

# **Alachua County Real Estate Market Trends**

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

### Forward

In 2021, the Alachua County Real Estate market continued with solid numbers once again, recording double digit increases in values across virtually every market segment. Overall, the number of sales increased by approximately 10%, with the average sale price increasing by 15% and median prices rising by 13%.

Two factors may prevent similar increases in 2022-lack of inventory (less than a one month supply at present) and rising interest rates. If new construction continues near current levels, the shortage of available inventory may subside. The wild card is interest rates, and only time will tell how much rates increase and how markets are influenced by the inevitable increase of the all-important 30-year fixed rate mortgage.

Over the past five years, the average sale price of a single-family home has increased by 47% while the median price has increased by 52%, with some market segments recording triple digit increases.

Also included in this report is data on single-family rentals, which saw an 8% increase in the median rental rate and in the average price per bedroom.

In 2021, the Gainesville/Alachua County Association of Realtors (GACAR) changed platforms for its listing services. The new platform shows numerous sales of properties in Alachua County listed and sold by agents outside of GACAR. These sales would not have been part of GACAR's statistics in years past. Our technique for gathering market data includes the use of sales exclusively from properties sold by agents who are members GACAR, excluding other associations. This method ensures that year over year statistics better reflect changes in the market, primarily in the number of sales.

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

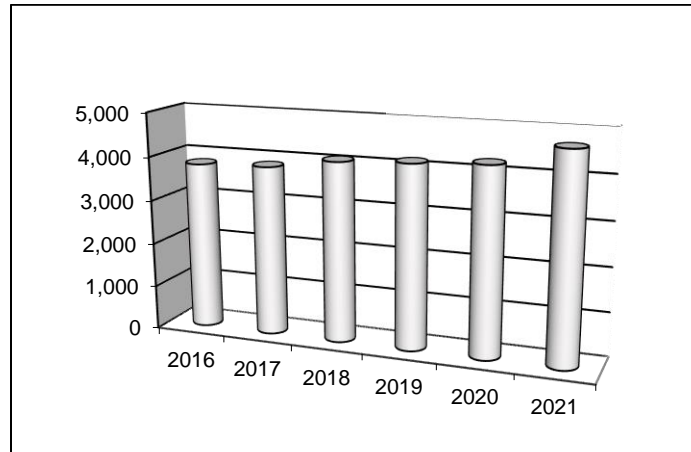
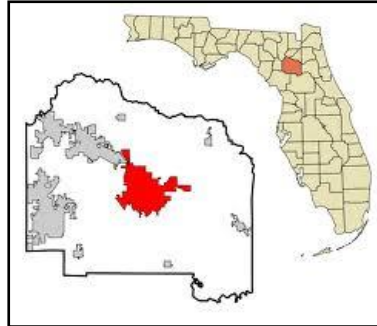
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# Alachua County Real Estate Market Trends

## Entire County (All Residential Categories)



**352-425-0354**



Number of Sales

Period	Sales	Ave \$	Change	Median \$	Change	DOM
<b>2016</b>	3,804	200,027	+8%	169,000	+9%	122
<b>2017</b>	3,852	214,912	+7%	179,900	+6%	109
<b>2018</b>	4,078	229,895	+7%	195,000	+8%	100
<b>2019</b>	4,152	241,446	+5%	213,000	+9%	103
<b>2020</b>	4,235	256,527	+6%	228,000	+7%	100
<b>2021</b>	4,672	294,653	+15%	257,250	+13%	86
<b>Active</b>	265	N/A	N/A	N/A	N/A	N/A

Current housing supply: .7 months

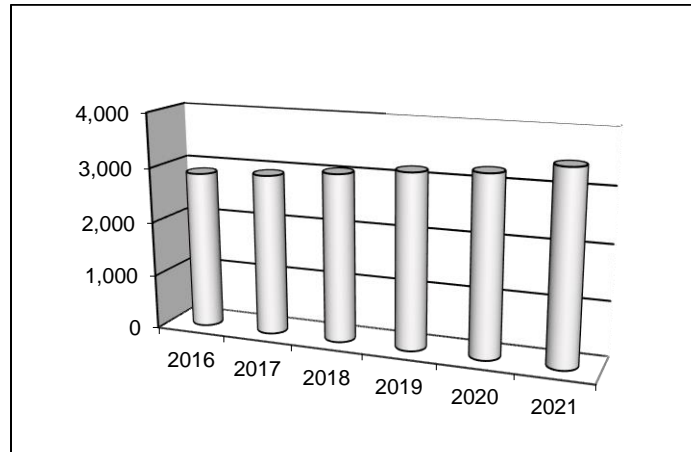
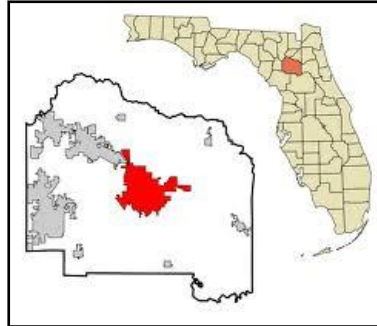
5 year change: +47% (average) +52% (median)

# Alachua County Real Estate Market Trends

## Entire County SFR



**352-425-0354**



Number of Sales

Period	Sales	Ave \$	Change	Median \$	Change	DOM
<b>2016</b>	2,869	230,789	+7%	197,000	+7%	123
<b>2017</b>	2,927	246,041	+7%	215,000	+9%	114
<b>2018</b>	3,051	266,305	+8%	231,000	+7%	106
<b>2019</b>	3,174	275,256	+3%	242,500	+5%	109
<b>2020</b>	3,252	291,137	+6%	256,950	+6%	101
<b>2021</b>	3,447	341,887	+17%	300,000	+17%	86
<b>Active</b>	207	N/A	N/A	N/A	N/A	N/A

Current housing supply:     .7 months

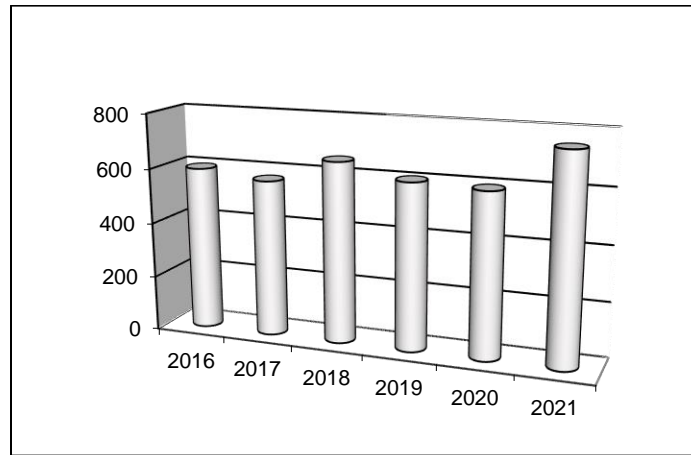
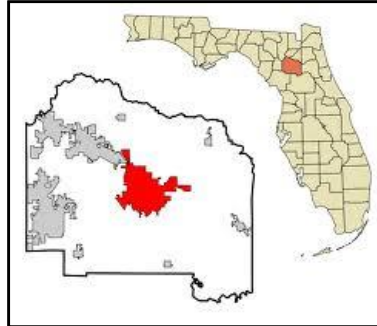
5 year change:               +48% (average)     +52% (median)

# Alachua County Real Estate Market Trends

## Entire County (Condo)



**352-425-0354**



Number of Sales

Period	Sales	Ave \$	Change	Median \$	Change	DOM
<b>2016</b>	596	105,015	+16%	97,000	+14%	114
<b>2017</b>	569	114,015	+9%	110,000	+13%	82
<b>2018</b>	656	117,914	+3%	116,750	+6%	70
<b>2019</b>	604	128,833	+9%	127,500	+9%	73
<b>2020</b>	594	131,811	+2%	127,250	0	78
<b>2021</b>	749	143,758	+9%	138,000	+8%	77
<b>Active</b>	27	N/A	N/A	N/A	N/A	N/A

Current housing supply: .4 months

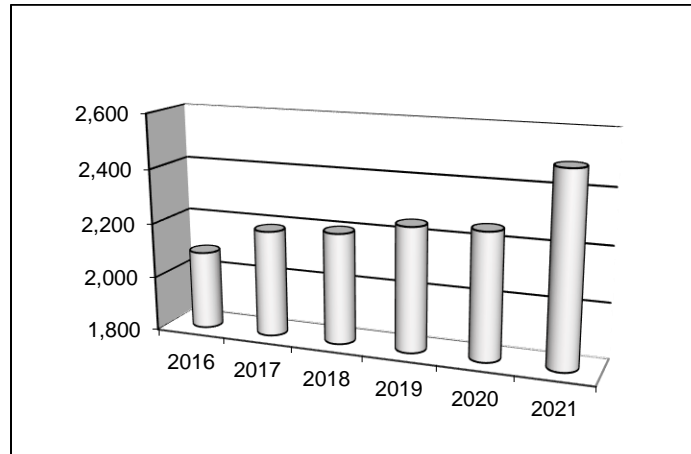
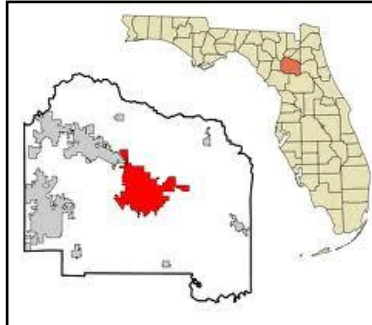
5 year change: +37% (average) +42% (median)

# Alachua County Real Estate Market Trends

## Gainesville SFR



**352-425-0354**



Number of Sales

Period	Sales	Ave \$	Change	Median \$	Change	DOM
<b>2016</b>	2,085	232,725	+6%	198,500	+7%	115
<b>2017</b>	2,188	251,986	+8%	219,000	+10%	111
<b>2018</b>	2,204	270,974	+8%	234,000	+7%	102
<b>2019</b>	2,252	278,980	+3%	247,000	+6%	102
<b>2020</b>	2,259	293,616	+5%	262,500	+6%	95
<b>2021</b>	2,489	341,447	+16%	304,500	+16%	82
<b>Active</b>	140	N/A	N/A	N/A	N/A	N/A

Current housing supply:     .7 months

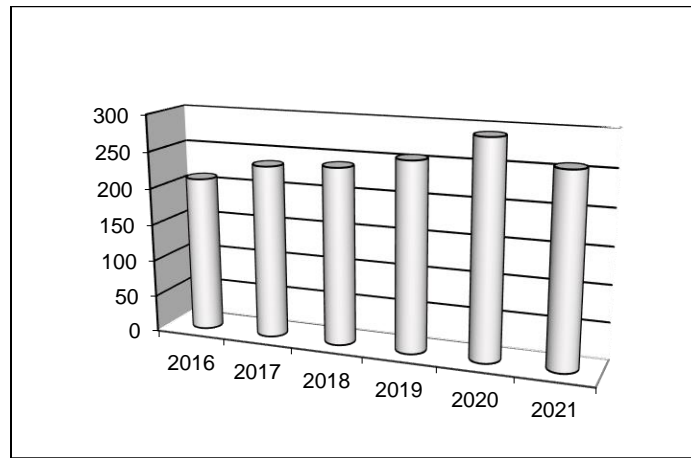
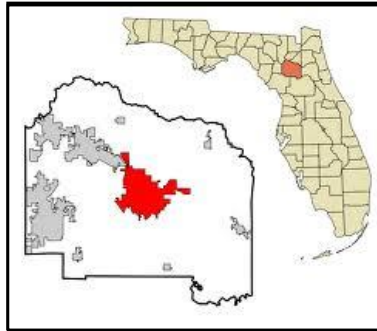
5 year change:                 +47% (average)     +53% (median)

# Alachua County Real Estate Market Trends

## City of Alachua SFR



**352-425-0354**



Number of Sales

Period	Sales	Ave \$	Change	Median \$	Change	DOM
<b>2016</b>	211	215,542	+12%	184,000	+5%	129
<b>2017</b>	235	235,240	+9%	187,500	+2%	111
<b>2018</b>	240	236,232	0	220,000	+17%	114
<b>2019</b>	256	255,723	+8%	232,900	+6%	120
<b>2020</b>	291	273,831	+7%	249,000	+7%	109
<b>2021</b>	258	307,261	+12%	272,300	+9%	79
<b>Active</b>	23	N/A	N/A	N/A	N/A	N/A

Current housing supply: 1.1 months

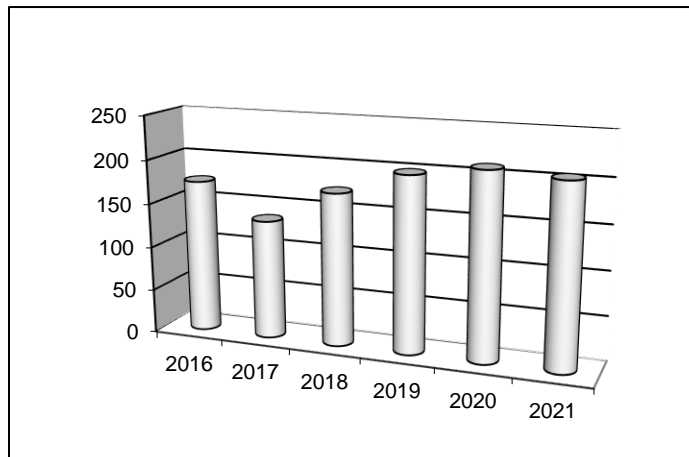
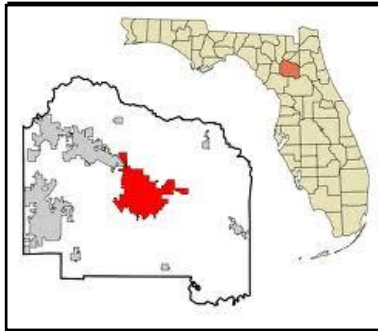
5 year change: +43% (average) +48% (median)

# Alachua County Real Estate Market Trends

## High Springs SFR



**352-425-0354**



Number of Sales

Period	Sales	Ave \$	Change	Median \$	Change	DOM
2016	174	184,628	+8%	182,250	+4%	147
2017	135	198,057	+7%	184,900	+1%	121
2018	173	217,670	+10%	205,000	+11%	115
2019	199	228,964	+5%	219,900	+7%	117
2020	210	240,818	+5%	225,000	+2%	106
2021	205	285,316	+18%	260,000	+16%	93
Active	10	N/A	N/A	N/A	N/A	N/A

Current housing supply:      .6 months

5 year change:                      +55% (average)      +43% (median)

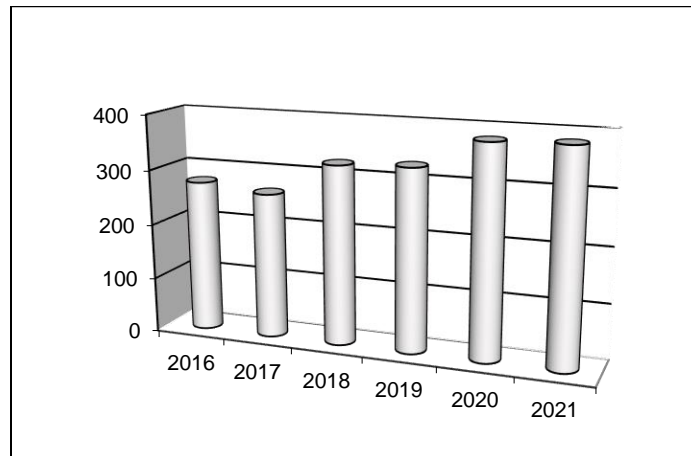
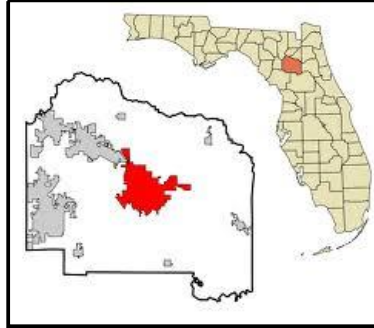


# Alachua County Real Estate Market Trends

## Newberry SFR



**352-425-0354**



Number of Sales

Period	Sales	Ave \$	Change	Median \$	Change	DOM
<b>2016</b>	275	271,796	+10%	219,900	+9%	139
<b>2017</b>	263	255,432	-6%	228,900	+4%	126
<b>2018</b>	324	296,418	+16%	246,750	+8%	112
<b>2019</b>	329	308,005	+4%	258,000	+5%	131
<b>2020</b>	380	328,204	+7%	259,000	0	116
<b>2021</b>	383	415,795	+27%	360,000	+39%	100
<b>Active</b>	19	N/A	N/A	N/A	N/A	N/A

Current housing supply: .6 months

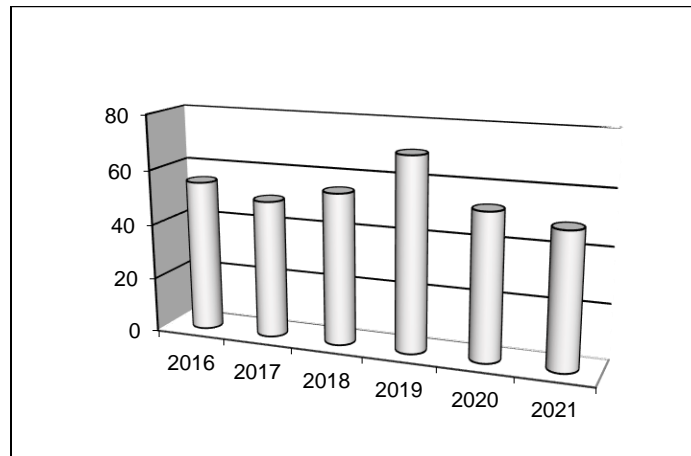
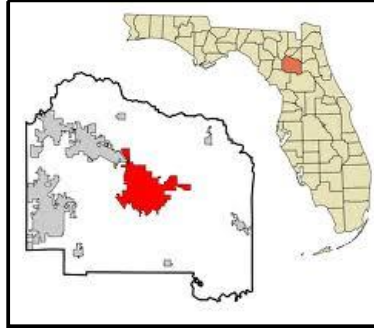
5 year change: +53% (average) +64% (median)

# Alachua County Real Estate Market Trends

## Hawthorne SFR (Alachua/Putnam Counties)



**352-425-0354**



Number of Sales

Period	Sales	Ave \$	Change	Median \$	Change	DOM
<b>2016</b>	55	143,149	+9%	110,000	-5%	225
<b>2017</b>	50	161,736	+13%	158,500	+44%	198
<b>2018</b>	55	161,172	0	144,000	-9%	144
<b>2019</b>	70	178,369	+11%	157,950	+10%	160
<b>2020</b>	53	228,762	+28%	215,000	+36%	125
<b>2021</b>	49	255,287	+12%	255,000	+19%	97
<b>Active</b>	10	N/A	N/A	N/A	N/A	N/A

Current housing supply: 4.1 months

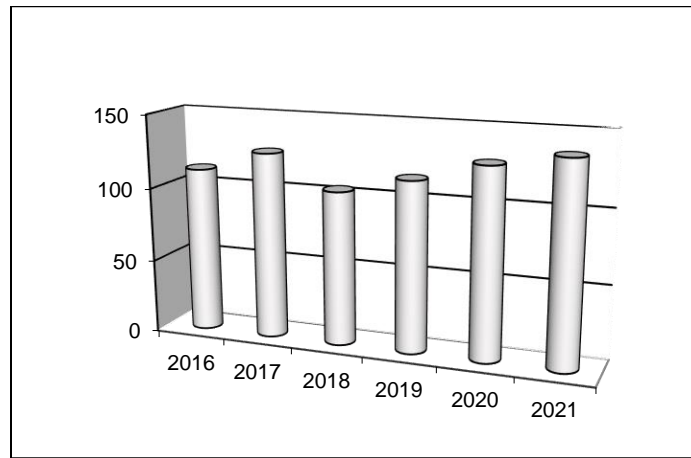
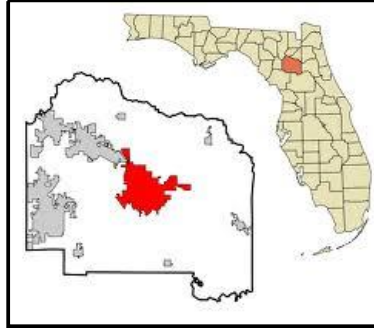
5 year change: +78% (average) +132% (median)

# Alachua County Real Estate Market Trends

## Manufactured Housing



**352-425-0354**



Number of Sales

Period	Sales	Ave \$	Change	Median \$	Change	DOM
<b>2016</b>	112	71,306	+20%	60,250	+13%	129
<b>2017</b>	126	85,700	+20%	75,001	+24%	119
<b>2018</b>	104	100,867	+18%	89,750	+20%	127
<b>2019</b>	115	102,205	+1%	98,000	+9%	120
<b>2020</b>	128	125,529	+23%	122,500	+25%	194
<b>2021</b>	136	165,608	+32%	151,500	+24%	99
<b>Active</b>	13	N/A	N/A	N/A	N/A	N/A

Current housing supply: 1.1 months

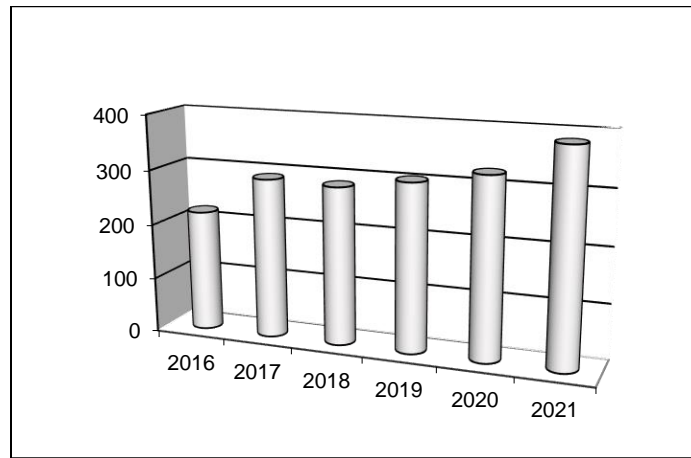
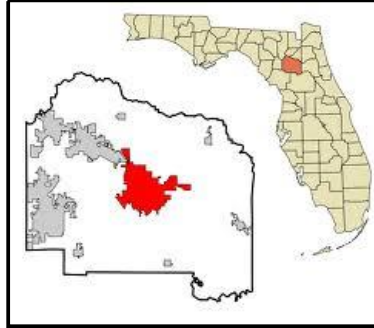
5 year change: +132% (average) +151% (median)

# Alachua County Real Estate Market Trends

## Vacant Land



**352-425-0354**



Number of Sales

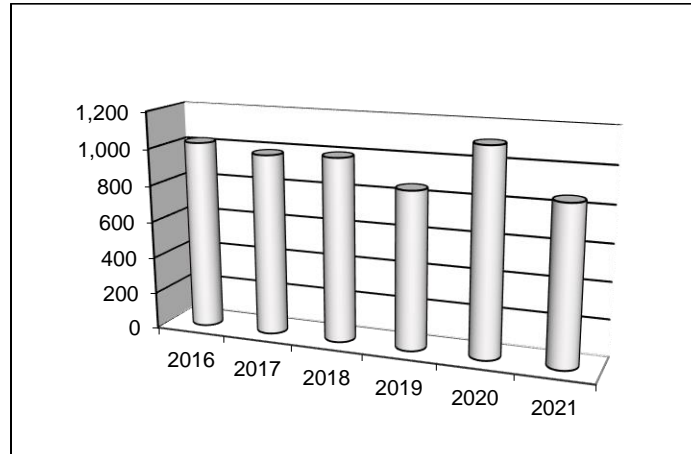
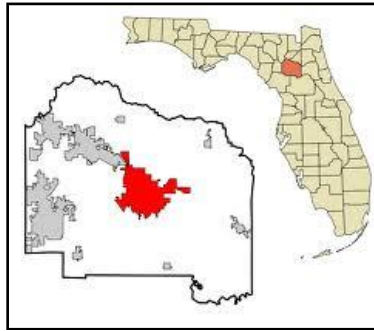
Period	Sales	Ave \$	Change	Median \$	Change
2016	220	126,902	-6%	55,000	-8%
2017	290	121,911	-4%	59,500	+8%
2018	286	144,640	+19%	67,950	+14%
2019	304	193,923	+34%	79,680	+17%
2020	326	137,787	-29%	75,225	-6%
2021	384	270,724	+96%	90,000	+20%
Active	298	N/A	N/A	N/A	N/A

Current supply: 9.3 months

5 year change: +113% (average) +64% (median)

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

## **Single-Family Rentals**



**Number of Sales**

<b>Period</b>	<b>Sales</b>	<b>Median \$</b>	<b>Change</b>	<b>Ave \$/Bed</b>	<b>Change</b>
2016	1,025	1,045	+5%	348	+5%
2017	984	1,175	+12%	392	+12%
2018	996	1,200	+2%	400	+2%
2019	855	1,283	+7%	428	+7%
2020	1,110	1,250	-3%	417	-3%
2021	856	1,350	+8%	450	+8%
Active	50	N/A	N/A	N/A	N/A

Current supply: .7 months

5 year change: +29% (median \$) +29% (average \$/bedroom)