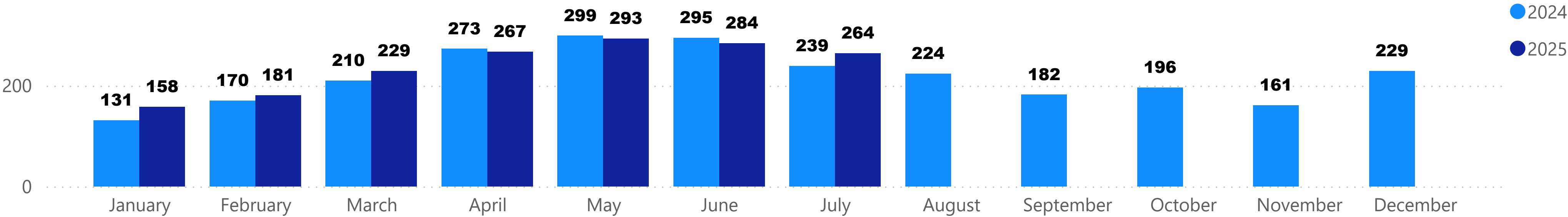




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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													
\$ 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						5
\$ 100,000 - 119,999	3	2	3		1	2	1						12
\$ 120,000 - 139,999	1	2	3	1	2	3	3						15
\$ 140,000 - 159,999	1	4	3	3	2	3	4						20
\$ 160,000 - 179,999	3	2	3	2	1	5	2						18
\$ 180,000 - 199,999	7	3	6	7	9	11	5						48
\$ 200,000 - 249,999	19	16	20	25	32	23	32						167
\$ 250,000 - 299,999	24	33	47	46	49	46	34						279
\$ 300,000 - 349,999	27	28	31	44	49	35	44						258
\$ 350,000 - 399,999	18	30	26	39	26	44	29						212
\$ 400,000 - 499,999	17	23	35	39	35	44	37						230
\$ 500,000 - 599,999	8	14	19	23	27	22	21						134
\$ 600,000 - 699,999	12	9	9	15	17	15	20						97
\$ 700,000 - 799,999	7	2	9	9	10	7	12						56
\$ 800,000 - 899,999		2	2	5	10	9	5						33
\$ 900,000 - 999,999	4	3	3	2	5	1	2						20
\$ 1,000,000 - and over	5	7	7	5	14	13	8						59
Total	158	181	229	267	293	284	264						1676

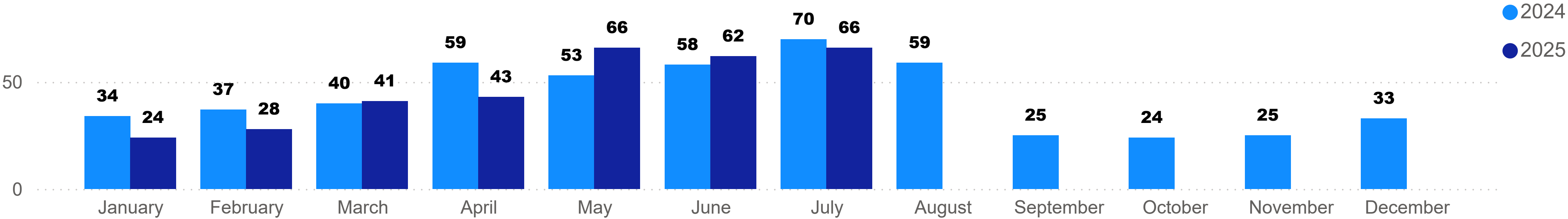




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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						6
\$ 70,000 - 79,999		1	1	1		1	3						7
\$ 80,000 - 89,999					1		1						2
\$ 90,000 - 99,999	2	1			1	1	1						6
\$ 100,000 - 119,999	1		2	2	2	1	1						9
\$ 120,000 - 139,999	1	1	1	2	7	4	8						24
\$ 140,000 - 159,999	2	4	4	4	7	7	8						36
\$ 160,000 - 179,999	1	3	6	5	7	8	10						40
\$ 180,000 - 199,999	1	4	10	2	4	11	7						39
\$ 200,000 - 249,999	7	7	8	12	16	15	7						72
\$ 250,000 - 299,999	4	1	3	9	7	5	8						37
\$ 300,000 - 349,999	4	3	4	1	7	5	8						32
\$ 350,000 - 399,999				3	1	3	1						8
\$ 400,000 - 499,999	1	1	1		5								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													
\$ 1,000,000 - and over													
Total	24	28	41	43	66	62	66						330

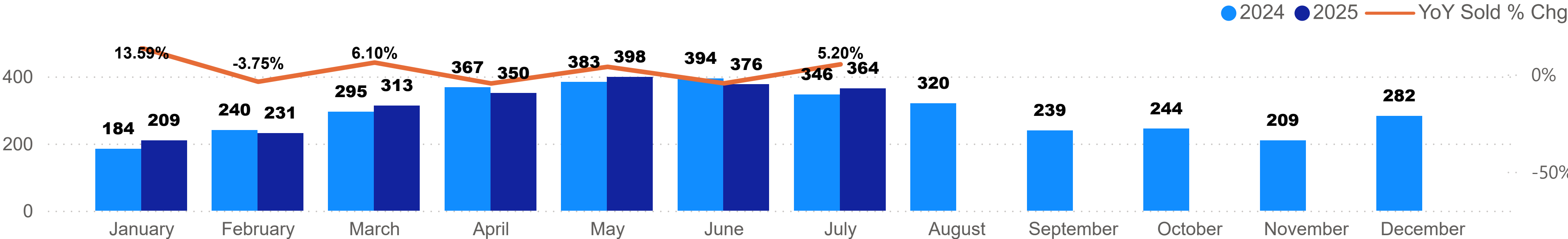




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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									2
\$ 50,000 - 59,999	3		1	1	2	1	1						9
\$ 60,000 - 69,999		1	2	3	3	1	3						13
\$ 70,000 - 79,999		3	2	4	1	2	6						18
\$ 80,000 - 89,999		1	3		3		3						10
\$ 90,000 - 99,999	4	1	1	2	5	1	4						18
\$ 100,000 - 119,999	4	4	9	5	3	5	5						35
\$ 120,000 - 139,999	2	4	6	5	12	8	13						50
\$ 140,000 - 159,999	4	9	12	12	14	13	13						77
\$ 160,000 - 179,999	6	9	12	9	11	13	16						76
\$ 180,000 - 199,999	11	8	17	12	13	27	16						104
\$ 200,000 - 249,999	37	27	37	46	58	43	49						297
\$ 250,000 - 299,999	32	38	56	58	61	59	42						346
\$ 300,000 - 349,999	32	31	41	49	59	40	56						308
\$ 350,000 - 399,999	20	31	27	43	28	50	30						229
\$ 400,000 - 499,999	18	25	36	39	41	45	37						241
\$ 500,000 - 599,999	8	15	19	25	28	22	21						138
\$ 600,000 - 699,999	12	9	9	15	17	15	21						98
\$ 700,000 - 799,999	7	2	10	9	10	8	12						58
\$ 800,000 - 899,999		2	2	5	10	9	5						33
\$ 900,000 - 999,999	4	3	4	2	5	1	3						22
\$ 1,000,000 - and over	5	7	7	5	14	13	8						59
Total	209	231	313	350	398	376	364						2241





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
1	7	4	8	7	11	8	6						51
2	30	43	53	61	75	76	71						409
3	111	120	167	188	186	180	189						1141
4	52	60	75	81	107	93	76						544
5	7	4	8	13	19	17	21						89
6+	1		2			2	1						6
Total	209	231	313	350	398	376	364						2241

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	15	15	24	29	37	40	35						195
2	134	153	196	219	229	218	213						1362
3	48	51	75	82	93	86	75						510
4	9	8	11	17	29	24	32						130
5	1	3	4	2	8	7	8						33
6+	2	1	3	1	2	1	1						11
Total	209	231	313	350	398	376	364						2241

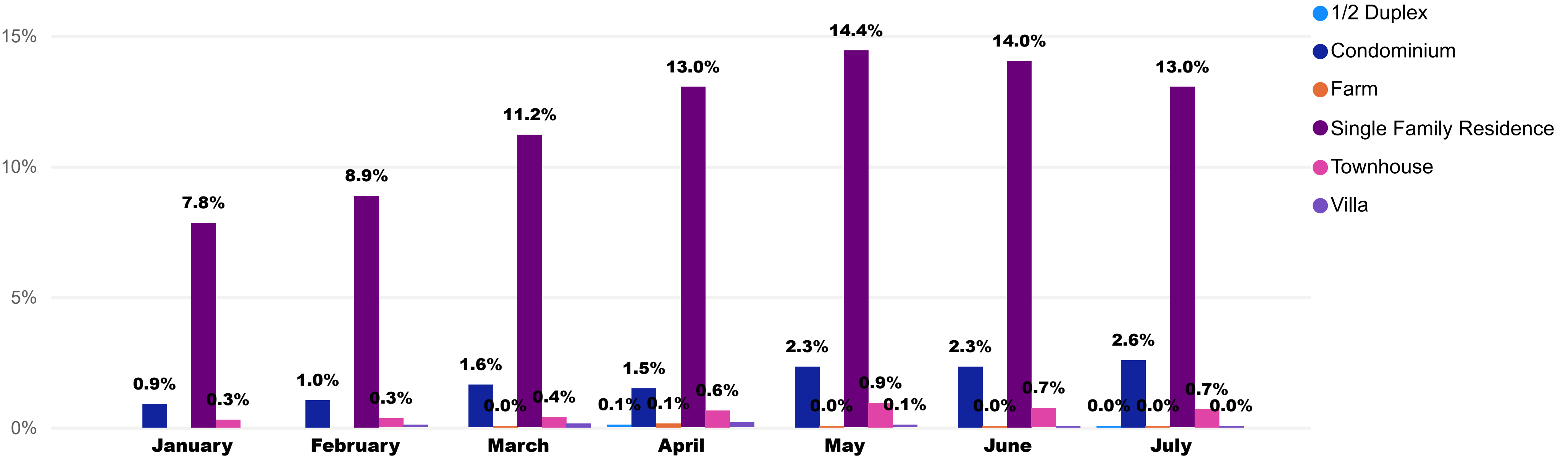


Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex				2			1						3
Condominium	18	21	33	30	47	47	52						248
Farm			1	3	1	1	1						7
Single Family Residence	158	179	226	263	291	283	263						1663
Townhouse	6	7	8	13	19	15	14						82
Villa		2	3	4	2	1	1						13
Total	182	209	271	315	360	347	332						2016

YTD % of Sales by Property Type





Gainesville-Alachua County Association of Realtors®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							2
\$ 50,000 - 59,999	1	0%	121,507	55,000	45%	51	1
\$ 60,000 - 69,999	2	1%	74,750	65,750	88%	216	2
\$ 70,000 - 79,999	4	1%	83,975	72,750	87%	134	3
\$ 80,000 - 89,999	2	1%	92,000	85,750	93%	27	5
\$ 90,000 - 99,999	3	1%	95,700	93,667	98%	41	11
\$ 100,000 - 119,999	2	1%	112,000	105,000	94%	51	15
\$ 120,000 - 139,999	11	3%	133,109	127,790	96%	86	34
\$ 140,000 - 159,999	12	4%	155,642	146,533	94%	77	53
\$ 160,000 - 179,999	13	4%	183,069	169,677	93%	96	50
\$ 180,000 - 199,999	12	4%	197,200	190,700	97%	37	67
\$ 200,000 - 249,999	39	12%	234,359	225,318	96%	30	158
\$ 250,000 - 299,999	42	13%	279,307	273,494	98%	51	185
\$ 300,000 - 349,999	52	16%	331,589	323,689	98%	47	165
\$ 350,000 - 399,999	30	9%	384,040	376,800	98%	83	149
\$ 400,000 - 499,999	37	11%	441,784	434,730	98%	41	199
\$ 500,000 - 599,999	21	6%	559,833	539,310	96%	86	110
\$ 600,000 - 699,999	21	6%	670,917	651,480	97%	57	78
\$ 700,000 - 799,999	12	4%	754,241	738,016	98%	17	47
\$ 800,000 - 899,999	5	2%	877,529	847,989	97%	140	36
\$ 900,000 - 999,999	2	1%	1,059,500	950,000	90%	36	29
\$ 1,000,000 - and over	8	2%	1,363,114	1,319,864	97%	42	69
Total	331	100%	385,707	374,184	97%	57	1468

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	2	0.09%	49,950	43,013	86%	8	2
\$ 50,000 - 59,999	9	0.40%	76,367	53,456	70%	86	1
\$ 60,000 - 69,999	13	0.58%	78,469	64,231	82%	120	2
\$ 70,000 - 79,999	18	0.80%	88,125	72,557	82%	99	3
\$ 80,000 - 89,999	10	0.45%	96,160	85,090	88%	66	5
\$ 90,000 - 99,999	18	0.80%	102,611	94,861	92%	63	11
\$ 100,000 - 119,999	35	1.56%	130,984	109,139	83%	70	15
\$ 120,000 - 139,999	50	2.23%	139,686	130,246	93%	68	34
\$ 140,000 - 159,999	77	3.44%	157,446	148,953	95%	77	53
\$ 160,000 - 179,999	76	3.39%	177,615	168,985	95%	61	50
\$ 180,000 - 199,999	104	4.64%	194,961	189,157	97%	62	67
\$ 200,000 - 249,999	297	13.25%	232,206	225,137	97%	68	158
\$ 250,000 - 299,999	346	15.44%	281,621	274,745	98%	60	185
\$ 300,000 - 349,999	308	13.74%	329,302	322,318	98%	54	165
\$ 350,000 - 399,999	229	10.22%	381,525	373,411	98%	69	149
\$ 400,000 - 499,999	241	10.75%	453,266	441,510	97%	65	199
\$ 500,000 - 599,999	138	6.16%	556,689	542,795	98%	65	110
\$ 600,000 - 699,999	98	4.37%	665,957	645,017	97%	61	78
\$ 700,000 - 799,999	58	2.59%	756,943	740,085	98%	46	47
\$ 800,000 - 899,999	33	1.47%	885,286	848,260	96%	78	36
\$ 900,000 - 999,999	22	0.98%	986,233	948,070	96%	46	29
\$ 1,000,000 - and over	59	2.63%	1,396,837	1,364,503	98%	100	69
Total	2241	100.00%	378,144	367,290	97%	65	1468

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.

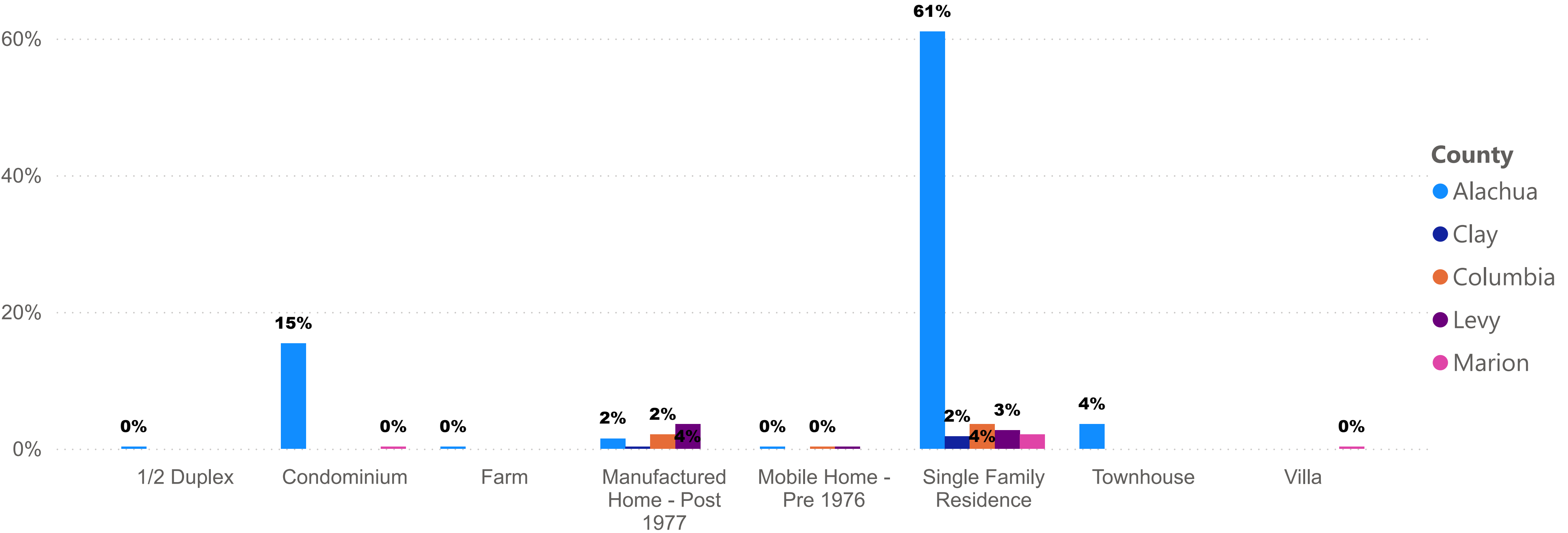
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
08/31/2021	300	280,908	277,492	99%	75	964	3.21
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	1320	4.87
04/30/2025	315	389,815	380,046	97%	68	1439	4.57
05/31/2025	360	415,672	404,397	97%	74	1489	4.14
06/30/2025	347	400,982	389,348	97%	60	1489	4.29
07/31/2025	332	387,482	375,918	97%	69	1468	4.42

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
1/2 Duplex	0%					0%
Condominium	15%				0%	16%
Farm	0%					0%
Manufactured Home - Post 1977	2%	0%	2%	4%		8%
Mobile Home - Pre 1976	0%		0%	0%		1%
Single Family Residence	61%	2%	4%	3%	2%	71%
Townhouse	4%					4%
Villa					0%	0%
Total	82%	2%	6%	7%	3%	100%



Board/Association:StateMonthYear

▲Gainesville-AlachuaFLJuly2025

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				
\$ 50,000 - 59,999		1		1
\$ 60,000 - 69,999				
\$ 70,000 - 79,999		1		1
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	1	1		2
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999		3		3
\$ 140,000 - 159,999	2	1	1	4
\$ 160,000 - 179,999		2		2
\$ 180,000 - 199,999	2	2	1	5
\$ 200,000 - 249,999	10	20	2	32
\$ 250,000 - 299,999	3	29	2	34
\$ 300,000 - 349,999	1	33	10	44
\$ 350,000 - 399,999		20	9	29
\$ 400,000 - 499,999	1	20	16	37
\$ 500,000 - 599,999	3	9	9	21
\$ 600,000 - 699,999		6	14	20
\$ 700,000 - 799,999		3	9	12
\$ 800,000 - 899,999			5	5
\$ 900,000 - 999,999			2	2
\$ 1,000,000 - and over		1	7	8
Total	25	152	87	264

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	2			2
\$ 70,000 - 79,999	3			3
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	6	2		8
\$ 140,000 - 159,999	7	1		8
\$ 160,000 - 179,999	6	2	2	10
\$ 180,000 - 199,999	5		2	7
\$ 200,000 - 249,999	6	1		7
\$ 250,000 - 299,999	3	5		8
\$ 300,000 - 349,999	1	6	1	8
\$ 350,000 - 399,999	1			1
\$ 400,000 - 499,999				
\$ 500,000 - 599,999				
\$ 600,000 - 699,999		1		1
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	43	18	5	66

Active Listings

(Unsold Homes)

Price Range▲	M-SF	M-Condo
\$ 1 - 49,999	3	
\$ 50,000 - 59,999	1	
\$ 60,000 - 69,999		1
\$ 70,000 - 79,999		2
\$ 80,000 - 89,999	1	4
\$ 90,000 - 99,999	1	9
\$ 100,000 - 119,999	3	11
\$ 120,000 - 139,999	6	25
\$ 140,000 - 159,999	10	36
\$ 160,000 - 179,999	9	35
\$ 180,000 - 199,999	21	34
\$ 200,000 - 249,999	97	57
\$ 250,000 - 299,999	148	33
\$ 300,000 - 349,999	150	14
\$ 350,000 - 399,999	132	6
\$ 400,000 - 499,999	176	9
\$ 500,000 - 599,999	103	4
\$ 600,000 - 699,999	67	7
\$ 700,000 - 799,999	41	4
\$ 800,000 - 899,999	30	2
\$ 900,000 - 999,999	26	1
\$ 1,000,000 - and over	61	2
Total	1086	296

Sales Pending

(Under Contract)

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		1
\$ 90,000 - 99,999	2	
\$ 100,000 - 119,999	1	
\$ 120,000 - 139,999	3	4
\$ 140,000 - 159,999	9	7
\$ 160,000 - 179,999	12	5
\$ 180,000 - 199,999	7	9
\$ 200,000 - 249,999	44	11
\$ 250,000 - 299,999	48	2
\$ 300,000 - 349,999	33	3
\$ 350,000 - 399,999	36	2
\$ 400,000 - 499,999	41	3
\$ 500,000 - 599,999	28	1
\$ 600,000 - 699,999	25	1
\$ 700,000 - 799,999	13	
\$ 800,000 - 899,999	8	1
\$ 900,000 - 999,999	10	
\$ 1,000,000 - and over	16	
Total	337	51

Time On Market Sort	M-SF	M-Condo
0 - 30	139	28
31-60	53	13
61-90	26	10
91-120	16	4
121-over	30	11
Total	264	66

