

Newberry 32669

ZIP code · FL · Florida · Alachua County · Newberry

BUYER'S MARKET

\$302K

MEDIAN SALE PRICE

-8.2%

1-YR CHANGE

379

SALES (12 MO)

\$353K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



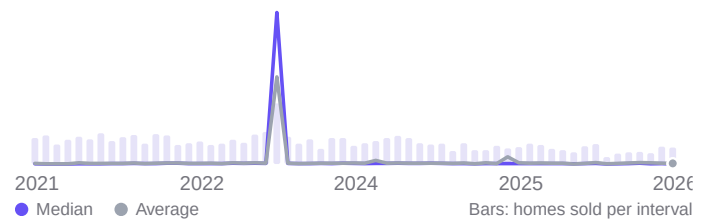
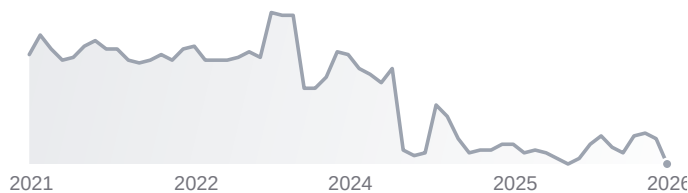
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$270K · Average \$361K

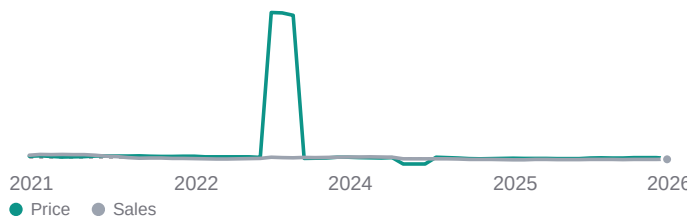


Growth (year over year)

Price -8.2% · Sales -22.7%

Price per square foot

\$183/ft²

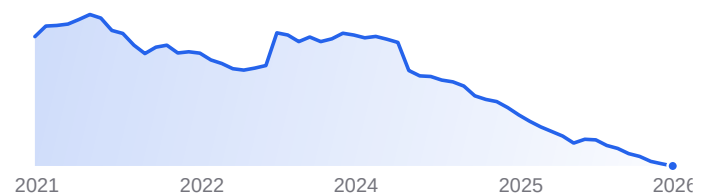
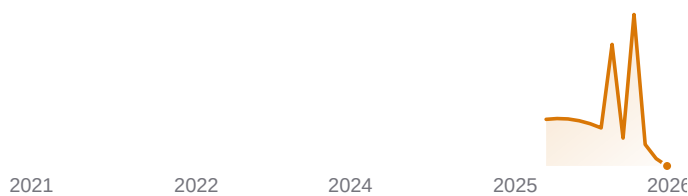


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

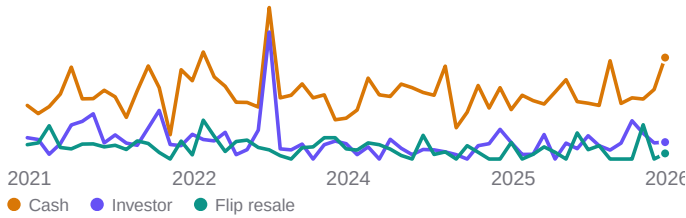
4.8%



BUYERS & OUTCOMES

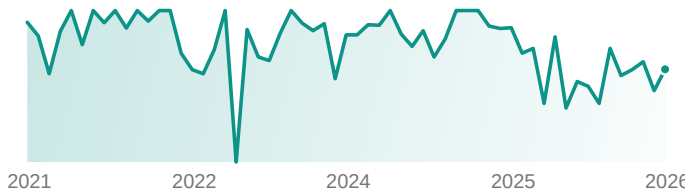
Buyer mix

Cash 47% · Investor 7.9% · Flip resale 2.6%



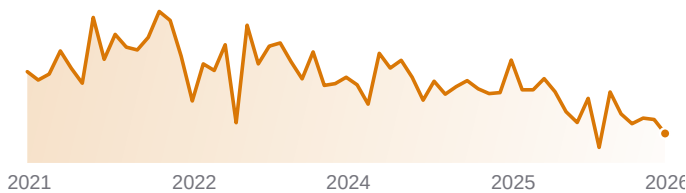
Sellers who sold at a gain

83%

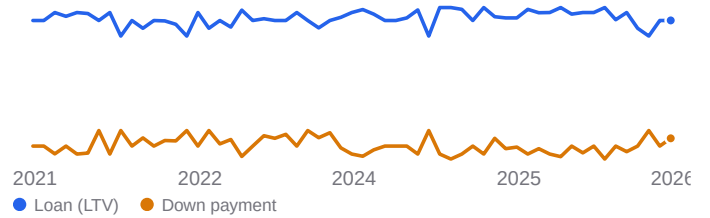


Median annualized return at resale

+2.3%

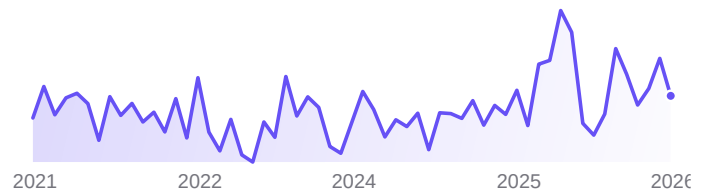


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



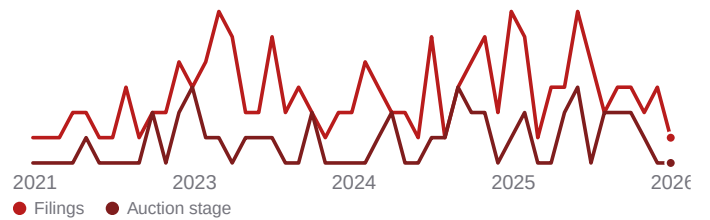
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,900
Median value (AVM)	\$353K
Median size	1,768 ft²
Median bedrooms	3
Median year built	2005
Single family	78%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.3%
Owner occupied	86%
Company owned	13%
Median loan-to-value	57%

Typical ownership tenure

6.3 yrs

COMMUNITY

Population	13,651
Density	128 / mi²
Median household income	\$81K
Average household income	\$100K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	22
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	10.0%
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.