



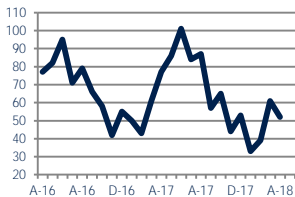
Focus On: Gainesville Housing Market

April 2018

Zip Code(s): 20155 and 20156

Units Sold

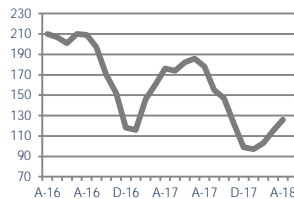
52



Down -32%
Vs. Year Ago

Active Inventory

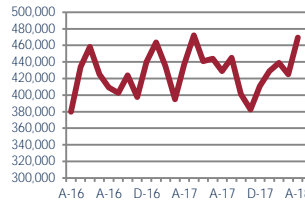
126



Down -28%
Vs. Year Ago

Median Sale Price

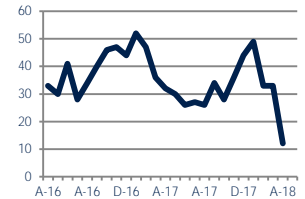
\$469,500



Up 7%
Vs. Year Ago

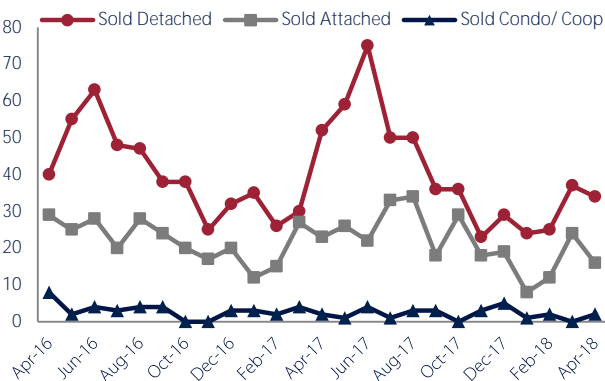
Days On Market

12



Down -63%
Vs. Year Ago

Units Sold*



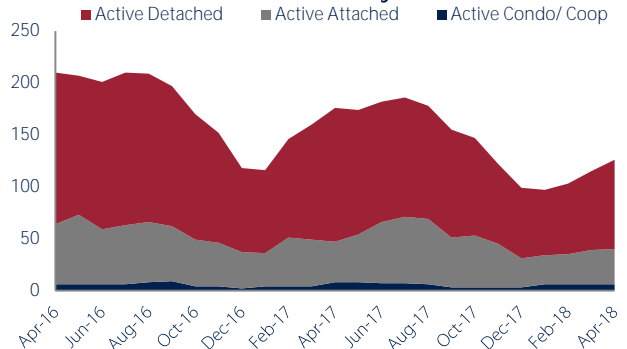
Units Sold

There was a decrease in total units sold in April, with 52 sold this month in Gainesville versus 61 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 32% versus April 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 50 units or 28%. The total number of active inventory this April was 126 compared to 176 in April 2017. This month's total of 126 is higher than the previous month's total supply of available inventory of 115, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Gainesville Homes was \$437,500. This April, the median sale price was \$469,500, an increase of 7% or \$32,000 compared to last year. The current median sold price is 10% higher than in March.

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



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*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.





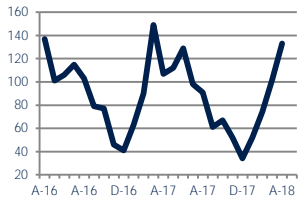
Focus On: Gainesville Housing Market

April 2018

Zip Code(s): 20155 and 20156

New Listings

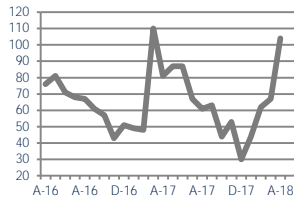
133



Up 24%
Vs. Year Ago

Current Contracts

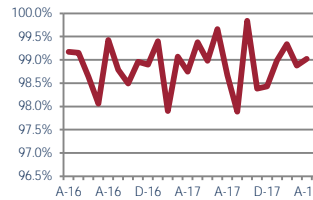
104



Up 28%
Vs. Year Ago

Sold Vs. List Price

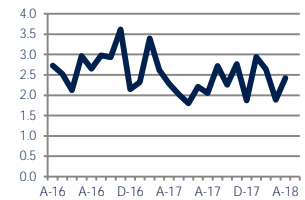
99.0%



No Change
Vs. Year Ago

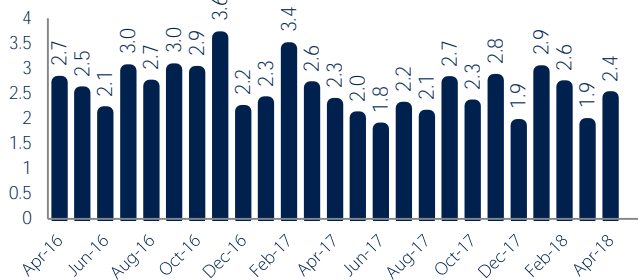
Months of Supply

2.4



Up 6%
Vs. Year Ago

Months Of Supply



Months of Supply

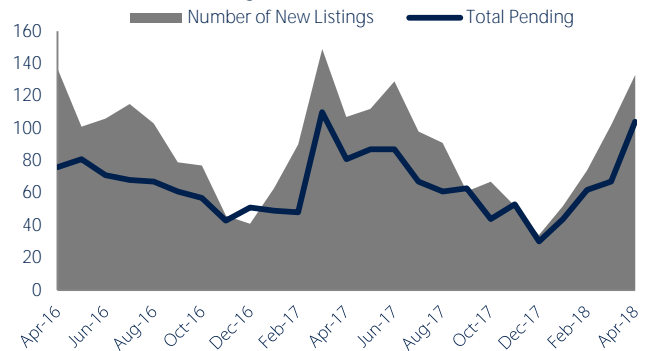
In April, there was 2.4 months of supply available in Gainesville, compared to 2.3 in April 2017. That is an increase of 6% versus a year ago.

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.

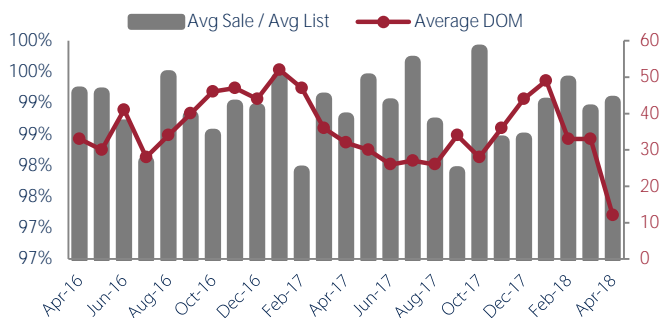
New Listings & Current Contracts

This month there were 133 homes newly listed for sale in Gainesville compared to 107 in April 2017, an increase of 24%. There were 104 current contracts pending sale this April compared to 81 a year ago. The number of current contracts is 28% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Gainesville was 99.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 32, a decrease of 63%.



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