

Gainesville 32653

ZIP code · FL · Florida · Alachua County · Gainesville

BALANCED MARKET

\$273K

MEDIAN SALE PRICE

-19.1%

1-YR CHANGE

227

SALES (12 MO)

\$337K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



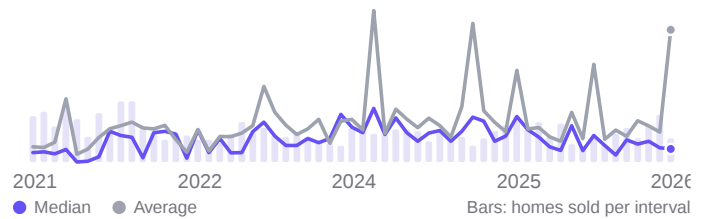
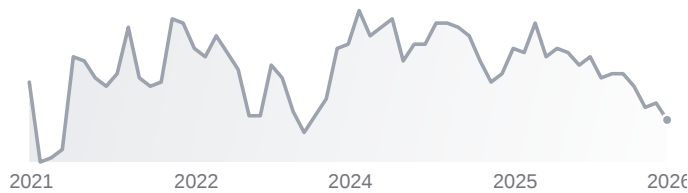
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$263K · Average \$682K

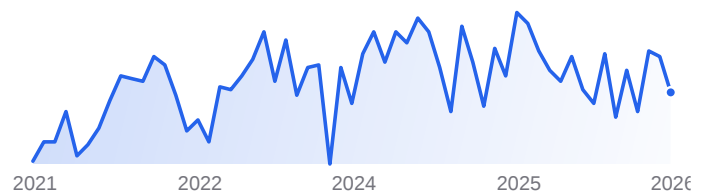
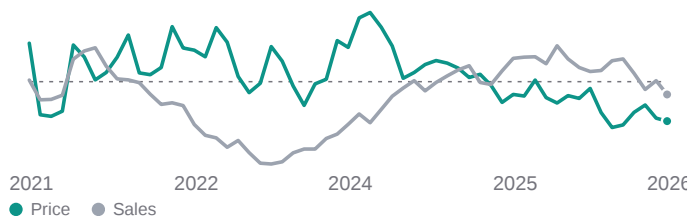


Growth (year over year)

Price -19.1% · Sales -6.2%

Price per square foot

\$183/ft²

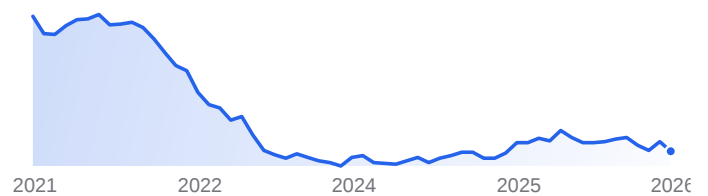
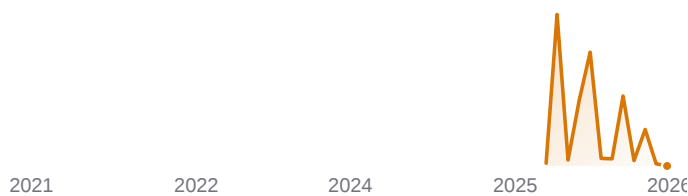


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

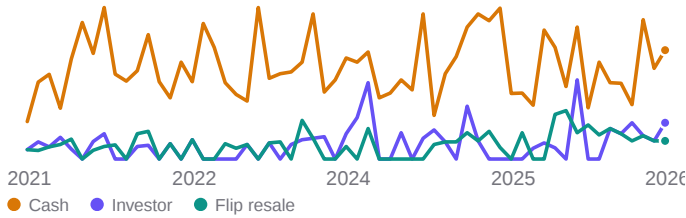
4.0%



BUYERS & OUTCOMES

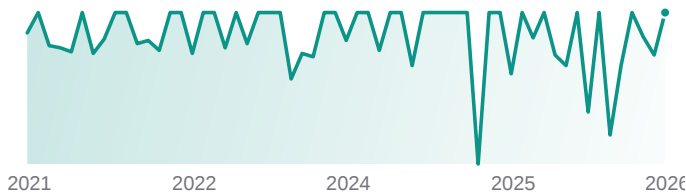
Buyer mix

Cash 38% · Investor 13% · Flip resale 6.3%



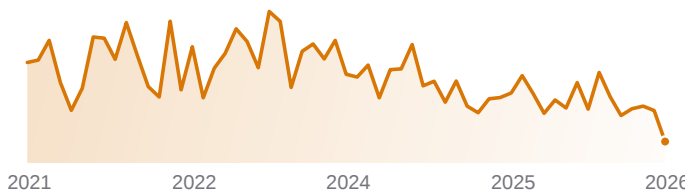
Sellers who sold at a gain

100%

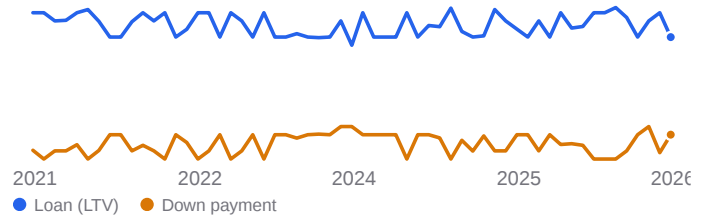


Median annualized return at resale

+1.5%

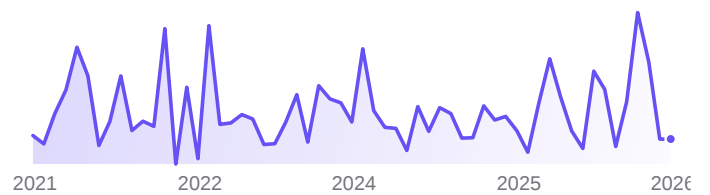


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



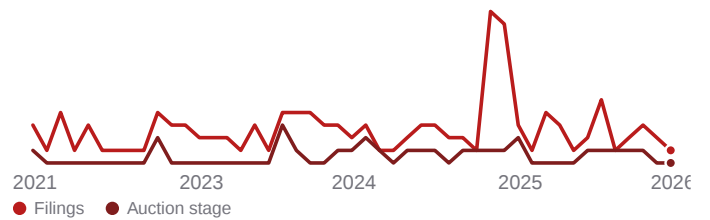
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,645
Median value (AVM)	\$337K
Median size	1,677 ft²
Median bedrooms	3
Median year built	1988
Single family	87%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.3%
Owner occupied	85%
Company owned	15%
Median loan-to-value	48%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	17,060
Density	386 / mi²
Median household income	\$80K
Average household income	\$106K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	27
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	9.6%
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.