

Micanopy 32667

ZIP code · FL · Florida > Alachua County > Micanopy

SELLER'S MARKET

\$390K

MEDIAN SALE PRICE

+20.4%

1-YR CHANGE

60

SALES (12 MO)

\$359K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

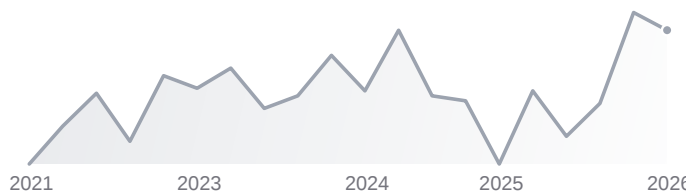
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

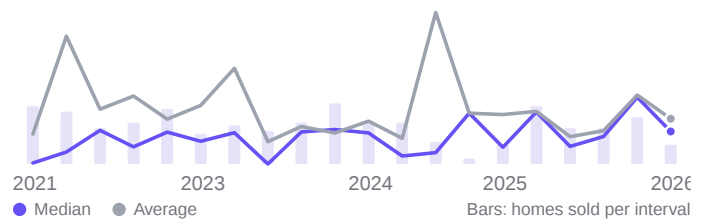
Market temperature (0–100)

71 / 100



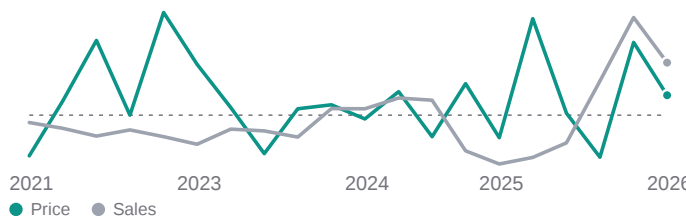
Sale prices

Median \$315K · Average \$380K



Growth (year over year)

Price +20.4% · Sales +53.8%



Price per square foot

\$179/ft²



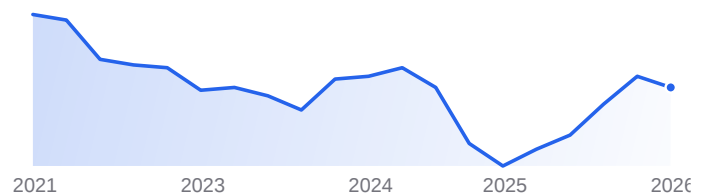
Sale premium vs estimated value

-10.8%



Annual turnover (share of homes sold)

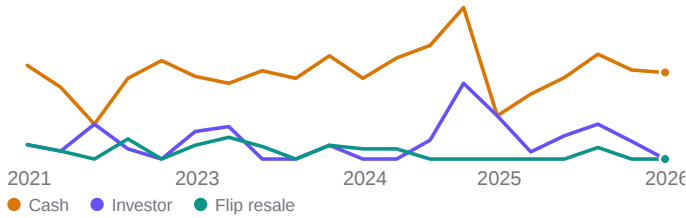
3.0%



BUYERS & OUTCOMES

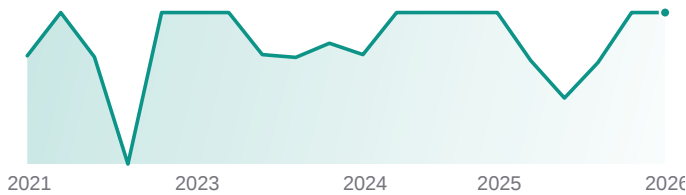
Buyer mix

Cash 57% · Investor 0% · Flip resale 0%



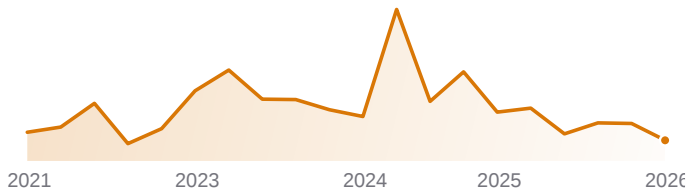
Sellers who sold at a gain

100%

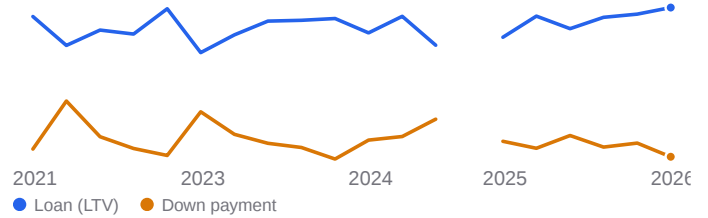


Median annualized return at resale

+4.0%

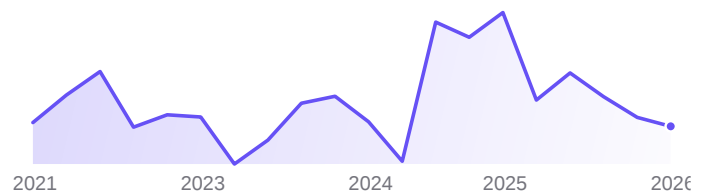


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



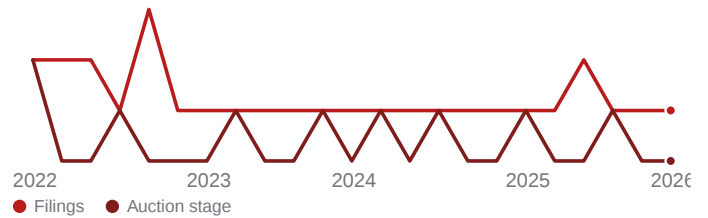
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,992
Median value (AVM)	\$359K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1985
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.2%
Owner occupied	79%
Company owned	15%
Median loan-to-value	27%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	4,269
Density	38 / mi²
Median household income	\$77K
Average household income	\$91K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	20
Homes occupied	88%
Bachelor's or higher	18%
Poverty rate	11.3%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.