

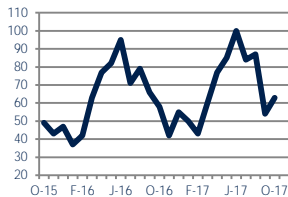
**Focus On:** Gainesville Housing Market

October 2017

Zip Code(s): 20155 and 20156

**Units Sold**

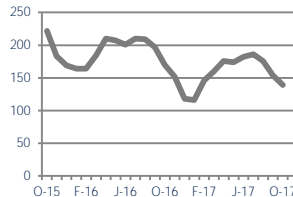
63



**Up 9%**  
Vs. Year Ago

**Active Inventory**

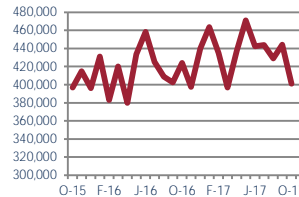
139



**Down -18%**  
Vs. Year Ago

**Median Sale Price**

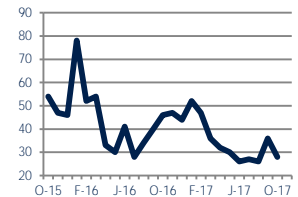
\$401,000



**Down -5%**  
Vs. Year Ago

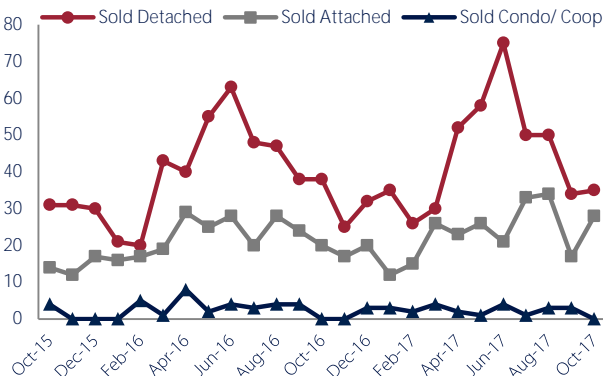
**Days On Market**

28



**Down -39%**  
Vs. Year Ago

**Units Sold\***



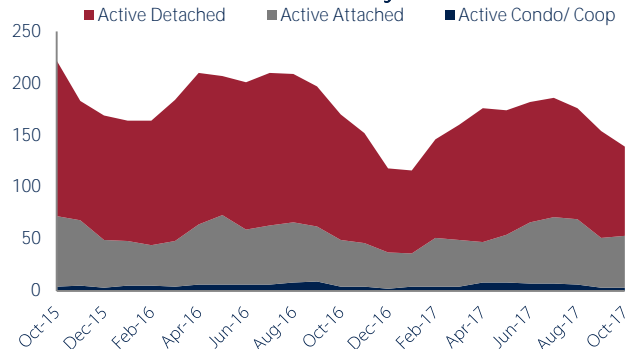
**Units Sold**

There was an increase in total units sold in October, with 63 sold this month in Gainesville versus 54 last month, an increase of 17%. This month's total units sold was higher than at this time last year, an increase of 9% versus October 2016.

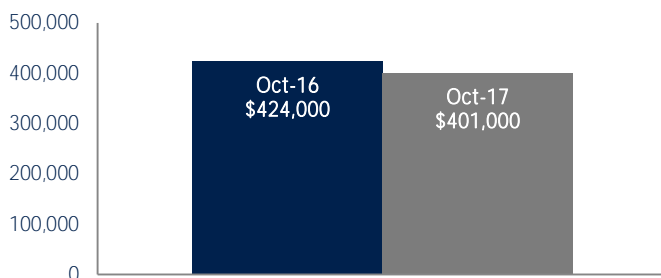
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 31 units or 18%. The total number of active inventory this October was 139 compared to 170 in October 2016. This month's total of 139 is lower than the previous month's total supply of available inventory of 154, a decrease of 10%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last October, the median sale price for Gainesville Homes was \$424,000. This October, the median sale price was \$401,000, a decrease of 5% or \$23,000 compared to last year. The current median sold price is 10% lower than in September.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

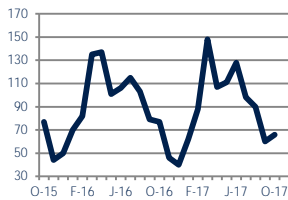
## Focus On: Gainesville Housing Market

October 2017

Zip Code(s): 20155 and 20156

### New Listings

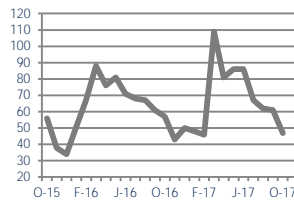
66



Down -14%  
Vs. Year Ago

### Current Contracts

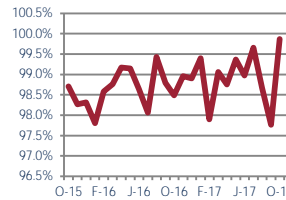
47



Down -18%  
Vs. Year Ago

### Sold Vs. List Price

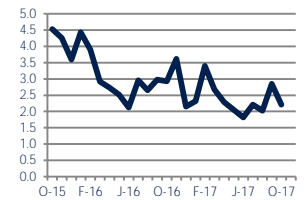
99.9%



Up 1.4%  
Vs. Year Ago

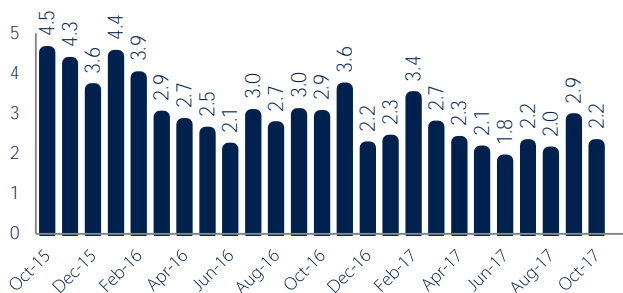
### Months of Supply

2.2



Down -25%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

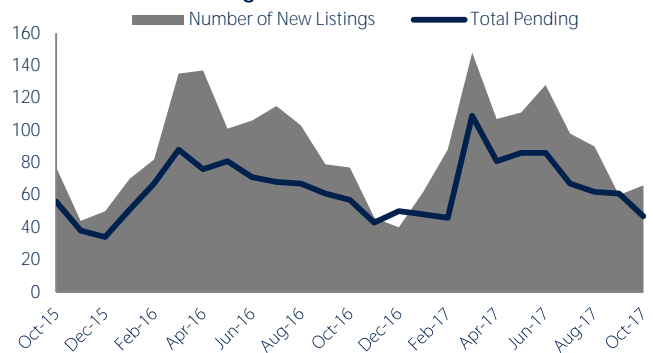
In October, there was 2.2 months of supply available in Gainesville, compared to 2.9 in October 2016. That is a decrease of 25% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

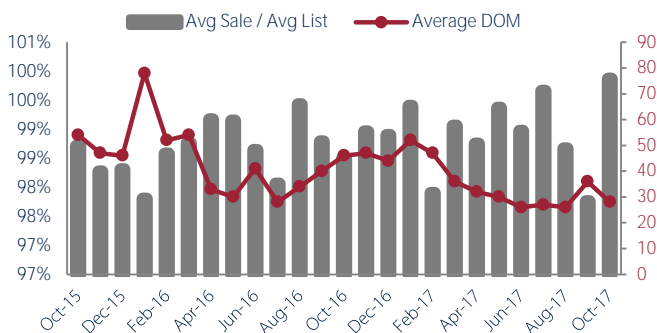
### New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Gainesville compared to 77 in October 2016, a decrease of 14%. There were 47 current contracts pending sale this October compared to 57 a year ago. The number of current contracts is 18% lower than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Gainesville was 99.9% of the average list price, which is 1.4% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 28, lower than the average last year, which was 46, a decrease of 39%.