

1st Quarter 2012 Alachua County Real Estate Market Report



The residential market has been stabilizing over the last year, and the evidence of that can be found throughout the graphs below.

You can see that Qtr1 prices are about the same in 2012 as they were a year before. We are also seeing more sales closing in the first quarter than the last few years.

Days on the market are almost unchanged from a year ago.

Sale prices are also a lot closer to the asking price on homes, coming up by 2% from a year ago.

At the same time there are fewer new listing coming onto the market than a year ago, and when combined with more sales we will start to see the supply of inventory shrinking. It's still a buyer's market, but the tables are slowly turning.

Vacant land is still moving slowly, with a large oversupply of inventory.

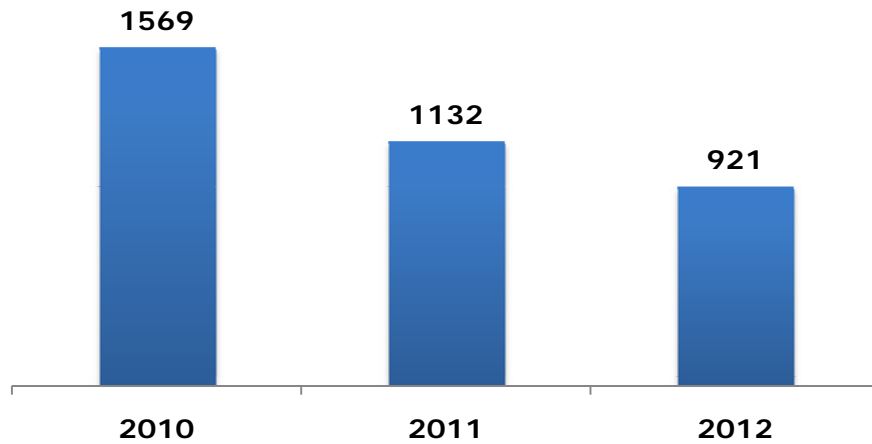
Purchase & Sale Activity			
Residential Properties			<i>Page:</i>
	New Listings		2
	Pending Sales		3
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	Average Sale Prices		5
	Distressed Properties		6
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Months of Supply			<i>Page:</i>
	Residential	14 mo.	19
	Vacant and Undeveloped Land	100 mo.	21

Number New Listings: Residential

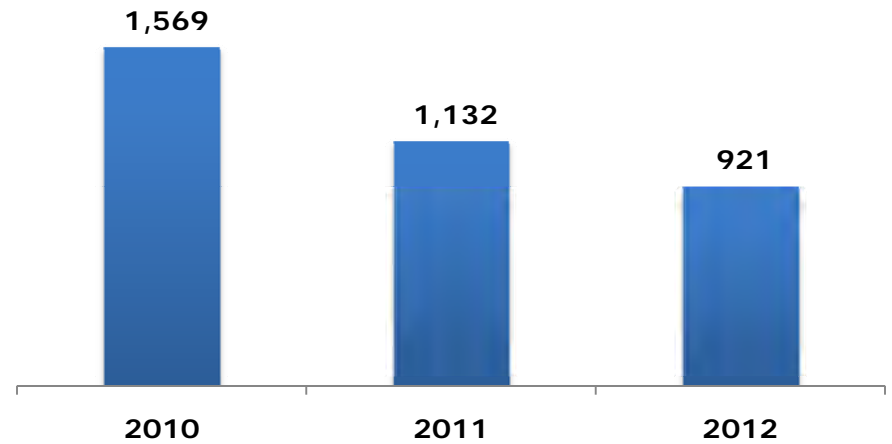
Monthly real estate market indicators.



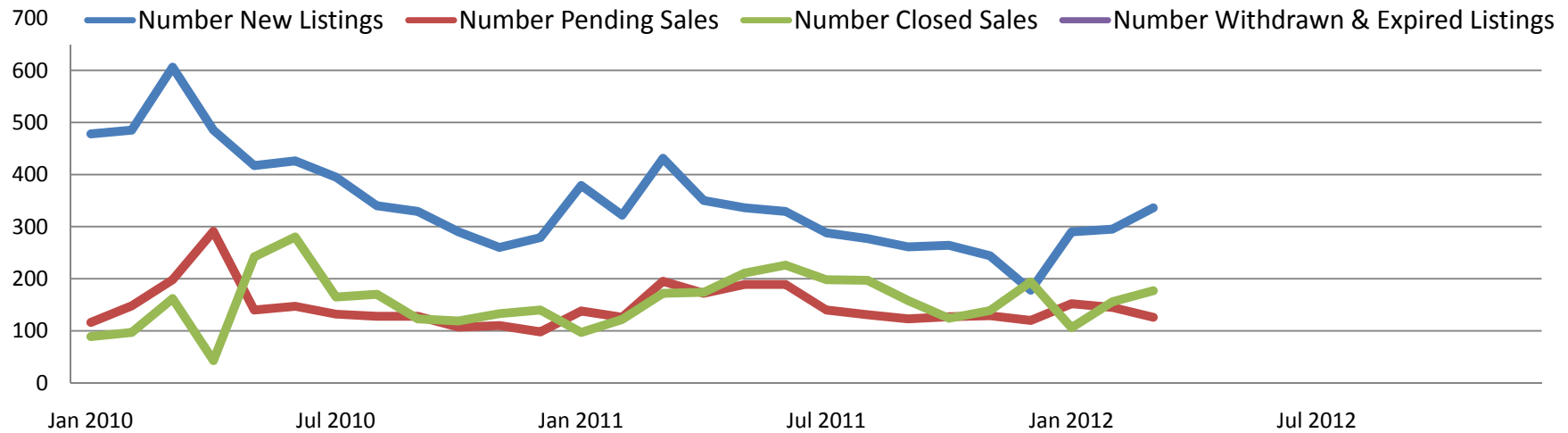
1st Quarter (Year over Year)



Year to Date



Historical Activity

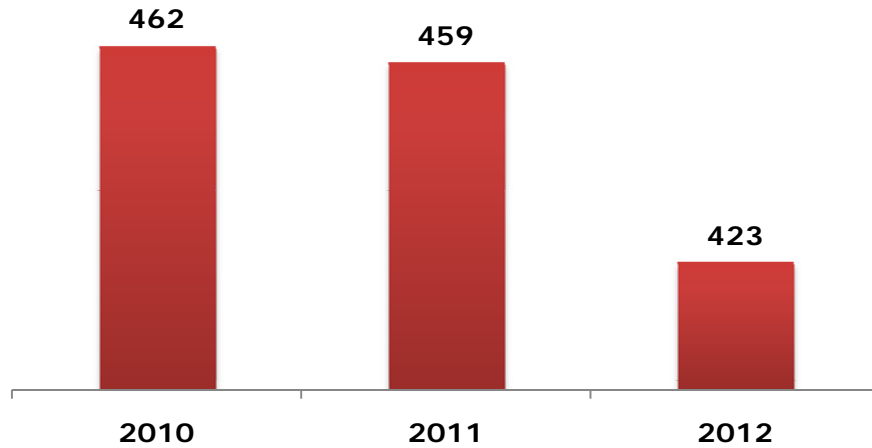


Number Pending Sales: Residential

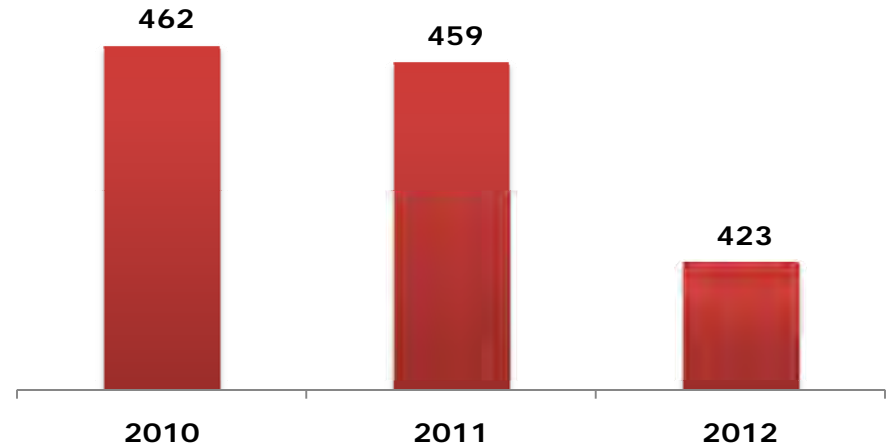
Monthly real estate market indicators.



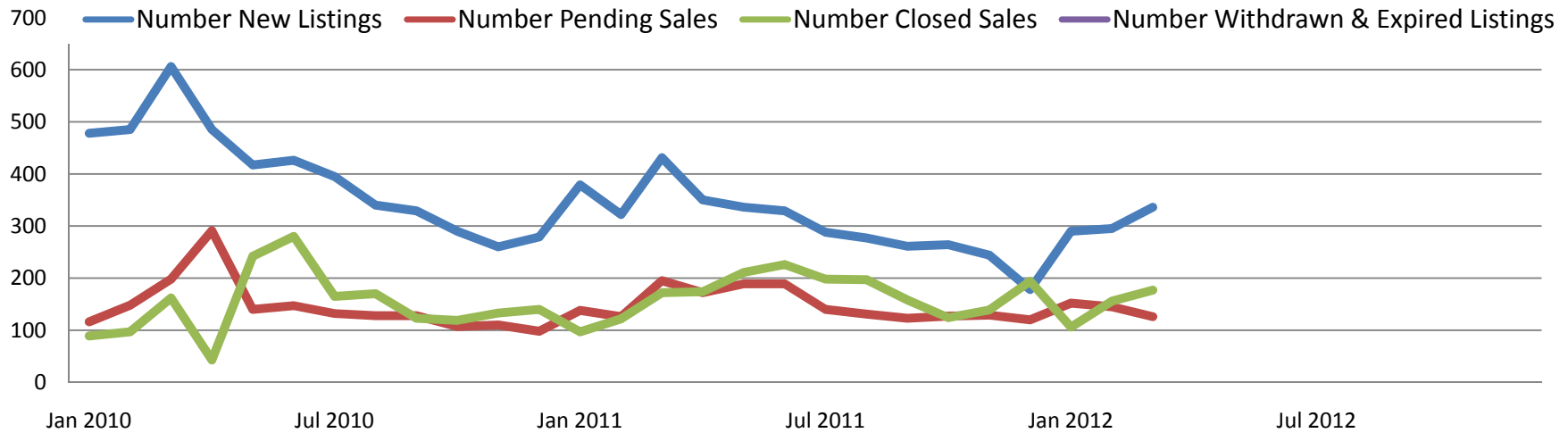
1st Quarter (Year over Year)



Year to Date



Historical Activity



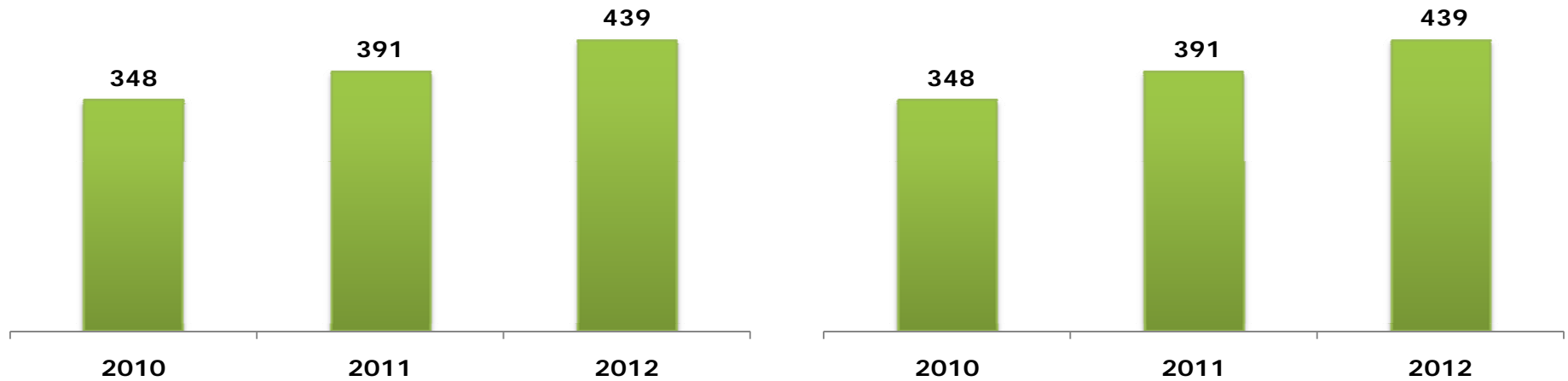
Number Closed Sales: Residential

Monthly real estate market indicators.

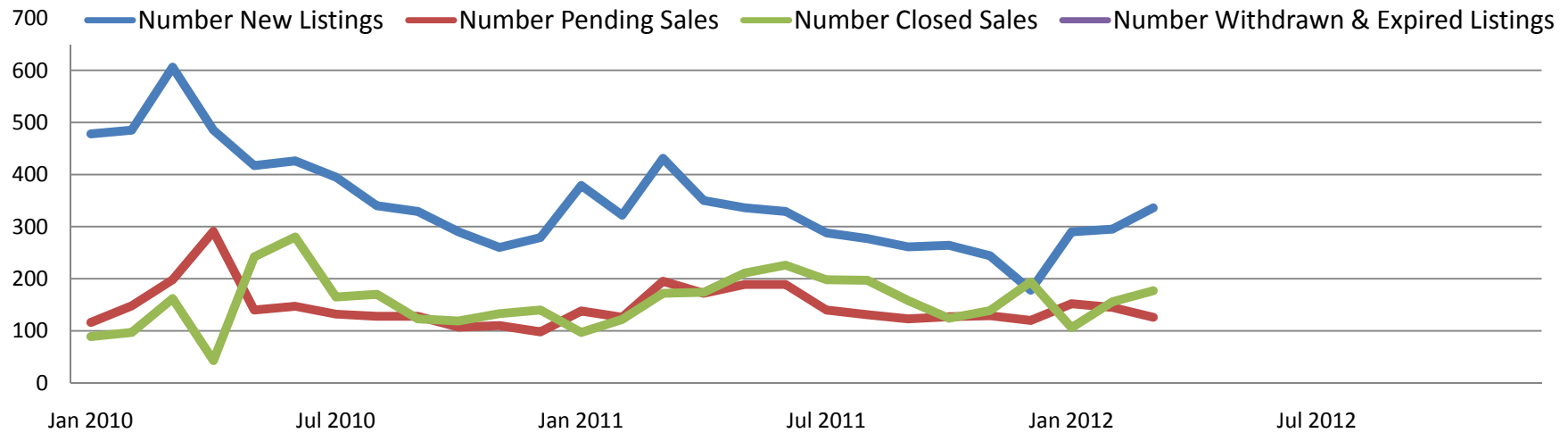


1st Quarter (Year over Year)

Year to Date



Historical Activity



Average Sale Price

Monthly real estate market indicators.



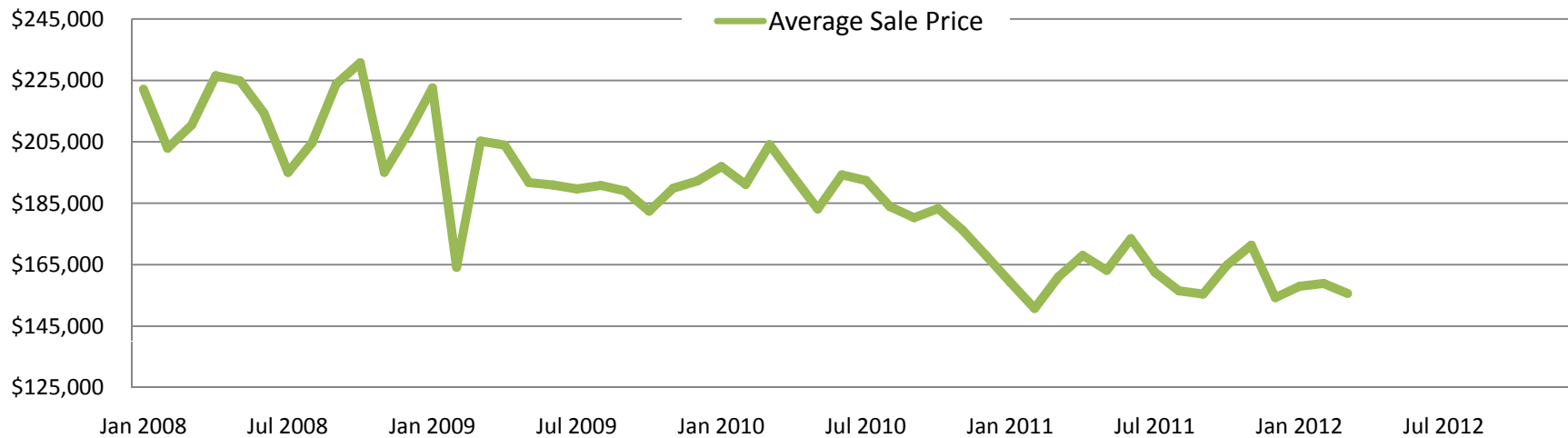
1st Quarter (Year over Year)



Annual Averages



Historical Activity

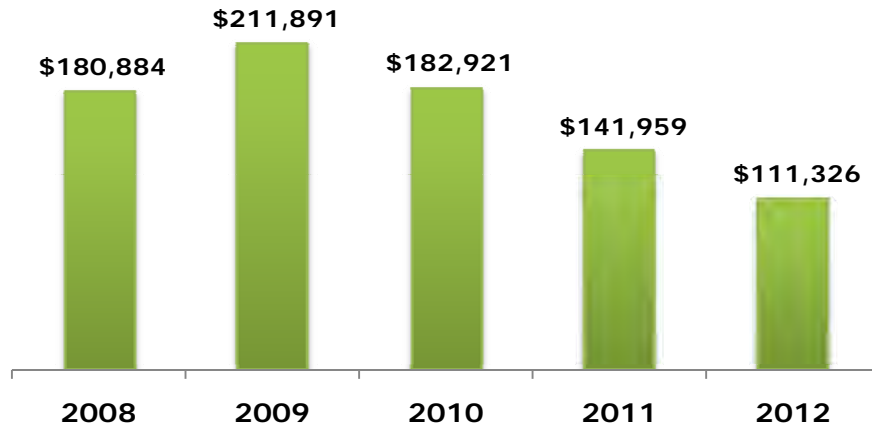


Distressed Sales (Year over Year)

Monthly real estate market indicators.



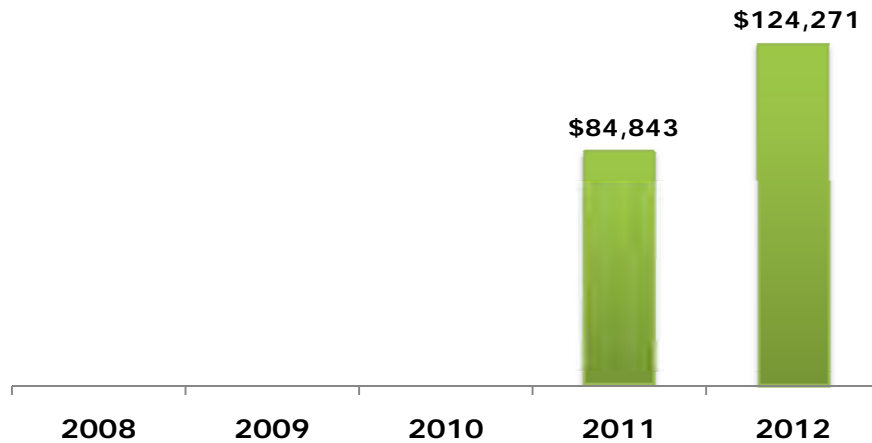
1st Quarter Short Sales Average Sale Price



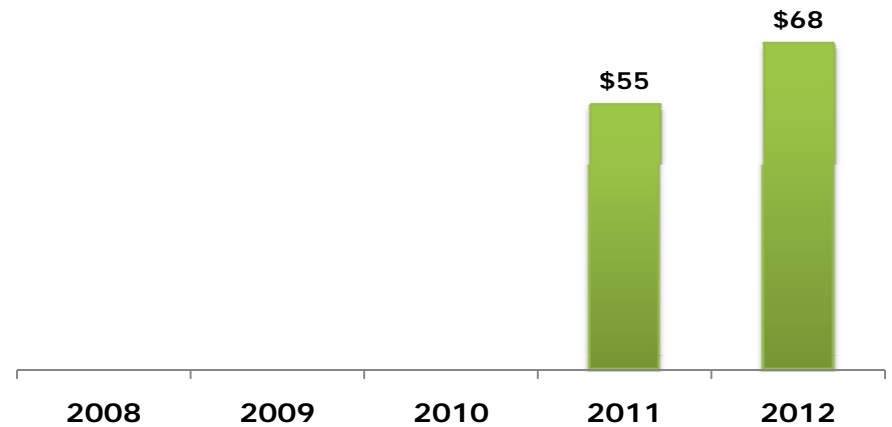
Average Price per SqFt



1st Quarter Bank Owned Average Sale Price



Average Price per SqFt

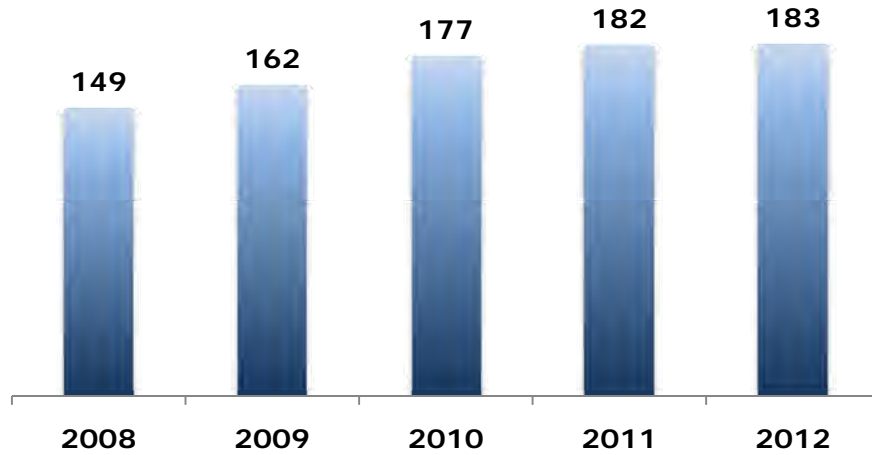


Average Days on Market

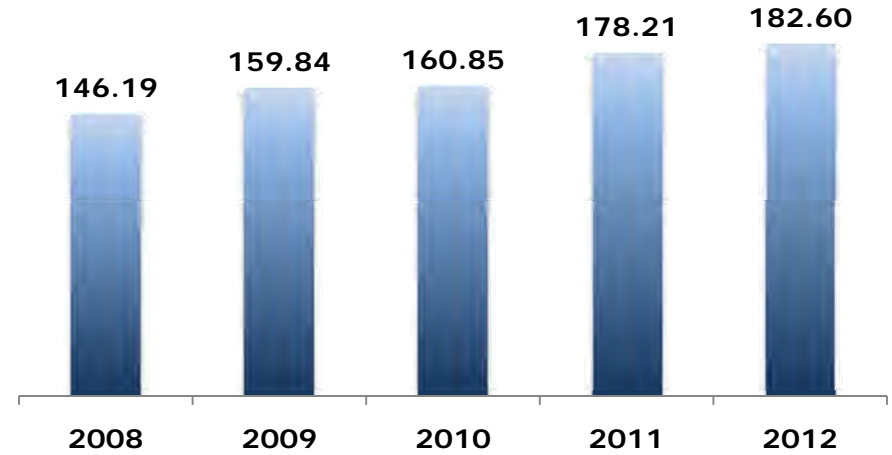
Monthly real estate market indicators.



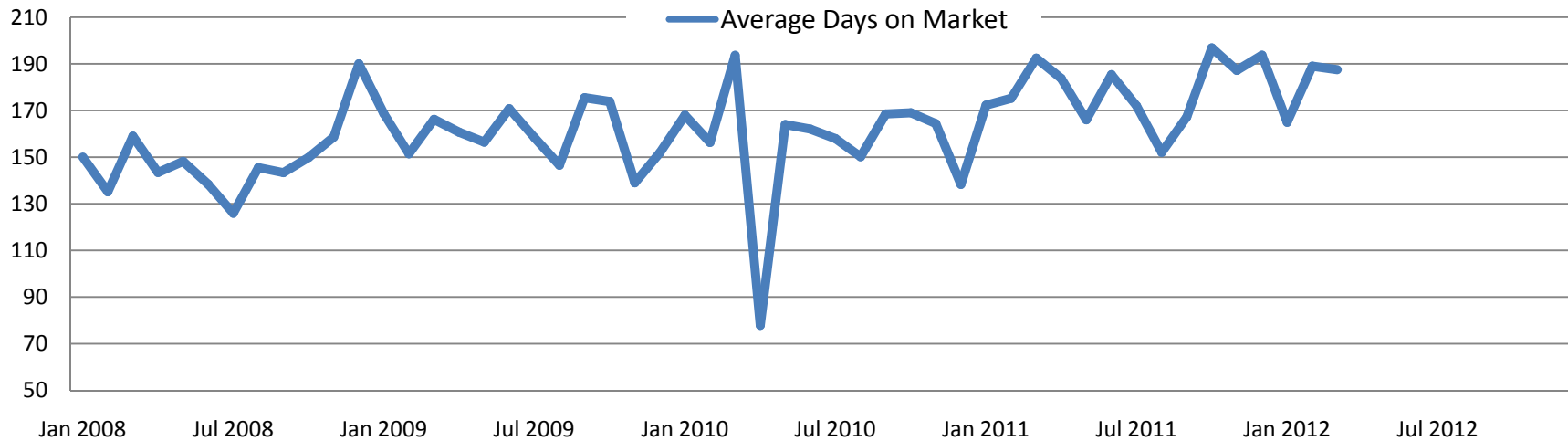
1st Quarter (Year over Year)



Annual Averages



Historical Activity

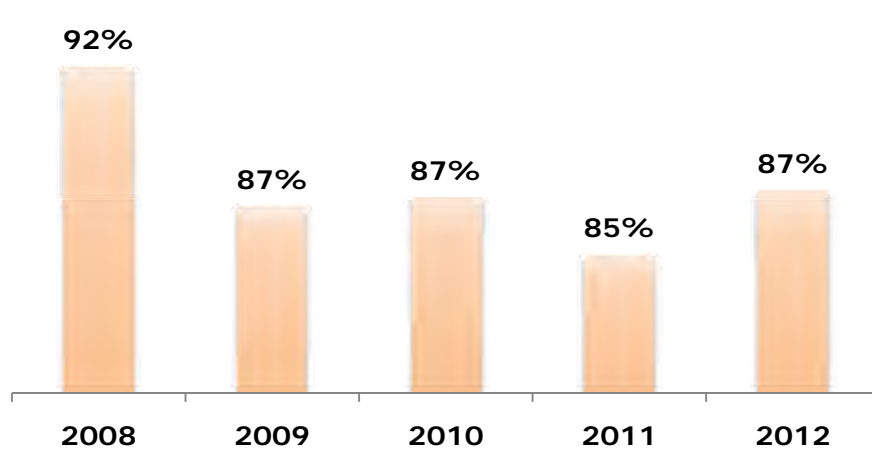


Original Asking Price to Selling Price Ratio

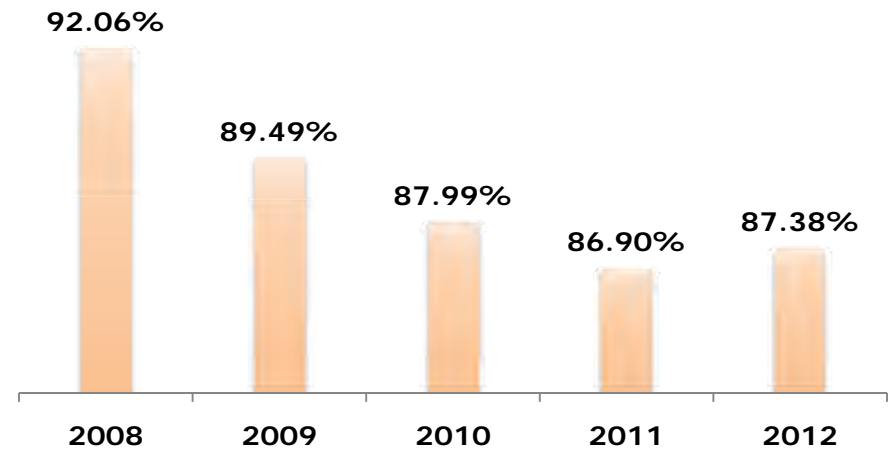
Monthly real estate market indicators.



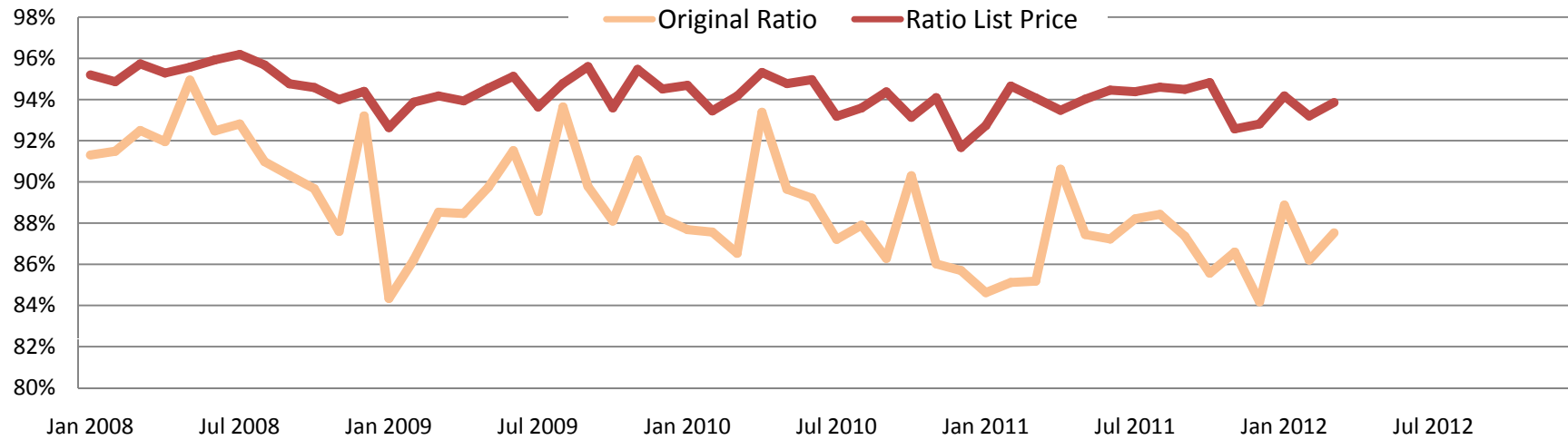
1st Quarter



Annual Averages



Historical Activity

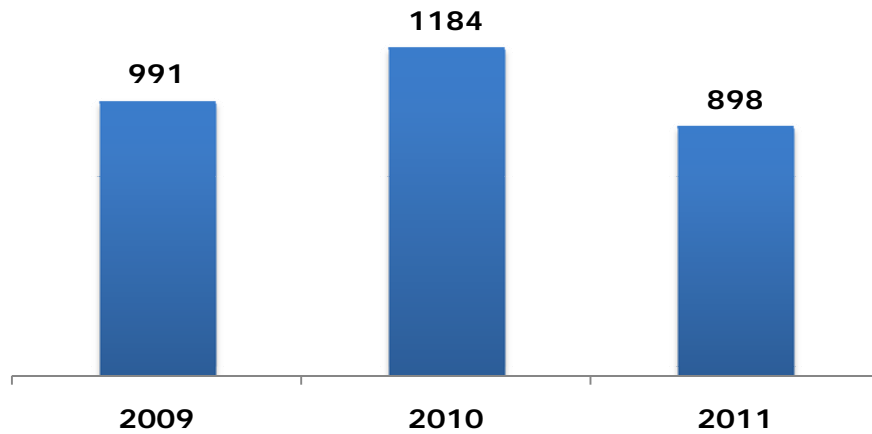


New Listings: Single Family Homes

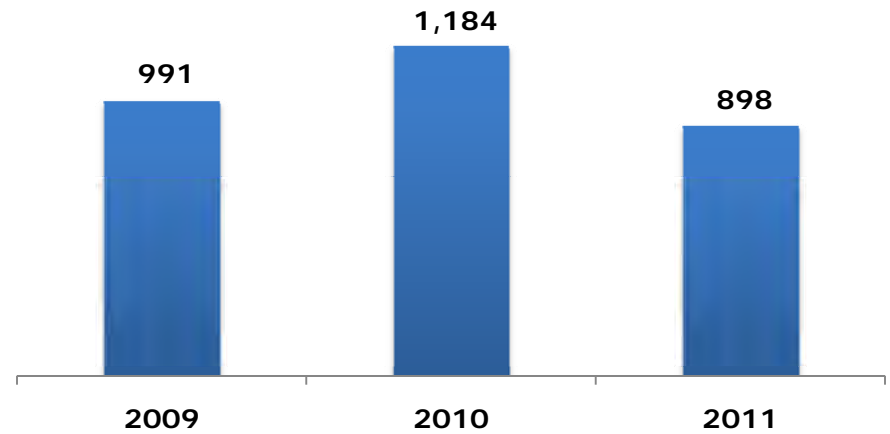
Monthly real estate market indicators.



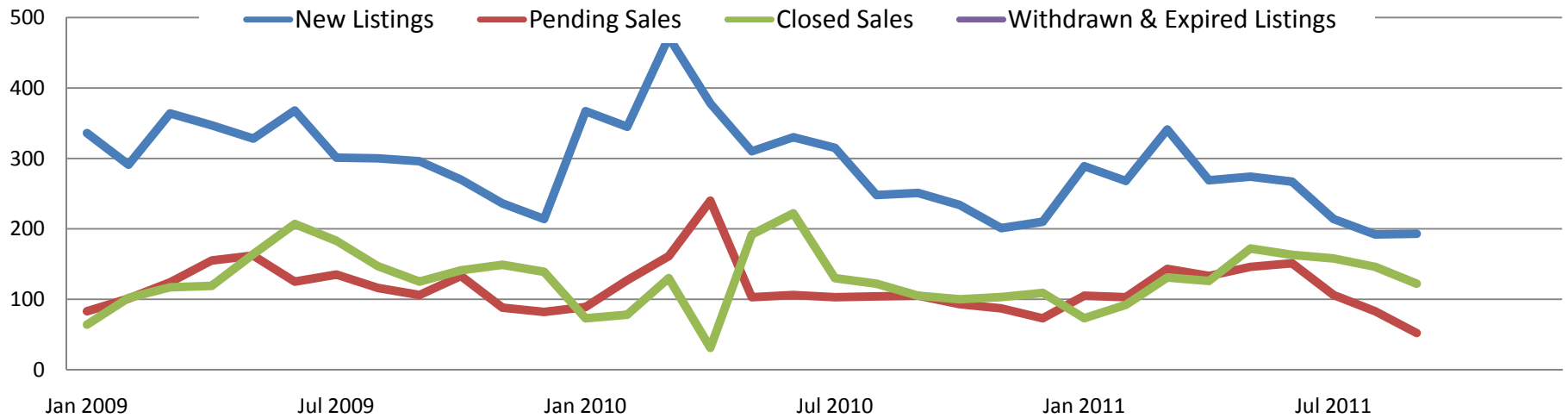
1st Quarter



Year to Date



Historical Activity

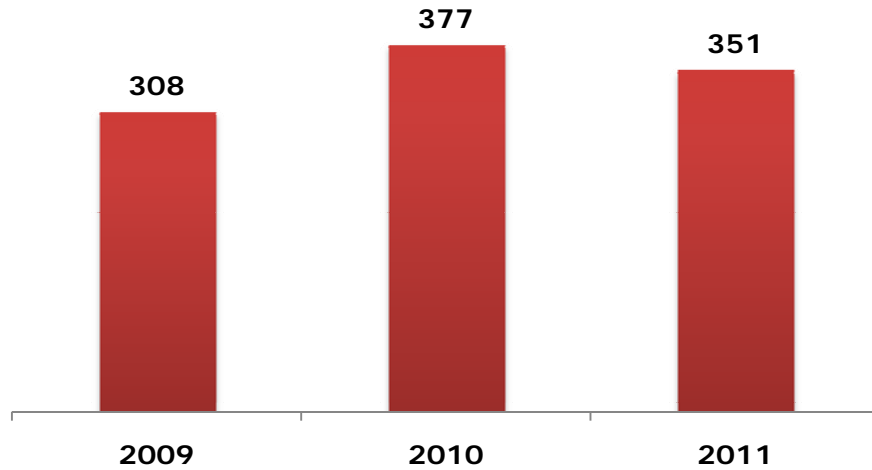


Pending Sales: Single Family Homes

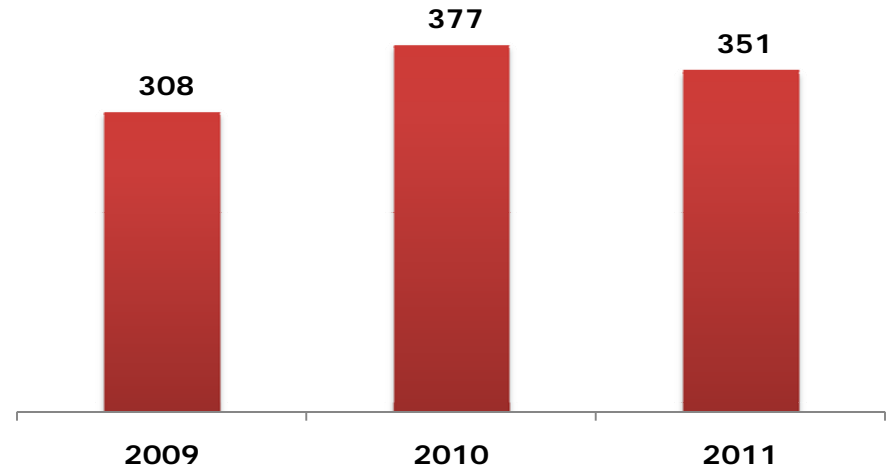
Monthly real estate market indicators.



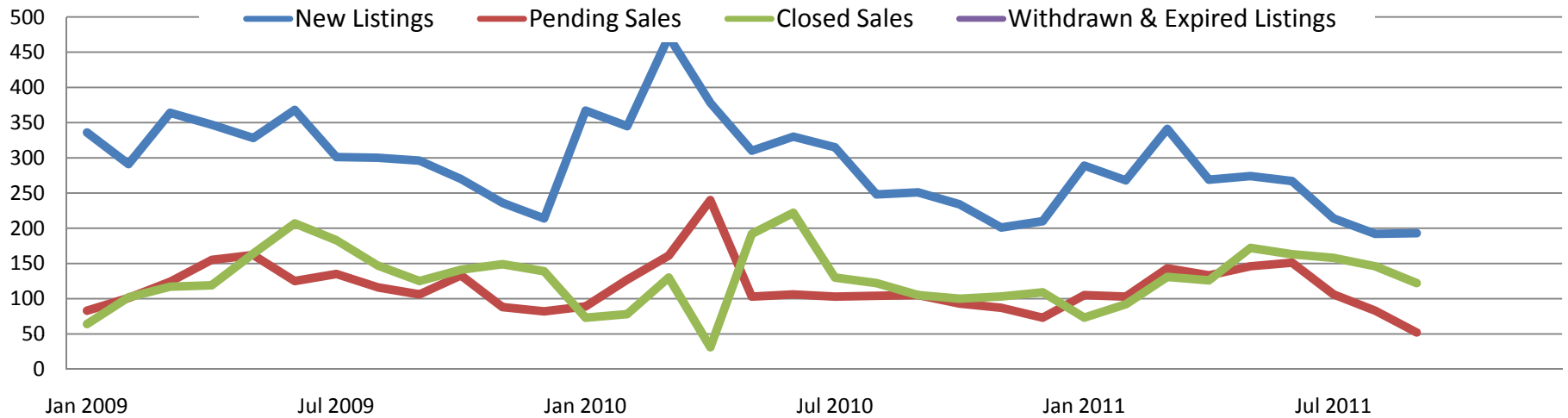
1st Quarter



Year to Date



Historical Activity



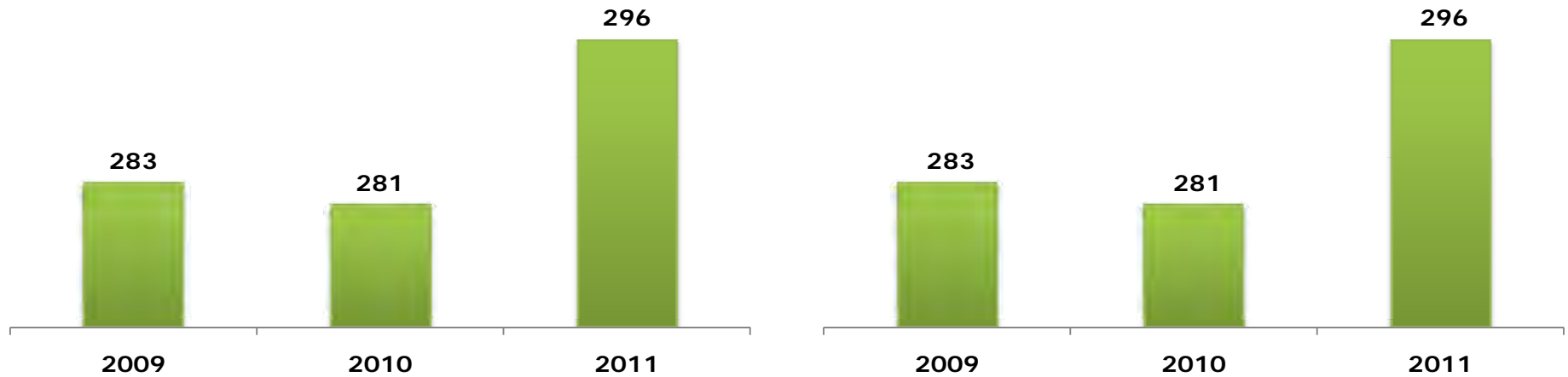
Closed Sales: Single Family Homes

Monthly real estate market indicators.

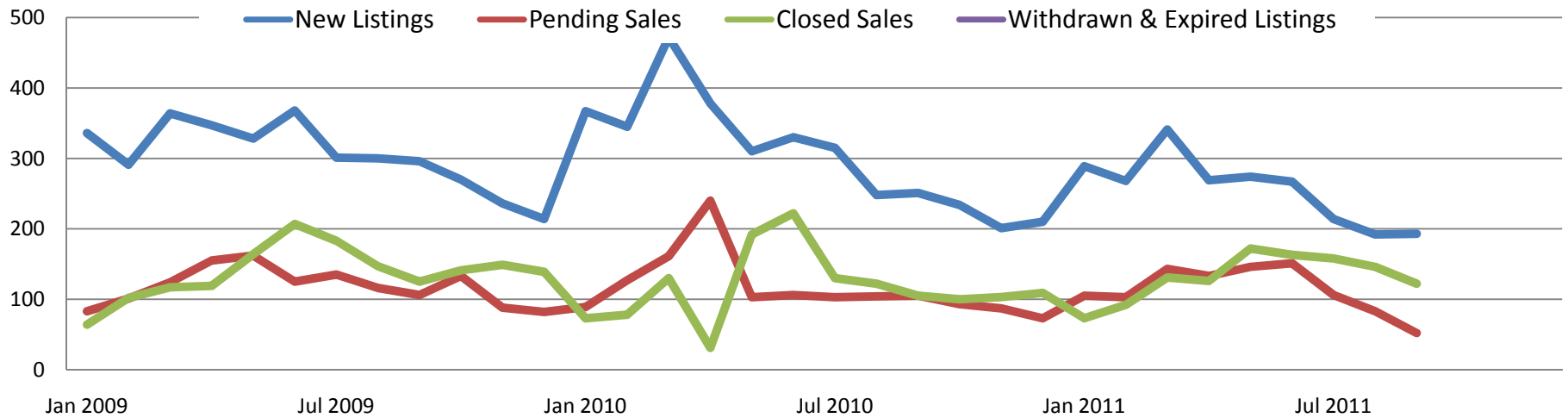


1st Quarter

Year to Date



Historical Activity



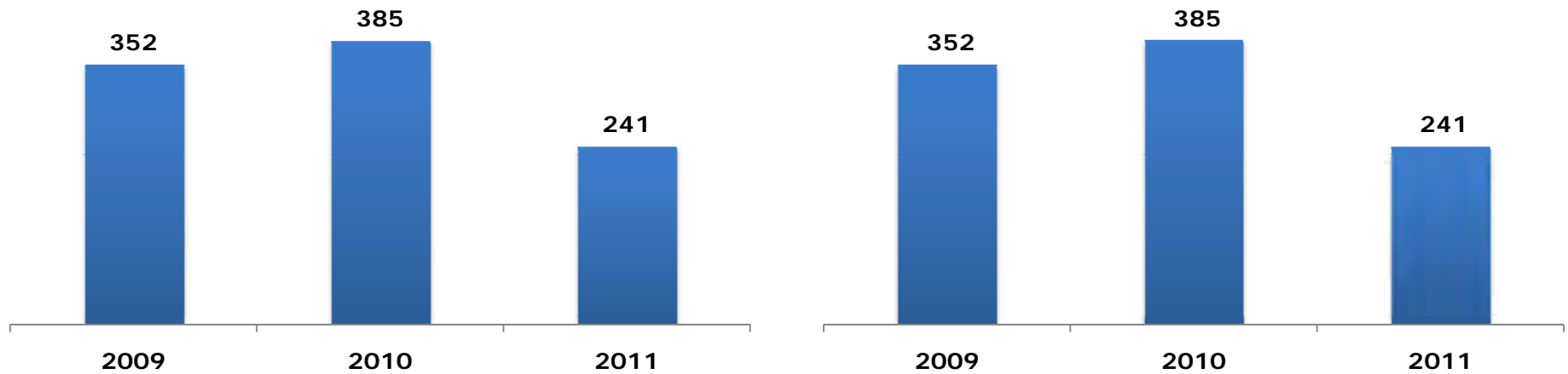
New Listings: Condos and Townhomes

Monthly real estate market indicators.

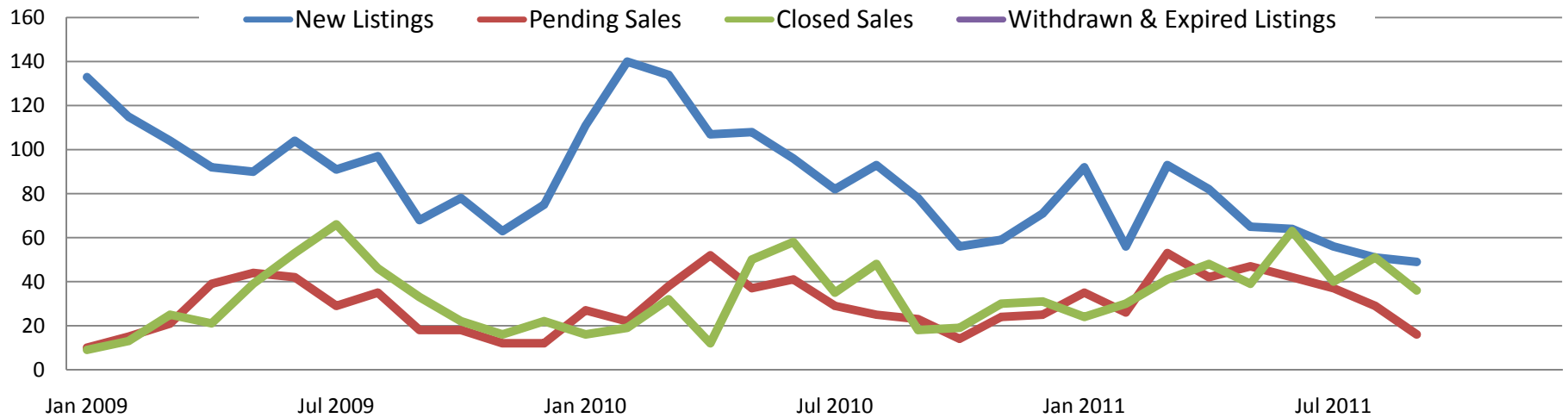


1st Quarter

Year to Date



Historical Activity



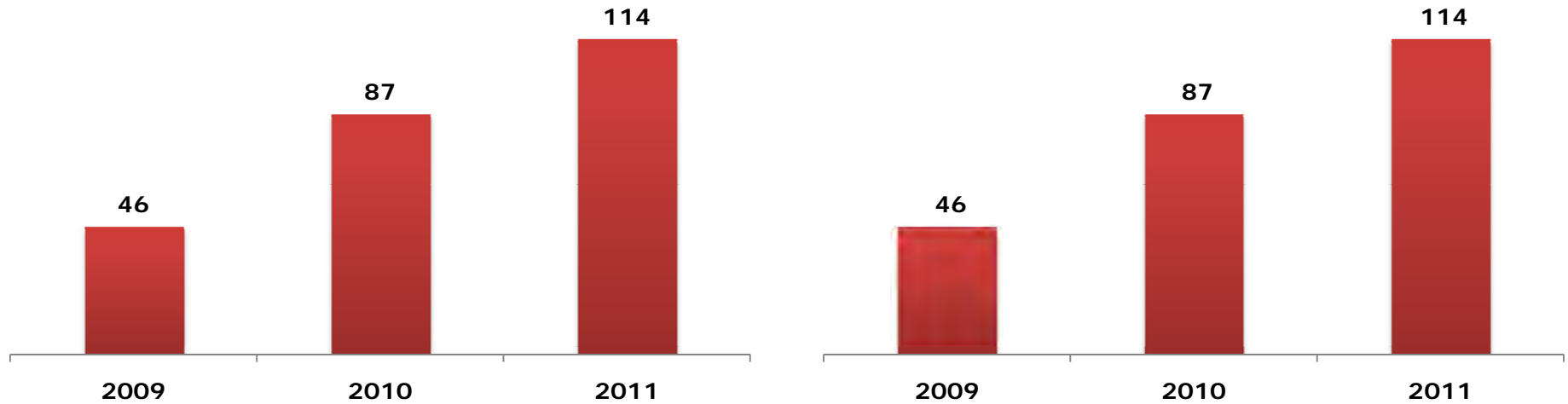
Pending Sales: Condos and Townhomes

Monthly real estate market indicators.

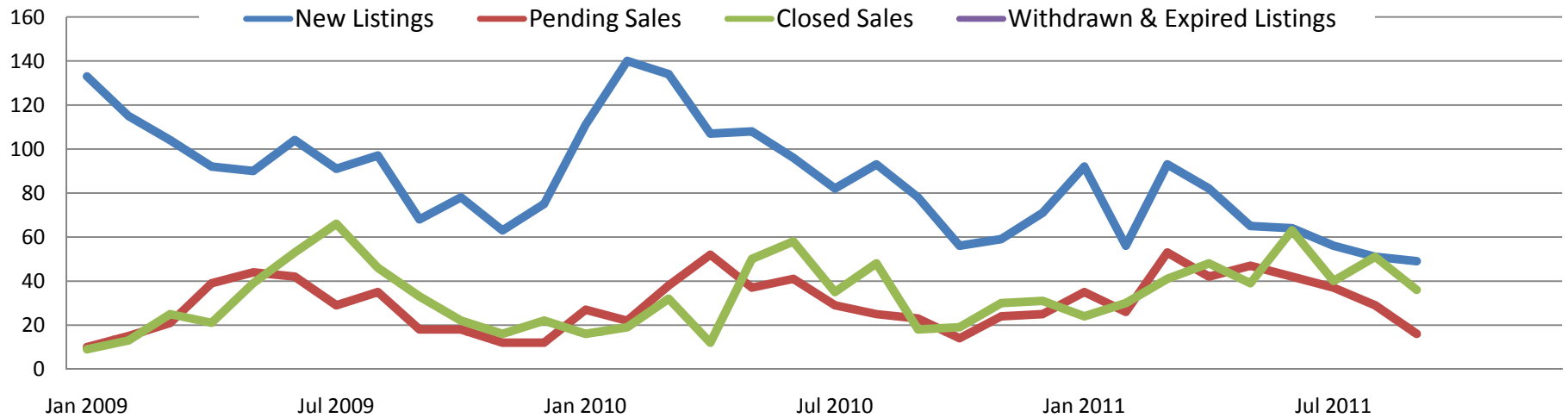


1st Quarter

Year to Date



Historical Activity



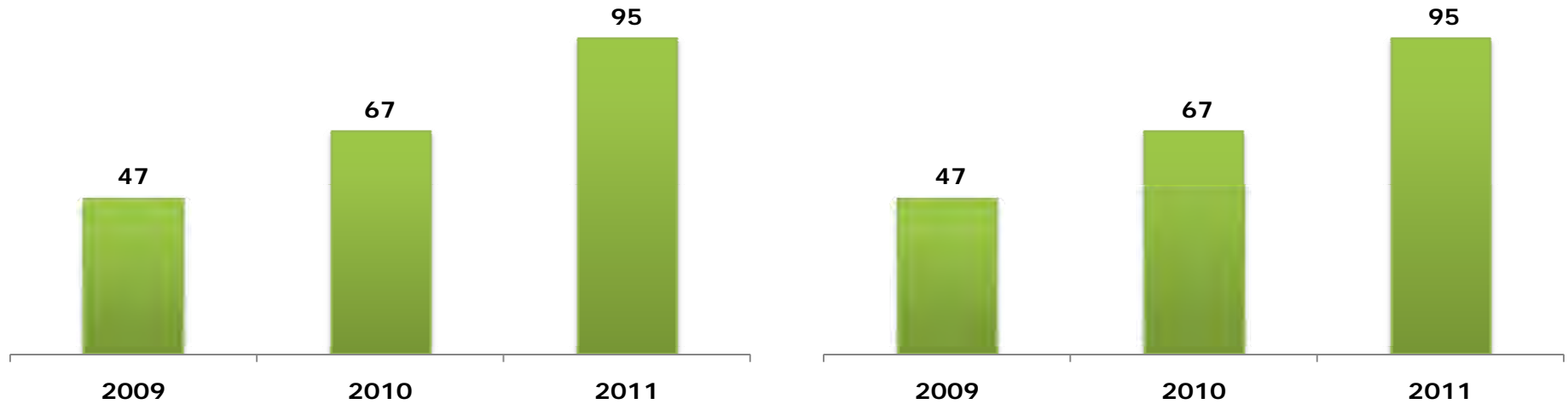
Closed Sales: Condos and Townhomes

Monthly real estate market indicators.

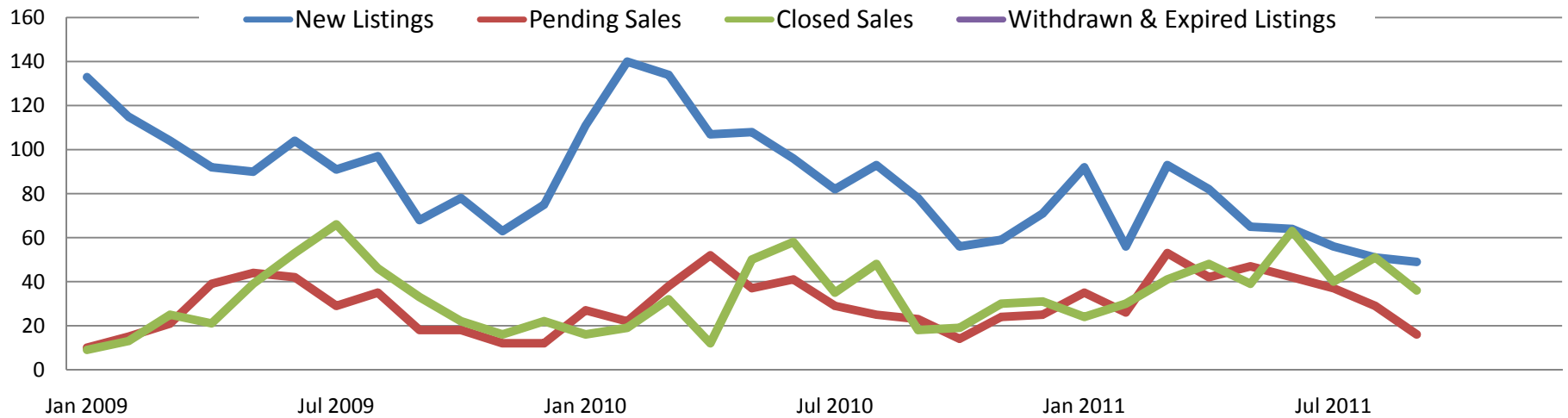


1st Quarter

Year to Date



Historical Activity

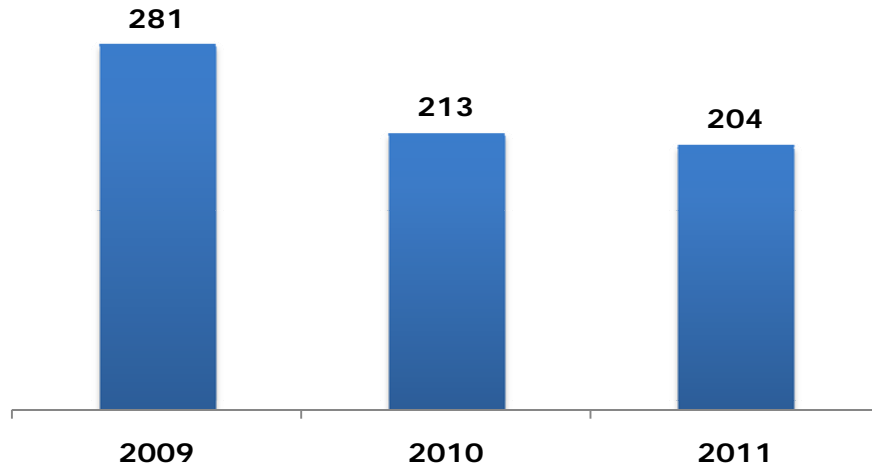


New Listings: Vacant and Undeveloped Land

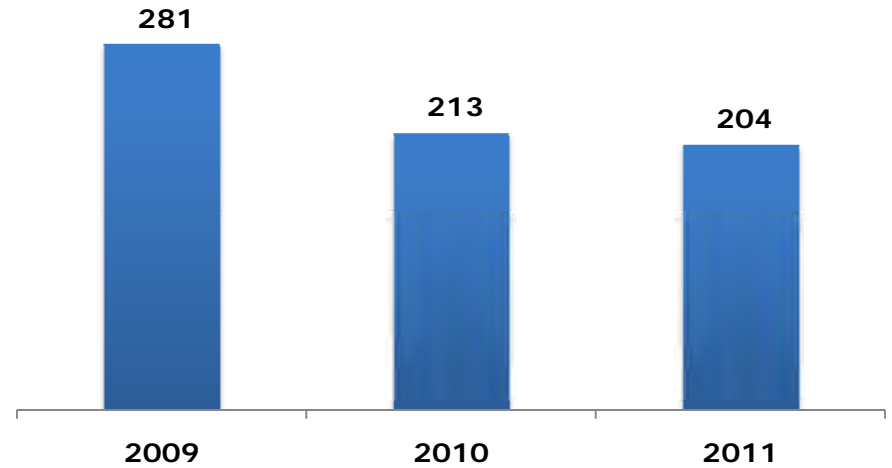
Monthly real estate market indicators.



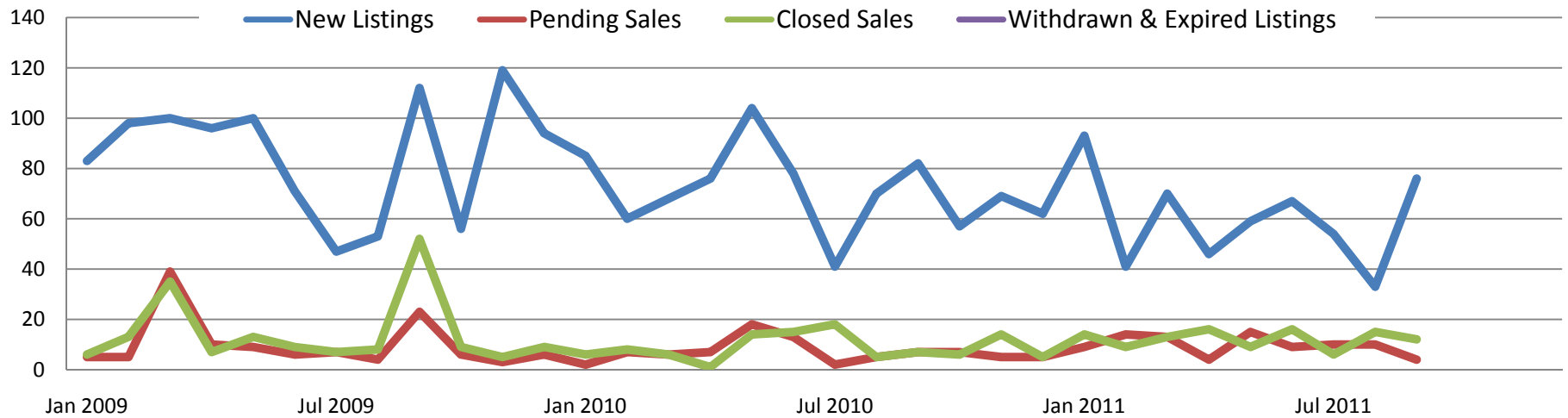
1st Quarter



Year to Date



Historical Activity

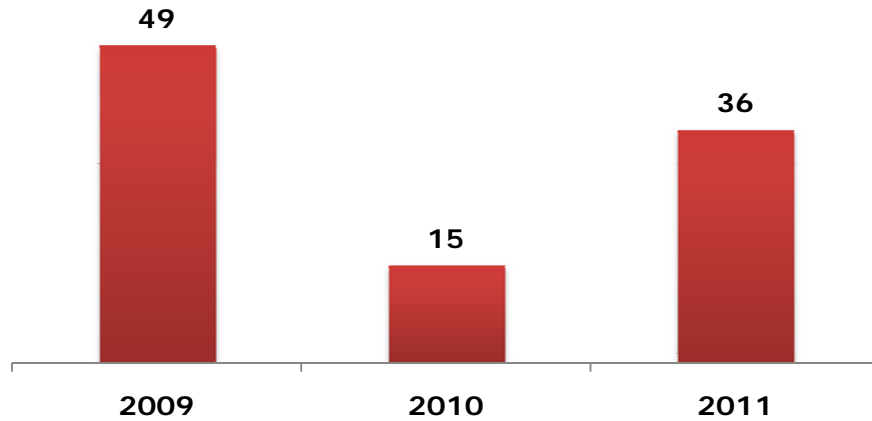


Pending Sales: Vacant and Undeveloped Land

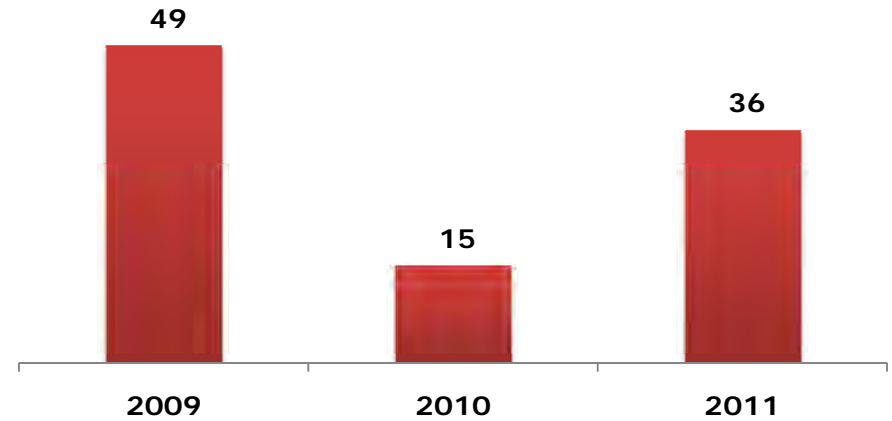
Monthly real estate market indicators.



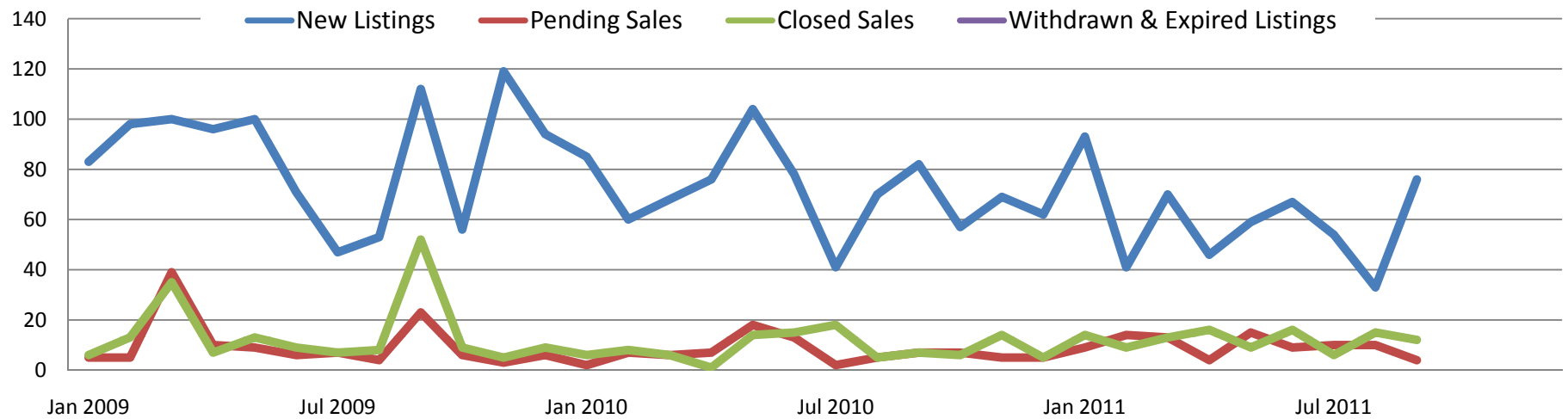
1st Quarter



Year to Date



Historical Activity

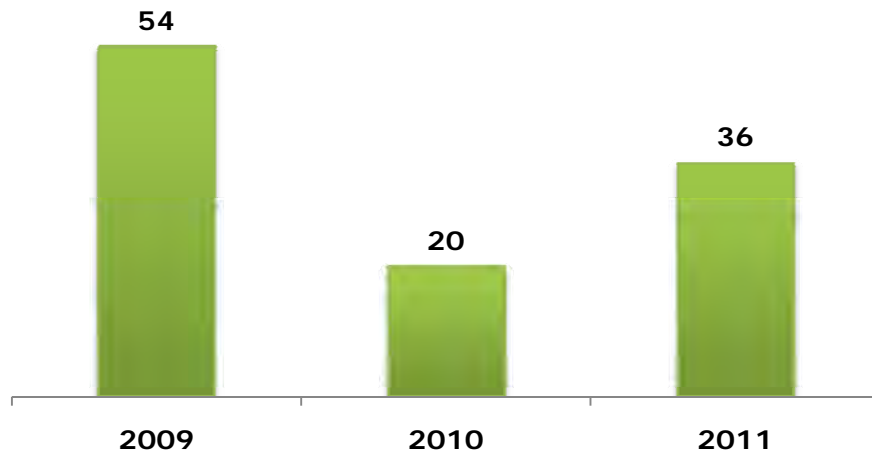


Closed Sales: Vacant and Undeveloped Land

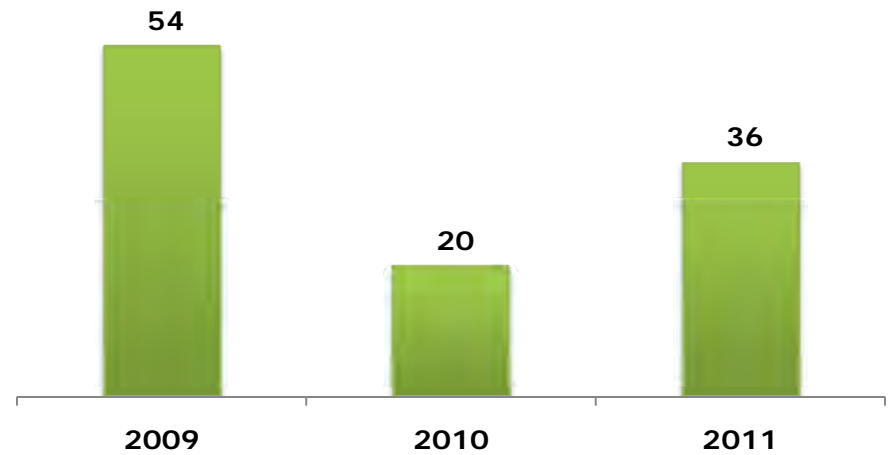
Monthly real estate market indicators.



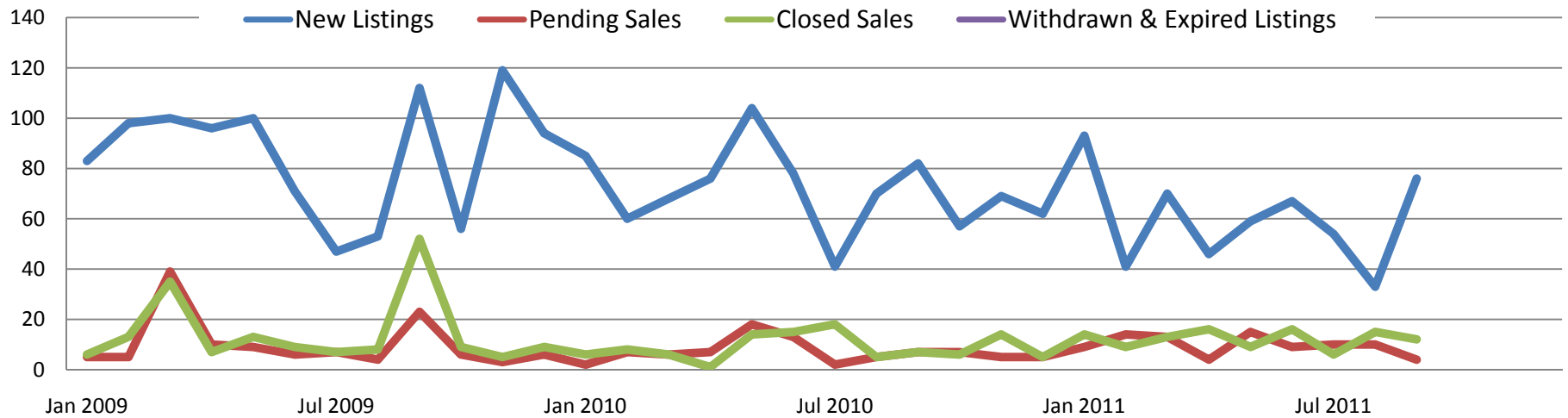
1st Quarter



Year to Date



Historical Activity



Withdrawn & Expired Listings: Vacant and Undeveloped Land

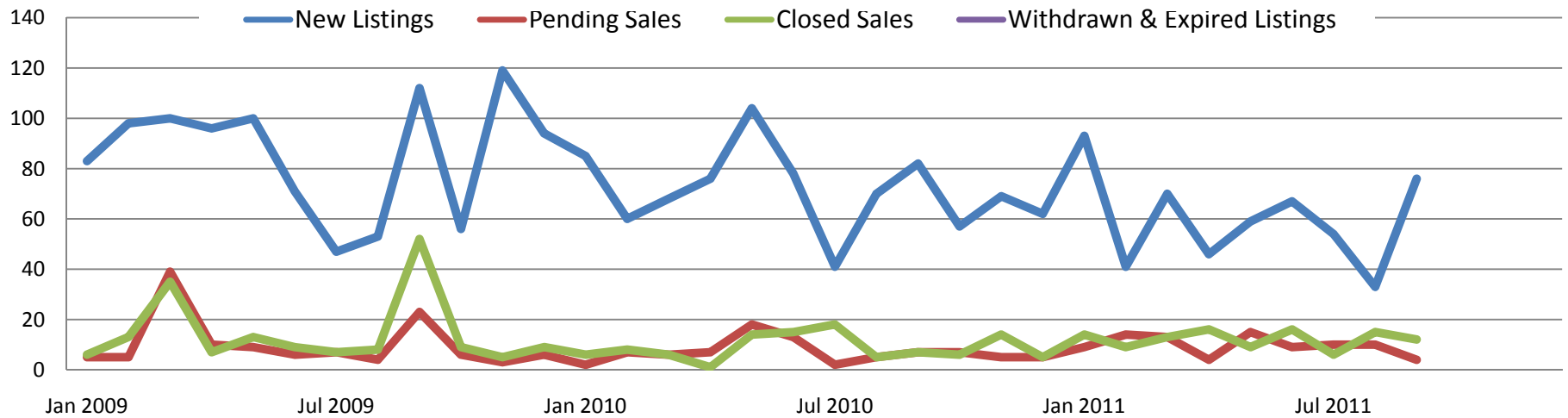
Monthly real estate market indicators.

1st Quarter

Year to Date



Historical Activity



Supply: Residential Properties

Monthly real estate market indicators.
Looking back 12 months



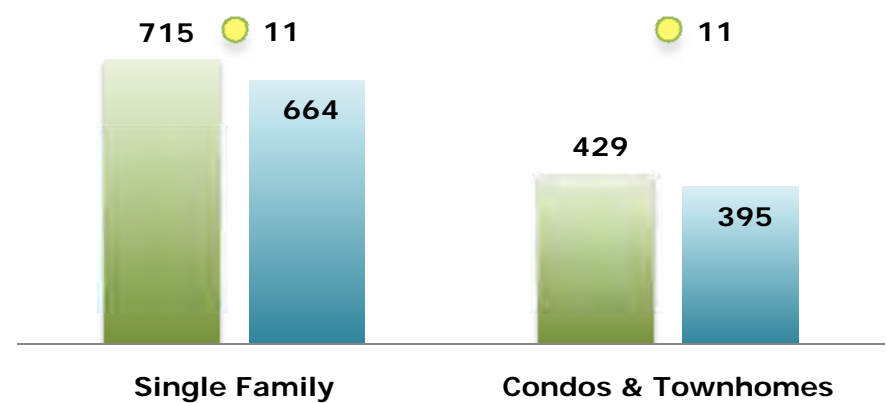
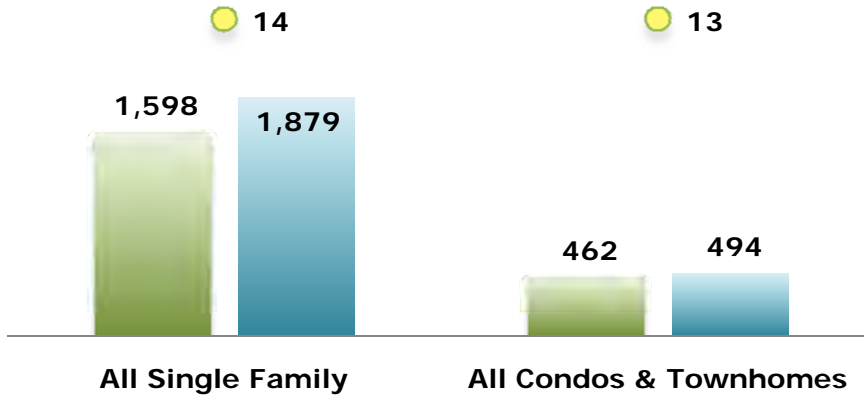
We work hard so you can sleep at night

All Residential

Up to \$150,000

■ Number Sold ■ Number Available ● Months of Supply

■ Number Sold ■ Number Available ● Months of Supply

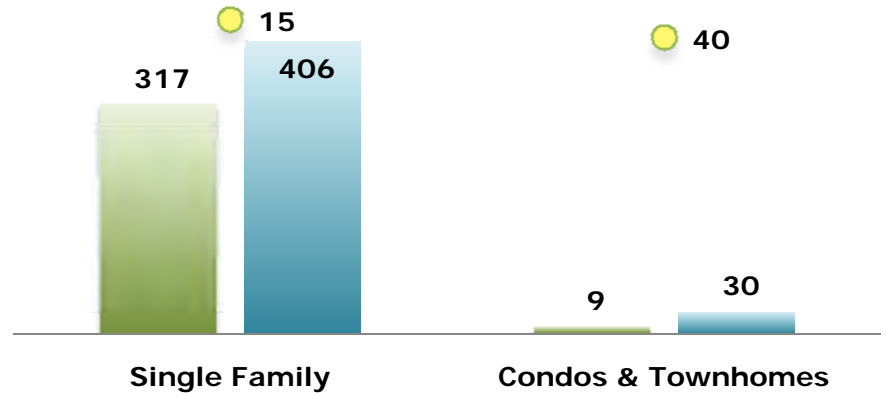
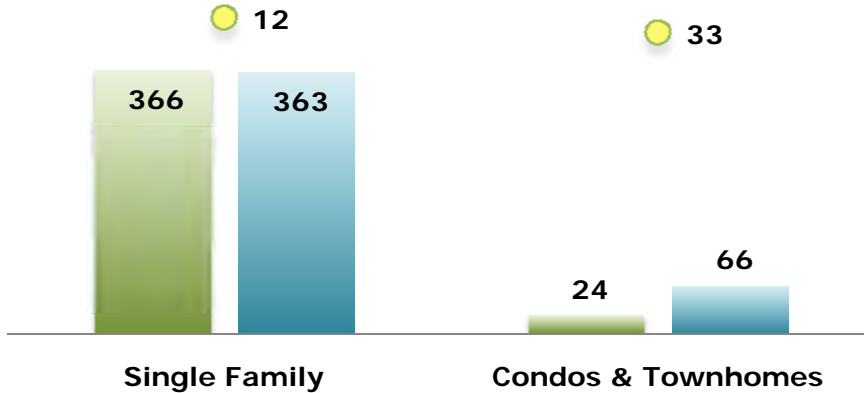


\$150,000 to \$200,000

\$200,000 to \$300,000

■ Number Sold ■ Number Available ● Months of Supply

■ Number Sold ■ Number Available ● Months of Supply



Supply: Residential Properties

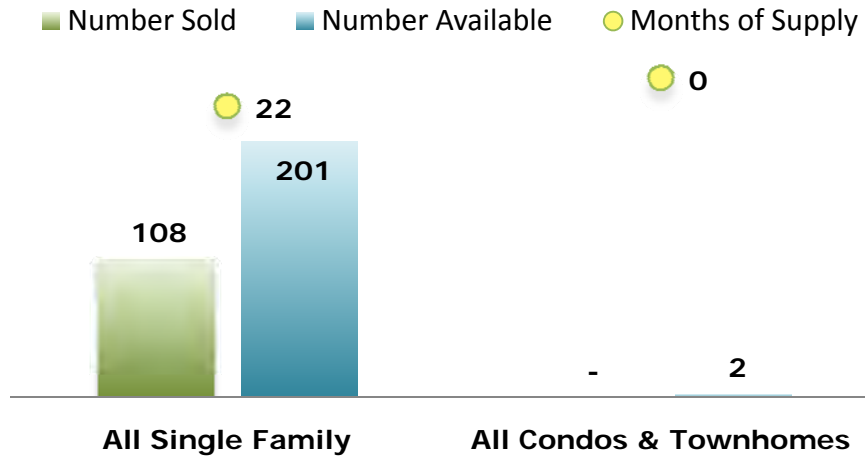
Monthly real estate market indicators.

Looking back 12 months

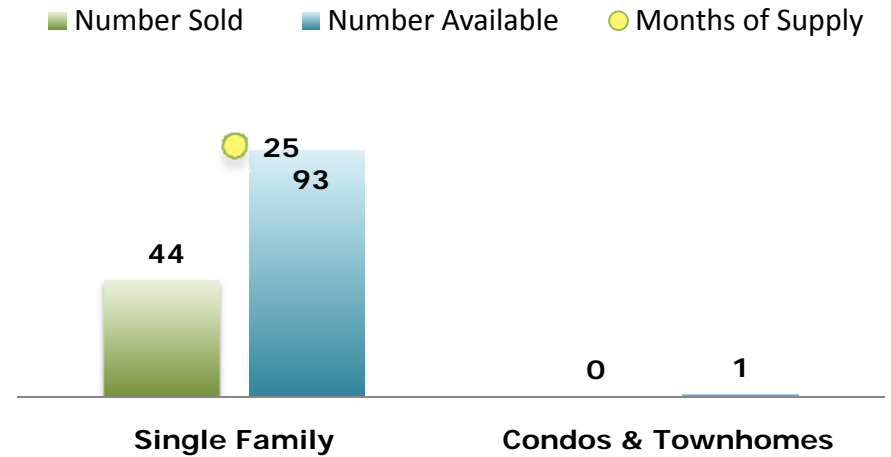


We work hard so you can sleep at night

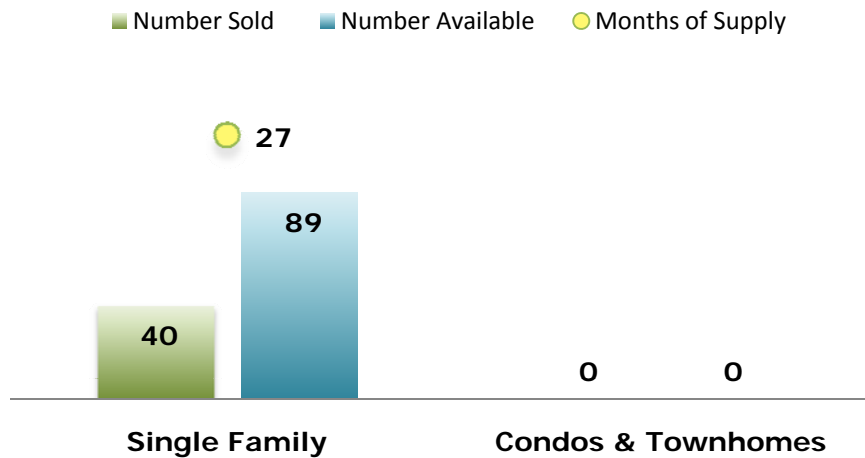
\$300,000 to \$400,000



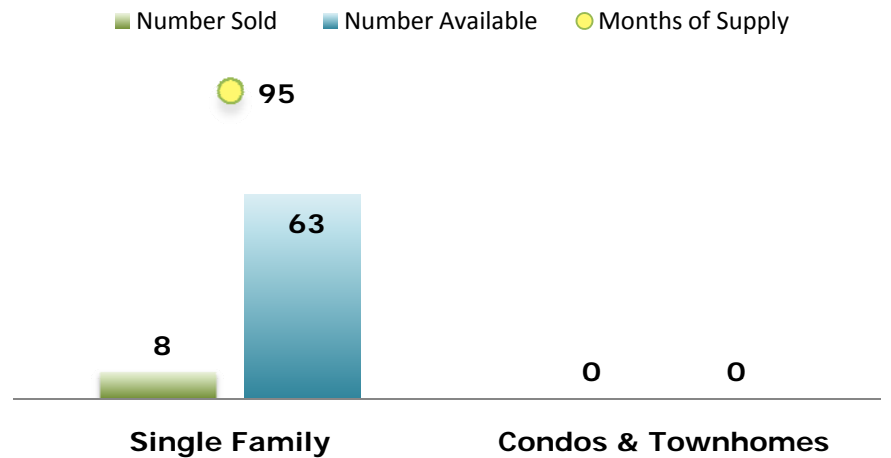
\$400,000 to \$500,000



\$500,000 to \$750,000



\$750,000 and Above



Supply: Vacant and Undeveloped Land

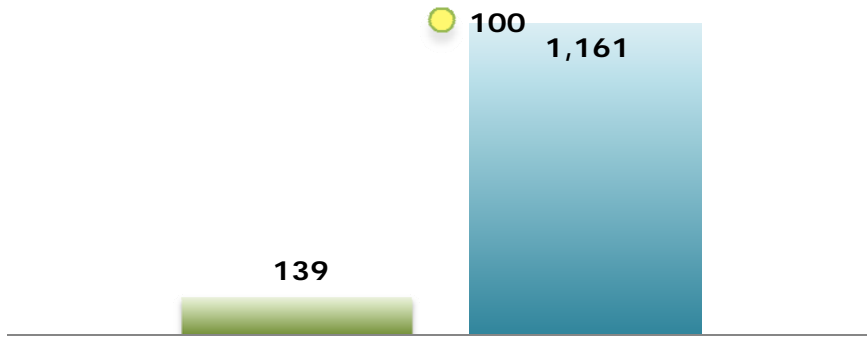
Monthly real estate market indicators.
Looking back 12 months



We work hard so you can sleep at night

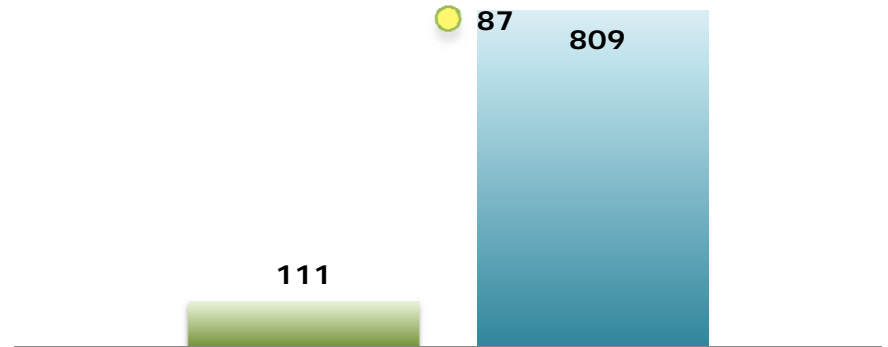
All Land

■ Number Sold ■ Number Available ● Months of Supply



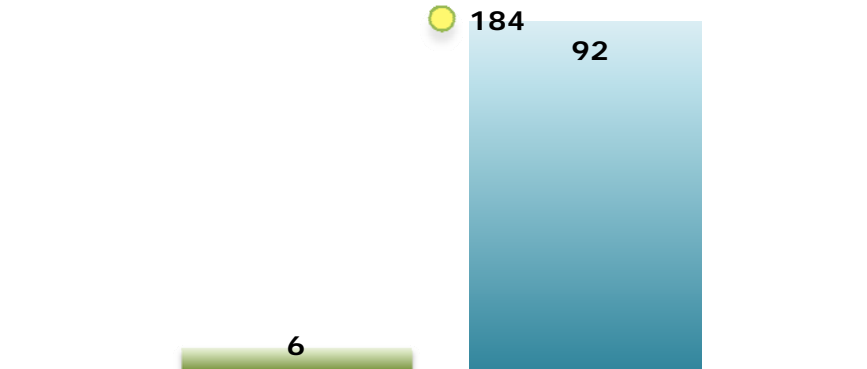
Up to \$150,000

■ Number Sold ■ Number Available ● Months of Supply



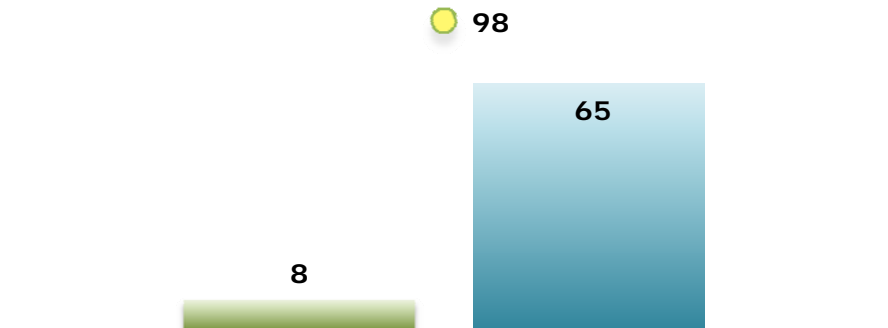
\$150,000 to \$200,000

■ 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

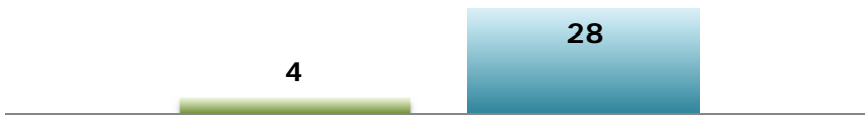


We work hard so you can sleep at night

\$300,000 to \$400,000

■ Number Sold ■ Number Available ● Months of Supply

● 84



\$500,000 to \$750,000

■ Number Sold ■ Number Available ● Months of Supply

● 136



\$400,000 to \$500,000

■ Number Sold ■ Number Available ● Months of Supply

● 116



\$750,000 and Above

■ Number Sold ■ Number Available ● Months of Supply

