

Monthly Market Detail - February 2022

Single-Family Homes

Alachua County



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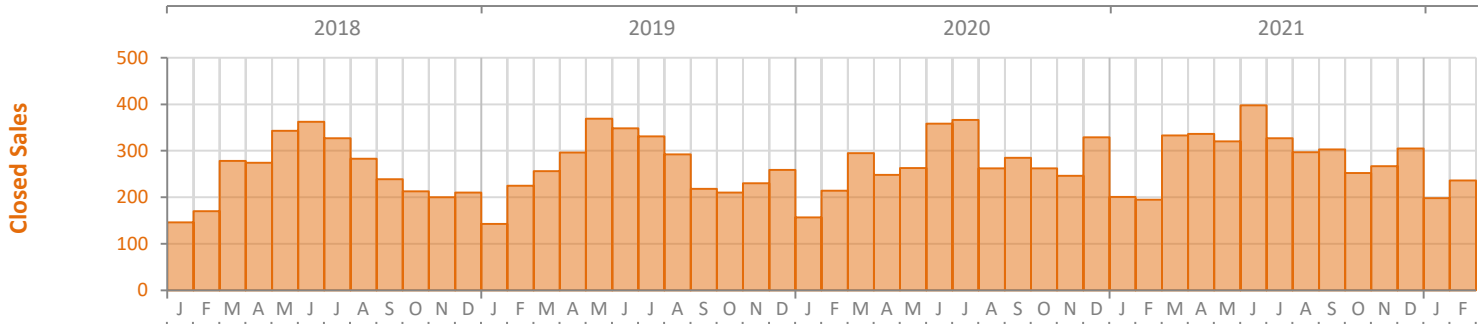
Summary Statistics	February 2022	February 2021	Percent Change Year-over-Year
Closed Sales	236	195	21.0%
Paid in Cash	63	46	37.0%
Median Sale Price	\$317,495	\$295,000	7.6%
Average Sale Price	\$377,496	\$327,282	15.3%
Dollar Volume	\$89.1 Million	\$63.8 Million	39.6%
Median Percent of Original List Price Received	100.0%	99.4%	0.6%
Median Time to Contract	11 Days	13 Days	-15.4%
Median Time to Sale	57 Days	63 Days	-9.5%
New Pending Sales	305	334	-8.7%
New Listings	332	305	8.9%
Pending Inventory	558	591	-5.6%
Inventory (Active Listings)	307	327	-6.1%
Months Supply of Inventory	1.0	1.2	-16.7%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	434	9.6%
February 2022	236	21.0%
January 2022	198	-1.5%
December 2021	305	-7.3%
November 2021	267	8.5%
October 2021	252	-3.8%
September 2021	303	6.3%
August 2021	297	13.4%
July 2021	327	-10.7%
June 2021	398	11.2%
May 2021	320	21.7%
April 2021	336	35.5%
March 2021	333	12.9%
February 2021	195	-8.9%

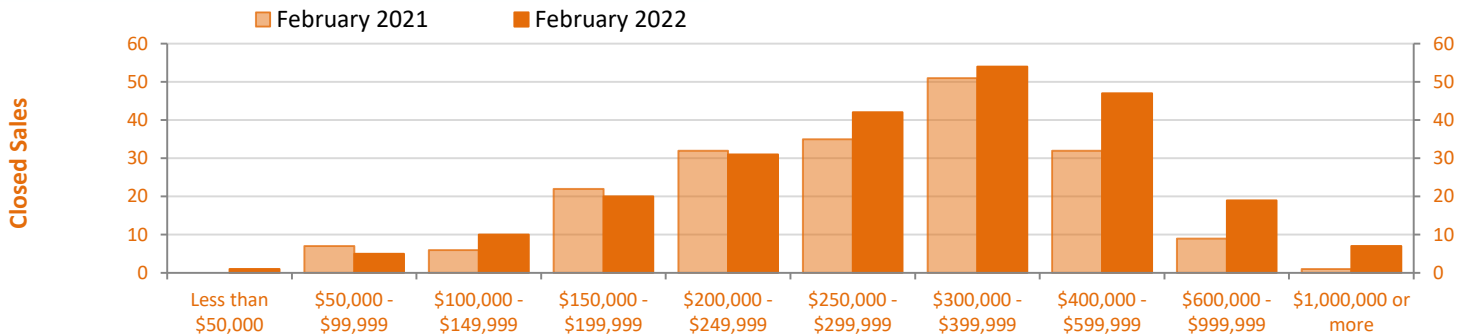


Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	1	N/A
\$50,000 - \$99,999	5	-28.6%
\$100,000 - \$149,999	10	66.7%
\$150,000 - \$199,999	20	-9.1%
\$200,000 - \$249,999	31	-3.1%
\$250,000 - \$299,999	42	20.0%
\$300,000 - \$399,999	54	5.9%
\$400,000 - \$599,999	47	46.9%
\$600,000 - \$999,999	19	111.1%
\$1,000,000 or more	7	600.0%

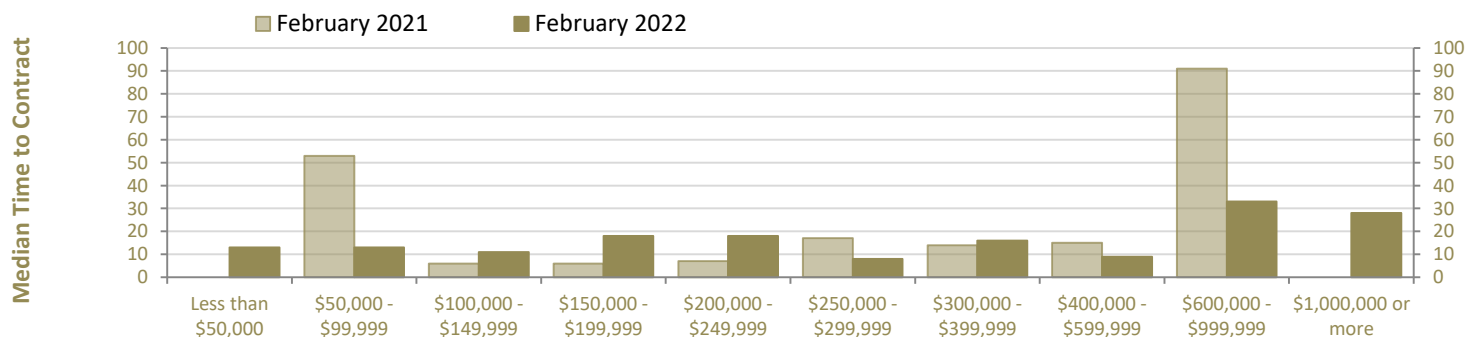


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	13 Days	N/A
\$50,000 - \$99,999	13 Days	-75.5%
\$100,000 - \$149,999	11 Days	83.3%
\$150,000 - \$199,999	18 Days	200.0%
\$200,000 - \$249,999	18 Days	157.1%
\$250,000 - \$299,999	8 Days	-52.9%
\$300,000 - \$399,999	16 Days	14.3%
\$400,000 - \$599,999	9 Days	-40.0%
\$600,000 - \$999,999	33 Days	-63.7%
\$1,000,000 or more	28 Days	N/A

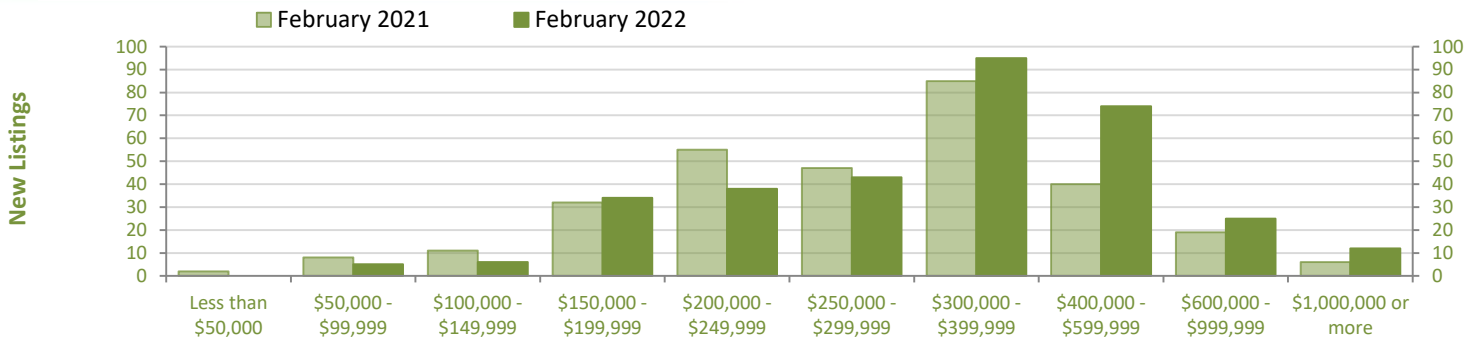


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	5	-37.5%
\$100,000 - \$149,999	6	-45.5%
\$150,000 - \$199,999	34	6.3%
\$200,000 - \$249,999	38	-30.9%
\$250,000 - \$299,999	43	-8.5%
\$300,000 - \$399,999	95	11.8%
\$400,000 - \$599,999	74	85.0%
\$600,000 - \$999,999	25	31.6%
\$1,000,000 or more	12	100.0%

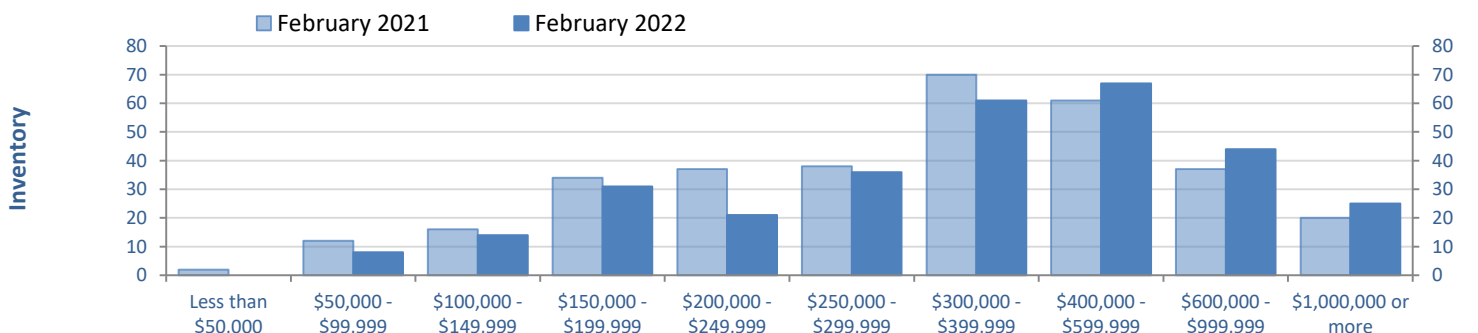


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	8	-33.3%
\$100,000 - \$149,999	14	-12.5%
\$150,000 - \$199,999	31	-8.8%
\$200,000 - \$249,999	21	-43.2%
\$250,000 - \$299,999	36	-5.3%
\$300,000 - \$399,999	61	-12.9%
\$400,000 - \$599,999	67	9.8%
\$600,000 - \$999,999	44	18.9%
\$1,000,000 or more	25	25.0%



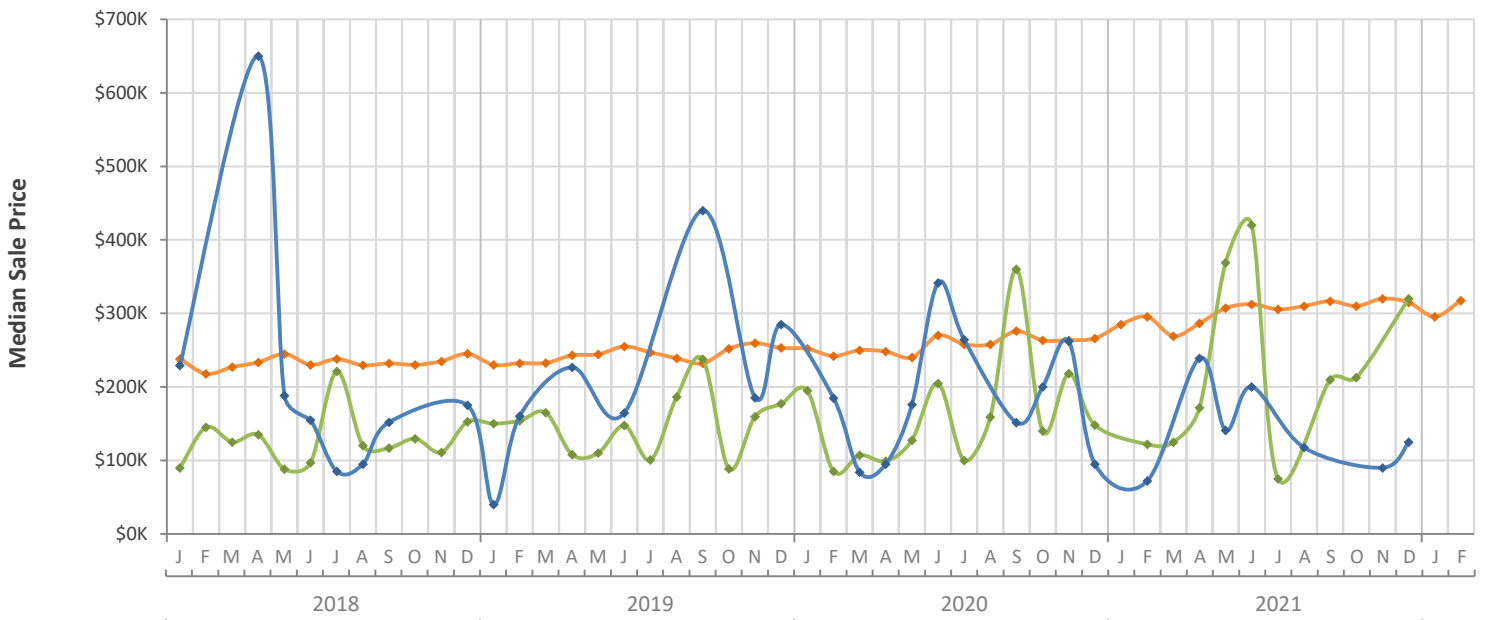
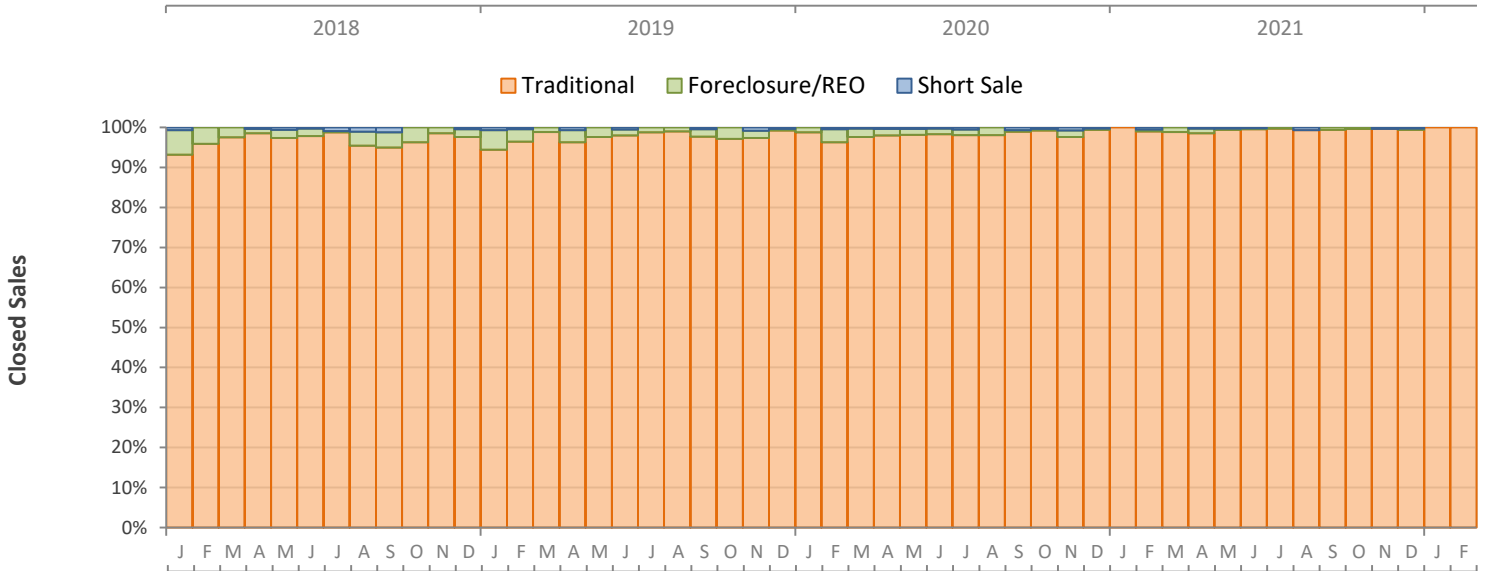
Monthly Distressed Market - February 2022

Single-Family Homes

Alachua County



		February 2022	February 2021	Percent Change Year-over-Year
Traditional	Closed Sales	236	193	22.3%
	Median Sale Price	\$317,495	\$295,490	7.4%
Foreclosure/REO	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$122,000	N/A
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$72,000	N/A



Monthly Market Detail - February 2022

Townhouses and Condos

Alachua County



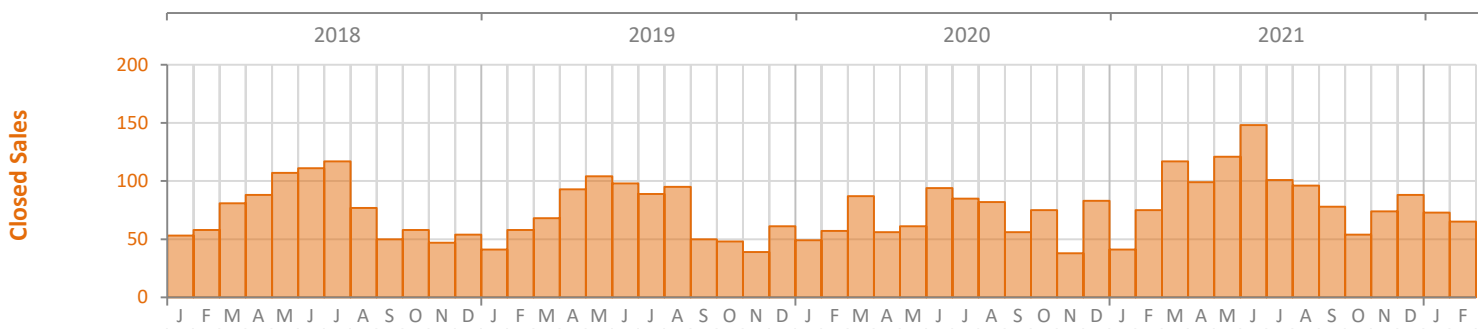
Summary Statistics	February 2022	February 2021	Percent Change Year-over-Year
Closed Sales	65	75	-13.3%
Paid in Cash	27	39	-30.8%
Median Sale Price	\$147,500	\$135,000	9.3%
Average Sale Price	\$172,394	\$138,325	24.6%
Dollar Volume	\$11.2 Million	\$10.4 Million	8.0%
Median Percent of Original List Price Received	98.9%	96.8%	2.2%
Median Time to Contract	26 Days	26 Days	0.0%
Median Time to Sale	56 Days	66 Days	-15.2%
New Pending Sales	89	116	-23.3%
New Listings	97	105	-7.6%
Pending Inventory	113	150	-24.7%
Inventory (Active Listings)	65	150	-56.7%
Months Supply of Inventory	0.7	2.2	-68.2%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	138	19.0%
February 2022	65	-13.3%
January 2022	73	78.0%
December 2021	88	6.0%
November 2021	74	94.7%
October 2021	54	-28.0%
September 2021	78	39.3%
August 2021	96	17.1%
July 2021	101	18.8%
June 2021	148	57.4%
May 2021	121	98.4%
April 2021	99	76.8%
March 2021	117	34.5%
February 2021	75	31.6%



Monthly Market Detail - February 2022

Townhouses and Condos

Alachua County



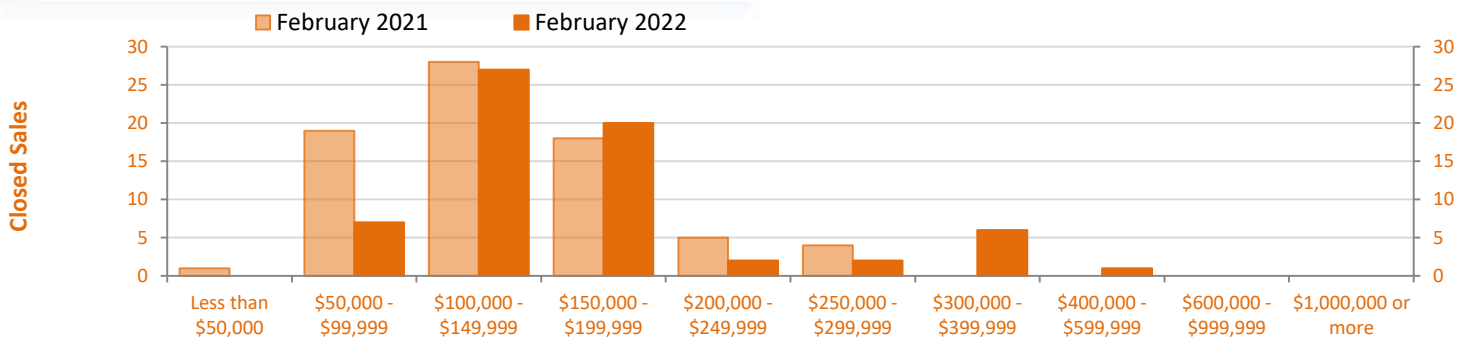
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Closed Sales by Sale Price

The number of sales transactions which closed during the month

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Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	7	-63.2%
\$100,000 - \$149,999	27	-3.6%
\$150,000 - \$199,999	20	11.1%
\$200,000 - \$249,999	2	-60.0%
\$250,000 - \$299,999	2	-50.0%
\$300,000 - \$399,999	6	N/A
\$400,000 - \$599,999	1	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

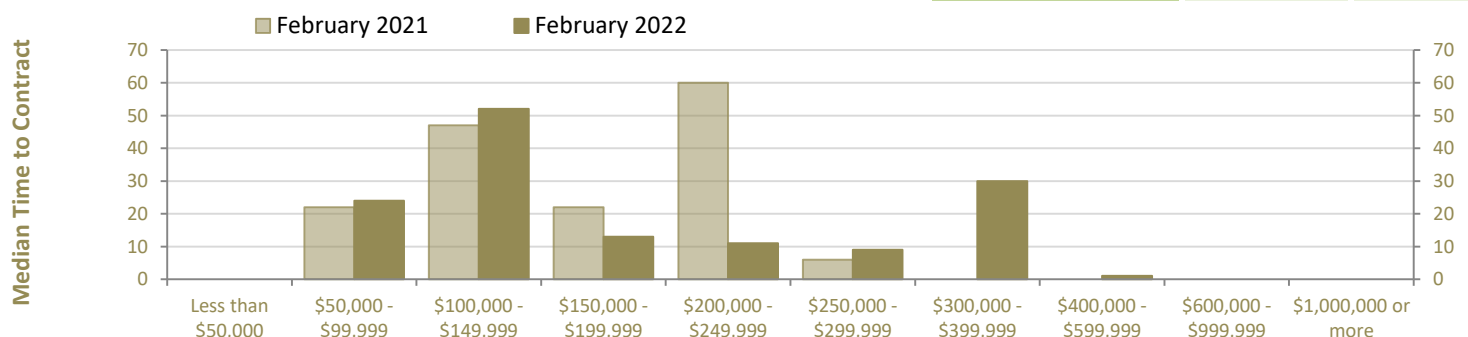


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	24 Days	9.1%
\$100,000 - \$149,999	52 Days	10.6%
\$150,000 - \$199,999	13 Days	-40.9%
\$200,000 - \$249,999	11 Days	-81.7%
\$250,000 - \$299,999	9 Days	50.0%
\$300,000 - \$399,999	30 Days	N/A
\$400,000 - \$599,999	1 Day	N/A
\$600,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

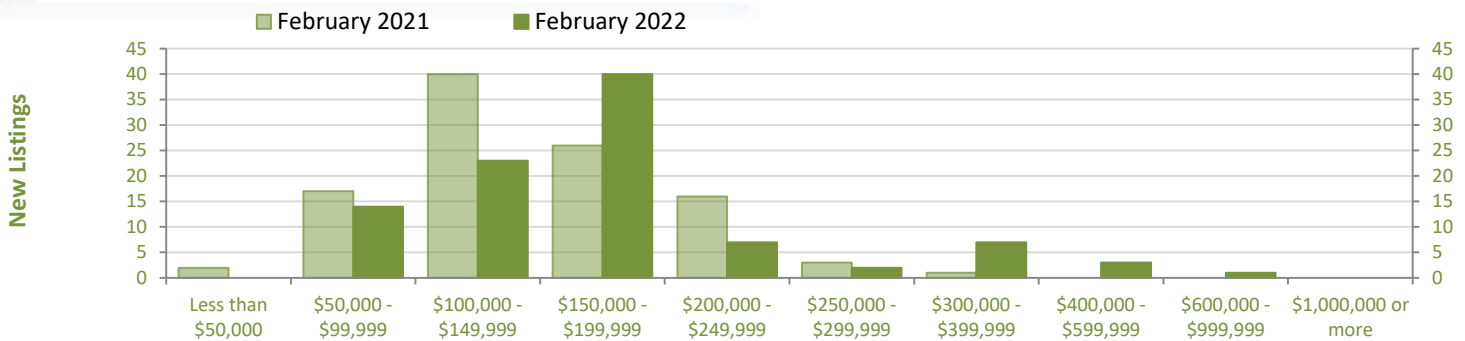


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	14	-17.6%
\$100,000 - \$149,999	23	-42.5%
\$150,000 - \$199,999	40	53.8%
\$200,000 - \$249,999	7	-56.3%
\$250,000 - \$299,999	2	-33.3%
\$300,000 - \$399,999	7	600.0%
\$400,000 - \$599,999	3	N/A
\$600,000 - \$999,999	1	N/A
\$1,000,000 or more	0	N/A

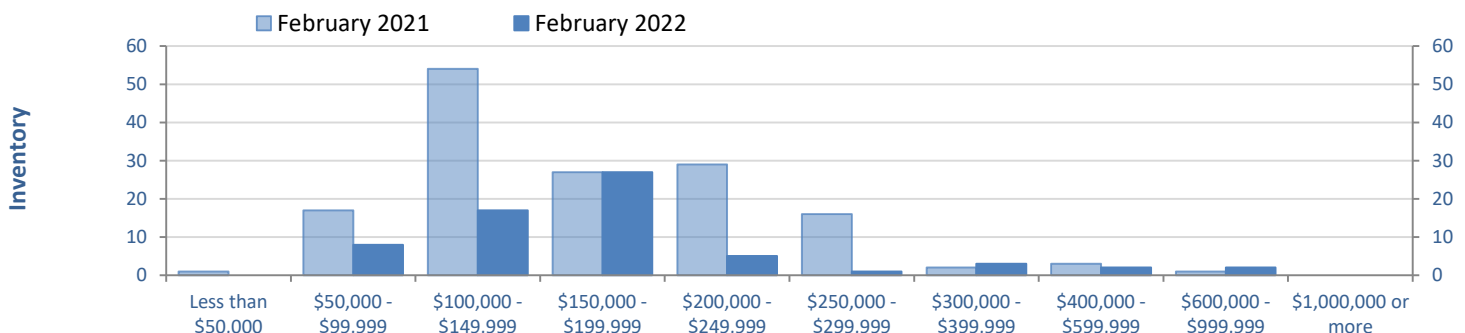


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	8	-52.9%
\$100,000 - \$149,999	17	-68.5%
\$150,000 - \$199,999	27	0.0%
\$200,000 - \$249,999	5	-82.8%
\$250,000 - \$299,999	1	-93.8%
\$300,000 - \$399,999	3	50.0%
\$400,000 - \$599,999	2	-33.3%
\$600,000 - \$999,999	2	100.0%
\$1,000,000 or more	0	N/A



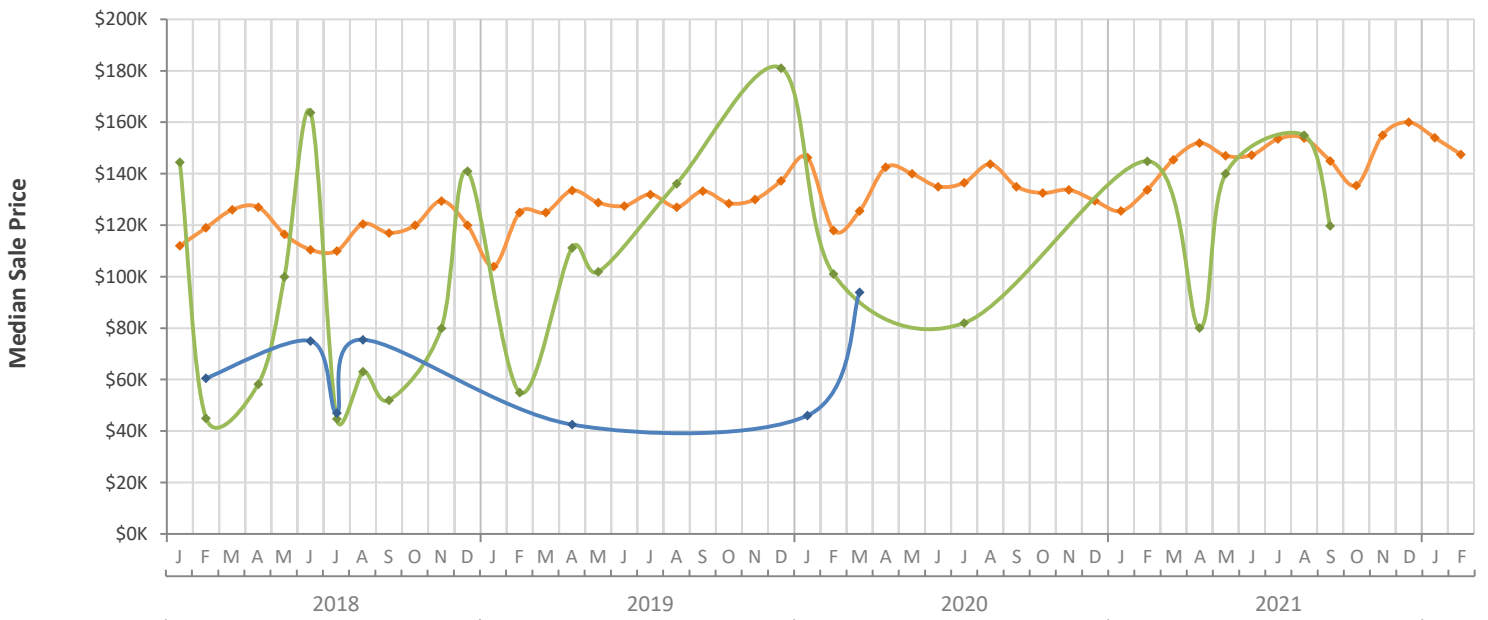
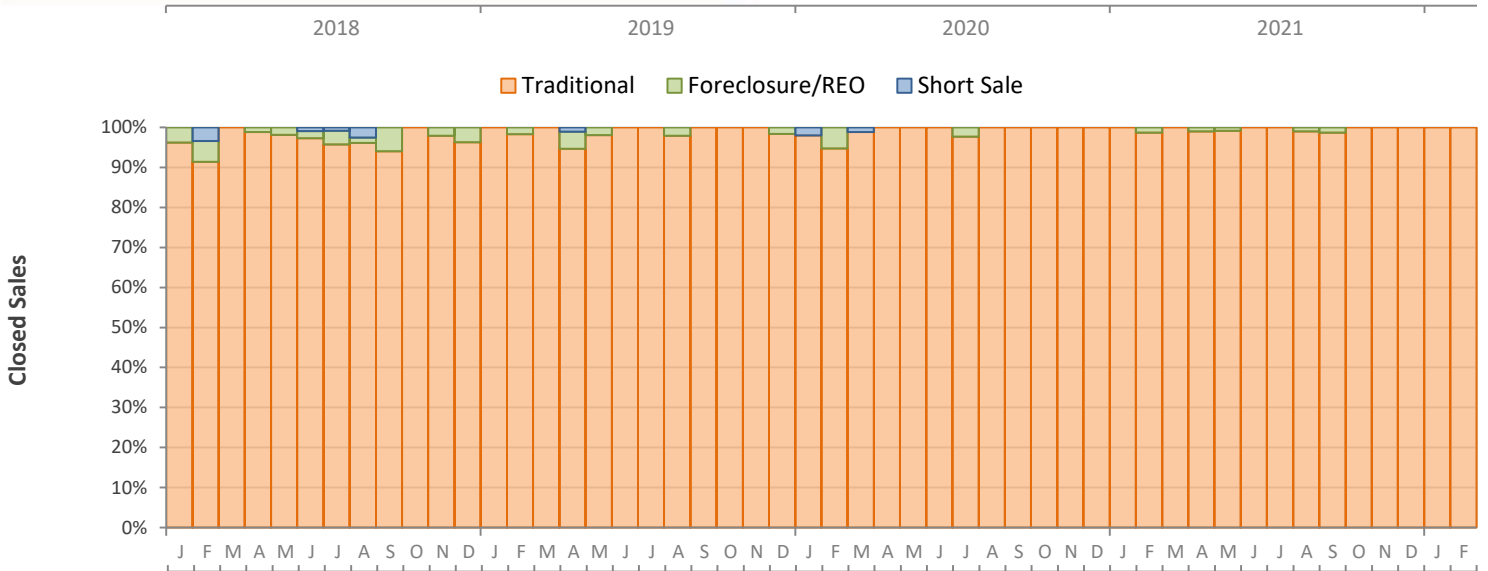
Monthly Distressed Market - February 2022

Townhouses and Condos

Alachua County



		February 2022	February 2021	Percent Change Year-over-Year
Traditional	Closed Sales	65	74	-12.2%
	Median Sale Price	\$147,500	\$133,750	10.3%
Foreclosure/REO	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$144,900	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Friday, March 18, 2022. Next data release is Wednesday, April 20, 2022.

Monthly Market Detail - February 2022

Manufactured Homes

Alachua County



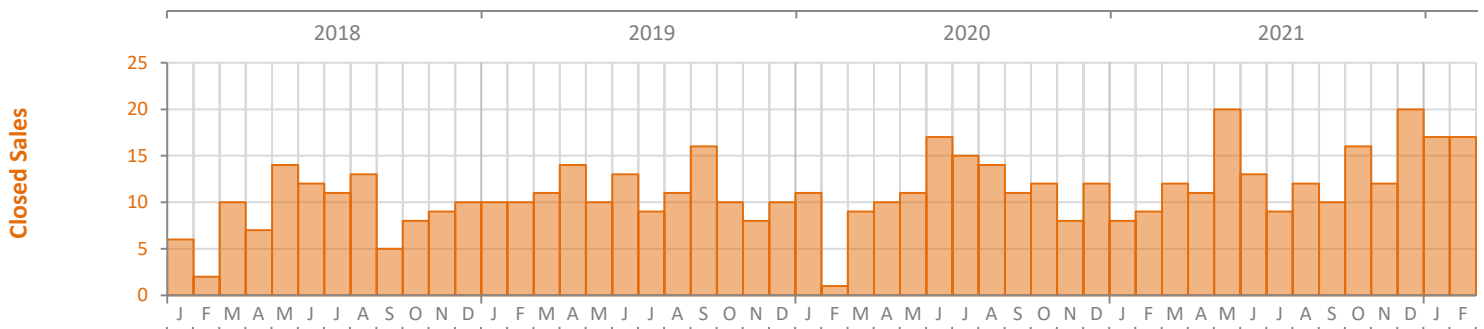
Summary Statistics	February 2022	February 2021	Percent Change Year-over-Year
Closed Sales	17	9	88.9%
Paid in Cash	13	6	116.7%
Median Sale Price	\$167,000	\$112,500	48.4%
Average Sale Price	\$197,441	\$122,278	61.5%
Dollar Volume	\$3.4 Million	\$1.1 Million	205.0%
Median Percent of Original List Price Received	93.9%	91.7%	2.4%
Median Time to Contract	18 Days	37 Days	-51.4%
Median Time to Sale	51 Days	81 Days	-37.0%
New Pending Sales	16	9	77.8%
New Listings	13	13	0.0%
Pending Inventory	25	20	25.0%
Inventory (Active Listings)	24	26	-7.7%
Months Supply of Inventory	1.7	2.3	-26.1%

Closed Sales

The number of sales transactions which closed during the month

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Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	34	100.0%
February 2022	17	88.9%
January 2022	17	112.5%
December 2021	20	66.7%
November 2021	12	50.0%
October 2021	16	33.3%
September 2021	10	-9.1%
August 2021	12	-14.3%
July 2021	9	-40.0%
June 2021	13	-23.5%
May 2021	20	81.8%
April 2021	11	10.0%
March 2021	12	33.3%
February 2021	9	800.0%

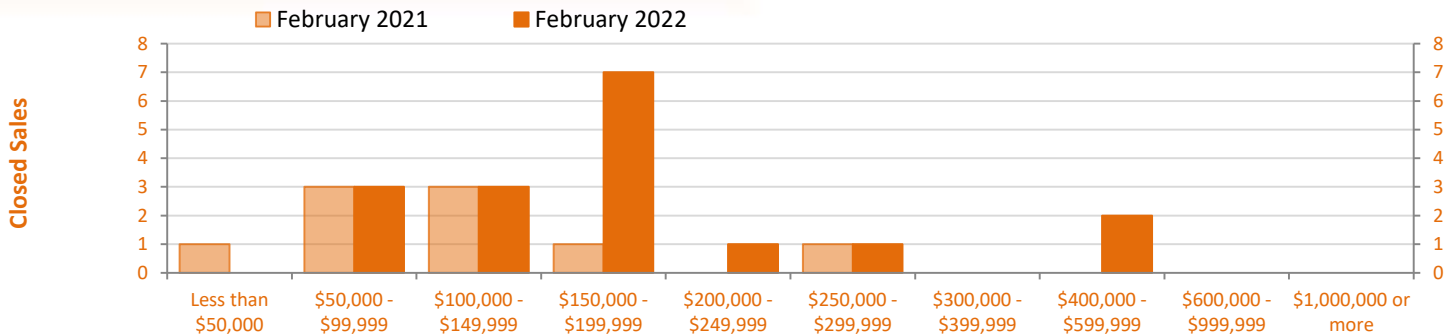


Closed Sales by Sale Price

The number of sales transactions which closed during the month

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Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	3	0.0%
\$100,000 - \$149,999	3	0.0%
\$150,000 - \$199,999	7	600.0%
\$200,000 - \$249,999	1	N/A
\$250,000 - \$299,999	1	0.0%
\$300,000 - \$399,999	0	N/A
\$400,000 - \$599,999	2	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

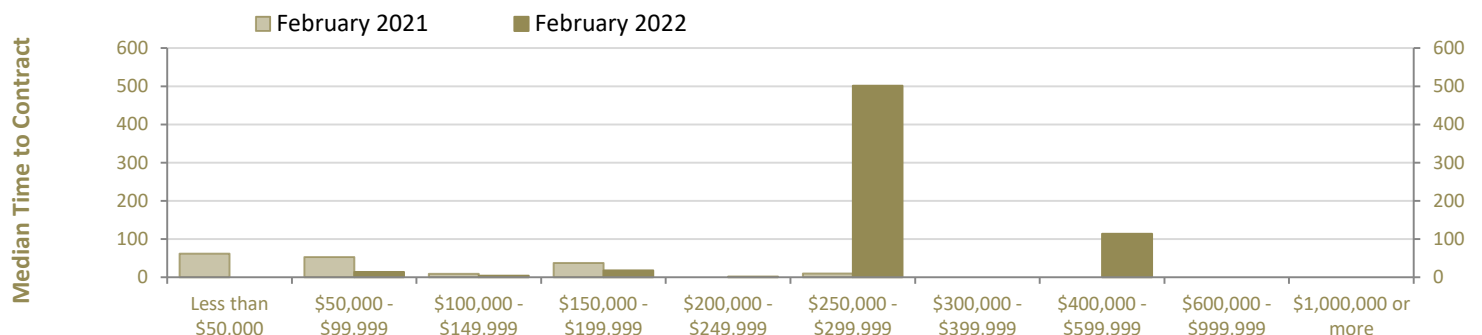


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

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Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	14 Days	-73.6%
\$100,000 - \$149,999	4 Days	-55.6%
\$150,000 - \$199,999	18 Days	-51.4%
\$200,000 - \$249,999	2 Days	N/A
\$250,000 - \$299,999	501 Days	4910.0%
\$300,000 - \$399,999	(No Sales)	N/A
\$400,000 - \$599,999	114 Days	N/A
\$600,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

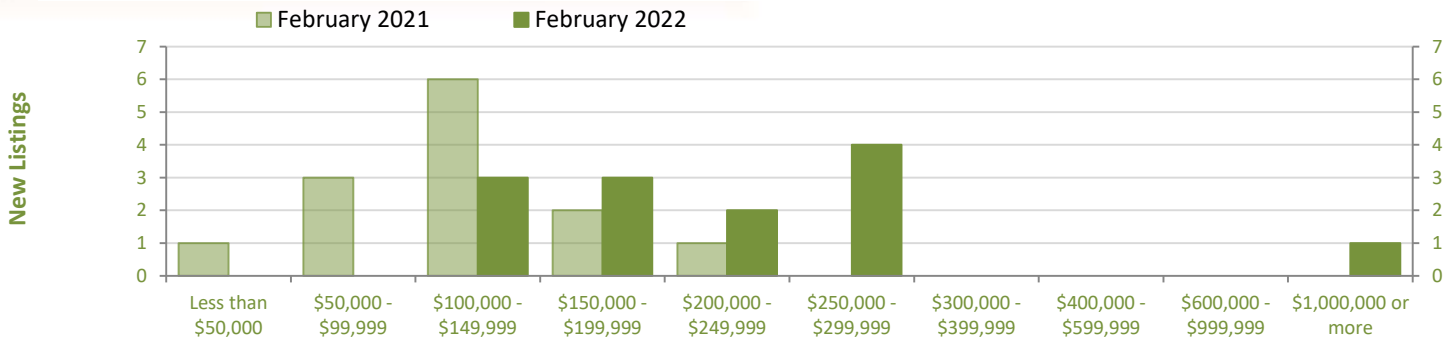


New Listings by Initial Listing Price

The number of properties put onto the market during the month

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Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	3	-50.0%
\$150,000 - \$199,999	3	50.0%
\$200,000 - \$249,999	2	100.0%
\$250,000 - \$299,999	4	N/A
\$300,000 - \$399,999	0	N/A
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	1	N/A

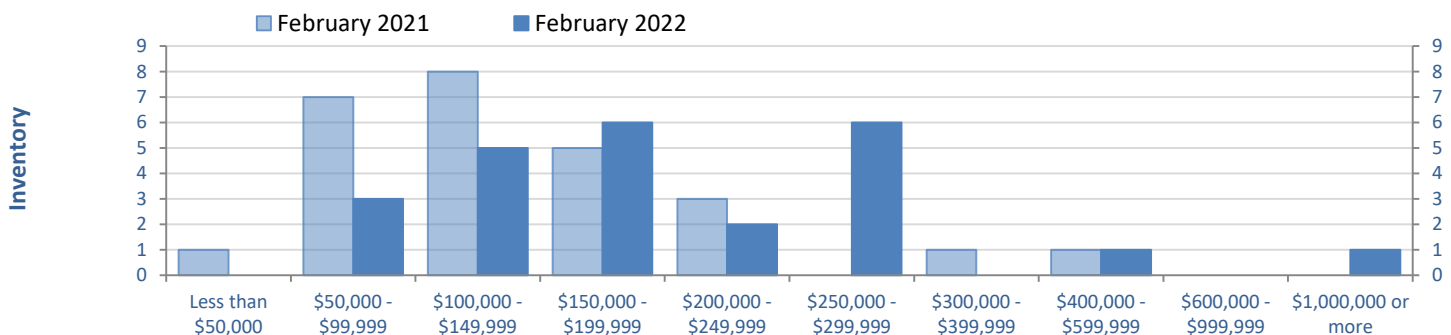


Inventory by Current Listing Price

The number of property listings active at the end of the month

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Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	3	-57.1%
\$100,000 - \$149,999	5	-37.5%
\$150,000 - \$199,999	6	20.0%
\$200,000 - \$249,999	2	-33.3%
\$250,000 - \$299,999	6	N/A
\$300,000 - \$399,999	0	-100.0%
\$400,000 - \$599,999	1	0.0%
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	1	N/A



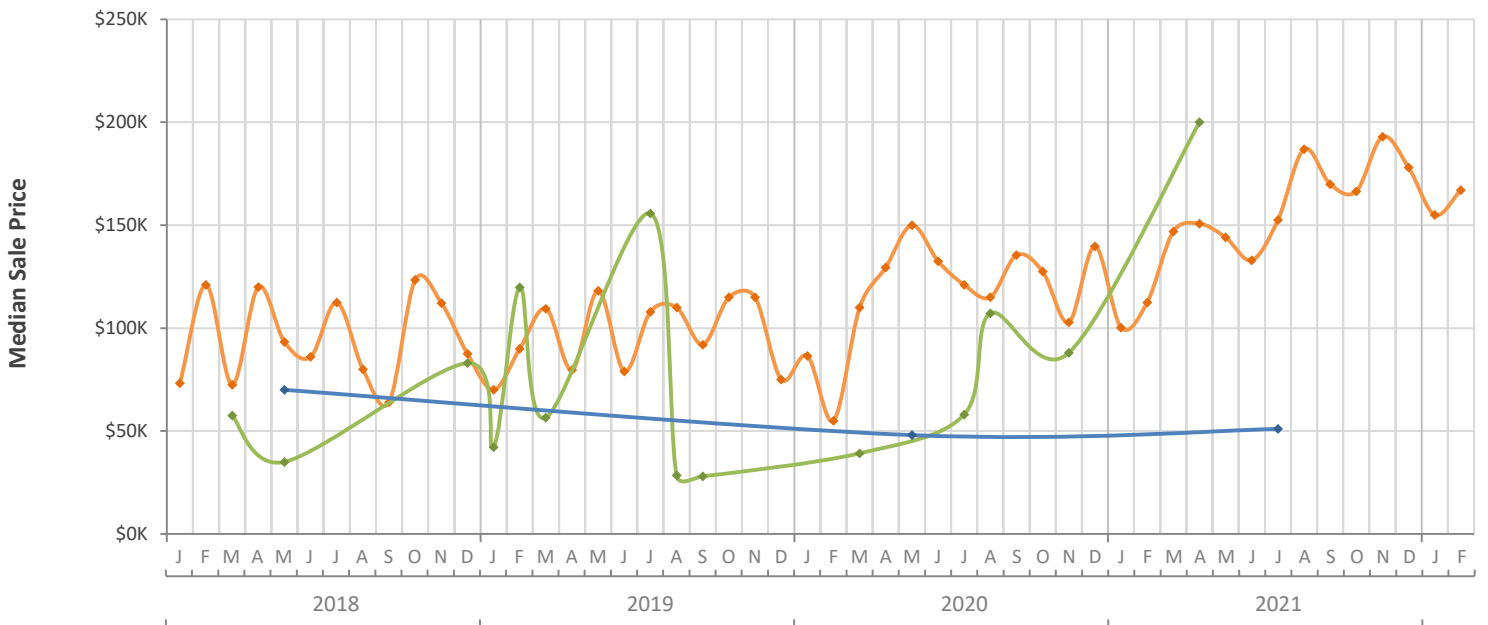
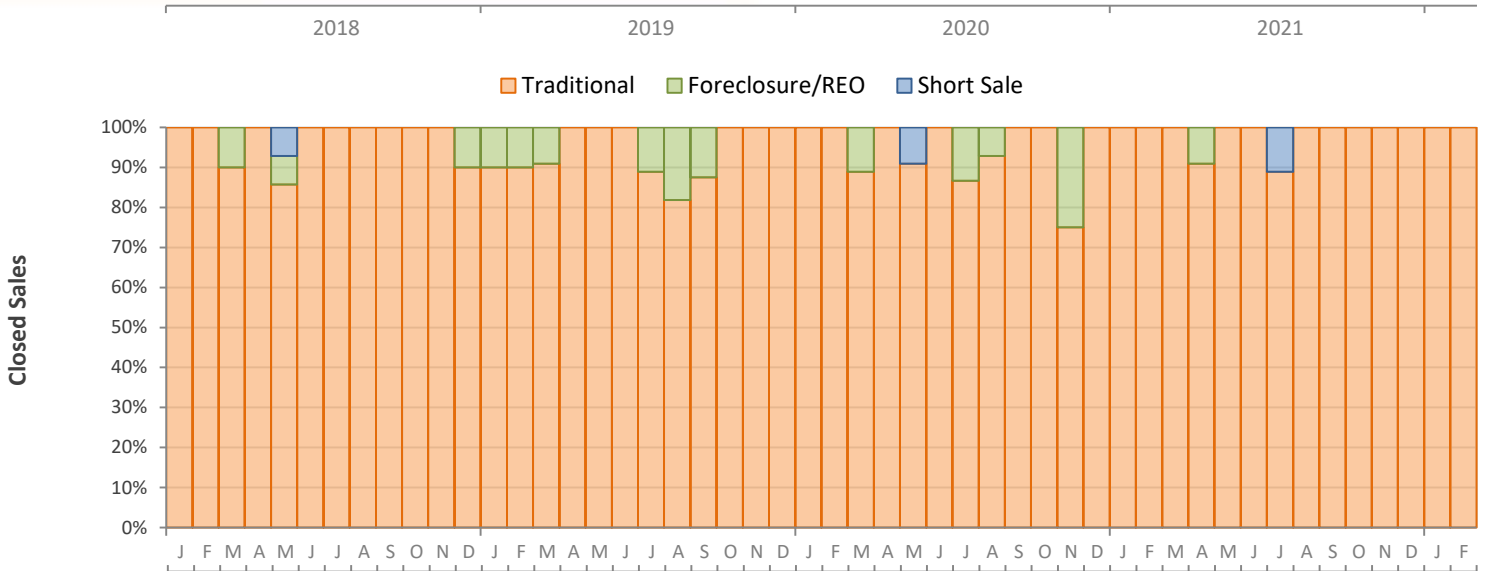
Monthly Distressed Market - February 2022

Manufactured Homes

Alachua County



		February 2022	February 2021	Percent Change Year-over-Year
Traditional	Closed Sales	17	9	88.9%
	Median Sale Price	\$167,000	\$112,500	48.4%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Friday, March 18, 2022. Next data release is Wednesday, April 20, 2022.