

Gainesville 32608

ZIP code · FL · Florida · Alachua County · Gainesville

BUYER'S MARKET

\$297K

MEDIAN SALE PRICE

-17.4%

1-YR CHANGE

701

SALES (12 MO)

\$350K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



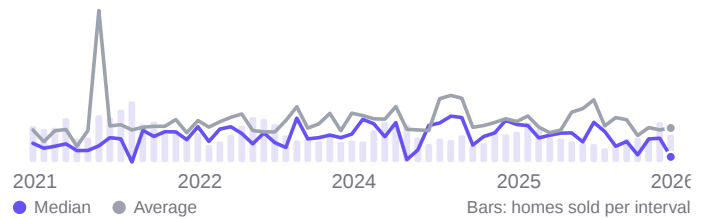
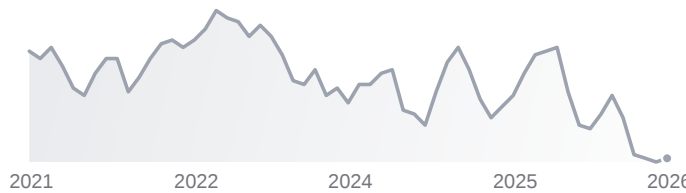
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$247K · Average \$365K

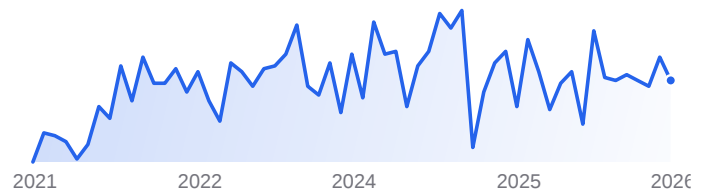
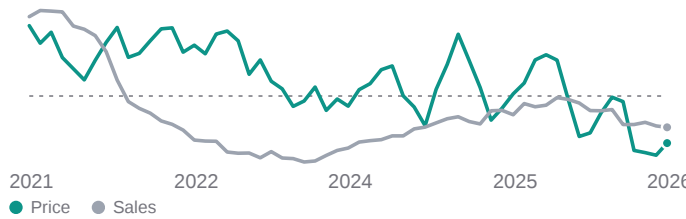


Growth (year over year)

Price -17.4% · Sales -11.6%

Price per square foot

\$196/ft²

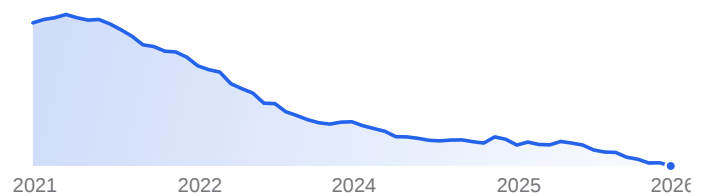
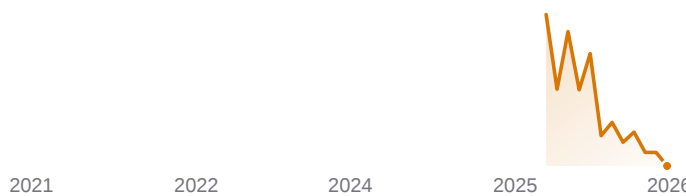


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

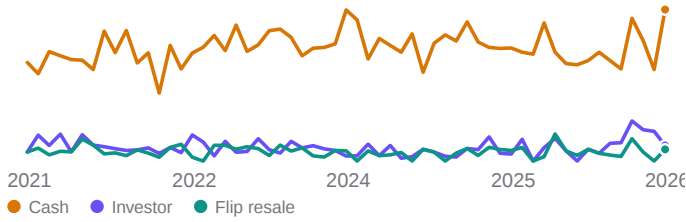
5.2%



BUYERS & OUTCOMES

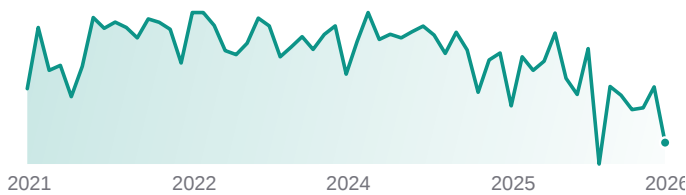
Buyer mix

Cash 56% · Investor 5.7% · Flip resale 4.3%



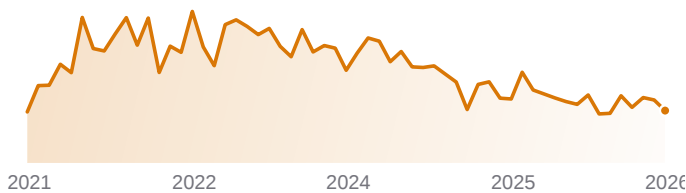
Sellers who sold at a gain

74%

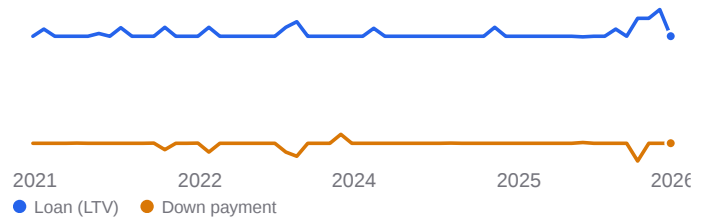


Median annualized return at resale

+3.5%

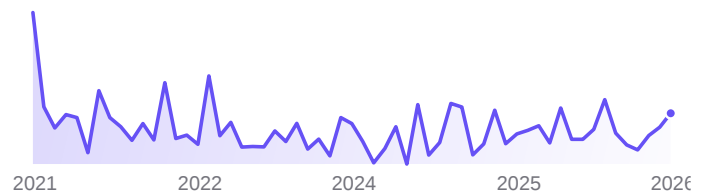


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



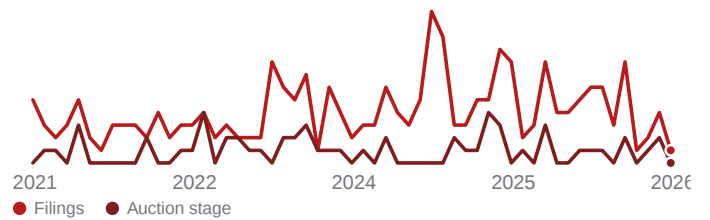
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	13,539
Median value (AVM)	\$350K
Median size	1,656 ft²
Median bedrooms	3
Median year built	1997
Single family	65%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.1%
Owner occupied	69%
Company owned	18%
Median loan-to-value	47%

Typical ownership tenure

7.5 yrs

COMMUNITY

Population	54,029
Density	1,318 / mi²
Median household income	\$66K
Average household income	\$89K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	23
Homes occupied	93%
Bachelor's or higher	29%
Poverty rate	21.8%
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.