

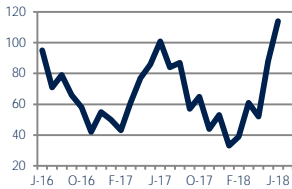


## Focus On: Gainesville Housing Market

June 2018

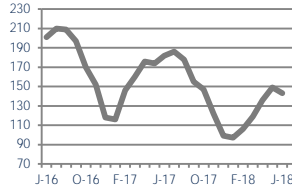
Zip Code(s): 20155 and 20156

**Units Sold**  
114



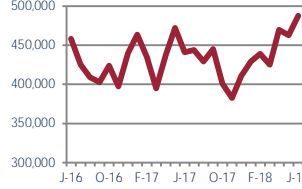
**Up 13%**  
Vs. Year Ago

**Active Inventory**  
143



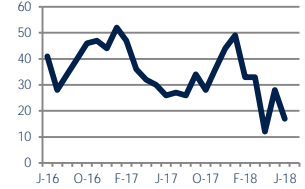
**Down -21%**  
Vs. Year Ago

**Median Sale Price**  
\$487,500



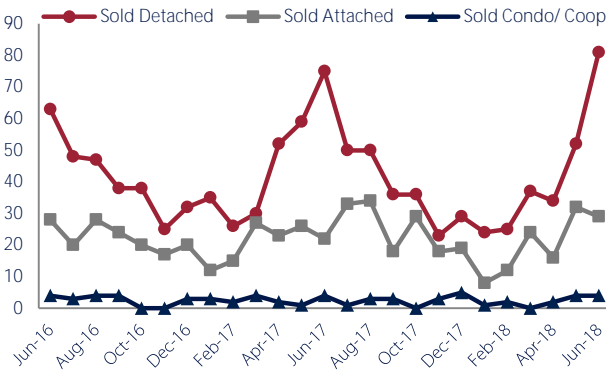
**Up 11%**  
Vs. Year Ago

**Days On Market**  
17



**Down -35%**  
Vs. Year Ago

### Units Sold\*



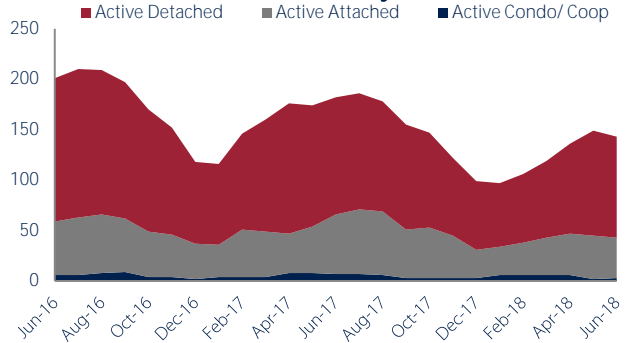
### Units Sold

There was an increase in total units sold in June, with 114 sold this month in Gainesville versus 88 last month, an increase of 30%. This month's total units sold was higher than at this time last year, an increase of 13% versus June 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 21%. The total number of active inventory this June was 143 compared to 182 in June 2017. This month's total of 143 is lower than the previous month's total supply of available inventory of 149, a decrease of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Gainesville Homes was \$441,000. This June, the median sale price was \$487,500, an increase of 11% or \$46,500 compared to last year. The current median sold price is 5% higher than in May.

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



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





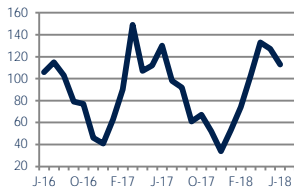
## Focus On: Gainesville Housing Market

June 2018

Zip Code(s): 20155 and 20156

### New Listings

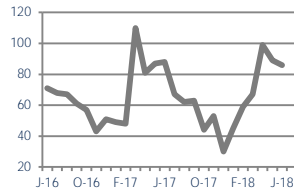
113



Down -13%  
Vs. Year Ago

### Current Contracts

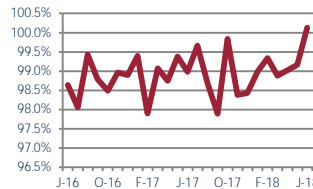
86



Down -2%  
Vs. Year Ago

### Sold Vs. List Price

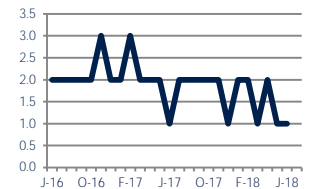
100.1%



Up 1.2%  
Vs. Year Ago

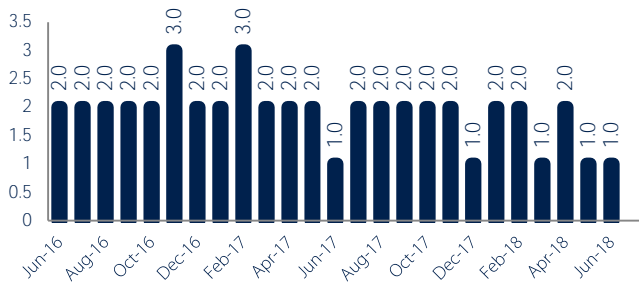
### Months of Supply

1.0



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

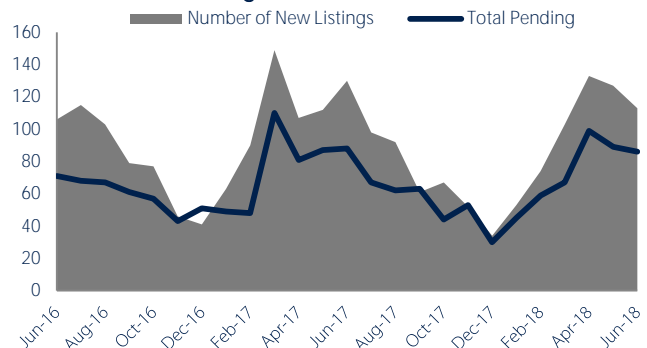
In June, there was 1.3 months of supply available in Gainesville, compared to 1.8 in June 2017. That is a decrease of 30% versus a year ago.

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.

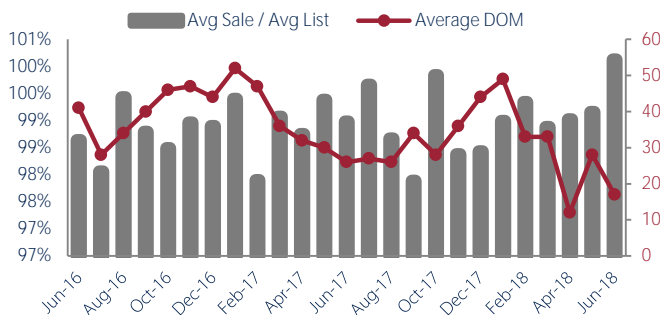
### New Listings & Current Contracts

This month there were 113 homes newly listed for sale in Gainesville compared to 130 in June 2017, a decrease of 13%. There were 86 current contracts pending sale this June compared to 88 a year ago. The number of current contracts is 2% lower than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Gainesville was 100.1% of the average list price, which is 1.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 26, a decrease of 35%.



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