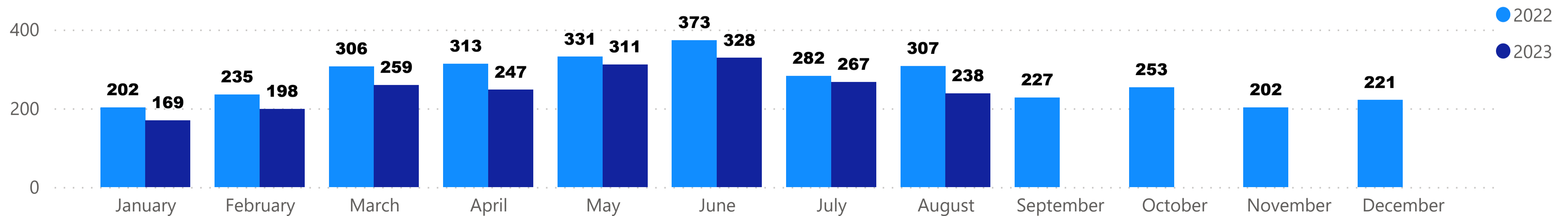


## Monthly Sales Trend Indicator 2023

### Sales by Price Range - Single Family Homes & Villas

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	1	2	1	1	1			1					7
\$ 50,000 - 59,999	1			1									2
\$ 60,000 - 69,999	1		2										3
\$ 70,000 - 79,999			1	2	2	1		1					7
\$ 80,000 - 89,999			2	2		2							6
\$ 90,000 - 99,999				1		1	2	1					5
\$ 100,000 - 119,999	1	2	1	3			1						8
\$ 120,000 - 139,999	3	3	7	5	5	4	3	2					32
\$ 140,000 - 159,999	4	7	2	2	5	3	4	3					30
\$ 160,000 - 179,999	4	7	7	3	8	4	8	3					44
\$ 180,000 - 199,999	5	2	7	9	9	7	4	10					53
\$ 200,000 - 249,999	17	30	34	30	40	28	30	26					235
\$ 250,000 - 299,999	32	32	34	42	39	47	34	33					293
\$ 300,000 - 349,999	30	29	36	29	48	50	38	41					301
\$ 350,000 - 399,999	15	23	25	25	44	41	32	36					241
\$ 400,000 - 499,999	23	34	34	47	55	64	54	39					350
\$ 500,000 - 599,999	8	9	25	15	18	31	18	14					138
\$ 600,000 - 699,999	9	5	9	15	8	16	9	8					79
\$ 700,000 - 799,999	8	7	13	6	8	10	16	9					77
\$ 800,000 - 899,999	2	4	6	2	4	9	5	2					34
\$ 900,000 - 999,999	1		2	3	4	5	3						18
\$ 1,000,000 - and over	4	2	11	4	13	5	6	9					54
<b>Total</b>	<b>169</b>	<b>198</b>	<b>259</b>	<b>247</b>	<b>311</b>	<b>328</b>	<b>267</b>	<b>238</b>					<b>2017</b>



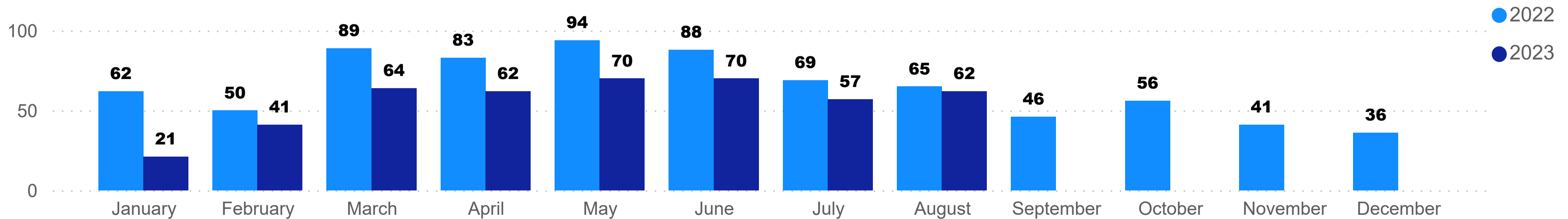


# Gainesville-Alachua County Association of Realtors®

## Monthly Sales Trend Indicator 2023

### Sales by Price Range - Condominiums, Townhouses and Co-Ops

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999							1						1
\$ 80,000 - 89,999		1	1		1	3		1					7
\$ 90,000 - 99,999		1	2	2	1	1	2	3					12
\$ 100,000 - 119,999	1	2	4	5	2	3	5	4					26
\$ 120,000 - 139,999	1	3	6	5	4	8	4	6					37
\$ 140,000 - 159,999	1	5	11	9	6	6	3	5					46
\$ 160,000 - 179,999	3	6	9	10	7	10	6	8					59
\$ 180,000 - 199,999	6	9	5	7	13	14	10	10					74
\$ 200,000 - 249,999	5	5	16	14	16	9	15	12					92
\$ 250,000 - 299,999		2	5	4	9	8	6	6					40
\$ 300,000 - 349,999	2	5	4	3	8	5	2	4					33
\$ 350,000 - 399,999		2		1	2	1	2						8
\$ 400,000 - 499,999	2		1		1	1		3					8
\$ 500,000 - 599,999				1		1							2
\$ 600,000 - 699,999				1									1
\$ 700,000 - 799,999													
\$ 800,000 - 899,999													
\$ 900,000 - 999,999							1						1
\$ 1,000,000 - and over													
<b>Total</b>	<b>21</b>	<b>41</b>	<b>64</b>	<b>62</b>	<b>70</b>	<b>70</b>	<b>57</b>	<b>62</b>					<b>447</b>



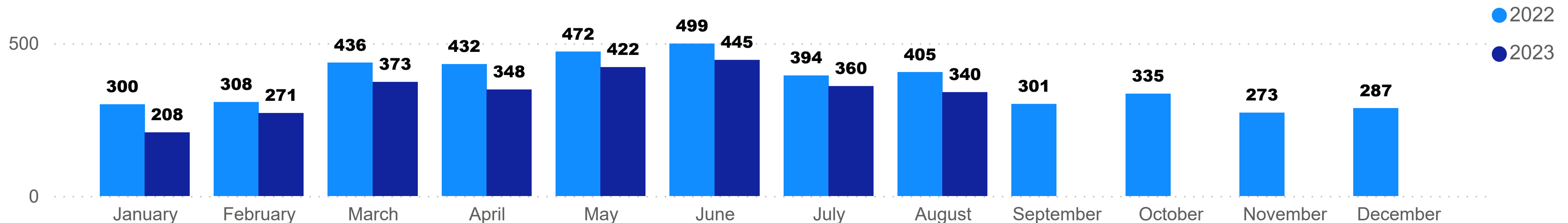


# Gainesville-Alachua County Association of Realtors®

## Monthly Sales Trend Indicator 2023

### Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	2	2	1	2	4	1	1	1					14
\$ 50,000 - 59,999	3		1	1	1	2	1	1					10
\$ 60,000 - 69,999	3	1	3	1		1	2						11
\$ 70,000 - 79,999	1		1	4	4	1	1	2					14
\$ 80,000 - 89,999		1	4	4	3	8	1	2					23
\$ 90,000 - 99,999		2	3	5	2	5	4	5					26
\$ 100,000 - 119,999	4	5	8	10	7	6	7	5					52
\$ 120,000 - 139,999	6	8	19	12	11	16	9	10					91
\$ 140,000 - 159,999	5	12	18	12	15	10	8	12					92
\$ 160,000 - 179,999	9	17	19	15	17	18	16	17					128
\$ 180,000 - 199,999	12	15	16	23	25	23	21	21					156
\$ 200,000 - 249,999	26	43	58	57	65	51	49	48					397
\$ 250,000 - 299,999	33	38	48	48	51	61	50	44					373
\$ 300,000 - 349,999	32	39	42	32	59	56	41	48					349
\$ 350,000 - 399,999	15	27	25	27	47	42	35	37					255
\$ 400,000 - 499,999	25	34	37	47	56	65	56	44					364
\$ 500,000 - 599,999	8	9	26	16	18	33	18	14					142
\$ 600,000 - 699,999	9	5	9	16	8	16	9	8					80
\$ 700,000 - 799,999	8	7	14	6	8	11	16	9					79
\$ 800,000 - 899,999	2	4	7	2	4	9	5	2					35
\$ 900,000 - 999,999	1		2	3	4	5	4						19
\$ 1,000,000 - and over	4	2	12	5	13	5	6	10					57
<b>Total</b>	<b>208</b>	<b>271</b>	<b>373</b>	<b>348</b>	<b>422</b>	<b>445</b>	<b>360</b>	<b>340</b>					<b>2767</b>



## Monthly Sales Trend Indicator 2023

### Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	5	6	15	7	9	11	10	15					78
2	29	47	80	81	78	84	61	68					528
3	116	146	176	162	225	217	184	179					1405
4	50	61	86	85	93	112	92	64					643
5	7	9	15	13	13	19	11	11					98
6+	1	2	1		4	2	2	3					15
<b>Total</b>	<b>208</b>	<b>271</b>	<b>373</b>	<b>348</b>	<b>422</b>	<b>445</b>	<b>360</b>	<b>340</b>					<b>2767</b>

### Sales by Bathroom Count

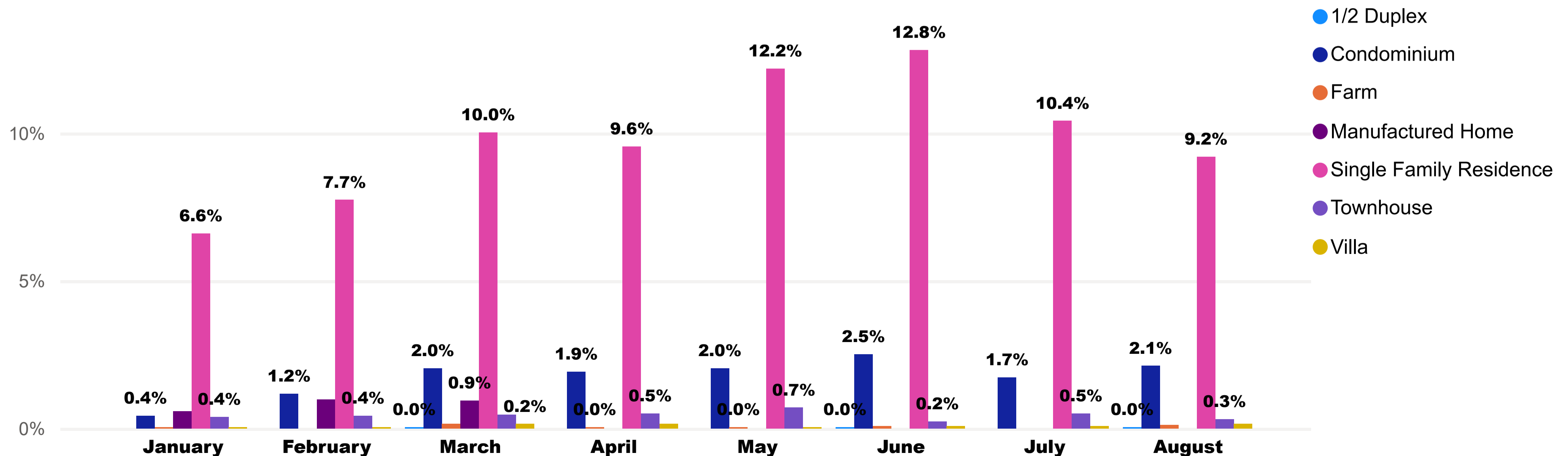
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	19	26	41	30	48	42	34	44					284
2	132	165	221	223	236	260	212	206					1655
3	43	64	81	73	102	100	86	69					618
4	9	14	20	17	27	33	23	14					157
5	4	1	7	3	7	6	4	4					36
6+	1	1	3	2	2	4	1	3					17
<b>Total</b>	<b>208</b>	<b>271</b>	<b>373</b>	<b>348</b>	<b>422</b>	<b>445</b>	<b>360</b>	<b>340</b>					<b>2767</b>

## Monthly Sales Trend Indicator 2023

### Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex			1			1		1					3
Condominium	11	30	52	49	52	64	44	54					356
Farm	1		4	1	1	2		3					12
Manufactured Home	15	25	24										64
Single Family Residence	168	197	255	243	310	326	265	234					1998
Townhouse	10	11	12	13	18	6	13	8					91
Villa	1	1	4	4	1	2	2	4					19
<b>Total</b>	<b>206</b>	<b>264</b>	<b>352</b>	<b>310</b>	<b>382</b>	<b>401</b>	<b>324</b>	<b>304</b>					<b>2543</b>

### YTD % of Sales by Property Type







## Gainesville-Alachua County Association of Realtors® Multiple Listing One Month Sales and Inventory Report - August - 2023

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	49,000	49,000	100%	5	1
\$ 50,000 - 59,999							1
\$ 60,000 - 69,999							
\$ 70,000 - 79,999	1	0%	49,900	71,100	142%	3	2
\$ 80,000 - 89,999	1	0%	80,000	85,000	106%	1	3
\$ 90,000 - 99,999	4	1%	105,749	96,125	91%	52	4
\$ 100,000 - 119,999	4	1%	121,350	111,125	92%	12	7
\$ 120,000 - 139,999	8	3%	134,200	125,625	94%	42	13
\$ 140,000 - 159,999	8	3%	161,300	149,963	93%	39	11
\$ 160,000 - 179,999	11	4%	175,455	168,264	96%	30	20
\$ 180,000 - 199,999	20	7%	194,480	188,518	97%	31	24
\$ 200,000 - 249,999	38	13%	227,269	220,455	97%	21	54
\$ 250,000 - 299,999	39	13%	271,532	268,270	99%	20	97
\$ 300,000 - 349,999	45	15%	327,847	323,609	99%	30	84
\$ 350,000 - 399,999	37	12%	377,151	371,469	98%	32	69
\$ 400,000 - 499,999	42	14%	446,598	442,657	99%	63	101
\$ 500,000 - 599,999	14	5%	556,516	542,357	97%	78	58
\$ 600,000 - 699,999	8	3%	642,443	632,684	98%	31	35
\$ 700,000 - 799,999	9	3%	765,411	736,000	96%	64	31
\$ 800,000 - 899,999	2	1%	924,500	872,500	94%	72	26
\$ 900,000 - 999,999							12
\$ 1,000,000 - and over	9	3%	1,565,399	1,466,773	94%	33	49
<b>Total</b>	<b>301</b>	<b>100%</b>	<b>371,159</b>	<b>361,537</b>	<b>97%</b>	<b>36</b>	<b>702</b>

**This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.**



## Gainesville-Alachua County Association of Realtors® Multiple Listing Year to Date Sales and Inventory Report - 2023

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	14	0.51%	42,691	36,761	86%	28	1
\$ 50,000 - 59,999	10	0.36%	66,440	54,033	81%	59	1
\$ 60,000 - 69,999	11	0.40%	69,709	65,164	93%	24	
\$ 70,000 - 79,999	14	0.51%	81,779	73,329	90%	54	2
\$ 80,000 - 89,999	23	0.83%	86,235	83,713	97%	58	3
\$ 90,000 - 99,999	26	0.94%	103,048	94,371	92%	33	4
\$ 100,000 - 119,999	53	1.91%	115,972	109,724	95%	48	7
\$ 120,000 - 139,999	91	3.29%	135,317	128,161	95%	31	13
\$ 140,000 - 159,999	92	3.32%	154,447	149,491	97%	31	11
\$ 160,000 - 179,999	128	4.62%	173,950	169,197	97%	40	20
\$ 180,000 - 199,999	156	5.64%	192,674	188,398	98%	39	24
\$ 200,000 - 249,999	397	14.34%	228,992	224,544	98%	33	54
\$ 250,000 - 299,999	373	13.48%	277,517	273,302	98%	35	97
\$ 300,000 - 349,999	349	12.61%	327,641	323,169	99%	40	84
\$ 350,000 - 399,999	255	9.21%	379,918	374,015	98%	40	69
\$ 400,000 - 499,999	364	13.15%	445,364	440,701	99%	48	101
\$ 500,000 - 599,999	142	5.13%	557,498	545,804	98%	44	58
\$ 600,000 - 699,999	80	2.89%	661,186	644,996	98%	64	35
\$ 700,000 - 799,999	79	2.85%	759,536	746,920	98%	52	31
\$ 800,000 - 899,999	35	1.26%	865,982	849,009	98%	48	26
\$ 900,000 - 999,999	19	0.69%	975,130	959,621	98%	67	12
\$ 1,000,000 - and over	57	2.06%	1,440,616	1,373,964	95%	61	49
<b>Total</b>	<b>2768</b>	<b>100.00%</b>	<b>355,349</b>	<b>348,082</b>	<b>98%</b>	<b>41</b>	<b>702</b>

**This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.**

**Four Year Sales and Inventory History 2019 - 2023. Compiled from Monthly Sales and Inventory Reports**

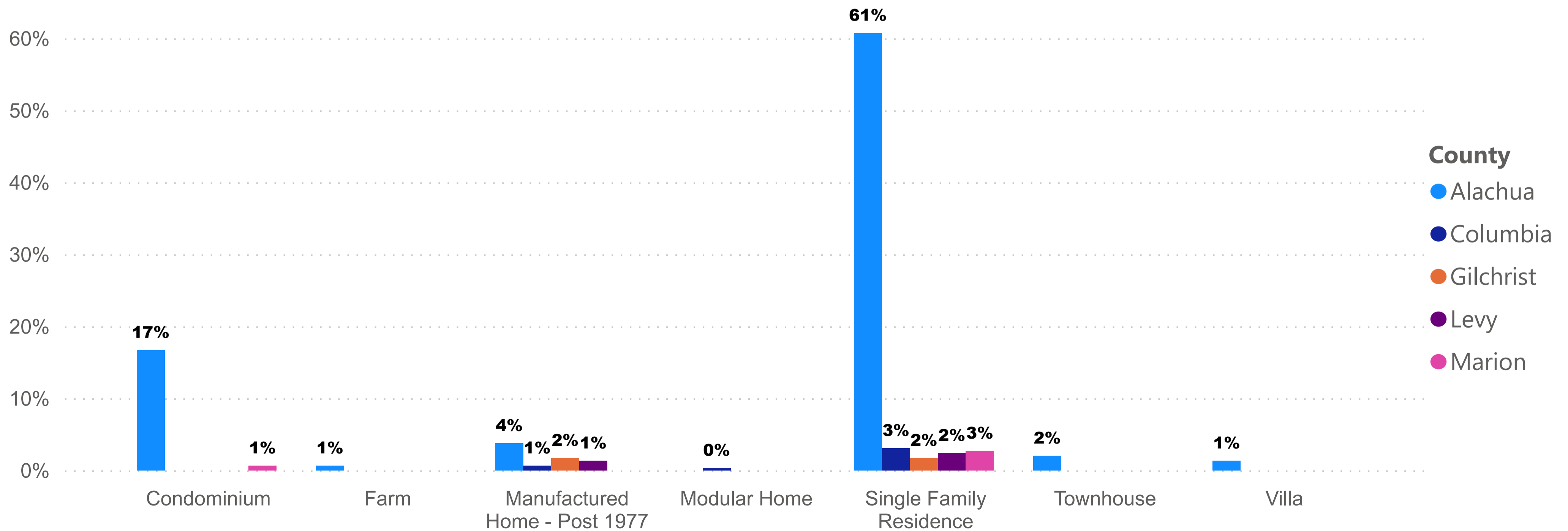
Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
09/30/2019	234	234,454	228,821	98%	111	1213	5.18
10/31/2019	217	244,222	237,243	97%	109	1196	5.51
11/30/2019	213	257,624	250,718	97%	138	1120	5.26
12/31/2019	259	250,796	244,327	97%	120	1020	3.94
01/31/2020	180	239,683	234,510	98%	119	1111	6.17
02/29/2020	234	235,736	229,652	97%	115	1185	5.06
03/31/2020	279	250,624	245,278	98%	108	1234	4.42
04/30/2020	240	237,972	233,725	98%	131	1224	5.10
05/31/2020	242	242,071	236,393	98%	105	1186	4.90
06/30/2020	348	259,091	253,549	98%	117	1162	3.34
07/31/2020	355	271,438	267,338	98%	106	1094	3.08
08/31/2020	277	251,878	246,006	98%	98	1071	3.87
09/30/2020	279	279,388	272,408	98%	98	1003	3.59
10/31/2020	265	254,747	248,469	98%	92	967	3.65
11/30/2020	219	272,995	266,184	98%	103	979	4.47
12/31/2020	310	272,643	266,782	98%	103	854	2.75
01/31/2021	194	270,864	265,725	98%	106	865	4.46
02/28/2021	222	257,335	251,640	98%	104	924	4.16
03/31/2021	336	265,670	260,075	98%	103	991	2.95
04/30/2021	357	297,537	292,327	98%	84	1019	2.85
05/31/2021	363	282,514	280,492	99%	88	991	2.73
06/30/2021	394	302,068	300,840	100%	72	993	2.52
07/31/2021	329	307,291	304,241	99%	79	977	2.97
08/31/2021	299	281,012	277,611	99%	75	974	3.26
09/30/2021	294	308,745	304,488	99%	70	721	2.45
10/31/2021	276	305,661	300,074	98%	73	641	2.32
11/30/2021	334	320,746	314,637	98%	73	579	1.73
12/31/2021	382	304,343	299,251	98%	54	516	1.35
01/31/2022	298	311,389	303,018	97%	51	494	1.66
02/28/2022	307	331,833	329,903	99%	36	512	1.67
03/31/2022	433	318,463	317,957	100%	33	504	1.16
04/30/2022	428	331,053	333,308	101%	33	549	1.28
05/31/2022	467	362,828	364,917	101%	23	603	1.29
06/30/2022	496	363,887	362,950	100%	15	766	1.54
07/31/2022	393	338,367	335,333	99%	18	775	1.97
08/31/2022	403	359,389	351,899	98%	20	782	1.94
09/30/2022	296	349,353	338,994	97%	26	805	2.72
10/31/2022	333	339,716	330,478	97%	35	815	2.45
11/30/2022	269	349,795	339,374	97%	38	797	2.96
12/31/2022	286	361,427	351,135	97%	46	741	2.59
01/31/2023	206	355,799	346,372	97%	50	701	3.40
02/28/2023	264	328,201	321,082	98%	53	668	2.53
03/31/2023	352	378,441	368,431	97%	50	689	1.96
04/30/2023	310	353,408	347,700	98%	41	654	2.11
05/31/2023	382	377,633	372,265	99%	45	661	1.73
06/30/2023	401	384,691	379,336	99%	39	705	1.76
07/31/2023	324	386,157	378,256	98%	35	685	2.11
08/31/2023	304	374,433	364,729	97%	38	702	2.31



**Top 5 Unit Sales by County and Property Type**

*\* Counties with the same % of Sales maybe Included.*

Property Type	Alachua	Columbia	Gilchrist	Levy	Marion	Total
Condominium	17%				1%	17%
Farm	1%					1%
Manufactured Home - Post 1977	4%	1%	2%	1%		8%
Modular Home		0%				0%
Single Family Residence	61%	3%	2%	2%	3%	71%
Townhouse	2%					2%
Villa	1%					1%
<b>Total</b>	<b>85%</b>	<b>4%</b>	<b>3%</b>	<b>4%</b>	<b>3%</b>	<b>100%</b>



Board/Association: State Month Year  
 ▲ Gainesville-Alachua FL August 2023

National Association of Realtors®  
 700 Eleventh Street, NW  
 Washington, DC 20001-4507

Email: [data@realtors.com](mailto:data@realtors.com)  
 Fax: 202-383-7568  
 Questions: 202-383-1276

**Single-Family Units  
 Number of Bedrooms**

**Condominium / Cooperative Units  
 Number of Bedrooms**

**Active Listings  
 (Unsold Homes)**

**Sales Pending  
 (Under Contract)**

Price Range ▲	2 or Less	3	4 or More	Total
\$ 1 - 49,999	1			1
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999		1		1
\$ 80,000 - 89,999				
\$ 90,000 - 99,999		1		1
\$ 100,000 - 119,999				
\$ 120,000 - 139,999	1	1		2
\$ 140,000 - 159,999		2	1	3
\$ 160,000 - 179,999	1	2		3
\$ 180,000 - 199,999	2	7	1	10
\$ 200,000 - 249,999	8	15	3	26
\$ 250,000 - 299,999	8	22	3	33
\$ 300,000 - 349,999	4	32	5	41
\$ 350,000 - 399,999	2	25	9	36
\$ 400,000 - 499,999		21	18	39
\$ 500,000 - 599,999		8	6	14
\$ 600,000 - 699,999		3	5	8
\$ 700,000 - 799,999	1	1	7	9
\$ 800,000 - 899,999			2	2
\$ 900,000 - 999,999				
\$ 1,000,000 - and over		1	8	9
<b>Total</b>	<b>28</b>	<b>142</b>	<b>68</b>	<b>238</b>

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	3			3
\$ 100,000 - 119,999	4			4
\$ 120,000 - 139,999	6			6
\$ 140,000 - 159,999	5			5
\$ 160,000 - 179,999	6	2		8
\$ 180,000 - 199,999	5	2	3	10
\$ 200,000 - 249,999	8	4		12
\$ 250,000 - 299,999	4	2		6
\$ 300,000 - 349,999	3	1		4
\$ 350,000 - 399,999				
\$ 400,000 - 499,999	1	2		3
\$ 500,000 - 599,999				
\$ 600,000 - 699,999				
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
<b>Total</b>	<b>46</b>	<b>13</b>	<b>3</b>	<b>62</b>

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	
\$ 50,000 - 59,999	1	
\$ 60,000 - 69,999		
\$ 70,000 - 79,999	2	
\$ 80,000 - 89,999	3	
\$ 90,000 - 99,999	3	4
\$ 100,000 - 119,999	2	5
\$ 120,000 - 139,999	6	5
\$ 140,000 - 159,999	1	7
\$ 160,000 - 179,999	10	7
\$ 180,000 - 199,999	14	10
\$ 200,000 - 249,999	39	16
\$ 250,000 - 299,999	76	13
\$ 300,000 - 349,999	77	8
\$ 350,000 - 399,999	53	4
\$ 400,000 - 499,999	98	4
\$ 500,000 - 599,999	46	3
\$ 600,000 - 699,999	34	4
\$ 700,000 - 799,999	22	3
\$ 800,000 - 899,999	26	
\$ 900,000 - 999,999	11	
\$ 1,000,000 - and over	39	
<b>Total</b>	<b>564</b>	<b>93</b>

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	1	
\$ 70,000 - 79,999		
\$ 80,000 - 89,999	2	
\$ 90,000 - 99,999		
\$ 100,000 - 119,999	1	2
\$ 120,000 - 139,999	5	4
\$ 140,000 - 159,999	2	6
\$ 160,000 - 179,999	4	6
\$ 180,000 - 199,999	13	9
\$ 200,000 - 249,999	48	11
\$ 250,000 - 299,999	45	4
\$ 300,000 - 349,999	38	4
\$ 350,000 - 399,999	32	1
\$ 400,000 - 499,999	39	
\$ 500,000 - 599,999	37	1
\$ 600,000 - 699,999	4	1
\$ 700,000 - 799,999	14	
\$ 800,000 - 899,999	10	
\$ 900,000 - 999,999	3	
\$ 1,000,000 - and over	10	
<b>Total</b>	<b>309</b>	<b>49</b>

Time On Market Sort	M-SF	M-Condo
0 - 30	157	44
31-60	31	7
61-90	24	4
91-120	12	5
121-over	14	2
<b>Total</b>	<b>238</b>	<b>62</b>

