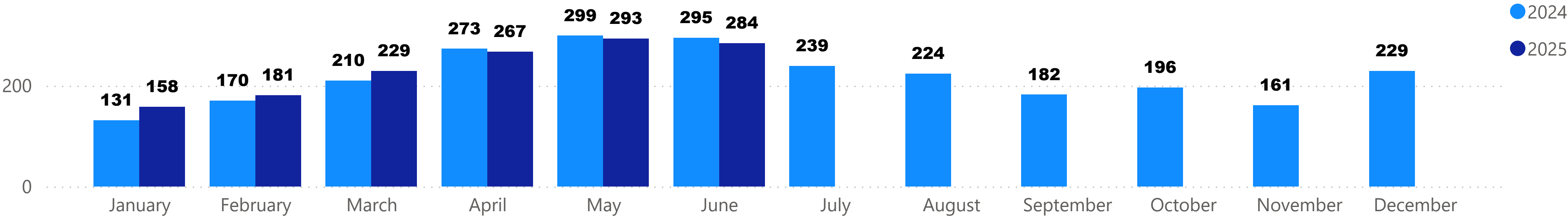




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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													
\$ 50,000 - 59,999	2		1	1	1								5
\$ 60,000 - 69,999													
\$ 70,000 - 79,999		1	1			1							3
\$ 80,000 - 89,999			1		1								2
\$ 90,000 - 99,999				1	2								3
\$ 100,000 - 119,999	3	2	3		1	2							11
\$ 120,000 - 139,999	1	2	3	1	2	3							12
\$ 140,000 - 159,999	1	4	3	3	2	3							16
\$ 160,000 - 179,999	3	2	3	2	1	5							16
\$ 180,000 - 199,999	7	3	6	7	9	11							43
\$ 200,000 - 249,999	19	16	20	25	32	24							136
\$ 250,000 - 299,999	24	33	47	46	49	45							244
\$ 300,000 - 349,999	27	28	31	44	49	35							214
\$ 350,000 - 399,999	18	30	26	39	26	44							183
\$ 400,000 - 499,999	17	23	35	39	35	44							193
\$ 500,000 - 599,999	8	14	19	23	27	22							113
\$ 600,000 - 699,999	12	9	9	15	17	15							77
\$ 700,000 - 799,999	7	2	9	9	10	7							44
\$ 800,000 - 899,999		2	2	5	10	9							28
\$ 900,000 - 999,999	4	3	3	2	5	1							18
\$ 1,000,000 - and over	5	7	7	5	14	13							51
Total	158	181	229	267	293	284							1412

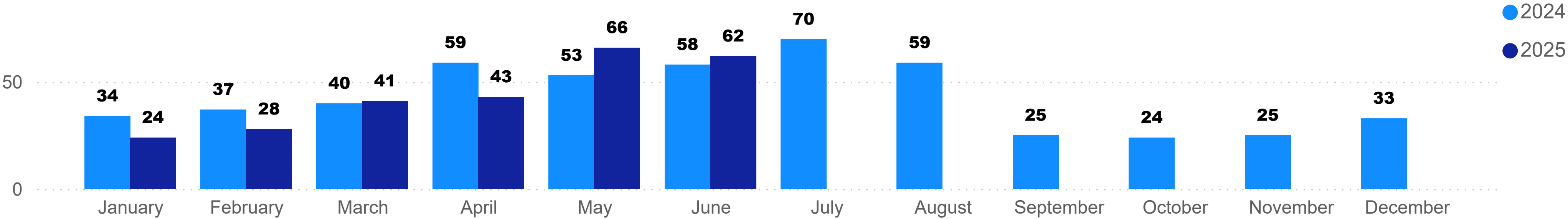




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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							4
\$ 70,000 - 79,999		1	1	1		1							4
\$ 80,000 - 89,999					1								1
\$ 90,000 - 99,999	2	1			1	1							5
\$ 100,000 - 119,999	1		2	2	2	1							8
\$ 120,000 - 139,999	1	1	1	2	7	4							16
\$ 140,000 - 159,999	2	4	4	4	7	7							28
\$ 160,000 - 179,999	1	3	6	5	7	8							30
\$ 180,000 - 199,999	1	4	10	2	4	11							32
\$ 200,000 - 249,999	7	7	8	12	16	15							65
\$ 250,000 - 299,999	4	1	3	9	7	5							29
\$ 300,000 - 349,999	4	3	4	1	7	5							24
\$ 350,000 - 399,999				3	1	3							7
\$ 400,000 - 499,999	1	1	1		5								8
\$ 500,000 - 599,999		1		1									2
\$ 600,000 - 699,999													
\$ 700,000 - 799,999													
\$ 800,000 - 899,999													
\$ 900,000 - 999,999													
\$ 1,000,000 - and over													
Total	24	28	41	43	66	62							264

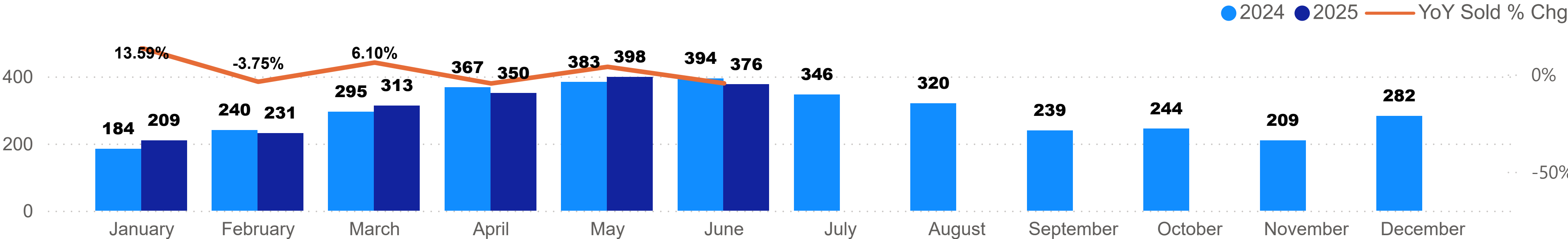




Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

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									2
\$ 50,000 - 59,999	3		1	1	2	1							8
\$ 60,000 - 69,999		1	2	3	3	1							10
\$ 70,000 - 79,999		3	2	4	1	2							12
\$ 80,000 - 89,999		1	3		3								7
\$ 90,000 - 99,999	4	1	1	2	5	1							14
\$ 100,000 - 119,999	4	4	9	5	3	5							30
\$ 120,000 - 139,999	2	4	6	5	12	8							37
\$ 140,000 - 159,999	4	9	12	12	14	13							64
\$ 160,000 - 179,999	6	9	12	9	11	13							60
\$ 180,000 - 199,999	11	8	17	12	13	27							88
\$ 200,000 - 249,999	37	27	37	46	58	44							249
\$ 250,000 - 299,999	32	38	56	58	61	58							303
\$ 300,000 - 349,999	32	31	41	49	59	40							252
\$ 350,000 - 399,999	20	31	27	43	28	50							199
\$ 400,000 - 499,999	18	25	36	39	41	45							204
\$ 500,000 - 599,999	8	15	19	25	28	22							117
\$ 600,000 - 699,999	12	9	9	15	17	15							77
\$ 700,000 - 799,999	7	2	10	9	10	8							46
\$ 800,000 - 899,999		2	2	5	10	9							28
\$ 900,000 - 999,999	4	3	4	2	5	1							19
\$ 1,000,000 - and over	5	7	7	5	14	13							51
Total	209	231	313	350	398	376							1877





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
1	7	4	8	7	11	8							45
2	30	43	53	61	75	76							338
3	111	120	167	188	186	180							952
4	52	60	75	81	107	93							468
5	7	4	8	13	19	17							68
6+	1		2			2							5
Total	209	231	313	350	398	376							1877

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	15	15	24	29	37	40							160
2	134	153	196	219	229	218							1149
3	48	51	75	82	93	86							435
4	9	8	11	17	29	24							98
5	1	3	4	2	8	7							25
6+	2	1	3	1	2	1							10
Total	209	231	313	350	398	376							1877

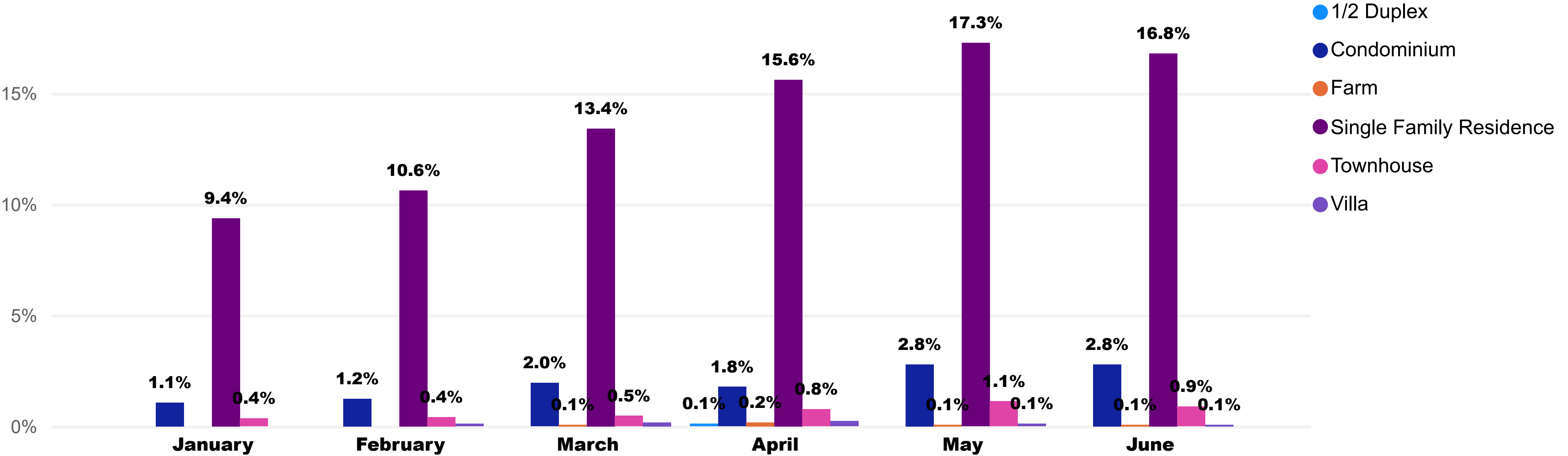


Gainesville-Alachua County Association of Realtors®
Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex				2									2
Condominium	18	21	33	30	47	47							196
Farm			1	3	1	1							6
Single Family Residence	158	179	226	263	291	283							1400
Townhouse	6	7	8	13	19	15							68
Villa		2	3	4	2	1							12
Total	182	209	271	315	360	347							1684

YTD % of Sales by Property Type





Gainesville-Alachua County Association of Realtors®

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

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							
\$ 60,000 - 69,999	1	0%	72,500	65,000	90%	126	
\$ 70,000 - 79,999	2	1%	89,950	71,250	79%	31	5
\$ 80,000 - 89,999							7
\$ 90,000 - 99,999	1	0%	128,500	99,200	77%	4	7
\$ 100,000 - 119,999	3	1%	117,933	110,667	94%	183	15
\$ 120,000 - 139,999	7	2%	141,757	131,486	93%	74	33
\$ 140,000 - 159,999	10	3%	158,820	151,206	95%	75	63
\$ 160,000 - 179,999	13	4%	180,727	168,088	93%	45	46
\$ 180,000 - 199,999	22	6%	198,650	191,198	96%	50	58
\$ 200,000 - 249,999	39	11%	232,232	226,375	97%	46	157
\$ 250,000 - 299,999	50	14%	279,812	274,127	98%	66	174
\$ 300,000 - 349,999	40	12%	332,136	321,144	97%	39	151
\$ 350,000 - 399,999	47	14%	381,223	370,368	97%	50	143
\$ 400,000 - 499,999	44	13%	457,774	444,733	97%	52	195
\$ 500,000 - 599,999	22	6%	553,947	540,582	98%	44	112
\$ 600,000 - 699,999	15	4%	665,084	645,769	97%	54	93
\$ 700,000 - 799,999	7	2%	747,710	726,298	97%	14	50
\$ 800,000 - 899,999	9	3%	858,311	840,656	98%	50	41
\$ 900,000 - 999,999	1	0%	913,654	939,524	103%	0	23
\$ 1,000,000 - and over	13	4%	1,379,058	1,338,838	97%	107	79
Total	346	100%	399,974	388,418	97%	54	1452

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	2	0.11%	49,950	43,013	86%	8	
\$ 50,000 - 59,999	8	0.43%	70,725	53,263	75%	91	
\$ 60,000 - 69,999	10	0.53%	79,070	64,250	81%	92	
\$ 70,000 - 79,999	12	0.64%	90,613	72,268	80%	93	5
\$ 80,000 - 89,999	7	0.37%	98,957	84,929	86%	61	7
\$ 90,000 - 99,999	14	0.75%	104,993	95,464	91%	72	7
\$ 100,000 - 119,999	30	1.60%	132,848	109,495	82%	75	15
\$ 120,000 - 139,999	37	1.97%	142,165	131,311	92%	63	33
\$ 140,000 - 159,999	64	3.41%	157,902	149,313	95%	76	63
\$ 160,000 - 179,999	60	3.20%	176,498	168,769	96%	53	46
\$ 180,000 - 199,999	88	4.69%	195,008	189,109	97%	67	58
\$ 200,000 - 249,999	249	13.27%	231,956	225,193	97%	73	157
\$ 250,000 - 299,999	303	16.14%	282,021	274,996	98%	61	174
\$ 300,000 - 349,999	252	13.43%	328,889	322,067	98%	56	151
\$ 350,000 - 399,999	199	10.60%	381,146	372,900	98%	67	143
\$ 400,000 - 499,999	204	10.87%	455,349	442,739	97%	70	195
\$ 500,000 - 599,999	117	6.23%	556,125	543,420	98%	62	112
\$ 600,000 - 699,999	77	4.10%	664,604	643,254	97%	62	93
\$ 700,000 - 799,999	46	2.45%	757,648	740,625	98%	54	50
\$ 800,000 - 899,999	28	1.49%	886,671	848,308	96%	67	41
\$ 900,000 - 999,999	19	1.01%	979,112	947,765	97%	39	23
\$ 1,000,000 - and over	51	2.72%	1,402,127	1,371,505	98%	109	79
Total	1877	100.00%	379,685	368,881	97%	66	1452

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.

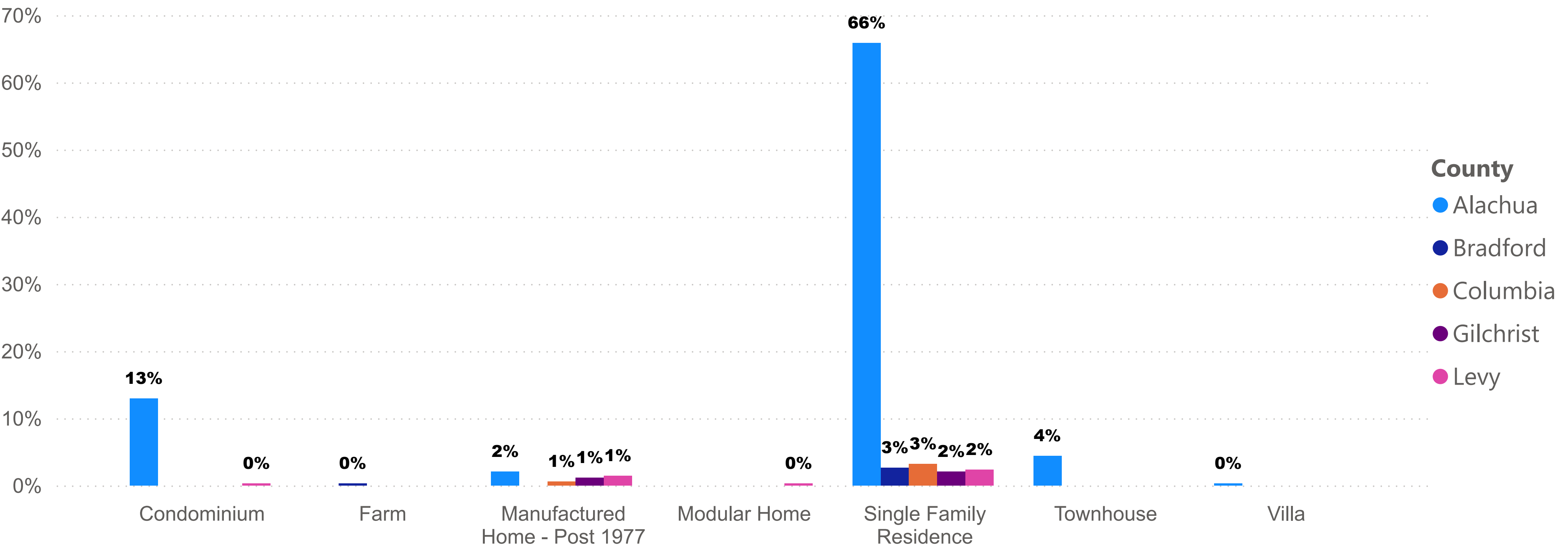
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
07/31/2021	330	306,772	303,757	99%	79	974	2.95
08/31/2021	300	280,908	277,492	99%	75	964	3.21
09/30/2021	293	309,321	305,084	99%	70	713	2.43
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	1131	3.21
06/30/2024	353	412,164	400,254	97%	54	1194	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	405,917	96%	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	1170	6.43
02/28/2025	209	397,730	386,606	97%	90	1265	6.05
03/31/2025	271	390,409	378,442	97%	92	1317	4.86
04/30/2025	315	389,815	380,046	97%	68	1434	4.55
05/31/2025	360	415,672	404,397	97%	74	1478	4.11
06/30/2025	347	400,982	389,316	97%	60	1452	4.18

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Alachua	Bradford	Columbia	Gilchrist	Levy	Total
Condominium	13%				0%	13%
Farm		0%				0%
Manufactured Home - Post 1977	2%		1%	1%	1%	5%
Modular Home					0%	0%
Single Family Residence	66%	3%	3%	2%	2%	76%
Townhouse	4%					4%
Villa	0%					0%
Total	86%	3%	4%	3%	4%	100%



Board/Association:StateMonthYear

▲Gainesville-AlachuaFLJune2025

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		1		1
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1	1		2
\$ 120,000 - 139,999	3			3
\$ 140,000 - 159,999	2	1		3
\$ 160,000 - 179,999	4	1		5
\$ 180,000 - 199,999	3	8		11
\$ 200,000 - 249,999	3	18	3	24
\$ 250,000 - 299,999	5	34	6	45
\$ 300,000 - 349,999	4	27	4	35
\$ 350,000 - 399,999	2	30	12	44
\$ 400,000 - 499,999		18	26	44
\$ 500,000 - 599,999	2	7	13	22
\$ 600,000 - 699,999		4	11	15
\$ 700,000 - 799,999		1	6	7
\$ 800,000 - 899,999		1	8	9
\$ 900,000 - 999,999			1	1
\$ 1,000,000 - and over		1	12	13
Total	29	153	102	284

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
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	4			4
\$ 140,000 - 159,999	7			7
\$ 160,000 - 179,999	7	1		8
\$ 180,000 - 199,999	7	2	2	11
\$ 200,000 - 249,999	11	4		15
\$ 250,000 - 299,999	2	2	1	5
\$ 300,000 - 349,999	4	1		5
\$ 350,000 - 399,999	3			3
\$ 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	49	10	3	62

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	1	3
\$ 80,000 - 89,999	1	6
\$ 90,000 - 99,999	2	5
\$ 100,000 - 119,999	6	10
\$ 120,000 - 139,999	7	23
\$ 140,000 - 159,999	10	43
\$ 160,000 - 179,999	7	35
\$ 180,000 - 199,999	16	45
\$ 200,000 - 249,999	98	57
\$ 250,000 - 299,999	144	33
\$ 300,000 - 349,999	132	14
\$ 350,000 - 399,999	130	7
\$ 400,000 - 499,999	181	12
\$ 500,000 - 599,999	97	4
\$ 600,000 - 699,999	80	7
\$ 700,000 - 799,999	43	5
\$ 800,000 - 899,999	37	2
\$ 900,000 - 999,999	23	1
\$ 1,000,000 - and over	70	2
Total	1086	314

Sales Pending

(Under Contract)

Price Range▲	M-SF	M-Condo
\$ 1 - 49,999	1	
\$ 50,000 - 59,999	1	
\$ 60,000 - 69,999		
\$ 70,000 - 79,999	1	
\$ 80,000 - 89,999		1
\$ 90,000 - 99,999		2
\$ 100,000 - 119,999	1	1
\$ 120,000 - 139,999	3	4
\$ 140,000 - 159,999	4	8
\$ 160,000 - 179,999	5	10
\$ 180,000 - 199,999	8	4
\$ 200,000 - 249,999	40	8
\$ 250,000 - 299,999	43	2
\$ 300,000 - 349,999	55	4
\$ 350,000 - 399,999	41	1
\$ 400,000 - 499,999	46	2
\$ 500,000 - 599,999	33	1
\$ 600,000 - 699,999	23	1
\$ 700,000 - 799,999	15	
\$ 800,000 - 899,999	6	1
\$ 900,000 - 999,999	10	
\$ 1,000,000 - and over	15	
Total	351	50

Time On Market Sort	M-SF	M-Condo
0 - 30	151	27
31-60	61	11
61-90	31	9
91-120	4	5
121-over	37	10
Total	284	62

