

November 2009 Alachua County Real Estate Market Report



In November we saw a lot of contracts closing, and a steady stream of activity for future sales (like new contracts and new listings). There was a 2% increase in residential sale prices and we have seen an overall price stabilization in that sector for several months now.

The average residential price for 2009 is 10% below 2008 at \$191,684. Comparing Nov 09 to Nov 08 we saw only a 4% drop in prices. The number of Sales is up by 40 units compared to Nov 08 and we are maintaining October's levels.

Many buyers took pains to close on their home purchases in November to take advantage of the First Time Homebuyer Tax Credit. The credit has now been extended through April so I expect to see a similar rush in the spring.

With 12 months of inventory available for single family homes, 22 months for Condos, and over 78 for land we are still very much in a buyer's market in Alachua County.

Purchase & Sale Activity

Residential Properties	<i>Page:</i>
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Months of Supply

Residential	21
Vacant and Undeveloped Land	23

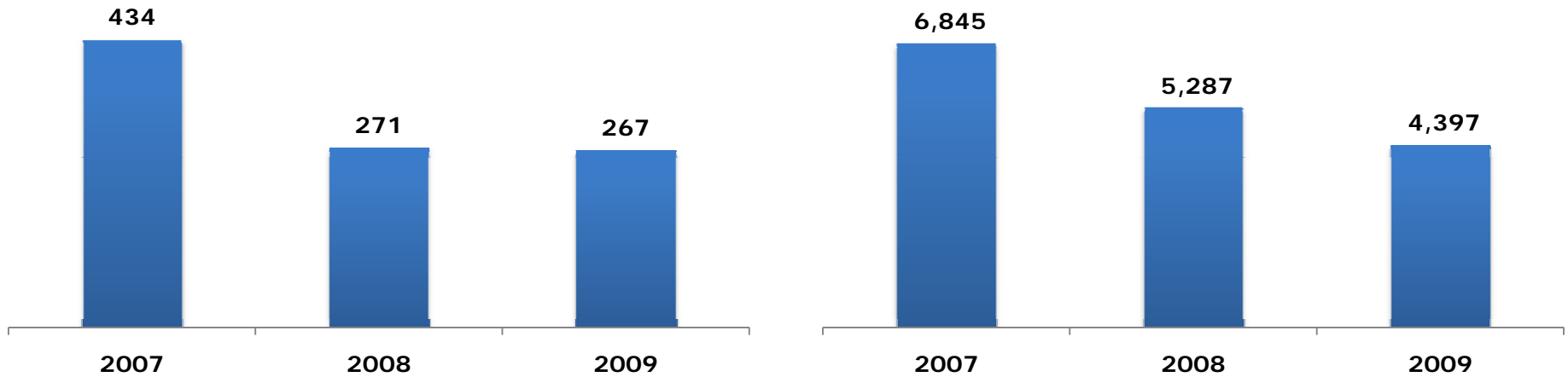
New Listings: Residential

Monthly real estate market indicators.

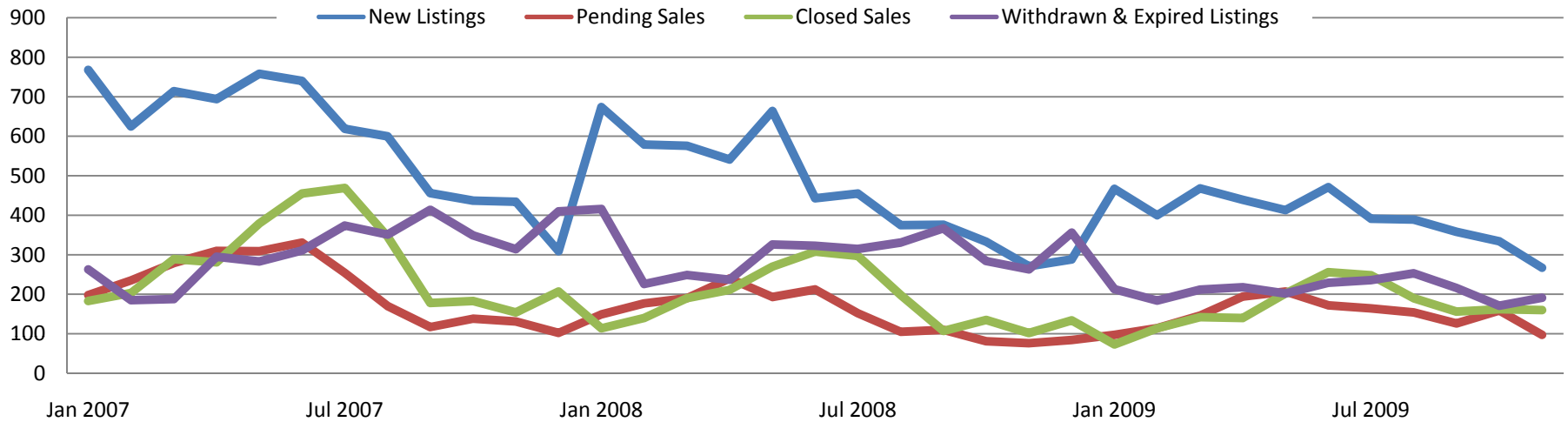


November

Year to Date



Historical Activity



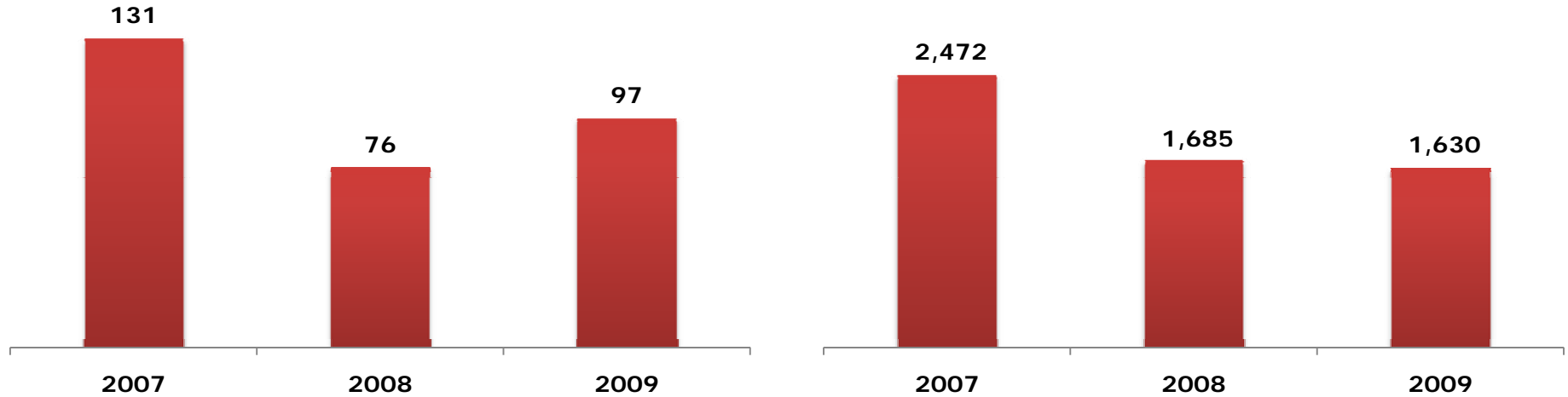
Pending Sales: Residential

Monthly real estate market indicators.

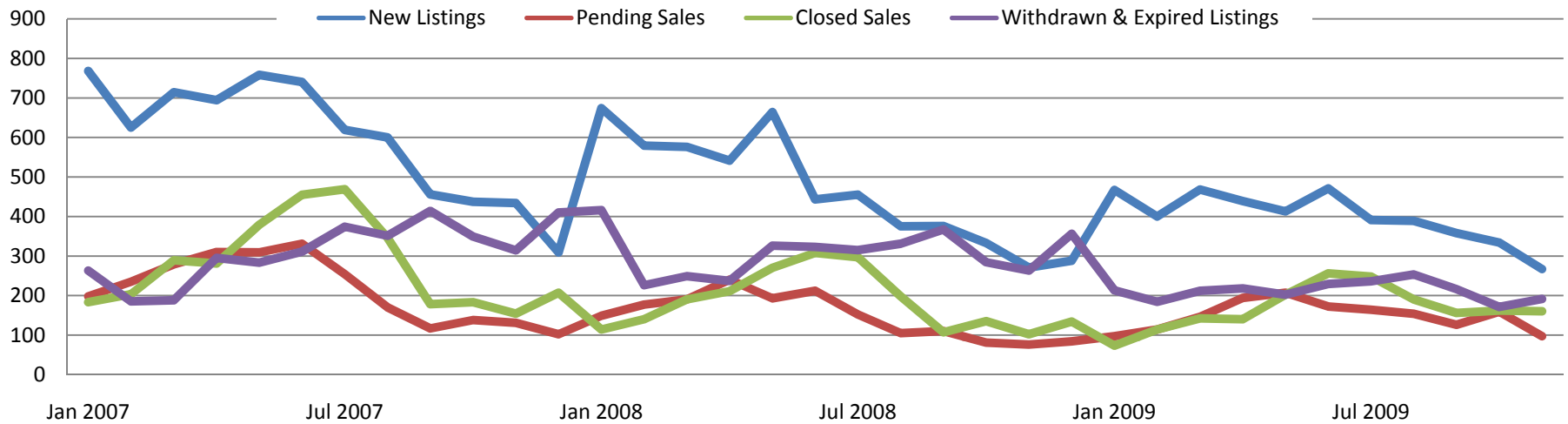


November

Year to Date



Historical Activity



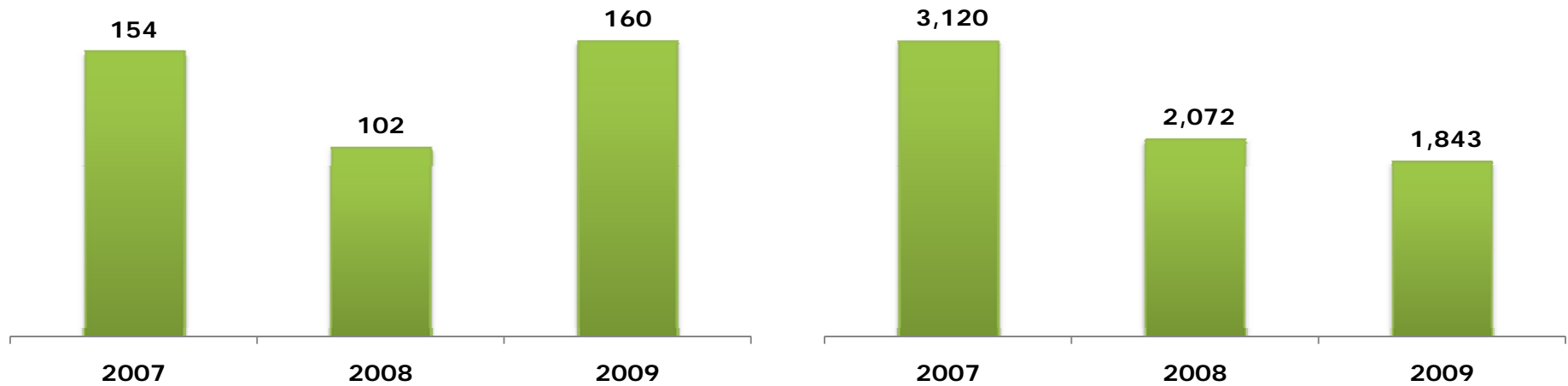
Closed Sales: Residential

Monthly real estate market indicators.

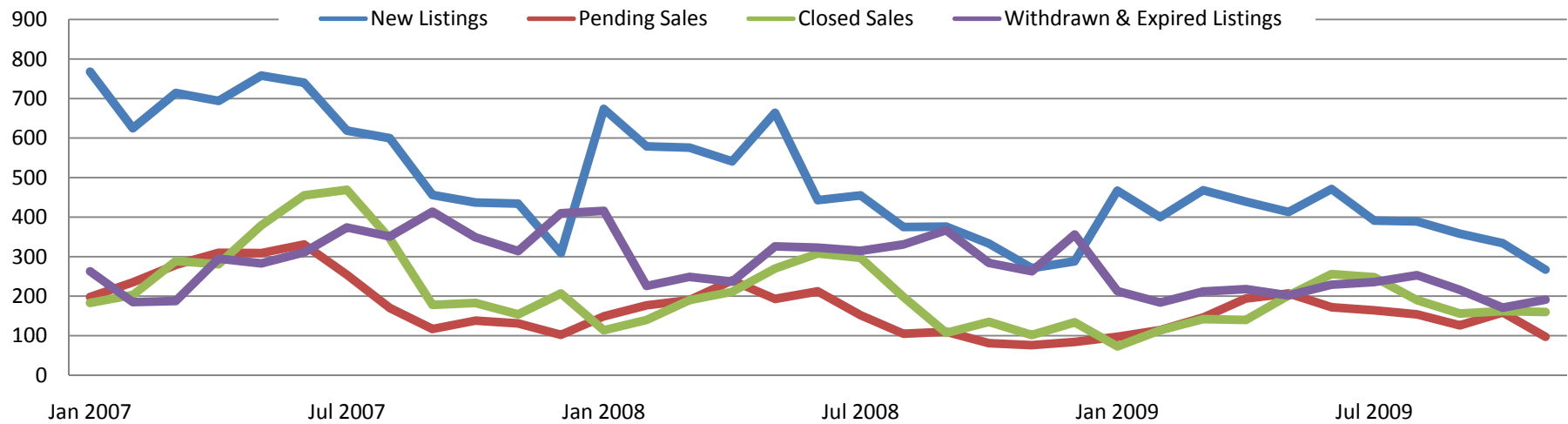


November

Year to Date



Historical Activity



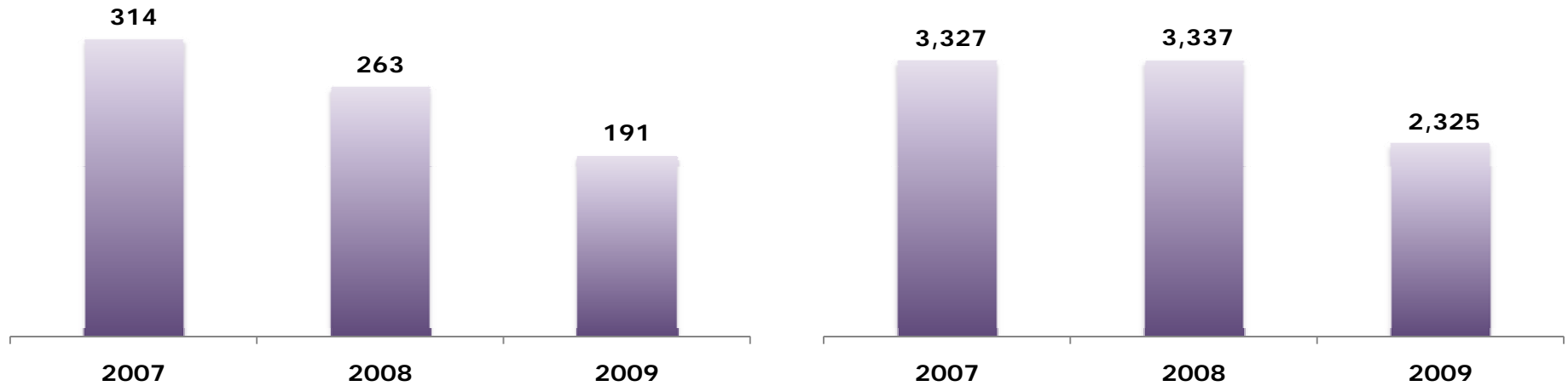
Withdrawn & Expired Listings: Residential

Monthly real estate market indicators.

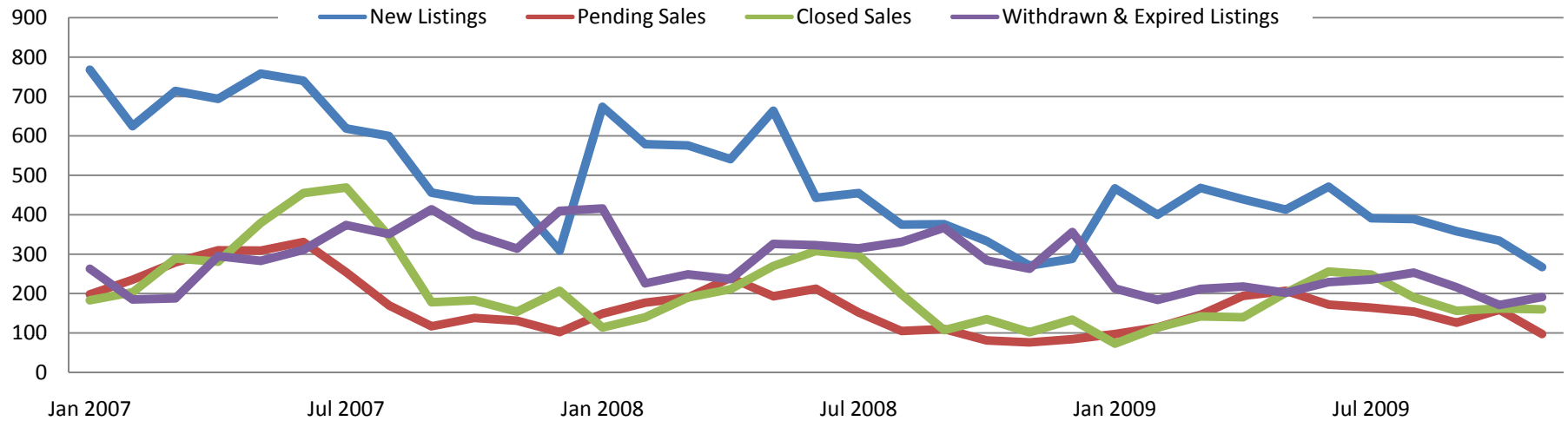


November

Year to Date



Historical Activity

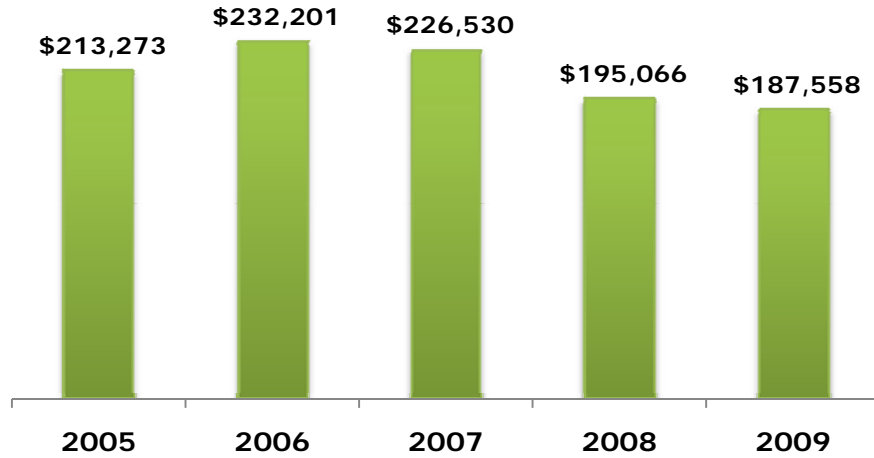


Sale Price

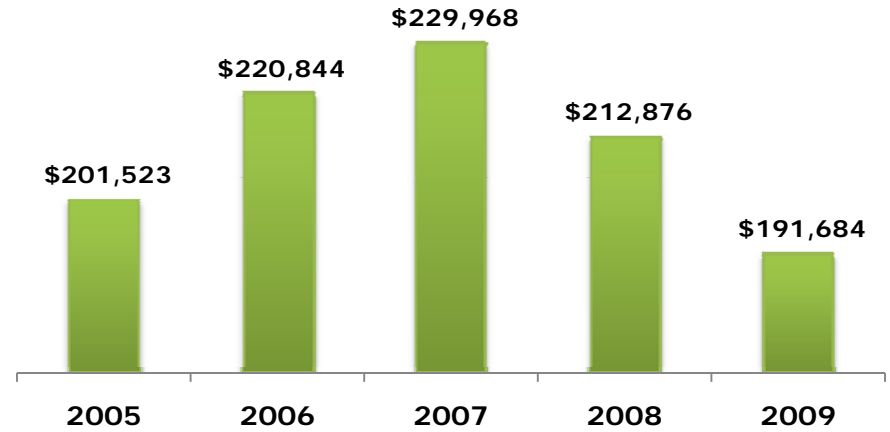
Monthly real estate market indicators.



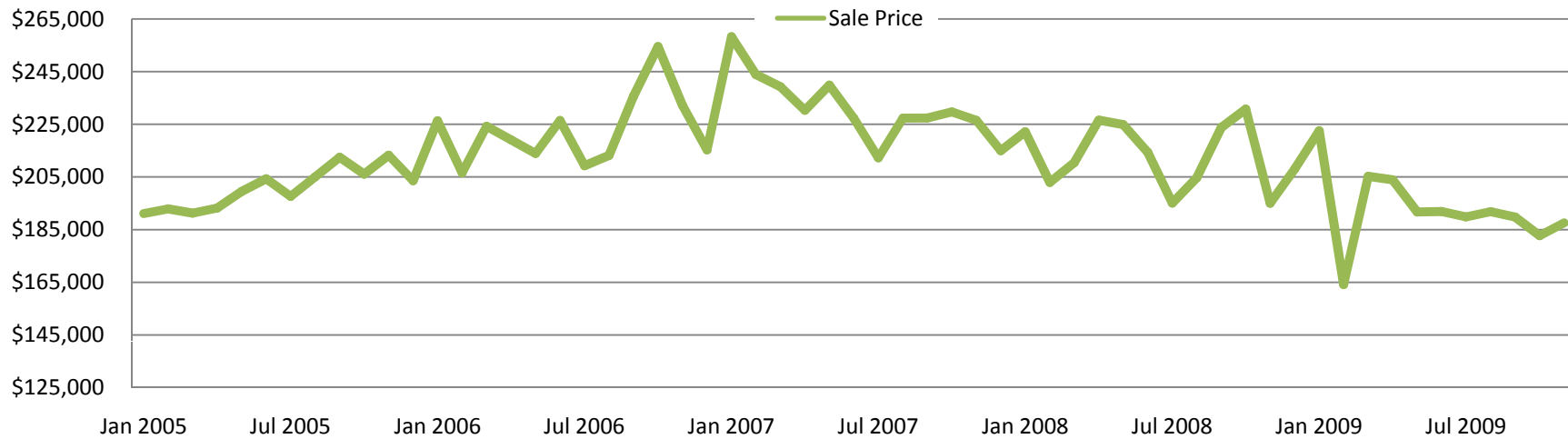
November



Year to Date



Historical Activity

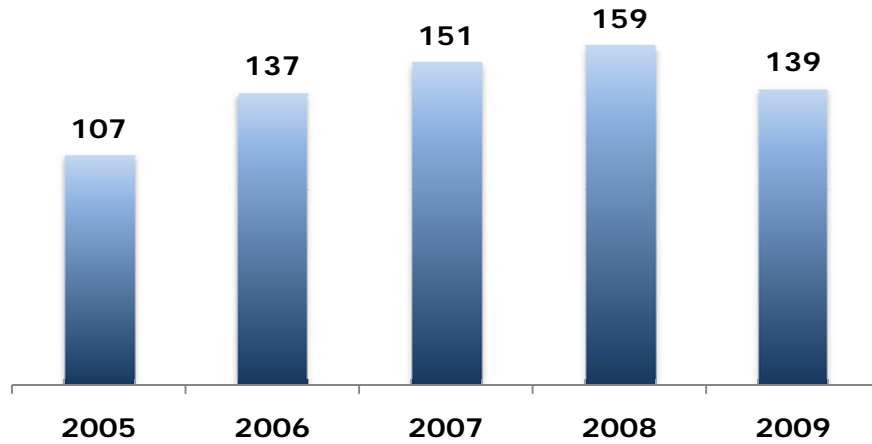


Days on Market

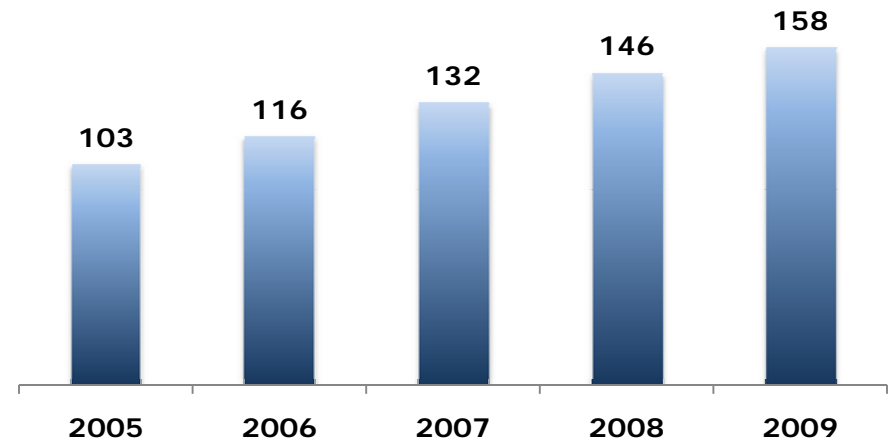
Monthly real estate market indicators.



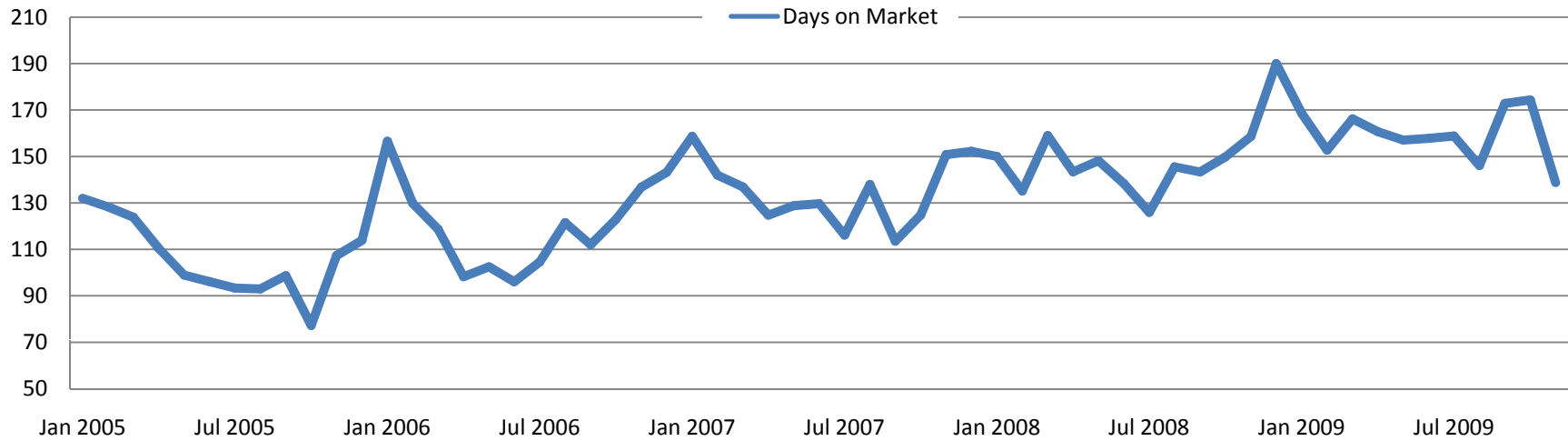
November



Year to Date



Historical Activity

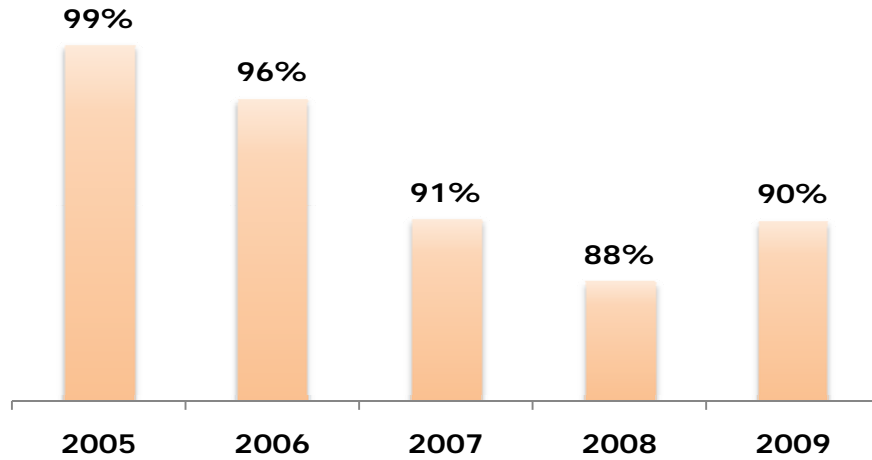


Asking Price to Selling Price Ratio

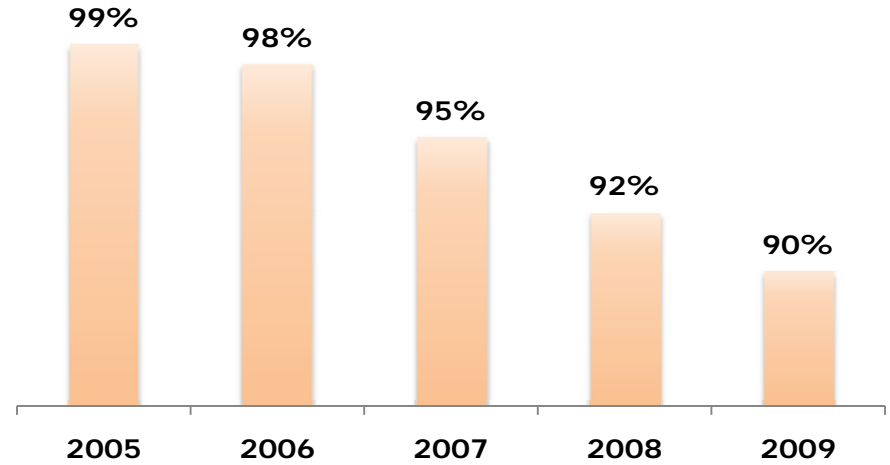
Monthly real estate market indicators.



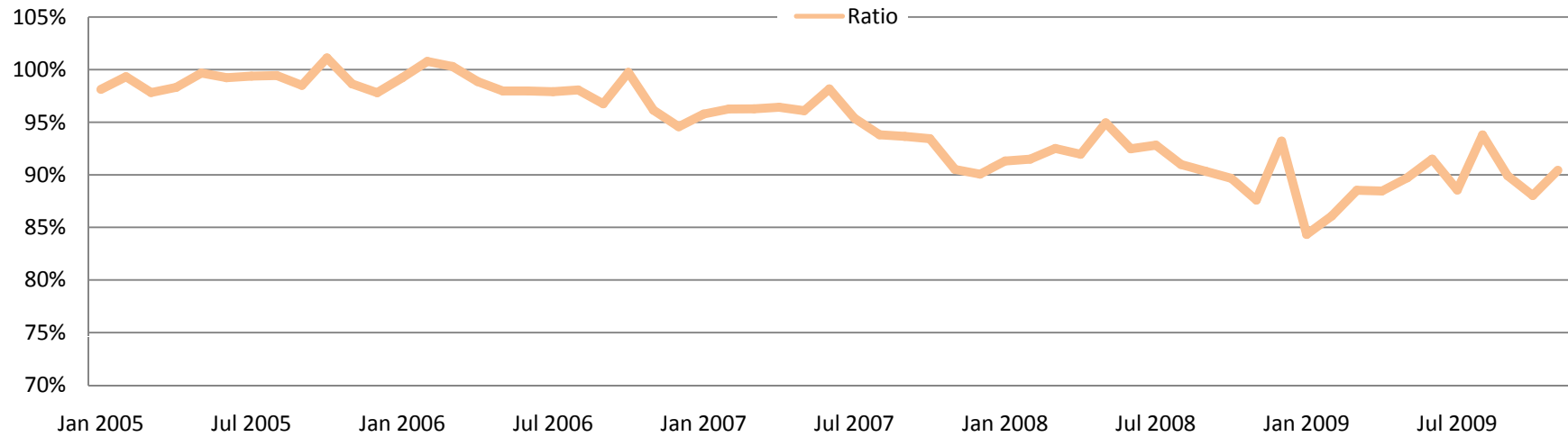
November



Year to Date



Historical Activity



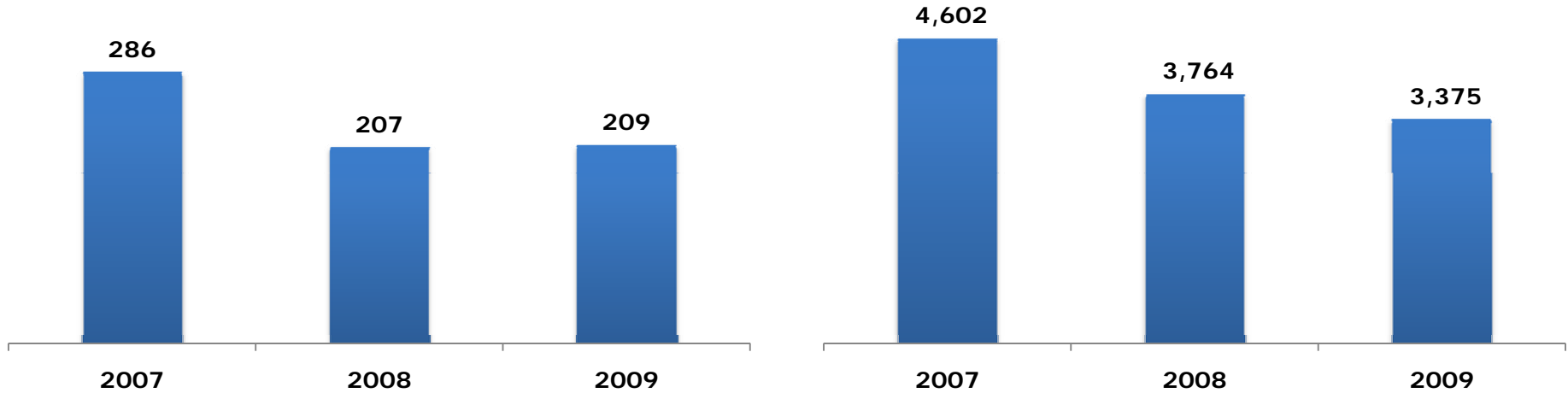
New Listings: Single Family Homes

Monthly real estate market indicators.

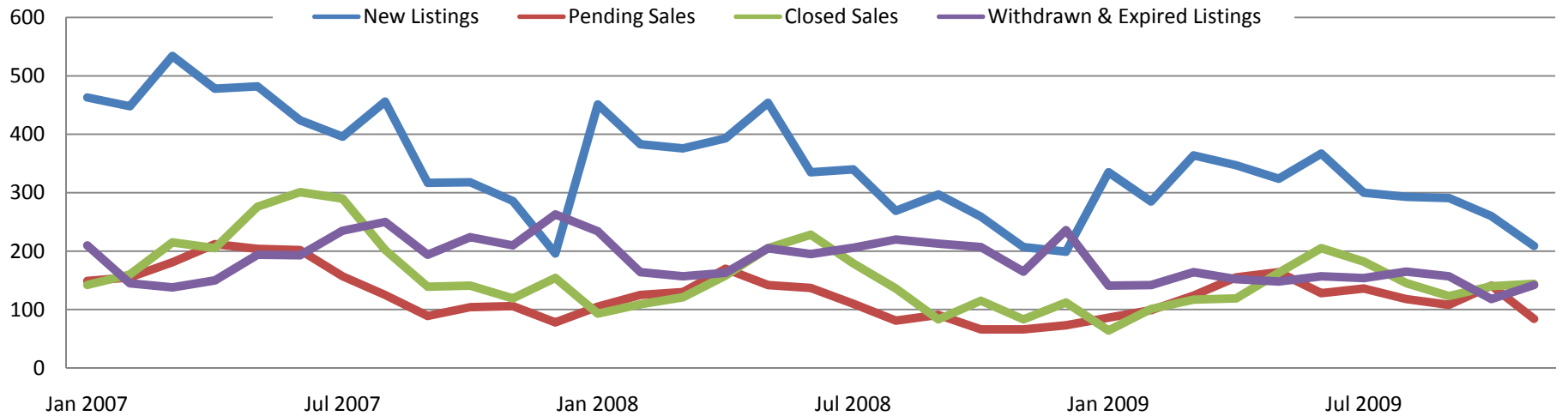


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Year to Date



Historical Activity

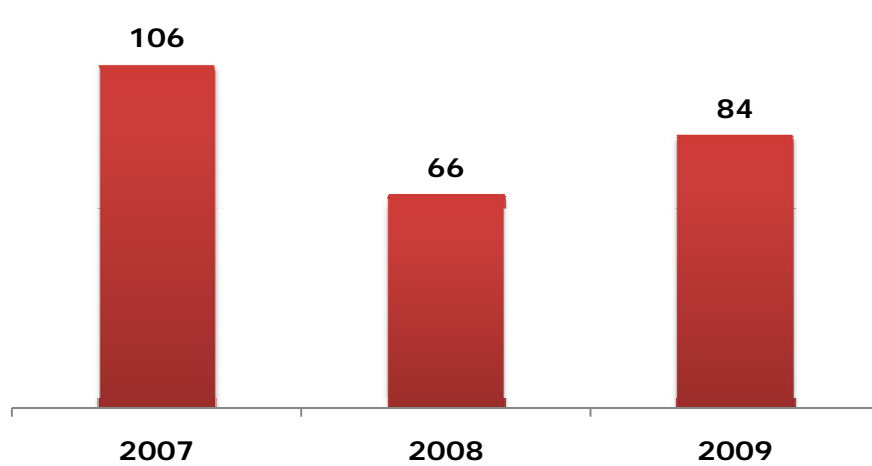


Pending Sales: Single Family Homes

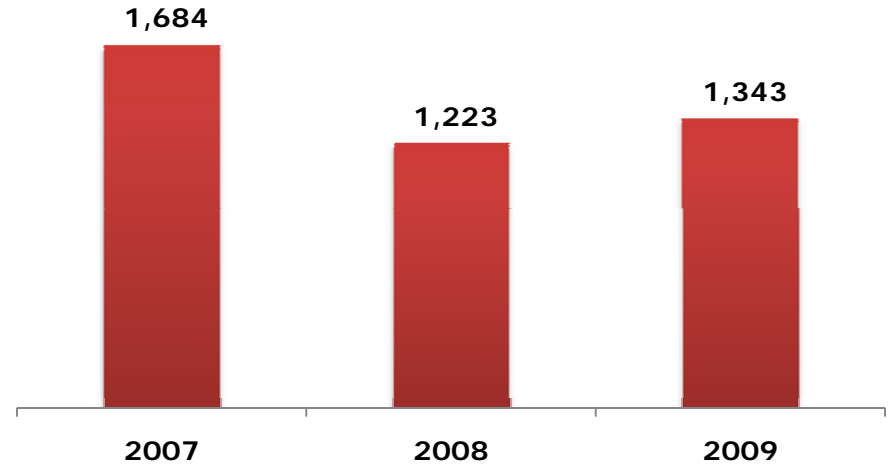
Monthly real estate market indicators.



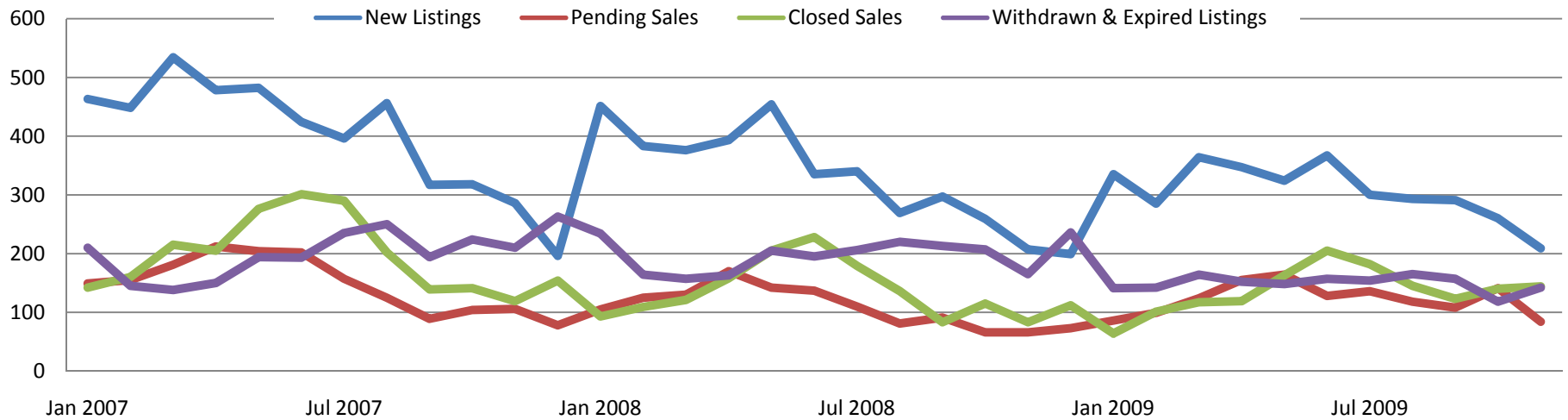
November



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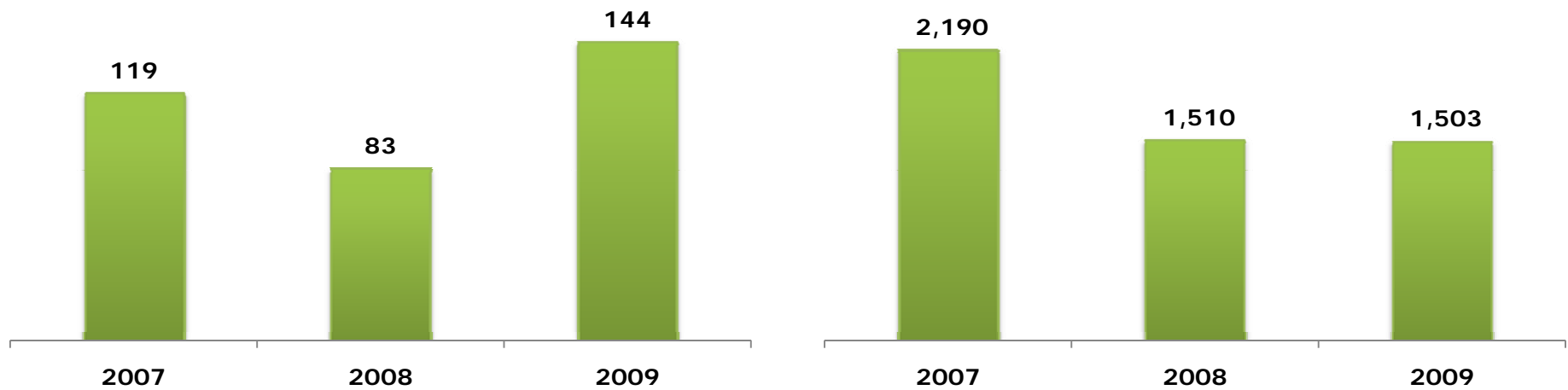
Closed Sales: Single Family Homes

Monthly real estate market indicators.

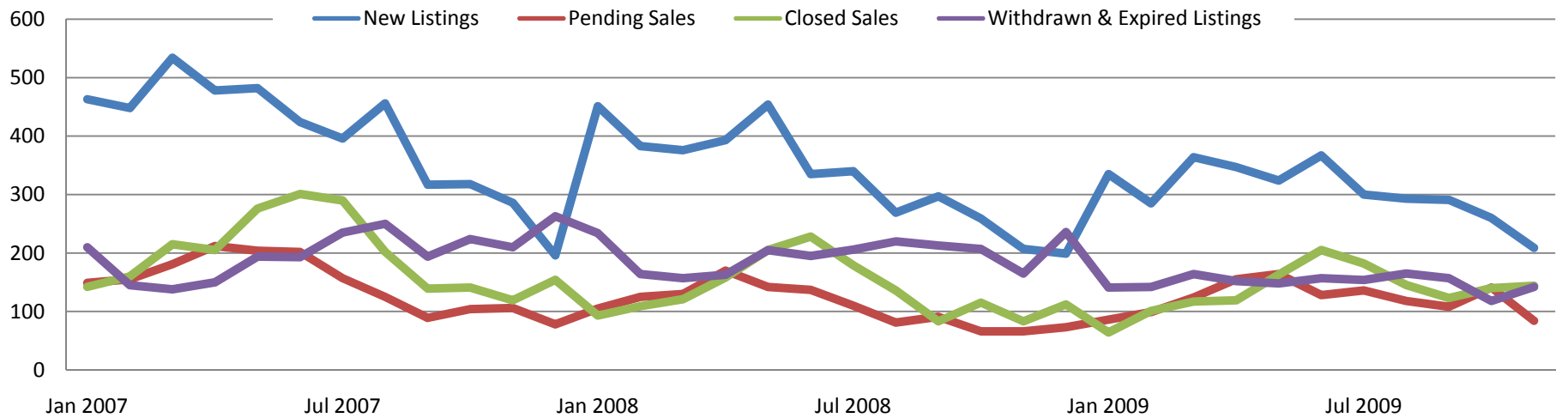


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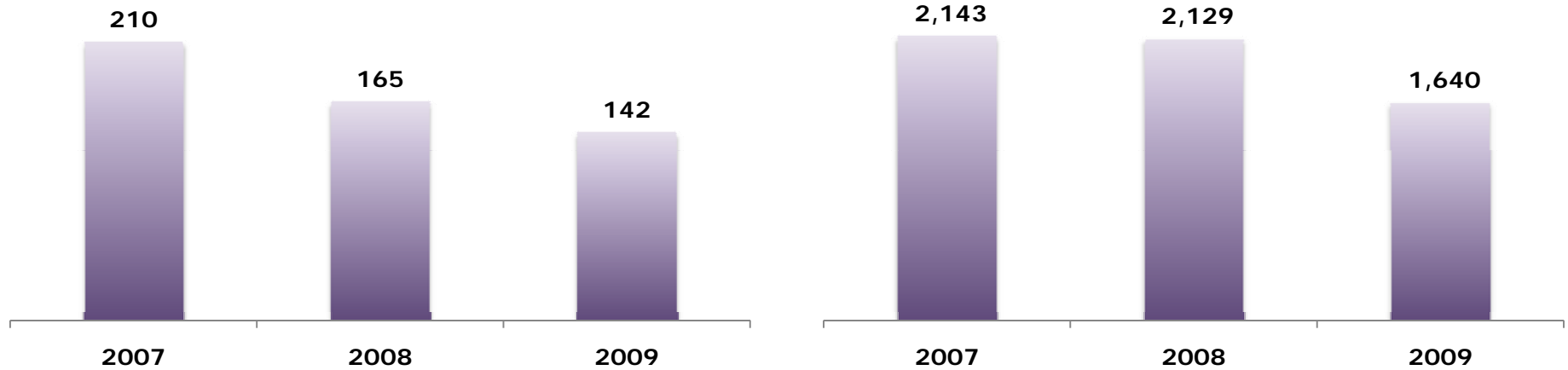
Withdrawn & Expired Listings: Single Family Homes

Monthly real estate market indicators.

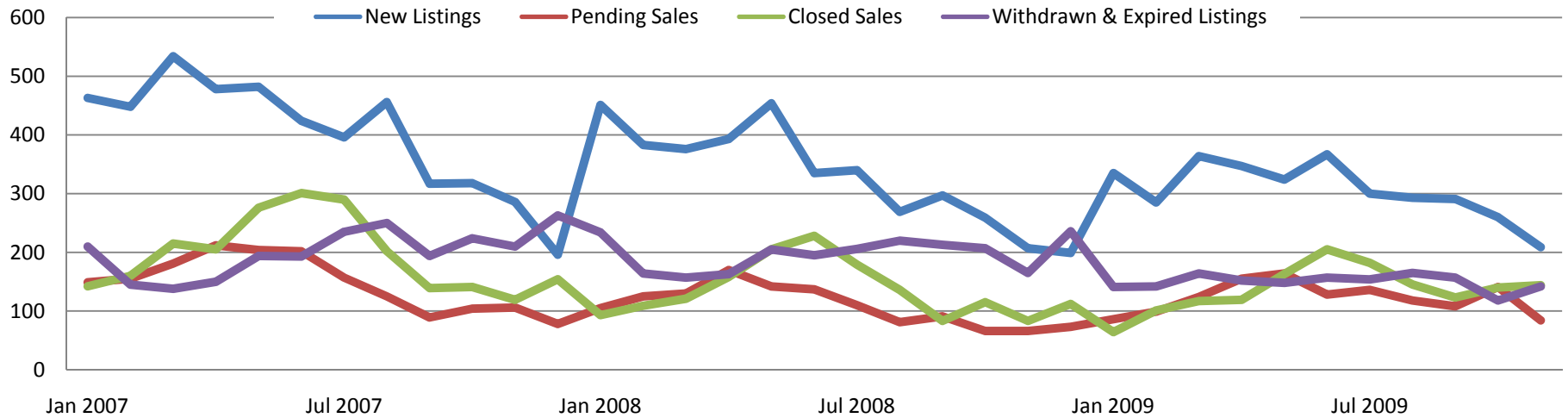


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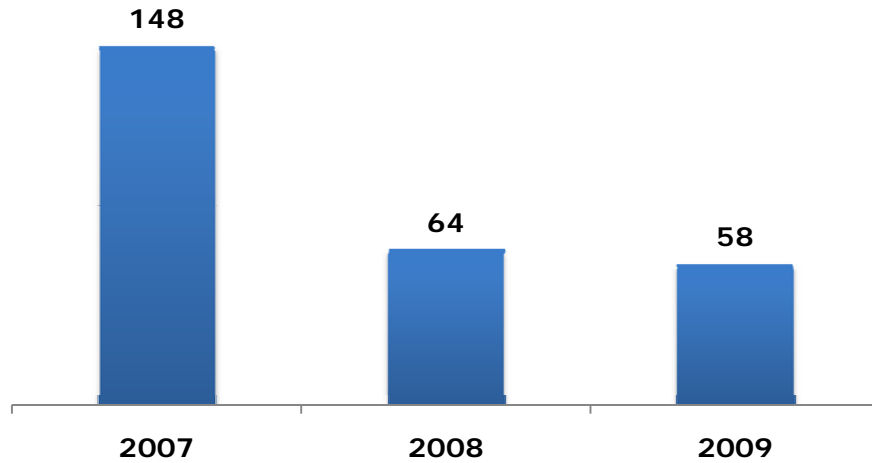


New Listings: Condos and Townhomes

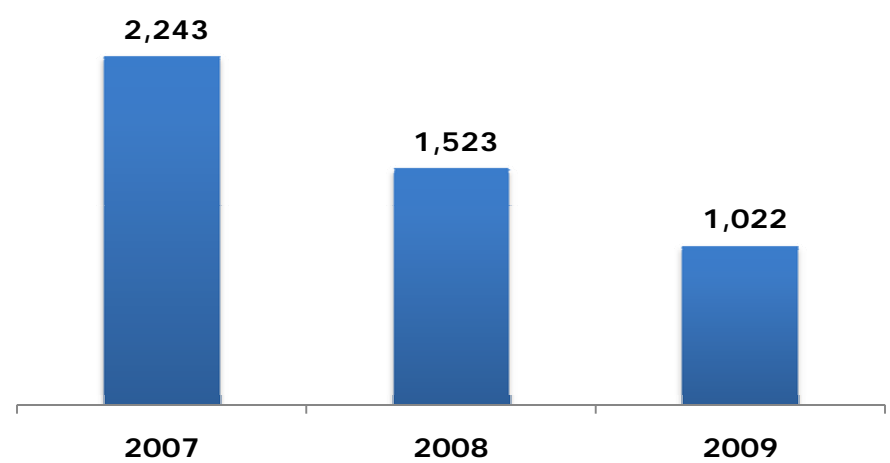
Monthly real estate market indicators.



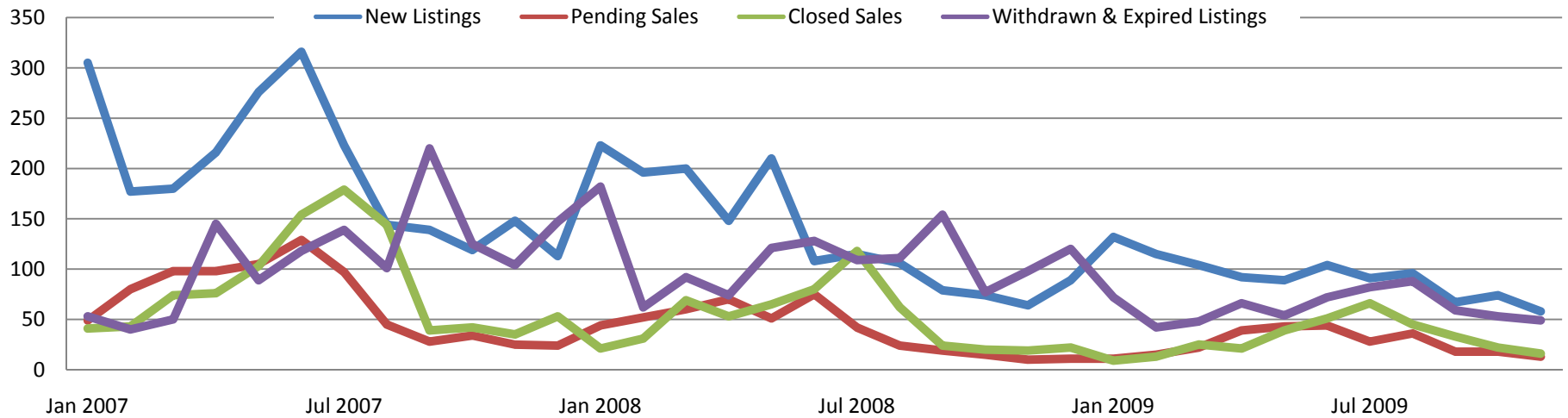
November



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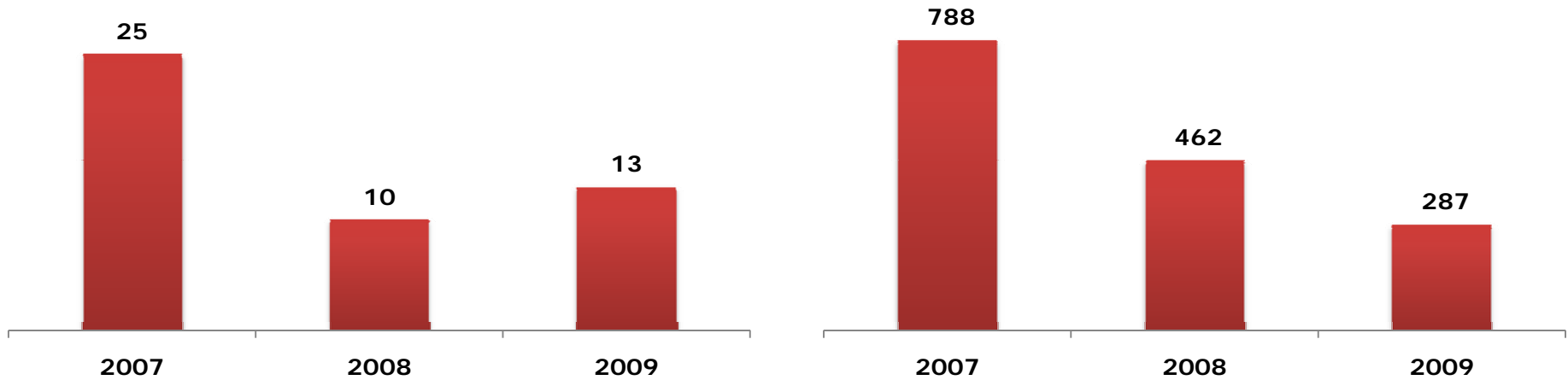
Pending Sales: Condos and Townhomes

Monthly real estate market indicators.

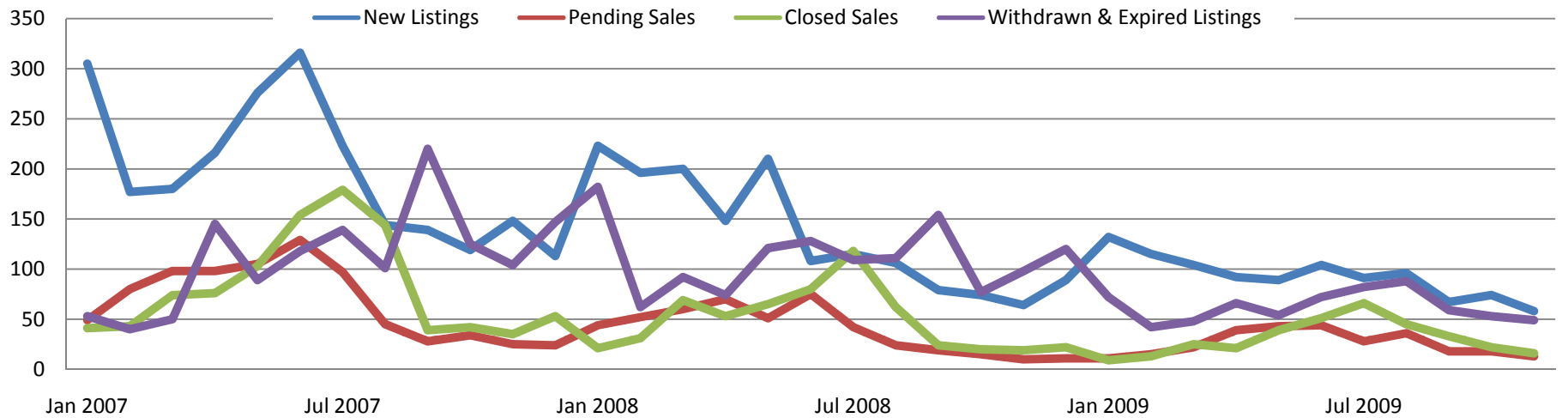


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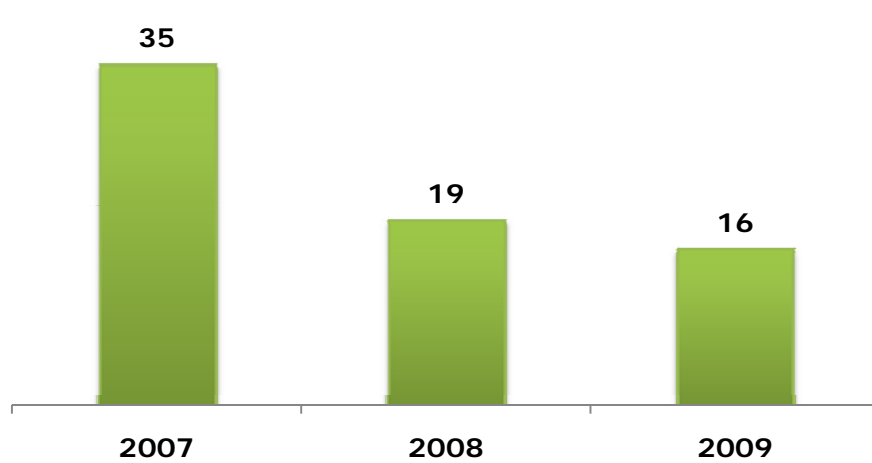


Closed Sales: Condos and Townhomes

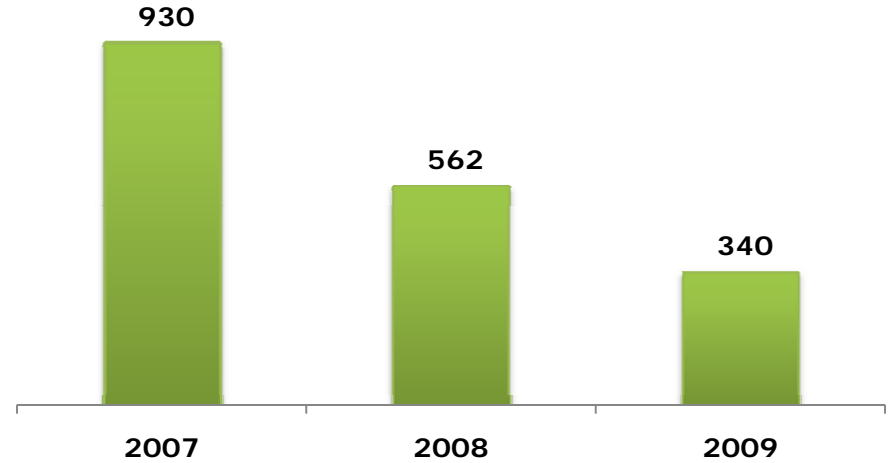
Monthly real estate market indicators.



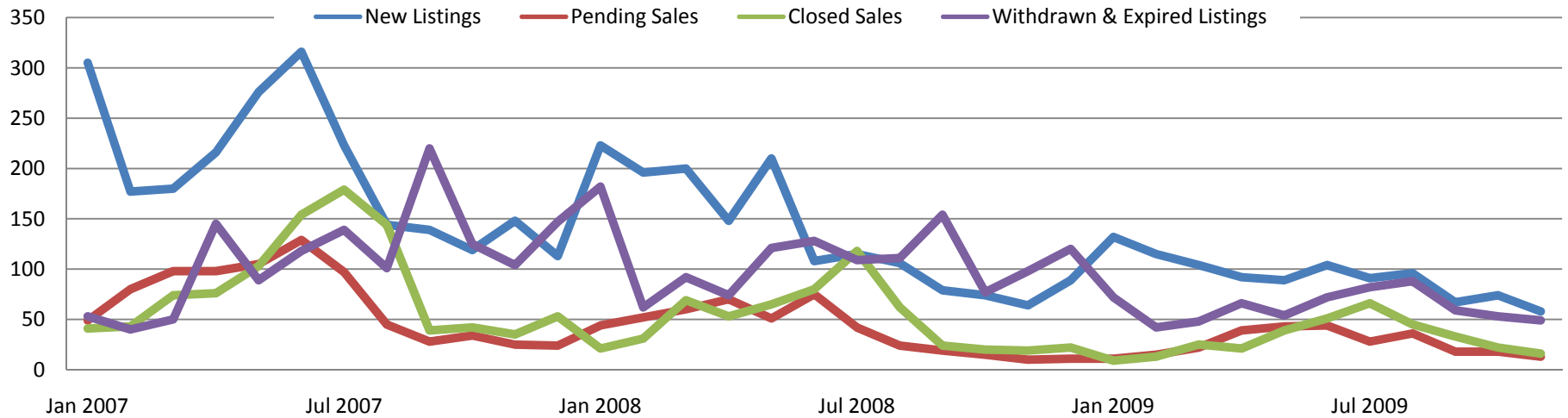
November



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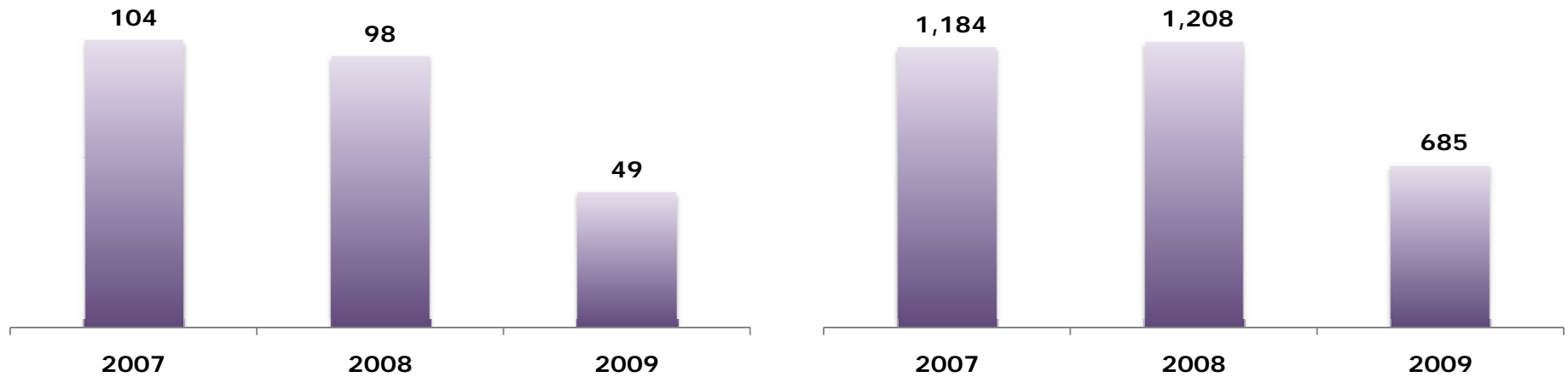
Withdrawn & Expired Listings: Condos and Townhomes

Monthly real estate market indicators.

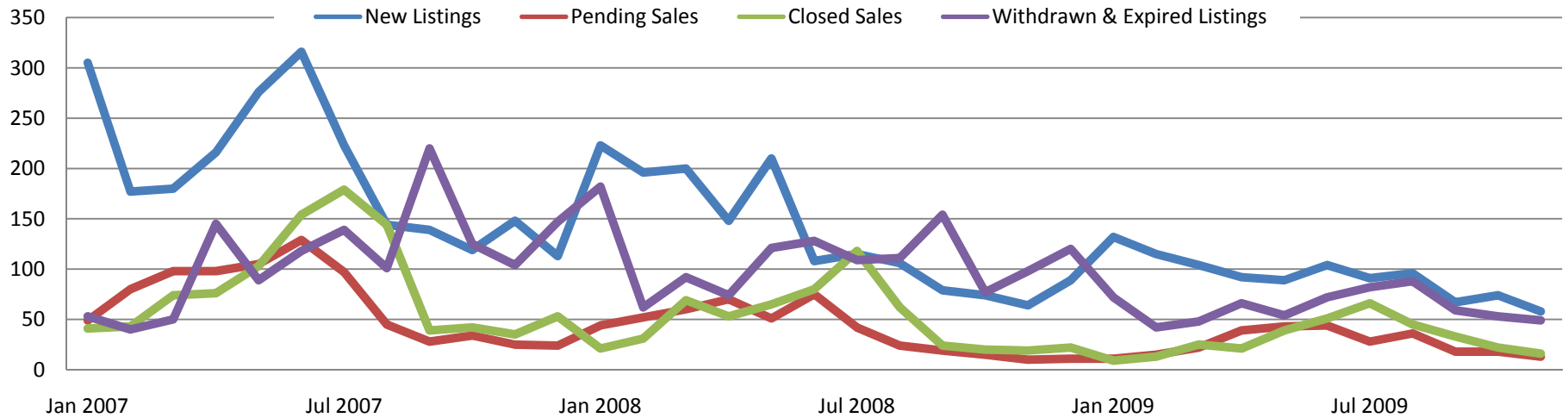


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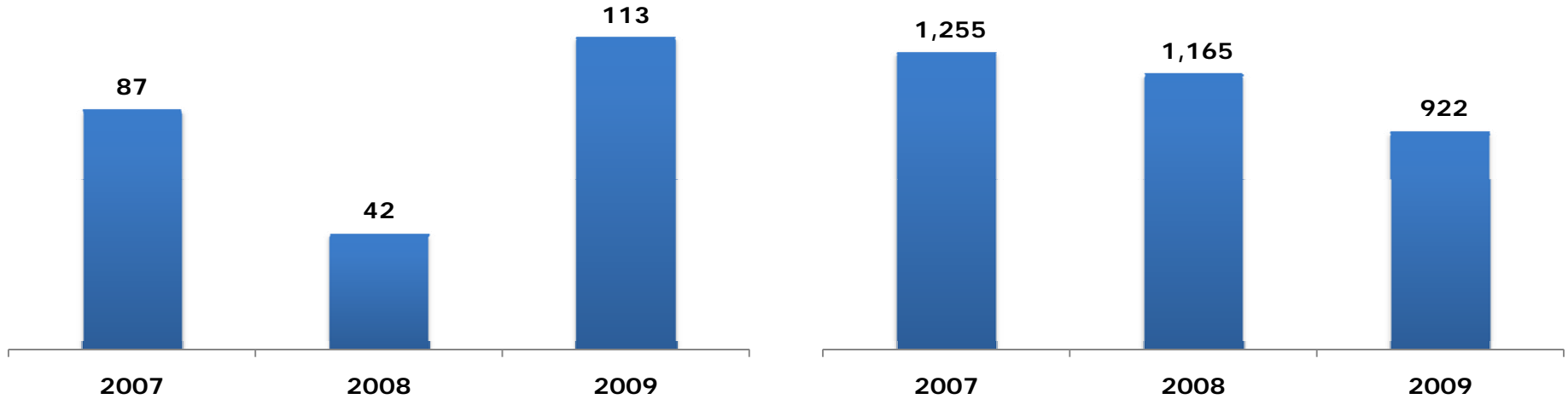
New Listings: Vacant and Undeveloped Land

Monthly real estate market indicators.

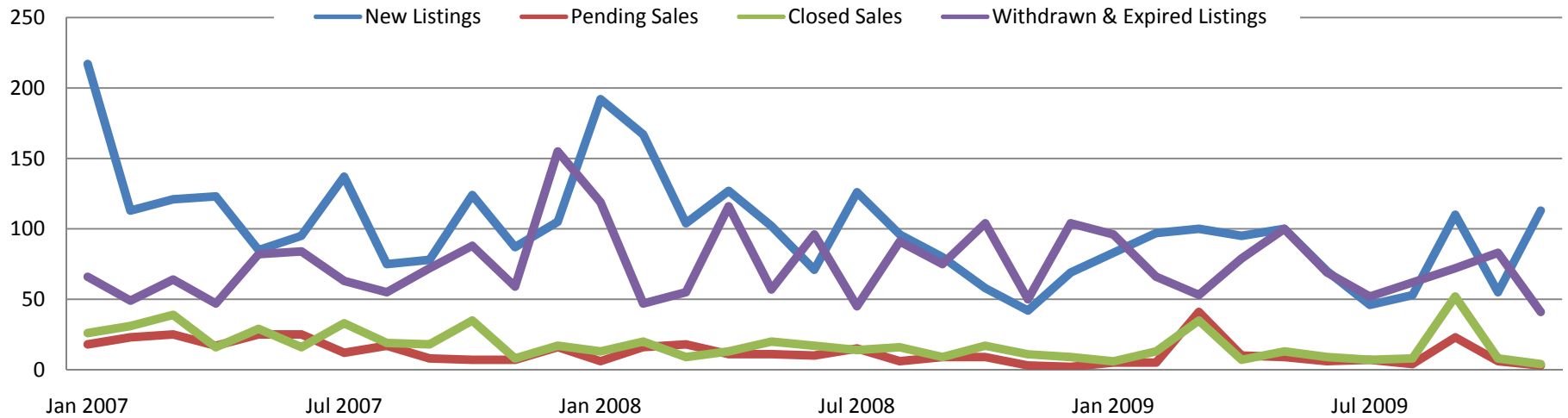


November

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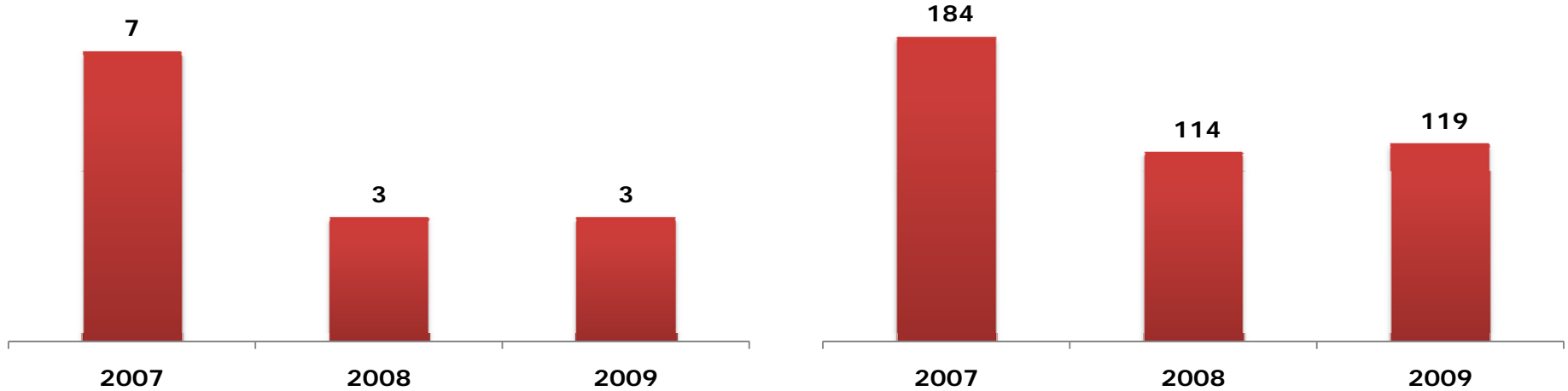
Pending Sales: Vacant and Undeveloped Land

Monthly real estate market indicators.

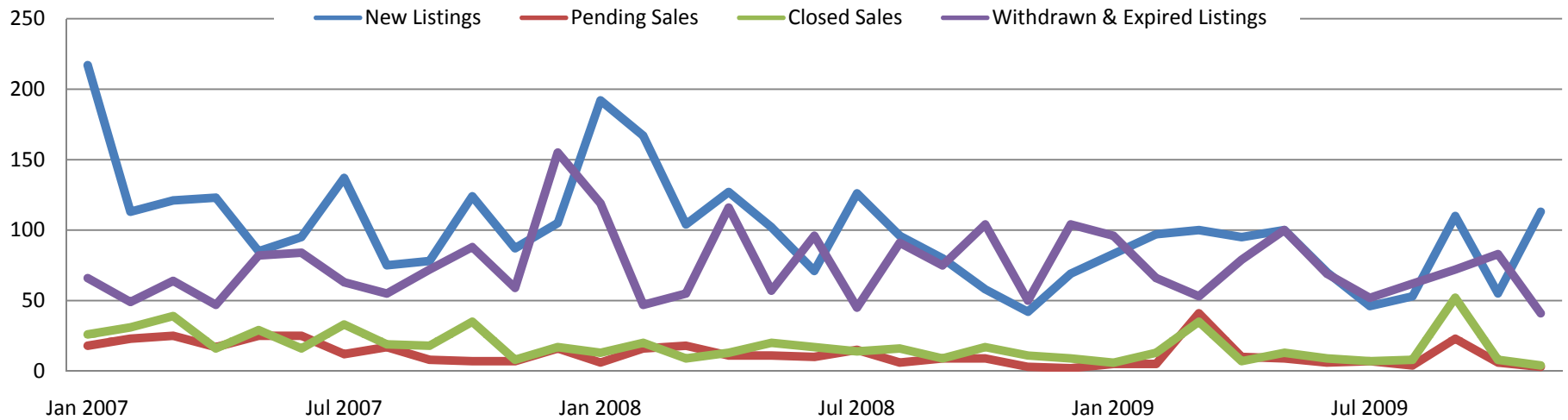


November

Year to Date



Historical Activity



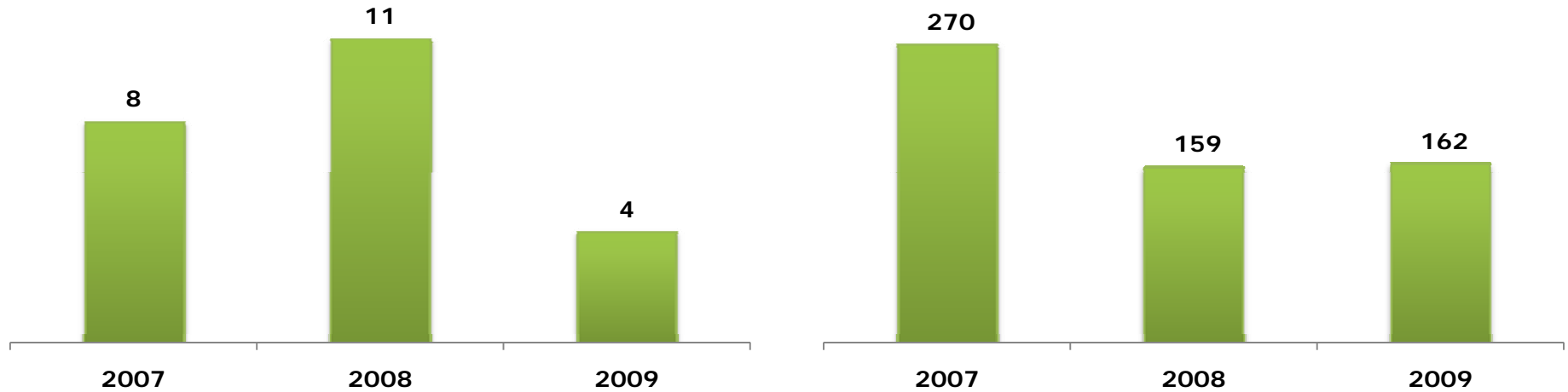
Closed Sales: Vacant and Undeveloped Land

Monthly real estate market indicators.

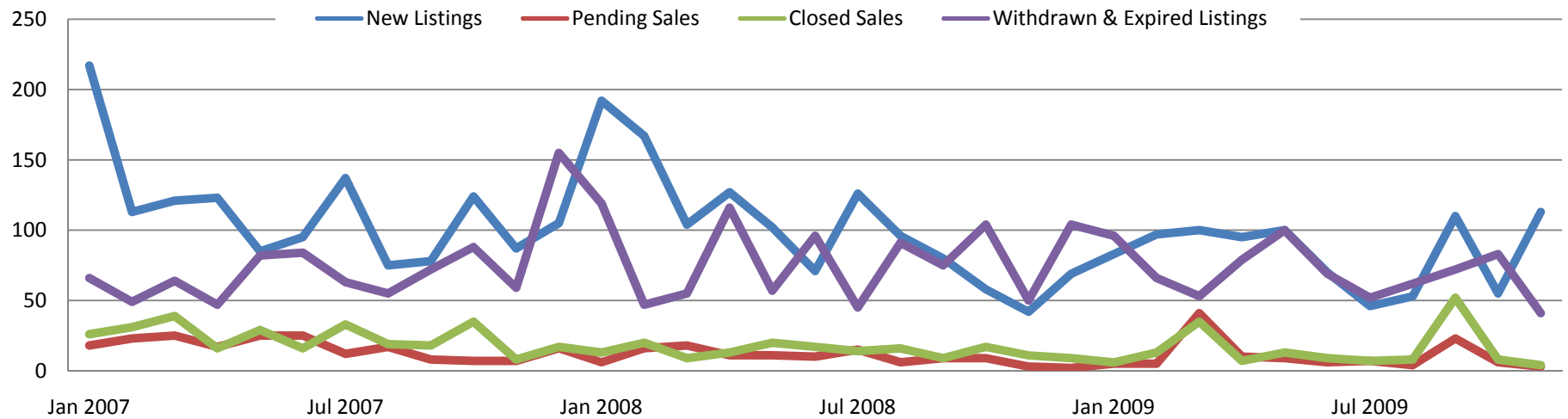


November

Year to Date



Historical Activity

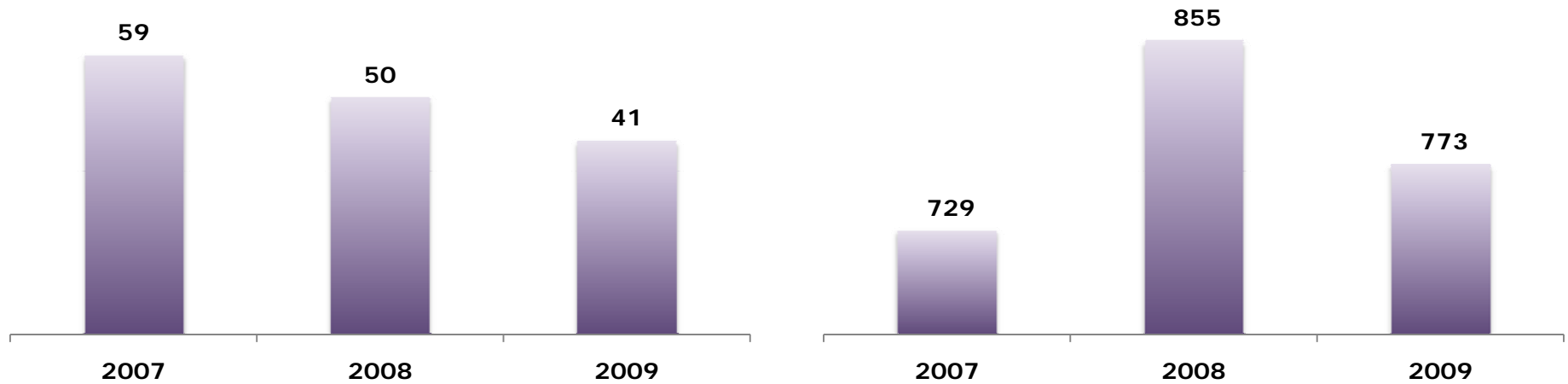


Withdrawn & Expired Listings: Vacant and Undeveloped Land

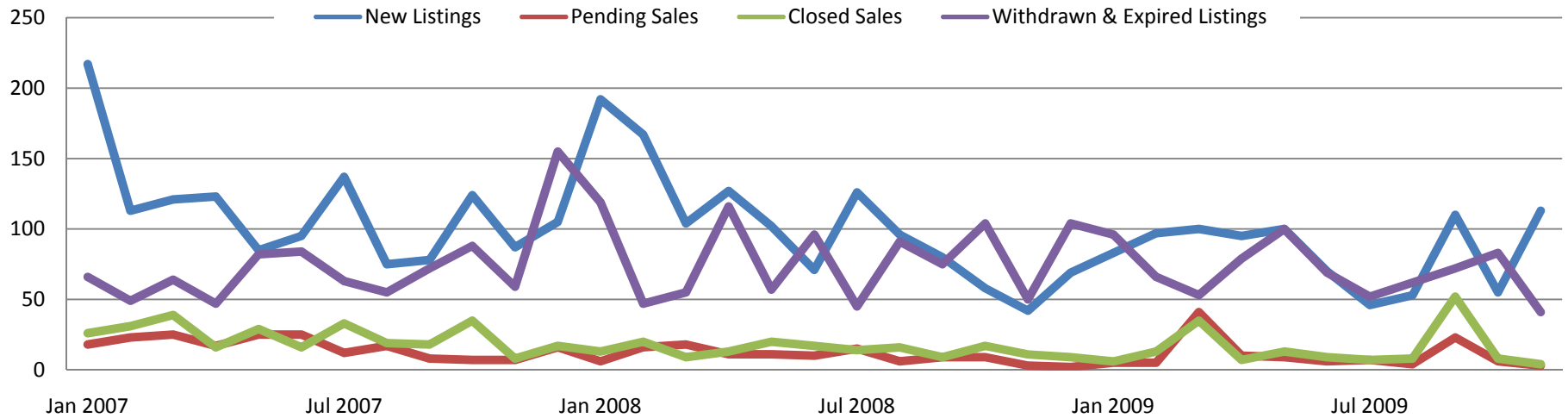
Monthly real estate market indicators.

November

Year to Date



Historical Activity



Supply: Residential Properties

Monthly real estate market indicators.



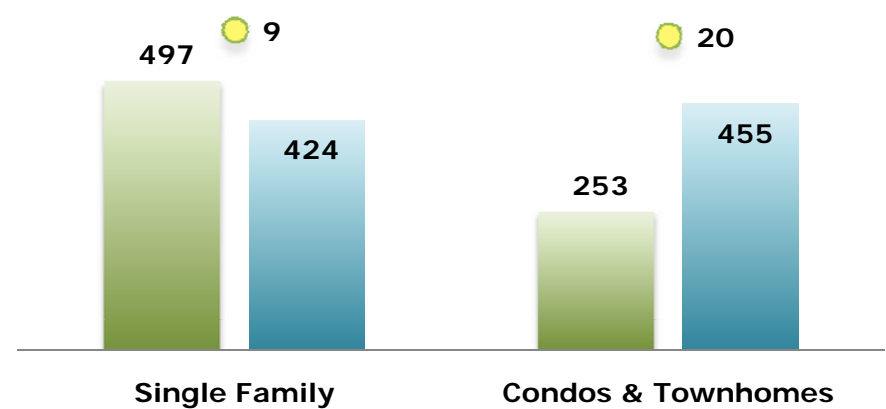
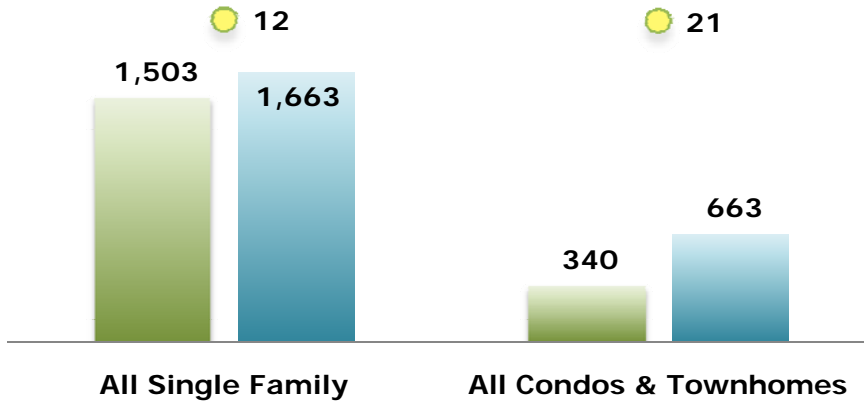
We work hard so you can sleep at night

All Residential

Up to \$150,000

■ Number Sold YTD ■ Number Available ● Months of Supply

■ Number Sold YTD ■ Number Available ● Months of Supply

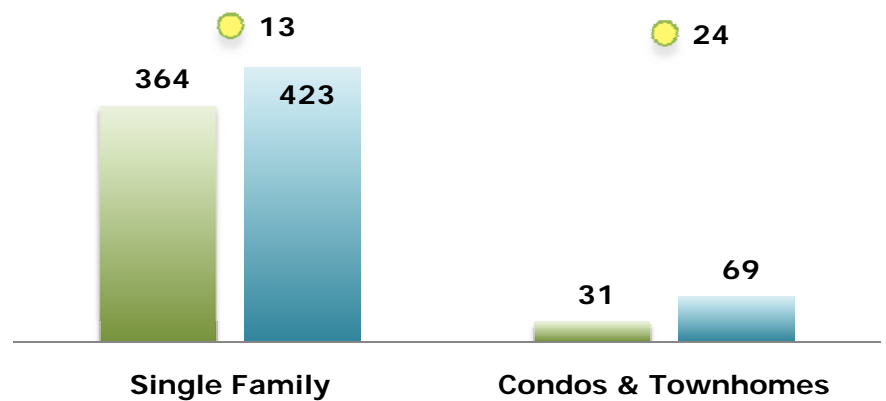
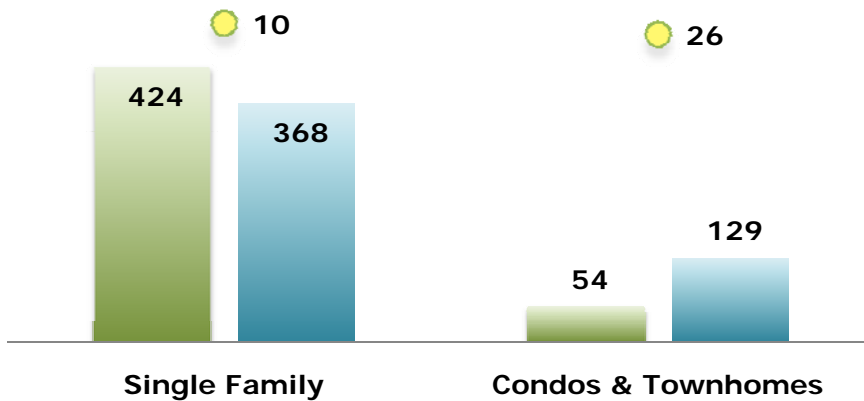


\$150,000 to \$200,000

\$200,000 to \$300,000

■ Number Sold YTD ■ Number Available ● Months of Supply

■ Number Sold YTD ■ Number Available ● Months of Supply



Supply: Residential Properties

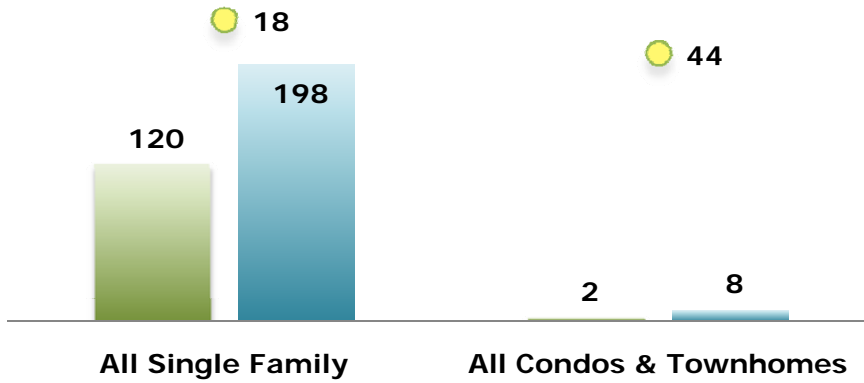
Monthly real estate market indicators.



We work hard so you can sleep at night

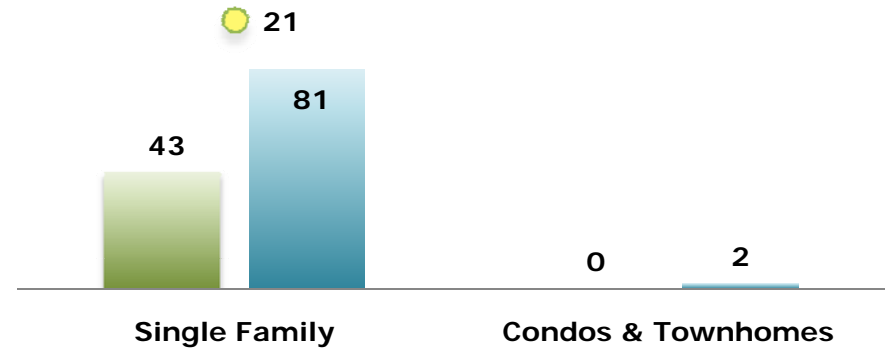
\$300,000 to \$400,000

■ Number Sold YTD ■ Number Available ● Months of Supply



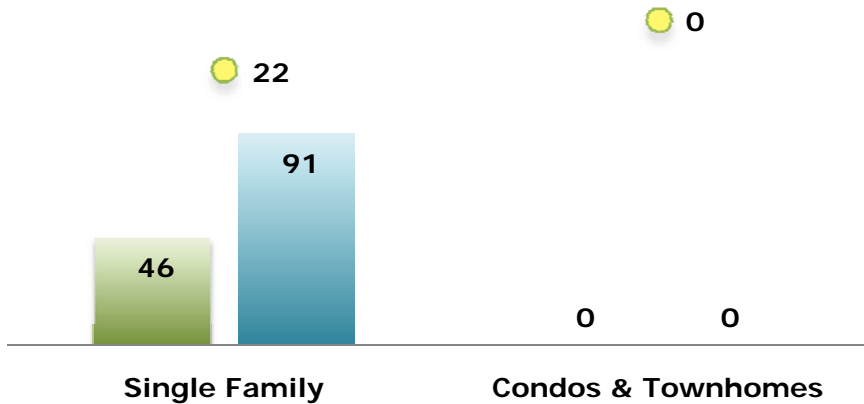
\$400,000 to \$500,000

■ Number Sold YTD ■ Number Available ● Months of Supply



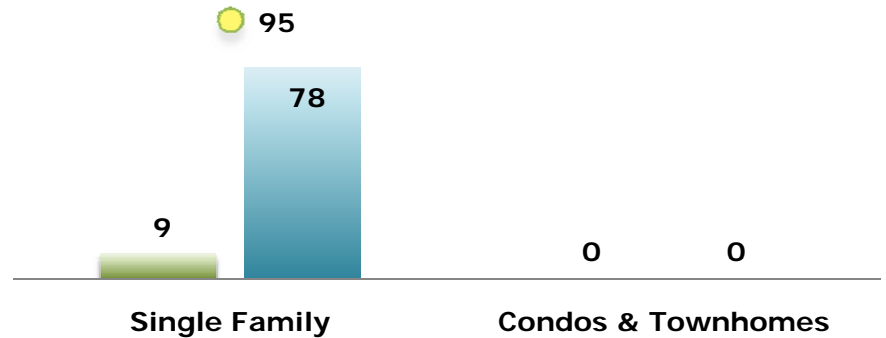
\$500,000 to \$750,000

■ Number Sold YTD ■ Number Available ● Months of Supply



\$750,000 and Above

■ Number Sold YTD ■ Number Available ● Months of Supply



Supply: Vacant and Undeveloped Land

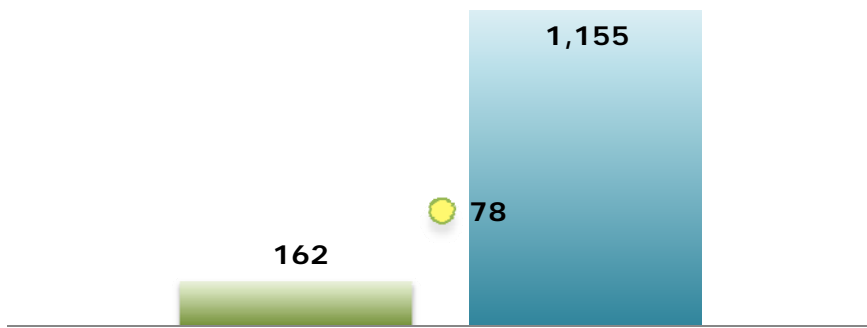
Monthly real estate market indicators.



We work hard so you can sleep at night

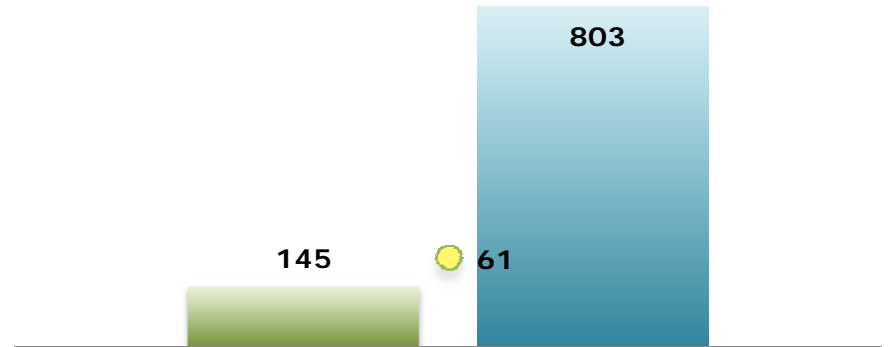
All Land

■ Number Sold YTD ■ Number Available ● Months of Supply



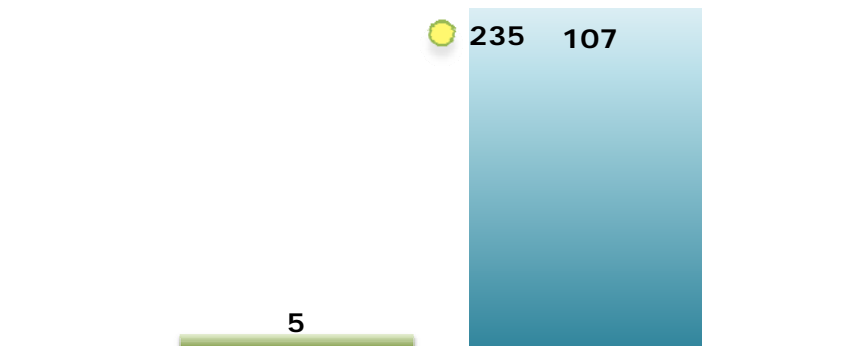
Up to \$150,000

■ Number Sold YTD ■ Number Available ● Months of Supply



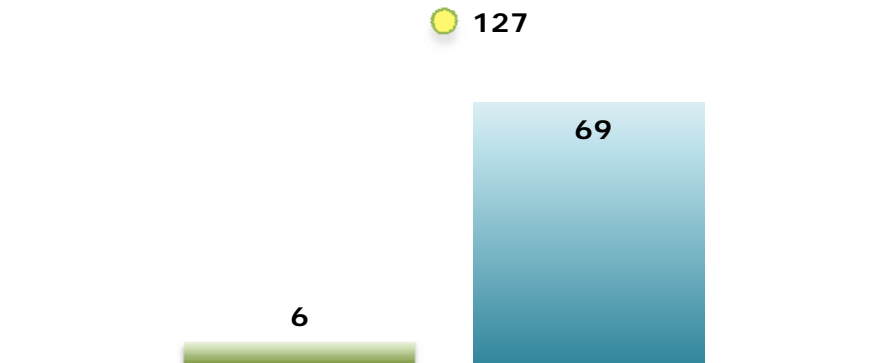
\$150,000 to \$200,000

■ Number Sold YTD ■ Number Available ● Months of Supply



\$200,000 to \$300,000

■ Number Sold YTD ■ Number Available ● Months of Supply



Supply: Vacant and Undeveloped Land

Monthly real estate market indicators.



We work hard so you can sleep at night

\$300,000 to \$400,000

■ Number Sold YTD ■ Number Available ● Months of Supply



\$400,000 to \$500,000

■ Number Sold YTD ■ Number Available ● Months of Supply



\$500,000 to \$750,000

■ Number Sold YTD ■ Number Available ● Months of Supply



\$750,000 and Above

■ Number Sold YTD ■ Number Available ● Months of Supply

