

# Ocala 34472

ZIP code · FL · Florida > Marion County > Ocala

BUYER'S MARKET

**\$219K**

MEDIAN SALE PRICE

**-11.6%**

1-YR CHANGE

**629**

SALES (12 MO)

**\$233K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



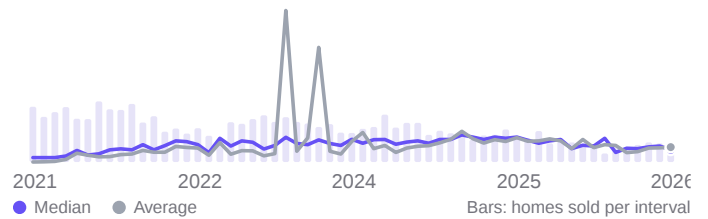
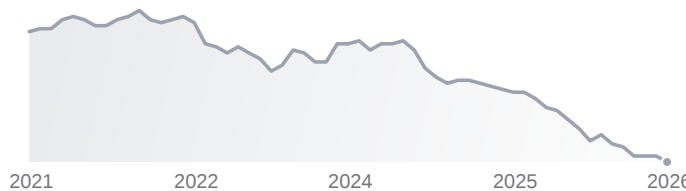
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$210K · Average \$221K

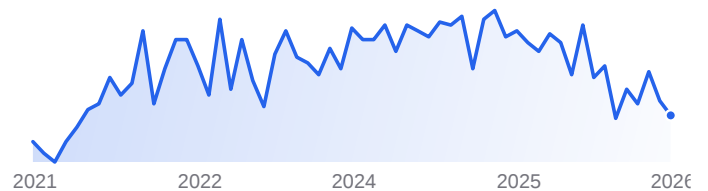
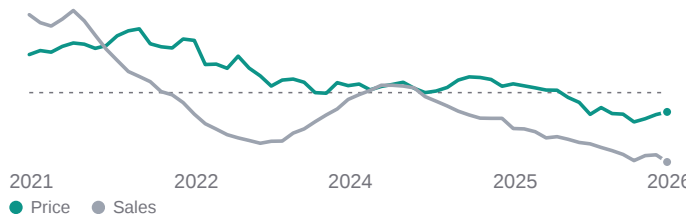


Growth (year over year)

Price -11.6% · Sales -41.6%

Price per square foot

\$140/ft²

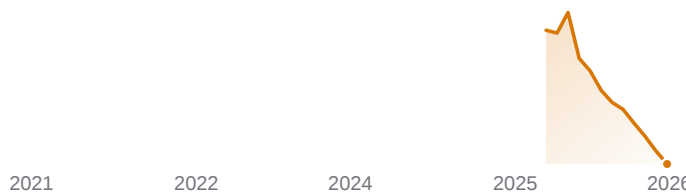


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

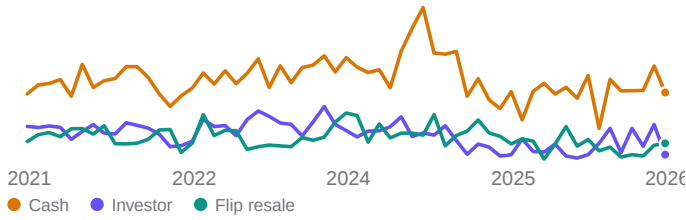
4.2%



## BUYERS & OUTCOMES

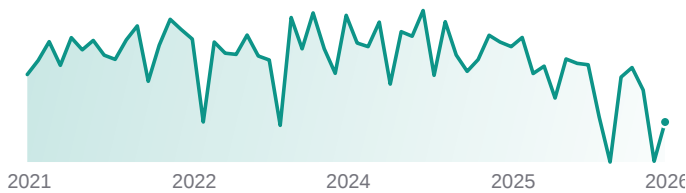
### Buyer mix

Cash 36% · Investor 5.6% · Flip resale 11%



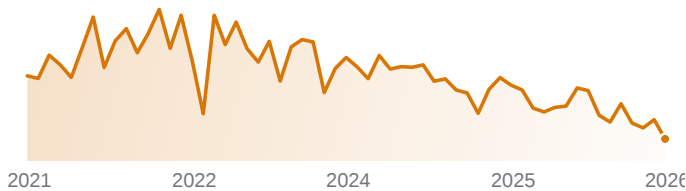
### Sellers who sold at a gain

73%

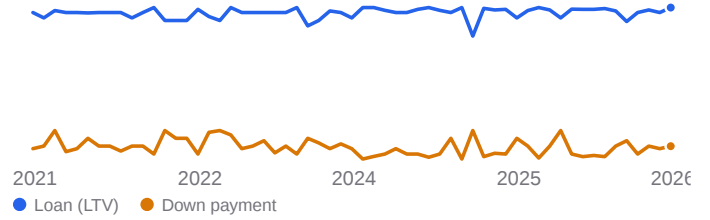


### Median annualized return at resale

+2.6%

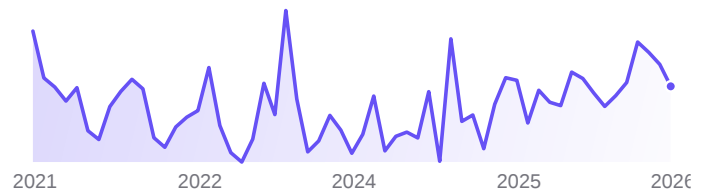


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



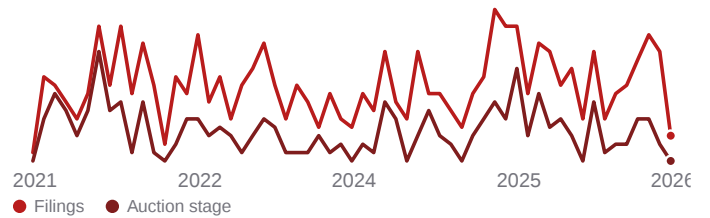
### Typical hold before selling

4.6 yrs



### Preforeclosure filings

Filings 3 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 14,807    |
| Median value (AVM) | \$233K    |
| Median size        | 1,426 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1999      |
| Single family      | 92%       |
| Condos             | 7.1%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 48%  |
| Underwater (LTV 125% or more) | 1.4% |
| Owner occupied                | 74%  |
| Company owned                 | 13%  |
| Median loan-to-value          | 52%  |

Typical ownership tenure

6.2 yrs

## COMMUNITY

|                                  |                       |
|----------------------------------|-----------------------|
| Population                       | 37,080                |
| Density                          | 810 / mi <sup>2</sup> |
| Median household income          | \$58K                 |
| Average household income         | \$71K                 |
| Crime index (US avg 100)         | 88                    |
| Air pollution index (US avg 100) | 151                   |
| Earthquake index (US avg 100)    | 25                    |
| Homes occupied                   | 93%                   |
| Bachelor's or higher             | 11%                   |
| Poverty rate                     | 13.3%                 |
| Unemployment                     | 1.2%                  |
| Average temp                     | 71°F                  |
| Annual precip                    | 50 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.