

Alachua 32615

ZIP code · FL · Florida > Alachua County > Alachua

BUYER'S MARKET

\$309K

MEDIAN SALE PRICE

-8.8%

1-YR CHANGE

364

SALES (12 MO)

\$333K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



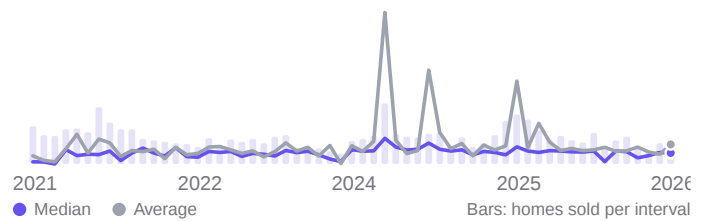
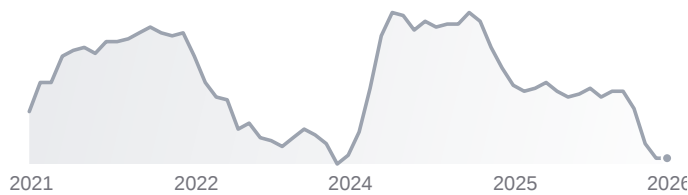
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$315K · Average \$385K

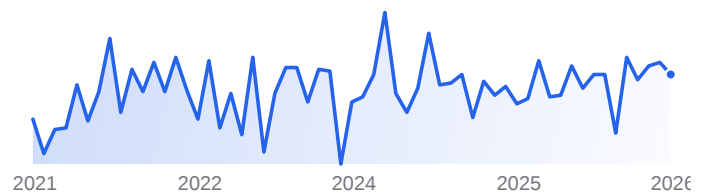
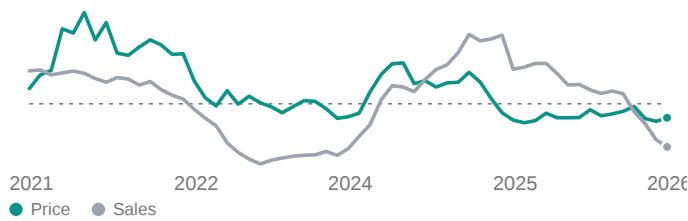


Growth (year over year)

Price -8.8% · Sales -27.2%

Price per square foot

\$189/ft²

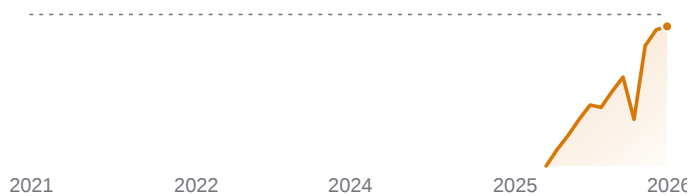


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

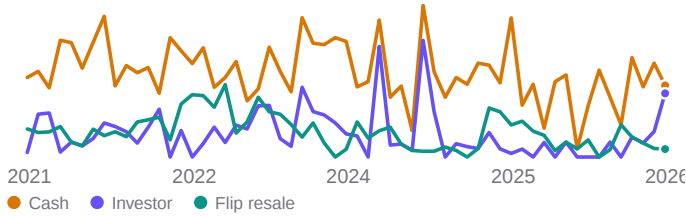
5.0%



BUYERS & OUTCOMES

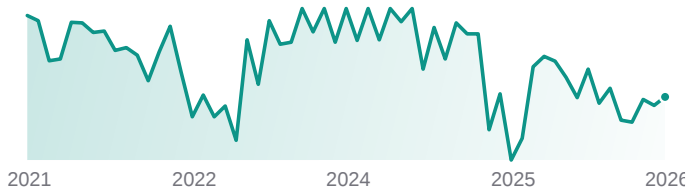
Buyer mix

Cash 30% · Investor 27% · Flip resale 3.3%



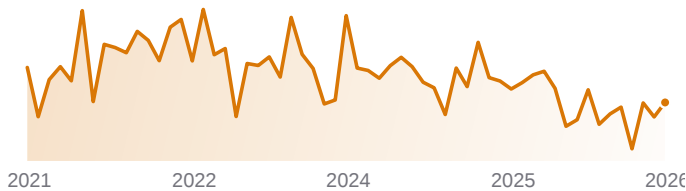
Sellers who sold at a gain

71%

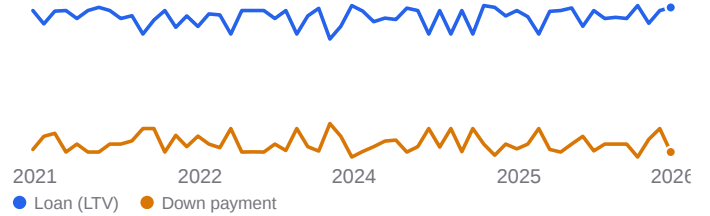


Median annualized return at resale

+4.8%

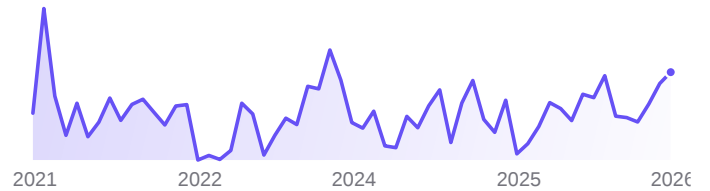


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



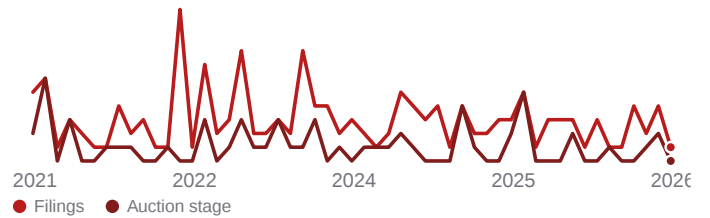
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,293
Median value (AVM)	\$333K
Median size	1,647 ft²
Median bedrooms	3
Median year built	1996
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.5%
Owner occupied	85%
Company owned	12%
Median loan-to-value	48%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	17,580
Density	127 / mi²
Median household income	\$72K
Average household income	\$90K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	27
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	9.9%
Unemployment	0.9%
Average temp	69°F
Annual precip	54 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.