

Alachua County Real Estate Market Trends

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Alachua County Real Estate Market Trends

Forward

Despite the insanity of 2020, the Alachua County Real Estate market remained strong. Overall, the number of sales increased modestly (approximately 3%, despite conditions in March and April, which were significantly influenced by the impacts of the COVID-19 virus. Attached housing experienced modest declines in the number of sales and prices, likely due to the lack of investor participation.

If you would like to receive updates as we publish new market data, please email us at info@ocalaappraisals.com and ask to be added to our mailing list. We will not use your email for anything other than market updates.

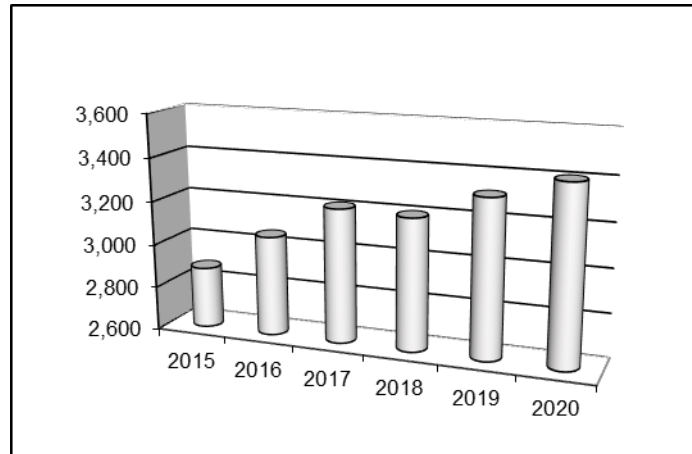
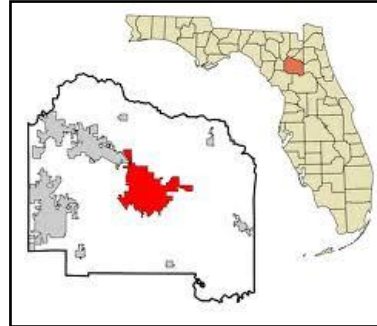
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Alachua County Real Estate Market Trends

Entire County (Detached Residential)



352-425-0354



Number of Sales

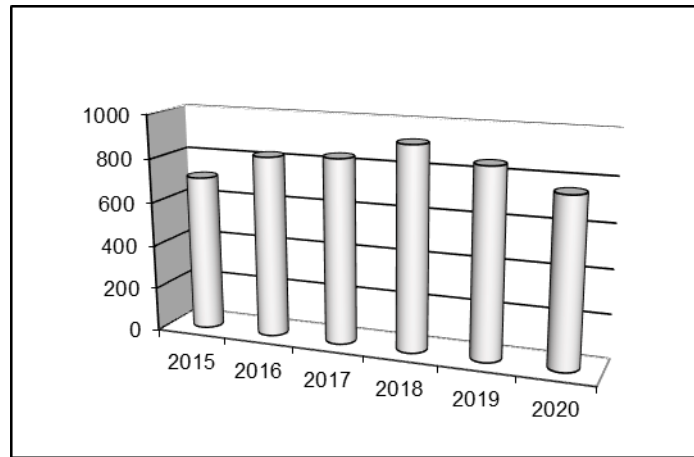
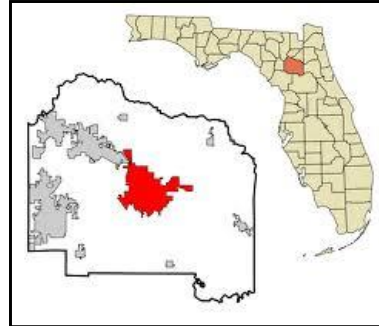
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	2,880	208,428	N/A	180,000	N/A	133
2016	3,057	224,612	+8%	191,500	+6%	115
2017	3,214	239,063	+6%	207,250	+8%	110
2018	3,202	260,599	+9%	228,500	+10%	103
2019	3,317	268,813	+3%	238,000	+4%	105
2020	3,406	285,536	+6%	252,000	+6%	100
Active	404	N/A	N/A	N/A	N/A	N/A

Alachua County Real Estate Market Trends

Alachua County (Attached Residential)



352-425-0354



Number of Sales

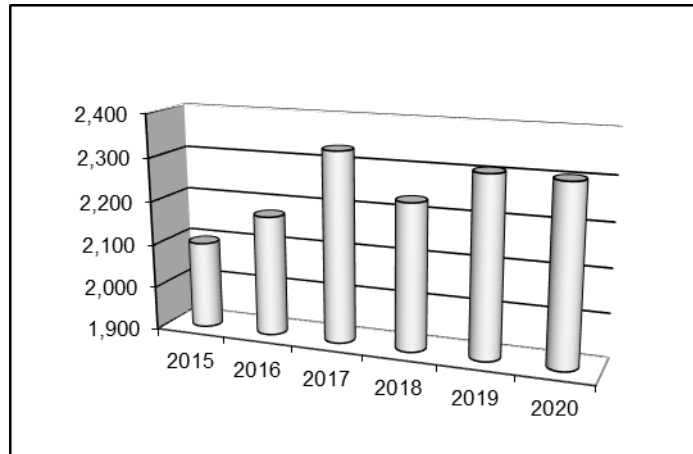
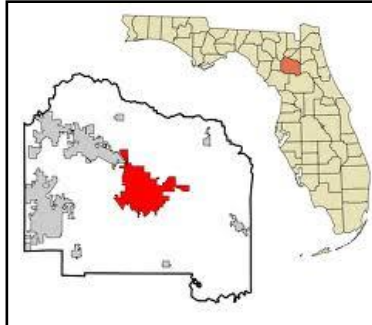
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	708	94,070	N/A	88,500	N/A	143
2016	824	109,787	+17%	100,050	+13%	108
2017	839	117,109	+7%	112,000	+12%	85
2018	920	121,921	+4%	120,000	+7%	70
2019	852	133,645	+10%	129,900	+8%	72
2020	757	134,894	+1%	129,000	-1%	70
Active	125	N/A	N/A	N/A	N/A	N/A

Alachua County Real Estate Market Trends

Gainesville Detached (Entire City)



352-425-0354



Number of Sales

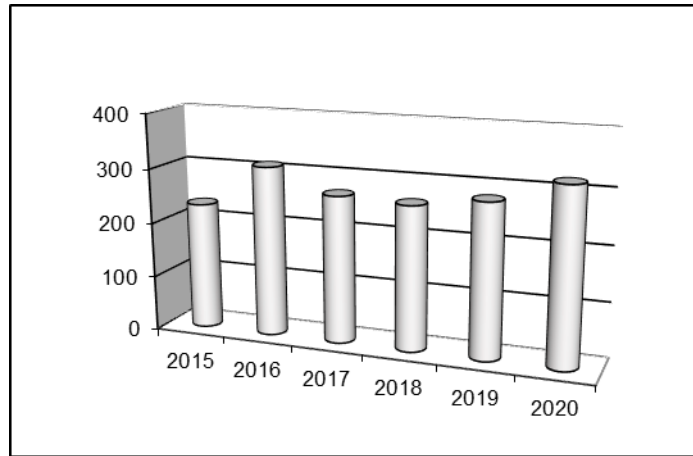
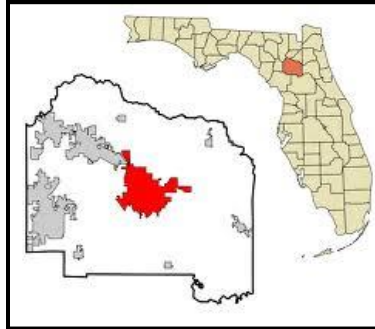
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	2,099	216,212	N/A	185,000	N/A	126
2016	2,175	229,236	+6%	195,000	+5%	108
2017	2,334	247,895	+8%	215,000	+10%	107
2018	2,234	268,249	+8%	231,850	+8%	98
2019	2,308	275,074	+3%	245,000	+6%	98
2020	2,304	290,803	+6%	260,000	+6%	91
Active	256	N/A	N/A	N/A	N/A	N/A

Alachua County Real Estate Market Trends

City of Alachua - Residential



352-425-0354



Number of Sales

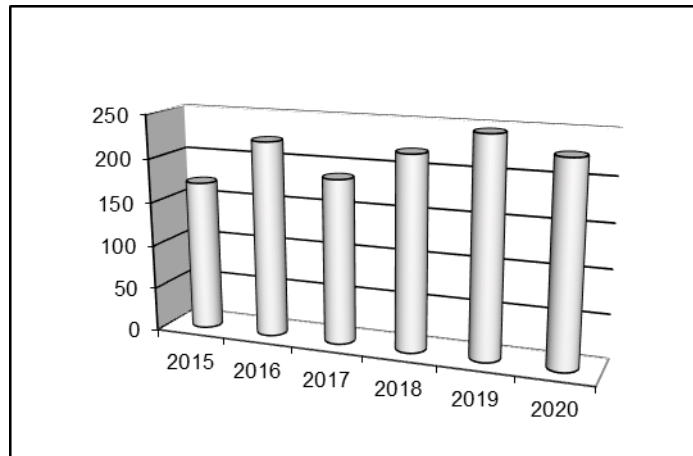
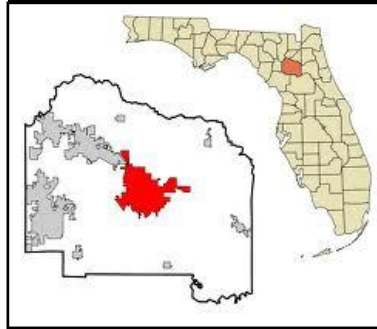
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	232	181,147	+5%	169,700	+9%	153
2016	310	177,692	-2%	158,125	-7%	139
2017	268	221,804	+25%	183,200	+16%	108
2018	262	229,977	+4%	211,150	+15%	113
2019	279	246,140	+7%	225,000	+7%	117
2020	318	265,483	+8%	243,950	+8%	104
Active	38	N/A	N/A	N/A	N/A	N/A

Alachua County Real Estate Market Trends

City of High Springs – Residential



352-425-0354



Number of Sales

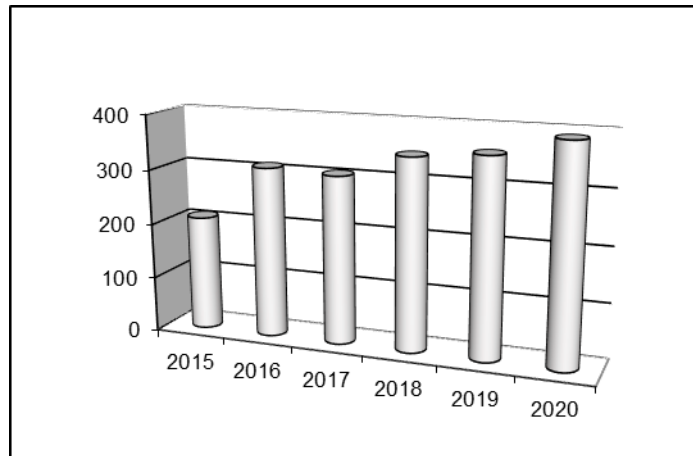
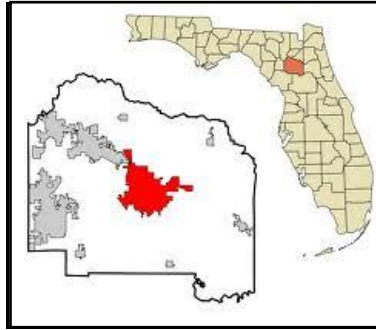
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	171	167,859	+11%	172,700	+16%	149
2016	223	171,498	+2%	173,602	Minimal	126
2017	187	180,376	+5%	162,500	-6%	128
2018	220	205,966	+14%	194,450	+20%	109
2019	246	215,623	+5%	214,350	+10%	113
2020	227	236,797	+10%	224,990	+5%	99
Active	16	N/A	N/A	N/A	N/A	N/A

Alachua County Real Estate Market Trends

City of Newberry - Residential



352-425-0354



Number of Sales

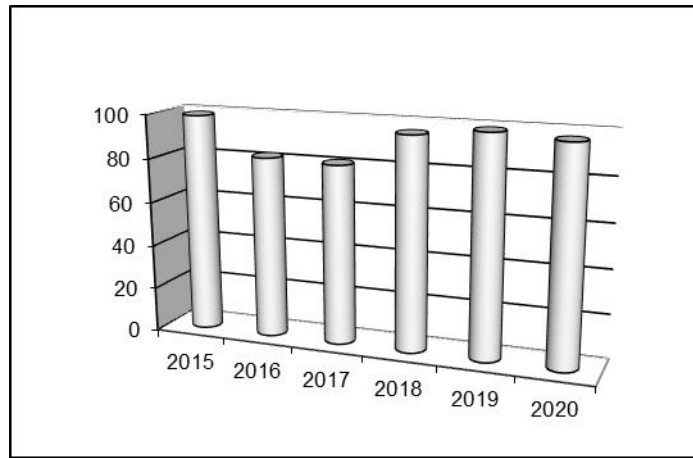
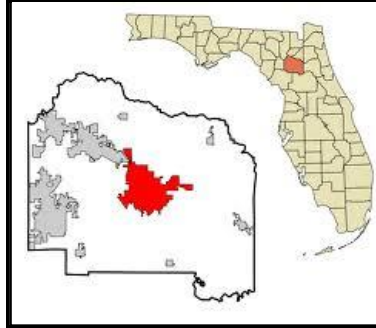
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	209	225,654	-4%	185,000	+3%	134
2016	310	256,889	+14%	216,850	+17%	124
2017	305	245,239	-5%	220,000	+1%	119
2018	347	288,533	+18%	245,000	+11%	109
2019	358	296,452	+3%	253,339	+3%	126
2020	391	322,579	+9%	256,500	+1%	113
Active	54	N/A	N/A	N/A	N/A	N/A

Alachua County Real Estate Market Trends

City of Hawthorne – Residential (Alachua/Putnam Counties)



352-425-0354



Number of Sales

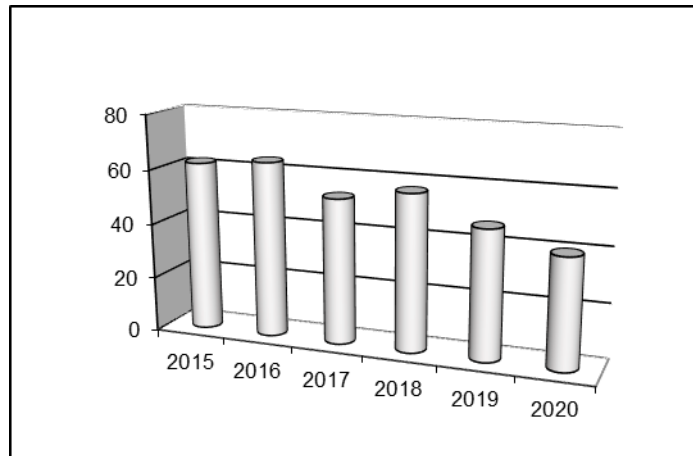
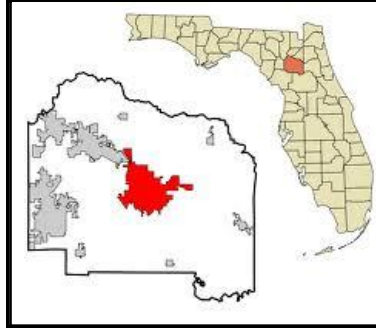
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	99	106,685	+3%	80,000	+1%	230
2016	82	127,442	+19%	103,750	+30%	205
2017	81	136,230	+7%	124,000	+20%	188
2018	96	134,126	-2%	129,950	+5%	135
2019	99	162,054	+21%	143,000	+10%	150
2020	97	192,293	+19%	162,000	+13%	211
Active	18	N/A	N/A	N/A	N/A	N/A

Alachua County Real Estate Market Trends

Multi-Family



352-425-0354



Number of Sales

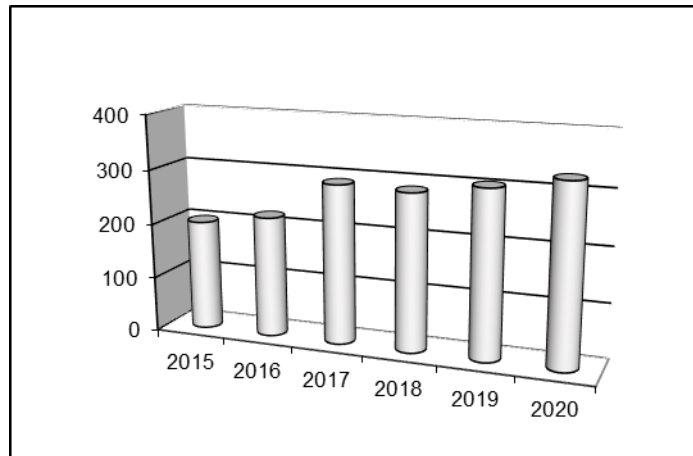
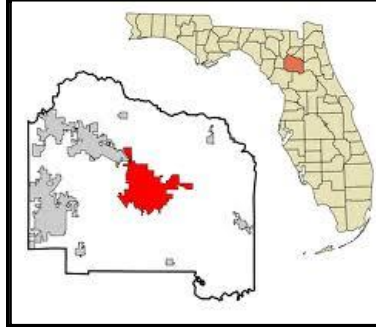
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	62	390,431	N/A	93,000	N/A	161
2016	64	396,069	+1%	146,500	+58%	139
2017	53	220,079	-44%	170,000	+16%	116
2018	57	953,238	+333%	187,500	+10%	116
2019	47	834,288	-12%	200,000	+7%	96
2020	40	1,328,836	+59%	276,500	+38%	116
Active	25	N/A	N/A	N/A	N/A	N/A

Alachua County Real Estate Market Trends

Vacant Land



352-425-0354



Number of Sales

Period	Sales	Ave \$	Change	Median \$	Change
2015	201	134,713	-5%	60,000	-4%
2016	220	126,902	-6%	55,000	-8%
2017	290	121,911	-4%	59,500	+8%
2018	286	144,640	+19%	67,950	+14%
2019	304	193,923	+34	79,680	+17%
2020	326	137,787	-29%	75,225	-6%
Active	423	N/A	N/A	N/A	N/A