

Citrus County Real Estate Market Trends

Is the Worst Behind Us?

Prices in Citrus County declined further in 2011 however there is reason to believe that the worst for the housing market may be behind us. The number of sales recorded in the Citrus County Association of Realtor's Website was the highest since 2006, and there is now less than a 12 month supply of inventory.

Of the markets included in this report, the Lecanto/Homosassa area fared the worst (-24% average price decline/-25% median price). The Hernando area recorded the largest increases (+19%/+24%).

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 markettrends@ocalaappraisals.com.

Best to all in 2012,

Michael G. White
Ocala Valuation Services, Inc.

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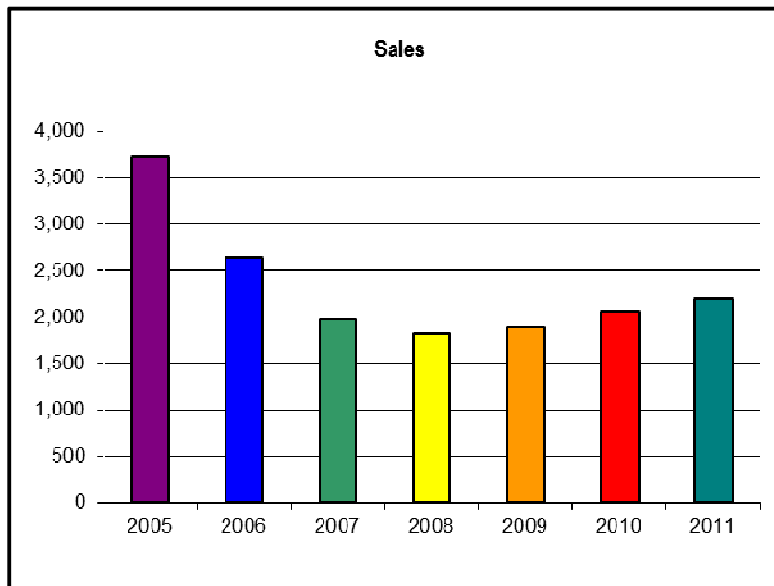
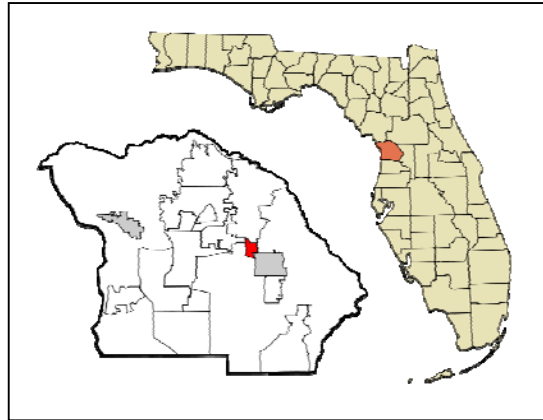
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Citrus County Real Estate Market Trends

Entire County, Residential



352-425-0354



Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	3,732	171,311	N/A	140,550	N/A	104
2006	2,639	176,071	3%	150,000	7%	131
2007	1,968	169,806	-4%	140,000	-7%	162
2008	1,827	146,200	-14%	127,500	-9%	178
2009	1,898	121,620	-17%	99,900	-22%	173
2010	2,069	108,611	-11%	86,500	-13%	173
2011	2,189	98,314	-9%	75,000	-13%	183
Active	2,153	N/A	N/A	N/A	N/A	N/A

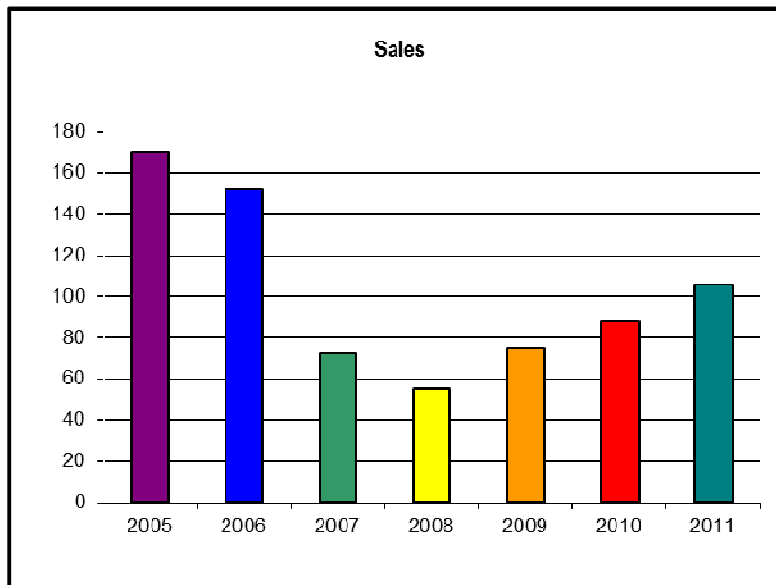
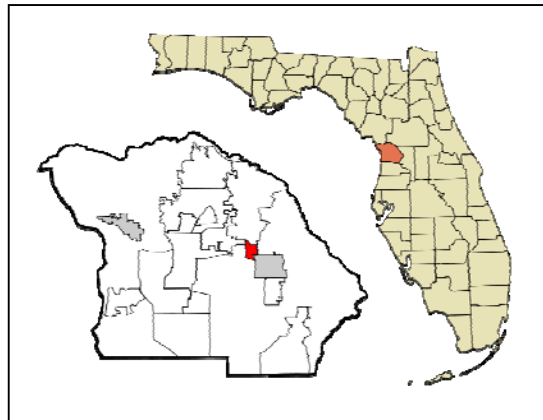
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Citrus County Real Estate Market Trends

Area 1 - Hernando



352-425-0354



Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	170	115,224	N/A	85,000	N/A	109
2006	152	120,857	5%	105,050	24%	159
2007	73	99,414	-18%	69,900	-33%	160
2008	55	102,896	4%	70,000	0%	184
2009	75	75,032	-27%	55,000	-21%	162
2010	88	68,617	-9%	57,500	5%	164
2011	106	81,574	19%	71,250	24%	157
Active	120	N/A	N/A	N/A	N/A	N/A

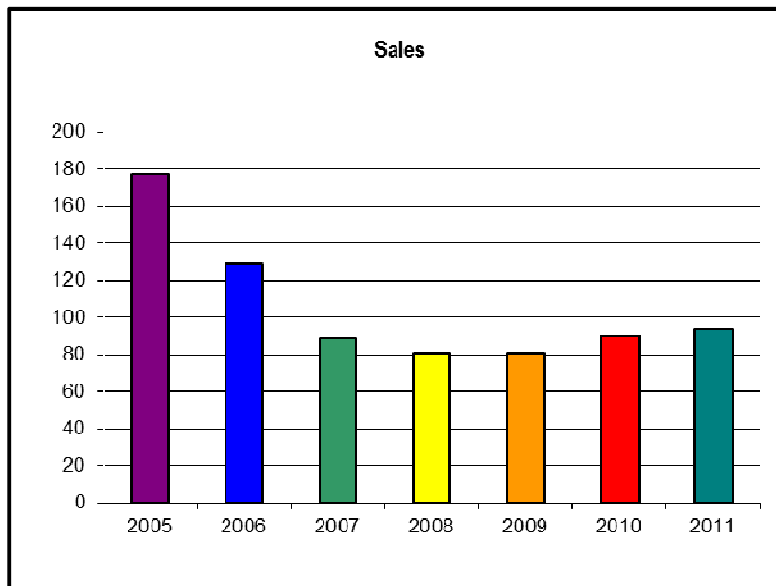
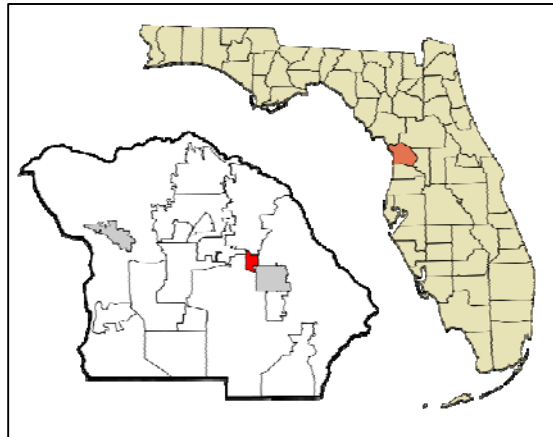
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Citrus County Real Estate Market Trends

Area 7 - Inverness



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Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	177	141,127	N/A	125,000	N/A	87
2006	129	149,748	6%	128,000	2%	117
2007	89	129,388	-14%	118,000	-8%	141
2008	81	102,342	-21%	95,900	-19%	167
2009	81	80,522	-21%	76,500	-20%	173
2010	90	79,702	-1%	65,000	-15%	154
2011	94	67,852	-15%	59,950	-8%	191
Active	74	N/A	N/A	N/A	N/A	N/A

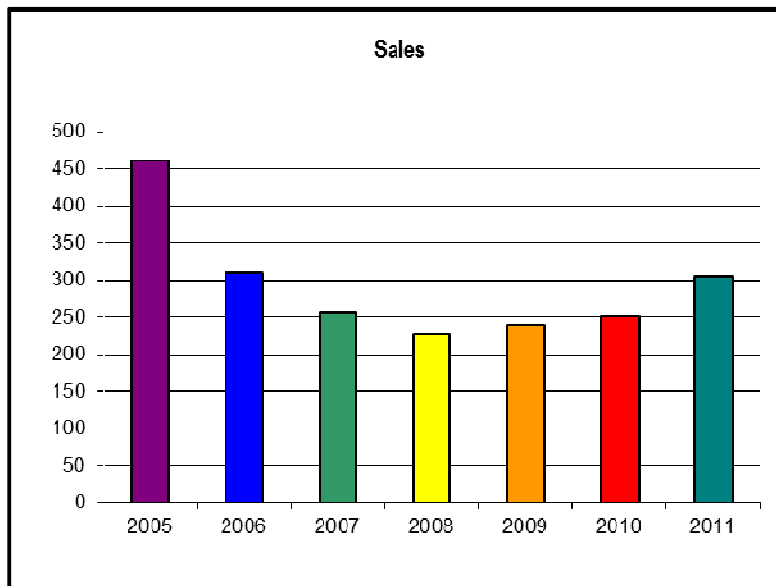
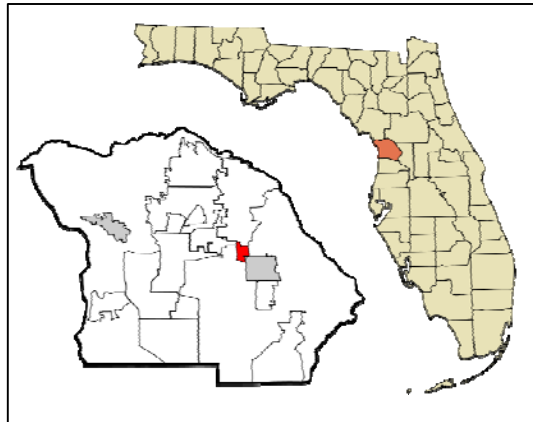
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Citrus County Real Estate Market Trends

Area 8 - Hernando



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Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	461	191,719	N/A	175,000	N/A	110
2006	311	209,180	9%	189,500	8%	132
2007	257	198,559	-5%	180,000	-5%	192
2008	226	185,320	-13%	160,000	-16%	178
2009	240	153,998	-17%	135,000	-16%	182
2010	251	132,859	-14%	116,000	-14%	177
2011	305	133,685	1%	120,000	3%	195
Active	328	N/A	N/A	N/A	N/A	N/A

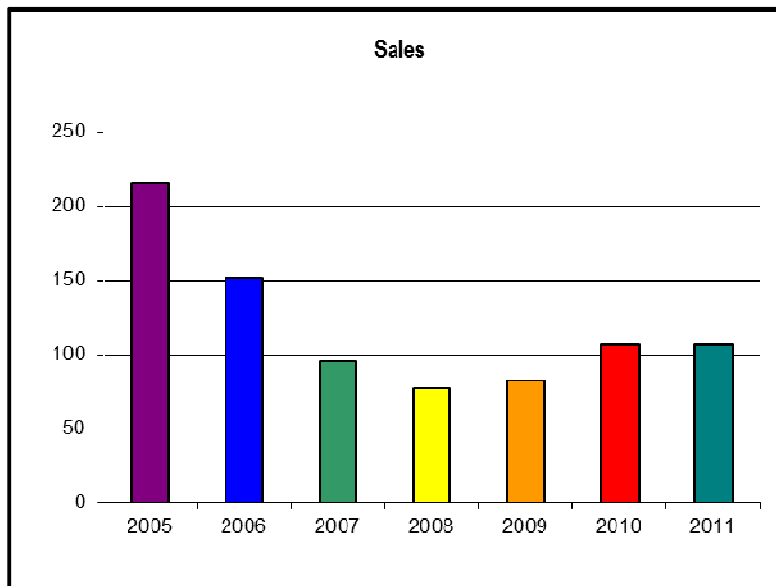
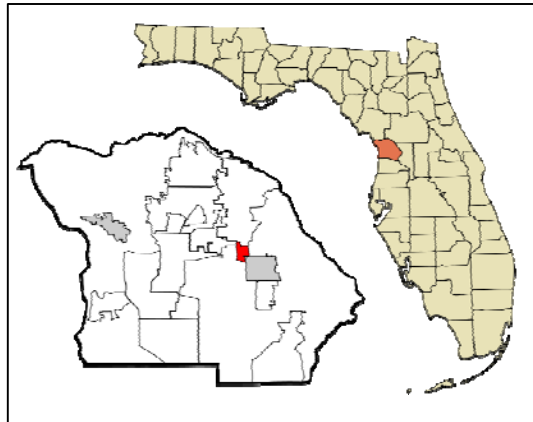
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Citrus County Real Estate Market Trends

Area 12 – Western Citrus



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Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	216	156,843	N/A	129,200	N/A	111
2006	152	154,928	-1%	124,950	-3%	135
2007	95	163,546	6%	130,000	4%	154
2008	77	130,462	-20%	121,500	-7%	176
2009	82	124,127	-5%	94,500	-22%	165
2010	107	100,890	-19%	74,900	-21%	214
2011	107	93,371	-7%	61,900	-17%	178
Active	131	N/A	N/A	N/A	N/A	N/A

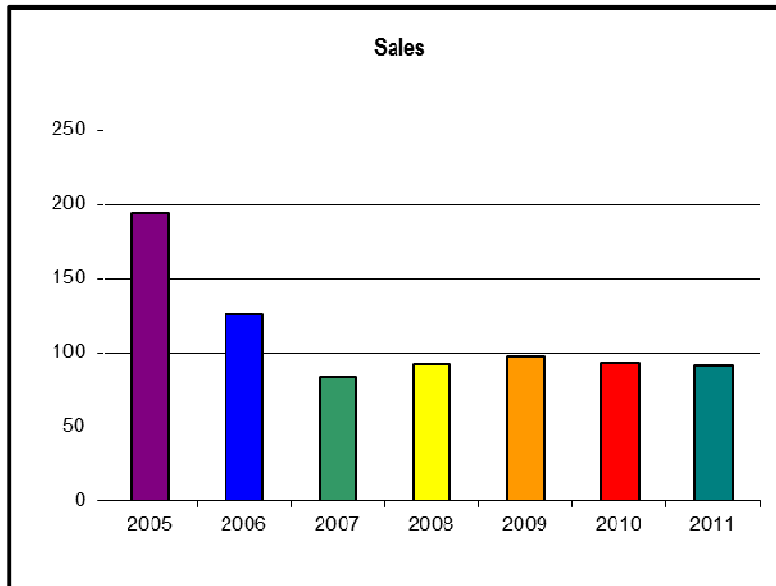
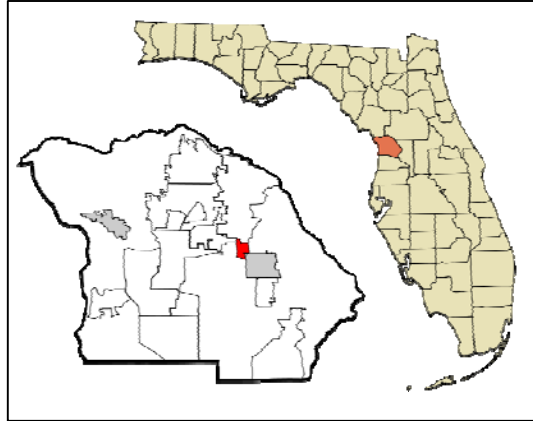
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Citrus County Real Estate Market Trends

Area 14 – Lecanto/Beverly Hills



352-425-0354



Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	194	316,763	N/A	275,000	N/A	161
2006	126	364,009	15%	324,000	18%	176
2007	84	335,073	-8%	310,500	-4%	210
2008	92	303,072	-10%	269,950	-13%	196
2009	97	270,715	-11%	240,000	-11%	235
2010	93	240,968	-11%	215,000	-10%	210
2011	91	211,412	-12%	189,900	-12%	198
Active	155	N/A	N/A	N/A	N/A	N/A

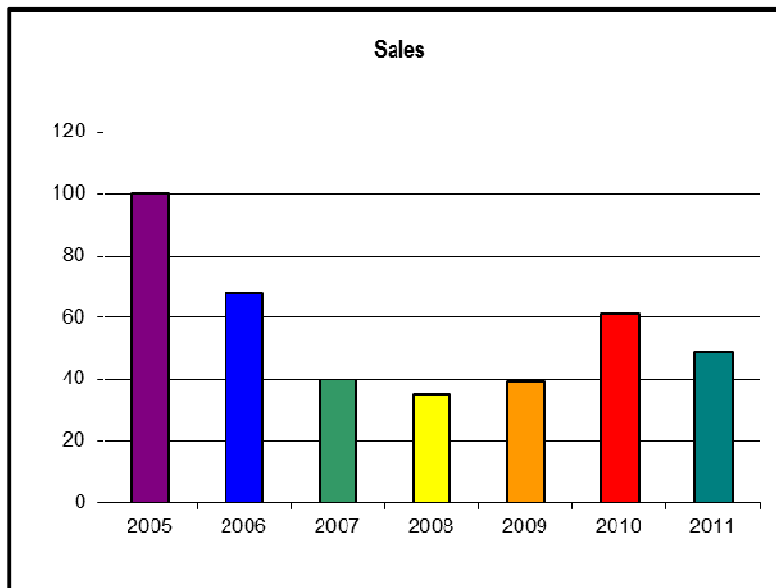
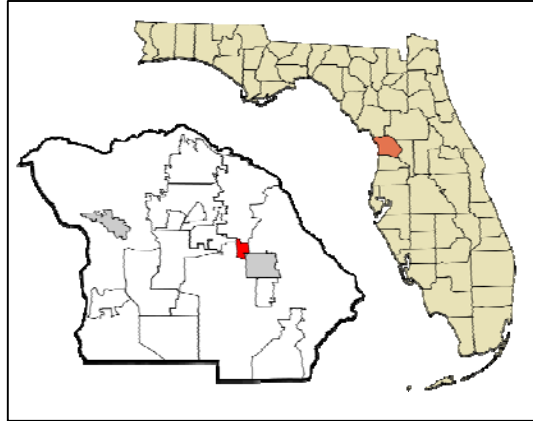
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Citrus County Real Estate Market Trends

Area 19 - Homosassa



352-425-0354



Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	100	360,387	N/A	267,500	N/A	122
2006	68	266,363	-26%	197,500	-26%	187
2007	40	257,313	-3%	222,500	13%	176
2008	35	260,126	1%	190,000	-15%	218
2009	39	216,300	-17%	204,000	7%	198
2010	61	208,154	-4%	190,000	-7%	251
2011	49	164,812	-21%	150,000	-21%	243
Active	114	N/A	N/A	N/A	N/A	N/A

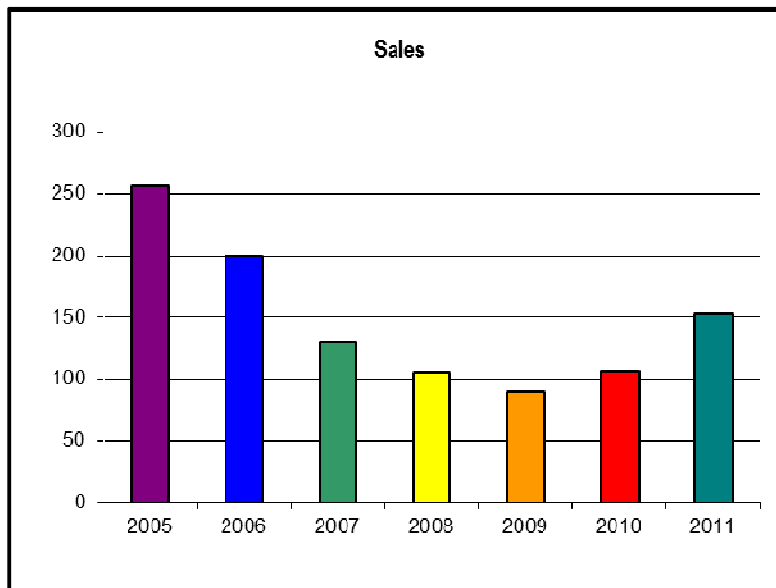
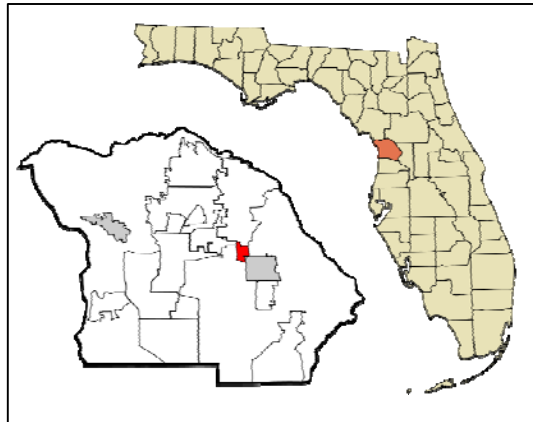
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Citrus County Real Estate Market Trends

Area 21 – Lecanto/Homosassa



352-425-0354



Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	256	100,911	N/A	85,250	N/A	113
2006	200	106,698	6%	94,500	11%	112
2007	130	105,496	-1%	93,750	-1%	166
2008	106	91,025	-14%	81,250	-13%	156
2009	90	77,501	-15%	66,000	-19%	195
2010	107	72,684	-6%	58,900	-11%	182
2011	153	55,210	-24%	44,250	-25%	145
Active	126	N/A	N/A	N/A	N/A	N/A

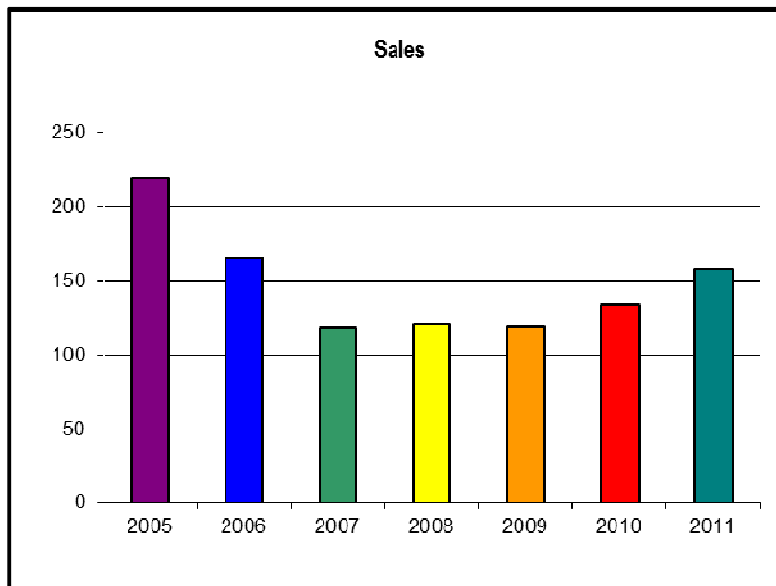
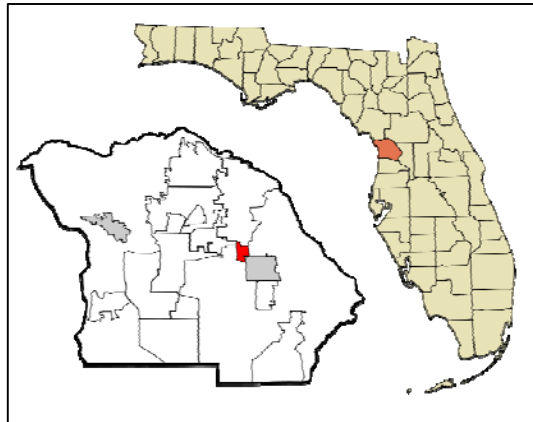
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Citrus County Real Estate Market Trends

Area 23 - Rock Crusher Canyon



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Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	219	137,555	N/A	137,000	N/A	95
2006	165	142,786	4%	141,500	3%	126
2007	118	123,322	-14%	120,000	-15%	156
2008	121	117,592	-5%	112,000	-7%	172
2009	119	104,904	-11%	100,000	-11%	181
2010	134	84,219	-20%	75,000	-25%	153
2011	158	78,673	-7%	72,225	-4%	192
Active	128	N/A	N/A	N/A	N/A	N/A

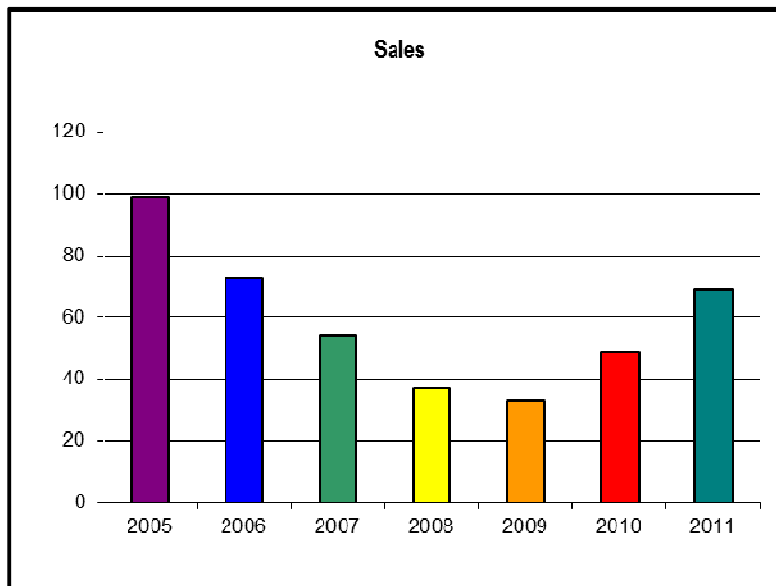
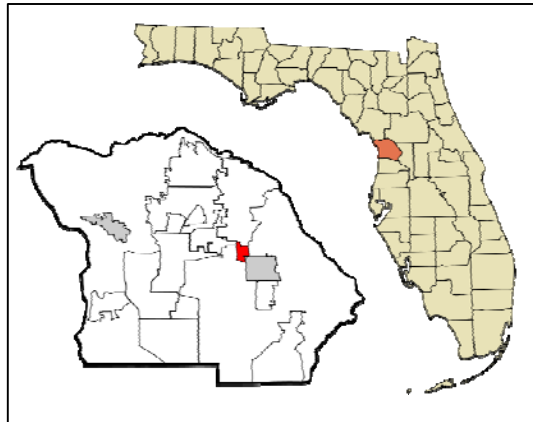
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Citrus County Real Estate Market Trends

Area 25 – Inglis/Yankeetown



352-425-0354



Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	99	166,437	N/A	110,000	N/A	135
2006	73	176,329	-3%	130,000	9%	139
2007	54	154,166	-13%	106,500	-18%	179
2008	37	117,743	-24%	98,000	-8%	179
2009	33	119,442	1%	65,000	-34%	226
2010	49	95,861	-20%	80,000	23%	264
2011	69	91,759	-4%	60,000	-25%	225
Active	101	N/A	N/A	N/A	N/A	N/A

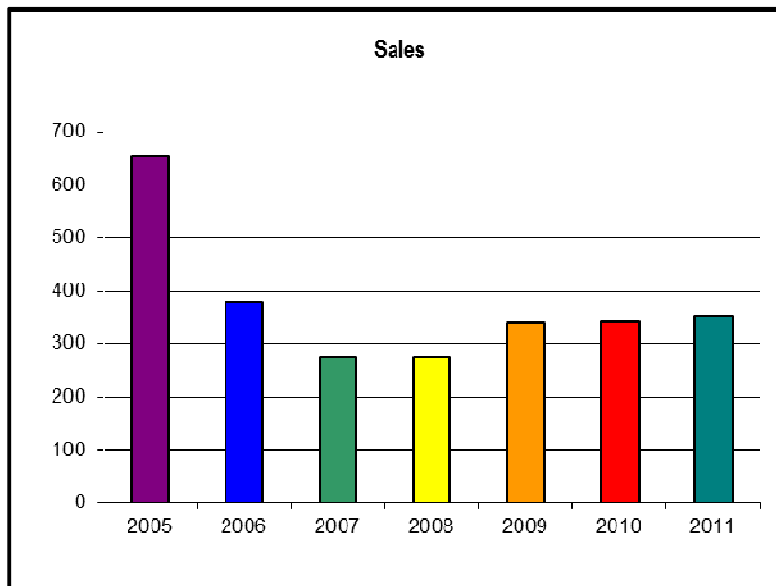
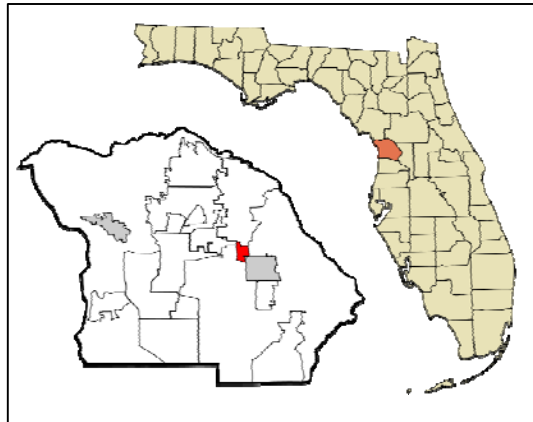
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Citrus County Real Estate Market Trends

Beverly Hills



352-425-0354



Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	656	153,256	N/A	120,000	N/A	88
2006	380	169,817	11%	125,000	4%	122
2007	273	152,573	-14%	118,000	-9%	155
2008	274	142,499	-7%	94,300	-20%	164
2009	341	112,932	-21%	80,000	-15%	168
2010	343	100,655	-11%	65,000	-19%	163
2011	351	89,832	-11%	57,500	-12%	184
Active	252	N/A	N/A	N/A	N/A	N/A

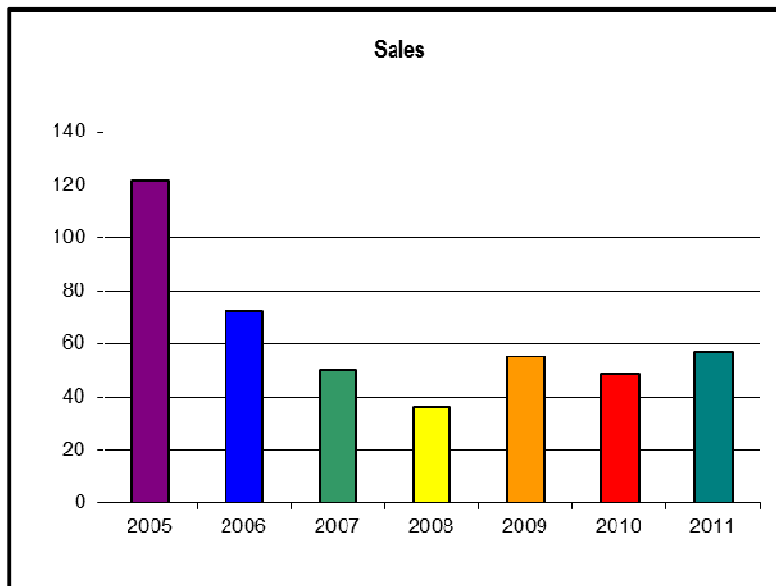
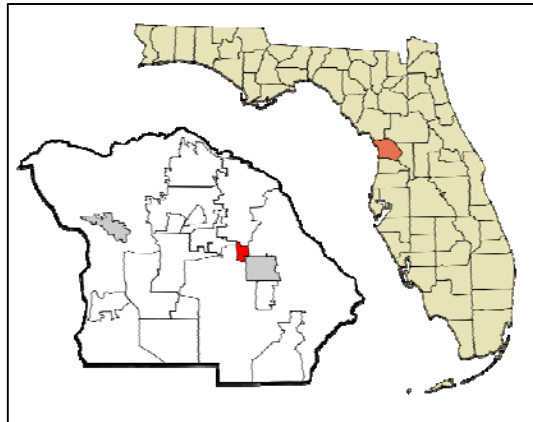
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Citrus County Real Estate Market Trends

Citrus Hills



352-425-0354



Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	122	242,178	N/A	236,000	N/A	117
2006	72	269,208	11%	261,250	11%	155
2007	50	248,650	-8%	220,500	-16%	199
2008	36	210,664	-15%	223,750	1%	167
2009	55	183,001	-13%	161,000	-28%	210
2010	49	160,927	-12%	150,000	-7%	175
2011	57	141,819	-12%	140,000	-7%	173
Active	55	N/A	N/A	N/A	N/A	N/A

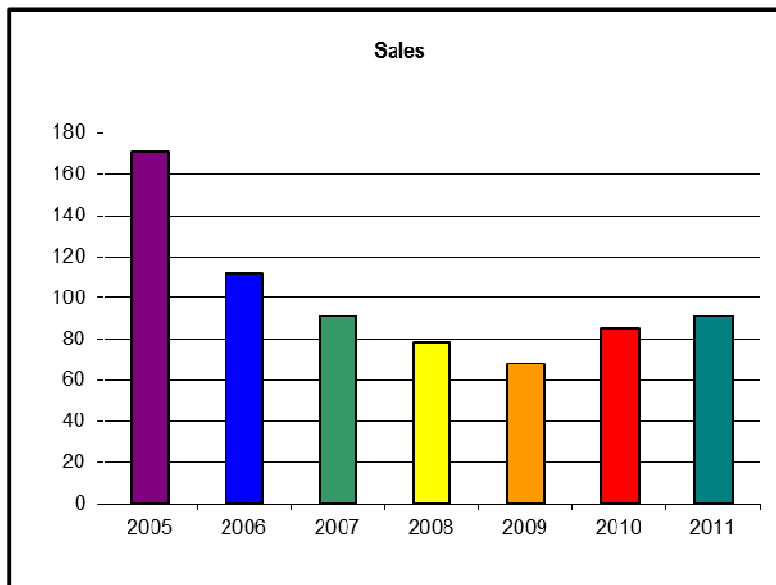
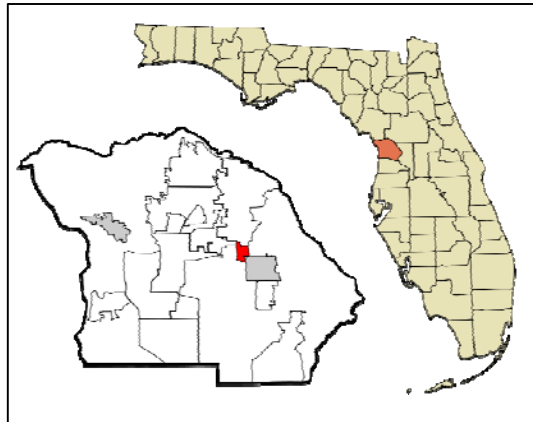
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Citrus County Real Estate Market Trends

Floral City



352-425-0354



Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	171	135,125	N/A	113,500	N/A	105
2006	112	146,317	8%	120,750	6%	146
2007	91	129,758	-11%	110,000	-9%	147
2008	78	120,277	-7%	99,750	-9%	188
2009	68	91,272	-24%	72,750	-27%	176
2010	85	89,142	-2%	59,900	-18%	181
2011	91	75,470	-15%	64,000	7%	179
Active	91	N/A	N/A	N/A	N/A	N/A

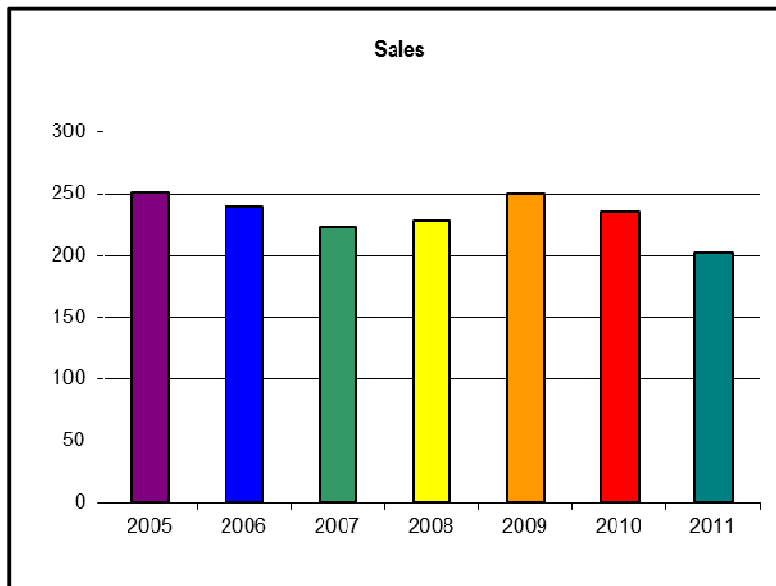
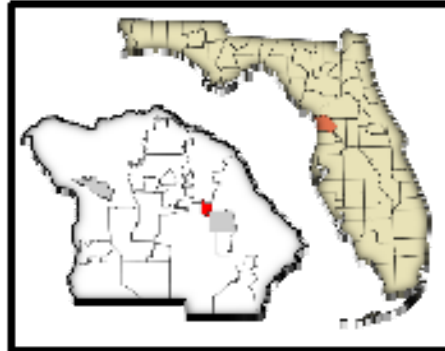
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Citrus County Real Estate Market Trends

Citrus Springs



352-425-0354



Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	251	150,587	N/A	150,000	N/A	95
2006	239	174,479	16%	170,000	13%	124
2007	223	152,943	-12%	149,900	-12%	149
2008	229	130,083	-15%	129,500	-14%	155
2009	250	106,023	-18%	105,000	-19%	134
2010	235	91,577	-14%	92,500	-12%	139
2011	202	84,002	-8%	83,500	-10%	164
Active	94	N/A	N/A	N/A	N/A	N/A

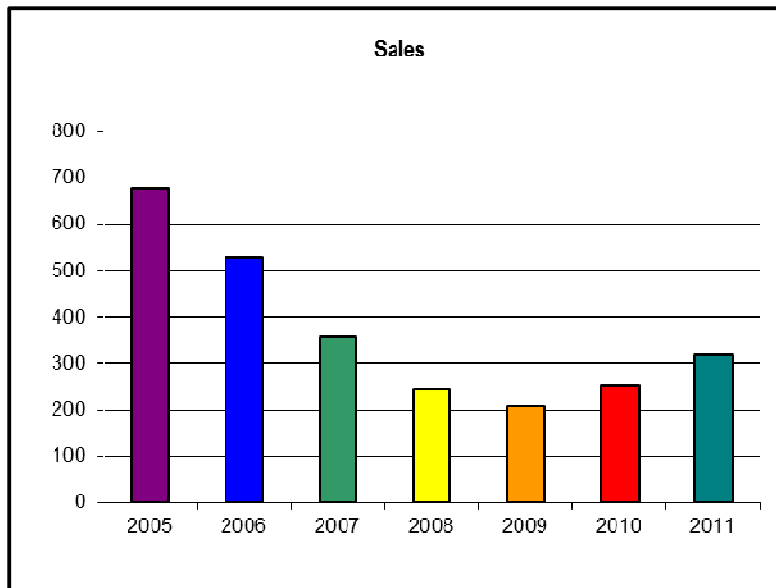
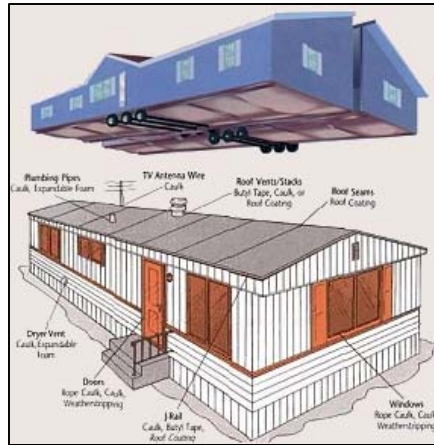
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Citrus County Real Estate Market Trends

Manufactured Housing



352-425-0354



Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	677	78,191	N/A	69,000	N/A	108
2006	527	82,533	6%	75,900	10%	131
2007	357	76,718	-7%	68,000	-10%	159
2008	244	65,783	-14%	57,700	-15%	176
2009	207	51,853	-21%	47,000	-19%	172
2010	252	45,014	-13%	39,250	-16%	187
2011	318	45,028	0%	38,000	-3%	173
Active	343	N/A	N/A	N/A	N/A	N/A

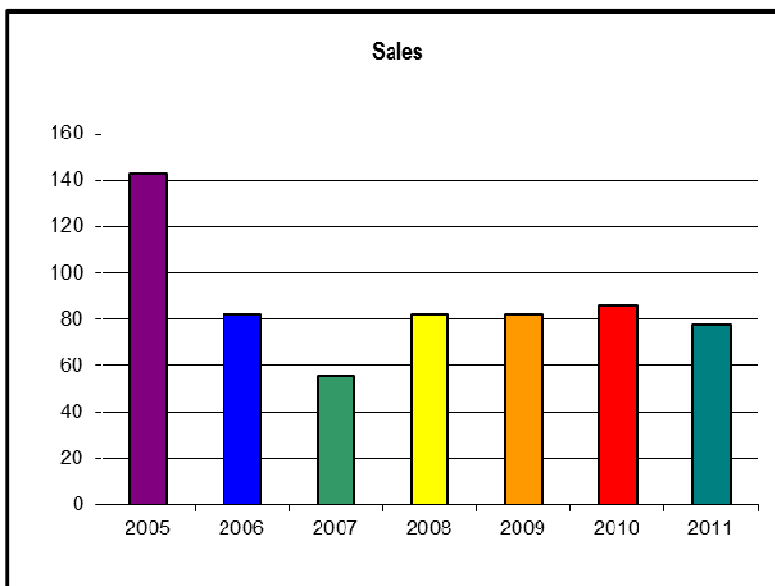
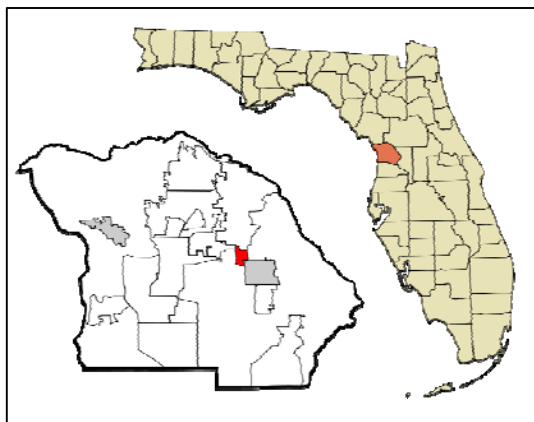
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Citrus County Real Estate Market Trends

Pine Ridge



352-425-0354



Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	143	300,487	N/A	280,000	N/A	116
2006	82	344,448	15%	321,500	15%	145
2007	56	304,224	-12%	299,000	-7%	170
2008	82	284,133	-7%	265,000	-11%	198
2009	82	244,737	-14%	236,500	-11%	219
2010	86	221,161	-10%	205,500	-13%	197
2011	78	211,823	-4%	187,450	-9%	198
Active	94	N/A	N/A	N/A	N/A	N/A

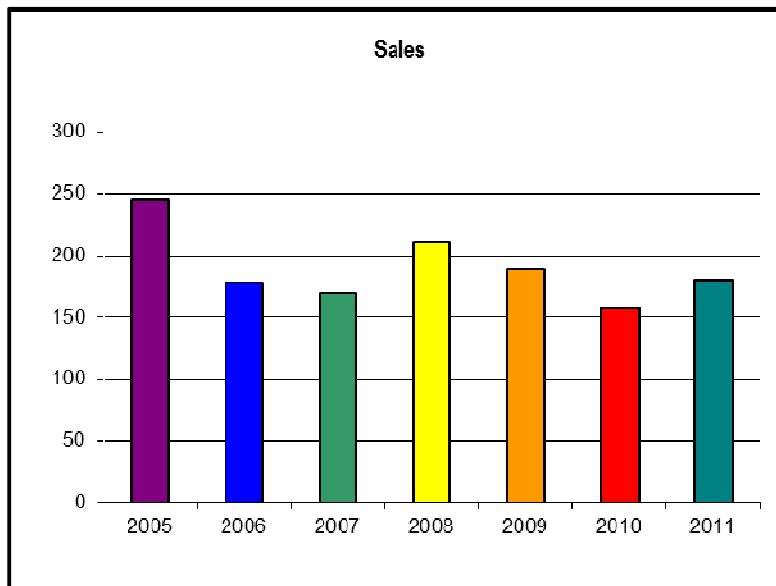
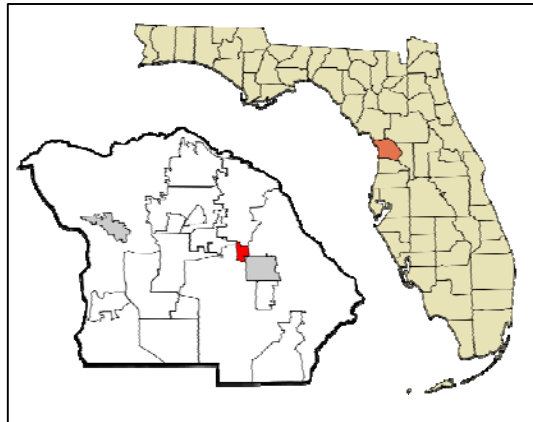
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Citrus County Real Estate Market Trends

Sugarmill Woods



352-425-0354



Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	245	225,901	N/A	215,900	N/A	104
2006	178	233,717	3%	226,000	5%	129
2007	170	218,826	-6%	210,000	-7%	177
2008	211	187,382	-14%	177,400	-16%	249
2009	189	154,873	-17%	150,000	-15%	202
2010	158	154,597	0%	143,000	-5%	210
2011	180	131,451	-15%	120,000	-16%	197
Active	218	N/A	N/A	N/A	N/A	N/A

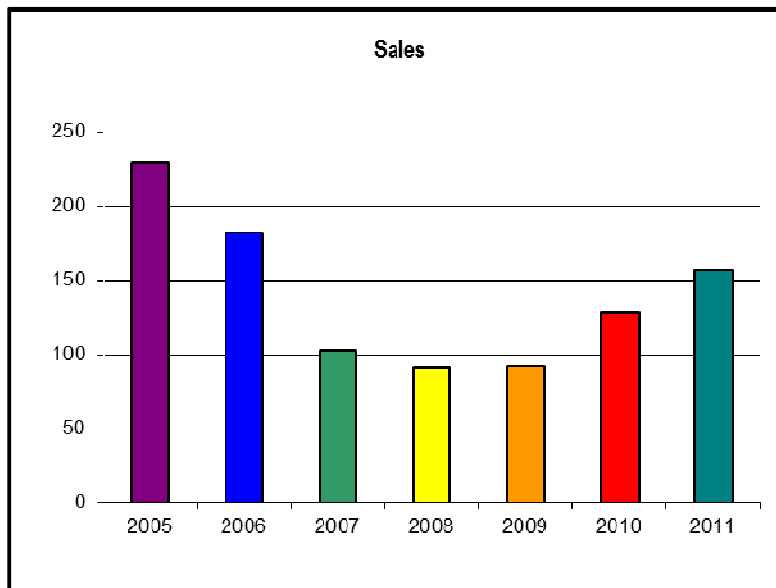
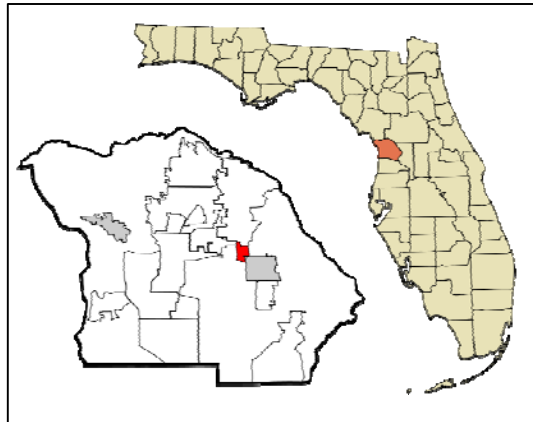
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Citrus County Real Estate Market Trends

Condo, Villa and Townhomes



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Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	229	151,508	N/A	136,000	N/A	96
2006	182	156,593	3%	140,750	3%	142
2007	103	138,119	-12%	129,900	-8%	164
2008	91	119,720	-13%	110,000	-15%	196
2009	92	93,271	-22%	95,000	-14%	213
2010	128	80,967	-13%	75,000	-21%	222
2011	157	71,261	-12%	63,000	-16%	229
Active	172	N/A	N/A	N/A	N/A	N/A

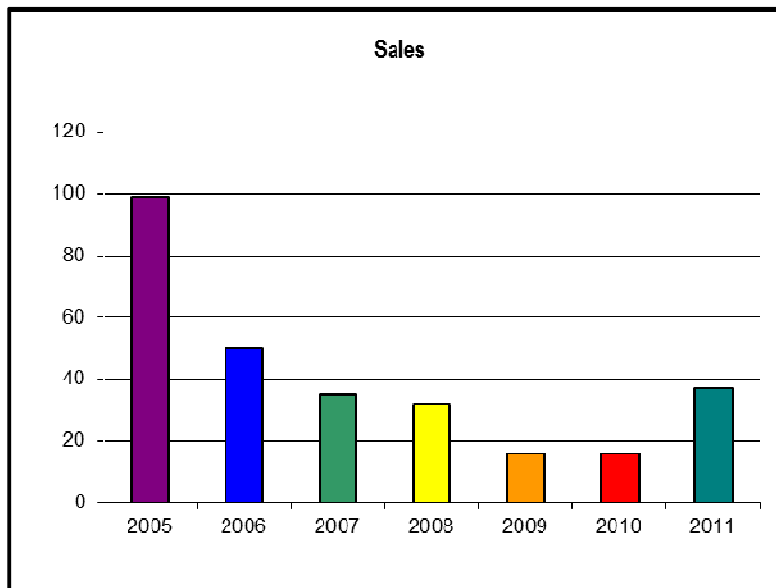
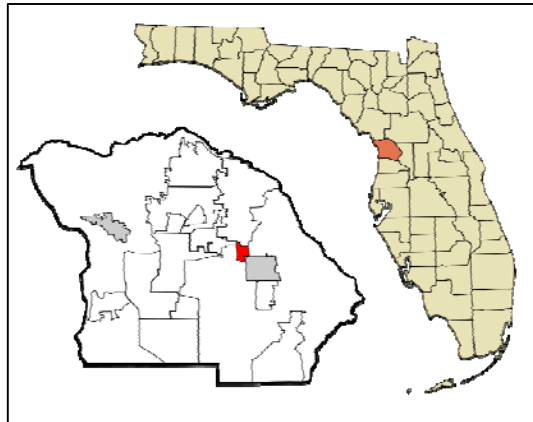
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Citrus County Real Estate Market Trends

Commercial



352-425-0354



Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	99	273,755	N/A	200,000	N/A	301
2006	50	401,932	47%	329,000	65%	208
2007	35	300,539	-25%	225,000	-32%	184
2008	32	371,333	24%	281,375	25%	196
2009	16	219,285	-41%	167,625	-40%	268
2010	16	255,994	17%	200,000	19%	285
2011	37	209,038	-18%	130,000	-35%	287
Active	158	N/A	N/A	N/A	N/A	N/A

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