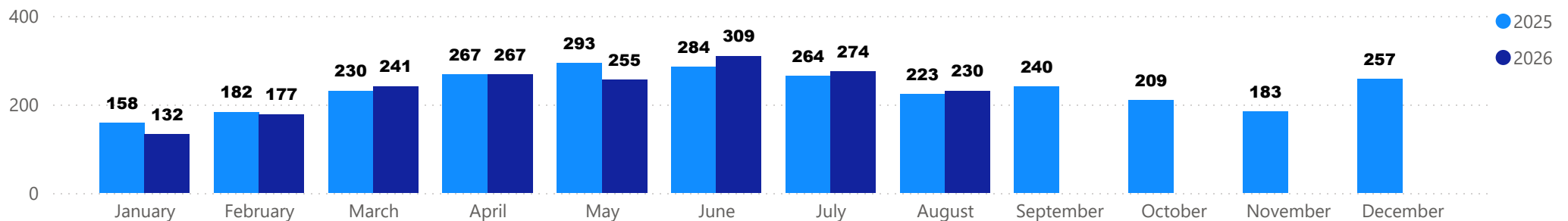




Gainesville-Alachua County Association of Realtors® Monthly Sales Trend Indicator 2026

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			1					3
\$ 50,000 - 59,999													
\$ 60,000 - 69,999		2			1	1							4
\$ 70,000 - 79,999	1												1
\$ 80,000 - 89,999					1	2	1	2					6
\$ 90,000 - 99,999	1	3		2			1						7
\$ 100,000 - 119,999			1	1	1	1	2						6
\$ 120,000 - 139,999		1	2	1	6	1	4	4					19
\$ 140,000 - 159,999	4	4	1	2	6	8	1	3					29
\$ 160,000 - 179,999	2	7	8	5	5	1	8	9					45
\$ 180,000 - 199,999	8	2	5	9	7	12	8	2					53
\$ 200,000 - 249,999	23	21	30	27	28	36	24	34					223
\$ 250,000 - 299,999	13	33	34	41	29	48	40	32					270
\$ 300,000 - 349,999	22	32	37	37	37	41	37	27					270
\$ 350,000 - 399,999	15	15	35	37	32	37	33	27					231
\$ 400,000 - 499,999	15	26	34	34	40	51	37	29					266
\$ 500,000 - 599,999	9	7	23	24	17	27	27	22					156
\$ 600,000 - 699,999	7	9	13	15	13	13	15	11					96
\$ 700,000 - 799,999	3	3	5	11	13	6	10	7					58
\$ 800,000 - 899,999	2	3	2	8	3	6	6	9					39
\$ 900,000 - 999,999	3	1	3	3	5	9	6	2					32
\$ 1,000,000 - and over	4	7	8	10	10	9	14	9					71
Total	132	177	241	267	255	309	274	230					1885

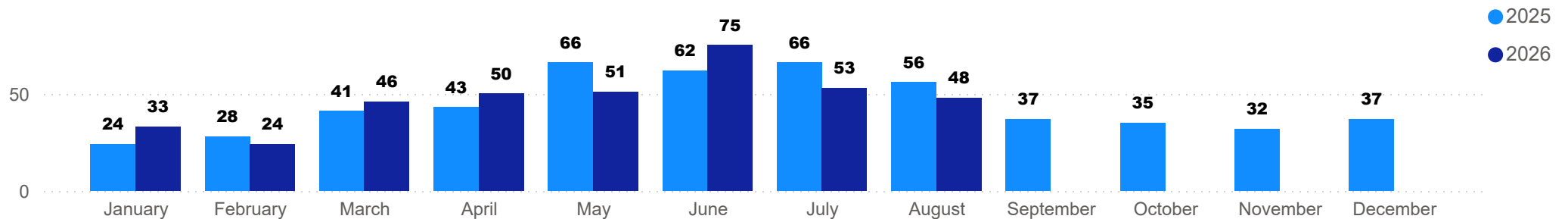




Gainesville-Alachua County Association of Realtors® Monthly Sales Trend Indicator 2026

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	2	2							5
\$ 70,000 - 79,999	1		2	1	1								5
\$ 80,000 - 89,999							3	1					4
\$ 90,000 - 99,999			1	2		3	1	2					9
\$ 100,000 - 119,999	1	4	1	2	3	2	3	3					19
\$ 120,000 - 139,999	5	3	8	5	4	7	4	4					40
\$ 140,000 - 159,999	5	3	3	5	5	12	7	7					47
\$ 160,000 - 179,999	4	5	4	4	9	10	5	8					49
\$ 180,000 - 199,999	1		4	7	4	9	9	6					40
\$ 200,000 - 249,999	11	3	10	10	8	11	10	10					73
\$ 250,000 - 299,999	1	3	4	5	7	10	6	4					40
\$ 300,000 - 349,999	2	2	4	1	1	3		2					15
\$ 350,000 - 399,999	1	1	3	4	3	2	1						15
\$ 400,000 - 499,999			1	1	3	2	3						10
\$ 500,000 - 599,999	1			1			1						3
\$ 600,000 - 699,999			1		1	2							4
\$ 700,000 - 799,999													
\$ 800,000 - 899,999				1									1
\$ 900,000 - 999,999													
\$ 1,000,000 - and over													
Total	33	24	46	50	51	75	53	48					380

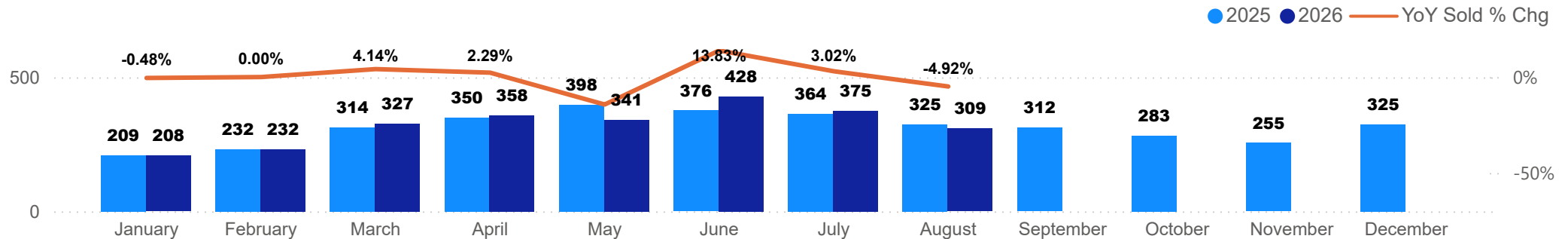




Gainesville-Alachua County Association of Realtors® Monthly Sales Trend Indicator 2026

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	5	1			1	2	2	1					12
\$ 50,000 - 59,999		1				2	1	2					6
\$ 60,000 - 69,999	1	2		2	6	3		1					15
\$ 70,000 - 79,999	3		3	1	2		2						11
\$ 80,000 - 89,999	1			1	1	3	5	4					15
\$ 90,000 - 99,999	3	3	2	5	1	4	4	2					24
\$ 100,000 - 119,999	1	8	2	6	4	7	6	3					37
\$ 120,000 - 139,999	9	5	15	8	14	13	10	10					84
\$ 140,000 - 159,999	14	10	7	8	13	22	9	11					94
\$ 160,000 - 179,999	8	14	14	11	15	13	18	18					111
\$ 180,000 - 199,999	13	6	14	20	18	27	24	10					132
\$ 200,000 - 249,999	41	28	51	47	41	54	46	52					360
\$ 250,000 - 299,999	21	41	43	54	40	62	51	44					356
\$ 300,000 - 349,999	25	39	46	43	43	48	41	33					318
\$ 350,000 - 399,999	19	16	39	42	35	41	35	29					256
\$ 400,000 - 499,999	15	27	36	35	45	55	42	29					284
\$ 500,000 - 599,999	10	7	23	26	17	27	28	22					160
\$ 600,000 - 699,999	7	9	14	15	14	15	15	11					100
\$ 700,000 - 799,999	3	3	5	11	13	6	10	7					58
\$ 800,000 - 899,999	2	4	2	9	3	6	6	9					41
\$ 900,000 - 999,999	3	1	3	4	5	9	6	2					33
\$ 1,000,000 - and over	4	7	8	10	10	9	14	9					71
Total	208	232	327	358	341	428	375	309					2578





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	5	8	8	8	3	7					49
2	41	38	62	61	69	86	61	57					475
3	97	126	177	178	147	211	207	154					1297
4	48	58	64	93	109	104	79	72					627
5	14	7	17	15	7	15	22	15					112
6+	1		2	3	1	4	3	4					18
Total	209	232	327	358	341	428	375	309					2579

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	1												1
1	21	20	17	27	33	32	20	24					194
2	122	161	223	228	200	264	223	182					1603
3	48	40	59	64	72	103	90	77					553
4	13	5	21	29	25	21	31	19					164
5	3	4	7	5	8	8	6	5					46
6+	1	2		5	3		5	2					18
Total	209	232	327	358	341	428	375	309					2579

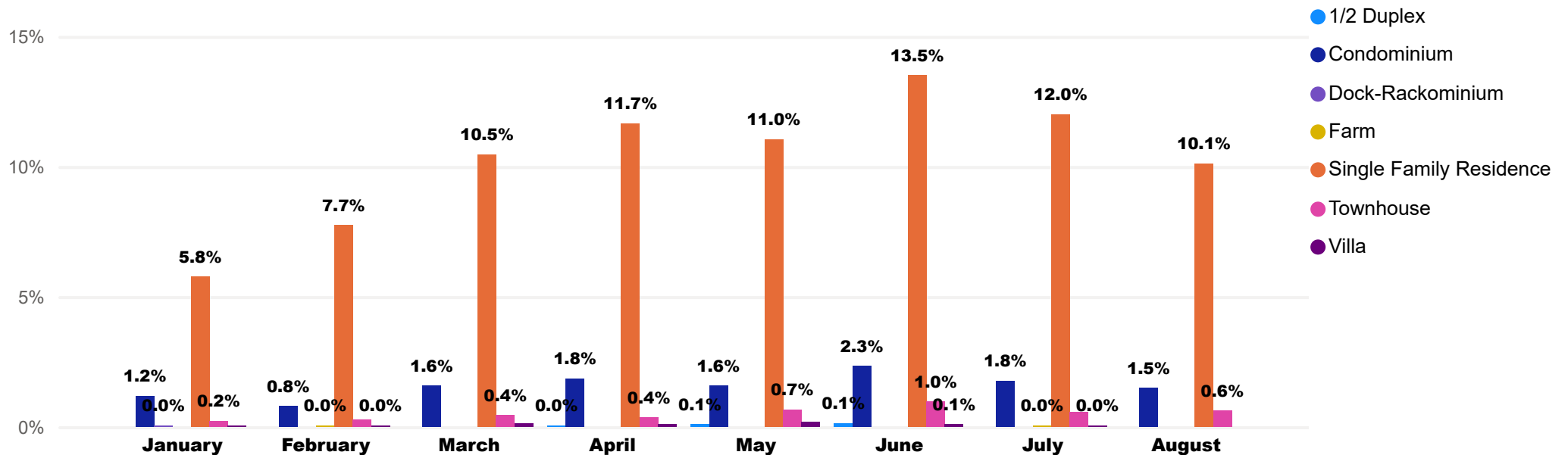


Gainesville-Alachua County Association of Realtors® Monthly Sales Trend Indicator 2026

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex				1	2	3							6
Condominium	27	18	36	42	36	53	40	34					286
Dock-Rackominium	1												1
Farm		1					1						2
Single Family Residence	131	176	238	265	251	307	273	230					1871
Townhouse	5	6	10	8	15	22	13	14					93
Villa	1	1	3	2	4	2	1						14
Total	165	202	287	318	308	387	328	278					2273

YTD % of Sales by Property Type





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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	60,000	45,835	76%	128	1
\$ 50,000 - 59,999	1	0%	59,000	50,000	85%	132	1
\$ 60,000 - 69,999							4
\$ 70,000 - 79,999							5
\$ 80,000 - 89,999	3	1%	102,933	83,333	81%	99	3
\$ 90,000 - 99,999	2	1%	100,000	92,500	93%	389	8
\$ 100,000 - 119,999	3	1%	118,300	107,000	90%	111	21
\$ 120,000 - 139,999	8	3%	139,563	130,813	94%	41	31
\$ 140,000 - 159,999	10	4%	158,760	149,640	94%	63	46
\$ 160,000 - 179,999	17	6%	177,141	170,059	96%	50	44
\$ 180,000 - 199,999	8	3%	196,687	187,188	95%	88	71
\$ 200,000 - 249,999	44	16%	231,746	226,086	98%	91	154
\$ 250,000 - 299,999	36	13%	284,972	275,539	97%	70	159
\$ 300,000 - 349,999	29	10%	335,068	324,283	97%	57	161
\$ 350,000 - 399,999	27	10%	383,890	377,371	98%	71	169
\$ 400,000 - 499,999	29	10%	462,922	450,247	97%	48	191
\$ 500,000 - 599,999	22	8%	559,749	545,114	97%	127	79
\$ 600,000 - 699,999	11	4%	665,044	640,400	96%	82	81
\$ 700,000 - 799,999	7	3%	747,442	737,342	99%	45	61
\$ 800,000 - 899,999	9	3%	858,267	846,744	99%	60	22
\$ 900,000 - 999,999	2	1%	955,000	960,000	101%	56	30
\$ 1,000,000 - and over	9	3%	1,600,116	1,586,019	99%	32	77
Total	278	100%	399,755	389,619	97%	74	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 - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	12	0.47%	51,217	40,153	78%	49	1
\$ 50,000 - 59,999	6	0.23%	62,300	51,983	83%	113	1
\$ 60,000 - 69,999	15	0.58%	77,887	64,494	83%	67	4
\$ 70,000 - 79,999	11	0.43%	80,200	73,582	92%	73	5
\$ 80,000 - 89,999	15	0.58%	97,846	85,673	88%	74	3
\$ 90,000 - 99,999	24	0.93%	108,329	93,162	86%	110	8
\$ 100,000 - 119,999	37	1.44%	119,919	109,519	91%	102	21
\$ 120,000 - 139,999	84	3.26%	138,572	129,460	93%	92	31
\$ 140,000 - 159,999	94	3.65%	158,265	149,601	95%	67	46
\$ 160,000 - 179,999	111	4.31%	176,955	169,208	96%	76	44
\$ 180,000 - 199,999	132	5.12%	196,109	189,983	97%	82	71
\$ 200,000 - 249,999	360	13.96%	234,929	225,746	96%	78	154
\$ 250,000 - 299,999	356	13.81%	283,387	275,936	97%	75	159
\$ 300,000 - 349,999	318	12.34%	333,403	324,689	97%	63	161
\$ 350,000 - 399,999	256	9.93%	382,780	373,924	98%	57	169
\$ 400,000 - 499,999	284	11.02%	453,166	442,797	98%	75	191
\$ 500,000 - 599,999	160	6.21%	562,398	550,060	98%	80	79
\$ 600,000 - 699,999	100	3.88%	657,173	643,528	98%	71	81
\$ 700,000 - 799,999	58	2.25%	763,216	747,788	98%	76	61
\$ 800,000 - 899,999	41	1.59%	881,466	854,583	97%	76	22
\$ 900,000 - 999,999	33	1.28%	971,024	948,705	98%	71	30
\$ 1,000,000 - and over	71	2.75%	1,509,448	1,475,942	98%	95	77
Total	2578	100.00%	379,009	368,520	97%	74	1419

**This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants.
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Gainesville-Alachua County Association of Realtors®

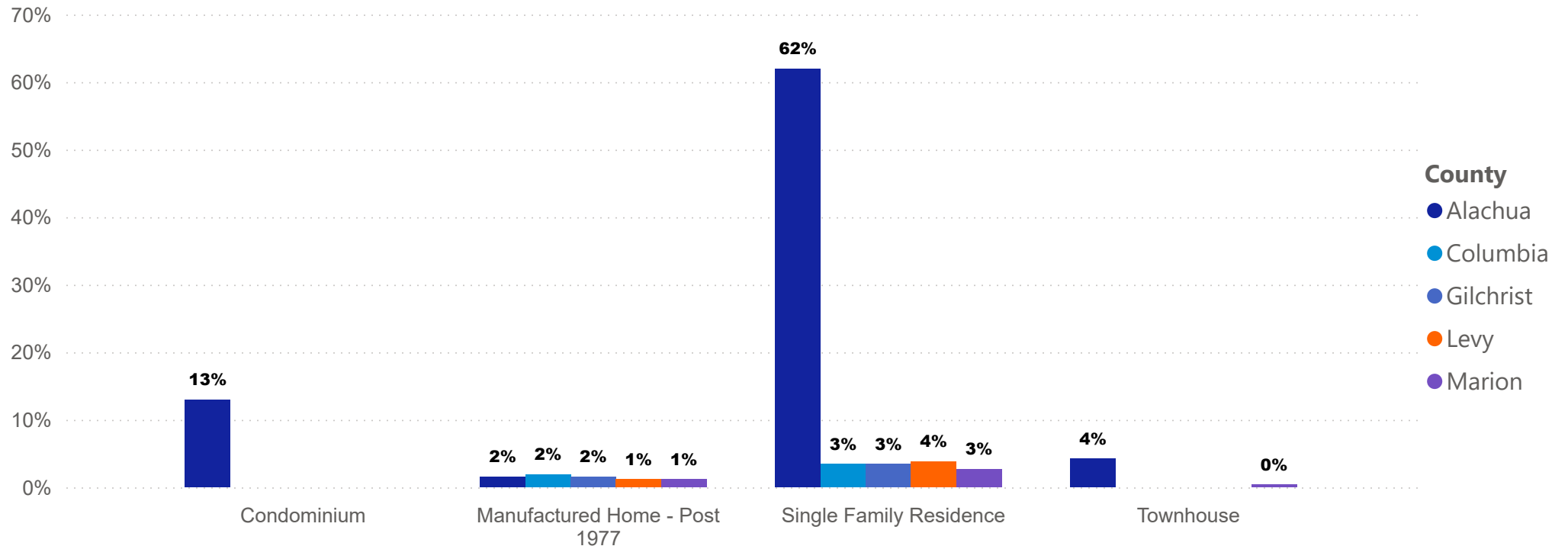
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	378,234	98%	35	694	2.14
08/31/2023	305	375,910	366,038	97%	37	732	2.40
09/30/2023	242	384,088	373,665	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	378,386	97%	56	888	3.64
01/31/2024	165	347,744	337,612	97%	56	947	5.74
02/29/2024	207	400,475	387,136	97%	61	975	4.71
03/31/2024	250	376,586	364,752	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	384,154	96%	67	1188	5.35
11/30/2024	186	421,401	408,148	97%	79	1177	6.33
12/31/2024	264	414,554	401,359	97%	77	1115	4.22
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	1505	4.53
08/31/2025	281	374,046	360,149	96%	78	1455	5.18
09/30/2025	277	406,444	394,930	97%	75	1448	5.23
10/31/2025	246	408,059	391,758	96%	91	1426	5.80
11/30/2025	217	395,556	380,271	96%	92	1315	6.06
12/31/2025	295	404,918	391,954	97%	87	1216	4.12
01/31/2026	164	368,696	357,684	97%	94	1221	7.45
02/28/2026	202	381,637	371,067	97%	100	1322	6.54
03/31/2026	287	395,664	384,823	97%	90	1444	5.03
04/30/2026	318	416,582	404,161	97%	85	1479	4.65
05/31/2026	308	408,533	399,075	98%	87	1477	4.80
06/30/2026	387	387,561	377,449	97%	74	1485	3.84
07/31/2026	328	426,912	414,944	97%	74	1485	4.53
08/31/2026	278	399,755	389,619	97%	87	1419	5.10

Top 5 Unit Sales by County and Property Type

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

Property Type	Alachua	Columbia	Gilchrist	Levy	Marion	Total
Condominium	13%					13%
Manufactured Home - Post 1977	2%	2%	2%	1%	1%	7%
Single Family Residence	62%	3%	3%	4%	3%	75%
Townhouse	4%				0%	5%
Total	81%	5%	5%	5%	4%	100%



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

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	1	1		2
\$ 90,000 - 99,999				
\$ 100,000 - 119,999				
\$ 120,000 - 139,999	2	2		4
\$ 140,000 - 159,999	2	1		3
\$ 160,000 - 179,999	3	6		9
\$ 180,000 - 199,999		2		2
\$ 200,000 - 249,999	11	20	3	34
\$ 250,000 - 299,999	4	25	3	32
\$ 300,000 - 349,999	3	17	7	27
\$ 350,000 - 399,999		16	11	27
\$ 400,000 - 499,999	1	13	15	29
\$ 500,000 - 599,999	2	9	11	22
\$ 600,000 - 699,999	1	3	7	11
\$ 700,000 - 799,999		2	5	7
\$ 800,000 - 899,999		1	8	9
\$ 900,000 - 999,999			2	2
\$ 1,000,000 - and over		2	7	9
Total	30	121	79	230

Condominium / Cooperative 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				
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999	3			3
\$ 120,000 - 139,999	4			4
\$ 140,000 - 159,999	5	1	1	7
\$ 160,000 - 179,999	4	1	3	8
\$ 180,000 - 199,999	3	2	1	6
\$ 200,000 - 249,999	3	7		10
\$ 250,000 - 299,999	1	3		4
\$ 300,000 - 349,999	1	1		2
\$ 350,000 - 399,999				
\$ 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				
Total	27	15	6	48

Active Listings
 (Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	
\$ 50,000 - 59,999	1	1
\$ 60,000 - 69,999	2	2
\$ 70,000 - 79,999	2	3
\$ 80,000 - 89,999		2
\$ 90,000 - 99,999	1	7
\$ 100,000 - 119,999	6	14
\$ 120,000 - 139,999	5	22
\$ 140,000 - 159,999	16	27
\$ 160,000 - 179,999	10	31
\$ 180,000 - 199,999	29	42
\$ 200,000 - 249,999	96	55
\$ 250,000 - 299,999	132	20
\$ 300,000 - 349,999	146	7
\$ 350,000 - 399,999	152	11
\$ 400,000 - 499,999	178	4
\$ 500,000 - 599,999	73	1
\$ 600,000 - 699,999	72	5
\$ 700,000 - 799,999	60	1
\$ 800,000 - 899,999	20	
\$ 900,000 - 999,999	29	3
\$ 1,000,000 - and over	77	
Total	1108	258

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	1	1
\$ 90,000 - 99,999	1	
\$ 100,000 - 119,999	2	2
\$ 120,000 - 139,999	3	2
\$ 140,000 - 159,999	1	4
\$ 160,000 - 179,999	4	2
\$ 180,000 - 199,999	9	6
\$ 200,000 - 249,999	39	10
\$ 250,000 - 299,999	62	3
\$ 300,000 - 349,999	57	
\$ 350,000 - 399,999	41	2
\$ 400,000 - 499,999	51	
\$ 500,000 - 599,999	24	1
\$ 600,000 - 699,999	18	1
\$ 700,000 - 799,999	18	
\$ 800,000 - 899,999	7	1
\$ 900,000 - 999,999	5	
\$ 1,000,000 - and over	15	
Total	358	35

Time On Market Sort	M-SF	M-Condo
0 - 30	107	15
31-60	35	6
61-90	21	5
91-120	23	6
121-over	44	16
Total	230	48