

Hawthorne 32640

ZIP code · FL · Florida > Alachua County > Hawthorne

BUYER'S MARKET

\$187K

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

184

SALES (12 MO)

\$225K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



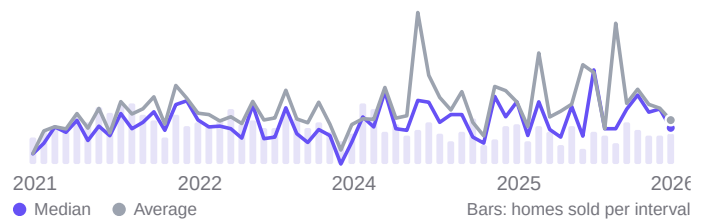
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$153K · Average \$176K

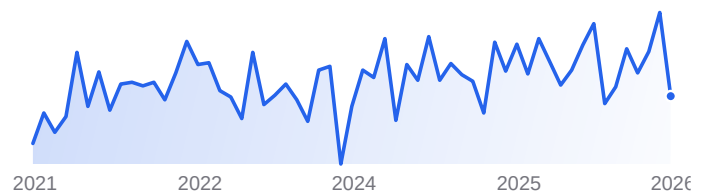
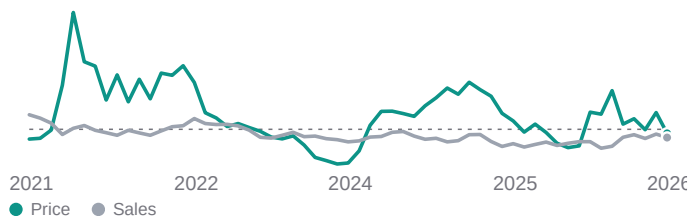


Growth (year over year)

Price -5.1% · Sales -10.2%

Price per square foot

\$104/ft²

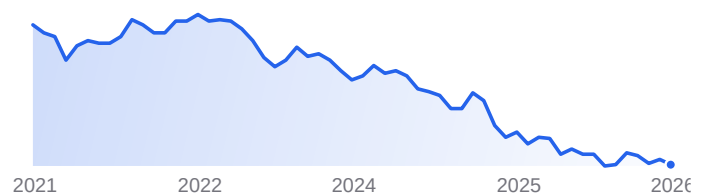
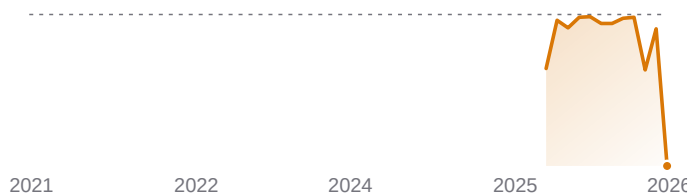


Sale premium vs estimated value

-21.5%

Annual turnover (share of homes sold)

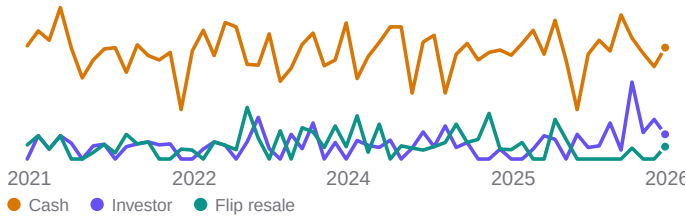
3.1%



BUYERS & OUTCOMES

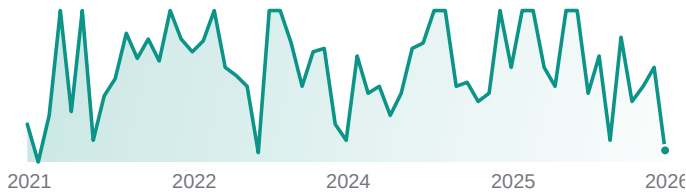
Buyer mix

Cash 56% · Investor 13% · Flip resale 6.3%



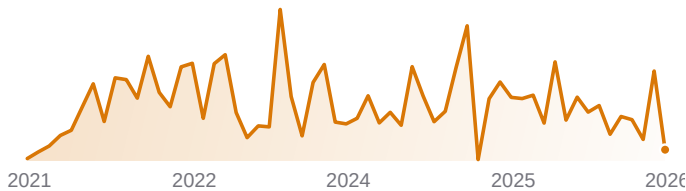
Sellers who sold at a gain

69%

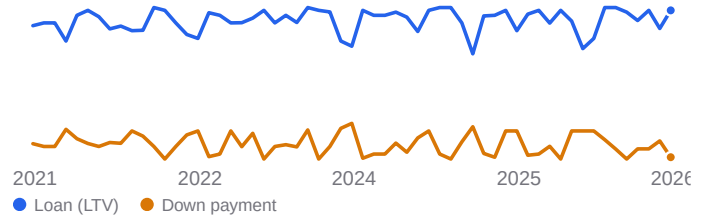


Median annualized return at resale

+1.6%

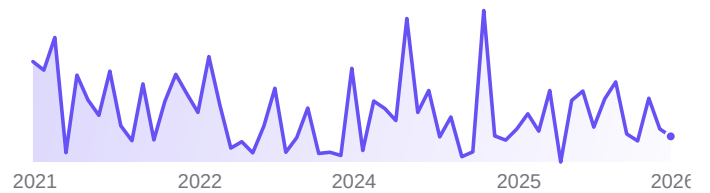


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



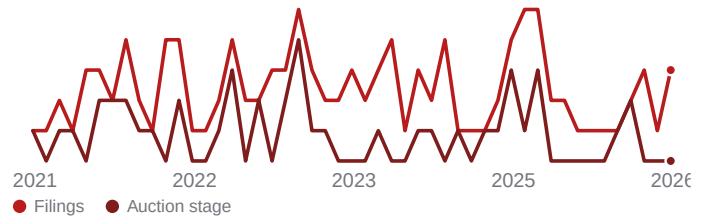
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	5,955
Median value (AVM)	\$225K
Median size	1,383 ft²
Median bedrooms	3
Median year built	1986
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.2%
Owner occupied	68%
Company owned	12%
Median loan-to-value	18%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	11,969
Density	48 / mi²
Median household income	\$55K
Average household income	\$71K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	24
Homes occupied	84%
Bachelor's or higher	12%
Poverty rate	16.1%
Unemployment	0.9%
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.