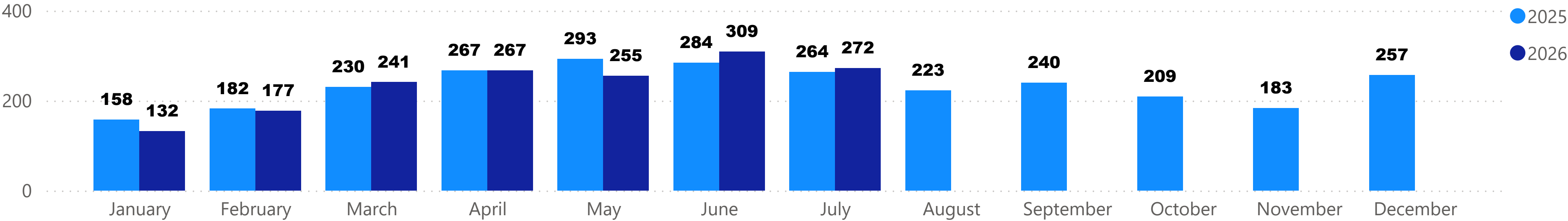




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2026

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								2
\$ 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						4
\$ 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						15
\$ 140,000 - 159,999	4	4	1	2	6	8	1						26
\$ 160,000 - 179,999	2	7	8	5	5	1	8						36
\$ 180,000 - 199,999	8	2	5	9	7	12	8						51
\$ 200,000 - 249,999	23	21	30	27	28	36	24						189
\$ 250,000 - 299,999	13	33	34	41	29	48	40						238
\$ 300,000 - 349,999	22	32	37	37	37	41	37						243
\$ 350,000 - 399,999	15	15	35	37	32	37	33						204
\$ 400,000 - 499,999	15	26	34	34	40	51	37						237
\$ 500,000 - 599,999	9	7	23	24	17	27	27						134
\$ 600,000 - 699,999	7	9	13	15	13	13	14						84
\$ 700,000 - 799,999	3	3	5	11	13	6	10						51
\$ 800,000 - 899,999	2	3	2	8	3	6	6						30
\$ 900,000 - 999,999	3	1	3	3	5	9	5						29
\$ 1,000,000 - and over	4	7	8	10	10	9	14						62
Total	132	177	241	267	255	309	272						1653

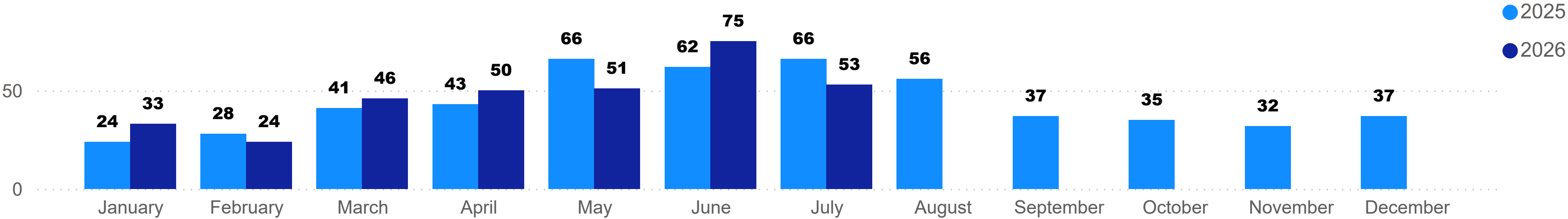




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2026

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													
\$ 60,000 - 69,999				1	2	2							5
\$ 70,000 - 79,999	1		2	1	1								5
\$ 80,000 - 89,999							3						3
\$ 90,000 - 99,999			1	2		3	1						7
\$ 100,000 - 119,999	1	4	1	2	3	2	3						16
\$ 120,000 - 139,999	5	3	8	5	4	7	4						36
\$ 140,000 - 159,999	5	3	3	5	5	12	7						40
\$ 160,000 - 179,999	4	5	4	4	9	10	5						41
\$ 180,000 - 199,999	1		4	7	4	9	9						34
\$ 200,000 - 249,999	11	3	10	10	8	11	10						63
\$ 250,000 - 299,999	1	3	4	5	7	10	6						36
\$ 300,000 - 349,999	2	2	4	1	1	3							13
\$ 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						332

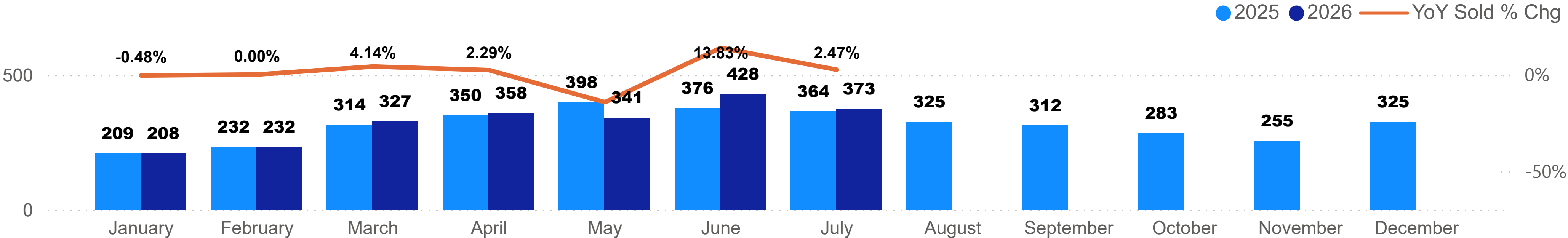




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2026

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						11
\$ 50,000 - 59,999		1				2	1						4
\$ 60,000 - 69,999	1	2		2	6	3							14
\$ 70,000 - 79,999	3		3	1	2		2						11
\$ 80,000 - 89,999	1			1	1	3	5						11
\$ 90,000 - 99,999	3	3	2	5	1	4	4						22
\$ 100,000 - 119,999	1	8	2	6	4	7	6						34
\$ 120,000 - 139,999	9	5	15	8	14	13	10						74
\$ 140,000 - 159,999	14	10	7	8	13	22	9						83
\$ 160,000 - 179,999	8	14	14	11	15	13	18						93
\$ 180,000 - 199,999	13	6	14	20	18	27	24						122
\$ 200,000 - 249,999	41	28	51	47	41	54	46						308
\$ 250,000 - 299,999	21	41	43	54	40	62	51						312
\$ 300,000 - 349,999	25	39	46	43	43	48	41						285
\$ 350,000 - 399,999	19	16	39	42	35	41	35						227
\$ 400,000 - 499,999	15	27	36	35	45	55	42						255
\$ 500,000 - 599,999	10	7	23	26	17	27	28						138
\$ 600,000 - 699,999	7	9	14	15	14	15	14						88
\$ 700,000 - 799,999	3	3	5	11	13	6	10						51
\$ 800,000 - 899,999	2	4	2	9	3	6	6						32
\$ 900,000 - 999,999	3	1	3	4	5	9	5						30
\$ 1,000,000 - and over	4	7	8	10	10	9	14						62
Total	208	232	327	358	341	428	373						2267



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						42
2	41	38	62	61	69	86	61						418
3	97	126	177	178	147	211	206						1142
4	48	58	64	93	109	104	78						554
5	14	7	17	15	7	15	22						97
6+	1		2	3	1	4	3						14
Total	209	232	327	358	341	428	373						2268

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						170
2	122	161	223	228	200	264	223						1421
3	48	40	59	64	72	103	89						475
4	13	5	21	29	25	21	30						144
5	3	4	7	5	8	8	6						41
6+	1	2		5	3		5						16
Total	209	232	327	358	341	428	373						2268

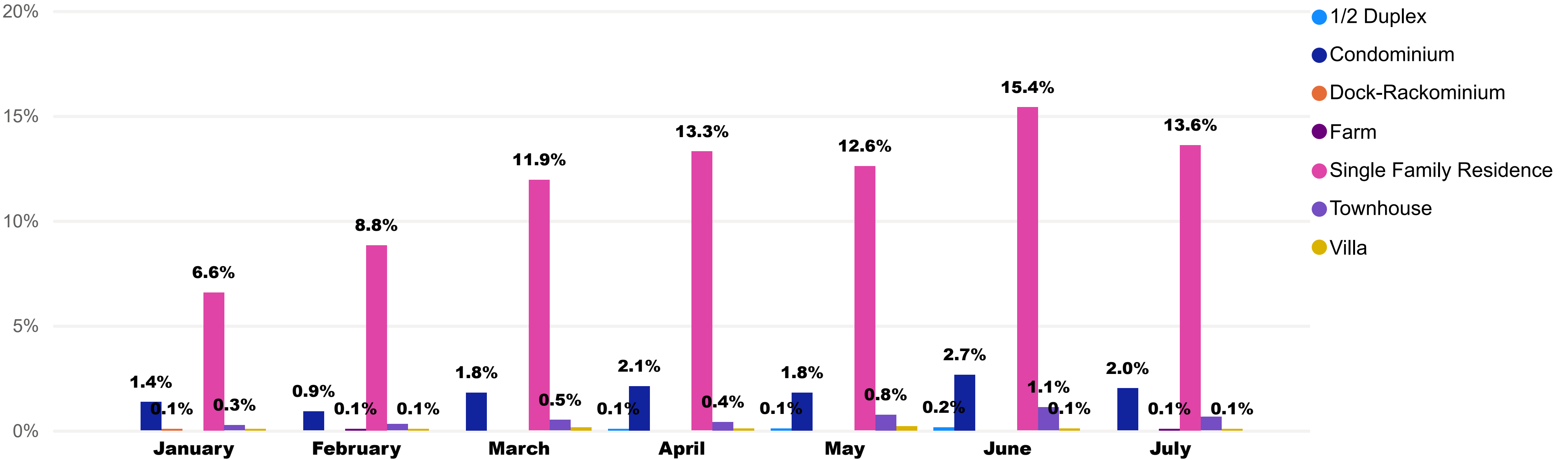


Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2026

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						252
Dock-Rackominium	1												1
Farm		1					1						2
Single Family Residence	131	176	238	265	251	307	271						1639
Townhouse	5	6	10	8	15	22	13						79
Villa	1	1	3	2	4	2	1						14
Total	165	202	287	318	308	387	326						1993

YTD % of Sales by Property Type





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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							
\$ 50,000 - 59,999							1
\$ 60,000 - 69,999							3
\$ 70,000 - 79,999							2
\$ 80,000 - 89,999	4	1%	99,100	86,850	88%	69	6
\$ 90,000 - 99,999	2	1%	121,500	97,750	80%	53	8
\$ 100,000 - 119,999	5	2%	112,900	110,600	98%	59	19
\$ 120,000 - 139,999	8	2%	146,150	128,238	88%	101	31
\$ 140,000 - 159,999	8	2%	153,825	147,938	96%	107	39
\$ 160,000 - 179,999	13	4%	181,015	170,038	94%	39	45
\$ 180,000 - 199,999	17	5%	197,212	189,951	96%	78	69
\$ 200,000 - 249,999	34	10%	238,444	226,279	95%	80	172
\$ 250,000 - 299,999	46	14%	282,147	273,930	97%	81	171
\$ 300,000 - 349,999	37	11%	330,916	323,918	98%	45	162
\$ 350,000 - 399,999	34	10%	383,229	374,941	98%	58	151
\$ 400,000 - 499,999	40	12%	444,871	437,595	98%	48	187
\$ 500,000 - 599,999	28	9%	551,889	547,427	99%	104	101
\$ 600,000 - 699,999	14	4%	658,277	643,053	98%	45	74
\$ 700,000 - 799,999	10	3%	756,087	749,220	99%	61	66
\$ 800,000 - 899,999	6	2%	896,697	847,652	95%	35	26
\$ 900,000 - 999,999	5	2%	990,500	943,300	95%	44	31
\$ 1,000,000 - and over	14	4%	1,566,560	1,512,703	97%	55	84
Total	325	100%	424,486	412,551	97%	66	1448

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	11	0.49%	50,418	39,637	79%	42	
\$ 50,000 - 59,999	4	0.18%	62,450	52,750	84%	66	1
\$ 60,000 - 69,999	14	0.62%	77,557	64,815	84%	54	3
\$ 70,000 - 79,999	11	0.49%	80,200	73,582	92%	73	2
\$ 80,000 - 89,999	11	0.49%	97,182	85,927	88%	58	6
\$ 90,000 - 99,999	22	0.97%	109,086	93,223	85%	84	8
\$ 100,000 - 119,999	34	1.50%	120,062	109,742	91%	101	19
\$ 120,000 - 139,999	74	3.26%	138,710	129,312	93%	99	31
\$ 140,000 - 159,999	83	3.66%	158,088	149,585	95%	67	39
\$ 160,000 - 179,999	93	4.10%	177,006	169,054	96%	81	45
\$ 180,000 - 199,999	122	5.38%	195,974	190,067	97%	81	69
\$ 200,000 - 249,999	308	13.59%	235,804	226,139	96%	76	172
\$ 250,000 - 299,999	312	13.76%	283,371	276,221	97%	76	171
\$ 300,000 - 349,999	285	12.57%	333,127	324,605	97%	63	162
\$ 350,000 - 399,999	227	10.01%	382,633	373,442	98%	56	151
\$ 400,000 - 499,999	255	11.25%	452,056	441,950	98%	78	187
\$ 500,000 - 599,999	138	6.09%	562,820	550,849	98%	72	101
\$ 600,000 - 699,999	88	3.88%	655,714	643,619	98%	69	74
\$ 700,000 - 799,999	51	2.25%	765,381	749,222	98%	80	66
\$ 800,000 - 899,999	32	1.41%	887,991	856,788	96%	80	26
\$ 900,000 - 999,999	30	1.32%	972,460	947,576	97%	73	31
\$ 1,000,000 - and over	62	2.73%	1,496,286	1,459,963	98%	104	84
Total	2267	100.00%	378,014	367,458	97%	74	1448

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.

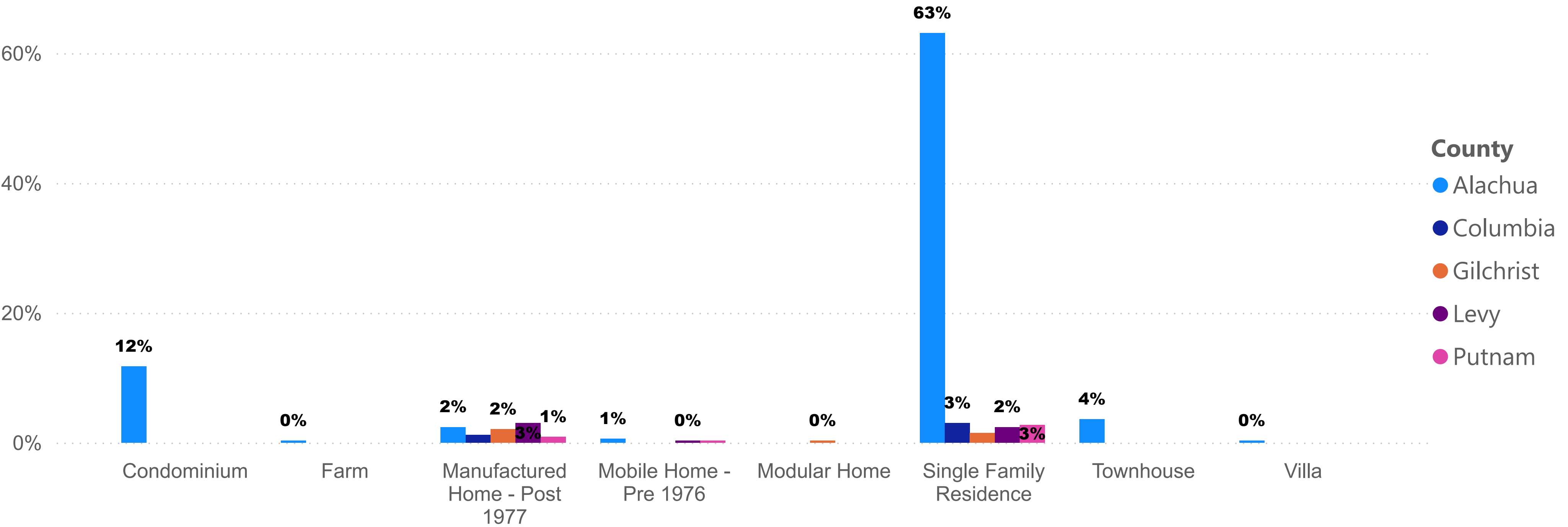
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	378,234	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	1442	5.02
04/30/2026	318	416,582	404,161	97%	85	1477	4.64
05/31/2026	308	408,533	399,075	98%	87	1474	4.79
06/30/2026	387	387,561	377,449	97%	74	1474	3.81
07/31/2026	326	424,442	412,513	97%	74	1448	4.44

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Alachua	Columbia	Gilchrist	Levy	Putnam	Total
Condominium	12%					12%
Farm	0%					0%
Manufactured Home - Post 1977	2%	1%	2%	3%	1%	10%
Mobile Home - Pre 1976	1%			0%	0%	1%
Modular Home			0%			0%
Single Family Residence	63%	3%	2%	2%	3%	73%
Townhouse	4%					4%
Villa	0%					0%
Total	82%	4%	4%	6%	4%	100%



Board/Association: State Month Year
▲
Gainesville-Alachua FL July 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				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999			1	1
\$ 100,000 - 119,999	2			2
\$ 120,000 - 139,999	2	2		4
\$ 140,000 - 159,999		1		1
\$ 160,000 - 179,999	3	5		8
\$ 180,000 - 199,999	2	6		8
\$ 200,000 - 249,999	7	15	2	24
\$ 250,000 - 299,999	3	35	2	40
\$ 300,000 - 349,999	2	29	6	37
\$ 350,000 - 399,999		22	11	33
\$ 400,000 - 499,999		17	20	37
\$ 500,000 - 599,999		12	15	27
\$ 600,000 - 699,999		7	7	14
\$ 700,000 - 799,999		3	7	10
\$ 800,000 - 899,999		1	5	6
\$ 900,000 - 999,999			5	5
\$ 1,000,000 - and over		1	13	14
Total	22	156	94	272

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				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999	2	1		3
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	3			3
\$ 120,000 - 139,999	4			4
\$ 140,000 - 159,999	7			7
\$ 160,000 - 179,999	3		2	5
\$ 180,000 - 199,999	5	2	2	9
\$ 200,000 - 249,999	5	5		10
\$ 250,000 - 299,999	1	5		6
\$ 300,000 - 349,999				
\$ 350,000 - 399,999	1			1
\$ 400,000 - 499,999		3		3
\$ 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	32	17	4	53

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999	2	1
\$ 70,000 - 79,999		2
\$ 80,000 - 89,999	2	4
\$ 90,000 - 99,999	1	5
\$ 100,000 - 119,999	2	15
\$ 120,000 - 139,999	9	22
\$ 140,000 - 159,999	15	19
\$ 160,000 - 179,999	14	29
\$ 180,000 - 199,999	22	41
\$ 200,000 - 249,999	99	60
\$ 250,000 - 299,999	145	23
\$ 300,000 - 349,999	145	4
\$ 350,000 - 399,999	134	11
\$ 400,000 - 499,999	172	5
\$ 500,000 - 599,999	88	1
\$ 600,000 - 699,999	65	4
\$ 700,000 - 799,999	60	1
\$ 800,000 - 899,999	23	
\$ 900,000 - 999,999	29	2
\$ 1,000,000 - and over	76	
Total	1103	250

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
\$ 90,000 - 99,999	2	1
\$ 100,000 - 119,999	2	2
\$ 120,000 - 139,999		1
\$ 140,000 - 159,999	5	7
\$ 160,000 - 179,999	7	7
\$ 180,000 - 199,999	10	7
\$ 200,000 - 249,999	47	14
\$ 250,000 - 299,999	52	2
\$ 300,000 - 349,999	40	2
\$ 350,000 - 399,999	42	
\$ 400,000 - 499,999	54	
\$ 500,000 - 599,999	27	1
\$ 600,000 - 699,999	21	1
\$ 700,000 - 799,999	12	
\$ 800,000 - 899,999	11	1
\$ 900,000 - 999,999	4	
\$ 1,000,000 - and over	17	
Total	353	47

Time On Market Sort	M-SF	M-Condo
0 - 30	128	16
31-60	52	13
61-90	36	8
91-120	15	8
121-over	41	8
Total	272	53

