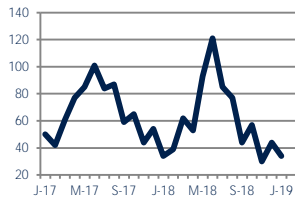


Zip Code(s): 20155 and 20156

### Units Sold

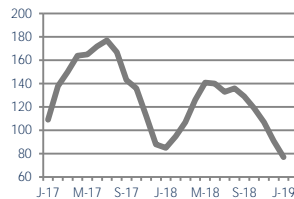
34



No Change  
Vs. Year Ago

### Active Inventory

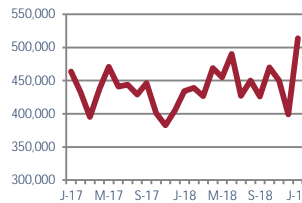
77



Down -9%  
Vs. Year Ago

### Median Sale Price

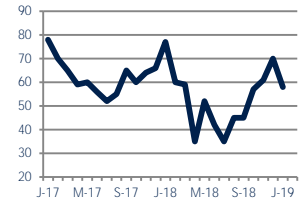
\$513,750



Up  
Vs. Year Ago

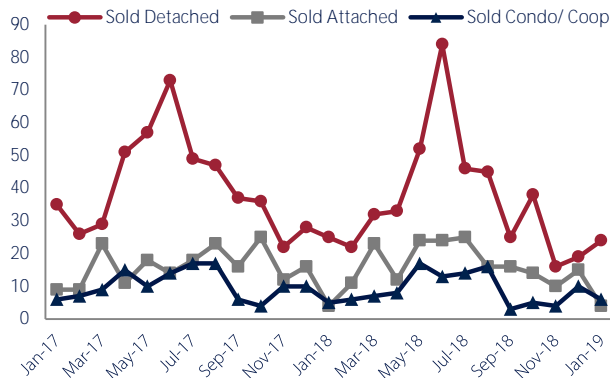
### Days On Market

58



Down -25%  
Vs. Year Ago

### Units Sold\*



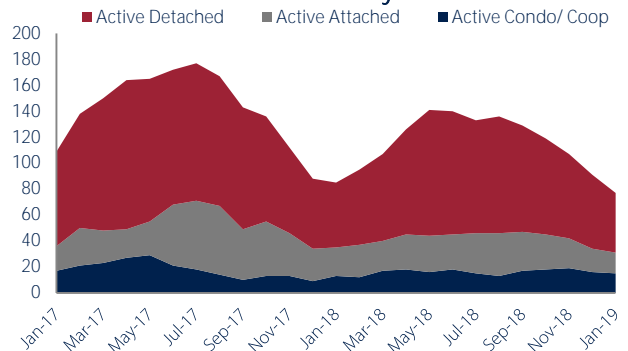
### Units Sold

There was a decrease in total units sold in January, with 34 sold this month in Gainesville, a decrease of 23%. This month's total units sold is similar compared to a year ago.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 9%. The total number of active inventory this January was 77 compared to 85 in January 2018. This month's total of 77 is lower than the previous month's total supply of available inventory of 91, a decrease of 15%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last January, the median sale price for Gainesville Homes was \$434,500. This January, the median sale price was \$513,750, an increase of \$79,250 compared to last year. The current median sold price is higher than in December.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





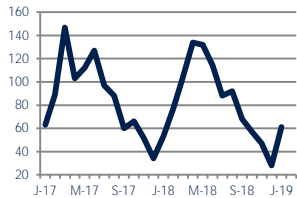
## Focus On: Gainesville Housing Market

January 2019

Zip Code(s): 20155 and 20156

### New Listings

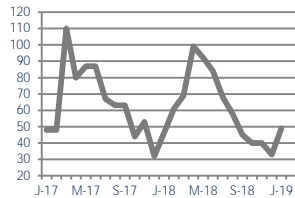
61



Up 15%  
Vs. Year Ago

### Current Contracts

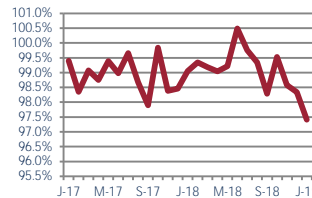
49



Up 7%  
Vs. Year Ago

### Sold Vs. List Price

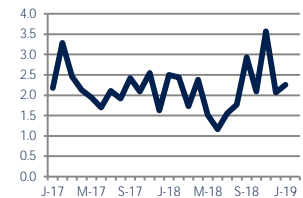
97.4%



Down -1.7%  
Vs. Year Ago

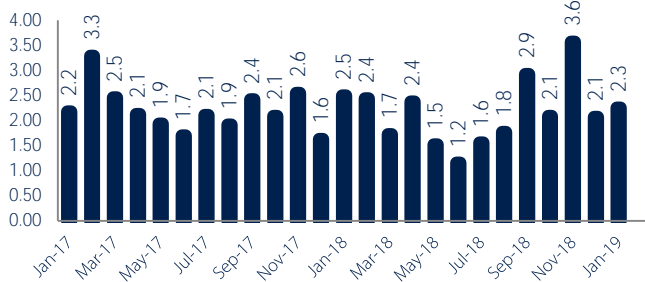
### Months of Supply

2.3



Down -10%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

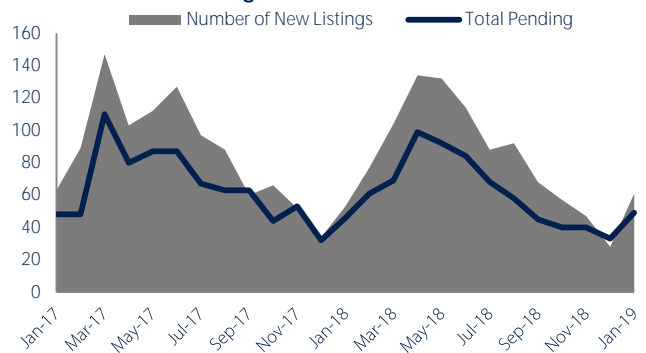
In January, there was 2.3 months of supply available in Gainesville, compared to 2.5 in January 2018. That is a decrease of 9% versus a year ago.

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.

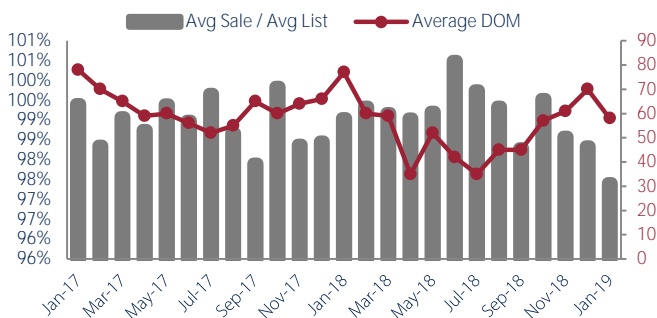
### New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Gainesville compared to 53 in January 2018, an increase of 15%. There were 49 current contracts pending sale this January compared to 46 a year ago. The number of current contracts is 7% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Gainesville was 97.4% of the average list price, which is 1.6% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 58, lower than the average last year, which was 77, a decrease of 25%.



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