



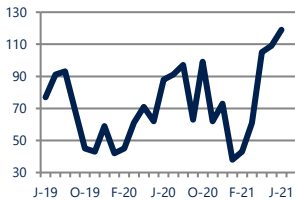
## Focus On: Gainesville Housing Market

June 2021

Zip Code(s): 20155 and 20156

### Units Sold

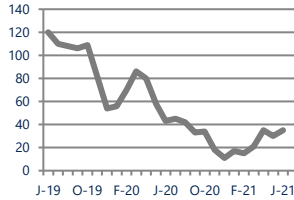
119



Up  
Vs. Year Ago

### Active Inventory

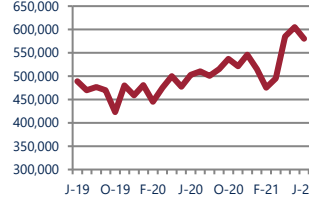
35



Down -19%  
Vs. Year Ago

### Median Sale Price

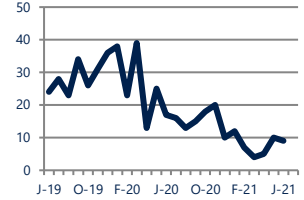
\$580,000



Up 15%  
Vs. Year Ago

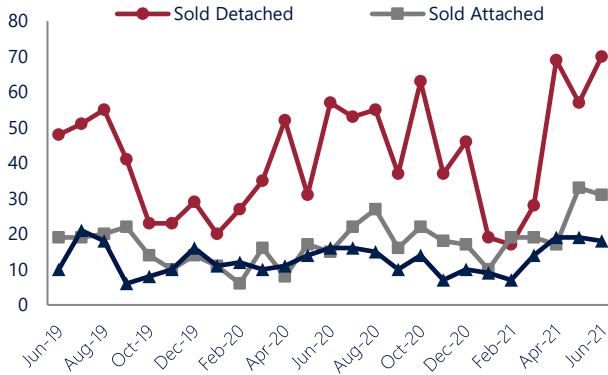
### Days On Market

9



Down -47%  
Vs. Year Ago

### Units Sold\*



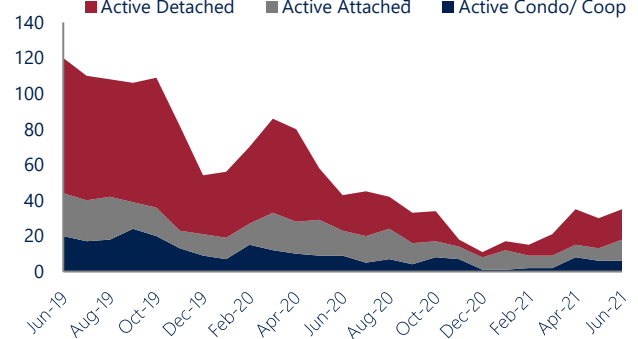
### Units Sold

There was an increase in total units sold in June, with 119 sold this month in Gainesville. This month's total units sold was higher than at this time last year.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 19%. The total number of active inventory this June was 35 compared to 43 in June 2020. This month's total of 35 is higher than the previous month's total supply of available inventory of 30, an increase of 17%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Gainesville Homes was \$502,500. This June, the median sale price was \$580,000, an increase of 15% or \$77,500 compared to last year. The current median sold price is 4% lower than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Gainesville are defined as properties listed in zip code/s 20155 and 20156.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.





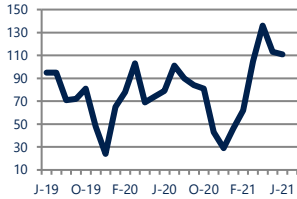
## Focus On: Gainesville Housing Market

June 2021

Zip Code(s): 20155 and 20156

### New Listings

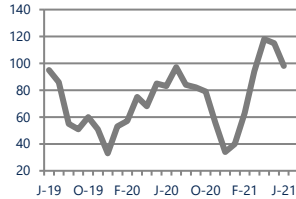
111



Up 41%  
Vs. Year Ago

### Current Contracts

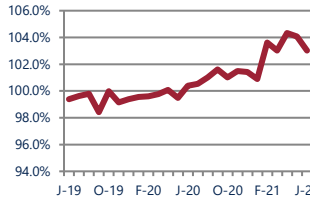
98



Up 18%  
Vs. Year Ago

### Sold Vs. List Price

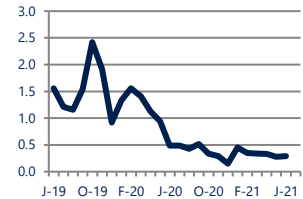
103.0%



Up 2.6%  
Vs. Year Ago

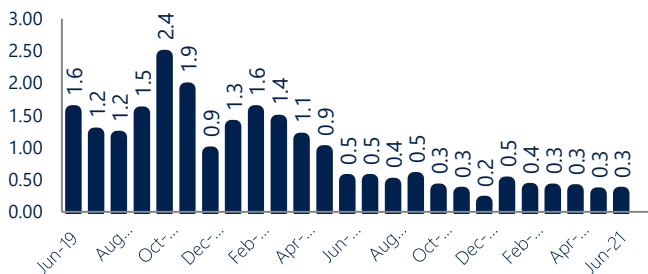
### Months of Supply

0.3



Down -41%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

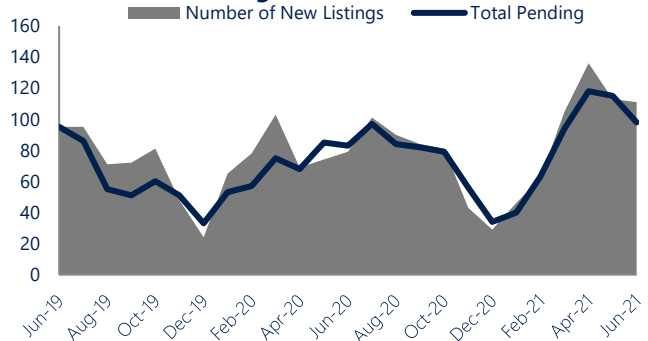
In June, there was 0.3 months of supply available in Gainesville, compared to 0.5 in June 2020. That is a decrease of 40% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

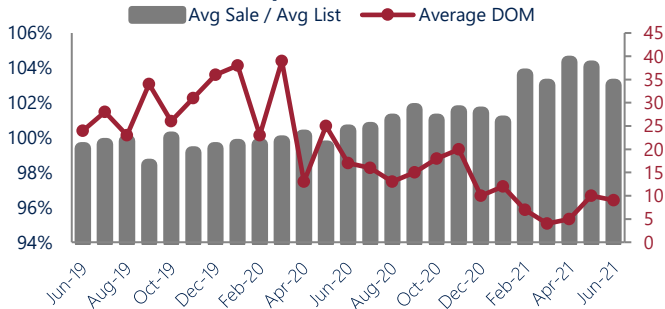
### New Listings & Current Contracts

This month there were 111 homes newly listed for sale in Gainesville compared to 79 in June 2020, an increase of 41%. There were 98 current contracts pending sale this June compared to 83 a year ago. The number of current contracts is 18% higher than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Gainesville was 103.0% of the average list price, which is 2.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 17, a decrease of 47%.



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