



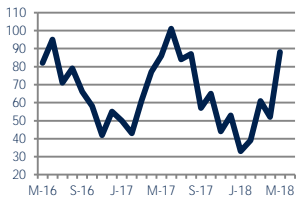
Focus On: Gainesville Housing Market

May 2018

Zip Code(s): 20155 and 20156

Units Sold

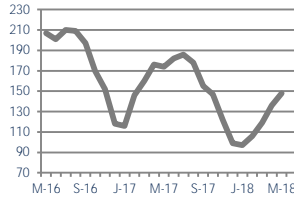
88



Up 2%
Vs. Year Ago

Active Inventory

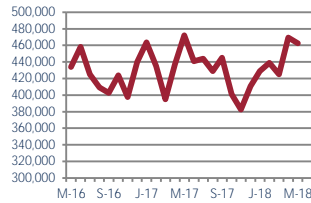
148



Down -15%
Vs. Year Ago

Median Sale Price

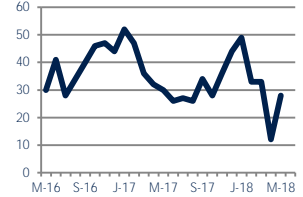
\$462,500



Down -2%
Vs. Year Ago

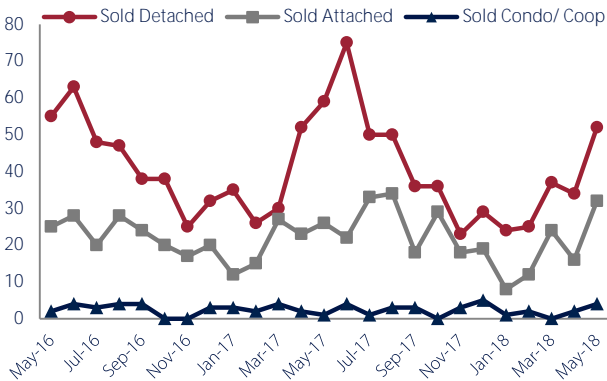
Days On Market

28



Down -7%
Vs. Year Ago

Units Sold*



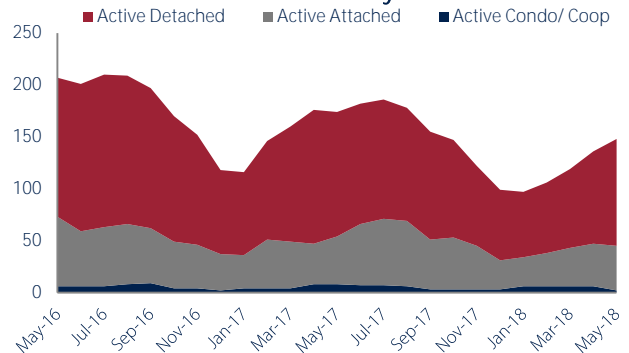
Units Sold

There was an increase in total units sold in May, with 88 sold this month in Gainesville. This month's total units sold was higher than at this time last year.

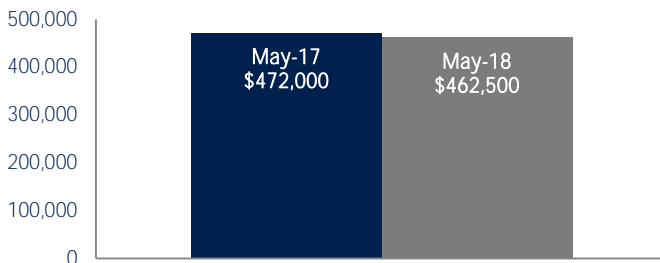
Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 15%. The total number of active inventory this May was 148 compared to 174 in May 2017. This month's total of 148 is higher than the previous month's total supply of available inventory of 136, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Gainesville Homes was \$472,000. This May, the median sale price was \$462,500, a decrease of 2% or \$9,500 compared to last year. The current median sold price is 1% lower than in April.

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.





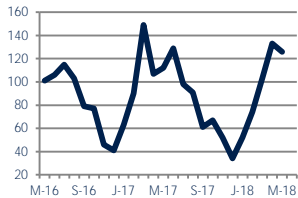
Focus On: Gainesville Housing Market

May 2018

Zip Code(s): 20155 and 20156

New Listings

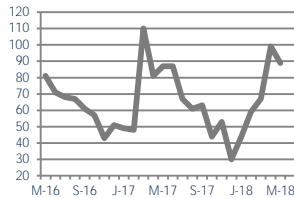
126



Up 13%
Vs. Year Ago

Current Contracts

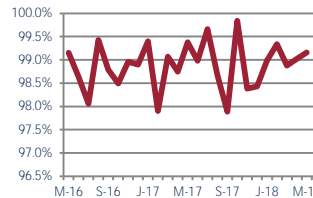
89



Up 2%
Vs. Year Ago

Sold Vs. List Price

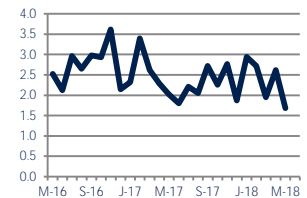
99.2%



No Change
Vs. Year Ago

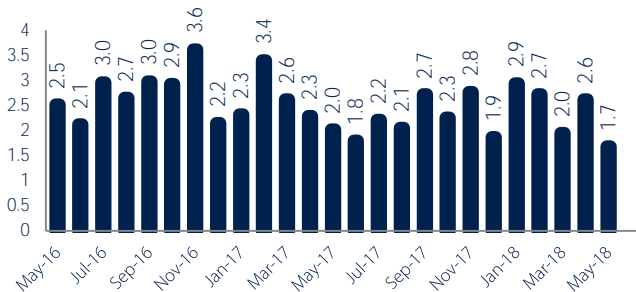
Months of Supply

1.7



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

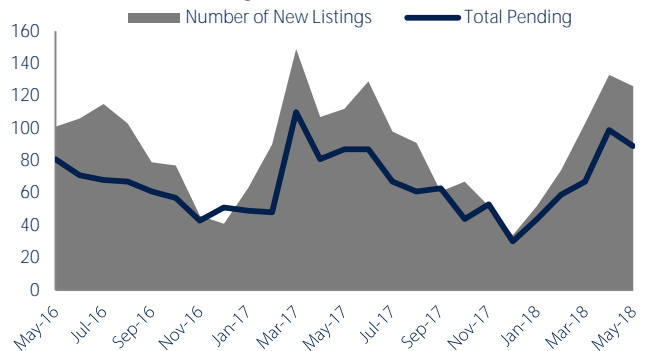
In May, there was 1.7 months of supply available in Gainesville, compared to 2.0 in May 2017. That is a decrease of 17% versus a year ago.

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.

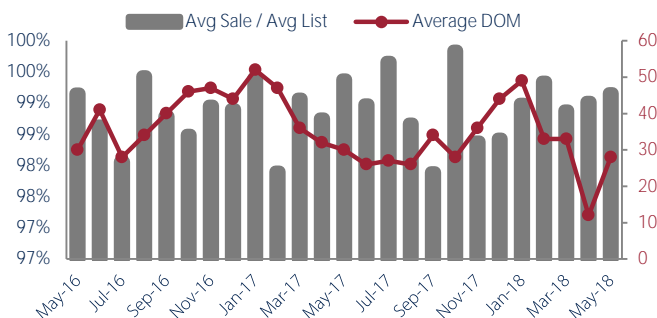
New Listings & Current Contracts

This month there were 126 homes newly listed for sale in Gainesville compared to 112 in May 2017, an increase of 13%. There were 89 current contracts pending sale this May compared to 87 a year ago. The number of current contracts is 2% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Gainesville was 99.2% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 28, lower than the average last year, which was 30, a decrease of 7%.



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