



# The Long & Foster Market Minute™

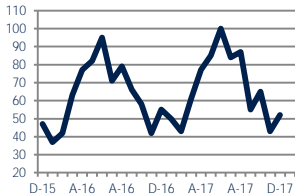
Focus On: **Gainesville Housing Market**

December 2017

Zip Code(s): 20155 and 20156

## Units Sold

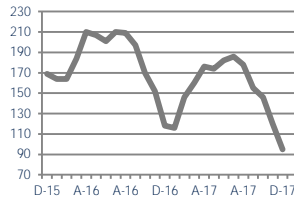
52



Down -5%  
Vs. Year Ago

## Active Inventory

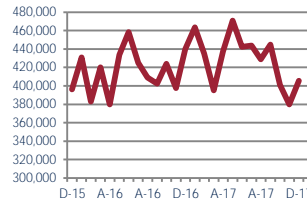
95



Down -19%  
Vs. Year Ago

## Median Sale Price

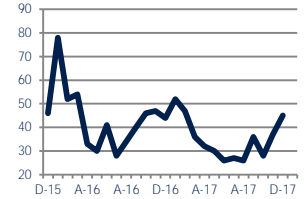
\$405,400



Down -8%  
Vs. Year Ago

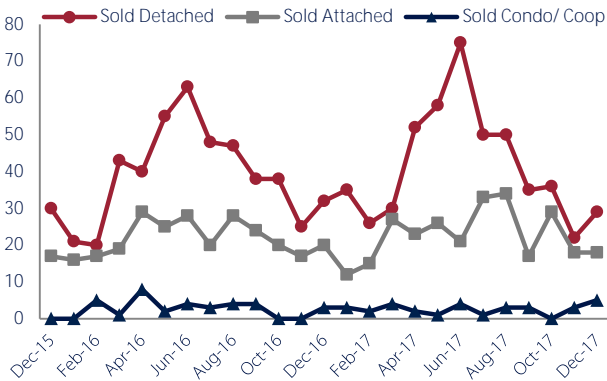
## Days On Market

45



Up 2%  
Vs. Year Ago

## Units Sold\*



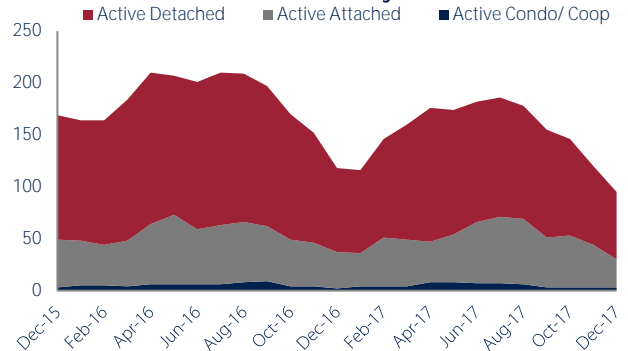
## Units Sold

There was an increase in total units sold in December, with 52 sold this month in Gainesville versus 43 last month, an increase of 21%. This month's total units sold was lower than at this time last year, a decrease of 5% versus December 2016.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 19%. The total number of active inventory this December was 95 compared to 118 in December 2016. This month's total of 95 is lower than the previous month's total supply of available inventory of 120, a decrease of 21%.

## Active Inventory\*



## Median Sale Price

Last December, the median sale price for Gainesville Homes was \$439,900. This December, the median sale price was \$405,400, a decrease of 8% or \$34,500 compared to last year. The current median sold price is 7% higher than in November.

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

## Median Sale Price



Gainesville are defined as properties listed in zip code/s 20155 and 20156.

\*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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



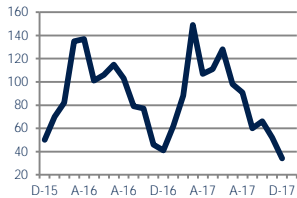
**Focus On:** Gainesville Housing Market

December 2017

Zip Code(s): 20155 and 20156

**New Listings**

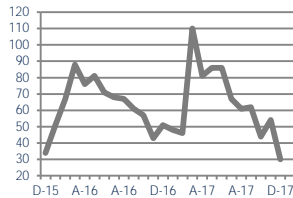
34



**Down -17%**  
Vs. Year Ago

**Current Contracts**

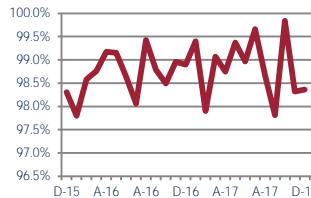
30



**Down -41%**  
Vs. Year Ago

**Sold Vs. List Price**

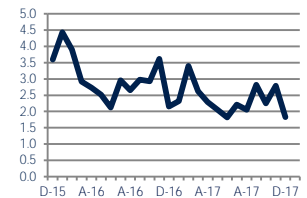
98.4%



**Down -0.5%**  
Vs. Year Ago

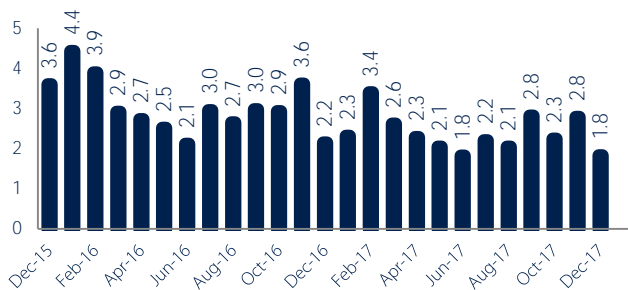
**Months of Supply**

1.8



**Down -15%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

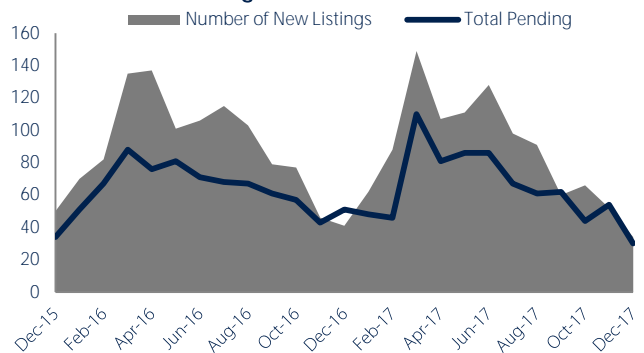
In December, there was 1.8 months of supply available in Gainesville, compared to 2.1 in December 2016. That is a decrease of 15% versus a year ago.

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.

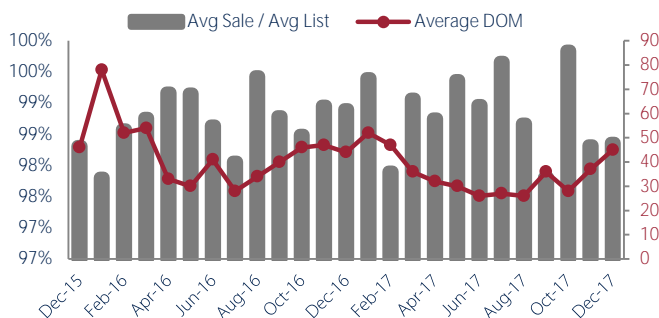
**New Listings & Current Contracts**

This month there were 34 homes newly listed for sale in Gainesville compared to 41 in December 2016, a decrease of 17%. There were 30 current contracts pending sale this December compared to 51 a year ago. The number of current contracts is 41% lower than last December.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In December, the average sale price in Gainesville was 98.4% of the average list price, which is 0.5% lower than at this time last year.

**Days On Market**

This month, the average number of days on market was 45, higher than the average last year, which was 44, an increase of 2%.



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