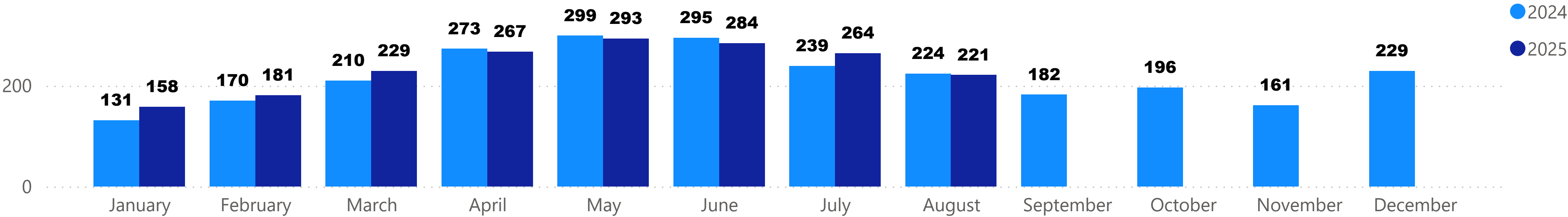




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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					1
\$ 50,000 - 59,999	2		1	1	1		1						6
\$ 60,000 - 69,999													
\$ 70,000 - 79,999		1	1			1	1						4
\$ 80,000 - 89,999			1		1		1						3
\$ 90,000 - 99,999				1	2		2	3					8
\$ 100,000 - 119,999	3	2	3		1	2	1	1					13
\$ 120,000 - 139,999	1	2	3	1	2	3	3	4					19
\$ 140,000 - 159,999	1	4	3	3	2	3	4	3					23
\$ 160,000 - 179,999	3	2	3	2	1	5	2	4					22
\$ 180,000 - 199,999	7	3	6	7	9	11	5	5					53
\$ 200,000 - 249,999	19	16	20	25	32	23	32	30					197
\$ 250,000 - 299,999	24	33	47	46	49	46	34	29					308
\$ 300,000 - 349,999	27	28	31	44	49	35	44	30					288
\$ 350,000 - 399,999	18	30	26	39	26	44	29	21					233
\$ 400,000 - 499,999	17	23	35	39	35	44	37	31					261
\$ 500,000 - 599,999	8	14	19	23	27	22	21	25					159
\$ 600,000 - 699,999	12	9	9	15	17	15	20	18					115
\$ 700,000 - 799,999	7	2	9	9	10	7	12	8					64
\$ 800,000 - 899,999		2	2	5	10	9	5	3					36
\$ 900,000 - 999,999	4	3	3	2	5	1	2	2					22
\$ 1,000,000 - and over	5	7	7	5	14	13	8	3					62
Total	158	181	229	267	293	284	264	221					1897

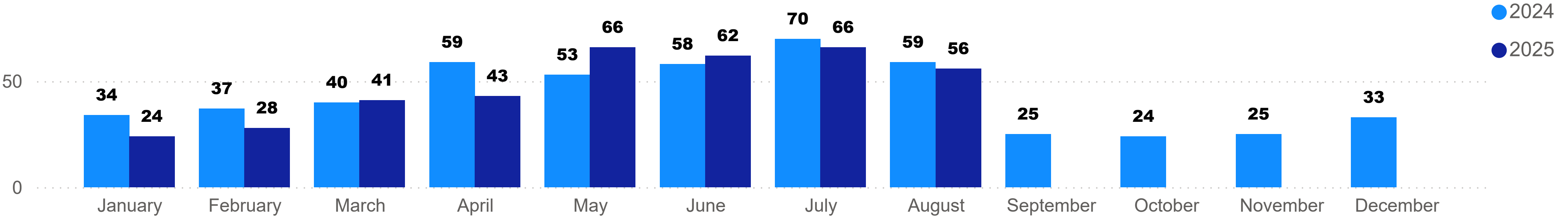




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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					1								1
\$ 60,000 - 69,999		1	1	1		1	2	1					7
\$ 70,000 - 79,999		1	1	1		1	3						7
\$ 80,000 - 89,999					1		1	1					3
\$ 90,000 - 99,999	2	1			1	1	1						6
\$ 100,000 - 119,999	1		2	2	2	1	1	1					10
\$ 120,000 - 139,999	1	1	1	2	7	4	8	1					25
\$ 140,000 - 159,999	2	4	4	4	7	7	8	16					52
\$ 160,000 - 179,999	1	3	6	5	7	8	10	7					47
\$ 180,000 - 199,999	1	4	10	2	4	11	7	6					45
\$ 200,000 - 249,999	7	7	8	12	16	15	7	11					83
\$ 250,000 - 299,999	4	1	3	9	7	5	8	2					39
\$ 300,000 - 349,999	4	3	4	1	7	5	8	6					38
\$ 350,000 - 399,999				3	1	3	1	2					10
\$ 400,000 - 499,999	1	1	1		5			2					10
\$ 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													
\$ 1,000,000 - and over													
Total	24	28	41	43	66	62	66	56					386

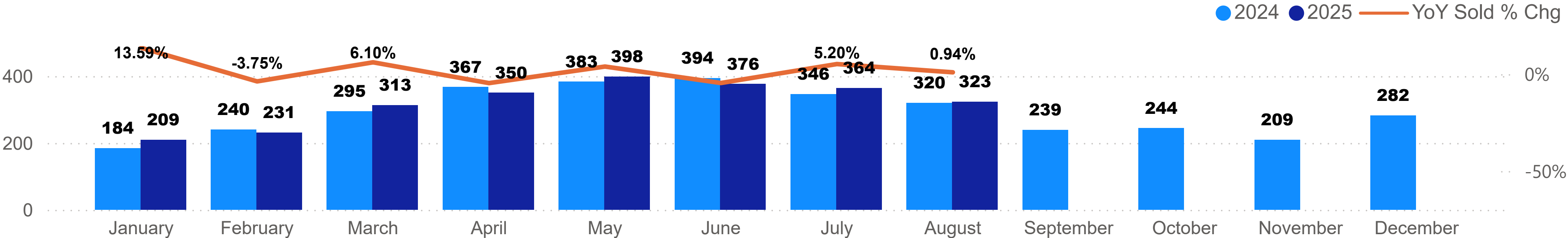




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999		1		1				1					3
\$ 50,000 - 59,999	3		1	1	2	1	1	2					11
\$ 60,000 - 69,999		1	2	3	3	1	3	4					17
\$ 70,000 - 79,999		3	2	4	1	2	6						18
\$ 80,000 - 89,999		1	3		3		3	3					13
\$ 90,000 - 99,999	4	1	1	2	5	1	4	3					21
\$ 100,000 - 119,999	4	4	9	5	3	5	5	6					41
\$ 120,000 - 139,999	2	4	6	5	12	8	13	8					58
\$ 140,000 - 159,999	4	9	12	12	14	13	13	22					99
\$ 160,000 - 179,999	6	9	12	9	11	13	16	12					88
\$ 180,000 - 199,999	11	8	17	12	13	27	16	15					119
\$ 200,000 - 249,999	37	27	37	46	58	43	49	48					345
\$ 250,000 - 299,999	32	38	56	58	61	59	42	36					382
\$ 300,000 - 349,999	32	31	41	49	59	40	56	40					348
\$ 350,000 - 399,999	20	31	27	43	28	50	30	29					258
\$ 400,000 - 499,999	18	25	36	39	41	45	37	34					275
\$ 500,000 - 599,999	8	15	19	25	28	22	21	25					163
\$ 600,000 - 699,999	12	9	9	15	17	15	21	19					117
\$ 700,000 - 799,999	7	2	10	9	10	8	12	8					66
\$ 800,000 - 899,999		2	2	5	10	9	5	3					36
\$ 900,000 - 999,999	4	3	4	2	5	1	3	2					24
\$ 1,000,000 - and over	5	7	7	5	14	13	8	3					62
Total	209	231	313	350	398	376	364	323					2564





Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	1							1					2
1	7	4	8	7	11	8	6	7					58
2	30	43	53	61	75	76	71	65					474
3	111	120	167	188	186	180	189	157					1298
4	52	60	75	81	107	93	76	79					623
5	7	4	8	13	19	17	21	12					101
6+	1		2			2	1	2					8
Total	209	231	313	350	398	376	364	323					2564

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0								1					1
1	15	15	24	29	37	40	35	22					217
2	134	153	196	219	229	218	213	199					1561
3	48	51	75	82	93	86	75	80					590
4	9	8	11	17	29	24	32	17					147
5	1	3	4	2	8	7	8	4					37
6+	2	1	3	1	2	1	1						11
Total	209	231	313	350	398	376	364	323					2564

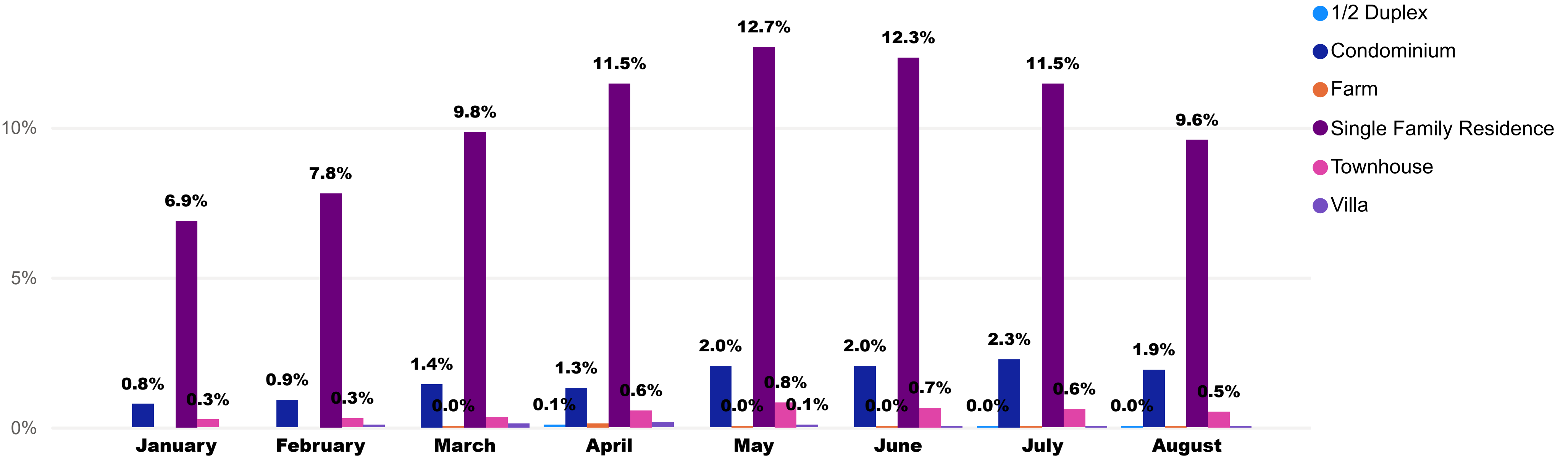


Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex				2			1	1					4
Condominium	18	21	33	30	47	47	52	44					292
Farm			1	3	1	1	1	1					8
Single Family Residence	158	179	226	263	291	283	263	220					1883
Townhouse	6	7	8	13	19	15	14	12					94
Villa		2	3	4	2	1	1	1					14
Total	182	209	271	315	360	347	332	279					2295

YTD % of Sales by Property Type





Gainesville-Alachua County Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - August - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	30,000	30,000	100%	2	1
\$ 50,000 - 59,999							2
\$ 60,000 - 69,999	1	0%	61,900	62,000	100%	7	1
\$ 70,000 - 79,999							3
\$ 80,000 - 89,999	1	0%	85,000	80,000	94%	28	5
\$ 90,000 - 99,999	3	1%	107,833	92,667	86%	74	14
\$ 100,000 - 119,999	2	1%	126,500	111,000	88%	55	16
\$ 120,000 - 139,999	6	2%	135,950	129,417	95%	74	30
\$ 140,000 - 159,999	19	7%	155,205	148,068	95%	106	49
\$ 160,000 - 179,999	11	4%	180,855	168,477	93%	49	48
\$ 180,000 - 199,999	11	4%	192,918	188,091	97%	67	72
\$ 200,000 - 249,999	41	15%	235,129	226,868	96%	89	146
\$ 250,000 - 299,999	31	11%	286,926	277,606	97%	63	197
\$ 300,000 - 349,999	36	13%	330,482	320,314	97%	68	158
\$ 350,000 - 399,999	24	9%	387,783	372,363	96%	72	146
\$ 400,000 - 499,999	33	12%	458,593	439,965	96%	70	188
\$ 500,000 - 599,999	25	9%	569,820	546,905	96%	79	98
\$ 600,000 - 699,999	18	6%	661,167	640,718	97%	46	70
\$ 700,000 - 799,999	8	3%	762,913	742,269	97%	87	44
\$ 800,000 - 899,999	3	1%	883,333	844,167	96%	72	35
\$ 900,000 - 999,999	2	1%	1,049,975	982,500	94%	66	25
\$ 1,000,000 - and over	3	1%	1,190,737	1,146,070	96%	29	71
Total	279	100%	373,026	358,988	96%	72	1419

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 - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	3	0.12%	43,300	38,675	89%	6	1
\$ 50,000 - 59,999	11	0.43%	78,801	52,827	67%	80	2
\$ 60,000 - 69,999	17	0.66%	78,871	64,412	82%	109	1
\$ 70,000 - 79,999	18	0.70%	88,125	72,557	82%	99	3
\$ 80,000 - 89,999	13	0.51%	93,962	84,685	90%	58	5
\$ 90,000 - 99,999	21	0.82%	103,357	94,548	91%	64	14
\$ 100,000 - 119,999	41	1.60%	128,665	109,187	85%	65	16
\$ 120,000 - 139,999	58	2.26%	139,221	129,957	93%	66	30
\$ 140,000 - 159,999	99	3.86%	156,836	148,765	95%	84	49
\$ 160,000 - 179,999	88	3.43%	177,990	168,819	95%	59	48
\$ 180,000 - 199,999	119	4.64%	194,604	189,061	97%	63	72
\$ 200,000 - 249,999	345	13.46%	232,673	225,420	97%	72	146
\$ 250,000 - 299,999	382	14.90%	281,815	274,873	98%	60	197
\$ 300,000 - 349,999	348	13.57%	329,438	322,222	98%	55	158
\$ 350,000 - 399,999	258	10.06%	382,194	373,466	98%	69	146
\$ 400,000 - 499,999	275	10.73%	454,254	441,482	97%	66	188
\$ 500,000 - 599,999	163	6.36%	558,703	543,425	97%	68	98
\$ 600,000 - 699,999	117	4.56%	665,938	644,569	97%	60	70
\$ 700,000 - 799,999	66	2.57%	757,667	740,350	98%	51	44
\$ 800,000 - 899,999	36	1.40%	885,123	847,919	96%	77	35
\$ 900,000 - 999,999	24	0.94%	991,545	950,939	96%	48	25
\$ 1,000,000 - and over	62	2.42%	1,386,864	1,353,934	98%	96	71
Total	2564	100.00%	375,096	363,921	97%	66	1419

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.

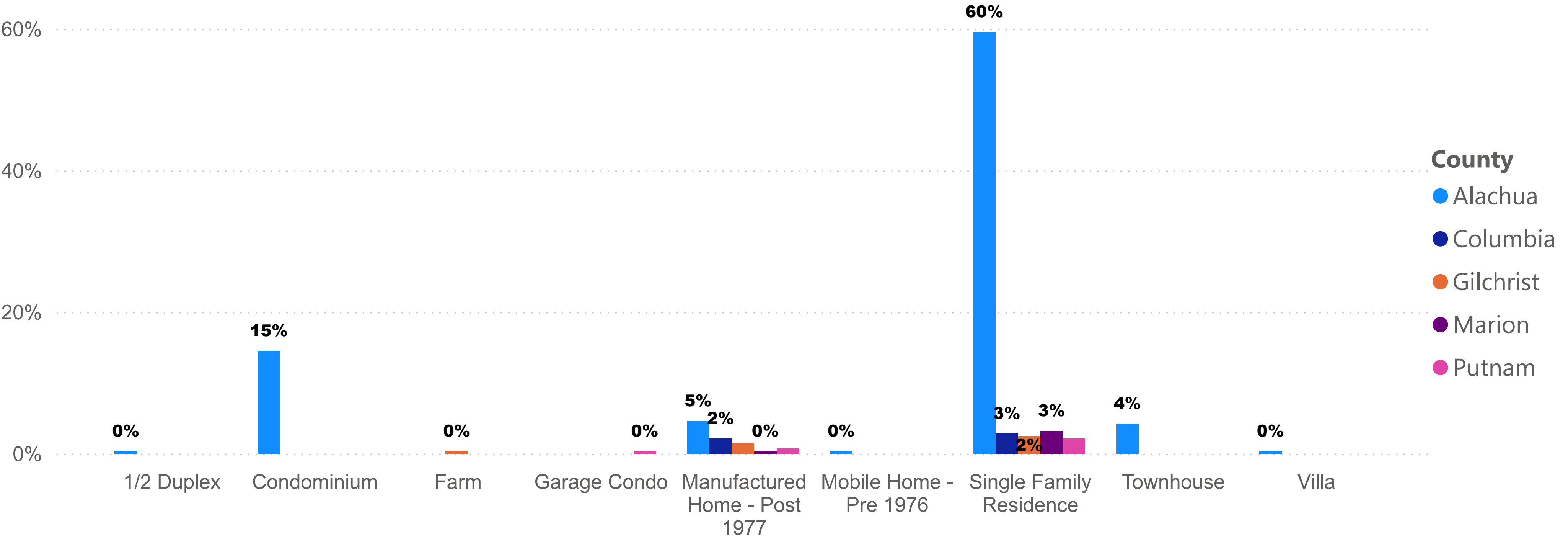
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
09/30/2021	293	309,321	305,084	99%	70	713	2.43
10/31/2021	274	306,227	300,458	98%	74	634	2.31
11/30/2021	331	322,475	316,374	98%	73	571	1.73
12/31/2021	379	305,290	300,202	98%	54	509	1.34
01/31/2022	298	311,389	303,018	97%	51	487	1.63
02/28/2022	306	332,460	330,550	99%	36	508	1.66
03/31/2022	431	318,944	318,439	100%	33	502	1.16
04/30/2022	426	331,978	334,269	101%	32	545	1.28
05/31/2022	465	363,346	365,444	101%	23	600	1.29
06/30/2022	496	363,645	362,778	100%	15	764	1.54
07/31/2022	391	339,177	336,157	99%	18	768	1.96
08/31/2022	404	359,741	352,269	98%	20	779	1.93
09/30/2022	293	350,183	339,803	97%	25	802	2.74
10/31/2022	332	339,761	330,524	97%	35	812	2.45
11/30/2022	268	350,470	340,083	97%	38	794	2.96
12/31/2022	287	360,875	350,619	97%	46	739	2.57
01/31/2023	206	355,799	346,372	97%	50	700	3.40
02/28/2023	263	328,579	321,485	98%	53	667	2.54
03/31/2023	352	378,441	368,431	97%	50	689	1.96
04/30/2023	310	353,408	347,700	98%	41	655	2.11
05/31/2023	382	377,633	372,265	99%	45	664	1.74
06/30/2023	402	384,630	379,226	99%	39	711	1.77
07/31/2023	324	386,157	378,256	98%	35	694	2.14
08/31/2023	305	375,910	366,238	97%	37	732	2.40
09/30/2023	242	384,088	373,285	97%	38	777	3.21
10/31/2023	226	370,349	360,080	97%	42	848	3.75
11/30/2023	195	388,069	376,531	97%	43	882	4.52
12/31/2023	244	391,299	378,437	97%	56	888	3.64
01/31/2024	165	347,744	337,764	97%	56	947	5.74
02/29/2024	207	400,475	387,136	97%	61	975	4.71
03/31/2024	250	376,586	364,765	97%	55	1040	4.16
04/30/2024	336	377,024	368,460	98%	61	1061	3.16
05/31/2024	352	404,759	396,191	98%	50	1130	3.21
06/30/2024	353	412,164	400,254	97%	54	1193	3.38
07/31/2024	310	393,829	381,492	97%	56	1202	3.88
08/31/2024	285	369,185	358,721	97%	55	1191	4.18
09/30/2024	207	356,162	344,599	97%	72	1246	6.02
10/31/2024	222	399,619	384,190	96%	67	1189	5.36
11/30/2024	186	421,401	405,917	96%	79	1178	6.33
12/31/2024	263	415,066	401,851	97%	77	1116	4.24
01/31/2025	182	390,228	379,578	97%	68	1171	6.43
02/28/2025	209	397,730	386,606	97%	90	1267	6.06
03/31/2025	271	390,409	378,442	97%	92	1322	4.88
04/30/2025	315	389,815	380,046	97%	68	1441	4.57
05/31/2025	360	415,672	404,397	97%	74	1494	4.15
06/30/2025	347	400,982	389,348	97%	60	1495	4.31
07/31/2025	332	387,482	375,918	97%	69	1491	4.49
08/31/2025	279	373,868	359,902	96%	78	1419	5.09

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Alachua	Columbia	Gilchrist	Marion	Putnam	Total
1/2 Duplex	0%					0%
Condominium	15%					15%
Farm			0%			0%
Garage Condo					0%	0%
Manufactured Home - Post 1977	5%	2%	1%	0%	1%	9%
Mobile Home - Pre 1976	0%					0%
Single Family Residence	60%	3%	2%	3%	2%	70%
Townhouse	4%					4%
Villa	0%					0%
Total	84%	5%	4%	4%	3%	100%



Board/Association:StateMonthYear

▲Gainesville-AlachuaFLAugust2025

National Association of Realtors®

700 Eleventh Street, NW

Washington, DC 20001-4507

Email:data@realtors.com

Fax:202-383-7568

Questions:202-383-1276

Single-Family Units

Number of Bedrooms

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				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	1	2		3
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	3	1		4
\$ 140,000 - 159,999	2	1		3
\$ 160,000 - 179,999	3		1	4
\$ 180,000 - 199,999	2	3		5
\$ 200,000 - 249,999	8	21	1	30
\$ 250,000 - 299,999	2	24	3	29
\$ 300,000 - 349,999	1	21	8	30
\$ 350,000 - 399,999	1	11	9	21
\$ 400,000 - 499,999		16	15	31
\$ 500,000 - 599,999	1	10	14	25
\$ 600,000 - 699,999		7	11	18
\$ 700,000 - 799,999			8	8
\$ 800,000 - 899,999		1	2	3
\$ 900,000 - 999,999		1	1	2
\$ 1,000,000 - and over			3	3
Total	25	120	76	221

Condominium / Cooperative Units

Number of Bedrooms

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999	1			1
\$ 70,000 - 79,999				
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	1			1
\$ 140,000 - 159,999	15		1	16
\$ 160,000 - 179,999	3	3	1	7
\$ 180,000 - 199,999	3	1	2	6
\$ 200,000 - 249,999	9	2		11
\$ 250,000 - 299,999		2		2
\$ 300,000 - 349,999	1	5		6
\$ 350,000 - 399,999		1	1	2
\$ 400,000 - 499,999	1		1	2
\$ 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				
Total	36	14	6	56

Active Listings

(Unsold Homes)

Price Range▲	M-SF	M-Condo
\$ 1 - 49,999	1	
\$ 50,000 - 59,999	2	
\$ 60,000 - 69,999	1	
\$ 70,000 - 79,999	1	2
\$ 80,000 - 89,999	1	3
\$ 90,000 - 99,999		8
\$ 100,000 - 119,999	3	13
\$ 120,000 - 139,999	5	19
\$ 140,000 - 159,999	8	38
\$ 160,000 - 179,999	8	31
\$ 180,000 - 199,999	30	36
\$ 200,000 - 249,999	88	58
\$ 250,000 - 299,999	166	30
\$ 300,000 - 349,999	136	17
\$ 350,000 - 399,999	134	3
\$ 400,000 - 499,999	172	7
\$ 500,000 - 599,999	86	4
\$ 600,000 - 699,999	55	7
\$ 700,000 - 799,999	39	4
\$ 800,000 - 899,999	32	2
\$ 900,000 - 999,999	22	1
\$ 1,000,000 - and over	60	2
Total	1050	285

Sales Pending

(Under Contract)

Price Range▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		
\$ 80,000 - 89,999		
\$ 90,000 - 99,999	1	3
\$ 100,000 - 119,999	1	1
\$ 120,000 - 139,999	1	6
\$ 140,000 - 159,999	7	5
\$ 160,000 - 179,999	8	3
\$ 180,000 - 199,999	8	6
\$ 200,000 - 249,999	34	6
\$ 250,000 - 299,999	41	3
\$ 300,000 - 349,999	43	
\$ 350,000 - 399,999	43	4
\$ 400,000 - 499,999	42	
\$ 500,000 - 599,999	26	1
\$ 600,000 - 699,999	19	1
\$ 700,000 - 799,999	19	
\$ 800,000 - 899,999	8	1
\$ 900,000 - 999,999	8	
\$ 1,000,000 - and over	19	
Total	328	40

Time On Market Sort	M-SF	M-Condo
0 - 30	98	17
31-60	35	8
61-90	30	9
91-120	19	7
121-over	39	15
Total	221	56

