

# Monthly Market Detail - June 2023

## Townhouses and Condos

### Alachua County



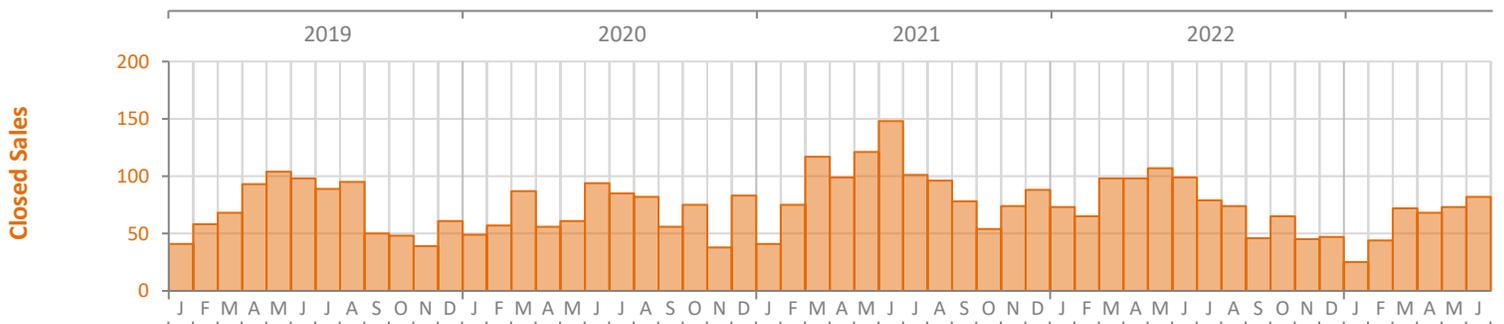
Summary Statistics	June 2023	June 2022	Percent Change Year-over-Year
Closed Sales	82	99	-17.2%
Paid in Cash	48	43	11.6%
Median Sale Price	\$185,000	\$178,000	3.9%
Average Sale Price	\$193,955	\$186,401	4.1%
Dollar Volume	\$15.9 Million	\$18.5 Million	-13.8%
Median Percent of Original List Price Received	99.0%	100.0%	-1.0%
Median Time to Contract	10 Days	7 Days	42.9%
Median Time to Sale	52 Days	45 Days	15.6%
New Pending Sales	72	85	-15.3%
New Listings	108	103	4.9%
Pending Inventory	86	109	-21.1%
Inventory (Active Listings)	103	86	19.8%
Months Supply of Inventory	1.7	1.0	70.0%

## Closed Sales

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	364	-32.6%
<b>June 2023</b>	<b>82</b>	<b>-17.2%</b>
May 2023	73	-31.8%
April 2023	68	-30.6%
March 2023	72	-26.5%
February 2023	44	-32.3%
January 2023	25	-65.8%
December 2022	47	-46.6%
November 2022	45	-39.2%
October 2022	65	20.4%
September 2022	46	-41.0%
August 2022	74	-22.9%
July 2022	79	-21.8%
June 2022	99	-33.1%



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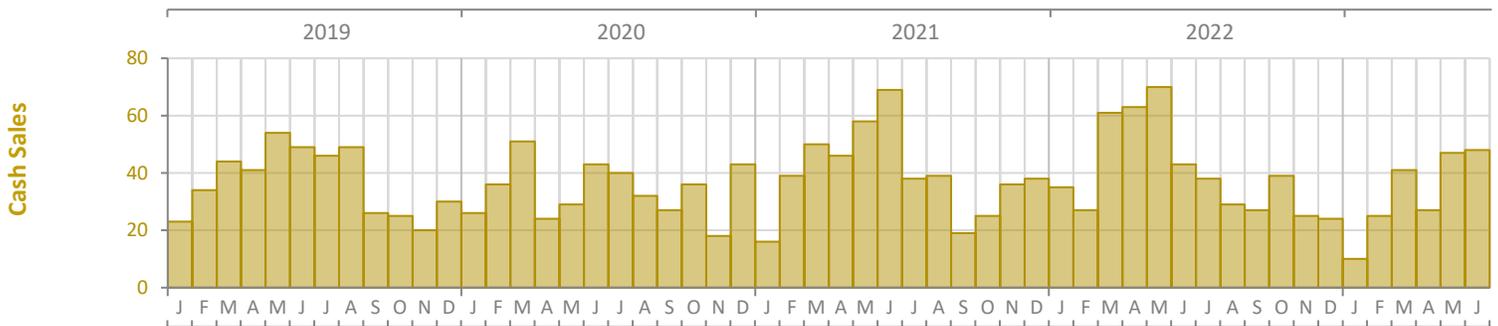


## Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

**Economists' note:** Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	198	-33.8%
<b>June 2023</b>	<b>48</b>	<b>11.6%</b>
May 2023	47	-32.9%
April 2023	27	-57.1%
March 2023	41	-32.8%
February 2023	25	-7.4%
January 2023	10	-71.4%
December 2022	24	-36.8%
November 2022	25	-30.6%
October 2022	39	56.0%
September 2022	27	42.1%
August 2022	29	-25.6%
July 2022	38	0.0%
June 2022	43	-37.7%

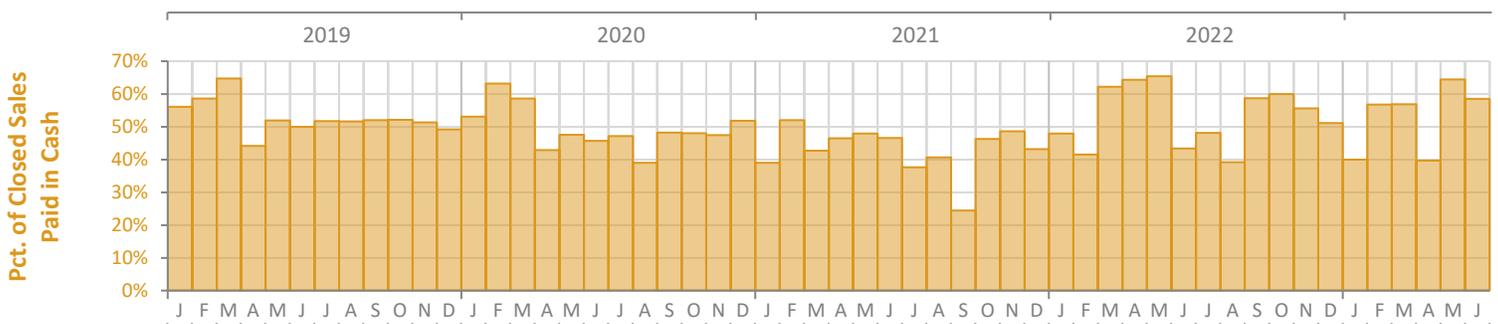


## Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

**Economists' note:** This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	54.4%	-1.8%
<b>June 2023</b>	<b>58.5%</b>	<b>34.8%</b>
May 2023	64.4%	-1.5%
April 2023	39.7%	-38.3%
March 2023	56.9%	-8.5%
February 2023	56.8%	36.9%
January 2023	40.0%	-16.5%
December 2022	51.1%	18.3%
November 2022	55.6%	14.4%
October 2022	60.0%	29.6%
September 2022	58.7%	140.6%
August 2022	39.2%	-3.4%
July 2022	48.1%	27.9%
June 2022	43.4%	-6.9%



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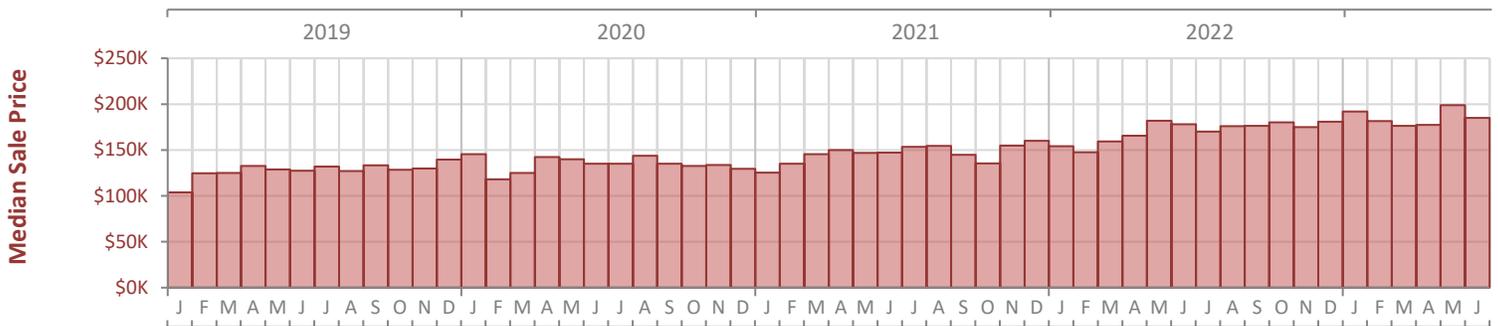


## Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

**Economists' note:** Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$185,000	10.8%
<b>June 2023</b>	<b>\$185,000</b>	<b>3.9%</b>
May 2023	\$199,000	9.3%
April 2023	\$177,450	7.3%
March 2023	\$176,500	10.7%
February 2023	\$181,500	23.1%
January 2023	\$192,000	24.7%
December 2022	\$181,000	13.1%
November 2022	\$175,000	12.9%
October 2022	\$180,000	32.9%
September 2022	\$176,500	21.8%
August 2022	\$176,000	14.0%
July 2022	\$170,000	10.7%
June 2022	\$178,000	20.9%



## Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

**Economists' note:** Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$196,735	12.3%
<b>June 2023</b>	<b>\$193,955</b>	<b>4.1%</b>
May 2023	\$218,910	20.1%
April 2023	\$187,710	11.2%
March 2023	\$183,712	7.3%
February 2023	\$193,441	12.2%
January 2023	\$208,960	26.3%
December 2022	\$225,065	28.8%
November 2022	\$207,620	26.8%
October 2022	\$190,728	31.1%
September 2022	\$190,106	25.8%
August 2022	\$185,226	12.1%
July 2022	\$181,533	9.7%
June 2022	\$186,401	20.2%



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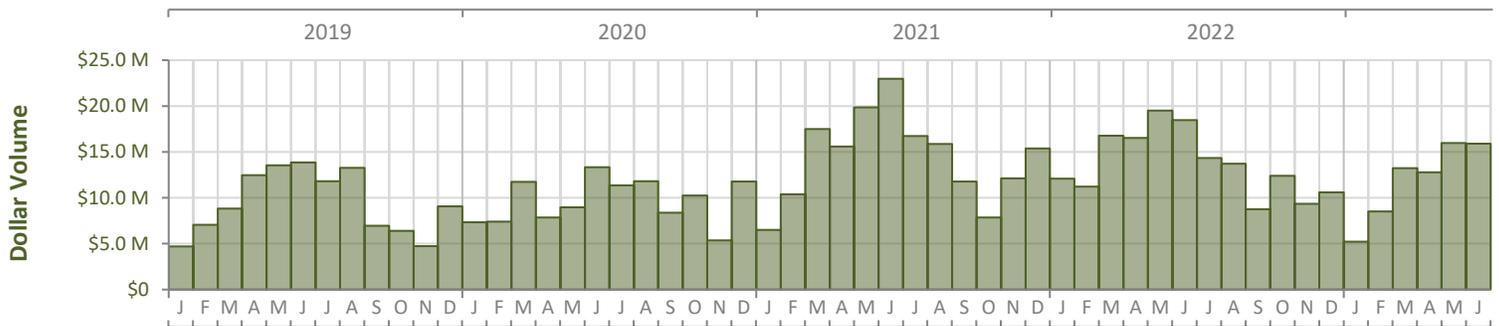


## Dollar Volume

The sum of the sale prices for all sales which closed during the month

**Economists' note:** Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$71.6 Million	-24.3%
<b>June 2023</b>	<b>\$15.9 Million</b>	<b>-13.8%</b>
May 2023	\$16.0 Million	-18.1%
April 2023	\$12.8 Million	-22.8%
March 2023	\$13.2 Million	-21.2%
February 2023	\$8.5 Million	-24.0%
January 2023	\$5.2 Million	-56.7%
December 2022	\$10.6 Million	-31.2%
November 2022	\$9.3 Million	-22.9%
October 2022	\$12.4 Million	57.8%
September 2022	\$8.7 Million	-25.8%
August 2022	\$13.7 Million	-13.6%
July 2022	\$14.3 Million	-14.2%
June 2022	\$18.5 Million	-19.6%

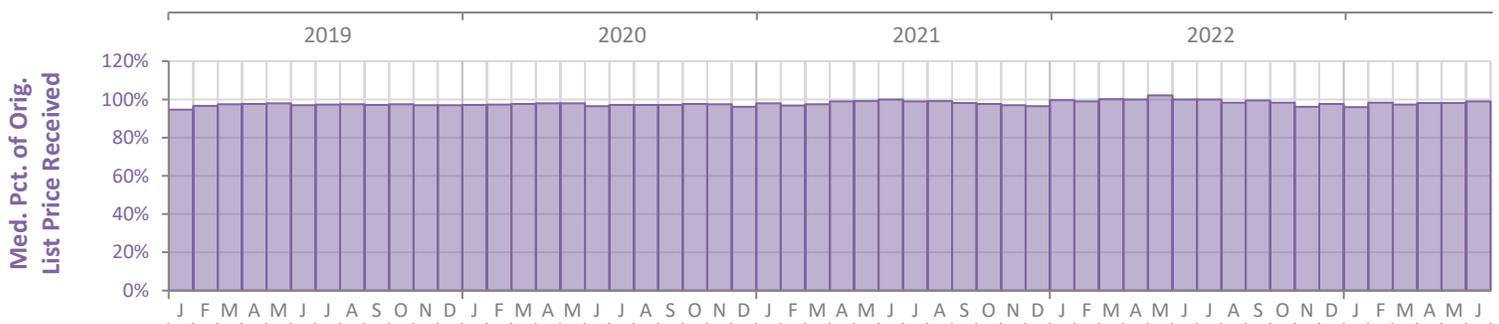


## Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

**Economists' note:** The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	98.1%	-1.9%
<b>June 2023</b>	<b>99.0%</b>	<b>-1.0%</b>
May 2023	98.1%	-3.9%
April 2023	98.1%	-1.9%
March 2023	97.3%	-2.8%
February 2023	98.3%	-0.6%
January 2023	96.0%	-3.7%
December 2022	97.6%	1.2%
November 2022	96.2%	-0.7%
October 2022	98.3%	0.6%
September 2022	99.4%	1.2%
August 2022	98.3%	-0.9%
July 2022	100.0%	1.1%
June 2022	100.0%	0.0%

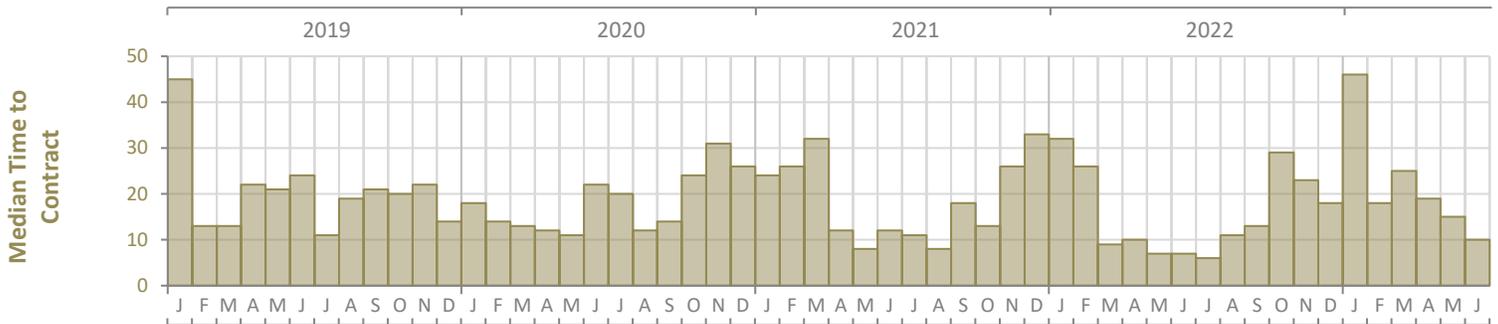


## Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	17 Days	70.0%
<b>June 2023</b>	<b>10 Days</b>	<b>42.9%</b>
May 2023	15 Days	114.3%
April 2023	19 Days	90.0%
March 2023	25 Days	177.8%
February 2023	18 Days	-30.8%
January 2023	46 Days	43.8%
December 2022	18 Days	-45.5%
November 2022	23 Days	-11.5%
October 2022	29 Days	123.1%
September 2022	13 Days	-27.8%
August 2022	11 Days	37.5%
July 2022	6 Days	-45.5%
June 2022	7 Days	-41.7%

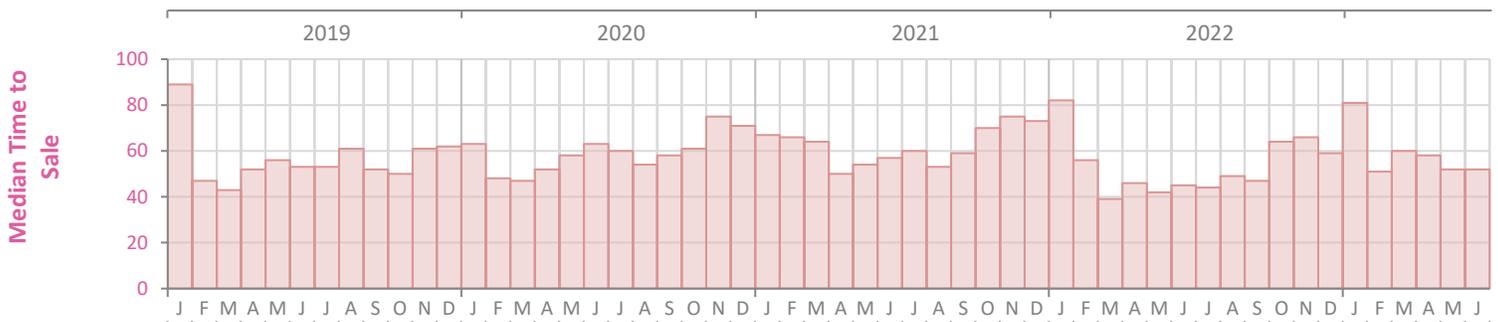


## Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

**Economists' note:** Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	55 Days	19.6%
<b>June 2023</b>	<b>52 Days</b>	<b>15.6%</b>
May 2023	52 Days	23.8%
April 2023	58 Days	26.1%
March 2023	60 Days	53.8%
February 2023	51 Days	-8.9%
January 2023	81 Days	-1.2%
December 2022	59 Days	-19.2%
November 2022	66 Days	-12.0%
October 2022	64 Days	-8.6%
September 2022	47 Days	-20.3%
August 2022	49 Days	-7.5%
July 2022	44 Days	-26.7%
June 2022	45 Days	-21.1%

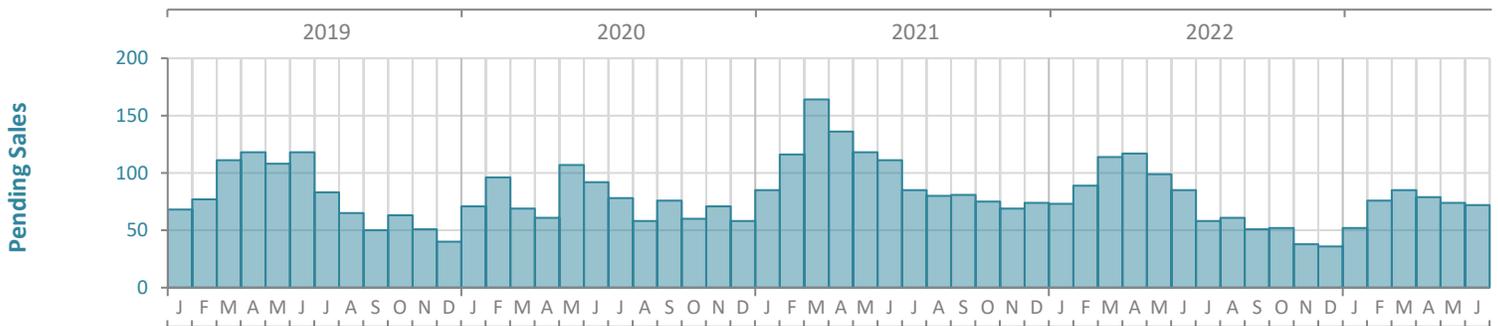


## New Pending Sales

The number of listed properties that went under contract during the month

**Economists' note:** Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	438	-24.1%
<b>June 2023</b>	<b>72</b>	<b>-15.3%</b>
May 2023	74	-25.3%
April 2023	79	-32.5%
March 2023	85	-25.4%
February 2023	76	-14.6%
January 2023	52	-28.8%
December 2022	36	-51.4%
November 2022	38	-44.9%
October 2022	52	-30.7%
September 2022	51	-37.0%
August 2022	61	-23.8%
July 2022	58	-31.8%
June 2022	85	-23.4%



## New Listings

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	457	-20.7%
<b>June 2023</b>	<b>108</b>	<b>4.9%</b>
May 2023	73	-18.9%
April 2023	66	-44.5%
March 2023	79	-28.2%
February 2023	67	-30.9%
January 2023	64	12.3%
December 2022	47	-9.6%
November 2022	46	7.0%
October 2022	50	-34.2%
September 2022	58	-15.9%
August 2022	73	-19.8%
July 2022	70	-35.2%
June 2022	103	-15.6%



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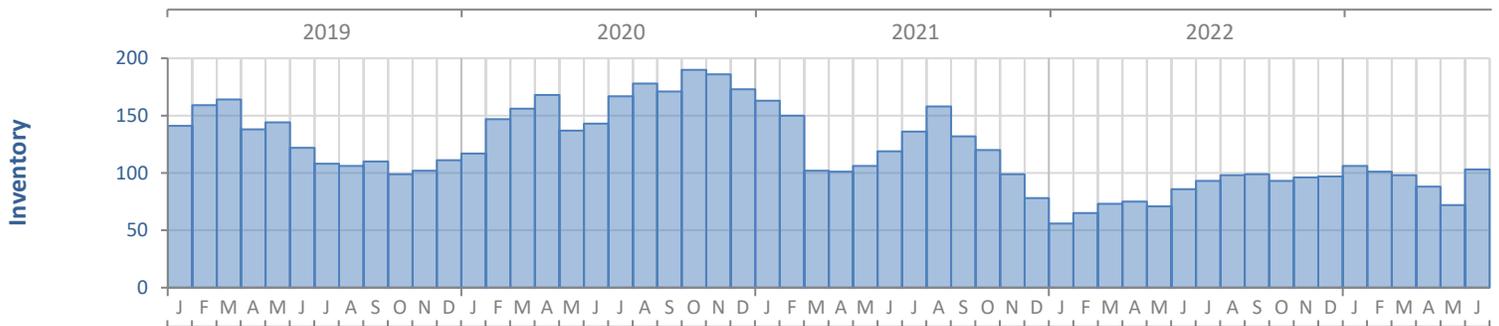


## Inventory (Active Listings)

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	95	33.4%
<b>June 2023</b>	<b>103</b>	<b>19.8%</b>
May 2023	72	1.4%
April 2023	88	17.3%
March 2023	98	34.2%
February 2023	101	55.4%
January 2023	106	89.3%
December 2022	97	24.4%
November 2022	96	-3.0%
October 2022	93	-22.5%
September 2022	99	-25.0%
August 2022	98	-38.0%
July 2022	93	-31.6%
June 2022	86	-27.7%

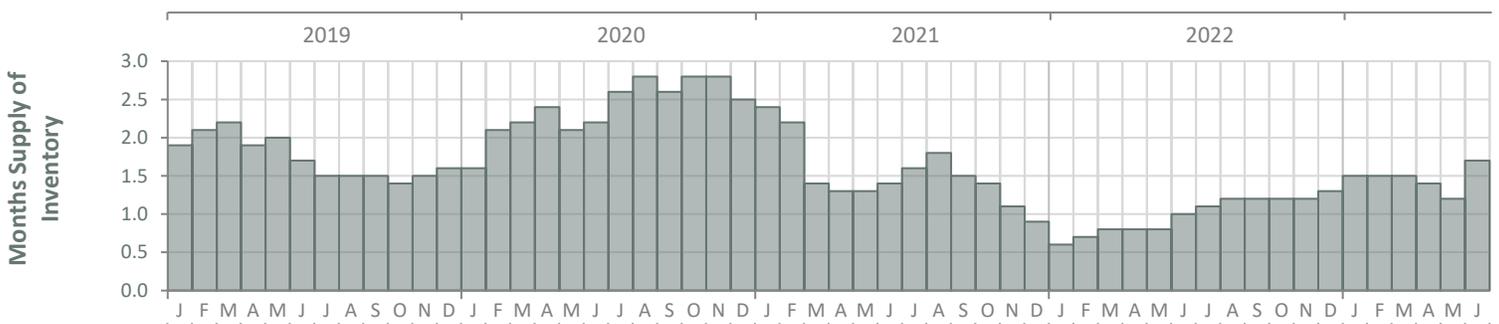


## Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

**Economists' note:** MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	1.5	87.5%
<b>June 2023</b>	<b>1.7</b>	<b>70.0%</b>
May 2023	1.2	50.0%
April 2023	1.4	75.0%
March 2023	1.5	87.5%
February 2023	1.5	114.3%
January 2023	1.5	150.0%
December 2022	1.3	44.4%
November 2022	1.2	9.1%
October 2022	1.2	-14.3%
September 2022	1.2	-20.0%
August 2022	1.2	-33.3%
July 2022	1.1	-31.3%
June 2022	1.0	-28.6%

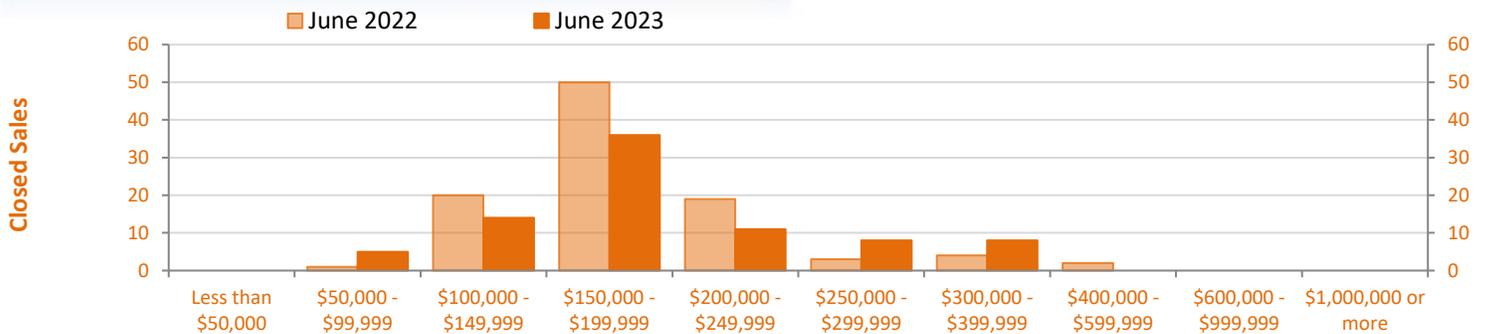


## Closed Sales by Sale Price

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	5	400.0%
\$100,000 - \$149,999	14	-30.0%
\$150,000 - \$199,999	36	-28.0%
\$200,000 - \$249,999	11	-42.1%
\$250,000 - \$299,999	8	166.7%
\$300,000 - \$399,999	8	100.0%
\$400,000 - \$599,999	0	-100.0%
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

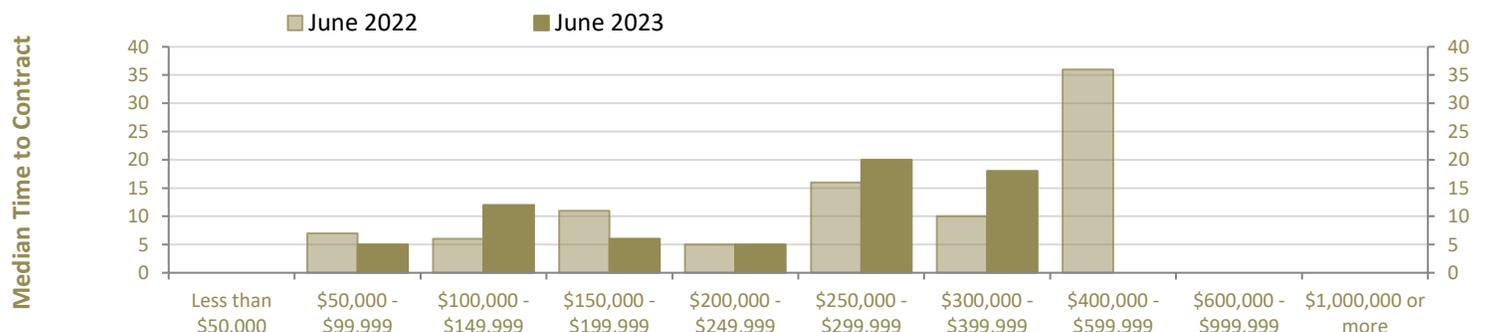


## Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	5 Days	-28.6%
\$100,000 - \$149,999	12 Days	100.0%
\$150,000 - \$199,999	6 Days	-45.5%
\$200,000 - \$249,999	5 Days	0.0%
\$250,000 - \$299,999	20 Days	25.0%
\$300,000 - \$399,999	18 Days	80.0%
\$400,000 - \$599,999	(No Sales)	N/A
\$600,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

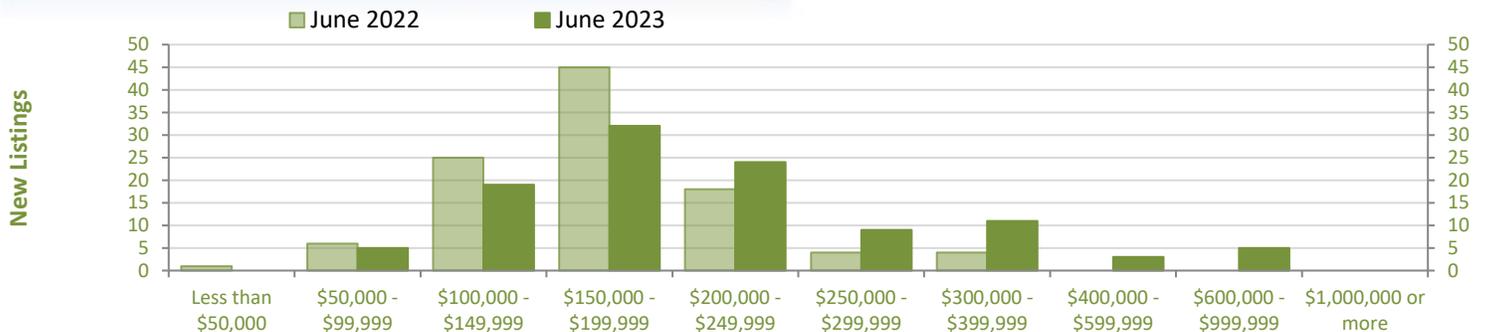


## New Listings by Initial Listing Price

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	5	-16.7%
\$100,000 - \$149,999	19	-24.0%
\$150,000 - \$199,999	32	-28.9%
\$200,000 - \$249,999	24	33.3%
\$250,000 - \$299,999	9	125.0%
\$300,000 - \$399,999	11	175.0%
\$400,000 - \$599,999	3	N/A
\$600,000 - \$999,999	5	N/A
\$1,000,000 or more	0	N/A

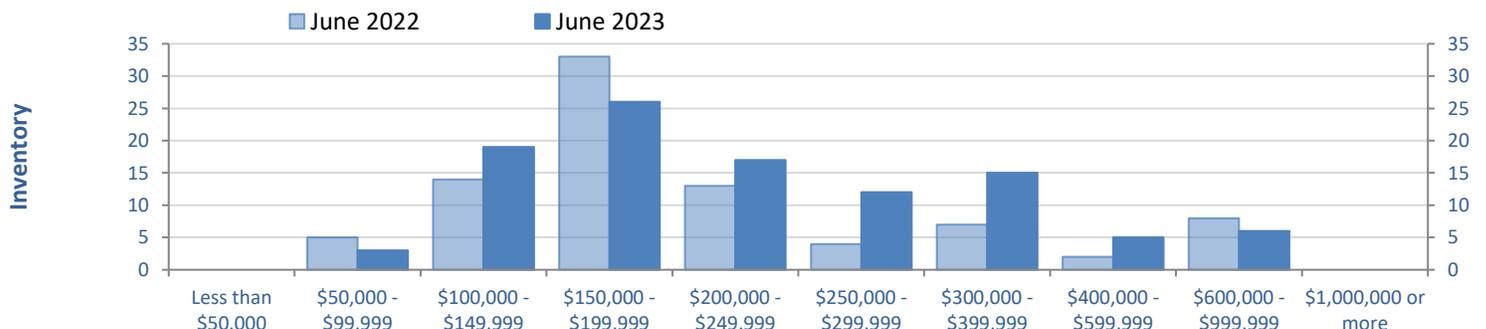


## Inventory by Current Listing Price

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	3	-40.0%
\$100,000 - \$149,999	19	35.7%
\$150,000 - \$199,999	26	-21.2%
\$200,000 - \$249,999	17	30.8%
\$250,000 - \$299,999	12	200.0%
\$300,000 - \$399,999	15	114.3%
\$400,000 - \$599,999	5	150.0%
\$600,000 - \$999,999	6	-25.0%
\$1,000,000 or more	0	N/A



# Monthly Distressed Market - June 2023

## Townhouses and Condos

### Alachua County



		June 2023	June 2022	Percent Change Year-over-Year
Traditional	Closed Sales	82	99	-17.2%
	Median Sale Price	\$185,000	\$178,000	3.9%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

