

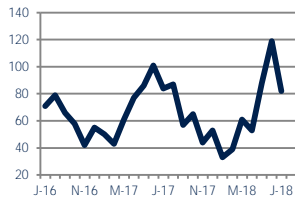
Focus On: Gainesville Housing Market

July 2018

Zip Code(s): 20155 and 20156

Units Sold

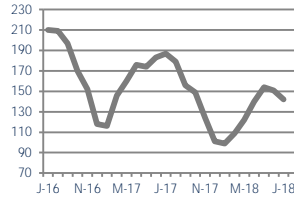
82



Down -2%
Vs. Year Ago

Active Inventory

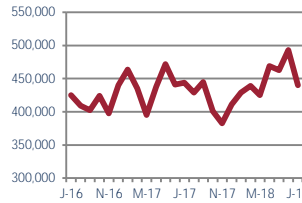
142



Down -24%
Vs. Year Ago

Median Sale Price

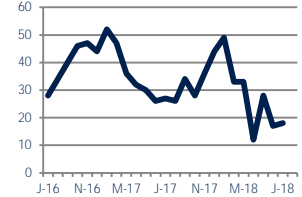
\$439,945



Down -1%
Vs. Year Ago

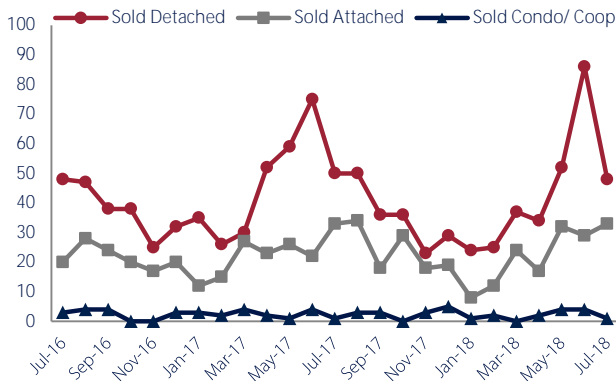
Days On Market

18



Down -33%
Vs. Year Ago

Units Sold*



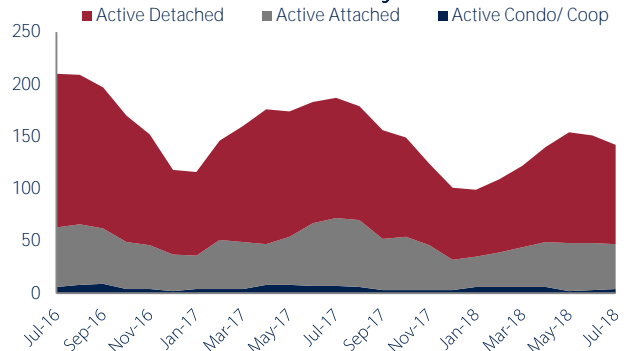
Units Sold

There was a decrease in total units sold in July, with 82 sold this month in Gainesville versus 119 last month, a decrease of 31%. This month's total units sold was lower than at this time last year, a decrease of 2% versus July 2017.

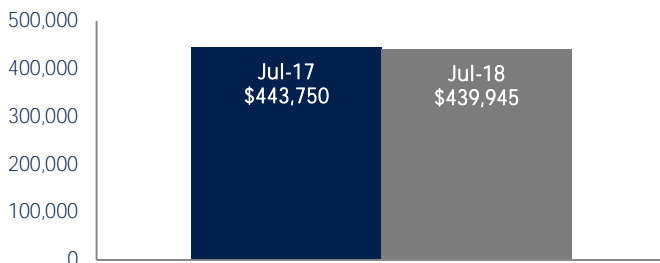
Active Inventory

Versus last year, the total number of homes available this month is lower by 45 units or 24%. The total number of active inventory this July was 142 compared to 187 in July 2017. This month's total of 142 is lower than the previous month's total supply of available inventory of 151, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Gainesville Homes was \$443,750. This July, the median sale price was \$439,945, a decrease of 1% or \$3,805 compared to last year. The current median sold price is 11% lower than in June.

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.



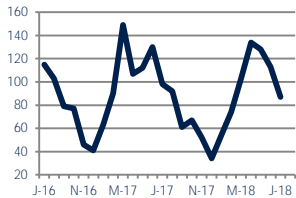
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July 2018

Zip Code(s): 20155 and 20156

New Listings

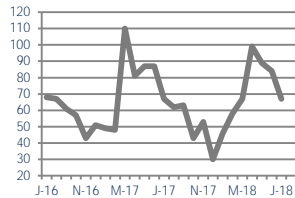
87



Down -11%
Vs. Year Ago

Current Contracts

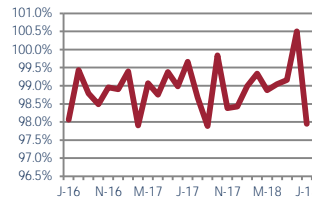
67



No Change
Vs. Year Ago

Sold Vs. List Price

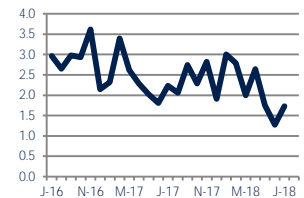
98.0%



Down -1.7%
Vs. Year Ago

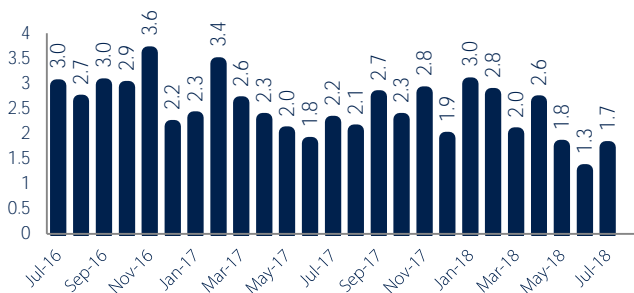
Months of Supply

1.7



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

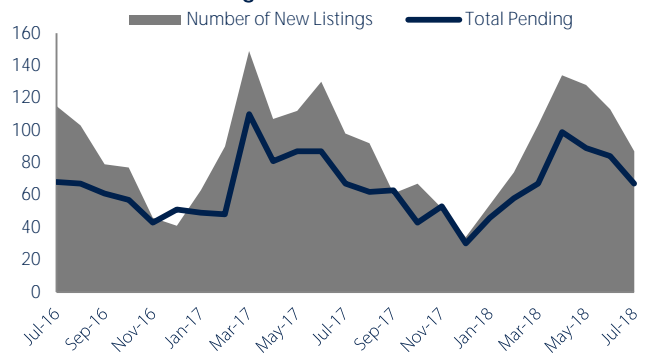
In July, there was 1.7 months of supply available in Gainesville, compared to 2.2 in July 2017. That is a decrease of 22% versus a year ago.

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.

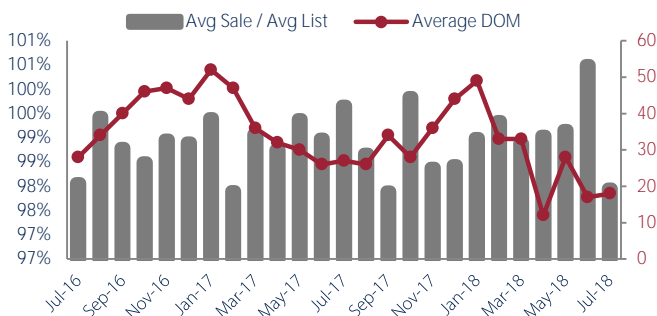
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Gainesville compared to 98 in July 2017, a decrease of 11%. There were 67 current contracts pending sale this July, consistent with the volume a year ago. The number of current contracts is 20% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Gainesville was 98.0% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 27, a decrease of 33%.



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