

THE LONG & FOSTER MARKET MINUTE™

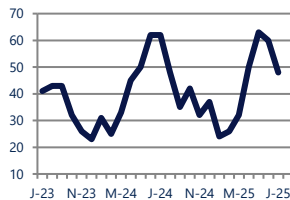
FOCUS ON: **GAINESVILLE HOUSING MARKET**

JULY 2025

Zip Code(s): 20155 and 20156

Units Sold

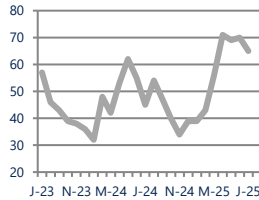
48



Down -23%
Vs. Year Ago

Active Inventory

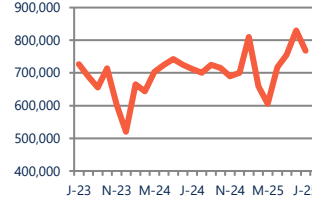
65



Up 44%
Vs. Year Ago

Median Sale Price

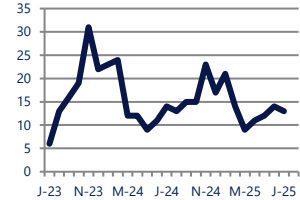
\$768,000



Up 8%
Vs. Year Ago

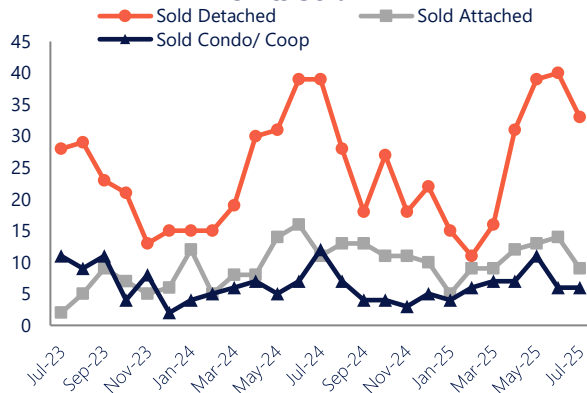
Days On Market

13



Down -7%
Vs. Year Ago

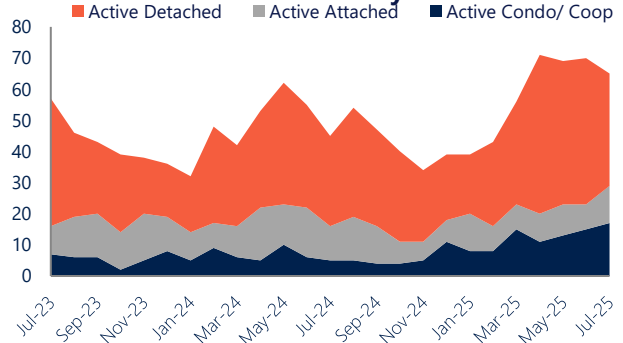
Units Sold*



Units Sold

There was a decrease in total units sold in July, with 48 sold this month in Gainesville versus 60 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 23% versus July 2024.

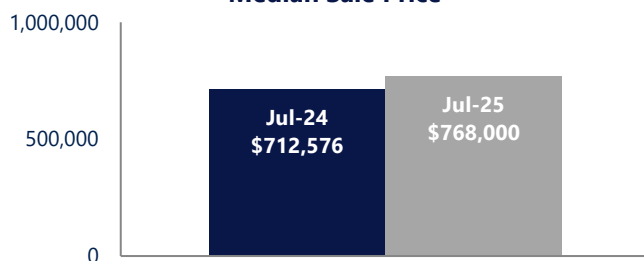
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 20 units or 44%. The total number of active inventory this July was 65 compared to 45 in July 2024. This month's total of 65 is lower than the previous month's total supply of available inventory of 70, a decrease of 7%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Gainesville Homes was \$712,576. This July, the median sale price was \$768,000, an increase of 8% or \$55,424 compared to last year. The current median sold price is 7% 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.

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.

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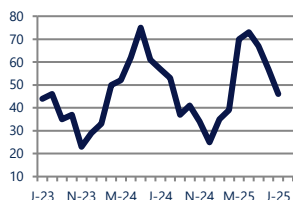
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JULY 2025

Zip Code(s): 20155 and 20156

New Listings

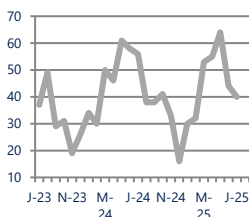
46



Down -19%
Vs. Year Ago

Current Contracts

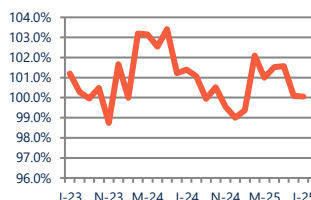
40



Down -29%
Vs. Year Ago

Sold Vs. List Price

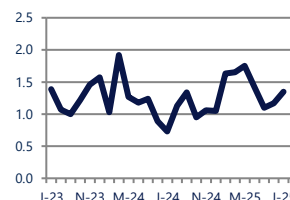
100.1%



Down -1.3%
Vs. Year Ago

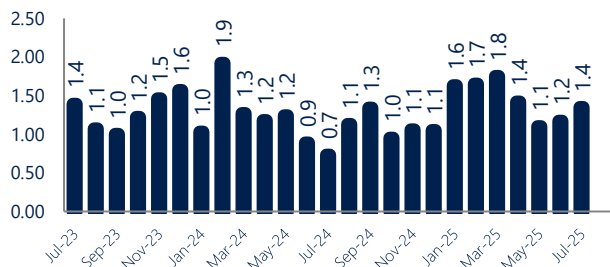
Months of Supply

1.4



Up 85%
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 1.4 months of supply available in Gainesville, compared to 0.7 in July 2024. That is an increase of 87% versus a year ago.

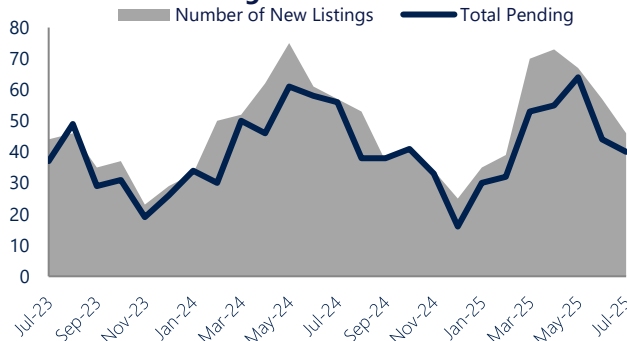
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

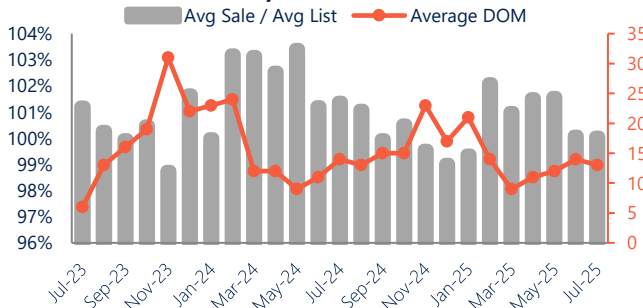
This month there were 46 homes newly listed for sale in Gainesville compared to 57 in July 2024, a decrease of 19%.

There were 40 current contracts pending sale this July compared to 56 a year ago. The number of current contracts is 29% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Gainesville was 100.1% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 14, a decrease of 7%.

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