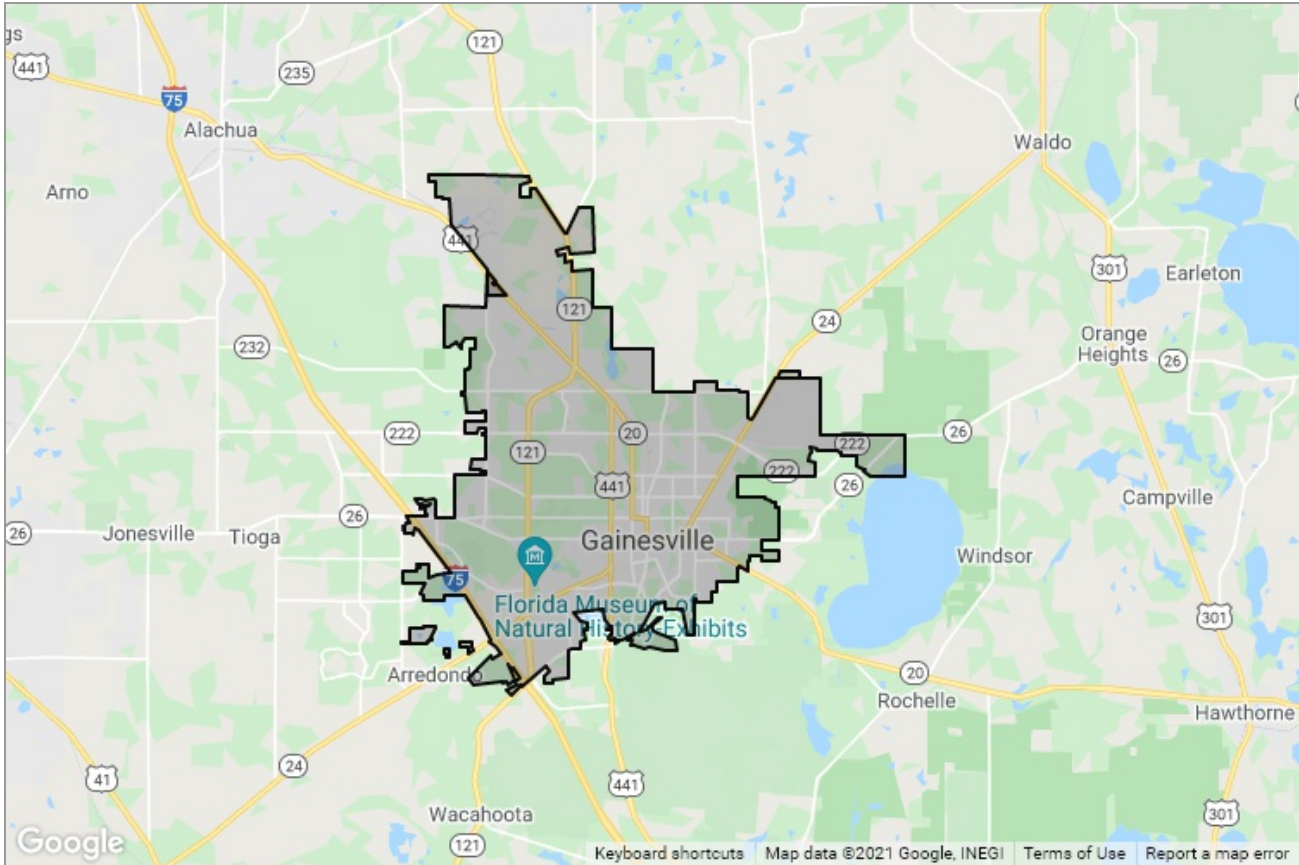


MARKET ACTIVITY REPORT

# Gainesville, Florida



Presented by

**Tanya Chappell** | REALTOR<sup>®</sup> | CPM

Florida Real Estate License: BK560030



Work: (352) 478-8029 | Mobile: (352) 745-1108

Main: [Tanya@secureinvestmentsrealty.com](mailto:Tanya@secureinvestmentsrealty.com)

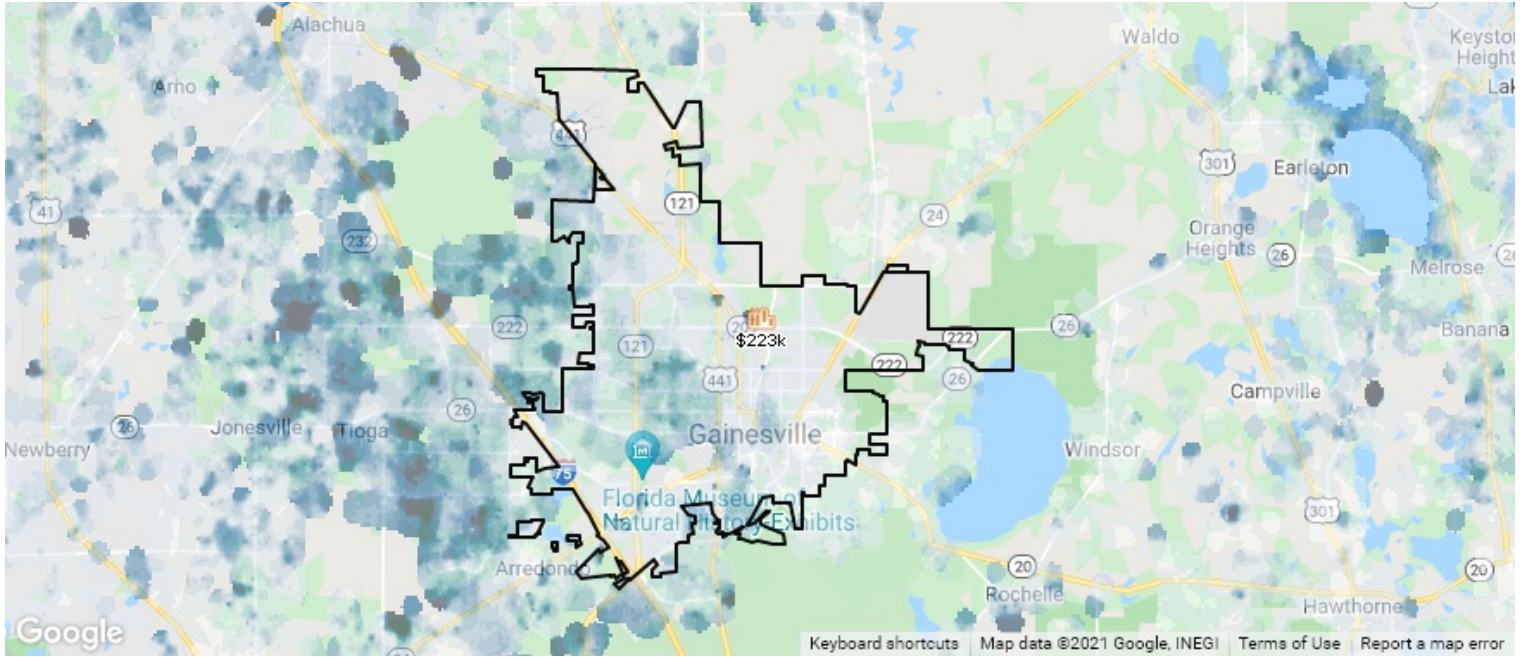
Office: [www.secureinvestmentsrealty.com](http://www.secureinvestmentsrealty.com)

**Secure Investments Realty & Management**

3520 NW 43rd Street  
Gainesville, FL 32606

# Gainesville, Florida

## Market Snapshot: Estimated Home Values



Legend: <math>< \\$100k</math> \$450k \$20m

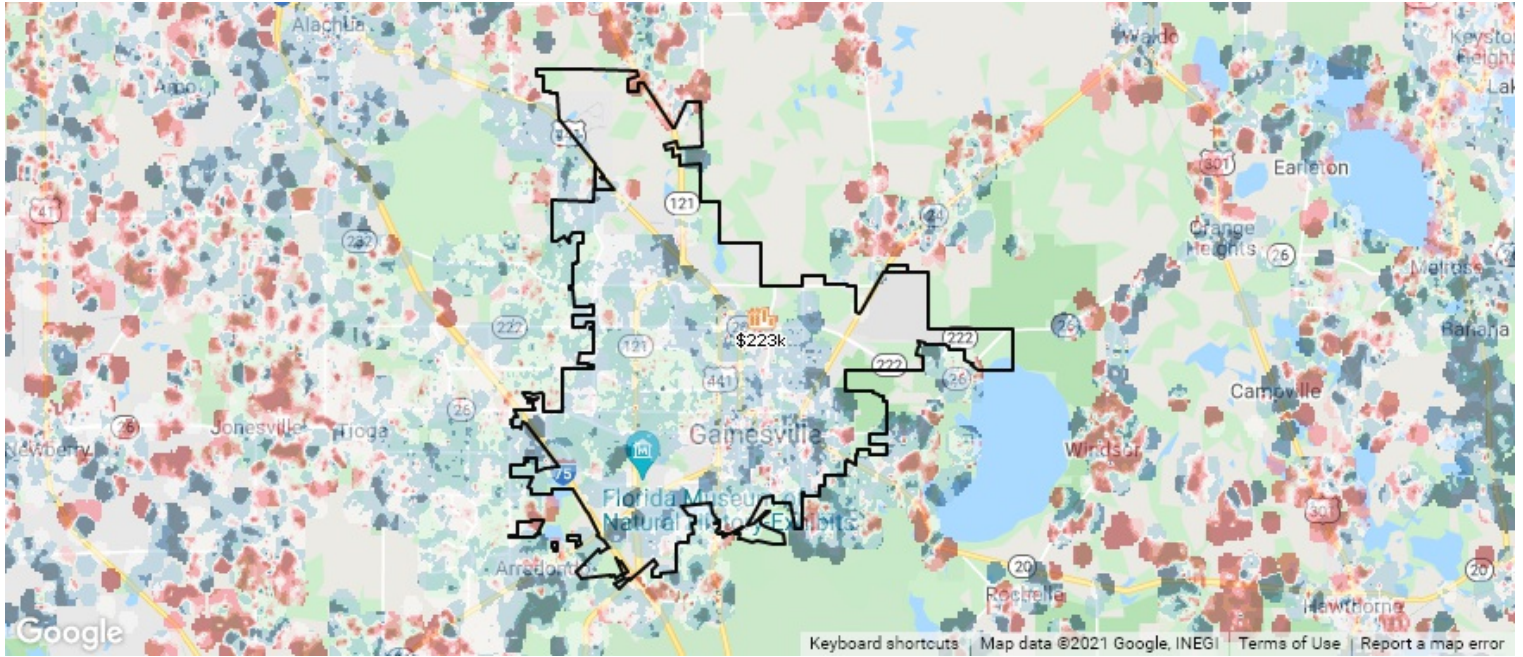
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$223K</b></p> <p>Updated: 10/31/2021</p>	<p>Change Over Last Month</p> <p><b>↓ 11.06%</b></p>	<p>Change Over Last Quarter</p> <p><b>↓ 11.06%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↓ 0.7%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 5.27%</b></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



-15%      2.5%      +20%

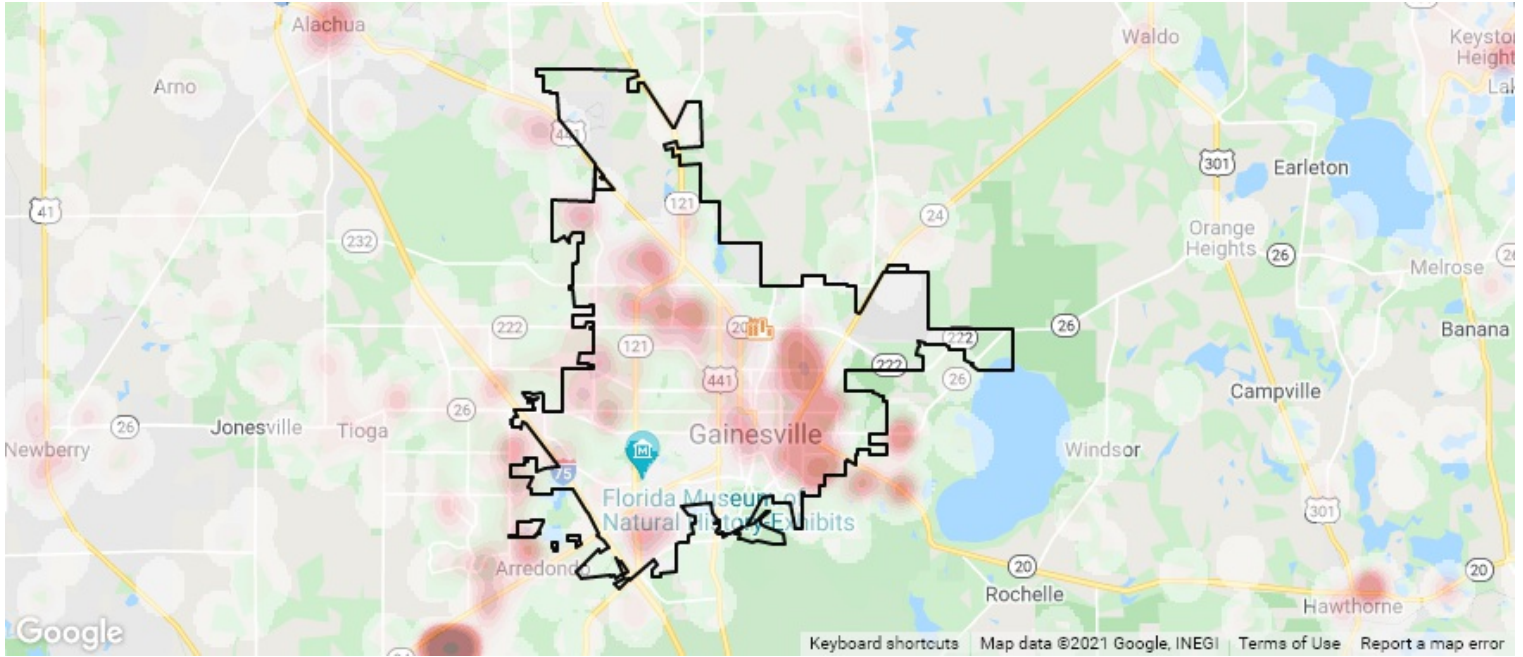
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$223K</b></p> <p>Updated: 10/31/2021</p>	<p>Change Over Last 12 Months</p> <p><b>↓ 0.7%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 5.27%</b></p>	<p>Change Over Last 36 Months</p> <p><b>↑ 12.41%</b></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: Concentration of Distressed Properties



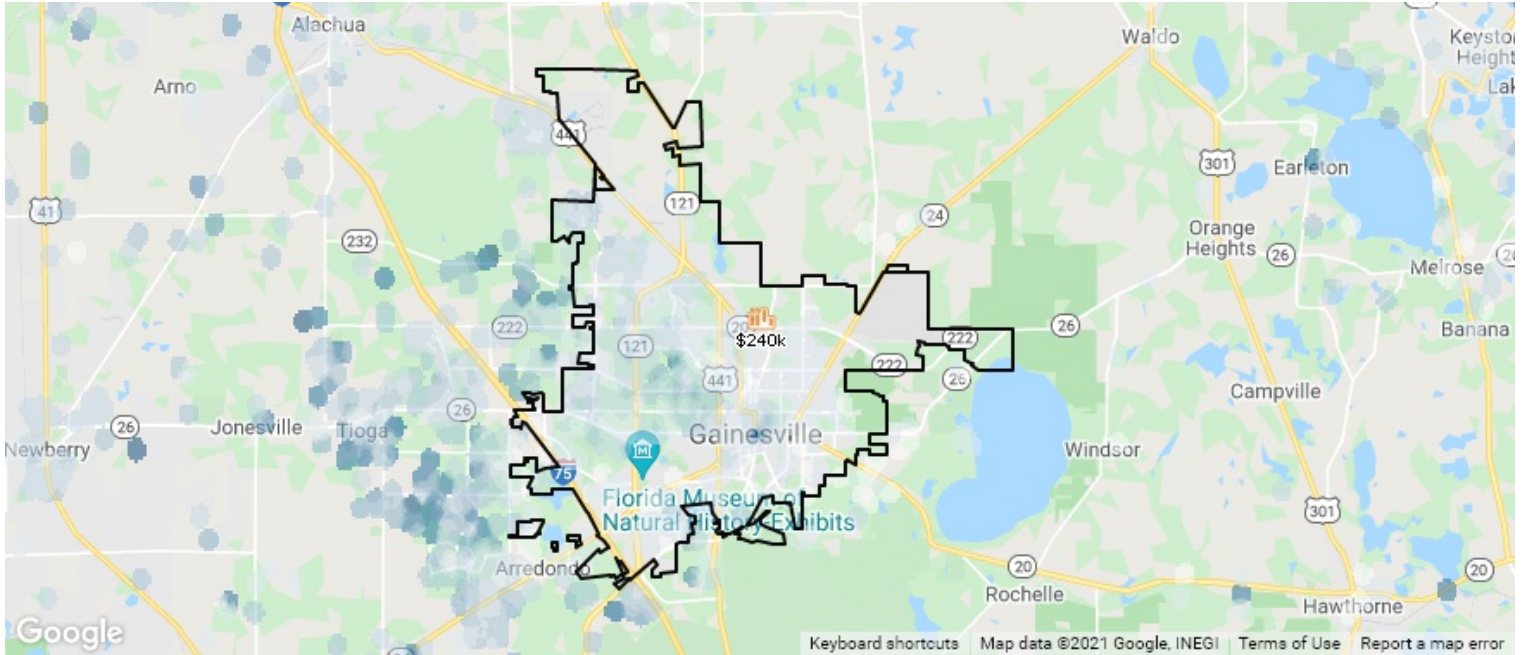
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Total # of Distressed Properties</b></p> <p><b>111</b></p> <p>Updated: 11/24/2021</p>	<p><b># of Pre-Foreclosures</b></p> <p><b>33</b></p>	<p><b># of Foreclosures</b></p> <p><b>24</b></p>	<p><b># of Foreclosed</b></p> <p><b>54</b></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 11/24/2021.

# Gainesville, Florida

## Market Snapshot: Sales Price



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

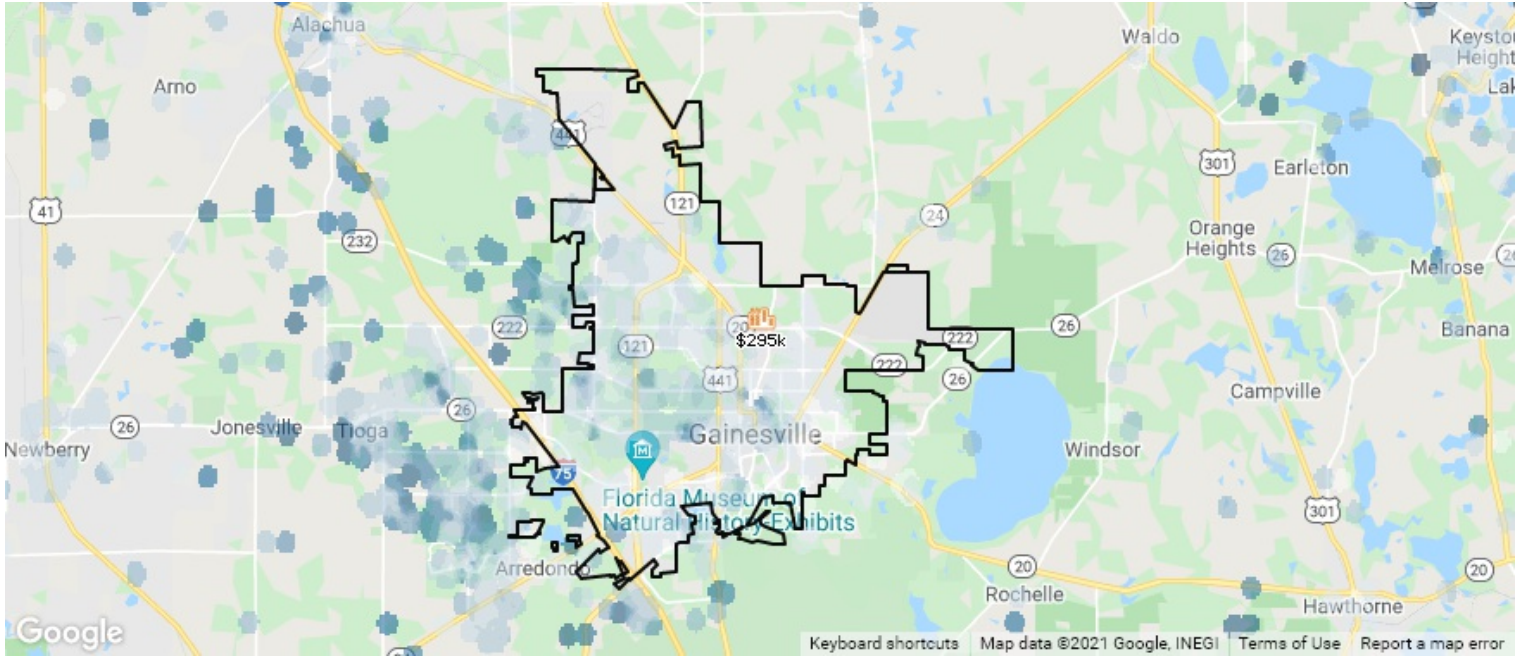
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Median Sales Price</b></p> <p><b>\$240K</b></p> <p>Updated: 10/31/2021</p>	<p>Change Over Last Month</p> <p><span style="color: red; font-size: 2em;">↓</span> <b>28.83%</b></p>	<p>Change Over Last Quarter</p> <p><span style="color: red; font-size: 2em;">↓</span> <b>28.83%</b></p>	<p>Change Over Last 12 Months</p> <p><span style="color: blue; font-size: 2em;">↑</span> <b>19.75%</b></p>	<p>Change Over Last 24 Months</p> <p><span style="color: blue; font-size: 2em;">↑</span> <b>35.31%</b></p>
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About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

# Gainesville, Florida

## Market Snapshot: List Price



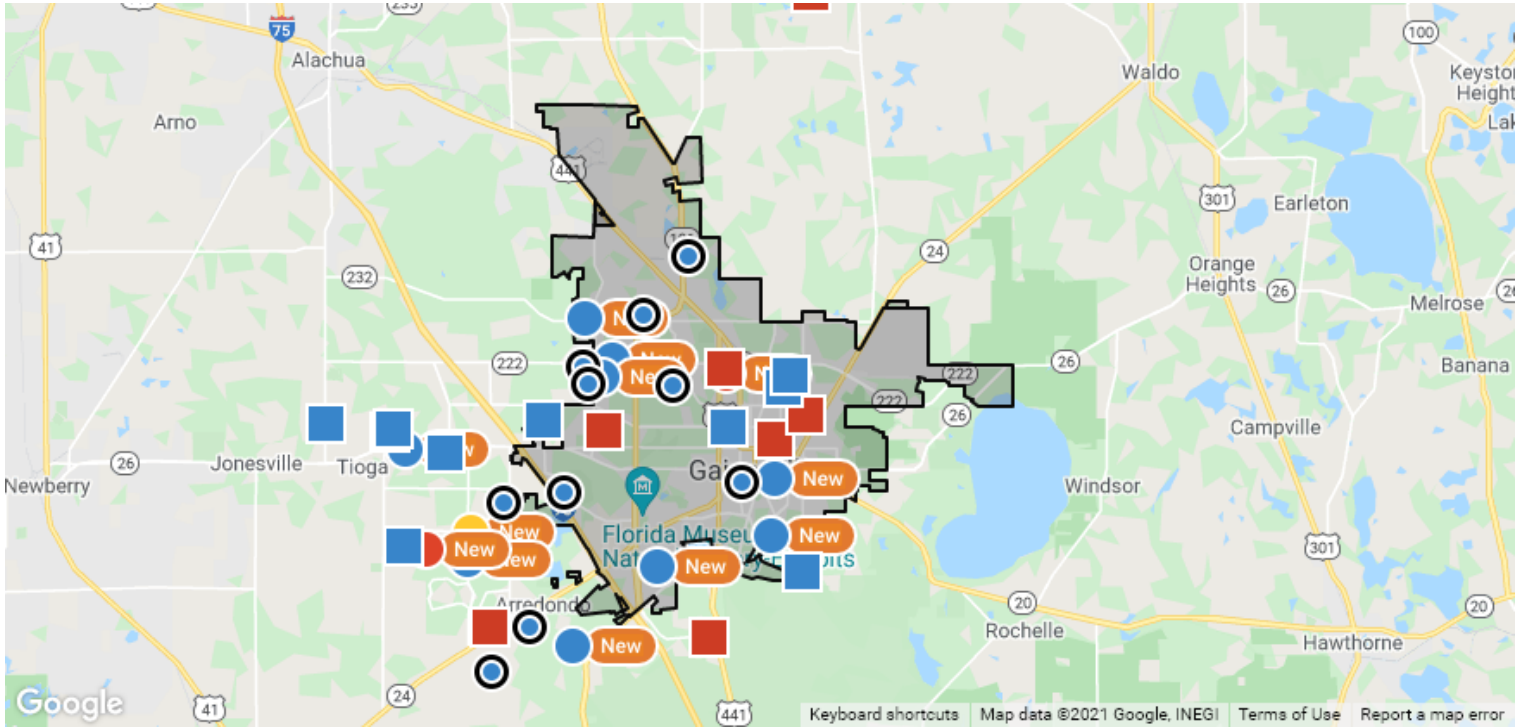
Legend for map layer: <\$100k, \$500k, >\$5m

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><b>Median List Price</b></p> <p><b>\$295K</b></p> <p>Updated: 10/31/2021</p>	<p>Change Over Last Month</p> <p>↑ <b>1.66%</b></p>	<p>Change Over Last Quarter</p> <p>↑ <b>1.66%</b></p>	<p>Change Over Last 12 Months</p> <p>↓ <b>6.82%</b></p>	<p>Change Over Last 24 Months</p> <p>↑ <b>34.62%</b></p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

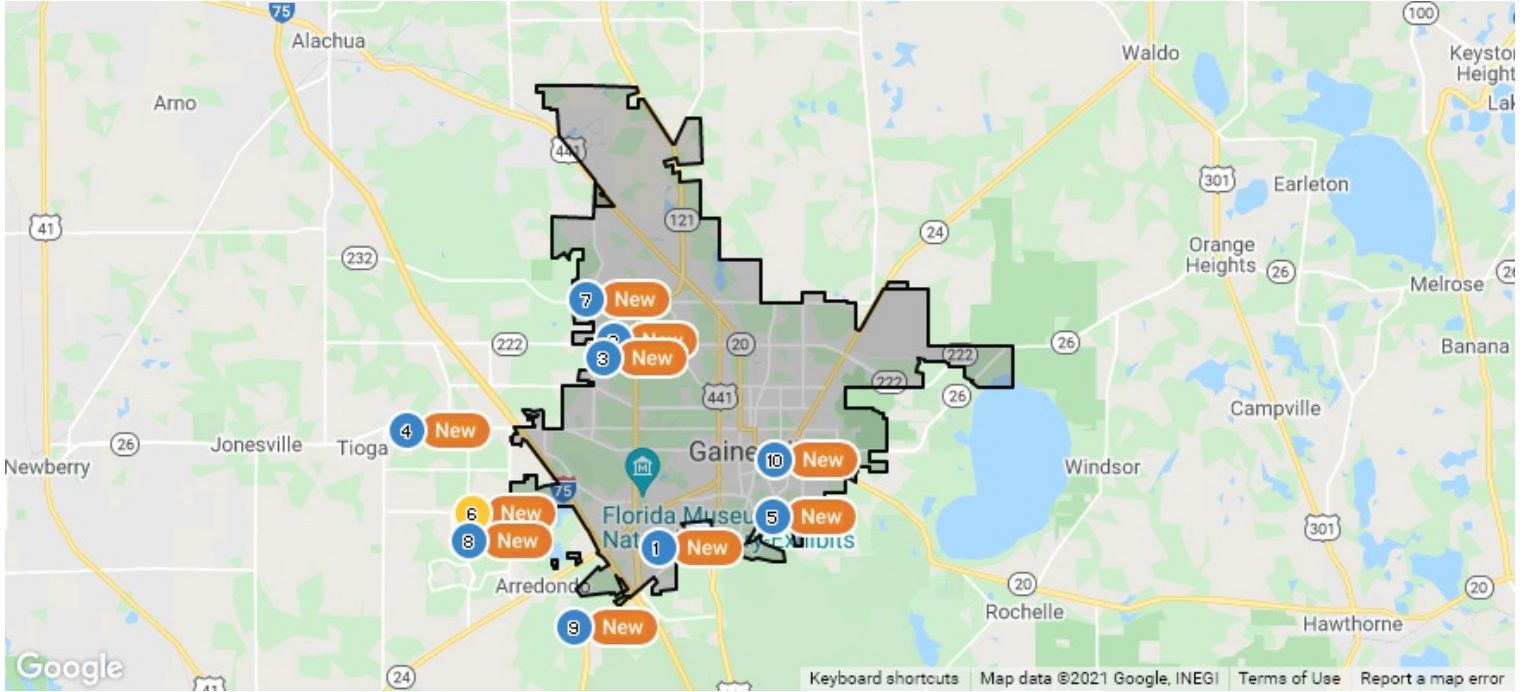
# Market Activity Summary Stats



**Search Criteria** | **Location:** Gainesville, Florida; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max acres; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending	 Closed	 Distressed
<b>Number of Properties</b>	10	10	10	10
<b>Low Price / Value</b>	\$1,735	\$163,000	\$180,000	\$109,900
<b>Median Price / Value</b>	\$302,354	\$272,450	\$306,000	\$217,290
<b>High Price / Value</b>	\$739,000	\$384,900	\$599,707	\$479,900
<b>Average Price / Sq. Ft.</b>	\$151	\$181	\$162	\$150
<b>Median Price / Sq. Ft.</b>	\$164	\$177	\$161	\$136
<b>Average Days in RPR</b>	11	61	40	4
<b>Median Days in RPR</b>	1	55	27	–
<b>Total Volume</b>	\$3,394,242	\$2,805,600	\$3,573,207	\$2,465,270

Gainesville, Florida



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● Active MLS ID: GC500981

3773 SW 21st Dr Single Family 4/3 2,907 8,712 2008 11/24/2021 \$539,000 \$185

Gorgeous traditionally designed Green Home tucked away in the tranquil Madera community. Located only 2 miles to the University of Florida, Shands Hospital, and the VA, this home provides proximity for an easy commute. The home was built to Florida Green Coalition Building Standards the premier building standards in Florida. Enter from the tiled front porch with a large swing into the foyer with wood floors and extensive wains coating, crown molding, and window trim. Enjoy the large open great room with integrated sound system, gas log fireplace, French doors, and kitchen area with outer island, perfect for entertaining. Kitchen has granite counters, pantry, stainless appliances, and custom, all-wood cabinetry with illuminated 42-inch upper cabinets. The home boasts 3 bedrooms on the ground floor with an additional flex room upstairs equipped with a stereo surround system, large closet, adjoining secondary room, and full bathroom it can easily become a home theater, in-law suite, or secondary master with an office included! Enter the luxury master suite with a walk-in closet, patio door, illuminated tray ceiling, and an abundance of windows for natural lighting. Luxury master bath has a double vanity with a separate shower and jetted tub. The spacious great room and French doors open to a tiled screened back porch overlooking a beautiful park-like backyard and nature preserve. This property backs to conservation area for privacy and natural beauty. Don't let this opportunity slip by; schedule your appointment today!

Listing Courtesy of BHHS FLORIDA REALTY



2 ● Active MLS ID: GC501036






3943 NW 31st Ter Single Family 3/2 1,581 11,326 1966 11/24/2021 \$279,707 \$177

Welcome to the heart of Gainesville in this renovated 3 bedroom, 2 bathroom home on the NW side of town. Centrally located, and convenient access to UF, Santa Fe, multiple parks, shopping, and dining. Almost everything in the home has been updated and/or upgraded, making your move maintenance free and ready to enjoy the new year. Some of the recent improvements include granite countertops, kitchen cabinets, wood tile floors throughout, HVAC with all new duct work and UV filters, new well and septic, storm windows, upgraded electric panel, updated bathrooms, water softener, interior and exterior paint, pavers, and fully repiped in 2021. You also have a gas range kitchen and a bonus room. Need storage? You have an 8x20 like-new storage shed. So don't wait and miss your opportunity to get into a move-in ready home before the new year at one of the hottest price points in Gainesville.




Listing Courtesy of KELLER WILLIAMS GAINESVILLE REALTY PARTNERS

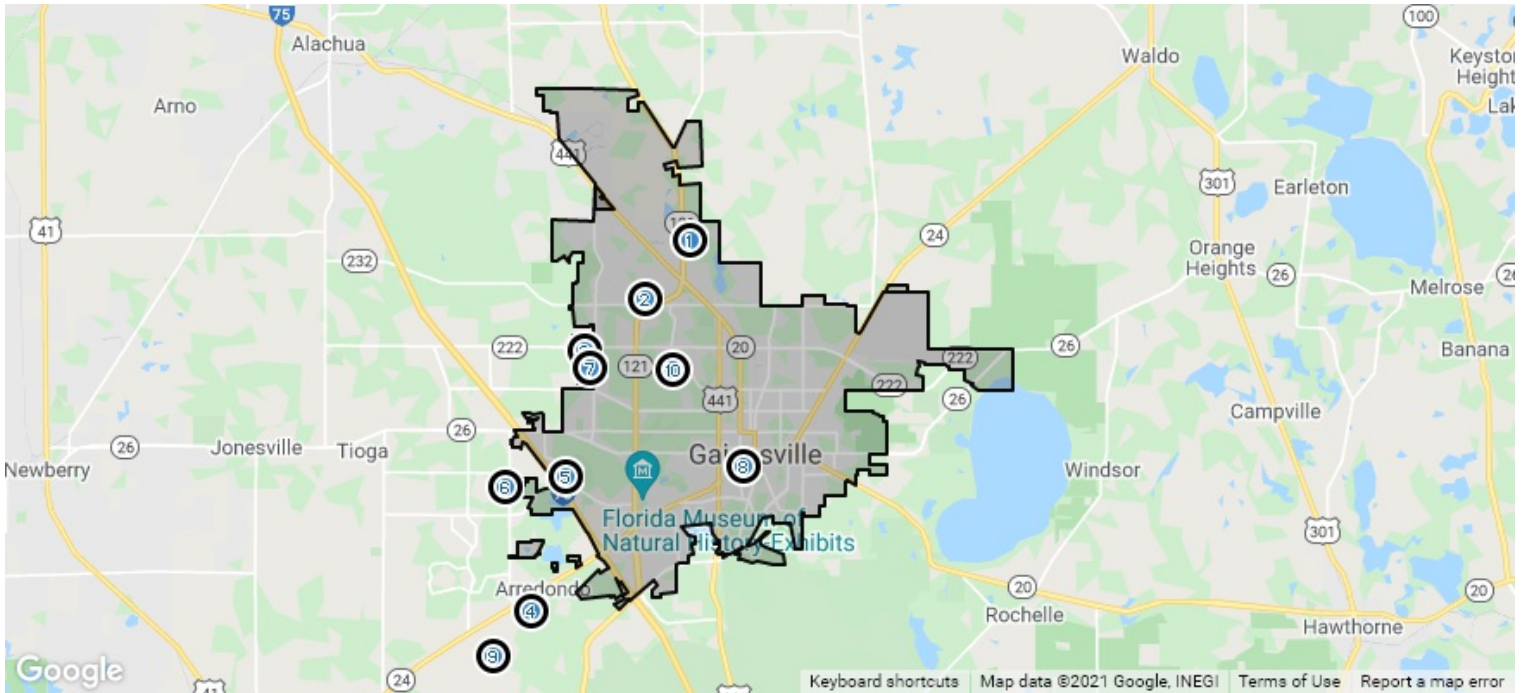


## New Listings: 10 (cont.)

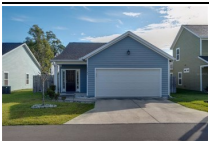


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>3 ● Active</b> <i>MLS ID: U8144237</i>  <b>3325 NW 34th Ter</b></p>	Single Family	3/3	2,002	12,632	2009	11/23/2021	\$334,900	\$167
<p>Conveniently located 3 bedroom and 3 bathroom concrete block home with 2 Master Suites and a real Air Conditioned Florida Room all situated on a corner lot with several mature trees. The home features vaulted ceilings, ceiling fans, spacious kitchen with lots of cabinet space, mud room, fully fenced and well landscaped lawn. The AC was fully serviced in 2019 and features an ultra violet Radon air purification system. In addition to its close proximity to UF, the elementary, middle, high and 3 academies are all located within a 2 mile radius.</p> <p><i>Listing Courtesy of REALTY EXCHANGE</i></p>								
 <p><b>4 ● Active</b> <i>MLS ID: GC501039</i>  <b>10216 NW 6th Pl</b></p>	Single Family	3/2	2,026	31,799	1976	11/23/2021	\$325,000	\$160
<p>TURN KEY PROPERTY WAITING FOR A NEW OWNER. VERY WELL MAINTAINED HOME IN HAMILTON HEIGHTS ON .73 ACRES. MANY UPGRADES- NEW ROOF 2017, NEW EXTERIOR PAINT 2019, FOUR NEW SLIDING GLASS DOORS 2021, UPGRADED SHOWER SURROUND WALL IN HALL BATH 2021, NEW CARPET IN FAMILY ROOM, NEW STAINLESS APPLIANCES- REFRIGERATOR, OVEN/RANGE, DISHWASHER. WOOD BURNING FIREPLACE. MANY BUILT IN SHELF UNITS. NEW GUTTERS. LARGE 408 SQ FT PATIO.</p> <p><i>Listing Courtesy of DEPALIMA REALTY</i></p>								
 <p><b>5 ● Active</b> <i>MLS ID: GC500761</i>  <b>1500 SE 25th Ave</b></p>	Single Family	3/2	1,174	12,176	1959	11/23/2021	\$205,000	\$175
<p>This is your well kept light and bright home ready and waiting for you. This home has 3 bedrooms and two baths moments from Payne's Prairie.</p> <p><i>Listing Courtesy of BOSSHARDT REALTY SERVICES LLC</i></p>								
 <p><b>6 ● Active</b> <i>MLS ID: GC500835</i>  <b>7665 SW 24th Ln</b></p>	Condo/Townhouse/Apt.	3/2	1,455	2,614	2013	11/11/2021	\$1,735 mo.	\$1
<p>3/2 (Tower 24) Beautiful, upscale townhome with a charming front porch located close to the Haile Village Center, Haile Publix Market, and I-75. Home greets you with an entry foyer, gorgeous bamboo wood flooring, high ceilings, arched entry, and crown molding throughout. Spacious room off of the entryway can be used as a home office or an extra bedroom. Great room features recessed nooks and cabinetry for entertainment system and storage and a transom window over the front door for extra natural lighting. Kitchen boasts stainless steel appliances, a coffered ceiling, and a breakfast nook with a window overlooking the breezeway leading to a 2 car garage. Dining/serving bar separates kitchen from living room. Large windows in bedrooms lots of extra sunlight. Hall bathroom features large tiled flooring, tub/tile combination, and an updated custom vanity with granite counter tops. Master bedroom includes an en-suite bathroom boasting a double sink granite vanity, tub/custom tiled shower combination, separate toilet room, and a corner soaking tub. Separate utility room with washer/dryer connections. One pet under 30 lbs welcome with additional \$30 monthly pet fee.</p> <p><i>Courtesy of SECURE INVESTMENTS REALTY</i></p>								
 <p><b>7 ● Active</b> <i>MLS ID: GC501029</i>  <b>3732 NW 53rd Ln</b></p>	Condo/Townhouse/Apt.	3/3	1,833	2,017	1990	11/24/2021	\$209,900	\$115
<p>Beautifully updated 3 bedroom 2.5 bath townhouse. This home has new granite counter tops in kitchen with new stainless steel appliances. The home has new paint, new carpet in bedrooms and new luxury vinyl plank in the main living area. This home has an additional heated and cooled sun room for that extra space to use as a flex room. This is a recreation community which includes a clubhouse, pool, tennis, basketball, racquetball, playground and a large playing field. Don't miss this hard to find townhouse in Mile Run!!!!</p> <p><i>Listing Courtesy of BOSSHARDT REALTY SERVICES LLC</i></p>								

## New Listings: 10 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	8 ● Active	MLS ID: OM630513						
7811 SW 36th Ave	Single Family	5/4	3,930	69,260	1973	11/22/2021	\$590,000	\$150
<p>This traditional 2 story colonial home tucked away in the community of Kenwood provides a tranquil setting on over 1.5 acres. The home features 5 bedrooms and 3.5 baths with over 3900 sq ft! There are 3 spacious bedrooms downstairs to include the primary bedroom and 2 remodeled bathrooms. The home has 2 bedrooms and a bathroom upstairs, perfect for a family wanting space to spread out. All the downstairs bedrooms have walk in closets. The eat in kitchen provides plenty of storage with a walk in pantry and ample cabinetry. Both the kitchen and family room have french doors leading out to the spectacular sunroom which overlooks the pool and mature landscaping. Off the kitchen is an office which could double as a mudroom. The office area leads to the laundry room which provides plenty of cabinetry as well as a two piece (toilet and sink) wash room. This property features an in-ground pool, fenced yard, 2 septic tanks, and an additional storage shed. The home has double pane insulated windows, installed when the sunroom was added in 2002. There is an outside storage room which has been plumbed and could be finished as a pool shower bathroom. Schools within close proximity and an easy commute to The University of Florida, UF Health and North Florida Regional Medical Center. Donât let this opportunity slip by, schedule your appointment today!</p> <p><i>Listing Courtesy of SOUTHERN CHARM REALTY OF CF</i></p>								
	9 ● Active	MLS ID: GC500658						
4121 SW 69th Ave	Single Family	3/3	2,701	9,583	2017	11/5/2021	\$739,000	\$274
<p>Immediately upon entering you are welcomed by an open and bright living space with a spectacular view of Paynes Prairie in this luxurious home built by Arthur Rutenberg. Ideal for entertaining and family living. It's Contemporary in style with clean lines, volume ceilings with wood beam detail and hardwood floors. Extensive wood trim and crown molding. This home offers lots of natural light w/large windows throughout and 10' sliding pocket glass doors that open to large outdoor lanai extending the living area. The gourmet kitchen is fit for the best of chef's w/beautiful granite countertops, maple cabinets &amp; s/s appliances. The kitchen is open to the living room featuring a gas fireplace. The owner's suite has a bay window and view of the prairie, huge walk in closet, and a large walk in shower. Split plan w/two other plus size bedrooms and a newer addition built by Kinsell Custom Homes. This bonus room can also easily be used as a fourth bedroom if desired. HOA covers lawn and landscape care and there is a house generator.</p> <p><i>Listing Courtesy of BOSSHARDT REALTY SERVICES LLC</i></p>								
	10 ● Active	MLS ID: OM627079						
1616 SE 4th Ave	Single Family	4/2	1,596	6,083	2006	9/14/2021	\$170,000	\$107
<p>4 bedroom 2 bath home features laminated flooring. The home was built in 2006 features 1548 sq ft and includes a breakfast bar in the kitchen, dining room, living room, ceiling fans, walk in closets, and a fenced-in backyard with additional storage shed in the back located minutes away from downtown Gainesville, local shopping, and schools. Schedule your showing today!!!</p> <p><i>Listing Courtesy of KELLER WILLIAMS CORNERSTONE RE</i></p>								





Pending: 10

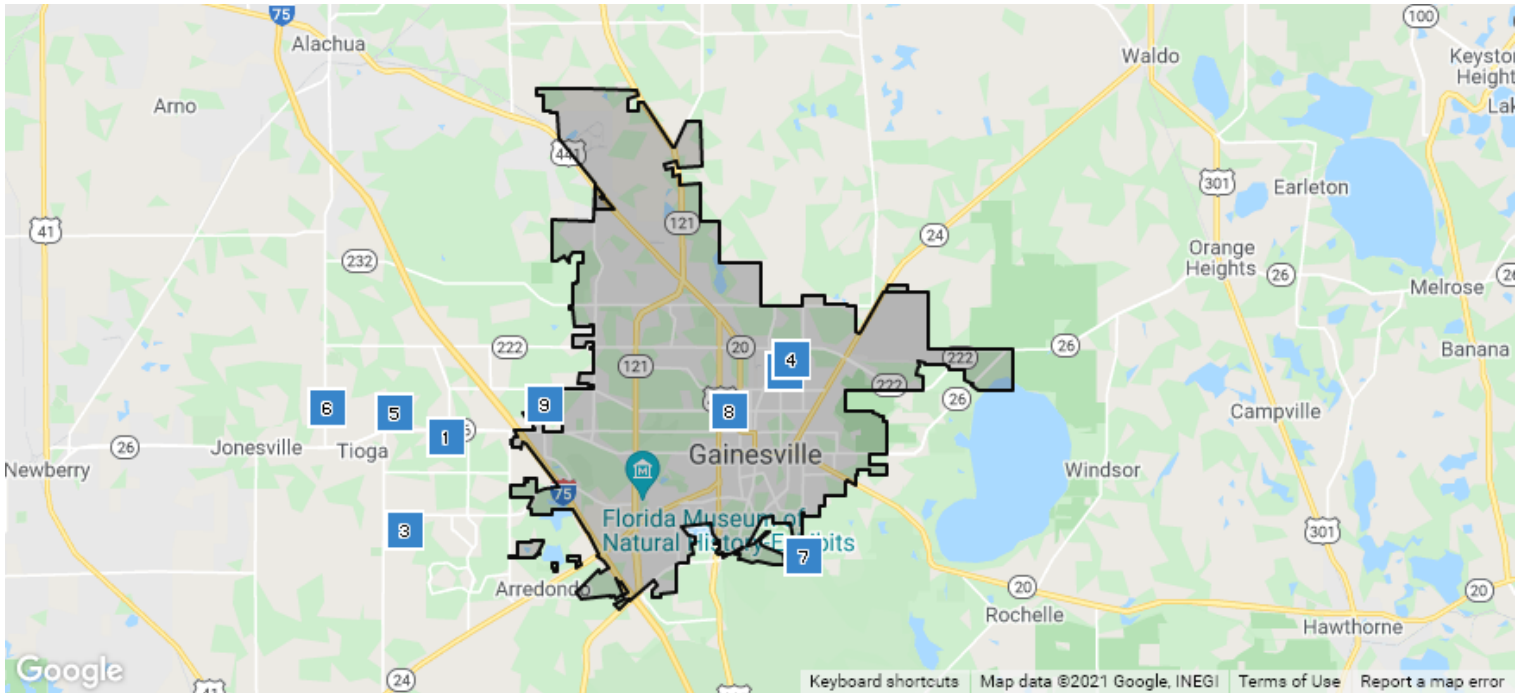
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>1 Pending</b> <i>MLS ID: GC500519</i>  <b>7743 NW 21st Ter</b></p> <p>Well maintained 3bed/2bath home in Eryn's Garden. Large bright and open living space with high ceilings. Spacious kitchen with wood cabinets and bar height countertop for added convenience and a quick meal. The Kitchen overlooks and opens to fully fenced backyard with patio to enjoy your morning coffee. The owner's suite has ample space with walk in closet. Convenient northwest location that is close to downtown Gainesville and UF. Community pavilion with access to a neighborhood lake is perfect for parties or summer BBQs.  <i>Listing Courtesy of BHS FLORIDA REALTY</i></p>	Single Family	3/2	1,433	4,495	10/29/2021	\$229,000	11/3/2021	\$160
 <p><b>2 Pending</b> <i>MLS ID: GC448283</i>  <b>5511 NW 32nd St</b></p> <p>This concrete block house has a large lot in a great neighborhood and features a large living room, a large dining room, a family and open kitchen design. This house is in the north central area of the city of Gainesville with proximity to Super WalMart, US-441, NW 34th Street, NW 43rd Street and NW 53rd Avenue. This makes commuting easy to UF and elsewhere easy.  <i>Listing Courtesy of FLORIDA HOMES REALTY &amp; MORTGAGE LLC</i></p>	Single Family	3/2	1,668	16,117	10/1/2021	\$279,900	10/3/2021	\$168
 <p><b>3 Pending</b> <i>MLS ID: GC446150</i>  <b>3721 NW 47th Ter</b></p> <p>Move in ready and a great location!!!! This home has so much to offer. It's a short walk to many dining options as well as the local high school. The closed community means no thru traffic and peaceful evenings on the backpatio. While it is close to everything Gainesville has to offer the location and privacy fenced backyard makes it feel rural. The living room has a beautiful gas fire place and opens up to a Florida room that is currently being used as a play room but would make an excellent home office or 4th bedroom. The roof was replaced in 2019.  <i>Listing Courtesy of CWREALTY, INC. - KEYSTONE HEIGHTS</i></p>	Single Family	4/2	1,320	9,148	7/8/2021	\$254,900	9/5/2021	\$193

## Pending: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>4 Pending</b> <i>MLS ID: GC446688</i>  <b>8031 SW 62nd Ct</b>            Single Family    3/2    1,615    5,663    9/27/2021    \$325,000    9/28/2021    \$201</p> <p>Do not miss your opportunity to own a newer home within a short distance to all Gainesville has to offer for an incredible price! This spacious 3 bedroom 2 bath home welcomes you to the newer community of Chesnut Village. DR Horton built home with wood flooring, open floor plan, Split bedrooms, high ceilings and tons of storage. This home is located at the end of a cul-de-sac with views of lush green open space from front door. Large bedrooms and oversized master bath and closet. Light and open feeling as soon as you step thru the doorway. Make this house your home and Schedule your showing today!</p> <p><i>Listing Courtesy of TRUSTED REALTY GROUP, LLC</i></p>								
 <p><b>5 Pending</b> <i>MLS ID: GC445315</i>  <b>903 SW 55th Ter</b>            Condo/Townhouse/Apt.    3/3    1,370    -    6/9/2021    \$163,000    11/24/2021    \$119</p> <p>Investor Alert !!! IT'S A SMALL PRICE! You'll pay for this three bedroom, three full bath End Unit Condo in a great Southwest location near the Oaks Mall. Living/dining combo with screened lanai. Regional Transit system to UF, every 15 minutes. Community amenities to include pool, tennis courts, volleyball courts and street lights. On site property management. Seller is doing a 1031 exchange to sell this property. 3-4 Units.</p> <p><i>Listing Courtesy of WATSON REALTY CORP-GVILLE</i></p>								
 <p><b>6 Pending</b> <i>MLS ID: GC500870</i>  <b>1300 SW 76th Dr</b>            Single Family    3/2    1,339    11,449    11/18/2021    \$239,000    11/22/2021    \$178</p> <p>This 3 bed / 2 bath split-floor plan, concrete block home is located in SW Gainesville near highly-rated schools, shopping, medical offices, as well as being convenient to I-75 and Newberry Rd. The massive fenced backyard includes a storage shed and fire pit perfect for entertaining. The interior has updated countertops, cabinetry, and laminate flooring. No carpet in the house. Kitchen and bathrooms have been nicely updated. Lots of storage space throughout the home. Roof was replaced in 2007. New washer and dryer. Newer garage door system. No HOA.</p> <p><i>Listing Courtesy of WATSON REALTY-TIOGA</i></p>								
 <p><b>7 Pending</b> <i>MLS ID: GC448261</i>  <b>4500 NW 31st Ave</b>            Single Family    3/2    1,798    10,019    9/30/2021    \$289,900    11/23/2021    \$161</p> <p>Reduced! Don't miss out on the opportunity to own a great home in a great location! Shopping and restaurants close by. Just a few minutes to 2 Publix grocery stores, Fresh Market and Millhopper Library. Clean and spacious, this 3 bedroom/2 bath home features a living room, large family room with fireplace and laundry/storage/office area. Laminate wood flooring and ceramic tile throughout-no carpet! The fenced yard has a big storage shed with a lean-to and has room for all your tools and toys! Move in condition and ready for new owners! No homeowners association fees, come see!</p> <p><i>Listing Courtesy of BHS FLORIDA REALTY</i></p>								
 <p><b>8 Pending</b> <i>MLS ID: OM630238</i>  <b>508 SW 5th Ave</b>            Single Family    3/2    1,134    4,931    11/13/2021    \$265,000    11/24/2021    \$234</p> <p>This extremely well-kept 3/2 Vintage Chamer is so adorable and in move-in condition and was updated and remodeled in 2016. Brand new roof was installed late October 2021, HVAC 2010, gas water heater 2016, wiring and paint are all newer. This beauty is located in an older, established area of town just a short drive to schools, shopping, employment, the center city district, the University of Florida and Shands Hospital. Many of the surrounding homes are being updated and remodeled. This would be a lovely family home or a very desirable home for student housing. Schedule your showing today!</p> <p><i>Listing Courtesy of SELLSTATE NEXT GENERATION REAL</i></p>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>9</b> <span style="color: blue;">⦿</span> Pending <i>MLS ID: GC446762</i>  <b>8225 SW 78th Ln</b>            Single Family      3/3      1,782      6,098      9/24/2021      \$384,900      10/27/2021      \$216</p> <p>POOL fun anytime at your own private resort with HEATED POOL &amp; HOT TUB! Full interior painting just completed! Relax, play &amp; party in comfort in the screen enclosed courtyard pool area with covered lanai, outdoor grill / prep area. Combine indoors &amp; out for the ultimate entertainment space by opening the triple hideaway glass doors to the home's great room &amp; kitchen area. Large, light, airy, bright, open atmosphere, high ceilings, crown molding, laminate &amp; tile floors (no carpet). Newer stainless-steel appliances, BIG WALK-IN PANTRY, wood cabinets, large island, breakfast bar, granite counters. Owner's suite has tray ceiling, crown molding, walk-in closet, clothes chute to laundry room, big walk-in shower &amp; granite topped double sink vanity. Longleaf has top notch community center with resort style pool, tennis, playground, basketball, fitness center &amp; group entertainment facilities. Bring your swimsuit AND sweater! Enjoy an active lifestyle all year with long summers, cool spring &amp; fall &amp; short chilly season along with national, state &amp; local parks, springs, rivers, lakes, art &amp; natural history museums, performance art centers &amp; sports. 3 mi to shopping, fine dining &amp; I-75. 5 mi to University of Florida.</p> <p style="text-align: right;"><i>Listing Courtesy of BHS FLORIDA REALTY</i></p>								
 <p><b>10</b> <span style="color: blue;">⦿</span> Pending <i>MLS ID: GC500348</i>  <b>3025 NW 23rd Dr</b>            Single Family      4/2      2,132      23,522      10/21/2021      \$375,000      10/22/2021      \$176</p> <p>Enjoy one of Gainesville's most scenic roads on a daily basis! Glen Springs Road is well known for its Oak canopy and ideal, centralized location. It is rare that homes become available in Coventry and it is easy to see why - now here's your chance! This home is perfectly located at the end of a cul-de-sac and you will be less than 5 miles to the University of Florida, Shands / UF Health Hospital and the VA Hospital. This beautiful home draws you in with the large entry way, double doors and classic travertine floor. You'll love the layout! Not only is it a split floor plan with a spacious great room and vaulted ceilings but the 4th bedroom would make the ideal office with built-in shelves. Just imagine the kitchen and bathrooms exactly the way you want and this could be the forever home! With a fenced backyard that looks like a park and filled with fruit trees, why would you ever want to leave? Don't forget about the massive enclosed porch and hot tub! Finally, a home with the space you need, the location you love and endless possibilities! With so much of what you've been looking for why wait, schedule a visit today!</p> <p style="text-align: right;"><i>Listing Courtesy of MOMENTUM REALTY - GAINESVILLE</i></p>								






Closed: 10

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	<b>1</b> Closed <i>MLS ID: S5053616</i>	Single Family	3/3	1,823	13,939	1990	10/20/2021	\$265,000	\$145
<p><b>527 NW 101st Ter</b></p> <p>Come see this great home just waiting for a new owner to enjoy for years come. This home is in the wonderful neighborhood of Hamilton Heights. This home features 3 bedroom 2.5 Bath . The home has fairly new roof that was put in 2019. No carpets in the home only laminated floor throughout. It has a chair lift to get you up and down the stairs. Seller will remove if buyer dont want it. Hurry it will go fast!!</p> <p><i>Courtesy of LA ROSA REALTY, LLC</i></p>									
	<b>2</b> Closed <i>MLS ID: GC447497</i>	Single Family	4/2	1,518	8,276	1961	10/15/2021	\$233,000	\$153
<p><b>3012 NE 10th St</b></p> <p>Step into this mid-century modern masterpiece and soak up every aesthetically pleasing design detail. Totaling 4 bedrooms 2 bathrooms, this home encompasses mahogany paneled doors, cedar beams, a rustic brick fireplace, and warm tones throughout showcasing its beautiful architecture. Stylishly updated interior and exterior finishes, including new granite countertops, LVP flooring, windows, paint, light fixtures, stainless steel appliances, and bathrooms. To top it off, the mud room features a drop and go station, added storage and counter space. The study, also used as a family room creates an ideal space for sipping coffee and reading a book by the fire. If you love to cook, this kitchen comes equipped with a gas stove, shaker cabinetry, a breakfast bar, and plenty of room to prepare all of your meals. New metal roof in 2021 plus a brand new water heater. This is a unique opportunity to live in an architectural work of art right in the heart of Gainesville. Call to setup your tour today!</p> <p><i>Courtesy of BOSSHARDT REALTY SERVICES LLC</i></p>									

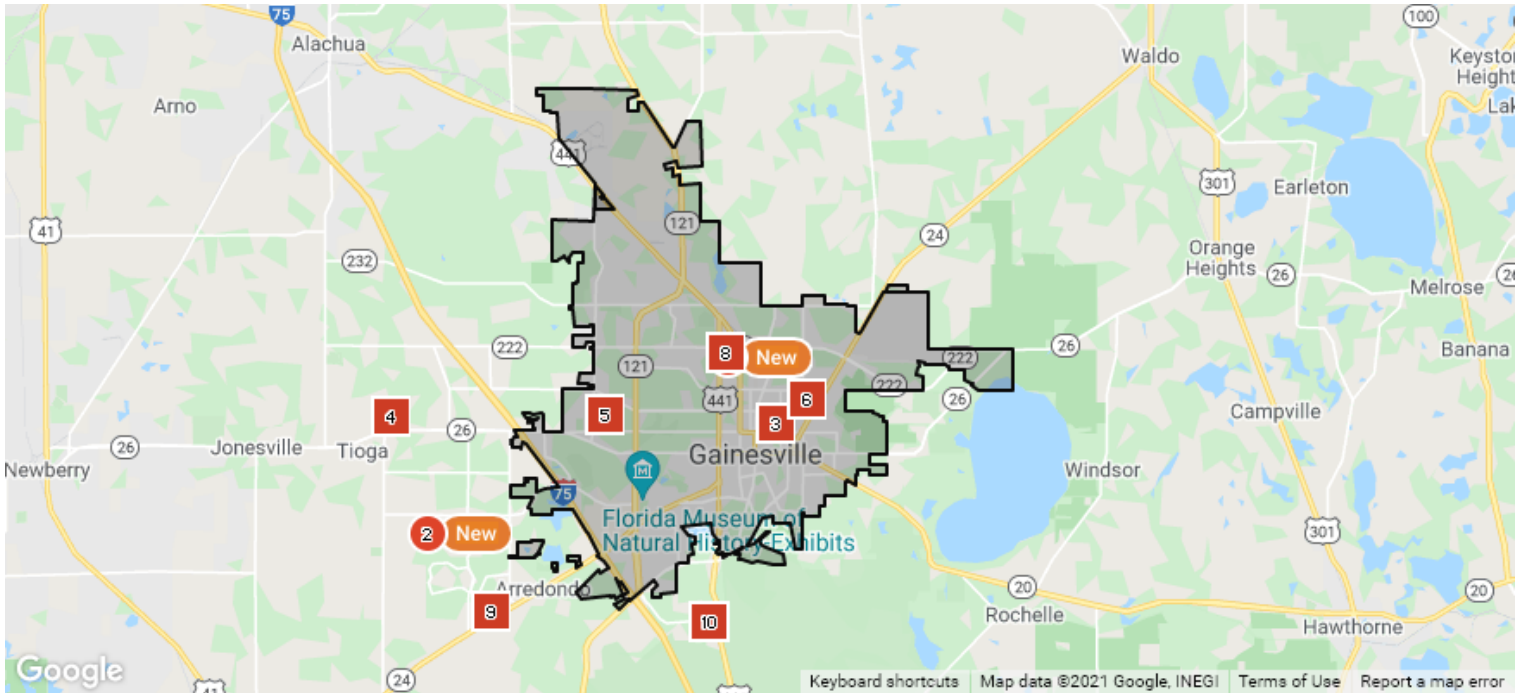
## Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 <p><b>3 Closed</b> <i>MLS ID: GC447359</i>  <b>3077 SW 115th Ter</b></p>	Single Family	5/4	3,067	13,504	2015	10/22/2021	\$599,707	\$196
<p>Gorgeous 5 bedroom, 4 bath home in the neighborhood of Oakmont. Perfect family home on a great lot with privacy and on a cul-de-sac from which you can easily walk to the amenities center to enjoy the resort style pool, tennis courts, basketball courts and playground with lots of open space for other sporting activities. The home boasts 12 ft ceilings and crown molding throughout master. The large open kitchen with island and large bar counter opens into the main living room and is great for entertaining. The kitchen dining nook, as well as formal dining room provides plenty of additional space for dining and the walk-in pantry offers plenty of extra storage space. Large laundry room with cabinets and mudroom. Bonus room with a full bathroom, including walk in shower, and large closet can serve as a 5th bedroom or provides the perfect extra living space for kids young and old or house guests a separate living area. The floor plan is open yet provides privacy for the bedrooms. The home office has doors for privacy and large windows that allow in plenty of natural light. Both the lanai and a covered front porch are a lovely place to sit and enjoy the view. The home is energy efficient and provides cost savings on utilities.</p> <p><i>Courtesy of KELLER WILLIAMS GAINESVILLE REALTY PARTNERS</i></p>								
 <p><b>4 Closed</b> <i>MLS ID: GC446969</i>  <b>3410 NE 12th St</b></p>	Single Family	4/2	1,294	9,583	1971	10/18/2021	\$217,000	\$168
<p>4 bedroom, 2 bath home of 1,294 Square Feet on .22 acre lot in Highland Court Manor. New appliances, new LVP flooring, new paint and trim, new windows, new granite counter tops, new exterior paint, new roof, all wood cabinets, granite countertops, new appliances, new roof, nice fenced back yard with mature trees, luxury vinyl plank throughout, new paint inside and out, new windows, bonus laundry/office. Seller offering a 1 year home warranty and \$1000 towards buyers closing costs.</p> <p><i>Courtesy of KELLER WILLIAMS GAINESVILLE REALTY PARTNERS, LLC</i></p>								
 <p><b>5 Closed</b> <i>MLS ID: GC447318</i>  <b>11922 NW 13th Rd</b></p>	Single Family	4/2	1,865	10,019	2006	11/1/2021	\$325,000	\$174
<p>Picture perfect 4/2 in South Pointe located in the heart of Gainesville on a huge corner lot! Bright and spacious with an open floor plan and split bedrooms, kitchen is perfect for entertaining, with ample cabinets and great flow in to the separate dining area, living room with gas fireplace and great room. Huge primary bedroom with plenty of closet space and the en-suite bathroom featuring a spa-like garden tub, separate shower and double vanity area. The 4th bedroom offers flexibility as den or office, French doors open to the back porch with tons of privacy fencing. Paved area with plenty of room for your toys in the backyard, which has a separate gated entrance.</p> <p><i>Courtesy of RE/MAX METRO</i></p>								
 <p><b>6 Closed</b> <i>MLS ID: J936655</i>  <b>14227 NW 15th Ln</b></p>	Single Family	4/3	3,056	42,152	2003	10/22/2021	\$542,500	\$178
<p>Wonderful home on almost 1 acre in a Gated Community Saddlebrook Farms. Renovated Kitchen with Quartz counter tops and SS appliances, renovated bathrooms too. Open floor plan, newer wood floors and lovely finishing touches. Backyard is parklike with full basketball court, fenced in backyard and Lanai to watch the fun. 2 car garage with a space for golf cart/riding mower. Home Sweet Home.</p> <p><i>Courtesy of Stellar Non-Member Office</i></p>								
 <p><b>7 Closed</b> <i>MLS ID: S5051663</i>  <b>3918 SE 15th St</b></p>	Single Family	3/2	1,652	10,358	1962	10/15/2021	\$180,000	\$109
<p>*** BACK ON THE MARKET AND NOW WITH A NEW SEPTIC SYSTEM ***FULLY RENOVATED and ready for its new owner! This lovely 3 bedrooms, 2 bathrooms home in city of Gainesville could be yours! Plenty of yard space for outdoors fun and entertainment. The home features a modern and functional kitchen, beautifully renovated and spacious laundry room. Renovation includes ALL NEW: Roof, AC, septic tank and drain field, kitchen cabinets, laminate and vinyl flooring throughout, stainless steel appliances, granite countertop, paint (interior and exterior), too many to mention! Located minutes from University of Florida, places of interest, restaurants, museums and shopping centers. Schedule your appointment today and make this home your own!</p> <p><i>Courtesy of 407HUB REAL ESTATE LLC</i></p>								





## Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 <p><b>8</b> Closed <i>MLS ID: P4918044</i>  <b>1017 NW 16th Ave</b>            Single Family    5/3    2,064    13,322    1947    11/18/2021    \$287,000    \$139</p> <p>LOCATION!!! This 5 bed, 3 full bath home is an EXCELLENT INVESTMENT for student housing, your UF student and their friends, rental income, or making it your family home, and rare to find at this price! Prime location in the University Zone, 1 mile from UF! The kitchen opens up to a large family room with brick fireplace and creates the ideal gathering place. This expansive split floor plan feels huge with two living rooms separated by the kitchen and dining area. Refreshed with new paint and flooring. Roof is 1 year old, HVAC 5 years, concrete block construction. Situated on a wooded lot with mature trees and a fully fenced backyard with a workshop in back, this is the ideal oasis close to everything! Move-in ready but could use some touching up to bring it to its full potential, and priced accordingly.  <i>Courtesy of KELLER WILLIAMS REALTY SMART 1</i></p>								
 <p><b>9</b> Closed <i>MLS ID: GC448088</i>  <b>6217 NW 18th Ave</b>            Single Family    4/4    3,160    46,174    1970    10/22/2021    \$400,000    \$127</p> <p>Do you have a discerning eye for great architecture? Then this single owner, Mid-Century Modern pool home may be the one for you! Now accepting applications for the next steward to help restore this home to the condition it deserves. 4 bedrooms, 3 full bathrooms plus a studio/private bathroom off the pool. Located in NW Gainesville's University Acres just three miles to UF, Shands/UF Health and walking distance to North Florida Regional Medical Center on 1.06 acres. Great design that captures the essence of living in Florida with a sparkling pool, seamless integration with the outdoors and lots of natural light. This home has all the period mid-century details including lighting, built-ins, clerestory windows, block construction, clean lines, walls of glass and dramatic views. From the foyer with original slate tile is the open Living Room with custom split block and fireplace. The open Dining Area is off the kitchen. The kitchen has a pantry, breakfast bar, lots of cabinetry and two sinks. Open to the kitchen is a Florida Room with views of the pool. Off the Family Room is a large laundry room, full bathroom and 2 car garage. The bedroom wing has 4 bedrooms and 2 bathrooms. One of 2 HVACs is 2021. Most windows updated.  <i>Courtesy of DAWN REALTY</i></p>								
 <p><b>10</b> Closed <i>MLS ID: GC446656</i>  <b>605 NE 192nd Ave</b>            Single Family    4/3    2,284    217,800    2006    10/22/2021    \$524,000    \$229</p> <p>Are you looking for a mini-farm that is move in ready? Well you have found your beautiful home! Bring your animals and feel safe knowing there is all new fencing and gates on the majority of the 5 acres. Over \$35,000 was spent on fencing! a 30x60 barn can house your animals, RV, boat, or equipment. There is an 11 stall dog kennel that could double as a chicken coop. 2 additional out buildings are on the property too. Water and electric to outside areas. Sit on your screened in back porch and admire nature or enjoy your front porch with granddaddy oaks in the front field. Feel secure inside your concrete block and hardboard home. This home is built solid! 4 bedrooms and 2 1/2 baths. The master bedroom is spacious, large walk in closet and generous master bath with dual vanities, shower, and oversized tub. 2 additional bedrooms share a jack and jill bath. Large family room with brick fireplace, vaulted ceilings, and wood floors. Dining room has a built in china hutch, breakfast area has a built in buffet. Kitchen has tiled backsplash and counters. New microwave and dishwasher. The owners have done many updates in the short time they have lived here. They downsized when moving here, but need more room.  <i>Courtesy of RE/MAX PROFESSIONALS</i></p>								





Distressed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p><b>1 ● Active</b> <i>MLS ID: GC500036</i>  <b>3549 NE 1st Way</b>                      Single Family    3/2    1,462    5,369    \$325,000    10/29/2021    10/29/2021    Pref oreclosure</p> <p>Brand new construction. No worries about the roof, the A/C or the water heater. You can be the first person to live in this open plan, three bedroom two bath home. Come to the Villas at 39th and be close to downtown, the University of Florida and Santa Fe College.  <i>Listing Courtesy of FLORIDA HOMES REALTY &amp; MORTGAGE LLC</i></p>								
 <p><b>2 ● Active</b> <i>MLS ID: T3339981</i>  <b>3314 SW 94th Dr</b>                      Single Family    4/3    2,333    14,375    \$479,900    11/8/2021    11/8/2021    Foreclosure</p> <p>Vacant. Upgraded. Granite counters. Painted and cleaned.  <i>Listing Courtesy of RL ENTERPRISES</i></p>								
 <p><b>3 ■ Off Market</b> <i>MLS ID: -</i>  <b>710 NE 11th Ave</b>                      Single Family    3/2    1,270    -    -    10/15/2021    Foreclosure</p>								
 <p><b>4 ■ Off Market</b> <i>MLS ID: -</i>  <b>1243 NW 120th Way</b>                      Single Family    3/2    1,554    2,614    -    9/2/2021    Foreclosure</p>								

## Distressed: 10 (cont.)

			Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	5	Off Market	MLS ID: -							
		3908 NW 13th Pl	Single Family	3/2	1,209	10,019	-	10/29/2021	Foreclosure	
	6	Off Market	MLS ID: -							
		1943 NE 15th Ter	Single Family	3/2	1,668	-	-	10/13/2021	Foreclosure	
	7	Off Market	MLS ID: -							
		17618 NE 21st St	Single Family	3/2	1,108	364,597	-	9/17/2021	Foreclosure	
	8	Closed	MLS ID: -							
		1210 NW 36th Rd	Single Family	3/2	1,780	-	-	10/14/2021	Foreclosed	
	9	Off Market	MLS ID: -							
		8036 SW 62nd Ln	Single Family	4/3	2,097	13,939	-	11/4/2021	Foreclosure	
	10	Off Market	MLS ID: -							
		1717 SW 63rd Ave	Single Family	5/4	2,512	87,120	-	10/15/2021	Preforeclosure	

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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