

Marion County Real Estate Market Trends

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Marion County Real Estate Market Trends

Forward

Despite the insanity of 2020, the Marion County Real Estate market remained strong. Overall, the number of sales declined, likely due to March and April sales, which were significantly influenced by the impacts of the COVID-19 virus. The lack of available inventory likely influenced the reduced number of sales in 2020.

Of the markets included in this report, the Anthony/Sparr area saw the biggest increase in values ((+37% in average sales price and +34% in median values). This was also the smallest sample of sales included in this report. The largest declines were noted in the 34475 zip code in Ocala (-1%/-5%). Marion Oaks and Silver Springs Shores, two of the largest subdivisions in the area, accounted for 18% of the sales in 2020.

At the beginning of 2020, the Ocala/Marion County Association of Realtors (OMCAR) changed platforms for its listing services. The new platform shows numerous sales of properties in Marion County listed and sold by agents outside of OMCAR. These sales would not have been part of OMCAR'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 OMCAR, 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 and ask to be added to our mailing list. We will not use your email for anything other than market updates.

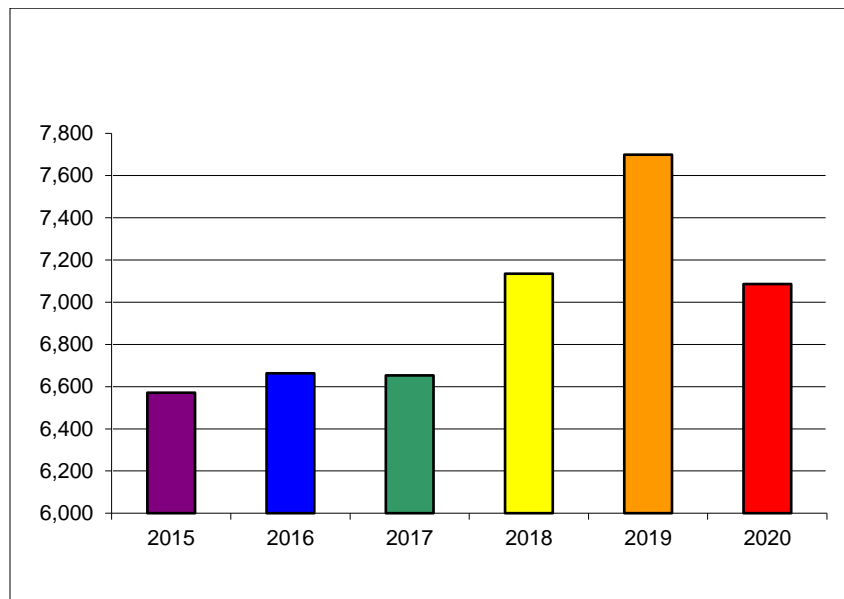
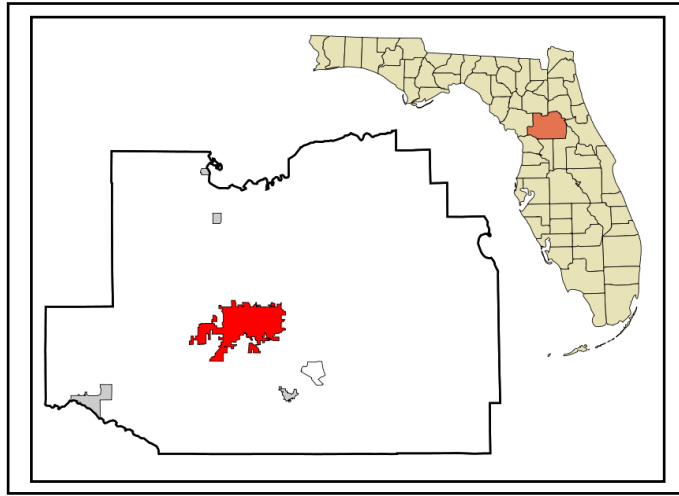
Michael Gene White, CRP
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(352) 425-0354

Marion County Real Estate Market Trends

Entire County



352-425-0354



Number of Sales

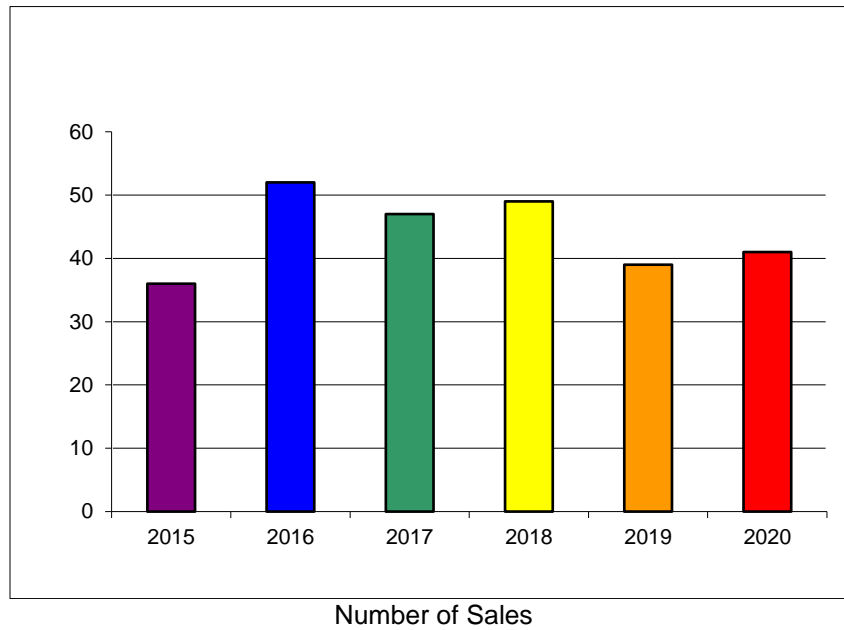
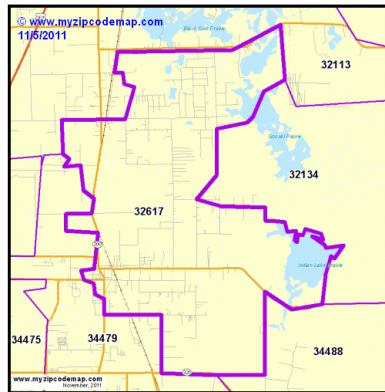
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	6,571	134,128	N/A	103,500	N/A	136
2016	6,663	142,718	+6%	117,950	+14%	120
2017	6,653	157,254	+10%	136,500	+16%	114
2018	7,135	176,773	+12%	149,000	+9%	118
2019	7,699	189,881	+7%	159,250	+7%	121
2020	7,086	209,565	+10%	170,000	+7%	116
Active	1,001	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Anthony/Sparr (32617)



352-425-0354



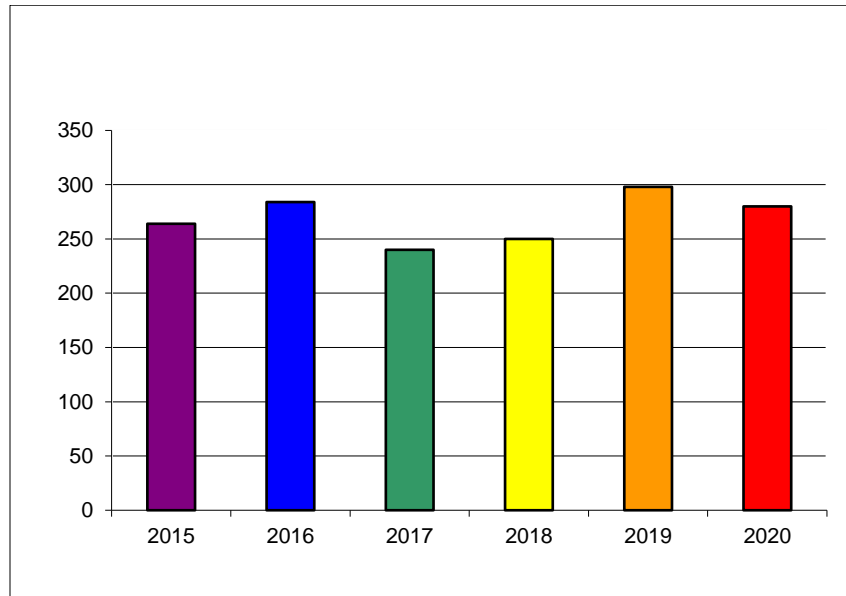
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	36	148,551	N/A	140,500	N/A	124
2016	52	165,627	+11%	155,250	+10%	129
2017	47	159,707	-4%	140,390	-10%	116
2018	49	182,072	+14%	170,000	+21%	112
2019	39	209,954	+17%	191,000	+12%	101
2020	41	287,239	+37%	255,000	+34%	151
Active	9	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Bellevue (34420 Zip Code)



352-425-0354



Number of Sales

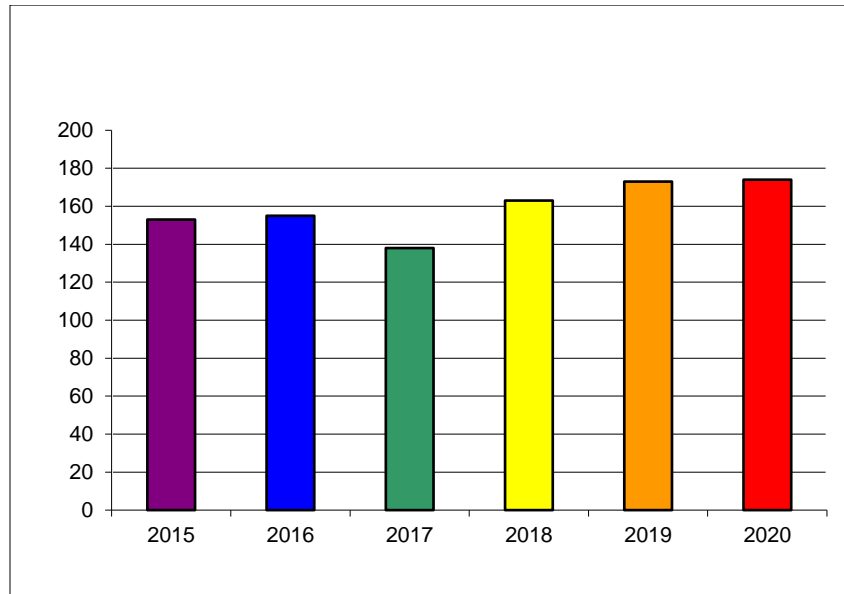
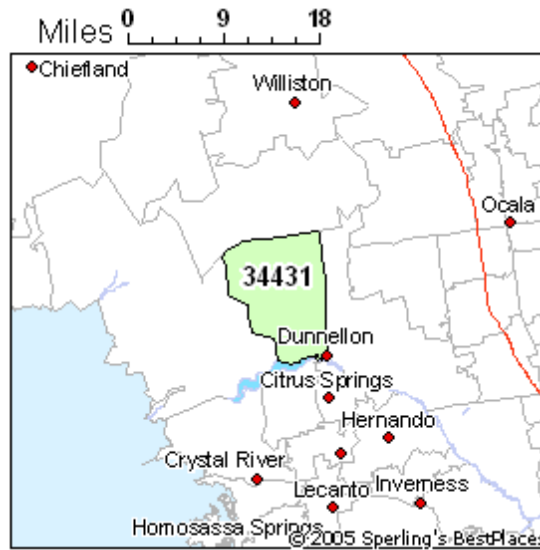
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	264	87,676	N/A	73,750	N/A	124
2016	284	109,528	+25%	89,900	+22%	122
2017	240	122,261	+12%	109,950	+22%	106
2018	250	149,738	+22%	139,350	+27%	95
2019	298	152,679	+2%	145,000	+4%	107
2020	280	168,525	+10%	164,000	+13%	110
Active	9	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Dunnellon (34431 Zip Code)



352-425-0354



Number of Sales

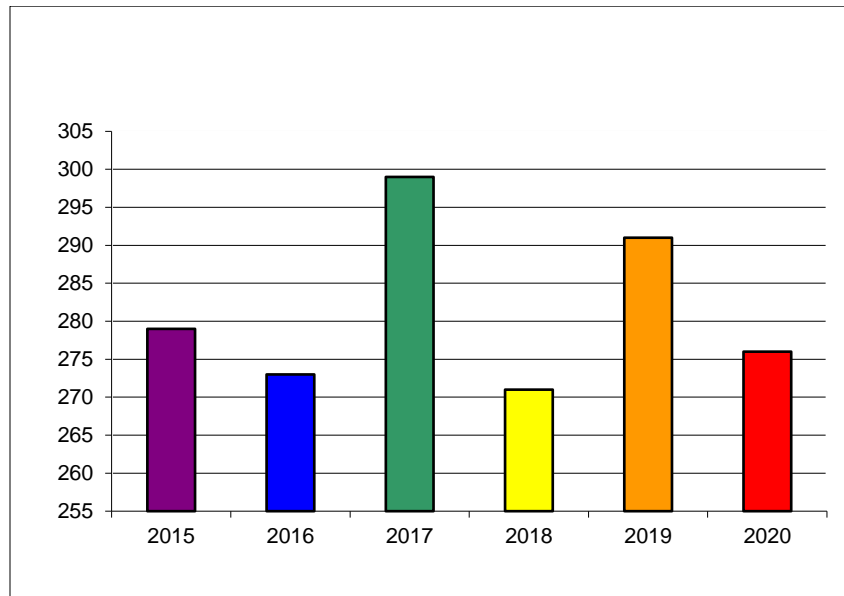
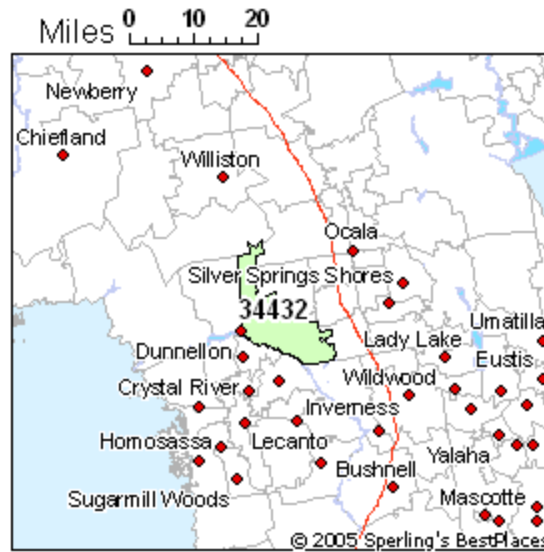
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	153	105,524	N/A	80,000	N/A	130
2016	155	113,956	+8%	105,000	+31%	110
2017	138	136,464	+20%	128,500	+22%	101
2018	163	143,430	+5%	129,000	Minimal	90
2019	173	163,412	+14%	148,000	+15%	106
2020	174	180,759	+11%	164,950	+11%	89
Active	20	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Dunnellon (34432 Zip Code)



352-425-0354



Number of Sales

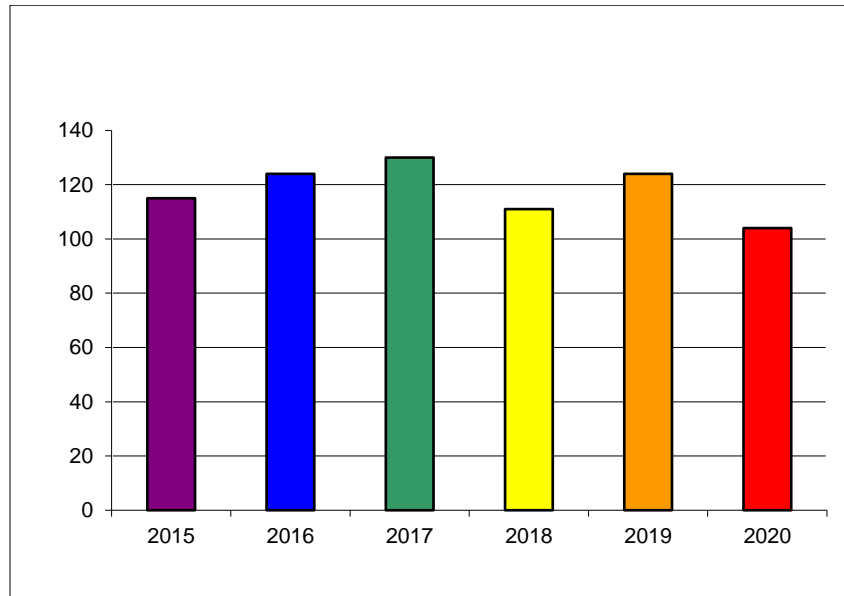
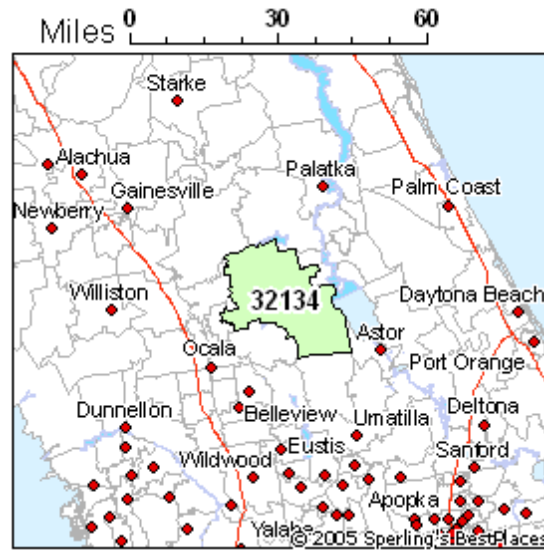
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	279	128,901	N/A	120,000	N/A	136
2016	273	144,381	+12%	131,500	+10%	124
2017	299	167,932	+16%	152,900	+16%	114
2018	271	164,490	-2%	150,000	-2%	109
2019	291	194,561	+18%	165,000	+10%	103
2020	276	197,280	+1%	175,000	+6%	101
Active	43	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Fort McCoy/Salt Springs (32134 Zip Code)



352-425-0354



Number of Sales

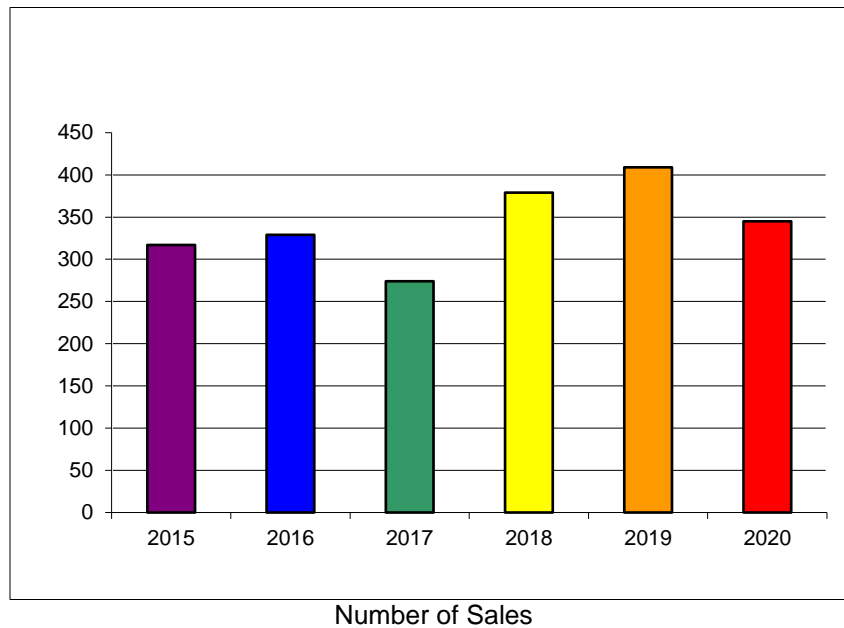
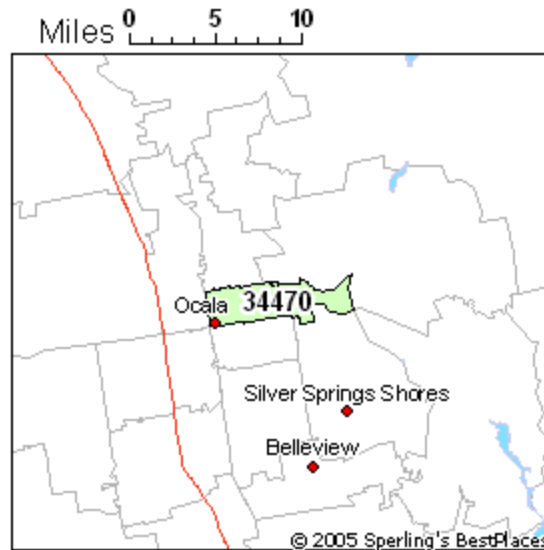
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	115	75,874	N/A	50,000	N/A	174
2016	124	98,874	+30%	63,500	+27%	193
2017	130	94,903	-4%	62,650	-1%	174
2018	111	99,702	+5%	70,000	+12%	179
2019	124	122,969	+23%	75,253	+8%	145
2020	104	144,258	+17%	100,000	+33%	150
Active	20	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Ocala (34470 Zip Code)



352-425-0354



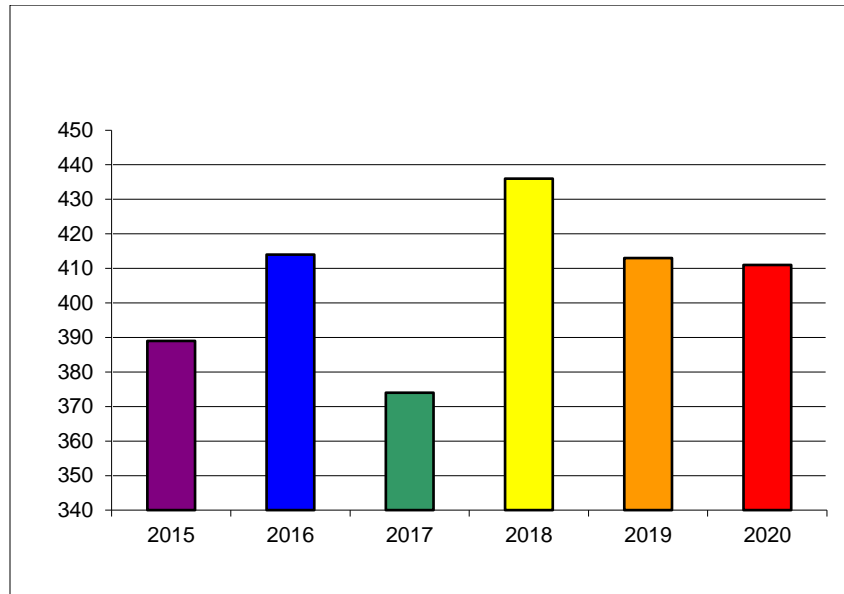
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	317	86,219	N/A	73,900	N/A	113
2016	329	105,717	+23%	92,500	+25%	111
2017	274	109,665	+4%	101,700	+10%	96
2018	379	133,668	+22%	130,000	+28%	91
2019	409	148,590	+11%	142,250	+9%	102
2020	345	161,369	+9%	165,000	+16%	97
Active	31	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Ocala (34471 Zip Code)



352-425-0354



Number of Sales

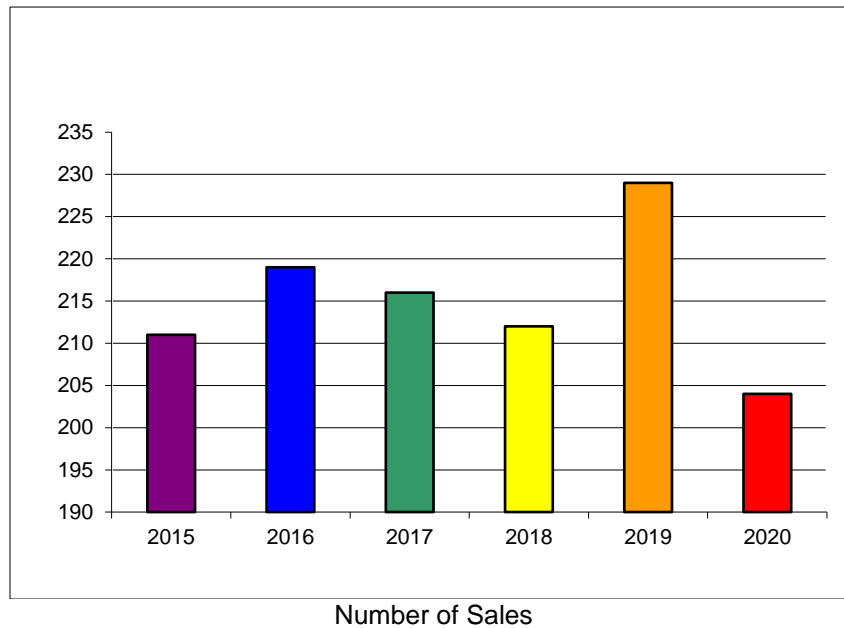
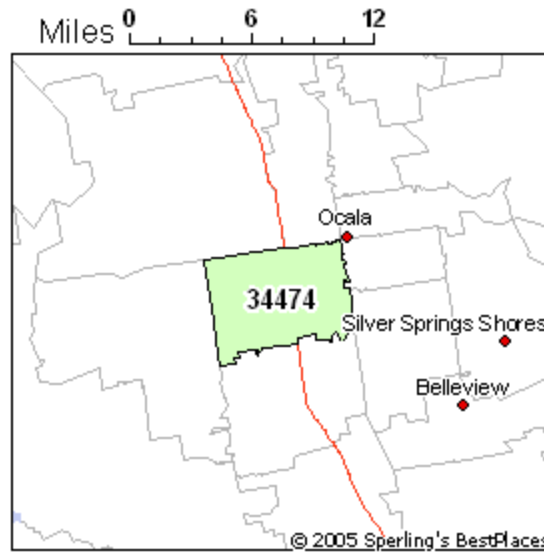
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	389	181,686	N/A	135,250	N/A	133
2016	414	193,250	+6%	164,182	+21%	124
2017	374	211,575	+9%	170,000	+4%	107
2018	436	220,726	+4%	189,250	+11%	110
2019	413	229,708	+4%	202,000	+7%	109
2020	411	256,685	+12%	210,000	+4%	115
Active	60	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Ocala (34474 Zip Code)



352-425-0354



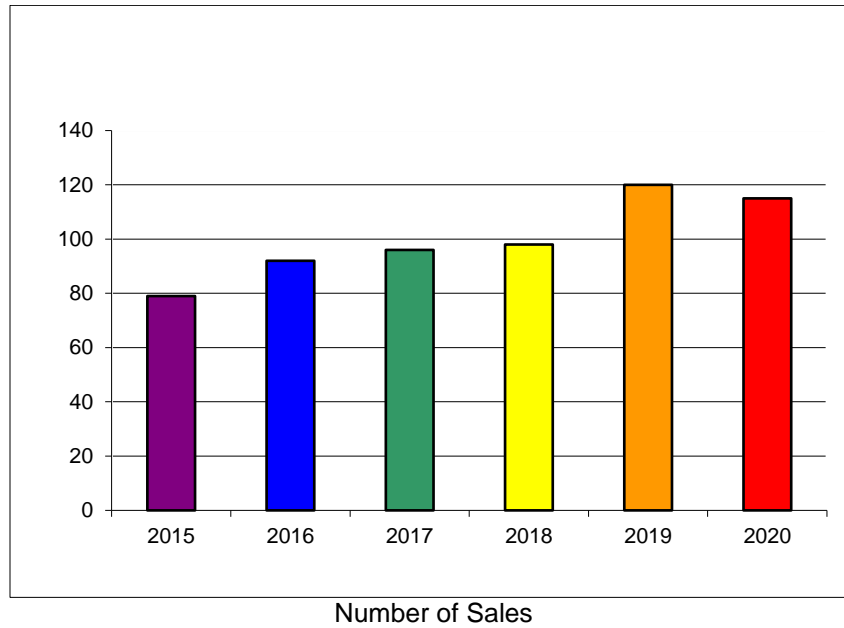
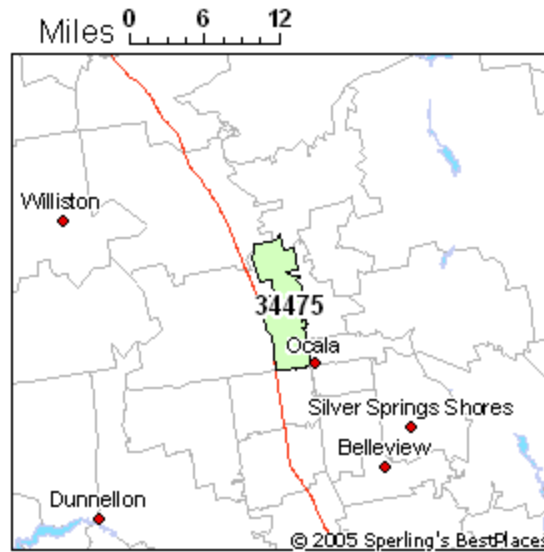
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	211	151,012	N/A	134,000	N/A	127
2016	219	143,055	-5%	143,000	+7%	104
2017	216	163,495	+14%	137,000	-4%	99
2018	212	182,802	+12%	180,000	+31%	111
2019	229	184,326	+1%	176,000	-2%	102
2020	204	194,617	+6%	184,500	+5%	89
Active	12	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Ocala (34475 Zip Code)



352-425-0354



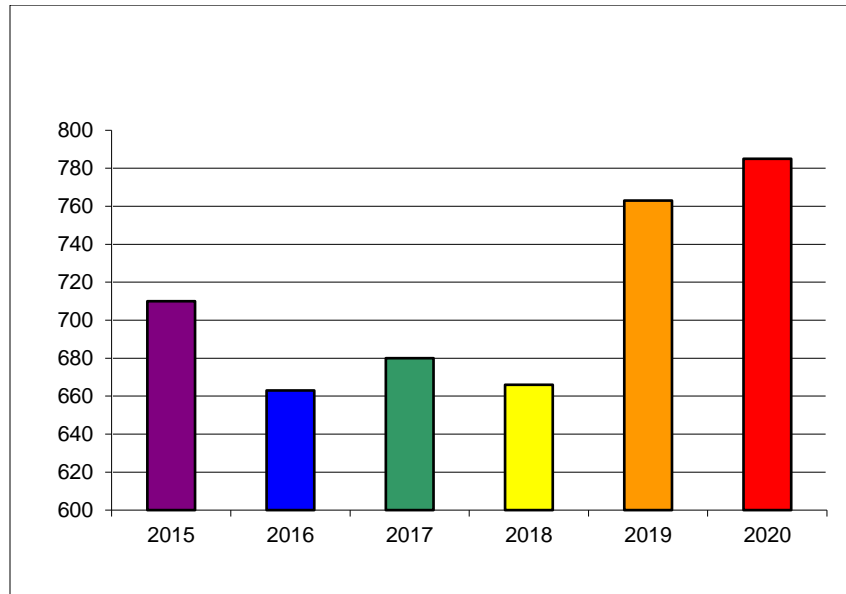
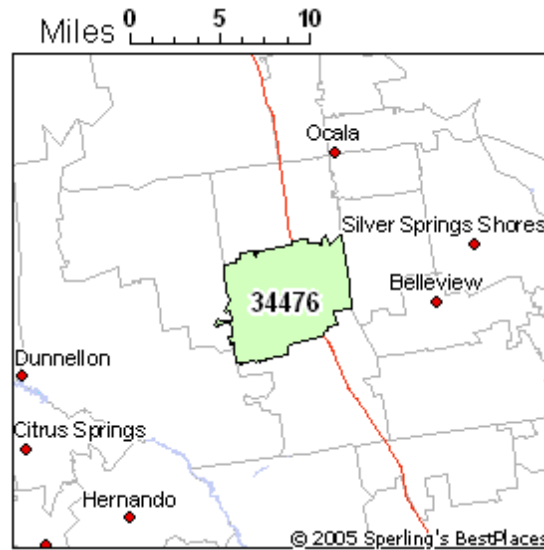
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	79	134,990	+14%	56,500	+2%	107
2016	92	121,281	-10%	59,250	+5%	123
2017	96	145,175	+20%	90,000	+52%	104
2018	98	166,389	+15%	114,700	+27%	114
2019	120	193,620	+16%	152,900	+33%	125
2020	115	191,143	-1%	145,000	-5%	113
Active	16	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Ocala (34476 Zip Code)



352-425-0354



Number of Sales

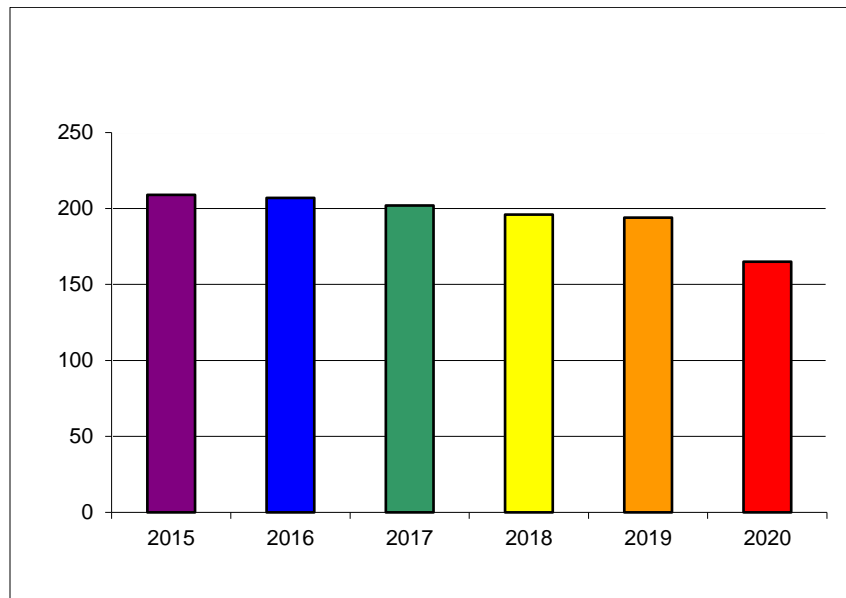
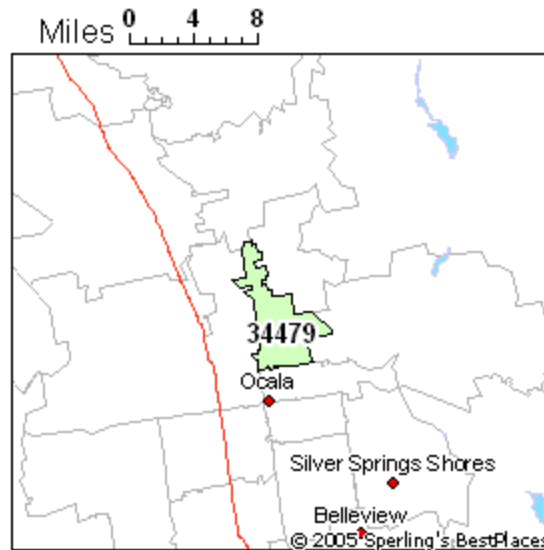
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	710	138,310	N/A	122,000	N/A	132
2016	663	152,253	+10%	136,000	+10%	112
2017	680	165,459	+9%	154,450	+9%	106
2018	666	176,134	+6%	168,250	+6%	106
2019	763	197,982	+12%	189,990	+12%	110
2020	785	220,805	+12%	199,900	+12%	106
Active	97	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Ocala (34479 Zip Code)



352-425-0354



Number of Sales

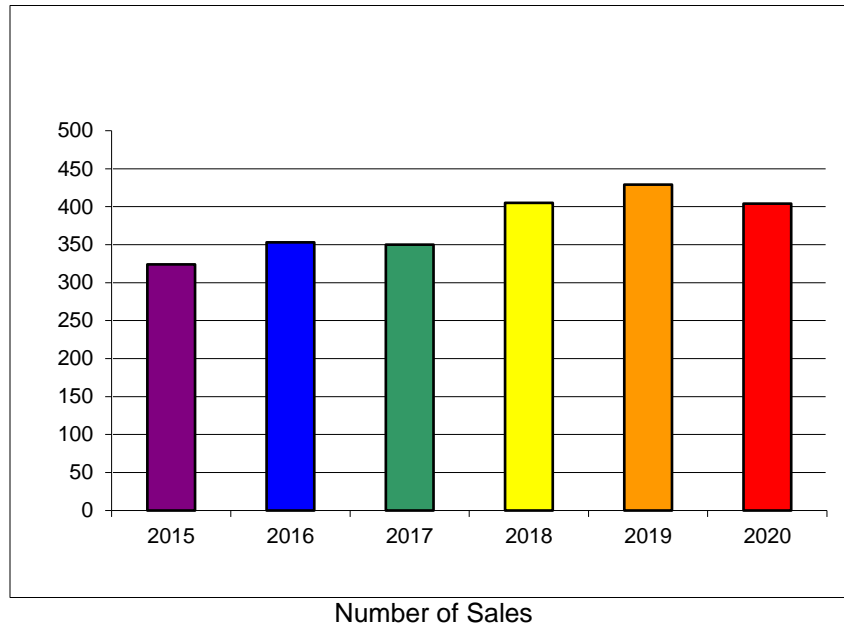
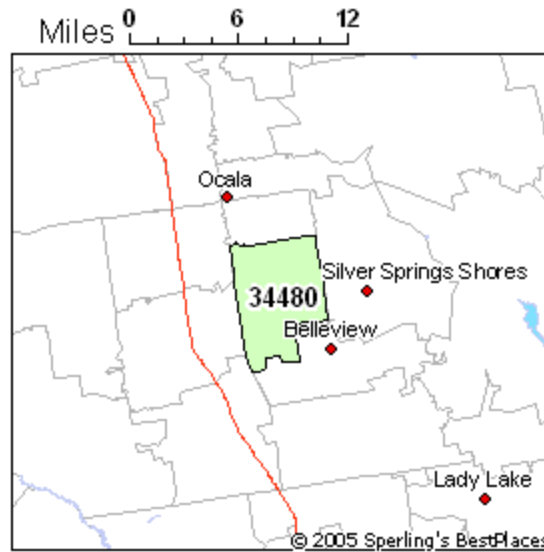
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	209	95,899	N/A	80,000	N/A	125
2016	207	115,897	+21%	101,325	+27%	103
2017	202	134,138	+16%	118,700	+17%	91
2018	196	154,597	+15%	129,450	+9%	96
2019	194	158,477	+3%	136,250	+5%	92
2020	165	177,968	+12%	149,243	+10%	85
Active	20	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Ocala (34480 Zip Code)



352-425-0354



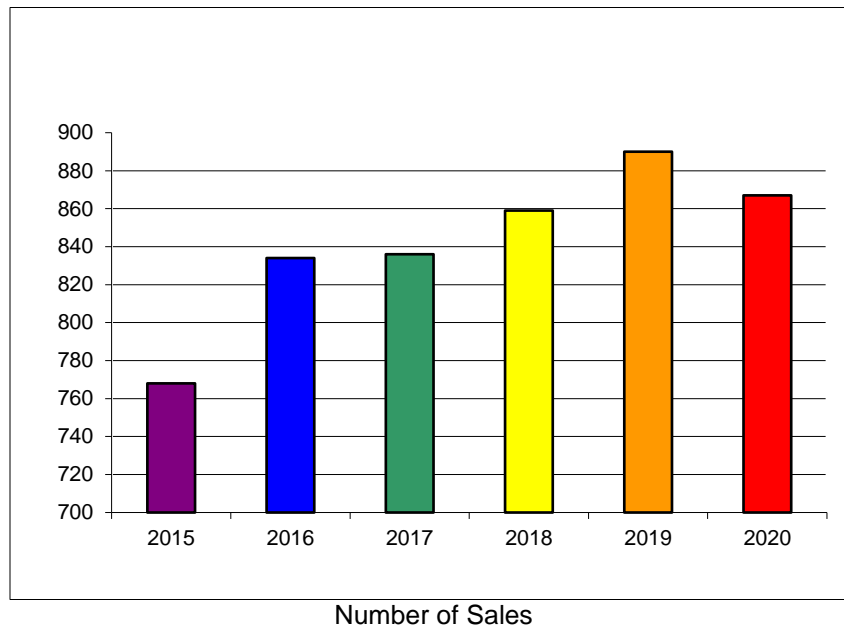
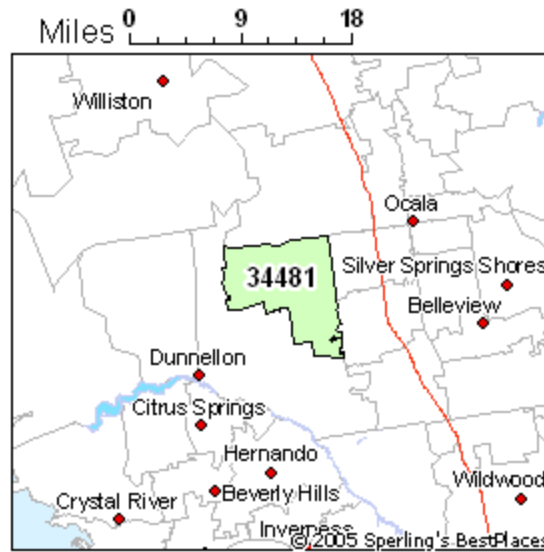
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	324	213,527	+33%	144,500	+38%	134
2016	353	207,251	-3%	142,265	-2%	137
2017	350	214,784	+4%	174,000	+22%	111
2018	405	244,652	+14%	180,000	+3%	118
2019	429	245,649	Minimal	195,000	+8%	108
2020	404	284,610	+16%	226,000	+16%	128
Active	71	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Ocala (34481 Zip Code)



352-425-0354



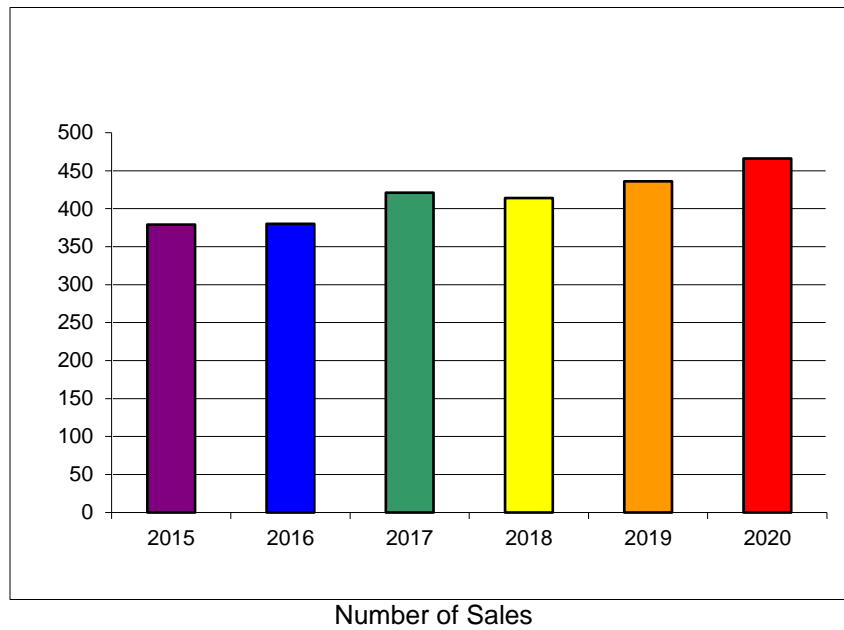
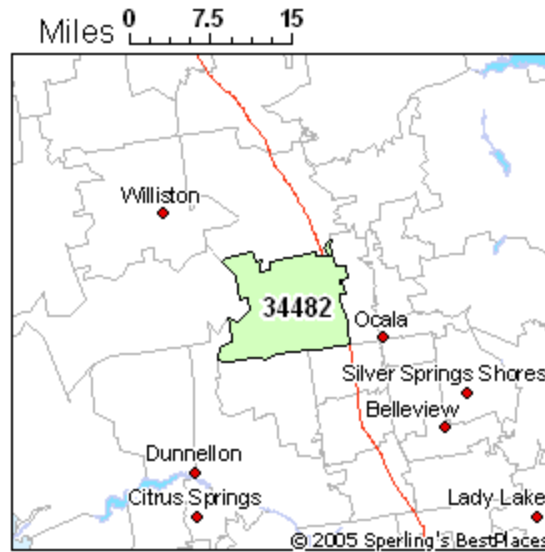
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	768	104,121	N/A	78,250	N/A	111
2016	834	116,348	+12%	89,750	+15%	106
2017	836	133,346	+15%	107,200	+19%	100
2018	859	155,134	+16%	129,000	+20%	101
2019	890	167,923	+8%	135,000	+5%	95
2020	867	181,710	+8%	151,500	+12%	109
Active	150	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Ocala (34482 Zip Code)



352-425-0354



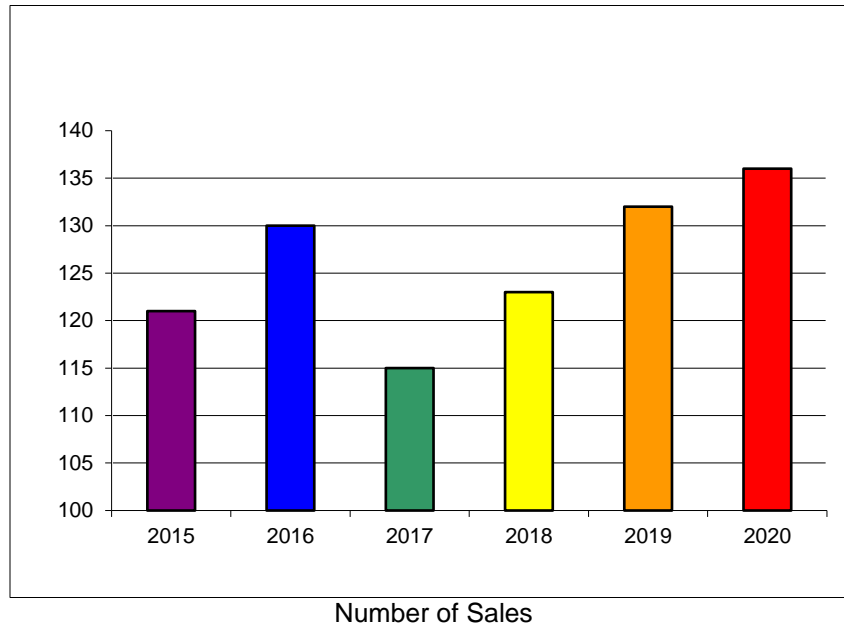
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	379	213,527	N/A	125,000	N/A	142
2016	380	249,676	+17%	145,000	+16%	142
2017	421	214,844	-14%	157,750	+9%	129
2018	414	297,305	+38%	165,000	+5%	126
2019	436	277,800	-7%	165,000	0	131
2020	466	318,607	+15%	188,950	+15%	131
Active	98	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Ocklawaha (32179 Zip Code)



352-425-0354



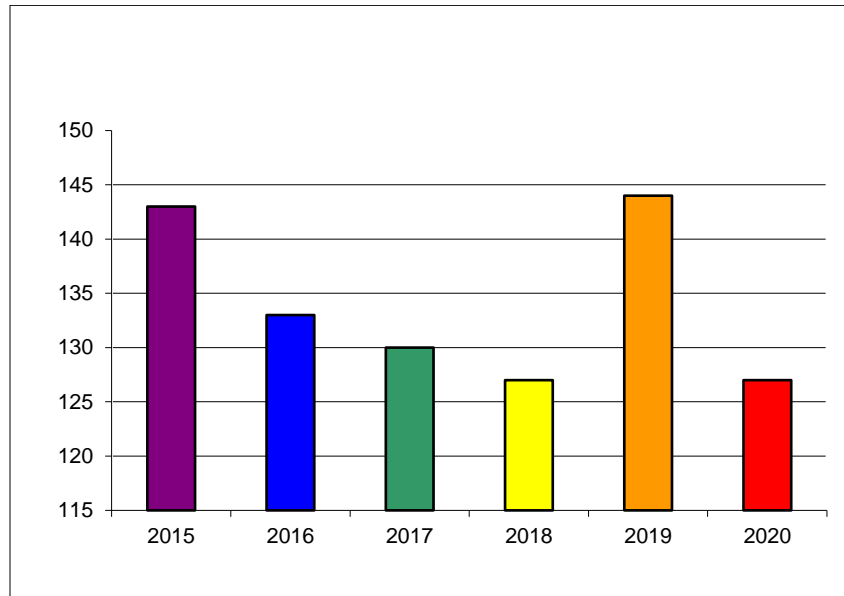
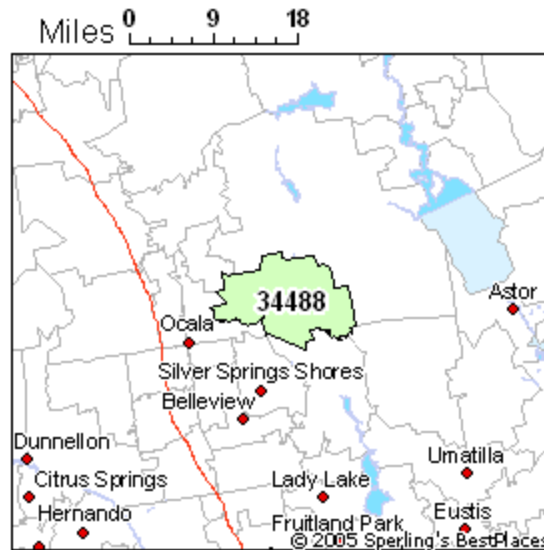
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	121	100,978	N/A	56,500	N/A	138
2016	130	100,647	Minimal	74,500	+32%	125
2017	115	112,879	+12%	71,900	-3%	128
2018	123	143,676	+27%	115,000	+60%	134
2019	132	132,736	-8%	117,000	+2%	135
2020	136	171,629	+29%	132,700	+13%	116
Active	15	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Silver Springs (34488 Zip Code)



352-425-0354



Number of Sales

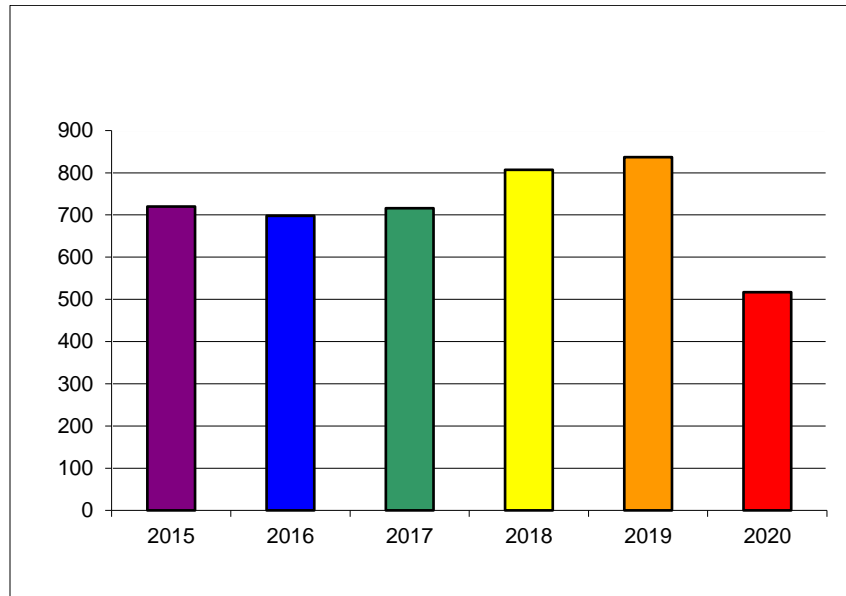
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	143	81,442	N/A	44,500	N/A	135
2016	133	99,893	+23%	59,900	+35%	129
2017	130	86,172	-14%	55,000	-8%	107
2018	127	105,718	+23%	70,000	+27%	110
2019	144	110,340	+4%	78,000	+11%	99
2020	127	135,667	+23%	89,900	+15%	105
Active	20	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Summerfield (34491 Zip Code)



352-425-0354



Number of Sales

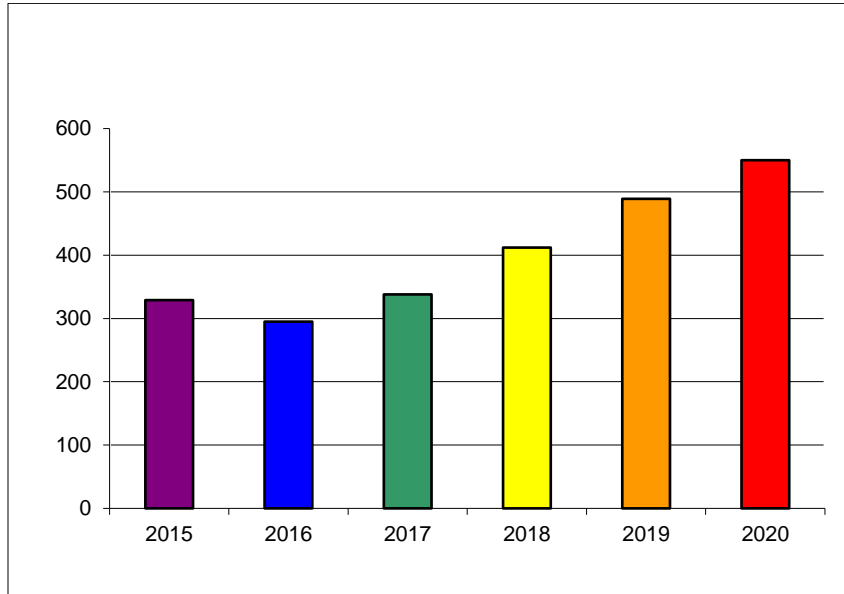
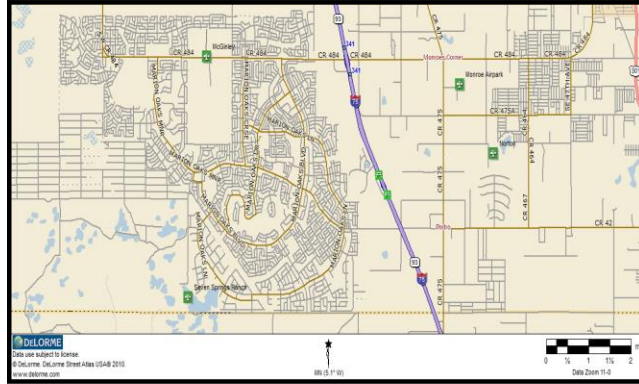
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	720	148,700	N/A	139,000	N/A	122
2016	698	160,501	+8%	152,000	+9%	119
2017	716	172,759	+8%	162,550	+7%	114
2018	807	178,836	+4%	175,000	+8%	101
2019	837	199,676	+12%	176,750	+1%	105
2020	517	207,886	+4%	189,900	+7%	106
Active	78	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Marion Oaks



352-425-0354



Number of Sales

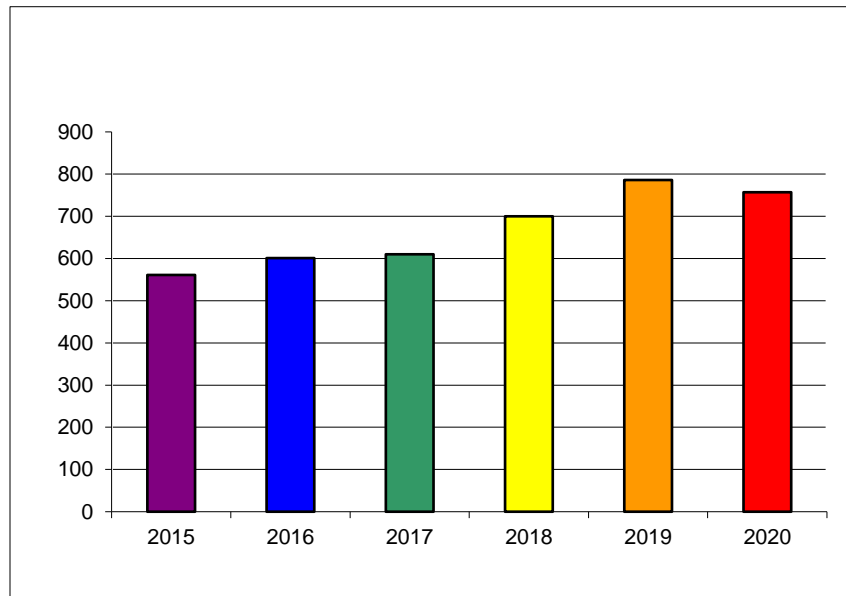
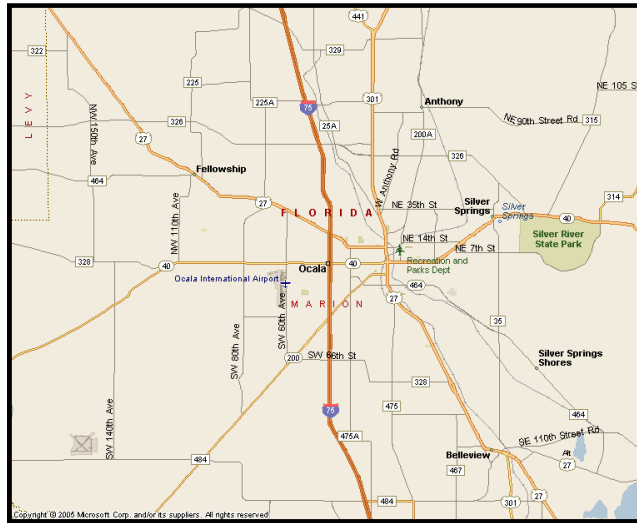
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	329	87,062	N/A	91,500	N/A	103
2016	295	105,280	+21%	110,000	+20%	105
2017	338	126,529	+20%	130,000	+18%	109
2018	412	134,053	+6%	137,900	+6%	116
2019	489	147,238	+10%	150,000	+9%	115
2020	550	162,493	+10%	162,000	+8%	132
Active	36	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Silver Springs Shores



352-425-0354



Number of Sales

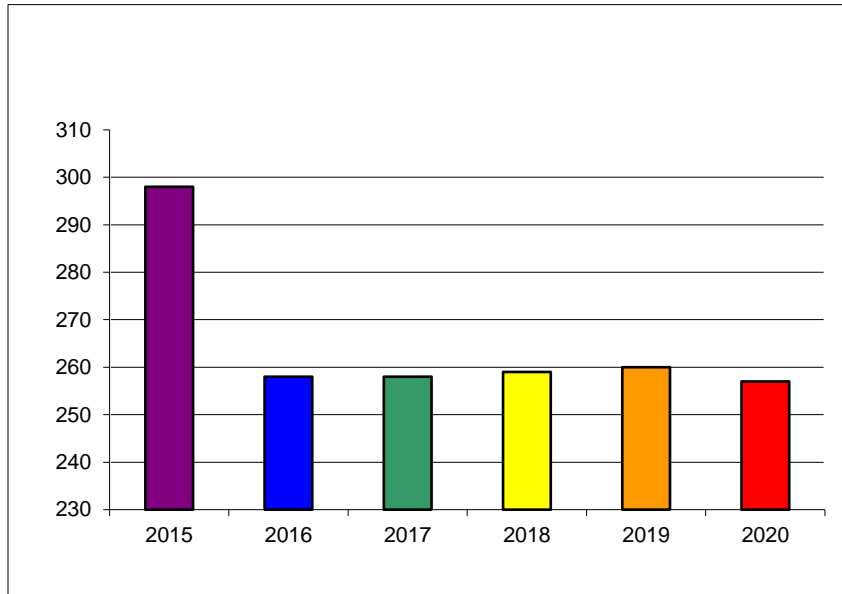
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	561	80,139	N/A	80,000	N/A	116
2016	601	95,390	+19%	94,900	+19%	109
2017	610	111,352	+17%	115,250	+21%	103
2018	700	128,667	+16%	130,000	+13%	109
2019	786	139,527	+8%	142,000	+9%	106
2020	757	153,197	+10%	155,000	+9%	111
Active	56	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Oak Run



352-425-0354



Number of Sales

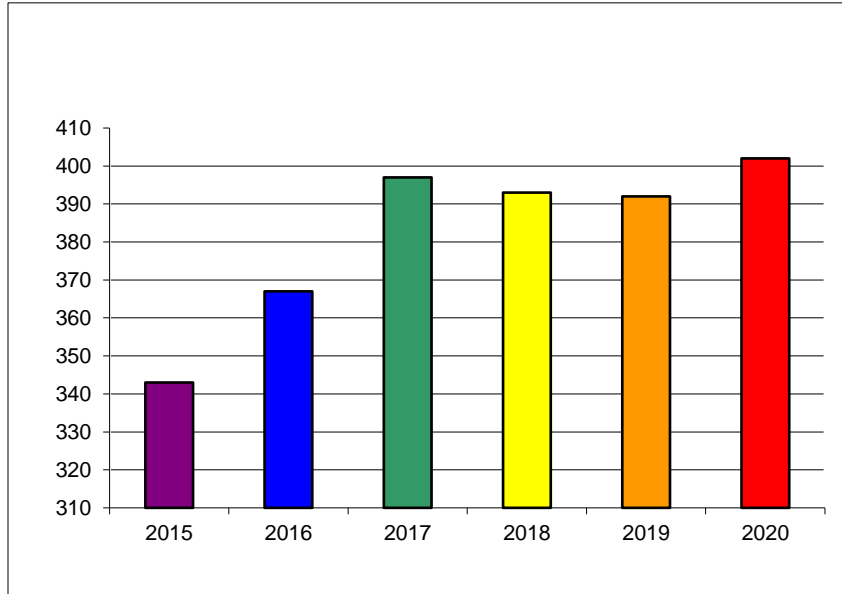
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	298	105,272	N/A	98,775	N/A	127
2016	258	111,045	+5%	110,250	+12%	106
2017	258	123,854	+12%	120,000	+9%	92
2018	259	137,989	+11%	132,000	+10%	89
2019	260	147,248	+7%	142,500	+8%	79
2020	257	157,766	+7%	155,000	+9%	81
Active	14	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

On Top of the World (All Communities)



352-425-0354



Number of Sales

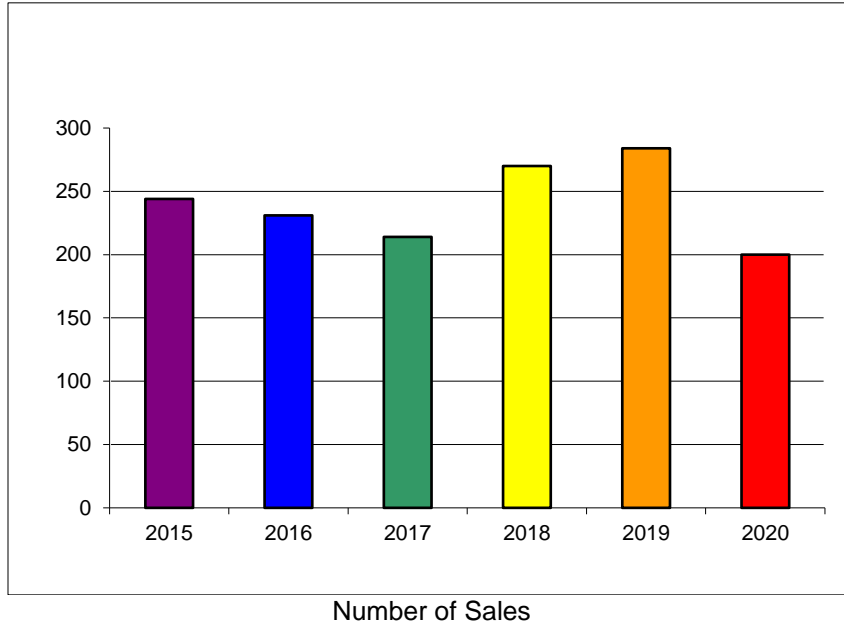
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	343	94,180	N/A	72,500	N/A	109
2016	367	106,034	+13%	83,000	+14%	107
2017	397	125,646	+18%	105,000	+27%	102
2018	393	143,280	+14%	124,000	+18%	102
2019	392	152,643	+7%	127,250	+3%	90
2020	402	182,900	+20%	150,000	+18%	117
Active	75	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Stonecrest



352-425-0354



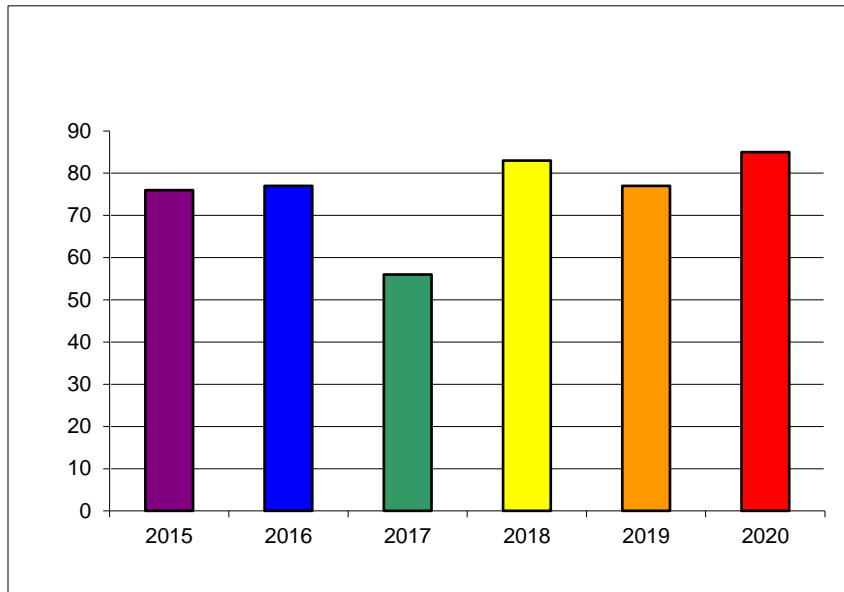
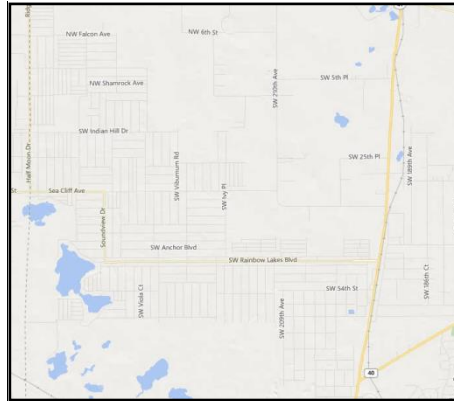
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	244	199,883	N/A	192,500	N/A	131
2016	231	214,795	+7%	195,000	+1%	131
2017	214	217,952	+1%	215,000	+10%	136
2018	270	237,332	+9%	225,000	+5%	104
2019	284	243,526	+3%	235,000	+4%	114
2020	200	263,876	+8%	245,000	+4%	101
Active	23	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Rainbow Lakes Estates



352-425-0354



Number of Sales

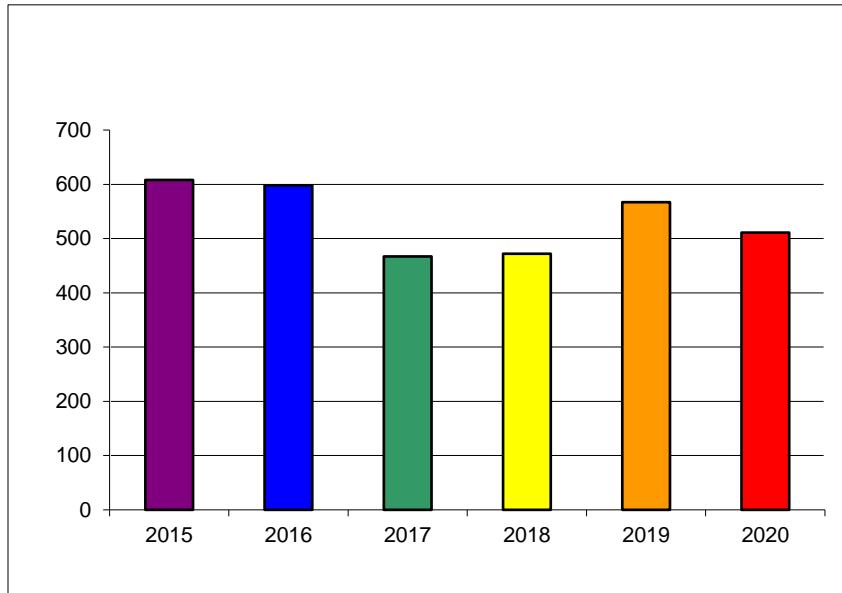
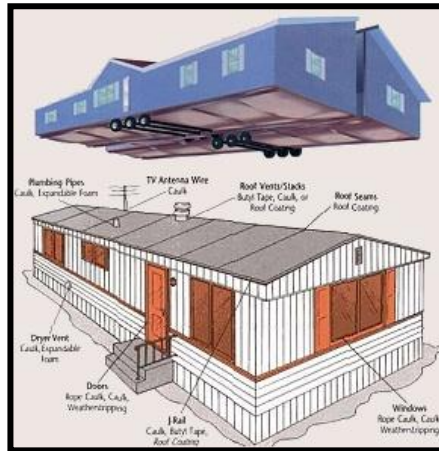
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	76	78,232	N/A	72,561	N/A	112
2016	77	92,044	+18%	83,000	+14%	96
2017	56	95,396	+4%	87,250	+5%	87
2018	83	116,186	+22%	114,000	+31%	86
2019	77	127,884	+10%	125,000	+10%	96
2020	85	146,215	+14%	138,750	+11%	85
Active	16	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Manufactured Housing



352-425-0354



Number of Sales

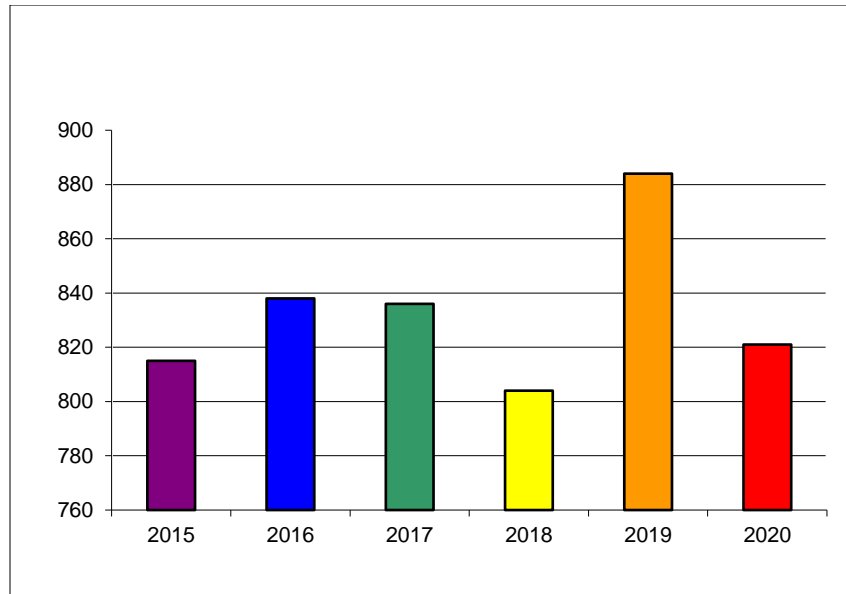
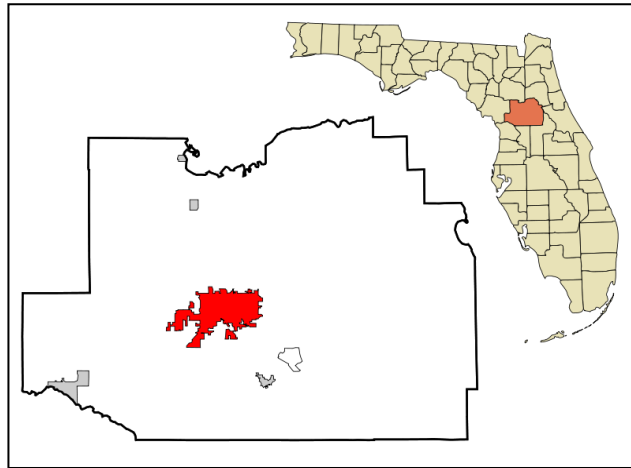
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	608	51,073	N/A	39,000	N/A	127
2016	598	58,518	+15%	44,000	+13%	116
2017	467	58,882	+1%	51,000	+16%	100
2018	472	71,537	+21%	60,000	+18%	104
2019	567	80,942	+13%	69,900	+17%	98
2020	511	90,427	+12%	80,000	+14%	103
Active	88	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Residential Acreage (1-10 Acres)



352-425-0354



Number of Sales

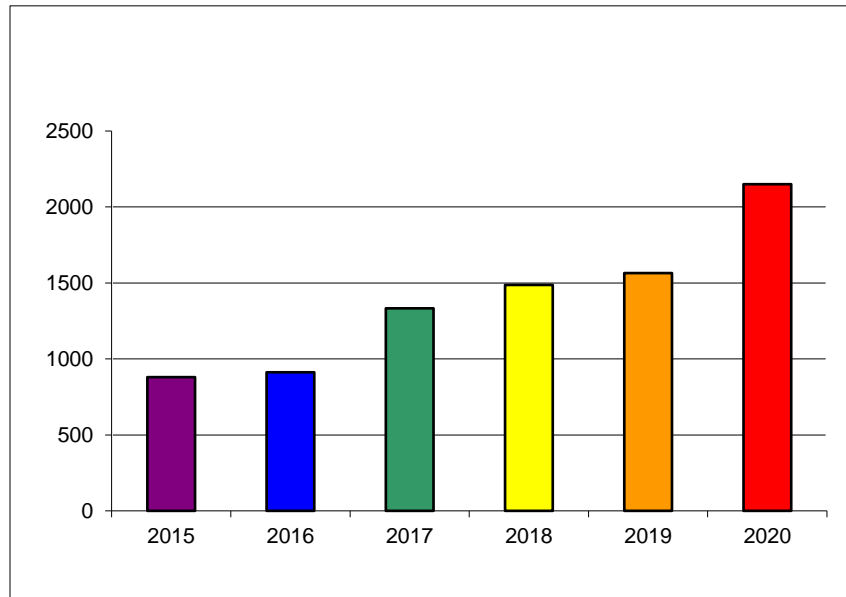
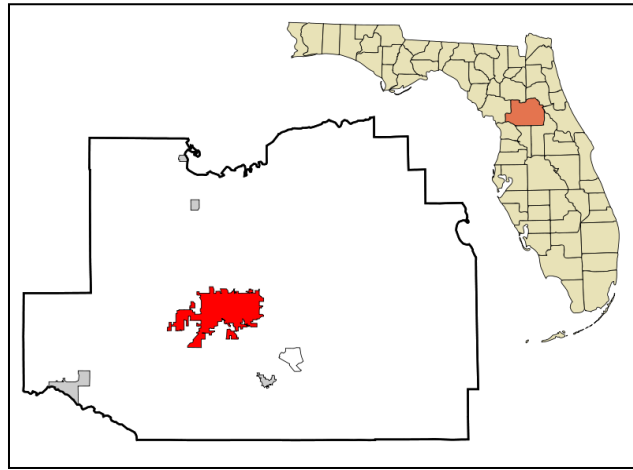
Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	815	181,920	N/A	145,000	N/A	143
2016	838	192,104	+6%	162,000	+12%	138
2017	836	212,330	+11%	180,000	+11%	126
2018	804	229,357	+8%	194,950	+8%	118
2019	884	242,428	+6%	209,500	+7%	132
2020	821	279,022	+15%	237,000	+13%	124
Active	159	N/A	N/A	N/A	N/A	N/A

Marion County Real Estate Market Trends

Vacant Land



352-425-0354



Number of Sales

Period	Sales	Ave \$	Change	Median \$	Change	DOM
2015	880	42,064	N/A	11,000	N/A	250
2016	912	40,651	-3%	10,000	-9%	194
2017	1,333	46,923	+15%	8,500	-15%	186
2018	1,487	39,681	-15%	9,666	+14%	176
2019	1,565	42,222	+6%	10,250	+6%	180
2020	2,150	37,977	-10%	11,900	+16%	145
Active	1,640	N/A	N/A	N/A	N/A	N/A