

2015 Alachua County Real Estate Market Report



The residential market is healthy in Alachua County, we've seen improvements in most of the important metrics for three to four years in a row.

Home Prices have increased for the last three years. The median price for 2015 was \$204,455, up 6% from the year before.

It's taking less time to sell homes, but it still takes almost 5 months on average. Days on the market have gone down for the last four years, we saw an 8% drop from 2014 to 2015.

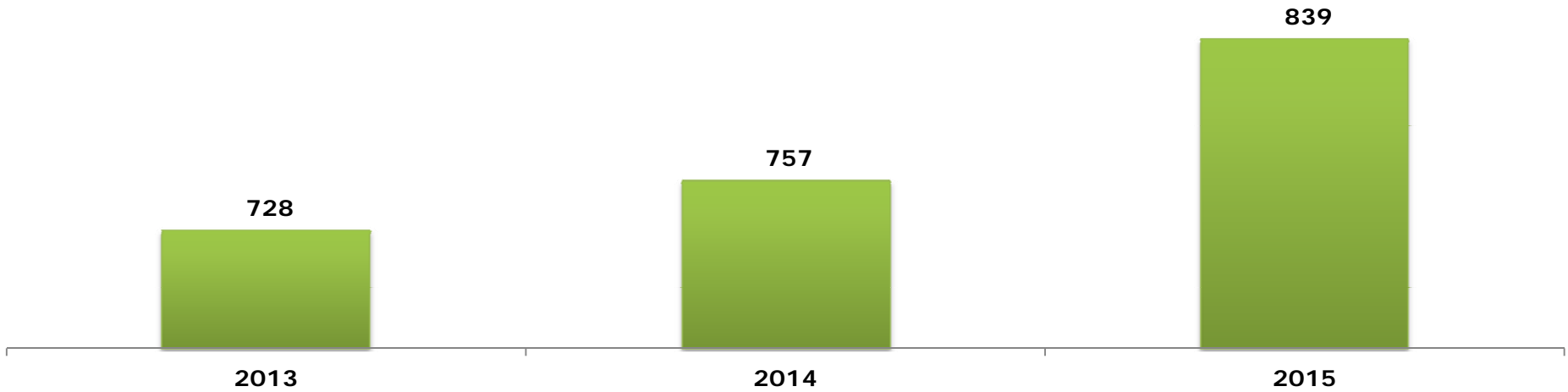
Sellers are getting a lot closer to their asking prices when they negotiate with a buyer. Sale prices in 2015 averaged 96.3% of the asking price.

More properties are selling, whether you are looking at the number of closed sales or the total value of closed properties. The number of properties selling was up by 14% in 2015.

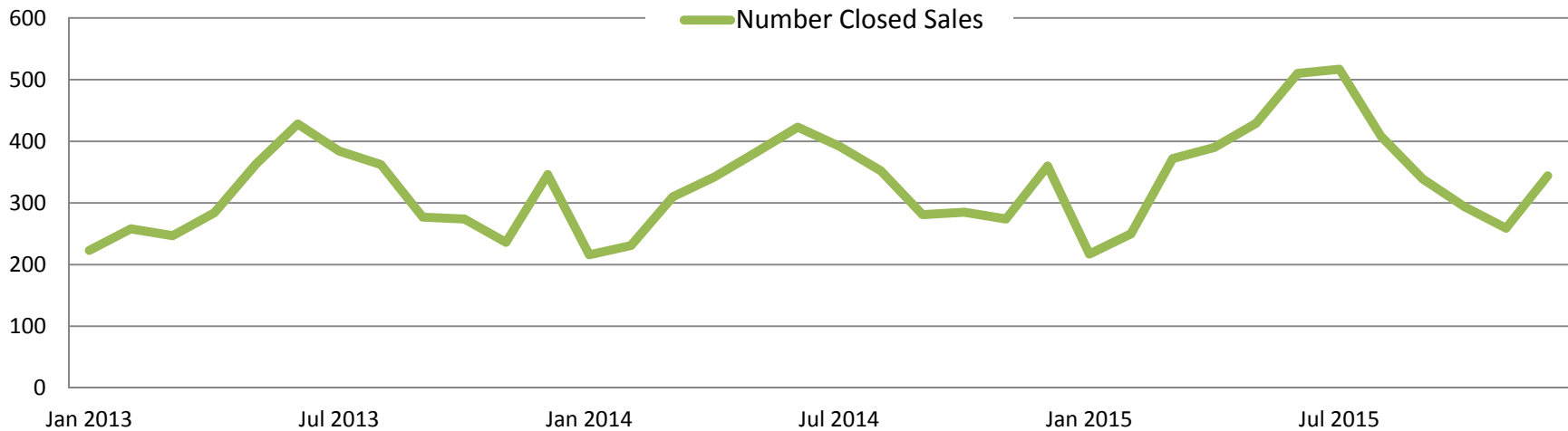
With prices coming up we are seeing more sellers listing their homes for sale. Although there are more sales closing demand hasn't matched the increase of inventory, so we've had an increase in the absorption rate. We have about a 15 month supply of homes on the market and 11 months of condos, up from last year's numbers of about a 14 month supply of homes on the market and 10 months of condos. (That means it would take 15 months to sell all the homes on the market if buyers kept going at their current activity levels and no more

Number Closed Sales: Residential

Monthly real estate market indicators.

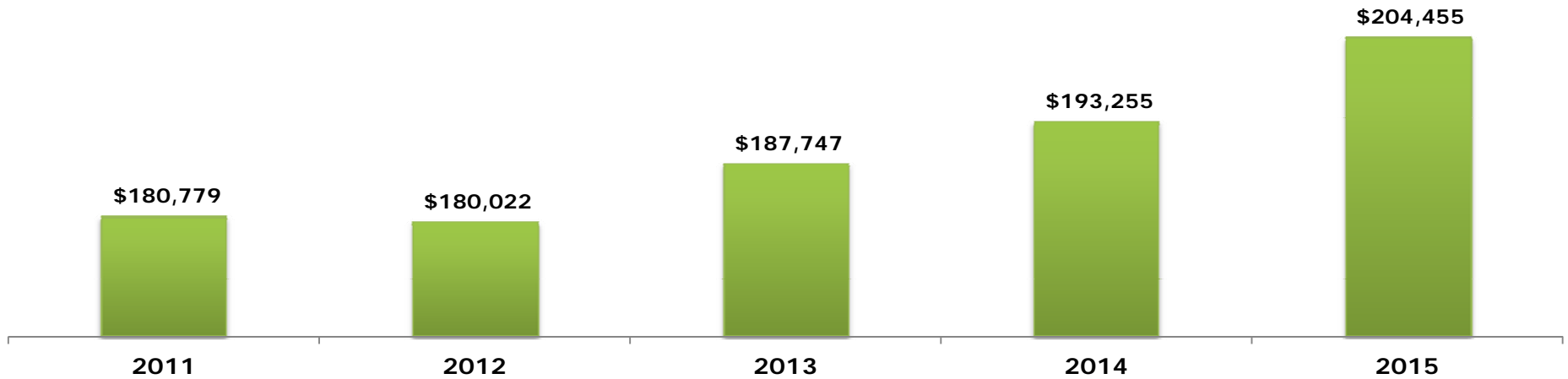


Historical Activity

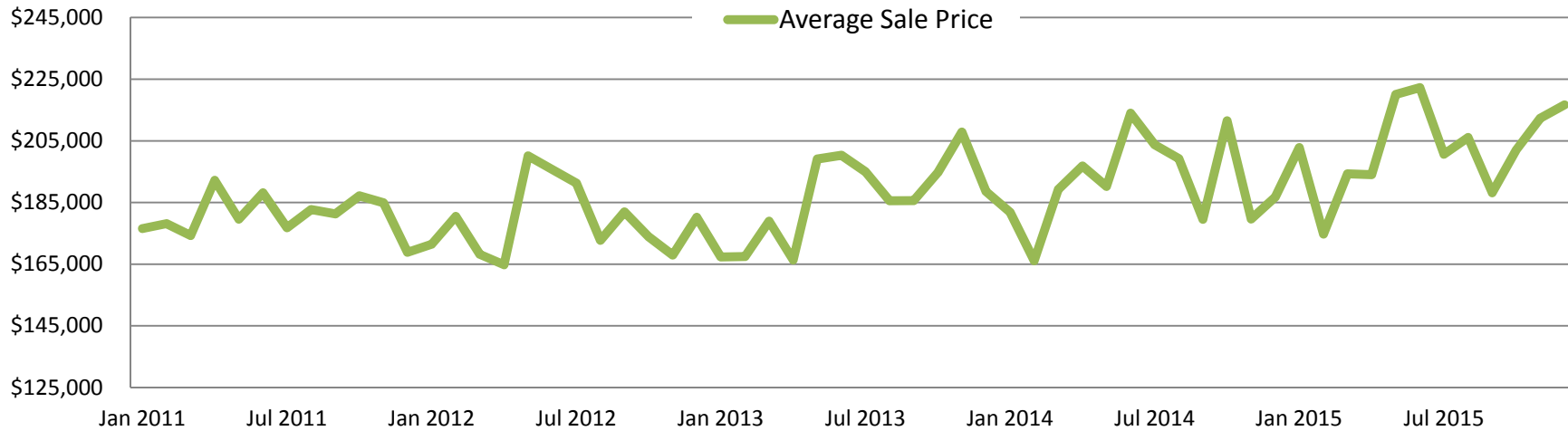


Average Sale Price

Monthly real estate market indicators.

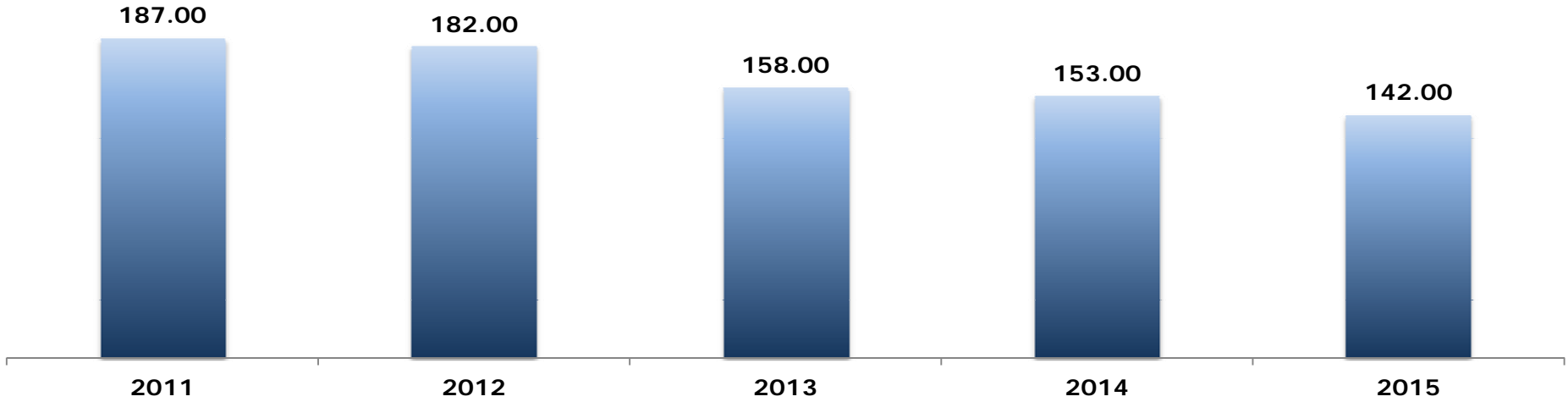


Historical Activity

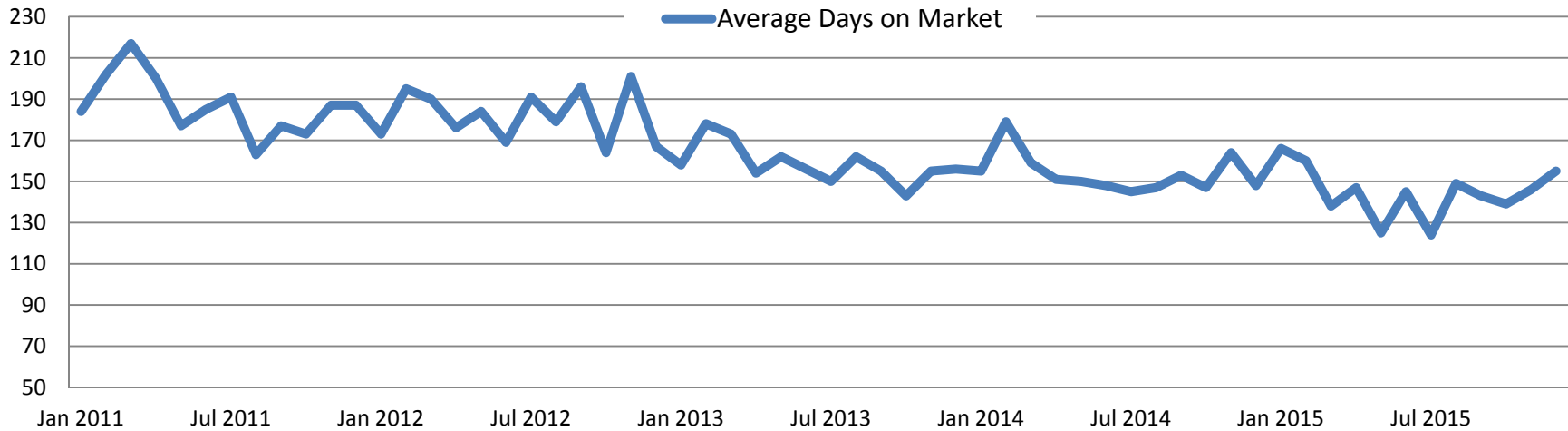


Average Days on Market

Monthly real estate market indicators.

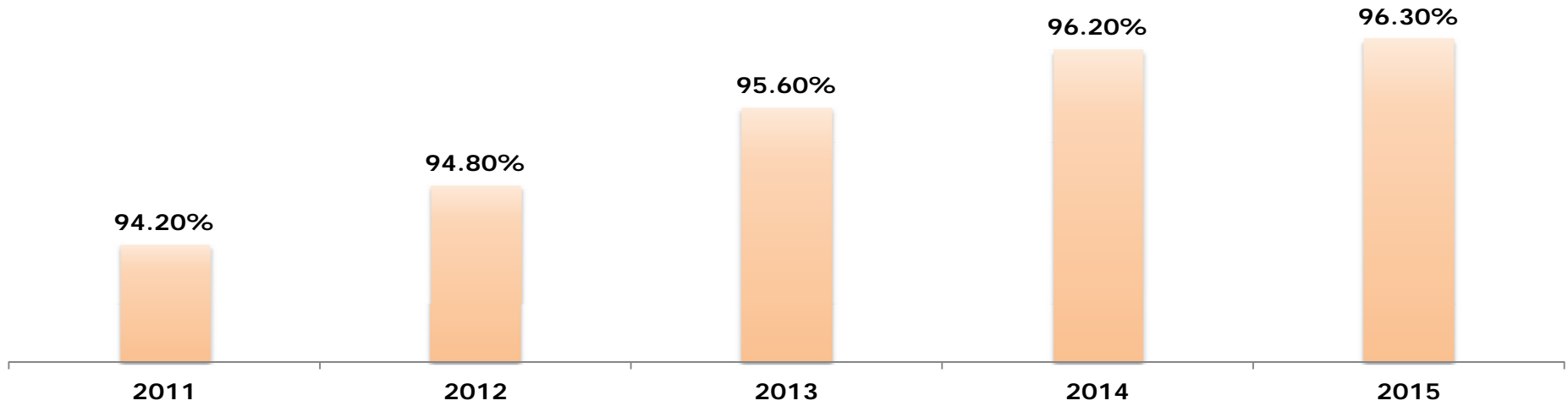


Historical Activity

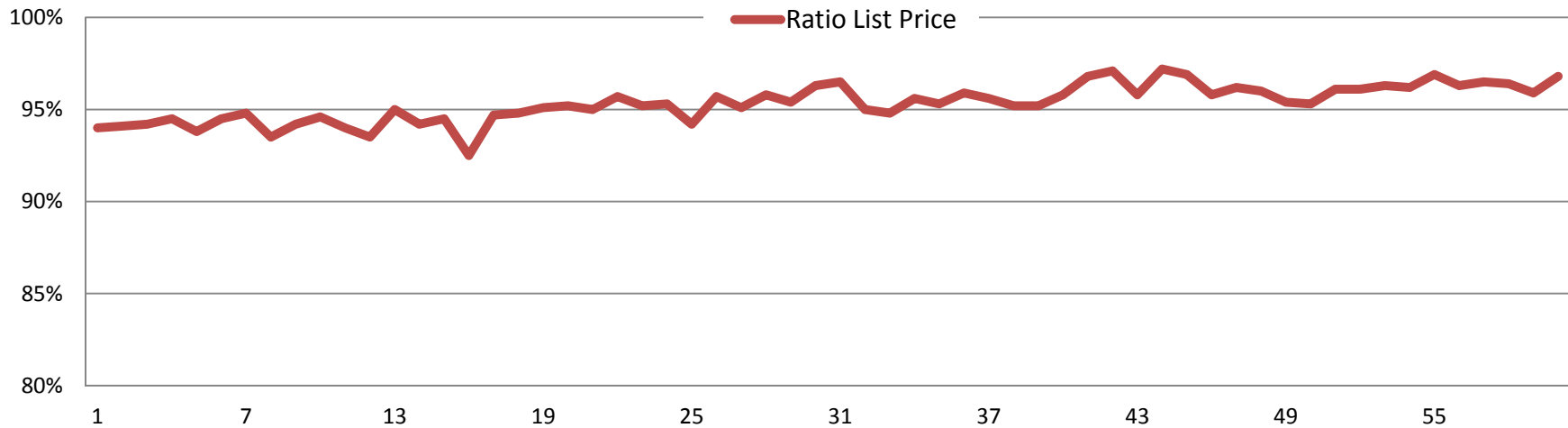


Asking Price to Selling Price Ratio

Monthly real estate market indicators.

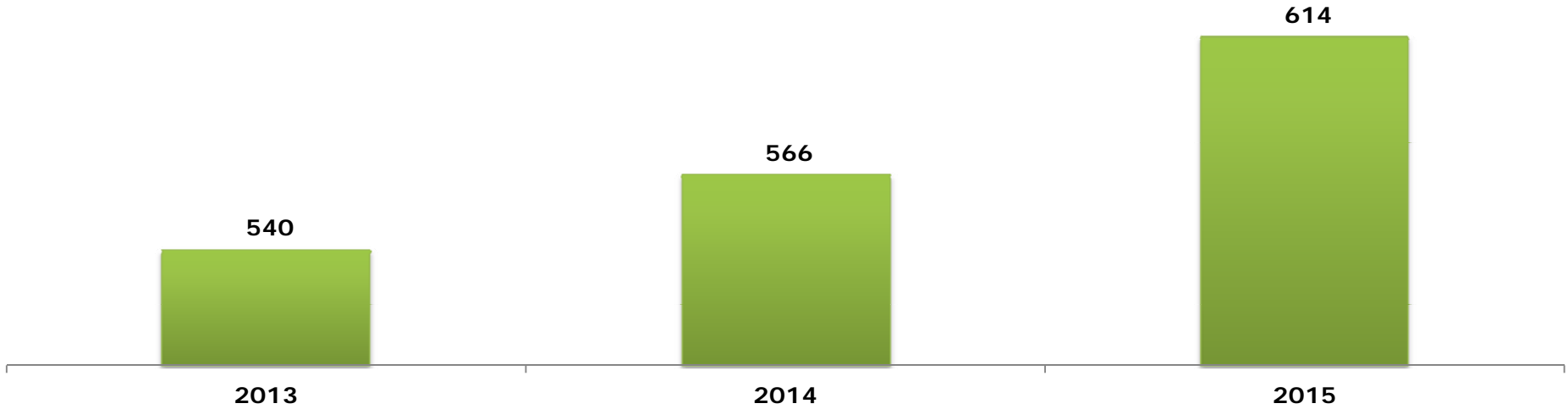


Historical Activity

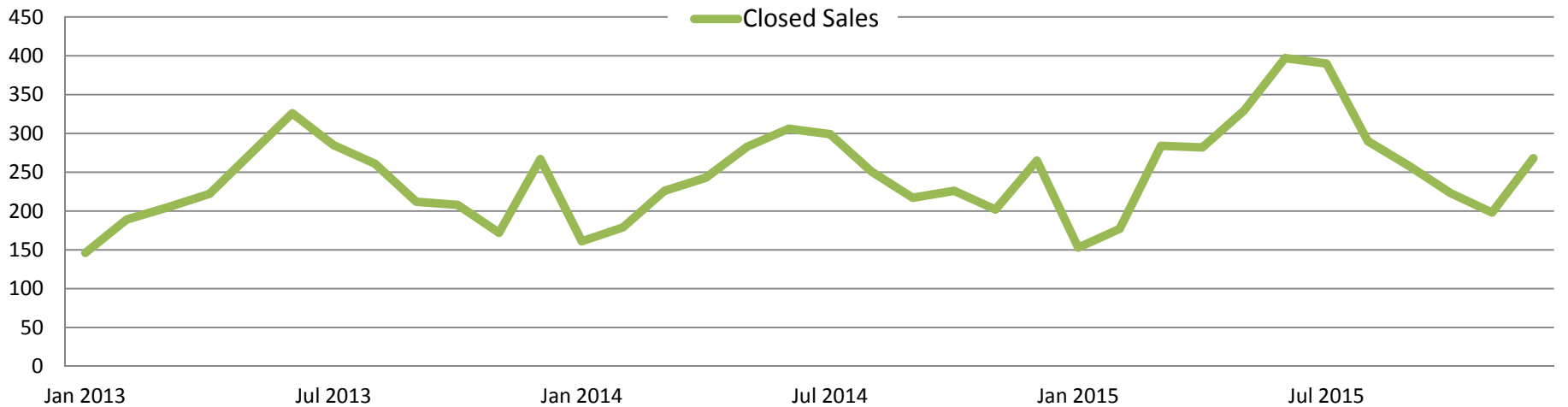


Closed Sales: Single Family Homes

Monthly real estate market indicators.

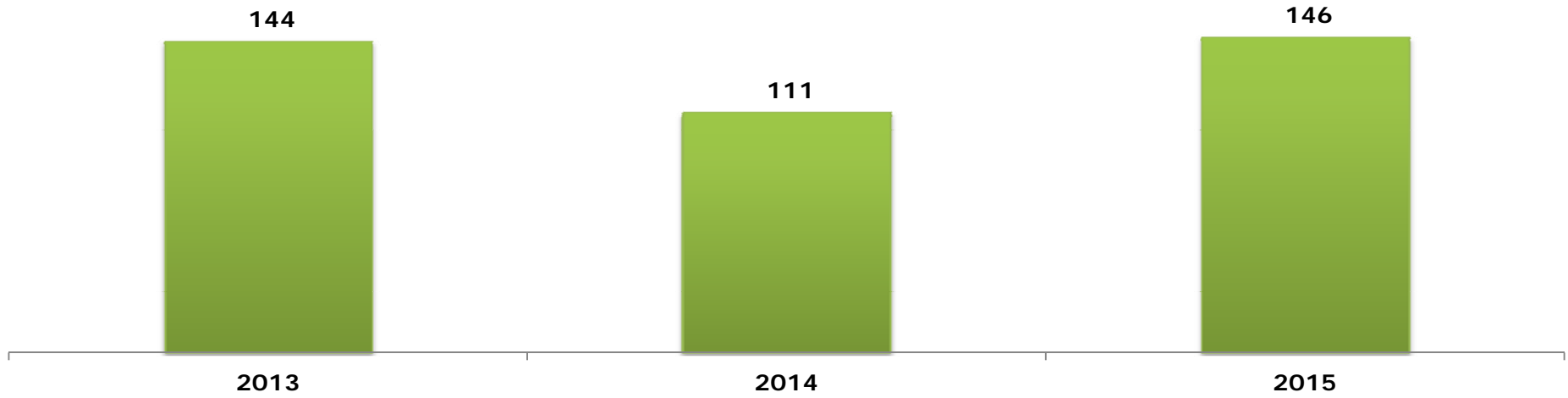


Historical Activity

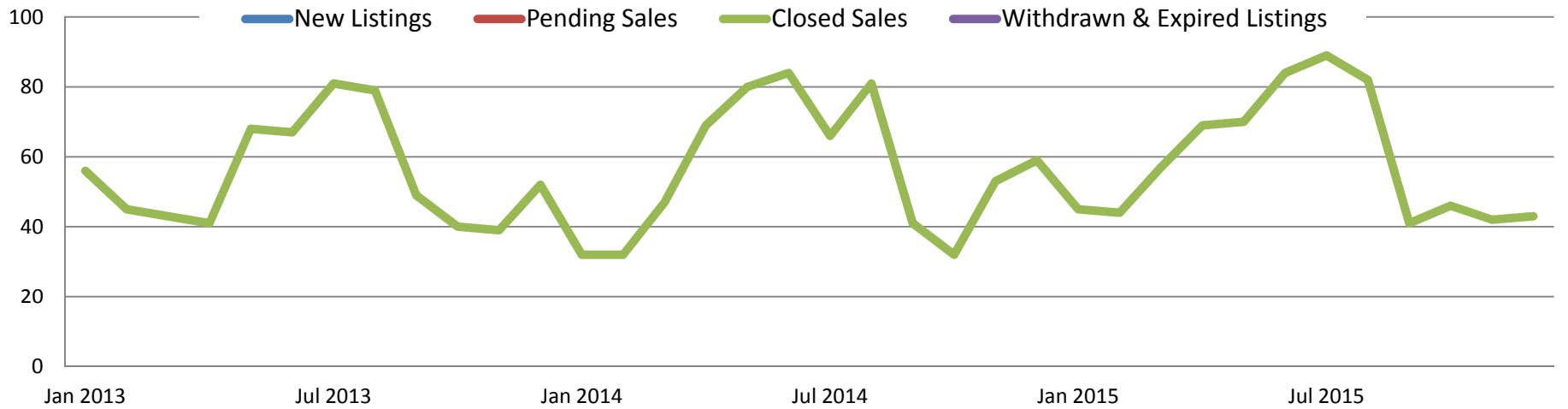


Closed Sales: Condos and Townhomes

Monthly real estate market indicators.



Historical Activity



Supply: Residential Properties

Monthly real estate market indicators.

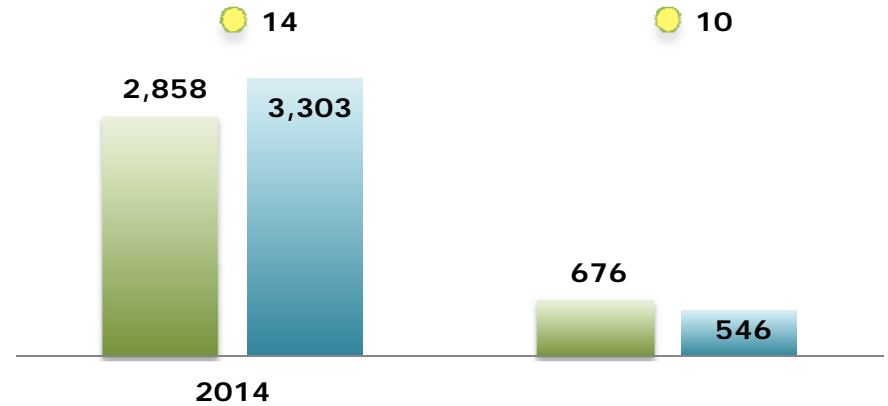
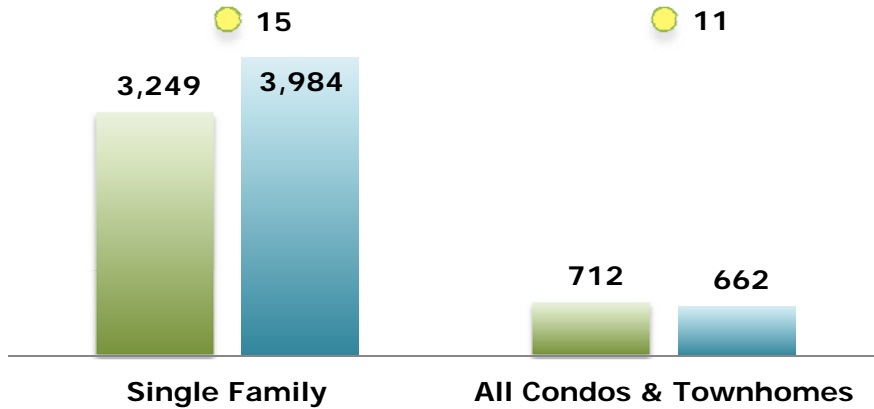


2015

2014

■ Number Sold ■ Number Available ● Months of Supply

■ Number Sold ■ Number Available ● Months of Supply



2013

2012

■ Number Sold ■ Number Available ● Months of Supply

■ Number Sold ■ Number Available ● Months of Supply

