



Market Overview

Ocala, (Marion County) FL
(Residential Single Family)

March 3, 2009

Price Range	Number of Active Listings	Pending Listings*	Pending Ratio	Closed Listings Last 6 Months	Closed Ratio	Average Active List Price	Median Sales Price	Average Sold Price	List Price to Sales Price Ratio	Average Days on Market of Sold	Average Days on Market of Active
\$0 - \$100,000	1781	201	11.29%	461	25.88%	\$57,112	\$65,000.00	\$61,917.00	108.41%	154	158
\$100,001 - \$150,000	1405	113	8.04%	369	26.26%	\$128,695	\$120,000	\$118,019	91.70%	159	186
\$150,001 - \$250,000	1597	74	4.63%	293	18.35%	\$195,683	\$175,000	\$178,415	91.18%	186	185
\$250,001 - \$350,000	637	19	2.98%	63	9.89%	\$297,880	\$260,000	\$261,156	87.67%	178	181
\$350,001 - \$450,000	285	5	1.75%	25	8.77%	\$401,949	\$355,000	\$353,120	87.85%	191	193
\$450,001 - \$600,000	222	5	2.25%	13	5.86%	\$526,374	\$489,000	\$467,635	88.84%	178	206
\$600,001 - \$750,000	117	2	1.71%	6	5.13%	\$686,771	\$624,950	\$634,983	92.46%	314	222
\$750,001 - \$850,000	76	0	0.00%	4	5.26%	\$808,964	\$720,000	\$720,000	89.00%	298	256
\$850,001 - \$1,000,000	87	1	1.15%	1	1.15%	\$929,662	\$925,000	\$925,000	99.50%	520	230
\$1,000,001 - \$2,000,000	119	0	0.00%	11	9.24%	\$1,431,829	\$1,220,000	\$1,150,227	80.33%	259	210
\$2,000,001 - \$5,000,000	71	1	1.41%	3	4.23%	\$3,051,930	\$2,750,000	\$2,791,667	91.47%	275	223
Market Totals	6397	421	6.58%	1249	19.52%	\$254,115	\$116,400	\$147,573	58.07%	168	181

* All listings marked "Pending" in the last 6 months that have not yet closed.