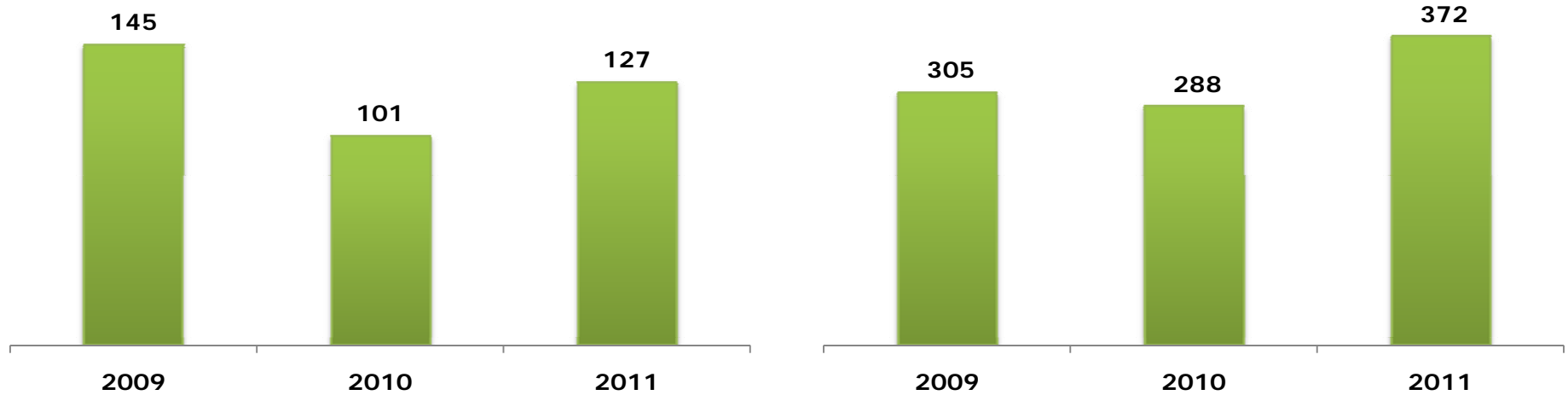
Closed Sales: Condos and Townhomes

Monthly real estate market indicators.

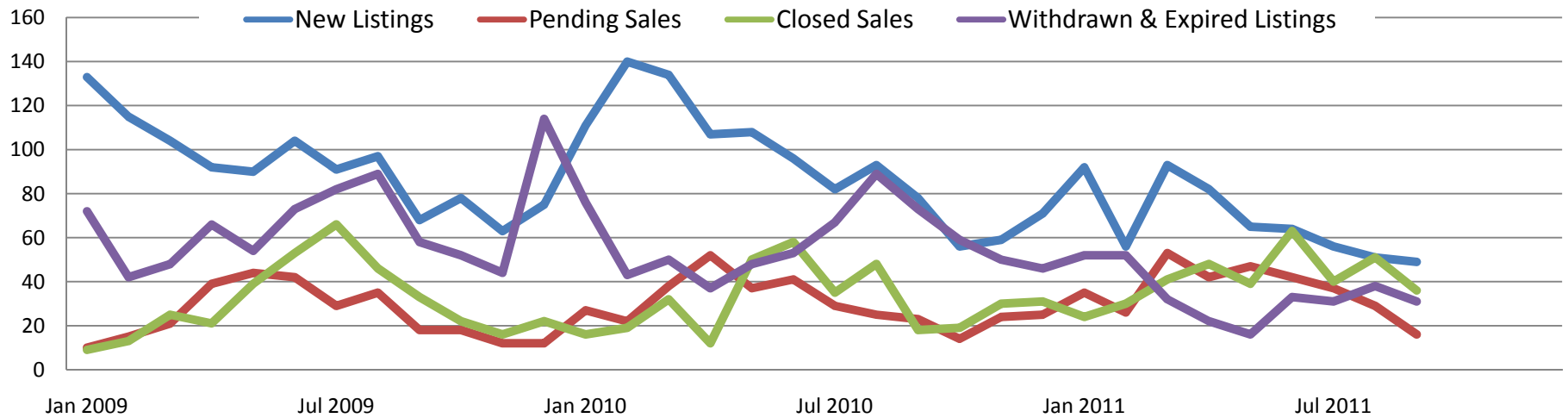


3rd Quarter

Year to Date



Historical Activity

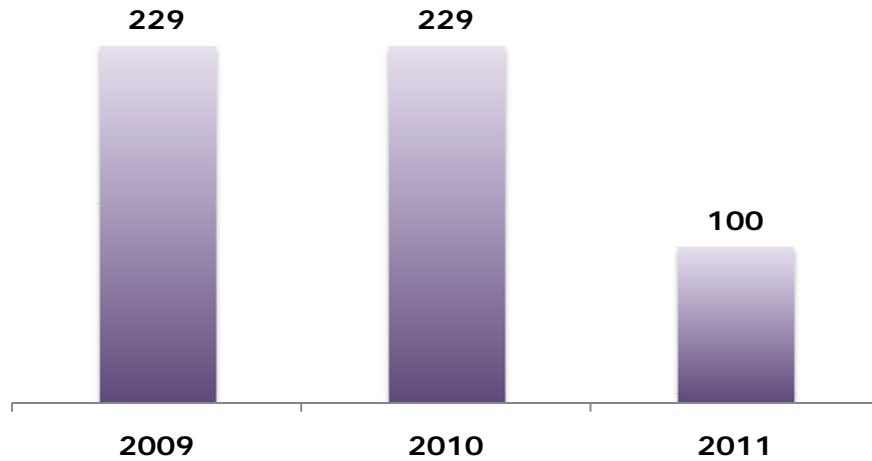


Withdrawn & Expired Listings: Condos and Townhomes

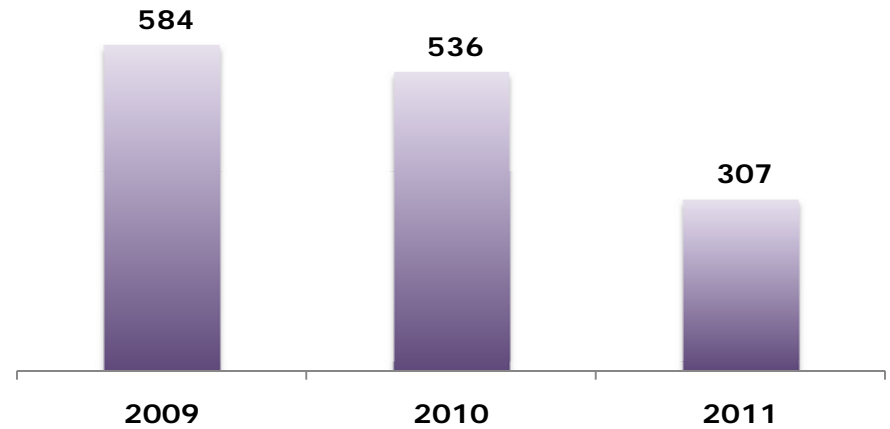
Monthly real estate market indicators.



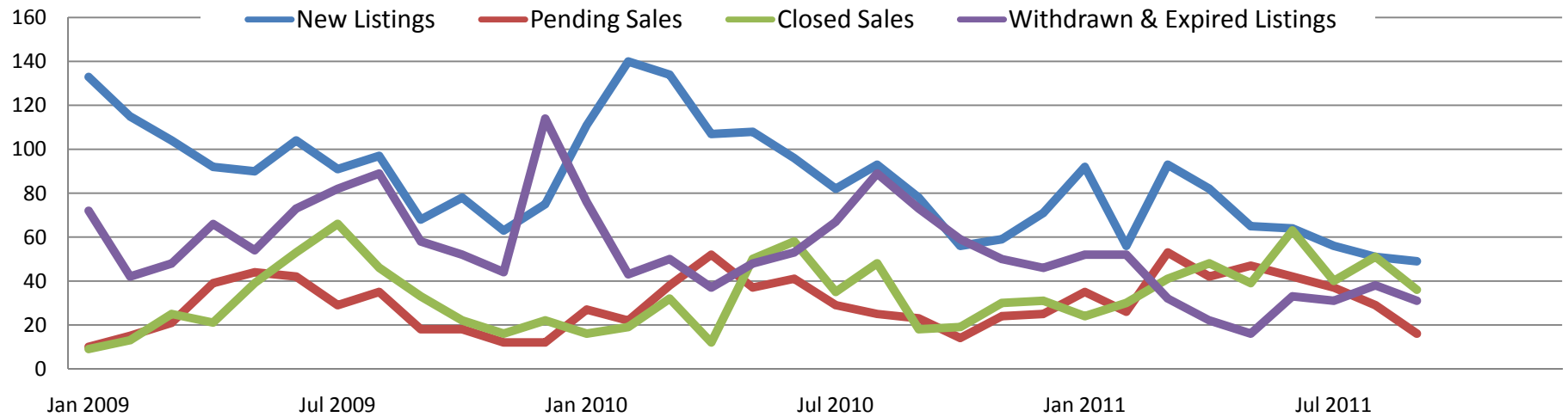
3rd Quarter



Year to Date



Historical Activity

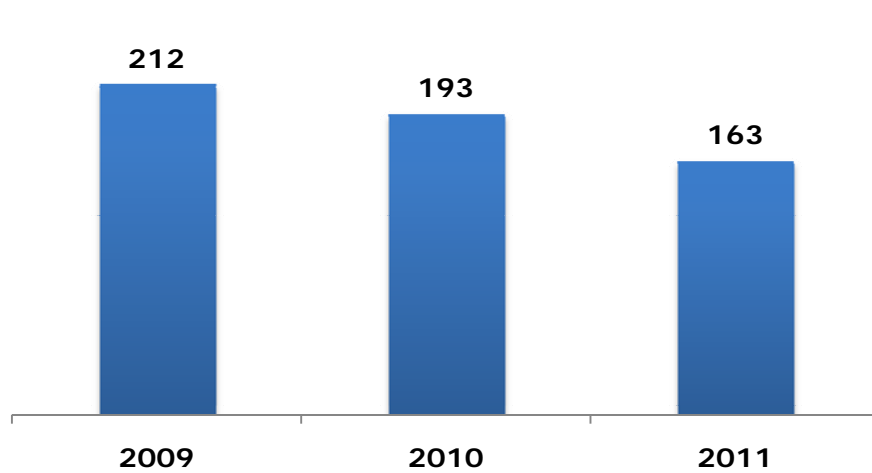


New Listings: Vacant and Undeveloped Land

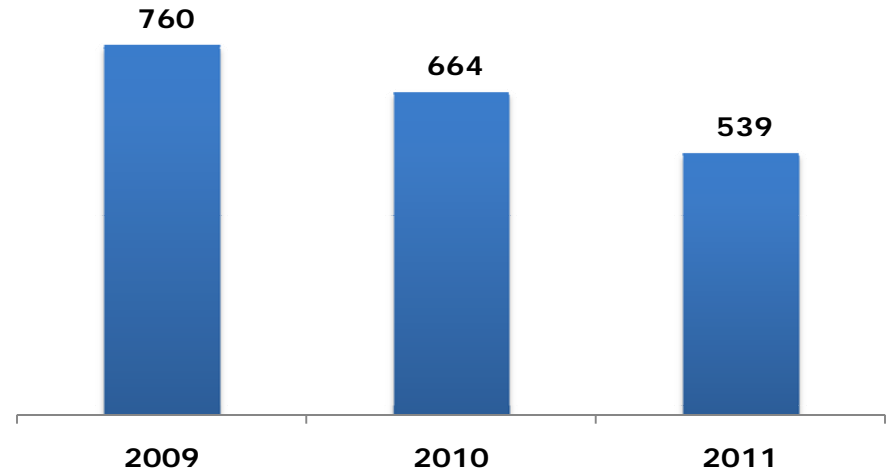
Monthly real estate market indicators.



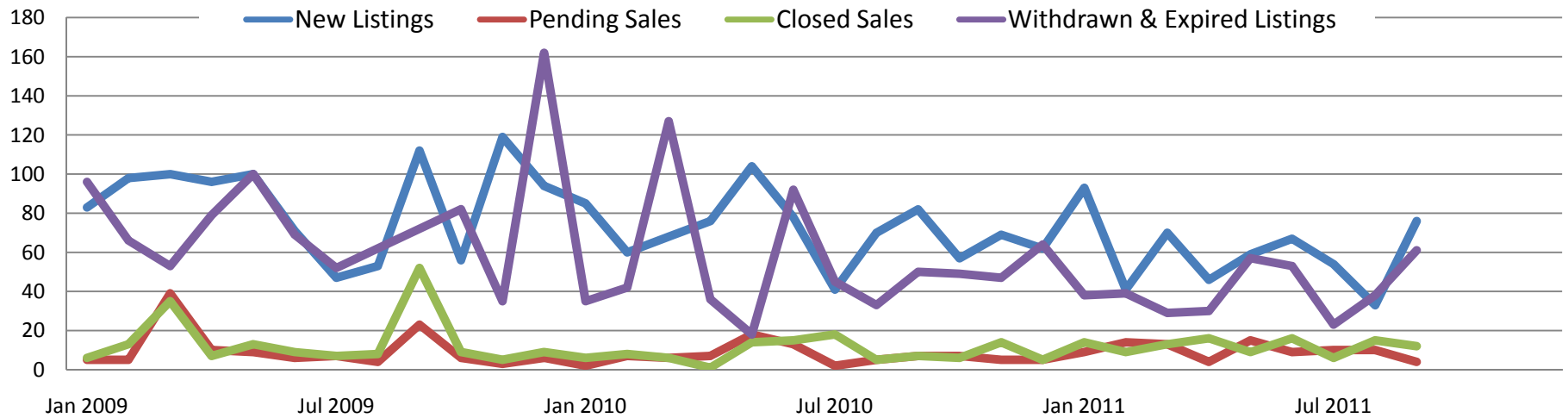
3rd Quarter



Year to Date



Historical Activity



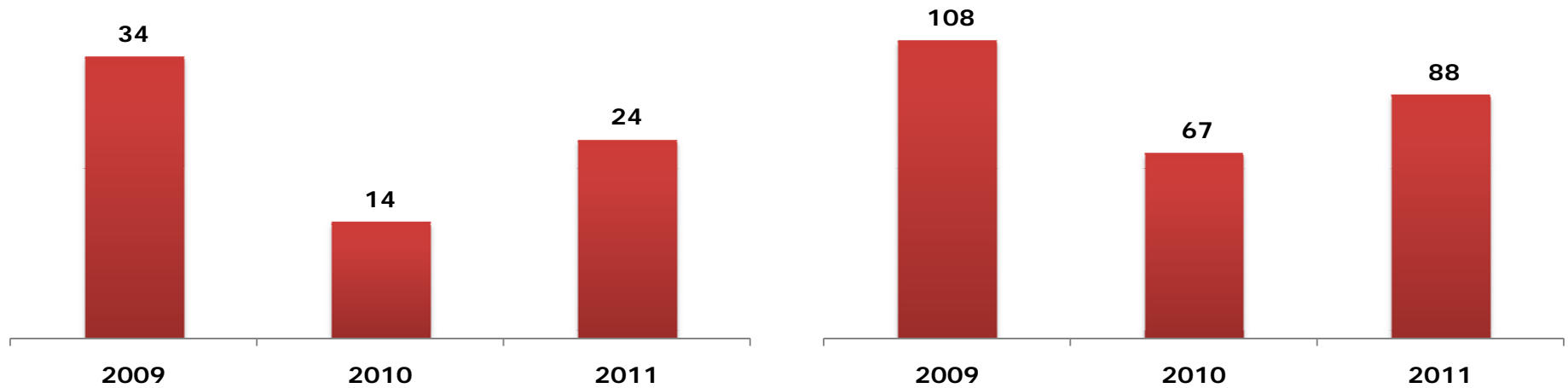
Pending Sales: Vacant and Undeveloped Land

Monthly real estate market indicators.

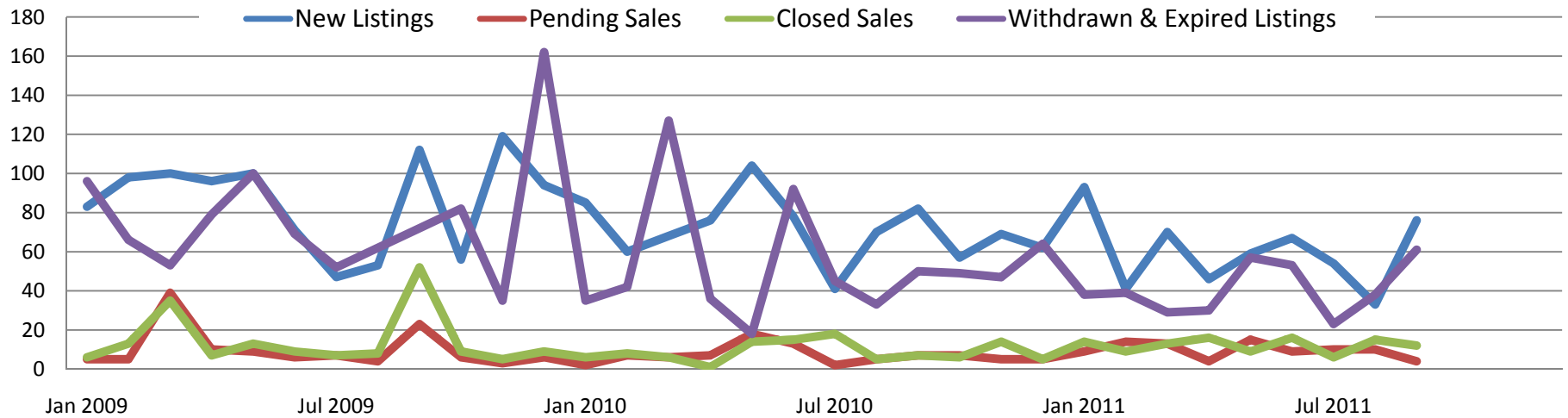


3rd Quarter

Year to Date



Historical Activity

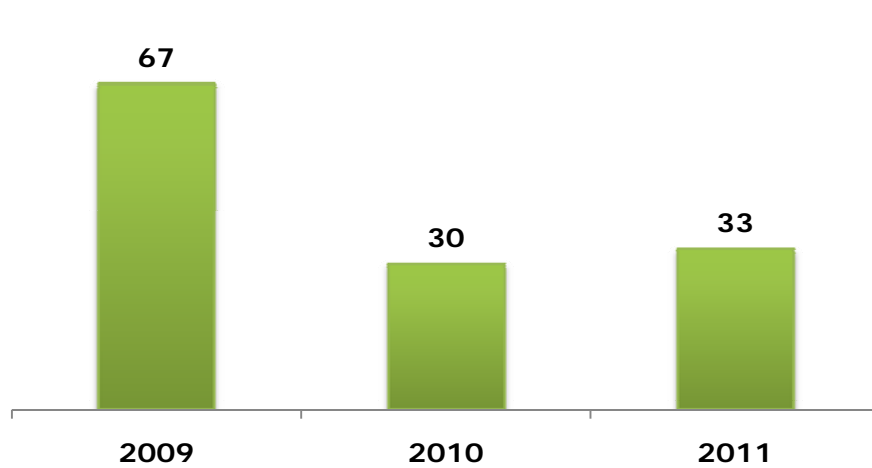


Closed Sales: Vacant and Undeveloped Land

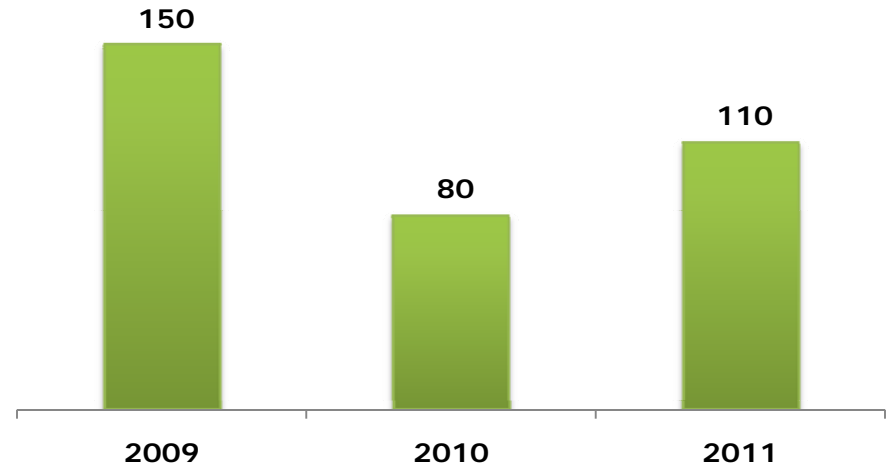
Monthly real estate market indicators.



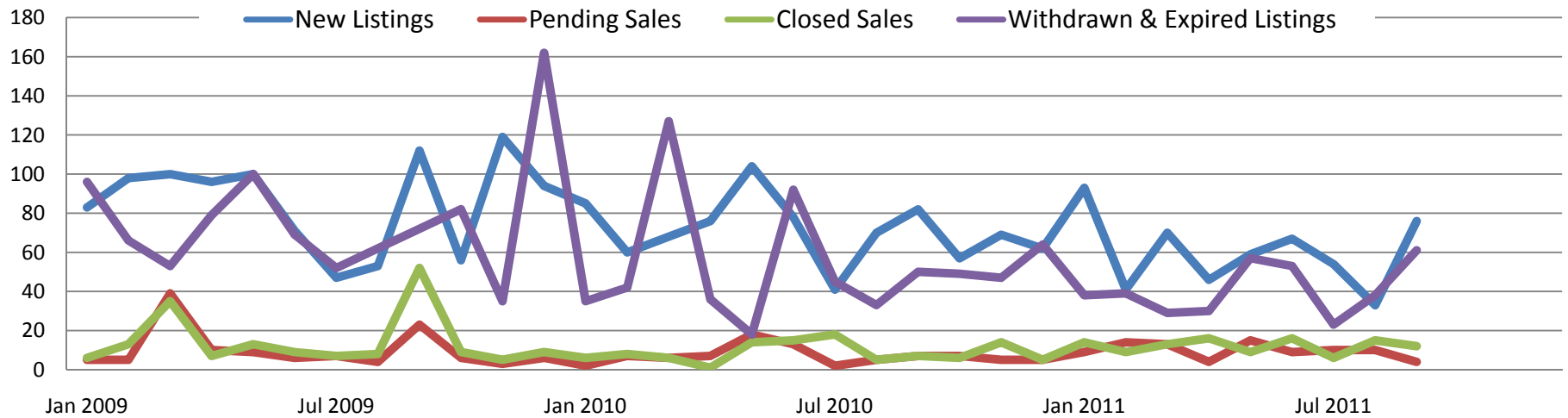
3rd Quarter



Year to Date



Historical Activity



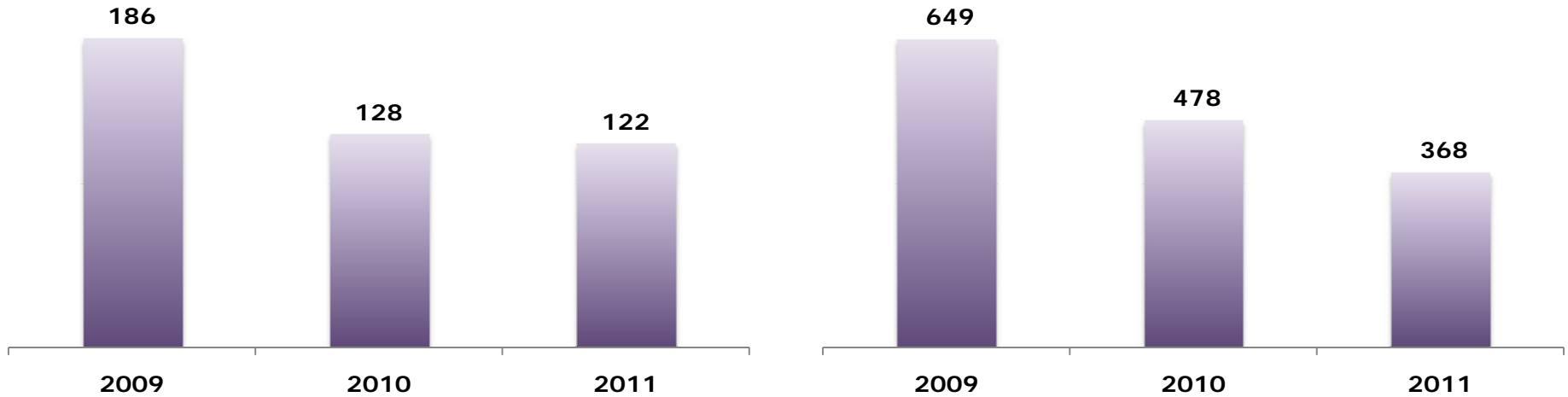
Withdrawn & Expired Listings: Vacant and Undeveloped Land

Monthly real estate market indicators.

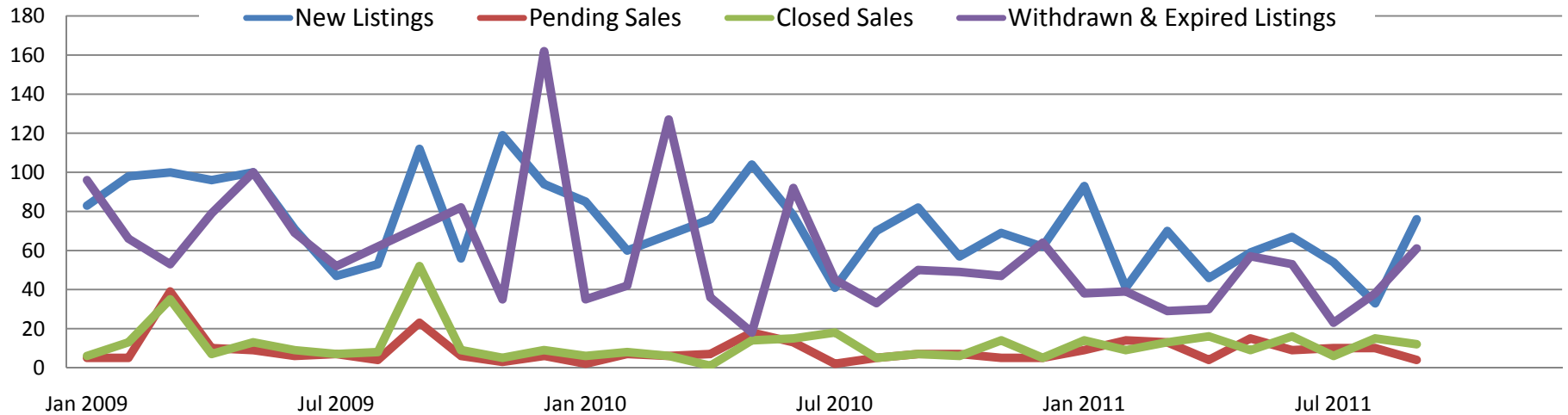


3rd Quarter

Year to Date



Historical Activity



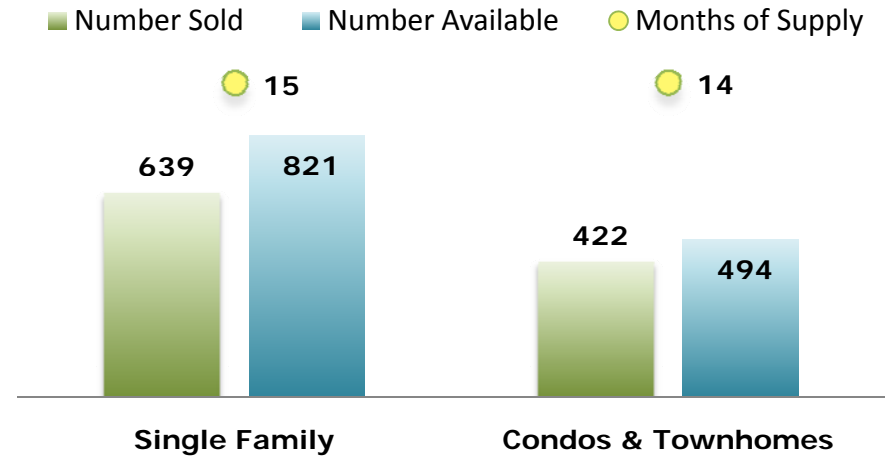
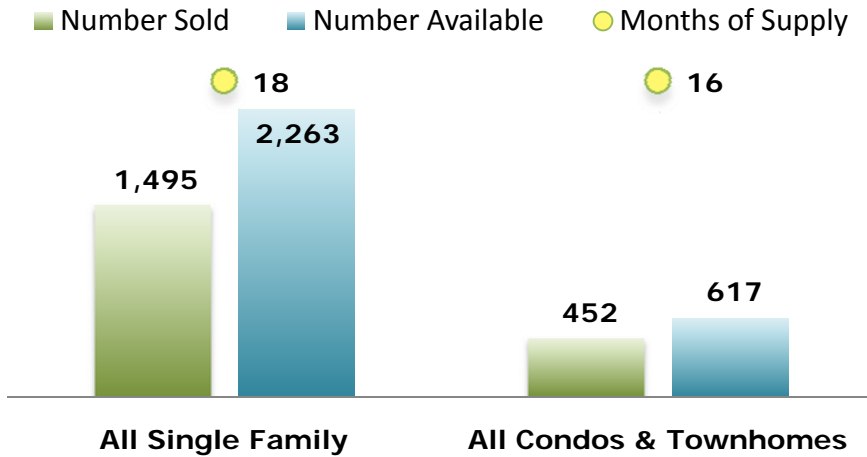
Supply: Residential Properties

Monthly real estate market indicators.
Looking back 12 months



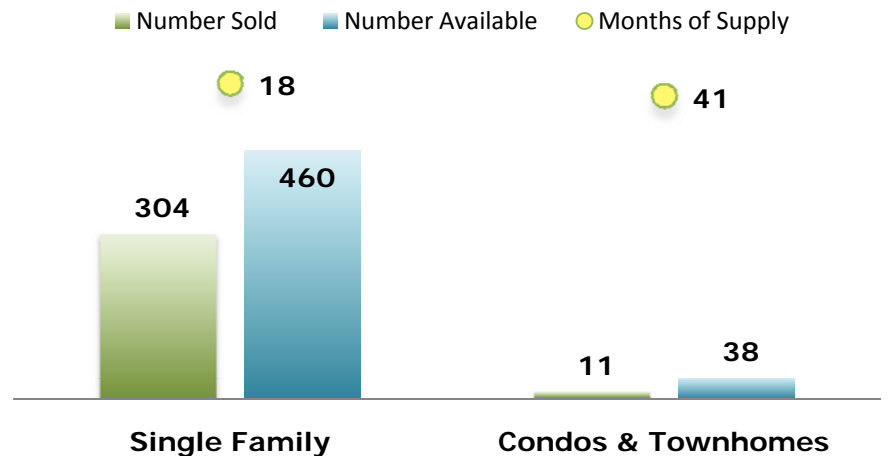
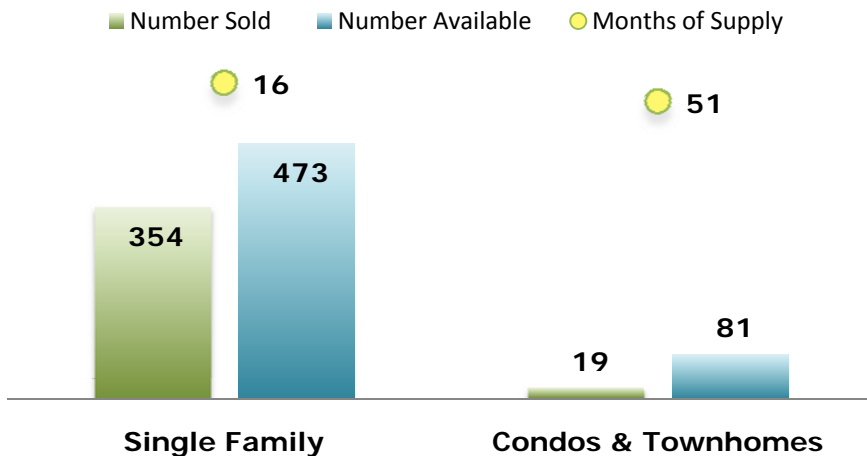
All Residential

Up to \$150,000



\$150,000 to \$200,000

\$200,000 to \$300,000



Supply: Residential Properties

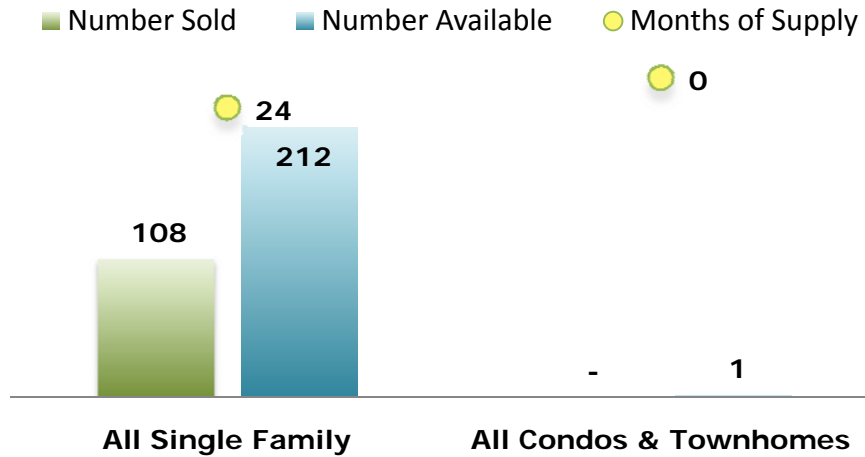
Monthly real estate market indicators.

Looking back 12 months

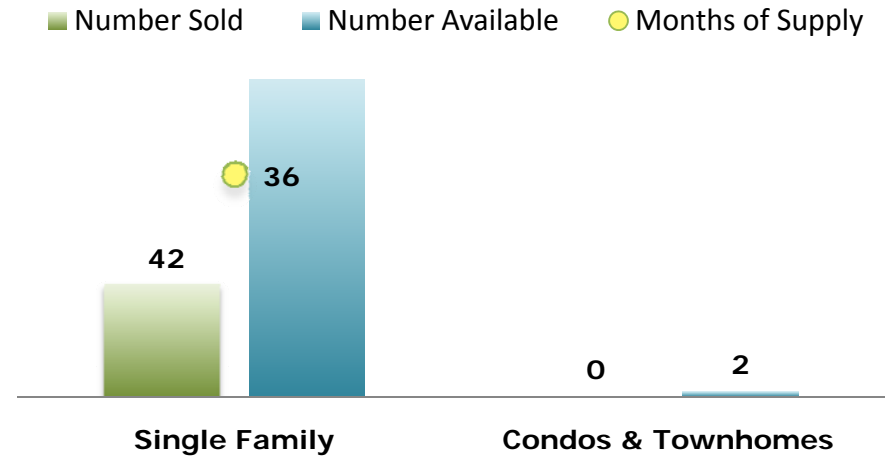


We work hard so you can sleep at night

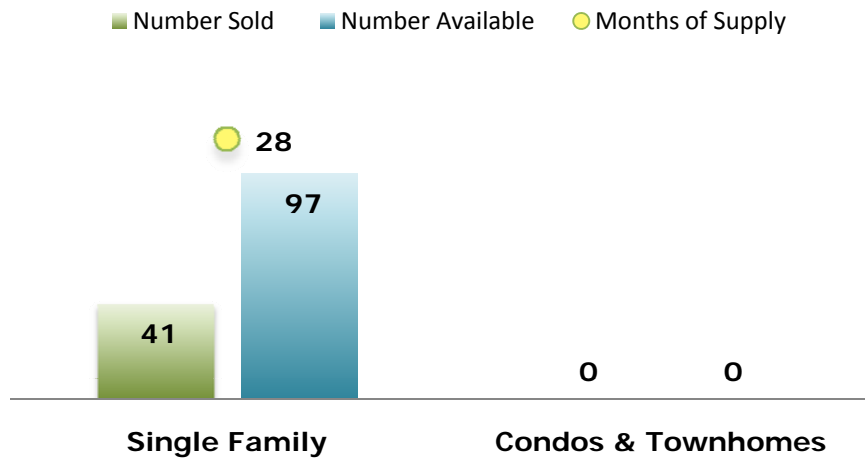
\$300,000 to \$400,000



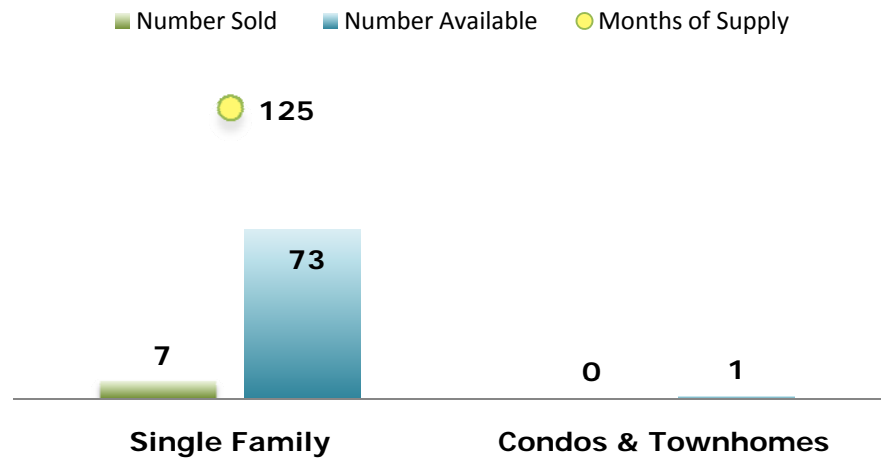
\$400,000 to \$500,000



\$500,000 to \$750,000



\$750,000 and Above



Supply: Vacant and Undeveloped Land

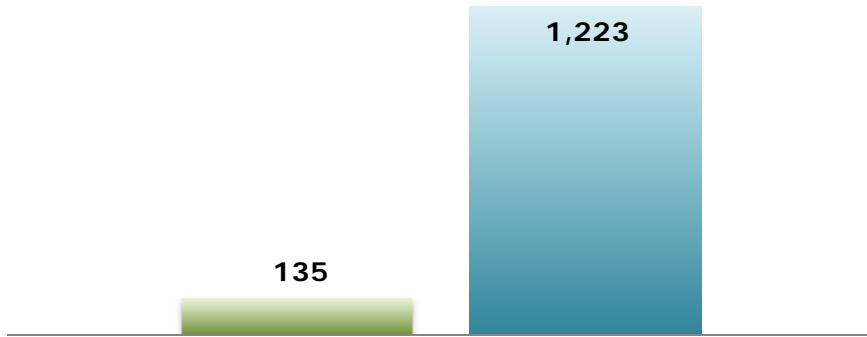
Monthly real estate market indicators.
Looking back 12 months



We work hard so you can sleep at night

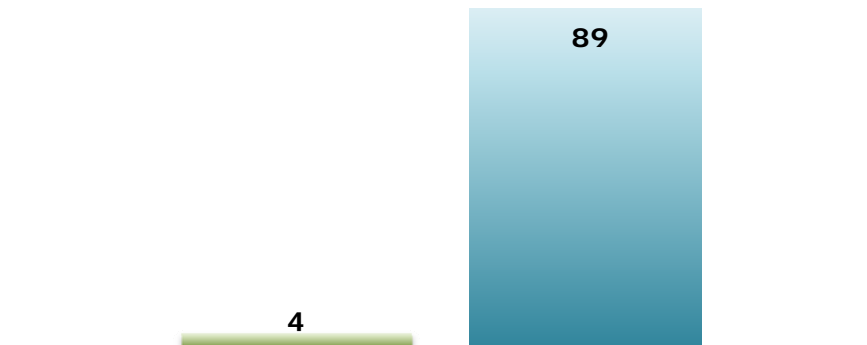
All Land

■ Number Sold ■ Number Available ● Months of Supply



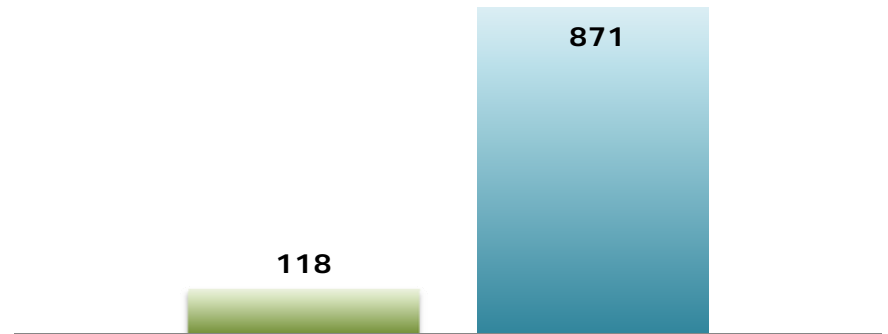
\$150,000 to \$200,000

■ Number Sold ■ Number Available ● Months of Supply



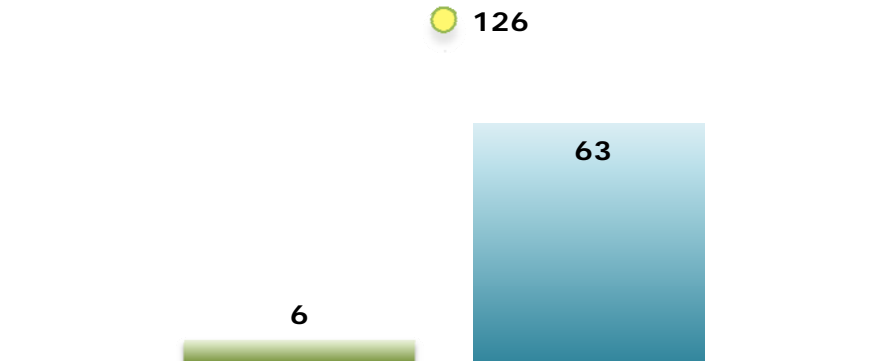
Up to \$150,000

■ Number Sold ■ Number Available ● Months of Supply



\$200,000 to \$300,000

■ Number Sold ■ Number Available ● Months of Supply



Supply: Vacant and Undeveloped Land

Monthly real estate market indicators.

Looking back 12 months

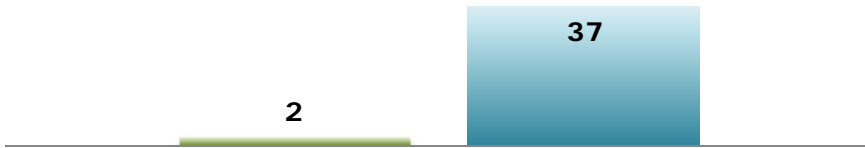


We work hard so you can sleep at night

\$300,000 to \$400,000

■ Number Sold ■ Number Available ● Months of Supply

● 222



\$400,000 to \$500,000

■ Number Sold ■ Number Available ● Months of Supply

● 336



\$500,000 to \$750,000

■ Number Sold ■ Number Available ● Months of Supply

● 210



\$750,000 and Above

■ Number Sold ■ Number Available ● Months of Supply

100

