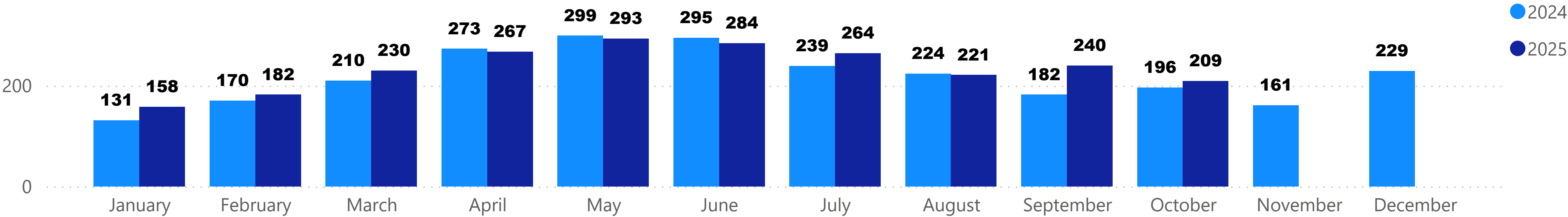




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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								1	1				2
\$ 50,000 - 59,999	2		1	1	1		1		1				7
\$ 60,000 - 69,999													
\$ 70,000 - 79,999		1	1			1	1		1				5
\$ 80,000 - 89,999			1		1		1		1	1			5
\$ 90,000 - 99,999				1	2		2	3	1				9
\$ 100,000 - 119,999	3	2	3		1	2	1	1		2			15
\$ 120,000 - 139,999	1	2	3	1	2	3	3	4	4	3			26
\$ 140,000 - 159,999	1	4	3	3	2	3	4	3	3	3			29
\$ 160,000 - 179,999	3	2	3	2	1	5	2	4	5	2			29
\$ 180,000 - 199,999	7	3	6	7	9	11	5	5	3	6			62
\$ 200,000 - 249,999	19	16	20	25	32	23	32	30	27	20			244
\$ 250,000 - 299,999	24	33	47	46	49	46	34	29	41	36			385
\$ 300,000 - 349,999	27	29	32	44	49	35	44	30	33	28			351
\$ 350,000 - 399,999	18	30	26	39	26	44	29	21	31	31			295
\$ 400,000 - 499,999	17	23	35	39	35	44	37	31	35	28			324
\$ 500,000 - 599,999	8	14	19	23	27	22	21	25	18	17			194
\$ 600,000 - 699,999	12	9	9	15	17	15	20	18	10	6			131
\$ 700,000 - 799,999	7	2	9	9	10	7	12	8	6	13			83
\$ 800,000 - 899,999		2	2	5	10	9	5	3	9	3			48
\$ 900,000 - 999,999	4	3	3	2	5	1	2	2	2	3			27
\$ 1,000,000 - and over	5	7	7	5	14	13	8	3	8	7			77
Total	158	182	230	267	293	284	264	221	240	209			2348

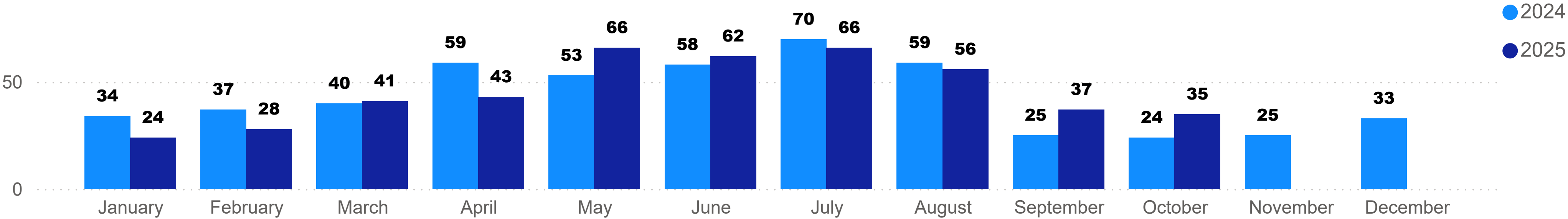




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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	1					7
\$ 70,000 - 79,999		1	1	1		1	3						7
\$ 80,000 - 89,999					1		1	1	2	1			6
\$ 90,000 - 99,999	2	1			1	1	1		2	2			10
\$ 100,000 - 119,999	1		2	2	2	1	1	1	1	3			14
\$ 120,000 - 139,999	1	1	1	2	7	4	8	1	2	4			31
\$ 140,000 - 159,999	2	4	4	4	7	7	8	16	4	6			62
\$ 160,000 - 179,999	1	3	6	5	7	8	10	7	3	2			52
\$ 180,000 - 199,999	1	4	10	2	4	11	7	6	7	4			56
\$ 200,000 - 249,999	7	7	8	12	16	15	7	11	8	7			98
\$ 250,000 - 299,999	4	1	3	9	7	5	8	2	5				44
\$ 300,000 - 349,999	4	3	4	1	7	5	8	6	1	5			44
\$ 350,000 - 399,999				3	1	3	1	2	2	1			13
\$ 400,000 - 499,999	1	1	1		5			2					10
\$ 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	56	37	35			458

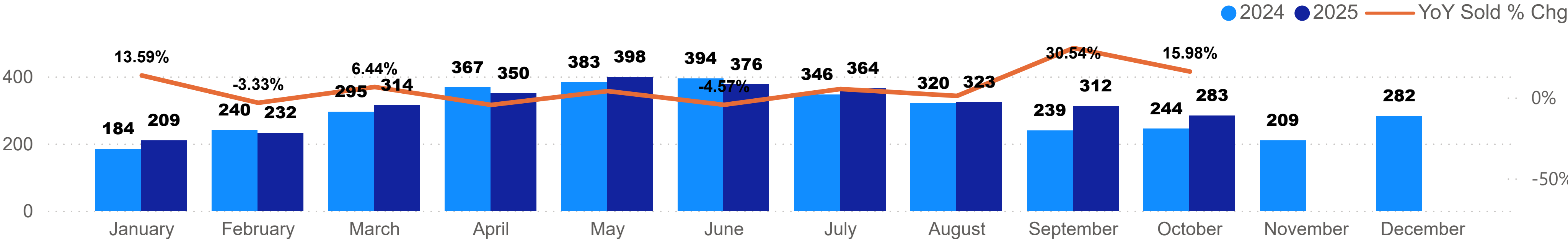




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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				1	1	1			5
\$ 50,000 - 59,999	3		1	1	2	1	1	2	1				12
\$ 60,000 - 69,999		1	2	3	3	1	3	4					17
\$ 70,000 - 79,999		3	2	4	1	2	6		3				21
\$ 80,000 - 89,999		1	3		3		3	3	4	3			20
\$ 90,000 - 99,999	4	1	1	2	5	1	4	3	5	3			29
\$ 100,000 - 119,999	4	4	9	5	3	5	5	6	2	8			51
\$ 120,000 - 139,999	2	4	6	5	12	8	13	8	8	9			75
\$ 140,000 - 159,999	4	9	12	12	14	13	13	22	8	13			120
\$ 160,000 - 179,999	6	9	12	9	11	13	16	12	15	11			114
\$ 180,000 - 199,999	11	8	17	12	13	27	16	15	12	12			143
\$ 200,000 - 249,999	37	27	37	46	58	43	49	48	45	34			424
\$ 250,000 - 299,999	32	38	56	58	61	59	42	36	50	42			474
\$ 300,000 - 349,999	32	32	42	49	59	40	56	40	37	35			422
\$ 350,000 - 399,999	20	31	27	43	28	50	30	29	33	33			324
\$ 400,000 - 499,999	18	25	36	39	41	45	37	34	35	28			338
\$ 500,000 - 599,999	8	15	19	25	28	22	21	25	18	18			199
\$ 600,000 - 699,999	12	9	9	15	17	15	21	19	10	6			133
\$ 700,000 - 799,999	7	2	10	9	10	8	12	8	6	13			85
\$ 800,000 - 899,999		2	2	5	10	9	5	3	9	3			48
\$ 900,000 - 999,999	4	3	4	2	5	1	3	2	2	3			29
\$ 1,000,000 - and over	5	7	7	5	14	13	8	3	8	8			78
Total	209	232	314	350	398	376	364	323	312	283			3161





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					2
1	7	4	8	7	11	8	6	7	7	4			69
2	30	43	53	61	75	76	71	65	50	54			578
3	111	121	168	188	186	180	189	157	152	148			1600
4	52	60	75	81	107	93	76	79	82	64			769
5	7	4	8	13	19	17	21	12	20	10			131
6+	1		2			2	1	2	1	3			12
Total	209	232	314	350	398	376	364	323	312	283			3161

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0								1					1
1	15	15	24	29	37	40	35	22	25	23			265
2	134	153	197	219	229	218	213	199	187	176			1925
3	48	52	75	82	93	86	75	80	78	57			726
4	9	8	11	17	29	24	32	17	16	21			184
5	1	3	4	2	8	7	8	4	2	2			41
6+	2	1	3	1	2	1	1		4	4			19
Total	209	232	314	350	398	376	364	323	312	283			3161

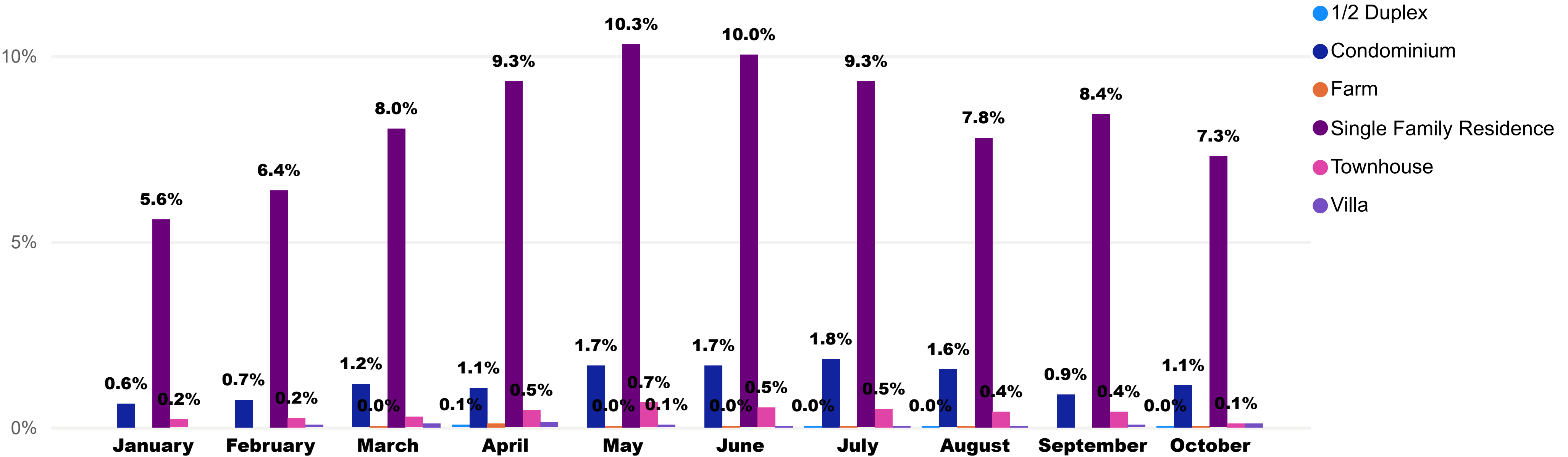


Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex				2			1	1		1			5
Condominium	18	21	33	30	47	47	52	44	25	32			349
Farm			1	3	1	1	1	1		1			9
Single Family Residence	158	180	227	263	291	283	263	220	238	206			2329
Townhouse	6	7	8	13	19	15	14	12	12	3			109
Villa		2	3	4	2	1	1	1	2	3			19
Total	182	210	272	315	360	347	332	279	277	246			2820

YTD % of Sales by Property Type





Gainesville-Alachua County Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - October - 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							
\$ 60,000 - 69,999							1
\$ 70,000 - 79,999							5
\$ 80,000 - 89,999	2	1%	93,584	87,000	93%	94	6
\$ 90,000 - 99,999	2	1%	113,950	95,250	84%	102	8
\$ 100,000 - 119,999	5	2%	121,260	107,200	88%	76	13
\$ 120,000 - 139,999	7	3%	145,271	129,571	89%	44	30
\$ 140,000 - 159,999	9	4%	159,609	149,711	94%	103	47
\$ 160,000 - 179,999	5	2%	173,480	169,700	98%	59	56
\$ 180,000 - 199,999	10	4%	195,760	190,950	98%	66	70
\$ 200,000 - 249,999	27	11%	231,776	222,350	96%	58	164
\$ 250,000 - 299,999	36	15%	288,508	276,889	96%	73	195
\$ 300,000 - 349,999	33	13%	335,386	325,546	97%	110	163
\$ 350,000 - 399,999	32	13%	384,291	372,861	97%	52	145
\$ 400,000 - 499,999	28	11%	462,543	447,109	97%	95	175
\$ 500,000 - 599,999	17	7%	567,126	546,429	96%	119	95
\$ 600,000 - 699,999	6	2%	667,108	642,314	96%	155	70
\$ 700,000 - 799,999	13	5%	764,238	735,685	96%	56	37
\$ 800,000 - 899,999	3	1%	861,000	837,166	97%	85	33
\$ 900,000 - 999,999	3	1%	949,667	939,960	99%	32	25
\$ 1,000,000 - and over	7	3%	1,215,939	1,137,579	94%	64	65
Total	245	100%	395,031	379,916	96%	80	1405

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	5	0.16%	42,080	38,205	91%	19	2
\$ 50,000 - 59,999	12	0.38%	77,226	53,008	69%	74	
\$ 60,000 - 69,999	17	0.54%	78,871	64,412	82%	109	1
\$ 70,000 - 79,999	21	0.66%	89,774	73,144	81%	87	5
\$ 80,000 - 89,999	20	0.63%	96,673	85,166	88%	72	6
\$ 90,000 - 99,999	29	0.92%	103,317	94,483	91%	58	8
\$ 100,000 - 119,999	51	1.61%	127,252	108,857	86%	68	13
\$ 120,000 - 139,999	75	2.37%	139,648	129,739	93%	64	30
\$ 140,000 - 159,999	120	3.80%	157,075	148,992	95%	86	47
\$ 160,000 - 179,999	114	3.61%	177,095	169,317	96%	68	56
\$ 180,000 - 199,999	143	4.52%	195,464	189,486	97%	63	70
\$ 200,000 - 249,999	424	13.41%	232,517	224,874	97%	72	164
\$ 250,000 - 299,999	474	15.00%	282,332	274,946	97%	62	195
\$ 300,000 - 349,999	422	13.35%	330,424	322,743	98%	61	163
\$ 350,000 - 399,999	324	10.25%	383,028	373,507	98%	66	145
\$ 400,000 - 499,999	338	10.69%	455,200	442,016	97%	68	175
\$ 500,000 - 599,999	199	6.30%	559,995	543,682	97%	71	95
\$ 600,000 - 699,999	133	4.21%	667,532	645,563	97%	64	70
\$ 700,000 - 799,999	85	2.69%	761,175	741,670	97%	60	37
\$ 800,000 - 899,999	48	1.52%	879,294	848,772	97%	74	33
\$ 900,000 - 999,999	29	0.92%	983,744	947,755	96%	46	25
\$ 1,000,000 - and over	78	2.47%	1,432,248	1,396,496	98%	107	65
Total	3161	100.00%	376,598	365,073	97%	68	1405

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.

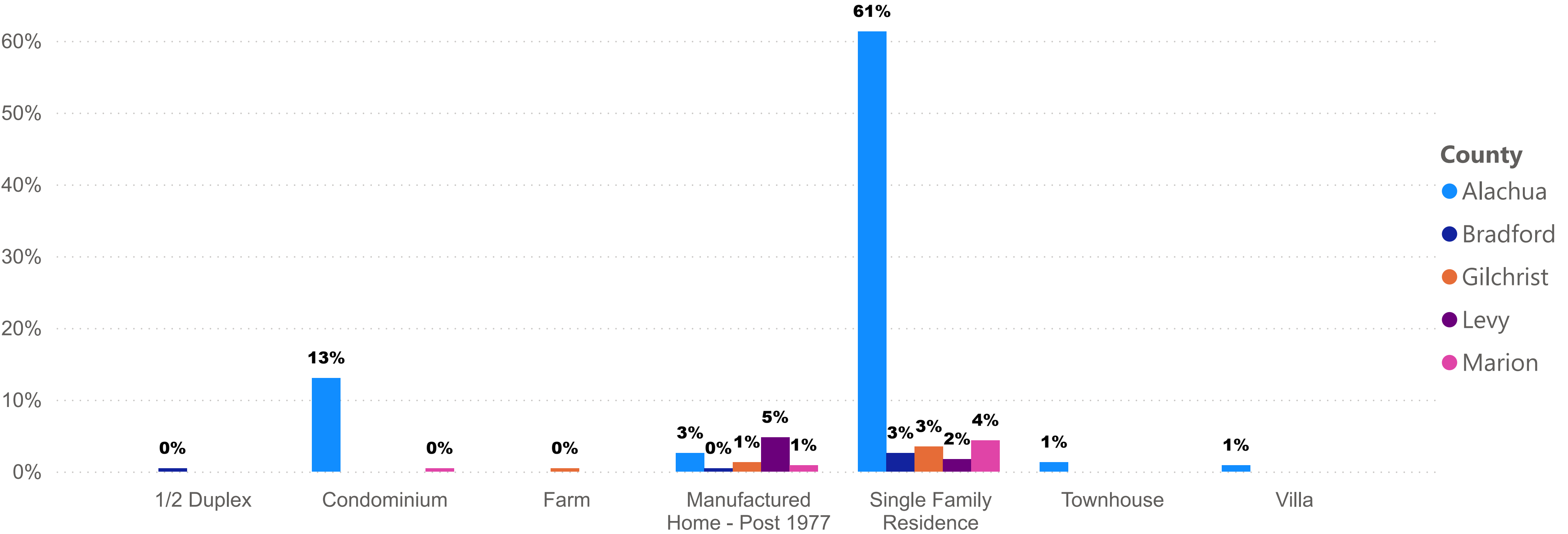
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	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	279	373,868	359,902	96%	78	1453	5.21
09/30/2025	277	406,444	394,930	97%	75	1443	5.21
10/31/2025	246	408,059	391,758	96%	91	1405	5.71

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Alachua	Bradford	Gilchrist	Levy	Marion	Total
1/2 Duplex		0%				0%
Condominium	13%				0%	13%
Farm			0%			0%
Manufactured Home - Post 1977	3%	0%	1%	5%	1%	10%
Single Family Residence	61%	3%	3%	2%	4%	73%
Townhouse	1%					1%
Villa	1%					1%
Total	79%	3%	5%	7%	6%	100%



Board/Association:StateMonthYear

▲Gainesville-AlachuaFLOctober2025

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				
\$ 100,000 - 119,999		2		2
\$ 120,000 - 139,999	2		1	3
\$ 140,000 - 159,999	1	2		3
\$ 160,000 - 179,999	1	1		2
\$ 180,000 - 199,999	1	5		6
\$ 200,000 - 249,999	7	12	1	20
\$ 250,000 - 299,999	2	30	4	36
\$ 300,000 - 349,999	1	23	4	28
\$ 350,000 - 399,999	3	18	10	31
\$ 400,000 - 499,999		16	12	28
\$ 500,000 - 599,999		8	9	17
\$ 600,000 - 699,999		1	5	6
\$ 700,000 - 799,999		2	11	13
\$ 800,000 - 899,999		1	2	3
\$ 900,000 - 999,999		1	2	3
\$ 1,000,000 - and over	1		6	7
Total	20	122	67	209

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	1			1
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999	3			3
\$ 120,000 - 139,999	4			4
\$ 140,000 - 159,999	6			6
\$ 160,000 - 179,999	1		1	2
\$ 180,000 - 199,999	2		2	4
\$ 200,000 - 249,999	6	1		7
\$ 250,000 - 299,999				
\$ 300,000 - 349,999	1	2	2	5
\$ 350,000 - 399,999		1		1
\$ 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	26	4	5	35

Active Listings

(Unsold Homes)

Price Range▲	M-SF	M-Condo
\$ 1 - 49,999	1	1
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999	1	2
\$ 80,000 - 89,999		6
\$ 90,000 - 99,999		7
\$ 100,000 - 119,999	3	10
\$ 120,000 - 139,999	6	21
\$ 140,000 - 159,999	7	33
\$ 160,000 - 179,999	21	35
\$ 180,000 - 199,999	34	31
\$ 200,000 - 249,999	103	54
\$ 250,000 - 299,999	146	32
\$ 300,000 - 349,999	134	11
\$ 350,000 - 399,999	139	8
\$ 400,000 - 499,999	146	6
\$ 500,000 - 599,999	82	5
\$ 600,000 - 699,999	64	2
\$ 700,000 - 799,999	31	3
\$ 800,000 - 899,999	31	
\$ 900,000 - 999,999	21	2
\$ 1,000,000 - and over	59	2
Total	1029	271

Sales Pending

(Under Contract)

Price Range▲	M-SF	M-Condo
\$ 1 - 49,999	1	
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	2	
\$ 70,000 - 79,999	1	1
\$ 80,000 - 89,999		1
\$ 90,000 - 99,999		
\$ 100,000 - 119,999		1
\$ 120,000 - 139,999	3	
\$ 140,000 - 159,999	10	6
\$ 160,000 - 179,999	7	7
\$ 180,000 - 199,999	10	9
\$ 200,000 - 249,999	35	5
\$ 250,000 - 299,999	45	2
\$ 300,000 - 349,999	41	5
\$ 350,000 - 399,999	43	
\$ 400,000 - 499,999	49	1
\$ 500,000 - 599,999	31	2
\$ 600,000 - 699,999	13	2
\$ 700,000 - 799,999	6	
\$ 800,000 - 899,999	4	1
\$ 900,000 - 999,999	5	
\$ 1,000,000 - and over	15	
Total	321	43

Time On Market Sort	M-SF	M-Condo
0 - 30	82	11
31-60	28	7
61-90	22	4
91-120	24	5
121-over	53	8
Total	209	35

