

Gainesville 32607

ZIP code · FL · Florida > Alachua County > Gainesville

BALANCED MARKET

\$259K

MEDIAN SALE PRICE

-7.5%

1-YR CHANGE

383

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

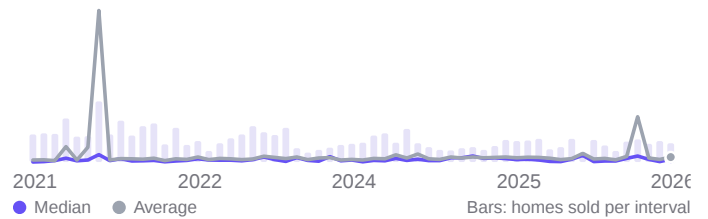
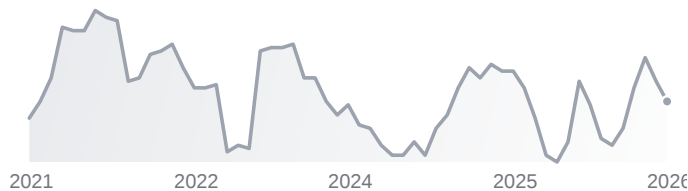
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$295K · Average \$381K

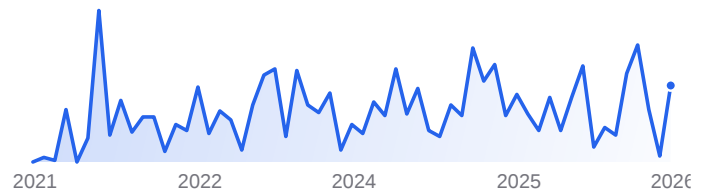
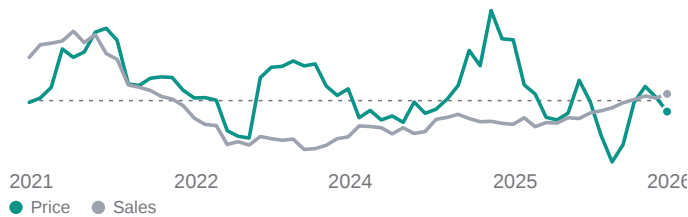


Growth (year over year)

Price -7.5% · Sales +4.6%

Price per square foot

\$193/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

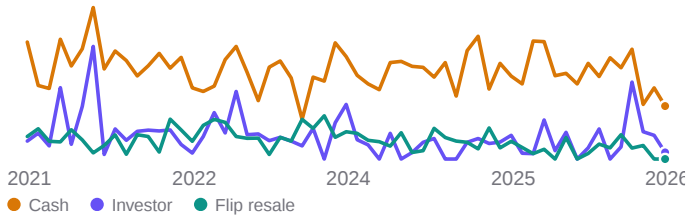
5.0%



BUYERS & OUTCOMES

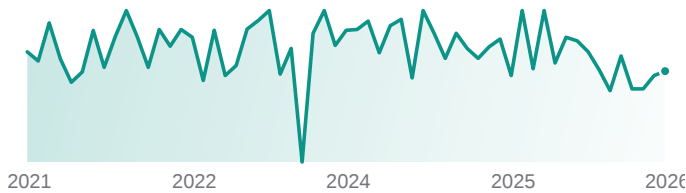
Buyer mix

Cash 24% · Investor 2.9% · Flip resale 0%



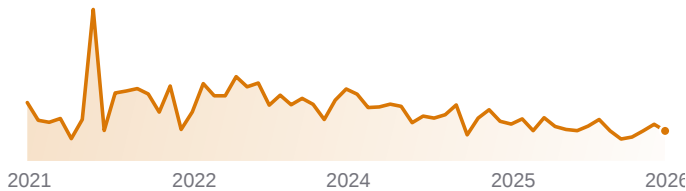
Sellers who sold at a gain

87%

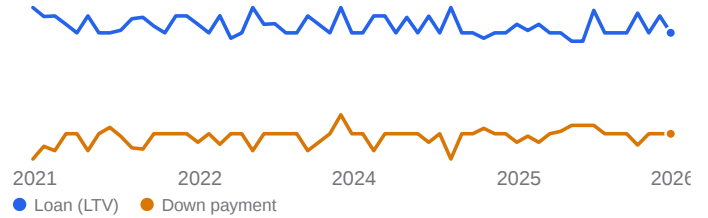


Median annualized return at resale

+4.4%

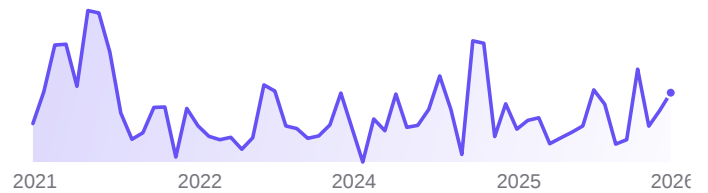


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



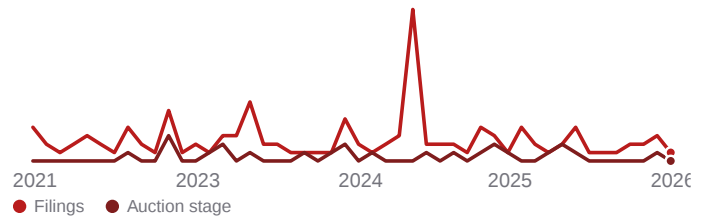
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,707
Median value (AVM)	\$295K
Median size	1,605 ft²
Median bedrooms	3
Median year built	1984
Single family	63%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.1%
Owner occupied	64%
Company owned	22%
Median loan-to-value	45%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	38,519
Density	2,934 / mi²
Median household income	\$56K
Average household income	\$76K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	22
Homes occupied	92%
Bachelor's or higher	26%
Poverty rate	23.0%
Unemployment	1.1%
Average temp	69°F
Annual precip	52 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.