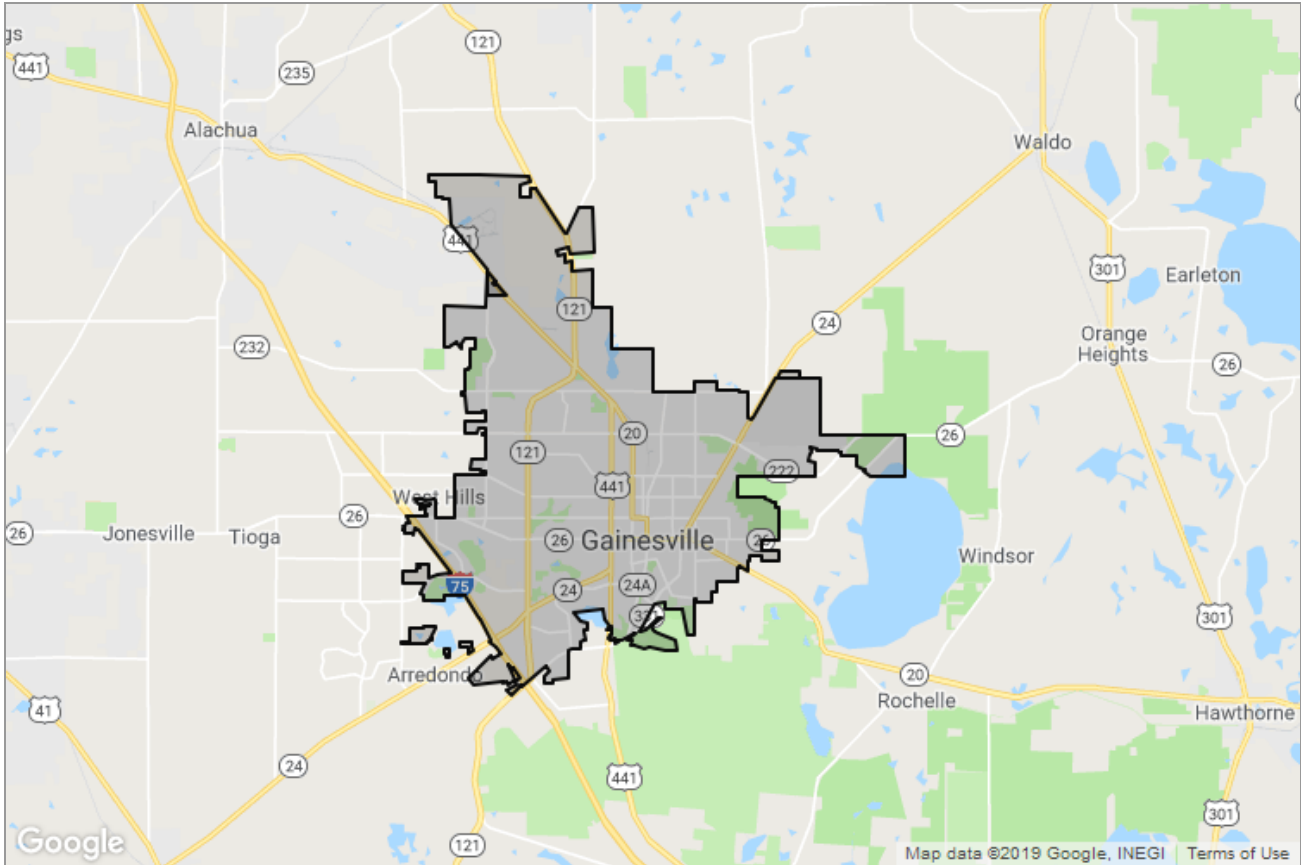




MARKET ACTIVITY REPORT

# Gainesville, Florida



Presented by

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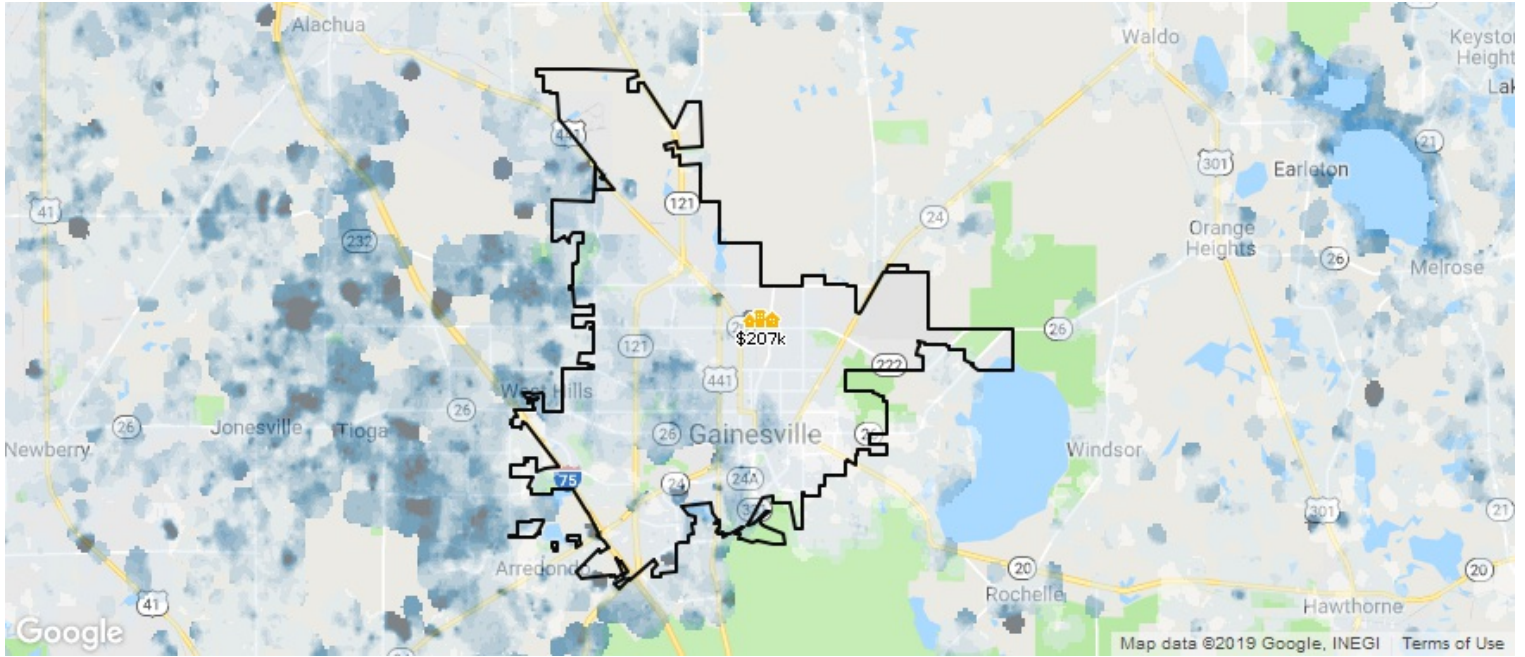
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**Secure Investments Realty & Management**

3520 NW 43rd Street  
Gainesville, FL 32606

# Gainesville, Florida

## Market Snapshot: Estimated Home Values



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

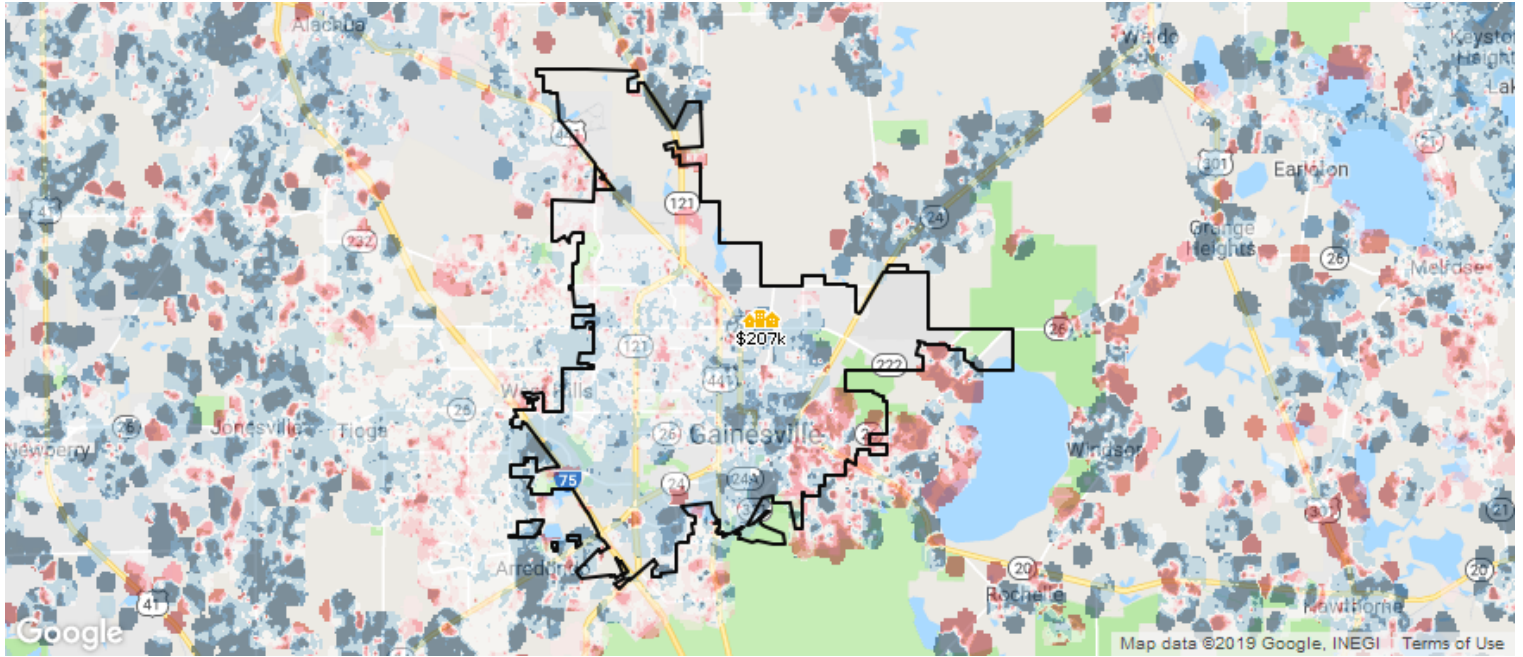
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$207K</b></p> <p>Updated: 7/31/2019</p>	<p>Change Over Last Month</p> <p>↑ <b>0.24%</b></p>	<p>Change Over Last Quarter</p> <p>↑ <b>0.24%</b></p>	<p>Change Over Last 12 Months</p> <p>↑ <b>4%</b></p>	<p>Change Over Last 24 Months</p> <p>↑ <b>8.1%</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 **SFR and Condos** data.*

# Gainesville, Florida

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



-15%      2.5%      +20%

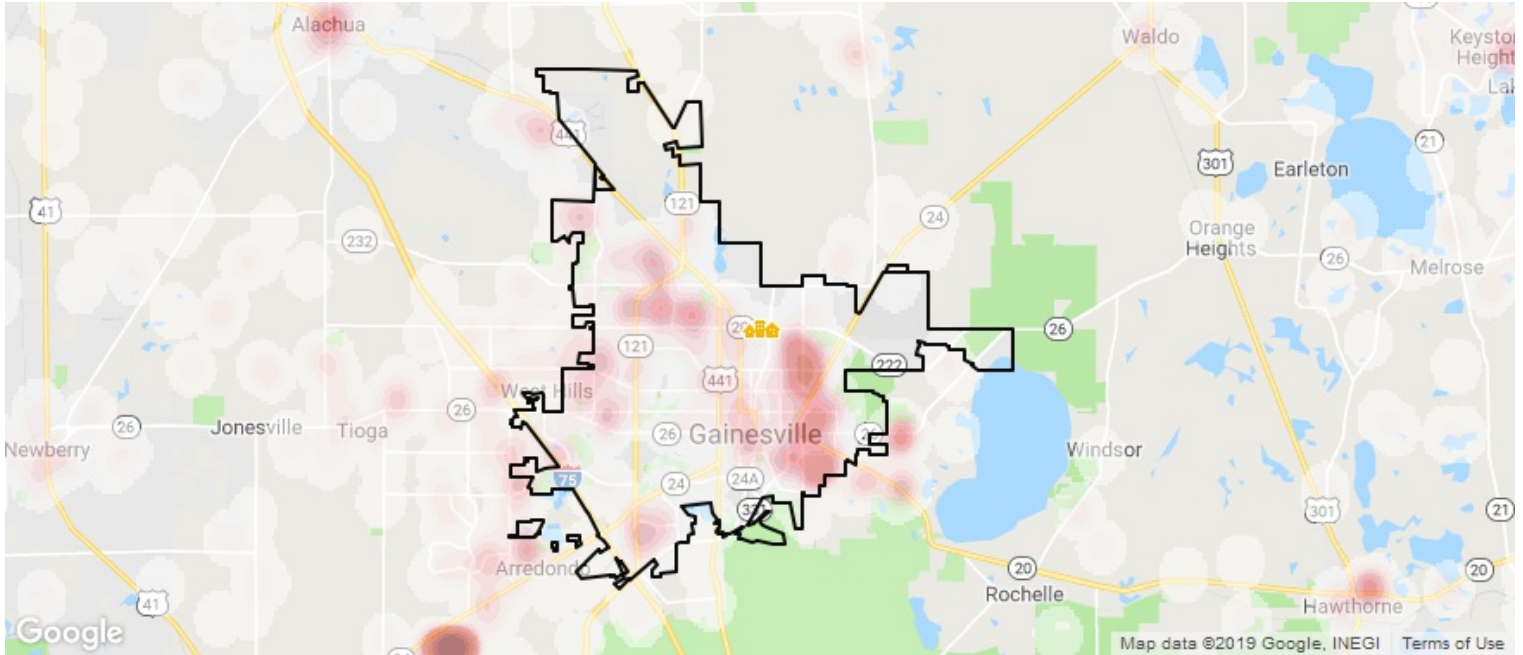
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$207K</b></p> <p>Updated: 7/31/2019</p>	<p>Change Over Last 12 Months</p> <p><b>↑ 4%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 8.1%</b></p>	<p>Change Over Last 36 Months</p> <p><b>↑ 12.6%</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 **SFR and Condos** data.

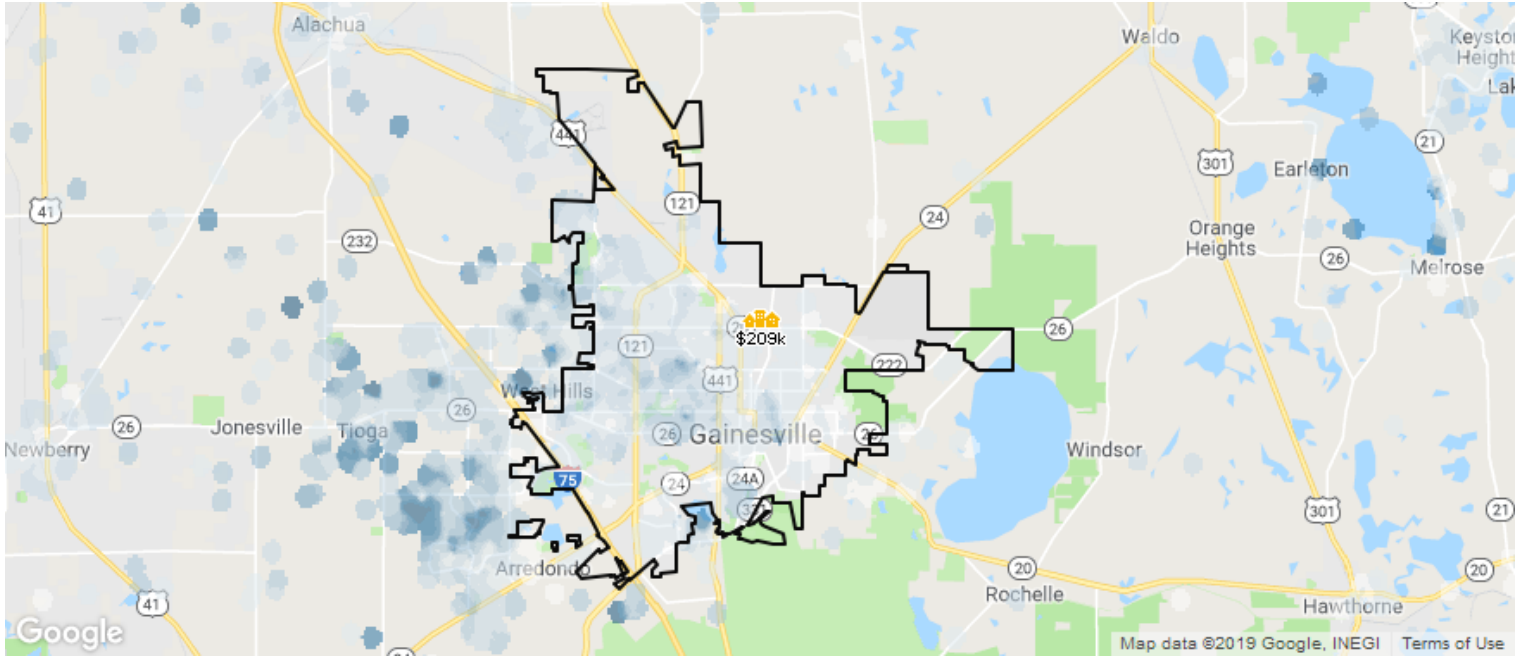
# Gainesville, Florida

## Market Snapshot: Concentration of Distressed Properties



# Gainesville, Florida

## Market Snapshot: Sales Price



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

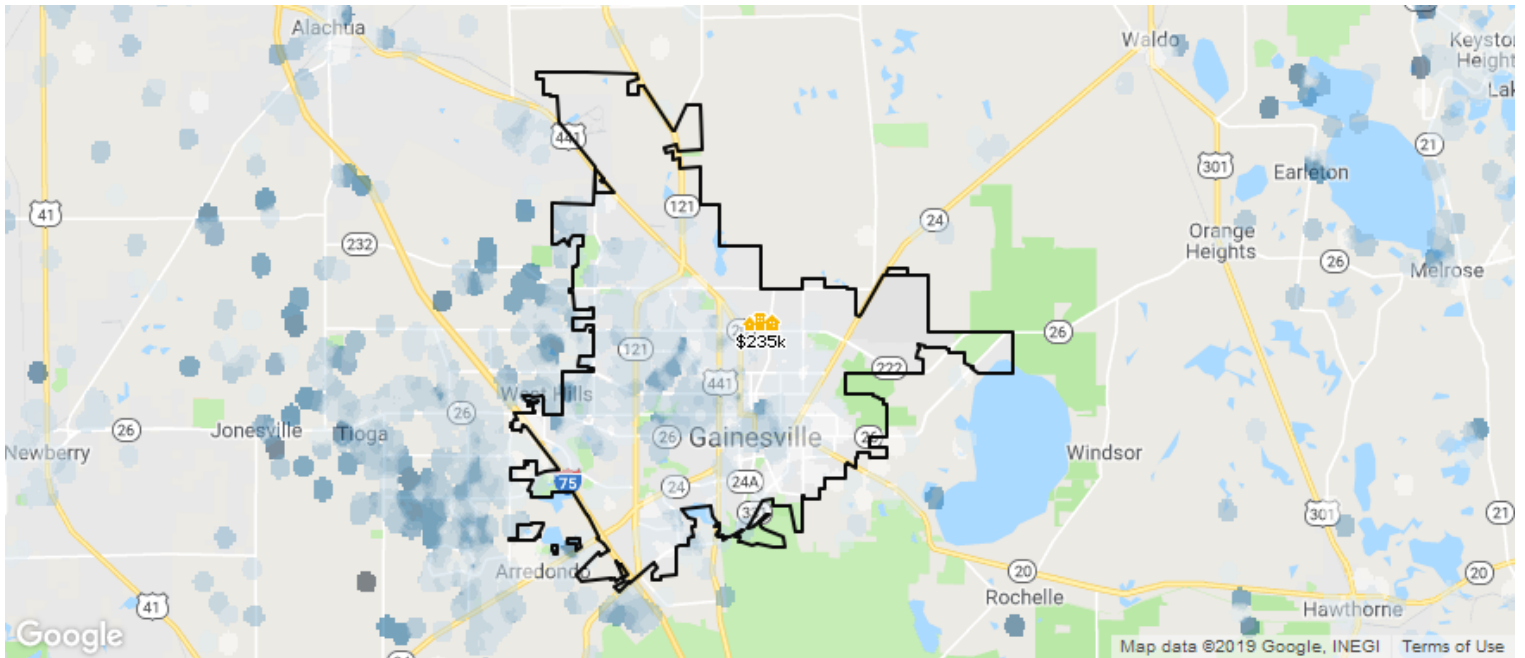
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Median Sales Price</b></p> <p><b>\$209K</b></p> <p>Updated: 7/31/2019</p>	<p>Change Over Last Month</p> <p><b>↓ 3.91%</b></p>	<p>Change Over Last Quarter</p> <p><b>↓ 3.91%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 11.47%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 17.09%</b></p>
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About this data: The Metrics displayed here reflect average sales price for **SFR and Condos** using **MLS listing** data.

# Gainesville, Florida

## Market Snapshot: List Price



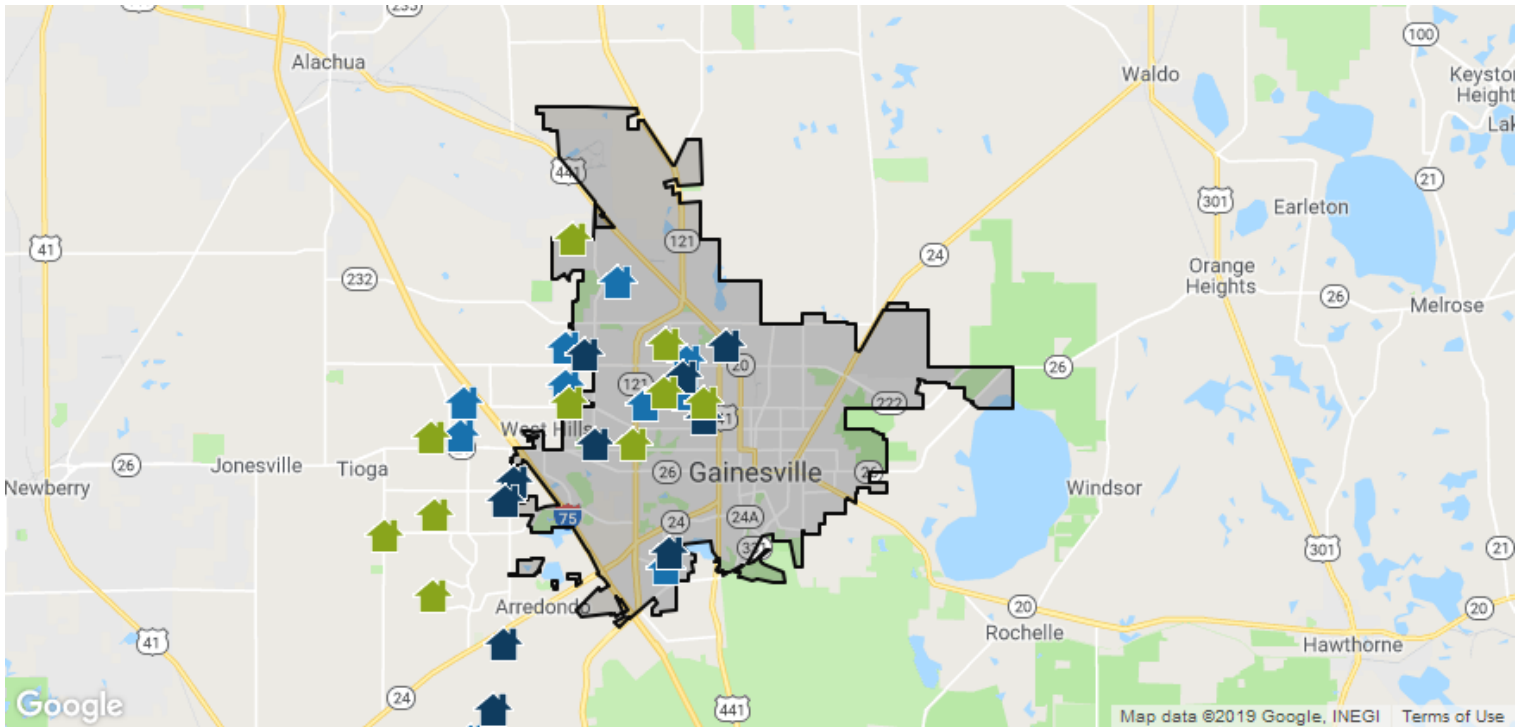
<\$100k
  \$500k
  >\$5m

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

<p><b>Median List Price</b></p> <p><b>\$235K</b></p> <p>Updated: 7/31/2019</p>	<p>Change Over Last Month</p> <p><span style="color: red; font-size: 2em;">↓</span> <b>4.04%</b></p>	<p>Change Over Last Quarter</p> <p><span style="color: red; font-size: 2em;">↓</span> <b>4.04%</b></p>	<p>Change Over Last 12 Months</p> <p><span style="color: blue; font-size: 2em;">↑</span> <b>6.82%</b></p>	<p>Change Over Last 24 Months</p> <p><span style="color: blue; font-size: 2em;">↑</span> <b>9.35%</b></p>
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About this data: The Metrics displayed here reflect average sales price for **SFR and Condos** using **MLS listing** data.

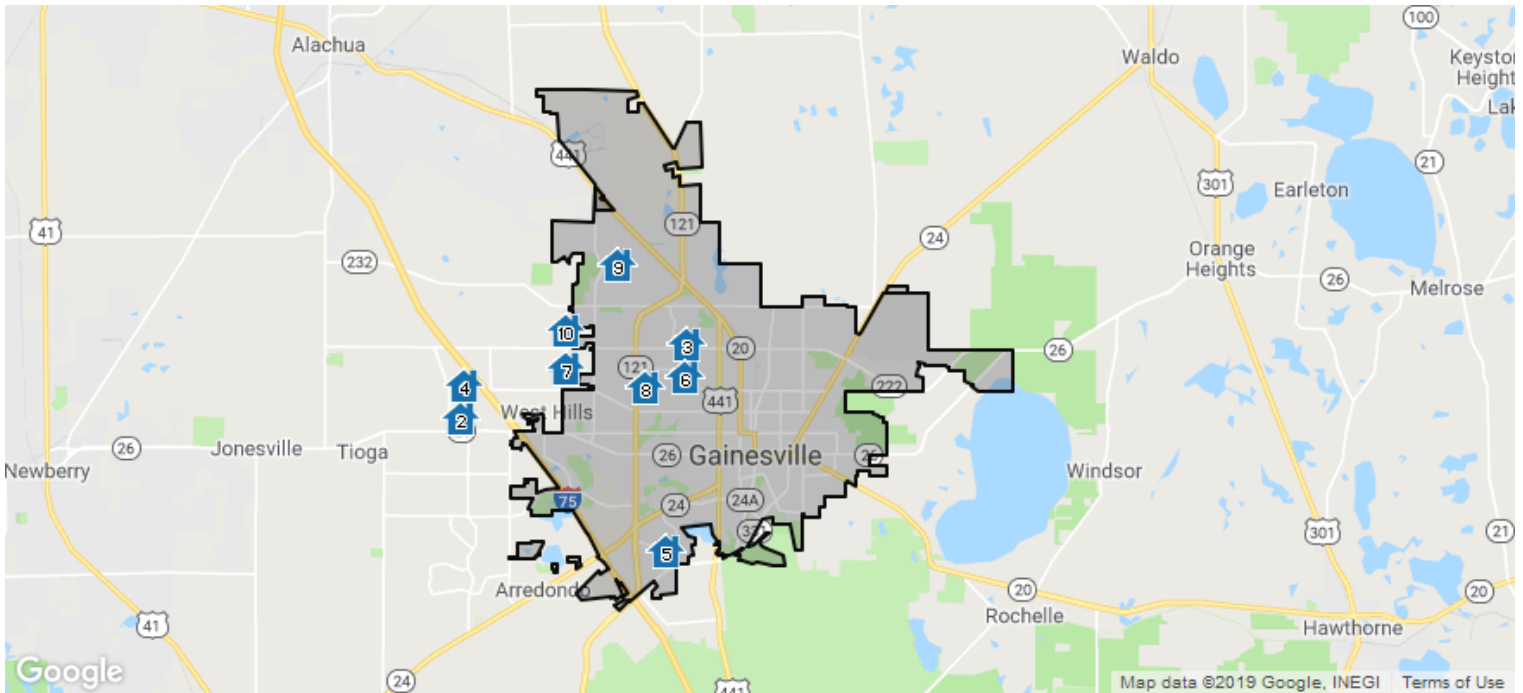
# Market Activity Summary Stats





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

	 New Listings	 Pending Listings	 Recently Sold
<b>Number of Properties</b>	10	10	10
<b>Low Price / Value</b>	\$134,000	\$92,000	\$112,000
<b>Median Price / Value</b>	\$249,500	\$220,000	\$298,250
<b>High Price / Value</b>	\$560,000	\$321,300	\$440,000
<b>Average Price / Sq. Ft.</b>	\$137	\$136	\$143
<b>Median Price / Sq. Ft.</b>	\$135	\$135	\$140
<b>Average Days in RPR</b>	16	67	111
<b>Median Days in RPR</b>	7	33	85
<b>Total Volume</b>	\$2,720,911	\$2,059,899	\$2,858,701

## Gainesville, Florida



### New Listings: 10









	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p><b>FOR SALE</b> • New, Active: 8/30/2019 MLS ID: 428110</p> <p><b>8925 SW 103rd Ave</b></p> <p>Welcome home to your private gated 3 acre sanctuary in Thousand Oaks, conveniently located near Archer road but feels like you are living the quiet country life. Gorgeous gate and oak trees invite you home. Step inside to this freshly painted two story beauty with grand spiral stair case and soaring ceiling. Wood floors flow throughout the entire home. Large chefs kitchen is the center of this home, featuring gorgeous wood cabinetry, dual sinks, coffee bar, stainless appliances including commercial range/hood and giant walk-in butler pantry. Main level also has a formal dining room, living room with fireplace, family room with fire place, office/den, and bedroom with en-suite bathroom. 3 more bedrooms upstairs including the ample sized master with fireplace, completely remodeled bathroom and office/nursery nook. Outside your Florida Oasis awaits! Almost 800 sq foot screened cabana with outdoor kitchen and pool bath is unlike anything you have ever seen! Gorgeous wood beam detail, and travertine floors make this the perfect space to entertain by the fenced open air pool.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>	Detached	4/3	2,796 sq ft	137,214	1987	8/30/2019	\$560,000	\$200
 <p><b>FOR SALE</b> • Active: 7/25/2019 MLS ID: 427220</p> <p><b>9321 NW 12th Pl</b></p> <p>Beautiful 3/2/2 home tucked away at the end of a cul de sac in the desirable Oakcrest neighborhood on over half an acre! COMPLETELY updated kitchen will wow you with high-end stainless steel appliances, soft-close real wood cabinets, under cabinet lighting, beautiful tile backsplash and quartz counters. Separate dining room and breakfast nook all with plenty of windows and light. Large great room with more windows, built-ins and wood-burning fireplace leading to your screened in patio w/vinyl windows. Updated fixtures and fans in main living areas. Additional conditioned space with large window off garage perfect for an office, music room or bonus room. All three bedrooms are spacious and the home has tons of closet space. Laundry room has a laundry tub, closet that easily functions as a pantry and more storage over the washer/dryer. Did I mention the ROOF IS LESS THAN 2 YEARS OLD AND THE AC IS ONLY 5 YEARS OLD? Zoned for great schools with an extremely convenient location near I-75, NFRMC, SFC, and UF.</p> <p><i>Listing Courtesy of Matchmaker Realty Of Alachua County, Inc</i></p>	Detached	3/2	2,061 sq ft	23,958	1986	7/25/2019	\$250,000	\$121







# Market Activity Report

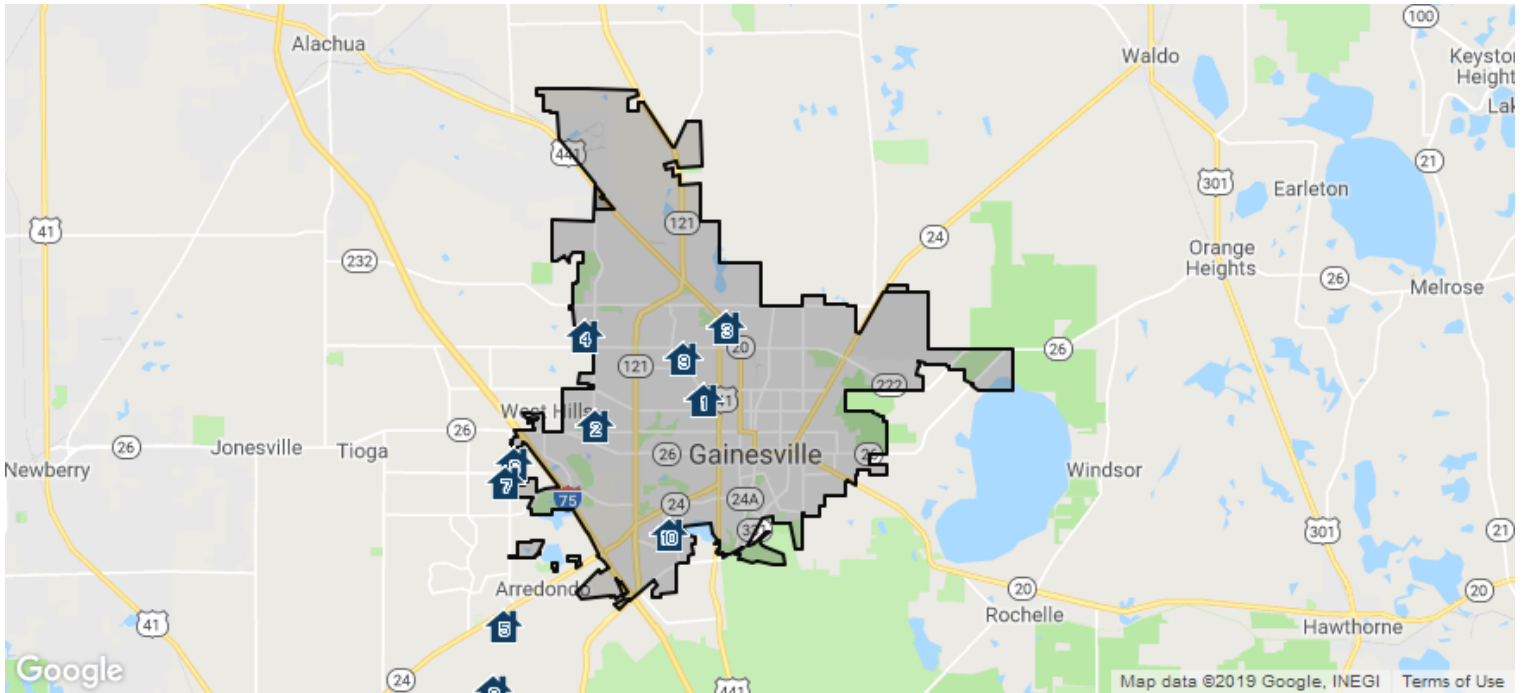
Gainesville, Florida

## 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.
	 <b>FOR SALE</b>	* Active: 8/1/2019 MLS ID: 427413						
<b>3937 NW 21st Ter</b>	Detached	4/3	2,478 sq ft	10,018	1961	8/1/2019	\$229,000	\$92
<p>NEW WINDOWS COMING! Need Lots of room? This conveniently located home, in well established neighborhood off NW 39th Avenue is a must see. 2478 H/C Sq Ft of living space, 4 Bedrooms 3 Baths with a Large Great Room with Brick Wood Burning Fireplace. Guest Bedrooms feature Terrazzo Flooring, with Tile, Wood Laminate and Vinyl thru out the rest of the house. Spacious Eat In Kitchen with an Island. Brand New Oven. There is a Formal Living Room and Formal Dining Room. Inside Laundry Room, Single Car Garage. Backyard is natural for privacy. Move in Ready. Call for an Appointment today</p> <p><i>Listing Courtesy of San Felasco Real Estate Services</i></p>								
	 <b>FOR SALE</b>	* Active: 7/30/2019 MLS ID: 427337						
<b>9203 NW 23rd Ln</b>	Detached	5/3	2,600 sq ft	10,018	2002	7/30/2019	\$314,011	\$121
<p>Looking for more space?? Here it is! This has can be a 4 bedroom with an office or a 5 bedroom with 3 full baths. If you are from up north this floor plan is what you will want with All the bedrooms upstairs. However, the front porch give it the Florida feel. As you walk through the front you will love the big front Florida Room with a formal dining room. The kitchen is massive with lots of room to grow. There are lots of cabinets and counter space plus a built in desk. The back part of the house has a large living room with French doors to a covered patio. Wood floors all downstairs is a bonus for that growing family. The inside laundry is a bonus in Florida and conveniently located. There is one full downstairs bathroom for all your guest. As you go upstairs you will find all the bedrooms. The master is large with a massive walk in closet. The master bath has double sinks and a tub/shower combo. All upstairs has brand new carpet and the rooms are all good size to fit your furniture in. This home is a must see in a great community right across the street from the middle school and elementary school. They will not have to ride the bus. Plus a corner lots gives room for a big yard and located on a cul de sac is FANTASTIC!</p> <p><i>Listing Courtesy of TY Realty of North Florida</i></p>								
	 <b>FOR SALE</b>	* New, Active: 8/29/2019 MLS ID: 428081						
<b>3705 SW 27th St, Apt 228</b>	Townhouse	3/3	1,198 sq ft	—	1996	8/29/2019	\$134,000	\$112
<p>Spacious 1st Floor 3 Bed/3 Full Bath Condo Close To UF &amp; Shands and on Bus Route to UF! Living/Dining Room combo with Breakfast Bar. Kitchen with All Appliances including Washer &amp; Dryer. Community Features Rare Amenities Including: Large Pool &amp; Spa, 24-Hour Fitness Center, Basketball Courts, Tennis Courts, Soccer Field, Beach Volleyball and a Car Wash Area. Monthly Association Fee Pays For: Exterior Insurance, Exterior Maintenance, Upkeep of Amenities, Cable, High Speed Internet, and More. There is a Covered Bus Stop That Goes to UF Directly Outside of Complex. Close to UF &amp; Shands and Located on Popular Student Road. Plenty of Parking. Priced to Sell!</p> <p><i>Listing Courtesy of Pepine Realty</i></p>								
	 <b>FOR SALE</b>	* New, Active: 8/29/2019 MLS ID: 428098						
<b>2138 NW 28th Pl</b>	Detached	3/2	1,118 sq ft	10,018	1972	8/29/2019	\$175,000	\$157
<p>Adorable updated, well maintained, concrete block move-in ready home on a spacious fenced lot. Plenty of room for extra car, boat, trailer or RV. Close to Bus Route and Glen Springs Elementary. New 2018 countertops in kitchen. Absolutely No carpet! Wood laminate flooring throughout the entire home! HVAC system installed 2013. Roof and water heater 2006. Washer and Dryer included. Centrally located to Everything! Interior and Exterior paint in 2018.</p> <p><i>Listing Courtesy of Rabell Realty Group LLC</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>5327 NW 31st Ln</b></p> <p>Adorable well maintained home tucked away on quiet street w/no thru traffic. Friendly neighbors to get to know, both young professionals &amp; retirees. Walkway leads thru beautiful landscaped front yard to lg front porch. Enter foyer, &amp; notice high ceilings throughout living /dining area. Dining area to right, &amp; living room straight ahead. Spacious kitchen off dining /living room on right. White cabinets, granite counters, gas range, &amp; pantry make this kitchen very functional. Lvg &amp; dng rms have âœFLOORâ carpet, made from recycled material &amp; each square can be individually pulled up &amp; replaced if it gets soiled. Master bdrm is tucked away to back right. Spacious w/walk in closet. Mbath has dual sinks, shower, &amp; garden tub. Guest bdrms share guest bath on left side. Gbath very modern and looks like it has rarely been used. Enjoy quiet time or watch birds on lg screen-in back porch. Dbl sliding glass doors lead to porch area from living room. 2 car garage sits at front right of home. Enter garage thru kitchen. Roof replaced 2016. HVAC replaced 2009. Great neighborhood in heart of NW Gvl. Minutes from I-75, very close to many great shops &amp; great restaurants. Short drive to UF, Shands, VA, North Fla hospitals</p> <p><i>Listing Courtesy of Seide Realty</i></p>	Detached	3/2	1,549 sq ft	10,018	1996	8/29/2019	\$249,000	\$161
 <p><b>2410 NW 31st Ter</b></p> <p>Welcome home to this quiet part of town not many people know exist. Not many homes come for sale in here. This home is move in ready with a brand new roof in 2018, freshly painted interior and exterior and new carpet inside. As you walk in the door you will admire the entryway that is so inviting. The kitchen is open to the dining room with a large bay window for lots of natural lighting. The kitchen has lots of counter space for that cook and storage is ample. The living room has a stunning rock wood burning fireplace with a custom made wood mantel. The are two French doors leading to a fabulous Florida room with it own AC to enjoy nature while staying cool however you can go outside to a massive multi level wood deck and a large backyard with bamboo for privacy. The master bedroom has separate his and her closet and lots of room for just about any size furniture. The master bath is very unique with a sliding door out to a wood deck. The extra bedrooms has great closet space and are also decent size for furniture. The side entry garage is a plus and has lots of storage space. This home is a must see!</p> <p><i>Listing Courtesy of TY Realty of North Florida</i></p>	Detached	3/2	1,795 sq ft	14,374	1981	8/18/2019	\$279,900	\$156
 <p><b>6815 NW 37th Dr</b></p> <p>Are you ready for a fixer upper? If so, then this 3 bedroom 2 bathroom plus office in popular Mile Run is ready for you. Situated on a corner lot with beautiful trees and plenty of curb appeal, the home has loads of potential. It has a fantastic layout that is perfect for family time or entertaining. Featuring lots of natural light, an open floor plan, vaulted ceilings, huge great room with fireplace, split bedrooms, spacious kitchen with breakfast bar, a breakfast nook, and a formal dining area. The immense master bedroom has a tray ceiling, en-suite and walk in closet. French doors lead to a patio and privacy fenced backyard where you can enjoy outdoor living. New roof and HVAC in 2014. The kitchen and bathrooms need lots of TLC and updating. New flooring and fresh paint throughout will complete the transformation. Eligible for renovation financing. Great location, great neighborhood, time to make this home great again.</p> <p><i>Listing Courtesy of Watson Realty Corp -Tioga</i></p>	Detached	3/2	2,178 sq ft	7,405	1993	7/15/2019	\$215,000	\$99
 <p><b>4401 NW 53rd St</b></p> <p>Come see this home tucked away in a hidden gem of a neighborhood on the Northwest side of town. Feel like you are in the country as you drive through the picturesque tree lined neighborhood road but are close enough to take a walk to great BBQ, an amazing outdoor caf�� and a Starbucks. Zoned for top schools at all levels but you won't have to fight traffic on Newberry and Tower Road every day to get home. This truly is a one of a kind location. The home is an original Rutenberg home that boasts a split plan, with large bedrooms and a large screened in porch. Vaulted ceilings and double sliding glass doors reinforce the openness and space this home provides. With brand new appliances and remodeled master bath, the home is move in ready but still has space for you to add your touches. This home will not last long, don't let your future forever home get away</p> <p><i>Listing Courtesy of Swift Creek Realty</i></p>	Detached	4/2	2,105 sq ft	19,602	1989	8/30/2019	\$315,000	\$150



## 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><b>1642 NW 19th Cir</b></p>	Flat	3/2	1,842 sq ft	—	8/1/2019	\$230,000	8/29/2019	\$125
<p>Age may say 1986 but this end unit went through a ground up renovation in 2014 with many upgrades like hand scraped hardwood floors and travertine tiles. Kitchen cabinets are solid wood with soft close cabinet drawers and granite counters. Master bedroom includes plenty of room for sitting area and 2 walk in closets with built in shelving. The renovation included new insulated windows, doors, plumbing, electric, water heater and high efficiency HVAC. Home has extensive tile work with a lot of light fixtures and ceiling fans. Neighborhood is close to Lucky's Market and Planet Fitness with community pool and clubhouse.</p> <p><i>Listing Courtesy of Watson Realty Corp -Tioga</i></p>								
 <p><b>1007 NW 42nd Dr</b></p>	Detached	3/2	1,759 sq ft	4,356	7/26/2019	\$268,000	8/30/2019	\$152
<p>LOCATION LOCATION LOCATION!! This beautiful home is located in the heart of Gainesville. Just a few minutes to UF, MALL, NORTH FLORIDA HOSPITAL, PUBLIX, FRESH MARKET, RESTAURANTS AND SHOPPING! Boasting two story ceilings in the living area, completely renovated kitchen with new stainless appliances and granite counters (2016), new paint inside and out (2018), new wood floors downstairs (2016), Master closet (2018), Master Bathroom (2018). Tons of natural light all day long! Floor to ceiling windows in the living area and a wood burning fireplace! Gorgeous updated, open kitchen, endless counter space. This home is built for entertaining! Huge back deck overlooking Hog Town Creek. Welcome Home!</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
 <p><b>1109 NW 45th Ave</b></p>	Detached	3/2	1,207 sq ft	10,454	6/1/2019	\$174,900	8/30/2019	\$145
<p>Cute as a button in NW Gainesville's Magnolia Heights! Easily accessed via NW 13th Street or NW 6th Street, this 3 bedroom/2 bath home makes efficient use of its 1,200+ sf of living area. Highlights include a spacious kitchen with new stainless steel appliances and quartz countertops overlooking the living/dining area with vaulted ceilings, new laminate floors throughout, remodeled bathrooms sliding glass doors to an open back patio, brand new Trane HVAV system, new paint inside and out, and an attached 1-car garage.</p> <p><i>Listing Courtesy of Gator Homes 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.
 <p><b>4632 NW 46th Ct</b></p> <p>Come see this 3 bedroom/2.5 bathroom Condo! This property features an attached 1 car garage, and 2 pools, along with tennis courts, clubhouse, and playground. Just a short distance to Santa Fe College campus and the University of Florida <i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>	Townhouse	3/2	1,176 sq ft	—	2/12/2019	\$110,000	8/29/2019	\$94
 <p><b>9472 SW 67th Ln</b></p> <p>This brand new, 1,530-square-foot Lucca (A) home will have three bedrooms and 2 full bathrooms. It includes a back lanai and two-car garage. Features include quartz and granite countertops, crown molding, gas range with stainless steel appliance package, washer and dryer, vinyl plank flooring throughout living areas as well as a drop and go built-in shelf with cubbies and hooks. This home is move-in ready! Come tour this beautiful home today! <i>Listing Courtesy of Emmer Development Corp</i></p>	Detached	3/2	1,530 sq ft	7,405	2/1/2019	\$298,700	8/30/2019	\$195
 <p><b>501 SW 75th St, Apt J5</b></p> <p>Move right in! This 3 bedroom, 2.5 bath townhouse in Cricket Club is ready for new owners. Freshly painted, new luxury vinyl plank flooring downstairs, new carpet up the stairs and in all the bedrooms upstairs. Spacious living room, dining room and kitchen with all white appliances and a half bath downstairs for convenience. Laundry room and screened porch just off the dining room overlooking green space out back, giving you additional privacy. Upstairs, the master suite features double walk in closets and a full bath with walk in shower, plus a private, screened balcony also overlooking the green space. Both guest bedrooms have large closets. All rooms have ceiling fans with lights and blinds on the windows. Two covered, assigned spaces directly in front of the unit. Cricket Club also has a community pool, tennis courts, racquetball courts and basketball courts. Bus transportation is directly in front of the complex. Conveniently located near shopping, restaurants, The Oaks Mall and North Florida Regional. <i>Listing Courtesy of Thomas Group Realty LLC</i></p>	Townhouse	3/2	1,384 sq ft	—	8/23/2019	\$115,000	8/30/2019	\$83
 <p><b>1209 SW 76th Dr</b></p> <p>Come and check out this great location, turn-key, ranch-style home with a pool! Located directly next to Oak Hall in the Westwood neighborhood. Freshly painted! The garage has been converted to a laundry/garage combo so the garage would make a great workshop or game room. Roof was replaced in 2008. Backyard is great for entertaining! <i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p>	Detached	3/2	1,206 sq ft	9,583	7/30/2019	\$210,000	8/27/2019	\$174
 <p><b>8022 SW 92nd Ln</b></p> <p>4 Bedrooms and 2 baths, Country living, only 10 min from UF/Shands and minutes from Publix - in Meadows of Kanapaha. Bring the horse, 1 acre. . So much to love: NEW carpet in whole house. Two fireplaces, pool, Fenced-in backyard, Workshop and Riding mower storage in garages. Clay electric, well and septic for LOW utility bills. Close to UF/ShandsVA, NFRMC, Santa Fe College and I-75. Not a cookie cutter house... unique. <i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>	Detached	4/2	2,017 sq ft	46,173	8/5/2019	\$239,999	8/30/2019	\$119
 <p><b>3323 NW 21st Dr</b></p> <p>Nice, clean well maintained and renovated condo. <i>Listing Courtesy of Prestige Equity Management Inc.</i></p>	Flat	3/2	1,080 sq ft	—	7/24/2019	\$92,000	8/28/2019	\$85

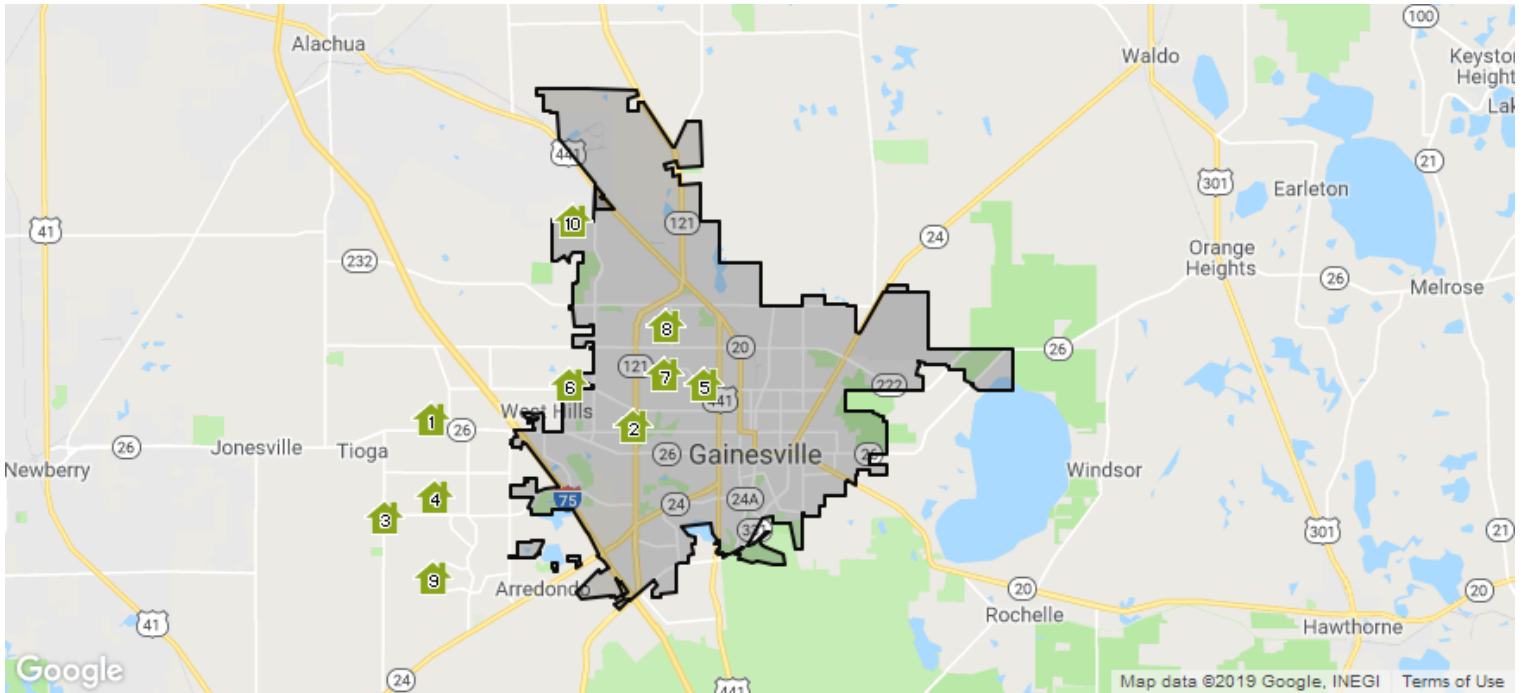


# Market Activity Report



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 as of 8/26/2019 <i>MLS ID: 428084</i>								
<b>11981 SW 29th Pl</b>	Detached	3/2	1,673 sq ft	7,840	8/26/2019	\$321,300	8/26/2019	\$192
<p>3 Bedroom/2 Baths plus enclosures lanai in OAKMONT by Tommy Williams Homes, Gainesville's SOLAR STANDARD Green Builder. This PRE-SOLD home is HAMILTON model w/Front Porch and Back Lanai. Open floor plan, island kitchen, 10' ceilings, Granite &amp; Maple THROUGHOUT w/ "soft-closing" drawers. ALL TWH homes feature an amazing array of green features &amp; construction to minimize your electric bill: TWH actually pays your electric bill for your first year!!! Features, upgrades and colors may vary from pictures. Anticipated completion March 2020.</p> <p style="text-align: right;"><i>Listing Courtesy of Tommy Williams Realty LLC</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> • Sold Date: 8/28/2019, MLS Listing 424973: 5/8/2019 MLS ID: 424973</p> <p><b>1216 NW 104th Ter</b></p> <p>This totally renovated 4 bedroom, 3 bathroom POOL HOME in the highly sought after community of Broadmoor is practically new! You will fall in love with the tall 10' ceilings and crown molding throughout, the completely renovated kitchen with NEW upscale cabinets, granite, high end stainless appliances, and hardwood flooring... and the generous 3 way split floor plan with TWO living rooms. The massive master suite is sure to impress with raised ceilings and an ambient lighting package, as well as an office/ nursery with double pocket doors, and expansive bathroom with granite counters, rainfall shower head, and jacuzzi tub. 3 bedrooms have walk-in closets and the back bedroom and bath would make for an excellent in-law suite. Did I mention the updated 16 SEER AC and updated hot water heater? Outside you'll find a spacious screened lanai, a sparkling pool, and a huge-fully fenced backyard. Get ready for pool parties!</p> <p><i>Courtesy of BHHS Florida Realty</i></p>	Detached	4/3	1,941 sq ft	10,018	1998	8/28/2019	\$314,000	\$162
 <p><b>2</b> <b>RECENTLY SOLD</b> • Sold Date: 8/23/2019, MLS Listing 427112: 7/22/2019 MLS ID: 427112</p> <p><b>3425 NW 10th Ave</b></p> <p>Location, location! If you are looking for a home in move in condition and ready to go, this is the one. It is located minutes from UF and feeds to top rated Gainesville schools. One of the best features is all wood floors thru out - no carpet! This home has been tastefully updated with new paint, new lighting fixtures, indirect lighting, interior door hardware, and kitchen appliances. And unlike most homes of this era, it also features an open floor plan. Front porch with vintage cracked tile flooring greets you, enter thru the foyer and large great room is to the right which features a wide opening to the kitchen/dining area. The kit/dining area is large enough for another seating area. Sliders off the kit/dining open to large florida room with separate room air conditioner. Two large guest rooms and a master are off the main hall, all with good closets. Hall bath for two guest rooms is larger than typical with long vanity. Backyard is totally fenced, features a large beautiful oak tree, planting beds and has a storage shed in back corner. Roof, HVAC and water heater are approximately ten years old. Please note some photos have been virtually staged.</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>	Detached	3/2	1,797 sq ft	13,068	1964	8/23/2019	\$210,100	\$117

## 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>3</b> <b>RECENTLY SOLD</b> • Sold Date: 8/30/2019, MLS Listing 420618: 12/7/2018 <b>MLS ID: 420618</b></p> <p><b>2725 SW 121st Way</b>                      Detached                      4/2                      1,721 sq ft                      10,890                      2019                      8/30/2019                      \$360,587                      \$210</p> <p>Tommy Williams - Gainesville's "SOLAR STANDARD" Builder!. Introducing this PRE-SOLD "Soho" model: maple cabinets, coffered ceiling in Great Room and Dining Room areas, granite everywhere, tile flooring in main living areas, tiled back-splash in Kitchen, 4th bedroom is perfect for a Den or Study, extended covered lanai &amp; European Entry to Master Shower with dual showerheads. As Gainesville's Green Builder, Tommy Williams pays your CLAY ELECTRIC bill for 1 YEAR! Oakmont is featuring a Big-City, Resort style clubhouse and pool w/ amphitheater, fitness center, tennis, soccer and more! Pics are a completed model. Features vary. Completion date anticipated for July 2019.</p> <p><i>Courtesy of Tommy Williams Realty LLC</i></p>								
 <p><b>4</b> <b>RECENTLY SOLD</b> • Sold Date: 8/30/2019, MLS Listing 424288: 4/16/2019 <b>MLS ID: 424288</b></p> <p><b>10327 SW 17th PI</b>                      Detached                      5/4                      3,437 sq ft                      44,866                      2000                      8/30/2019                      \$440,000                      \$128</p> <p>This spacious, pool home with open floor plan has lots of potential. It features soaring vaulted ceilings, an upgraded kitchen, four downstairs bedrooms, a living room, dining room, family room, study with built-in shelves and an upstairs bonus room that can easily be a 5th bedroom. Additional highlights include a cozy gas fireplace, 3-car garage, indoor laundry room, 1 acre lot and an extraordinary SW location with great schools, convenient shopping down the street at the Haile Market Square Publix and an easy commute to UF, Shands and the VA.</p> <p><i>Courtesy of Bosshardt Realty Services LLC</i></p>								
 <p><b>5</b> <b>RECENTLY SOLD</b> • Sold Date: 8/30/2019, MLS Listing 427094: 7/19/2019 <b>MLS ID: 427094</b></p> <p><b>1810 NW 23rd Blvd, Apt 180</b>                      Flat                      3/2                      1,278 sq ft                      -                      1972                      8/30/2019                      \$112,000                      \$88</p> <p>Whatever you are looking for a great investment or you are first time buyers! Enjoy the open kitchen concept in this spacious 3 bedrooms, 2 bathrooms condo. The huge living area welcomes you as you enter the unit. New windows and door through out the condo.</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
 <p><b>6</b> <b>RECENTLY SOLD</b> • Sold Date: 8/20/2019, MLS Listing 425265: 5/17/2019 <b>MLS ID: 425265</b></p> <p><b>5209 NW 24th PI</b>                      Detached                      3/2                      1,092 sq ft                      10,018                      1978                      8/20/2019                      \$164,000                      \$150</p> <p>Don't miss the opportunity to move into the this charming house with a desirable NW location. Easy access to the Millhopper Publix, Magnolia Park and the Oaks Mall also zoned for great schools. This 3/2 needs some updates, but will become the perfect home for your buyers. Large fenced backyard with screen porch is perfect for sitting outside. Large eat-in kitchen, with a bonus room and inside laundry. Cozy living room has a brick fireplace. Master bedroom has an en suite bathroom with a stand-up shower. Home includes 2 additional bedrooms and hallway bathroom. Great family neighborhood, close to Buchholz High School and the Boys and Girls Club. Motivated Sellers.</p> <p><i>Courtesy of Campus Realty</i></p>								
 <p><b>7</b> <b>RECENTLY SOLD</b> • Sold Date: 8/30/2019, MLS Listing 427121: 7/22/2019 <b>MLS ID: 427121</b></p> <p><b>2522 NW 28th PI</b>                      Detached                      3/2                      2,162 sq ft                      15,681                      1984                      8/30/2019                      \$282,500                      \$131</p> <p>Looking for something that NO ONE HAS? Here it is! This home will take you to a magical whimsical place you will never want to leave. This home is on a large corner lot with a side entry oversized two car garage with lots of storage. As you pull up you will know that you have stumbled across something very special. This home is a 3 bedroom 2 bath home with a study, playroom, or a 4th bedroom that has it's own closet with built in shelves. The formal dining has room wood floors. The living room is spacious with a gas fireplace which makes it very cozy. The master bedroom is stunning and huge. There are sliding doors to the back yard to enjoy the garden, enormous walk in closet with custom shelves and wood floors. The master bath is just massive also has sliding doors to a private garden, has a stand up shower and double sinks, and sky lights for great natural lighting. The kitchen has custom busy cabinets, a built in desk and lots of cabinets, counter space and a breakfast or breakfast nook. NOW lets talk about the back yard, LIKE NOTHING YOU HAVE SEEN. It will magically take you away. There is a cottage with power and AC to getaway plus a separate potting shed. NEW ROOF 2017 and NEW AC this month. The back porch fantastic also.</p> <p><i>Courtesy of TY Realty of North Florida</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.
 <p><b>8</b> <b>RECENTLY SOLD</b> • Sold Date: 8/29/2019, MLS Listing 426156: 6/17/2019 <b>MLS ID: 426156</b></p> <p><b>2540 NW 44th Pl</b></p> <p>Detached 5/3 1,898 sq ft 18,730 1980 8/29/2019 \$236,000 \$124</p> <p>This 5 bedroom, 3 bath home has 1,898 SF features NEW grey laminate flooring throughout the living and dining spaces and fresh interior and exterior paint with newly installed siding. The family room has a wood burning fireplace with stone surround. The separate dining space is adjacent to the galley-style kitchen, which features a new countertop, lighting and sink. Access the backyard off the dining space via the new sliding glass door. Three bedrooms share a full hall bath. Master has a large wall closet and bath. Use the doorway off the dining space to access the laundry/pantry/stop-n-drop area; which connects the home to the in-law or teen suite. This private living space boasts a dedicated bedroom with closet, hall bath, a living room, wet bar with upper and lower cabinetry, and private entry. This expansive .43 acre lot is perfect for those wanting room for fun, play or gardening, and still have space for your boat or RV on property. The fully fenced yard, with a nearly 200' span along the back, has an 11' wide gate for easy access into the rear yard. Additional features include a tiki hut, a 14' x 20' metal shed with pull-down garage door plus side door, and covered area for additional storage. Home warranty included.</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
 <p><b>9</b> <b>RECENTLY SOLD</b> • Sold Date: 8/30/2019, MLS Listing 426124: 6/17/2019 <b>MLS ID: 426124</b></p> <p><b>10405 SW 48th Pl</b></p> <p>Detached 3/2 2,523 sq ft 13,068 1999 8/30/2019 \$420,000 \$166</p> <p>Pending. Please continue to show! Back up offers accepted. Calling all golfers! Enjoy living in this Tommy Waters built home on the 8th fairway of the Haile Plantation Country Club Golf Course. Original owners have meticulously maintained this lovely home. The large great room is perfect for entertaining with built-ins and gas fireplace. Separate dining room for special dinners, spacious island kitchen with loads of cabinets, pantry, 2 sinks and Corian counters. Enjoy the great view of the golf course and beautifully landscaped yard from the large breakfast room. Spacious owners bedroom suite includes a luxurious bath with double vanity, garden tub &amp; separate shower. Two other spacious bedrooms with bath, guest half bath and separate study with warm wood stained built-ins completes this split plan. Screened porch, HVAC replaced 2017, roof replaced 2012, 2 water heaters, 2 car garage plus golf cart storage, irrigation system uses reclaimed water. Country club membership with golf, tennis, pools, exercise facility and restaurant is optional, enjoy trails, parks, Village Center with shops, restaurants and Saturday Farmers Market. Close to Schools, Market Square and Tower Square for shopping.</p> <p><i>Courtesy of Bosshardt Realty Services LLC</i></p>								
 <p><b>10</b> <b>RECENTLY SOLD</b> • Sold Date: 8/23/2019, MLS Listing 428106: 12/26/2018 <b>MLS ID: 428106</b></p> <p><b>8341 NW 51st St</b></p> <p>Detached 4/2 2,124 sq ft 5,662 2019 8/23/2019 \$319,514 \$150</p> <p>Pre-Sale This exceptional open concept floorplan designed to capture the essence of comfortable living. The kitchen is our glamour upgrade. Great room flows seamlessly to create the perfect setting for family fun or entertaining. Separate study and dining add to it's charm. The Master Suite features a huge walk in closet &amp; bath with a soaker tub, separate shower and double vanities. Relax and enjoy the oversized front and rear porches. Located on a premium lot in the new and final phase. Come home to Westchester where community features include a pool green space, sidewalks, streetlights and several ponds throughout. Builder pays 3% of purchase price toward Buyer's closing costs. Pictures are of a completed Model and options may vary.</p> <p><i>Courtesy of Bosshardt Realty Services LLC</i></p>								

## About RPR (Realtors Property Resource)

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- This report has been provided to you by a member of the NAR.



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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:

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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.



## 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.
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