

# Ocala 34475

ZIP code · FL · Florida > Marion County > Ocala

BUYER'S MARKET

**\$187K**

MEDIAN SALE PRICE

**-6.8%**

1-YR CHANGE

**169**

SALES (12 MO)

**\$189K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



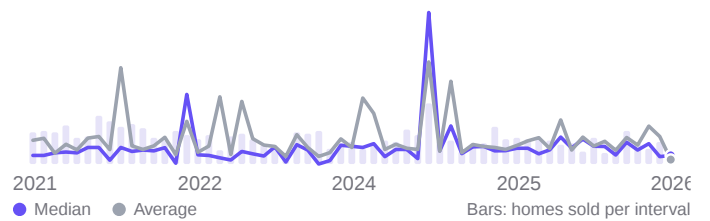
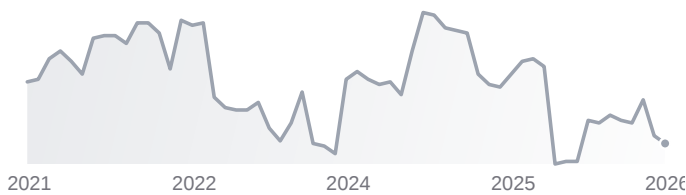
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$160K · Average \$128K

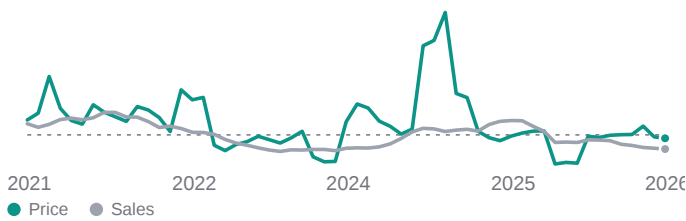


Growth (year over year)

Price -6.8% · Sales -28.1%

Price per square foot

\$122/ft²

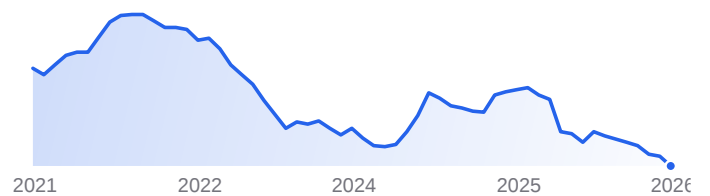


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

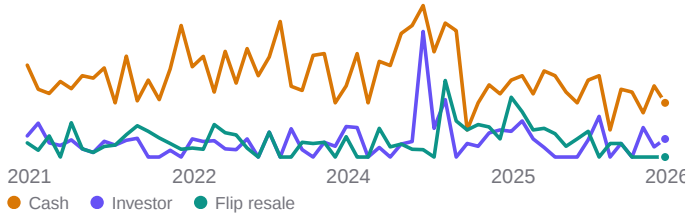
4.4%



## BUYERS & OUTCOMES

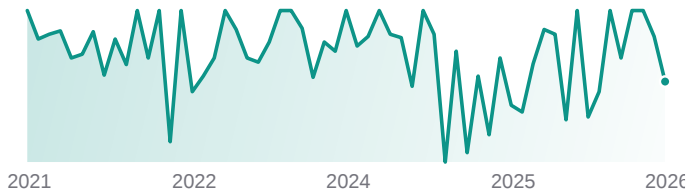
### Buyer mix

Cash 33% · Investor 11% · Flip resale 0%



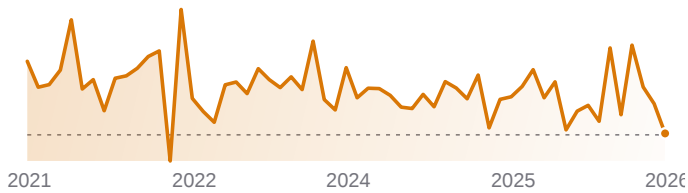
### Sellers who sold at a gain

75%

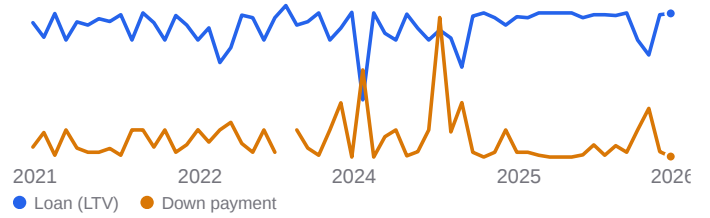


### Median annualized return at resale

+0.3%

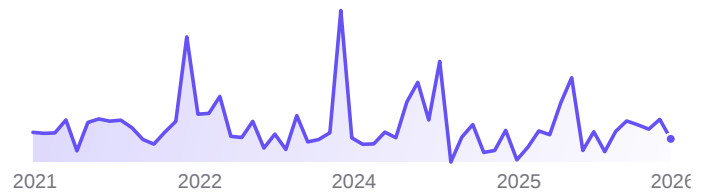


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 2.1%



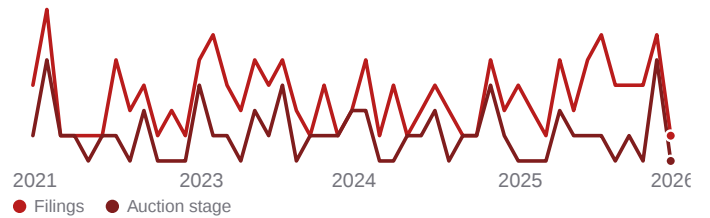
### Typical hold before selling

3.2 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,828     |
| Median value (AVM) | \$189K    |
| Median size        | 1,323 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1984      |
| Single family      | 81%       |
| Condos             | 0.6%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 61%  |
| Underwater (LTV 125% or more) | 2.1% |
| Owner occupied                | 66%  |
| Company owned                 | 21%  |
| Median loan-to-value          | 37%  |

Typical ownership tenure

7.4 yrs

## COMMUNITY

|                                  |                       |
|----------------------------------|-----------------------|
| Population                       | 17,219                |
| Density                          | 569 / mi <sup>2</sup> |
| Median household income          | \$41K                 |
| Average household income         | \$61K                 |
| Crime index (US avg 100)         | 115                   |
| Air pollution index (US avg 100) | 108                   |
| Earthquake index (US avg 100)    | 22                    |
| Homes occupied                   | 91%                   |
| Bachelor's or higher             | 10%                   |
| Poverty rate                     | 27.6%                 |
| Unemployment                     | 0.9%                  |
| Average temp                     | 70°F                  |
| Annual precip                    | 51 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.