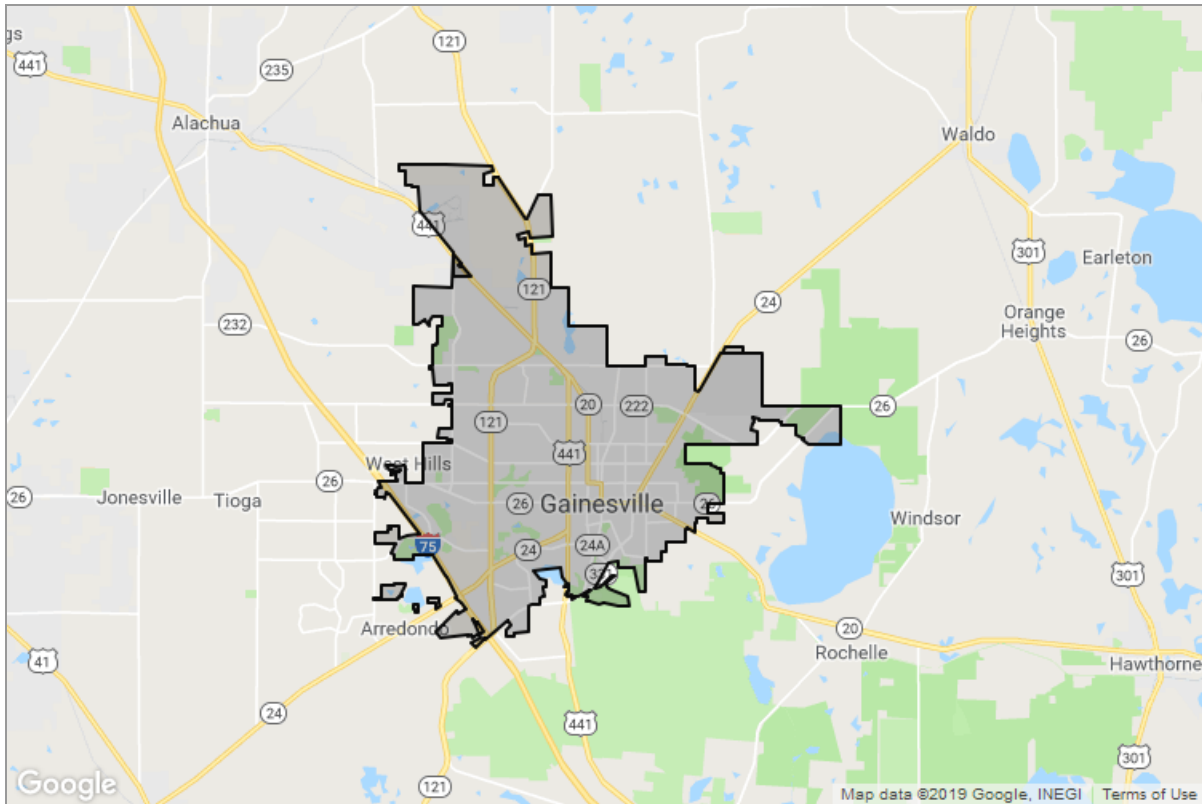




MARKET ACTIVITY REPORT

Gainesville, Florida



Presented by

Tanya Chappell | REALTOR® | CPM

Florida Real Estate License: BK560030



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

Main: Tanya@secureinvestmentsrealty.com

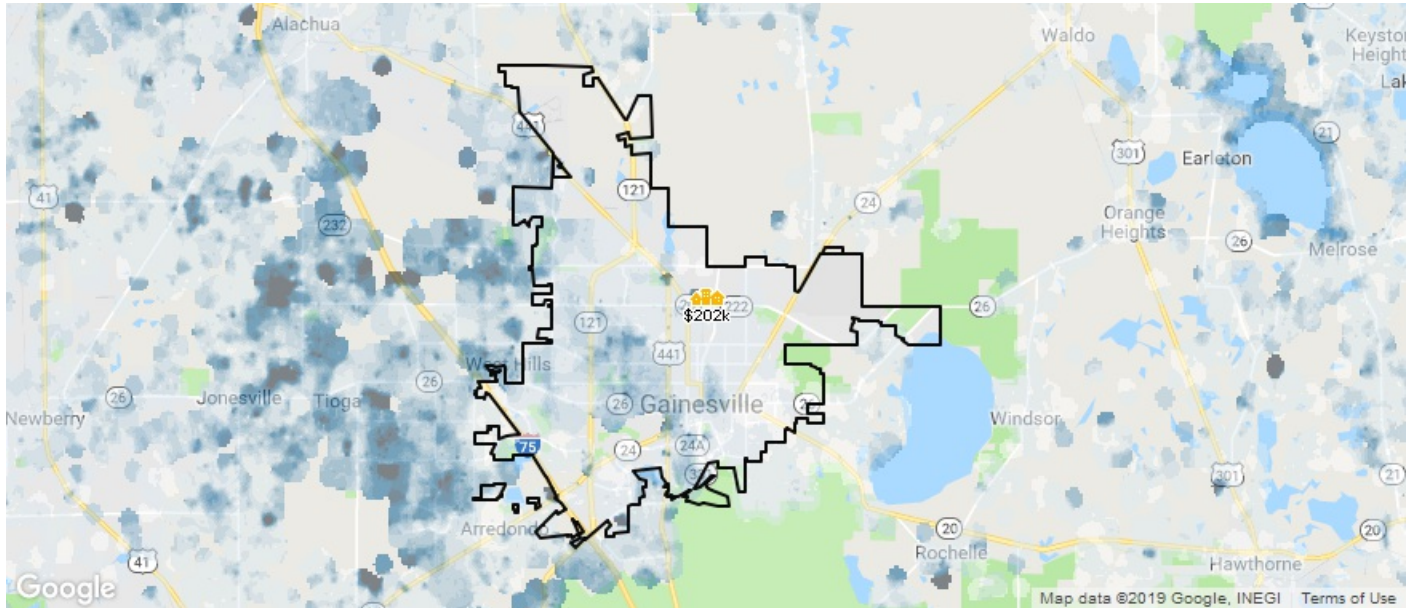
Office: www.secureinvestmentsrealty.com

Secure Investments Realty & Management

3520 NW 43rd Street
Gainesville, FL 32606

Gainesville, Florida

Market Snapshot: Estimated Home Values



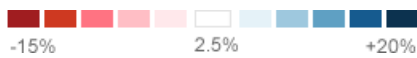
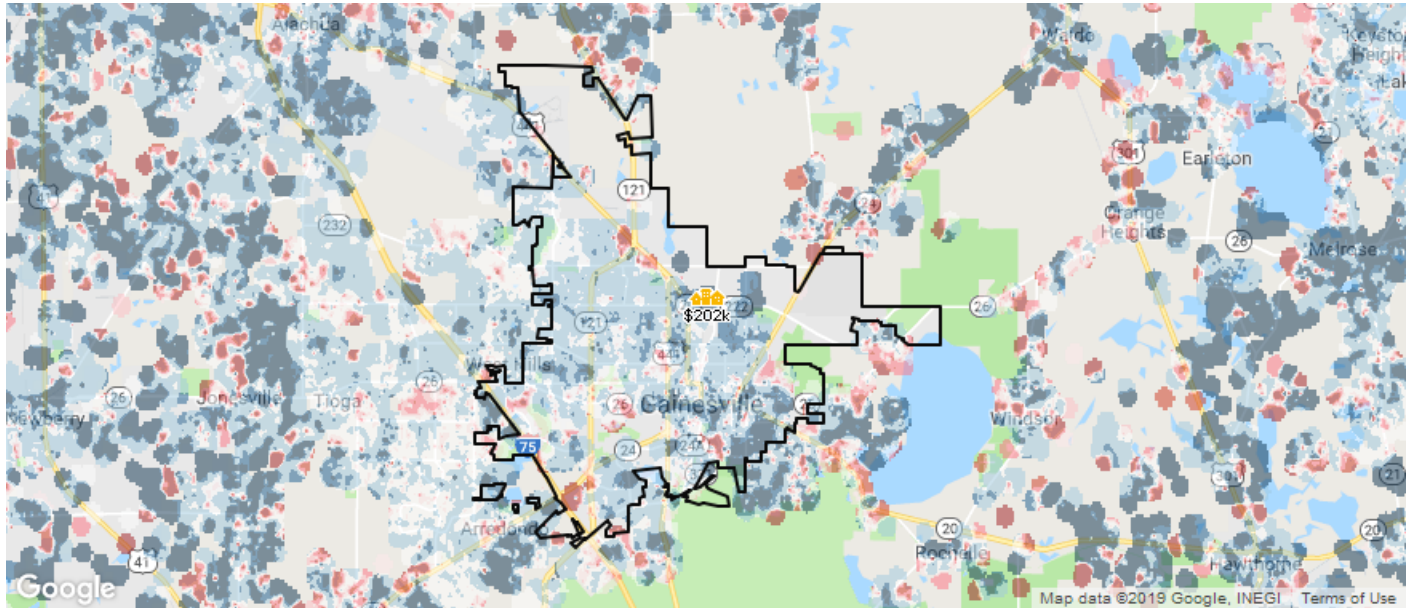
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$202K</p> <p>Updated: 1/31/2019</p>	<p>Change Over Last Month</p> <p>↑ 0.44%</p>	<p>Change Over Last Quarter</p> <p>↑ 0.44%</p>	<p>Change Over Last 12 Months</p> <p>↑ 2.14%</p>	<p>Change Over Last 24 Months</p> <p>↑ 15.18%</p>
---	---	---	---	--

*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



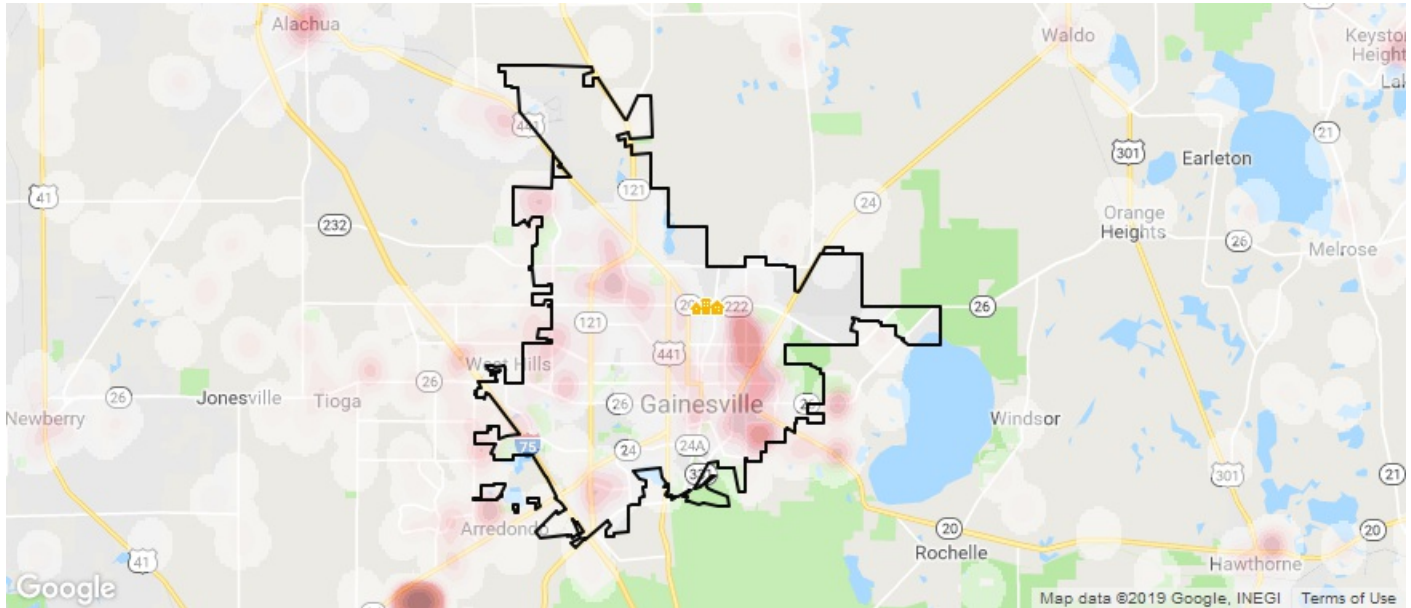
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$202K</p> <p>Updated: 1/31/2019</p>	<p>Change Over Last 12 Months</p> <p>↑ 2.14%</p>	<p>Change Over Last 24 Months</p> <p>↑ 15.18%</p>	<p>Change Over Last 36 Months</p> <p>↑ 18.8%</p>
--	---	--	---

*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.

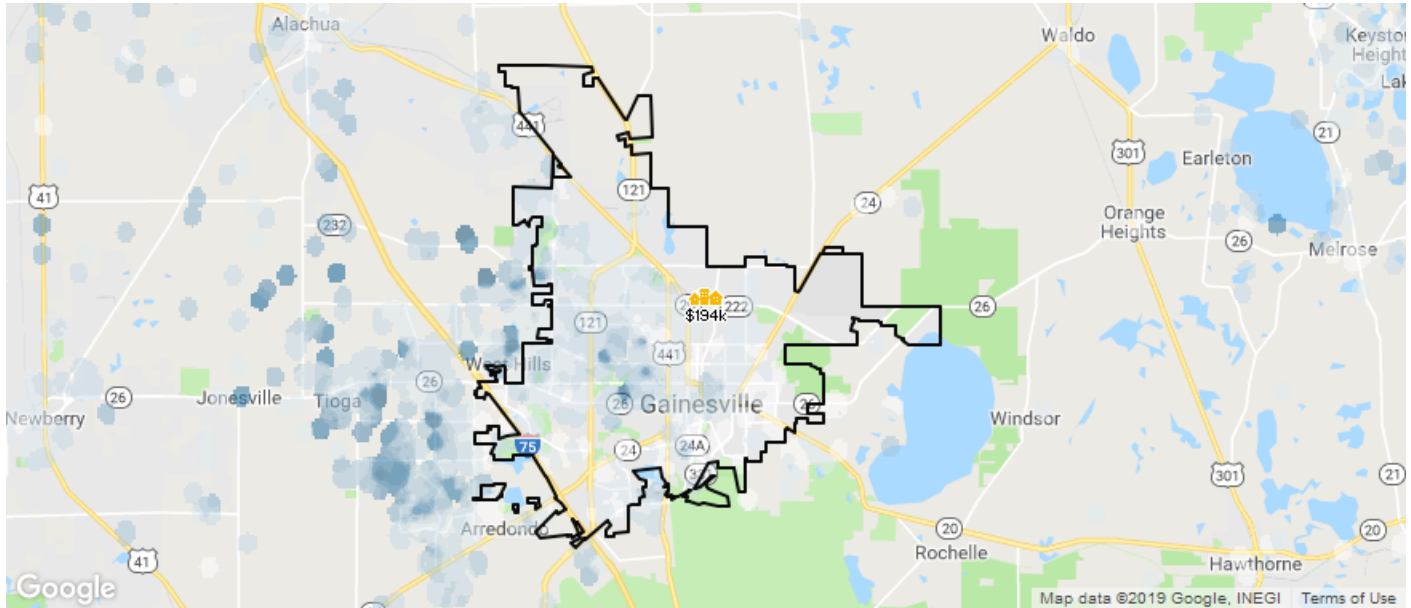
<p>Total # of Distressed Properties</p> <p>344</p> <p>Updated: 2/27/2019</p>	<p># of Pre-Foreclosures</p> <p>210</p>	<p># of Foreclosures</p> <p>134</p>	<p># of Short Sales</p> <p>0</p>
--	---	---	--

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/27/2019.



Gainesville, Florida

Market Snapshot: Sales Price



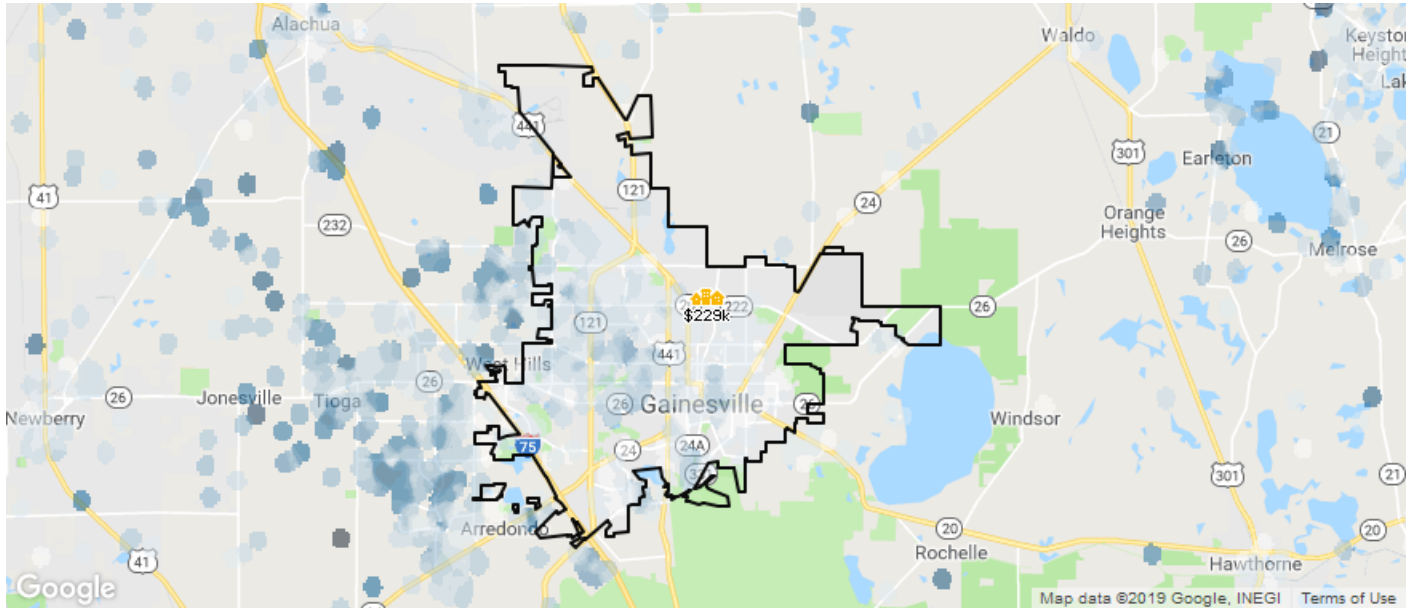
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p>\$194K</p> <p>Updated: 1/31/2019</p>	<p>Change Over Last Month</p> <p>↑ 3.47%</p>	<p>Change Over Last Quarter</p> <p>↑ 3.47%</p>	<p>Change Over Last 12 Months</p> <p>↑ 10.86%</p>	<p>Change Over Last 24 Months</p> <p>↑ 9.6%</p>
---	---	---	--	--

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



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.

Median List Price
\$229K
 Updated: 1/31/2019

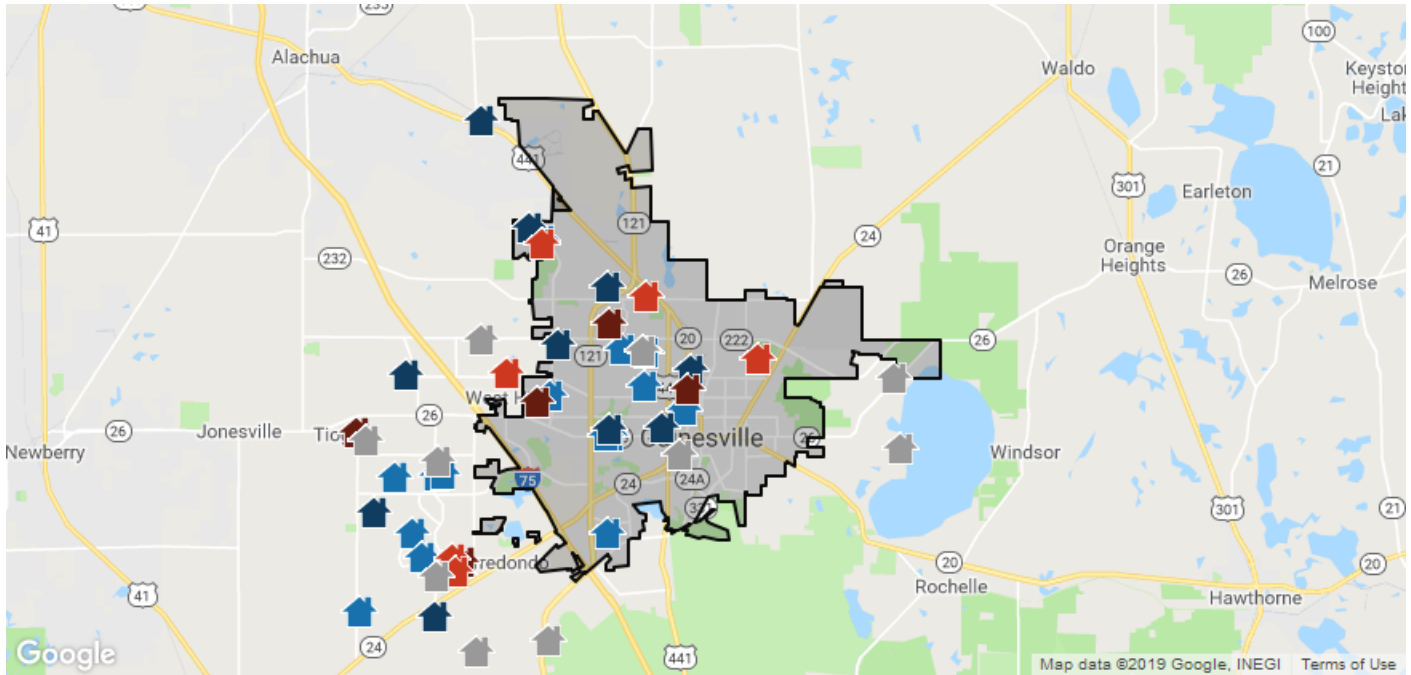
Change Over
 Last 12 Months
 ↑ **4.09%**

Change Over
 Last 24 Months
 ↑ **18.04%**

About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing data**.








Market Activity Summary Stats



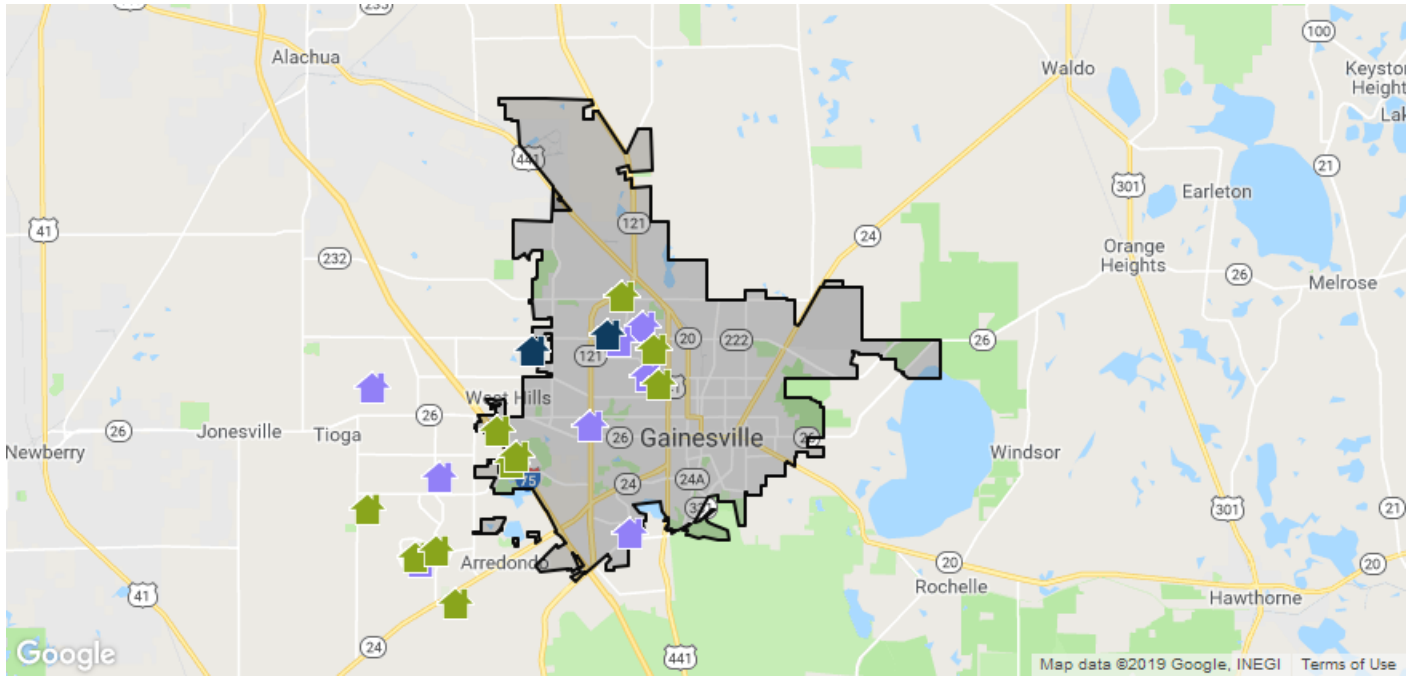
Search Criteria

Location: Gainesville, Florida; **Date:** Changes in the Last 6 Months; **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
Number of Properties	10	10	10	10	10
Low Price / Value	\$149,000	\$119,900	\$150,000	\$38,500	\$400
Median Price / Value	\$284,450	\$209,450	\$254,950	\$141,350	\$337,450
High Price / Value	\$859,000	\$463,396	\$609,000	\$249,000	\$649,900
Average Price / Sq. Ft.	\$143	\$148	\$143	\$90	\$121
Median Price / Sq. Ft.	\$142	\$134	\$137	\$95	\$122
Average Days in RPR	23	70	320	49	247
Median Days in RPR	17	38	76	21	190
Total Volume	\$3,867,733	\$2,321,303	\$2,856,700	\$1,388,200	\$2,853,890





Market Activity Summary Stats (cont.)

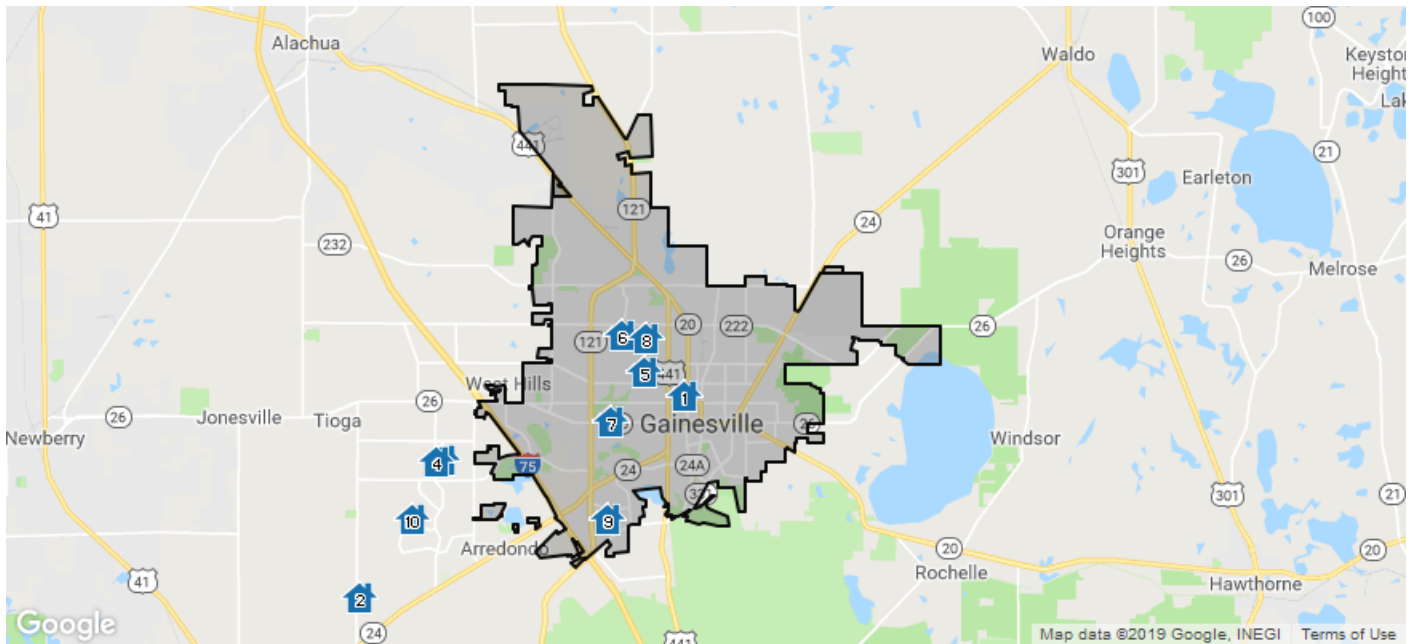


Search Criteria



Location: Gainesville, Florida; **Date:** Changes in the Last 6 Months; **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
Number of Properties	10	10
Low Price / Value	\$500	\$975
Median Price / Value	\$1,248	\$13,350
High Price / Value	\$1,700	\$42,900
Average Price / Sq. Ft.	\$1	\$12
Median Price / Sq. Ft.	\$1	\$11
Average Days in RPR	16	37
Median Days in RPR	2	21
Total Volume	\$11,735	\$151,270

Gainesville, Florida



New Listings: 10






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>FOR SALE * New, Active: 2/22/2019 <i>MLS ID: 422524</i></p> <p>703 NW 11th Ave</p> <p>Charming 4 bedroom/2 bathroom home with split floor plan located close to UF and downtown. The home has a formal dining room with large windows, a large living room, a bonus room that can be used as an office, studio, or bedroom. The yard is fenced. This home is in a great location close to shopping, downtown, UF and more!</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p>	Detached	4/2	1,648 sq ft	10,890	1949	2/22/2019	\$209,900	\$127
 <p>FOR SALE * Active: 1/11/2019 <i>MLS ID: 422664</i></p> <p>7334 SW 120th St</p> <p>Beautiful private estate in the exclusive Carollton on almost 5 acres. Enter through the stately columns and gate onto the circular drive. The home's interior has travertine flooring, ceiling beams, carved stone FP, finely detailed wood trim & a gourmet chef's dream kitchen that includes top of the line S/S appliances, a walk-thru pantry, a butler pantry and granite. Upstairs, there are two bedrooms, a full bath and large media room/play room. The master suite is downstairs and another fourth bedroom with bathroom is on opposite side of home giving privacy for guests or older adults. Formal living and dining rooms are off the front door as well as a study/5th bedroom. Additional features: hidden TV in the MSTR BA mirror, heated flooring in MSTR BA, central vac, sprinkler system, surround sound. Close to UF Health, University of Florida, NFRMC and I-75. Seller to include a \$60,000 pool with acceptable offer.</p> <p><i>Listing Courtesy of Pepine Realty</i></p>	Detached	4/3	4,660 sq ft	212,572	2008	1/11/2019	\$859,000	\$184



Market Activity Report

Gainesville, Florida

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>8777 SW 15th Ave</p> <p>Beautiful home in SW Cobblefield Pembridge on a premium lot with nature in back and on the side. This 4210 SF home has 4 Bedrms, bonus room and an office area, 3 and 1/2 baths. All bedrooms are larger than normal and extra closet space everywhere. Ideal gourmet kitchen with mega island, monogram appl series plus gas stove, double ovens including convection oven, open to the great room w built-ins and fireplace, surround sound, 14 ft ceilings, crown & hardwood floors including bedrooms and kitchen. Formal dining & living rms, newer HVAC system with 5 zones, tankless water heater, central vac, flooding sensors... Master suite has luxury bath, 2 custom closets and an office with pocket doors. Bonus room is HUGE with 1/2 bath. Outdoor living space is perfect for entertaining, summer kitchen, outdoor living area, Swim Spa w/water features, side yard firepit, pergola and electric automated screens. Totally fenced in, Fresh paint outside, reclaimed water for irrigation - move in ready! Zoned A schools, Chiles, Kanapaha and Buchholz and near private schools, close to UF/Shands, VA, NFRH, Sta. Fe College, shopping and I-75</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Detached	4/3	4,120 sq ft	29,620	2005	1/10/2019	\$679,033	\$165
 <p>9008 SW 17th Ave</p> <p>Pictures Coming Soon! Spacious custom home on 2.43 acre estate lot featuring 4 Suites/4.5BA w/ two studies, formal living & dining, breakfast nook, great room & 2000+ sf luxury outdoor living space w/ screened salt-water pool/spa, fire-pit & resort-style full summer kitchen & bar. Executive chef's kitchen w/commercial grade gas range, Bordeaux maple cabinets, golden wave granite, & SS appliances. The Luxury Master Suite has a 2-sided fireplace, bay window w/ pool view, tray ceiling w/ cove lighting, surround sound, jetted tub, & massive closet area. Stunning travertine tile & antique rustic plank wood floors and extensive 5-1/4' crown moldings. Additional room fireplace, structured wiring surround sound, 3 HVAC units, sprinkler system, generator, & wireless remote/panel controlled free-form pool. Private setting w/ complete perimeter x-fencing & gated entrance. Circular driveway & 3 car garage. Voluntary HOA. No restrictions on RV storage. Centrally located w/easy access to Newberry & Archer Rd & 24th Ave. Zoned for top-rated public schools & minutes to QOP & OHS. 5 minutes to Haile Village Publix Center. Easy access to 24th Avenue, Archer Road or Newberry Road. Minutes from I-75. Comprehensive home detail list available.</p> <p><i>Listing Courtesy of Pepine Realty</i></p>	Detached	4/4	4,016 sq ft	105,850	2004	2/20/2019	\$749,000	\$187
 <p>2046 NW 20th Ln</p> <p>Large 4/2.5 bath home in great NW family neighborhood. Biking distance to all schools and the University of Florida. Parquet floors in all bedrooms, huge glass room with its own H/C system, LR, DR, FR and playroom, eat in kitchen, over sized garage, all in move in condition. House is dated, but clean and well kept. Fireplace in family room, gas heat, and nice yard with fruit trees. Vacant and easy to show.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Detached	4/2	3,417 sq ft	17,424	1970	1/28/2019	\$299,000	\$88
 <p>3445 NW 25th Ter</p> <p>Centrally located this cute 2 BR 2 BA is only 15 minutes north of the University of Fl. and Shands hospital. Laminate floors, 1 car garage, fresh exterior paint, and privacy fenced backyard. Community club house and pool included. Tenant occupied until the end of April but the tenant can move early if need be.</p> <p><i>Listing Courtesy of Carl Turlington Real Estate</i></p>	Detached	2/2	1,128 sq ft	5,662	2000	2/26/2019	\$160,000	\$142
 <p>6 NW 27th Ter</p> <p>Great home in walking or biking distance to UF! Large and solid 5 bed/2 bath concrete block home within walking distance to the law school and on several direct bus routes to UF. Living room has a fireplace has unique and elegant vaulted wood ceilings. This is one of a kind! Brand new carpet upstairs, new flooring in kitchen, and real wood floors in downstairs bedrooms and dining room. Newer metal roof. Excellent home for students or investors!</p> <p><i>Listing Courtesy of University Realty</i></p>	Detached	5/2	1,895 sq ft	8,712	1938	12/31/2018	\$269,900	\$142

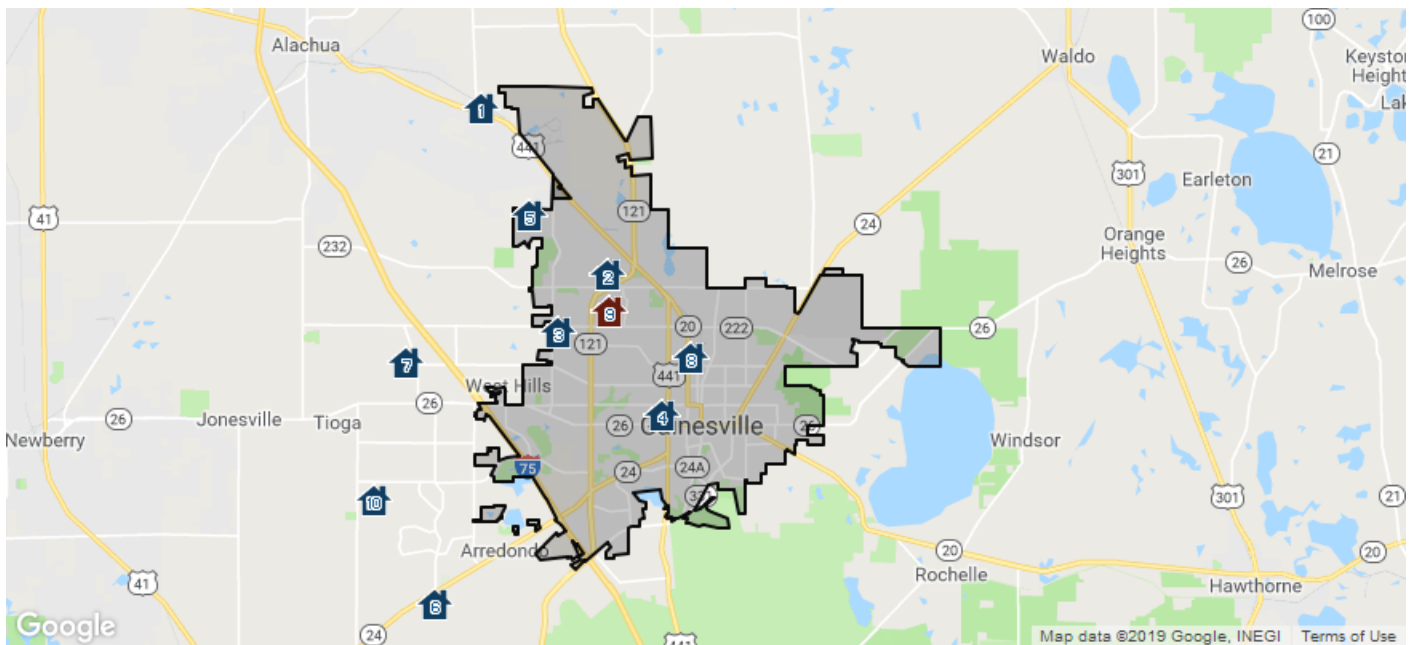


Market Activity Report

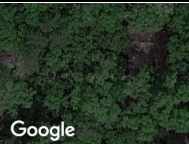


Gainesville, Florida

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.	
	 FOR SALE * New, Active: 2/25/2019 MLS ID: 422639	Detached	3/2	1,407 sq ft	13,068	1956	2/25/2019	\$159,000	\$113
Older home with updated kitchen and bathrooms, AC and replumbed (2018), and interior laundry room. The home is solid with partial wood framed vintage original space and nicely expanded addition on slab with concrete block exterior. Kitchen opens to dining and family room that shares the space with a fireplace. The property is a double lot with room for outdoor patio and a large storage shed. Location is close to shopping and several bus routes. AC and water heater have been replaced recently. <i>Listing Courtesy of BHS Florida Realty</i>									
	 FOR SALE * New, Active: 2/16/2019 MLS ID: 422351	Detached	3/2	1,250 sq ft	5,227	1987	2/16/2019	\$149,000	\$119
Investor Alert! Nice 3 bedroom/2 bath home close to UF, shopping, and restaurants. Tile and laminate flooring throughout. A wood-burning fireplace highlights the living room. The spacious kitchen/dining combo features a gas stove, microwave, new refrigerator, and new dishwasher. The spacious owner's bedroom has French doors that open out to a private, fenced area. The laundry room has a dryer and brand new washer, and it opens out to a lovely, fenced yard. Other features include a new metal roof and tankless water heater. This is an income-producing property that is leased until July 31, 2019. <i>Listing Courtesy of Florida Homes Realty & Mortgage</i>									
	 FOR SALE * Active: 2/4/2019 MLS ID: 421985	Detached	3/2	2,105 sq ft	9,147	1993	2/4/2019	\$333,900	\$159
Beautifully maintained, clean 3/2 on quiet cul de sac in Haile Plantation. "Chip shot" away from clubhouse/pool, parks and trails. Lovely hardwoods in main living areas/master bedroom. His & hers closet in master. Great home office space. Laundry/mud room off garage entry. Eat-in kitchen overlooks wooded backyard, separate formal dining room. Gas fireplace, heat and hot water. Roof replaced in 2014. enjoy nature, dine outside in screened back porch. Zoned for Chiles, Kanapaha, Bucholz. Quiet street, great neighborhood. <i>Listing Courtesy of Savvy and Company LLC</i>									



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.
 <p>1 PENDING * Pending as of 1/10/2019 MLS ID: 419127</p> <p>6805 NW 126th Ave</p> <p>Quiet country living only minutes to Gainesville or Alachua, 2 acres of room and a 3 bedroom 2 bath home with detached storage/workshop, featuring tile flooring in the main open living spaces. This is a Fannie Mae hompath property.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>	Detached	3/2	1,269 sq ft	90,169	10/2/2018	\$169,900	1/10/2019	\$134
 <p>2 PENDING * Pending as of 2/2/2019 MLS ID: 421828</p> <p>5731 NW 29th St</p> <p>Situated on a corner lot, this 3-bed, 2-bath home flaunts space, style, and plenty of upgrades to make you feel right at home. The completely renovated, open-concept kitchen boasts new luxury countertops, subway tile backsplash, stainless steel appliances, and ample cabinets for extra storage space. Skylights from the living room cast soft, natural lighting throughout. The renovated master suite provides a his-and-hers sink with separate water closet and shower. From the covered patio, head out to the big, fenced-in backyard that is just perfect for a morning cup of coffee or to watch the kids play. Nestled in the northwest side of Gainesville and close to Wal-Mart, restaurants, and shops, this gem can be yours, today!</p> <p><i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p>	Detached	3/2	1,243 sq ft	10,890	1/30/2019	\$179,707	2/2/2019	\$145
 <p>3 PENDING * Pending as of 2/27/2019 MLS ID: 422417</p> <p>3622 NW 40th Ter</p> <p>Under contract-backup offers accepted Beautiful spacious 4 bedroom, 2 bath home features remodeled kitchen with granite counter tops and stainless steel appliances, wine refrigerator, open layout with split plan. AC, and duct work were replaced in 2016. Large screened florida room, with garage, Conveniently located at the end of the cul de sac, big yard. Central to everything in Gainesville but yet super private.</p> <p><i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p>	Detached	4/2	1,954 sq ft	16,552	2/19/2019	\$228,000	2/27/2019	\$117



Market Activity Report

Gainesville, Florida

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 * Pending as of 2/25/2019 <i>MLS ID: 421240</i>	Townhouse	2/2	920 sq ft	–	1/10/2019	\$220,000	2/25/2019	\$239
<p>Location and security are the top two features you'll enjoy with this 2 bed 2 bath condo in the heart of Downtown Gainesville! Located a half mile to UF campus and 1 mile to Ben Hill Griff Griffin Stadium are the most popular reasons to buy in Lion's Gate. Access to the unit requires an access code and all owners enjoy parking in a private, gated parking garage. Recent renovations include new tile floors, interior paint and more. Convenient features include spacious master closet, laundry closet, private balcony and more. Unit is rented through May. At this price, it's going to go quick so call today to set up a private showing! Oh, and did I mentioned? Unit can be sold furnished with strong offer!!!</p> <p><i>Listing Courtesy of Watson Realty Corp -Tioga</i></p>									
	 PENDING * Pending as of 2/26/2019 <i>MLS ID: 422016</i>	Detached	5/3	2,655 sq ft	6,969	2/5/2019	\$315,000	2/26/2019	\$119
<p>Come home to this beautiful 2 story home located in Weschester. This home has updated engineered wood floors in the downstairs sitting room. The gutter system will make sure no water is left standing. The five bedrooms will give you plenty of space for everything you own and more. The gourmet kitchen is decorated with silver hardware, 42" maple cabinets with crown molding and granite counter tops. The privacy fence is perfect for keeping kids safe and enjoying backyard barbecues.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>									
	 PENDING * Pending as of 2/26/2019 <i>MLS ID: 422603</i>	Detached	3/2	1,794 sq ft	6,534	2/25/2019	\$292,000	2/26/2019	\$163
<p>Under contract. Back up offers accepted. Located on a "PRIVATE PREMIUM LOT" with an enclosed fence and wooded backyard. Features include a stucco exterior with decorative stone accent finishes, pavers on covered front and back porch, solid bamboo wood floors and travertine marble tile in kitchen and baths. Open floor plan with 10' to 13' tray ceilings includes crown molding and two toned paint, granite countertops, maple cabinets, tumbled marble backsplash, SS appliances. ENERGY EFFICIENT and built to Energy Star certification, including a tankless natural gas water heater and vinyl low-e insulated windows. Owners hate to leave but Job transfer requires they move. Contact us or your agent today for an immediate showing. Realtors... PLEASE DO NOT LET THE 2 CATS OUT!!!!</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>									
	 PENDING * Pending as of 2/26/2019 <i>MLS ID: 421187</i>	Detached	3/2	1,482 sq ft	21,780	1/9/2019	\$198,900	2/26/2019	\$134
<p>Contemporary 3/2 Open Floor plan with Great Room; soaring high ceilings, Wood burning Fireplace; Master downstairs; Upstairs loft to 2 bedrooms sharing Jack & Jill Bath; Nice kitchen; large screened porch; 2 car garage; Newer HVAC; Large private wooded lot with storage shed with porch & power</p> <p><i>Listing Courtesy of Pais Realty</i></p>									
	 PENDING * Pending as of 2/26/2019 <i>MLS ID: 421890</i>	Detached	3/2	1,028 sq ft	4,791	2/1/2019	\$134,500	2/26/2019	\$131
<p>This quaint updated and very low-maintenance concrete block home is a short distance to Ward's Supermarket, bus stops, shops & restaurants. Enjoy cookouts in the private fenced-in backyard. All tile floors make for cooler summers and are easy to keep clean. Metal roof was recently installed and lasts a lifetime. Kitchen appliances are brand new with warranty. Double-paned windows, electrical upgrades, HVAC and kitchen cabinets were replaced recently as well. This will make a great home for a new buyer and/or investment property. Rear bedroom and bathroom could be used as an in-law suite or separate rental studio with its own entrance. Come check it out while it lasts!</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>									



Market Activity Report

Gainesville, Florida

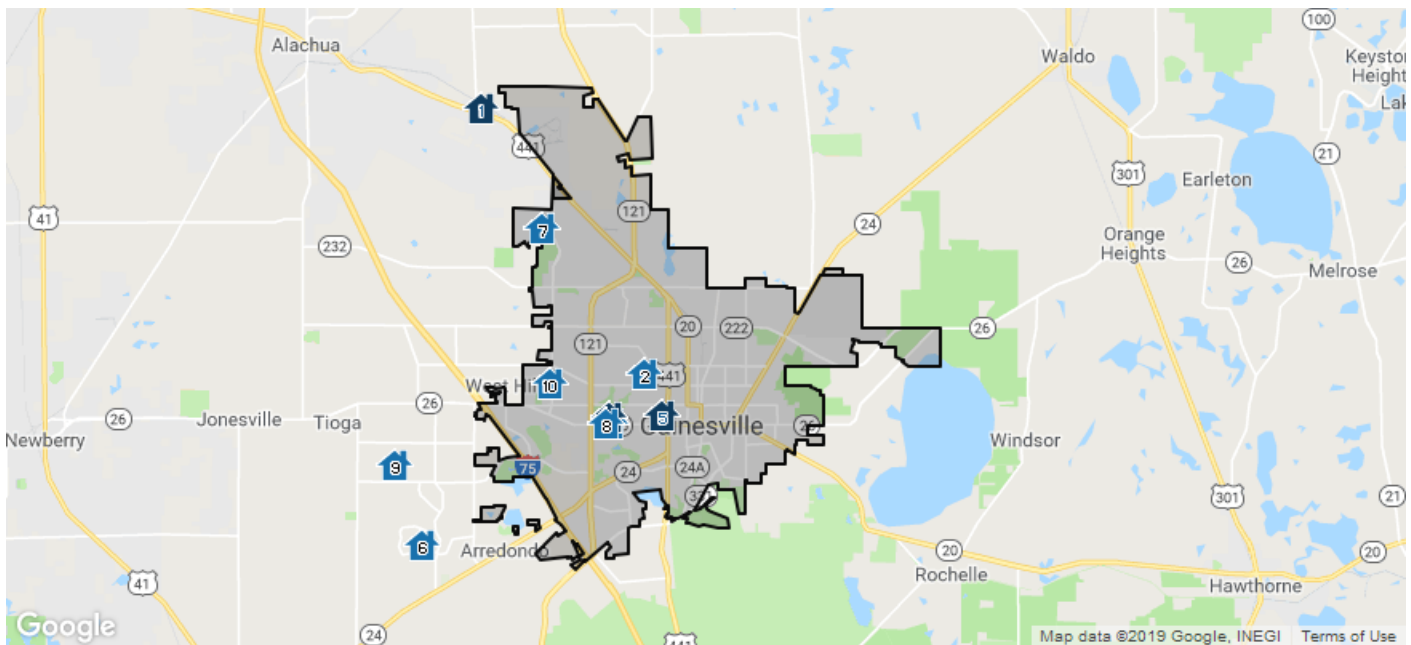
Pending Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	 PENDING * Foreclosure, Notice of Lis Pendens, Pending as of 12/11/2018 MLS ID: 418174								
4320 NW 28th Ter	Detached	2/1	1,143 sq ft	8,712	8/27/2018	\$119,900	12/11/2018	\$105	
Cozy & Quaint 2 bedroom / 1 bath Open Concept Ranch style home in sought after Springtree. Living area boasts tile flooring and wood burning fireplace. Cooks will love the stainless gas range. Outdoor living is optimized with large rear screened porch and wooden privacy fence surrounding backyard. This is a Fannie Mae HomePath property. <i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i>									
	 PENDING * Pending as of 8/31/2018 MLS ID: 422652								
11872 SW 33rd Ln	Detached	4/3	2,432 sq ft	8,276	8/31/2018	\$463,396	8/31/2018	\$191	
The beautiful design of this home extends far beyond the stunning kitchen that is sure to please the most discriminating home chef. Bright and open floor plan with siding glass doors to the oversized covered lanai. Dining room conveniently located off kitchen with lots of windows and natural light. Three way split plan with master bedroom and luxurious bath at back of home. Upgrades to exceptional Gold standard features include plush carpet, Profile appliances, flat trim, front door, free standing tub and premium tile floors in living areas as well as designer backplash and shower wall tile. Garage and front bedroom extended 3'. Oakmont is home to Gainesville's best amenities with a Residents Club and on site lifestyle coordinator. Enjoy the pool with splash pad and swim lanes, full gym, fitness studio and classes, movie nights, monthly meet 'n greets, gathering room, tennis courts, basketball court and playground. Lots of green space. Oakmont also hosts a gopher tortoise conservation area. Easy access to the I-75, The University of Florida and UF Health, as well as the VA, North Florida Regional, downtown Gainesville or the Cities of Alachua and Newberry. <i>Listing Courtesy of ICI Select Realty Inc.</i>									



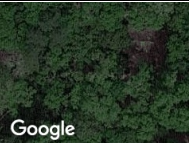








Market Activity Report

Gainesville, Florida



Price Changes: 10





	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
  * Pending as of 1/10/2019 <i>MLS ID: 419127</i> 	Detached	3/2	1,269 sq ft	10/2/2018	\$184,900	\$169,900	12/7/2018	-8.11%
Quiet country living only minutes to Gainesville or Alachua, 2 acres of room and a 3 bedroom 2 bath home with detached storage/workshop, featuring tile flooring in the main open living spaces. This is a Fannie Mae hompath property. <i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i>								
  * Active: 1/28/2019 <i>MLS ID: 421736</i> 	Detached	4/2	3,417 sq ft	1/28/2019	\$319,000	\$299,000	2/27/2019	-6.27%
Large 4/2.5 bath home in great NW family neighborhood. Biking distance to all schools and the University of Florida. Parquet floors in all bedrooms, huge glass room with its own H/C system, LR,DR,FR and playroom, eat in kitchen, over sized garage, all in move in condition. House is dated, but clean and well kept. Fireplace in family room, gas heat, and nice yard with fruit trees. Vacant and easy to show. <i>Listing Courtesy of Bosshardt Realty Services LLC</i>								
  * Active: 12/31/2018 <i>MLS ID: 420999</i> 	Detached	5/2	1,895 sq ft	12/31/2018	\$299,900	\$269,900	2/27/2019	-10%
Great home in walking or biking distance to UF! Large and solid 5 bed/2 bath concrete block home within walking distance to the law school and on several direct bus routes to UF. Living room has a fireplace has unique and elegant vaulted wood ceilings. This is one of a kind! Brand new carpet upstairs, new flooring in kitchen, and real wood floors in downstairs bedrooms and dining room. Newer metal roof. Excellent home for students or investors! <i>Listing Courtesy of University Realty</i>								

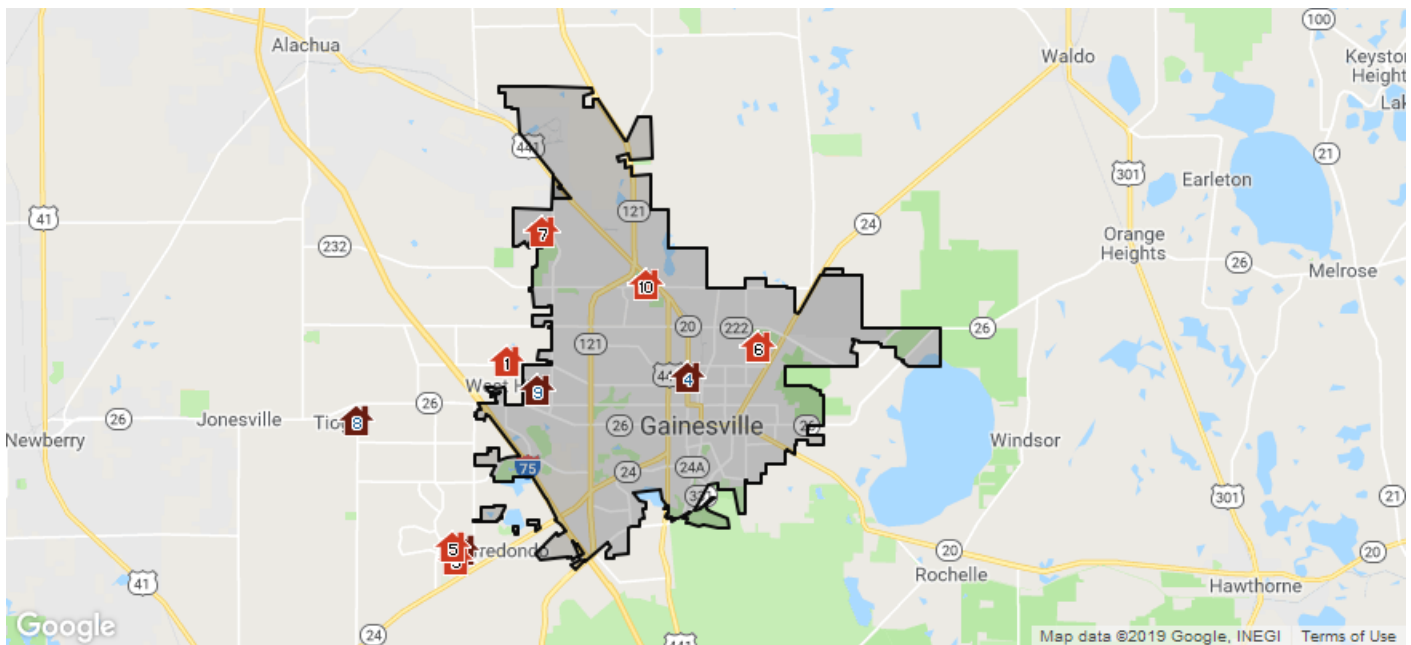


Market Activity Report




Gainesville, Florida

Price Changes: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.	
	 FOR SALE * Active: 10/31/2018 MLS ID: 419797	Detached	4/4	4,324 sq ft	10/31/2018	\$674,900	\$609,000	2/25/2019	-9.76%
<p>This home looks like its out of Southern Living magazine. Located in sought after gated Abbey Glen and this home is an all brick pool home. Truly a MUST SEE with an excellent floor plan!! This home has 4 bedrooms, 4 full baths PLUS an office and a huge upstairs bonus room with full bath or it could be a 5th bedroom. It has a 3 way split floor plan with huge eat in kitchen, solid surface counters with ample storage and tons of counter space with NO CARPET in house but does have wood floors & tile throughout. The master bedroom is oversized with fireplace, huge luxury master bath and closet. The living area has a cozy fireplace and kitchen and living areas both overlook the screened in lanai and pool. The yard is 1 acre so you get your privacy and it is fully fenced and sits in a cul-de-sac. The home is on city water but there is a well for irrigation. Call for a private viewing today.</p> <p><i>Listing Courtesy of VanBeek Realty, LLC</i></p>									
	 FOR SALE * Active: 1/18/2019 MLS ID: 421535	Detached	4/2	2,601 sq ft	1/18/2019	\$339,900	\$329,000	2/6/2019	-3.21%
<p>Price Improvement! Beautiful pool home in popular established Suburban Heights. Brick walkway, manicured landscaping & classic front porch create great curb appeal! Oak hardwood floors throughout. Formal living room and dining room. Gourmet kitchen with custom cherry Busby cabinets and Corian counter-tops with built-in wine rack. Updated bathrooms. Master bedroom opens to the Florida room and out to the screened pool. Bright and light family room with a wood-burning fireplace and built-in bookshelves opening on to the Florida room. Enjoy the sand filtered, screen enclosed pool with diving board. Roof installed in 2006. The .34 acre lot includes blooming citrus trees and pressure treated privacy fence with new gates. Double car garage with updated automatic doors. In the heart of NW Gainesville, near Fresh Market, Publix, Gainesville Health & Fitness, Orange Theory and The Flying Biscuit. Zoned for great schools and short easy drive to UF, SHANDS, and the VA.</p> <p><i>Listing Courtesy of Pepine Realty</i></p>									



Distressed Activity: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listings Price	Listings Date	Distressed Date	Status
 <p>1 FOR SALE • Foreclosure, Notice of Lis Pendens, New, Active: 2/26/2019 MLS ID: 422633</p> <p>6112 NW 24th Ln</p> <p>Great investment opportunity. Home has 3 bedrooms and 2 bathrooms a garage and backs into a pond. Vaulted and volume ceilings throughout. Deck, walk-in closets, and bathroom with dual sinks. This property has a damaged foundation, structural damage needs new flooring and ceiling repair and discoloration throughout. Come see if this will be your next investment. <i>Listing Courtesy of Owners.com</i></p>	Detached	3/2	1,933 sq ft	13,939	\$38,500	2/26/2019	2/26/2019	Foreclosure
 <p>2 PENDING • Preforeclosure, Notice of Lis Pendens, Contingent MLS ID: 422499</p> <p>7922 SW 53rd PI</p> <p>Checkout this super cute, move in ready home- priced to sell! Vaulted ceilings and natural sunlight greet you at the door and accentuate the large living room with stone fire place. The bedrooms are large, the master featuring beautiful wood trimmed decorative windows. The guest bathroom has a new vanity with granite. Enjoy views of the large, private back yard from the master suite, the kitchen sink, the dining room, or either of the back porches. There is also a large room off of the dining room that works perfectly as an office! Zoned for and within walking distance of "A" rated schools, a Publix, and restaurants. <i>Listing Courtesy of BHHS Florida Realty</i></p>	Detached	3/2	1,332 sq ft	8,712	\$172,500	2/21/2019	1/16/2019	Preforeclosure
 <p>3 FOR SALE • Foreclosure, Notice of Foreclosure Sale, Active: 10/28/2018 MLS ID: 419701</p> <p>8213 SW 56th Ave</p> <p>3 Bedroom 2 bath in Valwood. Close to Wiles Elementary and Veterans Park <i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>	Detached	3/2	1,270 sq ft	13,068	\$124,900	10/28/2018	10/28/2018	Foreclosure



Market Activity Report

Gainesville, Florida

Distressed Activity: 10 (cont.)

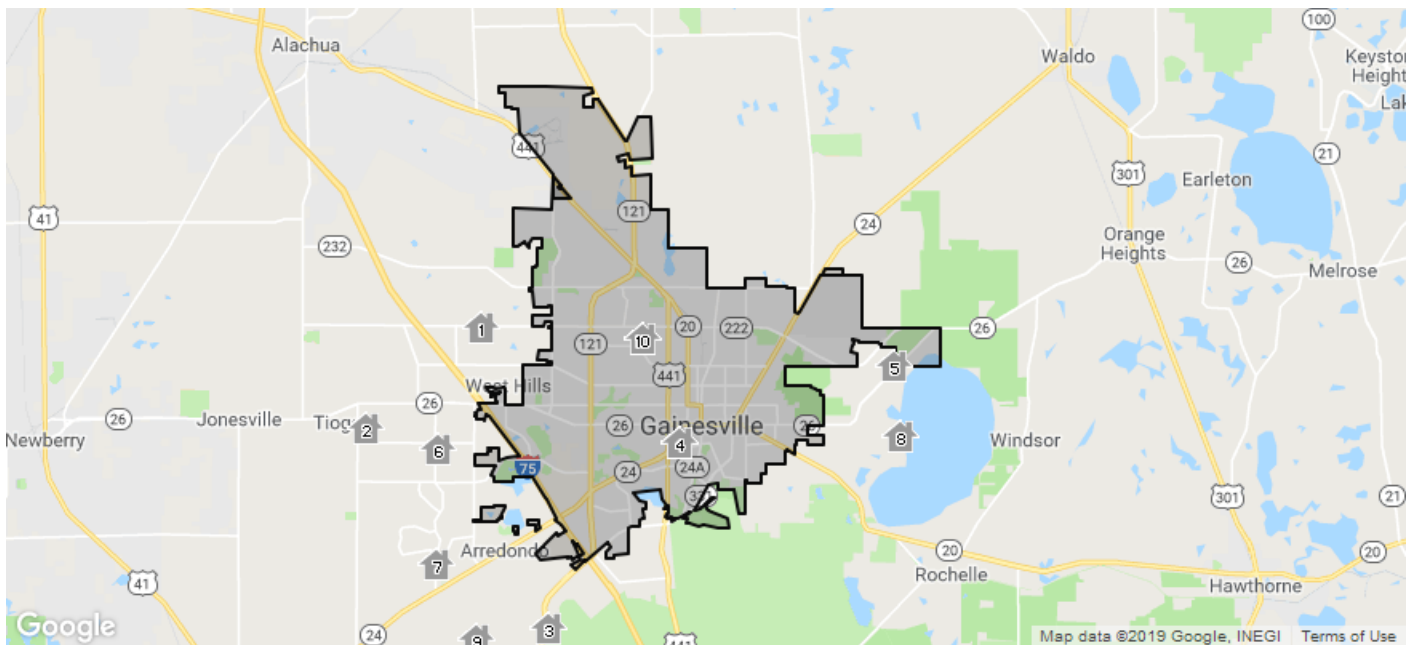
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	 PENDING * Foreclosure, Notice of Lis Pendens, Contingent							
526 NW 19th Ave	Detached	3/1	1,260 sq ft	9,147	\$114,900	12/10/2018	12/10/2018	Foreclosure
<p>Huge price reduction and a great location! Come see this concrete block home located only a few minutes from the University of Florida. Corner lot, new roof and a fenced yard are just a few of the features this home has to offer. Needs a little TLC so it is the perfect opportunity to make it your own!</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p>								
	 FOR SALE * Preforeclosure, Notice of Lis Pendens, New, Active: 2/19/2019							
5113 SW 83rd Ter	Detached	3/2	1,255 sq ft	11,325	\$157,700	2/19/2019	10/30/2018	Preforeclosure
<p>If you've been looking for the perfect canvas to make your fixer-upper dreams a reality, then look no further! This 3 bedroom/2 bath home in Haile Plantation's Laural Park has no shortage of potential. Highlights include a wood-burning fireplace, side-entry 2-car garage, high ceilings and French doors leading out to a wood deck, which overlooks the walking trail. Haile remains one of the ideal SW locations, convenient to the Haile Village Center as well as the ever-expanding Celebration Pointe and Butler Plaza amenities.</p> <p><i>Listing Courtesy of Horizon Realty Of Alachua Inc</i></p>								
	 FOR SALE * Preforeclosure, Notice of Lis Pendens, New, Active: 2/16/2019							
3022 NE 18th Dr	Detached	3/2	1,368 sq ft	14,374	\$125,000	2/16/2019	12/13/2018	Preforeclosure
<p>Welcome Home! This lovely home has great bones and only needs minor cosmetic upgrades. You will fall in love with the possibilities. Home is located on a corner lot and features brick/concrete block construction. Home also feature an in ground pool and screened in patio porch. Only minutes from Waldo Rd, local shopping, and Gainesville Regional Airport. Come fall in love!!!</p> <p><i>Listing Courtesy of Florida Homes Realty & Mortgage</i></p>								
	 FOR SALE * Foreclosure, Notice of Lis Pendens, Active: 12/21/2018							
7502 NW 47th Way	Detached	3/2	1,561 sq ft	-	\$160,000	12/21/2018	12/21/2018	Foreclosure
<p>The Gardens at Blues Creek 3 bedroom 2 bath located at the end of a private street with wooded buffers surrounding, the home offers 1500 plus SQ Ft of living space, a 2 car garage and sun room/porch. Its ready for your interior cosmetic makeover.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
	 PENDING * Preforeclosure, Notice of Lis Pendens, Pending as of 2/15/2019							
100 NW 122nd St	Detached	3/2	2,493 sq ft	43,560	\$189,000	2/5/2019	2/5/2019	Preforeclosure
<p>Distinctive and Remarkably Spacious 3 bed/ 2.5 bath concrete block with stucco Spanish style home with welcoming front courtyard entryway and private and expansive rear yard featuring a rear screened porch and in ground pool. The spacious floorplan offers a large family room with natural stone fireplace and open to the large kitchen area. Fomal dining room and living room with bar sink and 3 large bedrooms and 2.5 baths. Don't miss the chance to own this outstanding home! This is a Fannie Mae HomePath property.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
	 PENDING * Foreclosure, Notice of Lis Pendens, Pending as of 1/28/2019							
1321 NW 49th Ter	Detached	4/2	2,430 sq ft	17,424	\$249,000	10/2/2018	10/2/2018	Foreclosure
<p>Suburban Living at its Best! Classic Brick and Block 4 bedroom/ 2 bath Suburban Heights home on .40 acre expansive lot in the heart of NW Gainesville. Opportunity is knocking! This is a Fannie Mae HomePath property.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
	 FOR SALE * Foreclosure, Notice of Foreclosure Sale, Active: 2/7/2019							
5403 NW 20th Ct, Apt C	Townhouse	2/1	930 sq ft	-	\$56,700	2/7/2019	2/7/2019	Foreclosure
<p>A Value Packed Offering! 2 bedroom/ 1.5 bath 2 story townhome style condo in NW Gainesville. Downstairs features living room, a half bath, nice sized kitchen and laundry closet. Upstairs offers 2 bedrooms with full bath and large closets. This is a Fannie Mae HomePath property.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								







Market Activity Report

Gainesville, Florida



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.
 <p>1 RECENTLY EXPIRED • MLS Listing 412119: 2/21/2018 MLS ID: 412119</p> <p>7219 NW 39th Ave</p> <p>Detached 3/2 2,074 sq ft 77,536 1972 \$399,000 2/20/2019 \$178</p> <p>A little bit of country, on nearly 2 acres, in the city. Brick home with sizable rooms. Formal living and dining rooms along with a spacious kitchen. It also has a wood stove in the large family room with a hearth and chimney that can have a fireplace installed. The house has plenty of closet space and a large interior heated laundry room that is the width of the garage. The yard has various fruit trees (lemon, tangerine, pear, Japanese plum, and mulberry) and is perfect for a backyard barbecue and a garden. Can also add a pool with privacy (no neighbors) and plenty of yard left to enjoy. The owner loves the following about the home: It sits 500 ft. from the street; has spacious bedrooms, walk in closet in master bedroom, spacious closets in other bed rooms and a large family room; spacious kitchen and recessed lighting; space for a garden; can see traffic on the street from living room or dining room; patio (can be closed in or left open); metal roof; backyard great for entertaining; 3/4 brick with a block detached shed; plenty of space to construct a fence for animals; close to Interstate 75 and Santa Fe College, restaurants, grocery and other shopping. You will enjoy calling this home!</p> <p><i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p>								
 <p>2 EXPIRED • MLS Listing 417777: 8/10/2018 MLS ID: 417777</p> <p>11926 SW 2nd Rd</p> <p>Detached 4/3 2,165 sq ft 15,246 2008 \$374,900 2/11/2019 \$162</p> <p>Additional interior pics coming soon. Beautiful 4br/3ba home on a corner lot in Fletcher Park. Only half the house has been lived in, so the 3br/2ba spare side is virtually un-lived in. This home is unique with a detached 2 car garage and there is a large breeze way that could easily be screened in and made into a huge screened porch. The kitchen overlooks the family room, which has a gas fireplace. Master bath has a separate tub and glass shower with 2 shower heads.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								










Market Activity Report

Gainesville, Florida

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.
	3 EXPIRED	* MLS Listing 417529: 8/2/2018 MLS ID: 417529						
8411 SW 43rd Ter	Detached	4/3	2,715 sq ft	53,578	1987	\$349,900	2/9/2019	\$120
Enjoy incredible privacy in this charming home on 1.23 acres, bordering on Payne's Prairie. It features 2x6 construction, extra insulation, extensive tile, hardwood and laminate floors, vaulted ceilings, an open kitchen with granite counters, cozy fireplace, a huge enclosed lanai, massive outdoor deck space overlooking grand-daddy oaks and a well kept landscape. Over sized 2 car garage with work area. Totally private bonus room above garage can be an in-law suite/apartment, office, workshop or studio. The master BR has his and hers walkins, a remodeled, jetted tub, an adjacent sunroom/study and it's own private wrap-around screen lanai. Two storage sheds on the property. Long driveway with extended pavement for tons of parking. Plenty of space to park your boat. Home sits on 1.23 private acres. Only 2 miles to I-75, 3 miles to Nationwide and Farm Bureau offices and 6 miles to Shands Hospital and the University of Florida. <i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i>								
	4 EXPIRED	* MLS Listing 411512: 2/1/2018 MLS ID: 411512						
914 SW 8th Ave, Apt 11	Condo	4/2	883 sq ft	-	1969	\$400	2/3/2019	-
-**WALK TO UF** from the lovely La Muncha Unit. This freshly painted and newly tiled 4 bedroom, 2 bathroom condo features a pool view, courtyard, and laundry facilities. Offers "Individual leases" and term options. The price quoted is for a 12 month lease. <i>Listing Courtesy of Exit Realty Producers</i>								
	5 EXPIRED	* MLS Listing 417356: 7/27/2018 MLS ID: 417356						
2311 NE 71st Ter	Detached	3/2	984 sq ft	18,295	1989	\$64,000	2/1/2019	\$65
Home is at end of street wooded and private setting. <i>Listing Courtesy of Suskin Realty Inc</i>								
	6 EXPIRED	* MLS Listing 417090: 7/18/2018 MLS ID: 417090						
1123 SW 90th Ter	Detached	4/4	3,539 sq ft	32,670	2003	\$649,900	1/19/2019	\$184
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. <i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i>								
	7 EXPIRED	* MLS Listing 416958: 7/13/2018 MLS ID: 416958						
5904 SW 89th Dr	Detached	4/2	2,922 sq ft	42,253	1997	\$449,900	1/14/2019	\$154
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'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!! <i>Listing Courtesy of RE/MAX Professionals</i>								

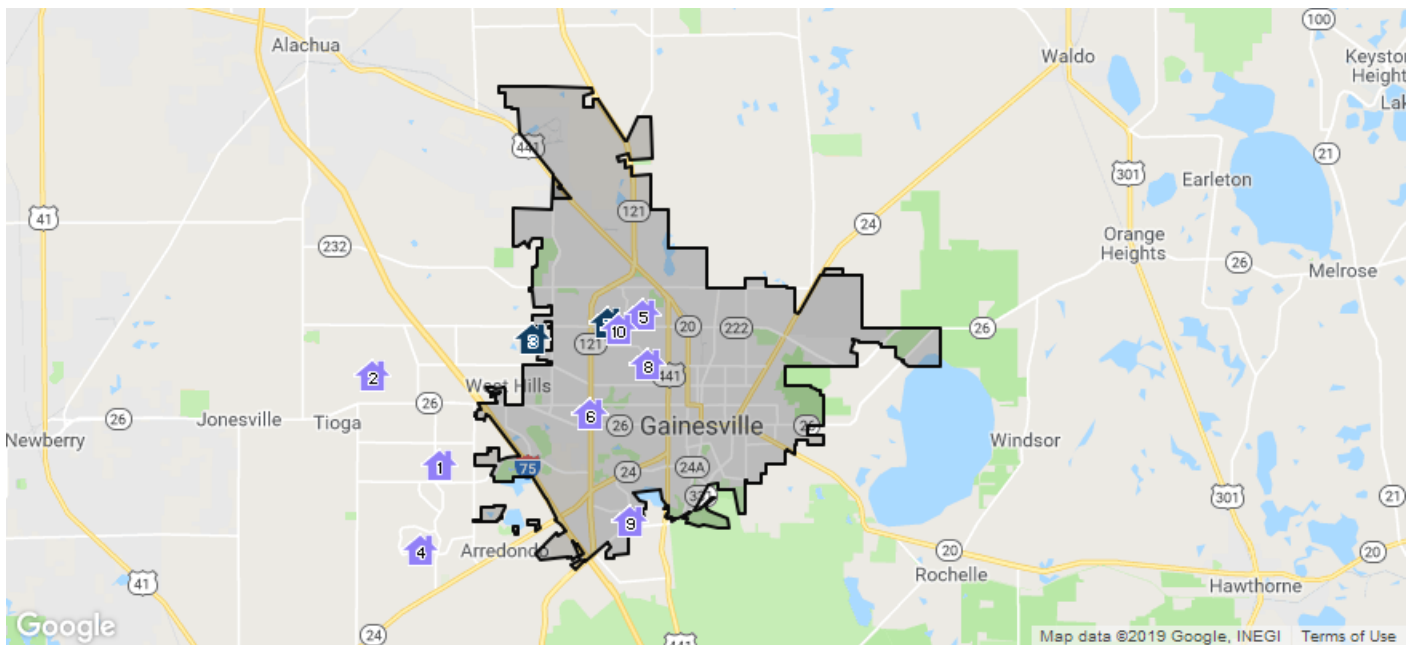


Market Activity Report




Gainesville, Florida

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>8 EXPIRED • <i>MLS Listing 410972: 1/11/2018</i> <i>MLS ID: 410972</i></p> <p>430 SE 75th St</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 & Fixtures; Water Heater; Wood laminate flooring through out & tile in bath; New cabinets, counters & 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>9 EXPIRED • <i>MLS Listing 414357: 4/11/2018</i> <i>MLS ID: 414357</i></p> <p>8921 SW 75th St</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>10 EXPIRED • <i>MLS Listing 417213: 7/20/2018</i> <i>MLS ID: 417213</i></p> <p>2028 NW 33rd Ave</p> <p>Detached 3/1 1,008 sq ft 13,503 1960 \$124,900 1/1/2019 \$124</p> <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><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>1 FOR LEASE • Active: 10/20/2018 MLS ID: 419535</p> <p>8831 SW 17th Ave</p> <p>3 bedroom, 2 bath block/brick home on 2.5 acres! Attached 2 car garage and another 3+ car garage unattached in fabulous SW Gainesville location next to Haile Plantation. Wood floors, fireplace, and bonus room. Zoned for Chiles Elementary, Kanapaha Middle School, and Buchholz High School. Walk to Haile Market Square, conveniently located close to Tower 24, Walgreens, Publix, restaurants, and shopping.</p> <p><i>Courtesy of Thomas Group Realty LLC</i></p>	Single Family	3/2	2,372 sq ft	108,900	1968	10/20/2018	\$1,700	\$1
 <p>2 FOR LEASE • New, Active: 2/27/2019 MLS ID: 422672</p> <p>11585 NW 18th Pl</p> <p>3/2 (Charleston Park) Nice front porch that opens into living room. Wood floors throughout common area. Formal dining room off of living room. Kitchen has ceramic tile floors and white appliances. A dining and serving bar separates kitchen from second dining room. Half bathroom off of downstairs hallway. Two bedrooms upstairs. Balcony off of one guest room upstairs. Master bathroom has ceramic tiles, double sink raised vanity, and a Jacuzzi tub. Hall bath has tile floors, a raised vanity, and a separate room with tub and tile shower combination. Private courtyard and covered back porch. Two car garage. No pets allowed.</p> <p><i>Courtesy of Secure Investments Realty & Management</i></p>	Single Family	3/2	1,641 sq ft	3,049	2003	2/27/2019	\$1,550	\$1
 <p>3 PENDING LEASE • Pending: 2/20/2019 MLS ID: 422444</p> <p>3319 NW 51st Ter</p> <p>Light and Bright with updated bathrooms & lighting fixtures. Inside laundry room. Great location, close to shopping & restaurants.</p> <p><i>Listing Courtesy of Miller Real Estate</i></p>	Condo	2/2	899 sq ft	-	1981	2/20/2019	\$900	\$1



Market Activity Report

Gainesville, Florida

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.	
	4 FOR LEASE	* New, Active: 2/27/2019 MLS ID: 422658							
9707 SW 52nd Ln	Condo	2/2	1,400 sq ft	1,307	1995	2/27/2019	\$1,295	\$1	
Gorgeous 2 bedroom townhome located in the secluded community of Haile Plantation - Plantation Villas! Located within minutes of the Haile Village Center lined with shoppes, cafes, boutiques, and more! Updates features include newly installed laminate wood flooring throughout first floor, stainless steel appliances, beautiful wood cabinetry, and spacious bedrooms featuring vaulted ceilings. This spacious condo has it all! Washer and dryer included. Zoned for Willes, Kanapaha, and Buchholz. <i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i>									
	5 FOR LEASE	* New, Active: 2/26/2019 MLS ID: 422636							
4215 NW 20th Dr	Single Family	3/2	1,118 sq ft	-	1980	2/26/2019	\$1,200	\$1	
3/2 (Hazel Heights) Nice home in conveniently located community close to schools, parks and restaurants with quick easy access to Highway 441 and I-75. Home has laminate wood floors and ceramic tile throughout. Covered front porch leads to nice size living room and dining room combination. Dining room has built in hutch, sliding glass doors that leads to back patio and privacy fenced backyard with fire pit. Big kitchen with white appliances and upgraded countertops. One car garage with washer and dryer connections. Non aggressive breed pets allowed with a monthly per pet fee of \$30.00. For more information and pictures and video go to www.secureinvestmentsrealty.com <i>Courtesy of Secure Investments Realty & Management</i>									
	6 FOR LEASE	* New, Active: 2/26/2019 MLS ID: 422630							
517 NW 34th Ter	Single Family	3/2	1,032 sq ft	10,454	1956	2/26/2019	\$1,450	\$1	
Wonderful mid-century, vintage home on a spacious lot and a quiet street. Freshly painted inside with two full bathrooms and three bedrooms, this charming house also includes beautiful wood floors, built-in shelving and a fenced backyard. The attached carport can function as a great covered patio, too! Shed in backyard with power is great for artist studio. Zoned for Littlewood, Westwood and Buchholz. Walkable to schools and Westside Park. This central location is close to shopping and the University of Florida. Students and pets welcome! <i>Courtesy of Golden Rule Real Estate and Property Management</i>									
	7 PENDING LEASE	* Contingent: 2/25/2019 MLS ID: 422599							
2902 NW 39th Pl	Single Family	3/1	1,379 sq ft	10,890	1976	2/25/2019	\$1,095	\$1	
3/1.5 (Springtree) Cute home in excellent location- close to schools and shopping. Features living room /dining room combo- utility connection in the one car garage, fenced backyard. Both baths have one sinks vanities, full bath has tub/ shower combo. Kitchen has tiled floors and plenty of counter space.. Est. Sq. Ft. 1379 ***City of Gainesville limits occupancy to three UNRELATED individuals in the property. If there are more than three occupants applying, you will be required to sign a notarized affidavit. <i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i>									
	8 FOR LEASE	* New, Active: 2/25/2019 MLS ID: 422608							
1923 NW 23rd Blvd, Apt 224	Apartment	1/1	705 sq ft	-	1981	2/25/2019	\$750	\$1	
Quiet wooded setting! This conveniently located 1/1 upstairs apartment in Rustic Springs has ceramic tile throughout, balcony, walk-in closet and a washer/dryer! Pets less than 25 lbs are considered. 1st month's rent, last month's rent and security deposit are required for move-in. Lease term until June 30, 2020. <i>Courtesy of Carl Turlington Real Estate</i>									
	9 FOR LEASE	* New, Active: 2/25/2019 MLS ID: 422619							
4000 SW 23rd St, Apt 3-101	Apartment	1/1	1,177 sq ft	-	1999	2/25/2019	\$500	\$0	
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 a 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 <i>Courtesy of Rabell Realty Group LLC</i>									

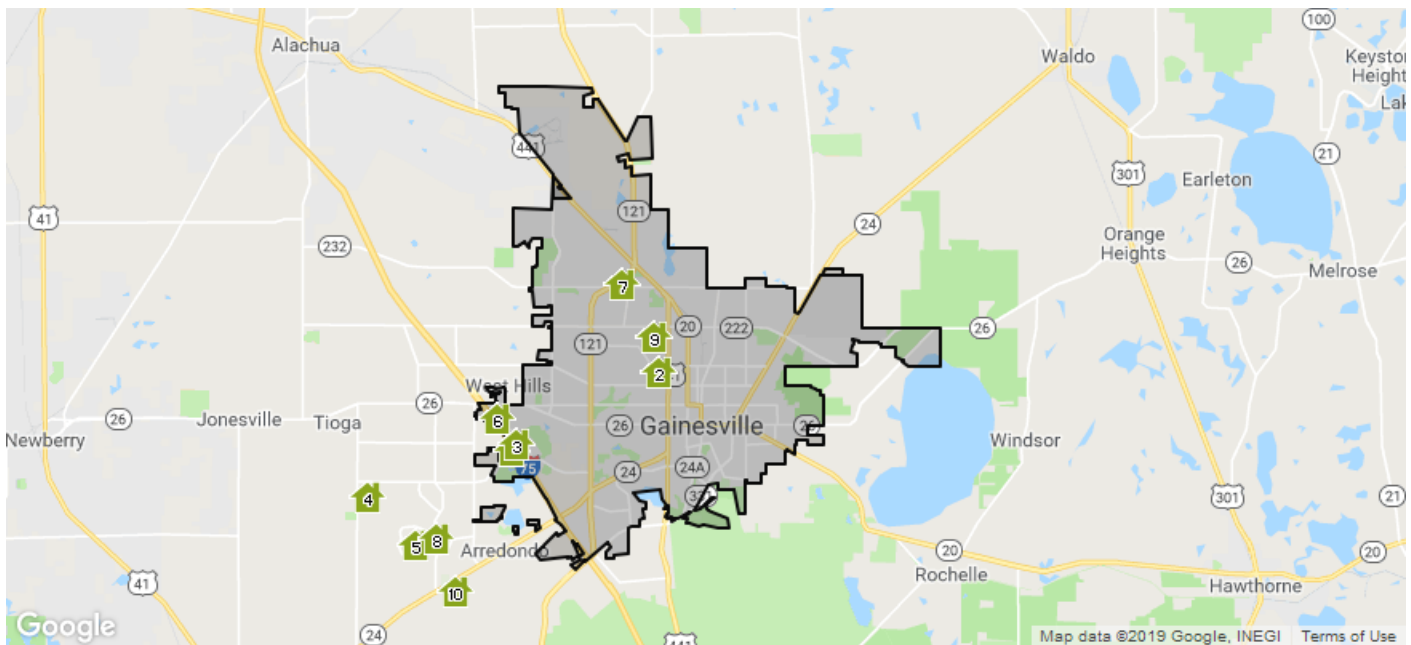


Market Activity Report



Gainesville, Florida

New For Lease: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
								
 FOR LEASE - New, Active: 2/15/2019 MLS ID: 422339								
3767 NW 26th St	Single Family	3/2	1,292 sq ft	4,356	2004	2/15/2019	\$1,295	\$1
<p>Open House Fe 26th 5:30pm-6:00pm. Move in ready! Carpet free property for rent and located on NW39th Ave. Nice interior condition with two porches. Great neighborhood, convenient to things and 10 min to UF or Shands. Owner requests tenant to pay 1st, last month rent + security deposit equal to rent, credit score 650 or more. This property has 2 car garage and no fenced yard.</p> <p><i>Courtesy of Bosshardt Realty Services LLC</i></p>								



Recently Leased: 10







	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
 <p>1 RECENTLY LEASED * Leased Date: 2/27/2019, MLS Listing 422056: 2/6/2019 MLS ID: 422056</p> <p>5925 SW 10th Ln</p> <p>Newly remodeled 2B/1B unit with approx 870 sq ft, fenced in backyard with small patio, and off street parking. Appliances include refrigerator, range, washer and dryer hookups. Fresh paint, new doors, and new light fixtures throughout. Unit also features ceiling fans in bedrooms and additional exterior storage. Conveniently located a short distance from Walmart Super Center, less than 2 miles from Butler Plaza shopping area, and less than 5 miles from the University of Florida. 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 <i>Courtesy of Bosshardt Property Management</i></p>	Condo	2/1	870 sq ft	8,712	1980	2/27/2019	\$750	\$1
 <p>2 RECENTLY LEASED * Leased Date: 2/26/2019, MLS Listing 422478: 2/21/2019 MLS ID: 422478</p> <p>1686 NW 19th Ln</p> <p>Great Quiet 21 unit complex. Biking distance to UF. Multi-level with porches off every level. Must See! <i>Courtesy of Realty Solutions Of North Florida, Inc</i></p>	Condo	2/2	1,325 sq ft	-	1982	2/26/2019	\$975	\$1
 <p>3 RECENTLY LEASED * Leased Date: 2/26/2019, MLS Listing 420696: 12/12/2018 MLS ID: 420696</p> <p>852 SW 58th Ter</p> <p>3 bedroom / 3 bath condo in Rockwood Villas. Newly Painted interior, new refrigerator and new dishwasher. Laminate flooring throughout; except for tiled bathroom and new carpet on stairs. Extended screen porch; washer/dryer. Rockwood Villas offer pools and clubhouse for your enjoyment. Estimated 1,370 SF. <i>Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>	Condo	3/3	1,370 sq ft	-	1987	2/26/2019	\$1,250	\$1



Market Activity Report

Gainesville, Florida

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.
	Single Family	5/3	2,300 sq ft	–	2018	2/15/2019	\$2,650	\$1
<p>4 RECENTLY LEASED * Leased Date: 2/15/2019, MLS Listing 419970: 11/8/2018 MLS ID: 419970</p> <p>BRAND NEW home in beautiful Oakmont! Rare opportunity to move into this brand new ICI built home boasting 5 bedrooms, 3 bathrooms with top of the line appliances and upgrades. Upon entrance, you'll be greeted by a lovely, formal dining room. The entire family will enjoy the open gathering room, and nook areas which allow for entertainment and conversations to continue throughout each room. The owner's suite features plenty of privacy as well as a large walk-in closet, double vanities, and a spacious bath. All of this steps from Oakmont's community amenity center featuring swimming pool, tennis courts, recreation center & more! Call today!</p> <p><i>Courtesy of Bosshardt Realty Services LLC</i></p>								
	Condo	2/2	1,250 sq ft	60,113	1998	2/25/2019	\$1,345	\$1
<p>5 RECENTLY LEASED * Leased Date: 2/25/2019, MLS Listing 422462: 2/20/2019 MLS ID: 422462</p> <p>Best view in all of Haile Plantation from this second floor unit in the Links. 2 bedroom, 2 bathroom, fully furnished unit. Just bring your personal items and enjoy this hassle free moving. Great neighborhood amenities include pool, walking trails and Haile community access. No pets. Available for move in May 1, 2019 through December 10, 2019. Looking for a seasonal or short term renter.</p> <p><i>Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>								
	Condo	1/1	526 sq ft	–	1972	2/25/2019	\$700	\$1
<p>6 RECENTLY LEASED * Leased Date: 2/25/2019, MLS Listing 421485: 1/18/2019 MLS ID: 421485</p> <p>Cute 1/1 condo on 1st floor—Close to Oaks Mall, I-75 restaurants and entertainment. Living room/dining room combination. Laminate flooring in living room and ceramic tile in bedroom. Upgraded bathroom and front screened porch. Corner unit with easy access to parking lot and close to clubhouse and pool. Estimated 526 SF. Pets Okay - up to 2, under 20 lbs. each. * Tenant Placement only—Watson does not manage property.*</p> <p><i>Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>								
	Single Family	2/2	1,114 sq ft	–	1977	2/18/2019	\$1,250	\$1
<p>7 RECENTLY LEASED * Leased Date: 2/18/2019, MLS Listing 421780: 1/29/2019 MLS ID: 421780</p> <p>Well kept 2 bedroom 2 bath pool home in the NW of Gainesville. Home has tile floors throughout 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>								
	Single Family	2/2	1,088 sq ft	–	2003	2/21/2019	\$1,245	\$1
<p>8 RECENTLY LEASED * Leased Date: 2/21/2019, MLS Listing 420283: 11/21/2018 MLS ID: 420283</p> <p>2/2 (Haile Village Center) Beautiful second floor condo in the Village Center, with cafe style restaurants and boutiques just steps away. Tiled entry foyer opens into great room with large living/dining room combination with wood flooring. French doors off the dining room lead to balcony overlooking the Village Center. Dining and serving bar separates kitchen and dining room. White on white appliances in kitchen and tiled floors. Ceramic tile in both bathrooms. High ceilings throughout. Washer and dryer closet in kitchen. Est. Sq. Ft. 1088. No pets.</p> <p><i>Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>								
	Single Family	3/2	1,212 sq ft	–	1974	2/21/2019	\$1,000	\$1
<p>9 RECENTLY LEASED * Leased Date: 2/21/2019, MLS Listing 422332: 2/15/2019 MLS ID: 422332</p> <p>3/2 well maintained block home on a large corner lot with fenced in backyard in Green Oaks subdivision. This home offers tile floors throughout the entire property, new interior and exterior paint, new windows throughout and an updated vanity in the hall bathroom along with a new light fixture. This home has a spacious kitchen with new counter tops and several new cabinets in the kitchen. Move-in ready and just a short distance from UF. One Pet under 20 lbs. ***OWNER PAYS LP DIRECTLY. WPM DOES NOT PAY IT.</p> <p><i>Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>								



Market Activity Report

Gainesville, Florida

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.
	10 RECENTLY LEASED - Leased Date: 2/19/2019, MLS Listing 422148: 2/8/2019 MLS ID: 422148							
7020 SW 81st Dr	Single Family	3/2	1,718 sq ft	9,148	2000	2/19/2019	\$1,700	\$1
<p>Beautiful home close to UF and Shands. The 3/2 split plan home has tile in all the living areas. Very open kitchen with ample counter space. Light filled breakfast nook overlooks fenced yard that opens to common area. Other features include: screened porch, good sized laundry room, irrigation system. The home is smoke-free and within walking distance of the pool, playground and tennis courts.</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								



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 and RealtyTrac.
- **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.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

