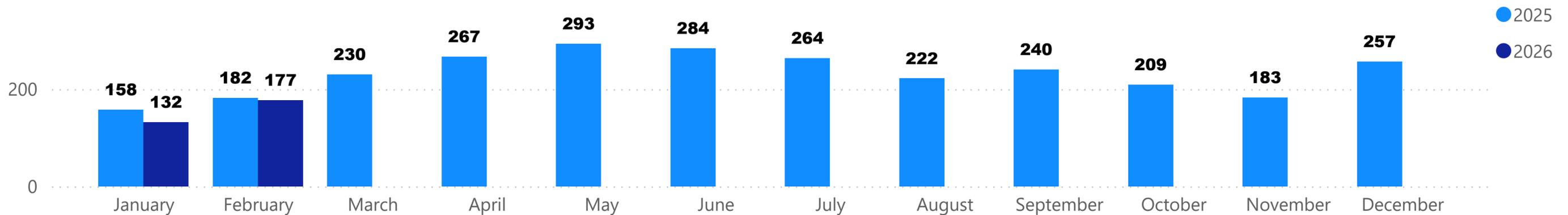


## Monthly Sales Trend Indicator 2026

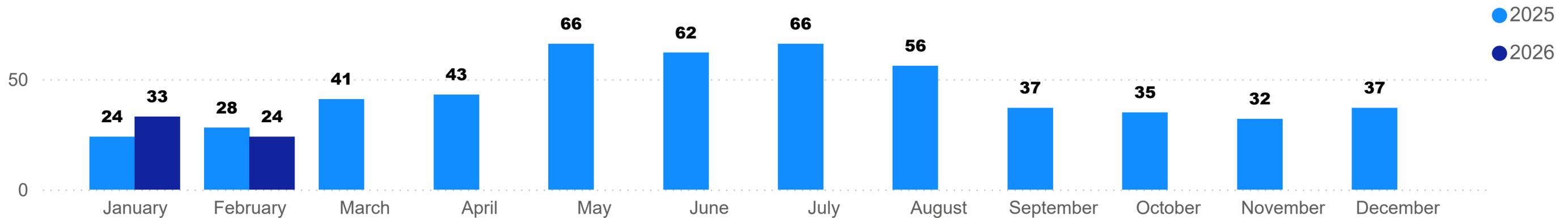
### Sales by Price Range - Single Family Homes & Villas

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999		1											1
\$ 50,000 - 59,999													
\$ 60,000 - 69,999		2											2
\$ 70,000 - 79,999	1												1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1	3											4
\$ 100,000 - 119,999													
\$ 120,000 - 139,999		1											1
\$ 140,000 - 159,999	4	4											8
\$ 160,000 - 179,999	2	7											9
\$ 180,000 - 199,999	8	2											10
\$ 200,000 - 249,999	23	21											44
\$ 250,000 - 299,999	13	33											46
\$ 300,000 - 349,999	22	32											54
\$ 350,000 - 399,999	15	15											30
\$ 400,000 - 499,999	15	26											41
\$ 500,000 - 599,999	9	7											16
\$ 600,000 - 699,999	7	9											16
\$ 700,000 - 799,999	3	3											6
\$ 800,000 - 899,999	2	3											5
\$ 900,000 - 999,999	3	1											4
\$ 1,000,000 - and over	4	7											11
<b>Total</b>	<b>132</b>	<b>177</b>											<b>309</b>



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

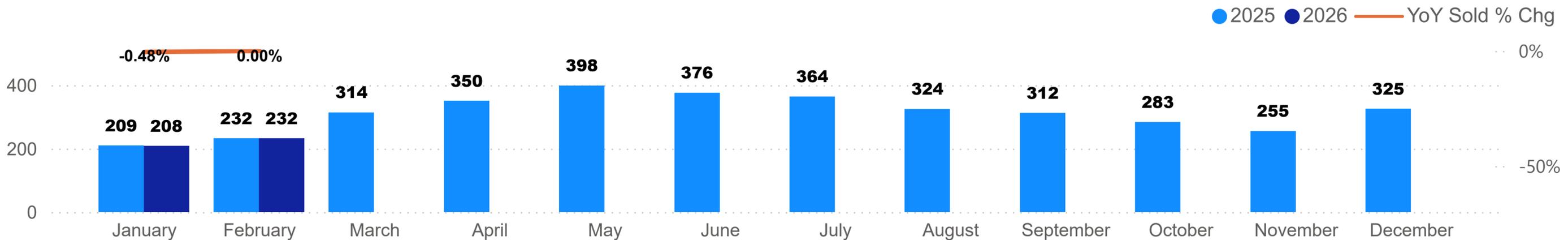
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999	1												1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999	1	4											5
\$ 120,000 - 139,999	5	3											8
\$ 140,000 - 159,999	5	3											8
\$ 160,000 - 179,999	4	5											9
\$ 180,000 - 199,999	1												1
\$ 200,000 - 249,999	11	3											14
\$ 250,000 - 299,999	1	3											4
\$ 300,000 - 349,999	2	2											4
\$ 350,000 - 399,999	1	1											2
\$ 400,000 - 499,999													
\$ 500,000 - 599,999	1												1
\$ 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>33</b>	<b>24</b>											<b>57</b>



## Monthly Sales Trend Indicator 2026

### Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	5	1											6
\$ 50,000 - 59,999		1											1
\$ 60,000 - 69,999	1	2											3
\$ 70,000 - 79,999	3												3
\$ 80,000 - 89,999	1												1
\$ 90,000 - 99,999	3	3											6
\$ 100,000 - 119,999	1	8											9
\$ 120,000 - 139,999	9	5											14
\$ 140,000 - 159,999	14	10											24
\$ 160,000 - 179,999	8	14											22
\$ 180,000 - 199,999	13	6											19
\$ 200,000 - 249,999	41	28											69
\$ 250,000 - 299,999	21	41											62
\$ 300,000 - 349,999	25	39											64
\$ 350,000 - 399,999	19	16											35
\$ 400,000 - 499,999	15	27											42
\$ 500,000 - 599,999	10	7											17
\$ 600,000 - 699,999	7	9											16
\$ 700,000 - 799,999	3	3											6
\$ 800,000 - 899,999	2	4											6
\$ 900,000 - 999,999	3	1											4
\$ 1,000,000 - and over	4	7											11
<b>Total</b>	<b>208</b>	<b>232</b>											<b>440</b>



## Gainesville-Alachua County Association of Realtors® Monthly Sales Trend Indicator 2026

### Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	1												1
1	7	3											10
2	41	38											79
3	97	126											223
4	48	58											106
5	14	7											21
6+	1												1
<b>Total</b>	<b>209</b>	<b>232</b>											<b>441</b>

### Sales by Bathroom Count

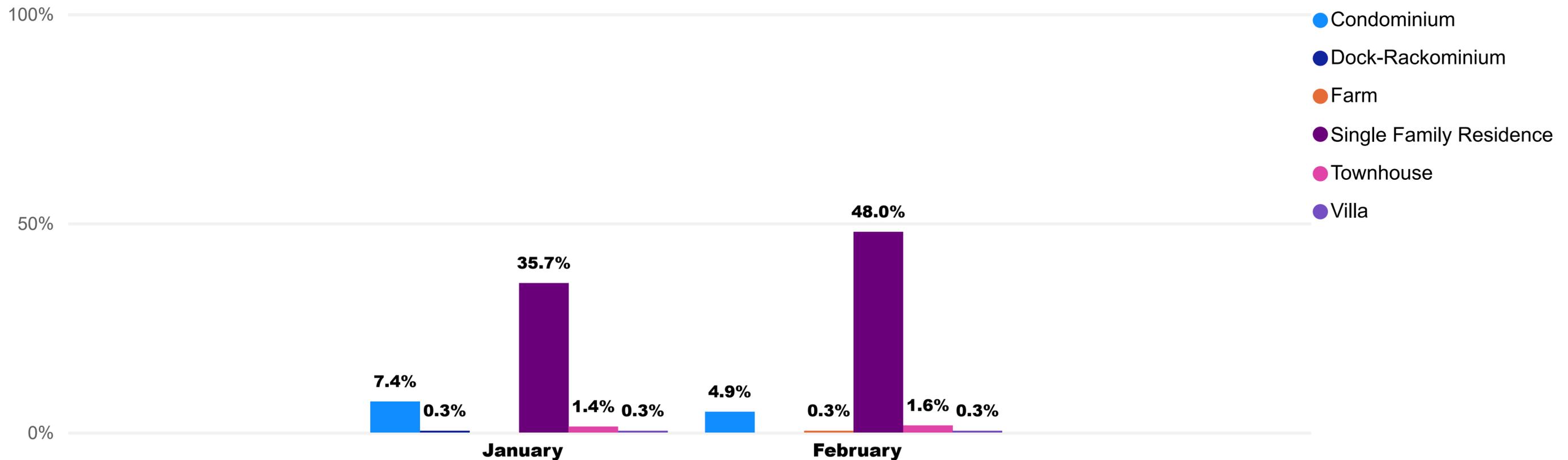
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	1												1
1	21	20											41
2	122	161											283
3	48	40											88
4	13	5											18
5	3	4											7
6+	1	2											3
<b>Total</b>	<b>209</b>	<b>232</b>											<b>441</b>

## Monthly Sales Trend Indicator 2026

### Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
Condominium	27	18											45
Dock-Rackominium	1												1
Farm		1											1
Single Family Residence	131	176											307
Townhouse	5	6											11
Villa	1	1											2
<b>Total</b>	<b>165</b>	<b>202</b>											<b>367</b>

### YTD % of Sales by Property Type





## Gainesville-Alachua County Association of Realtors® Multiple Listing One Month Sales and Inventory Report - February - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	75,000	40,000	53%	35	
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	2	1%	99,500	63,063	63%	2	1
\$ 70,000 - 79,999							4
\$ 80,000 - 89,999							4
\$ 90,000 - 99,999	3	1%	108,967	93,333	86%	152	7
\$ 100,000 - 119,999	4	2%	120,750	112,250	93%	101	16
\$ 120,000 - 139,999	4	2%	136,225	129,125	95%	119	28
\$ 140,000 - 159,999	7	3%	160,086	148,557	93%	89	40
\$ 160,000 - 179,999	12	6%	176,167	168,542	96%	78	47
\$ 180,000 - 199,999	2	1%	199,250	191,000	96%	34	58
\$ 200,000 - 249,999	24	12%	230,900	224,642	97%	63	132
\$ 250,000 - 299,999	36	18%	281,131	276,783	98%	93	175
\$ 300,000 - 349,999	34	17%	336,596	325,040	97%	92	163
\$ 350,000 - 399,999	16	8%	380,837	366,591	96%	98	133
\$ 400,000 - 499,999	26	13%	450,755	436,790	97%	143	160
\$ 500,000 - 599,999	7	3%	556,557	540,571	97%	67	83
\$ 600,000 - 699,999	9	4%	648,422	656,767	101%	34	69
\$ 700,000 - 799,999	3	1%	792,250	765,617	97%	86	46
\$ 800,000 - 899,999	3	1%	889,000	832,667	94%	84	35
\$ 900,000 - 999,999	1	0%	989,000	980,000	99%	13	29
\$ 1,000,000 - and over	7	3%	1,513,684	1,501,196	99%	121	64
<b>Total</b>	<b>201</b>	<b>100%</b>	<b>380,805</b>	<b>370,463</b>	<b>97%</b>	<b>92</b>	<b>1294</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 - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	6	1.36%	51,633	38,501	75%	46	
\$ 50,000 - 59,999	1	0.23%	70,000	58,000	83%	199	
\$ 60,000 - 69,999	3	0.68%	93,000	64,542	69%	1	1
\$ 70,000 - 79,999	3	0.68%	76,800	75,633	98%	83	4
\$ 80,000 - 89,999	1	0.23%	89,000	85,000	96%	119	4
\$ 90,000 - 99,999	6	1.36%	103,467	93,150	90%	96	7
\$ 100,000 - 119,999	9	2.05%	110,644	111,922	101%	108	16
\$ 120,000 - 139,999	14	3.18%	138,350	129,821	94%	131	28
\$ 140,000 - 159,999	24	5.45%	164,013	150,191	92%	66	40
\$ 160,000 - 179,999	22	5.00%	176,241	169,064	96%	69	47
\$ 180,000 - 199,999	19	4.32%	198,101	191,257	97%	63	58
\$ 200,000 - 249,999	69	15.68%	232,701	224,269	96%	80	132
\$ 250,000 - 299,999	62	14.09%	281,526	276,407	98%	101	175
\$ 300,000 - 349,999	64	14.55%	338,215	327,077	97%	92	163
\$ 350,000 - 399,999	35	7.95%	386,971	369,419	95%	81	133
\$ 400,000 - 499,999	42	9.55%	458,307	443,606	97%	118	160
\$ 500,000 - 599,999	17	3.86%	558,335	539,676	97%	133	83
\$ 600,000 - 699,999	16	3.64%	650,050	646,306	99%	41	69
\$ 700,000 - 799,999	6	1.36%	778,575	753,142	97%	147	46
\$ 800,000 - 899,999	6	1.36%	874,483	836,483	96%	52	35
\$ 900,000 - 999,999	4	0.91%	990,725	952,500	96%	73	29
\$ 1,000,000 - and over	11	2.50%	1,392,911	1,410,873	101%	105	64
<b>Total</b>	<b>440</b>	<b>100.00%</b>	<b>348,079</b>	<b>337,783</b>	<b>97%</b>	<b>90</b>	<b>1294</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.**

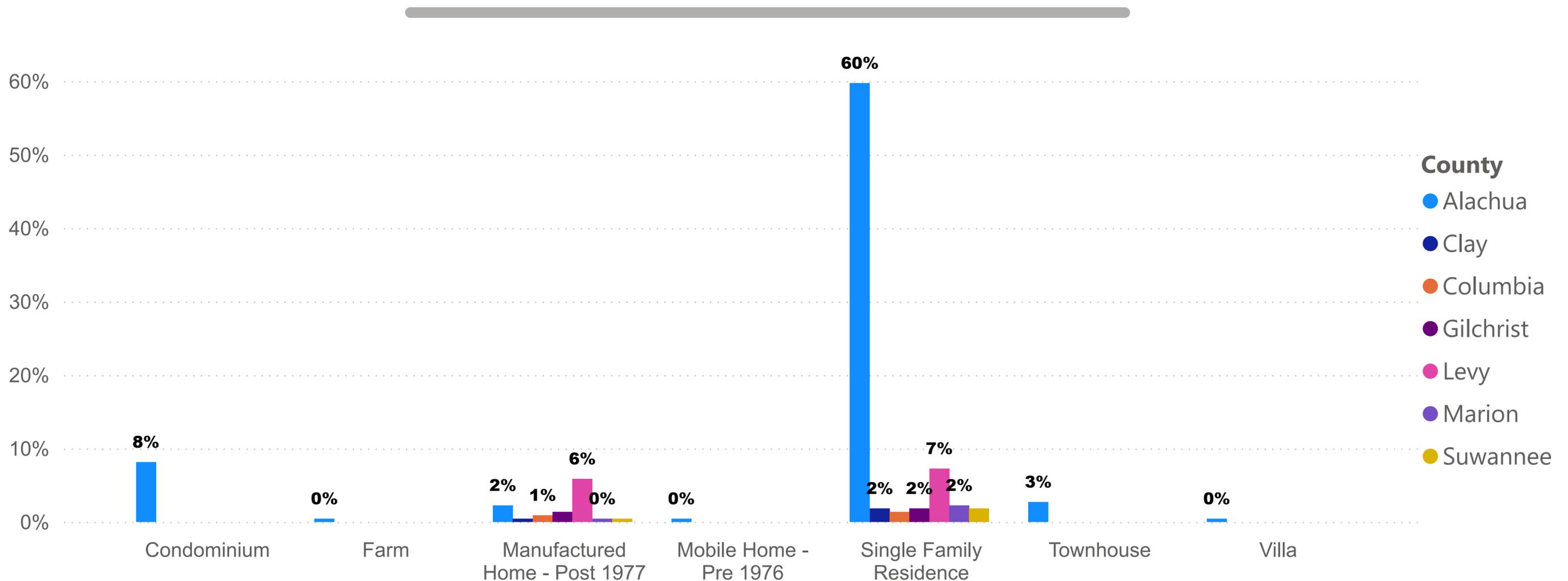
**Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports**

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	366,205	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	1129	3.21
06/30/2024	353	412,164	400,254	97%	54	1192	3.38
07/31/2024	310	393,829	381,492	97%	56	1201	3.87
08/31/2024	285	369,185	358,721	97%	55	1190	4.18
09/30/2024	207	356,162	344,599	97%	72	1245	6.01
10/31/2024	222	399,619	384,190	96%	67	1188	5.35
11/30/2024	186	421,401	408,148	97%	79	1177	6.33
12/31/2024	263	415,066	401,851	97%	77	1115	4.24
01/31/2025	182	390,228	379,578	97%	68	1170	6.43
02/28/2025	210	397,498	386,408	97%	90	1266	6.03
03/31/2025	272	390,256	378,282	97%	92	1322	4.86
04/30/2025	315	389,815	380,046	97%	68	1442	4.58
05/31/2025	360	415,672	404,397	97%	74	1498	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	1446	5.22
10/31/2025	246	408,059	391,758	96%	91	1422	5.78
11/30/2025	217	395,556	380,271	96%	92	1311	6.04
12/31/2025	295	404,918	391,954	97%	87	1210	4.10
01/31/2026	164	368,696	357,684	97%	94	1210	7.38
02/28/2026	202	381,637	371,067	97%	100	1294	6.41

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

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

Property Type	Alachua	Clay	Columbia	Gilchrist	Levy	Marion	Suwan
Condominium	8%						
Farm	0%						
Manufactured Home - Post 1977	2%	0%	1%	1%	6%	0%	0%
Mobile Home - Pre 1976	0%						
Single Family Residence	60%	2%	1%	2%	7%	2%	2%
Townhouse	3%						
Villa	0%						
<b>Total</b>	<b>74%</b>	<b>2%</b>	<b>2%</b>	<b>3%</b>	<b>13%</b>	<b>3%</b>	<b>2%</b>



**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	2			2
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	1	2		3
\$ 100,000 - 119,999				
\$ 120,000 - 139,999		1		1
\$ 140,000 - 159,999	1	3		4
\$ 160,000 - 179,999	3	4		7
\$ 180,000 - 199,999	1	1		2
\$ 200,000 - 249,999	4	13	4	21
\$ 250,000 - 299,999	5	25	3	33
\$ 300,000 - 349,999	2	20	10	32
\$ 350,000 - 399,999		9	6	15
\$ 400,000 - 499,999		13	13	26
\$ 500,000 - 599,999		5	2	7
\$ 600,000 - 699,999		3	6	9
\$ 700,000 - 799,999			3	3
\$ 800,000 - 899,999			3	3
\$ 900,000 - 999,999			1	1
\$ 1,000,000 - and over		1	6	7
<b>Total</b>	<b>19</b>	<b>101</b>	<b>57</b>	<b>177</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				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	4			4
\$ 120,000 - 139,999	2	1		3
\$ 140,000 - 159,999	1	2		3
\$ 160,000 - 179,999	3	1	1	5
\$ 180,000 - 199,999				
\$ 200,000 - 249,999	3			3
\$ 250,000 - 299,999	1	2		3
\$ 300,000 - 349,999	2			2
\$ 350,000 - 399,999		1		1
\$ 400,000 - 499,999				
\$ 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>16</b>	<b>7</b>	<b>1</b>	<b>24</b>

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		1
\$ 70,000 - 79,999		3
\$ 80,000 - 89,999		3
\$ 90,000 - 99,999	1	6
\$ 100,000 - 119,999	2	14
\$ 120,000 - 139,999	5	19
\$ 140,000 - 159,999	14	32
\$ 160,000 - 179,999	15	32
\$ 180,000 - 199,999	28	31
\$ 200,000 - 249,999	71	55
\$ 250,000 - 299,999	134	34
\$ 300,000 - 349,999	148	6
\$ 350,000 - 399,999	117	10
\$ 400,000 - 499,999	159	9
\$ 500,000 - 599,999	78	3
\$ 600,000 - 699,999	65	3
\$ 700,000 - 799,999	39	2
\$ 800,000 - 899,999	30	2
\$ 900,000 - 999,999	25	4
\$ 1,000,000 - and over	65	
<b>Total</b>	<b>996</b>	<b>269</b>

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999	2	2
\$ 80,000 - 89,999		
\$ 90,000 - 99,999		
\$ 100,000 - 119,999		1
\$ 120,000 - 139,999	1	6
\$ 140,000 - 159,999	5	8
\$ 160,000 - 179,999	7	4
\$ 180,000 - 199,999	9	4
\$ 200,000 - 249,999	45	10
\$ 250,000 - 299,999	51	6
\$ 300,000 - 349,999	52	2
\$ 350,000 - 399,999	51	5
\$ 400,000 - 499,999	49	1
\$ 500,000 - 599,999	28	2
\$ 600,000 - 699,999	20	1
\$ 700,000 - 799,999	15	
\$ 800,000 - 899,999	12	1
\$ 900,000 - 999,999	3	
\$ 1,000,000 - and over	19	
<b>Total</b>	<b>369</b>	<b>53</b>

Time On Market Sort	M-SF	M-Condo
0 - 30	60	7
31-60	22	2
61-90	27	1
91-120	21	2
121-over	47	12
<b>Total</b>	<b>177</b>	<b>24</b>