

Gainesville 32603

ZIP code · FL · Florida > Alachua County > Gainesville

SELLER'S MARKET

\$409K

MEDIAN SALE PRICE

+15.0%

1-YR CHANGE

49

SALES (12 MO)

\$423K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

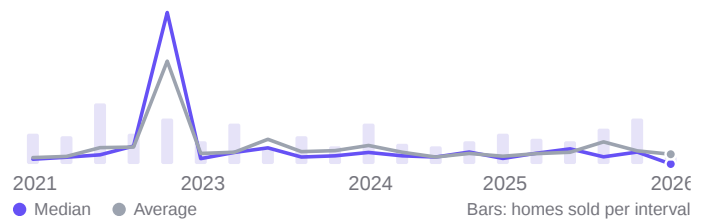
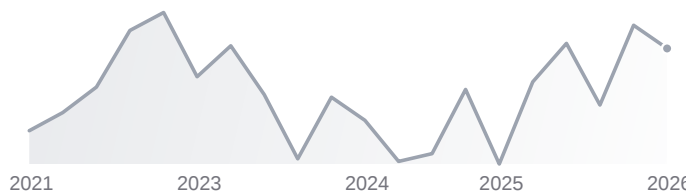
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$208K · Average \$397K

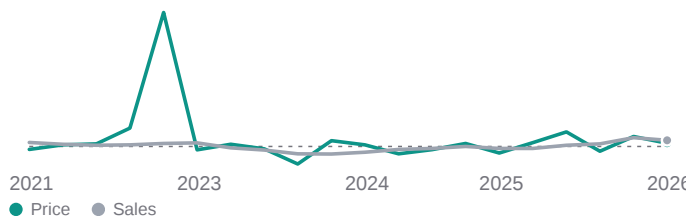


Growth (year over year)

Price +15.0% · Sales +28.9%

Price per square foot

\$390/ft²

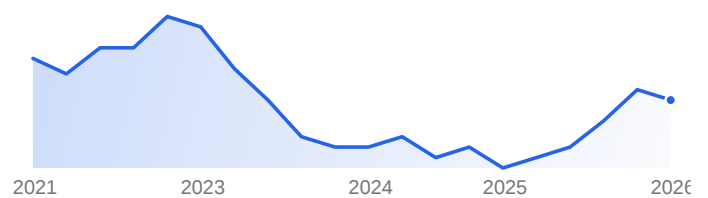


Sale premium vs estimated value

+0.2%

Annual turnover (share of homes sold)

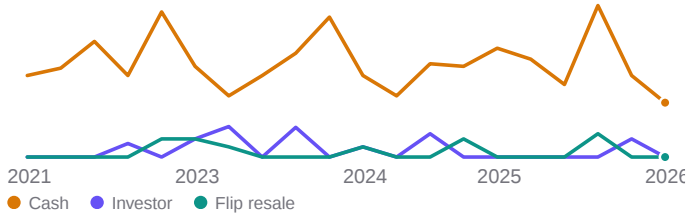
6.1%



BUYERS & OUTCOMES

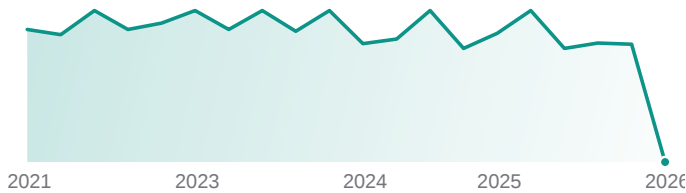
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



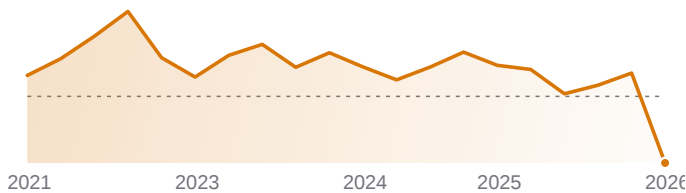
Sellers who sold at a gain

33%

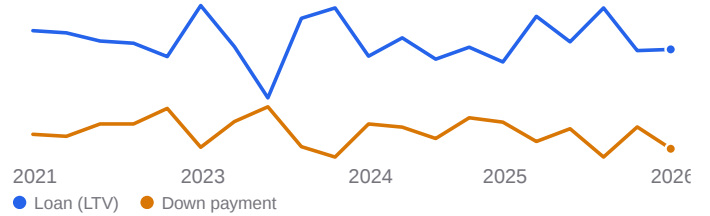


Median annualized return at resale

-12.9%

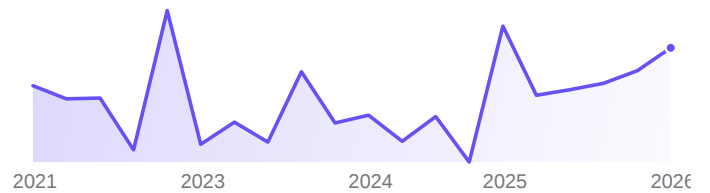


Financing (share of purchase price) Loan (LTV) 70% · Down payment 10%



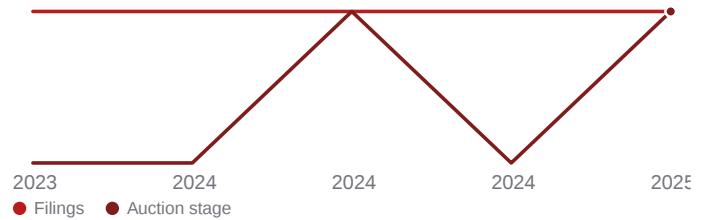
Typical hold before selling

10.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	804
Median value (AVM)	\$423K
Median size	1,668 ft²
Median bedrooms	3
Median year built	1951
Single family	69%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.0%
Owner occupied	35%
Company owned	41%
Median loan-to-value	22%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	11,470
Density	7,279 / mi²
Median household income	\$18K
Average household income	\$31K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	25
Homes occupied	91%
Bachelor's or higher	48%
Poverty rate	19.9%
Unemployment	0.5%
Average temp	69°F
Annual precip	52 in
Sunshine	66%

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.