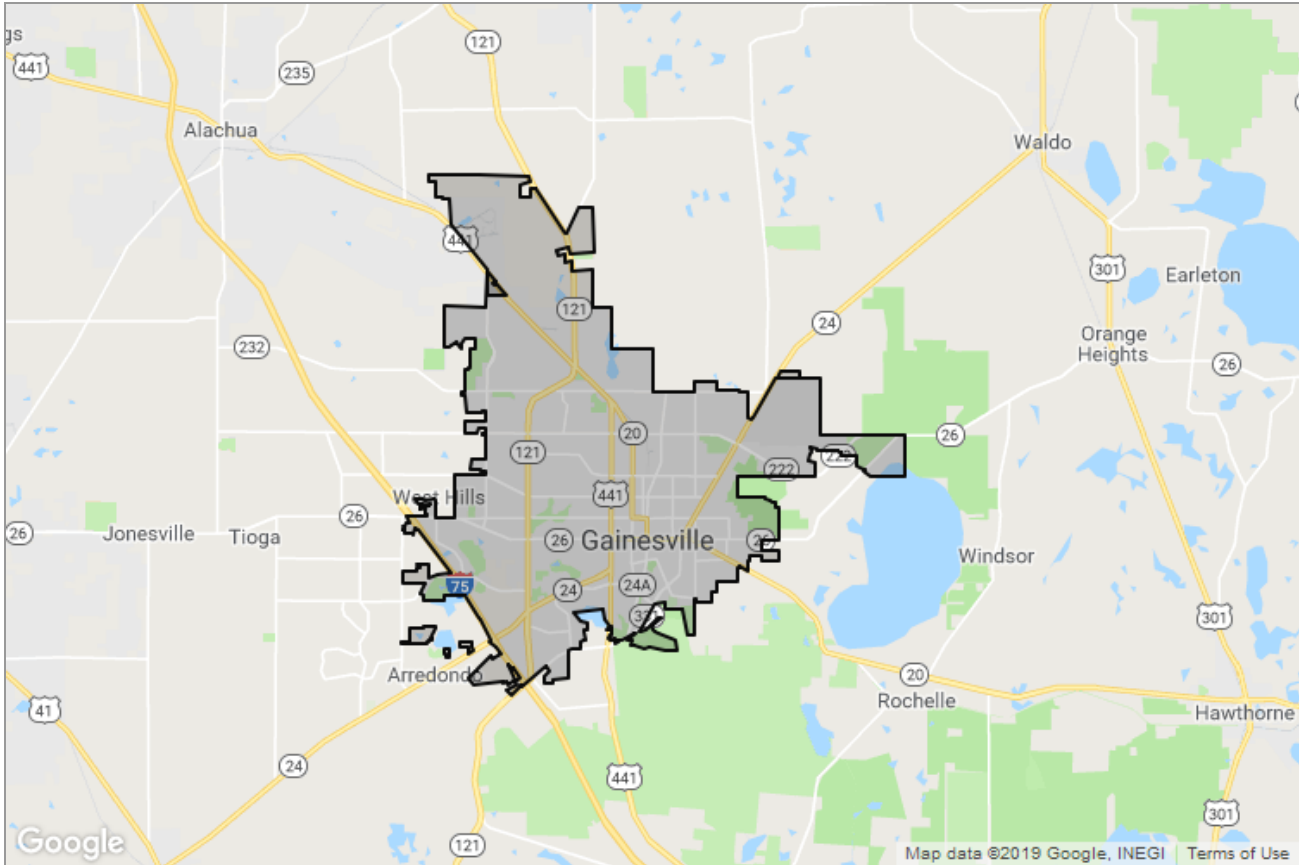




MARKET ACTIVITY REPORT

# Gainesville, Florida



Presented by

**Tanya Chappell** | REALTOR® | CPM

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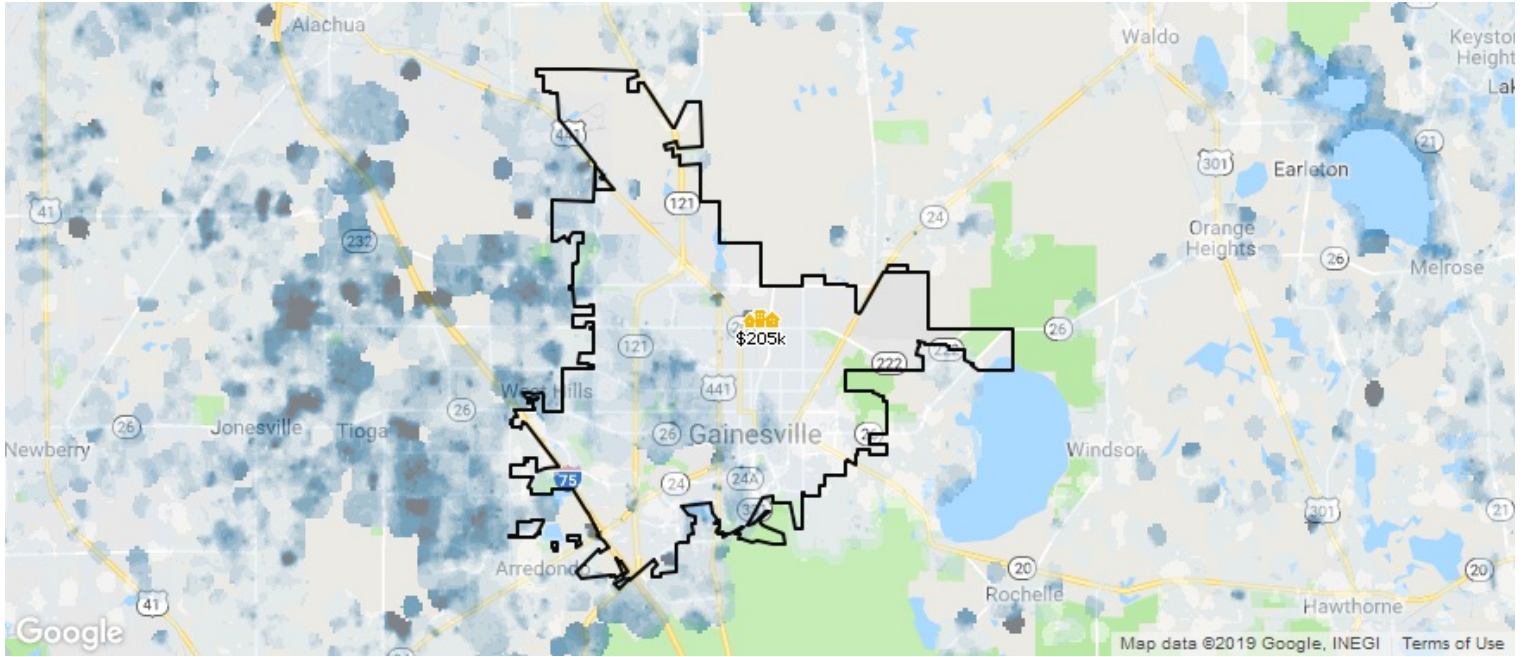
Office: [www.secureinvestmentsrealty.com](http://www.secureinvestmentsrealty.com)

**Secure Investments Realty & Management**

3520 NW 43rd Street  
Gainesville, FL 32606

# Gainesville, Florida

## Market Snapshot: Estimated Home Values



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

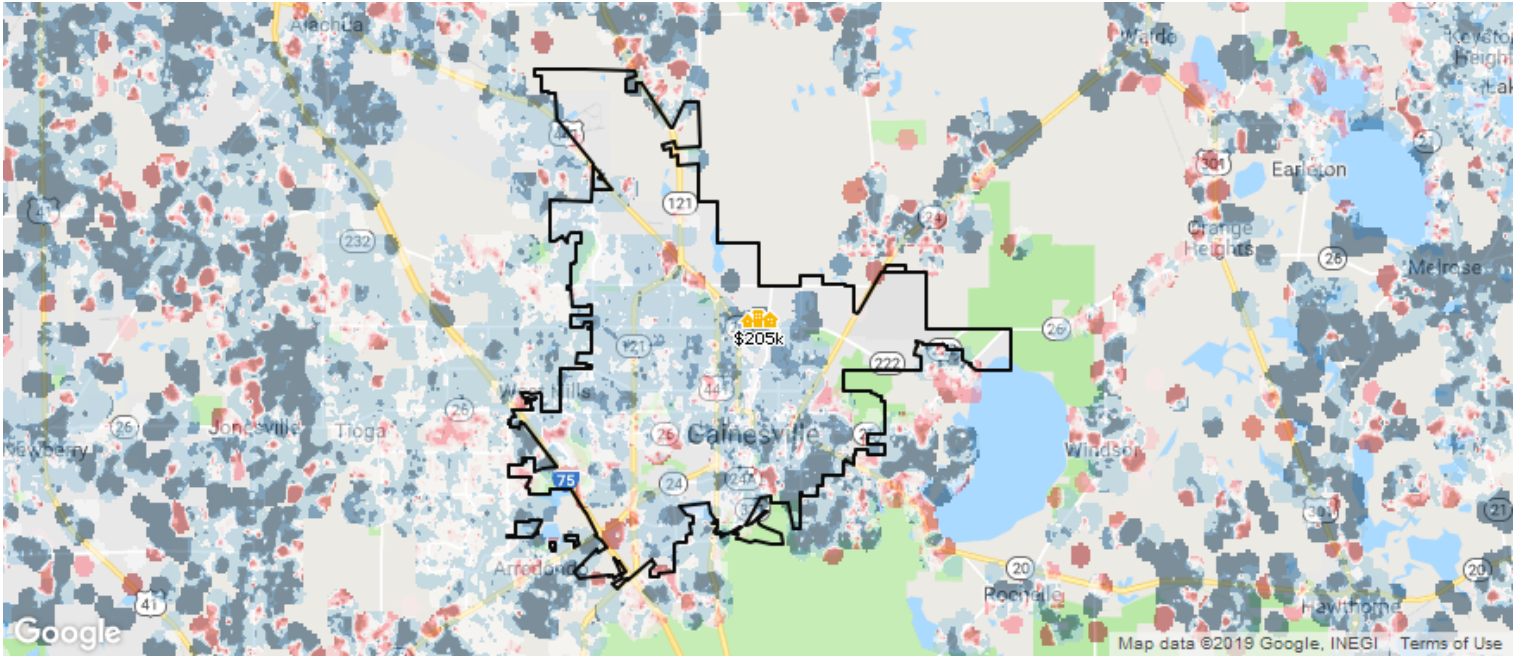
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$205K</b></p> <p>Updated: 3/31/2019</p>	<p>Change Over Last Month</p> <p><b>↑ 1.78%</b></p>	<p>Change Over Last Quarter</p> <p><b>↑ 1.84%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 7.88%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 12.78%</b></p>
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*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

# Gainesville, Florida

## Market Snapshot: 12-Month Change in Estimated Value



-15%      2.5%      +20%

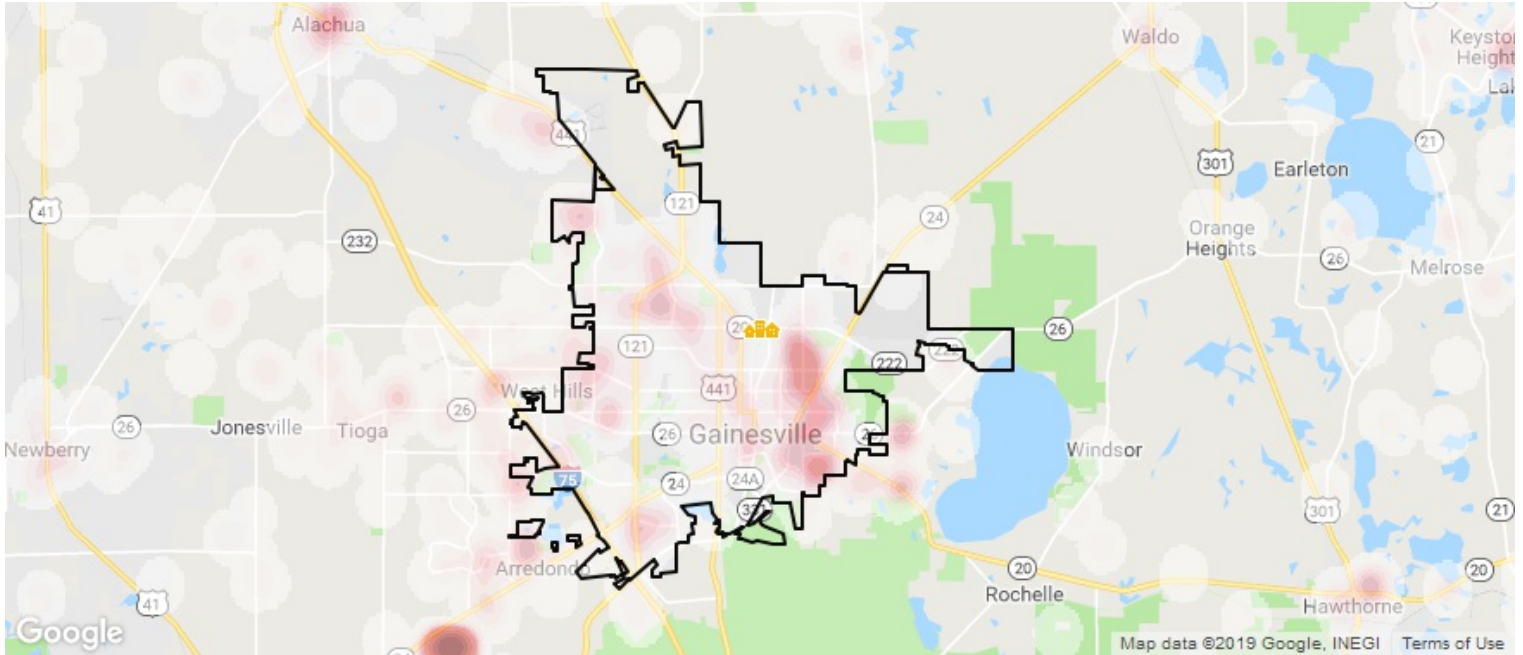
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$205K</b></p> <p>Updated: 3/31/2019</p>	<p>Change Over Last 12 Months</p> <p><b>↑ 7.88%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 12.78%</b></p>	<p>Change Over Last 36 Months</p> <p><b>↑ 20.4%</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

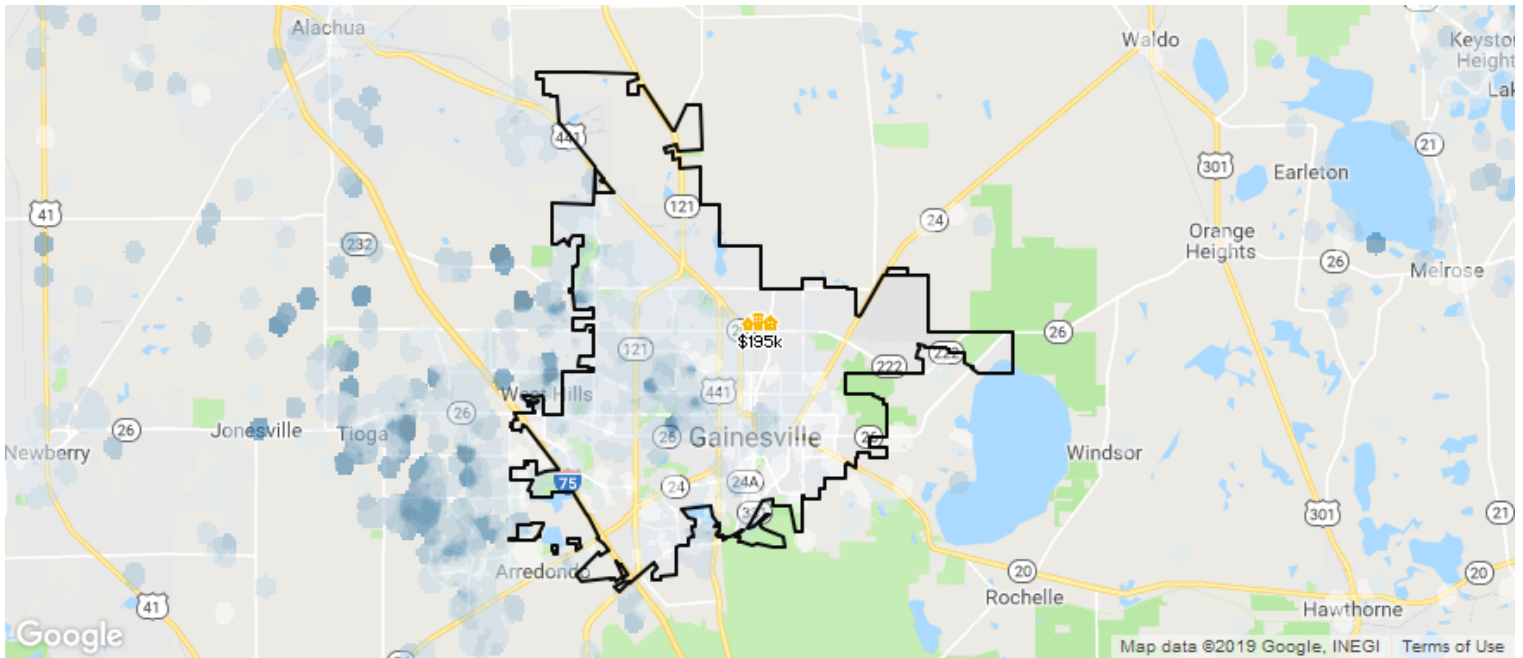
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Total # of Distressed Properties</b></p> <p><b>361</b></p> <p>Updated: 4/30/2019</p>	<p><b># of Pre-Foreclosures</b></p> <p><b>235</b></p>	<p><b># of Foreclosures</b></p> <p><b>126</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 4/30/2019.

# Gainesville, Florida

## Market Snapshot: Sales Price



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

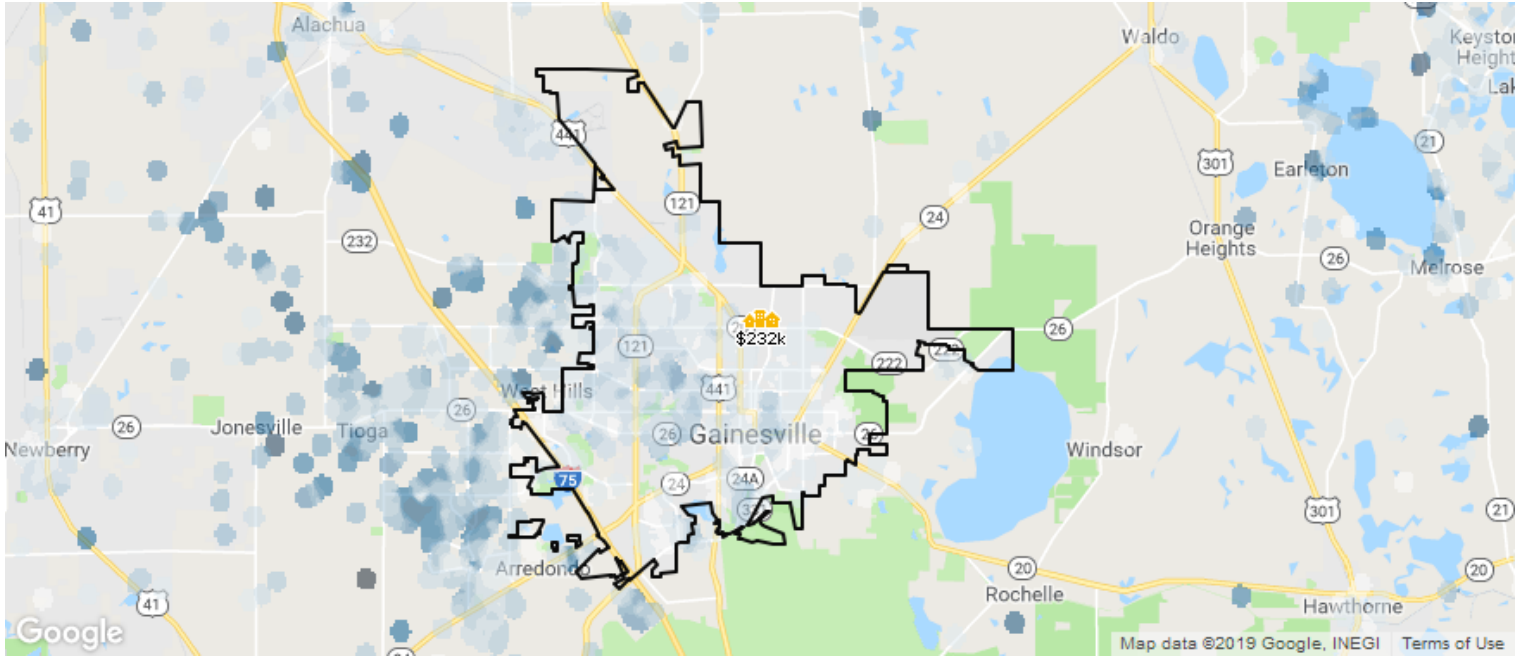
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Median Sales Price</b></p> <p><b>\$195K</b></p> <p>Updated: 3/31/2019</p>	<p>Change Over Last Month</p> <p><span style="color: red; font-size: 24px;">↓</span> <b>2.3%</b></p>	<p>Change Over Last Quarter</p> <p><span style="color: blue; font-size: 24px;">↑</span> <b>4.21%</b></p>	<p>Change Over Last 12 Months</p> <p><span style="color: blue; font-size: 24px;">↑</span> <b>1.77%</b></p>	<p>Change Over Last 24 Months</p> <p><span style="color: blue; font-size: 24px;">↑</span> <b>22.13%</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.

# Gainesville, Florida

## Market Snapshot: List Price



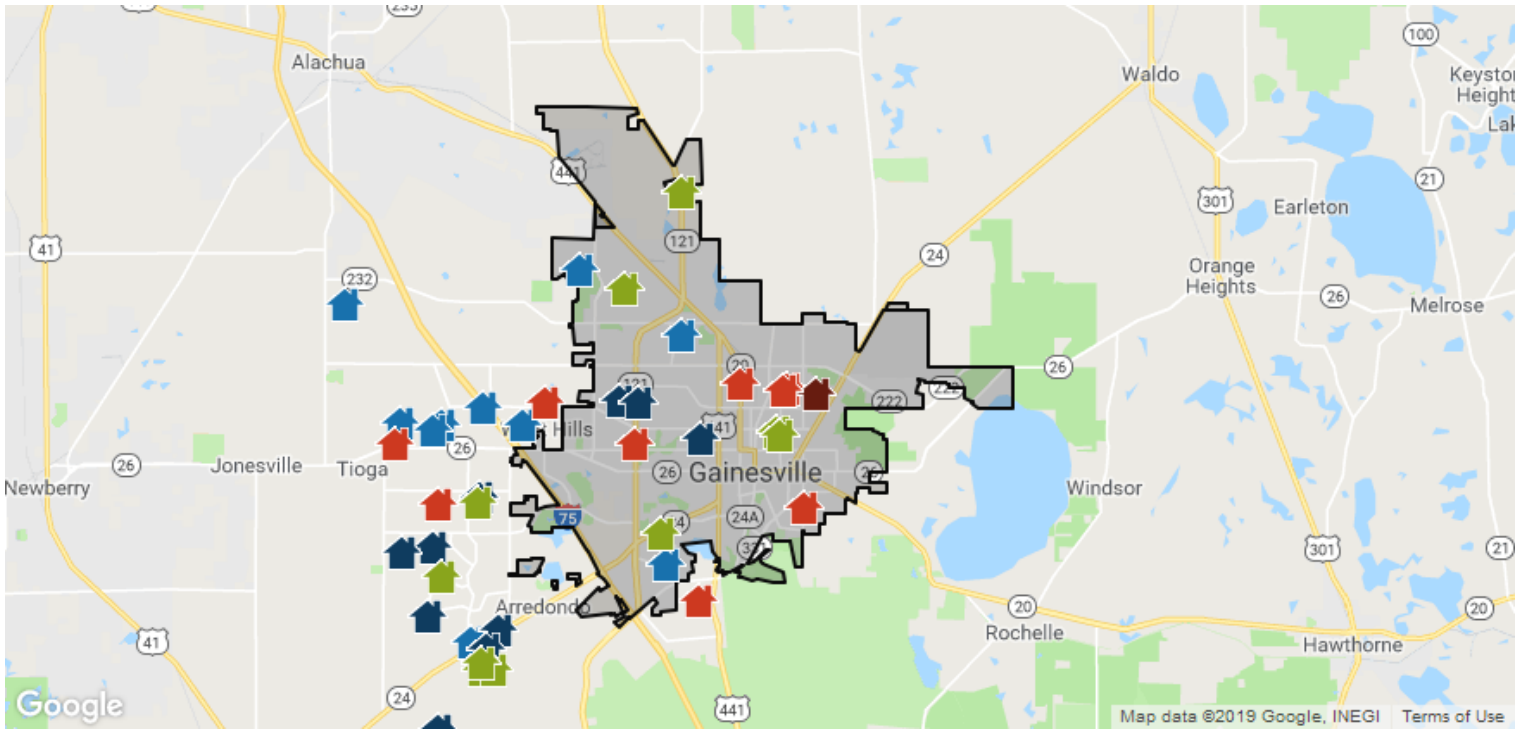
<\$100k
  \$500k
  >\$5m

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

<p>Median List Price</p> <p><b>\$232K</b></p> <p>Updated: 3/31/2019</p>	<p>Change Over Last Quarter</p> <p><b>↑ 1.31%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 5.5%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 16%</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.

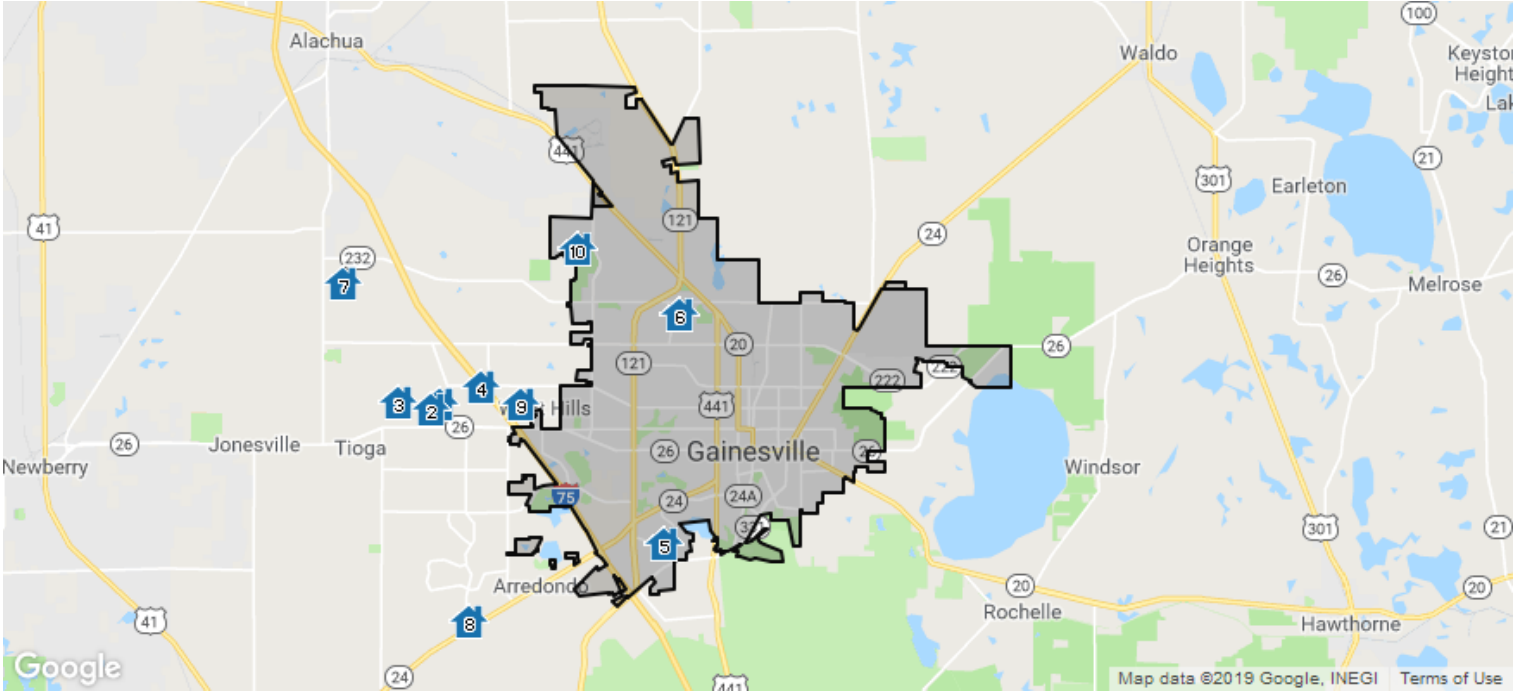
# Market Activity Summary Stats







**Search Criteria** | **Location:** Gainesville, Florida; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	New Listings	Pending Listings	Distressed Activity	Recently Sold
<b>Number of Properties</b>	10	10	10	10
<b>Low Price / Value</b>	\$164,900	\$210,000	\$38,500	\$100,000
<b>Median Price / Value</b>	\$329,250	\$311,950	\$147,500	\$264,900
<b>High Price / Value</b>	\$435,000	\$730,000	\$260,680	\$699,000
<b>Average Price / Sq. Ft.</b>	\$145	\$159	\$92	\$138
<b>Median Price / Sq. Ft.</b>	\$145	\$164	\$85	\$148
<b>Average Days in RPR</b>	25	66	13	93
<b>Median Days in RPR</b>	11	47	6	57
<b>Total Volume</b>	\$3,181,807	\$3,739,055	\$1,581,960	\$2,799,700





## Gainesville, Florida







### New Listings: 10

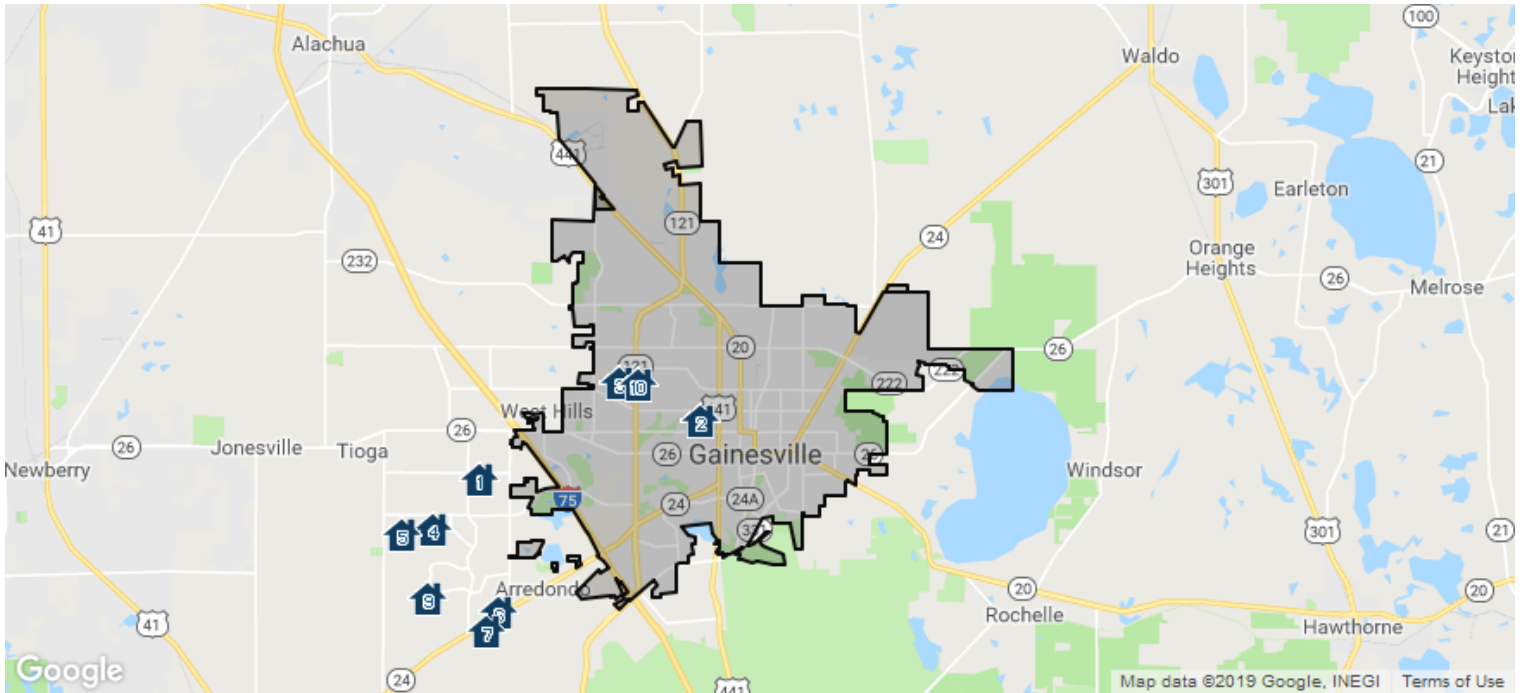
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
  <p><i>New, Active: 4/22/2019</i> <i>MLS ID: 424663</i></p> <p><b>1546 NW 100th Dr</b></p> <p>Detached 4/3 2,864 sq ft 7,840 2015 4/22/2019 \$435,000 \$152</p> <p>Stunning custom built home located in sought-after subdivision of Ellis Park. With almost 2,900 sq.ft., this like-new home offers an open concept floor plan with three bedrooms, three full bathrooms, one half bathroom PLUS office AND over-sized bonus room. Seller willing to modify over-sized bonus room on 2nd floor to add fourth bedroom as originally designed, with reasonable offer, prior to close. Generously sized master bedroom is located on the first floor as well as office. Well-appointed kitchen with gorgeous quartz countertops, glass tile backsplash, spacious center island and walk-in pantry. Beautiful wood tile flooring throughout entire first floor of home. Extensive trim details include board and batten foyer entry, coffered ceiling detail in great room and lighted tray ceiling in master bedroom. Laundry room on either first floor and/or second floor, additional 31' x 5' storage closet off bonus room. Breathtaking outside entertaining space includes custom paver patios and professionally designed landscaping with pergola, stacked rock waterfall feature, covered lanai with gas fireplace as well as open wood burning paver fire pit. Zoned for top rated schools and centrally located to shopping, restaurants and UF.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
  <p><i>New, Active: 4/17/2019</i> <i>MLS ID: 424299</i></p> <p><b>1426 NW 104th Dr</b></p> <p>Detached 3/2 2,198 sq ft 35,719 2002 4/17/2019 \$349,900 \$159</p> <p>This Broadmoor home is perfect if you seek a large, flexible floor plan on a large lot - 0.82 acres. With three bedrooms, an office, and space for a flex/playroom, this home offers plenty of options. With no carpet in any of the rooms (tile and wood and laminate throughout), the floors are easy to maintain. Off the foyer are the two large office/flex spaces. French doors off the foyer open to the living room, which features high ceilings, a fireplace, and is open to the kitchen with stainless appliances and granite counters. A breakfast nook and room for seating at the bar offer easy and convenient options for conversation and dining. The owner's suite is large and features a spa bath with tub, separate glass shower, water closer, and large vanity. Custom closet organizers add convenience and room for simple storage in the owner's suite. Not to be understated, the key to this property is that the lot is just as spacious as the home itself and is unrivaled in the area. A natural Florida landscape buffers the rear of the home from any sign of development - you would never know you are so conveniently located to complementary retail, commercial and recreation opportunities in NW Gainesville. Home warranty included.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</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.
 <p><b>FOR SALE</b> • Active: 2/1/2019 MLS ID: 421994</p> <p><b>11603 NW 16th Ln</b></p> <p>Detached 3/2 1,904 sq ft 10,454 2002 2/1/2019 \$275,000 \$144</p> <p>Talk about Amazing!! Come out and see this immaculate well kept home in the Highly desirable neighborhood "The Retreat at Fletcher's Mill". This house has a Brand New Roof (2017) brand new HVAC system (2018) beautiful hard wood floors updated kitchen and bathrooms, the split floor plan shows off the granite counter tops in the kitchen. its zone to A rated schools while being near all the major areas of Gainesville and Jonesville/Newbery. Come out and make this gorgeous home yours today!!</p> <p><i>Listing Courtesy of RE/MAX Reliance Group</i></p>								
 <p><b>FOR SALE</b> • New, Active: 4/27/2019 MLS ID: 424607</p> <p><b>8538 NW 22nd Ave</b></p> <p>Detached 3/2 1,554 sq ft 13,939 2004 4/27/2019 \$234,900 \$151</p> <p>Location Location Location!!! This home will live up to all your expectations. Everything has been updated and is within a couple years old from roof to the wood flooring. IT is better than NEW construction because you can be living here in 30 days! This 3 bedroom 2 bath in the subdivision of Villages of Weatherly is located within walking or a bike ride to the elementary, middle and high school. As you walk in the home the open floor concept is very welcoming. The stunning custom built in shelving is a perfect location for all your entertainment needs. The wood burning fireplace makes it very cozy! The kitchen has a breakfast bar, separate dining room with a bay window plus all new stainless appliances including a double oven. The master bedroom has a tray ceiling, lots of natural lighting, his and her closets. There is lots of room for all your big furniture. The master bath has double sinks, comfort height counter tops, walk in shower and a jetted tub. Back yard is completely fenced in. This home in everything you are looking for with NO immediate maintenance needed. You will not be disappointed!</p> <p><i>Listing Courtesy of TY Realty of North Florida</i></p>								
 <p><b>FOR SALE</b> • New, Active: 4/30/2019 MLS ID: 424671</p> <p><b>2515 SW 35th Pl, Apt 203</b></p> <p>Townhouse 3/3 1,400 sq ft - 2007 4/30/2019 \$164,900 \$118</p> <p>Stunning contemporary 3 bed/3.5bath loft-style condo close to UF, Shands and Butler Plaza Shopping! This upper floor 2-Story condo features an open concept kitchen/living space, high ceilings, huge glass windows, exposed ductwork, new carpet, a newer AC unit and so much more! First-floor living area includes washer/laundry closet, 1 bedroom, a half bath, a spacious kitchen, and living area; the Second floor has 2 bedrooms, air handler closet, and linen closet. Each bedroom has its own private bathrooms and spacious closets. Community features include concrete block construction, elevator, one staircase on each side of the building, and multiple bus routes to UF &amp; Shands nearby!</p> <p><i>Listing Courtesy of University Realty</i></p>								
 <p><b>FOR SALE</b> • Active: 3/27/2019 MLS ID: 423630</p> <p><b>2219 NW 49th Ave</b></p> <p>Detached 4/2 2,484 sq ft 8,712 2004 3/27/2019 \$284,900 \$115</p> <p>This grand four bedroom home in Sorrento could be yours! Covered lanai and foyer invite you into vaulted ceilings with a skylight accentuating the impressive great room. Fireplace has inset mantle for you to showcase your favorite artwork and a high shelf for plants or other decorations. Open floor plan allows you to entertain guests or catch up with family from all main living areas including the galley style kitchen. Have your morning coffee quickly at the breakfast bar or enjoy something more intimate in the eat-in nook. Kitchen includes large pantry, granite counters, and neutral canvas to color in with your personal style. Master suite and bath provide the perfect oasis after a long day. Screened in back porch overlooks fenced backyard with no backyard neighbors. Active community has gated pool, clubhouse with gym, playground, walking trails and lots more. Home qualifies for conventional, FHA, VA financing.</p> <p><i>Listing Courtesy of Florida Homes Realty &amp; Mortgage</i></p>								

## New Listings: 10 (cont.)









	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	FOR SALE	Active: 3/20/2019	MLS ID: 423412					
<b>13629 NW 60th PI</b>	Detached	3/2	2,082 sq ft	232,610	1986	3/20/2019	\$379,707	\$182
<p>*Please use the booties by the door prior to entering the immaculate home* MOVE-IN ready and priced to sell! Bring your horses, cars, boats, and toys! This recently remodeled, custom built, 3/2 home sits on a gorgeous 5.34 acres off Millhopper road. Modernized kitchen with ample solid maple cabinets and spacious counter-tops create a feeling of openness and warmth. In the living room, a slate fireplace commands attention, while large energy efficient windows overlook the fenced in yard and lush green space. Enjoy your private in-ground saltwater pool, screened-in patio &amp; the serenity of deer in the yard. You'll appreciate the electronic controlled entrance gate along with the full irrigation system. In 2016 the owners installed an extra-large double barn with separate office with A/C and loft storage. The area behind the barn is covered and set up for equipment or big-boy toy storage. Plus, there is an extra shed nearby! In the past two years, the owners installed a new top of the line water purification system, salt water pool pump &amp; pool fence, garage door, dark bamboo flooring, energy efficient hurricane windows and more. Close to 75 and the heart of Gainesville, it's the best of both worlds, where city meets country!</p> <p><i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p>								
	FOR SALE	New, Active: 4/26/2019	MLS ID: 424564					
<b>8966 SW 66th PI</b>	Detached	4/2	2,246 sq ft	7,840	2006	4/26/2019	\$328,600	\$146
<p>Built and bought by first owner in 2006. 3 Bedroom 2 bathroom, 1 additional room can be used as study room or 4th bedroom, 2-car garage, total living space 2246 square feet. New floor/tile, new exterior/interior painting. Within historical Haile Plantation area, close to Haile Village, 5 minutes driving to Kimball Wiles School/Kanapaha Middle School/Tower Square, 12 minutes to Oaks Mall/Butler Plaza, 15 minutes to UF/Shands/VA. Newest established neighborhood with fantastic residents of UF doctors, professors and scientists. Seller financing or "rent-to-own" options may be also considered (price to be adjusted) for potential buyers who may not be eligible for bank loan yet. Buyer agent commission rate is 3%. The 3D Virtual Tour URL is available upon request.</p> <p><i>Listing Courtesy of Bar Invest Realty LLC</i></p>								
	FOR SALE	New, Active: 4/30/2019	MLS ID: 424661					
<b>1635 NW 71st St</b>	Detached	4/3	2,780 sq ft	54,450	1971	4/30/2019	\$399,000	\$144
<p>Located in the heart of Gainesville, this University Acres updated pool home offers the privacy you're desiring in a location that can't be beat; and yes, with NO HOA fees, perfect for keeping a boat or RV on property. This spacious 4 bedroom, 3 bath home is situated on a private 1.25 acre fully fenced lot scattered with mature trees. Neutral LTV floors are found in the foyer, separate dining room, family room, kitchen, and the en suite guest room; original hardwoods in the front living space. The updated kitchen flaunts granite counters, a gas cooktop, double wall ovens, and a center prep island. Family room with wood burning brick fireplace. The en suite guest room an updated full bath with shower, while two guest rooms share an updated hall bath. Master suite with cedar walk in closet, and en suite bath with Jacuzzi tub, separate shower and dual sink vanity. Enclosed Florida room makes for the perfect game room. The open air pool was resurfaced and retiled in 2014, HVAC replaced in 2014, and new METAL roof in 2015. Interior laundry room and detached 2CG. Great location near North FL Regional, shopping, restaurants, and a quick commute to UF Health and to downtown. Easy I75 access right nearby.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
	FOR SALE	Active: 3/4/2019	MLS ID: 422871					
<b>4828 NW 72nd Ln</b>	Detached	4/2	2,302 sq ft	11,761	1995	3/4/2019	\$329,900	\$143
<p>This corner lot beauty located in Gainesville's esteemed Sterling Place community is ready for you! Enter into an open floor plan with 10 foot ceilings, a captivating stone stacked fireplace, custom cabinetry in the modern kitchen featuring top of the line stainless steel appliances, as well as lovely quartz counters and coordinating backsplash. Gorgeous hand-scraped hardwood flooring and tile throughout the main living areas. Large bedrooms with spacious closets. The extra-large master, showcasing his and her closets leads to a breathtaking master bath boasting separate vanities with granite counters, jetted tub and a luxurious, walk in tiled shower. The fourth bedroom could easily turn into a home office or playroom. This home is an organizer's dream â€” closet space beyond compare. Big washer and dryer set in a comfortable mud room with even more storage! The screened lanai and outside patio offer the perfect place for outside entertaining with a fully fenced in backyard. Extra amenities include an oversized two car garage, fully functioning irrigation system and a Ring, video doorbell!</p> <p><i>Listing Courtesy of RE/MAX Professionals</i></p>								











## Pending Listings: 10

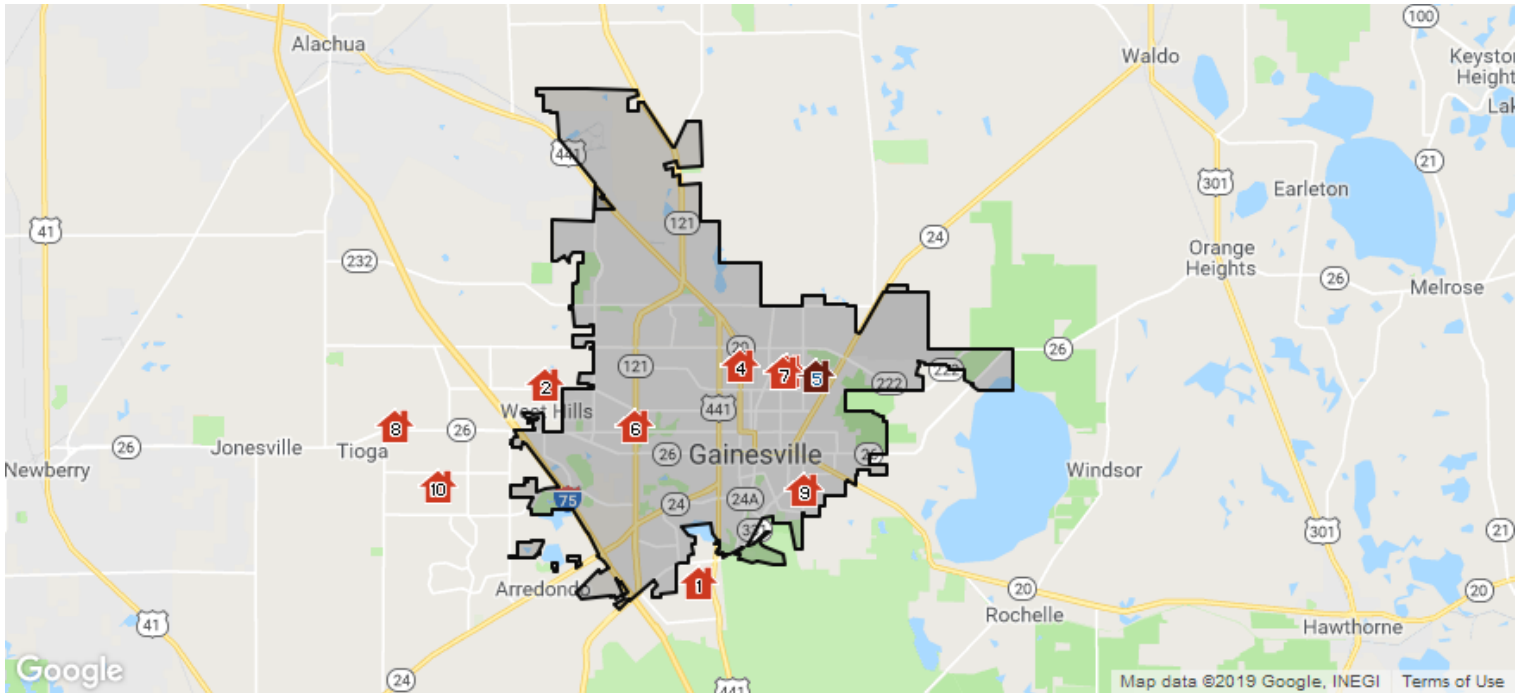
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
Pending as of 4/30/2019 MLS ID: 422715 <b>8613 SW 10th Rd</b>	Detached	4/3	3,153 sq ft	11,761	2/28/2019	\$520,000	4/30/2019	\$165
<p>You will immediately love this beautiful community with plenty of open space, neighborhood pool, clubhouse and playground. But, what you will love even more is this gorgeous home that feels like NEW! From the moment you pull up to the well manicured landscape and step inside you will feel the care that has been put into this home. Perfectly chosen designer colors and all new lighting create an inviting and modern space. The 3 way split plan is a favorite! Off the entry is the formal dining room, living room w/access to the oversized screened porch complete with gas grill. Off living is office, guest bath and master bedroom. Master features tray ceiling, porch access, oversized closets and large en-suite bath with shower, tub and plenty of storage. The huge open kitchen and family room is perfect for entertaining. With custom painted cabinets, updated backsplash and beautiful stainless appliances you will love cooking in this kitchen. The new on trend lighting flows through this area. Focal point fire place has been completely reworked with stone detail and topped with custom pecky cypress mantle. The home boasts full guest suite with bath, 2 more bedrooms w/shared bath, as well as the full sized 2nd floor bonus room w/half bath.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
Pending as of 4/30/2019 MLS ID: 423671 <b>1824 NW 11th Rd</b>	Detached	3/2	1,877 sq ft	15,681	3/28/2019	\$314,000	4/30/2019	\$167
<p>Charming Florida Park home situated along quiet, tree-lined street within close distance to the University of Florida. With almost 1,900 sq.ft., this home offers three bedrooms, two full bathrooms and loads of storage. Spacious great room is open to dining room, perfect for entertaining. Character abounds with crown molding, cased openings and custom built-ins throughout. Green kitchen features include beautiful IceStone countertops as well as recycled glass backsplash. Windows, roof, HVAC and plumbing have all been previously updated. Stunning parquet wood flooring throughout most of the home. Gorgeous Florida/sunroom is surrounded by walls of windows, filling the room with natural light. Fully fenced backyard offers private setting with large open patio. Mature and well-maintained landscaping includes fruit tree in front yard. Enjoy the convenience of being centrally located to restaurants, shops and downtown Gainesville without the hassles of daily commuting. Pride of ownership truly shows in this meticulously maintained 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.
	 <b>PENDING</b>	<i>Pending as of 4/26/2019</i>		<i>MLS ID: 421102</i>				
<b>3705 NW 25th Ave</b>	Detached	4/3	2,162 sq ft	19,166	1/4/2019	\$364,900	4/26/2019	\$169
<p>Welcome home to Rock Creek! Now is your chance to own this one of a kind, well maintained and updated all brick 4/3 pool home with open floor plan. The interior does not disappoint with wood floors, renovated bathrooms, sleek new fireplace, newly installed HVAC System (2014), and the list goes on! Extend your living area and bring the outdoors in by opening the expansive glass walls onto your patio and pool where you can enjoy your coffee, entertain, and soak in the serenity of your private backyard. Environmentally friendly, this home has energy saving solar panels, saving up to \$80 monthly. Let's not forget about the wonderful neighborhood amenities-pool, playground, community events, basketball, tennis and racquetball courts. This home will bring enjoyment for years to come!</p> <p><i>Listing Courtesy of Florida Homes Realty &amp; Mortgage</i></p>								
	 <b>PENDING</b>	<i>Pending as of 4/30/2019</i>		<i>MLS ID: 423736</i>				
<b>10422 SW 32nd Ave</b>	Detached	4/4	3,263 sq ft	21,780	3/29/2019	\$730,000	4/30/2019	\$224
<p>Indulge yourself in this Waring's 2017 parade home LOADED with special features - Estates of Wilds Plantation! 4 Bedrm + Bonus rm, 4 Baths, 3 Car G. The open floor plan has 17' cathedral vaulted ceilings with wood beams and a tongue &amp; groove detail in the great room. The gourmet kitchen is equipped with gas range, oversized island w/large undermount sink, quartz counters, wine refrigerator. The owner's suite includes a 3-way dressing mirror, double sinks, 6' soaking tub, walk-in shower w/ frameless glass panel, &amp; dual walk-in closets. Amazing custom detailed ceilings in the owner's suite, study, dining and family rm, as well as custom wood paneling in the dining room &amp; owner's suite. Laundry rm includes granite counters, a large window, tile backsplash. The private, large backyard includes a lanai with pavers, summer kitchen w/ built-in BBQ, refrigerator &amp; sink, relax by your outdoor firepit. Bonus: gas fireplace, telescoping sliding glass doors, landscape lighting, neutral color palette, &amp; natural wood &amp; stone accents. Zoned Chiles, Kanapaha and Buchholz. New carpet with acceptable offer.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>								
	 <b>PENDING</b>	<i>Pending as of 4/29/2019</i>		<i>MLS ID: 421408</i>				
<b>11836 SW 33rd Ln</b>	Detached	4/3	3,093 sq ft	8,276	1/16/2019	\$506,465	4/29/2019	\$164
<p>ICI Homes popular Belaire floor plan plus bonus room with bath and closet. Base plan modified to accommodate extra large pantry. Alternate laundry room layout. Formal dining room. Upgraded floor tile in living areas and carpet in bedrooms. Free standing tub in master bath. Specialty island wrap trim and decorative backsplash tile in kitchen. Standard Gold features package with soft close cabinetry, L1 granite countertops in kitchen, L1 quartz in baths, 10' ceilings, four tray ceilings with molding detail, 2X6 exterior wall construction, R-19 batt and R-38 blown insulation, ZipWrap moisture barrier, low-E windows, tankless gas water heater, GE appliances, Kohler fixtures, prewired for security system, full landscape front and back. Oakmont is home to Gainesville's premier Residents Club with a full time Lifestyles Coordinator, gym and fitness room, Club Room available to residents, spectacular pool with splash pad, tennis courts, basketball court and lots of green space and a special conservation area set aside as an endangered gopher tortoise habitat. Easy access to shopping, hospitals, dining and the University of Florida from convenient southwest location. New Oakmont Elementary School coming soon. Est. completion July 2019.</p> <p><i>Listing Courtesy of ICI Select Realty Inc.</i></p>								
	 <b>PENDING</b>	<i>Pending as of 4/21/2019</i>		<i>MLS ID: 424219</i>				
<b>7973 SW 79th Ln</b>	Detached	4/3	1,810 sq ft	5,227	4/14/2019	\$309,900	4/21/2019	\$171
<p>Don't miss this great Hamilton Bonus built by Tommy Williams Homes in 2014! This energy efficient home is loaded with upgrades including HANDSCRAPED WOOD FLOORS, GRANITE throughout, STAINLESS STEEL APPLIANCES, TRAY CEILINGS and more! 3 BRs, 2 BA's downstairs and a large bedroom w/ huge walk-in closet and private bathroom upstairs is perfect for guests, flex space or in-law suite. The Master Suite offers large walk-in shower and walk-in closet. Energy efficient features include gas tankless water heater, radiant roof barrier, insulated windows, AC and ductwork in AC'd space and more! Longleaf's top notch amenities include: Beach entry pool, kiddie fountain, 24/7 fitness center, playground, tennis, b-ball &amp; ALL FRONT YARD MAINTENANCE INCLUDED!</p> <p><i>Listing Courtesy of Thomas Group Realty LLC</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 4/29/2019</i> MLS ID: 420348	Detached	4/2	2,432 sq ft	4,791	11/27/2018	\$285,990	4/29/2019	\$118
<p>New home under construction. Located in Chesnut Village Gainesville, FL, this two-story GALEN 4/2.5, 2 car garage home optimizes living space with an open concept kitchen overlooking the living room, dining room, and the 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, which is equipped with included washer and dryer. Within a short driving distance to Alachua or 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 D R Horton Realty of Tampa, LLC</i></p>									
	 PENDING <i>Pending as of 4/29/2019</i> MLS ID: 421168	Detached	3/2	1,923 sq ft	53,578	1/8/2019	\$273,800	4/29/2019	\$142
<p>OPEN HOUSE SUNDAY, FEBRUARY 17th, 1-3 p.m. Open concept home on over an acre of land, home features a beautiful kitchen with granite counters and a massive island. Split plan with an additional 4th bedroom or office. Main bedroom has large walk in closet and bath with walk in shower and garden tub. Interior laundry room with an adjoining 2 car side entry garage. Wonderful covered lanai overlooking an fantastic backyard.</p> <p><i>Listing Courtesy of Suskin Realty Inc</i></p>									
	 PENDING <i>Pending as of 4/27/2019</i> MLS ID: 424581	Detached	3/2	1,320 sq ft	8,712	4/26/2019	\$210,000	4/27/2019	\$159
<p>Don't miss this beautifully updated home in desirable Sutherland Crossing. You'll feel the inviting charm of the open floor plan that encompasses living/kitchen/dining area, as you walk through the door. A gorgeous multicolored brick fireplace highlights the living space, while the same brick carries over into an accent wall in the kitchen. You'll also note, the home has newly painted living/kitchen area, updated wood flooring, and granite counter tops throughout. To the left of the entry find two nice sized bedrooms and the guest bath. The Master Bedroom with vaulted ceilings includes a nice walk in closet with shelf storage areas, and a private bathroom. French doors take you to the fenced backyard area where you will enjoy entertaining from the deck that includes a built-in fire pit, and backs up to private wooded acreage. Comes with home warranty! This home won't last long!!</p> <p><i>Listing Courtesy of Boyette &amp; Company</i></p>									
	 PENDING <i>Pending as of 4/29/2019</i> MLS ID: 423976	Detached	4/2	1,970 sq ft	13,503	4/4/2019	\$224,000	4/29/2019	\$114
<p>Move in ready 4/2 in convenient NW location. Nicely freshened up with newer Luxury Vinyl Plank Flooring throughout, Master Bath renovation and completely painted interior &amp; exterior. Spacious fenced yard. Close to University of Florida, shopping and dining.</p> <p><i>Listing Courtesy of Rabell Realty Group LLC</i></p>									

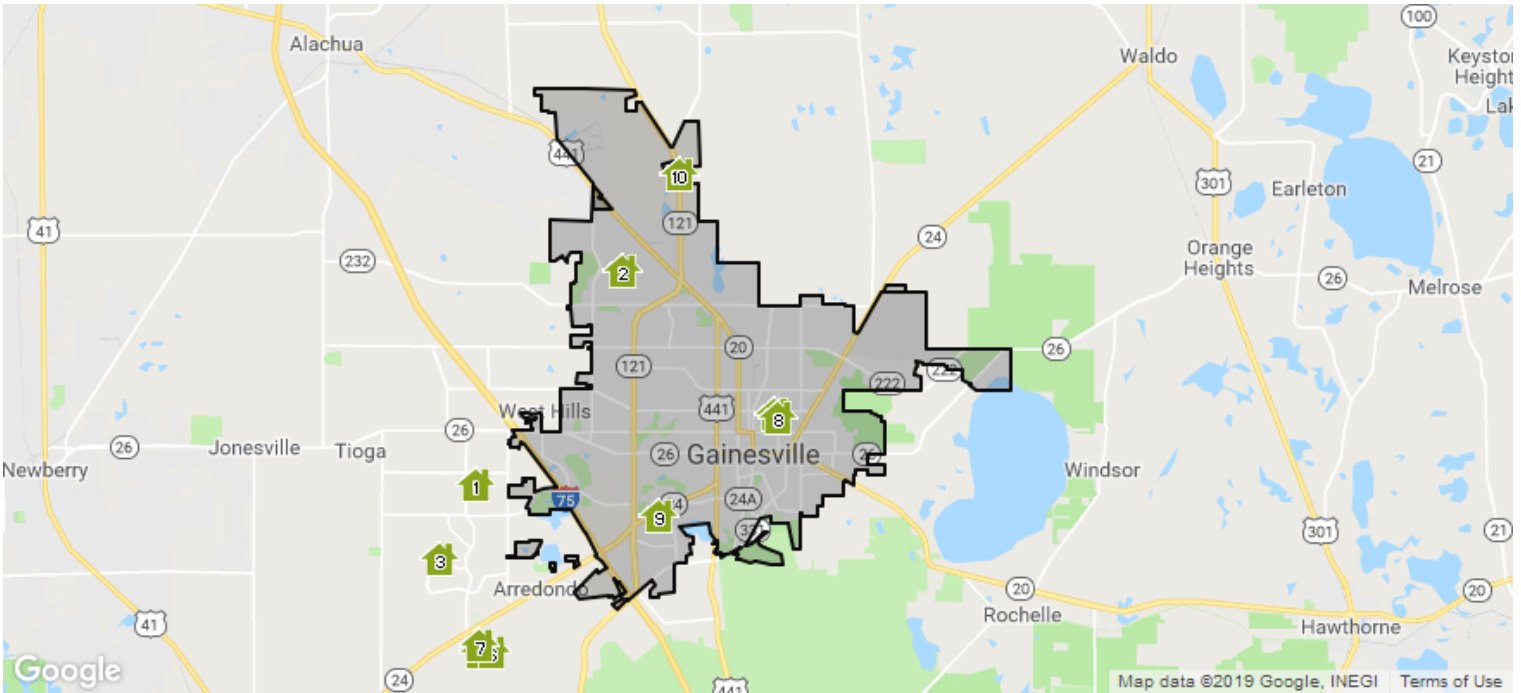


## Distressed Activity: 10




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	FOR SALE							
<p><b>4932 SW 19th St</b>      Preforeclosure, Notice of Lis Pendens, New, Active: 4/19/2019      <i>MLS ID: 424391</i></p> <p>Detached      4/2      1,925 sq ft      15,681      \$165,000      4/19/2019      4/19/2019      Preforeclosure</p> <p>An offer has been accepted by the seller and submitted to the lender for approval. This property is subject to a short sale. Don't Miss this Well Built 4 Bedroom, 2 Bathroom Red Brick Home in Walking Distance to Idylwild Elementary. Home Offers a Larger Lot, Spacious Living area and Bedrooms. Tiled Flooring, Huge Backyard, Garage. The House Needs a Little TLC and Would be Perfect for Someone Skilled at Remodeling, Willing to Add Value to the Property. Call to arrange a viewing today!</p> <p><i>Listing Courtesy of Realnet Florida Real Estate</i></p>								
	FOR SALE							
<p><b>6112 NW 24th Ln</b>      Foreclosure, Notice of Lis Pendens, Active: 2/26/2019      <i>MLS ID: 422633</i></p> <p>Detached      3/2      1,933 sq ft      13,939      \$38,500      2/26/2019      2/26/2019      Foreclosure</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.</p> <p><i>Listing Courtesy of Owners.com</i></p>								
	FOR SALE							
<p><b>3004 NE 11th Dr</b>      Preforeclosure, Notice of Lis Pendens, New, Active: 4/18/2019      <i>MLS ID: 424442</i></p> <p>Detached      3/2      1,620 sq ft      10,890      \$100,000      4/18/2019      4/18/2019      Preforeclosure</p> <p>This property is subject to a short sale. "This Transaction Represents A Short Sale". Serious Investor Alert. If You Have The Dime And The Time, We Have Your Opportunity To Transform This Property Into A Win-Win Situation. Three bedroom, two bath concrete block and frame structure. Living/Dining Combo, with an expansive family room. Be first in line to submit you offer.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>								

## Distressed Activity: 10 (cont.)







	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	<b>4</b> FOR SALE		Foreclosure, Notice of Lis Pendens, New, Active: 4/17/2019 <i>MLS ID: 424337</i>					
<b>547 NW 32nd Ave</b>	Detached	3/2	1,330 sq ft	8,712	\$135,000	4/17/2019	4/17/2019	Foreclosure
<p>Large corner lot with newer constructed home built in 2001, in well established neighborhood. This 3 bedroom 2 bath home with 1 car garage just needs some cosmetic updates and repairs, but with this location and price how do you go wrong.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parish Realtors</i></p>								
	<b>5</b> PENDING		Preforeclosure, Notice of Foreclosure Sale, Pending as of 4/18/2019 <i>MLS ID: 423640</i>					
<b>2810 NE 19th St</b>	Detached	3/2	975 sq ft	11,325	\$149,000	3/26/2019	3/26/2019	Preforeclosure
<p>Don't miss this move in ready updated Concrete Block home. Fresh paint inside and out. Home has been re-plumbed (new waterlines). ALL New White kitchen cabinets, counter tops, sink, SS Appliances, faucet &amp; garbage disposal. Fully remodeled Master Bathroom, New energy efficient windows whole house, New energy efficient back doors, New floor in Kitchen &amp; Dining areas, new carpeted bedrooms, New Light fixtures. Large Fenced Back Yard.</p> <p><i>Listing Courtesy of San Felasco Real Estate Services</i></p>								
	<b>6</b> OFF MARKET		Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>					
<b>3415 NW 10th Ave</b>	Single Family	4/2	2,998 sq ft	13,068	-	-	3/21/2019	Preforeclosure
<p><i>Google</i></p>								
	<b>7</b> OFF MARKET		Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>					
<b>2932 NE 10th St</b>	Single Family	3/2	1,727 sq ft	-	-	-	2/11/2019	Preforeclosure
<p><i>Google</i></p>								
	<b>8</b> OFF MARKET		Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>					
<b>825 NW 119th St</b>	Single Family	4/2	1,901 sq ft	10,454	-	-	3/12/2019	Preforeclosure
<p><i>Google</i></p>								
	<b>9</b> OFF MARKET		Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>					
<b>1503 SE 12th Pl</b>	Single Family	3/2	1,191 sq ft	-	-	-	2/28/2019	Preforeclosure
<p><i>Google</i></p>								
	<b>10</b> OFF MARKET		Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>					
<b>10208 SW 13th Pl</b>	Single Family	4/2	2,079 sq ft	-	-	-	3/14/2019	Preforeclosure
<p><i>Google</i></p>								





## Recently Sold: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p><b>1</b> <b>RECENTLY SOLD</b> • Closed, MLS Listing 422717: 2/28/2019 MLS ID: 422717</p> <p><b>8585 SW 12th Ln</b></p> <p>Arrive at your Manor via a circular drive and stately entry with three car garage. Unbelievable exquisitely maintained and updated home in Braemar section of Cobblefield. Four way spit on the bedrooms provides privacy for everyone. Extensive use of hardwood floors and ceramic tile. All counters including laundry are Granite. Stainless steel appliances, kitchen island. Open concept floor plan allows for indoor/outdoor living with excellent entertaining areas. Follow the natural stone path through your own citrus Grove with different varieties. Outside fireplace with patio among the Citrus trees and camellias on over half an acre of meticulous lush landscaping. You have to come visit to see all the quality upgrades and special features. Easy access to shopping, NFRMC, UF, SFC, Shands, VA.</p> <p><i>Courtesy of Dawn Realty</i></p>	Detached	5/4	3,566 sq ft	24,393	2004	4/30/2019	\$699,000	\$196
 <p><b>2</b> <b>RECENTLY SOLD</b> • Closed, MLS Listing 423788: 4/1/2019 MLS ID: 423788</p> <p><b>6545 NW 36th Ter</b></p> <p>This gorgeous 4 bedroom, 2.5 bath home with a beautiful pool is nestled on the corner of a cul-de-sac in the Sutters Landing community. The home is spacious and features vaulted ceilings, wood floors, granite countertops, stainless steel appliances, and a wood-burning fireplace. There is also an enclosed, tiled Florida room/sunroom, which includes a hot tub. The roof was redone in 2015.</p> <p><i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>	Detached	4/2	1,815 sq ft	17,424	1994	4/29/2019	\$279,900	\$154
 <p><b>3</b> <b>RECENTLY SOLD</b> • Closed, MLS Listing 423683: 3/28/2019 MLS ID: 423683</p> <p><b>10027 SW 41st Rd</b></p> <p>Gorgeous renovated 4/2 home at end of cul de sac on a beautiful quiet street in Haile Plantation. Completely renovated kitchen and bathrooms. Newer HVAC, water heater &amp; roof replaced 2015. Beautiful hardwood floors in main living areas &amp; master bedroom. The split plan offers a HUGE master bedroom with bonus room. Relax in private on the oversized paver deck while enjoying the sounds of nature right in your backyard. Ready for the summer with new mini bar, grill, pergola, and turf for the kids to play. This home is a short walk from clubhouse/pool and walking trails. This is a great home that won't last long!</p> <p><i>Courtesy of Savvy and Company LLC</i></p>	Detached	4/2	2,327 sq ft	12,196	1992	4/30/2019	\$375,000	\$161

## Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p><b>4</b> <b>RECENTLY SOLD</b> · Closed, MLS Listing 419804: 10/31/2018 <i>MLS ID: 419804</i></p> <p><b>8545 SW 76th Pl</b></p> <p>Detached 4/2 2,112 sq ft 7,405 2005 4/17/2019 \$304,000 \$144</p> <p>Welcome to this immaculate, well kept, updated home in highly sought after Longleaf. This rear-entry home boasts 10 ft ceilings, engineered wood flooring in all living areas, custom, built-in shelving, custom window casings, a featured wood wall in the eat-in area and a recently re-done bathroom that guests will love. Upgrades galore! A sparkling kitchen overlooks family room &amp; offers quartz countertops, tile backsplash, lots of storage, a large breakfast bar plus a breakfast nook with space for a large kitchen table. Wait til you see the separate laundry room with built in shelves and space for folding &amp; storage. This home also offers "flex space" which can be used as separate dining room, office/den, or even 5th bedroom. AS you can see this home has a lot of space for entertaining. The front porch faces a quiet street and a custom built deck in backyard adds even more living space for outdoor dining and overall fun. The yard is completely fenced with shadowbox fencing offering privacy and safety for kids and/or pets. HOA includes front/side yard maintenance, beach access pool, kids splash pad, fitness center, club house, basketball &amp; tennis co</p> <p><i>Courtesy of Watson Realty Corp -Tioga</i></p>								
 <p><b>5</b> <b>RECENTLY SOLD</b> · Closed, MLS Listing 423372: 3/19/2019 <i>MLS ID: 423372</i></p> <p><b>1415 NE 7th Ter</b></p> <p>Detached 3/2 1,490 sq ft 14,374 1956 4/30/2019 \$149,900 \$101</p> <p>Vintage 3 bedroom 2 bath home, carport, nice open floor plan, interior freshly painted. Roof 4 years old.</p> <p><i>Courtesy of Green Tree Realty Inc</i></p>								
 <p><b>6</b> <b>RECENTLY SOLD</b> · Closed, MLS Listing 423226: 3/14/2019 <i>MLS ID: 423226</i></p> <p><b>7740 SW 80th Dr</b></p> <p>Detached 4/2 2,143 sq ft 7,840 2013 4/30/2019 \$327,000 \$153</p> <p>Immaculate and Move-In Ready! This custom built home is better than new with leaded glass entry, hardwood flooring, 2143 sq.ft with 4 bedrooms, 2 1/2 baths, 10 ft ceilings, crown molding and tons of natural light. The kitchen has upgraded cabinetry w/ pull-out shelving, granite, double sink, a huge island w/ bar seating, wine refrig and stainless appliances. Both baths have tall counters w/ granite and the master has a soaking tub plus a walk in shower. There is a screened porch and a fenced yard that is private, backing to a commons area. The laundry room is spacious with a folding counter and a laundry sink just outside the door to the garage. This home truly is a must see.</p> <p><i>Courtesy of Bosshardt Realty Services LLC</i></p>								
 <p><b>7</b> <b>RECENTLY SOLD</b> · Closed, MLS Listing 422258: 2/13/2019 <i>MLS ID: 422258</i></p> <p><b>7445 SW 85th Dr</b></p> <p>Detached 3/2 1,504 sq ft 7,405 2004 4/30/2019 \$249,900 \$166</p> <p>Awesome 3/2 home in Longleaf. Tile &amp; Carpet flooring. Stainless appliances in great open area layout. Has eat in bar for breakfast with nice dining area off the kitchen. Huge open family room with access off to a great roofed over porch. Large backyard that is fenced in. Master bath has 2 walk in closets, Jacuzzi Tub and walk in shower.</p> <p><i>Courtesy of RE/MAX Professionals</i></p>								
 <p><b>8</b> <b>RECENTLY SOLD</b> · Closed, MLS Listing 422880: 3/4/2019 <i>MLS ID: 422880</i></p> <p><b>1334 NE 9th St</b></p> <p>Detached 3/2 2,022 sq ft 12,196 1948 4/26/2019 \$176,000 \$87</p> <p>This heat got you seeing double? This relaxing pool home located in desirable neighborhood close to the historic neighborhood of Duckpond has 3 bedrooms and 2 bathrooms and the pool will cool you off in a split second. The main house has 2 bedrooms and one bathroom with tile and carpet throughout. Large kitchen, carpet in the main living area with real wood floors underneath, new exterior paint, brand new pool liner brand new screens on the back porch and fresh landscaping. The attached 1 bedroom apartment has one more bedroom and a full bath and has it's own private entrance including a kitchen which would be a great mother-in-law suite or rented out if your looking for some additional income. Large corner lot close to UF, downtown, Shands, shopping.</p> <p><i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>								
 <p><b>9</b> <b>RECENTLY SOLD</b> · Closed, MLS Listing 418336: 8/1/2018 <i>MLS ID: 418336</i></p> <p><b>2601 SW Archer Rd, Apt 318</b></p> <p>Flat 4/2 1,177 sq ft - 1993 4/29/2019 \$139,000 \$118</p> <p>Location, Location, Location! This 4/2 condo is close enough to bicycle to Shands, the VA, UF Main Campus, Veterinary School and more. This well maintained community boasts a pool, hot tub, fitness center, basketball, volleyball and tennis. A great investment property. Two bedrooms share a bathroom on each side of the condo with the kitchen and main living area in the middle.</p> <p><i>Courtesy of Exit Realty Producers</i></p>								

## Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
								
 Closed, MLS Listing 420484: 11/30/2018 MLS ID: 420484								
<b>10207 N State Road 121</b>	Detached	3/2	1,008 sq ft	243,936	1970	4/30/2019	\$100,000	\$99
<p>Do you crave country living but you donât want a long commute? Tired of paying high GRU costs? Are you looking for something affordable? Then this property might be right for you. This 3BR/2BA is located just 2.5 miles north on 121 from the FL Hwy Patrol. It is situated on 5.6 acres with a huge detached oversized 2 car garage (875sf). NO carpet in this home â tile and original soft pine floors. Gas fireplace in living room, large eat-in kitchen. Screened porch out front. On well and septic â low energy costs. Needs some TLC but definitely worth a look. Great investment property, starter home, retirement home or simply a homeowner wanting privacy or space for critters. Come take a look today.</p> <p style="text-align: right;"><i>Courtesy of Bosshardt Realty Services LLC</i></p>								

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- 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.



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- **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.



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- Charts and statistics calculated from listing and public records data are refreshed monthly.
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