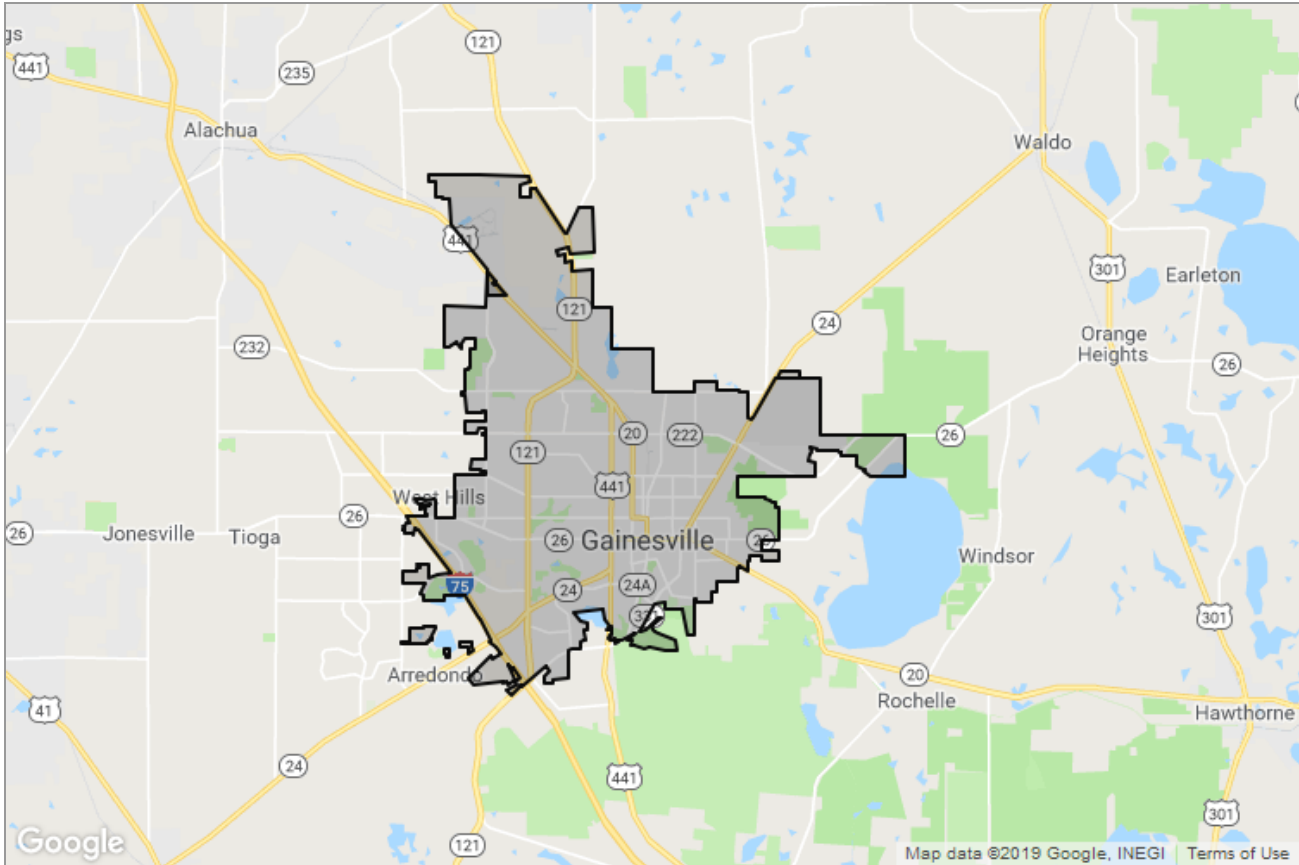




MARKET ACTIVITY REPORT

# Gainesville, Florida



Presented by

**Tanya Chappell** | REALTOR® | CPM

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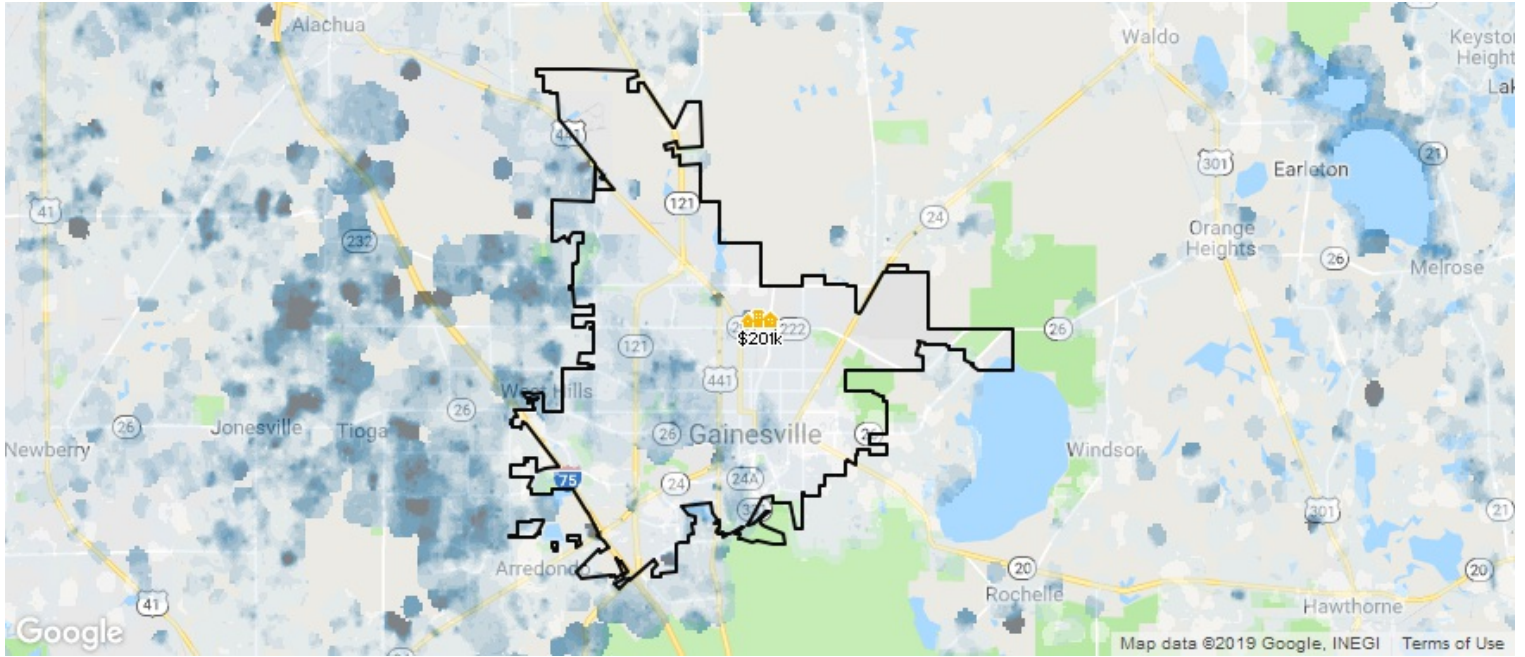
Office: [www.secureinvestmentsrealty.com](http://www.secureinvestmentsrealty.com)

**Secure Investments Realty & Management**

3520 NW 43rd Street  
Gainesville, FL 32606

# Gainesville, Florida

## Market Snapshot: Estimated Home Values



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

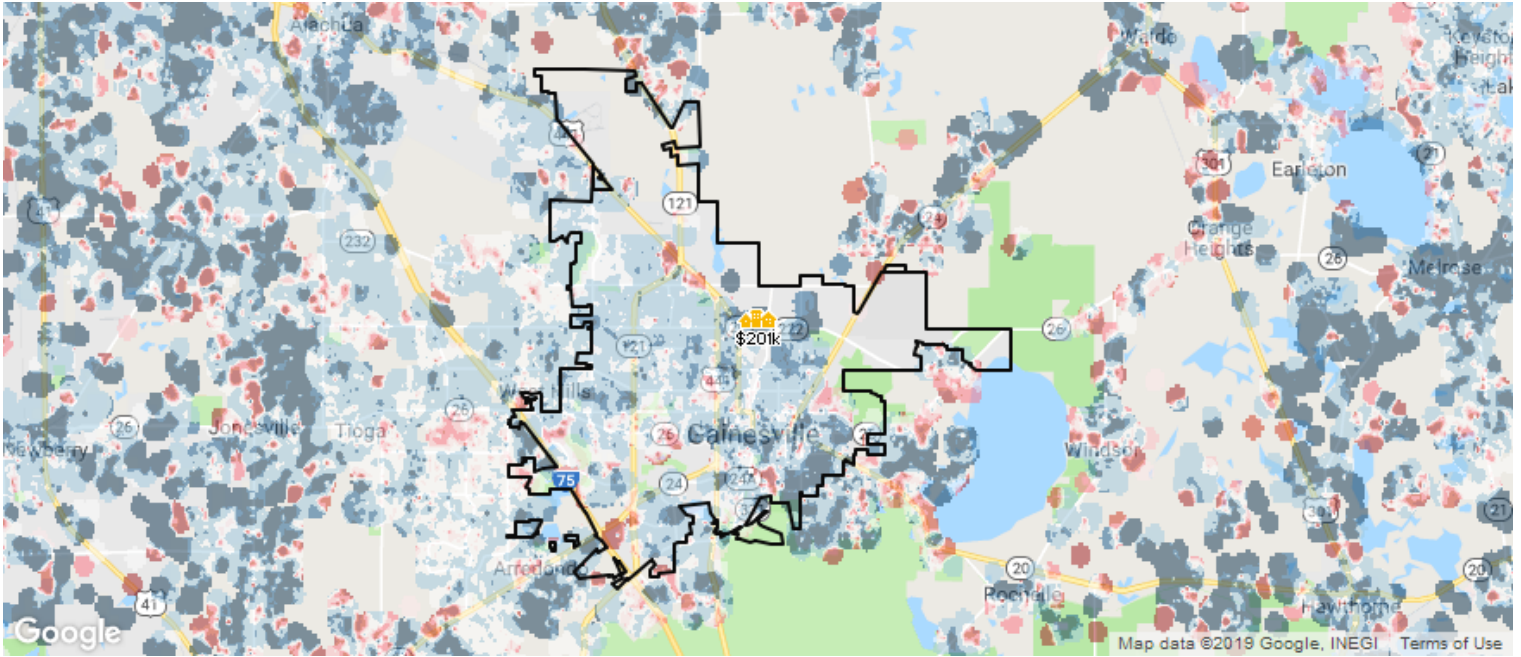
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p style="font-size: 24px; font-weight: bold;">\$201K</p> <p>Updated: 12/31/2018</p>	<p>Change Over Last Month</p> <p style="font-size: 24px; font-weight: bold;">↑ 0.2%</p>	<p>Change Over Last Quarter</p> <p style="font-size: 24px; font-weight: bold;">↑ 1.59%</p>	<p>Change Over Last 12 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 2.76%</p>	<p>Change Over Last 24 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 9.01%</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



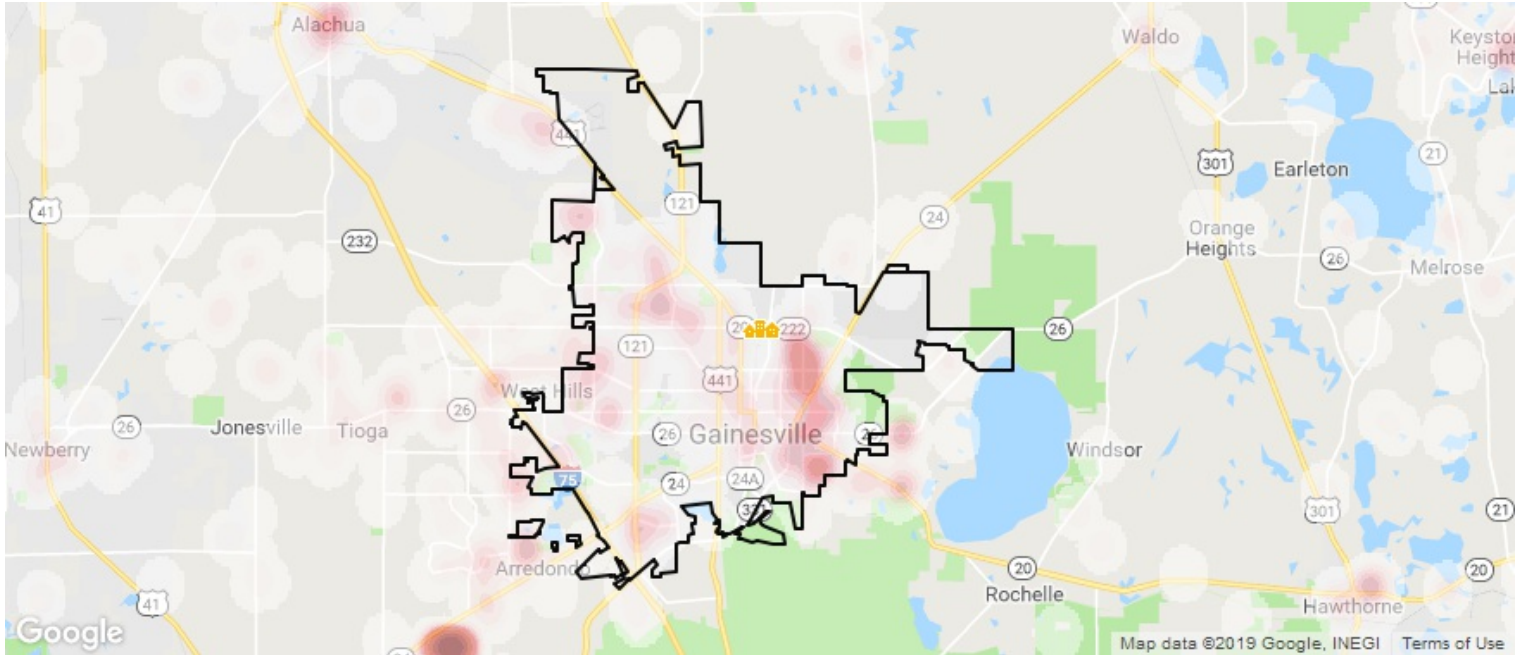
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$201K</b></p> <p>Updated: 12/31/2018</p>	<p>Change Over Last 12 Months</p> <p><b>↑ 2.76%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 9.01%</b></p>	<p>Change Over Last 36 Months</p> <p><b>↑ 17.41%</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



Low High

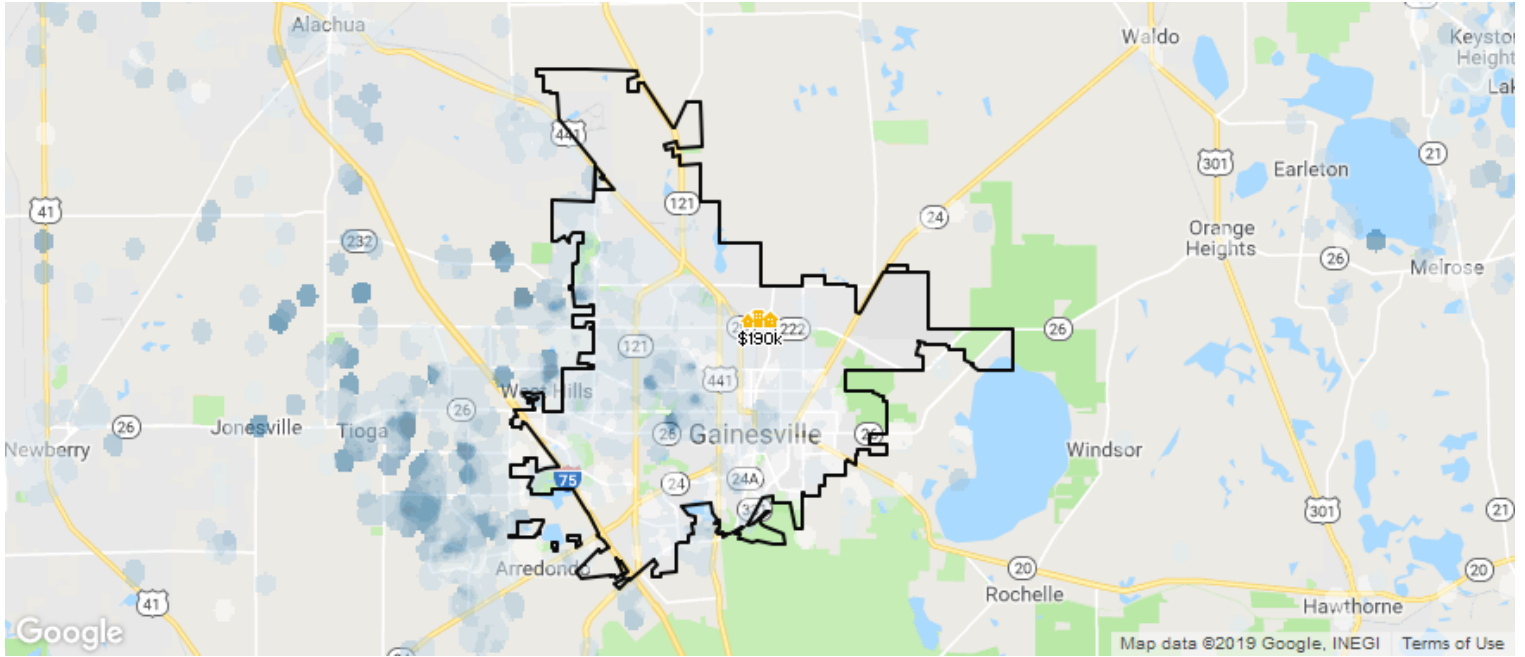
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Total # of Distressed Properties</b></p> <p><b>346</b></p> <p>Updated: 1/31/2019</p>	<p><b># of Pre-Foreclosures</b></p> <p><b>219</b></p>	<p><b># of Foreclosures</b></p> <p><b>127</b></p>	<p><b># of Short Sales</b></p> <p><b>0</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 1/31/2019.

# Gainesville, Florida

## Market Snapshot: Sales Price



<\$100k
  \$500k
 



 >\$5m

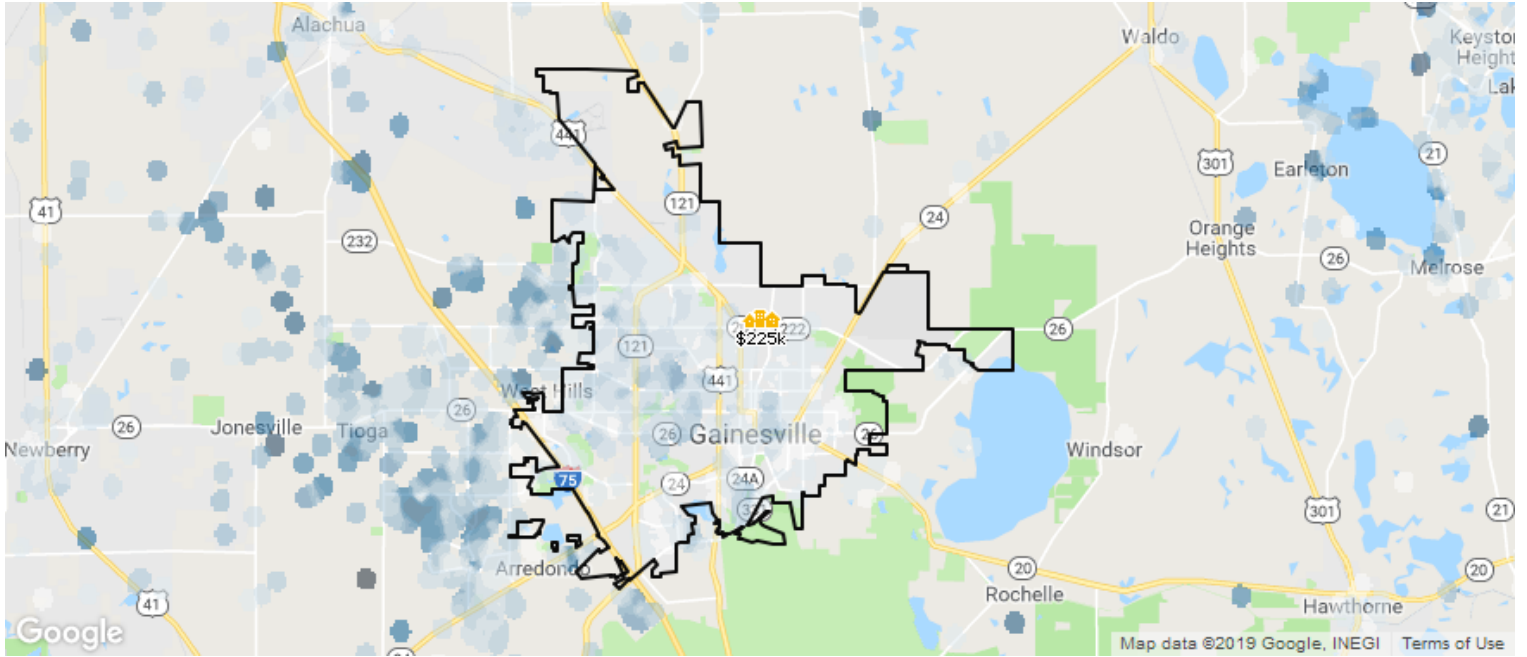
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Median Sales Price</b></p> <p style="font-size: 24px; font-weight: bold;">\$190K</p> <p>Updated: 12/31/2018</p>	<p>Change Over Last Month</p> <p style="font-size: 24px; font-weight: bold;">↓ 6.86%</p>	<p>Change Over Last Quarter</p> <p style="font-size: 24px; font-weight: bold;">↑ 2.7%</p>	<p>Change Over Last 12 Months</p> <p style="font-size: 24px; font-weight: bold;">↓ 7.32%</p>	<p>Change Over Last 24 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 5.61%</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



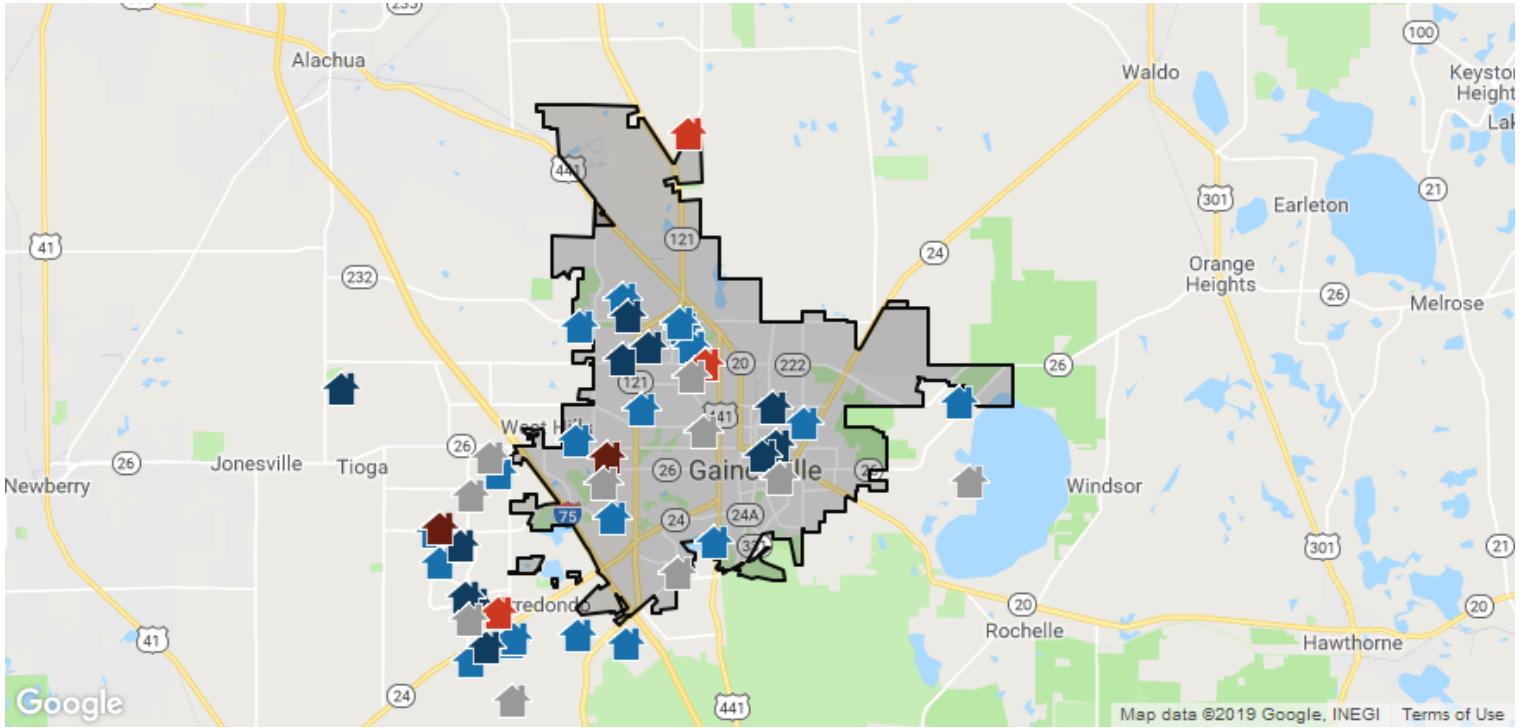
<\$100k
  \$500k
  >\$5m

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><b>Median List Price</b></p> <p><b>\$225K</b></p> <p>Updated: 12/31/2018</p>	<p>Change Over Last Month</p> <p><span style="color: red; font-size: 2em;">↓</span> <b>1.75%</b></p>	<p>Change Over Last Quarter</p> <p><span style="color: blue; font-size: 2em;">↑</span> <b>0.92%</b></p>	<p>Change Over Last 12 Months</p> <p><b>0%</b></p>	<p>Change Over Last 24 Months</p> <p><span style="color: blue; font-size: 2em;">↑</span> <b>15.38%</b></p>
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About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

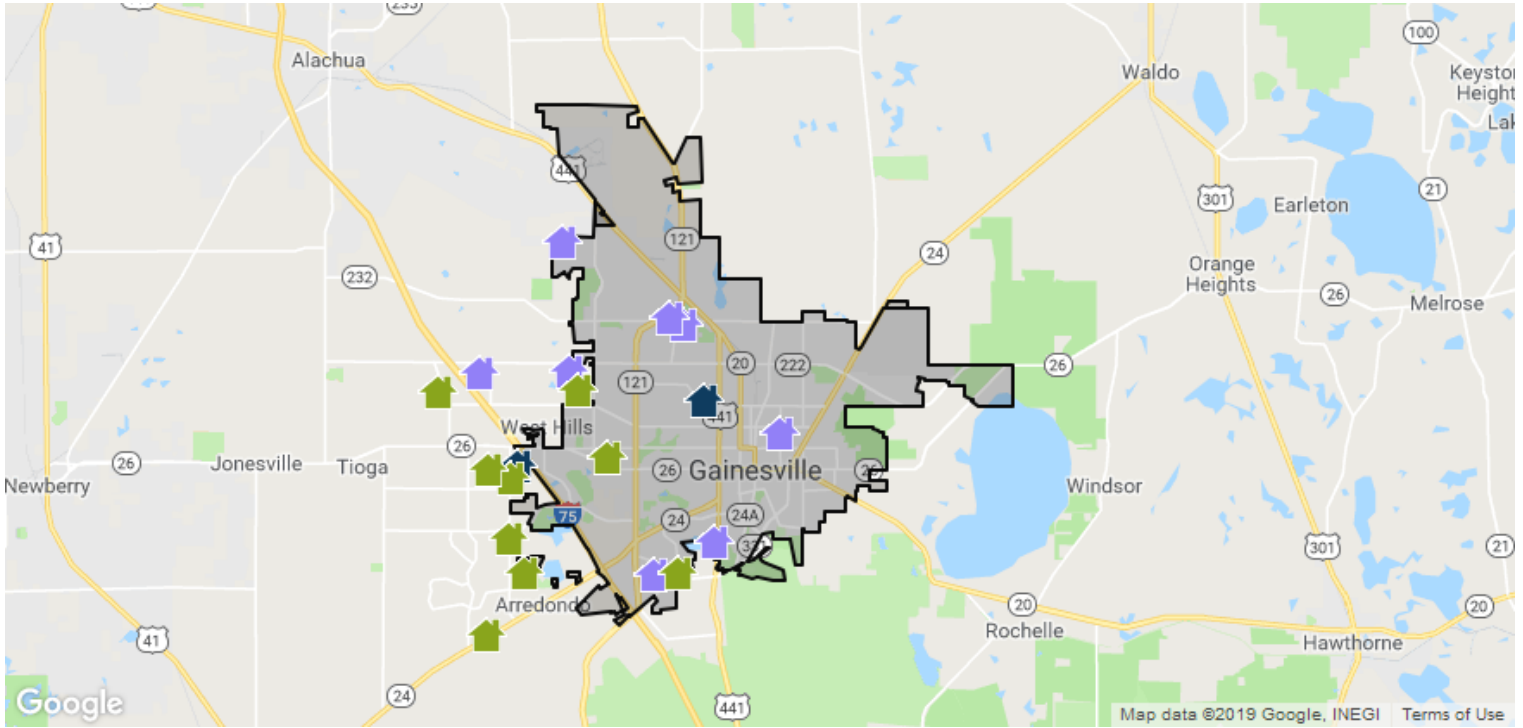
## Market Activity Summary Stats





**Search Criteria** | **Location:** Gainesville, Florida; **Date:** Changes in the Last Month; **Change Types:** New Listings, Pending, Price Change, New Distressed, Expired, 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	Pending Listings	Price Changes	Distressed Activity	Expired Listings
<b>Number of Properties</b>	10	10	10	5	10
<b>Low Price / Value</b>	\$128,000	\$113,900	\$95,900	\$59,000	\$500
<b>Median Price / Value</b>	\$253,900	\$247,450	\$314,439	\$179,500	\$244,950
<b>High Price / Value</b>	\$539,000	\$514,900	\$499,000	\$347,900	\$649,900
<b>Average Price / Sq. Ft.</b>	\$143	\$141	\$140	\$107	\$113
<b>Median Price / Sq. Ft.</b>	\$138	\$138	\$133	\$109	\$115
<b>Average Days in RPR</b>	3	44	144	9	219
<b>Median Days in RPR</b>	–	16	127	–	185
<b>Total Volume</b>	\$2,768,600	\$2,661,490	\$2,904,339	\$986,410	\$2,775,890

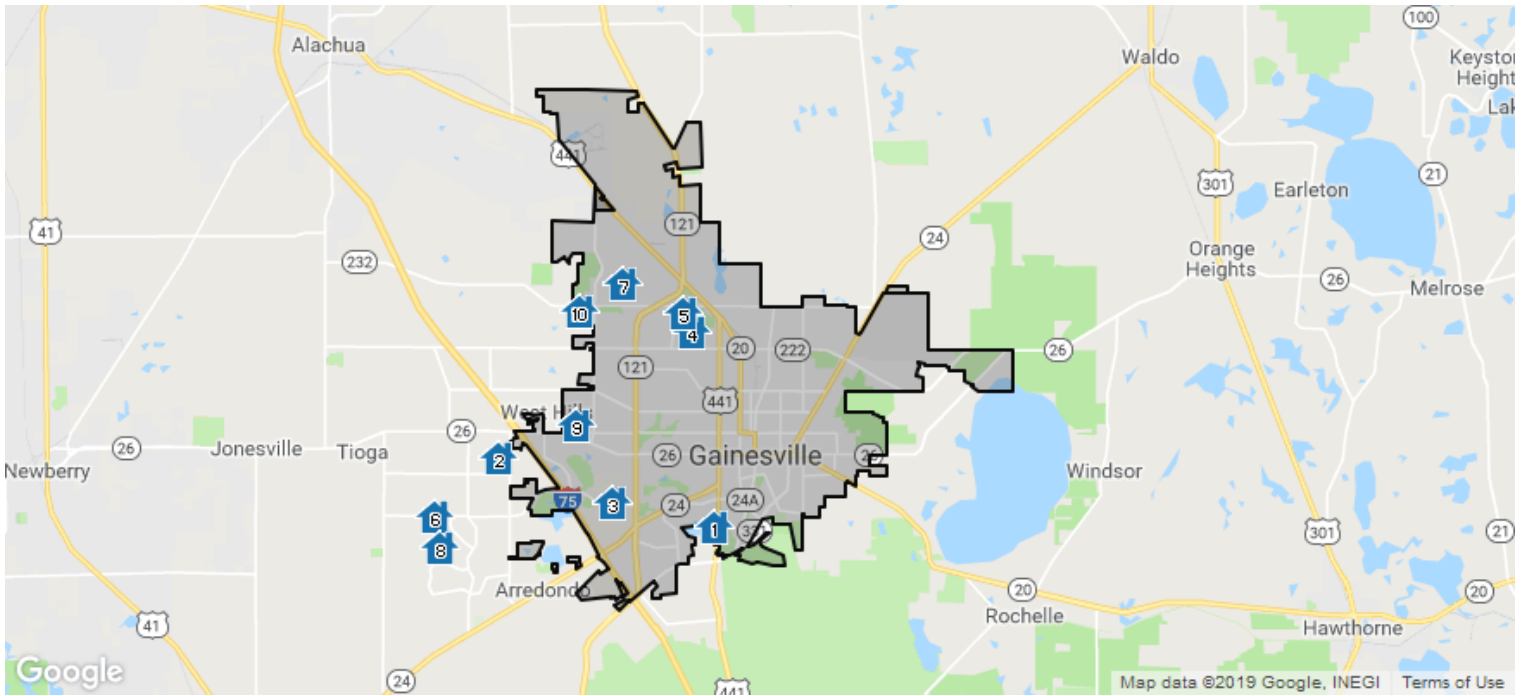
# Market Activity Summary Stats (cont.)





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

	 New For Lease	 Recently Leased
<b>Number of Properties</b>	10	10
<b>Low Price / Value</b>	\$795	\$2,800
<b>Median Price / Value</b>	\$1,325	\$13,950
<b>High Price / Value</b>	\$1,995	\$26,350
<b>Average Price / Sq. Ft.</b>	\$1	\$11
<b>Median Price / Sq. Ft.</b>	\$1	\$10
<b>Average Days in RPR</b>	4	37
<b>Median Days in RPR</b>	2	23
<b>Total Volume</b>	\$13,355	\$146,692






## Gainesville, Florida









### New Listings: 10

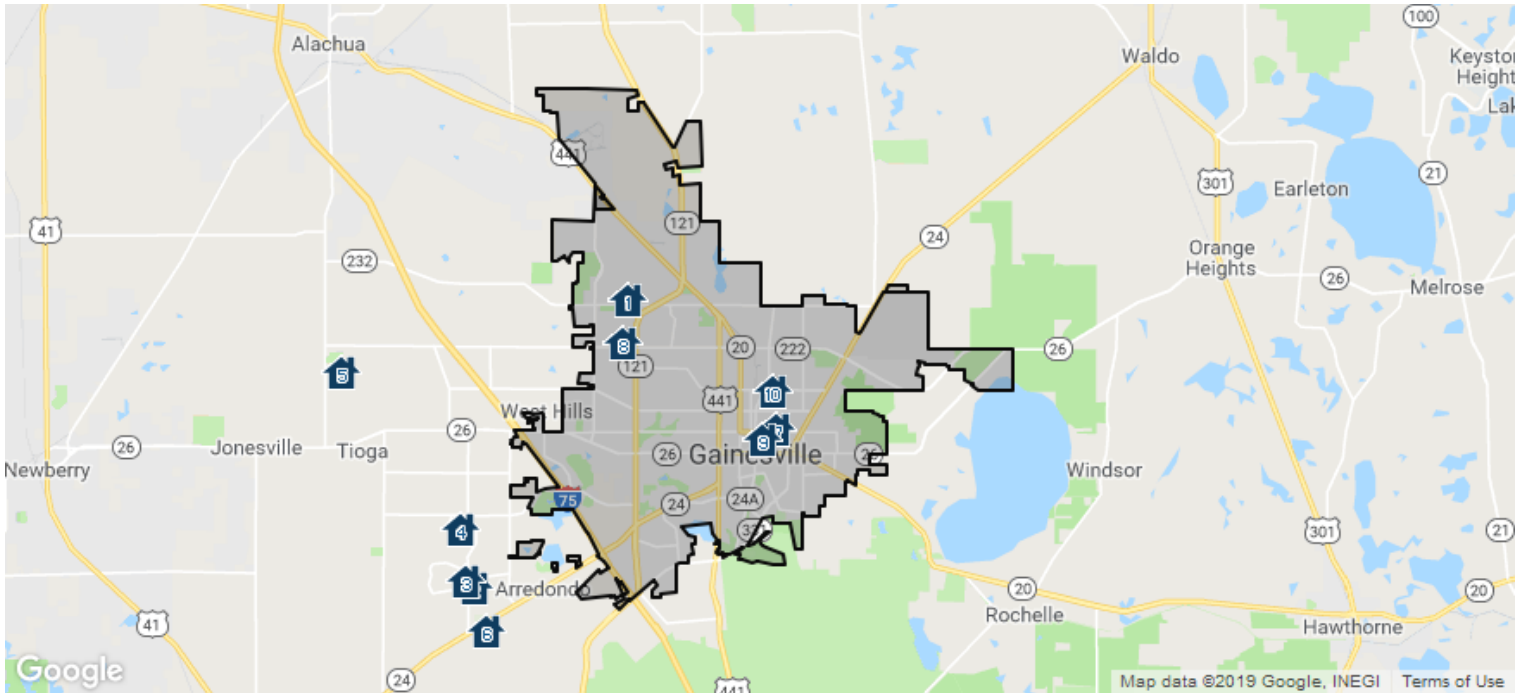
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p><b>1</b> FOR SALE • New, Active: 1/29/2019 MLS ID: 421843</p> <p><b>2812 SW 14th Dr</b></p> <p>Enjoy exceptional waterfront beauty as you look out on graceful birds and swaying trees from your relaxing lakefront condo. This ground level unit has tile and wood floors an open kitchen and a sensational sun porch with amazing views. It is conveniently located easy biking distance from Shands, the VA and UF. Water and sewer are included in the condo dues and you have a private laundry room.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Flat	2/1	1,076 sq ft	—	1978	1/29/2019	\$135,000	\$125
 <p><b>2</b> FOR SALE • New, Active: 1/31/2019 MLS ID: 421864</p> <p><b>7911 SW 1st Pl</b></p> <p>Looking for an original Gainesville neighborhood where kids can play football in the yard or splash around in the pool, guests can watch Gator games while enjoying food &amp; drinks in the outdoor tiki bar, or play billiards in the game room w/music blasting on the radio? Checkout this 4BR 3BA POOL home in SW Gainesville on over ONE acre. Spacious and private with a formal living and dining room, family room, open kitchen with sizable pantry, and game room make this home delight for entertaining. The pool is encompassed by a screen enclosure with a covered bar area that's perfect for parties. The hall bath has BRAND new tile work and much of the home has been remodeled, such as new granite in kitchen and new microwave, dishwasher and refrigerator. The yard offers mature landscaping with an irrigation well. There's plenty of parking with a 2 car side entry garage and a circular driveway. Bring your friends, your toys, your outdoor games. Here, you get the feel of the open country right on the edge of the City of Gainesville in SW corridor The Sunningdale community is centralized &amp; close to restaurants, shopping, schools, entertainment, hospitals, I-75, and more.</p> <p><i>Listing Courtesy of Rabell Realty Group LLC</i></p>	Detached	4/3	2,355 sq ft	52,272	1975	1/31/2019	\$310,000	\$132

## 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.
 <p><b>FOR SALE</b> • New, Active: 1/31/2019 <i>MLS ID: 421865</i></p> <p><b>3890 SW 20th Ave, Apt 1707</b></p> <p>Townhouse 2/2 1,176 sq ft – 2002 1/31/2019 \$128,000 \$109</p> <p>This beautiful, nicely maintained, poolside townhome features solid surface counters, upgraded cabinets, newer appliances, tile floors, two bedrooms each with an upgraded private bath, private indoor laundry, an open kitchen and an exceptional location on the bus route minutes from UF, Shands and Butler Plaza shopping, dining and movies. This convenient community also features a swimming pool and fitness center. This condo is ideally suited for UF students or investors seeking steady cash flows. Unit is rented through 4/30/19 for \$880/month.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>								
 <p><b>FOR SALE</b> • New, Active: 1/31/2019 <i>MLS ID: 421846</i></p> <p><b>4247 NW 20th Ter</b></p> <p>Detached 3/2 1,500 sq ft 14,374 1983 1/31/2019 \$149,900 \$100</p> <p>Lovely all cedar exterior home on corner lot in Vastavia. This 3-bedroom/2-bathroom home in NW Gainesville is located in a great neighborhood and an easy walk to Norton Elementary School. There is a large living room, a family room, a large kitchen/dining room, and garage. A great location that is convenient to shopping and schools.</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p>								
 <p><b>FOR SALE</b> • New, Active: 1/31/2019 <i>MLS ID: 421847</i></p> <p><b>5002 NW 21st Dr</b></p> <p>Flat 2/2 1,210 sq ft – 2017 1/31/2019 \$209,900 \$173</p> <p>Stunning 2 bedroom/2 bathroom flat in Sorrento! Additional room off of family room could be used as 3rd bedroom/office/den. Family room has lots of windows allowing for plenty of natural light. Luxury vinyl plank flooring in living areas with carpet in bedrooms &amp; tile in bathrooms. Kitchen features granite counter tops, beautiful wood cabinets w/ built-in lazy susan, SS GE appliances, breakfast bar, and pantry. Master bath has tall counters w/ walk-in shower &amp; walk-in closet. Enjoy low maintenance living! HOA covers yard maintenance, pest control, annual pressure washing &amp; roof. Located just across the street from the club house, pool, fitness center, tennis &amp; basketball courts, and playground!</p> <p><i>Listing Courtesy of Pepine Realty</i></p>								
 <p><b>FOR SALE</b> • New, Active: 1/31/2019 <i>MLS ID: 421856</i></p> <p><b>10330 SW 25th Pl</b></p> <p>Detached 3/3 2,619 sq ft 21,780 2005 1/31/2019 \$449,000 \$171</p> <p>Don't miss this amazing Barry Bullard courtyard pool home in the highly sought after neighborhood of Wilds Plantation with 3 bedroom, 3 baths, plus office. This home is an entertainers dream with the wide open floor plan and the to the amazing covered courtyard area with salt water pool that connects to just about every room. This terrific kitchen is open to the living room and dining with great views of the courtyard, features include granite countertops, huge island with tons of counter and storage space, gas cooktop, SS appliances, and walk-in pantry. The light filled living room has a gas fireplace, high custom detailed ceilings, and continues the wide open plan and views of the courtyard. The spacious master bedroom connects to a great office/play area, has a luxury master bath and huge walk-in closet. The 3 way split bedroom plan has the large 2nd bedroom in the main house and the private guest bedroom and bath room in the courtyard. There is a large laundry room, stop and drop area, and over sized garage. The solar heated salt water pool has a newer variable speed pump and is very low maintenance. All this on a large 1/2 acre fenced lot with great entertaining areas and close to great schools.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
 <p><b>FOR SALE</b> • New, Active: 1/28/2019 <i>MLS ID: 421776</i></p> <p><b>6115 NW 36th Dr</b></p> <p>Detached 3/2 1,851 sq ft 5,227 1994 1/28/2019 \$249,900 \$135</p> <p>Simply stunning! This Vista Palms beauty is dressed to impress with curb appeal and top to bottom wow all the way through! Vaulted ceilings are showcased throughout this 3 bedroom 2 bath home with over 1,800 square feet of light, bright and open living area. Hand-scraped style, wide plank wood flooring is found in all living areas, kitchen and master bedroom. Skylights add to the relaxing atmosphere in the formal living room. The formal dining room takes advantage of the view out to the meticulous and right-sized back patio framed by palm trees and rock-scape. The kitchen is absolutely top notch with GORGEOUS cabinetry topped with crown molding, distinctive granite counter tops and stainless steel appliances including a double convection oven. There's a walk-in pantry, breakfast bar and casual dining nook. The kitchen is open to the cozy family room with fireplace. The master suite has a walk-in closet and luxury bath with separate jetted tub and shower. The homeowner's association provides landscape maintenance, exterior painting, power-washing, irrigation system maintenance, termite policy, pool, playground &amp; tennis courts.</p> <p><i>Listing Courtesy of BHHS Florida 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.
	 <b>FOR SALE</b>	<i>New, Active: 1/31/2019 MLS ID: 421845</i>						
<b>10125 SW 37th PI</b>	Detached	3/2	1,819 sq ft	21,780	1984	1/31/2019	\$257,900	\$142
<p>This SW pool home features vaulted ceilings, wood floors, solid surface counters, stainless appliances, a beautiful, bright sunroom, newer master bath vanities and it sits on a spacious 1/2 acre, fenced lot. It also features 2013 roof, newer drainfield, outstanding schools, and is biking distance from Haile Market Square Publix. Home is for rent for \$1675/ month as well.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>								
	 <b>FOR SALE</b>	<i>Active: 1/9/2019 MLS ID: 421233</i>						
<b>1037 NW 50th Ter</b>	Detached	3/3	1,812 sq ft	2,613	2006	1/9/2019	\$340,000	\$188
<p>Beaming with natural light this 3 bedroom 3.5 bathroom home in the desirable NW Gainesville community Hillcrest is ready for you. Interior features include: high ceilings, wood floors, granite counters in the kitchen, stainless appliances, covered porches on the first and second floor, fireplace, remodeled master bathroom w/large walkin shower, 2 car garage, crown and trim with accent lighting, and more! The community offers; see walks, green spaces, and a location that's centralized and ideal for the University of Florida!</p> <p><i>Listing Courtesy of Rabell Realty Group LLC</i></p>								
	 <b>FOR SALE</b>	<i>New, Active: 1/30/2019 MLS ID: 421836</i>						
<b>4921 NW 51st PI</b>	Detached	4/3	3,492 sq ft	36,154	1994	1/30/2019	\$539,000	\$154
<p>Beautiful Former Parade Home In Wonderful Neighborhood Of Kensington Park! 4 Bedroom, 3.5 bath + Study. Very practical Southern Charm design with wrap around porch and striking curb appeal that is adorned with stunning large oak trees! Built by sought after builder Tom Spain, and situated on large 0.83 acre lot that backs up to a 200 acre nature preserve. Inside boasts a family room with 18ft ceiling, gas fireplace, wood floors, lots of crown molding and chair rail, plantation shutters, built in book cases, ample closet space as well as cooled Florida room with French doors and more. Outside boasts a very private and large enclosed pool with spa. Perfect for the kids! All within walking distance of Publix and many other shopping and dining conveniences at Hunter's Crossing. The neighborhood resides along scenic, bike and walking friendly, Millhopper Road and is conveniently located to reach any part of Gainesville with ease. Master bathroom was completely remodeled in 2015. Master bedroom is on main floor (downstairs). Home Warranty provided with acceptable offer. Roof recently replaced.</p> <p><i>Listing Courtesy of Tioga Realty Inc</i></p>								









## Pending Listings: 10

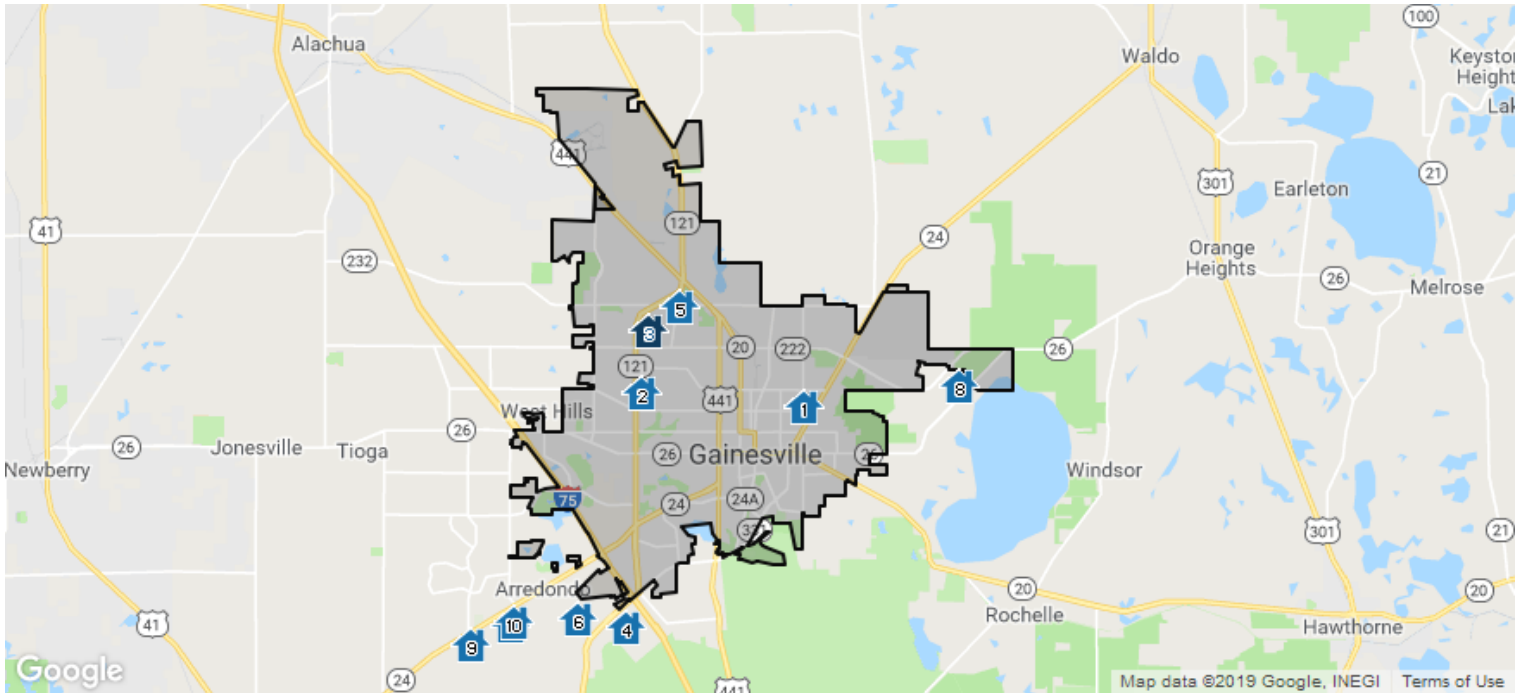
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 	Pending as of 1/22/2019 <b>5305 NW 34th Ter</b> Detached	3/2	1,373 sq ft	10,454	1/21/2019	\$189,000	1/22/2019	\$138
<p>Find your forever home in the desirable Appletree neighborhood. This newly renovated 3 bedroom 2 bathroom has everything you've been searching for. Sitting on a quiet cul-de-sac, this home features a split floor plan with high ceilings, and a spacious master bedroom. The living room is embossed with an abundance of natural light that pours in through the beautiful French doors. From there you will find peace and serenity as you bask in the warmth of the enclosed lanai overlooking your privately fenced backyard. Entertain your family and friends inside, or take a step outside for a cookout on a roomy wood deck leading down to a bricked patio. This home sports a fresh coat of paint on its interior walls as well as brand new carpet in all 3 bedrooms (2019). Not to be outdone, the roof was replaced as recently as 2018. Location is convenient to Millhopper, Walmart, Red Onion, and not limited to or a quick jump to US-441 with a short commute to UF and Hospitals.</p> <p><i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p>								
 	Pending as of 1/30/2019 <b>5303 SW 88th Ct</b> Flat	2/1	960 sq ft	3,920	1/28/2019	\$135,000	1/30/2019	\$141
<p>Beautiful 2BR, 1BA cottage in award winning Haile Plantation located minutes from shopping, dining, UF, Sante Fe, Hospitals, Butler Plaza and Celebration Point. New Roof, carpet, and exterior paint in 2015. This home has a brick fireplace, separate dining, wood deck on the back, and fenced in backyard. Front yard is maintained by the HOA. The surrounding area also has jogging/walking trails and a top notch golf course. Wonderful location. Memberships are available at Haile Plantation Golf and Country Club. Haile Plantation is in great proximity for all that Gainesville has to offer. Call today to see this move in ready home!</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								

## Pending Listings: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	PENDING <i>Pending as of 1/31/2019</i> MLS ID: 421770	Flat	1/1	823 sq ft	–	1/28/2019	\$113,900	1/31/2019	\$138
<p>Come make this hard to find second floor Villa your private sanctuary. This end unit offers additional windows allowing for natural light and a more open feeling. The well-appointed galley kitchen provides a large pantry, breakfast bar and inside laundry closet. Between the spacious Greatroom and the Master Bedroom suite is a convenient Computer/Office Nook. The large bedroom also offers a roomy walk-in closet. French doors open to your private balcony overlooking a parklike setting and the close-by pool. Haile Village offers you several restaurant options, a small playground, various shops and a wonderful Farmers Market on Saturday mornings.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>									
	PENDING <i>Pending as of 1/30/2019</i> MLS ID: 421589	Detached	4/3	2,919 sq ft	8,712	1/23/2019	\$389,900	1/30/2019	\$134
<p>Beautiful family home located in the sought-after neighborhood of Carlton Court in Haile Plantation. The home has a large master bedroom/bathroom suite located on the first floor and has a sitting area, walk-in closet, and garden tub. Bright open concept home with 4 bedrooms and 3 bathrooms. The large kitchen has lots of cabinets and an island. There is a Florida Room that looks out to the backyard. The front yard is maintained by HOA. Enjoy living in Haile Plantation and its many benefits such as trails, weekly farmer's market, local restaurants, and more.</p> <p><i>Listing Courtesy of BHS Florida Realty</i></p>									
	PENDING <i>Pending as of 1/29/2019</i> MLS ID: 418390	Detached	4/3	2,813 sq ft	26,571	9/3/2018	\$514,900	1/29/2019	\$183
<p>PRICE REDUCED on this Immaculate pool home in Tumberly Lake. This 3-way split floor plan features 4 bedrooms, 3.5 baths, granite countertops in the kitchen, formal living, formal dining, and a spacious family room with a gas fireplace. Backyard is beautifully landscaped. Pool with jacuzzi, and a large patio perfect for enjoying poolside BBQ's and entertaining. Large, fenced backyard with lots of space for outside activities. Convenient to Tioga shopping, NFRMC, and I-75. Walking distance to Jonesville Park</p> <p><i>Listing Courtesy of Pepine Realty</i></p>									
	PENDING <i>Pending as of 1/29/2019</i> MLS ID: 420352	Detached	5/3	2,601 sq ft	4,791	11/27/2018	\$304,990	1/29/2019	\$117
<p>New home under construction. Located in Chesnut Village Gainesville, FL, this two-story Hayden 5/3, 2 car garage home optimizes living space with an open concept kitchen overlooking the living room, separate dining room, and outdoor lanai. The well-appointed kitchen comes with all stainless-steel appliances including refrigerator, built-in dishwasher, electric range, and microwave. The Owner's Suite, located upstairs for privacy, has an ensuite bathroom. The 2nd, 3rd and 4th bedrooms are located near the laundry room upstairs, which is equipped with included washer and dryer. The 5th bedroom is downstairs for guests next to full bath. Within a short driving distance to downtown Gainesville, this community provides a quaint and comfortable place to call home. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Home and community information including pricing, taxes, included features, terms, availability, and amenities are subject to change and prior sale at any time without notice or obligation.</p> <p><i>Listing Courtesy of DR Horton Realty of Tampa, LLC</i></p>									
	PENDING <i>Pending as of 1/29/2019</i> MLS ID: 421699	Detached	2/2	2,305 sq ft	9,583	1/26/2019	\$349,900	1/29/2019	\$152
<p>Fantastic vintage home in the Duckpond area is move-in ready! Completely updated in 2009, the house features hand-scraped wood floors and a gourmet kitchen. The large master bedroom has a walk-in closet with custom built-in cabinetry, and French doors leading to the spacious patio. The master bath has a large walk-in shower with two shower heads and body jets, and a dual sink vanity with granite counters. The second bedroom has a bay window, and the guest bath has a jacuzzi oversized tub. The circular driveway and patio walkways feature 100-year old bricks from the original Main Street. Other extras include a large storage shed, a new six-foot wood privacy fence, covered front porch, pergola dining area off of the family room, and an above ground pool. This energy-efficient home has a 21 SEER Trane HVAC System, 2 gas fireplaces, icynene insulation in the attic, soundproofing in all interior walls, and double-pane windows. The detached structure has a heat/cool system, and could easily be made into a fantastic studio space! Don't miss it!</p> <p><i>Listing Courtesy of Sage Real Estate</i></p>									

## Pending Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 <b>PENDING</b> • Pending as of 1/29/2019 <i>MLS ID: 421238</i>							
<b>3658 NW 39th Pl</b>	Detached	3/2	1,746 sq ft	14,374	1/9/2019	\$195,900	1/29/2019	\$112
<p>Great deal !! 3BR 2.5 BATH. New Roof. New Interior and Exterior Paint, New Carpet in BR's, New HVAC and Water Heater. Close to several activity centers and Univ of FL and Santa Fe College. Buyer incentive offered by Seller: "During the first 14 days of the listing period, the seller requires a "Veterans First Opportunity" or VFO, and will only review offers from active duty and retired military. For owner occupant buyers upon acceptance and successful closing on the subject property, the seller will give the buyer a gift certificate of the seller's choice for 10% of the purchase price not to exceed \$5,000 at closing. Verification of service must accompany all offers for this to apply." After the 14th day, the seller will accept offers from the general public.</p> <p><i>Listing Courtesy of De Palma Realty</i></p>								
	 <b>PENDING</b> • Pending as of 1/29/2019 <i>MLS ID: 419829</i>							
<b>307 NE 6th Ave</b>	Detached	3/2	1,570 sq ft	—	11/1/2018	\$299,000	1/29/2019	\$190
<p>Beautiful, light-filled three-bedroom, two-bath home designed by Gainesville architect Andrew Kaplan is located in the heart of the historic Duckpond neighborhood. Built in 1987, enjoy all of the benefits of the historic district with lower-maintenance, new construction. The lovely living room and dining room have expansive windows and a screened porch with fantastic views of a landscaped yard and the historic Thomas Center. Hardwood floors, a fireplace and coffered ceilings add charm and warmth. The updated kitchen has granite countertops, stainless steel appliances and oak cabinets. Also downstairs are two bedrooms, a bathroom and a dedicated laundry room. One of the bedrooms has custom maple cabinets for office use. The entire second floor is a large master bedroom suite with a custom maple walk-in closet, tiled bathroom with dual sinks, a tub and separate shower. The connected two-car garage keeps your cars cool in the Summer. New landscaping and driveway coming soon! Recent updates include a new roof, new water heater and a new garage door opener with keypad.</p> <p><i>Listing Courtesy of Sage Real Estate</i></p>								
	 <b>PENDING</b> • Pending as of 1/28/2019 <i>MLS ID: 420001</i>							
<b>2214 NE 7th St</b>	Detached	3/1	1,601 sq ft	11,325	11/9/2018	\$169,000	1/28/2019	\$106
<p>Stunning Mid Century modern home that has been completely remodeled; Close to the duck pond, downtown and University of Florida. Some updates of the home include: new kitchen with illuminated cabinets, granite counter tops, tile flooring, brand new stainless steel appliances, completely renovated bathroom and much more. Imagine taking time to relax by the Wood burning fireplace or entertaining friends and family in the spacious sun room which overlooks private backyard. Did I forget to mention no HOA fees? Call today to schedule a private showing.</p> <p><i>Listing Courtesy of Watson Realty Corp -Tioga</i></p>								







## Price Changes: 10

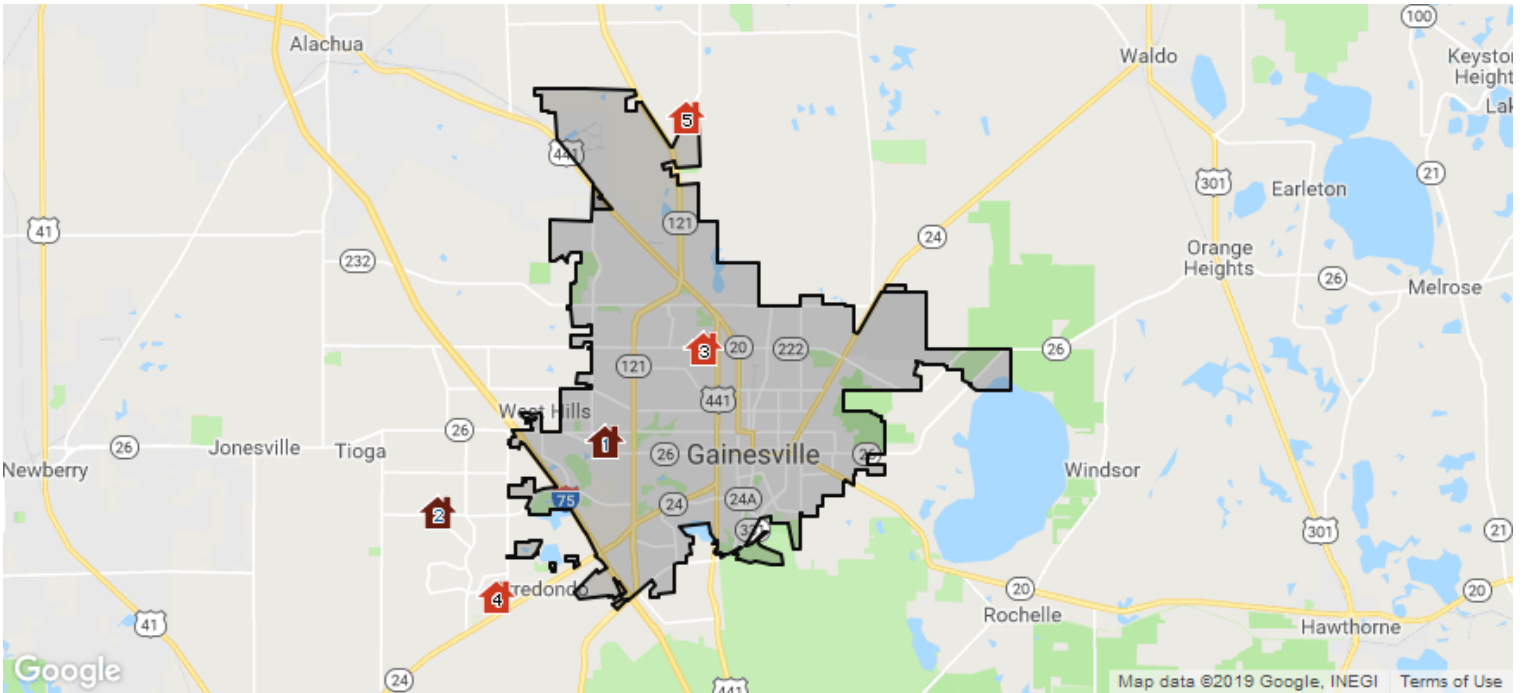
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <div style="display: flex; align-items: center;"> <div style="background-color: #0070C0; color: white; padding: 2px 5px; margin-right: 5px;">1</div> <div style="background-color: #0070C0; color: white; padding: 2px 5px; margin-right: 5px;">FOR SALE</div> <div> <p>Active: 11/13/2018 MLS ID: 420075</p> <p><b>1709 NE 15th St</b></p> <p>Detached 3/2 1,150 sq ft</p> <p>11/13/2018 \$155,000 \$149,900 1/10/2019 -3.29%</p> <p>Looking for an adorable home at an affordable price... well look no further! This charming concrete block home features 3 roomy bedrooms, 2 bathrooms and bright, open living areas. This home has had numerous updates from all new low E windows to ensure maximum energy efficiency, new carpeting in the bedrooms, brand new stainless steel appliances, beautifully detailed backsplash in the kitchen and matching flooring in the main bath closet. Enjoy privacy under the covered pergola or take in the sun in the spacious fenced backyard. This property is convenient to shopping, parks, schools and downtown.</p> <p><i>Listing Courtesy of Pais Realty</i></p> </div> </div>								
 <div style="display: flex; align-items: center;"> <div style="background-color: #0070C0; color: white; padding: 2px 5px; margin-right: 5px;">2</div> <div style="background-color: #0070C0; color: white; padding: 2px 5px; margin-right: 5px;">FOR SALE</div> <div> <p>Active: 9/17/2018 MLS ID: 418706</p> <p><b>3214 NW 21st Ave</b></p> <p>Detached 5/3 3,509 sq ft</p> <p>9/17/2018 \$439,900 \$399,900 1/10/2019 -9.09%</p> <p>Make your appointment today! Come see this tri level home. Roof and French drain system recently installed. Newer A/C unit as well. Plenty of space in this 5 bedroom, 3 bath home. Master bedroom is located on the main level, three bedrooms and a bath are located on the lower level, with fireplace and family room area. French doors will take you out to an enclosed sunroom. A fifth bedroom can be found in the loft, with a private balcony. Main level has very open great room, with wood burning fireplace, dining area, large kitchen with island, guest bath. Multiple decks where you can enjoy a very private backyard with plenty of trees. The property borders Possum Creek. This home also features a side entrance, three car garage. Large laundry area is located on the lower level. Masonwood is located close to UF.</p> <p><i>Listing Courtesy of RE/MAX Professionals</i></p> </div> </div>								
 <div style="display: flex; align-items: center;"> <div style="background-color: #0070C0; color: white; padding: 2px 5px; margin-right: 5px;">8</div> <div style="background-color: #0070C0; color: white; padding: 2px 5px; margin-right: 5px;">PENDING</div> <div> <p>Contingent MLS ID: 420020</p> <p><b>4327 NW 30th Ter</b></p> <p>Detached 3/1 1,068 sq ft</p> <p>11/9/2018 \$149,900 \$144,900 1/3/2019 -3.34%</p> <p>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 &amp; Santa Fe without any transfers.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p> </div> </div>								

## Price Changes: 10 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p><b>4</b> FOR SALE • Active: 3/30/2018 MLS ID: 413475</p> <p><b>6319 SW 37th Way</b></p> <p>Detached 6/4 4,867 sq ft</p> <p>3/30/2018 \$549,900 \$499,000 1/31/2019 -9.26%</p> <p>The Golf Cub is now under NEW OWNERSHIP and MANAGEMENT! So it is time to BRING AN OFFER! This beautiful two story brick home is nestled on the fairway of the 7th hole, overlooking stunning views of the greens. A remodeled kitchen boasts wood flooring and cabinets, granite countertops and a wine cooler. The sunroom is perfect for hosting children's birthdays or an adult get-together. It leads to a screened pool with a hot tub. The spacious master bedroom has two walk-in closets and the master bathroom begs you to relax with a walk-in shower, double sink vanity and a SAUNA! An exceptional community with an optional membership to Gainesville Country Club means this home certainly won't last long. Easy access to UF, Shands, shopping centers, and more make it the perfect location for anyone. Contact me today to tour your dream home!</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
 <p><b>5</b> FOR SALE • Active: 8/24/2018 MLS ID: 418121</p> <p><b>2259 NW 52nd Pl</b></p> <p>Flat 2/2 1,132 sq ft</p> <p>8/24/2018 \$199,900 \$192,500 1/31/2019 -3.7%</p> <p>Looking for move in ready, then look no further! This beautiful 2 bedroom/2 bathroom flat townhouse is fully furnished and ready to go! This 2015 built home features laminate wood flooring, tankless water heater, upgraded kitchen with a breakfast bar, stainless steel appliances, wood cabinets and granite countertops. Enjoy all the Sorrento Club amenities which include, game room, large pool, fitness room, play ground, basketball and tennis courts and not to mention that you are just a short drive from UF, Shands and the VA. All the furniture is included! A must see today!</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
 <p><b>6</b> FOR SALE • Active: 10/3/2018 MLS ID: 419086</p> <p><b>4850 SW 64th Rd</b></p> <p>Detached 4/2 2,017 sq ft</p> <p>10/3/2018 \$380,000 \$364,900 1/31/2019 -3.97%</p> <p>Welcome home to this light and airy luxurious energy efficient 4 bed/2 bath home located in Finley Woods. Kitchen boasts self-closing cabinet drawers, granite countertops, oversized stainless steel farm sink, gas range/oven, on-demand hot water, tile backsplash, pantry with separate eat-in area. Private master suite with his &amp; her closets, oversized walk-in shower, high countertops and lots of lighting. French doors open from family room to fourth bedroom with custom built-ins, flex-space can be used for office, den or children's play area. This "smart house" features thermostat and system to control internet, heating/cooling, door locks and security cameras. Solar panel generate electrical credits, circuits in garage are wired for portable generator with control pad. HOA provides yard maintenance, trimming and pest control, small backyard opens to common area for ease of maintenance, neighborhood amenities to be developed in new phase. Home conveniently located close to Shands, UF, VA, shops, entertainment and restaurants.</p> <p><i>Listing Courtesy of Pepine Realty</i></p>								
 <p><b>7</b> FOR SALE • Active: 3/6/2018 MLS ID: 412604</p> <p><b>7457 SW 66th Ln</b></p> <p>Detached 6/4 3,360 sq ft</p> <p>3/6/2018 \$438,000 \$428,462 1/31/2019 -2.18%</p> <p>New Construction by Skobel Homes Nova Floorplan. This home has 6 true bedrooms, a loft, a spacious master suite that has a private study, breakfast bar and spacious master bath with whirlpool tub. This home also has a large bonus room on the 1st floor that opens to a private outdoor courtyard, an open great room, island kitchen and 3 car garage. This home is Energy Star certified with spray foam attic insulation, a tankless natural gas water heater, vinyl low-e insulated windows, and much more! The HOA includes lawn maintenance, high speed fiber-optic internet and full cable TV service with DVR. Also enjoy the community clubhouse, pool, workout room, playground, paved jogging trail, and Clay Electric. *Seller will pay up to \$6,000 in closing costs* This home will be Move-in Ready in May 2019. Pictures represent a completed model home of the same floorplan. You can still choose many options for this home.</p> <p><i>Listing Courtesy of Skobel Realty LLC</i></p>								
 <p><b>8</b> FOR SALE • Active: 1/15/2019 MLS ID: 421269</p> <p><b>2405 NE 70th Ter</b></p> <p>Detached 4/1 892 sq ft</p> <p>1/15/2019 \$84,900 \$95,900 1/26/2019 12.96%</p> <p>Please drive by first, then call your favorite realtors to show. Quiet, secluded, 4/1 frame, cracker home with vinyl wood floor, large bedrooms, close to Gainesville Airport, Newnans Lake, Public library &amp; University of Florida. New metal roof 2018, septic drainfield &amp; cleaned out 2017, AC/heater 2015, well 2017 (dates are approx only). As Is contract prefer.</p> <p><i>Listing Courtesy of Green Tree Realty Inc</i></p>								

## Price Changes: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.	
									
 <b>FOR SALE</b> • Active: 11/19/2018 MLS ID: 420249									
<b>8953 SW 74th Ave</b>	Detached	4/3	2,186 sq ft	11/19/2018	\$339,900	\$324,900	1/31/2019	-4.41%	
<p>\$10,000 PRICE IMPROVEMENT! Motivated seller! Welcome to your new home located in Willow Oak Plantation! This beautiful, well-maintained home features an open floor plan, crown molding throughout, high ceilings, beautiful bamboo flooring in main area, &amp; granite counter tops in kitchen. You will love with the 3-way floor plan that gives everyone plenty of privacy &amp; space. The master bath has both his and hers vanities and walk-in closets as well as tub and walk-in shower. Home includes tankless water heater and under-stairs storage space. The upstairs bonus room can become an office or media room. Enjoy the sunset as you sit and relax on the covered front lanai or utilize the spacious screened back porch for fun family activities. The subdivision offers sidewalks, community pool, and is only minutes to main shopping centers, restaurants, UF, VA and Shands. Zoned for great schools. Call today for a private showing.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>									
									
 <b>FOR SALE</b> • Active: 9/20/2018 MLS ID: 418766									
<b>6557 SW 74th Dr</b>	Detached	3/2	1,700 sq ft	9/20/2018	\$296,000	\$303,977	1/31/2019	2.69%	
<p>Build your dream home in Brytan! This beautiful Coquina floorplan is a 1 story home with 3 bedrooms plus a study. Enjoy an open great room that looks onto a covered courtyard. Luxury touches include an island kitchen with maple cabinetry. You can still choose many options for this home, personalizing it to your style. This home is Energy Star certified with Spray Foam Attic Insulation, a tankless natural gas water heater, vinyl low-e insulated windows, and much more! The HOA includes lawn maintenance, high speed fiber-optic internet and full cable TV service with DVR. Also enjoy the community clubhouse, pool, workout room, playground, paved jogging trail, and Clay Electric. *Seller will pay up to \$6,000 in closing costs.* Estimated completion date is May 2019.</p> <p><i>Listing Courtesy of Skobel Realty LLC</i></p>									



## Distressed Activity: 5



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status		
	1 <b>PENDING</b> - Foreclosure, Pending as of 1/24/2019	MLS ID: 421080	Flat	1/1	630 sq ft	—	\$59,000	1/2/2019	1/2/2019	Foreclosure
<p>Perfect Location in the heart of Gainesville this First Floor 1 bedroom 1 bathroom room Condo in Hawthorne Reserve is ready to move right in, this lots of open space community amenities and a dog run area what more could you ask for. This is a Fannie Mae homepath.com property.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>										
	2 <b>PENDING</b> - Preforeclosure, Notice of Lis Pendens, Pending as of 1/15/2019	MLS ID: 421327	Detached	6/4	5,208 sq ft	128,502	\$347,900	1/13/2019	1/13/2019	Preforeclosure
<p>Charming 2 story Farmhouse located on 2.95 acres in highly sought after SW Gainesville in close proximity to schools and shopping! The floor plan offers 6 bedrooms which are all upstairs 3 baths with an additional bedroom/bath above the detached 2 car garage. The property is nicely wooded with an inground pool at the rear of the property. If you like to fix up an old house this might be the one for you! This is a Fannie Mae HomePath property.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>										
	3 <b>OFF MARKET</b> - Preforeclosure, Notice of Lis Pendens	MLS ID: —	Single Family	3/2	1,334 sq ft	—	—	—	1/2/2019	Preforeclosure
<p>—</p>										
	4 <b>OFF MARKET</b> - Preforeclosure, Notice of Lis Pendens	MLS ID: —	Single Family	2/2	1,252 sq ft	—	—	—	1/2/2019	Preforeclosure
<p>—</p>										

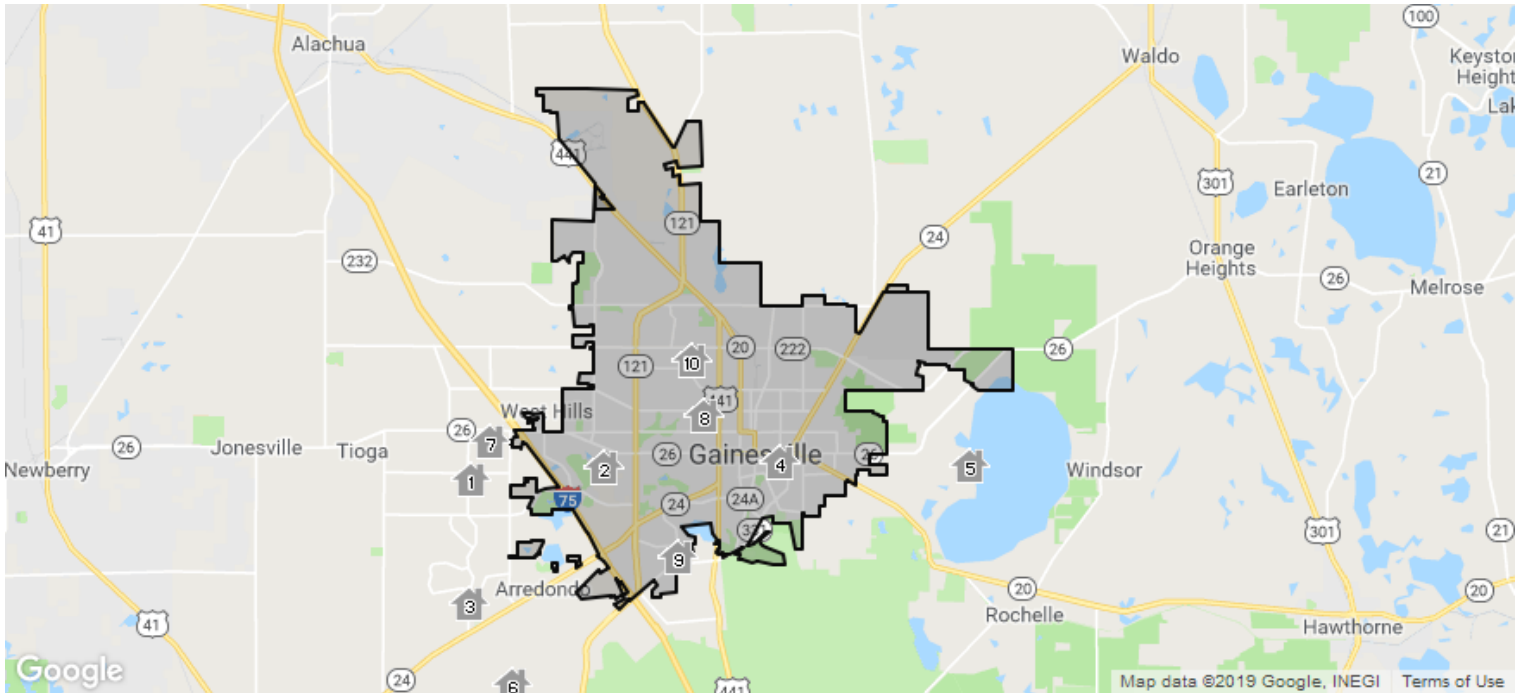


# Market Activity Report





Gainesville, Florida

## Distressed Activity: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	 OFF MARKET							
			<i>Preforeclosure, Foreclosure Judgment Entered</i>		<i>MLS ID: -</i>			
	12418 NW County Road 231	Single Family	3/2	2,054 sq ft	57,935	-	-	1/2/2019 Preforeclosure
	-							









## Expired Listings: 10

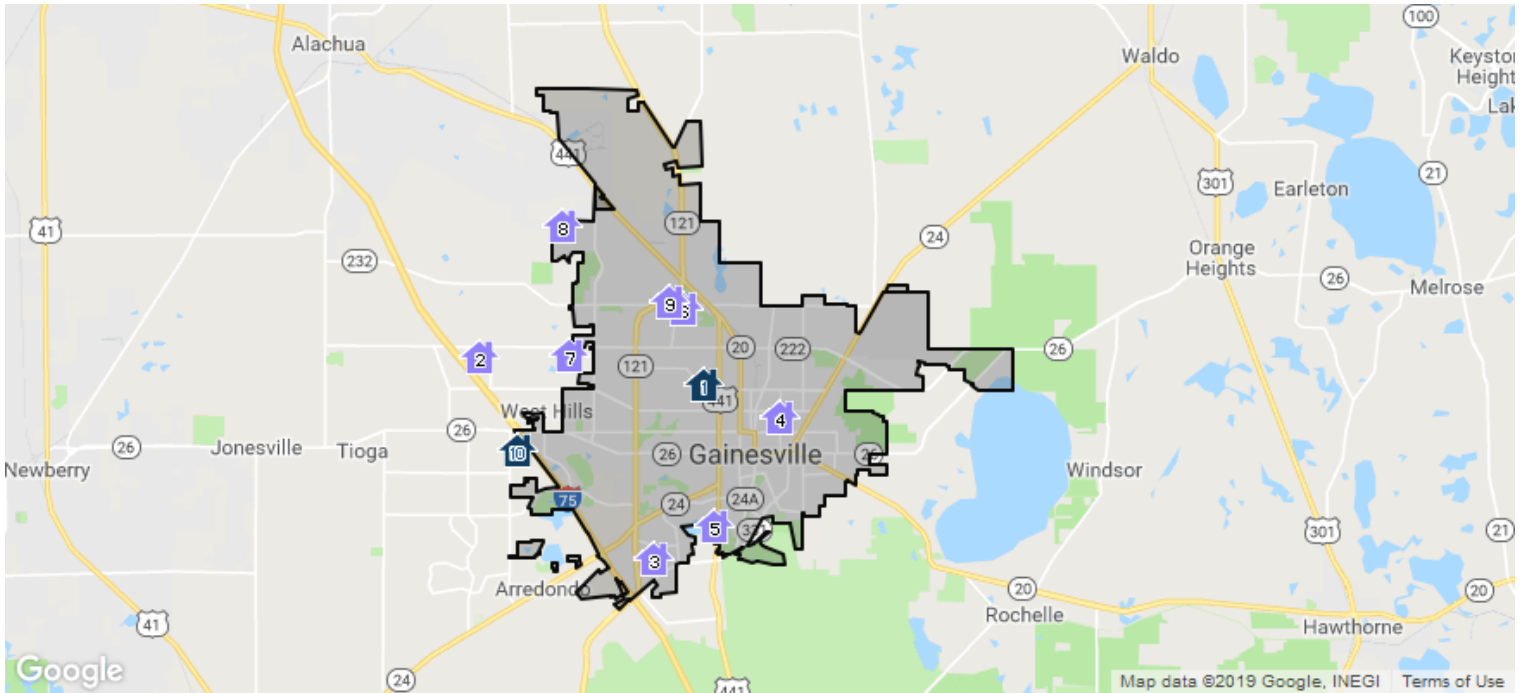
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
 <b>RECENTLY EXPIRED</b> • MLS Listing 417090: 7/18/2018 <i>MLS ID: 417090</i>								
 <b>1123 SW 90th Ter</b>	Detached	4/4	3,539 sq ft	32,670	2003	\$649,900	1/19/2019	\$184
<p>STUNNING POOL HOME in like-new condition on 3/4 acre wooded lot in beautiful SW community of Cobblefield. A winding walkway leads to the covered entry with leaded glass door and side panels. The tiled entry foyer has high ceilings, opening onto a living room and dining room with wood floors and crown moldings. The spacious family room has a gas fireplace surrounded by windows and built-in cabinets, with French doors opening onto the screened pool. The chef's kitchen has maple cabinets (some with glass fronts), a 5 burner black glass cooktop, a center island, a pantry, a long breakfast bar and a breakfast area that overlooks the pool. There is a 3 way split bedroom plan, with all bedrooms having high ceilings and paddle fans. The owner's suite has a sitting area with a door leading to the pool and two walk-in closets. The bath has double vanities, maple cabinets that are under lit, a separate shower and spa tub, as well as a vanity area and an enclosed water closet. There is a separate study and an upstairs bonus room that could be used as a fifth bedroom, with a sink, refrigerator and half bath. The utility room has a laundry sink, with washer and dryer, and there is a security system and surveillance cameras. New H/C system.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
 <b>EXPIRED</b> • MLS Listing 416054: 6/15/2018 <i>MLS ID: 416054</i>								
 <b>3961 SW 5th Pl</b>	Detached	3/2	2,125 sq ft	14,810	1964	\$257,000	1/15/2019	\$106
<p>Wonderful house on beautiful large corner lot! Located close to UF and minutes to shopping and entertainment. This 3/2 home boasts a large eat in kitchen, spacious Florida room with wood burning fireplace, traditional cracked red tile, and roomy bedrooms. There is an extra room in the garage that could be used as an office or workshop with a loft/storage area. Metal roof installed in 2011. Head outside and enjoy the ample lanai and large backyard full of possibilities for outdoor fun and entertaining! Schedule your private showing today!</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								

## Expired Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
 <p><b>3</b> EXPIRED • MLS Listing 416958: 7/13/2018 MLS ID: 416958</p> <p><b>5904 SW 89th Dr</b></p> <p>Detached 4/2 2,922 sq ft 42,253 1997 \$449,900 1/14/2019 \$154</p> <p>Looking for a spacious home on a LARGE lot with POOL/SPA in Haile Plantation? This beautiful home is located next to walking trails and features 4 bedrooms, 2.5 baths, FORMAL LIVING and DINING rooms, family room and a LARGE BONUS room. Recently RENOVATED kitchen with GRANITE, STAINLESS STEEL appliances, and backsplash has an ABUNDANCE OF SPACE to prepare your favorite meals! The large master bedroom has an attached OFFICE/READING room and the master bath boasts a JACUZZI TUB, walk in shower, and DOUBLE sinks. Beautifully LANDSCAPED lot with heated POOL/SPA has plenty of space for outdoor entertaining. Much has already been done for you - new ROOF 2018, Exterior Painted 2017, NEW backyard FENCE 2018. Zoned for A Rated Schools and only minutes from Butler Plaza, I-75, hospital&amp;s and the University. This home has been well maintained and is ready for you to move in! \$5,000 flooring CREDIT at closing with acceptable offer!</p> <p><i>Listing Courtesy of RE/MAX Professionals</i></p>								
 <p><b>4</b> EXPIRED • MLS Listing 417039: 7/16/2018 MLS ID: 417039</p> <p><b>317 SE 9th St</b></p> <p>Detached 3/2 1,386 sq ft 7,405 1951 \$110,000 1/13/2019 \$79</p> <p>This diamond in the rough has good potential. It features a spacious 3 BR floor plan and is stubbed for two bathrooms. It has a pleasant front lanai and a nice backyard. This up and coming location is walking distance from downtown restaurants, nightlife and entertainment.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>								
 <p><b>5</b> EXPIRED • MLS Listing 410972: 1/11/2018 MLS ID: 410972</p> <p><b>430 SE 75th St</b></p> <p>Detached 3/1 1,030 sq ft 14,374 1958 \$125,900 1/12/2019 \$117</p> <p>Beautifully renovated 3 Bedroom / 1 Bath home within walking distance of Lake Newnan. Enjoy the serenity of this community from your screen front porch. Updates since 2015 include Metal Roof on house; Roof -Electric and plumbing on concrete wash house. Most windows in home are newer double pane for energy efficiency; all interior and exterior doors; Plumbing &amp; Fixtures; Water Heater; Wood laminate flooring through out &amp; tile in bath; New cabinets, counters &amp; Stainless Appliances in kitchen. New interior and exterior paint. Ceiling fans in all rooms. Living room was converted to a spacious third bedroom or can be used as a family room off kitchen. Open Kitchen-Dining-Living area. Fenced double lot with Privacy fence on two sides.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
 <p><b>6</b> EXPIRED • MLS Listing 414357: 4/11/2018 MLS ID: 414357</p> <p><b>8921 SW 75th St</b></p> <p>Detached 4/4 3,771 sq ft 189,050 1987 \$499,990 1/5/2019 \$106</p> <p>This beautiful brick home is located in desirable Farms of Kanapaha and is situated on a 4.34 acre parcel.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>								
 <p><b>7</b> EXPIRED • MLS Listing 416639: 7/2/2018 MLS ID: 416639</p> <p><b>8215 NW 4th Pl</b></p> <p>Detached 5/3 3,025 sq ft 91,476 1970 \$449,000 1/3/2019 \$142</p> <p>Serenity awaits your family in this 3000+sq ft, 5 bedroom pool home on a quiet street in Sunningdale with virtually no neighbors and no HOA. 2400 sq ft qesant hut, Plenty of room for your horse and other four legged friends to roam on this fenced double lot loaded with fruit (banana, pears, orange, kumquott, fig) and cedar trees. Front foyer to formal living room or office and formal dining room, through single French door to open concept kitchen and great room. Bedrooms are split 3/2. The garage has been converted into a 21'x24' bedroom with vaulted ceilings...or use it as a recreation room, fitness center or art studio. Tons of space for boats, RV, vehicles in the 60'x40' workshop, perfect for mechanic, carpenter, musician (or man cave) with bonus rooms and separate 3 car carport with storage and an additional wood storage shed. Beautiful glass/screen enclosed Florida room makes entertaining a breeze. French and sliding glass doors, ceramic tile, custom tile and laminate flooring give this home charm while radiant barrier attic insulation, a newer metal roof and insulated windows make it energy efficient. Great location near Oaks Mall, Home Depot, Dollar Tree, Publix and I75.</p> <p><i>Listing Courtesy of Exit Realty Producers</i></p>								

## Expired Listings: 10 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.	
	 EXPIRED • MLS Listing 413914: 4/13/2018 MLS ID: 413914	Detached	4/2	2,355 sq ft	20,037	1967	\$279,000	1/1/2019	\$113
<p>INVESTOR ALERT!! Sought after Florida Park - walk or bike to UF. Sturdy CB construction, this 4BR/2BA home is perfect as an investment property or for a large family. BRAND NEW ROOF WITH ARCHITECTURAL SHINGLES!! HUGE Master Bedroom with walk-in closet and master bath, other bedrooms are spacious, including a large bedroom down the spiral staircase with large walk-in closet and is a walk-out (i.e., access to backyard). Separate dining room off kitchen. Kitchen has large pantry and laundry closet. If that is not enough space, there is a large bonus room with closet which can be used as a game room or bedroom. Backyard view is breathtaking with wooded lot on a creek. Enormous wood deck for entertaining. No garage but plenty of room for parking. Come take a look today. Seller is a licensed Real Estate Agent in FL.</p> <p style="text-align: right;"><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>									
	 EXPIRED • MLS Listing 416642: 7/4/2018 MLS ID: 416642	Condo	1/1	1,177 sq ft	-	1999	\$2,000	1/1/2019	-
<p>Ready for move in! This ground floor 4 bed/4 bath condo very close to University of Florida, Shands, Butler Plaza shopping! Condo has tile floors and upgraded laminate flooring throughout - NO CARPET! Each bedroom has a walk-in closet and a private bath. Condo has covered porch with storage closet that overlooks the pool. The flat rate price includes High-speed internet, Electricity, community pool, exercise room, basketball court, sand volleyball court, and hot tub.</p> <p style="text-align: right;"><i>Listing Courtesy of Rabell Realty Group LLC</i></p>									
	 EXPIRED • MLS Listing 417213: 7/20/2018 MLS ID: 417213	Detached	3/1	1,008 sq ft	13,503	1960	\$124,900	1/1/2019	\$124
<p>Diamond in the rough, needs TLC but a great opportunity for a starter home in a prime location on a double lot! As-is property with over 1008 sf, this home is concrete block, has 3 bedrooms, 1 bath and sits on a large double lot. Close to Santa Fe College, University of Florida, downtown Gainesville, bus routes, shopping and more. Metal roof only 8 years old. Newer exterior paint and a storage shed/workshop on property. A must see!</p> <p style="text-align: right;"><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>									







## New For Lease: 10

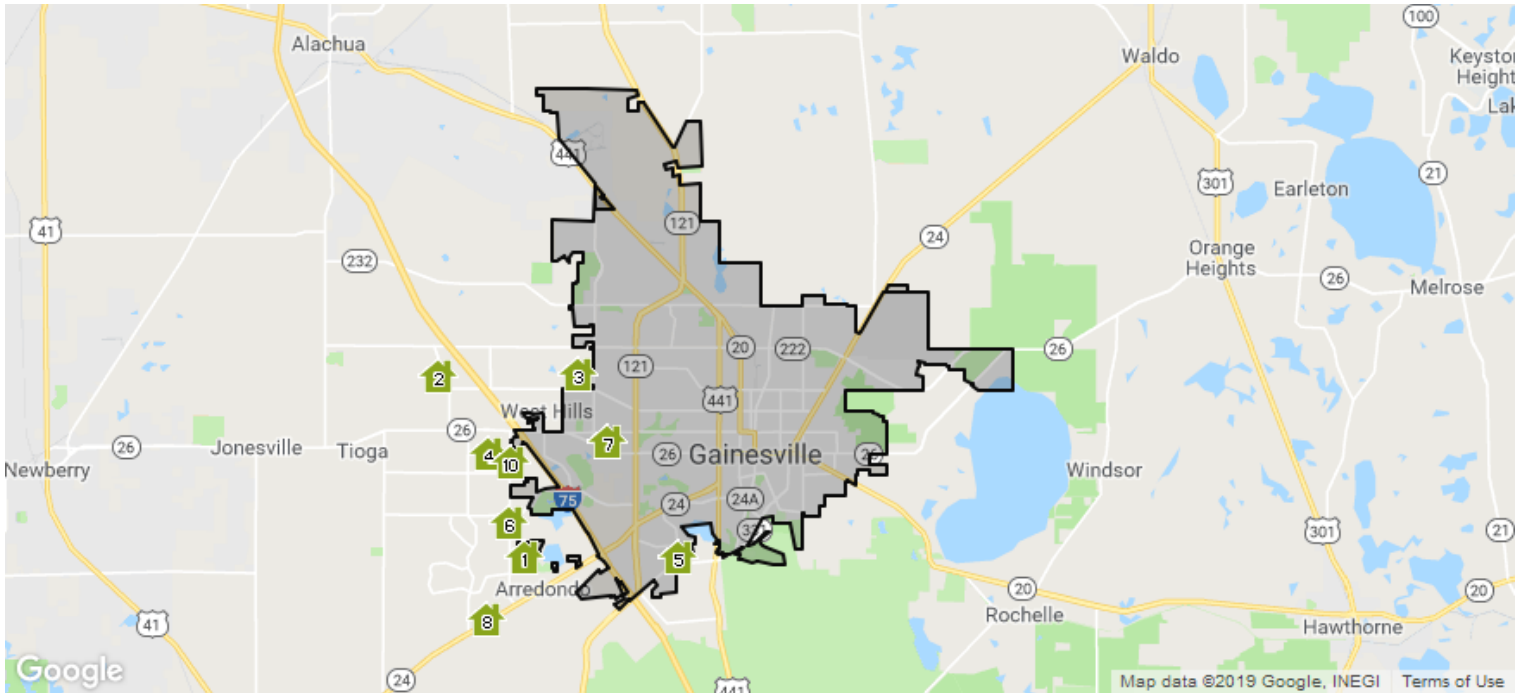
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
<p><b>1</b> <b>PENDING LEASE</b> • Pending: 1/28/2019 <i>MLS ID: 421804</i></p> <p><b>1810 NW 23rd Blvd, Apt 253</b></p> <p>Nice end unit on 2nd floor with balcony, washer and dryer included.</p> <p><i>Listing Courtesy of Green Tree Realty Inc</i></p>	Condo	1/1	760 sq ft	–	1972	1/28/2019	\$795	\$1
<p><b>2</b> <b>FOR LEASE</b> • New, Active: 1/31/2019 <i>MLS ID: 421850</i></p> <p><b>8711 NW 35th Pl</b></p> <p>4/2.5 (North Ridge) Nice 2 story home in great location. Entry foyer has Spanish tiled flooring. Study of of entry foyer with bay window. Large Living room with 2 story high vaulted ceilings and 2 skylights, tiled wood burning fireplace and custom paint. Spacious Kitchen with Spanish tiled floors and upgraded appliances. Dining room off of Kitchen has lots of windows and French door leads to privacy fenced backyard and open patio area. Half bath downstairs with custom paint and tiled floors. Master bedroom downstairs with 2 story vaulted ceilings and a large Master bath with clear 2 story windows that allows lots of natural lightning. Double sink vanity and tiled/ glass shower stall. Upstairs has 3 bedrooms . Hall bath has tub/ shower tiled combo. 2 car garage with washer/ dryer connections only. *Storage shed in back and play-set not warranted for repairs. *Community Pool *Lawn service included in the monthly rent ( paid for by the owner) **please note- as of 4-10-2018- grass in the back is bare and not green as the photos show</p> <p><i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>	Single Family	4/2	1,974 sq ft	7,841	1991	1/31/2019	\$1,975	\$1
<p><b>3</b> <b>FOR LEASE</b> • New, Active: 1/30/2019 <i>MLS ID: 550062</i></p> <p><b>2826 SW 39th Ave</b></p> <p>OPEN HOUSE SUNDAY 3RD FEBRUARY - 3pm to 5pm Located just five minutes by car or twenty minutes by bike from UF, this three bedroom, two bath home is the perfect place to call home in south Gainesville. With 1,300 living square feet and a shaded, fenced backyard this property offers a lot to the lucky tenant. The home has recently undergone renovations including a new metal roof, new interior paint, and new wood fencing. Pest control and monthly lawn care are included in the lease. This home won't be on the market long, so call today!</p> <p><i>Courtesy of MERIDIAN REALTY GROUP LLC</i></p>	Single Family	3/2	1,300 sq ft	6,534	1988	1/30/2019	\$1,200	\$1

## 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.
	• New, Active: 1/31/2019 MLS ID: 421851	Single Family	3/2 1,600 sq ft	–	1958	1/31/2019	\$1,450	\$1
<p>3/2 Pool home located in desirable area on edge of Duck pond. One bedroom and bath has its own private entrance and could be used as a mother-in-law suite. Large corner lot close to UF, downtown, Shands and shopping. No Pets. Pool Service Included. **Pool liner is being replaced and will be up and running before end of Feb.**</p> <p><i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>								
	• New, Active: 1/30/2019 MLS ID: 421814	Condo	1/1 807 sq ft	–	1978	1/30/2019	\$950	\$1
<p>1 Bed 1 Bath Condo built in 1978 with 807 Sq. Ft. in Bivens Lake South subdivision. This 2nd floor unit features BRAND NEW carpet and vinyl plank flooring and has been fully re-painted. Other features include an open concept with a spacious living and dining combination, a fully screened in patio overlooking the natural, wooded courtyard, a laundry room, and a walk in closet. Appliances include Microwave, Disposal, Refrigerator, Oven/Range and Dishwasher. Washer dryer included but not warranted. Residents have access to a community pool and recreation center with outdoor grills. No pets. Property sits on edge of Bivens Arm Lake. Experience stunning, rare Lakefront views that you will not find elsewhere in SW Gainesville. This SW 441 location is also close to UF Campus and Archer road, allowing you to take advantage of downtown Gainesville and the expanding Butler Plaza and Celebration Point. 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>								
	• New, Active: 1/23/2019 MLS ID: 421590	Single Family	2/2 1,328 sq ft	–	2007	1/23/2019	\$1,400	\$1
<p>Spacious 2 bedroom, 2 and half bath end unit townhouse in Sorrento. This rental offers a nice office space on the ground floor, an attached 2 car garage, and an open kitchen. Community amenities include pool, fitness center, tennis &amp; basketball, clubhouse and playground. Sorrento located within five miles of Shands and UF - on RTS busline.</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
	• New, Active: 1/30/2019 MLS ID: 421839	Single Family	3/2 1,333 sq ft	8,276	1992	1/30/2019	\$1,415	\$1
<p>Beautiful 3-bedroom, 2-bath home in Savannah Place. Neutral interior paint and gorgeous dark laminate flooring throughout the property. Large great room with a vaulted ceiling that leads to the casual dining area off the kitchen. Open kitchen with a lot of counter space and a pantry closet. Spacious master bedroom suite with a walk in closet with shelving and an on-suite bathroom featuring a standing shower. Other two bedrooms share a hall bathroom. Great room and master bedroom lead to the screened-in porch with plenty of seating space. Large backyard with privacy fencing in the back. Washer and dryer hook-ups available in the 2-car garage. 2 medium pets are welcome with an additional pet deposit.</p> <p><i>Courtesy of Allison Ables Real Estate &amp; Property Management</i></p>								
	• New, Active: 1/29/2019 MLS ID: 421797	Single Family	3/2 1,896 sq ft	–	2017	1/29/2019	\$1,995	\$1
<p>3bdr/2ba beautiful newer home built in 2017 with approx. 1896 sq ft. Open kitchen with Granite counter tops, lots of cabinets and Island with sink and dining/serving bar. Appliances include Refrigerator, Stove, Dishwasher, Overhead Microwave. Washer and dryer are included but not warranted. Living room with sliding glass doors leading to back patio and fenced in yard. Formal dining room. Master bedroom with tray ceilings and walk in closet. Master bath features garden tub and separate stand up shower with glass enclosure. Separate his and her vanity. Ceramic tile throughout common areas and carpet in bedrooms only. 2 car garage. 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.</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.
	 <b>FOR LEASE</b>	<i>New, Active: 1/29/2019 MLS ID: 421780</i>						
<b>2440 NW 54th Ave</b>	Single Family	2/2	1,114 sq ft	–	1977	1/29/2019	\$1,250	\$1
<p>Well kept 2 bedroom 2 bath pool home in the NW of Gainesville. Home has tile floors through out main living areas for easy cleaning and maintenance, newer carpet in the master bedroom and a large garage. Large backyard to relax around a crystal clear pool. Graduate Students welcome! Lease to July 31st preferred but not required.</p> <p><i>Courtesy of Golden Rule Real Estate and Property Management</i></p>								
	 <b>PENDING LEASE</b>	<i>Pending: 1/14/2019 MLS ID: 421336</i>						
<b>63 SW 71st Way</b>	Condo	2/2	1,200 sq ft	75,794	2007	1/14/2019	\$925	\$1
<p>Beautiful 2 bedroom, 2.5 bathroom townhome located in the Ravines community built in 2006. Neutral colors throughout. Lovely French doors open up to a patio area from the living room. Updated kitchen displays newer built-in lighting, gorgeous wood cabinetry, pantry, and black appliances. Spacious bedrooms include vaulted ceilings, ceiling fans, skylights, and walk-in closets. Each bedroom has its own bathroom. Garbage and lawn included. 1 pet welcome with additional deposit.</p> <p><i>Listing Courtesy of Allison Ables Real Estate &amp; Property Management</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><b>1</b> <b>RECENTLY LEASED</b> • Leased Date: 1/31/2019, MLS Listing 421548: 1/21/2019 <b>MLS ID: 421548</b></p> <p><b>6908 SW 42nd Pl</b></p> <p>2BR/2.5BA end unit townhome built in 1983 with approx 1110 sq. ft. oven range, refrigerator, dishwasher, disposal, microwave, living and dining room combination, ceramic tile and carpet flooring, ceiling fans, washer and dryer included but not warranted, fenced yard, and open parking. Pets negotiable. No smokers. Property available for move in with a 2 week notice. Upon approval, any decision not to execute the lease will result in a forfeiture of the Holding Fee which is equal to one months rent plus the forfeiture of the Administration Fee of \$250.</p> <p><i>Courtesy of Bosshardt Property Management</i></p>	Condo	2/2	1,110 sq ft	–	1983	1/31/2019	\$895	\$1
 <p><b>2</b> <b>RECENTLY LEASED</b> • Leased Date: 1/30/2019, MLS Listing 421546: 1/21/2019 <b>MLS ID: 421546</b></p> <p><b>2705 NW 104th Ct, Apt 1</b></p> <p>1/1 (Hills of Santa Fe) Spacious condominium in quiet neighborhood, backs up to golf course. 2nd story flat features living/dining room combination, sliding glass door and balcony off of dining room. Extra storage space, laundry room with connections, and 1 car (shared) garage. Sq ft 600. \$75 lease prep fee. No Pets - Firm.</p> <p><i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>	Apartment	1/1	600 sq ft	–	1982	1/30/2019	\$625	\$1
 <p><b>3</b> <b>RECENTLY LEASED</b> • Leased Date: 1/28/2019, MLS Listing 421399: 1/1/2019 <b>MLS ID: 421399</b></p> <p><b>4914 NW 28th Pl</b></p> <p>This three bedroom two bath home has updated features such as wood laminate and tile throughout, quartz kitchen counters and stainless steel appliances. The home also features a fenced in yard, wood deck, screened in patio, 2-car garage, all on a corner lot. The owner is open to allowing pets and is to their discretion on approval.</p> <p><i>Courtesy of Mitchell Realty Services Inc</i></p>	Single Family	3/2	1,259 sq ft	10,454	1995	1/28/2019	\$1,595	\$1

## 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.
			<i>Leased Date: 1/15/2019, MLS Listing 417051: 7/17/2018 MLS ID: 417051</i>					
<b>31 SW 84th St</b>	Single Family	3/2	2,379 sq ft	–	1975	1/15/2019	\$1,900	\$1
<p>This beautiful Traditional style home is now available for Rent! Located on the corner and at the end of the neighborhood. This peaceful and quaint property is perfect for entertaining! As you walk through the sliding glass doors onto your own personal oasis, there is a large deck with a kitchen and seating area to watch tv and lounge during the winters. Enjoy the hot summer months outdoors with your own outdoor shower and huge backyard equipped for gardening. The beautiful kitchen has all brand new appliances including a fridge that will help keep track of your grocery list! Come see this outdoor/entertaining oasis! It wont last long, schedule a viewing now!</p> <p><i>Courtesy of Pepine Property Management, LLC</i></p>								
			<i>Leased Date: 1/26/2019, MLS Listing 421675: 1/1/2019 MLS ID: 421675</i>					
<b>4000 SW 23rd St, Apt 3-206</b>	Condo	4/4	1,170 sq ft	–	1999	1/26/2019	\$400	\$0
<p>SHARED HOUSING. This price reflects 1 bed/1 bath of a 4 bed/ 4 bath. Limit one person per bedroom. Rent includes \$50 for utilities. Bedroom is furnished. Share a common area. This is one of Gainesville's premiere condominium living communities and only one mile from the University of Florida on great RTS bus. Amenities and services provided include swimming pool, hot tub, exercise room, basketball court.</p> <p><i>Courtesy of Exit Realty Producers</i></p>								
			<i>Leased Date: 1/24/2019, MLS Listing 421405: 1/15/2019 MLS ID: 421405</i>					
<b>7515 SW 26th PI</b>	Single Family	4/2	2,200 sq ft	43,560	1974	1/24/2019	\$1,695	\$1
<p>This lovely home is situated on a corner lot off the intersection of SW 26th Place and Tower Road ( 75th Street ) The one acre lot contains some fruit trees and banana plants. The Tower Rd. Library is nearby, as is Haile Plantation . Lawn care is included in the rental price. The yard is partially fenced .</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
			<i>Leased Date: 1/23/2019, MLS Listing 420758: 12/14/2018 MLS ID: 420758</i>					
<b>507 NW 39th Rd, Apt 326</b>	Condo	3/2	1,480 sq ft	–	1972	1/23/2019	\$1,125	\$1
<p>3BR/2.5BA condo built in 1972, completely renovated, with approx. 1480 sq. ft., oven range, refrigerator, dishwasher, disposal, microwave, washer/dryer hookups with an open Patio. Fantastic location - easy bike to University of Florida. Close to shops, restaurants, movie theater, ice cream and coffee shop. Beautifully renovated with granite counter tops and brushed metal appliances in the kitchen. Plumbing and lighting, carpet and tile replaced. Newer A/C. trash included in rent. The community offers plenty of parking, community pool with grilling areas and cabanas, and a tennis court. Pets negotiable. Upon approval, any decision not to execute the lease will result in a forfeiture of the Æ Holding Fee Æ 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>								
			<i>Leased Date: 1/25/2019, MLS Listing 421380: 1/15/2019 MLS ID: 421380</i>					
<b>8318 SW 64th PI</b>	Single Family	3/2	1,412 sq ft	11,326	2001	1/25/2019	\$1,495	\$1
<p>3BR/2BA home built in 2001 approx. 1412 sq. ft., Newer Carpet, Newer Paint, Newer water heater. Appliances include oven range, refrigerator, dishwasher, and disposal. Large living room, vaulted ceilings, ceiling fans throughout. Master includes walk in closet, double sink vanity, tub and shower. Entertaining space in backyard with covered patio off the dining room and master bedroom. Washer and dryer included but not warranted. Fenced yard, 2 car garage, no smokers permitted. Community includes pool, hot tub, playground, and tennis court. Upon approval, any decision not to execute the lease will result in a forfeiture of the Æ Holding Fee Æ 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>								

## 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.	
	 <b>RECENTLY LEASED</b> · Leased Date: 1/17/2019, MLS Listing 420660: 12/10/2018 <i>MLS ID: 420660</i>								
<b>501 SW 75th St, Apt C9</b>	Condo	4/2	1,638 sq ft	–	1977	1/17/2019	\$1,200	\$1	
<p>4BR/2.5BA condo built in 1977 with approx. 1638 sq. ft., Appliances include Refrigerator, Range, Dishwasher, Disposal, and microwave. Unit features All new flooring with wood vinyl plank downstairs and carpet upstairs. Fresh Paint. Large open concept living with breakfast bar, living and dining room combination, ceiling fans, washer and dryer hookups, additional storage, screened porch, and one carport space. Large master bedroom with TWO walk in closets and double sink vanity in master bath and a private balcony. Master bathroom also includes additional storage closet. Community offers pool, fitness center, dog park and gated community. Tenants required to get renter's insurance naming the owner as an additional insured. Upon approval, any decision not to execute the lease will result in a forfeiture of the <del>ac</del>holding Fee<del>a</del> 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>									
	 <b>RECENTLY LEASED</b> · Leased Date: 1/10/2019, MLS Listing 420871: 12/21/2018 <i>MLS ID: 420871</i>								
<b>501 SW 75th St, Apt E7</b>	Condo	2/2	986 sq ft	–	1977	1/10/2019	\$895	\$1	
<p>2BR/2BA condo built in 1977 with approx. 986 sq. ft., oven range, refrigerator, dishwasher, disposal, microwave, breakfast bar, ceiling fans, additional storage, carpet and tile flooring, washer and dryer included but not warranted, community pool, fitness center and tennis courts. Pets negotiable. No Smokers. Upon approval, any decision not to execute the lease will result in a forfeiture of the <del>ac</del>holding Fee<del>a</del> 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>									

## About RPR (Realtors Property Resource)

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- **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.
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