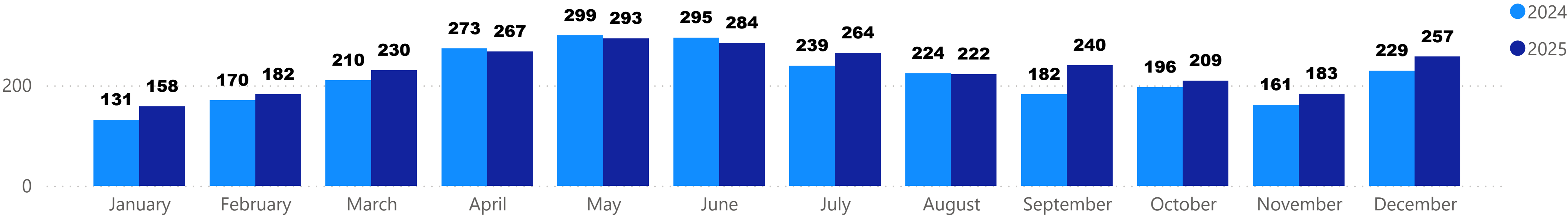




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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		2		4
\$ 50,000 - 59,999	2		1	1	1		1		1			1	8
\$ 60,000 - 69,999											1	1	2
\$ 70,000 - 79,999		1	1			1	1		1				5
\$ 80,000 - 89,999			1		1		1		1	1	1		6
\$ 90,000 - 99,999				1	2		2	3	1				9
\$ 100,000 - 119,999	3	2	3		1	2	1	1		2	2	2	19
\$ 120,000 - 139,999	1	2	3	1	2	3	3	4	4	3	1	4	31
\$ 140,000 - 159,999	1	4	3	3	2	3	4	3	3	3	5	4	38
\$ 160,000 - 179,999	3	2	3	2	1	5	2	4	5	2	4	6	39
\$ 180,000 - 199,999	7	3	6	7	9	11	5	5	3	6	11	10	83
\$ 200,000 - 249,999	19	16	20	25	32	23	32	31	27	20	20	22	287
\$ 250,000 - 299,999	24	33	47	46	49	46	34	29	41	36	24	39	448
\$ 300,000 - 349,999	27	29	32	44	49	35	44	30	33	28	23	39	413
\$ 350,000 - 399,999	18	30	26	39	26	44	29	21	31	31	26	37	358
\$ 400,000 - 499,999	17	23	35	39	35	44	37	31	35	28	23	36	383
\$ 500,000 - 599,999	8	14	19	23	27	22	21	25	18	17	18	17	229
\$ 600,000 - 699,999	12	9	9	15	17	15	20	18	10	6	5	16	152
\$ 700,000 - 799,999	7	2	9	9	10	7	12	8	6	13	1	9	93
\$ 800,000 - 899,999		2	2	5	10	9	5	3	9	3	3	4	55
\$ 900,000 - 999,999	4	3	3	2	5	1	2	2	2	3	3	5	35
\$ 1,000,000 - and over	5	7	7	5	14	13	8	3	8	7	10	5	92
Total	158	182	230	267	293	284	264	222	240	209	183	257	2789

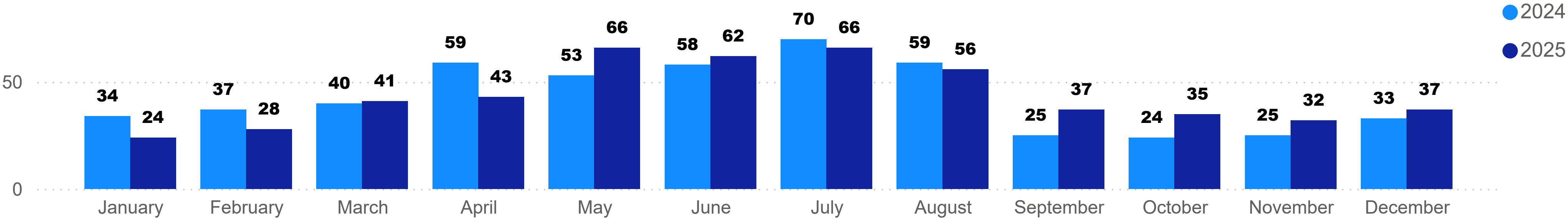




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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												2	2
\$ 50,000 - 59,999					1								1
\$ 60,000 - 69,999		1	1	1		1	2	1			1		8
\$ 70,000 - 79,999		1	1	1		1	3					2	9
\$ 80,000 - 89,999					1		1	1	2	1	1		7
\$ 90,000 - 99,999	2	1			1	1	1		2	2		1	11
\$ 100,000 - 119,999	1		2	2	2	1	1	1	1	3	2	3	19
\$ 120,000 - 139,999	1	1	1	2	7	4	8	1	2	4	2	2	35
\$ 140,000 - 159,999	2	4	4	4	7	7	8	16	4	6	4	3	69
\$ 160,000 - 179,999	1	3	6	5	7	8	10	7	3	2	6	6	64
\$ 180,000 - 199,999	1	4	10	2	4	11	7	6	7	4	6	6	68
\$ 200,000 - 249,999	7	7	8	12	16	15	7	11	8	7	2	7	107
\$ 250,000 - 299,999	4	1	3	9	7	5	8	2	5		3	1	48
\$ 300,000 - 349,999	4	3	4	1	7	5	8	6	1	5	4	2	50
\$ 350,000 - 399,999				3	1	3	1	2	2	1			13
\$ 400,000 - 499,999	1	1	1		5			2			1		11
\$ 500,000 - 599,999		1		1								1	3
\$ 600,000 - 699,999							1					1	2
\$ 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	37	35	32	37	527

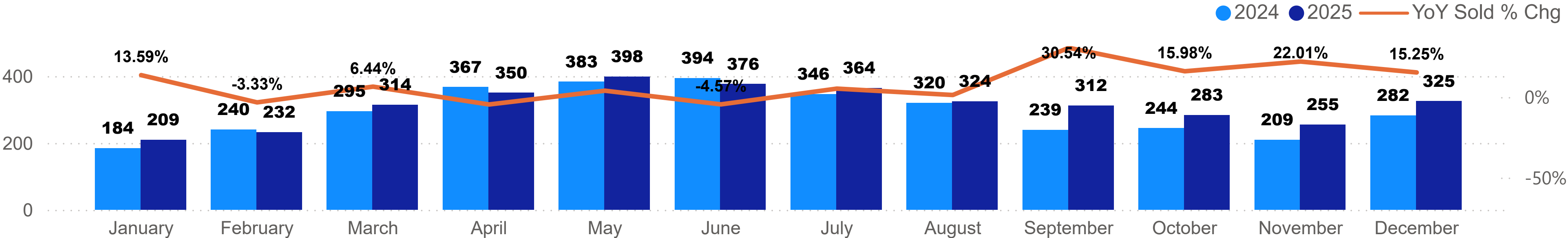




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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	1	1	2	5	12
\$ 50,000 - 59,999	3		1	1	2	1	1	2	1			1	13
\$ 60,000 - 69,999		1	2	3	3	1	3	4			3	4	24
\$ 70,000 - 79,999		3	2	4	1	2	6		3			3	24
\$ 80,000 - 89,999		1	3		3		3	3	4	3	2		22
\$ 90,000 - 99,999	4	1	1	2	5	1	4	3	5	3	1	1	31
\$ 100,000 - 119,999	4	4	9	5	3	5	5	6	2	8	5	9	65
\$ 120,000 - 139,999	2	4	6	5	12	8	13	8	8	9	6	7	88
\$ 140,000 - 159,999	4	9	12	12	14	13	13	22	8	13	11	11	142
\$ 160,000 - 179,999	6	9	12	9	11	13	16	12	15	11	14	14	142
\$ 180,000 - 199,999	11	8	17	12	13	27	16	15	12	12	20	17	180
\$ 200,000 - 249,999	37	27	37	46	58	43	49	49	45	34	33	34	492
\$ 250,000 - 299,999	32	38	56	58	61	59	42	36	50	42	31	43	548
\$ 300,000 - 349,999	32	32	42	49	59	40	56	40	37	35	30	43	495
\$ 350,000 - 399,999	20	31	27	43	28	50	30	29	33	33	30	38	392
\$ 400,000 - 499,999	18	25	36	39	41	45	37	34	35	28	25	36	399
\$ 500,000 - 599,999	8	15	19	25	28	22	21	25	18	18	19	18	236
\$ 600,000 - 699,999	12	9	9	15	17	15	21	19	10	6	5	17	155
\$ 700,000 - 799,999	7	2	10	9	10	8	12	8	6	13	2	9	96
\$ 800,000 - 899,999		2	2	5	10	9	5	3	9	3	3	4	55
\$ 900,000 - 999,999	4	3	4	2	5	1	3	2	2	3	3	5	37
\$ 1,000,000 - and over	5	7	7	5	14	13	8	3	8	8	10	6	94
Total	209	232	314	350	398	376	364	324	312	283	255	325	3742



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	7	4	5	5	79
2	30	43	53	61	75	76	71	66	50	54	47	56	682
3	111	121	168	188	186	180	189	157	152	148	132	167	1899
4	52	60	75	81	107	93	76	79	82	64	62	79	910
5	7	4	8	13	19	17	21	12	20	10	7	16	154
6+	1		2			2	1	2	1	3	2	2	16
Total	209	232	314	350	398	376	364	324	312	283	255	325	3742

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	23	25	23	22	34	322
2	134	153	197	219	229	218	213	199	187	176	168	189	2282
3	48	52	75	82	93	86	75	80	78	57	51	77	854
4	9	8	11	17	29	24	32	17	16	21	8	17	209
5	1	3	4	2	8	7	8	4	2	2	5	6	52
6+	2	1	3	1	2	1	1		4	4	1	2	22
Total	209	232	314	350	398	376	364	324	312	283	255	325	3742

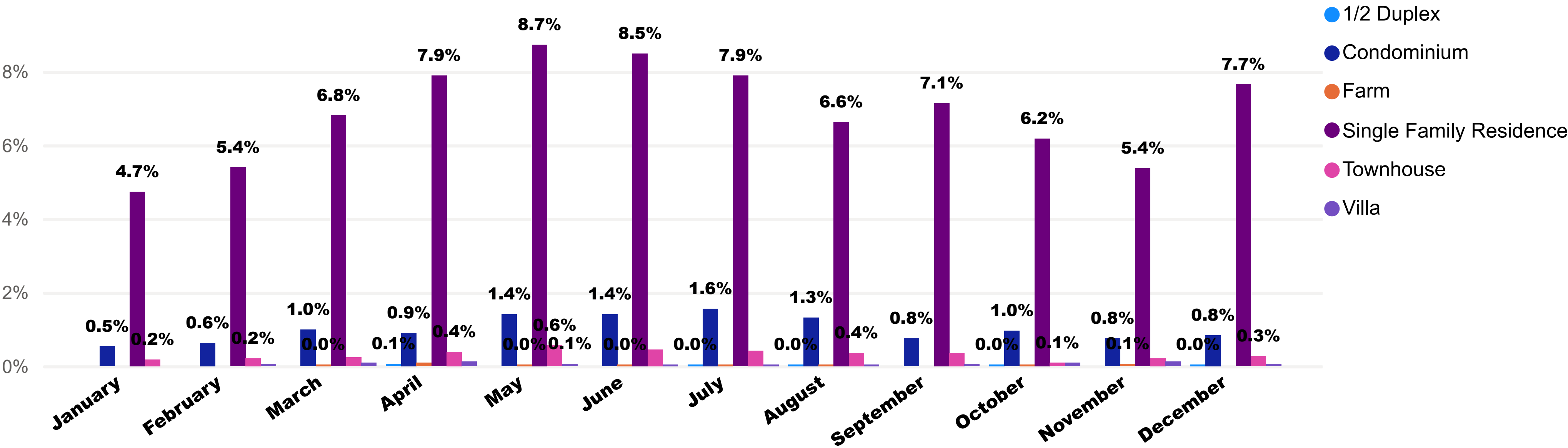


Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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		1		1	6
Condominium	18	21	33	30	47	47	52	44	25	32	25	28	402
Farm			1	3	1	1	1	1		1	2		11
Single Family Residence	158	180	227	263	291	283	263	221	238	206	179	255	2764
Townhouse	6	7	8	13	19	15	14	12	12	3	7	9	125
Villa		2	3	4	2	1	1	1	2	3	4	2	25
Total	182	210	272	315	360	347	332	280	277	246	217	295	3333

YTD % of Sales by Property Type





Gainesville-Alachua County Association of Realtors®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	2	1%	50,000	30,000	60%	68	
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	2	1%	97,000	65,500	68%	34	
\$ 70,000 - 79,999							4
\$ 80,000 - 89,999	2	1%	113,500	86,500	76%	184	3
\$ 90,000 - 99,999							8
\$ 100,000 - 119,999	4	2%	121,725	109,256	90%	76	16
\$ 120,000 - 139,999	3	1%	141,300	132,333	94%	17	32
\$ 140,000 - 159,999	9	4%	156,001	151,467	97%	70	47
\$ 160,000 - 179,999	10	5%	171,480	165,350	96%	69	57
\$ 180,000 - 199,999	17	8%	194,676	188,003	97%	39	64
\$ 200,000 - 249,999	22	10%	239,505	231,411	97%	93	152
\$ 250,000 - 299,999	27	13%	282,700	275,477	97%	70	181
\$ 300,000 - 349,999	27	13%	332,800	321,287	97%	51	159
\$ 350,000 - 399,999	26	12%	384,790	375,757	98%	96	140
\$ 400,000 - 499,999	24	11%	460,003	447,867	97%	75	146
\$ 500,000 - 599,999	18	8%	567,639	552,356	97%	71	80
\$ 600,000 - 699,999	5	2%	650,360	635,860	98%	43	64
\$ 700,000 - 799,999	1	0%	725,000	725,000	100%	5	27
\$ 800,000 - 899,999	3	1%	921,300	867,173	94%	65	37
\$ 900,000 - 999,999	3	1%	968,847	958,887	99%	8	22
\$ 1,000,000 - and over	10	5%	1,393,461	1,286,004	92%	152	65
Total	215	100%	393,450	378,223	96%	73	1304

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	12	0.32%	38,958	34,819	89%	34	
\$ 50,000 - 59,999	13	0.35%	75,124	53,162	71%	69	
\$ 60,000 - 69,999	24	0.64%	79,142	64,163	81%	99	
\$ 70,000 - 79,999	24	0.64%	88,752	73,009	82%	84	6
\$ 80,000 - 89,999	22	0.59%	98,203	85,287	87%	83	2
\$ 90,000 - 99,999	31	0.83%	103,261	94,194	91%	62	5
\$ 100,000 - 119,999	65	1.74%	126,310	108,952	86%	64	11
\$ 120,000 - 139,999	88	2.35%	140,337	129,831	93%	65	26
\$ 140,000 - 159,999	142	3.79%	157,770	149,375	95%	82	32
\$ 160,000 - 179,999	142	3.79%	176,799	168,916	96%	69	46
\$ 180,000 - 199,999	180	4.81%	195,398	189,236	97%	64	59
\$ 200,000 - 249,999	492	13.15%	232,764	225,444	97%	74	140
\$ 250,000 - 299,999	548	14.64%	282,142	274,784	97%	64	169
\$ 300,000 - 349,999	495	13.23%	331,052	322,941	98%	61	150
\$ 350,000 - 399,999	392	10.48%	383,895	373,770	97%	71	124
\$ 400,000 - 499,999	399	10.66%	454,991	442,421	97%	69	134
\$ 500,000 - 599,999	236	6.31%	561,094	544,912	97%	70	77
\$ 600,000 - 699,999	155	4.14%	666,810	645,243	97%	66	58
\$ 700,000 - 799,999	96	2.57%	761,517	742,249	97%	62	34
\$ 800,000 - 899,999	55	1.47%	881,964	850,547	96%	81	37
\$ 900,000 - 999,999	37	0.99%	983,463	948,628	96%	52	22
\$ 1,000,000 - and over	94	2.51%	1,471,877	1,424,633	97%	111	61
Total	3742	100.00%	377,135	365,320	97%	69	1193

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.

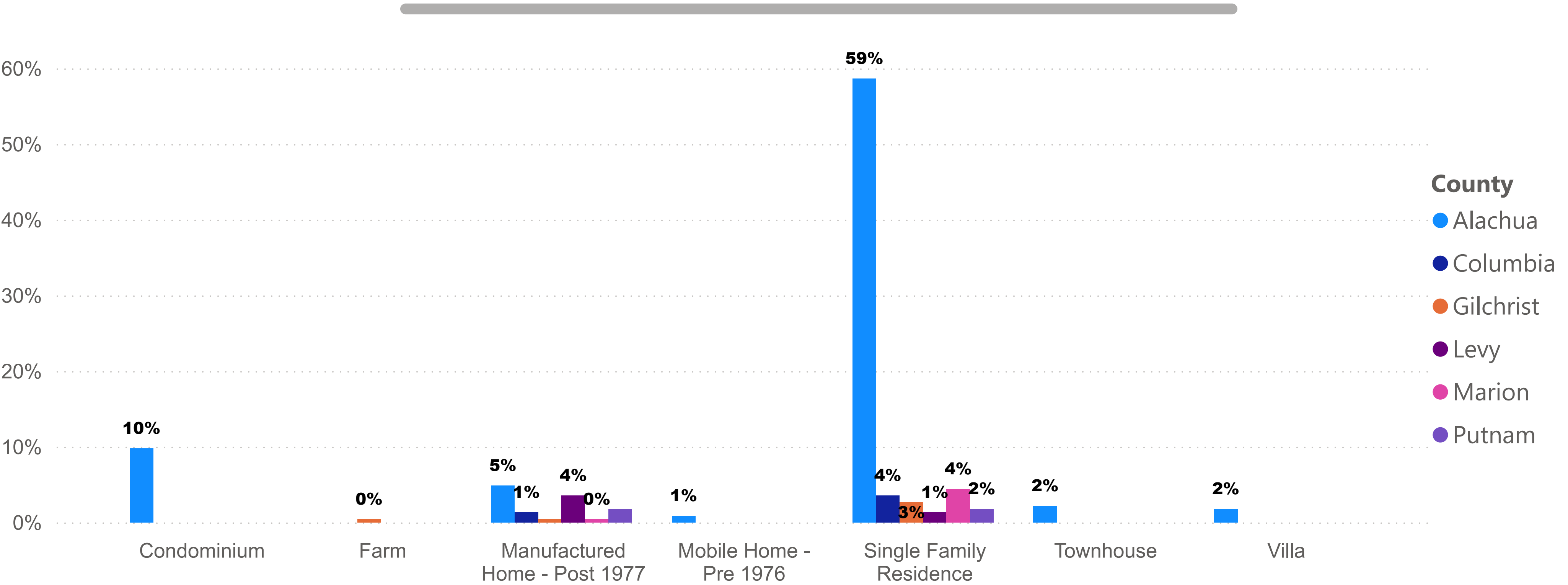
Four Year Sales and Inventory History 2022 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	408,148	97%	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	210	397,498	386,408	97%	90	1267	6.03
03/31/2025	272	390,256	378,282	97%	92	1323	4.86
04/30/2025	315	389,815	380,046	97%	68	1443	4.58
05/31/2025	360	415,672	404,397	97%	74	1499	4.16
06/30/2025	347	400,982	389,348	97%	60	1501	4.33
07/31/2025	332	387,482	375,918	97%	69	1503	4.53
08/31/2025	280	373,351	359,435	96%	78	1453	5.19
09/30/2025	277	406,444	394,930	97%	75	1445	5.22
10/31/2025	246	408,059	391,758	96%	91	1419	5.77
11/30/2025	217	395,556	380,271	96%	92	1304	6.01
12/31/2025	295	404,918	391,954	97%	87	1193	4.04

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Alachua	Columbia	Gilchrist	Levy	Marion	Putnam	Total
Condominium	10%						10%
Farm			0%				0%
Manufactured Home - Post 1977	5%	1%	0%	4%	0%	2%	12%
Mobile Home - Pre 1976	1%						1%
Single Family Residence	59%	4%	3%	1%	4%	2%	72%
Townhouse	2%						2%
Villa	2%						2%
Total	78%	5%	4%	5%	5%	4%	100%



Board/Association: State Month Year
▲
Gainesville-Alachua FL November 2025

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	2
\$ 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		2		2
\$ 120,000 - 139,999			1	1
\$ 140,000 - 159,999		5		5
\$ 160,000 - 179,999	3	1		4
\$ 180,000 - 199,999	4	7		11
\$ 200,000 - 249,999	2	16	2	20
\$ 250,000 - 299,999	4	16	4	24
\$ 300,000 - 349,999	2	17	4	23
\$ 350,000 - 399,999	2	18	6	26
\$ 400,000 - 499,999	1	8	14	23
\$ 500,000 - 599,999		6	12	18
\$ 600,000 - 699,999		2	3	5
\$ 700,000 - 799,999			1	1
\$ 800,000 - 899,999		2	1	3
\$ 900,000 - 999,999	1	1	1	3
\$ 1,000,000 - and over	1	1	8	10
Total	21	104	58	183

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	2			2
\$ 120,000 - 139,999	2			2
\$ 140,000 - 159,999	4			4
\$ 160,000 - 179,999	3	1	2	6
\$ 180,000 - 199,999	3	2	1	6
\$ 200,000 - 249,999	2			2
\$ 250,000 - 299,999	1	2		3
\$ 300,000 - 349,999	2		2	4
\$ 350,000 - 399,999				
\$ 400,000 - 499,999		1		1
\$ 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	21	6	5	32

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		3
\$ 80,000 - 89,999		3
\$ 90,000 - 99,999		4
\$ 100,000 - 119,999	3	8
\$ 120,000 - 139,999	8	14
\$ 140,000 - 159,999	7	26
\$ 160,000 - 179,999	18	21
\$ 180,000 - 199,999	28	18
\$ 200,000 - 249,999	72	54
\$ 250,000 - 299,999	131	27
\$ 300,000 - 349,999	121	6
\$ 350,000 - 399,999	109	4
\$ 400,000 - 499,999	122	8
\$ 500,000 - 599,999	67	2
\$ 600,000 - 699,999	56	4
\$ 700,000 - 799,999	30	1
\$ 800,000 - 899,999	32	2
\$ 900,000 - 999,999	20	3
\$ 1,000,000 - and over	57	1
Total	881	209

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	3	2
\$ 80,000 - 89,999		
\$ 90,000 - 99,999	1	
\$ 100,000 - 119,999	1	1
\$ 120,000 - 139,999	3	3
\$ 140,000 - 159,999	5	4
\$ 160,000 - 179,999	5	4
\$ 180,000 - 199,999	10	1
\$ 200,000 - 249,999	38	4
\$ 250,000 - 299,999	35	1
\$ 300,000 - 349,999	47	1
\$ 350,000 - 399,999	26	1
\$ 400,000 - 499,999	26	
\$ 500,000 - 599,999	23	2
\$ 600,000 - 699,999	11	1
\$ 700,000 - 799,999	7	
\$ 800,000 - 899,999	9	1
\$ 900,000 - 999,999	3	
\$ 1,000,000 - and over	12	
Total	265	26

Time On Market Sort	M-SF	M-Condo
0 - 30	65	13
31-60	34	6
61-90	28	1
91-120	19	4
121-over	37	8
Total	183	32

