

THE CORRIDOR REPORT



Florida's corridor, decoded every week.

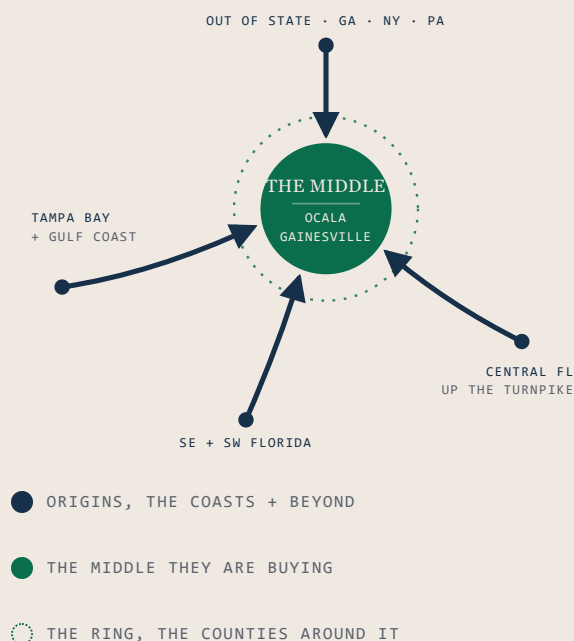
Expert weekly intelligence on the North Central Florida corridor, the booming interior between the coasts, and the trends, money, and risk reshaping it. Kane Brooks, Keller Williams Gainesville.

THE LEAD • WHAT MOVED THE CORRIDOR THIS WEEK

621 townhomes out, 337 houses in.

The migration to the middle

Coastal Florida, the Turnpike, and out-of-state movers, converging on Alachua, Marion, and the ring.



● ORIGINS, THE COASTS + BEYOND

● THE MIDDLE THEY ARE BUYING

○ THE RING, THE COUNTIES AROUND IT

The ring is Columbia, Levy, Sumter, Suwannee, Gilchrist, and Lake, the six counties the middle is spilling into.

284

Fewer homes in one southwest Ocala plan, after 621 townhomes became 337 detached houses.

SOURCE • MARION COUNTY BOCC, SEP 15 2026

On September 15 Marion County commissioners unanimously approved a rewrite of the Cypress Pointe planned development on **103 acres** near SW 95th Street Road, in southwest Ocala's Liberty Triangle. The developer asked to replace **621** approved townhomes and villas with **337** single-family detached homes, **284** fewer units than the county had already allowed. Commissioners added 27-foot front setbacks so parked cars do not block sidewalks. The request ran opposite to the usual density fight, in which a builder seeks more units and neighbors seek fewer.

SOURCES • OCALA-NEWS.COM • MARION COUNTY BOARD OF COUNTY COMMISSIONERS

12 years

Newberry's 500 homes arrive slowly

Newberry approved Country Way 2 in August: 160 farm acres near SW 15th Avenue rezoned for 500 homes, phased over 12 years. It follows Country Way in 2023 and the 4,500-home NC Ranch plan.

Source • WCJB, Aug 24 2026

265

Rental houses next to The Villages

Summerfield Cottages in Wildwood: 265 ranch-style rental homes of about 1,000 to 1,439 square feet. The builder listed vertical work for fall and first move-ins in spring 2027.

Source • Multifamily Press, Feb 2026

2.76 per acre

Alachua approved the other direction

Everlee's approved plan runs 2.76 units per acre, for 2,750 units, on land whose rural zoning allows 0.28. Alachua County plans to buy about 5,000 acres of conservation land as the offset.

Source • WUFT, Sep 23 2026

THE READ THIS WEEK "Why a builder trading townhomes for houses matters to a buyer."

PAGE 4

What changed this week.

Four sourced developments moving the corridor, and why each bends the migration inland.

The latest on the empty season: October arrived without a hurricane

THE CLIMATE

After eight named storms, the 2026 Atlantic season reached October without a hurricane for the first time since satellite tracking began in 1966. The latest first hurricane on record formed on **October 8, 1905**. AccuWeather forecasts zero to two hurricanes for the rest of a season that runs through November 30.

Source • Tampa Bay Times, WFSU, AccuWeather, Oct 1

Rents, part two: Alachua carries 1.11 rental units for every renter household

THE INVESTOR

Alachua County holds about **1.11** rental units per renter household, with a rental vacancy rate near **9 percent**. Gainesville's average rent is **\$1,824**, up about 1.8 percent over the year. Issue 09 reported Ocala's average apartment rent at \$1,532 on August 31, down 1.58 percent.

Source • RentCafe, Affordable Housing Online, 2026

Twenty springs surfaced when Rodman drained, then the water went back over them

THE WILDCARD

During the Rodman Reservoir drawdown last winter, about **7,500 acres** of drowned forest reappeared, along with at least **20** hidden springs. The Ocklawaha restoration bill passed the Florida House **107 to 3**, but its Senate companion never reached a floor vote and died when session ended in March. The reservoir was refilled in April. Advocates say the push resumes next session.

Source • WKMG ClickOrlando, Mar 2026

East Gainesville, part two: the county conveyed 13 acres for for-sale homes

THE DRIVERS

On September 8 the Alachua County Commission voted to convey **13.11 acres** to the Hutchinson Foundation for a workforce and market-rate project in east Gainesville: **55** for-sale homes, 17 of them held to long-term affordability, 24 age-restricted units, five duplexes, a licensed daycare and 14,000 square feet of commercial space.

Source • Alachua Chronicle, Sep 8 2026

WHAT TO WATCH

- **October 23–25.** WEC Ocala stacks the \$120,000 Coca-Cola Beverages Florida Grand Prix CSI3* on October 23 with its October Dressage show, part of a 10-show dressage year.
- **October–December.** NOAA's Climate Prediction Center gives 75 percent odds that this El Nino's peak exceeds every event on record back to 1950.
- **December 31.** Milestone inspection deadline for Florida condo buildings that turned 30 in 2026. The law covers only buildings of three or more habitable stories.

BY THE NUMBERS

7.28%

30-YR FIXED

15-year 6.60%. A year ago 6.34%. Highest 30-year reading since Nov 2023.

Freddie Mac • Oct 1 2026

\$415,000

FL SINGLE-FAMILY MEDIAN

About six months of supply statewide; inventory down 13% in a year.

FL Realtors • Aug 2026

\$290,000

MARION SINGLE-FAMILY MEDIAN

4.8 months of supply, 61 days to contract, inventory down 14.8%.

FL Realtors / OMCAR • Aug 2026

\$318,500

GAINESVILLE MEDIAN SALE PRICE

82 days on market, against 69 a year earlier.

Redfin • Aug 2026

\$1,020

ALACHUA CITIZENS PREMIUM

Marion \$1,263, Levy \$1,385, Sumter \$1,728. Statewide average \$1,843.

Citizens / FL OIR • Apr 2026

–4.8%

FL AVG REQUESTED HOME RATE CHANGE

30-day average. A year ago –1.1%; five years ago +5.2%.

FL OIR via Hoodline • Sep 23 2026

Amendment 3, county by county.

Florida votes November 3 on Amendment 3: a homestead exemption from non-school levies of \$150,000 in 2027 and \$250,000 in 2028, and a non-homestead assessment cap cut from 10 percent to 5. Two corridor counties have put their own numbers to it.

Alachua County A THIRD OFF THE TAX ROLL

67% **\$36M+** **\$226M**
OF THE COUNTY ON THE ROLL PROJECTED GENERAL FUND LOSS PROPERTY-TAX TAKE

UF and Santa Fe College pay no property tax, so only about **67 percent** of Alachua County is on the roll. County figures put the general fund loss under a \$250,000 exemption above \$36 million, leaving roughly \$11.5 million for general services. Commissioners scheduled an October 6 special meeting on the 2028 and 2029 budgets.

Source • WCJB, May 2026; Alachua Chronicle

Marion County RATE UP AS ARPA RAN OUT

4.28 **\$1.736B** **\$93**
COUNTYWIDE MILLS, FROM 4.02 ADOPTED 2026-27 BUDGET MORE, AVERAGE HOMESTEAD

Marion adopted a \$1.736 billion budget at a combined **4.28 mills**. The prior general fund rate had been held to 3.09 mills with leftover federal ARPA relief money. The county lists about \$12 million more for ambulance staffing and \$6.8 million for jail operations as the largest drivers. The rate still ranks among Florida's 10 lowest.

Source • Ocala Gazette / 352today, Oct 2 2026

Statewide A 60 PERCENT BAR

\$11.86B **60%** **\$250K**
OUT OF LOCAL BUDGETS YES VOTE NEEDED TO PASS HOMESTEAD EXEMPTION, 2028

The amendment would take an estimated **\$11.86 billion** out of local budgets; school levies are excluded. Florida Realtors launched a Vote Yes on 3 campaign on September 9, after its board endorsed the measure on August 23. A Florida constitutional amendment needs 60 percent of the vote to pass.

Source • FL Realtors / UNF PORL, Sep 2026

CORRIDOR PARTNER • RESERVED

One disclosed, vetted corridor partner (a lender, inspector, insurer, title, or CPA who contributes real corridor insight, never a coupon) may appear here. Editorially walled from The Read, the data, and the takeaway. Reserved, not sold. No sponsor is implied while this space is reserved.

THE READ

Fewer doors, more yard.

THE READ • BY KANE BROOKS

The story I keep turning over is a developer in southwest Ocala who asked the county for **284 fewer homes**. Cypress Pointe was approved for 621 townhomes and villas. On September 15 it became 337 detached houses on the same 103 acres. Builders do not leave units on the table for fun. They build what they think they can sell, and in that price band this one is betting on a yard.

It is not one plan. Newberry approved 500 homes over 12 years, so that supply drips in. Wildwood is getting 265 rental houses, not apartments. Alachua went the other way at Everlee. The corridor has plenty of approvals. What it is sorting out is what kind of home people will pay for with the 30-year at **7.28 percent**.

Then the ballot. Amendment 3 on November 3 changes the math on every homestead, and Alachua, with a third of the county off the tax roll, has the most services at stake. Marion just raised its rate as the federal relief money ran out. Know your own county before you vote, and before you buy.

Kane Brooks

WHAT IT MEANS FOR YOU

<i>If you're buying</i>	Buyer: 337 detached homes are coming to the Liberty Triangle instead of 621 townhomes. If you want a yard in southwest Ocala, new-construction choice is growing; at 7.28 percent, compare builder rate buydowns.
<i>If you're selling</i>	Seller: own a townhome in southwest Ocala? 621 new ones that would have competed with yours are off the plan. Price against resale, not new construction, and lead with HOA and insurance costs.
<i>If you own here</i>	Investor: a builder walked away from 284 attached units, and Alachua runs near 9 percent rental vacancy. Underwrite attached rentals on real absorption, and watch Summerfield's 265 houses lease up in 2027.

SUBSCRIBE

Subscribe free: Florida's corridor, decoded every week.

[KANE BROOKS.COM/CORRIDOR](https://kanebrooks.com/corridor) • NEW ISSUE EVERY WEEK



SOURCES & DATA VINTAGE

Marion BOCC · Ocala-News · WCJB · Multifamily Press · WUFT · Alachua Chron. · Ocala Gazette/352today · FL Realtors/OMCAR · UNF PORL · Freddie Mac · Redfin · Citizens/OIR · Hoodline · TB Times · WFSU · AccuWeather · RentCafe · AHO · WKMG · WEC · NOAA CPC · DBPR. Aug–Oct 2026 unless noted. Rates, corridor median / DOM / supply, gas, commute, and weather refresh each issue from the named source; no unsourced figure ships.

Kane Brooks, Licensed Real Estate Sales Associate · Keller Williams Gainesville. · kanebrooks@kw.com · The Read is the author's analysis; data is attributed inline.