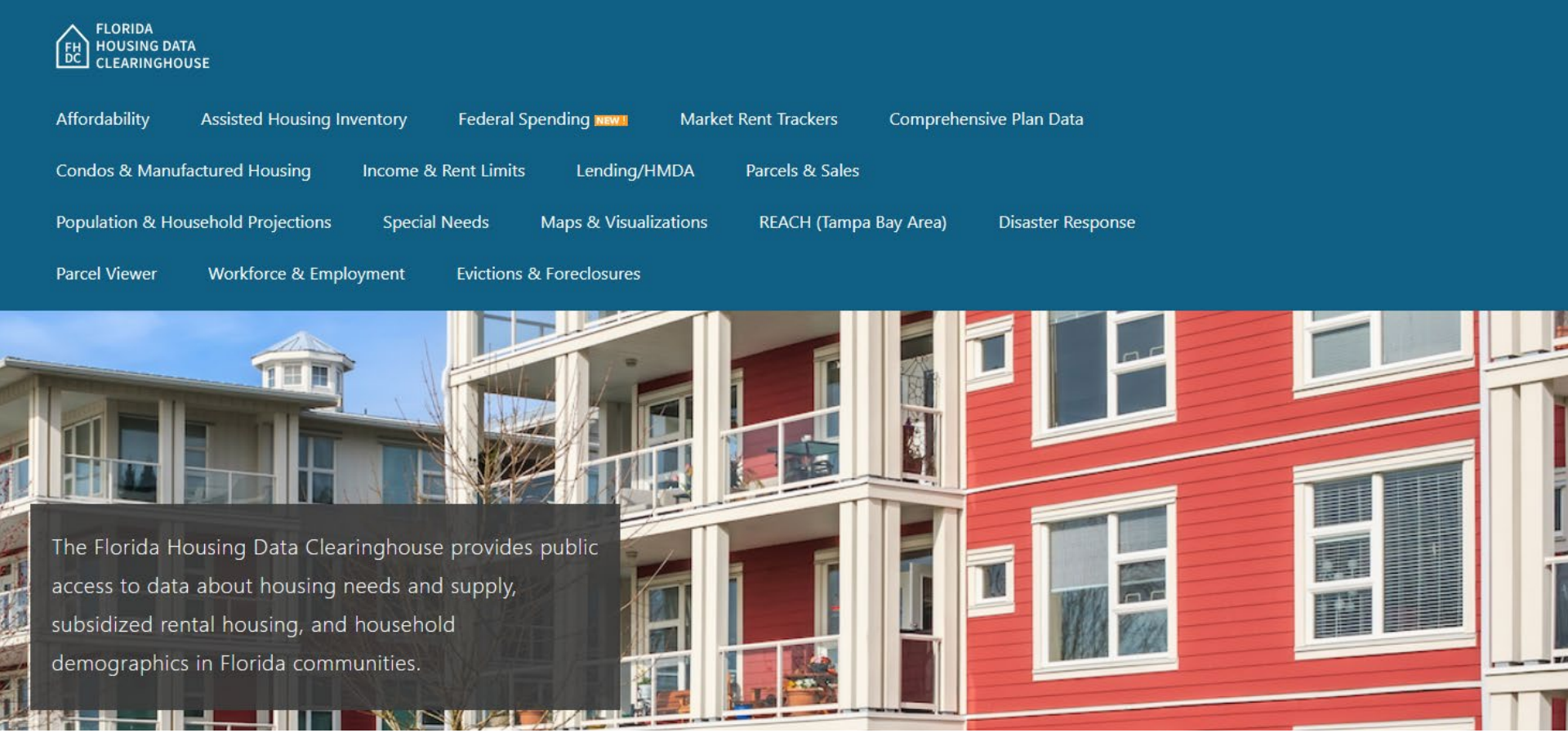
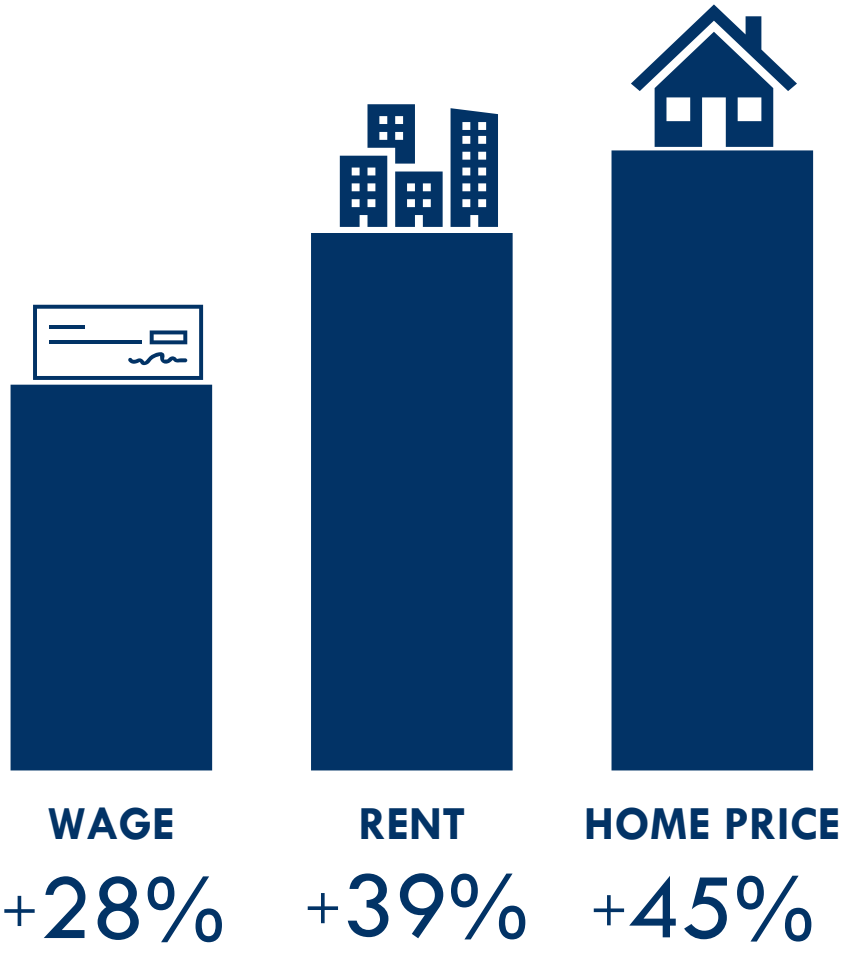


Alachua County Housing Trends

Shimberg Center for Housing Studies

November 10, 2025

Housing costs in Alachua County spiked in the early 2020s, exacerbating an existing affordable housing shortage.



From 2019 to 2024, the median county…

- *Wage* increased 28% ($18 → $23)
- *Rent* increased 39% ($1,006 → $1,400)
- *Single family home price* increased 45% ($226K → $329K)

Sources: Shimberg Center analysis of Florida Department of Commerce, Occupational Employment and Wage Statistics; U.S. Census Bureau, American Community Survey; Florida Department of Revenue, Name-Address-Legal File

UF UNIVERSITY of FLORIDA

SHIMBERG CENTER for Housing Studies

Affordable Housing Terminology

- Housing is usually considered to be **affordable** if it costs no more than 30% of household income.
- **Cost burdened**: Paying more than 30% of income for owner or renter costs
- **Severely cost burdened**: Paying more than 50% of income
- **Area median income (AMI)**: Used to create standard income measures across places and household sizes, expressed as % AMI

2025 Alachua County Income (% AMI) and Housing Cost Limits

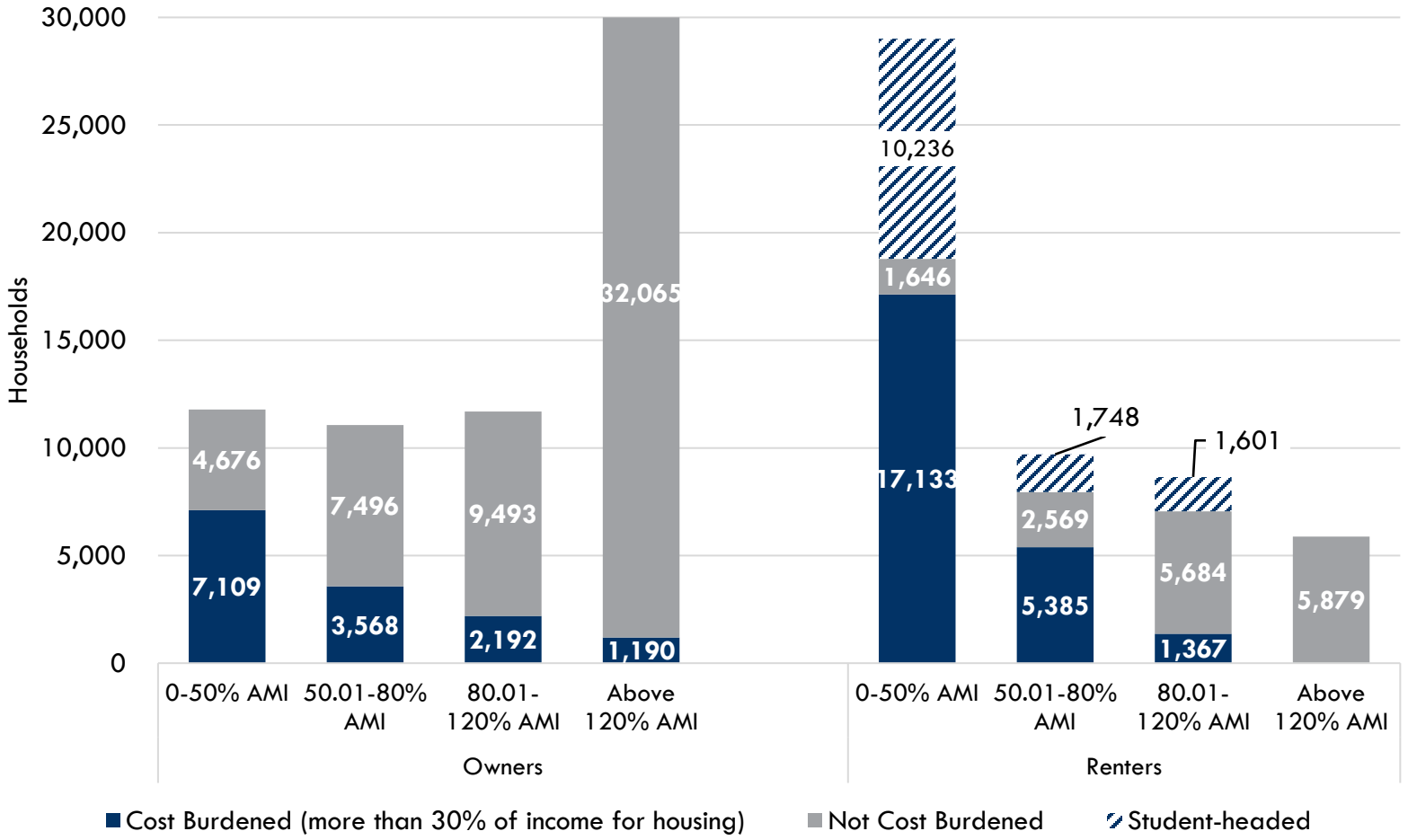
Income level	Annual income range (1-4 person household)	Hourly wage, 1 full-time job	Hourly wage, 2 full-time jobs	Max. affordable monthly housing cost (1-3 bedroom unit)
50% AMI	$36,400-$52,000	$18-$25	$14	$975-$1,352
80% AMI	$58,240-$83,200	$28-$40	$16-$20	$1,560-$2,164
120% AMI	$87,360-$124,800	$42-$60	$24-$30	$2,340-$3,246

http://flhousingdata.shimberg.ufl.edu/income-and-rent-limits

UF UNIVERSITY of FLORIDA

SHIMBERG CENTER for Housing Studies

Very low-income renters make up the largest group of cost-burdened households in the county, even excluding student renters.



Households by Tenure, Income (% AMI), and Cost Burden, Alachua County, 2023

Notes: "Student-headed" refers to non-family renter households headed by a full-time student. Counts of cost-burdened renters and student renters above 120% AMI and of student-headed owners are not statistically significant.
Source: Shimberg Center tabulation of U.S. Census Bureau, 2023 American Community Survey

Housing costs outpace wages for many occupations.

- Gainesville area housing wage: $30.44/hour
- A full-time worker would need to earn this amount to rent a typical 2BR apartment (HUD Fair Market Rent 2025: $1,583/mo).
- Median wage for Gainesville area: $23.19/hour. A full-time, year-round worker with this wage can afford $1,206 in rent.

Sources: National Low Income Housing Coalition, *Out of Reach*; Shimberg Center tabulation of Florida Department of Economic Opportunity, Occupational Employment and Wage Statistics

UF UNIVERSITY of FLORIDA

SHIMBERG CENTER for Housing Studies

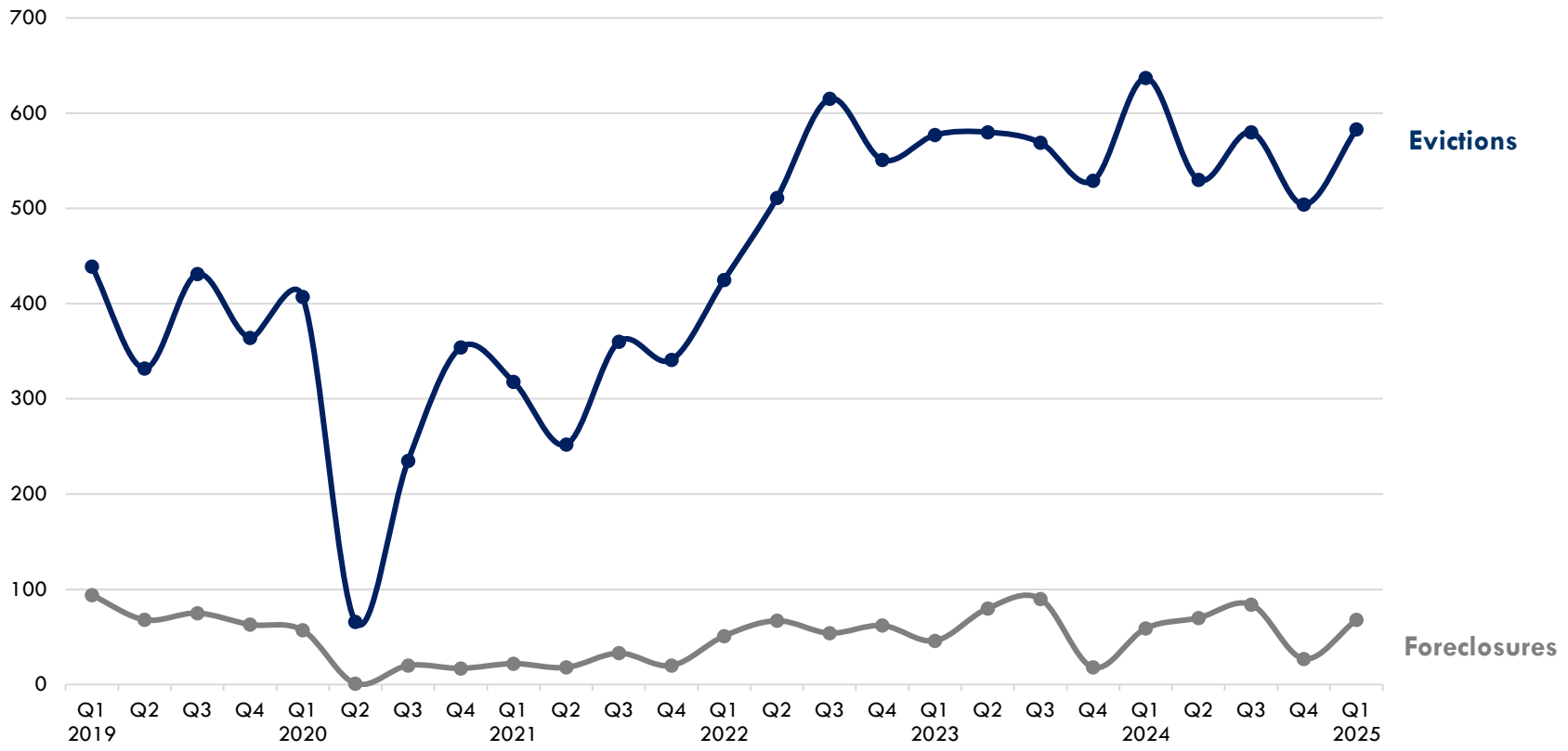
How much can workers afford to pay for housing each month?

$600-799	$800-999	$1,000-1,200
• Fast Food Worker • Retail Salesperson • Cashier • Waiter • Housekeeper • Bartender • Hand Packer • Dishwasher • Restaurant Host • Dining Attendant	• Stocker • Janitor • Customer Service Rep • Cook • Personal Care Aide • Laborer • Food Prep Supervisor • Food Prep Worker • Construction Laborer • Receptionist	• Office Clerk • Nursing Asst • Maintenance Worker • Secretary • Medical Secretary • Retail Supervisor • Pharmacy Tech • Carpenter • Human/Social Services Asst • Dental Asst

Source: Shimberg Center tabulation of Florida Department of Economic Security, Occupational Employment Statistics and Wages. Based on median wage for occupations in Alachua County. Assumes full-time worker, 30% of income spent on housing costs.

UF UNIVERSITY of FLORIDA SHIMBERG CENTER for Housing Studies

Evictions & foreclosures fell sharply in Q2 2020 during the state moratorium, then increased when filings were permitted again.



Eviction & Foreclosure Filings, Alachua County

Source: Shimberg Center tabulation of filing data from Florida Clerks & Comptrollers and Office of the State Courts Administrator.

Building a Local Housing System: The Affordable Housing Continuum

Supportive Housing (affordable units + services)

- Homeless
- Older adults
- People with disabilities
- Other special needs

Affordable rental housing

- Public housing
- Subsidized (Florida Housing, HUD, USDA)
- Vouchers
- NOAH (Naturally Occurring Affordable Housing)

Affordable home ownership

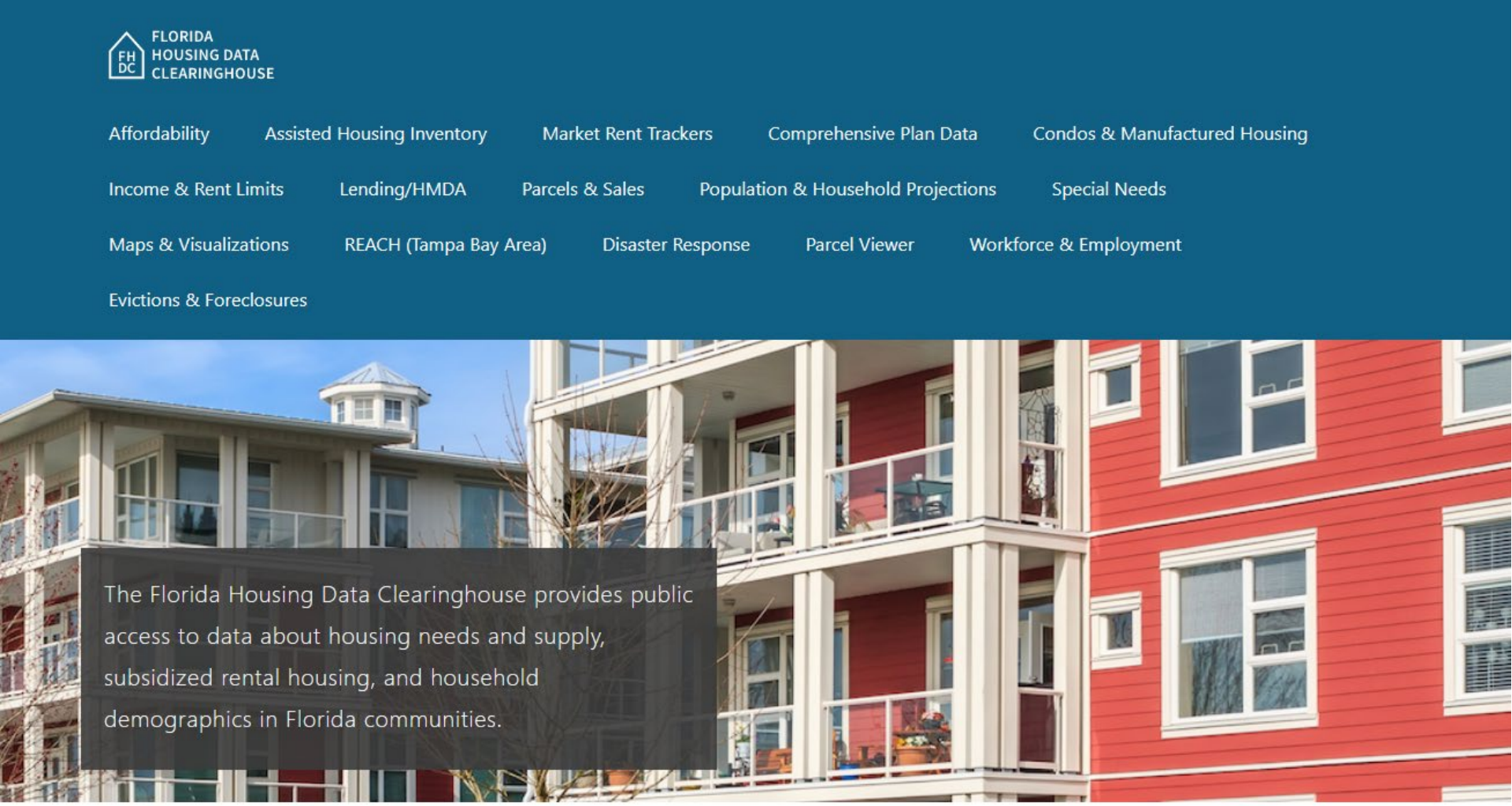
- Shared equity (e.g. community land trust)
- Down payment assistance
- Low-interest loans
- Affordable construction
- Home rehab and weatherization

Shimberg Center resources for family & children's housing issues

- 2017/2019 report, *Homelessness and Education in Florida*, http://shimberg.ufl.edu/research/children
- *2025 Rental Market Study* with renter cost burden, homeless family counts, http://shimberg.ufl.edu/publications/2025_rental_market_study.pdf
- Homeless Students by School Interactive Map (under construction), http://flhousingdata.shimberg.ufl.edu/maps-and-visualizations
- Assisted Housing Inventory database of affordable rental developments and homeless housing sites, http://flhousingdata.shimberg.ufl.edu/assisted-housing-inventory/results?nid=100

UF UNIVERSITY of FLORIDA

SHIMBERG CENTER for Housing Studies



Anne Ray, Shimberg Center for Housing Studies
aray@ufl.edu
352-273-1192
Main site: http://www.shimberg.ufl.edu
Data clearinghouse: http://flhousing.data.shimberg.ufl.edu