



Gainesville, Florida.

Current market data.

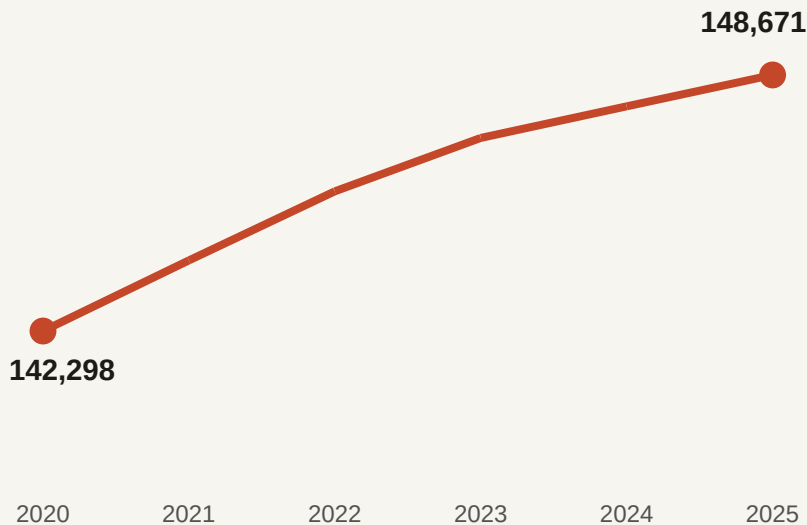
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.5% since 2020.

148,671

people, the 13th-largest of Florida's cities and towns.



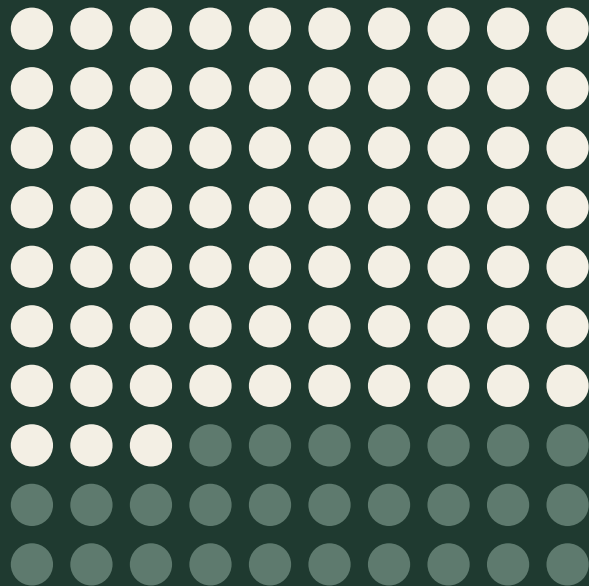
THE WORKDAY

7 in 10 jobs here go to people who live somewhere else.

73.5%

of 97,929 jobs located in Gainesville are filled by in-commuters.

Source: Census LEHD LODES, 2023



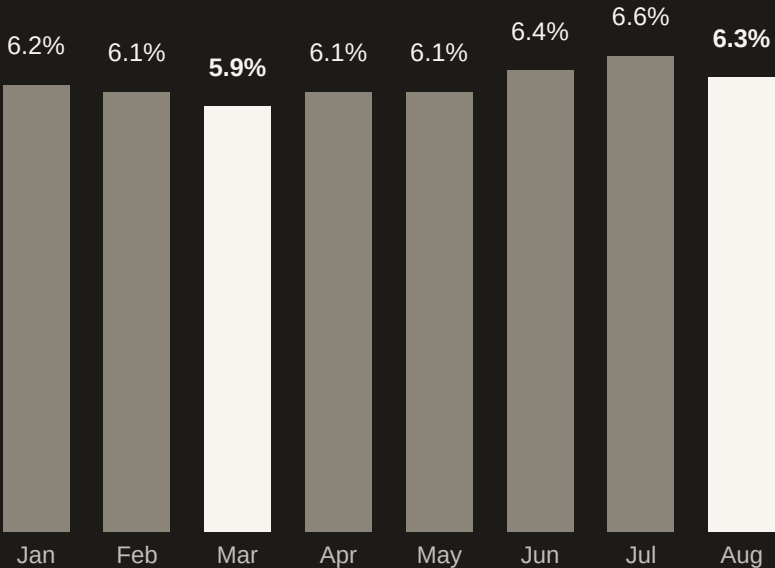
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
5.9%.

6.3%

in August 2026, the latest month released. A year earlier it was 5.7%.

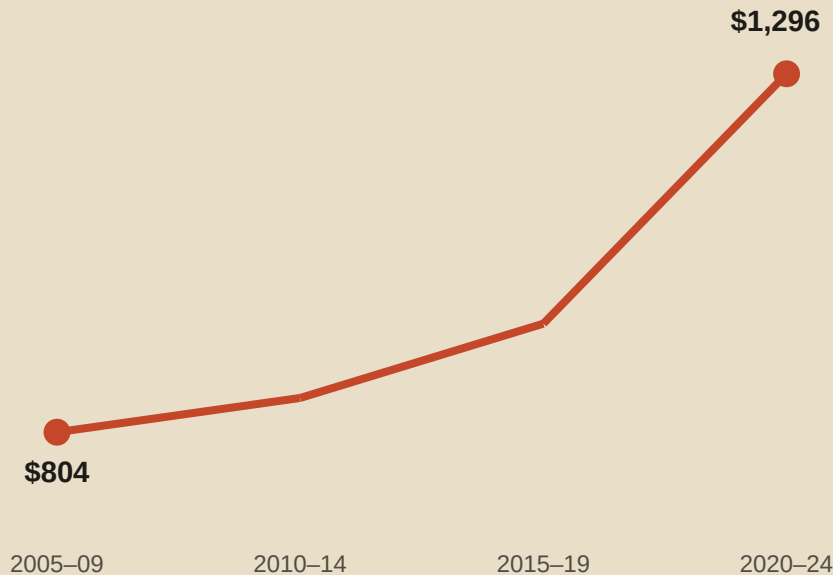


RENT

Median rent is up 61%
since the 2005–2009
survey, before inflation.

\$1,296

a month. Florida's median is \$1,669.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,627 gap between neighbors, the sharpest rent edge between adjacent tracts in Alachua County.

TRACT 21.01

\$1,061

TRACT 1108

\$2,688

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,143–\$1,715



\$1,296 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

10,578

homes permitted in ten years,
2016–2025

85%

of those were in multifamily
buildings

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 66,114 homes here.

384–979

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 31% less than Florida's.

\$247,500

median home value in Gainesville.

Gainesville



\$247,500

Florida



\$359,000

U.S.



\$332,700

THAT WAS GAINESVILLE'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/fl/gainesville/

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