

Gainesville 32601

ZIP code · FL · Florida > Alachua County > Gainesville

STRONG SELLER'S MARKET

\$314K

MEDIAN SALE PRICE

+18.1%

1-YR CHANGE

225

SALES (12 MO)

\$254K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

Balanced

Seller's market

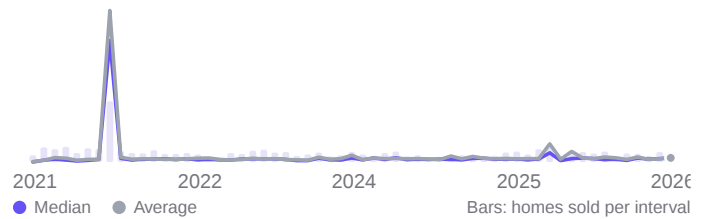
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

80 / 100

Sale prices

Median \$360K · Average \$355K

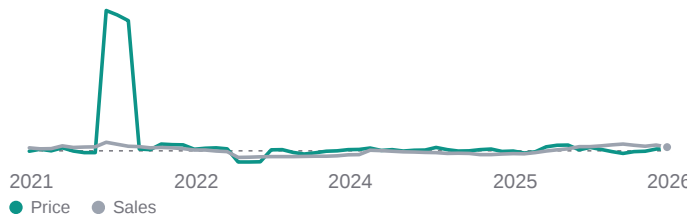


Growth (year over year)

Price +18.1% · Sales +30.8%

Price per square foot

\$255/ft²

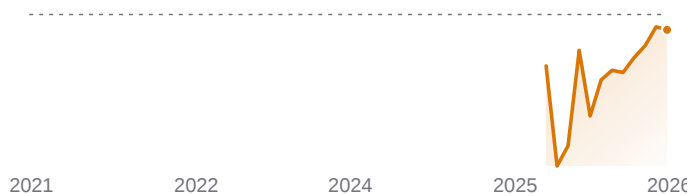


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

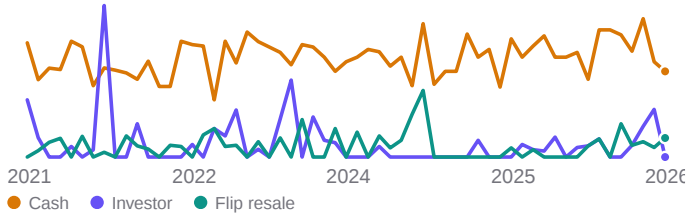
5.3%



BUYERS & OUTCOMES

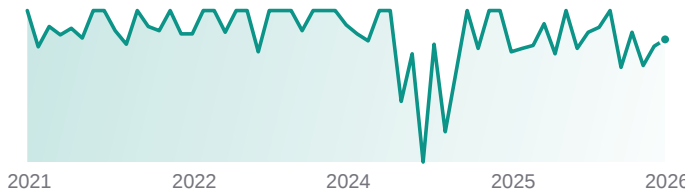
Buyer mix

Cash 43% · Investor 0% · Flip resale 9.5%



Sellers who sold at a gain

90%

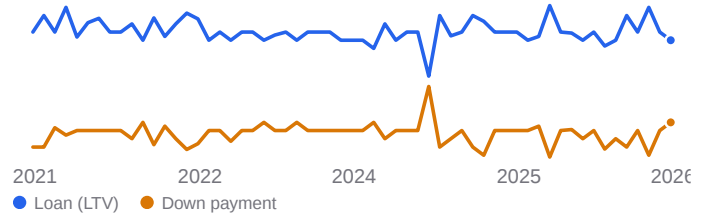


Median annualized return at resale

+5.5%

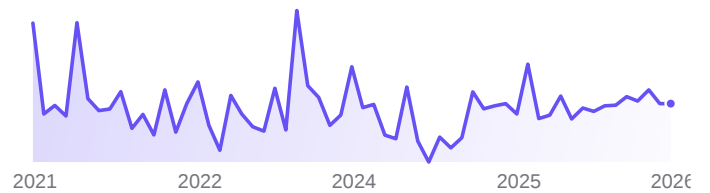


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



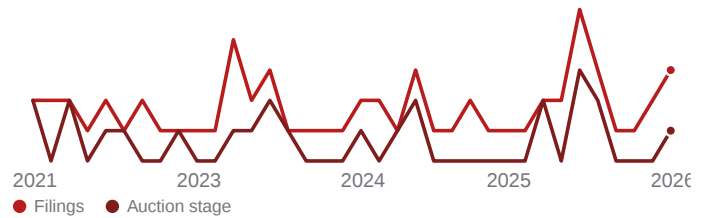
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	4,265
Median value (AVM)	\$254K
Median size	1,279 ft²
Median bedrooms	3
Median year built	1955
Single family	68%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.9%
Owner occupied	50%
Company owned	29%
Median loan-to-value	28%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	23,623
Density	5,074 / mi²
Median household income	\$35K
Average household income	\$51K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	26
Homes occupied	91%
Bachelor's or higher	27%
Poverty rate	38.4%
Unemployment	0.9%
Average temp	69°F
Annual precip	51 in
Sunshine	66%

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