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FRIDAY, SEPTEMBER 23, 2022 | OCALA.COM

PART OF THE USA TODAY NETWORK

Median home price is up, sales down

By Joe Callahan

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USA TODAY NETWORK

Marion County’s median sale price for existing single-family homes continues to climb, with prices jumping by 16.7% in August when compared with the same month last year, according to the Ocala Marion County Association of Realtors.

The median price rose from \$240,000 in August 2021 to \$280,000 this year. The average price rose from \$333,149 in August 2021 to \$340,515 this year, an increase of 2.2%.

Experts say the median sales price is the best gauge of home values. Median is the middle sale price after all sales are ranked from highest to lowest. Average is when all sales are added together and

divided by the number of sales. Average prices can be skewed when multi-million dollar home sales are in the mix.

The number of existing single-family homes sold in Marion decreased by 23.4% year over year, ticking down from 740 in August 2021 to 567 this year.

The overall total sales volume of existing single-family homes in Marion County was \$193.1 million, down from \$246.5 million in August 2021. That’s a decrease of 21.7% year over year.

Pending inventory decreased by 41.1%, from 1,276 in August 2021 to 751 this year. There was 2.3 months of available inventory in August, up from 1.5 months a year ago.

The median time to contract a home from the time it hits the market was 15 days in August, up from August 2021’s nine days. The median number of days

to sell a home was 63 in August, up from 57 in August 2021.

The number of active listings was 1,469 at the end of August, up from 980 in August 2021. The number of new listings was 801 in August, down 4% from 834 last year.

Manufactured home median price up 49.7%

The median sales price of a manufactured home in Marion climbed 49.7% in August, from \$93,500 in August 2021 to \$140,000 this year, the report stated.

The average sales price hit \$145,164 in August, a jump of 7.7% since last year. The average price was \$135,115 in August 2021.

Sales of existing Marion County manufactured homes increased by 17.1%

in August, compared with the same month a year ago, from 76 in 2021 to 89 this year.

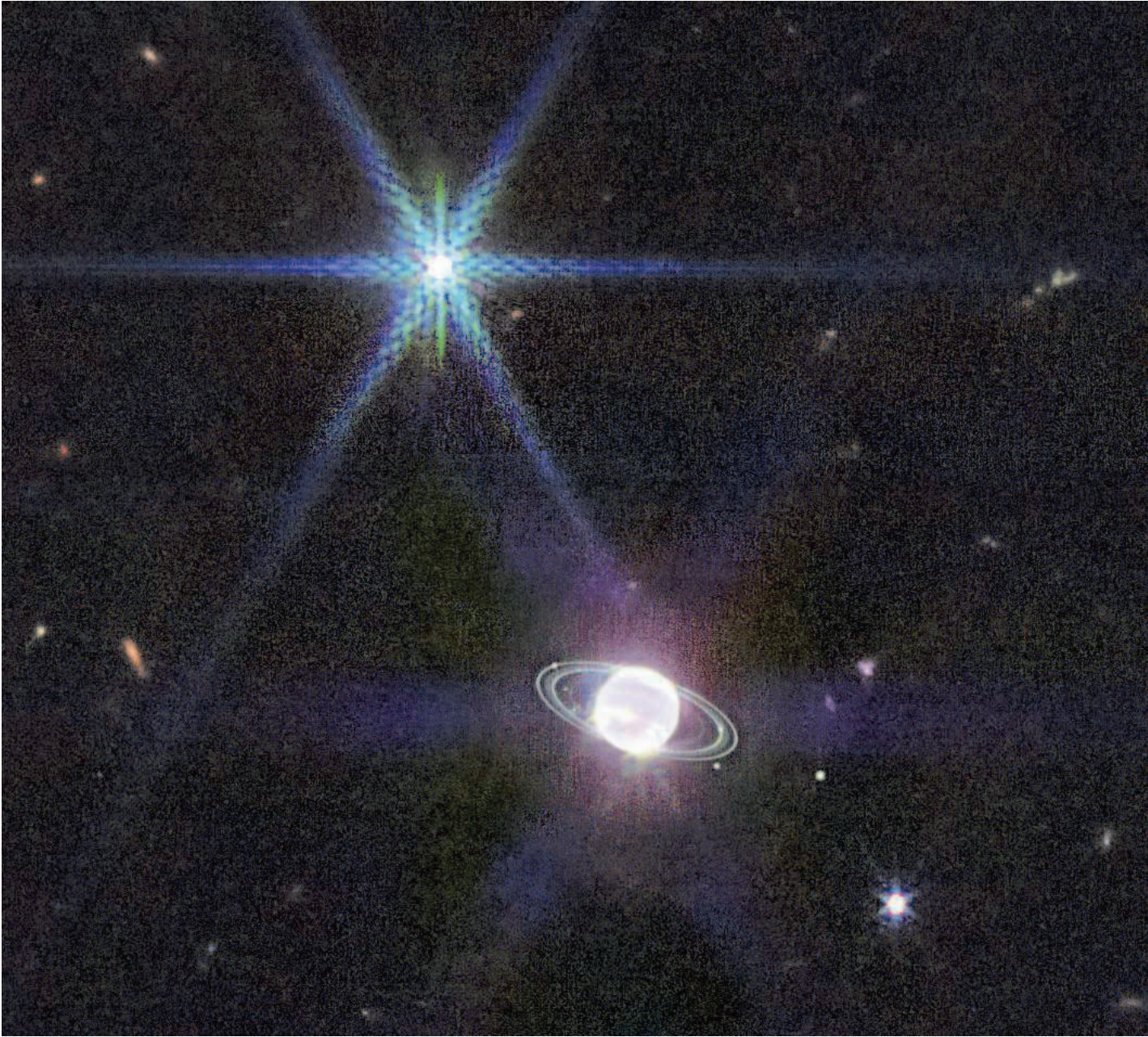
Overall, the total sales volume for manufactured homes increased by 26.3%, from \$10.3 million in August 2021 to \$13 million this year.

Pending sales of Marion County manufactured homes increased by 6.2% in August, up from 65 in August 2021 to 69 this year. There were 85 manufactured homes in inventory in August 2022, down from 89 last year.

The median time to contract a manufactured home from the time it hits the market was only 12 days in August, down 45.5% from August 2021’s 22 days. Median number of days to sell a manufactured home was 50 in August,

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Neptune and rings shine in photos from new space telescope



The latest image from the James Webb Space Telescope shows Neptune, bottom, its visible moons including Triton, top, several bright, narrow rings encircling it and some fainter dust bands. NASA VIA AP

Marcia Dunn

ASSOCIATED PRESS

CAPE CANAVERAL – Neptune and its rings haven’t looked this good in decades.

NASA released new glamour shots of our solar system’s outermost planet Wednesday taken by the James Webb Space Telescope. The pictures taken in July show not only Neptune’s thin rings, but its faint dust bands, never before observed in the infrared, as well as seven of its 14 known moons.

Webb showed Jupiter at its best in a series of fresh photos released last month.

Launched less than a year ago, the \$10 billion Webb is spending most of its time peering much deeper into the universe. Astronomers hope to see back to almost the beginning of time when the first stars and galaxies were forming.

NASA’s Voyager 2 was the first spacecraft to see Neptune in all its gaseous glory, during a 1989 flyby. No other spacecraft have visited the icy, blue planet. So it’s been three decades since

astronomers last saw these rings with such detail and clarity, said the Space Science Institute’s Heidi Hammel, a planetary astronomer working with Webb.

Hammel tweeted that she wept when she saw the rings, yelling and making “my kids, my mom, even my cats look.”

Webb is the world’s biggest, most powerful telescope, operating 1 million miles from Earth. It rocketed into

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Which nonprofits received the most during Give4Marion?

By Joe Callahan

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The third annual Give4Marion campaign, an online fundraiser for nonprofit organizations, set a new record this year, collecting \$771,075 in just 33 hours to benefit 87 nonprofit organizations.

The event kicked off at 10 a.m. Tuesday and concluded Wednesday at 7 p.m., officials noted. In all, 2,537 donors gave 3,714 monetary gifts.

The Community Foundation launched the event in 2020 while the community was in the throes of the COVID-19 pandemic.

In 2020, the two-day event raised \$310,000. In 2021, the total was \$530,000, a 71% increase. This year was a record, surpassing last year.

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YouthBuild team excited to welcome 15th class

By Joe Callahan

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Five years ago, Zachariah Slaughter dropped out of high school. He was getting into trouble and then he met Heaven Colon, an Eckerd Connects Workforce Development program manager.

Slaughter, now 23, was introduced in 2018 to the Phoenix Rising Youth-Build program, which helps young adults get a high school diploma. The program paid participants to get a diploma and, at the same time, learn

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General Assembly: Russian invasion of Ukraine dominates speeches at U.N. **4A**

Moon shot

NASA manages to fuel Artemis I in test at KSC. **8A**

Weather

High 88° | Low 66°
Sunshine. Forecast, **12A**

Volume 79 | No. 314
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