

Archer 32618

ZIP code · FL · Florida > Alachua County > Archer

BUYER'S MARKET

\$186K

MEDIAN SALE PRICE

-46.8%

1-YR CHANGE

101

SALES (12 MO)

\$317K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



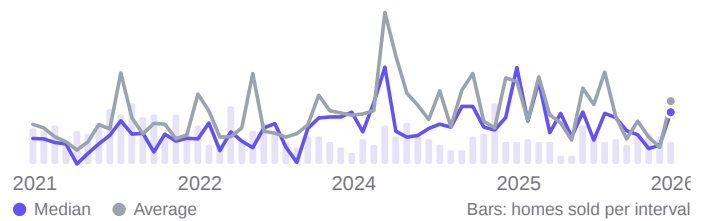
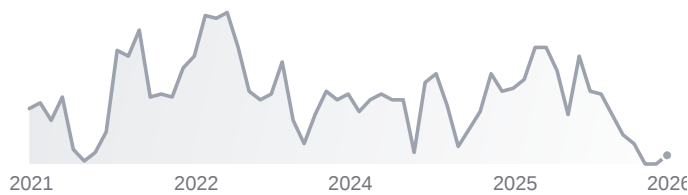
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$269K · Average \$309K

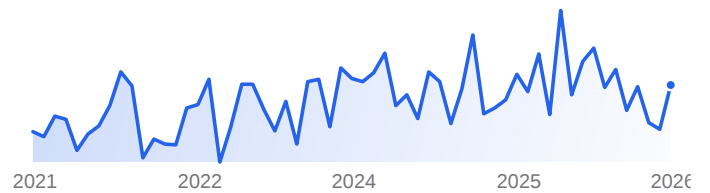
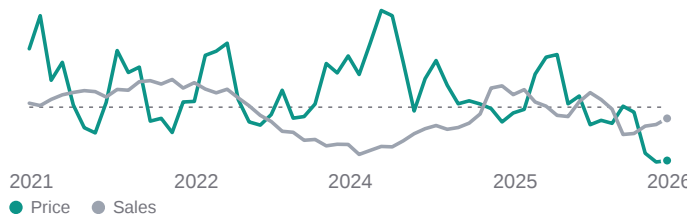


Growth (year over year)

Price -46.8% · Sales -9.8%

Price per square foot

\$156/ft²

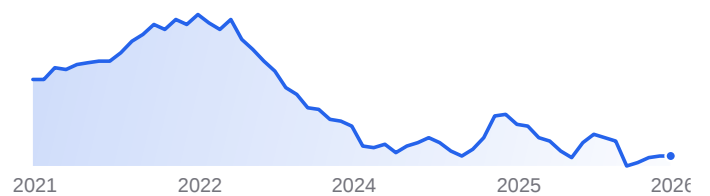
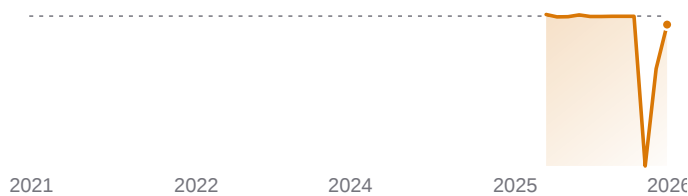


Sale premium vs estimated value

-3.6%

Annual turnover (share of homes sold)

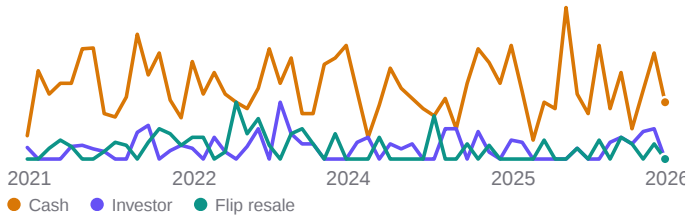
3.1%



BUYERS & OUTCOMES

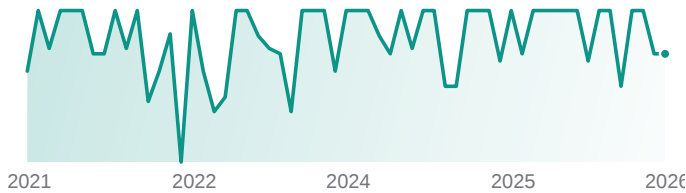
Buyer mix

Cash 38% · Investor 0% · Flip resale 0%



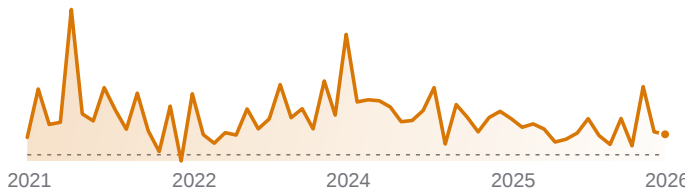
Sellers who sold at a gain

86%

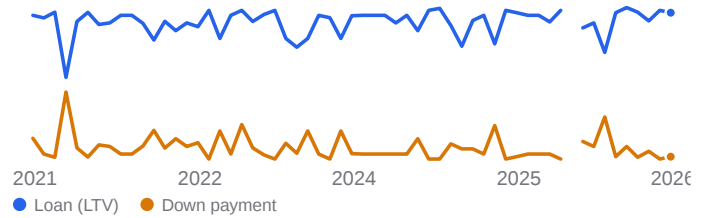


Median annualized return at resale

+4.8%

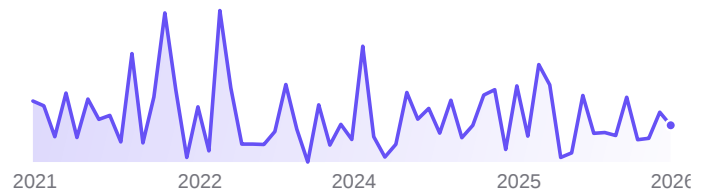


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



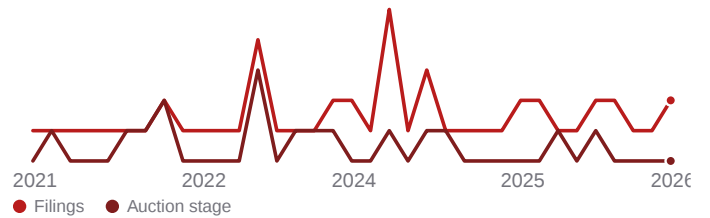
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,245
Median value (AVM)	\$317K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1993
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.6%
Owner occupied	81%
Company owned	12%
Median loan-to-value	38%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	13,958
Density	148 / mi²
Median household income	\$87K
Average household income	\$135K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	27
Homes occupied	93%
Bachelor's or higher	21%
Poverty rate	10.4%
Unemployment	1.1%
Average temp	69°F
Annual precip	54 in
Sunshine	65%

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.