

Gainesville 32641

ZIP code · FL · Florida · Alachua County · Gainesville

BUYER'S MARKET

\$157K

MEDIAN SALE PRICE

-5.9%

1-YR CHANGE

126

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



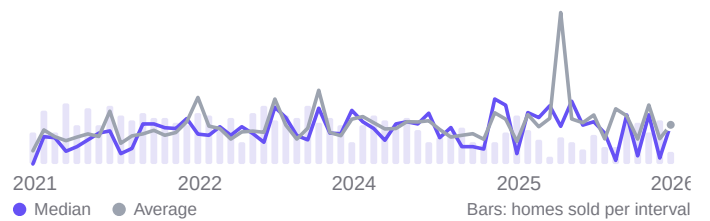
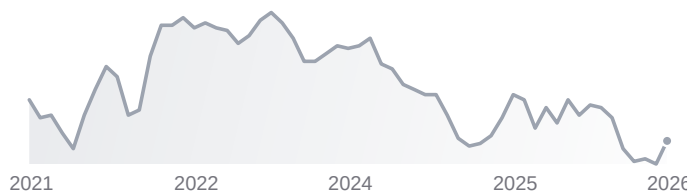
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$174K · Average \$173K

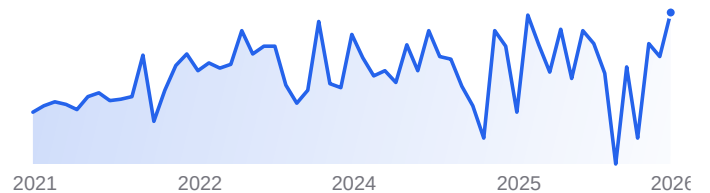
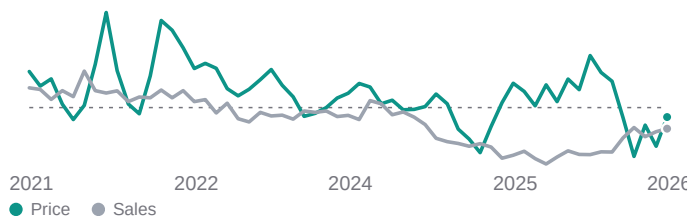


Growth (year over year)

Price -5.9% · Sales -13.1%

Price per square foot

\$181/ft²

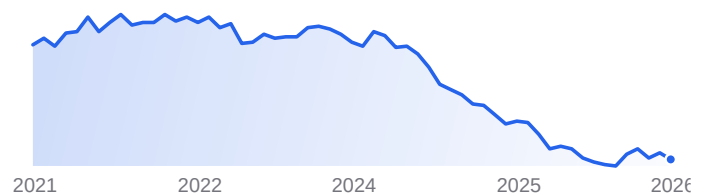
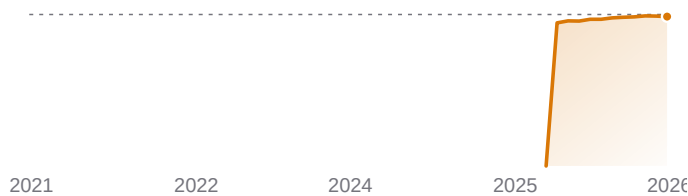


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

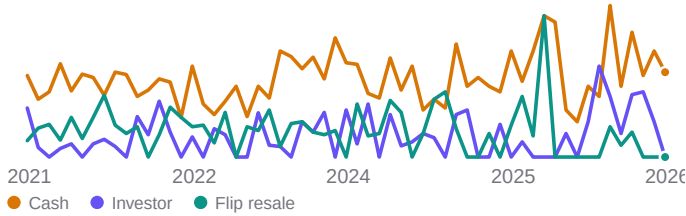
2.7%



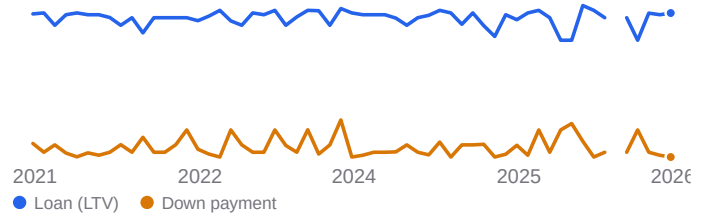
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%

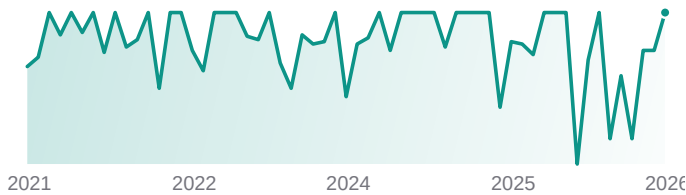


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



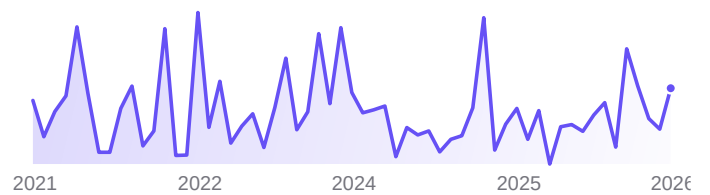
Sellers who sold at a gain

100%



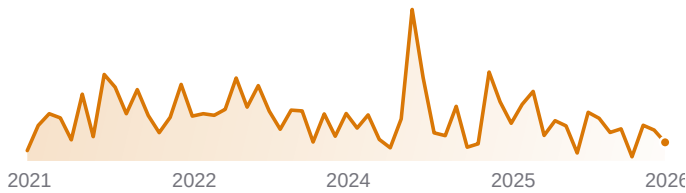
Typical hold before selling

8.1 yrs



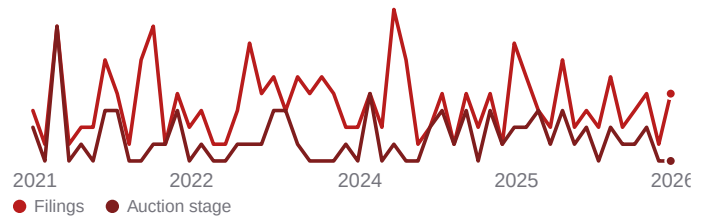
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	4,647
Median value (AVM)	\$169K
Median size	1,245 ft²
Median bedrooms	3
Median year built	1967
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.4%
Owner occupied	72%
Company owned	13%
Median loan-to-value	40%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	12,941
Density	205 / mi²
Median household income	\$42K
Average household income	\$59K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	21
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	26.6%
Unemployment	0.7%
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.