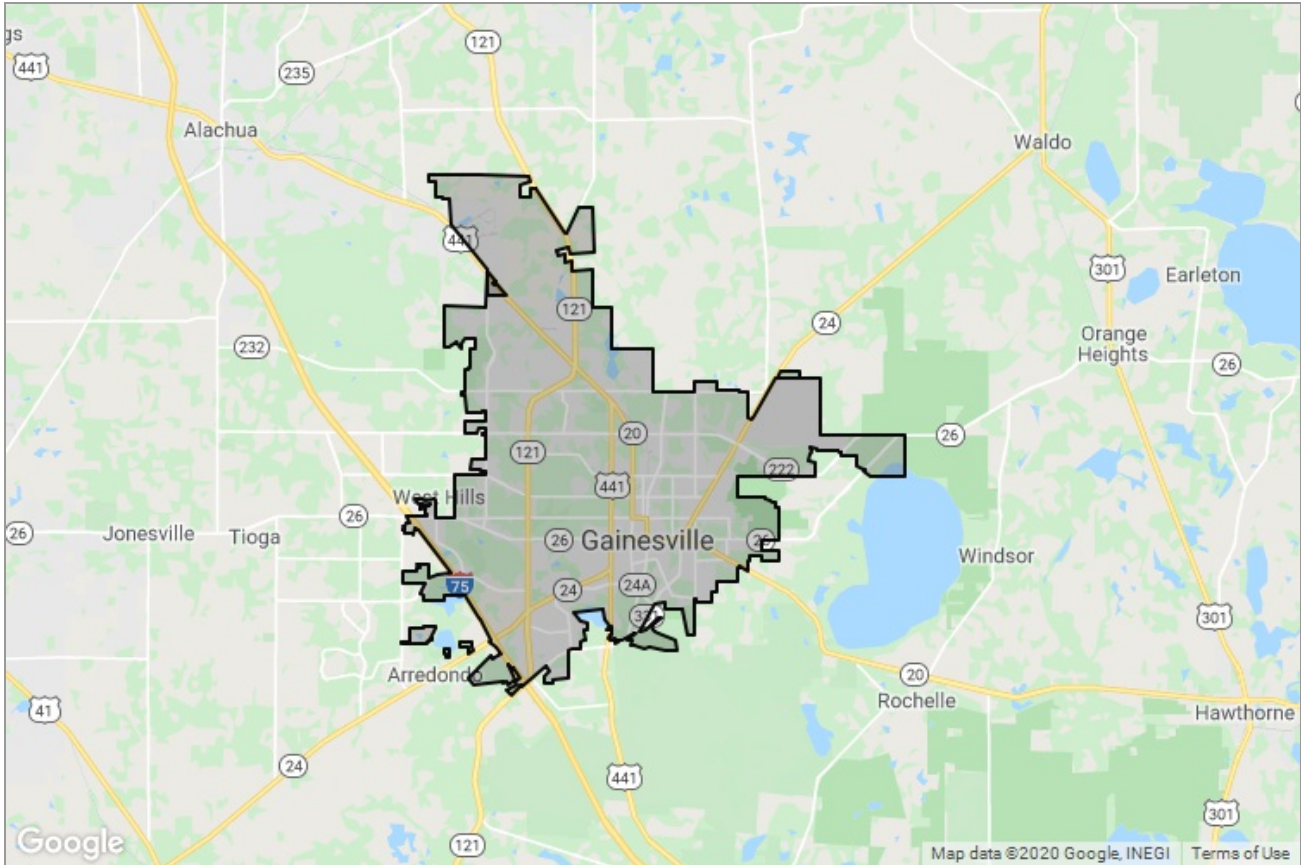




MARKET ACTIVITY REPORT

# 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](mailto:Tanya@secureinvestmentsrealty.com)

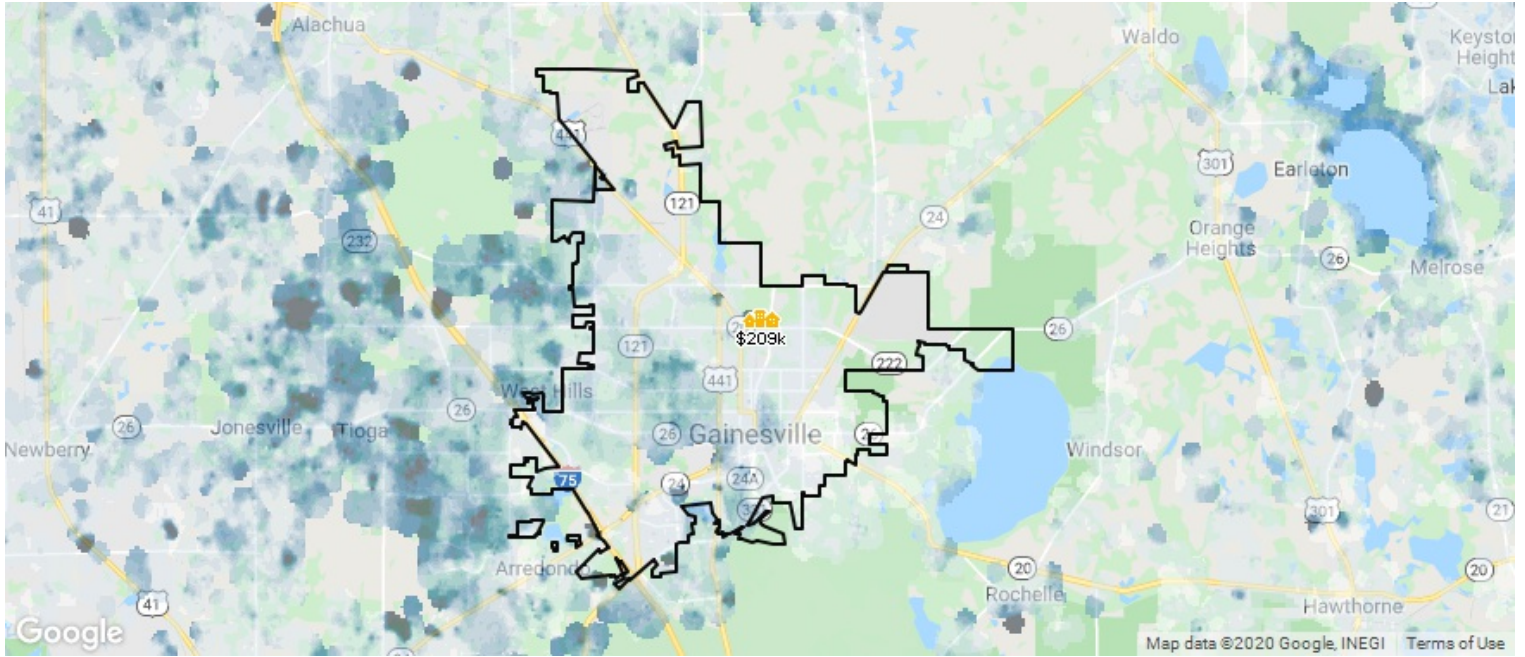
Office: [www.secureinvestmentsrealty.com](http://www.secureinvestmentsrealty.com)

**Secure Investments Realty & Management**

3520 NW 43rd Street  
Gainesville, FL 32606

# Gainesville, Florida

## Market Snapshot: Estimated Home Values



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

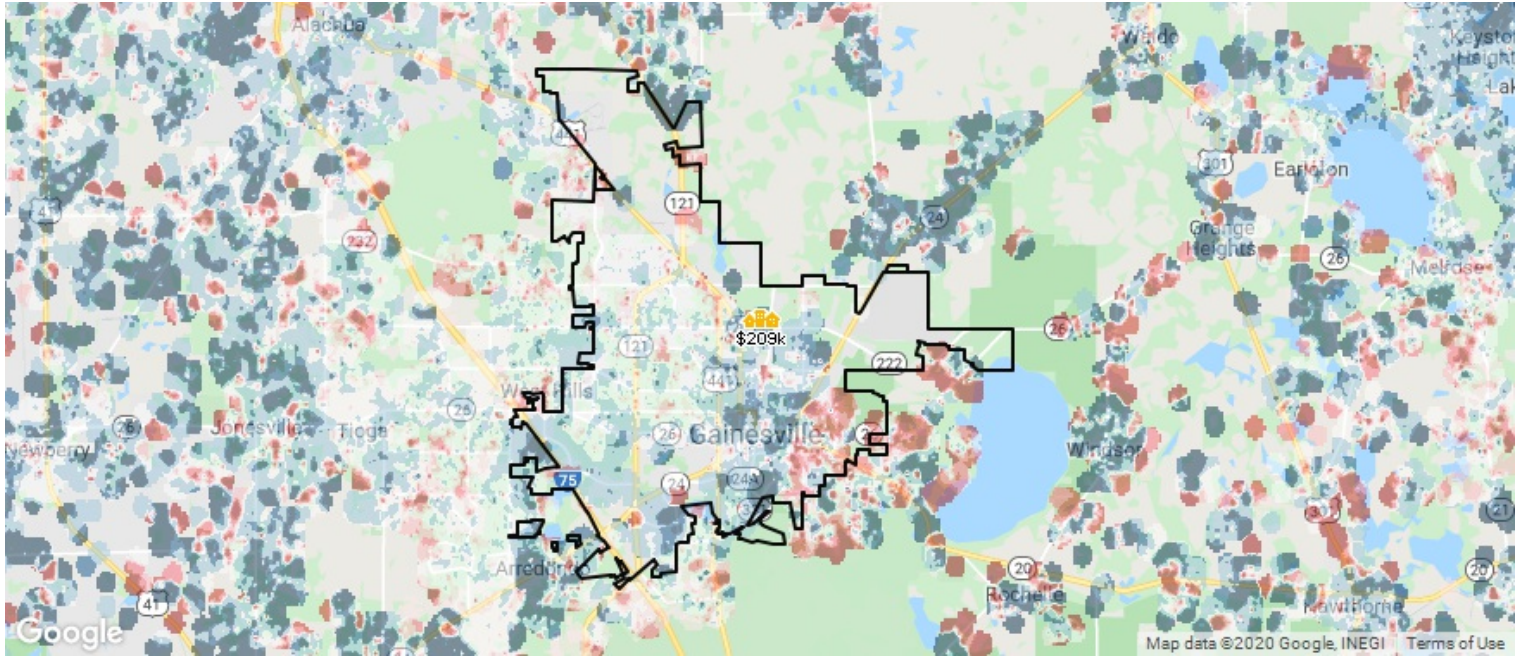
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p style="font-size: 24px; font-weight: bold;">\$209K</p> <p>Updated: 12/31/2019</p>	<p>Change Over Last Month</p> <p style="font-size: 24px; font-weight: bold;">↓ 0.55%</p>	<p>Change Over Last Quarter</p> <p style="font-size: 24px; font-weight: bold;">↓ 0.62%</p>	<p>Change Over Last 12 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 3.9%</p>	<p>Change Over Last 24 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 6.76%</p>
--	--	--	---	--

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

# Gainesville, Florida

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



-15%      2.5%      +20%

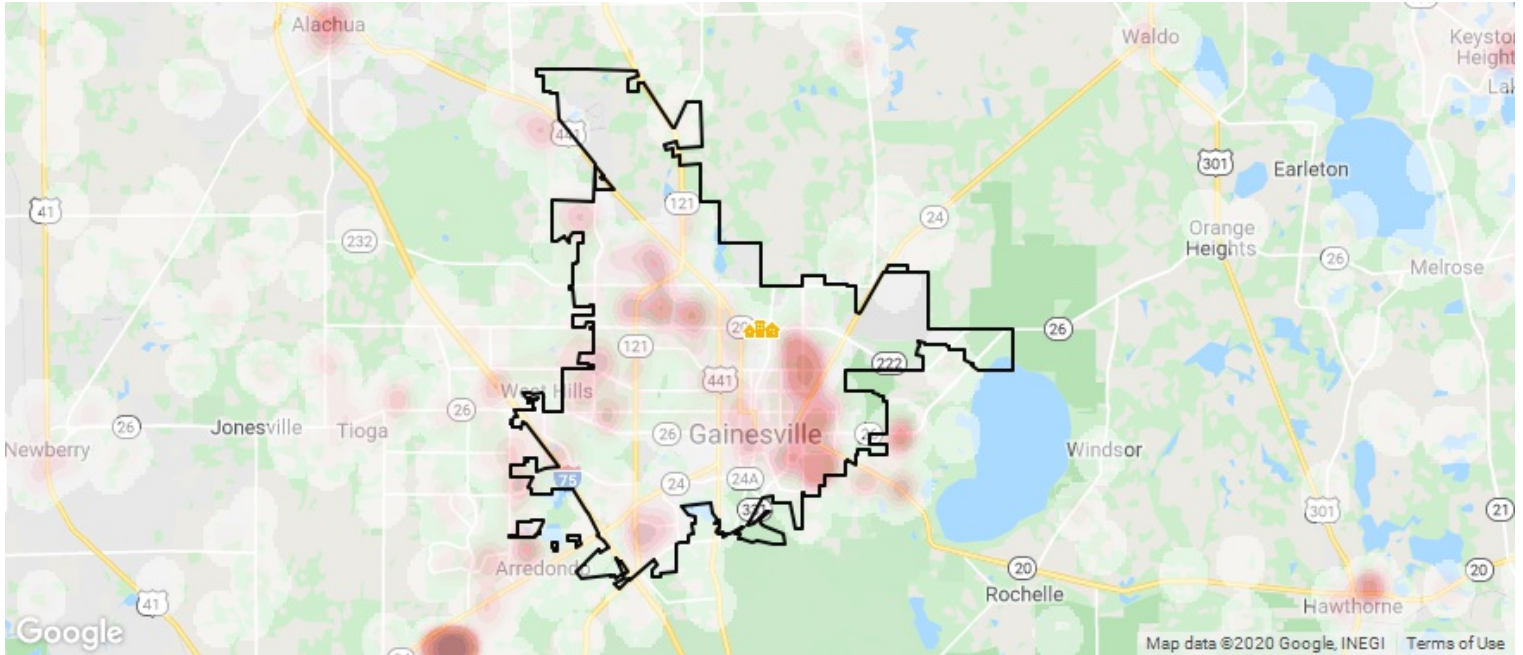
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$209K</b></p> <p>Updated: 12/31/2019</p>	<p>Change Over Last 12 Months</p> <p><b>↑ 3.9%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 6.76%</b></p>	<p>Change Over Last 36 Months</p> <p><b>↑ 13.26%</b></p>
---	--	---	--

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

# Gainesville, Florida

## Market Snapshot: Concentration of Distressed Properties



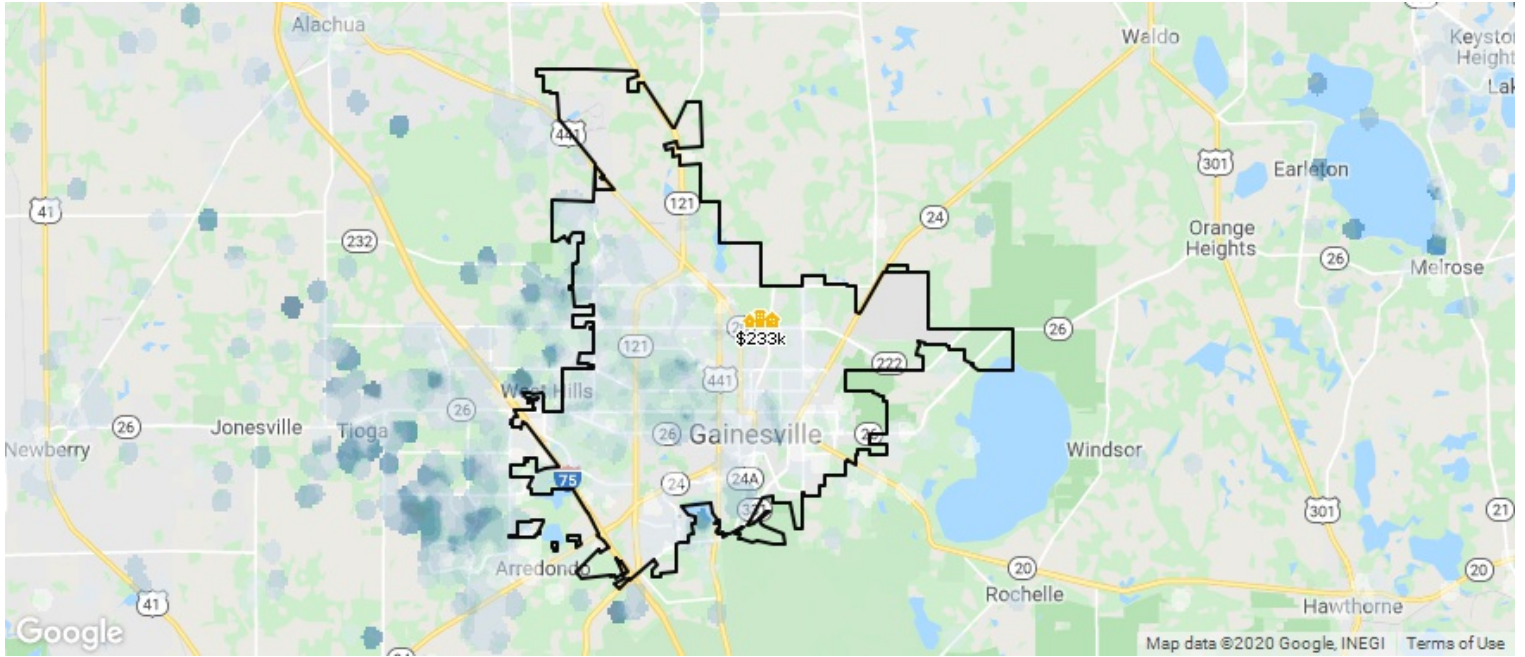
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Total # of Distressed Properties</b></p> <p><b>308</b></p> <p>Updated: 1/2/2020</p>	<p><b># of Pre-Foreclosures</b></p> <p><b>189</b></p>	<p><b># of Foreclosures</b></p> <p><b>119</b></p>	<p><b># of Short Sales</b></p> <p><b>0</b></p>
---	---	---	--

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 1/2/2020.

# Gainesville, Florida

## Market Snapshot: Sales Price



<\$100k
  \$500k
 



 >\$5m

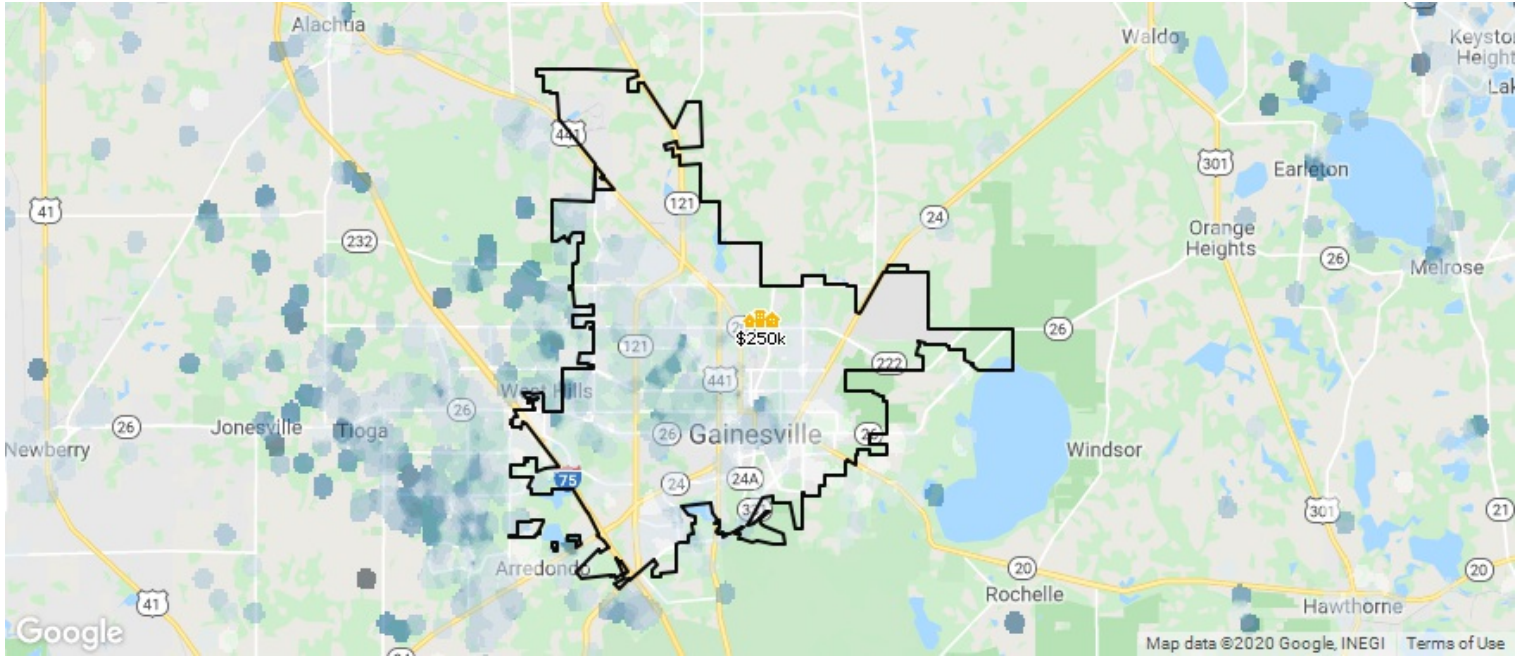
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Median Sales Price</b></p> <p style="font-size: 24px; font-weight: bold;">\$233K</p> <p>Updated: 11/30/2019</p>	<p>Change Over Last Month</p> <p style="font-size: 24px; font-weight: bold;">↑ 10.95%</p>	<p>Change Over Last Quarter</p> <p style="font-size: 24px; font-weight: bold;">↑ 16.5%</p>	<p>Change Over Last 12 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 14.22%</p>	<p>Change Over Last 24 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 27.45%</p>
---	---	--	---	---

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

# Gainesville, Florida

## Market Snapshot: List Price



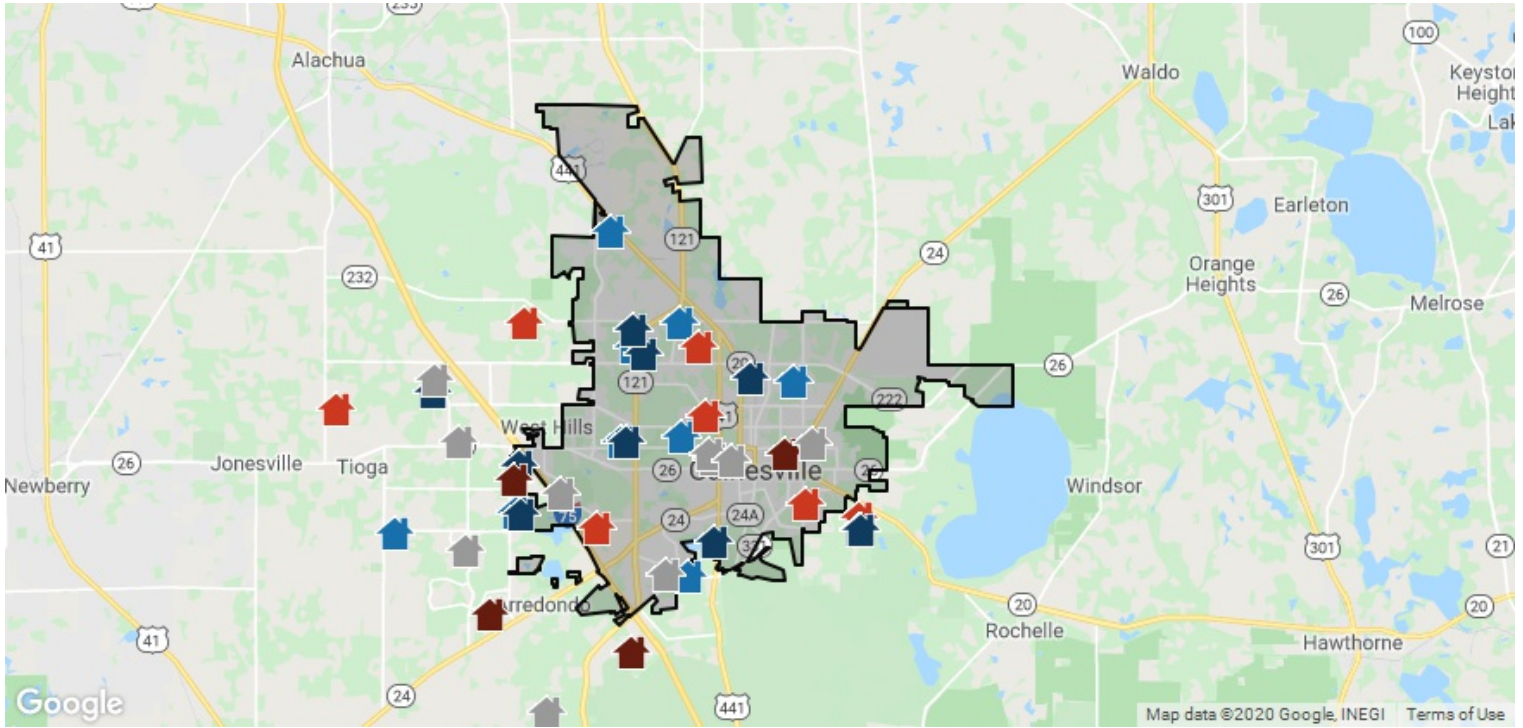
<\$100k
  \$500k
  >\$5m

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>\$250K</b></p> <p>Updated: 11/30/2019</p>	<p>Change Over Last Quarter</p> <p><b>↑ 0.16%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 8.65%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 13.64%</b></p>
--	---	---	--

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

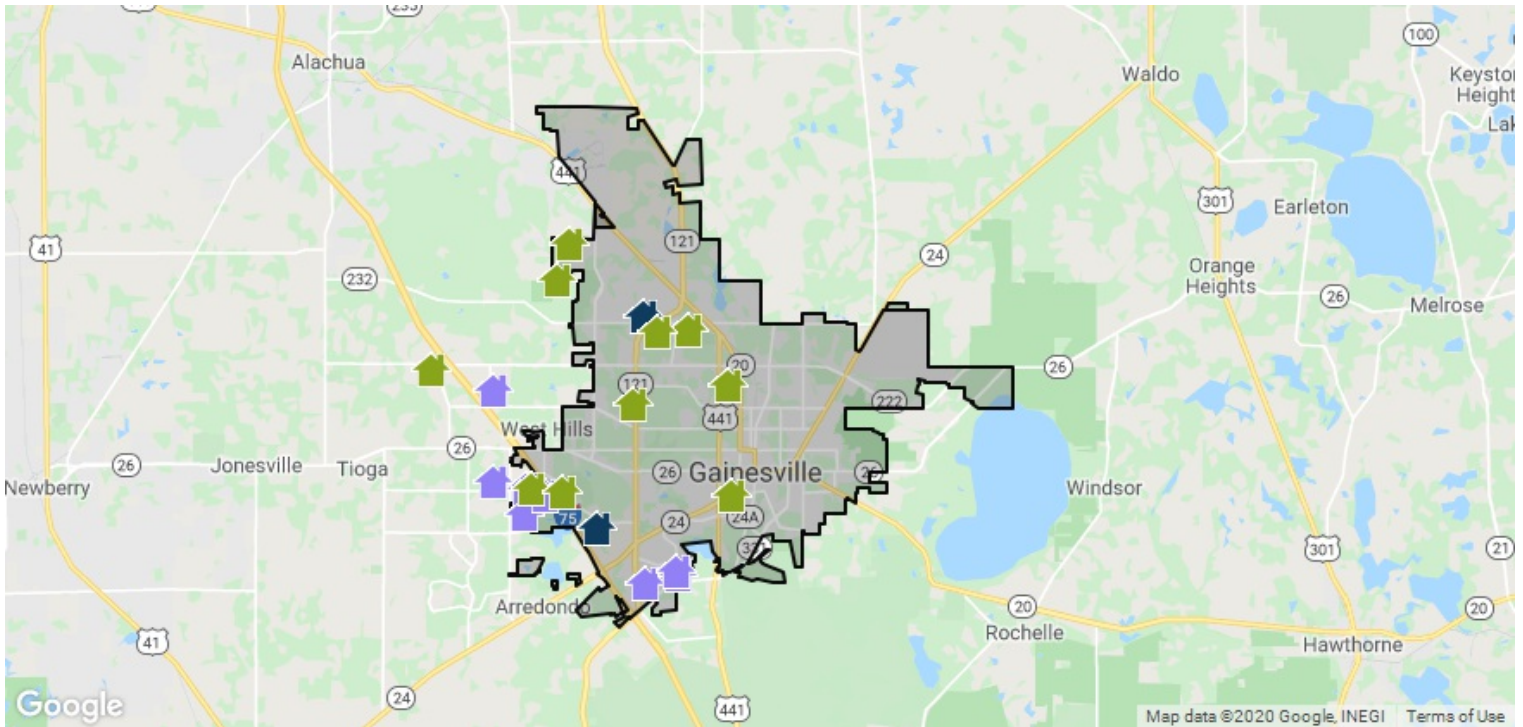
## Market Activity Summary Stats





**Search Criteria** | **Location:** Gainesville, Florida; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Expired, New For Lease, Recently Leased; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	New Listings	Pending Listings	Price Changes	Distressed Activity	Expired Listings
<b>Number of Properties</b>	10	10	10	10	10
<b>Low Price / Value</b>	\$45,600	\$74,900	\$45,600	\$45,600	\$2,350
<b>Median Price / Value</b>	\$211,150	\$176,250	\$139,950	\$164,400	\$184,500
<b>High Price / Value</b>	\$434,900	\$435,000	\$210,000	\$740,000	\$1,300,000
<b>Average Price / Sq. Ft.</b>	\$135	\$124	\$97	\$101	\$131
<b>Median Price / Sq. Ft.</b>	\$143	\$137	\$101	\$108	\$126
<b>Average Days in RPR</b>	29	118	147	105	145
<b>Median Days in RPR</b>	9	97	113	60	146
<b>Total Volume</b>	\$2,420,200	\$1,898,800	\$1,308,800	\$2,625,700	\$3,150,850

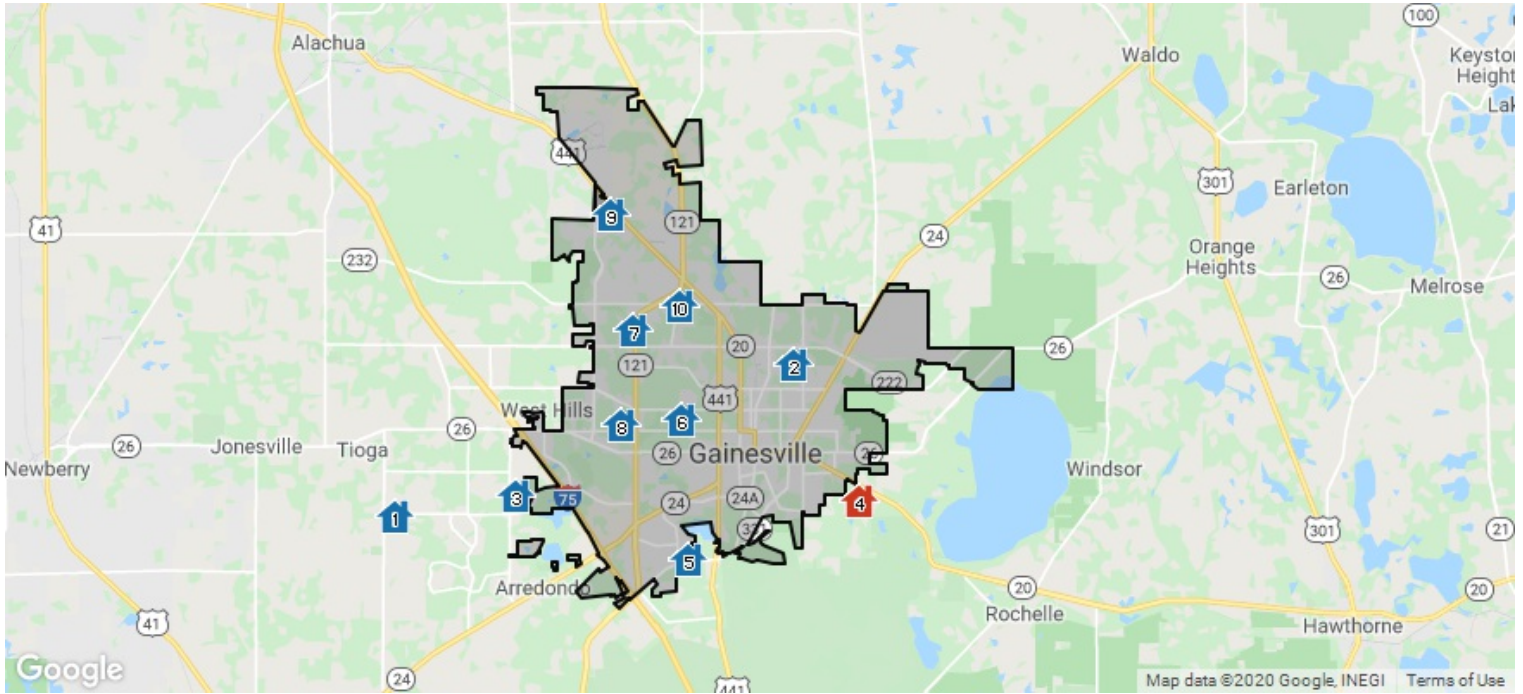
# Market Activity Summary Stats (cont.)



**Search Criteria** | **Location:** Gainesville, Florida; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Expired, New For Lease, Recently Leased; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	 New For Lease	 Recently Leased
<b>Number of Properties</b>	10	10
<b>Low Price / Value</b>	\$450	\$3,850
<b>Median Price / Value</b>	\$898	\$14,400
<b>High Price / Value</b>	\$2,500	\$40,800
<b>Average Price / Sq. Ft.</b>	\$1	\$13
<b>Median Price / Sq. Ft.</b>	\$1	\$13
<b>Average Days in RPR</b>	26	37
<b>Median Days in RPR</b>	14	32
<b>Total Volume</b>	\$10,295	\$182,595

## 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.
--	-----------	---------	---------------------	------------------	------------	--------------	---------------	-------------------



**1** FOR SALE • New, Active: 1/2/2020 MLS ID: 430822  
**2557 SW 118th Ter** Detached 4/3 2,269 sq ft 8,276 2015 1/2/2020 \$434,900 \$192

Avoid new construction pricing and a less-than-private lot when this like-new, popular Weston ICI plan spanning 2231 SF shows like a model home! Reflecting a Craftsman style design elements the large front covered porch is perfect for your Adirondack chairs. Pretty porcelain tile connects the foyer, great room, sep dining room, kitchen, nook and guest bedroom hall. The flex space off the main living area could be an office, play space or secondary media room. The open kitchen has a pantry with wood shelves, and a center island with sink topped with granite. White shaker style cabinets are highlighted with crown molding and accented by the tile backsplash. The owner suite has a walk in closet with wood shelving, a dual sink quartz vanity, a soaking tub and a sep step in shower and water closet. Off the nook is the guest hallway; 2 bedrooms share the hall bath while the 3rd guest room is en suite. All baths have quartz counters and the same cabinets as the kitchen. Stacking sliding glass doors extend the living area outside opening onto the paver àLa shaped screened lanai. The laundry room has a convenient Stop N Drop and upper cabinetry for storage. This 133 FT deep lot affords you plenty of room for fun and play in the backyard.

*Listing Courtesy of Coldwell Banker M.M. Parrish Realtors*








**2** FOR SALE • New, Active: 12/31/2019 MLS ID: 430820  
**3126 NE 13th St** Detached 4/2 1,749 sq ft 9,583 1970 12/31/2019 \$167,000 \$95







Don't miss your opportunity to get into this beautifully updated and huge 4 bedroom house! Split floor plan with a family room and separate living room with an interior laundry room and extra Den/office or dining room. Granite kitchen, new roof, new hvac, new plumbing, new windows and new flooring. Totally turkey!

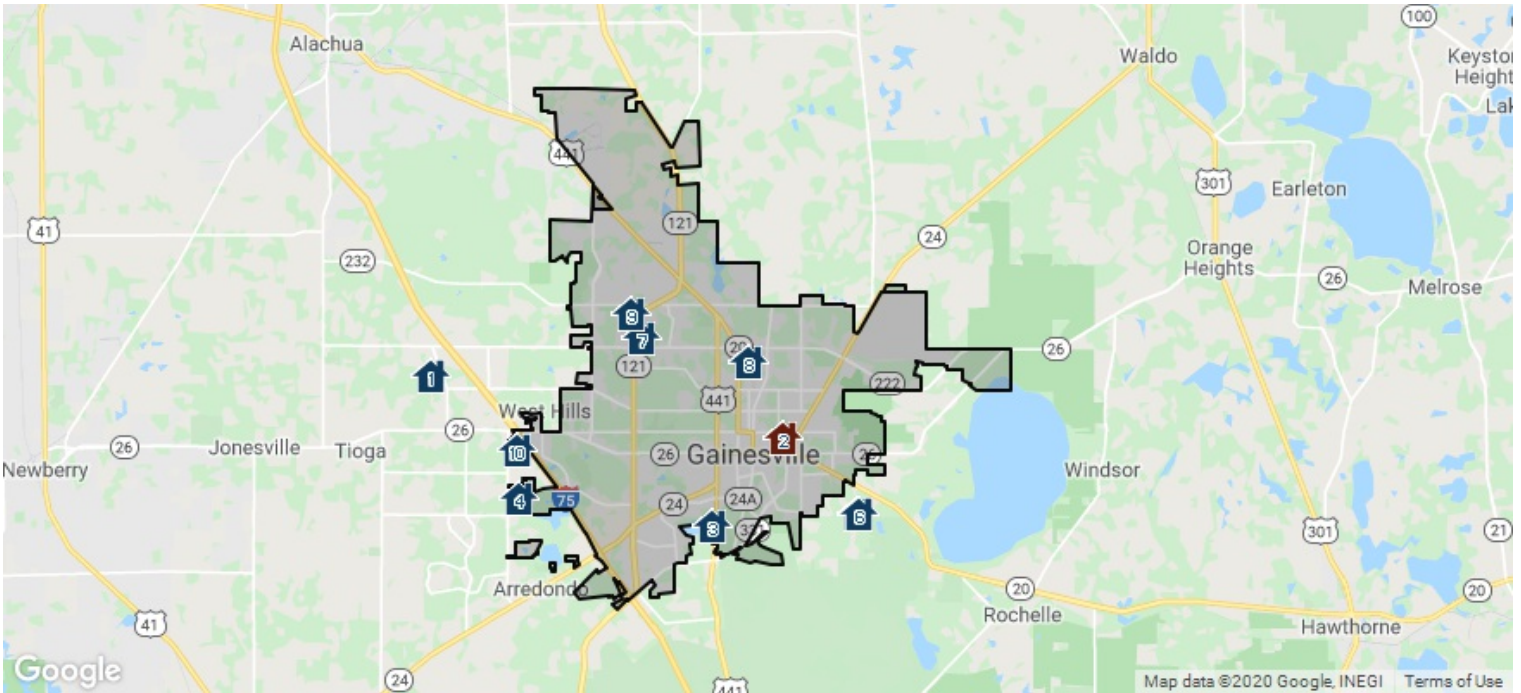
*Listing Courtesy of Suskin Realty Inc*

## 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: 11/9/2019	MLS ID: 429820					
<b>7232 SW 17th Pl</b>	Detached	3/2	1,279 sq ft	10,890	1981	11/9/2019	\$177,500	\$139
<p>Move in ready!! Enjoy the holidays in this charming 3 bedroom 2 bath home, recently updated including new carpet in bedrooms, fresh exterior paint and more! Relax in your spacious tiled living area with wood burning fire place and tons of natural light from the double sliding glass doors that lead out to the patio area and large fenced in back yard. Located within walking distance to Oak Hall School, shopping, medical facilities and bus route. Also just minutes from Publix, Haile Market Square and convenient to Celebration point, Butler Plaza, The University of Florida, UF Health, Shands and the VA hospital! All new energy efficient windows installed 2016, HVAC-2013, Roof-2011.</p> <p><i>Listing Courtesy of Pepine Realty</i></p>								
	FOR SALE	Foreclosure, Notice of Lis Pendens, Active: 10/7/2019	MLS ID: 428993					
<b>3270 SE 18th Ave</b>	Detached	3/2	1,056 sq ft	13,068	1971	10/7/2019	\$45,600	\$43
<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>								
	FOR SALE	Active: 12/18/2019	MLS ID: 430832					
<b>4073 SW 21st Ter</b>	Detached	4/3	2,931 sq ft	10,018	2006	12/18/2019	\$429,900	\$147
<p>Beautiful "Green Home" located only 2 miles to University of Florida, Shands Hospital and the VA. This home was built to Florida Green Coalition Building Standards...the premier building standards in Florida and was the Model and Parade Home for Madera Community. Enter from this tiled wrap around front porch into this open floor plan with bamboo flooring for superior indoor air quality. Huge kitchen with island bar area, custom cabinets, gas cook top, wall oven and much more. This home boasts a 3 way split bedroom layout perfect for your family. The master suit has volume ceilings with crown molding and a beautiful luxury master bath. There is a large den/study/media room on 2nd floor. This home was built with ECO BLOCK construction which is built for 200 mile winds. Enjoy the trails and walking areas of the Madera community and close to all the major SW shopping.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>								
	FOR SALE	Active: 10/10/2019	MLS ID: 429101					
<b>1112 NW 22nd St</b>	Detached	3/2	1,650 sq ft	17,424	1984	10/10/2019	\$299,000	\$181
<p>Location, location, location! This 3 bedroom 2 bath home is located within walking distance of UF! Walk across the street and enjoy the trails at Alfred A. Ring Park that follow along Hogtown Creek. The aerodynamic shape of the home works with nature, increasing its rating against high wind speeds. Several windows throughout let in plenty of natural light and scenic views from most of the rooms. Wrap around deck overlooks a peaceful backyard. First floor features kitchen w/ stainless steel appliances, living area, two bedrooms, and laundry room. Upstairs you will find the loft/master bedroom. The kitchen cabinets, chair rail, stairs, and cupola ceiling are made from beautiful hickory timber. The 900 sqft carport could be easily converted into additional living space or a 4th bedroom. 2012 HVAC and tankless hot water heater. Conveniently located near shopping and restaurants!</p> <p><i>Listing Courtesy of Pepine Realty</i></p>								
	FOR SALE	New, Active: 1/2/2020	MLS ID: 430838					
<b>4349 NW 34th Dr</b>	Detached	3/2	1,242 sq ft	7,405	2002	1/2/2020	\$199,900	\$161
<p>Looking for move in ready? Here it is! This 3 bedroom 2 bath home with a 2 car garage is in the subdivision of Capri cheaper than rent! It has an open floor plan with decent amount of room in the kitchen to prepare those weekend meals. You will not feel isolated in this kitchen. There is a bar that your company can sit and visit while the chef prepares the food. The bedrooms are large with lots of closets and storage and offers a split floor plan and all brand new carpet. The master bedroom has great space with a walk in shower and double sinks. The backyard is an oasis. It is fully fenced with a private wood fence and has a great patio area for BBQ's and entertaining. There is an abundance of natural blooming beautiful floors. You will not be disappointed.</p> <p><i>Listing Courtesy of TY Realty of North Florida</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 <span style="font-size: small;">· New, Active: 12/31/2019</span> <span style="float: right;">MLS ID: 430831</span>	Detached	4/3	1,958 sq ft	12,632	1963	12/31/2019	\$299,000	\$153
<p><b>912 NW 36th Dr</b></p> <p>LOCATION LOCATION LOCATION! Come check out this beautifully remodeled 4 bedroom 3 bathroom house located in the heart of Gainesville. You can walk your kids to school or the park from this house! Just a few blocks away from GHFC and minutes to shopping and restaurants. This open concept home has a brand new granite kitchen, new windows, new HVAC, stone driveway, new roof, updated floors, and much more! Call today to schedule your tour!</p> <p style="text-align: right;"><i>Listing Courtesy of Suskin Realty Inc</i></p>									
	 FOR SALE <span style="font-size: small;">· Active: 11/21/2019</span> <span style="float: right;">MLS ID: 430101</span>	Detached	3/2	1,400 sq ft	6,534	1983	11/21/2019	\$145,000	\$104
<p><b>8619 NW 38th Cir, #41</b></p> <p>Great location and condition. open floor plan with eat in kitchen. All updated appliances in 2019, which includes range, microwave, Refrigerator, Roof 2009, Flood insurance is not required seller has paper work to confirm.</p> <p style="text-align: right;"><i>Listing Courtesy of Florida Homes Realty &amp; Mortgage</i></p>									
	 FOR SALE <span style="font-size: small;">· New, Active: 1/2/2020</span> <span style="float: right;">MLS ID: 430818</span>	Townhouse	3/2	1,633 sq ft	-	2014	1/2/2020	\$222,400	\$136
<p><b>2280 NW 51st Ave</b></p> <p>Lock and leave lifestyle, resort amenities, great location for shopping and medical needs. Two story townhouse, move in ready with view of nature's preserve, located on quiet street assures privacy and tranquility. Home was not homesteaded for current owner. Open floor plan, large kitchen and pantry, inside laundry, gated private rear patio and carefree living as all exterior maintenance is handled by full time on site management and maintenance.</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX Reliance Group</i></p>									





## Pending Listings: 10

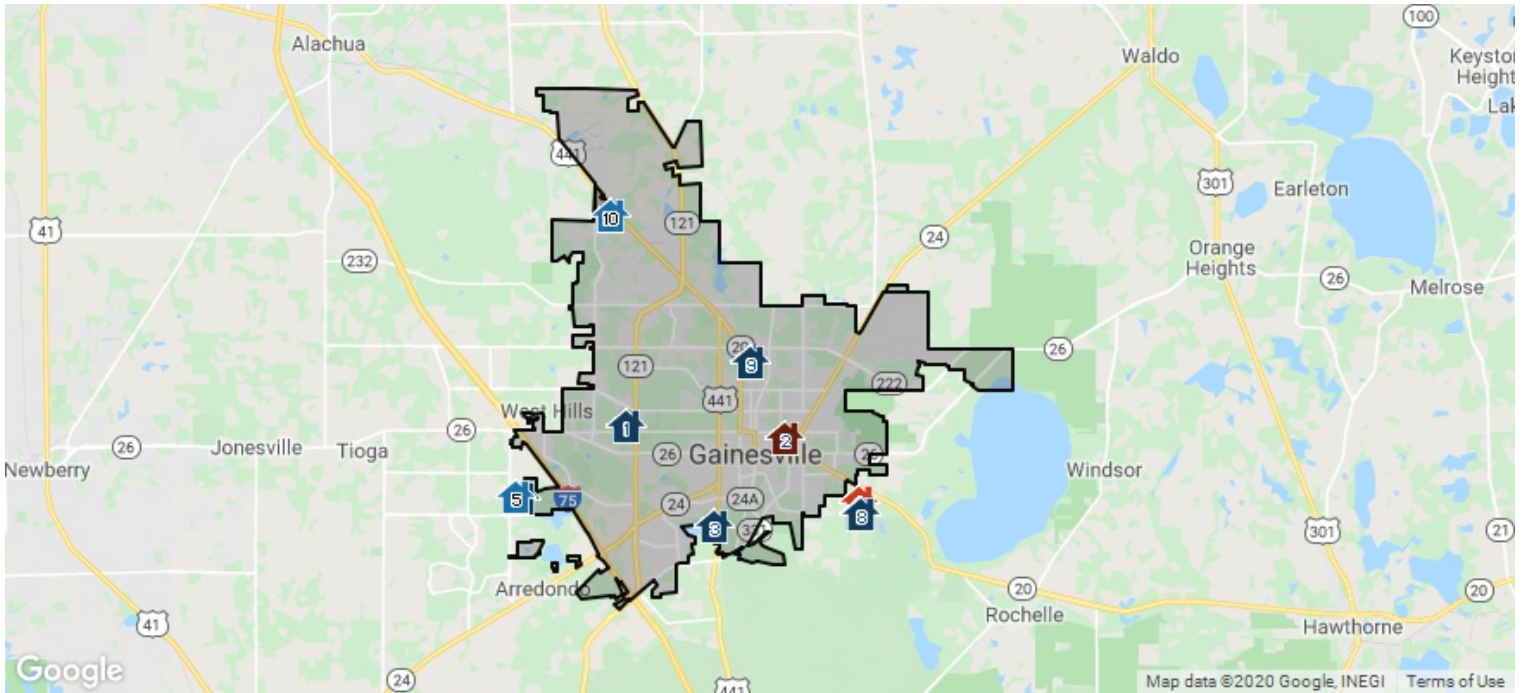
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <div style="display: flex; align-items: center;"> <div style="background-color: #0056b3; color: white; padding: 2px 5px; font-weight: bold;">1</div> <div style="background-color: #0056b3; color: white; padding: 2px 5px; font-weight: bold; margin-left: 5px;">PENDING</div> <div style="margin-left: 10px;"> <p><i>Pending as of 12/31/2019</i> <b>MLS ID: 428176</b></p> <p><b>2738 NW 106th Way</b></p> <p>Detached      3/2      2,114 sq ft      12,632      9/4/2019      \$435,000      12/31/2019      \$206</p> <p>If you are looking for a home with the wow factor and lots of technology you have found it! This two story home is better then new and is loaded with upgrades. Nestled in private MeadowBrook Ridge on a large lot in a cul-de-sac backing to woods. Great room open to kitchen with granite counters, new backsplash &amp; high end appliances, separate dining room and owners suite on first floor, two bedrooms plus bath on second level plus media room space or play room for the kids, rainfall shower head in owners luxury bath, new high end lighting inside and out, hardwood floors, upgraded blinds, new paint inside and out, state of the art solar system with 6.3KW independent power grid, smart home technology, high-end security system, safe room, T1 internet fiber, biometric locks, new garage door, upgraded HVAC with infrared HEPA system, Nest thermostat, 10 ft. ceilings and many custom details. Conveniently located to great schools!</p> <p style="text-align: right; font-size: small;"><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p> </div> </div>								
 <div style="display: flex; align-items: center;"> <div style="background-color: #800000; color: white; padding: 2px 5px; font-weight: bold;">2</div> <div style="background-color: #800000; color: white; padding: 2px 5px; font-weight: bold; margin-left: 5px;">PENDING</div> <div style="margin-left: 10px;"> <p><i>Foreclosure, Notice of Lis Pendens, Pending as of 12/31/2019</i> <b>MLS ID: 424991</b></p> <p><b>541 NE 10th St</b></p> <p>Detached      4/2      1,404 sq ft      14,810      5/8/2019      \$199,900      12/31/2019      \$142</p> <p>Totally Renovated House near the Duck Pond. New Roof, New plumbing, New AC, New Kitchen Cabinets, New Granite Counter Top, New Appliances, New Flooring, Painted inside and outside! Large Backyard!</p> <p style="text-align: right; font-size: small;"><i>Listing Courtesy of Florida Homes Realty &amp; Mortgage</i></p> </div> </div>								
 <div style="display: flex; align-items: center;"> <div style="background-color: #0056b3; color: white; padding: 2px 5px; font-weight: bold;">8</div> <div style="background-color: #0056b3; color: white; padding: 2px 5px; font-weight: bold; margin-left: 5px;">PENDING</div> <div style="margin-left: 10px;"> <p><i>Pending as of 1/1/2020</i> <b>MLS ID: 429474</b></p> <p><b>2712 SW 14th Dr</b></p> <p>Flat      3/2      1,376 sq ft      -      10/21/2019      \$134,900      1/1/2020      \$98</p> <p>Lakefront living near the University and Hospitals! Rare opportunity to own a 3 bedroom 2 bath condo in Bivens South. Call today to see this ground level unit. It has tile throughout (no carpet), the kitchen cabinets and bathroom vanities have been updated. The HVAC has been replaced. Check out the master bedroom with double walkin closets and a on-suite bath with double sinks and a walkin shower. The great room and dining area lead you to a huge glass enclosed porch that has an unobstructed view of Bivens Lake. Great place to relax. Walk stright out to the lake and pavilion area with tables, pool, bathrooms and BBQ grill. The HOA takes care of all the exterior maintenance, roof, water, building insurance and lawn. Just a mile from the university and hospitals and on the bus route.</p> <p style="text-align: right; font-size: small;"><i>Listing Courtesy of Watson Realty Corp - NW23rd Ave.</i></p> </div> </div>								

## 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>7021 SW 17th Pl</b></p> <p>Great investment opportunity for investors or first time home buyers. This renovated unit is move in ready and features 2 bedrooms and 2 bathrooms. Unit has a new roof, new refrigerator and range, has been painted inside and out.</p> <p><i>Listing Courtesy of Advanced Realty Services of Gainesville</i></p>	Flat	2/2	1,115 sq ft	–	8/16/2019	\$74,900	1/2/2020	\$67
 <p><b>3231 SE 22nd Pl</b></p> <p>BRAND NEW ROOF INSTALLED 8/25/19 3/2 Greentree Village - Cute unit in a duplex in nice subdivision. Currently rented great tenants. 3 bedrooms, 2 baths plus bonus room, living room, oversized 1 car garage. Vinyl flooring throughout the house and updated kitchen cabinets with 1275 square feet and a new fenced in backyard shared with Unit 3233 (also for sale) see MLS 425476. No showings till Jan 2nd 2020.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>	Flat	3/2	1,275 sq ft	–	5/24/2019	\$76,500	1/2/2020	\$60
 <p><b>3233 SE 22nd Pl</b></p> <p>BRAND NEW ROOF JUST INSTALLED 8/25/19 3/2 Greentree Village - Cute unit in a duplex in nice subdivision. Currently rented great tenants. 3 bedrooms, 2 baths plus bonus room, living room, oversized 1 car garage. Tiled throughout the house and updated kitchen cabinets with 1275 square feet and a new fenced in backyard shared with Unit 3231 (also for sale) see MLS 425475. No showings till Jan 2nd 2020.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>	Flat	3/2	1,275 sq ft	–	5/24/2019	\$76,500	1/2/2020	\$60
 <p><b>4120 NW 31st Ter</b></p> <p>Great NW location with a move in ready house on a quiet street in a desirable Gainesville neighborhood. Close to the YMCA and a quick drive to the Millhopper shopping area. This 3 bedroom 2 bathroom home is just waiting for its next home owners. Spacious bedrooms, 2 living spaces, updated kitchen, bathrooms and windows. Master bathroom has a beautiful stand up shower and a can't miss mirror vanity. Be sure to open it up when you are there. You can see and feel the homeowner's pride as soon as you walk through the door. Home has been immaculately maintained for the last 20 years. Enjoy your large backyard with fruit trees, pink grapefruit, kiwi and peach, which is fully fenced while you sit on your screened in back porch. Large 2 car garage with AC and Heat can be used year round for hobbies and extra living space.</p> <p><i>Listing Courtesy of Campus Realty</i></p>	Detached	3/2	1,392 sq ft	14,810	10/24/2019	\$184,500	1/2/2020	\$133
 <p><b>210 NW 33rd Ave</b></p> <p>Adorable 3/2 concrete block home. This cheerful &amp; well-maintained 1133 sq. ft. listing was built in the 1950's &amp; features original (refinished!) parquet floors. The home is located on a nearly half acre corner lot at the end of a cul de sac. Roof, HVAC, windows, electric, plumbing, insulation and appliances replaced in 2005. Large, well-lit kitchen features newer cabinets, a breakfast nook and gas range and oven. Spacious laundry room with lots of storage. Master bedroom has a walk-in closet and bath. Backyard has a small patio for a BBQ grill and a gorgeous grandfather oak</p> <p><i>Listing Courtesy of Rabell Realty Group LLC</i></p>	Detached	3/2	1,133 sq ft	12,196	12/19/2019	\$168,000	12/23/2019	\$148
 <p><b>3444 NW 49th Ave</b></p> <p>Beautifully maintained 3 bedroom 2 bath concrete block home in desirable NW Gainesville. New AC and windows in 2014, roof in 2015, kitchen in 2017. Bathrooms were also remodeled along with the laminate flooring in living room and hallway. The carpet in the bedrooms are new, installed after owners moved out. Large office/ formal dining area that has new sliding glass doors that lead to a large outdoor patio to enjoy your morning coffee overlooking the larger fenced in backyard. Minutes to UF and Santa Fe College, area hospitals, YMCA, I-75 and shopping. Storage sheds do not convey.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Detached	3/2	1,337 sq ft	14,374	11/22/2019	\$189,900	1/2/2020	\$142

## Pending Listings: 10 (cont.)













	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
								
 <b>PENDING</b> • Pending as of 11/26/2019 <i>MLS ID: 430197</i>								
<b>1628 SW 71st Cir</b>	Detached	4/3	1,965 sq ft	6,098	11/26/2019	\$358,700	11/26/2019	\$183
<p>The Pearson under construction on a premium corner Lot 39 by William Weseman. 1965 h/c SF, 4 beds, 3 baths, an oversize front entry 2-car garage with baseboards, separate laundry room, &amp; open layout. 3-panel, two-way sliding glass doors lead to rear porch overlooking open green space. Hardie board, board &amp; batten, light stacked stone, 30 year architectural 3-tab shingle roof w/ transferable warranty, front irrigation, &amp; fully sodded front and backyard. Flooring LVP (luxury vinyl plank) &amp; ceramic tile, no carpeting. Tray ceiling &amp; crown molding in owner suite &amp; living. Ceiling fans included in bedrooms, living &amp; rear porch. 9' ceilings throughout. 8' front door w/ glass details. Quartz countertops, stainless steel, energy-efficient, Whirlpool appliances, white farmhouse sink, large pantry, &amp; ForeverMark wood cabinets. Owner suite dual sinks, Silstone quartz, private toilet, &amp; large walk-in closet w/ custom storage. Tankless, gas water heater, Low-E windows, 15 SEER HVAC, R-13/R-38 ins. radiant roof barrier. Just 2 mins to Oak Hall, 8 mins to UF, 10 mins to Celebration Pointe/Butler Plaza &amp; 14 mins to ShandsVA. Comm. pool, sidewalks, GRU. Zoned for Wiles, Kanapaha &amp; Buchholz.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>								



## Price Changes: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <div style="display: flex; align-items: center;"> <div style="background-color: #0056b3; color: white; padding: 2px 5px; font-weight: bold;">PENDING</div> <div style="margin-left: 5px;"> <p>· Pending as of 5/30/2019</p> <p>MLS ID: 420813</p> </div> </div> <p><b>3537 NW 10th Ave</b></p> <p>Detached      3/2      1,928 sq ft</p> <p>12/19/2018      \$229,900      \$210,000      10/8/2019      -8.66%</p> <p>An offer has been accepted by the seller and submitted to the lender for approval. This sale represents a short sale. This classic mid-century home features a huge living room which stretches across the back of the home where a wall of French doors opens to the back patio and garden, and an elegant fireplace provides an inviting focal point. Terrazzo floors throughout the home are in original condition, free from damaging carpet installation. The master bedroom is a 2 room suite with another wall of French door to the patio. With this separate entrance, it could be used as an in-law suite or for a home based business. The location is just a short stroll to Westside Park, Littlewood Elementary, or the 300 Club. Convenient to Millhopper shopping center and the Fresh Market. Only 1.5 miles to UF, the neighborhood is popular with UF faculty.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
 <div style="display: flex; align-items: center;"> <div style="background-color: #800000; color: white; padding: 2px 5px; font-weight: bold;">PENDING</div> <div style="margin-left: 5px;"> <p>· Foreclosure, Notice of Lis Pendens, Pending as of 12/31/2019</p> <p>MLS ID: 424991</p> </div> </div> <p><b>541 NE 10th St</b></p> <p>Detached      4/2      1,404 sq ft</p> <p>5/8/2019      \$245,000      \$199,900      12/21/2019      -18.41%</p> <p>Totally Renovated House near the Duck Pond. New Roof, New plumbing, New AC, New Kitchen Cabinets, New Granite Counter Top, New Appliances, New Flooring, Painted inside and outside! Large Backyard!</p> <p><i>Listing Courtesy of Florida Homes Realty &amp; Mortgage</i></p>								
 <div style="display: flex; align-items: center;"> <div style="background-color: #0056b3; color: white; padding: 2px 5px; font-weight: bold;">PENDING</div> <div style="margin-left: 5px;"> <p>· Pending as of 1/1/2020</p> <p>MLS ID: 429474</p> </div> </div> <p><b>2712 SW 14th Dr</b></p> <p>Flat      3/2      1,376 sq ft</p> <p>10/21/2019      \$135,000      \$134,900      10/25/2019      -0.07%</p> <p>Lakefront living near the University and Hospitals! Rare opportunity to own a 3 bedroom 2 bath condo in Bivens South. Call today to see this ground level unit. It has tile throughout (no carpet), the kitchen cabinets and bathroom vanities have been updated. The HVAC has been replaced. Check out the master bedroom with double walk in closets and a on-suite bath with double sinks and a walk in shower. The great room and dining area lead you to a huge glass enclosed porch that has an unobstructed view of Bivens Lake. Great place to relax. Walk stright out to the lake and pavilion area with tables, pool, bathrooms and BBQ grill. The HOA takes care of all the exterior maintenance, roof, water, building insurance and lawn. Just a mile from the university and hospitals and on the bus route.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>								

## Price Changes: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.	
 <div style="background-color: #004a99; color: white; padding: 2px; display: inline-block;">  PENDING         </div> <div style="font-size: small; margin-top: 2px;">           Pending as of 1/2/2020 <span style="float: right;">MLS ID: 427756</span> </div>	7021 SW 17th PI	Flat	2/2	1,115 sq ft	8/16/2019	\$69,900	\$74,900	8/27/2019	7.15%
<p>Great investment opportunity for investors or first time home buyers. This renovated unit is move in ready and features 2 bedrooms and 2 bathrooms. Unit has a new roof, new refrigerator and range, has been painted inside and out.</p> <p style="text-align: right; font-size: x-small;"><i>Listing Courtesy of Advanced Realty Services of Gainesville</i></p>									
 <div style="background-color: #004a99; color: white; padding: 2px; display: inline-block;">  FOR SALE         </div> <div style="font-size: small; margin-top: 2px;">           Active: 11/9/2019 <span style="float: right;">MLS ID: 429820</span> </div>	7232 SW 17th PI	Detached	3/2	1,279 sq ft	11/9/2019	\$184,000	\$177,500	1/2/2020	-3.53%
<p>Move in ready!! Enjoy the holidays in this charming 3 bedroom 2 bath home, recently updated including new carpet in bedrooms, fresh exterior paint and more! Relax in your spacious tiled living area with wood burning fire place and tons of natural light from the double sliding glass doors that lead out to the patio area and large fenced in back yard. Located within walking distance to Oak Hall School, shopping, medical facilities and bus route. Also just minutes from Publix, Haile Market Square and convenient to Celebration point, Butler Plaza, The University of Florida, UF Health, Shands and the VA hospital! All new energy efficient windows installed 2016, HVAC-2013, Roof-2011.</p> <p style="text-align: right; font-size: x-small;"><i>Listing Courtesy of Pepine Realty</i></p>									
 <div style="background-color: #c00000; color: white; padding: 2px; display: inline-block;">  FOR SALE         </div> <div style="font-size: small; margin-top: 2px;">           Foreclosure, Notice of Lis Pendens, Active: 10/7/2019 <span style="float: right;">MLS ID: 428993</span> </div>	3270 SE 18th Ave	Detached	3/2	1,056 sq ft	10/7/2019	\$51,500	\$45,600	12/24/2019	-11.46%
<p>3/2 on quiet street..very large pretty back yard...according to tax records HVAC was changed out in 2015 appears to be clabboard type siding on most of exterior</p> <p style="text-align: right; font-size: x-small;"><i>Listing Courtesy of Smart Choice Realty Corp</i></p>									
 <div style="background-color: #004a99; color: white; padding: 2px; display: inline-block;">  PENDING         </div> <div style="font-size: small; margin-top: 2px;">           Pending as of 1/2/2020 <span style="float: right;">MLS ID: 425475</span> </div>	3231 SE 22nd PI	Flat	3/2	1,275 sq ft	5/24/2019	\$87,500	\$76,500	10/24/2019	-12.57%
<p>BRAND NEW ROOF INSTALLED 8/25/19 3/2 Greentree Village - Cute unit in a duplex in nice subdivision. Currently rented great tenants. 3 bedrooms, 2 baths plus bonus room, living room, oversized 1 car garage. Vinyl flooring throughout the house and updated kitchen cabinets with 1275 square feet and a new fenced in back yard shared with Unit 3233 (also for sale) see MLS 425476. No showings till Jan 2nd 2020.</p> <p style="text-align: right; font-size: x-small;"><i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>									
 <div style="background-color: #004a99; color: white; padding: 2px; display: inline-block;">  PENDING         </div> <div style="font-size: small; margin-top: 2px;">           Pending as of 1/2/2020 <span style="float: right;">MLS ID: 425476</span> </div>	3233 SE 22nd PI	Flat	3/2	1,275 sq ft	5/24/2019	\$87,500	\$76,500	10/24/2019	-12.57%
<p>BRAND NEW ROOF JUST INSTALLED 8/25/19 3/2 Greentree Village - Cute unit in a duplex in nice subdivision. Currently rented great tenants. 3 bedrooms, 2 baths plus bonus room, living room, oversized 1 car garage. Tiled throughout the house and updated kitchen cabinets with 1275 square feet and a new fenced in back yard shared with Unit 3231 (also for sale) see MLS 425475. No showings till Jan 2nd 2020.</p> <p style="text-align: right; font-size: x-small;"><i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>									
 <div style="background-color: #004a99; color: white; padding: 2px; display: inline-block;">  PENDING         </div> <div style="font-size: small; margin-top: 2px;">           Pending as of 12/23/2019 <span style="float: right;">MLS ID: 430656</span> </div>	210 NW 33rd Ave	Detached	3/2	1,133 sq ft	12/19/2019	\$160,000	\$168,000	1/2/2020	5%
<p>Adorable 3/2 concrete block home. This cheerful &amp; well-maintained 1133 sq. ft. listing was built in the 1950's &amp; features original (refinished!) parquet floors. The home is located on a nearly half acre corner lot at the end of a cul de sac. Roof, HVAC, windows, electric, plumbing, insulation and appliances replaced in 2005. Large, well-lit kitchen features newer cabinets, a breakfast nook and gas range and oven. Spacious laundry room with lots of storage. Master bedroom has a walk-in closet and bath. Backyard has a small patio for a BBQ grill and a gorgeous grandfather oak</p> <p style="text-align: right; font-size: x-small;"><i>Listing Courtesy of Rabell Realty Group LLC</i></p>									



## Price Changes: 10 (cont.)



FOR SALE

Active: 11/21/2019 MLS ID: 430101

**8619 NW 38th Cir, #41**

Detached

Bed /Ba

3/2

Living Area (sq ft)

1,400 sq ft

Orig. Listing Date

11/21/2019

Orig. Price

\$150,000

New Price

\$145,000

Date of Chg.

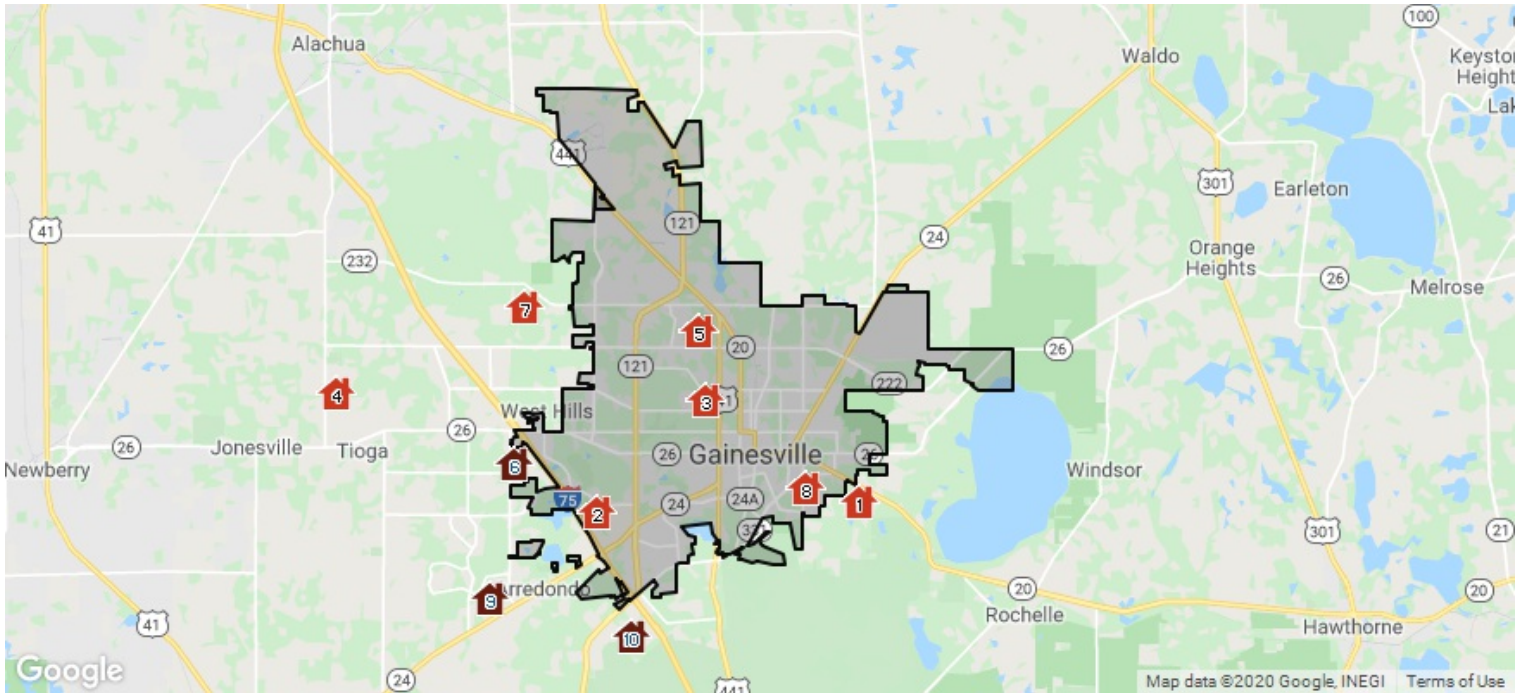
1/2/2020

% Chg.





-3.33%

Great location and condition. open floor plan with eat in kitchen. All updated appliances in 2019, which includes range, microwave, Refrigerator, Roof 2009, Flood insurance is not required seller has paper work to confirm.

*Listing Courtesy of Florida Homes Realty & Mortgage*

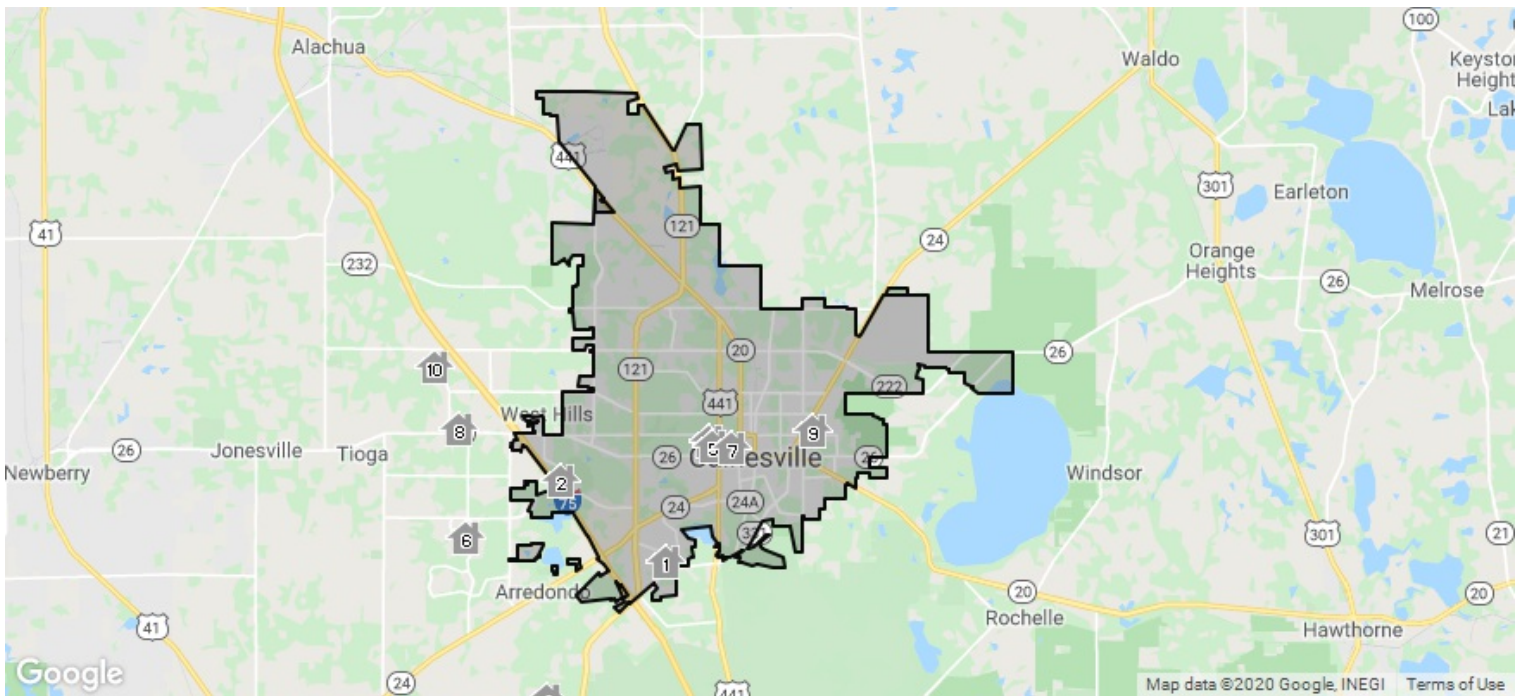


## Distressed Activity: 10




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
 <p><b>1</b> <b>FOR SALE</b> • Foreclosure, Notice of Lis Pendens, Active: 10/7/2019 <i>MLS ID: 428993</i></p> <p><b>3270 SE 18th Ave</b></p> <p>3/2 on quiet street...very large pretty back yard...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	\$45,600	10/7/2019	10/7/2019	Foreclosure
 <p><b>2</b> <b>FOR SALE</b> • Preforeclosure, Notice of Lis Pendens, Active: 11/30/2019 <i>MLS ID: 430245</i></p> <p><b>4215 SW 22nd Ln, Unit 131</b></p> <p>Updated 2 bedroom / 2.5 baths in Hailey Gardens. New flooring. New lighting fixtures and ceiling fans. New stainless dishwasher and range. New HVAC. Freshly painted interior. The seller has done the work so you don't have to! A short walk to shopping, dining and entertainment at Butler Plaza. A quick bike ride to the University of Florida. * AGENTS: Use MLS and ShowingTime for info.</p> <p><i>Listing Courtesy of Community Realty, LLC</i></p>	Townhouse	2/2	1,142 sq ft	-	\$149,900	11/30/2019	7/29/2019	Preforeclosure
 <p><b>3</b> <b>FOR SALE</b> • Preforeclosure, Notice of Lis Pendens, Active: 10/31/2019 <i>MLS ID: 429605</i></p> <p><b>1616 NW 19th Cir</b></p> <p>Great option with this townhouse. 4 bedrooms 2.5 bathrooms and an attached garage. L shaped kitchen, dining room, vaulted ceilings, living room with fireplace, and more. Come take a look today.</p> <p><i>Listing Courtesy of Owners.com</i></p>	Townhouse	4/2	2,355 sq ft	-	\$178,900	10/31/2019	10/31/2019	Preforeclosure
 <p><b>4</b> <b>FOR SALE</b> • Foreclosure, Notice of Lis Pendens, Active: 8/22/2019 <i>MLS ID: 427934</i></p> <p><b>13909 NW 21st Ln</b></p> <p>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	\$399,900	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
	<b>5</b> FOR SALE		* Preforeclosure, Notice of Lis Pendens, New, Active: 12/24/2019 MLS ID: 430719					
<b>1901 NW 43rd Pl</b>	Detached	3/2	1,140 sq ft	8,712	\$122,500	12/24/2019	7/31/2019	Preforeclosure
<p>An affordable opportunity in NW Gainesville's Vastavia! This 3 bedroom/2 bath home is situated on a corner lot with a large back yard, screened porch and storage shed. The interior offers an open living and dining area, ample kitchen and large laundry room. Walk to Norton Elementary and Hogtown Creek Headquarters Nature Park</p> <p><i>Listing Courtesy of Horizon Realty Of Alachua Inc</i></p>								
	<b>6</b> PENDING		* Foreclosure, Pending as of 12/20/2019 MLS ID: 429825					
<b>501 SW 75th St, Apt C1</b>	Townhouse	4/2	1,638 sq ft	-	\$104,900	11/7/2019	11/7/2019	Foreclosure
<p>Come see this 4 bedroom/2.5 bath condo in Cricket Club. End unit with a screen porch and 2 covered parking spaces. Cricket Club is conveniently located off Tower Road, on a bus route and is within minutes of The Oaks Mall, I-75 and North Florida Regional Medical Center. Neighborhood features a pool, clubhouse, tennis courts and a playground.</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p>								
	<b>7</b> FOR SALE		* Preforeclosure, Foreclosure Judgment Entered, Active: 12/16/2019 MLS ID: 430604					
<b>6823 NW 52nd Ln</b>	Detached	4/4	4,587 sq ft	123,274	\$740,000	12/16/2019	9/18/2019	Preforeclosure
<p>Beautiful 4 BR, 4 and 1/2 baths in desirable Thomehill gated community off Millhopper Rd. Home features soaring 20 ft. ceiling, wood, carpet and ceramic tile floors. French doors from master bedroom, formal living room and family room lead to pool and screened lanai. Large office/library with ceiling to floor shelves on one wall. Formal dining room, kitchen opens to breakfast nook and family room. Total 5 car capacity garages. All of this on 2.8 acres, pond fronting parcel.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
	<b>8</b> FOR SALE		* Preforeclosure, Notice of Lis Pendens, Active: 11/21/2019 MLS ID: S5026728					
<b>1528 SE 12th Pl</b>	Single Family	3/1	960 sq ft	6,598	\$105,000	11/21/2019	11/21/2019	Preforeclosure
<p>This spacious and completely renovated single family is ready for you to call it home. Recent renovations include kitchen cabinets, counter tops, hot water heater, air conditioner, new paint and tile throughout, fully renovated bathroom and much more. You don't want to miss this moving ready home.</p> <p><i>Listing Courtesy of 1M REAL ESTATE SERVICES LLC</i></p>								
	<b>9</b> PENDING		* Foreclosure, Notice of Foreclosure Sale, Pending as of 12/3/2019 MLS ID: 428848					
<b>8223 SW 56th Ave</b>	Detached	3/2	1,665 sq ft	10,018	\$180,000	9/30/2019	9/30/2019	Foreclosure
<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>								
	<b>10</b> PENDING		* Preforeclosure, Notice of Lis Pendens, Pending as of 6/30/2019 MLS ID: 417454					
<b>6624 SW 37th Way</b>	Detached	5/4	5,741 sq ft	18,730	\$599,000	7/31/2018	7/23/2019	Preforeclosure
<p>A large, elegant home with cosmetic updates in 2017. Kitchen has 6-burner gas cook top with pot filler, granite countertops, wine cooler, Sub Zero refrigerator (2nd refrigerator/freezer in the guest suite), double oven, warming oven, and two countertop electric burners. Ground floor also has a bricked foyer, high ceilings, LR, DR, FR with fireplace, 1/2 bath, informal dining area, and large enclosed sun porch with wet bar that accesses the brick patio. Former garage has been converted to a guest suite with laundry, BR, full BA, and private entry. Views of the golf course from large ground level and upper level sun porches. Upstairs is the large master BR suite w/marble bath, two closets, sauna, and access to the upper sun porch + 3 additional large BR and two BA. Large generator, a greenhouse &amp; cart garage. Great home for entertaining and convenient to Shands, VA, Butler Plaza, I75, etc. This home would be perfect for hosting friends coming for the weekend to watch Gator football. Membership in the Gainesville Golf &amp; Country Club (GCC) is available for an extra fee. GCC permits RV's and boats, and there is plenty of room for parking.</p> <p><i>Listing Courtesy of Dawn Realty</i></p>								







## Expired Listings: 10

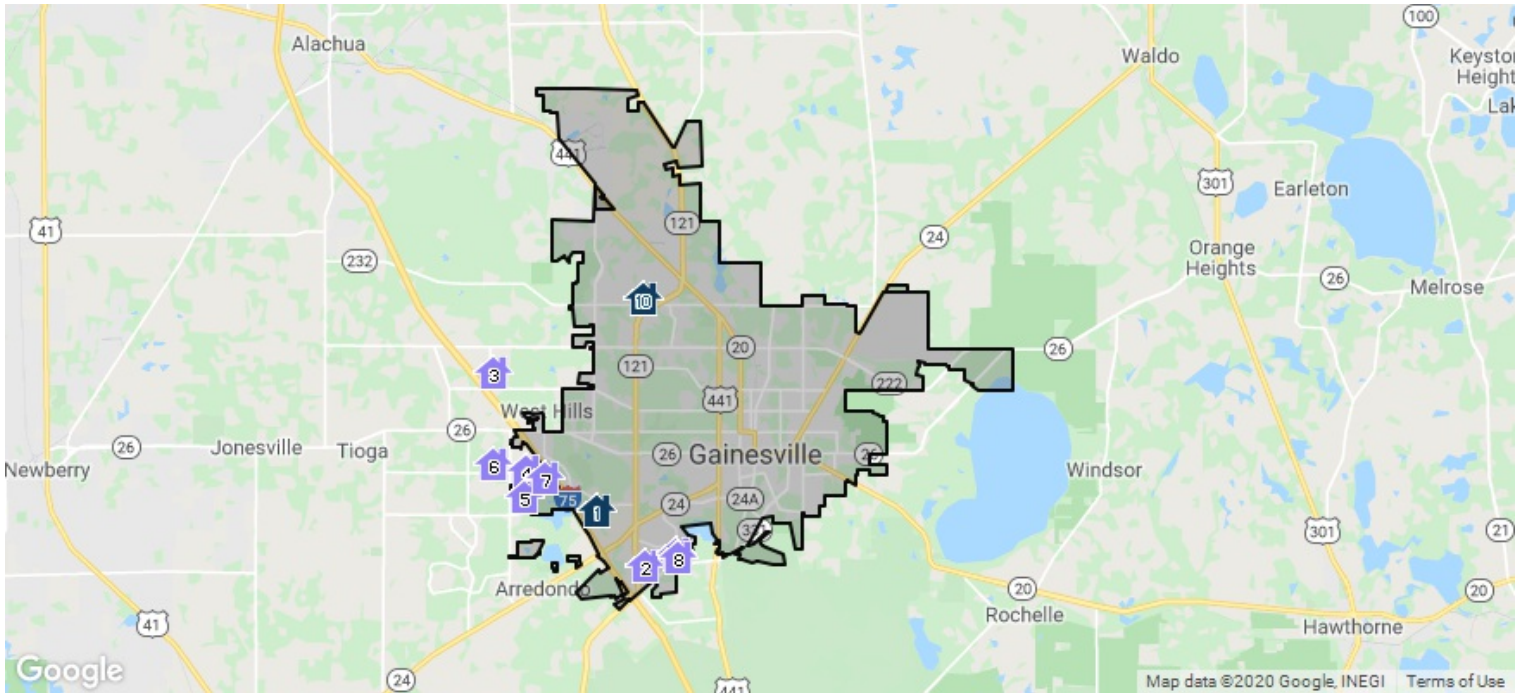
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
 <p><b>1</b> RECENTLY EXPIRED • MLS Listing 427766: 8/16/2019 MLS ID: 427766</p> <p><b>3905 SW 26th Ter, Apt D</b></p> <p>Townhouse 2/1 1,000 sq ft – 1980 \$81,900 1/1/2020 \$81</p> <p>Investment opportunity! 2 bedroom end unit condo close to University of Florida, Shands, and VA Hospital. Spacious townhouse with fenced-in backyard. Nice and open unit with half bath downstairs and french doors that open to private backyard. Spacious kitchen with lots of cabinets. HOA covers exterior maintenance. You can bike or take the bus since you are right on the bus line.</p> <p><i>Listing Courtesy of Pepine Realty</i></p>								
 <p><b>2</b> RECENTLY EXPIRED • MLS Listing 426445: 6/24/2019 MLS ID: 426445</p> <p><b>922 SW 56th Ter</b></p> <p>Townhouse 3/3 1,370 sq ft – 1987 \$141,000 1/1/2020 \$103</p> <p>Located near new Butler Plaza shopping area. On the busline to University of Florida and Santa Fe College. 3 bedrooms 3 bath Tile floors. 2 bedrooms upstairs 1 bedroom down stairs.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>								
 <p><b>3</b> RECENTLY EXPIRED • MLS Listing 428798: 9/28/2019 MLS ID: 428798</p> <p><b>1604 NW 6th Ave</b></p> <p>Single Family 3/2 2,024 sq ft – 1949 \$2,350 1/1/2020 \$1</p> <p>Completely remodeled 3 bedroom, 2 bath home a few blocks north of the University of Florida. Original refinished hardwood floors throughout the living room, dining room, kitchen and bedrooms and Luxury Vinyl Planks in the family room. Home was completely remodeled with new electrical, new plumbing, remodeled bathrooms and remodeled kitchen with granite countertops and stainless steel appliances. Walk to the UF and Shands, shopping and restaurants. No students.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								

## Expired Listings: 10 (cont.)


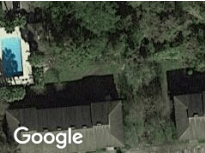

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
 <p><b>4</b> RECENTLY EXPIRED • MLS Listing 428932: 10/10/2019 MLS ID: 428932</p> <p><b>6219 SW 93rd Ave</b></p> <p>Private equestrian community w/architecturally spectacular all-brick 6500 SF, 2-story, 6 BR, 6.5 BA, 3-car-garage estate home on 26 wooded acres in Farms of Kanapaha offering riding trails throughout. Property includes screened-in Olympic-sized pool w/built in Spa, stable w/4 stalls, tack room, riding ring &amp; tennis court. Stately brick colonnade entrance leads into a large foyer &amp; great room w/fireplace that offers natural light from windows extending up to second level. Downstairs offers formal dining room; private library/den w/oak built-ins; master retreat w/en-suite, steam room &amp; Jacuzzi; gourmet kitchen w/wrap-around granite countertop &amp; double ovens; &amp; an adjoining family room w/fireplace. A breath-taking spiral staircase leads from the great room to an open 2nd floor landing &amp; walkway that overlooks the downstairs. Several floor-to-ceiling exposed columns span the great room. Many upstairs bedrooms have private baths. Spacious gym (included in BR count) &amp; sunroom overlook this impressive estate. Close proximity to GNV Airport. Central location for easy drive to Ocala's World Equestrian Center, Orlando, Jacksonville, &amp; other popular Florida destinations. Call to schedule your private tour today.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>	Detached	5/6	6,275 sq ft	1,128,204	1988	\$1,300,000	12/29/2019	\$207
 <p><b>5</b> RECENTLY EXPIRED • MLS Listing 428284: 9/9/2019 MLS ID: 428284</p> <p><b>1500 NW 4th Ave, Apt 308</b></p> <p>WALK TO UF CLASSES, UF COLLEGE OF BUSINESS, and the FOOTBALL STADIUM! Top-floor 2 story condo in a newer construction building with keyfob and access card entry. This is one of the only free-standing units in the building with upgraded floors and an extra window. Upgraded kitchen with granite countertops, undermount sink, canned lighting and faux stainless appliances. French doors open to a rare private balcony off the living room as most balconies in this community are shared between two units. Each condo is pre-wired for a security alarm. Keyfob or access card needed for building access. This condo comes with 1 assigned parking space in the ground floor parking garage. Walk to UF!</p> <p><i>Listing Courtesy of University Realty</i></p>	Townhouse	2/2	851 sq ft	-	2008	\$229,900	12/27/2019	\$270
 <p><b>6</b> RECENTLY EXPIRED • MLS Listing 426415: 6/26/2019 MLS ID: 426415</p> <p><b>9320 SW 32nd Pl</b></p> <p>Gorgeous home on premium Haile Plantation/Mills Glen half acre lot backing large open common space for privacy! This traditional style home offers a great layout &amp; plenty of room for entertaining w/5 Bedrooms, 4 Bathrooms PLUS a BONUS, formal dining &amp; sitting room. Downstairs offers the Master Suite &amp; one guest room/bath. Upstairs offers 3 large guest bedrooms, 2 bathrooms plus a huge bonus room equipped/ custom wood paneling, bar w/mini fridge and Pool table (conveying to next owner)! A gourmet kitchen boasts a large island, stainless appliances, solid countertops and walk-in pantry. Entertain outdoors on the paver patio, in the built in hot tub, around the firepit or just sit and enjoy the deer running through your backyard! Enjoy the proximity to Chiles Elementary, Publix Market Square, the Haile Village Center and the Haile Golf &amp; Country Club!</p> <p><i>Listing Courtesy of BHGRE Thomas Group</i></p>	Detached	5/4	3,977 sq ft	22,215	1999	\$650,000	12/25/2019	\$151
 <p><b>7</b> RECENTLY EXPIRED • MLS Listing 427205: 7/24/2019 MLS ID: 427205</p> <p><b>913 NW 4th Pl</b></p> <p>Bike/walk to UF, mid-town, down town. You will be with in minuets from many of great shops eateries, and breweries that Gainesville Fl. has to offer. Move in ready with fresh coat of paint through out the interior, new luxury vinyl plank flooring in Kitchen, restored wood flooring in the living room and bedrooms.</p> <p><i>Listing Courtesy of Your Home Realty</i></p>	Detached	3/1	1,162 sq ft	5,000	1954	\$195,000	12/25/2019	\$168
 <p><b>8</b> RECENTLY EXPIRED • MLS Listing 429333: 10/18/2019 MLS ID: 429333</p> <p><b>902 NW 94th St</b></p> <p>4/2 spacious brick home featuring a family room, backyard with a pond and 1 car side entry garage. Located minutes away from restaurants, schools, and business establishments! Calling all investors, this is a rare opportunity! situated on over an acre of land, wooden lot in backyard with pond, family room with fireplace, vaulted ceilings, extra bonus room, eat in kitchen, large great room, inside laundry room with extra storage, 1 car side entry garage extra room in the garage.</p> <p><i>Listing Courtesy of Relax Real Estate LLC</i></p>	Detached	4/2	2,302 sq ft	47,044	1973	\$175,000	12/25/2019	\$76

## Expired Listings: 10 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.	
	 EXPIRED <small>· MLS Listing 424506: 4/15/2019    MLS ID: 424506</small>	Detached	3/2	1,100 sq ft	10,890	2018	\$138,000	12/18/2019	\$117
<p><b>911 NE 17th Dr</b></p> <p>New Construction!!! This newly built home in N.E is move in ready! New roof New HVAC system. Tile floors throughout the house gives it a open feel, This Great starter home has quick easy access to UF and SFC downtown (Waldo Rd &amp; University Ave). It is within walking distance of Super Wal-Mart, Duval Elementary, hair care, eateries.</p> <p><i>Listing Courtesy of RE/MAX Reliance Group</i></p>									
	 EXPIRED <small>· MLS Listing 425878: 6/9/2019    MLS ID: 425878</small>	Detached	4/2	2,232 sq ft	6,098	1997	\$319,900	12/10/2019	\$134
<p><b>10517 NW 32nd Pl</b></p> <p>/////PRICE REDUCED/////CAREFREE LIVING!!!! - Seller would consider a DECORATING ALLOWANCE - Golf Course Community - Jeffrey Wilde built 4 bedroom 2 bath three way split plan overlooking golf course - beautiful wood floors - Newer WALK-IN BATH WITH SHOWER in hall bath, STAIR LIFT to 4th bedroom upstairs - formal living/dining, beautiful equipped kitchen, center island and breakfast bar - huge skylight offers an abundance of natural light, breakfast nook, great room with gas fireplace and French doors opening to glass room overlooking golf course - huge master suite with tray ceiling, walkin closet, garden bath, double sinks, corner Garden tub, step in shower - additional three bedrooms, bath, inside laundry with new washer and dryer - two car garage with opener - high ceilings throughout - New roof 2016 - Association covers roof, exterior, yard and lawn maintenance, termite program, etc. - Close to I-75, schools, Publix, restaurants and shopping - All this with the security of a gated community.</p> <p><i>Listing Courtesy of Florida Homes Realty &amp; Mortgage</i></p>									







## New For Lease: 10

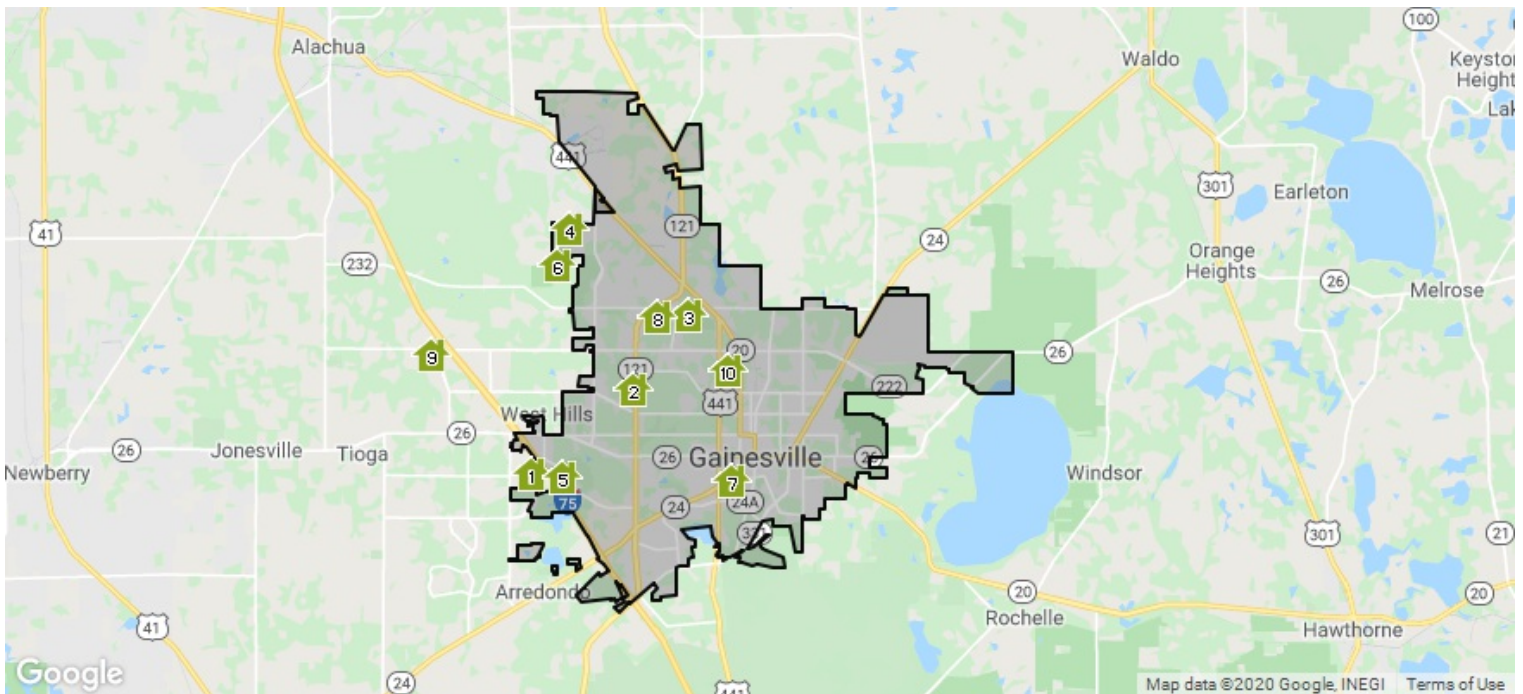
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.	
	Pending: 12/23/2019 <i>MLS ID: 430700</i> <b>4220 SW 22nd Ln, Unit 121</b>	Condo	2/2	1,154 sq ft	–	2006	12/23/2019	\$1,000	\$1
<p>Hailey Gardens condo with 2 bedroom / 2 bathroom next to Butler Plaza and the all new, Butler North. A direct bus route to the University of Florida. Kitchen features a pantry, washer and dryer, and plenty of cabinet and counter space. And has a screened in porch off the back. Walking distance to stores!</p> <p><i>Listing Courtesy of Watson Realty Corp - Property Management</i></p>									
	New, Active: 1/2/2020 <i>MLS ID: 430837</i> <b>4415 SW 34th St, Apt 503</b>	Apartment	2/2	1,172 sq ft	–	2000	1/2/2020	\$1,100	\$1
<p>Beautiful unit in Brighton Park Community. Featuring vaulted ceilings throughout the entire unit as well as upstairs. Newly updated kitchen with views of the community pool and back patio area. Fantastic unit and freshly painted. Washer and dryer included. Location, Location, Location! The unit is right off 34th close to 1-75 and Archer. Welcome home to Brighton Park!</p> <p><i>Courtesy of Pepine Property Management, LLC</i></p>									
	Active: 10/3/2019 <i>MLS ID: 428927</i> <b>5065 NW 46th Rd, #106</b>	Apartment	2/2	1,275 sq ft	–	2003	10/3/2019	\$1,100	\$1
<p>Beautiful, ready for move in 2 bedroom 2.5 bath townhouse in Magnolia Place! Featuring wood laminate and tile throughout!! Both bedrooms have on-suite bathrooms and master bedroom has walk-in closet. Screened in porch faces a wooded lot and features a large storage closet! W/D included. Community offers a gated access for security, community pool, fitness room within club house, grills and tennis courts! close to busline, 5 minute drive to Publix and a quick drive to Shands, Santa Fe and UF. Preferred lease ending 6/30, 7/31, or 8/31. **Tenant Placement - Watson does not manage this property. Detached garage is available for storage.</p> <p><i>Courtesy of Watson Realty Corp - Property Management</i></p>									

## New For Lease: 10 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
 <p><b>4</b> FOR LEASE • New, Active: 1/1/2020 MLS ID: 430814</p> <p><b>713 SW 69th St</b></p> <p>Duplex 2/1 900 sq ft 9,148 1980 1/1/2020 \$700 \$1</p> <p>Please drive by to check out Cedar Ridge area before calling any realtors to show inside. Any co-signers will have to give proof of income &amp; be on the lease. Move in is 3 months rent unless income is high, \$35k plus a year or more, then may be reduce move in amount. Bedrooms are upstairs with very steep stairs. No Eviction or selling drug records will be accepted at landlord/owners' discretions. Duplex is in Good location, convenient to Oaksmall, Home Depot, restaurants &amp; University of Florida. Close to bus stop &amp; near Gainesville Grand Oaks development.</p> <p><i>Courtesy of Green Tree Realty Inc</i></p>								
 <p><b>5</b> FOR LEASE • New, Active: 1/2/2020 MLS ID: 430830</p> <p><b>1715 SW 69th Way</b></p> <p>Condo 2/1 810 sq ft – 1981 1/2/2020 \$795 \$1</p> <p>Renovated 2/1 condo in Tower Oaks! This unit has vinyl plank flooring throughout, updated kitchen and bathroom, including granite counter tops, washer/dryer hookups and central heat &amp; a/c. No pets allowed. 1st month's rent and security deposit required for move-in. Minimum 1-year lease term.</p> <p><i>Courtesy of Carl Turlington Real Estate</i></p>								
 <p><b>6</b> FOR LEASE • Active: 12/18/2019 MLS ID: 430611</p> <p><b>415 SW 80th Blvd</b></p> <p>Single Family 4/3 3,519 sq ft – 1975 12/18/2019 \$2,500 \$1</p> <p>Welcome to this private Home in the prime heart of Gainesville. At only \$2,500, this property is extremely spacious and vast. Located off the SW neighborhood of Sunningdale, just off Tower Road, this 4/3 all brick home, with a generous surplus of space in bedrooms and living areas, is sitting on over an acre privacy lot. Additionally, two bonus rooms could be used as bedrooms giving the potential of a 6 bedroom home. With high, vaulted ceilings, a roomy den/office space, two fireplaces, French doors, and not limited to, you will be able to relax and host your family and friends while having great peace of mind, as they bask in the warmth of the natural light illuminating the living area. NEW Kitchen, NEW Paint, NEW Floors, NEW toilets, and not limited to! Additional rooms included a covered lanai (with wall A/C), a formal dining room, and vast amount of storage space. Walk out into your backyard, and reminisce in the moment of tranquility while surrounded by trees and the sounds of nature. Conveniently located to Oaks Mall, Tioga/Newberry, UF, Hospitals, Celebration Pointe, Butler Plaza, and not limited to.</p> <p><i>Courtesy of Charles Rutenberg Realty, LLC</i></p>								
 <p><b>7</b> FOR LEASE • Active: 9/25/2019 MLS ID: 428746</p> <p><b>6124 SW 10th Pl, #B</b></p> <p>Duplex 2/2 948 sq ft – 1980 9/25/2019 \$750 \$1</p> <p>2b/2b in Sugarfoot apts, close to UF, Shands, shopping centers &amp; bus stop. Move in is 1st, last &amp; deposit (\$2500). Income has to be more than 3 to 4x rent amount after taxes, insurance, etc. to be considered (\$2500). No smoking, absolutely no pets. Also for sale, \$160k. Potential renters have to be pre-qualify income/records before listing agent will show inside. Prefer No eviction/no criminal records.</p> <p><i>Courtesy of Green Tree Realty Inc</i></p>								
 <p><b>8</b> FOR LEASE • New, Active: 12/19/2019 MLS ID: 430649</p> <p><b>4000 SW 23rd St, Apt 3-101</b></p> <p>Apartment 1/1 1,177 sq ft – 1999 12/19/2019 \$450 \$0</p> <p>Ready for move in! This ground floor 4 bed/4 bath is a shared apartment very close to University of Florida, Shands, Butler Plaza shopping! Condo has tile floors and upgraded laminate flooring throughout - NO CARPET! Each bedroom has a walk-in closet and a private bath. Condo has a covered porch with storage closet that overlooks the pool. The flat rate price includes High-speed internet, Electricity, community pool, exercise room, basketball court, sand volleyball court, and hot tub.</p> <p><i>Courtesy of Rabell Realty Group LLC</i></p>								

## New For Lease: 10 (cont.)













	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.	
	 <b>FOR LEASE</b> • New, Active: 12/19/2019 <i>MLS ID: 430648</i>	Apartment	1/1	1,177 sq ft	–	1999	12/19/2019	\$450	\$0
<p><b>4000 SW 23rd St, Apt 5-101</b></p> <p>Ready for move in! This ground floor 4 bed/4 bath is a shared apartment very close to University of Florida, Shands and Butler Plaza shopping! Condo has tile floors and carpet in each bedroom. All bedrooms have a walk-in closet and a private bath. Condo has a covered porch with storage closet. The flat rate price includes High-speed internet, Electricity, community pool, exercise room, basketball court, and volleyball court.</p> <p><i>Courtesy of Rabell Realty Group LLC</i></p>									
	 <b>PENDING LEASE</b> • Pending: 12/19/2019 <i>MLS ID: 430643</i>	Single Family	3/2	1,668 sq ft	–	1974	12/19/2019	\$1,450	\$1
<p><b>5511 NW 32nd St</b></p> <p>This 3BR 2BA 1668sf home has a formal dining room, family room, living room, breakfast bar, screen porch, indoor laundry room, and 2 car garage. Features include, large windows, wood Grain tile floors (NO CARPETS), fully fenced backyard, washer dryer hook up. 12 month leases welcome!</p> <p><i>Listing Courtesy of Rabell Realty Group LLC</i></p>									



## Recently Leased: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
 <p><b>1</b> <b>RECENTLY LEASED</b> • Leased Date: 1/2/2020, MLS Listing 430729: 12/27/2019 <b>MLS ID: 430729</b></p> <p><b>701 SW 67th Ter</b></p> <p>2BR/1BA Cedar Ridge ground floor apartment, available now, carpet throughout, front patio <i>Courtesy of Gore-Rabell Real Estate Inc</i></p>	Apartment	2/1	713 sq ft	10,019	1980	1/2/2020	\$695	\$1
 <p><b>2</b> <b>RECENTLY LEASED</b> • Leased Date: 1/1/2020, MLS Listing 429920: 11/13/2019 <b>MLS ID: 429920</b></p> <p><b>2237 NW 16th</b></p> <p>Near UF and Shands in NW Gainesville. Top story condo features two master suites, lots of natural light. Spacious screened porch area facing NW 16th Terrace. Exterior storage closet and community pool. <i>Courtesy of Exit Realty Producers</i></p>	Condo	2/2	1,100 sq ft	–	2005	1/1/2020	\$1,100	\$1
 <p><b>3</b> <b>RECENTLY LEASED</b> • Leased Date: 11/8/2019, MLS Listing 428541: 9/18/2019 <b>MLS ID: 428541</b></p> <p><b>4955 NW 21st St</b></p> <p>This immaculate 4BR/2BA home is located on a large corner lot in the back of Sorrento's neighborhood. Luxurious open concept home has vinyl planking throughout with vaulted ceilings and skylight! This bright and airy home has a fully fenced in yard with a garden ready to go and a screened in patio for entertaining! Don't miss out on this highly sought after neighborhood with work out facility, a park less than a min walk away, pool, and so much more! Welcome home to the Sorrento neighborhood! <i>Courtesy of Pepine Property Management, LLC</i></p>	Single Family	4/2	1,870 sq ft	8,276	2005	11/8/2019	\$2,200	\$1
 <p><b>4</b> <b>RECENTLY LEASED</b> • Leased Date: 11/15/2019, MLS Listing 429744: 11/1/2019 <b>MLS ID: 429744</b></p> <p><b>8254 NW 52nd St</b></p> <p>Spectacular home, only a year old! Completely upgraded with alarm system, stainless steel appliances, and open concept. This home is perfect for Located towards the back of Westchesters cul de sacs. close to the pool and playground. <i>Courtesy of Pepine Property Management, LLC</i></p>	Single Family	4/3	1,945 sq ft	–	2018	11/15/2019	\$2,300	\$1

## Recently Leased: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.	
	 <b>RECENTLY LEASED</b> • Leased Date: 12/27/2019, MLS Listing 429636: 11/1/2019 <i>MLS ID: 429636</i>	Condo	2/2	1,106 sq ft	–	1987	12/27/2019	\$995	\$1
<p>812 SW 55th Ter</p> <p>2 Bedroom 2 Bathroom end unit townhouse in Rockwood Villas. Built in 1987 with 1,106 Sq. Ft. Features include a renovated master bath, a living/dining room combination, tile and carpet flooring, ceiling fans, screened in porch, and washer/dryer (included but not warranted). Kitchen appliances include refrigerator, range, dishwasher, and disposal. Residents of Rockwood Villas have access to a community pool, fitness center, and tennis courts. Rockwood is conveniently located near the Mall, Butler Plaza, Celebration Pointe, and UF, and sits on bus routes to UF and Santa Fe. Upon approval, any decision not to execute the lease will result in a forfeiture of the aHolding Fee which is equal to one month's rent plus the forfeiture of the Administration Fee of \$250.</p> <p><i>Courtesy of Bosshardt Property Management</i></p>									
	 <b>RECENTLY LEASED</b> • Leased Date: 12/30/2019, MLS Listing 429971: 11/15/2019 <i>MLS ID: 429971</i>	Single Family	4/3	3,051 sq ft	–	1979	12/30/2019	\$2,100	\$1
<p>5715 NW 67th Ct</p> <p>4 Bedroom/3 Bath in Spring Forest subdivision off Millhopper Road. Home features a living room with large stone fireplace. A dining room area, a large family room, a study area, and sunroom with wood burning stove. There is a large kitchen with lots of cabinets and an eat-in area. Master bedroom is off dining room with larger walk-in closet. There is also a large screened-in pool; with pool service included in rent. Washer and dryer included. Only 2 car bays in 3 car garage available for tenants. Up to 2 pets; no more than 60 lbs. each. Estimated 3,051 SF. * Per HOA deed restrictions no more than 3 unrelated tenants are allowed to occupy house**</p> <p><i>Courtesy of Watson Realty Corp - Property Management</i></p>									
	 <b>RECENTLY LEASED</b> • Leased Date: 12/30/2019, MLS Listing 430496: 12/12/2019 <i>MLS ID: 430496</i>	Apartment	1/1	700 sq ft	44,394	1975	12/30/2019	\$550	\$1
<p>920 SW Depot Ave</p> <p>1BR/1BA Available now, located behind sorority row, close to downtown, parking, front porch, rent includes water and trash pick-up</p> <p><i>Courtesy of Gore-Rabell Real Estate Inc</i></p>									
	 <b>RECENTLY LEASED</b> • Leased Date: 12/28/2019, MLS Listing 430605: 12/17/2019 <i>MLS ID: 430605</i>	Single Family	3/2	1,172 sq ft	10,019	1976	12/28/2019	\$1,300	\$1
<p>4925 NW 28th Ter</p> <p>3 bedroom, 2 bath home in NW community of Northwood. 1 car garage and screened in back porch.</p> <p><i>Courtesy of Rize Realty</i></p>									
	 <b>RECENTLY LEASED</b> • Leased Date: 12/26/2019, MLS Listing 428087: 8/29/2019 <i>MLS ID: 428087</i>	Single Family	2/2	1,578 sq ft	4,792	1989	12/26/2019	\$1,900	\$1
<p>10525 NW 36th Ln</p> <p>This stunning 2 bed, 2 bath home with office that could be a 3rd bedroom located in the desirable golf course community of Meadowbrook just minutes away from shopping, dining, entertainment, &amp; I-75. There is top-rated school zoning, Meadowbrook Elementary, Ft. Clarke Middle, and Buchholz High. The home features beautiful wood laminate flooring throughout, new fixtures, tons of windows allowing plenty of natural light, a fully-equipped kitchen with oak cabinets which leads into the dining area, and from the dining area there are French-doors which access the back yard. The front bedroom and office (3rd bedroom, possibility) are separated by an updated full-bath with a shower/tub combo. The master suite has separate vanity area with double sinks, a garden tub, and a glass-enclosed shower. This is also a large walk-in closet. In addition, there is a 2-car garage with full-size washer/dryer included! Rent includes complete lawn maintenance covered by the HOA. You can enjoy access to the community clubhouse, which offers billiards table, ping-pong, kitchen, library, banquet hall, meeting rooms, tennis courts, gym/sauna, &amp; pool. Home may come partially furnished, or furniture may be removed upon tenant request. No pets please!</p> <p><i>Courtesy of RE/MAX Professionals</i></p>									
	 <b>RECENTLY LEASED</b> • Leased Date: 12/23/2019, MLS Listing 430662: 12/19/2019 <i>MLS ID: 430662</i>	Single Family	2/1	754 sq ft	–	1948	12/23/2019	\$925	\$1
<p>3131 NW 11th St</p> <p>Come see this cute renovated cottage featuring Fresh Paint, New Flooring, New Fans &amp; Light Fixtures and more! Enjoy the privacy of a fenced in backyard where children and pets can romp. Central location bike-able to UF &amp; Downtown. Close to Wards Supermarket and Curia On The Drag Coffee Shop. The Stephen Foster neighborhood is hot, this cottage will not last long.</p> <p><i>Courtesy of Florida Homes Realty &amp; Mortgage</i></p>									

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

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

