

Gainesville 32606

ZIP code · FL · Florida · Alachua County · Gainesville

BALANCED MARKET

\$358K

MEDIAN SALE PRICE

+5.9%

1-YR CHANGE

277

SALES (12 MO)

\$347K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

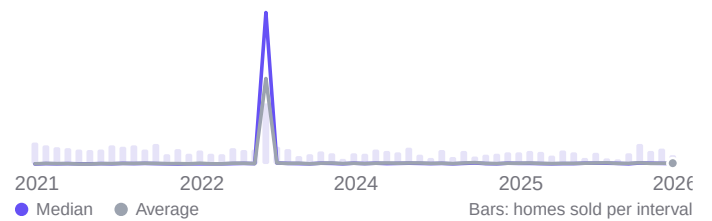
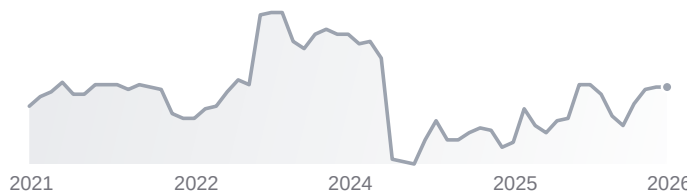
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$325K · Average \$388K

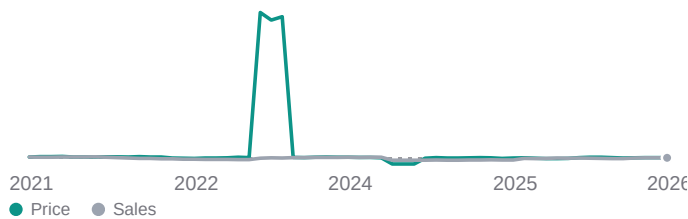


Growth (year over year)

Price +5.9% · Sales +3.4%

Price per square foot

\$201/ft²

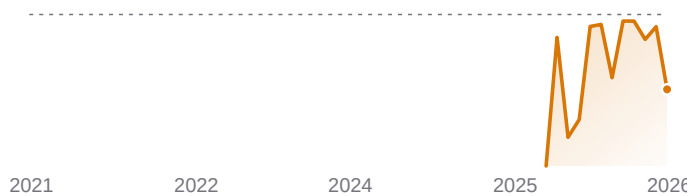


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

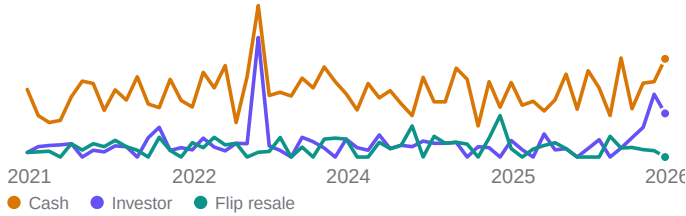
3.8%



BUYERS & OUTCOMES

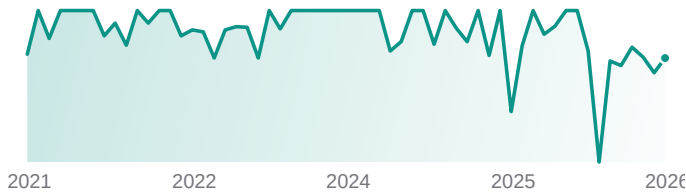
Buyer mix

Cash 47% · Investor 21% · Flip resale 0%



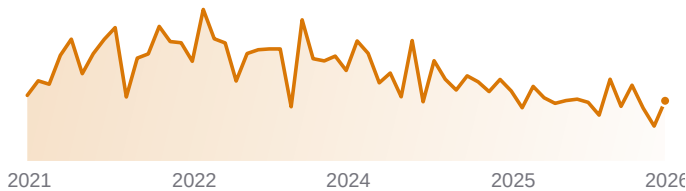
Sellers who sold at a gain

88%

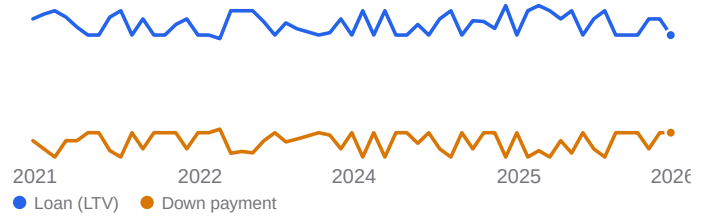


Median annualized return at resale

+4.3%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



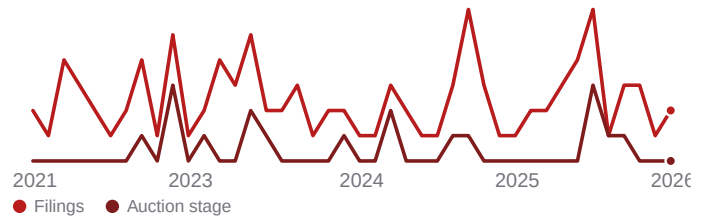
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	7,229
Median value (AVM)	\$347K
Median size	1,799 ft²
Median bedrooms	3
Median year built	1991
Single family	84%
Condos	7.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.0%
Owner occupied	83%
Company owned	17%
Median loan-to-value	48%

Typical ownership tenure

10.5 yrs

COMMUNITY

Population	24,757
Density	1,486 / mi²
Median household income	\$86K
Average household income	\$112K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	22
Homes occupied	93%
Bachelor's or higher	26%
Poverty rate	8.9%
Unemployment	1.1%
Average temp	69°F
Annual precip	53 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.