

Marion County Real Estate Market Trends



Inventory levels have continued their downward track as declines in values have continued to moderate. While values are still declining, the declines are the smallest since the market began its drop in 2006. Over the course of the past five years values have declined 58% based on median sale prices.

At present, Marion County has a nine month supply of inventory, which points to a possible stabilization in values within the next year. I have noted numerous times in the past that Marion Oaks and Silver Springs Shores were bellwethers for the local market. If so, the worst may be behind us-Marion Oaks was essentially flat in values year over year and has an inventory level of just under five months. Silver Springs Shores experienced only modest declines over the same time frame and has approximately three months supply of inventory.

Of the markets included in this report the 34479 zip code in NE Ocala experienced the largest increases in values (+33% increase in median price and +31% in average price). The 34482 zip code in NW Ocala experienced the largest declines (-43%/-26%). These areas also had some of the smallest sales numbers, which may account for much of the volatility.

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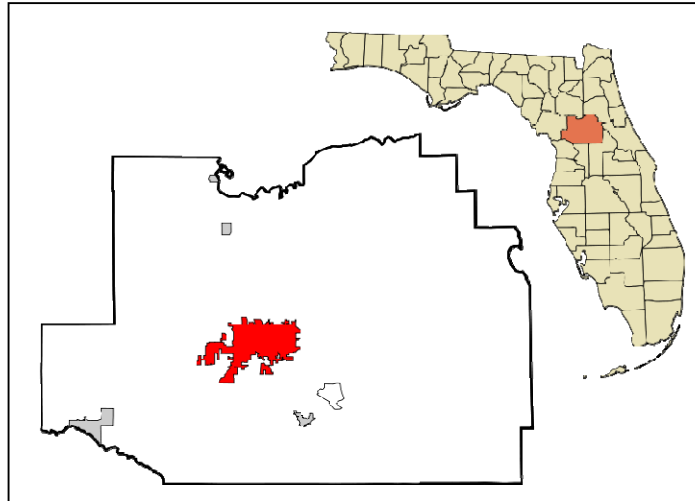
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Marion County Real Estate Market Trends

Entire County - Residential

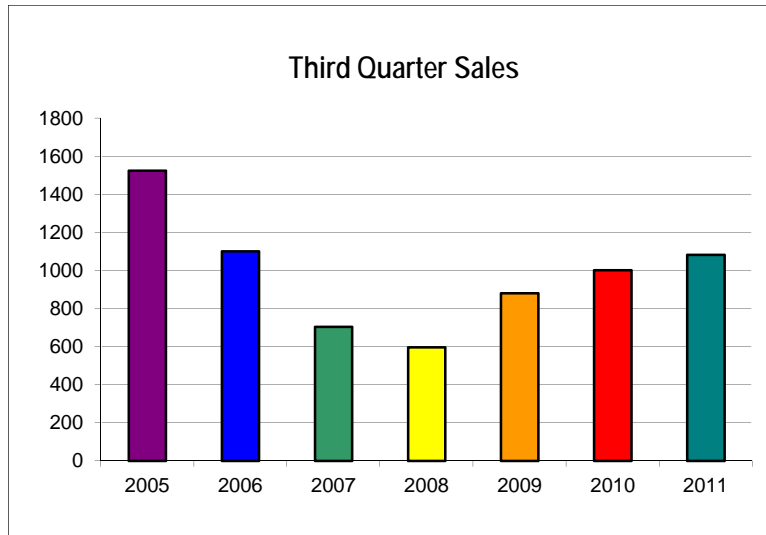


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	1,525	162,589	N/A	144,900	N/A	83
2006	1,101	178,551	10%	165,000	14%	114
2007	704	167,171	-6%	149,000	-10%	147
2008	597	138,746	-17%	127,000	-15%	162
2009	880	118,486	-15%	96,750	-24%	150
2010	1,002	96,146	-19%	75,100	-22%	150
2011	1,082	89,739	-7%	70,000	-7%	175
Active	3,418	N/A	N/A	N/A	N/A	N/A

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Marion County Real Estate Market Trends

Entire County, Month by Month

Period	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
9-Dec	381	108,981	N/A	89,000	N/A	147
10-Jan	230	104,704	-4%	89,000	0%	165
10-Feb	290	100,586	-4%	79,000	-11%	157
10-Mar	389	105,505	5%	85,000	8%	157
10-Apr	394	106,573	1%	90,000	6%	157
10-May	377	108,714	2%	88,000	-2%	150
10-Jun	376	104,400	-4%	84,900	-4%	151
10-Jul	323	102,126	-2%	80,000	-6%	154
10-Aug	379	92,099	-10%	74,900	-6%	144
10-Sep	306	93,285	1%	75,000	0%	152
10-Oct	284	102,505	10%	74500	-1%	164
10-Nov	302	96,167	-6%	70,200	-6%	159
10-Dec	343	104,947	9%	74000	5%	160
11-Jan	285	94,774	-10%	66,000	-11%	156
11-Feb	330	90,309	-5%	66,750	1%	160
11-Mar	463	90,981	1%	70,000	5%	165
11-Apr	385	89,915	-1%	69,900	0%	157
11-May	405	93,515	4%	71,000	2%	160
11-Jun	376	101,323	8%	75,550	6%	170
11-Jul	351	90,955	-10%	73,000	-3%	172
11-Aug	380	90,239	-1%	75,000	3%	186
11-Sep	354	87,477	-3%	65,000	-13%	165

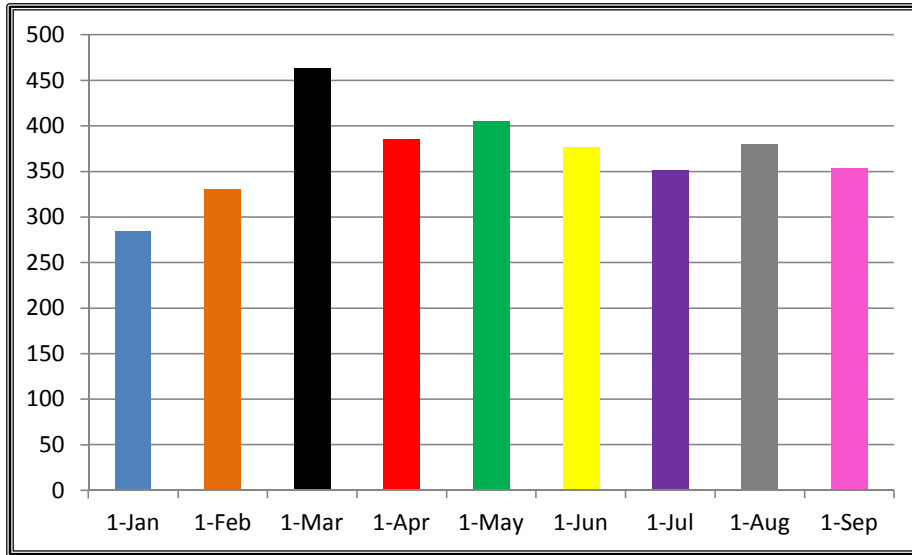


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Marion County Real Estate Market Trends

Entire County, Residential, Month by Month for 2011



11-Jan	285	94,774	-10%	66,000	-11%	156
11-Feb	330	90,309	-5%	66,750	1%	160
11-Mar	463	90,981	1%	70,000	5%	165
11-Apr	385	89,915	-1%	69,900	0%	157
11-May	405	93,515	4%	71,000	2%	160
11-Jun	376	101,323	8%	75,550	6%	170
11-Jul	351	90,955	-10%	73,000	-3%	172
11-Aug	380	90,239	-1%	75,000	3%	186
11-Sep	354	87,477	-3%	65,000	-13%	165



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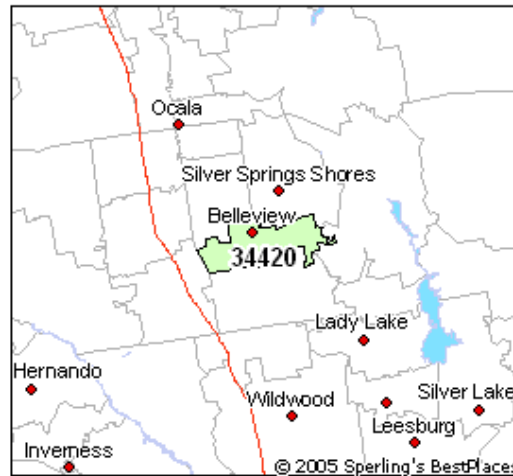
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Marion County Real Estate Market Trends

Bellevue (34420 Zip Code)

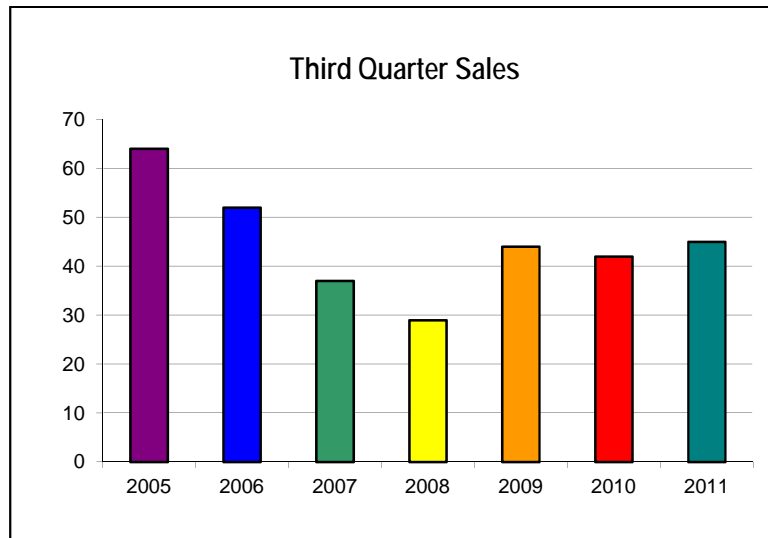


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	64	128,296	N/A	116,200	N/A	83
2006	52	166,714	30%	155,250	34%	109
2007	37	160,822	-4%	140,000	-10%	112
2008	29	136,220	-15%	115,000	-18%	243
2009	44	104,098	-24%	89,000	-23%	175
2010	42	79,168	-24%	71,000	-20%	108
2011	45	66,883	-16%	59,000	-17%	140
Active	132	N/A	N/A	N/A	N/A	N/A

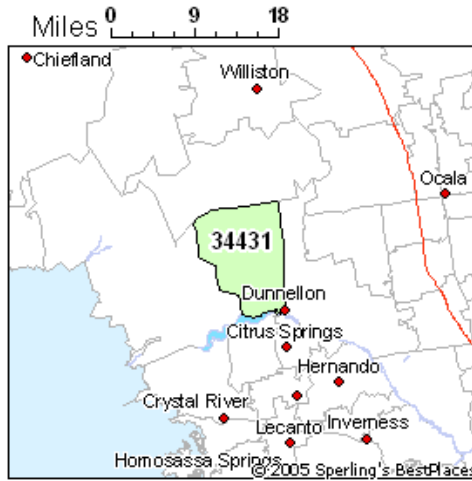
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Marion County Real Estate Market Trends

Dunnellon (34431 Zip Code)

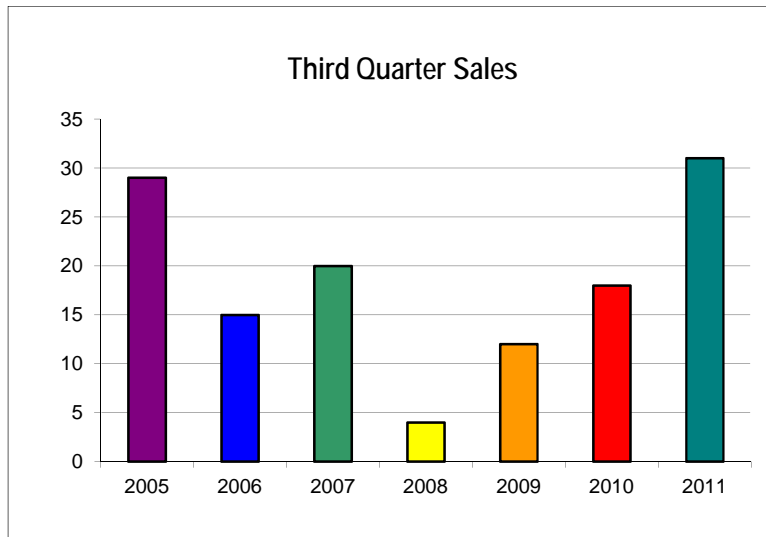


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	29	150,317	N/A	140,000	N/A	93
2006	15	157,047	4%	134,900	-4%	95
2007	20	117,810	-25%	99,750	-26%	155
2008	4	157,250	33%	162,500	63%	192
2009	12	133,725	-15%	112,250	-31%	160
2010	18	82,406	-38%	80,500	-28%	175
2011	31	70,406	-15%	60,000	-25%	154
Active	70	N/A	N/A	N/A	N/A	N/A

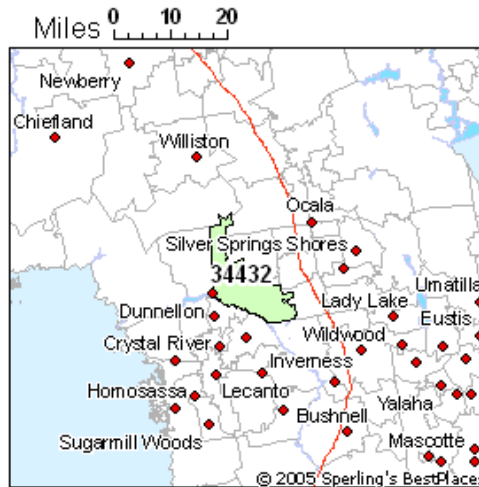
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Dunnellon (34432 Zip Code)

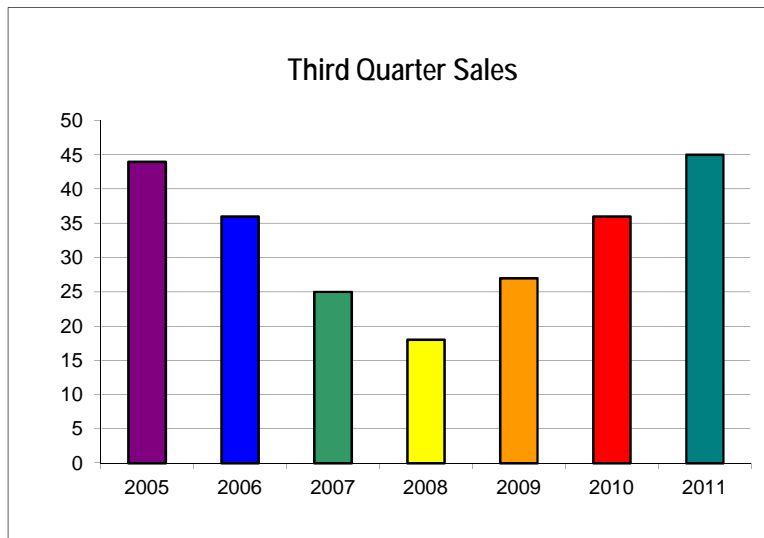


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	44	215,464	N/A	136,450	N/A	94
2006	36	203,939	-5%	201,500	48%	144
2007	25	181,095	-11%	148,000	-27%	153
2008	18	220,319	22%	148,700	0%	157
2009	27	113,074	-49%	119,000	-20%	158
2010	36	125,640	11%	102,500	-14%	169
2011	45	105,077	-16%	100,000	-2%	168
Active	183	N/A	N/A	N/A	N/A	N/A

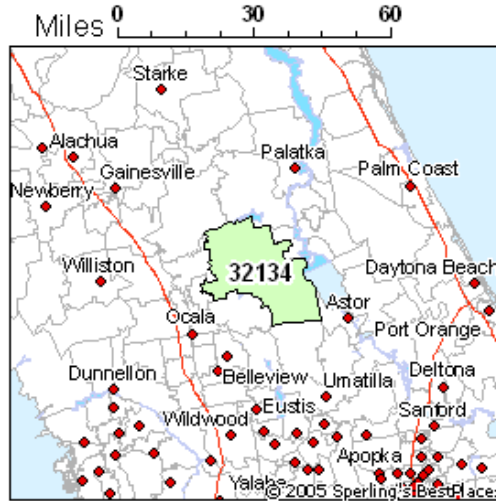
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Marion County Real Estate Market Trends

Fort McCoy (32134 Zip Code)

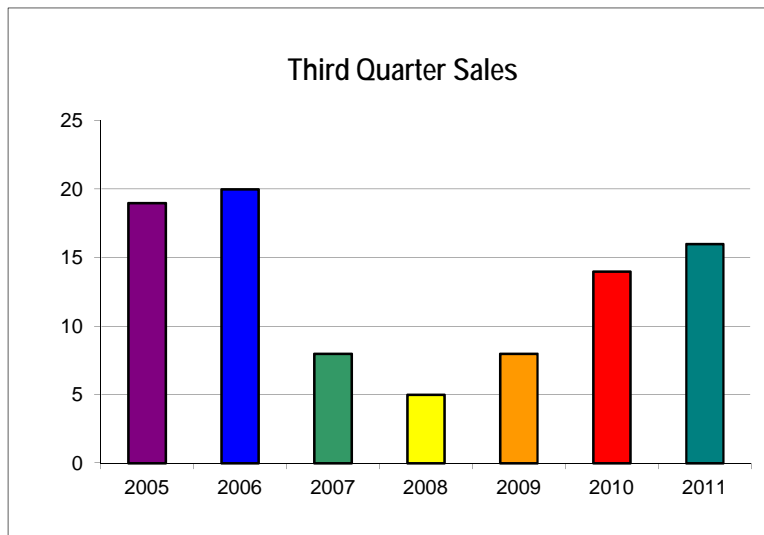


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	19	78,732	N/A	60,000	N/A	131
2006	20	121,736	55%	90,500	51%	139
2007	8	103,275	-15%	99,100	10%	119
2008	5	69,850	-32%	82,000	-17%	132
2009	8	88,613	27%	70,000	-15%	122
2010	14	59,857	-32%	49,000	-30%	192
2011	16	64,894	8%	34,750	-29%	121
Active	120	N/A	N/A	N/A	N/A	N/A

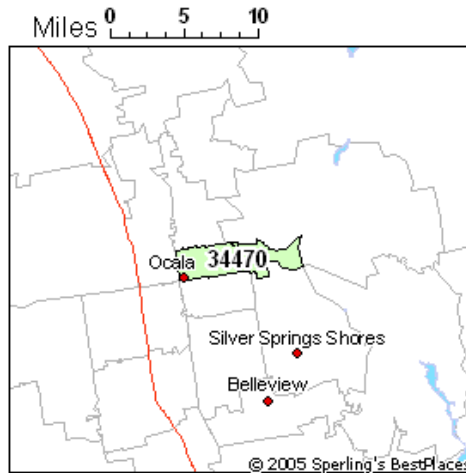
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Marion County Real Estate Market Trends

Ocala (34470 Zip Code)

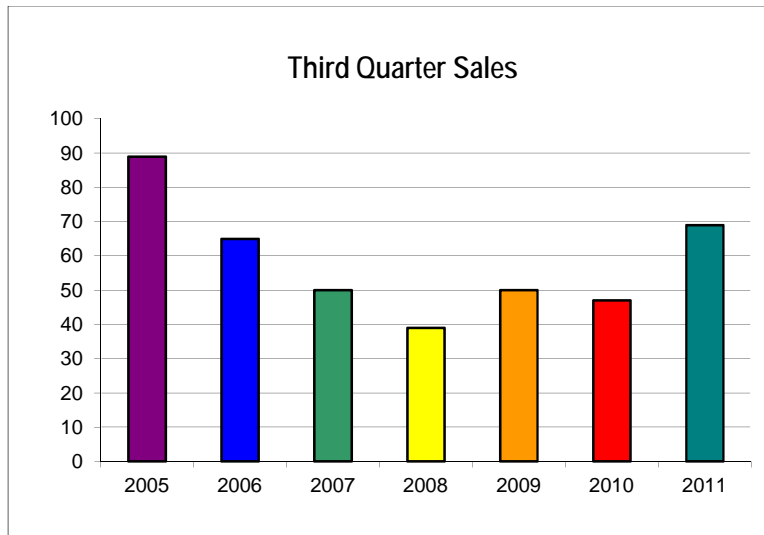


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	89	133,839	N/A	122,500	N/A	73
2006	65	151,340	13%	155,000	27%	111
2007	50	154,648	2%	149,950	-3%	122
2008	39	134,131	-13%	122,500	-18%	176
2009	50	92,688	-31%	87,450	-29%	138
2010	47	68,117	-27%	55,800	-36%	149
2011	69	69,526	2%	63,000	13%	171
Active	160	N/A	N/A	N/A	N/A	N/A

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Marion County Real Estate Market Trends

Ocala (34471 Zip Code)

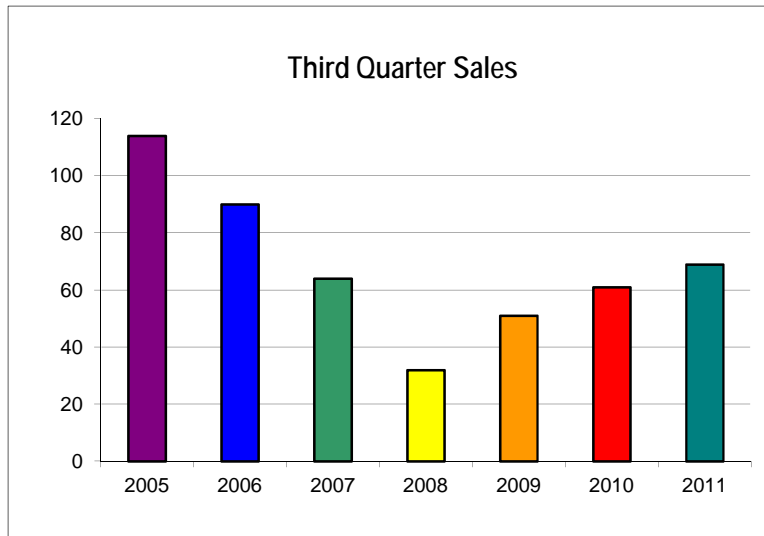


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	114	229,587	N/A	213,950	N/A	84
2006	90	215,827	-6%	180,350	-16%	114
2007	64	242,264	12%	212,500	18%	152
2008	32	193,623	-20%	168,802	-21%	166
2009	51	162,185	-16%	130,000	-23%	160
2010	61	121,647	-25%	115,000	-12%	160
2011	69	124,327	2%	90,000	-22%	198
Active	240	N/A	N/A	N/A	N/A	N/A

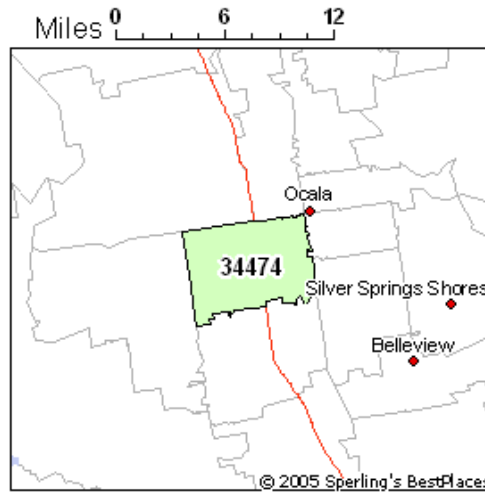
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Marion County Real Estate Market Trends

Ocala (34474 Zip Code)

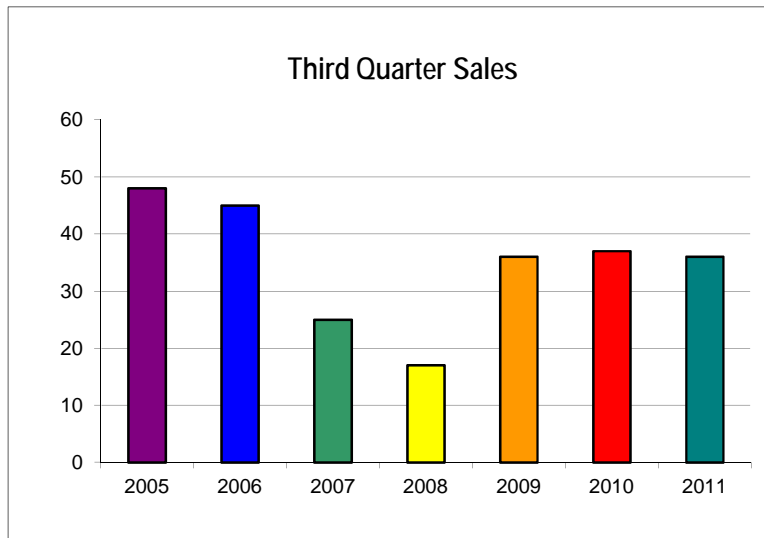


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	48	212,031	N/A	145,000	N/A	87
2006	45	215,009	1%	170,000	17%	90
2007	25	227,821	6%	180,000	6%	138
2008	17	165,049	-28%	135,000	-25%	159
2009	36	153,837	-7%	139,980	4%	186
2010	37	115,908	-25%	115,000	-18%	142
2011	36	102,121	-12%	94,500	-18%	166
Active	119	N/A	N/A	N/A	N/A	N/A

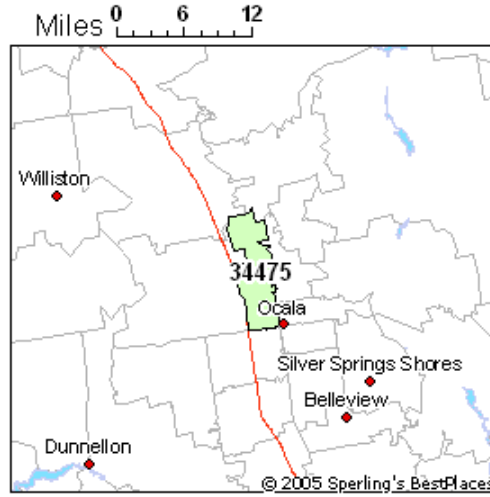
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Marion County Real Estate Market Trends

Ocala (34475 Zip Code)

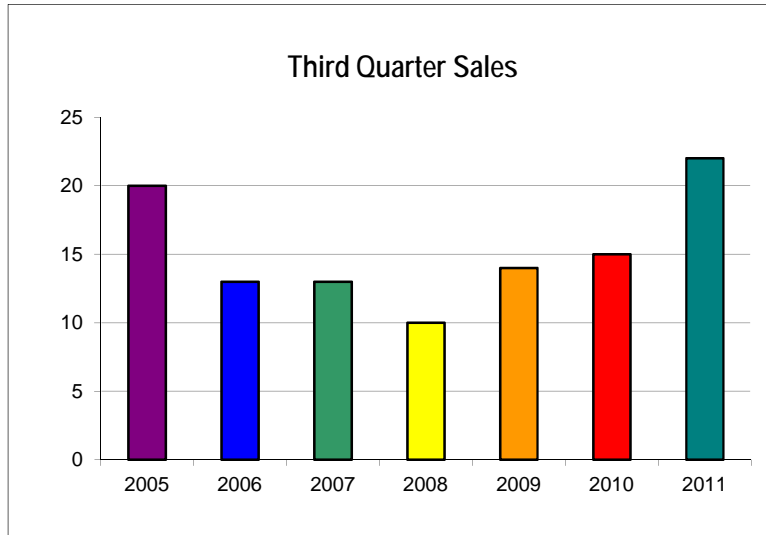


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	20	148,595	N/A	122,450	N/A	0
2006	13	161,392	9%	150,000	22%	0
2007	13	80,273	-50%	55,000	-63%	0
2008	10	83,900	5%	64,525	17%	0
2009	14	68,289	-19%	60,400	-6%	0
2010	15	55,173	-19%	44,000	-27%	0
2011	22	74,300	35%	25,500	-42%	135
Active	50	N/A	N/A	N/A	N/A	N/A

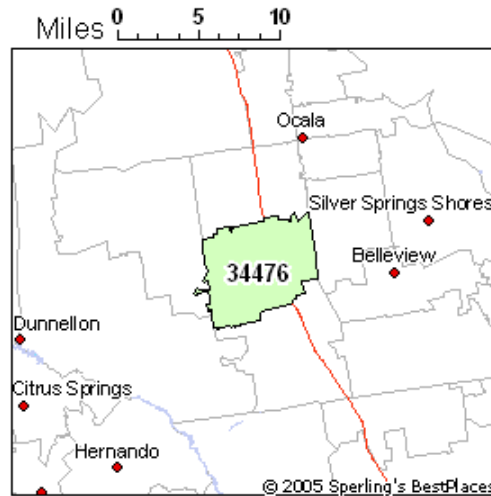
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Marion County Real Estate Market Trends

Ocala (34476 Zip Code)

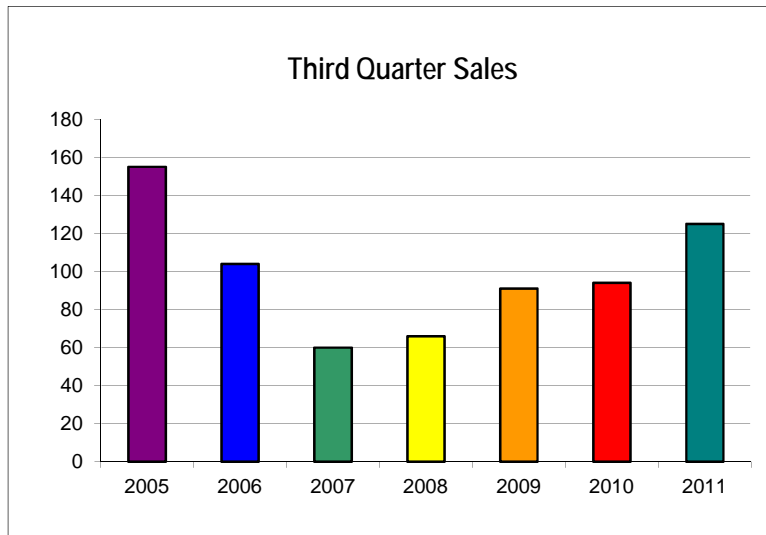


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	155	194,743	N/A	190,000	N/A	78
2006	104	205,153	5%	206,000	8%	113
2007	60	185,328	-10%	183,495	-11%	165
2008	66	161,736	-13%	161,500	-12%	140
2009	91	129,695	-20%	122,000	-24%	158
2010	94	126,138	-3%	118,950	-3%	150
2011	125	112,438	-11%	110,000	-8%	195
Active	311	N/A	N/A	N/A	N/A	N/A

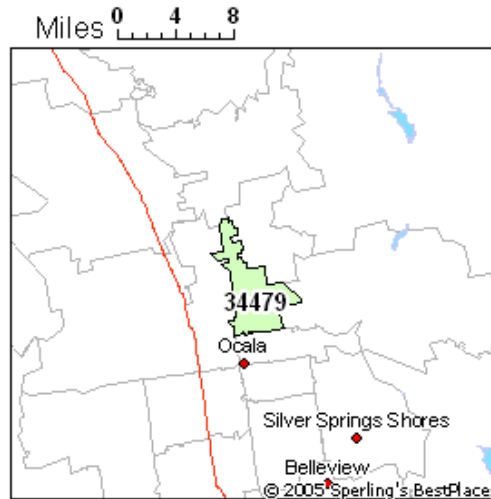
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Marion County Real Estate Market Trends

Ocala (34479 Zip Code)

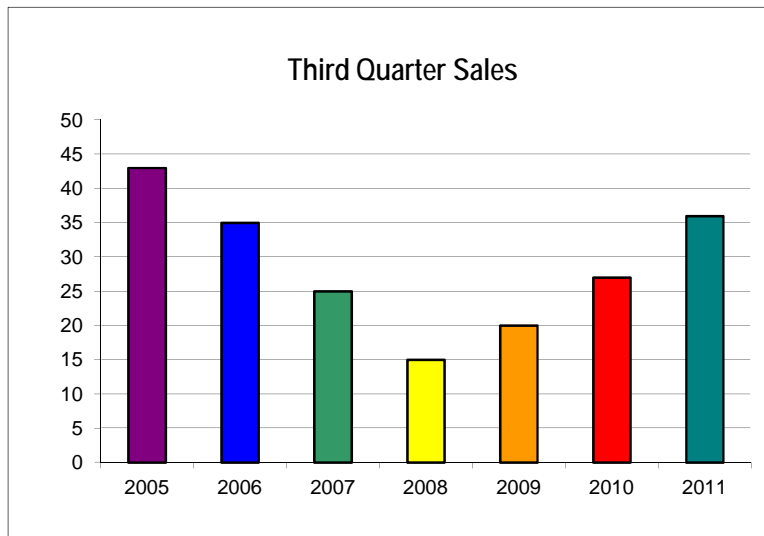


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	43	143,835	N/A	139,900	N/A	71
2006	35	157,681	10%	135,000	-4%	106
2007	25	131,828	-16%	128,000	-5%	117
2008	15	112,860	-14%	114,500	-11%	124
2009	20	79,065	-30%	76,250	-33%	82
2010	27	53,425	-32%	46,250	-39%	125
2011	36	71,269	33%	60,700	31%	147
Active	67	N/A	N/A	N/A	N/A	N/A

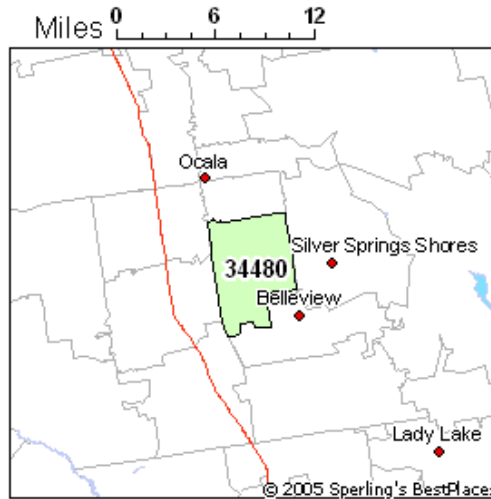
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Marion County Real Estate Market Trends

Ocala (34480 Zip Code)

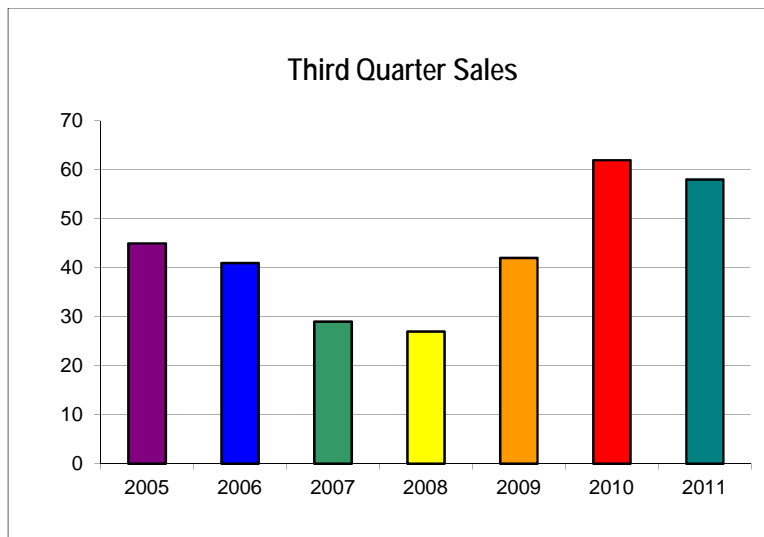


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	45	202,049	N/A	152,000	N/A	71
2006	41	245,713	22%	187,000	23%	110
2007	29	355,832	45%	245,000	31%	150
2008	27	204,284	-43%	157,500	-36%	150
2009	42	177,351	-13%	105,000	-33%	137
2010	62	182,808	3%	115,450	10%	139
2011	58	116,900	-36%	80,500	-30%	200
Active	153	N/A	N/A	N/A	N/A	N/A

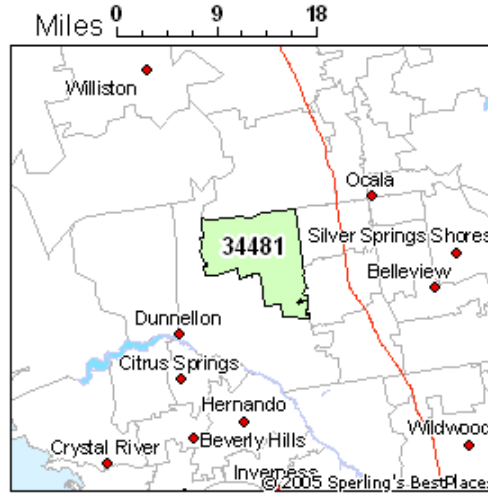
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Marion County Real Estate Market Trends

Ocala (34481 Zip Code)

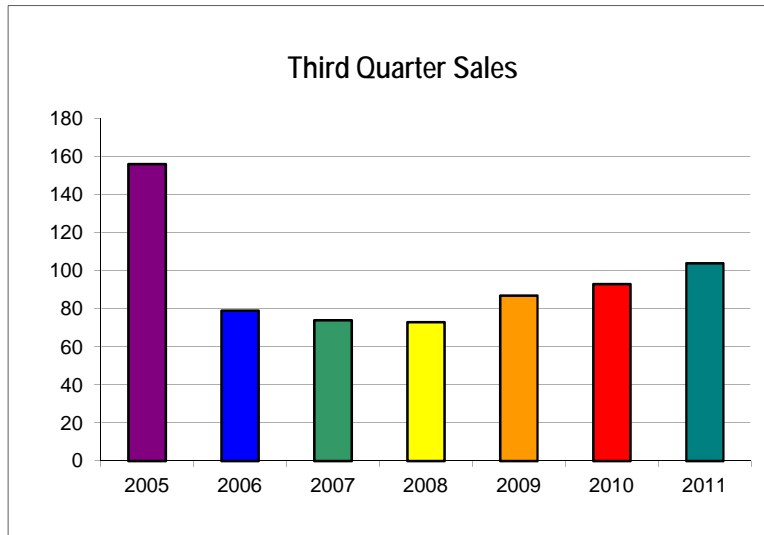


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	156	124,743	N/A	113,000	N/A	69
2006	79	145,676	17%	135,000	19%	111
2007	74	120,729	-17%	102,500	-24%	164
2008	73	104,600	-13%	89,000	-13%	171
2009	87	106,381	2%	85,000	-4%	170
2010	93	84,086	-21%	67,000	-21%	171
2011	104	71,243	-15%	55,000	-18%	184
Active	373	N/A	N/A	N/A	N/A	N/A

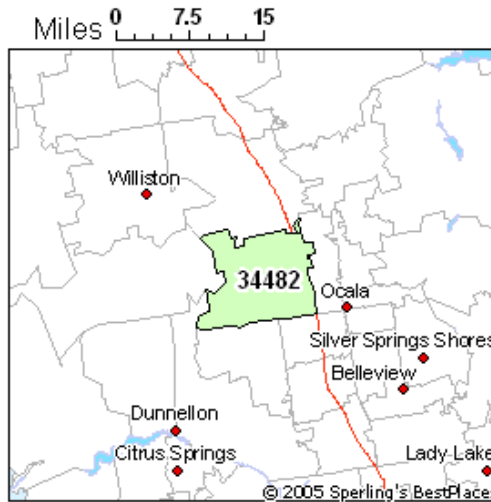
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Marion County Real Estate Market Trends

Ocala (34482 Zip Code)

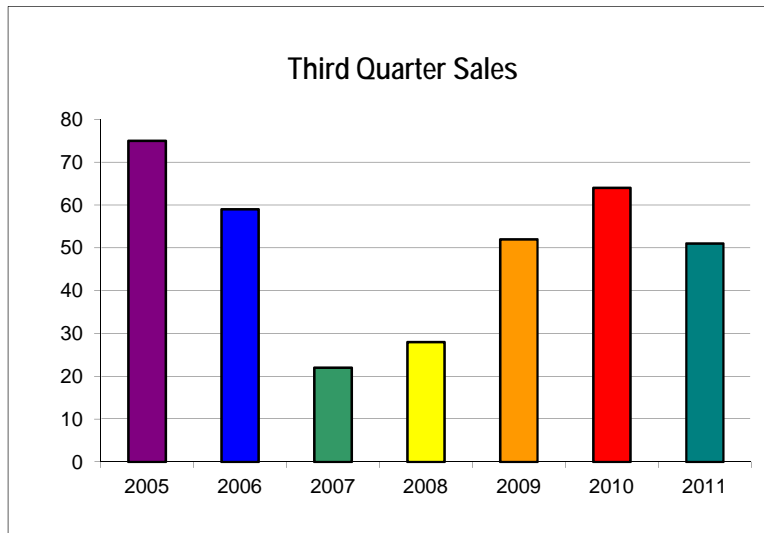


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	75	171,975	N/A	162,900	N/A	80
2006	59	215,989	26%	189,000	16%	112
2007	22	166,403	-23%	149,950	-21%	120
2008	28	136,013	-18%	115,000	-23%	174
2009	52	174,731	28%	109,000	-5%	211
2010	64	99,993	-43%	80,200	-26%	171
2011	51	112,978	13%	77,500	-3%	191
Active	203	N/A	N/A	N/A	N/A	N/A

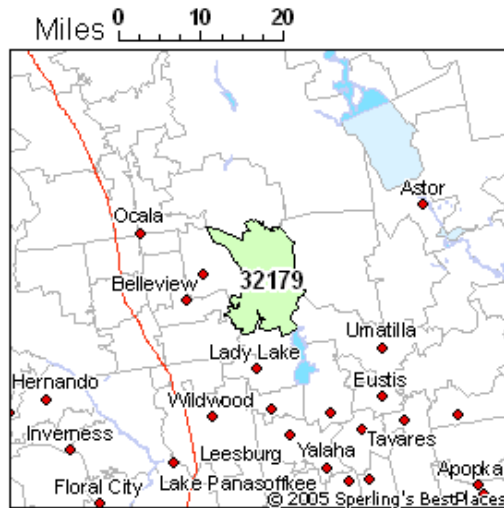
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Marion County Real Estate Market Trends

Ocklawaha (32179 Zip Code)

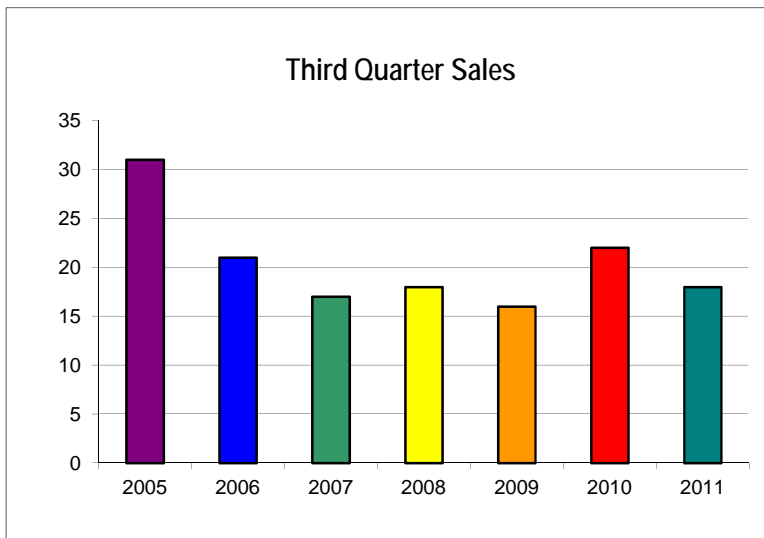


352-425-0354



Michael G. White
State-Certified
General Real Estate
Appraiser
RZ2999

352-425-0354



Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	31	132,560	N/A	65,000	N/A	0
2006	21	110,995	-16%	60,700	-7%	0
2007	17	153,018	38%	67,500	11%	0
2008	18	85,511	-44%	56,950	-16%	0
2009	16	52,018	-39%	47,400	-17%	0
2010	22	64,233	23%	55,000	16%	0
2011	18	55,317	-14%	45,000	-18%	264
Active	105	N/A	N/A	N/A	N/A	N/A

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Marion County Real Estate Market Trends

Silver Springs (34488 Zip Code)

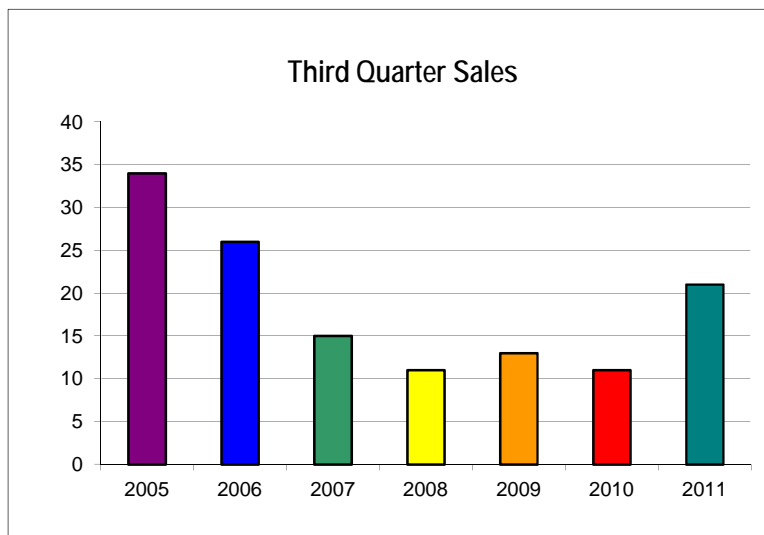


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	34	111,615	N/A	94,950	N/A	102
2006	26	164,481	47%	88,750	-7%	127
2007	15	63,483	-61%	54,000	-39%	106
2008	11	80,182	26%	66,000	22%	169
2009	13	99,415	24%	55,000	-17%	143
2010	11	52,636	-47%	45,900	-17%	158
2011	21	97,209	85%	31,800	-31%	168
Active	113	N/A	N/A	N/A	N/A	N/A

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Marion County Real Estate Market Trends

Summerfield (34491 Zip Code)

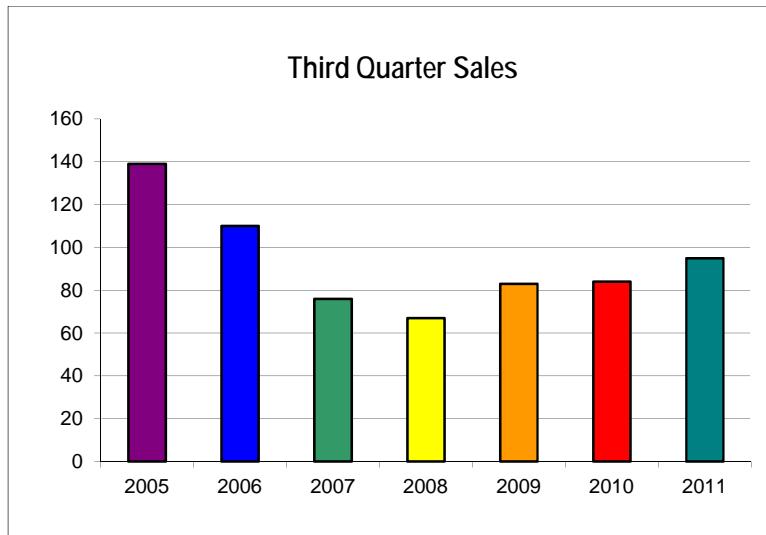


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	139	177,286	N/A	165,000	N/A	95
2006	110	182,940	3%	179,450	9%	107
2007	76	151,122	-17%	156,750	-13%	169
2008	67	151,776	0%	145,000	-7%	180
2009	83	143,191	-6%	132,000	-9%	185
2010	84	103,465	-28%	82,500	-38%	217
2011	95	108,173	5%	100,000	21%	181
Active	472	N/A	N/A	N/A	N/A	N/A

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Marion County Real Estate Market Trends

Marion Oaks

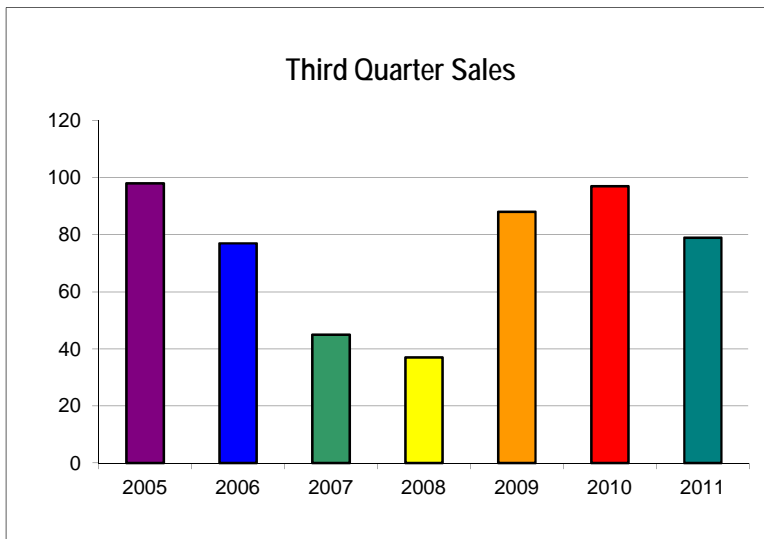


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	98	146,734	N/A	134,450	N/A	80
2006	77	171,932	17%	172,500	28%	104
2007	45	168,817	-2%	166,990	-3%	134
2008	37	117,624	-30%	130,000	-22%	148
2009	88	86,959	-26%	90,900	-30%	108
2010	97	67,759	-22%	75,000	-17%	113
2011	79	67,851	0%	69,900	-7%	173
Active	127	N/A	N/A	N/A	N/A	N/A

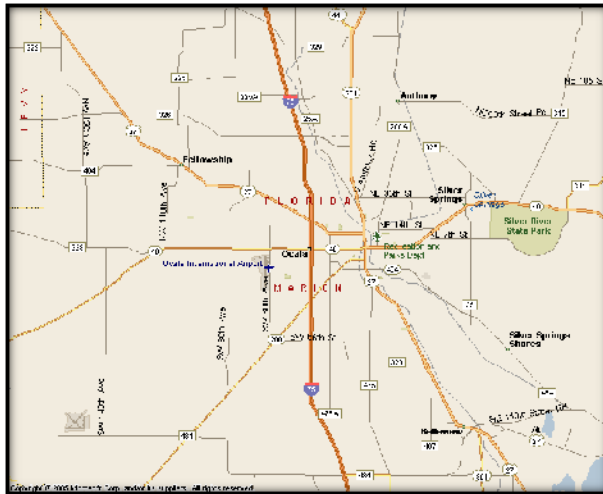
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Marion County Real Estate Market Trends

Silver Springs Shores

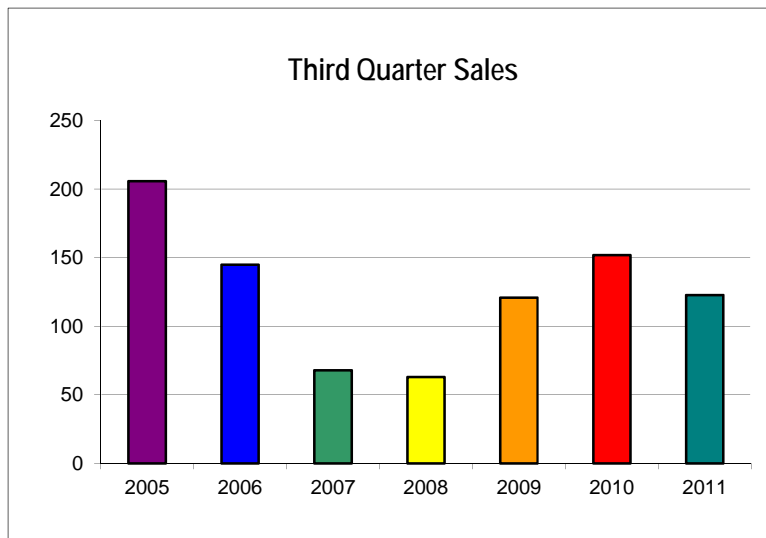


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	206	139,220	N/A	139,900	N/A	73
2006	145	152,648	10%	161,000	15%	124
2007	68	136,466	-11%	142,765	-11%	140
2008	63	108,892	-20%	112,000	-22%	135
2009	121	78,938	-28%	78,000	-30%	118
2010	152	63,167	-20%	64,900	-17%	117
2011	123	61,845	-2%	61,500	-5%	151
Active	123	N/A	N/A	N/A	N/A	N/A

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Marion County Real Estate Market Trends

Gated Communities

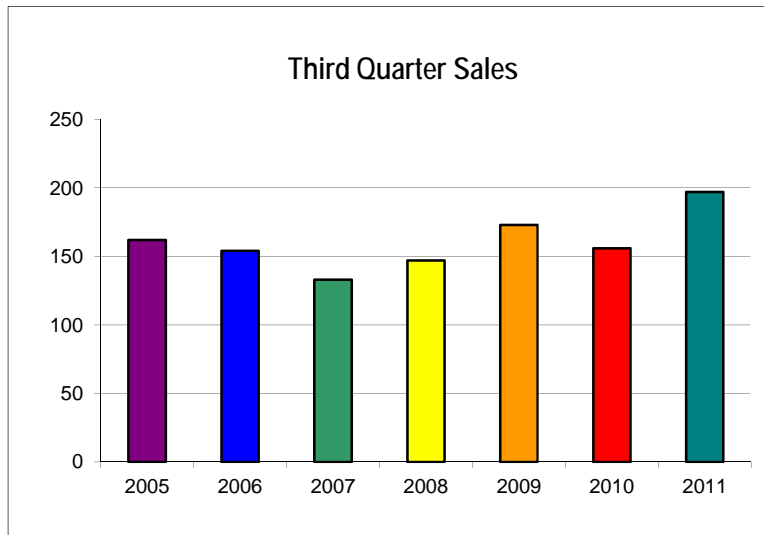


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	162	195,063	N/A	165,000	N/A	63
2006	154	215,392	10%	176,250	7%	117
2007	133	204,415	-5%	165,000	-6%	169
2008	147	166,253	-19%	145,000	-12%	185
2009	173	178,799	8%	142,000	-2%	193
2010	156	143,340	-20%	124,250	-13%	197
2011	197	126,212	-12%	115,000	-7%	211
Active	1,087	N/A	N/A	N/A	N/A	N/A

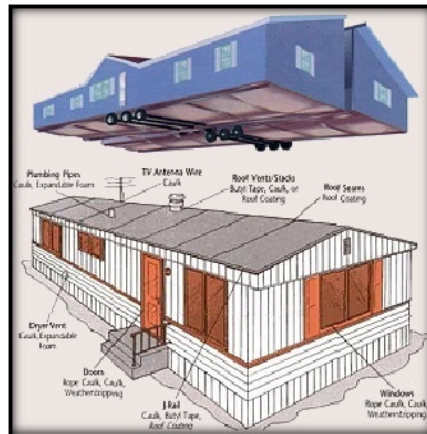
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Marion County Real Estate Market Trends

Manufactured/Mobile Housing, Entire County

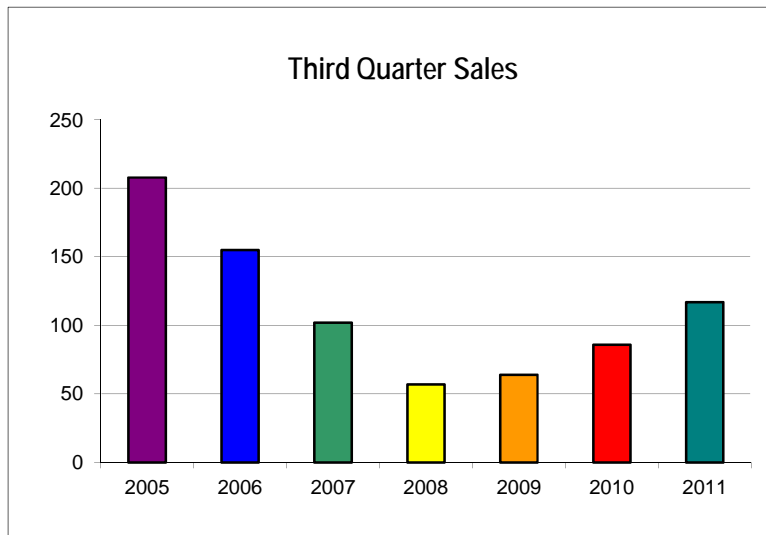


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Q3	Sales	Average Sales (\$)	Change	Median Sales (\$)	Change	DOM
2005	208	75,946	N/A	70,000	N/A	98
2006	155	82,454	9%	72,000	3%	120
2007	102	76,913	-7%	71,950	0%	134
2008	57	64,817	-16%	60,000	-17%	198
2009	64	55,134	-15%	54,450	-9%	155
2010	86	43,127	-22%	37,510	-31%	168
2011	117	36,761	-15%	30,000	-20%	138
Active	458	N/A	N/A	N/A	N/A	N/A

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