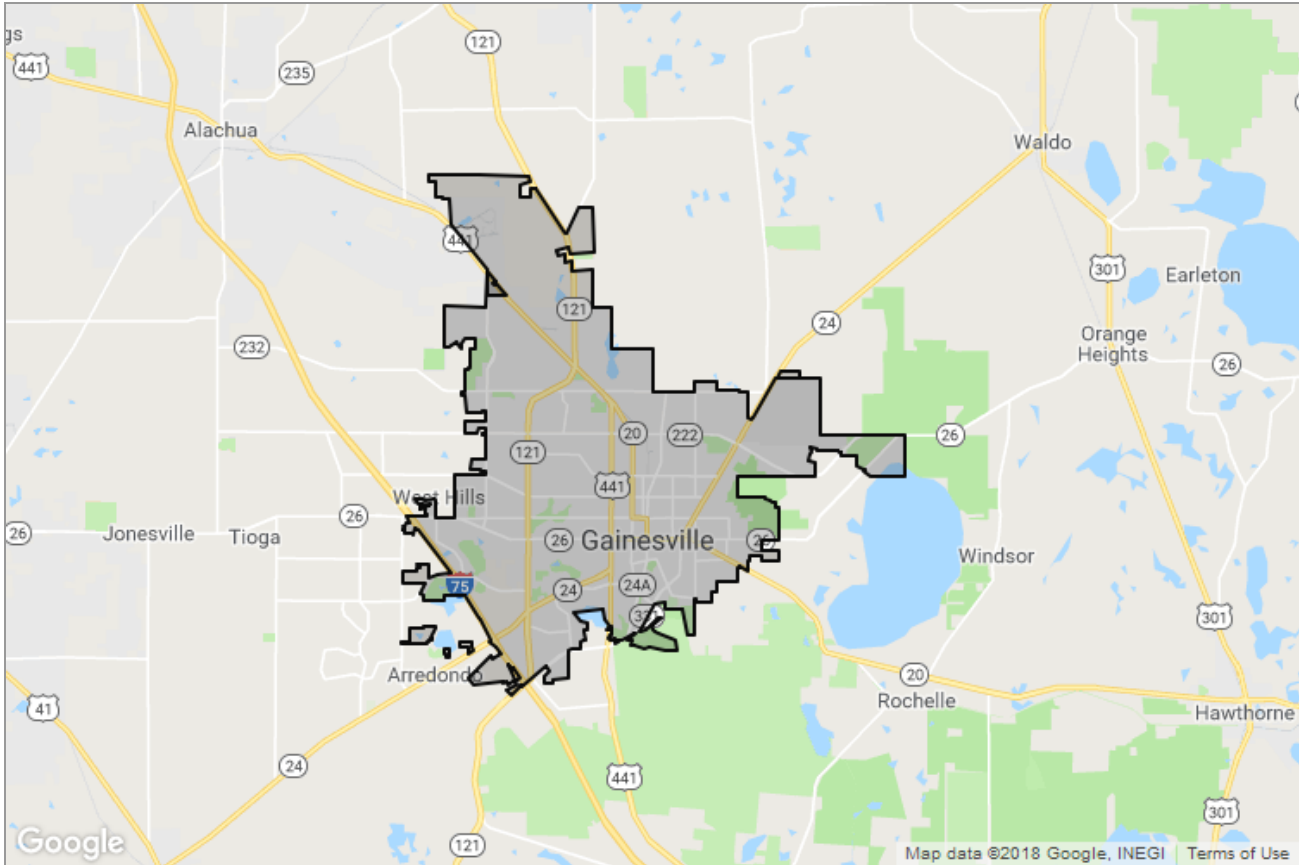




MARKET ACTIVITY REPORT

Gainesville, Florida



Presented by

Tanya Chappell

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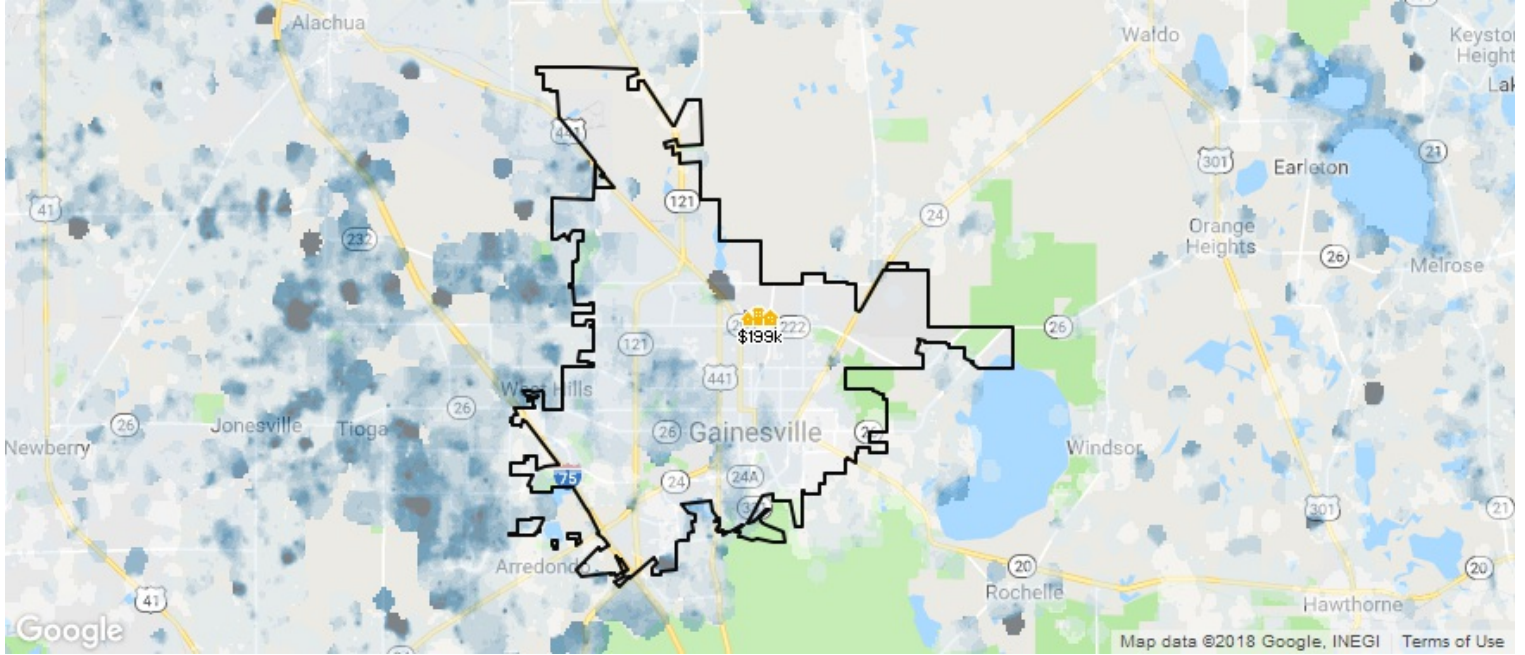
Main: Tanya@secureinvestmentsrealty.com

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Secure Investments Realty & Management
3520 NW 43rd Street
Gainesville, FL 32606

Gainesville, Florida

Market Snapshot: Estimated Home Values



<\$100k
 \$450k
 \$20m

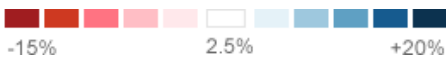
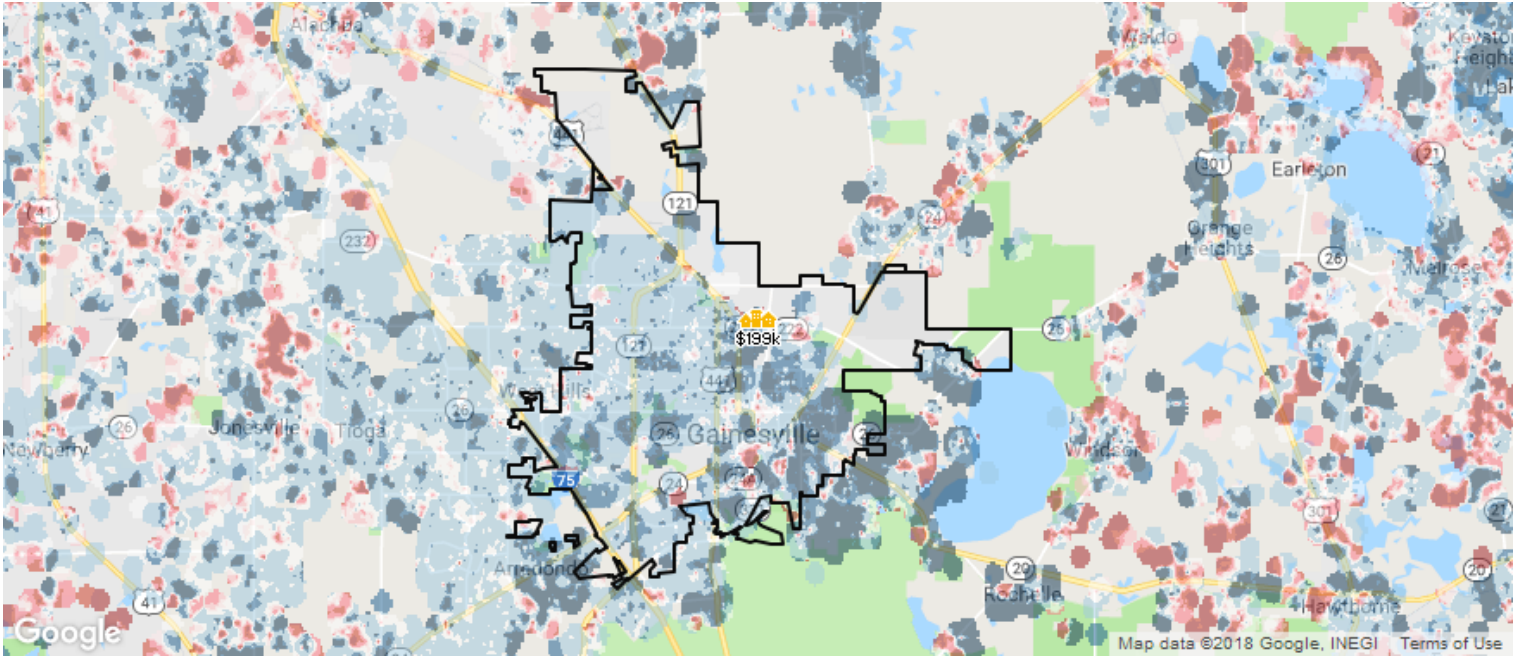
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p style="font-size: 24px; font-weight: bold;">\$199K</p> <p>Updated: 10/31/2018</p>	<p>Change Over Last Month</p> <p style="font-size: 24px; font-weight: bold;">↑ 0.17%</p>	<p>Change Over Last Quarter</p> <p style="font-size: 24px; font-weight: bold;">↑ 0.17%</p>	<p>Change Over Last 12 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 1.56%</p>	<p>Change Over Last 24 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 9.44%</p>
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*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Gainesville, Florida

Market Snapshot: 12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value

\$199K

Updated: 10/31/2018

Change Over Last 12 Months

↑ 1.56%

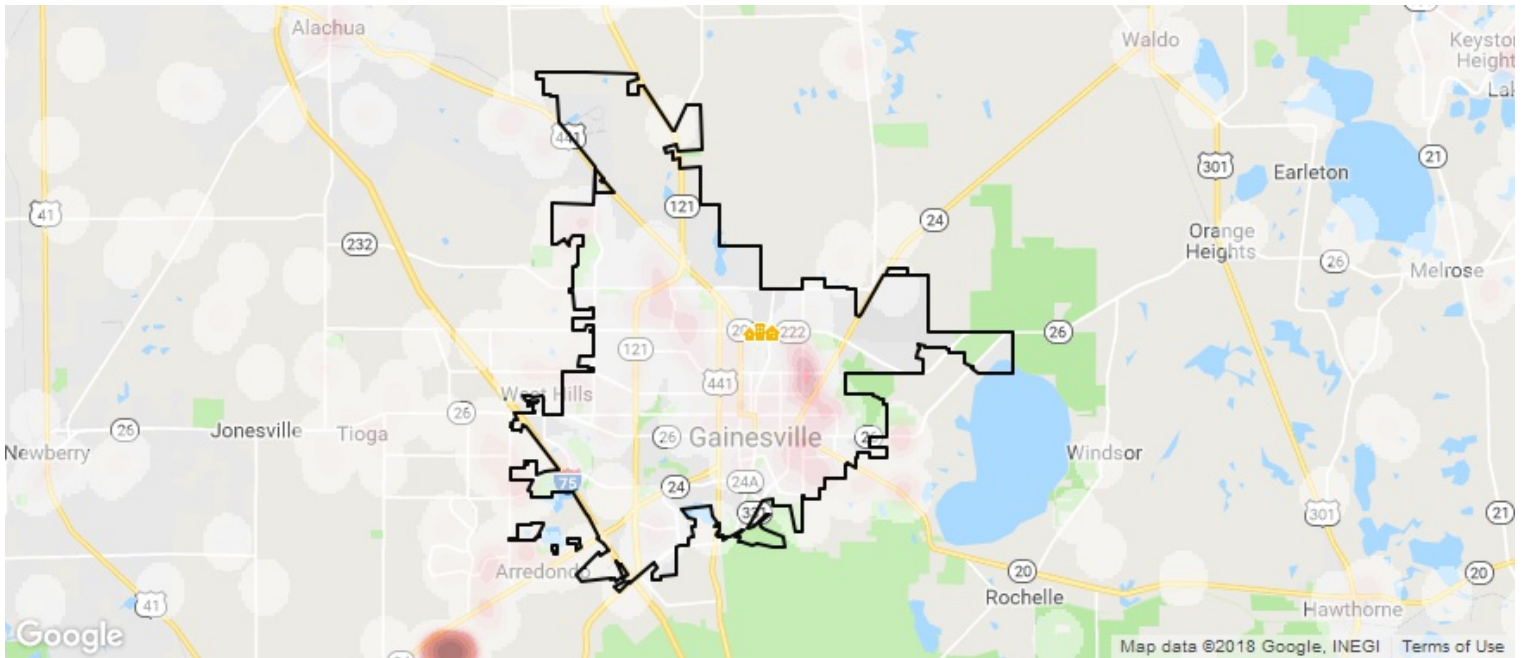
Change Over Last 24 Months

↑ 9.44%

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Gainesville, Florida

Market Snapshot: Concentration of Distressed Properties



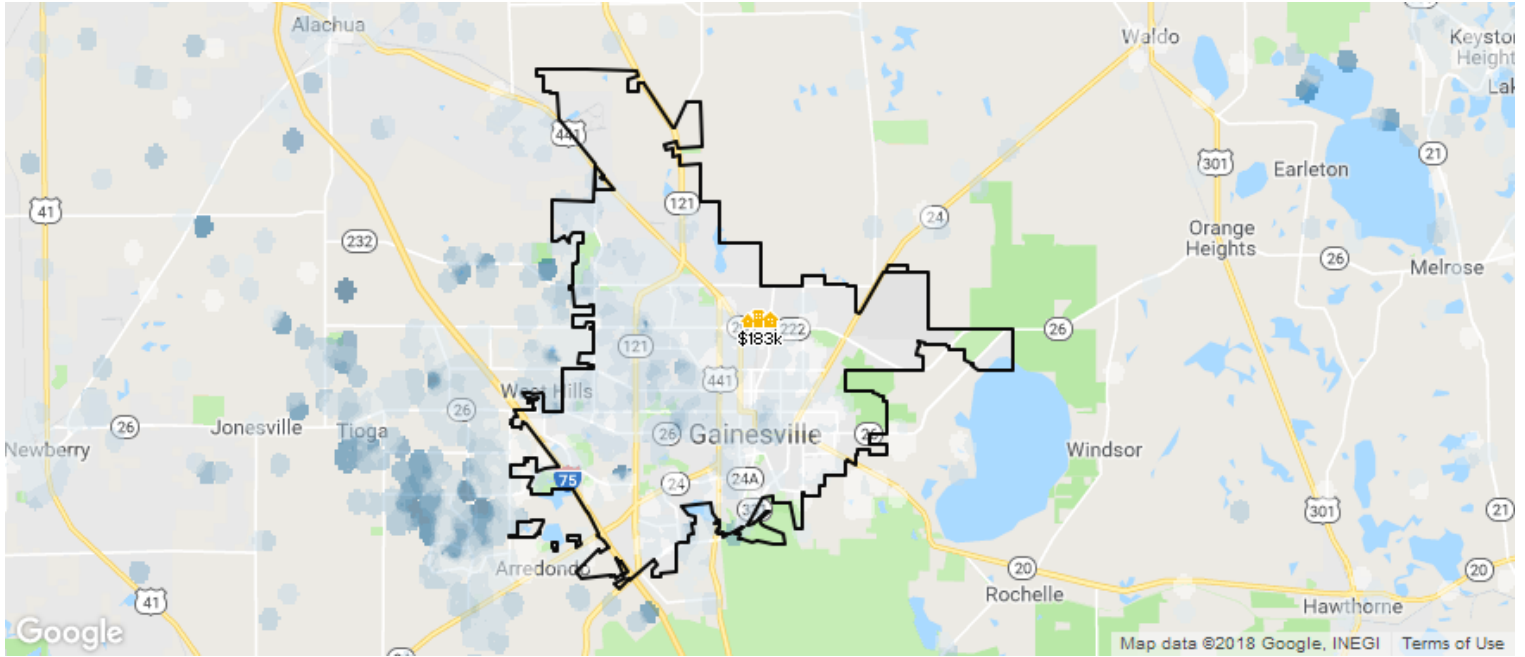
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>322</p> <p>Updated: 11/20/2018</p>	<p># of Pre-Foreclosures</p> <p>195</p>	<p># of Foreclosures</p> <p>127</p>	<p># of Short Sales</p> <p>0</p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 11/20/2018.

Gainesville, Florida

Market Snapshot: Sales Price



<\$100k
 \$500k
 >\$5m

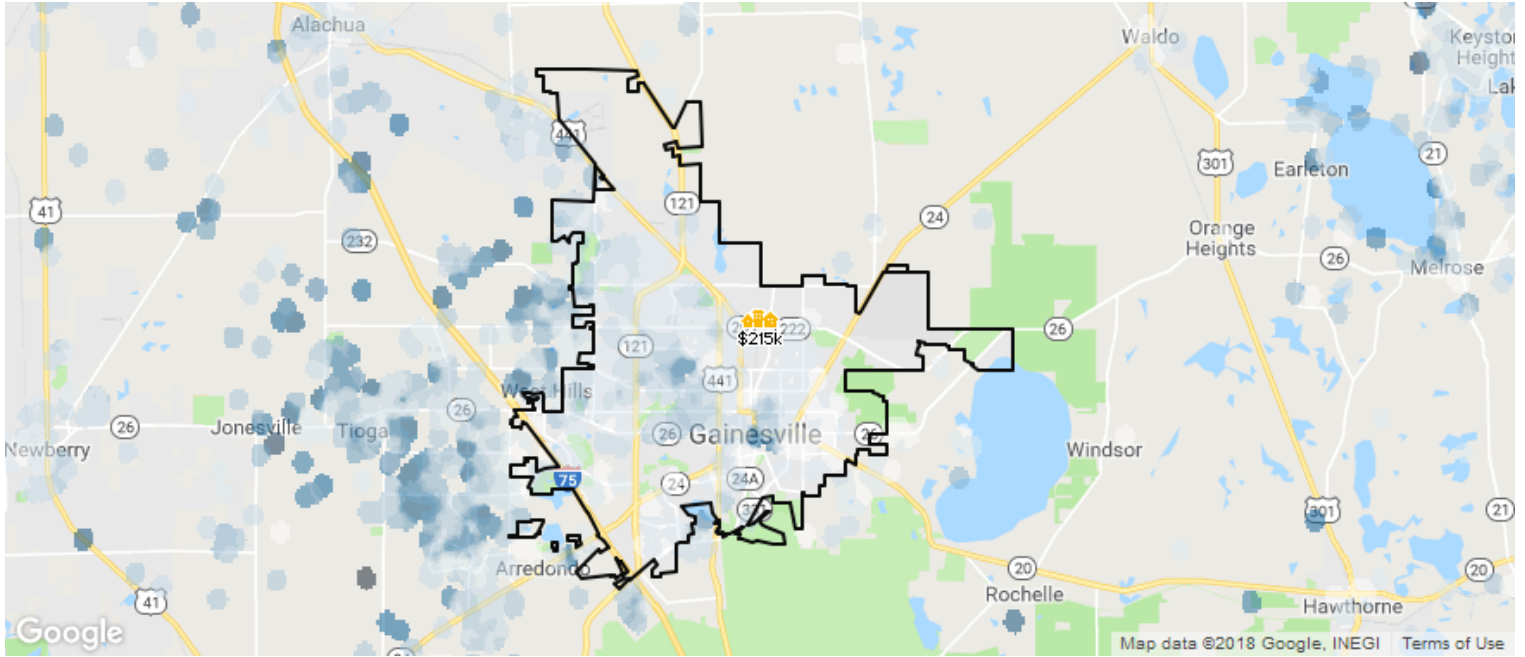
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p style="font-size: 24px; font-weight: bold;">\$183K</p> <p>Updated: 10/31/2018</p>	<p>Change Over Last Month</p> <p style="font-size: 24px; font-weight: bold;">↓ 1.08%</p>	<p>Change Over Last Quarter</p> <p style="font-size: 24px; font-weight: bold;">↓ 1.08%</p>	<p>Change Over Last 12 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 2.81%</p>	<p>Change Over Last 24 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 4.57%</p>
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About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

Gainesville, Florida

Market Snapshot: List Price



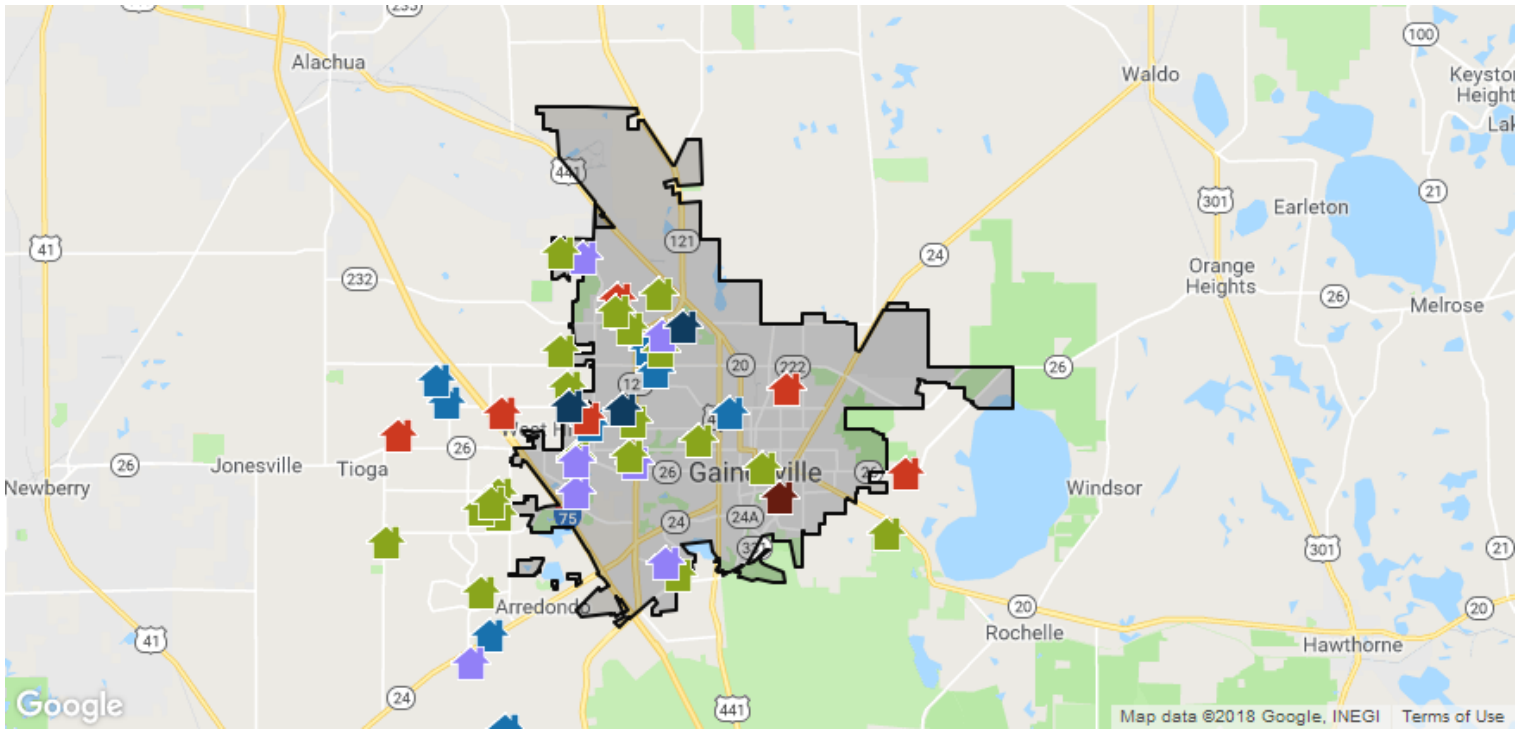
<\$100k
 \$500k
 >\$5m

This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median List Price</p> <p>\$215K</p> <p>Updated: 10/31/2018</p>	<p>Change Over Last Month</p> <p>↓ 1.83%</p>	<p>Change Over Last Quarter</p> <p>↓ 1.83%</p>	<p>Change Over Last 24 Months</p> <p>↑ 11.46%</p>
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About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

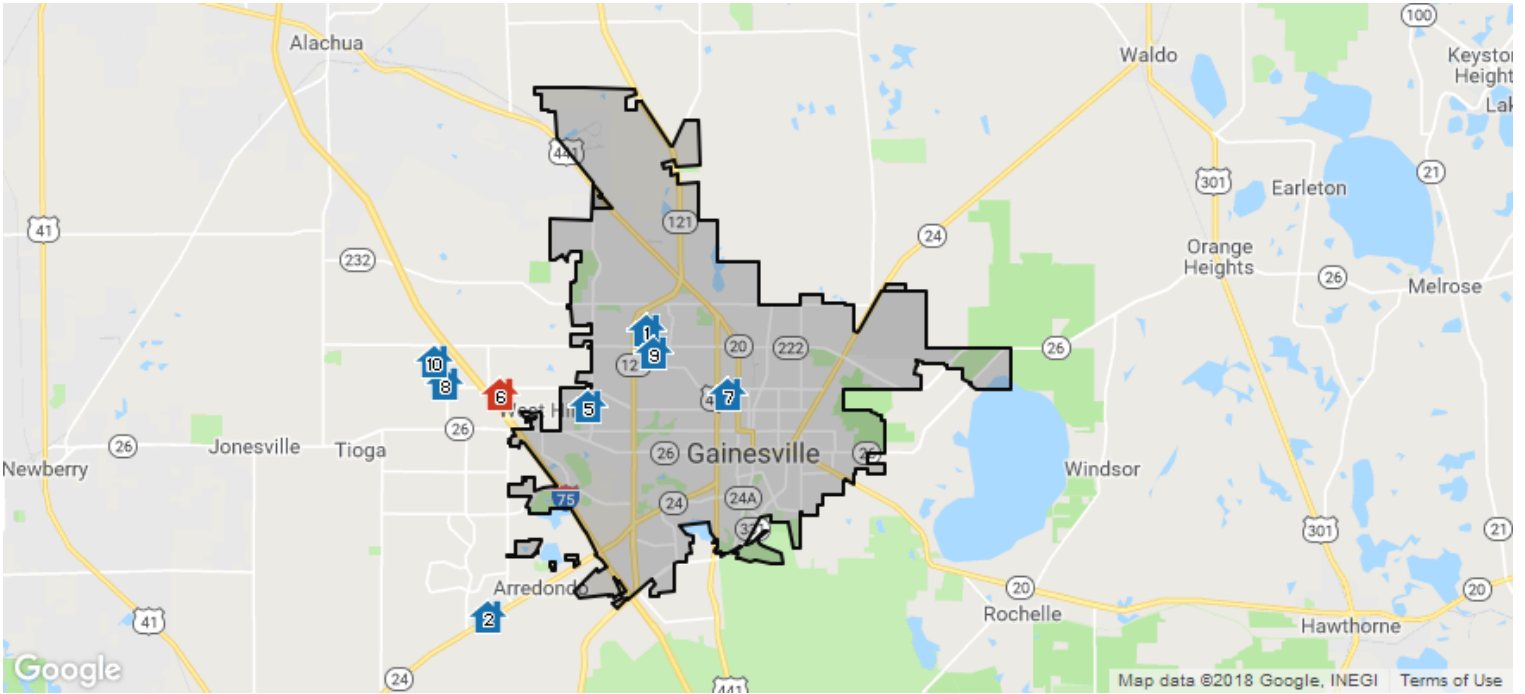
Market Activity Summary Stats






Search Criteria | **Location:** Gainesville, Florida; **Date:** Changes in the Last Month; **Change Types:** New Listings, New Distressed, Recently Sold, New For Lease, Recently Leased; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	New Listings	Distressed Activity	Recently Sold	New For Lease	Recently Leased
Number of Properties	10	7	10	10	10
Low Price / Value	\$135,900	\$18,000	\$111,000	\$1,100	\$11,000
Median Price / Value	\$317,450	\$179,270	\$181,000	\$1,400	\$22,800
High Price / Value	\$1,198,900	\$475,707	\$255,000	\$2,395	\$39,805
Average Price / Sq. Ft.	\$149	\$106	\$125	\$1	\$12
Median Price / Sq. Ft.	\$136	\$127	\$117	\$1	\$11
Average Days in RPR	7	4	59	12	57
Median Days in RPR	6	–	51	13	49
Total Volume	\$3,819,107	\$1,419,087	\$1,888,000	\$14,865	\$231,905









Gainesville, Florida









New Listings: 10

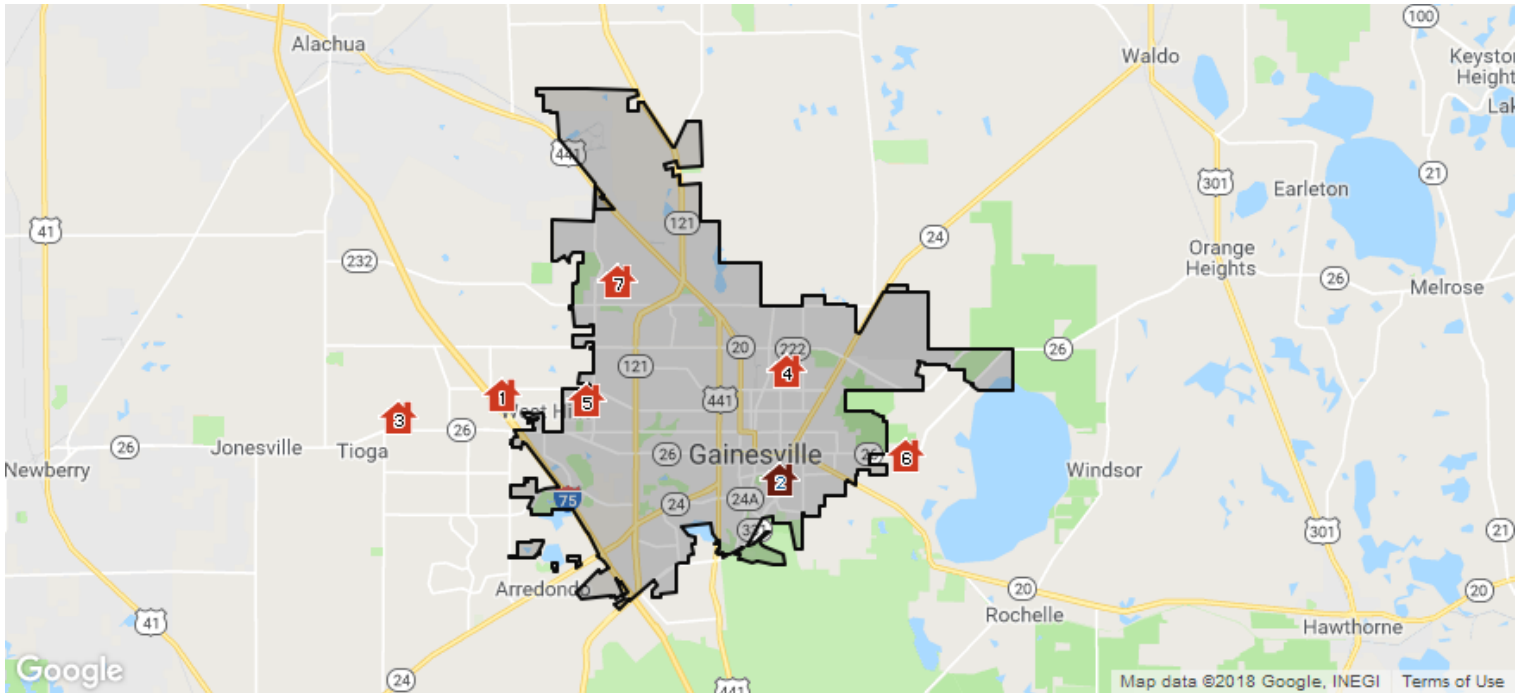
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>FOR SALE • New, Active: 11/9/2018 <i>MLS ID: 420020</i></p> <p>4327 NW 30th Ter</p> <p>Detached 3/1 1,068 sq ft 14,374 1978 11/9/2018 \$149,900 \$140</p> <p>*** OPEN HOUSE THIS SUNDAY FROM 1 - 4pm *** Super cute move in ready 3 bedroom 1 bath home right off 39th avenue in Springtree. Well maintained and perfect for a 1st time home buyer or parents wanting a great place for their kids to live while they attend to UF or Santa Fe. Newer metal roof and outside painting along with hardboard. Plenty of space inside with large bedrooms as well as a big fenced in backyard for your pets. Nice carport area for your vehicle as well. Also Springtree is on the main bus lines to both UF & Santa Fe without any transfers. Come check it out this great home on Sunday from 1-4pm!!!</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
 <p>FOR SALE • New, Active: 11/19/2018 <i>MLS ID: 420232</i></p> <p>8101 SW 64th Pl</p> <p>Detached 3/2 1,591 sq ft 11,325 2001 11/19/2018 \$215,000 \$135</p> <p>3BR/2BA split plan home in 1591 SF. Features include high ceilings, gas fire place, wood floors, brand new carpets, freshly painted interior, eat in kitchen, formal dining room and great room. Washer and Dryer are included in interior laundry room. There is a large covered porch and privacy fenced backyard. Hickory Forest is in SW Gainesville less than 10 miles on a direct route to UF Heath/Shands with amenities including a pool and tennis court.</p> <p><i>Listing Courtesy of Rebell Realty Group LLC</i></p>								
 <p>FOR SALE • New, Active: 11/16/2018 <i>MLS ID: 420204</i></p> <p>10002 SW 75th Way</p> <p>Detached 5/3 3,429 sq ft 52,272 1994 11/16/2018 \$429,000 \$125</p> <p>Amazing custom built 5 bedroom/ 3 bath, 3+ car garage 3-way split plan concrete block home on 1.2 acres in highly desirable SW Gainesville neighborhood of Kanapaha Pines! This home offers a floorplan with lots of space featuring a large living room, dining room, four spacious bedrooms and a fifth room designed to be an office or bedroom. Newly renovated Chef's kitchen features beautiful custom cabinetry, granite countertops, a meticulous wood paneled ceiling and stunning bronze farm style sink. Off the family room you will find a 250 sq ft recreation room that is adorned with beautiful wood walls and ceiling and is ideal as a playroom or for entertaining. Home also includes a screened in porch, paver patio and pergola and has a huge backyard. SAVE with Clay Electric, and your own well and septic. Minutes from shopping, local hospitals, Paynes Prairie, I-75, UF and more. Welcome home to Kanapaha Pines!</p> <p><i>Listing Courtesy of Pepine Realty</i></p>								

New Listings: 10 (cont.)













	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE	<i>New, Active: 11/19/2018</i>		<i>MLS ID: 546631</i>				
8810 SW 115th Ave	Single Family	4/5	3,896 sq ft	439,084	2004	11/19/2018	\$1,198,900	\$308
<p>Extraordinary pool home 10 AMAZING acres American Institute of Architects award winning creation by Luis Salazar is a masterful integration of design, materiality and environment. Superior quality ~ concrete block & steel beam construction. Efficient high design. The chef-d'oeuvre kitchen includes the sophisticated appliances you would expect & an espresso center baristas dream of! Stunning owners suite wing & office! Bedroom wing 3/4 BRS with a connecting loft. Screened courtyard, salt pool, sleeping cabana, & grilling alcove ~ fully fenced parklike acres nestled within gated Kanapaha Prairie neighborhood. North and south gates, convenient to UF Health/Shands, Celebration Point and Ocala.</p> <p><i>Listing Courtesy of BOSSHARDT REALTY SERVICES, LLC</i></p>								
	 FOR SALE	<i>New, Active: 11/18/2018</i>		<i>MLS ID: 420212</i>				
4420 NW 16th Pl	Detached	4/3	2,332 sq ft	14,810	1967	11/18/2018	\$339,900	\$146
<p>Updated move-in ready home conveniently located off NW 43rd ST in Suburban Heights. Close to everything you have quick access to UF, North Florida, Santa Fe, I-75, Shopping and Restaurants. This concrete block home with brick detail is darling from the front door to the backyard! Step inside to this 4/3 split plan home, off the entry the family room with built in shelving welcomes you. Connected to the family room is a nice sized dining area linking to the kitchen and the enormous bonus/flex room. The kitchen has updated cabinetry and appliances. The master bedroom features two large closets with built in shelving and private bath. Across the home are 2 oversized bedrooms that share a bath along with an additional guest suite featuring en-suite bath and plenty of storage. Head outside to the oversized pool with fence connecting to the large grass yard with plenty of room to play and new concrete patio.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
	 FOR SALE	<i>Preforeclosure, Notice of Lis Pendens, New, Active: 11/15/2018</i>		<i>MLS ID: 420171</i>				
7810 NW 20th Ln	Detached	5/4	3,211 sq ft	58,370	1993	11/15/2018	\$475,707	\$148
<p>Homes in Shenandoah do NOT become available very often! Take a look at this 5 bedroom, 3.5 bathroom with an office! The home sits on a safe and quiet cul-de-sac with a view of the neighborhood lake behind it. Inside, there is a formal living room and dining room with marble flooring, and an open kitchen with gas stovetop and granite countertops. The kitchen opens to the family room with vaulted ceiling and together is the heart of the home. The three way bedroom split promotes privacy and individuality for family members. Enjoy the outdoors (bug free) within the screened in area, under the covered lanai and pool entertainment space!</p> <p><i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p>								
	 FOR SALE	<i>New, Active: 11/13/2018</i>		<i>MLS ID: 420087</i>				
855 NW 21st Ave	Townhouse	2/2	1,324 sq ft	—	2005	11/13/2018	\$135,900	\$103
<p>Nicely upgraded, newer construction townhome less than 3 miles to UF & Shands Hospital. Walking distance to Chipotle, Adam's Rib Co. and the Lucky's Supermarket shopping center. Floor plan features a huge living room, dining area, open kitchen w/ pantry, and half bathroom downstairs. Upgraded laminate flooring downstairs. Directly off of the living room, there is a large and private porch for relaxation that has an attached storage closet. Upstairs there are 2 large bedrooms with attached bathrooms. The opulent master suite features his and hers' walk-in closets and a large balcony. Garland has a community pool and is located just a few minutes walking from a direct bus route to the University of Florida.</p> <p><i>Listing Courtesy of University Realty</i></p>								

New Listings: 10 (cont.)







	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE	<i>New, Active: 11/10/2018 MLS ID: 420040</i>						
9918 NW 24th PI	Detached	4/3	2,706 sq ft	27,007	1994	11/10/2018	\$339,900	\$126
<p>You'll absolutely fall in love with this breathtaking home situated on a corner lot, cul-de-sac on a large and wooded and landscaped lot in NW Gainesville only minutes from I-75 and Santa Fe Community College. This well maintained home boasts many upgrades including a new garage door, new sliding glass doors, ceiling fans, updated master bath with two vanities and jetted tub. Vaulted ceilings with many windows allow a large amount of natural light in accentuating the updated bamboo flooring throughout living space, crown molding and baseboards, and light fixtures. Stainless steel appliances and upgraded cabinets in kitchen with center island. Wood burning fireplace, dual zoned A/C units, and central vacuum. Home also features a large sunroom with hardwood laminate flooring and industrial sized sliding doors leading to the wood deck, a spacious screened porch, and nice wood deck with still enough room for a pool. The large fenced in backyard with deck and screened porch makes a fantastic area for cookouts! Washer & dryer 4 years old. Within walking distance to elementary and middle schools and Meadowbrook Golf Course. Convenient to the University of Florida, shopping, and restaurants. Call today-this one will be gone quickly!</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
	 FOR SALE	<i>Active: 11/2/2018 MLS ID: 419850</i>						
3618 NW 28th Ter	Detached	3/2	1,906 sq ft	10,454	1976	11/2/2018	\$239,900	\$126
<p>This is a must-see home in the exclusive neighborhood of Hidden Oaks. This beautiful 3 bedroom 2 bath home boasts a spacious bonus room and a private pool in the completely fenced-in backyard. The kitchen has an eat-in breakfast nook with floor to ceiling windows overlooking the front garden and landscaping. The dining room is just off the kitchen and is open to the living room with view of the fire place, and open to the bonus room looking out to the sparkling pool. Tile flooring throughout with real hardwood floors in all bedrooms. Both renovated bathrooms offer walk-in showers. The pool offers great entertaining with plenty of deck space for lounging. Make your appointment today to pick out your favorite lounging spot at the pool!</p> <p><i>Listing Courtesy of BoyCott Realty</i></p>								
	 FOR SALE	<i>Active: 11/5/2018 MLS ID: 419910</i>						
10508 NW 32nd PI	Detached	3/2	2,145 sq ft	6,534	2001	11/5/2018	\$295,000	\$138
<p>Note: See Realtor.com for open house info. Golf Club Living at it's Best!! Note: This IS NOT a 55+ community (as Zillow states). Fabulous Custom Built Jeffrey Wilde home on golf course with the security of a gated community. This former Parade Home boasts many upgrades, built-ins and architectural details throughout home including high tray ceilings and custom woodwork. Enjoy coffee with a wonderful golf view from your deck, glass enclosed Florida Room with sliding glass doors, and breakfast nook. Easy entertaining in the formal dining room (currently used as tv room) and cozy great room with gas fireplace. Additional features include 2 car garage w/opener, radon mitigation system, utility/laundry room, high ceilings throughout, skylight, garden bath and double sink vanity, natural gas furnace, water heater, fireplace, 2011 AC/furnace, wood deck, alarm system, irrigation system, and water softener. Enjoy all the amenities that Meadowbrook has to offer-pool, fitness, trails, golf, tennis and also the convenience of I75, shops, Publix, Nola's and Wahoo all within a mile. Roof will be replaced by association, yard and lawn maintenance, termite program included. Priced lower per sq. ft. than recent sales but with more bells and whistles!</p> <p><i>Listing Courtesy of Exit Realty Producers</i></p>								

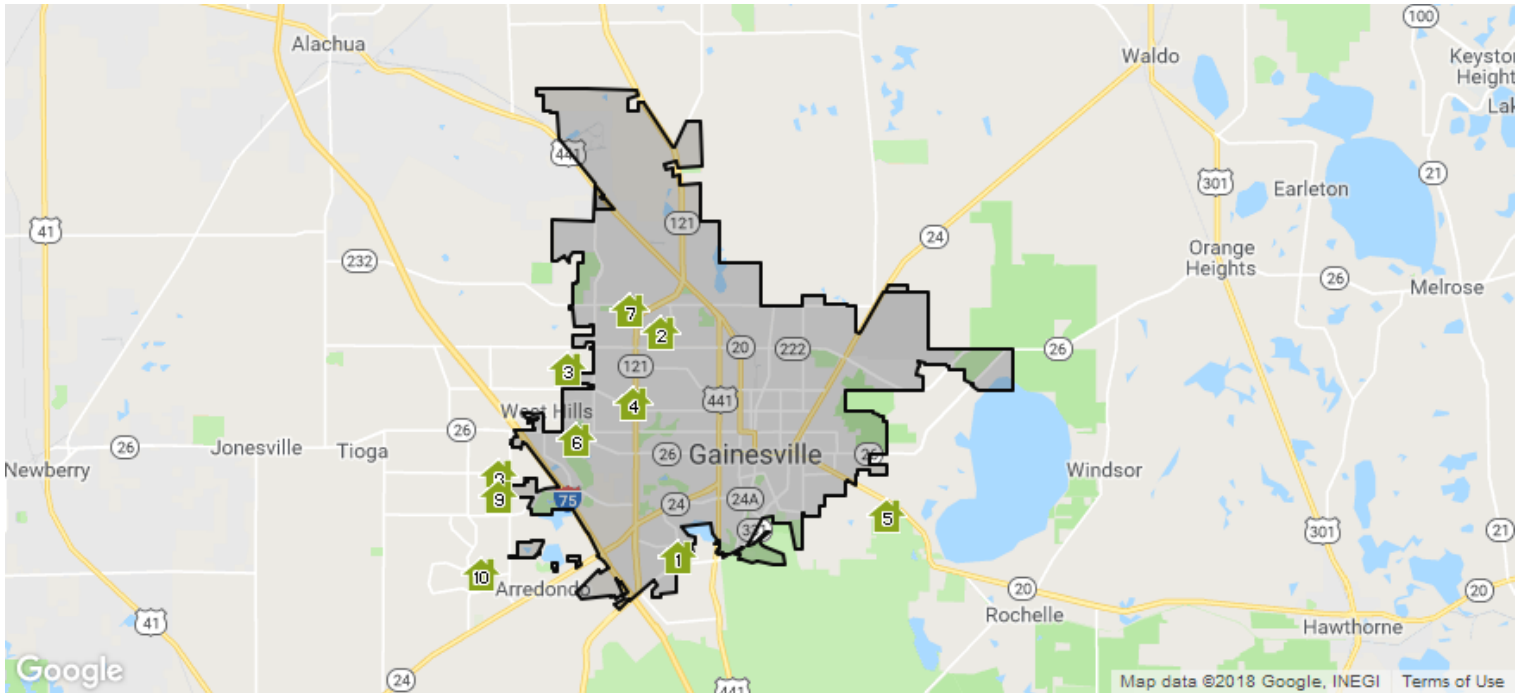


Distressed Activity: 7




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
  								
<p><i>Preforeclosure, Notice of Lis Pendens, New, Active: 11/15/2018</i> <i>MLS ID: 420171</i></p>								
7810 NW 20th Ln	Detached	5/4	3,211 sq ft	58,370	\$475,707	11/15/2018	11/15/2018	Preforeclosure
<p>Homes in Shenandoah do NOT become available very often! Take a look at this 5 bedroom, 3.5 bathroom with an office! The home sits on a safe and quiet cul-de-sac with a view of the neighborhood lake behind it. Inside, there is a formal living room and dining room with marble flooring, and an open kitchen with gas stovetop and granite countertops. The kitchen opens to the family room with vaulted ceiling and together is the heart of the home. The three way bedroom split promotes privacy and individuality for family members. Enjoy the outdoors (bug free) within the screened in area, under the covered lanai and pool entertainment space!</p> <p><i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p>								
  								
<p><i>Foreclosure, Notice of Lis Pendens, Pending as of 11/1/2018</i> <i>MLS ID: 419673</i></p>								
905 SE 9th Pl	Detached	2/1	800 sq ft	4,356	\$18,000	10/25/2018	10/25/2018	Foreclosure
<p>A Flippers dream come true, or guilty of to muck HGTV, you can start with a blank canvas on this 2 bedroom 1 bath home, solid block construction on a corner lot.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
  								
<p><i>Preforeclosure, Notice of Lis Pendens</i> <i>MLS ID: -</i></p>								
1240 NW 117th Ter	Single Family	3/2	1,755 sq ft	-	-	-	10/25/2018	Preforeclosure
<p>-</p>								
  								
<p><i>Preforeclosure, Notice of Lis Pendens</i> <i>MLS ID: -</i></p>								
3004 NE 11th Dr	Single Family	3/2	1,620 sq ft	-	-	-	11/1/2018	Preforeclosure
<p>-</p>								

Distressed Activity: 7 (cont.)






		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	 OFF MARKET · Preforeclosure, Notice of Lis Pendens								
	4520 NW 19th Ave	Single Family	3/2	2,009 sq ft	15,246	–	–	10/30/2018	Preforeclosure
	 OFF MARKET · Preforeclosure, Notice of Lis Pendens								
	19 SE 50th St	Single Family	3/1	1,223 sq ft	–	–	–	11/6/2018	Preforeclosure
	 OFF MARKET · Preforeclosure, Notice of Lis Pendens								
	3729 NW 62nd Pl	Single Family	3/2	1,335 sq ft	–	–	–	10/31/2018	Preforeclosure







Recently Sold: 10

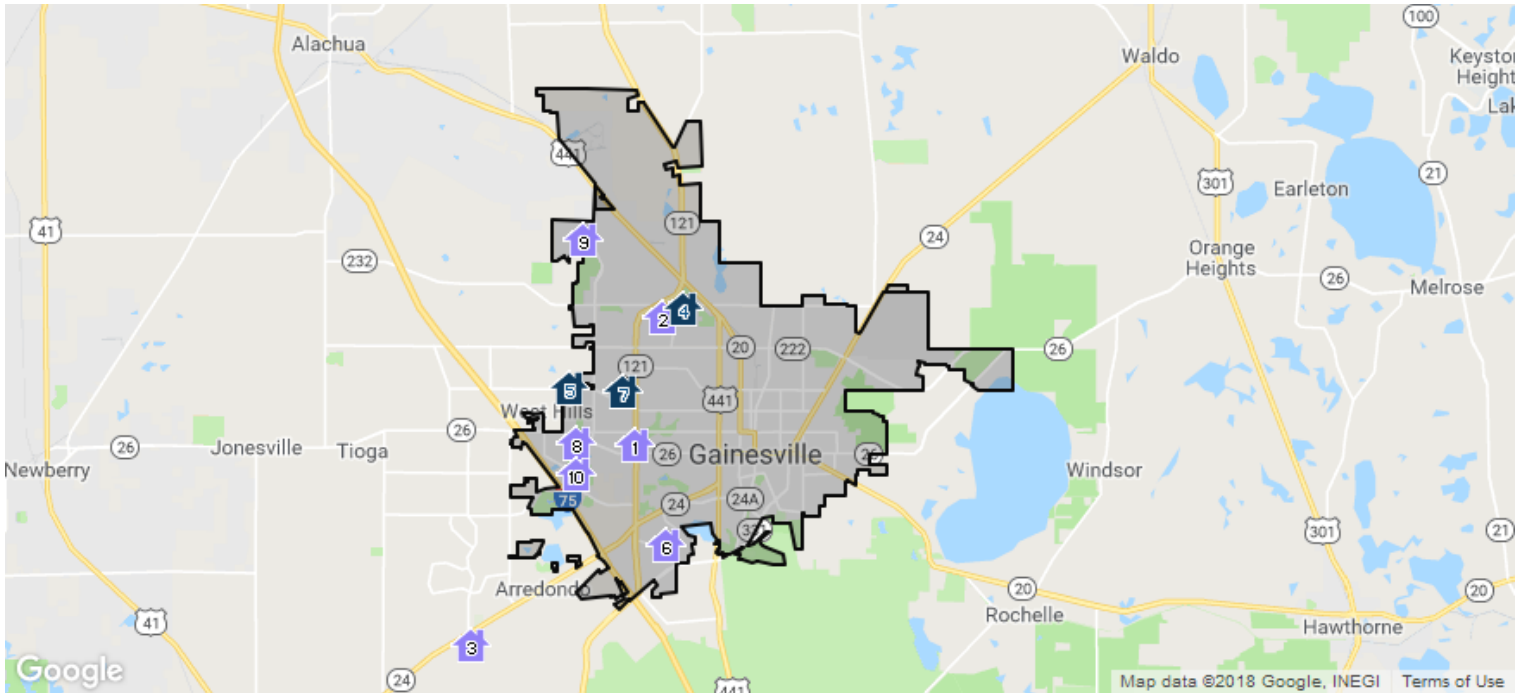
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>1 RECENTLY SOLD • Sold Date: 11/16/2018, MLS Listing 418960: 9/29/2018 MLS ID: 418960</p> <p>4000 SW 23rd St, Apt 2-308</p> <p>Investment opportunity available this 4 bedroom 4 bath condo will take some work to meet your needs but this is a great option. Some of the features include good sized rooms and kitchen with plenty of counter and cabinet space. The community offers a pool, basketball courts and fitness center. Convenient to nearby shopping, restaurants and entertainment. Take a look today!</p> <p><i>Courtesy of Owners.com</i></p>	Detached	4/4	1,177 sq ft	217,800	1999	11/16/2018	\$111,000	\$94
 <p>2 RECENTLY SOLD • Sold Date: 11/19/2018, MLS Listing 419831: 11/1/2018 MLS ID: 419831</p> <p>4235 NW 27th Dr</p> <p>OPEN HOUSE, SUNDAY 11/4 FROM 1-4 PM. Welcome home to this well-maintained 3BR/2 BR + office home in Springtree. Vaulted ceilings in family room with fireplace create a cozy area to relax with the family. Wood laminate throughout the living areas and carpet in the bedrooms. Garage has been converted into a home office/ media room. Enjoy extra large screened porch overlooking privacy fenced backyard. New roof and freshly painted inside and out. Desirable Springtree is conveniently located on a bus route and within walking distance to shopping and dining. Easily commute to Santa Fe and UF.</p> <p><i>Courtesy of Keller Williams Gainesville Realty Partners</i></p>	Detached	3/2	1,506 sq ft	10,018	1979	11/19/2018	\$175,000	\$116
 <p>3 RECENTLY SOLD • Sold Date: 11/15/2018, MLS Listing 419307: 10/10/2018 MLS ID: 419307</p> <p>5305 NW 30th Ln</p> <p>Special steal of a deal! This home has been remodeled with the highest quality features, and now You can reap the benefits! Kitchen remodeled with tall antique distressed white cabinets and quartz counter tops. Floors are a beautiful, durable high-end wood laminate, and look brand new!, Bathrooms have been updated. French doors from the kitchen lead to an amazing porch with travertine tile flooring, 20' x 34', perfect for entertaining, or for quiet nights with your honey. The hot tub is included with your purchase! The entire backyard is privacy fenced. This oversized lot backs up to Buchholz HS practice area/field- very private. Just enough trees to keep things shady, but lots of grass for the kids to play in, this backyard is made for family fun!</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>	Detached	3/2	1,465 sq ft	13,068	1997	11/15/2018	\$220,000	\$150

Recently Sold: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>4 RECENTLY SOLD • Sold Date: 11/19/2018, MLS Listing 419204: 10/8/2018 MLS ID: 419204</p> <p>1766 NW 34th St</p> <p>Townhouse 3/2 1,878 sq ft – 2006 11/19/2018 \$255,000 \$136</p> <p>Luxury and Location! This spacious townhome offers 3 bedrooms and 2.5 baths with soaring 22 ft. ceiling in great room. Many upgrades including granite counters, crown molding, lighting, SS appliances, wood cabinetry, and rare to find 2-car garage. First floor master suite with 11 ft. ceiling, 8 ft. doors, and large closets. Attached bath with walk-in shower, high top dual sink vanity and toilet room. Large kitchen with ample counter space, breakfast nook area, and inside laundry with utility sink. Screened patio overlooking nature filled green space. Upper level with bamboo floors throughout, 2 bedrooms, full bath, and a loft perfect for your study or media area. In addition, a hidden room for extra storage. Premium location near UF, Shands, NFRMC, restaurants, and shopping. Enjoy maintenance free living. Perfect for lock & leave lifestyle.</p> <p><i>Courtesy of RE/MAX Professionals</i></p>								
 <p>5 RECENTLY SOLD • Sold Date: 11/16/2018, MLS Listing 417435: 7/30/2018 MLS ID: 417435</p> <p>2332 SE 43rd Ter</p> <p>Detached 4/2 1,164 sq ft 18,730 1970 11/16/2018 \$125,000 \$107</p> <p>Ever wanted to be a neighbor to Paynes Prairie? Enjoy the nature and beautiful scenery in your backyard from an enclosed porch on this recently updated and remodeled home that is bordered on two sides by wildlife land. New paint and fixtures throughout. Large master with new flooring, four total bedrooms, updated kitchen with brand new oven and microwave and a stainless refrigerator. Need to see to appreciate. Enjoy the peace and quiet of living away from the hustle and bustle while still being very close to schools and the heart of downtown Gainesville.</p> <p><i>Courtesy of Pepine Realty</i></p>								
 <p>6 RECENTLY SOLD • Sold Date: 11/16/2018, MLS Listing 418821: 9/24/2018 MLS ID: 418821</p> <p>415 NW 50th Blvd</p> <p>Townhouse 3/2 1,561 sq ft – 1990 11/16/2018 \$175,000 \$112</p> <p>Under contract but back up offers accepted! Location Location Location!!! This townhome is close to everything. It is a 3 bedroom 2.5 bath home with a one car garage in the heart of Gainesville. It has brand new carpet and luxury vinyl tile. The whole home has been painted and it is MOVE in ready! There is a fantastic back screened in porch to enjoy the peace afternoons. The master is downstairs with a large walk in closet and a master with a stand up shower. The two other guest rooms are upstairs and at opposite ends of the home in case there is a room mate situation. There is a large closet upstairs that could easily be converted to a great little office space. This home offers a one car garage that is a gem in Gainesville. Not many townhomes have a garage. The kitchen it a comfortable size with a bar for lots of counter space to entertain. You will not be disappointed in this unit. check it out today!</p> <p><i>Courtesy of TY Realty of North Florida</i></p>								
 <p>7 RECENTLY SOLD • Sold Date: 11/16/2018, MLS Listing 418403: 9/5/2018 MLS ID: 418403</p> <p>3515 NW 51st Ave</p> <p>Detached 4/2 1,534 sq ft 13,068 1971 11/16/2018 \$180,000 \$117</p> <p>Beautiful 4 bedroom/2 bathroom concrete block home with huge fenced, in private backyard in the desirable NW neighborhood of Northwood! This home has been well cared for and as been upgraded in many areas including newer roof, new HVAC system, fresh interior paint, new flooring, renovated kitchen and master bathroom, newer blown in insulation to dramatically reduce utility bills and lovely landscaping for amazing curb appeal. This home also has a separate dining room or office area, as well as a family and living room to maximize the space in the home. Granite tile countertop with updated s/s appliances and large pantry make this a wonderful kitchen setting to cook in. Home also has a 2 car garage and is situated on a peaceful street tucked back in the neighborhood. Don't miss out on this rare find. Welcome home to Northwood!</p> <p><i>Courtesy of Pepine Realty</i></p>								
 <p>8 RECENTLY SOLD • Sold Date: 11/16/2018, MLS Listing 419379: 10/15/2018 MLS ID: 419379</p> <p>910 SW 79th Ter</p> <p>Detached 3/2 1,566 sq ft 8,276 1988 11/16/2018 \$235,000 \$150</p> <p>This newly renovated Pool Home with 3 bedrooms plus a study, located on cul-de-sac is waiting for you. This open floorplan home shines with new luxury vinyl plank flooring throughout. Enjoy the totally renovated kitchen with s/s appliances, featuring vaulted ceiling, wood burning fireplace and beautiful views of the resort style in-ground pool with spacious backyard. Granite countertops in kitchen, bathrooms and laundry room. The master bathroom includes a beautifully tiled walk-in shower with plenty of storage in the walk-in closet with upgraded shelving. Other updates include new AC (2015), gas water heater and completely re-painted interior and exterior. No HOA fees, centrally located close to UF, North Florida Regional Medical Center, shopping and entertainment.</p> <p><i>Courtesy of Pepine Realty</i></p>								

Recently Sold: 10 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 RECENTLY SOLD	<i>Sold Date: 11/15/2018, MLS Listing 418133: 8/25/2018 MLS ID: 418133</i>						
1831 SW 80th Dr	Detached	3/2	2,049 sq ft	18,295	1975	11/15/2018	\$230,000	\$112
<p>Space! Layout! Storage! Entertainment! Tranquil 3 bedroom 2 bath + study/4th bedroom home in PRIME location. This home has several special touches you MUST see. Large rooms, Florida sun-room for entertaining (pass through window to kitchen), huge walk in pantry, his and her walk in master closets, updated bathrooms, wood burning fireplace and more. Large lot with an above ground pool and wood deck PLUS a beautiful enclosed screen porch to relax. HOME WARRANTY INCLUDED!! Just off of Tower Road with easy access to UF, medical facilities, top rated schools, and some of Gainesville's prime shopping. Don't miss this one!</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
	 RECENTLY SOLD	<i>Sold Date: 11/1/2018, MLS Listing 417390: 7/28/2018 MLS ID: 417390</i>						
4612 SW 85th Dr	Detached	2/2	1,196 sq ft	14,374	1989	11/1/2018	\$182,000	\$152
<p>Stunning 2 BR/2 Bath home with amazing curb appeal nestled in the back of a cul-de-sac in the highly sought after Founders Hill section of Haile Plantation! This home has been well cared for and updated and is move in ready. Recent upgrades include freshly painted exterior and interior, new tile flooring in main areas and new 100% Karastan New Zealand wool carpeting in the bedrooms, brand new stainless steel kitchen appliances, newer water heater, complete landscape makeover w/exterior lighting and brand new backyard deck area! Large master bedroom suite with double walk in closets and spa like master bathroom, separate dining area that overlooks serene backyard landscape, spacious living room w/voluminous ceilings featuring a real wood burning fireplace and French Doors that open to a private screen in lanai. You will love the low association fees and peaceful landscape of this serene Haile Plantation neighborhood. Don't miss out on this gem of a home. Welcome home to Founder's Hill!</p> <p><i>Courtesy of Pepine Realty</i></p>								







New For Lease: 10

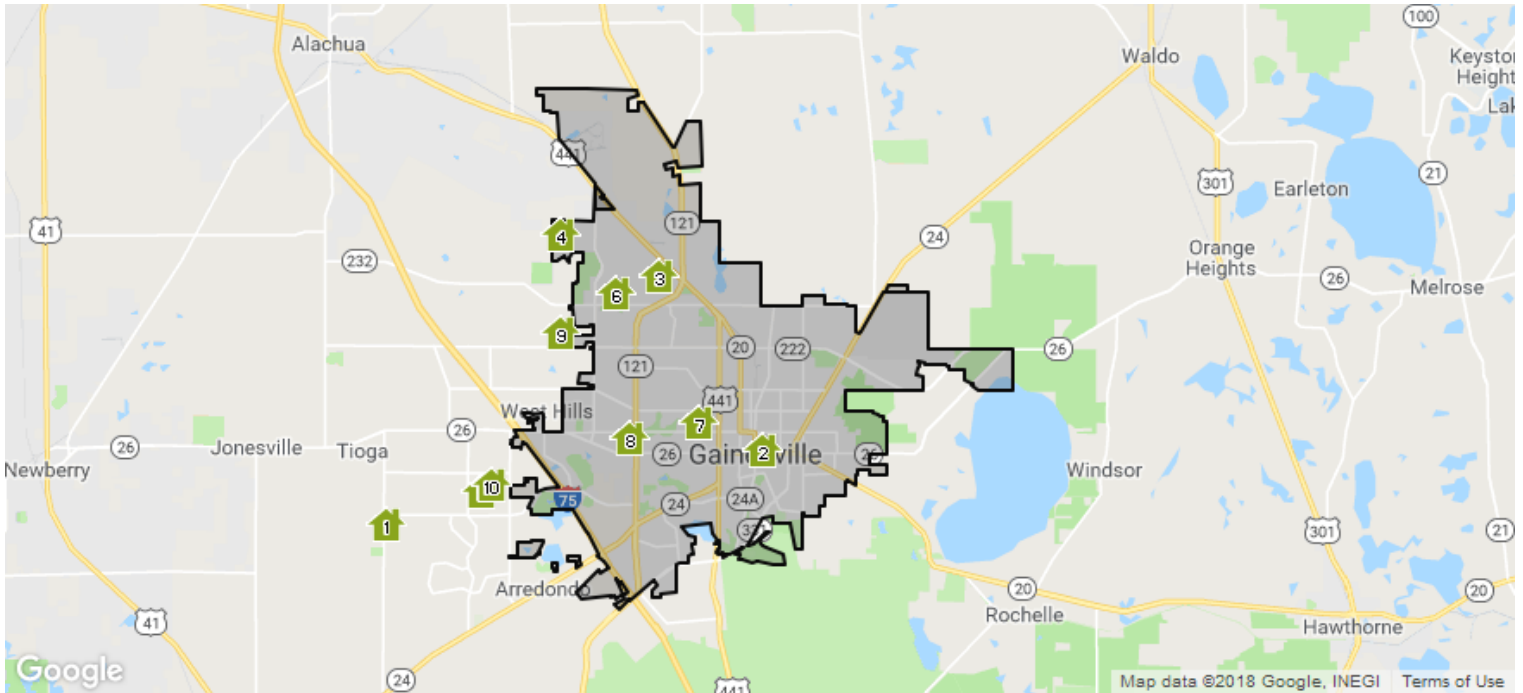
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
 <p>1 FOR LEASE • New, Active: 11/20/2018 <i>MLS ID: 420245</i></p> <p>313 NW 34th Ter</p> <p>Single Family 3/3 1,340 sq ft 10,454 1956 11/20/2018 \$1,500 \$1</p> <p>*Available January 2019* Centrally located 3Bed/2Bath home in Woodland Terrace - walking distance to schools and shopping! This vintage home has been updated including tile wood floors through out, fully updated kitchen, updated bathrooms and painted. Tiled bonus room with own bathroom and entrance could be 4th bedroom. Outdoor deck overlooks private, fenced yard. Pets welcome! Students Welcome!</p> <p><i>Courtesy of Golden Rule Real Estate and Property Management</i></p>								
 <p>2 FOR LEASE • Active: 10/30/2018 <i>MLS ID: 419767</i></p> <p>2631 NW 48th Pl</p> <p>Single Family 2/2 1,251 sq ft 8,712 1981 10/30/2018 \$1,100 \$1</p> <p>Centrally located 2 bedrooms, 2 bath single family home in Springtree! Home has been newly renovated with new laminate wood flooring in living room and hallway, fresh paint throughout, new counter tops in kitchen along with a glass tile back splash. New flooring in laundry and both bathrooms with updated fixtures, screened in back porch and a 1 car carport. Watson does not manage this property this is a Tenant Placement Only. Est. Sq. Ft. 1251.</p> <p><i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>								
 <p>3 FOR LEASE • New, Active: 11/20/2018 <i>MLS ID: 420248</i></p> <p>8953 SW 74th Ave</p> <p>Single Family 4/3 2,163 sq ft 6,534 2008 11/20/2018 \$2,395 \$1</p> <p>4B/3B + upstairs bonus room in popular Willow Oaks Plantation. Approx. 2163 sq ft built in 2008. Home features a 3-way split plan, hardwood flooring, crown molding, upgraded kitchen with black appliances including refrigerator, dishwasher, oven range, and disposal, spacious screened lanai, two-car garage and irrigation system. Washer /dryer (not warranted). Clay Electric. Walk to pool and pavilion. Conveniently located off Archer Road and near Celebration Point, Butler Plaza, UF, Shands, VA and I-75. Upon approval, any decision not to execute the lease will result in a forfeiture of the \$250 holding Fee which is equal to one month's rent plus the forfeiture of the Administration Fee of \$250</p> <p><i>Courtesy of Bosshardt Property Management</i></p>								

New For Lease: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.	
	PENDING LEASE • Pending: 10/28/2018 <i>MLS ID: 419706</i>	Single Family	2/2	1,328 sq ft	–	2007	10/28/2018	\$1,375	\$1
<p>Beautiful 2 bedroom townhome located in the Sorrento community. Living/dining room combination area. Attached rear entry 2 car garage. Gorgeous kitchen with wood cabinets, breakfast bar, and stainless steel appliances. French doors in living area lead to a private patio space. Community includes a pool, fitness center, tennis courts, and playground. Washer and dryer included. Lawn maintenance included with rent. 1 dog welcome with additional \$250 deposit.</p> <p><i>Listing Courtesy of Allison Ables Real Estate & Property Management</i></p>									
	PENDING LEASE • Pending: 10/26/2018 <i>MLS ID: 419687</i>	Single Family	3/2	1,406 sq ft	11,761	1978	10/26/2018	\$1,400	\$1
<p>This 3 bedroom 2 bath home, located in Black Oaks, is proximal to Buchholz High School and The Boys Club. It single family home nestled in a cul-de-sac features a Sunroom, fireplace, tile floors, a large newly remolded kitchen, washer and dryer, wood deck, fenced in yard, and a pool.</p> <p><i>Listing Courtesy of Rabell Realty Group LLC</i></p>									
	FOR LEASE • New, Active: 11/19/2018 <i>MLS ID: 420226</i>	Duplex	3/3	1,874 sq ft	22,968	2018	11/19/2018	\$1,600	\$1
<p>New construction, great quality 3B/3.5B + 1 car garage with approx. 1874 sq ft. Kitchen will have white shaker style cabinetry with granite counter tops and stainless steel appliances. Vinyl wood plank throughout entire unit. Separate laundry with full size washer and dryer. Ceiling fans throughout, large closets, and full bathrooms all have shower/tub combos. Welcome yourself home to luxury living with simple convenience to Archer Road, Butler Plaza, and much more. Upon approval, any decision not to execute the lease will result in a forfeiture of the holding Fee which is equal to one month's rent plus the forfeiture of the Administration Fee of \$250.00</p> <p><i>Courtesy of Bosshardt Property Management</i></p>									
	PENDING LEASE • Contingent: 11/1/2018 <i>MLS ID: 419825</i>	Single Family	4/2	1,982 sq ft	12,197	1962	11/1/2018	\$1,595	\$1
<p>4/2 (Madison Park) Nice home in quiet neighborhood close to schools shopping and parks. Front porch opens into big living room with laminate wood floors and large picture window for lots of natural light. Step down into family room (space not heated or cooled) that has laminate wood floors, built in desk space, and 5 sets of sliding glass doors that lead to nice fenced backyard with patio area. Utility room with washer dryer connections off hall. Bedrooms have tiled floors. Spacious kitchen with ceramic tile counter tops and plenty of counter and cabinet space. Dining room off kitchen. One car carport with storage room. Est. heated and cooled sq. ft. 1982. Total 2390 1 small pet only. **City of Gainesville limits occupancy to three UNRELATED individuals in the property. If there are more than three occupants applying, occupants will be required to sign a notarized affidavit**</p> <p><i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>									
	FOR LEASE • New, Active: 11/16/2018 <i>MLS ID: 420203</i>	Condo	2/2	1,102 sq ft	–	1989	11/16/2018	\$1,300	\$1
<p>Welcome Home! This beautiful 2 bedroom and 2 bathroom home is centrally located in Mill Pond. This charming end unit is 1102 square foot plus has a split floor plan. Ceramic tile and wood laminate throughout home. Freshly painted. Master bedroom features a walk in closet and shower/tub combo in bathroom. Kitchen has granite counters, lots of cabinet and counter space. Spacious great room that goes out onto glassed porch, which overlooks common area. 1 car garage with automatic garage door opener. Convenient to the University of Florida, Santa Fe, North Florida Regional, shopping, the mall and I-75. Enjoy all the amenities Mill Pond has to offer. tennis, swimming, walking spaces and club house. Available for immediate occupancy.</p> <p><i>Courtesy of Freeman Realty Inc</i></p>									

New For Lease: 10 (cont.)







	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
	 FOR LEASE	<i>* Active: 10/26/2018 MLS ID: 419696</i>						
4718 NW 77th Rd	Single Family	3/2	1,380 sq ft	–	2011	10/26/2018	\$1,400	\$1
<p>Great 3 bed, 2 bath home in The Gardens at Blues Creek. Luxury master bath with double sinks, jetted tub, and huge closet. Tile and wood flooring throughout the home (no carpet!). Screened back porch. 2-car garage. Washer & dryer included as-is. Maintenance free exterior including lawn care. Community pool, tennis, and clubhouse. Available December 1, 2018.</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
	 FOR LEASE	<i>* New, Active: 11/14/2018 MLS ID: 420134</i>						
821 SW 50th Way	Single Family	3/2	1,683 sq ft	–	1985	11/14/2018	\$1,200	\$1
<p>Beautiful unit towards the back of Vintage View. Two story 3BD 2.5BA with master downstairs. Spacious and open, high ceilings and skylights allow lots of natural light. Community offers pool, tennis court & club house. Non smokers.</p> <p><i>Courtesy of Stewart Realty & Management LLC</i></p>								







Recently Leased: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
 <p>1 RECENTLY LEASED • Leased Date: 11/16/2018, MLS Listing 420057: 11/12/2018 MLS ID: 420057</p> <p>12037 SW 28th Ave</p> <p>Single Family 3/2 1,681 sq ft – 2018 11/16/2018 \$2,300 \$1</p> <p>3/2 (Oakmont) Beautiful brand-new home never lived in located in a desirable neighborhood with resort style amenities. Tommy Williams Green home, solar panel home has no electricity bill until October 2019. Close to Shopping, Restaurants, Schools, I-75 and Parks. Home sits next to greenspace. Beautiful front landscaped yard with paver walkway that leads to covered front porch. Lead glass and wood front door leading inside home opens up to a dining room with large tile floors high ceilings throughout, crown molding, and upgraded light fixtures throughout. The split floor plan has two bedrooms in the front of the house with carpet in both rooms. The guest bathroom sits between the two bedrooms with granite vanity, tiled tub/shower combination, upgraded plumbing and light fixtures and custom framed mirror. The kitchen has custom cabinets with granite counter tops and breakfast bar, upgraded stainless steel & black appliances and beautiful recessed oversized skylight that offers lots of natural sunlight. Large living room with lighted coffin style ceiling. Back door leads to screened in porch with paved patio. Master bedroom off Livingroom has ceramic tiled floors</p> <p><i>Courtesy of Secure Investments Realty & Management</i></p>								
 <p>2 RECENTLY LEASED • Leased Date: 11/19/2018, MLS Listing 418441: 9/6/2018 MLS ID: 418441</p> <p>319 NE 2nd Ave</p> <p>Condo 3/2 2,260 sq ft – 2005 11/19/2018 \$2,070 \$1</p> <p>3/2.5 (Regents Park at the Duck Pond) Beautiful classical architectural designed codon in Gainesville's Historic Duck Pond District. Exterior is brick with stucco. Ten foot ceilings, imported ceramic tile floor in foyer, kitchen, laundry and baths, plush carpet in bedrooms. Wood flooring in living room and dining area. Kitchen and baths have European style cabinets and Zodiac Quartz counter tops. The kitchen has an eating space, lots of counter/ cabinet space, white appliances and serving bar. Separate dining space. Doors off dining room leads to balcony. Beautiful terrace and a breakfast bar in kitchen. Arched entry ways into dining and living room. Living room has a gas fireplace. Master bath has Jacuzzi tub, his & her sinks and separate shower. Half bathroom downstairs and another full guest bathroom upstairs with tub/ shower combo. Laundry room with washer and dryer. Guest bedroom has French doors that open onto balcony. Large master bedroom with mirrored closet doors. One car garage. Approximately 2260 heated/ cooled sq. ft. No more than 2 pets, maximum weight 45lbs. PLEASE NOTE (9-6-2018 marketing) - THIS PROPERTY IS AVAILABLE WITH A 2 week notice to current tenants plus 5 business days for turnover preparation for new</p> <p><i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>								

Recently Leased: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
	* Leased Date: 11/15/2018, MLS Listing 419566: 10/22/2018 MLS ID: 419566 2720 NW 63rd PI Single Family 3/2 1,890 sq ft 1981 11/15/2018 \$1,400 \$1 3BR/2BA Northwood Home, Available now, vaulted ceilings, ceramic tile and carpet flooring, open living room/dining room, large fenced backyard, two small tool sheds, back porch, patio off master suite, walk in closets, Convenient to biotech companies in Alachua, Super Walmart, Northside Park, Senior Center, YMCA, and NW shopping and dining <i>Courtesy of Gore-Rabell Real Estate Inc</i>							
	* Leased Date: 11/14/2018, MLS Listing 417802: 8/14/2018 MLS ID: 417802 5527 NW 80th Ave Single Family 4/3 2,982 sq ft 1998 11/14/2018 \$2,400 \$1 Move in ready home in the Blues Creek subdivision! This 4 bedroom, 3 bath, one story home has a large great living room with built-in entertainment center, new wood floors and a fire place, a formal dining room and a den/study. Fenced backyard with a built in deck and French door access from the living and dinette rooms. Granite countertops in kitchen. Master suite has wood floors in bedroom, a walk in shower, a jetted tub and walk in and closets. Enjoy the community pool and tennis courts. Close to Talbot elementary, Publix and restaurants. Home also listed for sale. <i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i>							
	* Leased Date: 11/8/2018, MLS Listing 419422: 10/16/2018 MLS ID: 419422 1547 SW 85th Ter Single Family 3/2 2,288 sq ft 2005 11/8/2018 \$2,300 \$1 Relax in comfort in this beautiful 3BR home with study. Wood floors in the foyer, kitchen and nook, high ceilings, crown molding and luxury bath. Additional highlights include an extended screened lanai, gas fireplace and modern stainless appliances. The community features a large pool, playground community pavilion, A rated schools and is an easy commute from Shands, UF and within biking distance of Haile Market Square Publix. <i>Courtesy of Bosshardt Realty Services LLC</i>							
	* Leased Date: 11/13/2018, MLS Listing 417769: 8/13/2018 MLS ID: 417769 3758 NW 56th Ln Condo 2/1 1,244 sq ft 1987 11/13/2018 \$1,125 \$1 (Mile Run) Very spacious 2/1.5 in Mile Run. Great schools! Located within walking distance to Publix, Piesano's and great little shops! This unit has tile downstairs and carpet in the bedrooms upstairs. Wood burning fireplace in the large living room and screened in back porch make it great for entertaining. Close to recreational area and pool! Est. Sq. Ft. 1244. No Pets. <i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i>							
	* Leased Date: 11/9/2018, MLS Listing 417282: 7/24/2018 MLS ID: 417282 1852 NW 10th Ave Single Family 3/2 2,563 sq ft 1952 11/9/2018 \$1,995 \$1 3B/2B home + Office with approx. 2563 sq ft built in 1952 but recently upgraded in 2018. This home features fully remodeled bathrooms, new blinds in south facing picture windows, a wet bar with pass through window, living room, great room, breakfast nook, dining room, and additional storage in the enclosed 1 car garage. Master bedroom has walk in closet, ceiling fan, french doors leading to backyard patio area, and private tastefully upgraded bathroom. 2 guest rooms with carpet, also with ceiling fans share the recently upgraded guest bathroom. Office/Den features original parquet flooring and floor to ceiling wood panel built ins. Lawn care included in the rent. Upon approval, any decision not to execute the lease will result in a forfeiture of the Ac Holding Fee which is equal to one month's rent plus the forfeiture of the Administration Fee of \$250.00 <i>Courtesy of Bosshardt Property Management</i>							
	* Leased Date: 11/12/2018, MLS Listing 419522: 10/19/2018 MLS ID: 419522 620 NW 35th St Single Family 4/2 1,595 sq ft 1957 11/12/2018 \$1,375 \$1 Beautiful 4 bedroom, 2 bath home with modern touches throughout. Fantastic location minutes from UF campus, shopping, and restaurants. Large fenced in backyard perfect. Great space in the front yard perfect for patio set or for a kid's play area privacy fencing to seclude the area a bit. Screened in porch. Energy-star appliances including W/D. Stainless steel appliances, gas stove, gas water heater and central heat. 2 medium pets welcome with pet deposit. Graduate students welcome. <i>Courtesy of Allison Ables Real Estate & Property Management</i>							

Recently Leased: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.	
	 Leased Date: 11/10/2018, MLS Listing 419749: 10/30/2018 MLS ID: 419749	Single Family	4/3	2,481 sq ft	19,602	1992	11/10/2018	\$2,500	\$1
<p>4230 NW 55th Way</p> <p>4B/3B + Office, Pool home in Huntington. Approx. 2481 sq ft built in 1992 with many custom upgrades throughout. Appliances include the stainless steel large side by side refrigerator, dishwasher, oven range, and disposal. Kitchen features two tiered counter top perfect for additional seating, more than enough cabinetry along with additional pantry nook for storage, and eat in breakfast area overlooking the pool view. Formal dining opens into living room which features built in shelving, a fire place, and beautiful pool side views through the large windows. Home includes ceiling fans, custom light fixtures, wood flooring and tile throughout, custom wood beams, separate laundry room, and a 2 car garage. Additional home improvements include newer windows, roof, hvac, and more. Pool care and lawn care included. Upon approval, any decision not to execute the lease will result in a forfeiture of the \textasciitimes Holding Fee\textasciitimes which is equal to one month's rent plus the forfeiture of the Administration Fee of \$250</p> <p><i>Courtesy of Bosshardt Property Management</i></p>									
	 Leased Date: 11/19/2018, MLS Listing 417295: 7/25/2018 MLS ID: 417295	Single Family	4/2	1,502 sq ft	-	1977	11/19/2018	\$1,500	\$1
<p>8203 SW 12th Pl</p> <p>Completely remodeled 3 bedroom 2 bath home with a 4th bedroom/bonus room. All new vinyl windows complete with new blinds! Home has high end laminate flooring in all main living areas and brand new carpet in the bedrooms. Kitchen has all new cabinets with granite counter tops and stainless steel appliances. all bathrooms feature new vanities and tops. Back yard is fenced in and patio is completely screened for year round enjoyment. This home is steps to Oak Hall, minutes to Celebration Pointe, Butler, and the Oaks Mall. New electrical panel being installed July/August 2018.</p> <p><i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>									

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