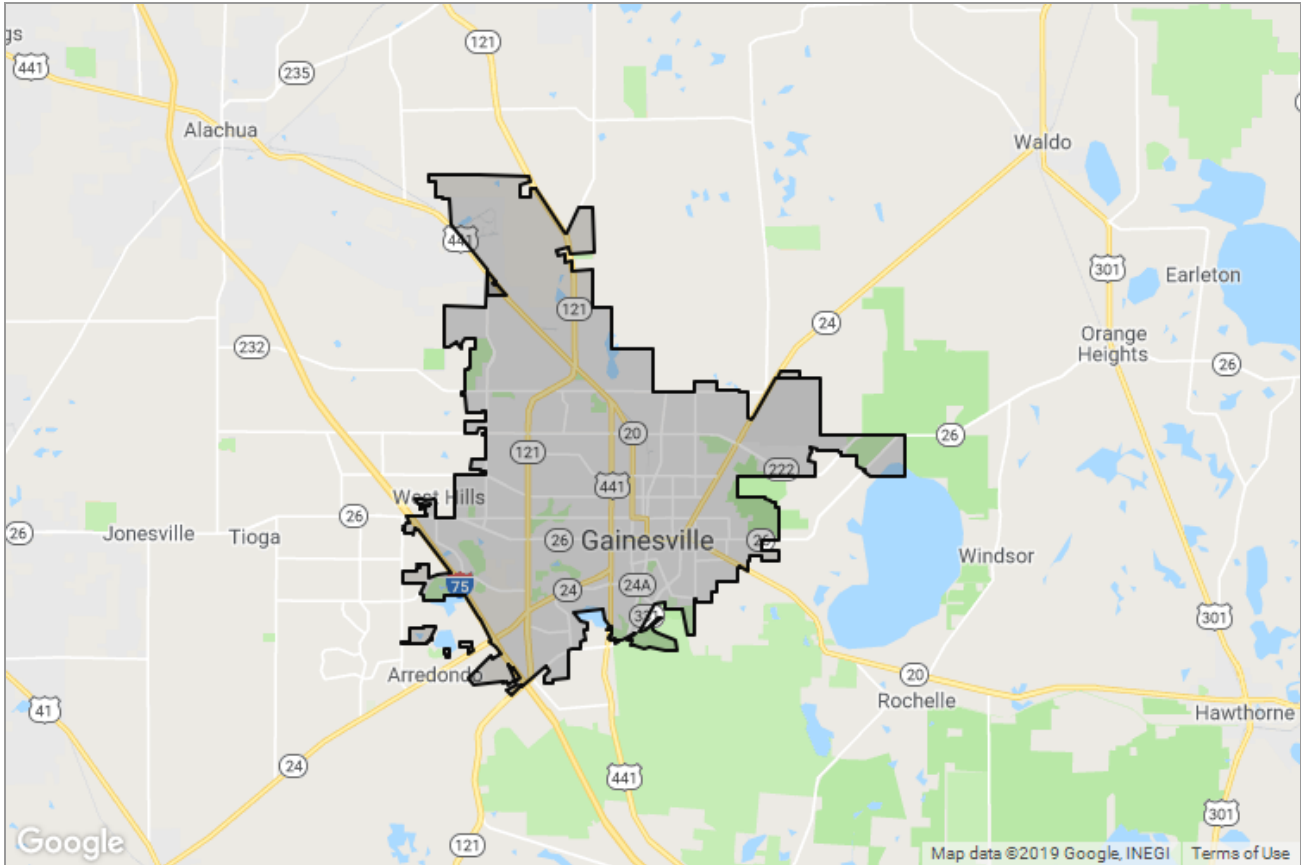




MARKET ACTIVITY REPORT

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

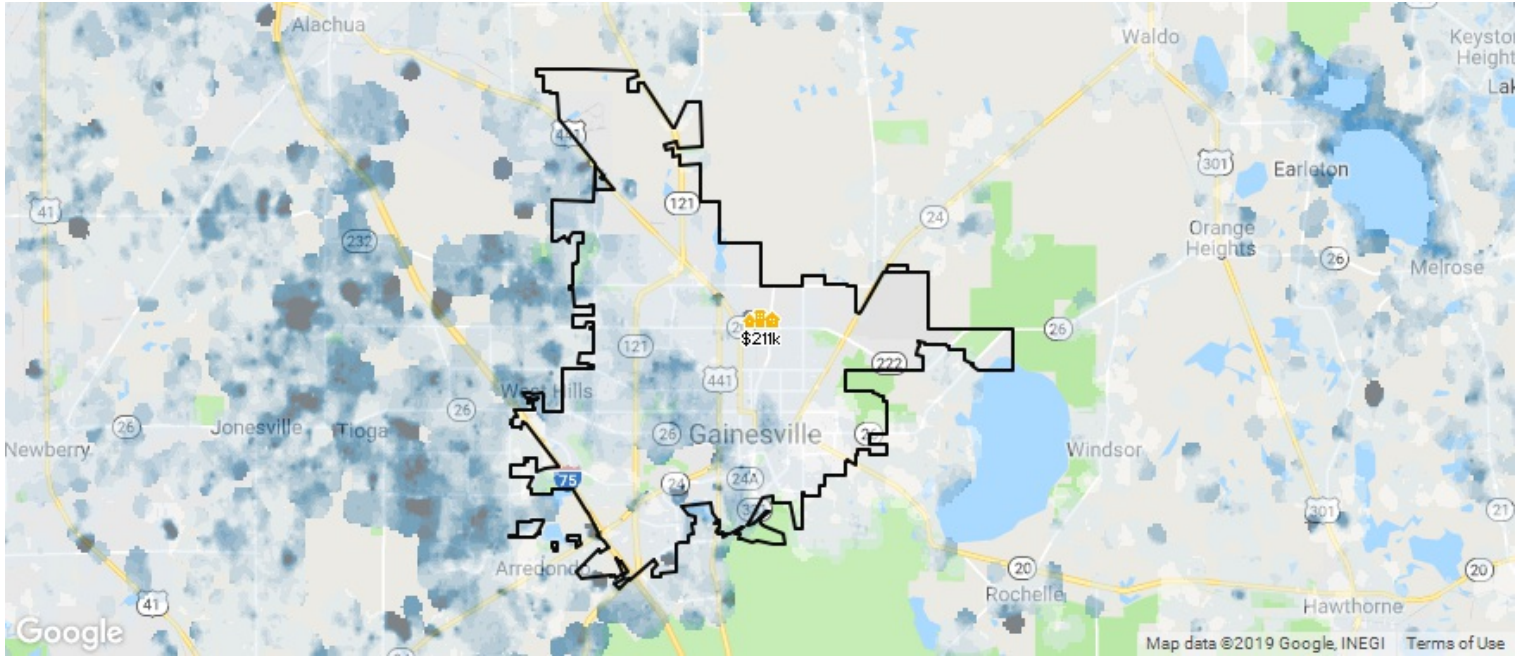
Office: www.secureinvestmentsrealty.com

Secure Investments Realty & Management

3520 NW 43rd Street
Gainesville, FL 32606

Gainesville, Florida

Market Snapshot: Estimated Home Values



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

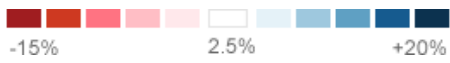
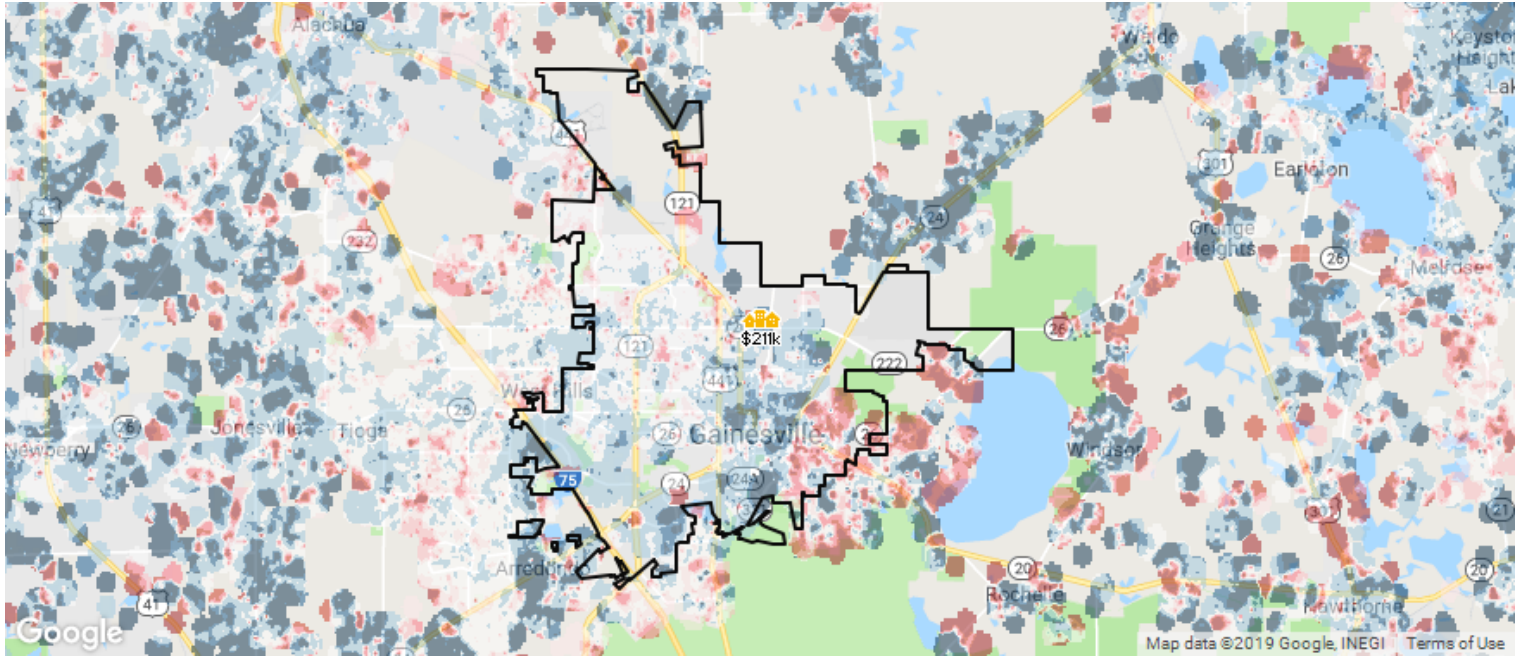
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$211K</p> <p>Updated: 9/30/2019</p>	<p>Change Over Last Month</p> <p>↓ 0.05%</p>	<p>Change Over Last Quarter</p> <p>↑ 2.29%</p>	<p>Change Over Last 12 Months</p> <p>↑ 6.21%</p>	<p>Change Over Last 24 Months</p> <p>↑ 7.39%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Gainesville, Florida

Market Snapshot: 12-Month Change in Estimated Value



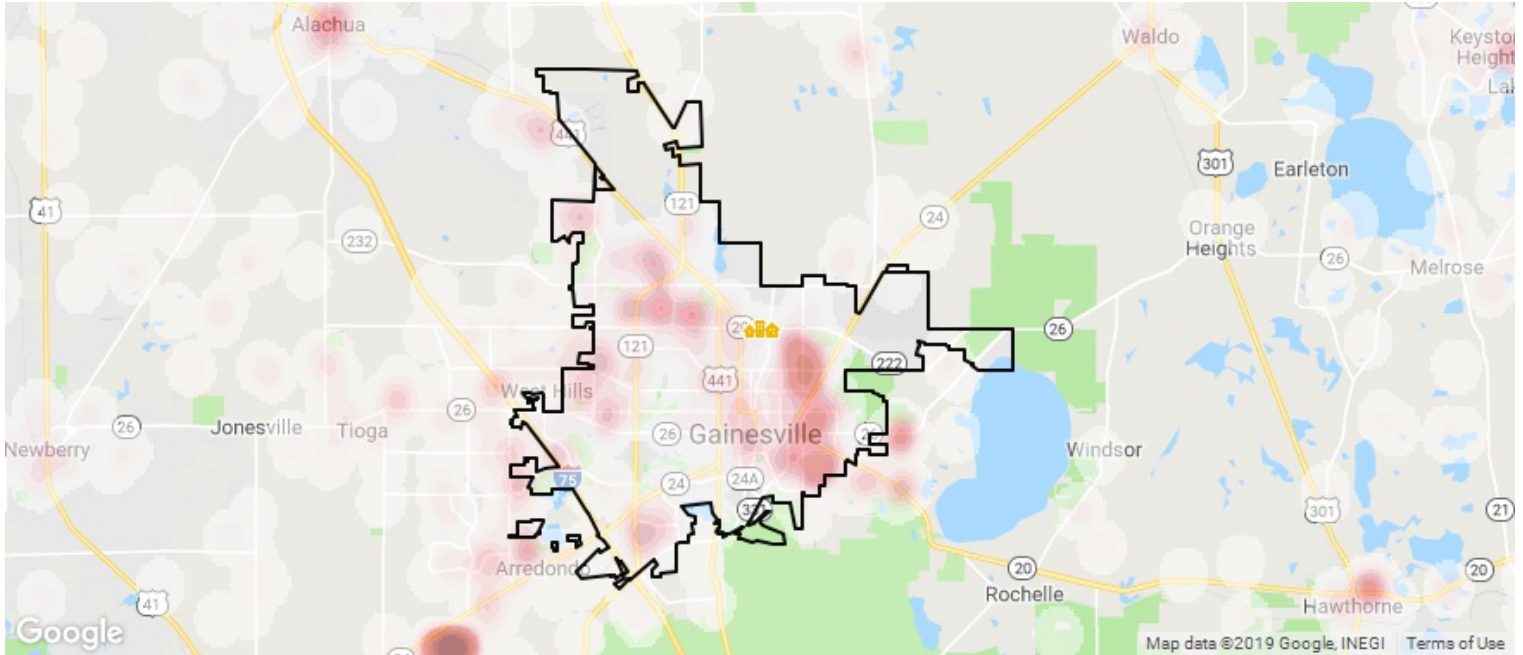
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$211K</p> <p>Updated: 9/30/2019</p>	<p>Change Over Last 12 Months</p> <p>↑ 6.21%</p>	<p>Change Over Last 24 Months</p> <p>↑ 7.39%</p>	<p>Change Over Last 36 Months</p> <p>↑ 14.31%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Gainesville, Florida

Market Snapshot: Concentration of Distressed Properties



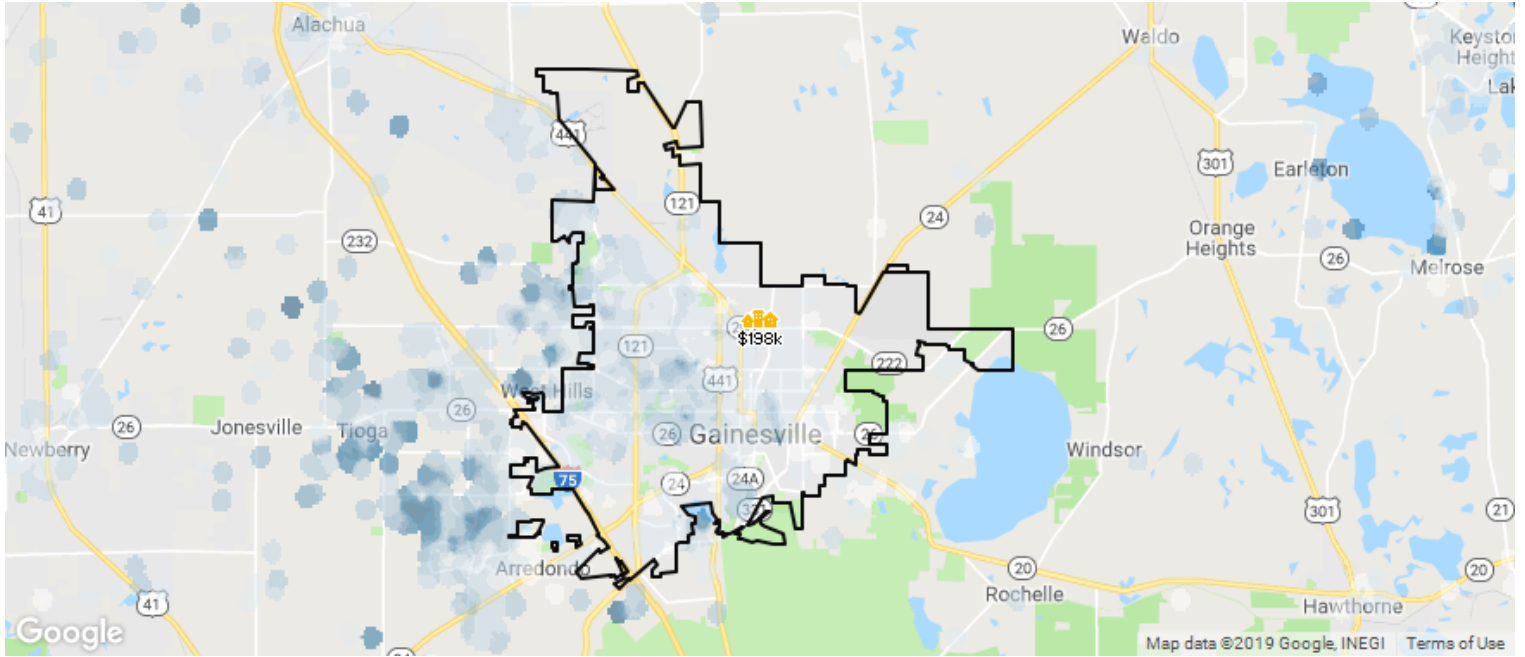
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>361</p> <p>Updated: 10/8/2019</p>	<p># of Pre-Foreclosures</p> <p>247</p>	<p># of Foreclosures</p> <p>114</p>	<p># of Short Sales</p> <p>0</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 10/8/2019.

Gainesville, Florida

Market Snapshot: Sales Price



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

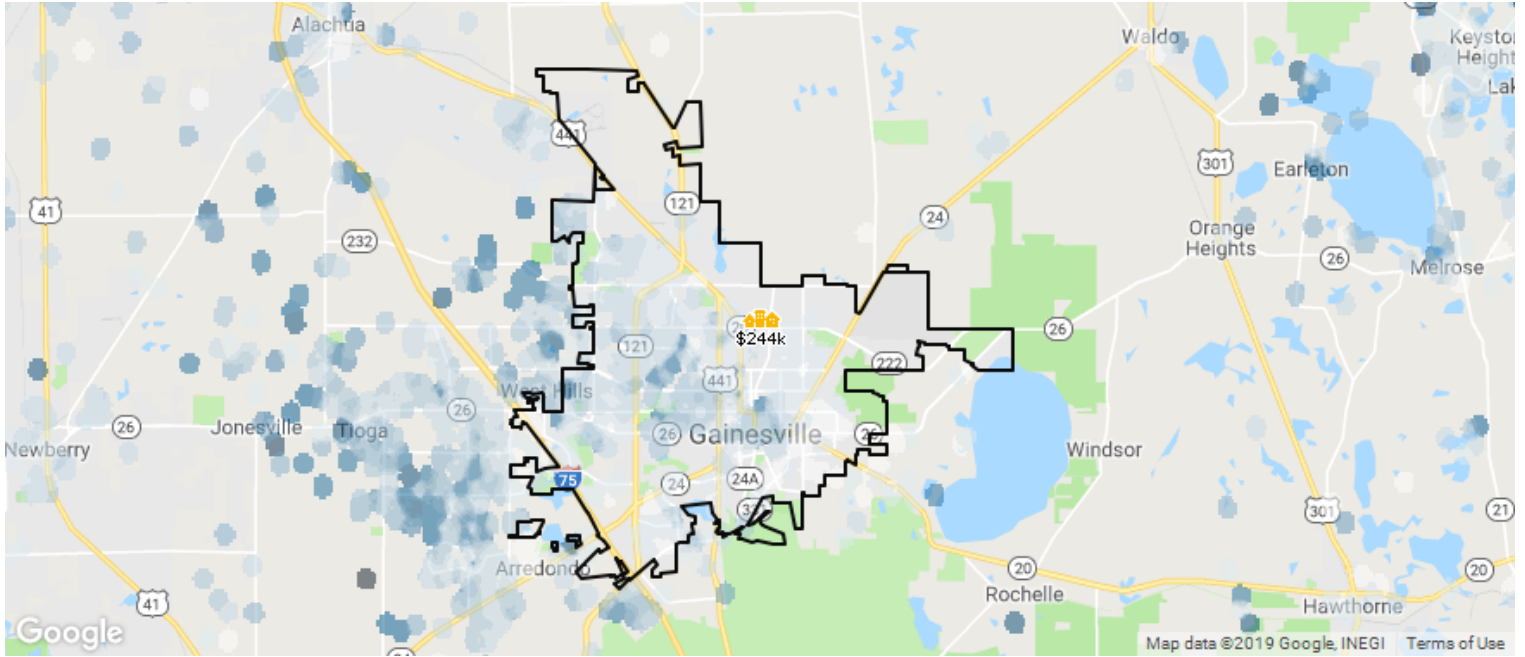
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p>\$198K</p> <p>Updated: 8/31/2019</p>	<p>Change Over Last Month</p> <p>↓ 4.59%</p>	<p>Change Over Last Quarter</p> <p>↓ 8.14%</p>	<p>Change Over Last 12 Months</p> <p>↑ 7.05%</p>	<p>Change Over Last 24 Months</p> <p>↑ 18.26%</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



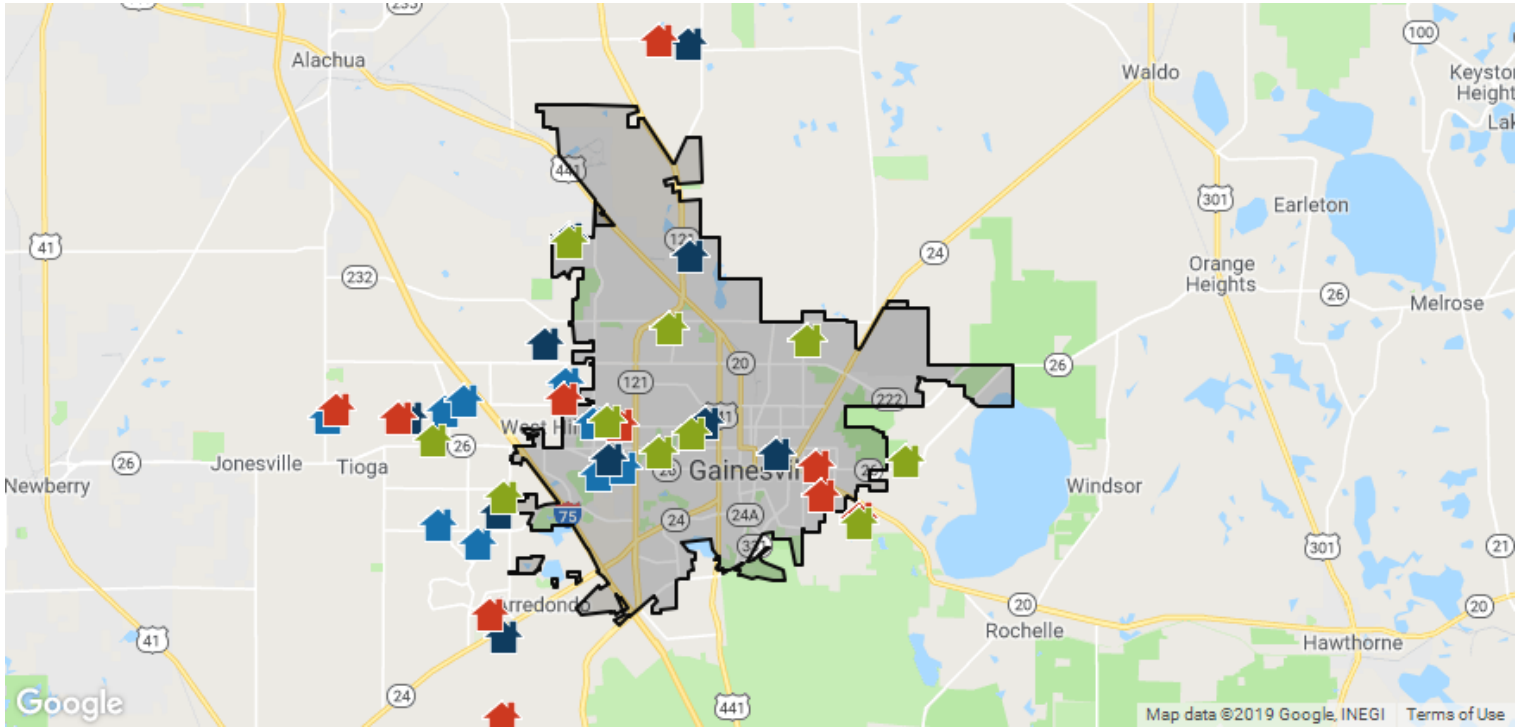
<\$100k
 \$500k
 >\$5m

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>\$244K</p> <p>Updated: 8/31/2019</p>	<p>Change Over Last Month</p> <p>↑ 1.67%</p>	<p>Change Over Last Quarter</p> <p>↓ 0.43%</p>	<p>Change Over Last 12 Months</p> <p>↑ 8.69%</p>	<p>Change Over Last 24 Months</p> <p>↑ 16.14%</p>
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About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

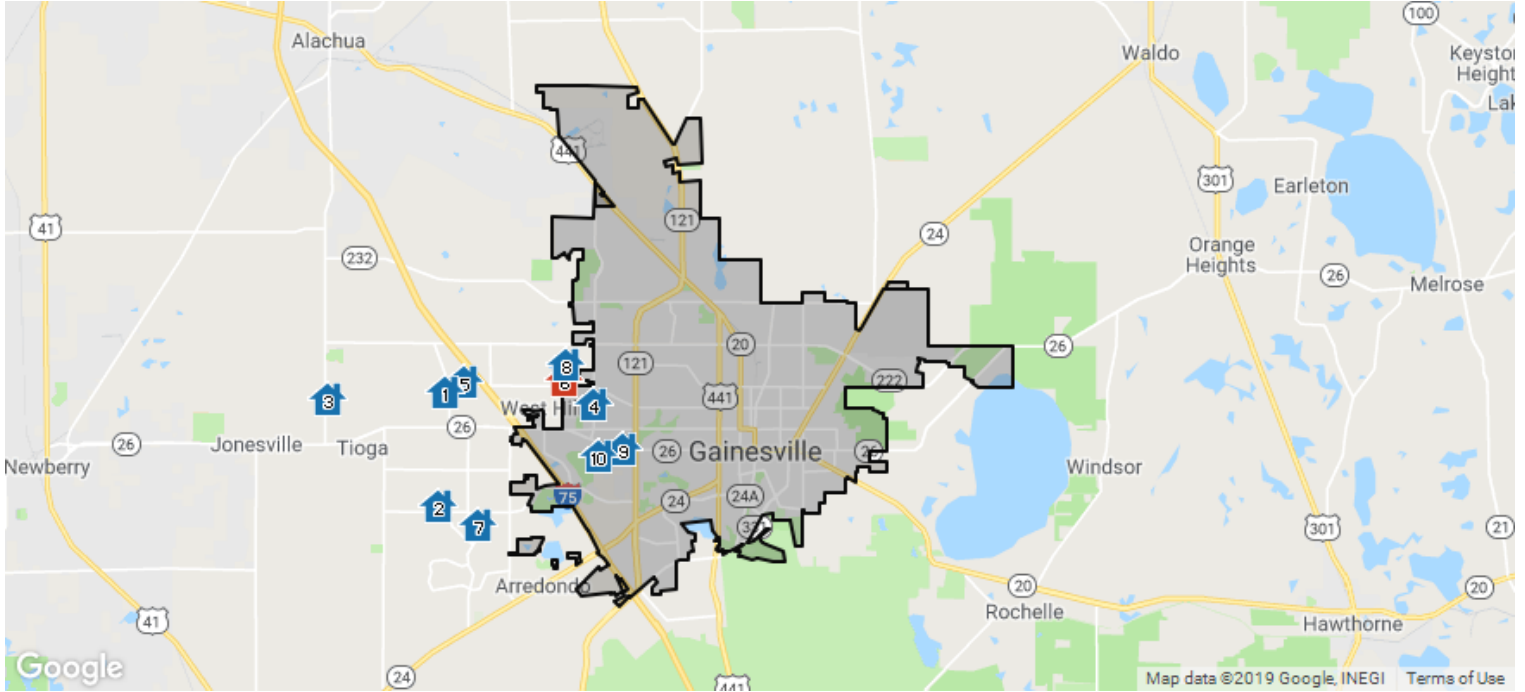
Market Activity Summary Stats



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
Number of Properties	10	10	10	10
Low Price / Value	\$194,900	\$95,000	\$51,500	\$125,000
Median Price / Value	\$310,950	\$199,700	\$190,600	\$210,000
High Price / Value	\$1,195,000	\$468,704	\$419,900	\$660,000
Average Price / Sq. Ft.	\$159	\$134	\$110	\$131
Median Price / Sq. Ft.	\$150	\$141	\$116	\$140
Average Days in RPR	28	34	20	50
Median Days in RPR	21	7	1	37
Total Volume	\$4,252,099	\$2,501,973	\$1,979,450	\$2,490,821

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.
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1 FOR SALE • Active: 9/19/2019 MLS ID: 428564

2056 NW 100th St Detached 3/2 2,052 sq ft 4,791 2005 9/19/2019 \$274,900 \$134

OPEN HOUSE this Sunday (10/13/19) 12-2pm. This modern 3/2 with bonus room, natural lighting, and open floor plan in beautiful Ellis Park is a must see! The newly installed luxury Seashore Vinyl Plank flooring runs the full length of the living, kitchen, dining space and extends out to a charming, converted patio/bonus room. The additional office nook in bonus room is tucked away by a beautiful farmhouse modern barnyard door. Wrap around kitchen boasts stainless steel appliances, double oven, a large amount of counter/cabinet space, and open-faced wine cooler. Privacy fenced outside yard space allows for a small playground set or large patio table. New backyard paver patio installed in 2015 with pergola provides a perfect space for enjoying the outdoors and entertaining. Community pool, clubhouse, playground, front lawn maintenance, and many sidewalks are some of the great amenities that Ellis Park has to offer. Convenient to UF, Santa Fe College, I-75, shopping, restaurants and more! Take a walk up the stairs, open the door, and discover what upscale living looks like in NW Gainesville!

Listing Courtesy of Coldwell Banker M.M. Parrish Realtors











2 FOR SALE • New, Active: 10/7/2019 MLS ID: 429010

2124 SW 102nd Ter Detached 3/2 2,922 sq ft 27,007 1997 10/7/2019 \$409,900 \$140





This 3 bedroom 2.5 bath 2 story move in ready home sits on a wooded cul de sac lot in desirable Cambridge Forest. The open floor plan is enhanced by the volume ceilings upon entry of this meticulously maintained beauty. The enormous master bedroom is located on the first floor and features hardwood flooring. The spacious master bath features walk in shower and large garden tub. Lots of ceramic tile and large walk in closet as well as dual vanity sink are some of the features that add to the appeal of this home. The well appointed and recently updated kitchen features stainless steel appliances and a view that overlooks the inviting family room and attached breakfast nook. The family room is spacious and perfect for relaxing or entertaining. A unique coral fireplace and mantle as well as view out to giant screened lanai and wooded backyard create a relaxing space. A beautiful wooden staircase leads to the upstairs area. At the top you will find 2 spacious bedrooms with large 2nd bathroom and loft/play area that makes a great potential 4th bedroom. Both bedrooms and loft area have attractive hardwood flooring that is easy to maintain. Other features include side load 2 car garage and backyard full of flowering and citrus trees.

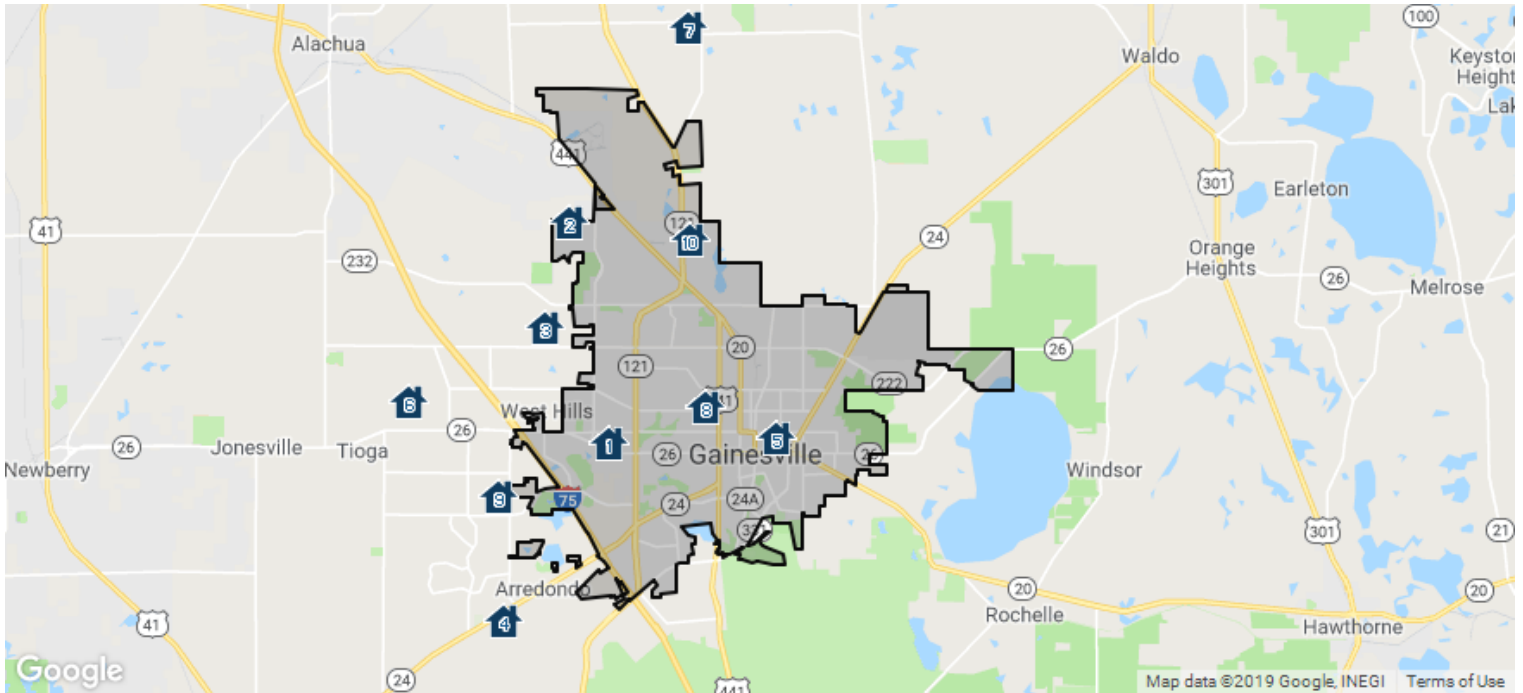
Listing Courtesy of BHS Florida Realty

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	<i>Active: 9/16/2019 MLS ID: 428462</i>						
1809 NW 143rd St	Detached	4/4	3,340 sq ft	380,714	1964	9/16/2019	\$614,000	\$184
<p>Here's your chance to own a farm property conveniently located to everything. Gated ranch styled home on 8.74 acres offers lot of space. You will immediately see the multiple century oak trees that surround the home as you enter the circle drive. 40 minute drive to Ocala. 4 bedroom 4 bath offers a metal roof with a 4 zoned HVAC system. Wood burning fireplace is a nice feature on a brick wall. Kitchen counter tops are solid surface. Updated wall/microwave oven and smooth top conduction cooking feature. Open the wood sliding doors from the huge sun room to the screened pool and entertain in style. 2 additional outdoor open patio spaces overlooking the country life. Perfect setup for your horses. 6 fenced pastures that include a lighted riding rink with 2 barns. Total of 10 stalls, electric garage door and both have workshop space with electric and water possible. Perfect for a mechanic or car hobbyist. One barn has it's own electric meter and the good news is that this property's current provider is Clay electric. 8 pecan and large magnolia trees. Zoned for Meadowbrook Elementary, Fort Clarke Middle and Buchholz High. Enjoy the proximity to shopping, Town of Tioga and restaurants within a 5 minute drive!</p> <p><i>Listing Courtesy of Thomas Group Realty LLC</i></p>								
	 FOR SALE	<i>New, Active: 10/8/2019 MLS ID: 564014</i>						
4310 NW 16th Pl	Single Family	4/2	2,358 sq ft	14,810	1977	10/8/2019	\$326,999	\$139
<p>Lonely house seeks new family for group hug. Whether it's a summer patio pool party or family story night by the fireplace, this loving home wants to embrace your family with love and security. More than just brick and mortar, this is a special place where you can entertain close friends or just hang out with your kids. And there are plenty of separate spaces where each of you can retreat for privacy and contemplation. This low maintenance home is eager to please. All it seeks is a family to adopt and love it.</p> <p><i>Listing Courtesy of HOMEBAY BROKER SE, INC.</i></p>								
	 FOR SALE	<i>Active: 7/30/2019 MLS ID: 427337</i>						
9203 NW 23rd Ln	Detached	5/3	2,600 sq ft	10,018	2002	7/30/2019	\$294,900	\$113
<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>								
	 FOR SALE	<i>Foreclosure, Notice of Lis Pendens, Active: 8/6/2019 MLS ID: 427595</i>						
5401 NW 25th Pl	Detached	3/2	1,182 sq ft	8,712	1978	8/6/2019	\$194,900	\$165
<p>Opportunity is knocking! 3 bedroom/ 2 bath split and open floor plan home featuring wood laminate & tile flooring with brick wood burning fireplace and sleek new updated kitchen! Location is key with close proximity to schools, shopping and mid town amenities nestled on a corner lot with wood fenced backyard and rear screened porch. This is a Fannie Mae HomePath property.</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.
		<i>New, Active: 10/8/2019</i>		<i>MLS ID: 429027</i>				
8647 SW 28th Ln	Detached	5/5	4,800 sq ft	34,412	2014	10/8/2019	\$1,195,000	\$249
<p>Spectacular contemporary cannot be reproduced at this price! CBS construction, post tension slab, and Icynene insulation are the building blocks for amazing details. Open floor plan features limestone floors and door surrounds in living areas; great room with stacked travertine wall becomes one with lanai thru the NanaWall folding glass wall; lanai also has limestone floors, FP, and full summer kitchen. Gourmet kitchen is beyond words with extensive Persia Brown counter to ceiling granite, massive island, all Monogram SS appliances including commercial range, wine frig, separate ice maker, 2 large sinks, bar sink and adjacent breakfast area. Impressive owner's suite/spa bath rivals a 5 star hotel! Bath has travertine floors, floating his/her vanities, separate shower room with steam shower and heated towel bars, separate water closet area, huge custom closet with adjoining separate laundry room. Downstairs features 3 guest rooms, two with en suite baths, all with hickory floors, large closets. Architectural cable railing stairs leads to huge bonus room/ 5th bedrm with full bath. Extensive audio visual included and plenty of room for pool.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
		<i>Active: 8/29/2019</i>		<i>MLS ID: 428075</i>				
5327 NW 31st Ln	Detached	3/2	1,549 sq ft	10,018	1996	8/29/2019	\$247,500	\$160
<p>Adorable well maintained home tucked away on quiet street w/no thru traffic. Friendly neighbors to get to know, both young professionals & retirees. Walkway leads thru beautiful landscaped front yard to lg front porch. Enter foyer, & notice high ceilings throughout living /dining area. Dining area to right, & living room straight ahead. Spacious kitchen off dining /living room on right. White cabinets, granite counters, gas range, & pantry make this kitchen very functional. Lvg & dng rms have âœFLOrâ carpet, made from recycled material & each square can be individually pulled up & replaced if it gets soiled. Master bdrm is tucked away to back right. Spacious w/walk-in closet. Mbath has dual sinks, shower, & 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 Gv. Minutes from I-75, very close to many great shops & great restaurants. Short drive to UF, Shands, VA, North Fla hospitals.</p> <p><i>Listing Courtesy of Seide Realty</i></p>								
		<i>New, Active: 10/8/2019</i>		<i>MLS ID: 429053</i>				
8 NW 36th Ter	Detached	3/2	1,623 sq ft	10,890	1956	10/8/2019	\$199,000	\$123
<p>Great Corner Lot at W, University Ave and NW 36 Terrace. Bib space, fenced and big trees on lot. Huge bonus room. Special use zoning allows day care home and home occupation office use. Block house. Architecture shingles. Double pane glass windows</p> <p><i>Listing Courtesy of TomHenry, Inc.</i></p>								
		<i>Active: 8/9/2019</i>		<i>MLS ID: 427651</i>				
300 SW 41st St	Detached	4/3	2,732 sq ft	35,719	1975	8/9/2019	\$495,000	\$181
<p>BETTER THAN NEW 3/2 plus MIL Suite with separate garage and porches located walking distance from UF! The home has been impeccably remodeled in 2018 and the MIL was added in 2016. The gourmet kitchen features brand new shaker style 42in cabinets, upgraded granite counters and stainless steel appliances. Enormous indoor laundry room includes 2 top load washers and 2 dryers with an extra deep folding counters, laundry sink and surround storage. Newer roof (2012), brand new HVAC with ultraviolet light. Separate/Attached living suite and has living room, dining room, kitchen, den, one bedroom with luxury master bath that is FULLY handicap accessible tankless on demand water heater and heated tile floors. The backyard is a private oasis complete with sparkling in ground pool, scattered fruit trees and a raised garden. TOO MANY UPGRADES TO LIST. Call for a complete list or to schedule a private tour today!</p> <p><i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p>								






Pending Listings: 10

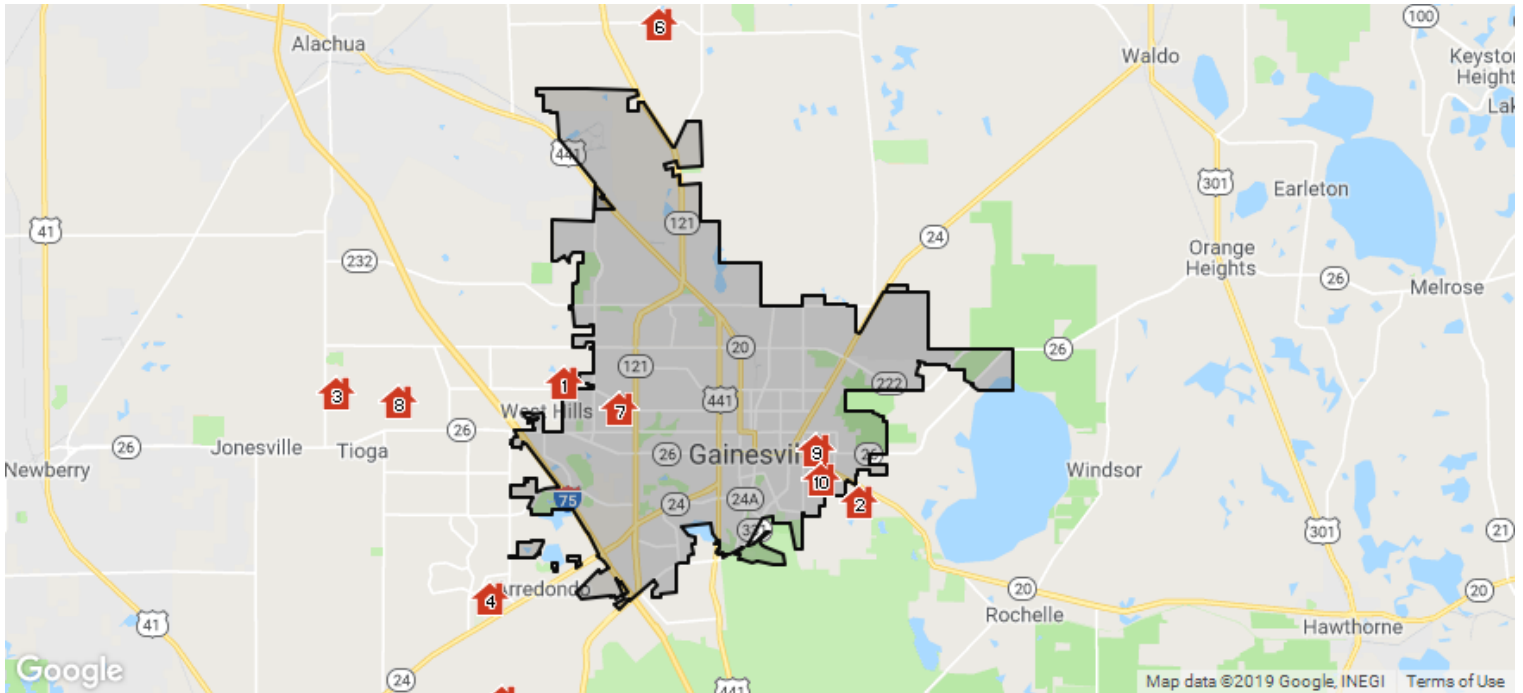
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
<p>Pending as of 10/8/2019 MLS ID: 428735</p> <p>507 NW 39th Rd, Apt 324</p> <p>Spacious move-in ready 3BR/2.5BA condo conveniently located off Newberry Road where restaurants, shopping and entertainments abound. This unit has newer kitchen appliances and a laundry utility room on the first floor. The spacious living room has a glass sliding door to a huge covered patio. Three bedrooms are upstairs. The master BR has a walk in closet and a large balcony adding to relaxing lifestyle. An exterior storage room gives plenty of storage. Enjoy living in this community with amenities including pool, tennis court, basketball court and club house. Only minutes to UF Hospital, campus, and VA hospital.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Townhouse	3/2	1,500 sq ft	—	9/25/2019	\$95,000	10/8/2019	\$63
<p>Pending as of 10/8/2019 MLS ID: 429052</p> <p>8317 NW 52nd St</p> <p>Builder pays 3% of purchase price toward Buyer's closing costs. This exceptional open concept floorplan is designed to capture the essence of comfortable living. The kitchen comes standard with Granite counters, tank-less hot water heater, 10' ceilings in all main living areas, separate study (can be 4th bedroom) and separate dining room adds to it's charm. The Master Suite features a huge walk in closet & bath with a soaker tub, separate shower and double vanities. Relax and enjoy the oversized front and rear porches! Come home to Weschester where community features include a pool green space, sidewalks, streetlights and several ponds throughout. Pictures are of a completed Model and options may vary.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Detached	3/2	1,876 sq ft	5,662	10/1/2019	\$272,069	10/8/2019	\$145
<p>Pending as of 10/8/2019 MLS ID: 428923</p> <p>4424 NW 61st Ter</p> <p>Large Corner lot with privacy fence. Cozy fire place with stone accent. All hard flooring throughout the entire home (no carpet). Split plan with high ceilings in living room (makes home feels larger than what the sq. ft represents). Large walk-in closet in owners suite/ Jacuzzi style tub! Kitchen has newer black appliances. Two car full size garage. Screened in lanai overlooks a huge back yard with plenty of room to add a future pool! Schools: Elementary (Meadowbrook), Middle (Fort Clark) High (Buchholz).</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Detached	3/2	1,248 sq ft	14,374	10/3/2019	\$199,500	10/8/2019	\$160

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>6591 SW 77th Dr</p> <p>NEW CONSTRUCTION Build your dream home in Grand Preserve! Never run out of space with this 2 story Nova floorplan that features 6 bedrooms, a loft, a study, separate entertainment room and so much more! The master suite has a private study, optional breakfast bar and spacious master bath with 2 walk-in closets, optional built-in or free standing tub, walk-in shower, and separate vanities. The first story has a private bedroom and bath that would make an ideal in-law suite. The open great room with dining room, breakfast nook, and gourmet island kitchen has large sliding glass doors that open to a covered patio and fenced-in yard. This home is Energy Star certified with Spray Foam Attic Insulation, a tankless natural gas water heater, vinyl low-e insulated windows, and much more! The HOA includes lawn maintenance, high speed fiber-optic internet and full cable TV service with DVR. Also enjoy the community clubhouse, pool, workout room, playground, paved jogging trail, and Clay Electric. Estimated completion date is April 2020. Pictures represent a completed model and are not of this home. You can still pick out colors and options building this home to your style.</p> <p><i>Listing Courtesy of Skobel Realty LLC</i></p>	Detached	6/4	3,400 sq ft	3,484	10/8/2019	\$468,704	10/8/2019	\$138
 <p>605 NE 7th Ter</p> <p>Enjoy all the charm, ambiance and walk-ability of Gainesville's historic Duck Pond area without the premium for a historic designation or the headaches of 100 plus year-old vintage renovations. This 1966 concrete block constructed rancher is literally 3 blocks from historic, majestic estates on the Boulevard. Shady lots and tree lined streets invite a walk or bike ride to downtown for dining, theater and concerts. This charmer in its own right is a solid, well cared for home. While mostly original, it is not a fixer upper so you could move right in. Or, for those with the creative urge, small or large scale updating and remodeling could be a rewarding and fun endeavor. The traditional rancher floor plan has 3 bedrooms, 2 baths and formal living and dining rooms along with a family room open to the kitchen. There's also a 1 car garage. A large screen porch provides a pretty view of the large, fenced back yard. This cozy neighborhood is located on a low traffic, peaceful and quiet side street. Relax and take a stroll to see why the Duck Pond area is a perennial favorite among both locals and new arrivals.</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p>	Detached	3/2	1,474 sq ft	8,712	10/1/2019	\$199,900	10/8/2019	\$136
 <p>1830 NW 112th Dr</p> <p>Beautiful custom home with 3 bedrooms plus study or 4th bedroom and 3 full baths. Great floorplan with open kitchen and great room, large laundry, luxury master suite and guest bedroom with bathroom ensuite. Many custom features including wood cabinets, quartz, granite, ceramic tile, extensive trim package, large skylight in kitchen, large walk-in pantry and wood flooring. Many new upgrades within the past 2 years. Don't miss the large paver porch with gas firepit, seating wall and incredible view.</p> <p><i>Listing Courtesy of Focus Real Estate Group</i></p>	Detached	4/3	2,570 sq ft	10,890	3/19/2019	\$419,900	10/5/2019	\$163
 <p>1923 NW 156th Ave</p> <p>BACK ON THE MARKET! Inspections complete, survey complete, title work complete, ready to close quick! CHARMING COUNTRY HOME! This adorable 3/2 is perfectly situated on just over 6-acres, it features brick exterior, metal roof, lush grass, 100-year old oaks and mature landscape all relatively maintenance free leaving more time to work in the workshop, sit on the screened porch sipping coffee and listening to the birds chirp or meander down to the small creek that runs through the property. Located on a country paved road with an easy commute to shopping, dining & UF/Shands. There is a contiguous but separate 1-acre with a single wide mobile home that comes with this property. Seller will not accept an offer with FHA or USDA financing.</p> <p><i>Listing Courtesy of Southern Realty Co. LLC</i></p>	Detached	3/2	1,796 sq ft	283,140	8/6/2019	\$159,900	8/21/2019	\$89

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>1711 NW 17th Ln</p> <p>Centrally located only 1.5 miles and 5 minutes to UF, this custom built home by Dibros features on open floor plan and tons of natural light. The large great room can accommodate a variety of furniture arrangements allowing you to use the space as you see fit. The kitchen has ample cabinetry and countertop space. The great room opens to a screened lanai overlooking the back gardens and patio. The large master bedroom also opens to the lanai and features large walk in closets and master bath with dual sinks. One guest room has a Murphy bed installed in the huge closet. Stained and polished concrete floors add a modern touch and are pet friendly. A separate laundry room leads to the 2-car garage.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>	Detached	3/2	1,925 sq ft	8,712	9/14/2019	\$310,000	10/7/2019	\$161
 <p>7923 SW 17th Pl</p> <p>3 Bedroom/2 bath, block & stucco home in the beautiful SW Gainesville neighborhood of Sunrise. Enjoy this well maintained open concept home with wood laminate flooring throughout the living room and bedrooms. Beautiful French Doors open to the spacious, fenced backyard with plenty of room to grill, chill and enjoy the peaceful natural surroundings. The kitchen features a large breakfast bar that opens to the family room. Additional features include walk in closet in master bedroom, walk in shower, laundry room, formal dining area and dog run on the side yard. Minutes away from Haile Plantation Publix Market Square, Celebration Pointe, Butler Plaza, I-75, North Florida Regional, Shands UF Health, and VA Hospitals. Zoned for excellent schools, Chiles, Ft. Clarke and Buchholz.</p> <p><i>Listing Courtesy of Pepine Realty</i></p>	Detached	3/2	1,446 sq ft	14,374	10/2/2019	\$195,000	10/6/2019	\$135
 <p>7757 NW 20th Dr</p> <p>Location plus luxury features best describes this 3/2 home with a beautiful open concept kitchen with granite counter tops, deep double stainless steel sinks with a no-touch faucet, top of the line appliances and stunning engineered wood floors throughout the main living areas that are easy to care for and are gorgeous! All windows have the 2" faux wood blinds already in place for you, the French doors leading to your privacy fenced backyard are not your typical - these have decorative stained glass that add a touch of charm! The garage has wooden shelves in place for your home projects and the automatic garage door has insulation added to keep it cooler for you. The lot backs up to woods so you can enjoy the privacy and view of the trees and wildlife when sitting out back relaxing. This home is rich in details and extras that many homes do not have PLUS the location is so convenient to University of Florida, Santa Fe College, schools, shopping and more! Call today to see this home for yourself!</p> <p><i>Listing Courtesy of Horizon Realty Of Alachua Inc</i></p>	Detached	3/2	1,185 sq ft	8,712	10/1/2019	\$182,000	10/7/2019	\$154

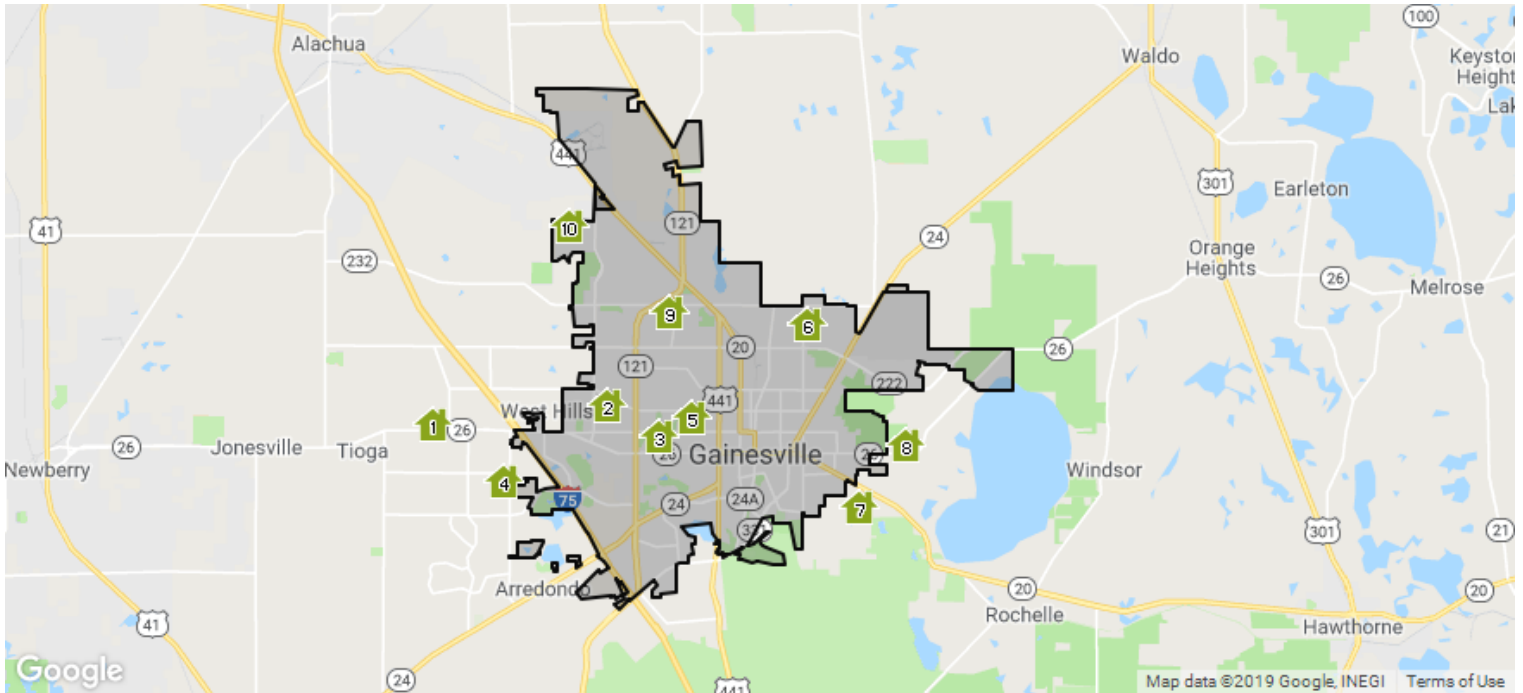


Distressed Activity: 10




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
 <p>1 FOR SALE - Foreclosure, Notice of Lis Pendens, Active: 8/6/2019 <i>MLS ID: 427595</i></p> <p>5401 NW 25th Pl</p> <p>Opportunity is knocking! 3 bedroom/ 2 bath split and open floor plan home featuring wood laminate & tile flooring with brick wood burning fireplace and sleek new updated kitchen! Location is key with close proximity to schools, shopping and mid town amenities nestled on a corner lot with wood fenced backyard and rear screened porch. This is a Fannie Mae HomePath property.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parish Realtors</i></p>	Detached	3/2	1,182 sq ft	8,712	\$194,900	8/6/2019	8/6/2019	Foreclosure
 <p>2 FOR SALE - Preforeclosure, Notice of Lis Pendens, New, Active: 10/7/2019 <i>MLS ID: 428993</i></p> <p>3270 SE 18th Ave</p> <p>3/2 on quiet street...very large pretty backyard...according to tax records HVAC was changed out in 2015 appears to be clabboard type siding on most of exterior</p> <p><i>Listing Courtesy of Smart Choice Realty Corp</i></p>	Detached	3/2	1,056 sq ft	13,068	\$51,500	10/7/2019	10/7/2019	Preforeclosure
 <p>8 FOR SALE - Foreclosure, Notice of Lis Pendens, Active: 8/22/2019 <i>MLS ID: 427934</i></p> <p>13909 NW 21st Ln</p> <p>Contingent - Accepting Back up Offers. Large home in the gated Canterbury Farms subdivision on a fenced 5-acre lot, with pool and detached garage that has a full apartment for guests or family members. Home is being sold in it's AS IS condition. It will need extensive work. The front door is NOT usable, please do not OPEN it! The back wooden deck is NOT safe to walk on....please stay off of the deck. Offers responded to within 24 to 48 hours.</p> <p><i>Listing Courtesy of Classic Properties of North Florida</i></p>	Detached	3/4	3,652 sq ft	222,156	\$419,900	8/22/2019	8/22/2019	Foreclosure

Distressed Activity: 10 (cont.)







	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status	
	 • Foreclosure, Notice of Foreclosure Sale, New, Active: 9/30/2019 <i>MLS ID: 428848</i>	Detached	3/2	1,665 sq ft	10,018	\$186,300	9/30/2019	9/30/2019	Foreclosure
<p>8223 SW 56th Ave</p> <p>This property may qualify for Seller Financing (Vendee), please see document attached. great home with 3 bedrooms and 2 bathrooms 2 car garage and only cosmetic repairs to shine. located close to schools and shopping. easy access to I75 and UF</p> <p><i>Listing Courtesy of Sunstate Properties Foreclosure Inc.</i></p>									
	 • Preforeclosure, Notice of Lis Pendens, Active: 7/19/2019 <i>MLS ID: 427056</i>	Detached	3/2	1,450 sq ft	49,658	\$169,000	7/19/2019	7/19/2019	Preforeclosure
<p>9609 SW 78th Ct</p> <p>Unique GEO DOME home located on over a 1 acre lot, is Meadows of Kanapaha. This home offers a 3bedroom 2 bath main home with large enclosed covered porch, in a nice private settings.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parish Realtors</i></p>									
	 • Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>	Single Family	3/2	1,384 sq ft	98,446	-	-	7/29/2019	Preforeclosure
<p>2627 NW 156th Ave</p> <p>-</p>									
	 • Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>	Single Family	4/2	2,262 sq ft	14,810	-	-	7/29/2019	Preforeclosure
<p>3710 NW 16th Pl</p> <p>-</p>									
	 • Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>	Single Family	3/3	2,100 sq ft	3,049	-	-	7/29/2019	Preforeclosure
<p>11608 NW 17th Pl</p> <p>-</p>									
	 • Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>	Single Family	4/2	1,560 sq ft	-	-	-	8/28/2019	Preforeclosure
<p>105 NE 18th Ter</p> <p>-</p>									
	 • Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>	Single Family	3/2	1,314 sq ft	-	-	-	7/17/2019	Preforeclosure
<p>1000 SE 20th St</p> <p>-</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>1 RECENTLY SOLD • Sold Date: 10/4/2019, MLS Listing 429031: 10/1/2019 MLS ID: 429031</p> <p>10419 NW 10th Ln</p> <p>For comp purposes only.</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>	Detached	3/2	2,044 sq ft	14,374	1997	10/4/2019	\$275,000	\$135
 <p>2 RECENTLY SOLD • Sold Date: 10/8/2019, MLS Listing 428129: 8/31/2019 MLS ID: 428129</p> <p>1722 NW 39th Ter</p> <p>UNDER CONTRACT BACKUP OFFERS ACCEPTED Large, well kept, concrete block pool home conveniently located near the University of Florida, Millhopper Shopping Center, Buchholtz High and Westwood Middle Schools. Featuring an expansive sunroom, (13'4" x 27'11") fully heated and air-conditioned, a very private, fully landscaped backyard fully privacy fenced, no carpet at all, ceramic tile throughout the home, a full sized laundry room, lots of storage and closet space, a bright, fully equipped kitchen. Updated bathroom sinks and low-flush toilets. Walk to Publix, bike to all the schools. Minutes to the mall and North Florida Regional Hospital and adjacent medical offices and facilities. Great location in established neighborhood in the middle of everything you need! Call to see this wonderful home today!</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>	Detached	3/2	1,760 sq ft	12,632	1974	10/8/2019	\$190,000	\$108
 <p>3 RECENTLY SOLD • Sold Date: 10/7/2019, MLS Listing 423729: 3/28/2019 MLS ID: 423729</p> <p>2605 NW 7th Rd</p> <p>This timeless and grand brick estate home, with over 4500 square feet of heated and cooled living space, is located on 3 and a half gorgeous, rolling acres, in one of the most prized locations in Gainesville. Designed for great family living and entertaining, the home has 5 bedrooms, a bonus/library room, and four and a half baths. A private winding drive leads to the home which features a two story entrance with winding staircase and landing leading to the second floor. The south wing of the first floor includes an updated kitchen, a large formal dining room and a cozy breakfast room with butler's pantry. There is both a formal living room with fireplace and a formal family room with fireplace. There are two spacious auxiliary bedrooms downstairs, as well as a separate mother-in-law suite with beamed cathedral ceiling which is accessed via an enclosed slate porch. There are wonderful views of the grounds from inside the home, which is finished with hardwood floors throughout, wainscoting and crown molding. This home is ready for you to make it your own.</p> <p><i>Courtesy of Thomas Group Realty LLC</i></p>	Detached	5/4	4,531 sq ft	152,460	1955	10/7/2019	\$660,000	\$146

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>4 RECENTLY SOLD • Sold Date: 10/3/2019, MLS Listing 428131: 8/30/2019 MLS ID: 428131</p> <p>7728 SW 11th Pl</p> <p>Detached 3/2 1,379 sq ft 11,325 1984 10/3/2019 \$230,000 \$167</p> <p>Immaculate 3 bedroom 2 bath home. Brazilian coat hardwood floors throughout the living areas and bedrooms. Tiles in bathrooms and kitchen. Kitchen totally remodeled in 2017, new cabinets and tile; with granite counter-tops. Recessed lights. High energy efficiency windows (double glazed) w/ Lifetime Warranty. Roof new in 2016 architecture shingles. 2 car garage plus an spectacular 28 x 18 feet detached workshop/garage with 10 feet high ceiling and roll up door with its own mini-split heat-pump AC unit, separate 220 Volt breaker panel.</p> <p><i>Courtesy of Misner Real Estate Services LLC</i></p>								
 <p>5 RECENTLY SOLD • Sold Date: 10/4/2019, MLS Listing 427415: 8/1/2019 MLS ID: 427415</p> <p>2045 NW 14th Ave</p> <p>Detached 3/2 1,660 sq ft 15,246 1960 10/4/2019 \$262,000 \$158</p> <p>Charming mid-century modern time capsule in the popular NW neighborhood of Florida Park. Many original features are still present in the home, including terrazzo floors throughout the 3 bedroom, 2 bath home and screened porch, original counters and appliances in kitchen, stone fireplace in living room, Ocala block planter in front foyer, and colorful tile bathrooms. The family room off the kitchen provides additional space for entertaining. A wall of French doors from the living room leads to the spacious screened porch overlooking the backyard. The house sits on a large corner lot with sloping yard, several fruit trees, and a variety of plants and shrubs. Home has been in the same family since 1968 and is ready to be updated. Roof replaced in 2008 and HVAC in 2006.</p> <p><i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>								
 <p>6 RECENTLY SOLD • Sold Date: 10/7/2019, MLS Listing 428027: 8/27/2019 MLS ID: 428027</p> <p>4637 NE 16th Ter</p> <p>Detached 3/2 1,246 sq ft 6,534 2008 10/7/2019 \$154,000 \$124</p> <p>3/2 move-in ready in NE Gainesville's NorthPoint at Ironwood. With spacious living area, open kitchen, split floor plan, garage, fenced backyard, updated A/C 2018 & more! Enjoy your sidewalks and streetlights throughout the neighborhood. Close to UF, Shands & VA. Call 352-226-3201 to schedule a showing.</p> <p><i>Courtesy of Campus Realty</i></p>								
 <p>7 RECENTLY SOLD • Sold Date: 10/4/2019, MLS Listing 429015: 8/8/2019 MLS ID: 429015</p> <p>3281 SE 20th Ave</p> <p>Detached 4/2 1,722 sq ft 10,890 1965 10/4/2019 \$145,000 \$84</p> <p>For Comp purposes: 4 Bedroom, 2 bath and NO HOA!! This home offers an open layout with a big fenced-in yard. There is a BOUNS room attached to the Master, NEW METAL ROOF installed in 2018. There are two Driveways and a large shed in the backyard.</p> <p><i>Courtesy of Out Of Area Firm(See Remarks)</i></p>								
 <p>8 RECENTLY SOLD • Sold Date: 10/4/2019, MLS Listing 428096: 8/29/2019 MLS ID: 428096</p> <p>4924 NE 3rd Pl</p> <p>Detached 4/2 1,404 sq ft 10,890 1973 10/4/2019 \$125,000 \$89</p> <p>Turn key 4 bed room/2 bath Block Home on quiet street. This is an end lot at back of neighborhood with little to no traffic. Perfect environment for children, pets, and family fun! Home has nice yard with shade trees, shed, and shrubs. Interior has good paint, tile throughout, carpet in bedrooms, spacious 4th bed room, large utility room, quaint kitchen w/adjacent dining room, & cozy living area. A must see!</p> <p><i>Courtesy of RE/MAX Professionals</i></p>								
 <p>9 RECENTLY SOLD • Sold Date: 9/27/2019, MLS Listing 428092: 8/29/2019 MLS ID: 428092</p> <p>2503 NW 50th Pl</p> <p>Detached 3/2 1,126 sq ft 11,761 1987 9/27/2019 \$175,000 \$155</p> <p>Move-in ready home in Bayberry!!!! A beautiful, recently updated home set on a cul-de-sac with over a quarter of an acre. Exterior recently painted, new exterior lighting, new carpet, ceiling fans and dishwasher. Home also comes with a washer and dryer. The living room has a beautiful stone wood burning fireplace and a bay window which lets in plenty of light. Bathrooms updated within the last few years and guest bath has a skylight. Glass sliding doors with built-in blinds lead to a large fenced in yard for the family. Architectural shingled roof 2007, HVAC in 2010 and a hot water heater in 2015.</p> <p><i>Courtesy of Rabell Realty Group LLC</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.
 <div style="display: inline-block; vertical-align: top; margin-left: 10px;">  RECENTLY SOLD </div> <div style="display: inline-block; vertical-align: top; margin-left: 10px;"> <i>Sold Date: 10/4/2019, MLS Listing 428960: 10/3/2019</i> </div> <div style="display: inline-block; vertical-align: top; margin-left: 10px;"> <i>MLS ID: 428960</i> </div>	Detached	3/2	1,876 sq ft	5,662	2019	10/4/2019	\$274,821	\$146
<p>8263 NW 52nd St</p> <p>Builder pays 3% of purchase price toward Buyer's closing costs. This exceptional open concept floorplan is designed to capture the essence of comfortable living. Enjoy cooking in this Gourmet kitchen which features Granite counters, gas cooktop, decorative microhood built-in microwave/oven tower. Standard features include tankless hot water heater, 10' ceilings in all main living areas, separate study (can be 4th bedroom) and separate dining room adds to it's charm. The Master Suite features a huge walk in closet & bath with a soaker tub, separate shower and double vanities. Relax and enjoy the oversized front and rear porches! Come home to Westchester where community features include a pool green space, sidewalks, streetlights and several ponds throughout. Pictures are of a completed Model and options may vary.</p> <p style="text-align: right;"><i>Courtesy of Bosshardt Realty Services LLC</i></p>								

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- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
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