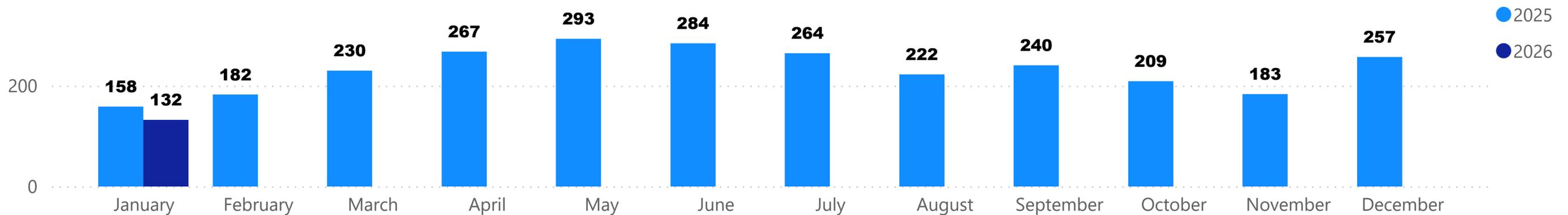


Monthly Sales Trend Indicator 2026

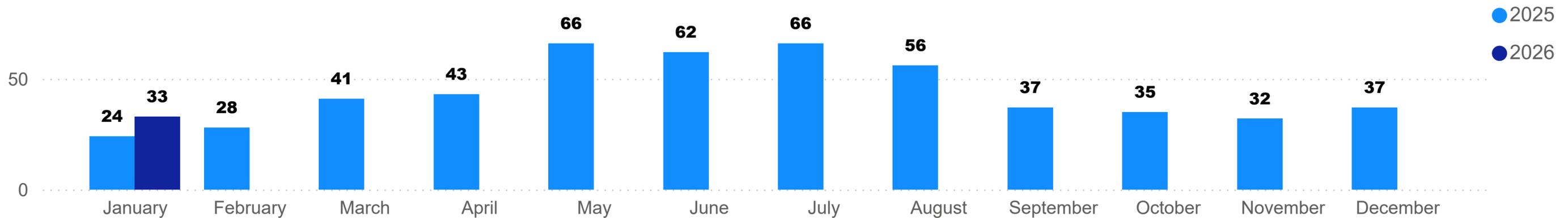
Sales by Price Range - Single Family Homes & Villas

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 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													
\$ 140,000 - 159,999	4												4
\$ 160,000 - 179,999	2												2
\$ 180,000 - 199,999	8												8
\$ 200,000 - 249,999	23												23
\$ 250,000 - 299,999	13												13
\$ 300,000 - 349,999	22												22
\$ 350,000 - 399,999	15												15
\$ 400,000 - 499,999	15												15
\$ 500,000 - 599,999	9												9
\$ 600,000 - 699,999	7												7
\$ 700,000 - 799,999	3												3
\$ 800,000 - 899,999	2												2
\$ 900,000 - 999,999	3												3
\$ 1,000,000 - and over	4												4
Total	132												132



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												1
\$ 120,000 - 139,999	5												5
\$ 140,000 - 159,999	5												5
\$ 160,000 - 179,999	4												4
\$ 180,000 - 199,999	1												1
\$ 200,000 - 249,999	11												11
\$ 250,000 - 299,999	1												1
\$ 300,000 - 349,999	2												2
\$ 350,000 - 399,999	1												1
\$ 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													
Total	33												33



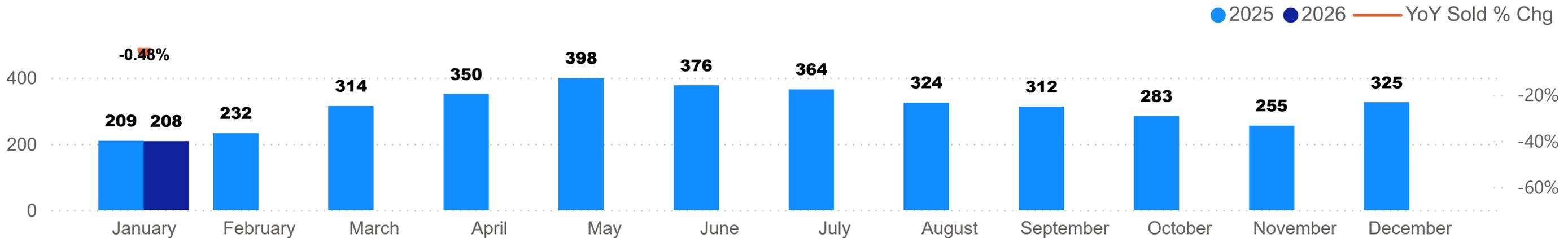


Gainesville-Alachua County Association of Realtors®

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												5
\$ 50,000 - 59,999													
\$ 60,000 - 69,999	1												1
\$ 70,000 - 79,999	3												3
\$ 80,000 - 89,999	1												1
\$ 90,000 - 99,999	3												3
\$ 100,000 - 119,999	1												1
\$ 120,000 - 139,999	9												9
\$ 140,000 - 159,999	14												14
\$ 160,000 - 179,999	8												8
\$ 180,000 - 199,999	13												13
\$ 200,000 - 249,999	41												41
\$ 250,000 - 299,999	21												21
\$ 300,000 - 349,999	25												25
\$ 350,000 - 399,999	19												19
\$ 400,000 - 499,999	15												15
\$ 500,000 - 599,999	10												10
\$ 600,000 - 699,999	7												7
\$ 700,000 - 799,999	3												3
\$ 800,000 - 899,999	2												2
\$ 900,000 - 999,999	3												3
\$ 1,000,000 - and over	4												4
Total	208												208



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												7
2	41												41
3	97												97
4	48												48
5	14												14
6+	1												1
Total	209												209

Sales by Bathroom Count

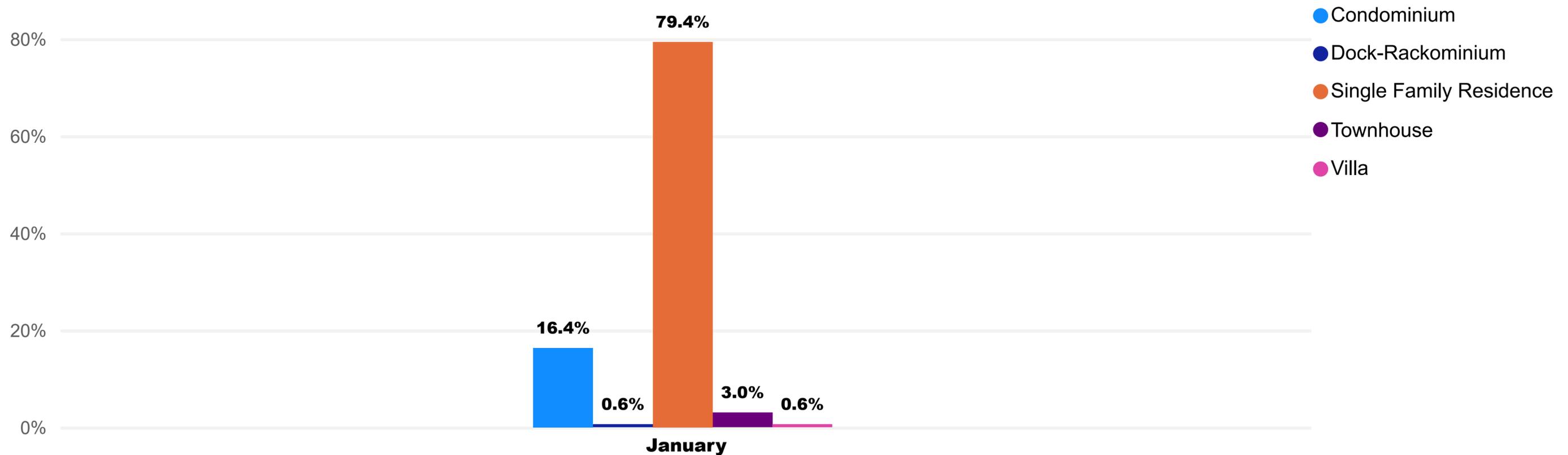
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	1												1
1	21												21
2	122												122
3	48												48
4	13												13
5	3												3
6+	1												1
Total	209												209

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												27
Dock-Rackominium	1												1
Single Family Residence	131												131
Townhouse	5												5
Villa	1												1
Total	165												165

YTD % of Sales by Property Type





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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							1
\$ 50,000 - 59,999							
\$ 60,000 - 69,999							
\$ 70,000 - 79,999	2	1%	75,200	75,200	100%	89	3
\$ 80,000 - 89,999							3
\$ 90,000 - 99,999	1	1%	100,000	90,000	90%	0	5
\$ 100,000 - 119,999	1	1%	115,900	116,000	100%	7	12
\$ 120,000 - 139,999	5	3%	143,260	133,300	93%	73	26
\$ 140,000 - 159,999	9	5%	168,567	149,209	89%	59	36
\$ 160,000 - 179,999	6	4%	177,283	168,667	95%	71	48
\$ 180,000 - 199,999	9	5%	198,644	189,178	95%	66	45
\$ 200,000 - 249,999	34	21%	236,768	225,772	95%	93	128
\$ 250,000 - 299,999	14	8%	282,464	276,254	98%	74	165
\$ 300,000 - 349,999	24	15%	339,619	330,483	97%	104	141
\$ 350,000 - 399,999	16	10%	388,669	372,331	96%	61	118
\$ 400,000 - 499,999	15	9%	465,350	452,160	97%	76	152
\$ 500,000 - 599,999	10	6%	559,580	539,050	96%	179	78
\$ 600,000 - 699,999	7	4%	652,143	632,857	97%	51	69
\$ 700,000 - 799,999	3	2%	764,900	740,667	97%	207	37
\$ 800,000 - 899,999	2	1%	864,950	845,450	98%	28	35
\$ 900,000 - 999,999	3	2%	991,300	943,333	95%	92	27
\$ 1,000,000 - and over	4	2%	1,181,558	1,252,808	106%	78	58
Total	165	100%	367,825	356,789	97%	87	1187

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	5	2.40%	46,960	38,201	81%	48	1
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	1	0.48%	80,000	67,500	84%	0	
\$ 70,000 - 79,999	3	1.44%	76,800	75,633	98%	83	3
\$ 80,000 - 89,999	1	0.48%	89,000	85,000	96%	119	3
\$ 90,000 - 99,999	3	1.44%	97,967	92,967	95%	40	5
\$ 100,000 - 119,999	1	0.48%	115,900	116,000	100%	7	12
\$ 120,000 - 139,999	9	4.33%	141,011	131,000	93%	132	26
\$ 140,000 - 159,999	14	6.73%	167,986	150,913	90%	64	36
\$ 160,000 - 179,999	8	3.85%	176,062	170,238	97%	61	48
\$ 180,000 - 199,999	13	6.25%	196,277	189,800	97%	61	45
\$ 200,000 - 249,999	41	19.71%	234,293	224,396	96%	90	128
\$ 250,000 - 299,999	21	10.10%	280,295	274,731	98%	71	165
\$ 300,000 - 349,999	25	12.02%	339,534	330,464	97%	101	141
\$ 350,000 - 399,999	19	9.13%	392,137	371,800	95%	67	118
\$ 400,000 - 499,999	15	7.21%	465,350	452,160	97%	76	152
\$ 500,000 - 599,999	10	4.81%	559,580	539,050	96%	179	78
\$ 600,000 - 699,999	7	3.37%	652,143	632,857	97%	51	69
\$ 700,000 - 799,999	3	1.44%	764,900	740,667	97%	207	37
\$ 800,000 - 899,999	2	0.96%	864,950	845,450	98%	28	35
\$ 900,000 - 999,999	3	1.44%	991,300	943,333	95%	92	27
\$ 1,000,000 - and over	4	1.92%	1,181,558	1,252,808	106%	78	58
Total	208	100.00%	331,355	320,860	97%	85	1187

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.

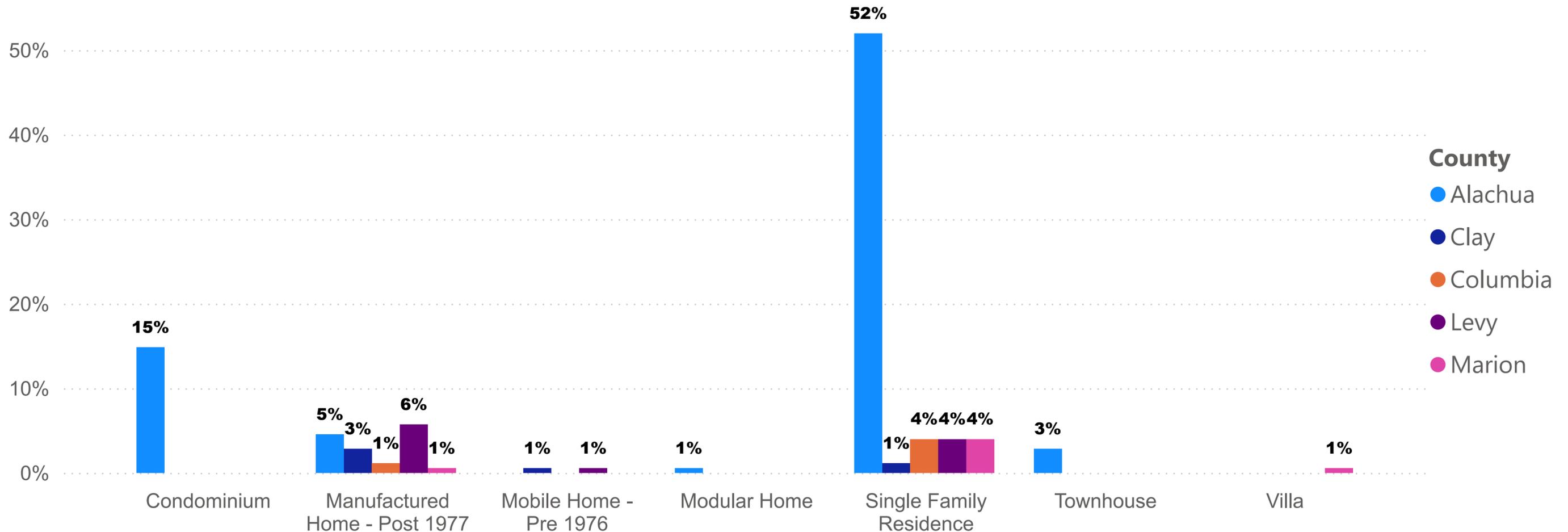
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	1502	4.33
07/31/2025	332	387,482	375,918	97%	69	1504	4.53
08/31/2025	280	373,351	359,435	96%	78	1454	5.19
09/30/2025	277	406,444	394,930	97%	75	1448	5.23
10/31/2025	246	408,059	391,758	96%	91	1424	5.79
11/30/2025	217	395,556	380,271	96%	92	1310	6.04
12/31/2025	295	404,918	391,954	97%	87	1207	4.09
01/31/2026	164	368,696	357,684	97%	94	1187	7.24

Top 5 Unit Sales by County and Property Type

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

Property Type	Alachua	Clay	Columbia	Levy	Marion	Total
Condominium	15%					15%
Manufactured Home - Post 1977	5%	3%	1%	6%	1%	15%
Mobile Home - Pre 1976		1%		1%		1%
Modular Home	1%					1%
Single Family Residence	52%	1%	4%	4%	4%	65%
Townhouse	3%					3%
Villa					1%	1%
Total	75%	5%	5%	10%	5%	100%



Board/Association: State Month Year
 ▲ Gainesville-Alachua FL January 2026

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**

**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				
\$ 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				
\$ 140,000 - 159,999	1	2	1	4
\$ 160,000 - 179,999	2			2
\$ 180,000 - 199,999	1	7		8
\$ 200,000 - 249,999	8	11	4	23
\$ 250,000 - 299,999	3	8	2	13
\$ 300,000 - 349,999	3	14	5	22
\$ 350,000 - 399,999	1	7	7	15
\$ 400,000 - 499,999		6	9	15
\$ 500,000 - 599,999	1	2	6	9
\$ 600,000 - 699,999		2	5	7
\$ 700,000 - 799,999			3	3
\$ 800,000 - 899,999		2		2
\$ 900,000 - 999,999			3	3
\$ 1,000,000 - and over			4	4
Total	21	62	49	132

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		1		1
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	5			5
\$ 140,000 - 159,999	2	3		5
\$ 160,000 - 179,999	1	3		4
\$ 180,000 - 199,999	1			1
\$ 200,000 - 249,999	7	3		10
\$ 250,000 - 299,999		1		1
\$ 300,000 - 349,999			2	2
\$ 350,000 - 399,999	1			1
\$ 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				
Total	18	12	2	32

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999	1	4
\$ 80,000 - 89,999		3
\$ 90,000 - 99,999		4
\$ 100,000 - 119,999	3	10
\$ 120,000 - 139,999	8	19
\$ 140,000 - 159,999	9	30
\$ 160,000 - 179,999	14	30
\$ 180,000 - 199,999	24	24
\$ 200,000 - 249,999	74	47
\$ 250,000 - 299,999	130	31
\$ 300,000 - 349,999	134	6
\$ 350,000 - 399,999	103	4
\$ 400,000 - 499,999	138	9
\$ 500,000 - 599,999	68	2
\$ 600,000 - 699,999	65	4
\$ 700,000 - 799,999	39	2
\$ 800,000 - 899,999	30	2
\$ 900,000 - 999,999	27	4
\$ 1,000,000 - and over	54	
Total	921	235

Price Range ▲	M-SF	M-Condo
\$ 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	2	
\$ 100,000 - 119,999	1	2
\$ 120,000 - 139,999	3	4
\$ 140,000 - 159,999	3	8
\$ 160,000 - 179,999	10	2
\$ 180,000 - 199,999	9	2
\$ 200,000 - 249,999	37	11
\$ 250,000 - 299,999	47	3
\$ 300,000 - 349,999	49	1
\$ 350,000 - 399,999	40	3
\$ 400,000 - 499,999	39	1
\$ 500,000 - 599,999	27	1
\$ 600,000 - 699,999	13	1
\$ 700,000 - 799,999	3	
\$ 800,000 - 899,999	10	1
\$ 900,000 - 999,999	3	
\$ 1,000,000 - and over	17	
Total	314	41

Time On Market Sort	M-SF	M-Condo
0 - 30	44	17
31-60	21	3
61-90	10	3
91-120	20	2
121-over	37	7
Total	132	32

