

## **Alachua County Real Estate Market Trends**

### **Better Days Ahead?**

Prices in Alachua County declined further in 2011 however there is reason to believe that the worst for the housing market may be behind us. Inventory levels declined more than 16% from the end of 2010 to 2011, down from 1,639 active listings to 1,379. Over the same time frame monthly absorption rates declined only modestly, down from 136 sales per month in 2010 to 132 per month in 2011. At current absorption rates Alachua County has a 10 month supply of available inventory, which is a slightly over-supplied market.

Of the markets included in this report, the NE 8<sup>th</sup> Avenue fared the worst (-53% average price decline/-65% median price). This was also one of the smallest areas noted with only 11 sales. The NW 39<sup>th</sup> Avenue area recorded the largest increases (+10%/+17%).

If you would like to receive custom reports, please let us know as not all readily available data goes into this report. In addition, the quarterly and end of year reports are frequently adapted to individual requests. ***We do not copyright this information so feel free to distribute the data as you wish.*** This is the first of several year-end reports we will post on the website over the next several weeks. Commercial real estate data should be posted soon, along with several adjoining counties.

If you have a group or organization that would like a presentation based on the Alachua County Real Estate Market Trends please let us know. Schedule permitting, we will gladly provide an in-person presentation with key visuals, followed by a question and answer session.

If you wish to be added to a subscriber list for additional reports please e-mail us at [marketrends@ocalaappraisals.com](mailto:marketrends@ocalaappraisals.com).

Best to all in 2012,

**Michael G. White**  
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# **Alachua County Real Estate Market Trends**

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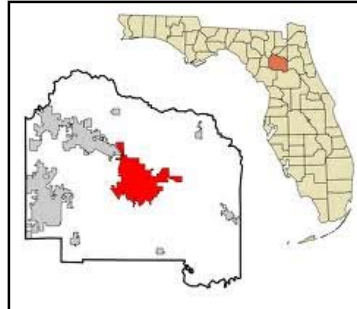
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## **Alachua County Real Estate Market Trends**

### Alachua County (Entire County - Residential)



**352-425-0354**



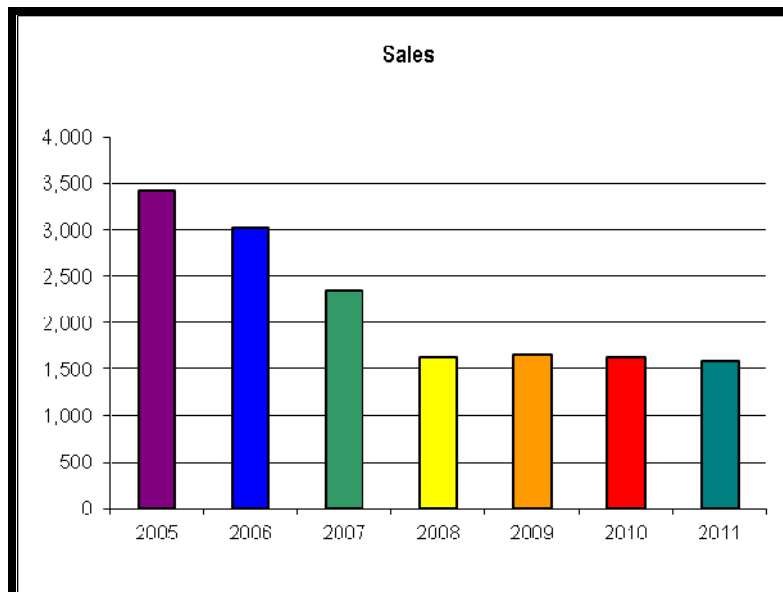
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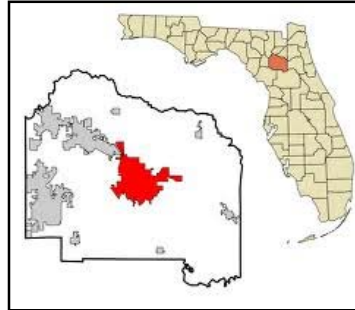
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
<b>2005</b>	3,424	224,316	N/A	190,508	N/A	106
<b>2006</b>	3,017	250,929	12%	224,500	18%	110
<b>2007</b>	2,346	258,717	3%	220,000	-2%	127
<b>2008</b>	1,624	236,243	-9%	204,000	-7%	142
<b>2009</b>	1,659	205,956	-13%	178,000	-13%	152
<b>2010</b>	1,629	211,384	3%	175,000	-2%	176
<b>2011</b>	1,581	186,506	-12%	162,000	-7%	184
<b>Active</b>	1,379	N/A	N/A	N/A	N/A	N/A

# Alachua County Real Estate Market Trends

## Gainesville (Entire City)



**352-425-0354**



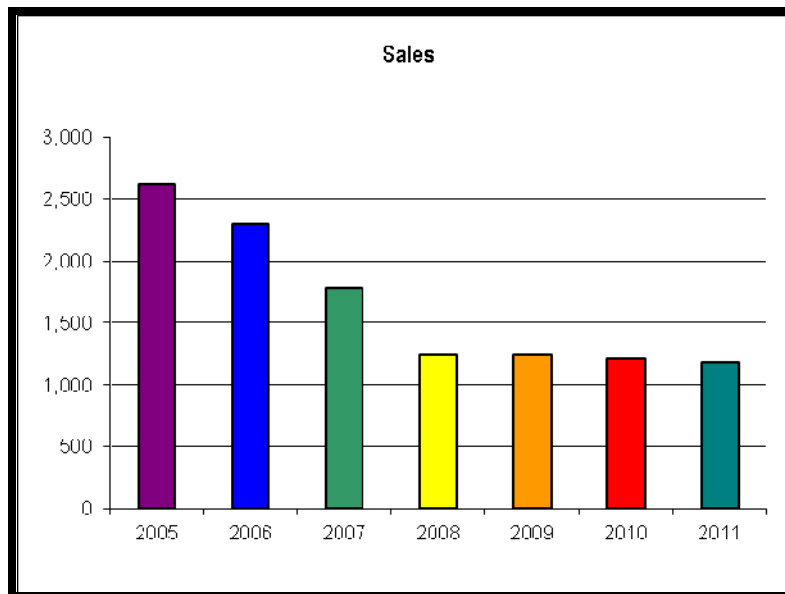
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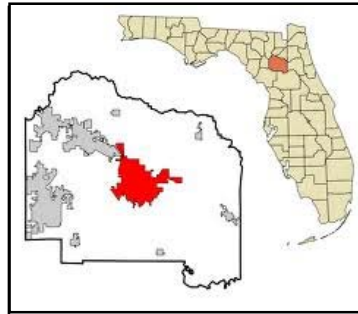
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
<b>2005</b>	2,616	231,684	N/A	197,950	N/A	104
<b>2006</b>	2,295	256,457	11%	230,750	17%	110
<b>2007</b>	1,782	267,172	4%	226,750	-2%	126
<b>2008</b>	1,241	243,662	-9%	210,000	-7%	137
<b>2009</b>	1,241	213,864	-12%	183,000	-13%	147
<b>2010</b>	1,215	213,501	0%	180,000	-2%	169
<b>2011</b>	1,181	193,049	-10%	168,000	-7%	178
<b>Active</b>	943	N/A	N/A	N/A	N/A	N/A

## **Alachua County Real Estate Market Trends**

### Alachua County – Detached (Not Manufactured Housing)



**352-425-0354**



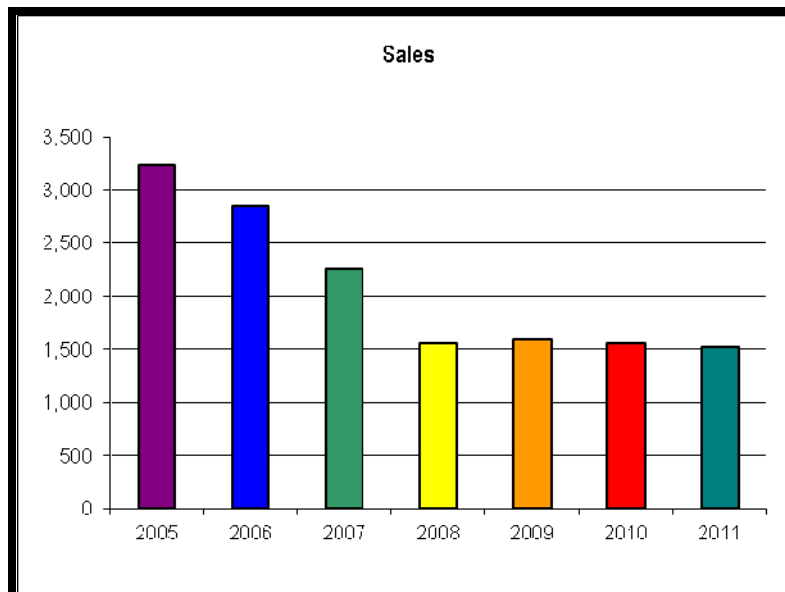
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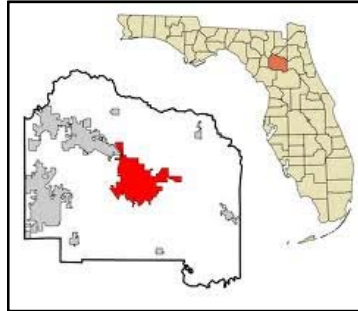
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
<b>2005</b>	3,242	230,581	<b>N/A</b>	195,631	<b>N/A</b>	106
<b>2006</b>	2,852	258,703	12%	229,900	18%	111
<b>2007</b>	2,257	264,293	2%	225,000	-2%	128
<b>2008</b>	1,551	242,077	-8%	207,990	-8%	140
<b>2009</b>	1,597	210,615	-13%	180,000	-13%	152
<b>2010</b>	1,557	217,206	3%	180,000	0%	176
<b>2011</b>	1,513	191,918	-12%	165,000	-8%	183
<b>Active</b>	1,299	N/A	N/A	N/A	N/A	N/A

## Alachua County Real Estate Market Trends

### Gainesville – Detached (Not Manufactured Housing)



**352-425-0354**



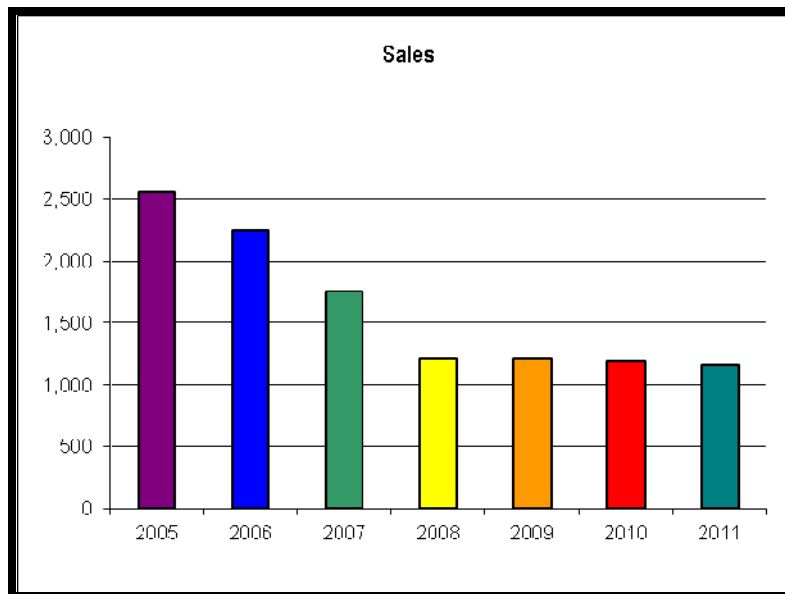
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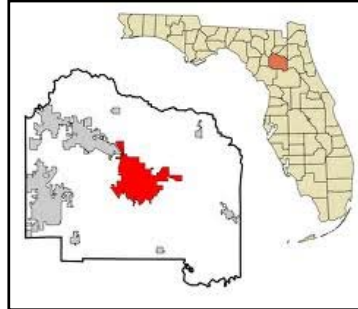
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	2,564	234,597	N/A	199,900	N/A	103
2006	2,244	260,081	11%	235,000	18%	110
2007	1,752	270,048	4%	229,580	-2%	126
2008	1,217	246,584	-9%	212,000	-8%	136
2009	1,215	216,647	-12%	185,000	-13%	147
2010	1,192	215,801	0%	182,000	-2%	169
2011	1,155	196,239	-9%	170,000	-7%	177
Active	918	N/A	N/A	N/A	N/A	N/A

# Alachua County Real Estate Market Trends

## Alachua County – Attached



**352-425-0354**



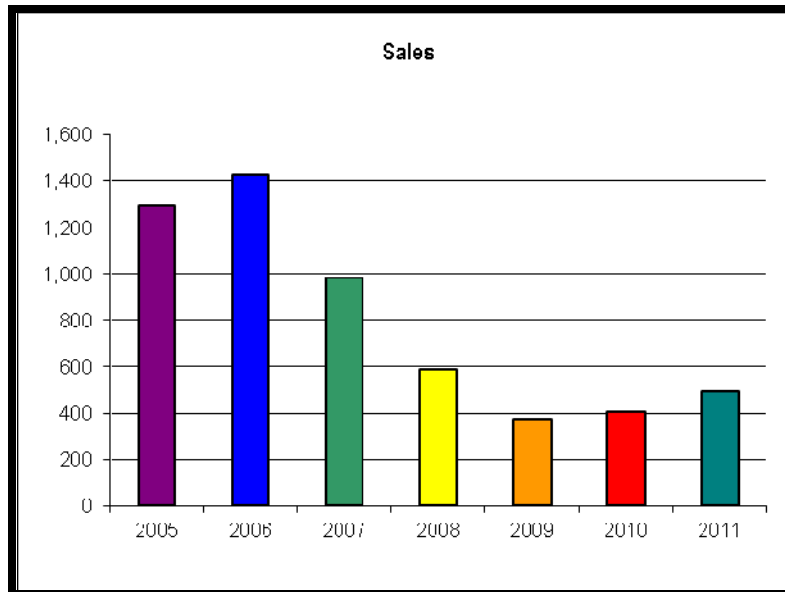
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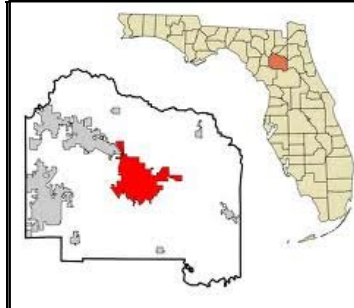
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	1,291	140,566	N/A	133,900	N/A	95
2006	1,427	156,786	12%	154,900	16%	132
2007	984	161,220	3%	154,000	-1%	148
2008	590	148,841	-8%	140,000	-9%	157
2009	374	128,408	-14%	120,000	-14%	181
2010	407	94,796	-26%	90,000	-25%	174
2011	490	79,240	-16%	68,450	-24%	189
Active	339	N/A	N/A	N/A	N/A	N/A

# Alachua County Real Estate Market Trends

## Multi-Family



352-425-0354



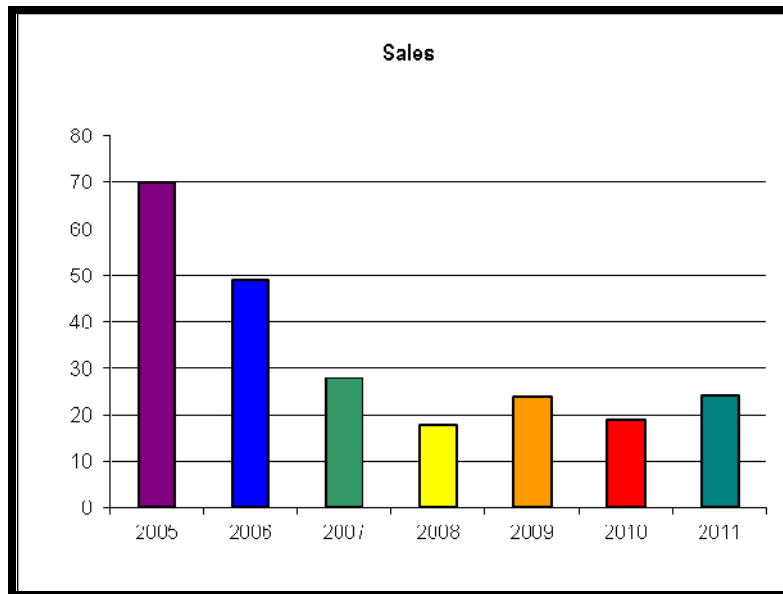
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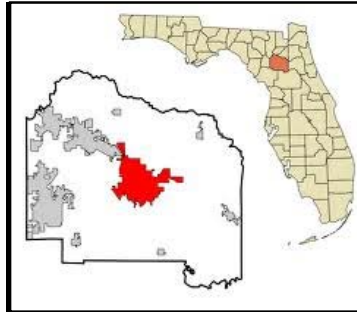
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	70	375,469	N/A	179,950	N/A	90
2006	49	249,679	-34%	205,000	14%	136
2007	28	733,171	194%	212,500	4%	132
2008	18	200,379	-73%	146,578	-31%	144
2009	24	254,699	27%	92,750	-37%	160
2010	19	91,426	-64%	93,200	0%	155
2011	24	745,897	716%	54,000	-42%	191
<b>Active</b>	<b>33</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

# Alachua County Real Estate Market Trends

## Gated Communities



**352-425-0354**



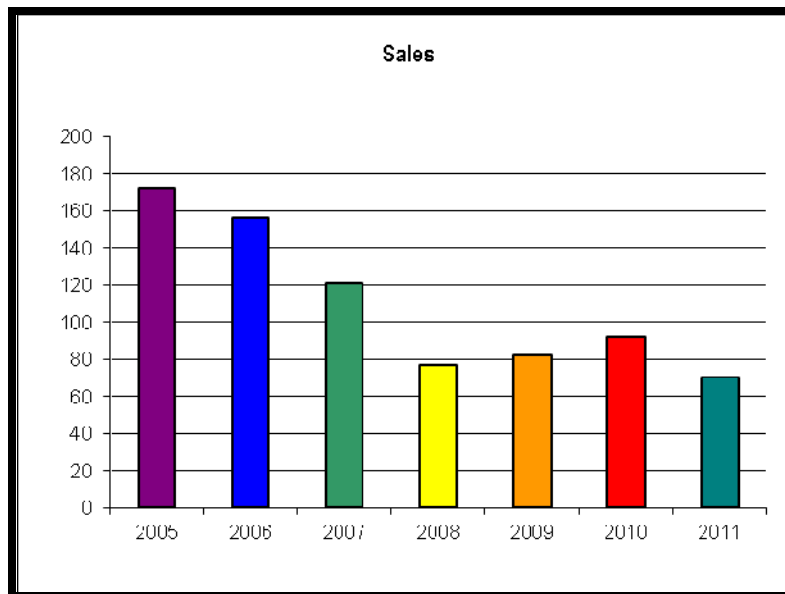
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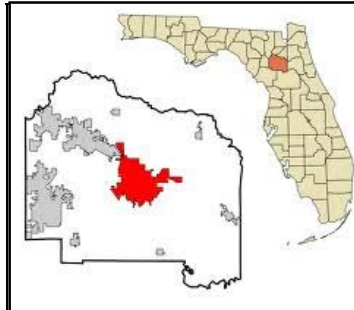
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	172	351,467	N/A	272,518	N/A	129
2006	156	362,170	3%	284,950	5%	105
2007	121	355,251	-2%	249,000	-13%	125
2008	77	364,132	2%	245,000	-2%	126
2009	82	304,064	-16%	214,213	-13%	174
2010	92	381,615	26%	195,200	-9%	185
2011	70	276,545	-28%	171,250	-12%	220
Active	78	N/A	N/A	N/A	N/A	N/A

## **Alachua County Real Estate Market Trends**

### Vacant Land



**352-425-0354**



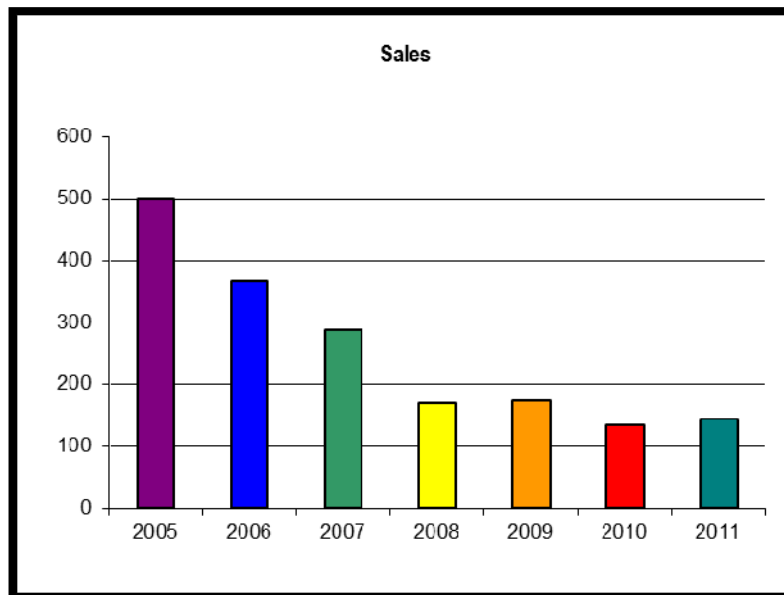
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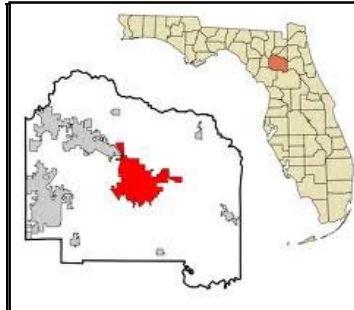
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
<b>2005</b>	500	65,026	N/A	64,000	N/A	225
<b>2006</b>	367	343,605	428%	124,900	95%	260
<b>2007</b>	287	250,866	-27%	76,000	-39%	219
<b>2008</b>	169	149,837	-40%	80,000	5%	239
<b>2009</b>	173	102,054	-32%	50,000	-38%	141
<b>2010</b>	135	124,058	22%	45,000	-10%	277
<b>2011</b>	145	154,562	25%	69,511	54%	293
<b>Active</b>	767	N/A	N/A	N/A	N/A	N/A

## Alachua County Real Estate Market Trends

### Haile – Area 360 – Residential



352-425-0354



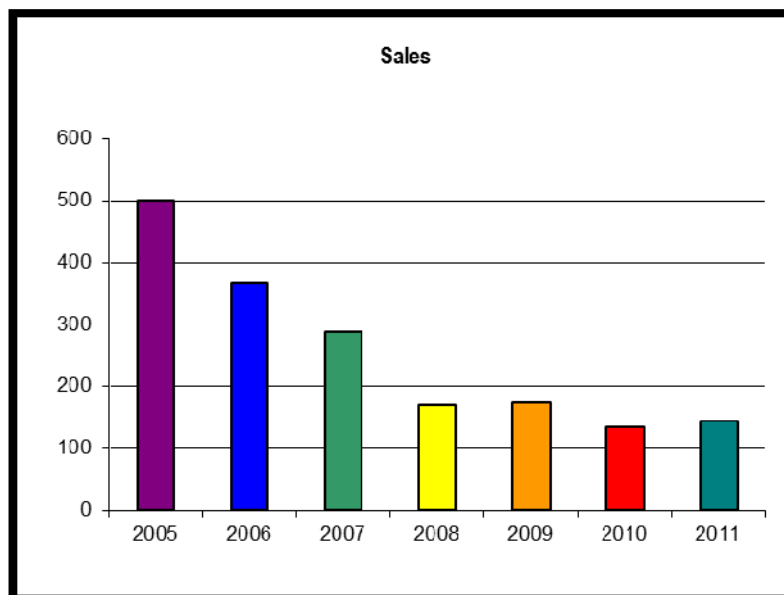
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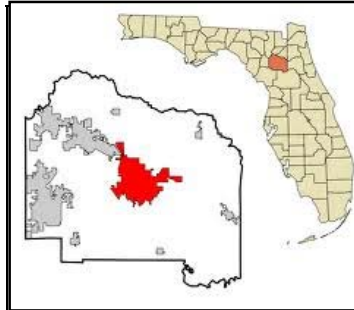
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	260	334,423	N/A	303,950	N/A	92
2006	240	387,748	16%	356,500	17%	104
2007	199	394,218	2%	344,333	-3%	138
2008	150	362,704	-8%	325,000	-6%	140
2009	117	317,454	-12%	276,000	-15%	157
2010	130	332,211	5%	285,000	3%	194
2011	153	288,538	-13%	259,000	-9%	182
<b>Active</b>	87	N/A	N/A	N/A	N/A	N/A

## **Alachua County Real Estate Market Trends**

### East 8<sup>th</sup> Avenue - Area 180- Residential



**352-425-0354**



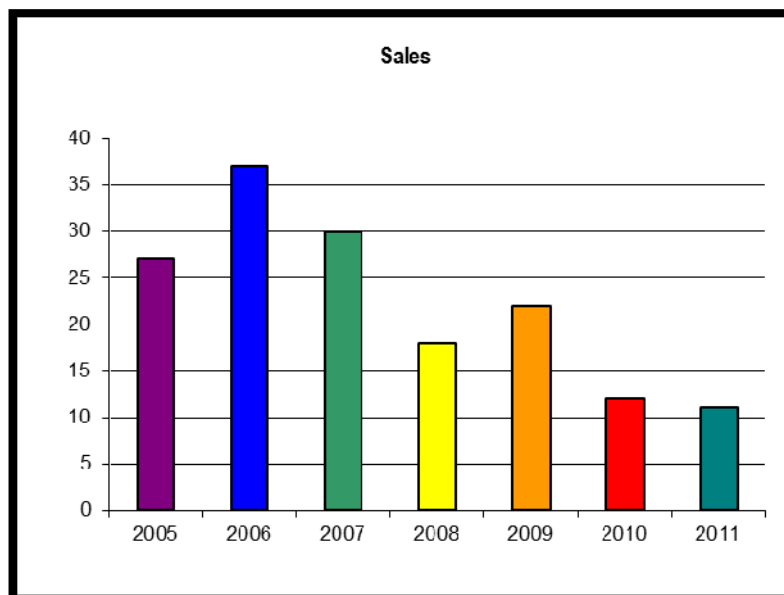
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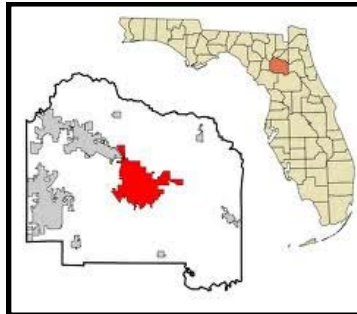
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
<b>2005</b>	27	94,000	N/A	89,900	N/A	108
<b>2006</b>	37	118,330	26%	129,000	43%	95
<b>2007</b>	30	99,788	-16%	100,375	-22%	113
<b>2008</b>	18	101,192	1%	108,000	8%	170
<b>2009</b>	22	76,539	-24%	58,400	-46%	109
<b>2010</b>	12	68,009	-11%	56,950	-2%	194
<b>2011</b>	11	31,855	-53%	20,000	-65%	211
<b>Active</b>	19	N/A	N/A	N/A	N/A	N/A

## **Alachua County Real Estate Market Trends**

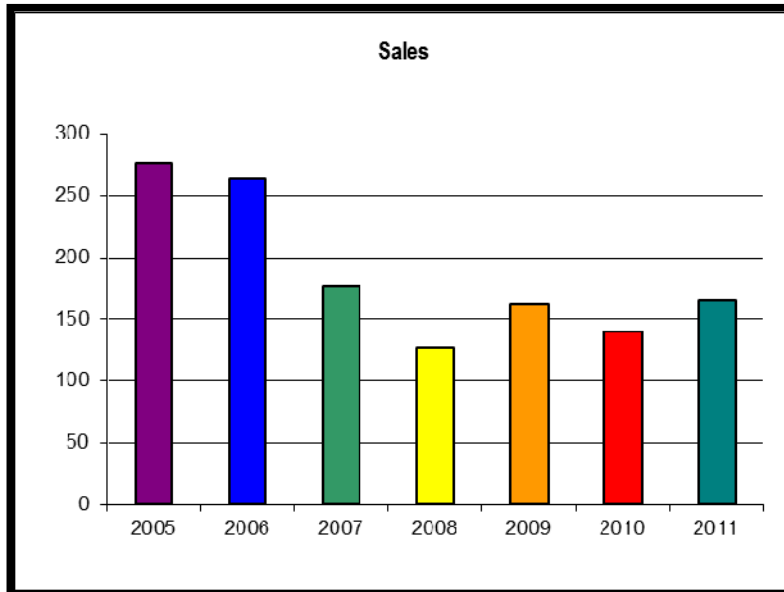
### Arredondo-Kanapaha – Area 380 – Residential



**352-425-0354**



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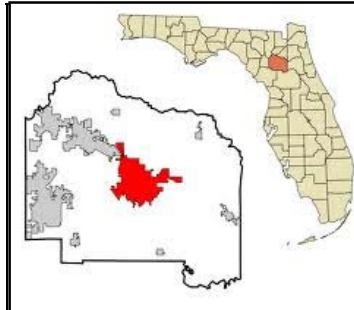
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	276	224,709	N/A	215,075	N/A	120
2006	264	261,984	17%	254,586	18%	89
2007	176	278,304	6%	269,833	6%	117
2008	127	245,120	-12%	236,000	-13%	146
2009	163	212,745	-13%	210,000	-11%	138
2010	166	210,195	2%	201,250	-3%	159
2011	140	206,336	-3%	208,000	-1%	178
Active	78	N/A	N/A	N/A	N/A	N/A

## **Alachua County Real Estate Market Trends**

### North of UF – Area 400 – Residential



**352-425-0354**



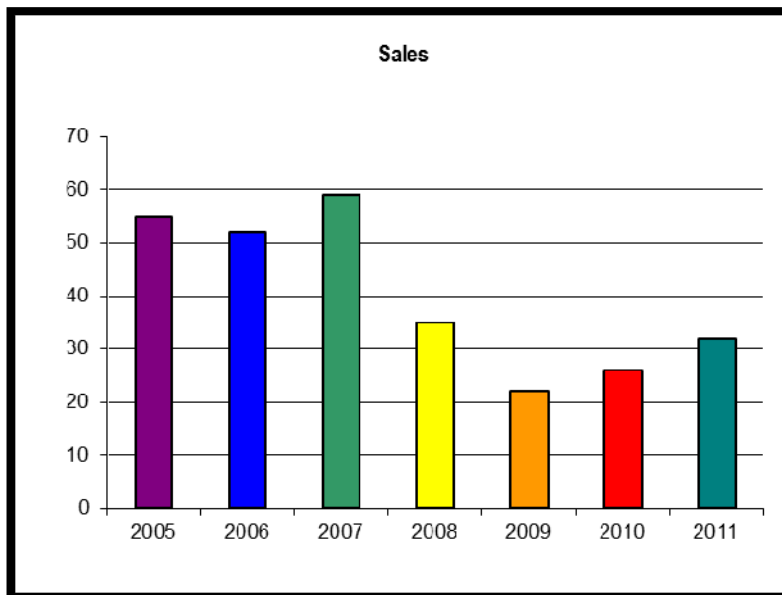
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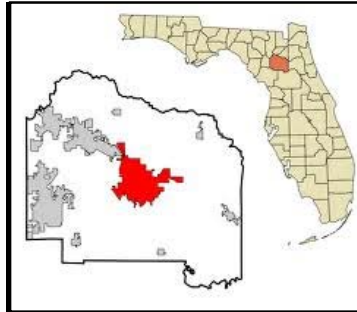
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	55	252,585	N/A	257,000	N/A	80
2006	52	263,861	4%	254,490	-1%	89
2007	59	274,749	4%	262,500	3%	109
2008	35	263,441	-4%	255,000	-3%	138
2009	22	226,343	-14%	207,500	-19%	134
2010	26	219,084	-3%	205,500	-1%	205
2011	32	171,381	-22%	169,175	-18%	144
Active	26	N/A	N/A	N/A	N/A	N/A

## **Alachua County Real Estate Market Trends**

### North 43<sup>rd</sup> Street – Area 450 – Residential



**352-425-0354**



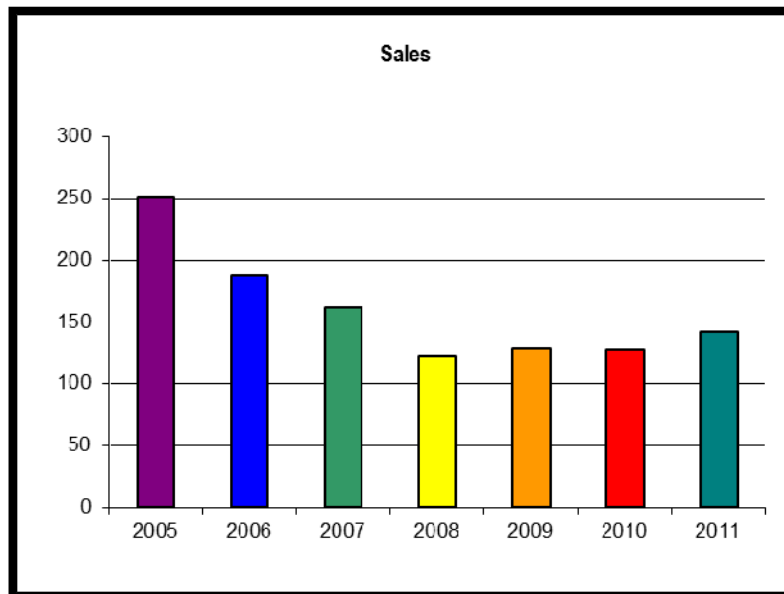
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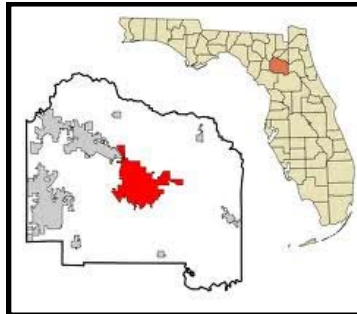
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
<b>2005</b>	251	176,767	N/A	164,000	N/A	78
<b>2006</b>	187	200,631	14%	183,800	12%	97
<b>2007</b>	162	209,449	4%	191,400	4%	119
<b>2008</b>	122	191,376	-9%	180,000	-6%	116
<b>2009</b>	128	168,020	-12%	158,500	-12%	133
<b>2010</b>	127	176,252	5%	175,000	10%	163
<b>2011</b>	142	151,009	-14%	150,000	-14%	171
<b>Active</b>	79	N/A	N/A	N/A	N/A	N/A

## Alachua County Real Estate Market Trends

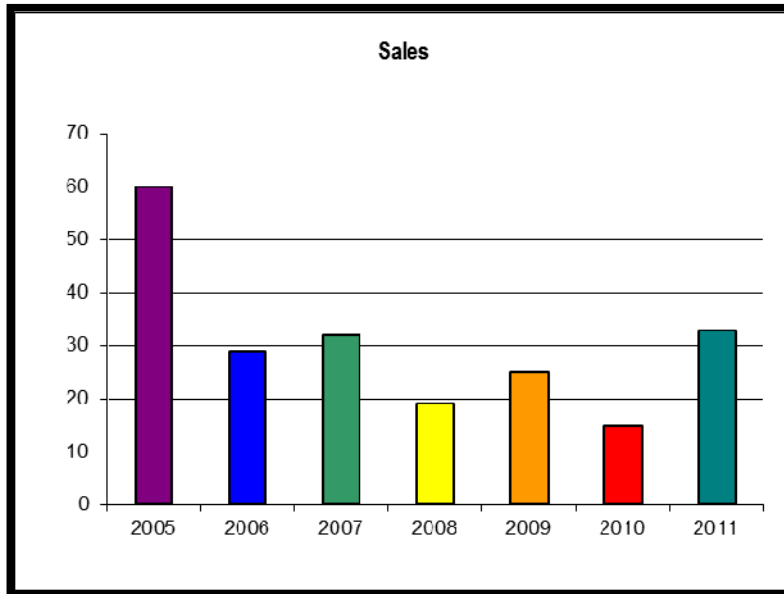
### Millhopper Road – Area 460 – Residential



**352-425-0354**



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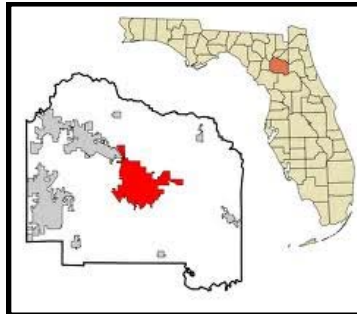
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	60	392,549	N/A	378,900	N/A	99
2006	29	430,375	10%	460,000	21%	116
2007	32	533,998	24%	505,000	10%	125
2008	19	375,437	-30%	255,000	-50%	175
2009	25	393,481	5%	375,000	47%	189
2010	15	470,037	19%	505,000	35%	250
2011	33	311,127	-34%	260,000	-49%	217
<b>Active</b>	25	N/A	N/A	N/A	N/A	N/A

## Alachua County Real Estate Market Trends

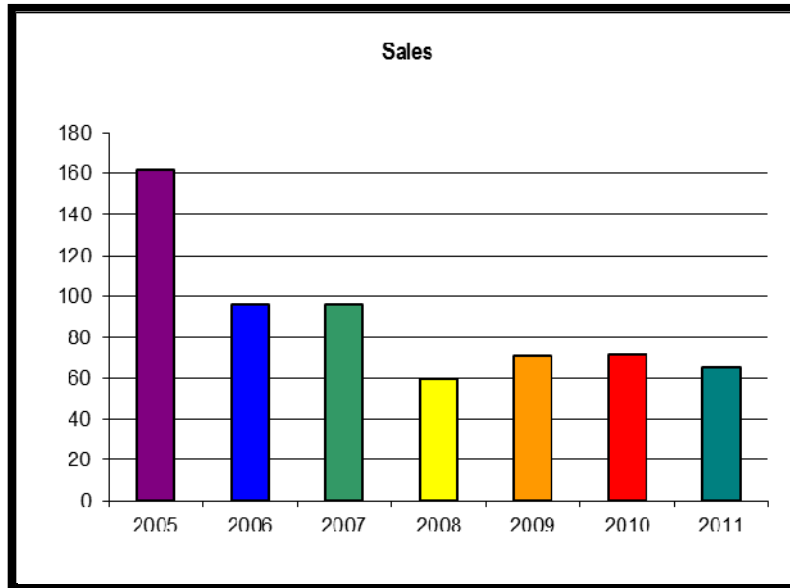
**NW 39<sup>th</sup> Avenue – Area 470 - Residential**



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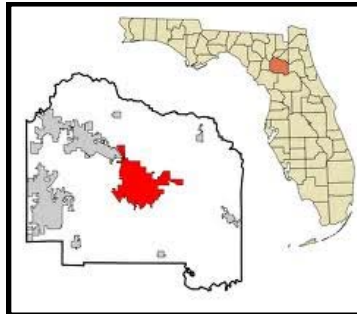
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
<b>2005</b>	162	237,604	N/A	191,000	N/A	82
<b>2006</b>	96	256,722	8%	212,500	11%	112
<b>2007</b>	96	256,722	0%	212,500	0%	112
<b>2008</b>	60	250,890	-2%	216,500	2%	160
<b>2009</b>	71	210,493	-16%	181,500	-16%	129
<b>2010</b>	72	195,987	-7%	168,000	-7%	138
<b>2011</b>	65	215,519	10%	197,000	17%	194
<b>Active</b>	66	N/A	N/A	N/A	N/A	N/A

## Alachua County Real Estate Market Trends

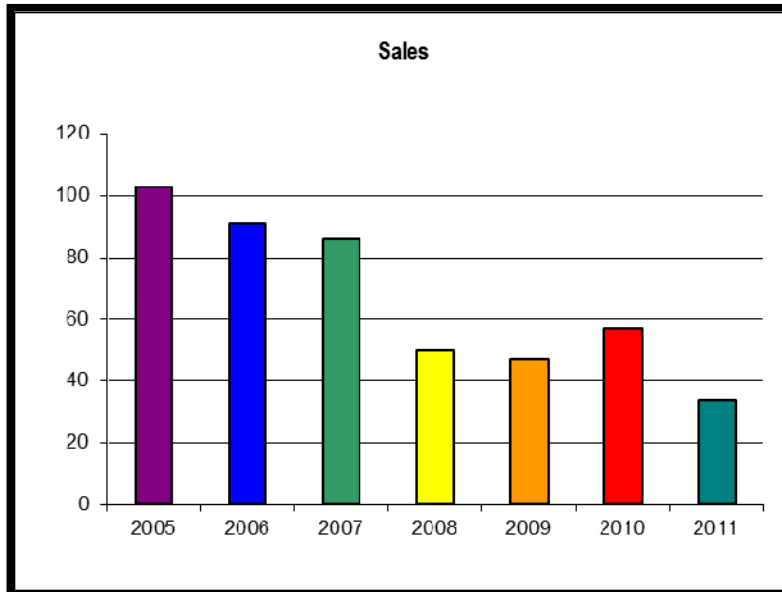
### Turkey Creek – Area 910 – Residential



**352-425-0354**



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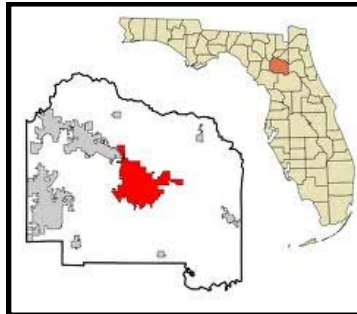
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
<b>2005</b>	103	233,290	N/A	215,900	N/A	117
<b>2006</b>	91	261,868	12%	238,000	10%	96
<b>2007</b>	86	233,617	-11%	225,000	-5%	122
<b>2008</b>	50	226,423	-3%	202,000	-10%	96
<b>2009</b>	47	196,925	-13%	176,900	-12%	172
<b>2010</b>	57	192,832	-2%	169,900	-4%	152
<b>2011</b>	34	150,160	-22%	147,500	-13%	167
<b>Active</b>	31	N/A	N/A	N/A	N/A	N/A

# Alachua County Real Estate Market Trends

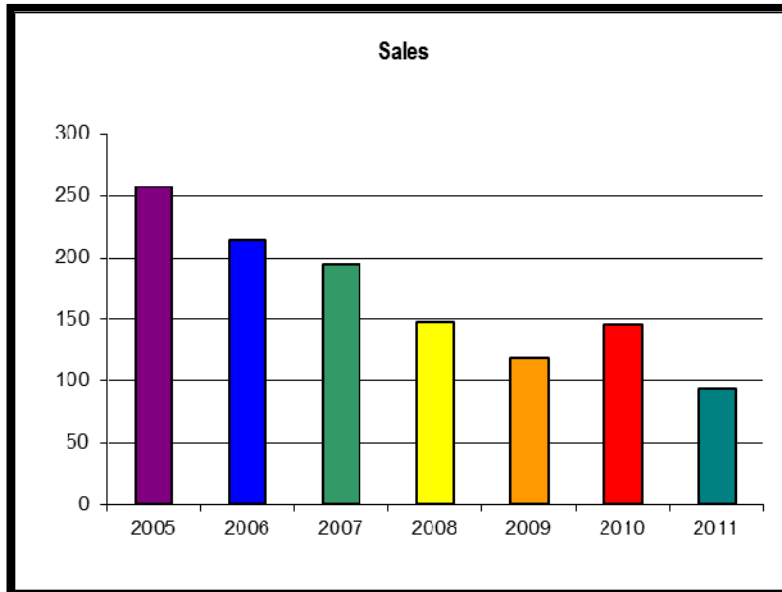
## City of Alachua - Residential



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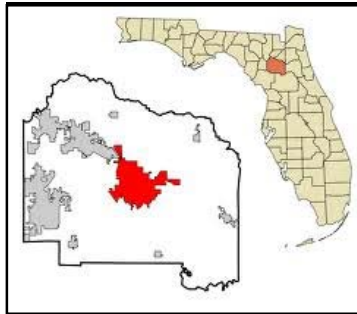
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	257	203,396	N/A	185,000	N/A	113
2006	214	263,168	29%	220,000	19%	128
2007	194	223,049	-15%	206,750	-6%	130
2008	148	224,408	1%	196,600	-5%	153
2009	118	181,552	-19%	161,313	-18%	152
2010	146	181,718	0%	154,950	-4%	195
2011	94	150,324	-17%	139,450	-10%	199
Active	125	N/A	N/A	N/A	N/A	N/A

## Alachua County Real Estate Market Trends

### City of High Springs – Residential



**352-425-0354**



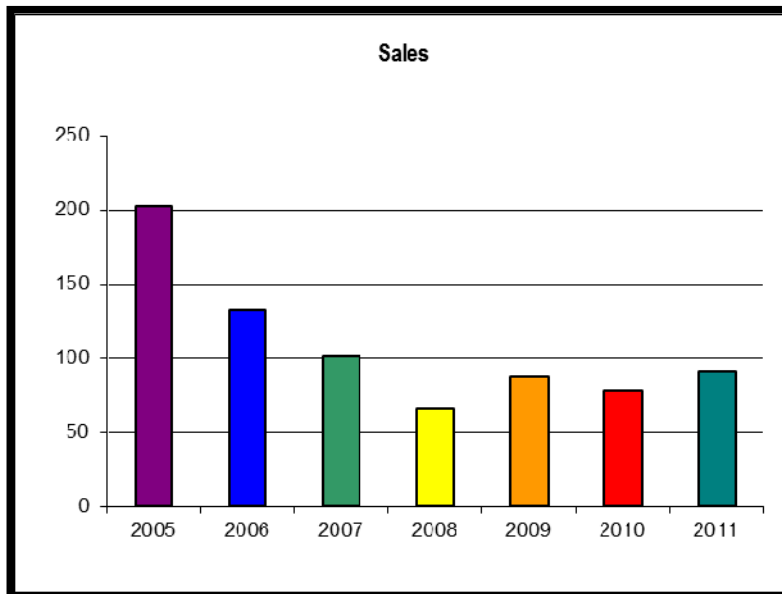
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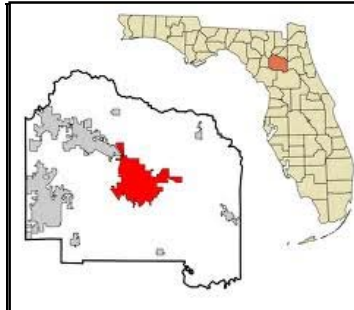
Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
<b>2005</b>	203	199,564	<b>N/A</b>	172,625	<b>N/A</b>	122
<b>2006</b>	132	186,295	<b>-7%</b>	177,000	<b>3%</b>	116
<b>2007</b>	102	216,991	<b>16%</b>	196,925	<b>11%</b>	126
<b>2008</b>	66	171,732	<b>-21%</b>	158,000	<b>-20%</b>	180
<b>2009</b>	88	178,540	<b>4%</b>	167,500	<b>6%</b>	176
<b>2010</b>	78	159,848	<b>-10%</b>	130,987	<b>-22%</b>	206
<b>2011</b>	91	129,312	<b>-19%</b>	125,000	<b>-5%</b>	205
<b>Active</b>	95	N/A	N/A	N/A	N/A	N/A

## **Alachua County Real Estate Market Trends**

### City of Newberry - Residential



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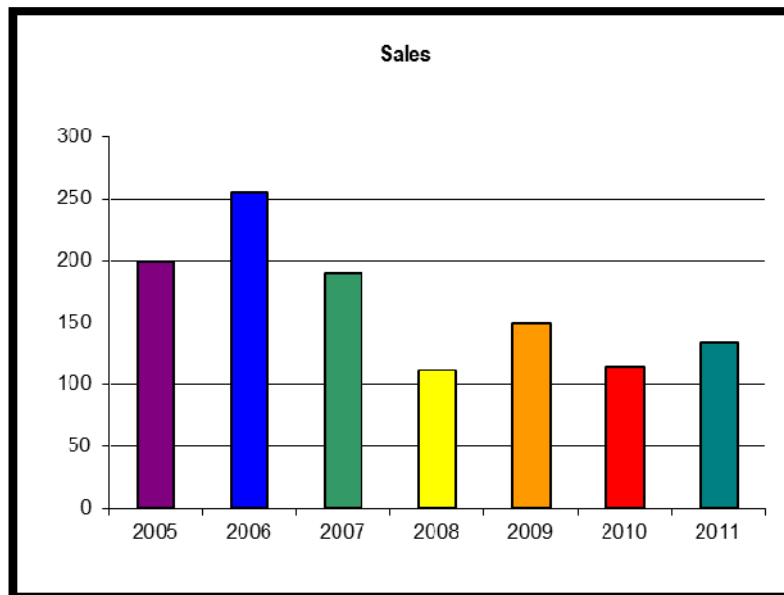
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Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	199	217,215	N/A	182,000	N/A	99
2006	255	262,310	21%	217,900	20%	99
2007	190	276,035	5%	231,500	6%	135
2008	111	246,370	-11%	203,000	-12%	139
2009	149	199,475	-19%	175,000	-14%	162
2010	114	267,531	34%	201,850	15%	198
2011	134	213,209	-20%	166,636	-17%	199
Active	94	N/A	N/A	N/A	N/A	N/A