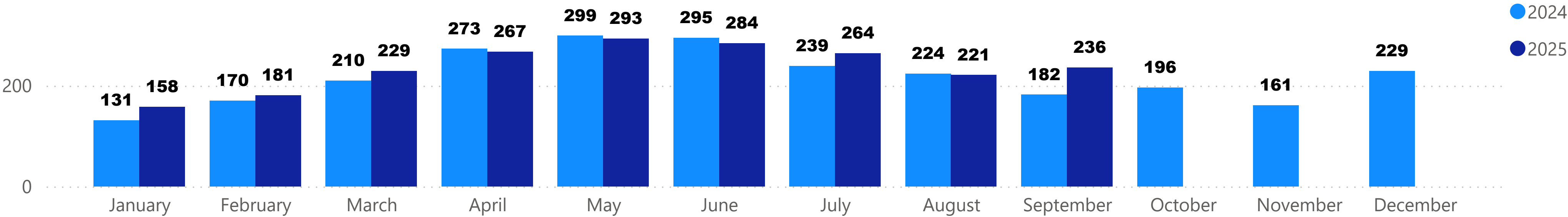




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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				4
\$ 90,000 - 99,999				1	2		2	3	1				9
\$ 100,000 - 119,999	3	2	3		1	2	1	1					13
\$ 120,000 - 139,999	1	2	3	1	2	3	3	4	4				23
\$ 140,000 - 159,999	1	4	3	3	2	3	4	3	3				26
\$ 160,000 - 179,999	3	2	3	2	1	5	2	4	5				27
\$ 180,000 - 199,999	7	3	6	7	9	11	5	5	3				56
\$ 200,000 - 249,999	19	16	20	25	32	23	32	30	25				222
\$ 250,000 - 299,999	24	33	47	46	49	46	34	29	41				349
\$ 300,000 - 349,999	27	28	31	44	49	35	44	30	32				320
\$ 350,000 - 399,999	18	30	26	39	26	44	29	21	30				263
\$ 400,000 - 499,999	17	23	35	39	35	44	37	31	35				296
\$ 500,000 - 599,999	8	14	19	23	27	22	21	25	18				177
\$ 600,000 - 699,999	12	9	9	15	17	15	20	18	10				125
\$ 700,000 - 799,999	7	2	9	9	10	7	12	8	6				70
\$ 800,000 - 899,999		2	2	5	10	9	5	3	9				45
\$ 900,000 - 999,999	4	3	3	2	5	1	2	2	2				24
\$ 1,000,000 - and over	5	7	7	5	14	13	8	3	8				70
Total	158	181	229	267	293	284	264	221	236				2133

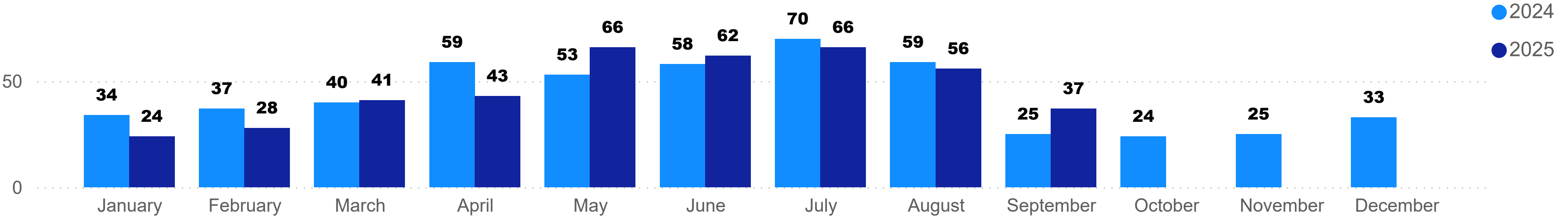




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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				5
\$ 90,000 - 99,999	2	1			1	1	1		2				8
\$ 100,000 - 119,999	1		2	2	2	1	1	1	1				11
\$ 120,000 - 139,999	1	1	1	2	7	4	8	1	2				27
\$ 140,000 - 159,999	2	4	4	4	7	7	8	16	4				56
\$ 160,000 - 179,999	1	3	6	5	7	8	10	7	3				50
\$ 180,000 - 199,999	1	4	10	2	4	11	7	6	7				52
\$ 200,000 - 249,999	7	7	8	12	16	15	7	11	8				91
\$ 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				39
\$ 350,000 - 399,999				3	1	3	1	2	2				12
\$ 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				423

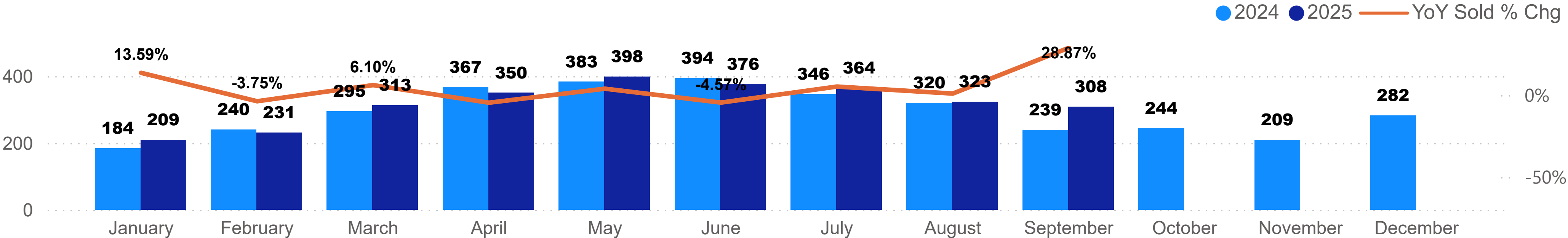




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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				4
\$ 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				17
\$ 90,000 - 99,999	4	1	1	2	5	1	4	3	5				26
\$ 100,000 - 119,999	4	4	9	5	3	5	5	6	2				43
\$ 120,000 - 139,999	2	4	6	5	12	8	13	8	8				66
\$ 140,000 - 159,999	4	9	12	12	14	13	13	22	8				107
\$ 160,000 - 179,999	6	9	12	9	11	13	16	12	15				103
\$ 180,000 - 199,999	11	8	17	12	13	27	16	15	12				131
\$ 200,000 - 249,999	37	27	37	46	58	43	49	48	43				388
\$ 250,000 - 299,999	32	38	56	58	61	59	42	36	50				432
\$ 300,000 - 349,999	32	31	41	49	59	40	56	40	36				384
\$ 350,000 - 399,999	20	31	27	43	28	50	30	29	32				290
\$ 400,000 - 499,999	18	25	36	39	41	45	37	34	35				310
\$ 500,000 - 599,999	8	15	19	25	28	22	21	25	18				181
\$ 600,000 - 699,999	12	9	9	15	17	15	21	19	10				127
\$ 700,000 - 799,999	7	2	10	9	10	8	12	8	6				72
\$ 800,000 - 899,999		2	2	5	10	9	5	3	9				45
\$ 900,000 - 999,999	4	3	4	2	5	1	3	2	2				26
\$ 1,000,000 - and over	5	7	7	5	14	13	8	3	8				70
Total	209	231	313	350	398	376	364	323	308				2872





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				65
2	30	43	53	61	75	76	71	65	50				524
3	111	120	167	188	186	180	189	157	150				1448
4	52	60	75	81	107	93	76	79	80				703
5	7	4	8	13	19	17	21	12	20				121
6+	1		2			2	1	2	1				9
Total	209	231	313	350	398	376	364	323	308				2872

Sales by Bathroom Count

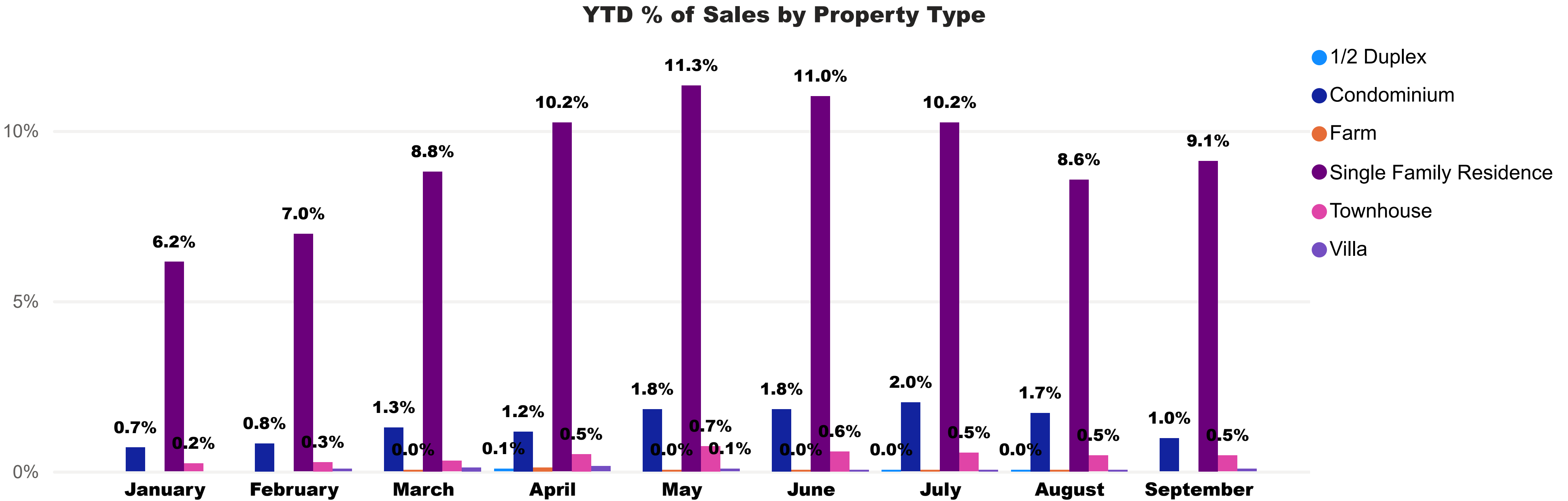
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0								1					1
1	15	15	24	29	37	40	35	22	25				242
2	134	153	196	219	229	218	213	199	186				1747
3	48	51	75	82	93	86	75	80	76				666
4	9	8	11	17	29	24	32	17	15				162
5	1	3	4	2	8	7	8	4	2				39
6+	2	1	3	1	2	1	1		4				15
Total	209	231	313	350	398	376	364	323	308				2872



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					4
Condominium	18	21	33	30	47	47	52	44	25				317
Farm			1	3	1	1	1	1					8
Single Family Residence	158	179	226	263	291	283	263	220	234				2117
Townhouse	6	7	8	13	19	15	14	12	12				106
Villa		2	3	4	2	1	1	1	2				16
Total	182	209	271	315	360	347	332	279	273				2568





Gainesville-Alachua County Association of Realtors®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	38,000	35,000	92%	11	1
\$ 50,000 - 59,999	1	0%	59,900	55,000	92%	15	
\$ 60,000 - 69,999							1
\$ 70,000 - 79,999	1	0%	135,000	77,000	57%	41	3
\$ 80,000 - 89,999	3	1%	94,967	84,307	89%	95	5
\$ 90,000 - 99,999	3	1%	99,333	94,333	95%	18	10
\$ 100,000 - 119,999	1	0%	169,900	112,000	66%	46	15
\$ 120,000 - 139,999	6	2%	142,867	128,500	90%	55	27
\$ 140,000 - 159,999	7	3%	152,886	150,065	98%	24	50
\$ 160,000 - 179,999	8	3%	169,550	172,175	102%	89	57
\$ 180,000 - 199,999	10	4%	202,443	191,974	95%	48	75
\$ 200,000 - 249,999	33	12%	234,839	223,618	95%	84	166
\$ 250,000 - 299,999	46	17%	282,286	273,614	97%	73	193
\$ 300,000 - 349,999	33	12%	332,784	323,212	97%	69	158
\$ 350,000 - 399,999	32	12%	386,499	375,513	97%	56	150
\$ 400,000 - 499,999	35	13%	456,756	442,135	97%	56	174
\$ 500,000 - 599,999	18	7%	564,407	543,064	96%	56	106
\$ 600,000 - 699,999	10	4%	686,440	659,150	96%	49	64
\$ 700,000 - 799,999	6	2%	793,125	769,158	97%	173	36
\$ 800,000 - 899,999	9	3%	862,077	856,055	99%	55	40
\$ 900,000 - 999,999	2	1%	941,250	921,250	98%	52	22
\$ 1,000,000 - and over	8	3%	1,702,287	1,715,848	101%	108	70
Total	273	100%	408,084	396,746	97%	67	1423

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	4	0.14%	41,975	37,756	90%	7	1
\$ 50,000 - 59,999	12	0.42%	77,226	53,008	69%	74	
\$ 60,000 - 69,999	17	0.59%	78,871	64,412	82%	109	1
\$ 70,000 - 79,999	21	0.73%	89,774	73,144	81%	87	3
\$ 80,000 - 89,999	17	0.59%	95,959	84,784	88%	67	5
\$ 90,000 - 99,999	26	0.91%	102,631	94,404	92%	56	10
\$ 100,000 - 119,999	43	1.50%	129,422	109,201	84%	64	15
\$ 120,000 - 139,999	66	2.30%	139,497	129,750	93%	67	27
\$ 140,000 - 159,999	107	3.73%	156,514	148,861	95%	80	50
\$ 160,000 - 179,999	103	3.59%	177,223	169,129	95%	63	57
\$ 180,000 - 199,999	131	4.56%	195,399	189,336	97%	62	75
\$ 200,000 - 249,999	388	13.51%	232,689	225,248	97%	73	166
\$ 250,000 - 299,999	432	15.04%	281,899	274,805	97%	61	193
\$ 300,000 - 349,999	384	13.37%	329,886	322,440	98%	56	158
\$ 350,000 - 399,999	290	10.10%	382,669	373,692	98%	68	150
\$ 400,000 - 499,999	310	10.79%	454,536	441,556	97%	65	174
\$ 500,000 - 599,999	181	6.30%	559,270	543,389	97%	66	106
\$ 600,000 - 699,999	127	4.42%	667,553	645,717	97%	60	64
\$ 700,000 - 799,999	72	2.51%	760,622	742,750	98%	61	36
\$ 800,000 - 899,999	45	1.57%	880,514	849,546	96%	73	40
\$ 900,000 - 999,999	26	0.91%	987,676	948,655	96%	48	22
\$ 1,000,000 - and over	70	2.44%	1,422,913	1,395,295	98%	98	70
Total	2872	100.00%	376,145	365,010	97%	66	1423

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.

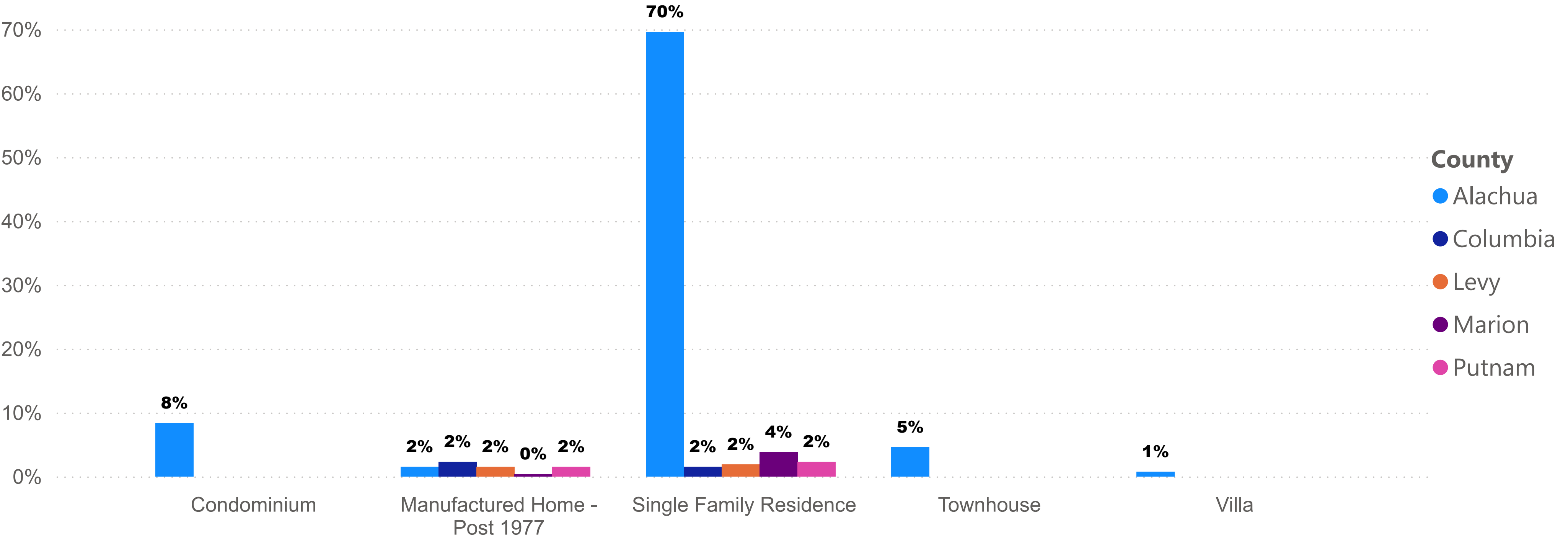
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	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	209	397,730	386,606	97%	90	1267	6.06
03/31/2025	271	390,409	378,442	97%	92	1323	4.88
04/30/2025	315	389,815	380,046	97%	68	1443	4.58
05/31/2025	360	415,672	404,397	97%	74	1497	4.16
06/30/2025	347	400,982	389,348	97%	60	1499	4.32
07/31/2025	332	387,482	375,918	97%	69	1499	4.52
08/31/2025	279	373,868	359,902	96%	78	1445	5.18
09/30/2025	273	408,084	396,746	97%	74	1423	5.21

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Alachua	Columbia	Levy	Marion	Putnam	Total
Condominium	8%					8%
Manufactured Home - Post 1977	2%	2%	2%	0%	2%	7%
Single Family Residence	70%	2%	2%	4%	2%	79%
Townhouse	5%					5%
Villa	1%					1%
Total	85%	4%	3%	4%	4%	100%



Board/Association: State Month Year
▲
Gainesville-Alachua FL September 2025

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			1	1
\$ 60,000 - 69,999				
\$ 70,000 - 79,999			1	1
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999		1		1
\$ 100,000 - 119,999				
\$ 120,000 - 139,999	1	3		4
\$ 140,000 - 159,999	2	1		3
\$ 160,000 - 179,999	3	2		5
\$ 180,000 - 199,999	1	2		3
\$ 200,000 - 249,999	10	14	1	25
\$ 250,000 - 299,999	4	31	6	41
\$ 300,000 - 349,999	2	18	12	32
\$ 350,000 - 399,999	1	17	12	30
\$ 400,000 - 499,999		16	19	35
\$ 500,000 - 599,999	1	7	10	18
\$ 600,000 - 699,999		1	9	10
\$ 700,000 - 799,999		3	3	6
\$ 800,000 - 899,999		2	7	9
\$ 900,000 - 999,999			2	2
\$ 1,000,000 - and over			8	8
Total	27	118	91	236

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		2
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	2			2
\$ 140,000 - 159,999	3	1		4
\$ 160,000 - 179,999	2		1	3
\$ 180,000 - 199,999	3	2	2	7
\$ 200,000 - 249,999	6	2		8
\$ 250,000 - 299,999	3	2		5
\$ 300,000 - 349,999		1		1
\$ 350,000 - 399,999	2			2
\$ 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	25	9	3	37

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		3
\$ 80,000 - 89,999	1	5
\$ 90,000 - 99,999	1	8
\$ 100,000 - 119,999	5	9
\$ 120,000 - 139,999	6	20
\$ 140,000 - 159,999	8	43
\$ 160,000 - 179,999	17	35
\$ 180,000 - 199,999	32	41
\$ 200,000 - 249,999	89	55
\$ 250,000 - 299,999	151	33
\$ 300,000 - 349,999	145	12
\$ 350,000 - 399,999	133	3
\$ 400,000 - 499,999	162	9
\$ 500,000 - 599,999	94	4
\$ 600,000 - 699,999	59	7
\$ 700,000 - 799,999	31	4
\$ 800,000 - 899,999	34	2
\$ 900,000 - 999,999	20	1
\$ 1,000,000 - and over	63	2
Total	1052	296

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	1	
\$ 70,000 - 79,999		
\$ 80,000 - 89,999		
\$ 90,000 - 99,999		1
\$ 100,000 - 119,999	1	2
\$ 120,000 - 139,999	4	2
\$ 140,000 - 159,999	5	3
\$ 160,000 - 179,999	8	8
\$ 180,000 - 199,999	11	7
\$ 200,000 - 249,999	38	2
\$ 250,000 - 299,999	49	2
\$ 300,000 - 349,999	42	4
\$ 350,000 - 399,999	49	1
\$ 400,000 - 499,999	42	
\$ 500,000 - 599,999	32	1
\$ 600,000 - 699,999	11	1
\$ 700,000 - 799,999	9	
\$ 800,000 - 899,999	3	1
\$ 900,000 - 999,999	7	
\$ 1,000,000 - and over	18	
Total	330	35

Time On Market Sort	M-SF	M-Condo
0 - 30	101	16
31-60	49	12
61-90	25	3
91-120	18	2
121-over	43	4
Total	236	37

