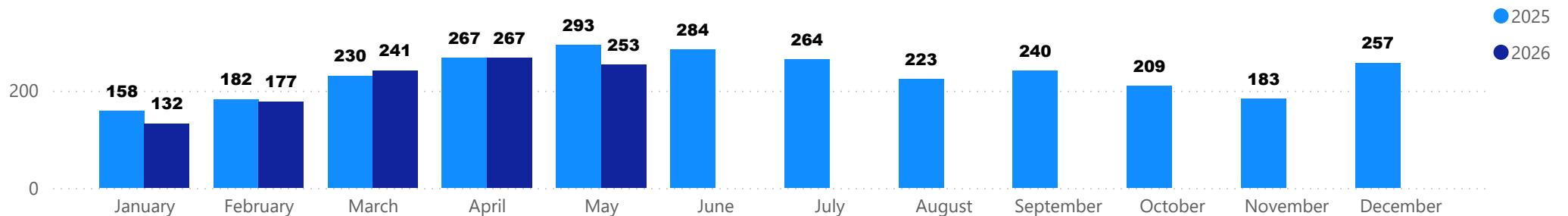


## Gainesville-Alachua County Association of Realtors® Monthly Sales Trend Indicator 2026

### 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								3
\$ 70,000 - 79,999	1												1
\$ 80,000 - 89,999					1								1
\$ 90,000 - 99,999	1	3		2									6
\$ 100,000 - 119,999			1	1	1								3
\$ 120,000 - 139,999		1	2	1	6								10
\$ 140,000 - 159,999	4	4	1	2	6								17
\$ 160,000 - 179,999	2	7	8	5	5								27
\$ 180,000 - 199,999	8	2	5	9	7								31
\$ 200,000 - 249,999	23	21	30	27	28								129
\$ 250,000 - 299,999	13	33	34	41	29								150
\$ 300,000 - 349,999	22	32	37	37	36								164
\$ 350,000 - 399,999	15	15	35	37	32								134
\$ 400,000 - 499,999	15	26	34	34	40								149
\$ 500,000 - 599,999	9	7	23	24	17								80
\$ 600,000 - 699,999	7	9	13	15	13								57
\$ 700,000 - 799,999	3	3	5	11	13								35
\$ 800,000 - 899,999	2	3	2	8	3								18
\$ 900,000 - 999,999	3	1	3	3	5								15
\$ 1,000,000 - and over	4	7	8	10	9								38
<b>Total</b>	<b>132</b>	<b>177</b>	<b>241</b>	<b>267</b>	<b>253</b>								<b>1070</b>

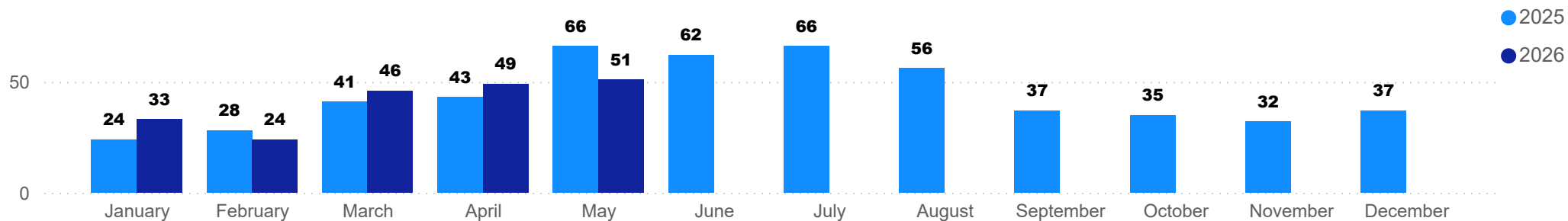




## Gainesville-Alachua County Association of Realtors® Monthly Sales Trend Indicator 2026

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

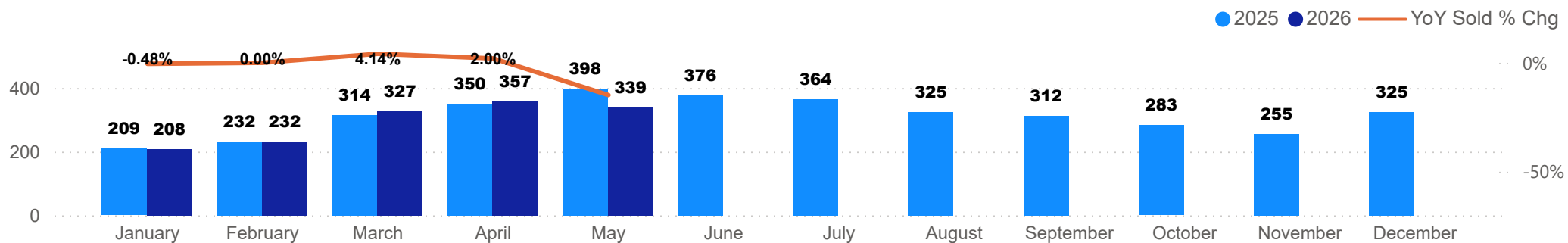
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999				1	2								3
\$ 70,000 - 79,999	1		2	1	1								5
\$ 80,000 - 89,999													
\$ 90,000 - 99,999			1	2									3
\$ 100,000 - 119,999	1	4	1	2	3								11
\$ 120,000 - 139,999	5	3	8	4	4								24
\$ 140,000 - 159,999	5	3	3	5	5								21
\$ 160,000 - 179,999	4	5	4	4	9								26
\$ 180,000 - 199,999	1		4	7	4								16
\$ 200,000 - 249,999	11	3	10	10	8								42
\$ 250,000 - 299,999	1	3	4	5	7								20
\$ 300,000 - 349,999	2	2	4	1	1								10
\$ 350,000 - 399,999	1	1	3	4	3								12
\$ 400,000 - 499,999			1	1	3								5
\$ 500,000 - 599,999	1			1									2
\$ 600,000 - 699,999			1		1								2
\$ 700,000 - 799,999													
\$ 800,000 - 899,999				1									1
\$ 900,000 - 999,999													
\$ 1,000,000 - and over													
<b>Total</b>	<b>33</b>	<b>24</b>	<b>46</b>	<b>49</b>	<b>51</b>								<b>203</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			1								7
\$ 50,000 - 59,999		1											1
\$ 60,000 - 69,999	1	2		2	6								11
\$ 70,000 - 79,999	3		3	1	2								9
\$ 80,000 - 89,999	1			1	1								3
\$ 90,000 - 99,999	3	3	2	5	1								14
\$ 100,000 - 119,999	1	8	2	6	4								21
\$ 120,000 - 139,999	9	5	15	7	14								50
\$ 140,000 - 159,999	14	10	7	8	13								52
\$ 160,000 - 179,999	8	14	14	11	15								62
\$ 180,000 - 199,999	13	6	14	20	18								71
\$ 200,000 - 249,999	41	28	51	47	41								208
\$ 250,000 - 299,999	21	41	43	54	40								199
\$ 300,000 - 349,999	25	39	46	43	42								195
\$ 350,000 - 399,999	19	16	39	42	35								151
\$ 400,000 - 499,999	15	27	36	35	45								158
\$ 500,000 - 599,999	10	7	23	26	17								83
\$ 600,000 - 699,999	7	9	14	15	14								59
\$ 700,000 - 799,999	3	3	5	11	13								35
\$ 800,000 - 899,999	2	4	2	9	3								20
\$ 900,000 - 999,999	3	1	3	4	5								16
\$ 1,000,000 - and over	4	7	8	10	9								38
<b>Total</b>	<b>208</b>	<b>232</b>	<b>327</b>	<b>357</b>	<b>339</b>								<b>1463</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	5	8	8								31
2	41	38	62	60	69								270
3	97	126	177	178	146								724
4	48	58	64	93	109								372
5	14	7	17	15	6								59
6+	1		2	3	1								7
<b>Total</b>	<b>209</b>	<b>232</b>	<b>327</b>	<b>357</b>	<b>339</b>								<b>1464</b>

**Sales by Bathroom Count**

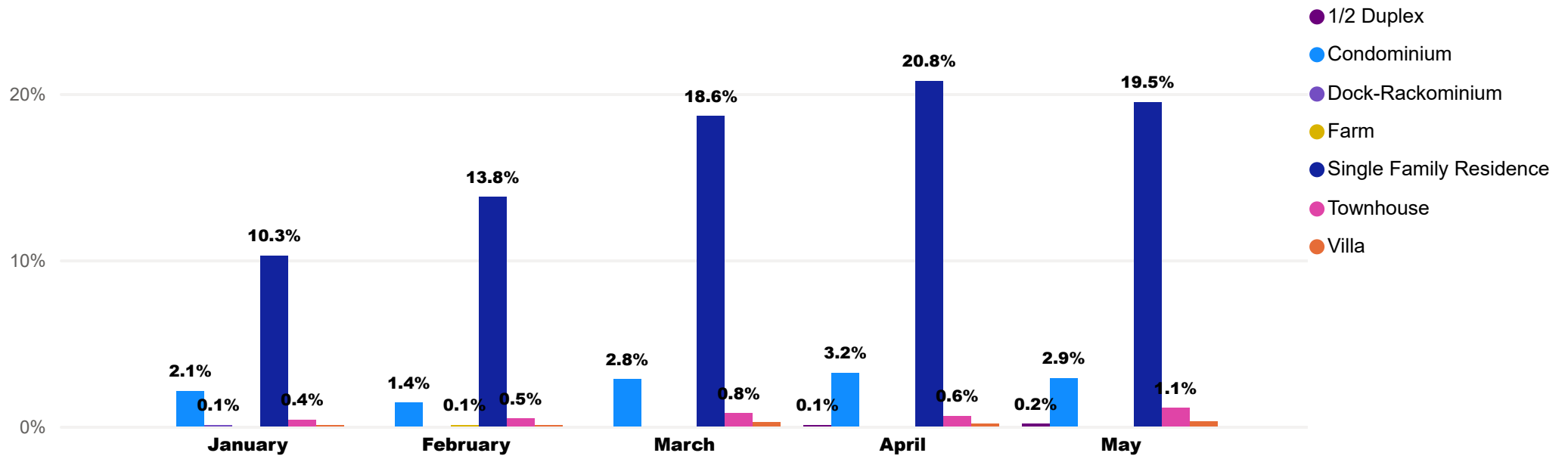
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	1												1
1	21	20	17	27	33								118
2	122	161	223	227	199								932
3	48	40	59	64	72								283
4	13	5	21	29	25								93
5	3	4	7	5	7								26
6+	1	2		5	3								11
<b>Total</b>	<b>209</b>	<b>232</b>	<b>327</b>	<b>357</b>	<b>339</b>								<b>1464</b>

## 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
Condominium	27	18	36	41	37								159
Dock-Rackominium	1												1
Farm		1											1
Single Family Residence	131	176	238	265	249								1059
Townhouse	5	6	10	8	14								43
Villa	1	1	3	2	4								11
<b>Total</b>	<b>165</b>	<b>202</b>	<b>287</b>	<b>317</b>	<b>306</b>								<b>1277</b>

### YTD % of Sales by Property Type





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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	50,000	40,000	80%	55	
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	3	1%	71,967	63,930	89%	140	
\$ 70,000 - 79,999	1	0%	80,000	75,000	94%	107	6
\$ 80,000 - 89,999	1	0%	89,900	87,000	97%	4	3
\$ 90,000 - 99,999							10
\$ 100,000 - 119,999	4	1%	123,000	109,250	89%	155	24
\$ 120,000 - 139,999	10	3%	134,940	128,100	95%	74	26
\$ 140,000 - 159,999	11	4%	156,091	153,650	98%	24	42
\$ 160,000 - 179,999	14	5%	174,600	168,259	96%	119	59
\$ 180,000 - 199,999	11	4%	195,236	190,511	98%	80	74
\$ 200,000 - 249,999	36	12%	235,172	226,378	96%	67	171
\$ 250,000 - 299,999	37	12%	288,582	279,611	97%	71	181
\$ 300,000 - 349,999	38	12%	329,711	321,106	97%	62	161
\$ 350,000 - 399,999	35	11%	378,024	374,358	99%	49	138
\$ 400,000 - 499,999	43	14%	447,228	438,103	98%	74	171
\$ 500,000 - 599,999	17	6%	572,270	556,581	97%	35	98
\$ 600,000 - 699,999	14	5%	647,999	641,177	99%	69	81
\$ 700,000 - 799,999	13	4%	770,795	759,436	99%	55	57
\$ 800,000 - 899,999	3	1%	897,300	867,333	97%	357	38
\$ 900,000 - 999,999	5	2%	971,180	955,000	98%	86	29
\$ 1,000,000 - and over	9	3%	1,665,670	1,623,995	97%	101	80
<b>Total</b>	<b>306</b>	<b>100%</b>	<b>405,491</b>	<b>396,063</b>	<b>98%</b>	<b>71</b>	<b>1449</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	7	0.48%	51,400	38,715	75%	47	
\$ 50,000 - 59,999	1	0.07%	70,000	58,000	83%	199	
\$ 60,000 - 69,999	11	0.75%	78,036	64,765	83%	61	
\$ 70,000 - 79,999	9	0.62%	77,800	73,267	94%	88	6
\$ 80,000 - 89,999	3	0.21%	87,600	85,300	97%	45	3
\$ 90,000 - 99,999	14	0.96%	107,079	92,421	86%	95	10
\$ 100,000 - 119,999	21	1.44%	121,776	109,371	90%	109	24
\$ 120,000 - 139,999	50	3.42%	138,788	129,254	93%	94	26
\$ 140,000 - 159,999	52	3.55%	159,508	149,817	94%	61	42
\$ 160,000 - 179,999	62	4.24%	175,770	168,591	96%	94	59
\$ 180,000 - 199,999	71	4.85%	195,928	190,341	97%	90	74
\$ 200,000 - 249,999	208	14.22%	234,217	225,953	96%	76	171
\$ 250,000 - 299,999	199	13.60%	283,740	277,018	98%	79	181
\$ 300,000 - 349,999	195	13.33%	333,647	324,719	97%	73	161
\$ 350,000 - 399,999	151	10.32%	383,325	373,240	97%	58	138
\$ 400,000 - 499,999	158	10.80%	452,386	441,140	98%	82	171
\$ 500,000 - 599,999	83	5.67%	566,321	550,997	97%	70	98
\$ 600,000 - 699,999	59	4.03%	652,791	642,068	98%	70	81
\$ 700,000 - 799,999	35	2.39%	770,210	752,848	98%	76	57
\$ 800,000 - 899,999	20	1.37%	883,821	858,269	97%	106	38
\$ 900,000 - 999,999	16	1.09%	973,913	951,550	98%	107	29
\$ 1,000,000 - and over	38	2.60%	1,494,605	1,462,763	98%	127	80
<b>Total</b>	<b>1463</b>	<b>100.00%</b>	<b>374,902</b>	<b>364,464</b>	<b>97%</b>	<b>78</b>	<b>1449</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®

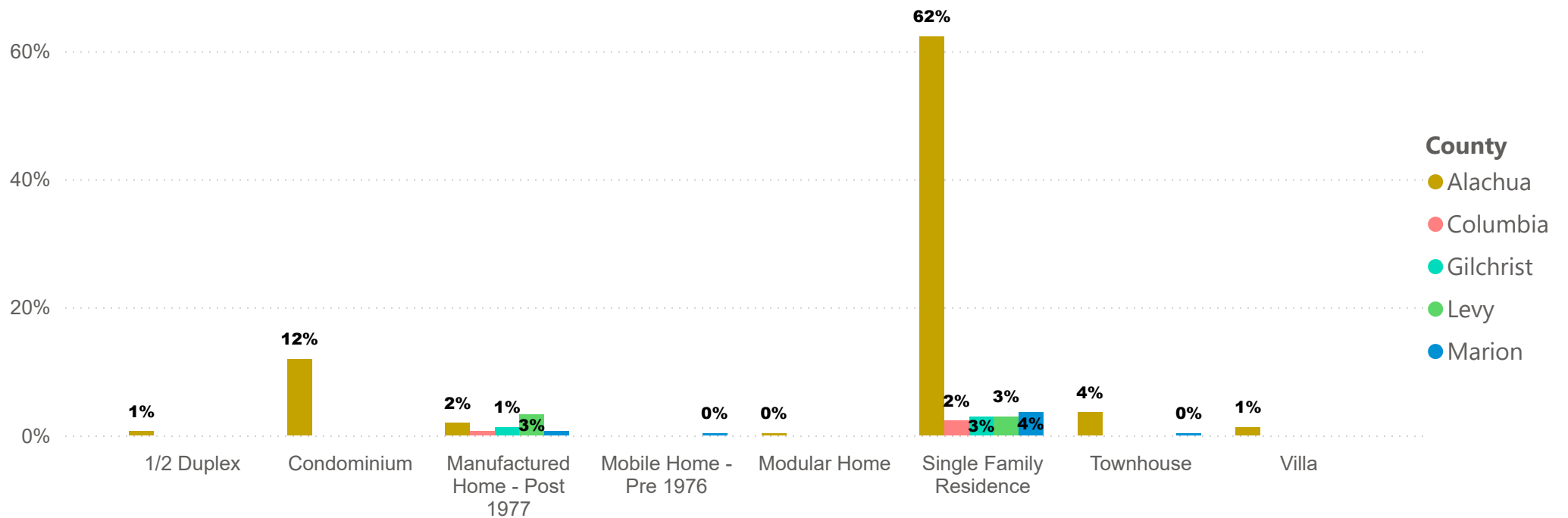
**Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports**

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	378,234	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	378,425	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	364,752	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	1319	6.53
03/31/2026	287	395,664	384,823	97%	90	1437	5.01
04/30/2026	317	417,486	405,043	97%	84	1469	4.63
05/31/2026	306	405,491	396,063	98%	87	1449	4.74

**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
1/2 Duplex	1%					1%
Condominium	12%					12%
Manufactured Home - Post 1977	2%	1%	1%	3%	1%	8%
Mobile Home - Pre 1976					0%	0%
Modular Home	0%					0%
Single Family Residence	62%	2%	3%	3%	4%	74%
Townhouse	4%				0%	4%
Villa	1%					1%
<b>Total</b>	<b>82%</b>	<b>3%</b>	<b>4%</b>	<b>6%</b>	<b>5%</b>	<b>100%</b>



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

National Association of Realtors®  
 700 Eleventh Street, NW  
 Washington, DC 20001-4507

Email: [data@realtors.com](mailto: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	1			1
\$ 70,000 - 79,999				
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	4	2		6
\$ 140,000 - 159,999	5		1	6
\$ 160,000 - 179,999	3	1	1	5
\$ 180,000 - 199,999	3	4		7
\$ 200,000 - 249,999	6	19	3	28
\$ 250,000 - 299,999	7	18	4	29
\$ 300,000 - 349,999		30	6	36
\$ 350,000 - 399,999		18	14	32
\$ 400,000 - 499,999	3	14	23	40
\$ 500,000 - 599,999		7	10	17
\$ 600,000 - 699,999		4	9	13
\$ 700,000 - 799,999		1	12	13
\$ 800,000 - 899,999			3	3
\$ 900,000 - 999,999		1	4	5
\$ 1,000,000 - and over			9	9
<b>Total</b>	<b>34</b>	<b>120</b>	<b>99</b>	<b>253</b>

**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	1		1	2
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	3			3
\$ 120,000 - 139,999	4			4
\$ 140,000 - 159,999	4	1		5
\$ 160,000 - 179,999	7	1	1	9
\$ 180,000 - 199,999	2	2		4
\$ 200,000 - 249,999	5	3		8
\$ 250,000 - 299,999	3	3	1	7
\$ 300,000 - 349,999		1		1
\$ 350,000 - 399,999	2		1	3
\$ 400,000 - 499,999		3		3
\$ 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				
<b>Total</b>	<b>32</b>	<b>15</b>	<b>4</b>	<b>51</b>

**Active Listings  
 (Unsold Homes)**

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		1
\$ 70,000 - 79,999	2	4
\$ 80,000 - 89,999	1	2
\$ 90,000 - 99,999	1	7
\$ 100,000 - 119,999	6	16
\$ 120,000 - 139,999	5	19
\$ 140,000 - 159,999	11	27
\$ 160,000 - 179,999	20	37
\$ 180,000 - 199,999	22	44
\$ 200,000 - 249,999	85	74
\$ 250,000 - 299,999	147	22
\$ 300,000 - 349,999	160	5
\$ 350,000 - 399,999	121	12
\$ 400,000 - 499,999	160	2
\$ 500,000 - 599,999	92	2
\$ 600,000 - 699,999	78	1
\$ 700,000 - 799,999	55	1
\$ 800,000 - 899,999	36	
\$ 900,000 - 999,999	25	1
\$ 1,000,000 - and over	73	
<b>Total</b>	<b>1100</b>	<b>277</b>

**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		1
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999	1	4
\$ 100,000 - 119,999	2	4
\$ 120,000 - 139,999	3	5
\$ 140,000 - 159,999	7	8
\$ 160,000 - 179,999	7	9
\$ 180,000 - 199,999	19	11
\$ 200,000 - 249,999	52	10
\$ 250,000 - 299,999	67	10
\$ 300,000 - 349,999	53	3
\$ 350,000 - 399,999	50	2
\$ 400,000 - 499,999	70	3
\$ 500,000 - 599,999	36	2
\$ 600,000 - 699,999	20	2
\$ 700,000 - 799,999	7	
\$ 800,000 - 899,999	10	1
\$ 900,000 - 999,999	9	
\$ 1,000,000 - and over	23	
<b>Total</b>	<b>437</b>	<b>75</b>

Time On Market Sort	M-SF	M-Condo
0 - 30	122	21
31-60	38	9
61-90	29	8
91-120	20	5
121-over	44	8
<b>Total</b>	<b>253</b>	<b>51</b>

