

# Mc Alpin 32062

ZIP code · FL · Florida · Suwannee County

SELLER'S MARKET

\$286K

MEDIAN SALE PRICE

+56.9%

1-YR CHANGE

35

SALES (12 MO)

\$335K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

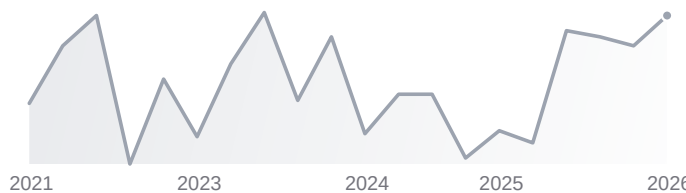
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

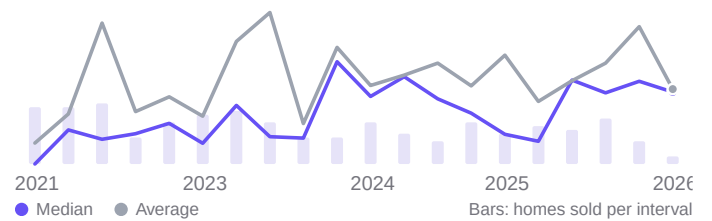
Market temperature (0-100)

70 / 100



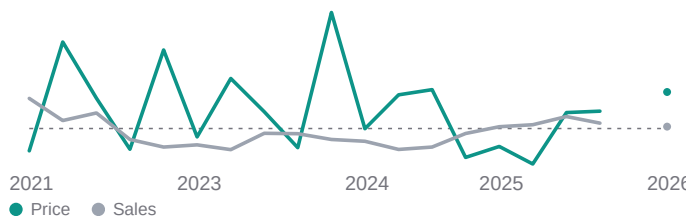
Sale prices

Median \$255K · Average \$262K



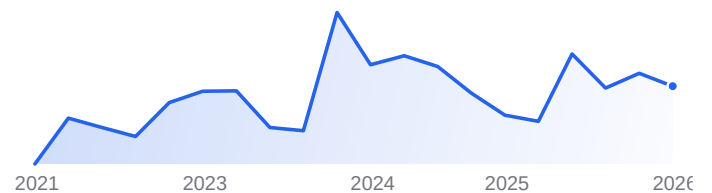
Growth (year over year)

Price +56.9% · Sales +2.9%



Price per square foot

\$149/ft²



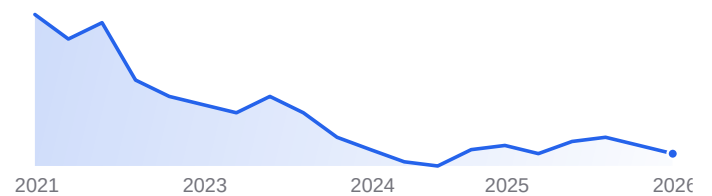
Sale premium vs estimated value

-6.0%



Annual turnover (share of homes sold)

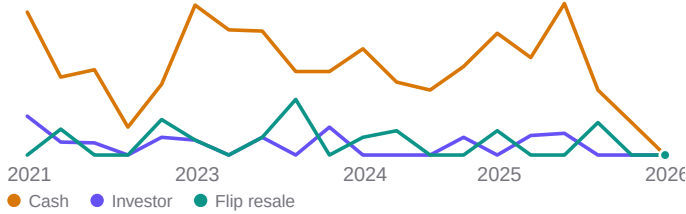
3.2%



## BUYERS & OUTCOMES

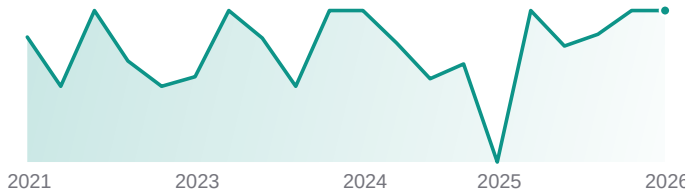
### Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



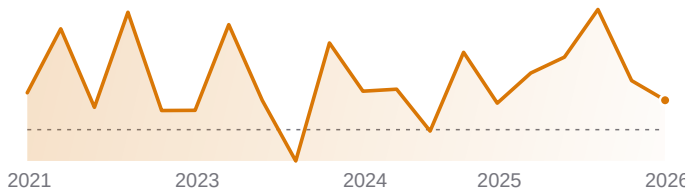
### Sellers who sold at a gain

100%

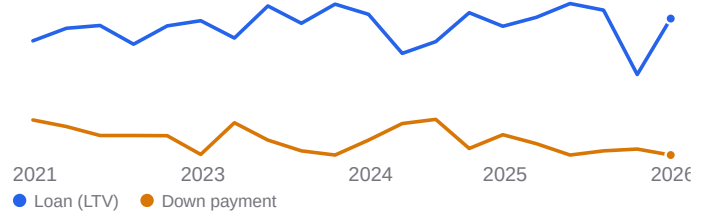


### Median annualized return at resale

+7.8%

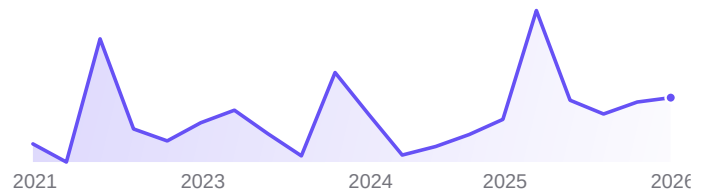


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 1.8%



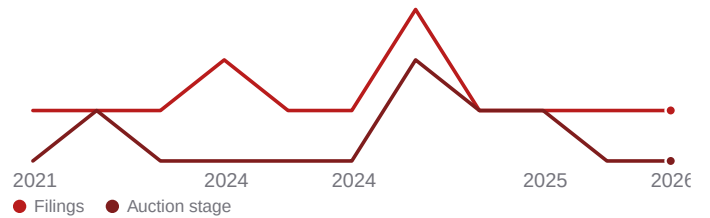
### Typical hold before selling

6.8 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,100     |
| Median value (AVM) | \$335K    |
| Median size        | 1,512 ft² |
| Median year built  | 1998      |
| Single family      | 48%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 74%     |
| Underwater (LTV 125% or more) | 1.4%    |
| Owner occupied                | 84%     |
| Company owned                 | 9.2%    |
| Median loan-to-value          | 12%     |
| Typical ownership tenure      | 9.7 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 2,849    |
| Density                          | 49 / mi² |
| Median household income          | \$56K    |
| Average household income         | \$65K    |
| Crime index (US avg 100)         | 124      |
| Air pollution index (US avg 100) | 89       |
| Earthquake index (US avg 100)    | 25       |
| Homes occupied                   | 86%      |
| Bachelor's or higher             | 8%       |
| Poverty rate                     | 13.3%    |
| Unemployment                     | 1.0%     |
| Average temp                     | 69°F     |
| Annual precip                    | 54 in    |
| Sunshine                         | 60%      |

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.