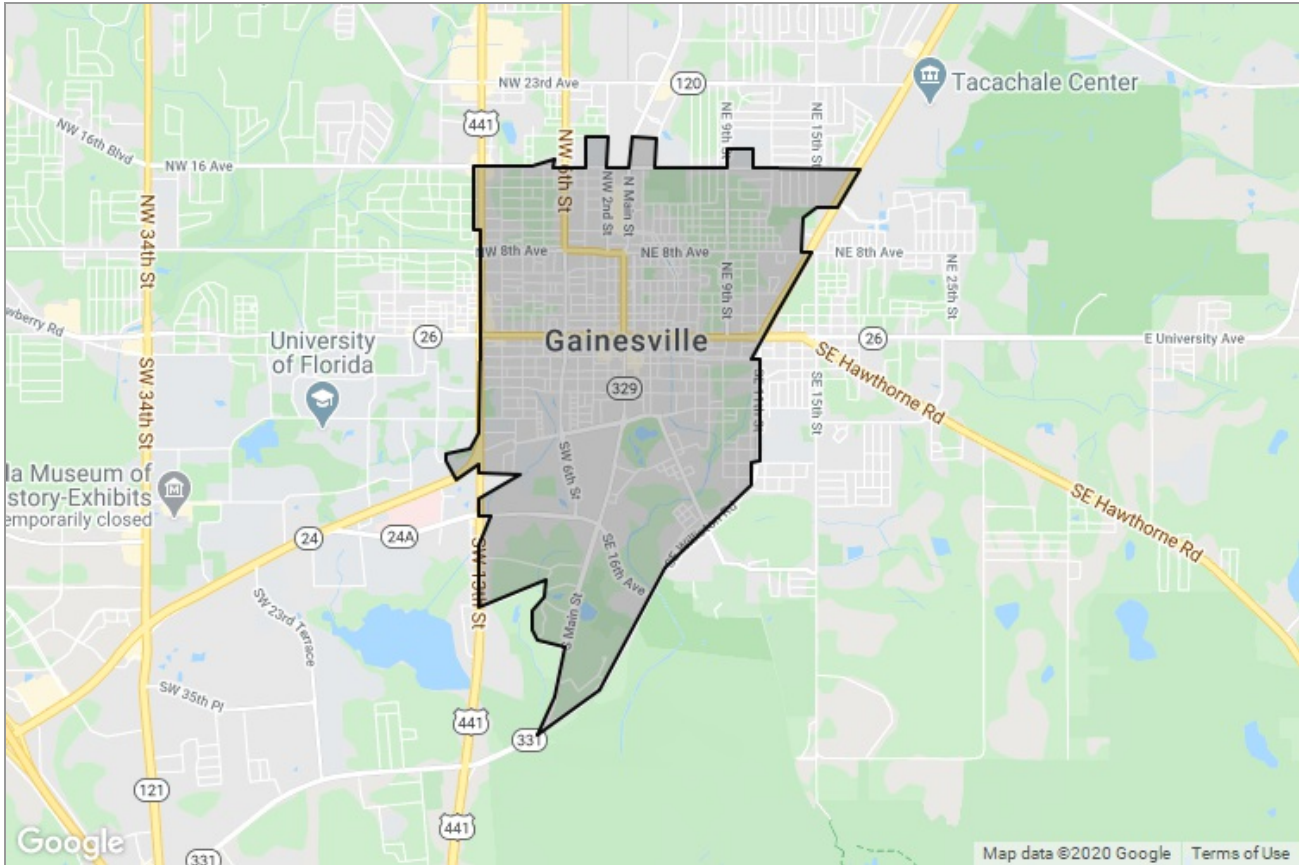




MARKET ACTIVITY REPORT

Gainesville, FL 32601



Presented by

Tanya Chappell | REALTOR® | CPM

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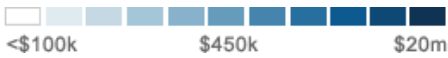
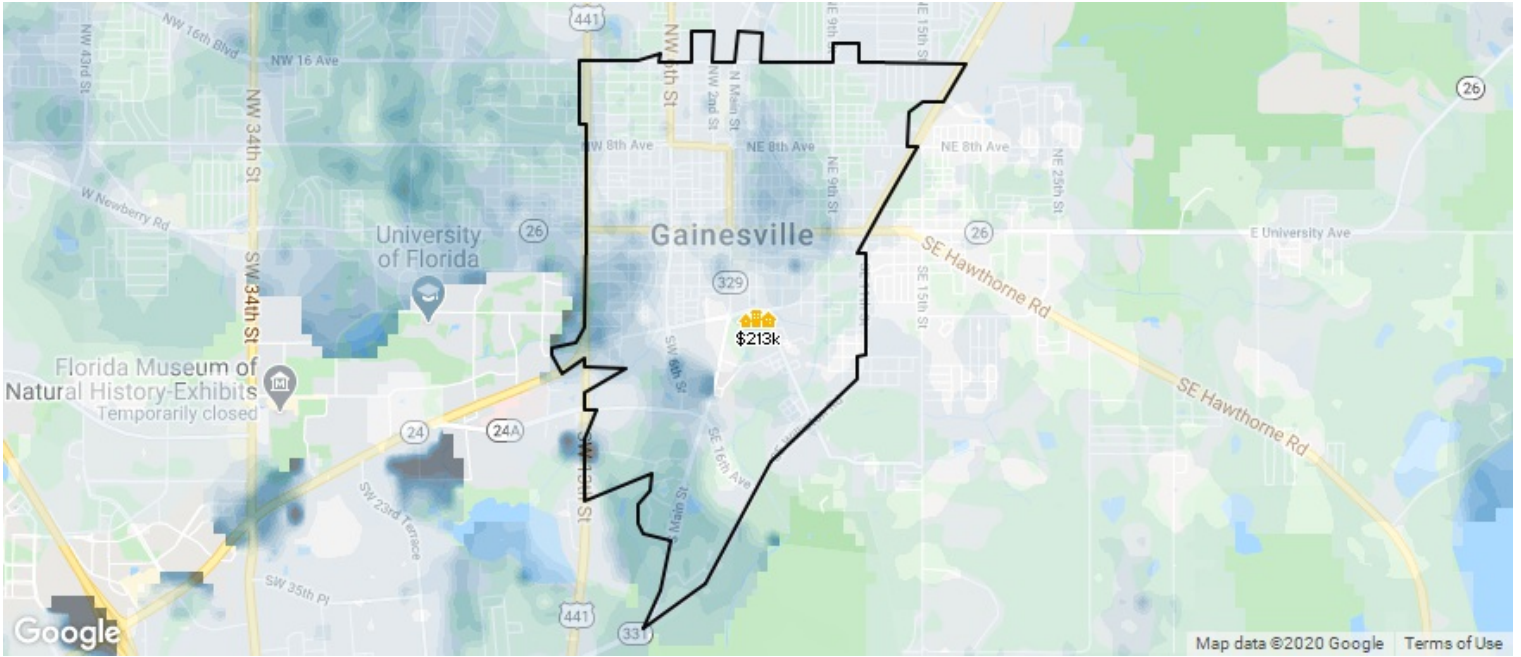
Office: www.secureinvestmentsrealty.com

Secure Investments Realty & Management

3520 NW 43rd Street
Gainesville, FL 32606

Gainesville, FL 32601

Market Snapshot: Estimated Home Values



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

Median Est. Home Value

\$213K

Updated: 5/31/2020

Change Over Last Month

↑ **1.67%**

Change Over Last Quarter

↑ **4.07%**

Change Over Last 12 Months

↑ **4.26%**

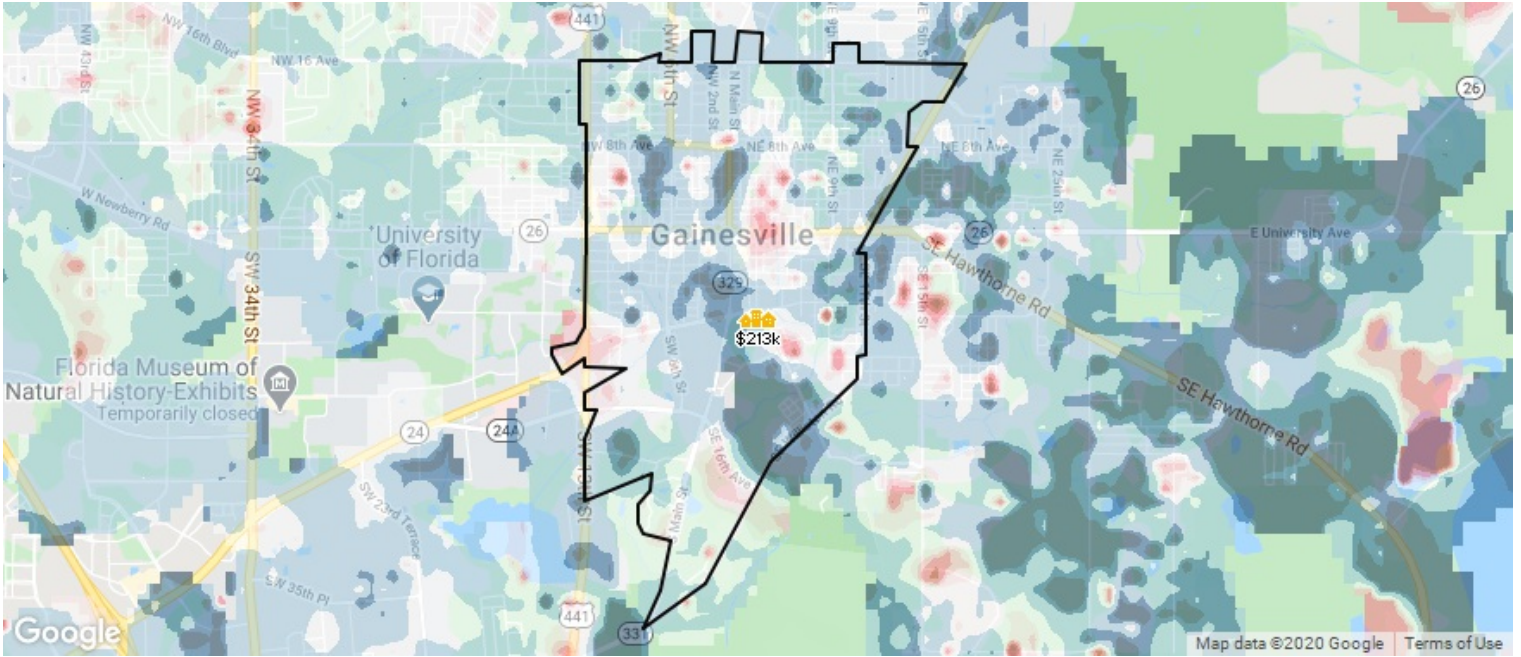
Change Over Last 24 Months

↑ **17.23%**

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, FL 32601

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

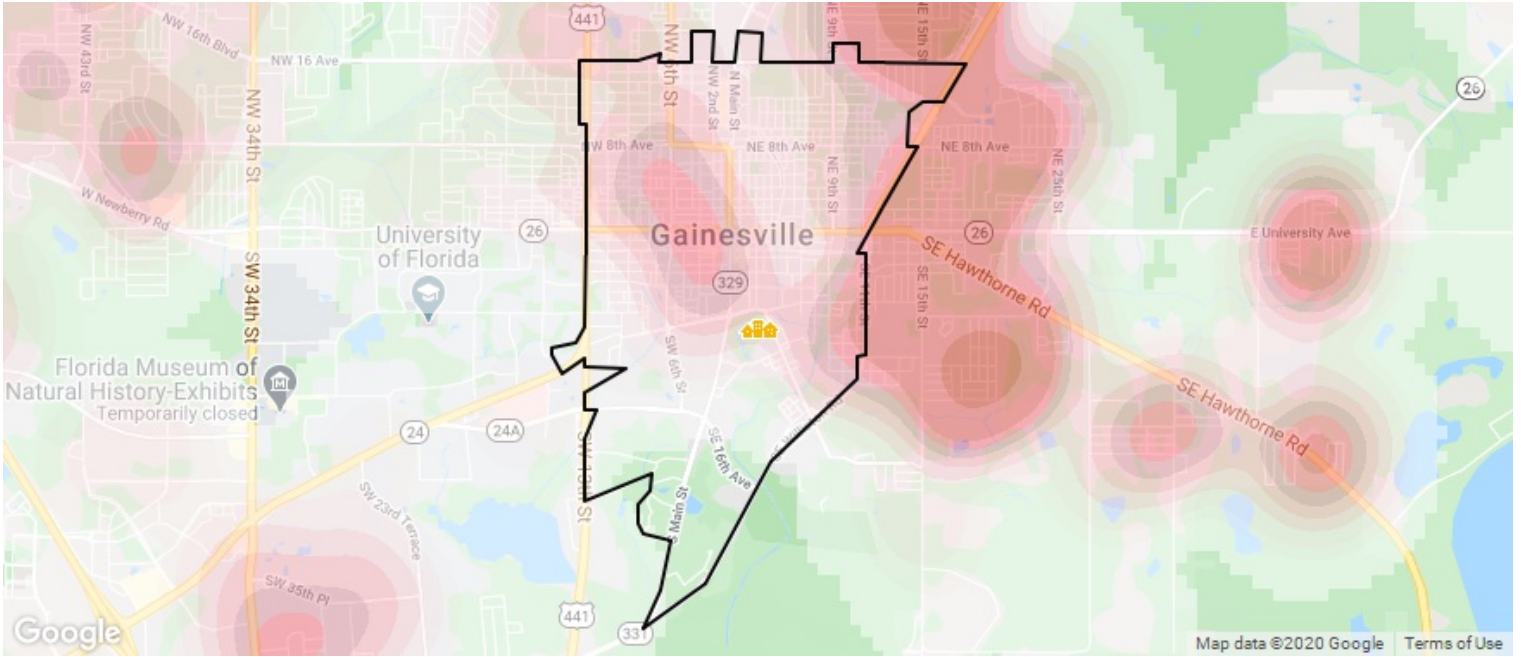
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

| | | | |
|--|---|--|--|
| <p>Median Est. Home Value</p> <p>\$213K</p> <p>Updated: 5/31/2020</p> | <p>Change Over Last 12 Months</p> <p>↑ 4.26%</p> | <p>Change Over Last 24 Months</p> <p>↑ 17.23%</p> | <p>Change Over Last 36 Months</p> <p>↑ 20.38%</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, FL 32601

Market Snapshot: Concentration of Distressed Properties



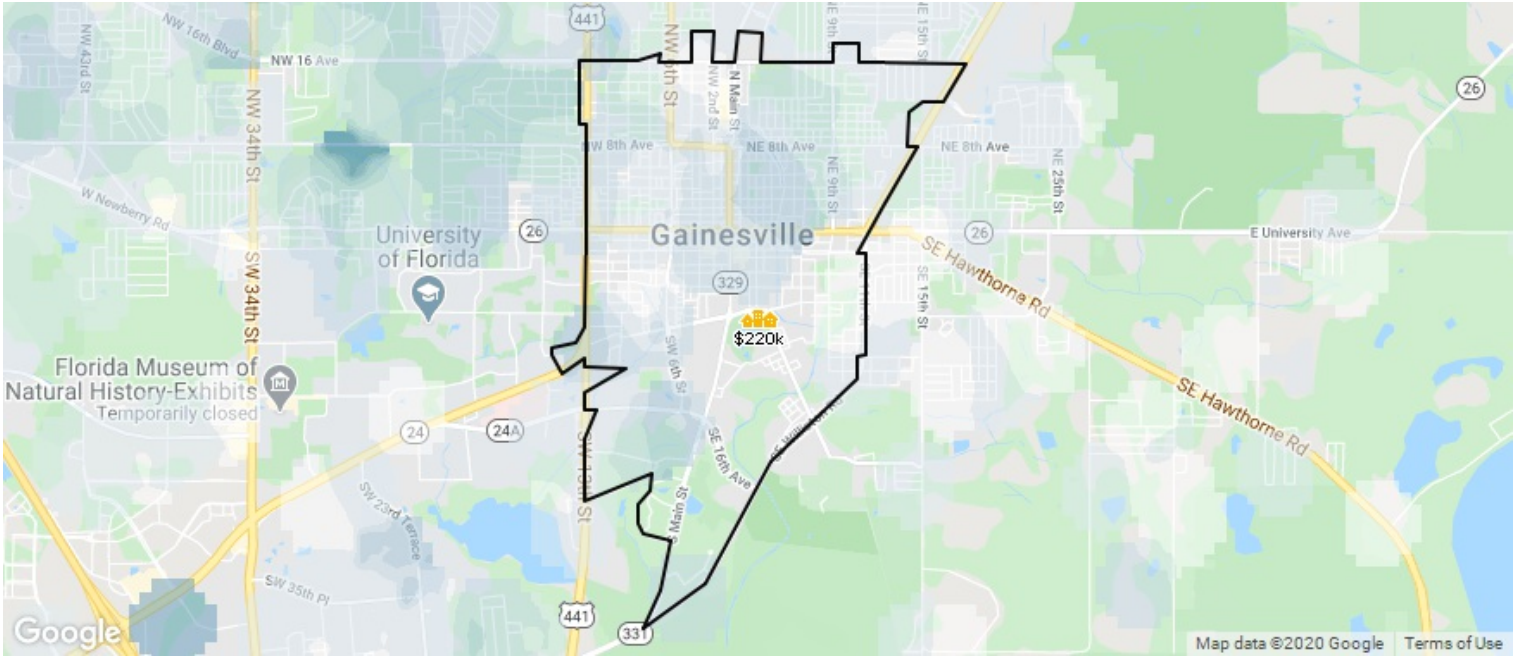
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

| | | | |
|---|---|---|--|
| <p>Total # of Distressed Properties</p> <p>4</p> <p>Updated: 6/7/2020</p> | <p># of Pre-Foreclosures</p> <p>4</p> | <p># of Foreclosures</p> <p>0</p> | <p># of Short Sales</p> <p>0</p> |
|---|---|---|--|

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 6/7/2020.

Gainesville, FL 32601

Market Snapshot: Sales Price



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

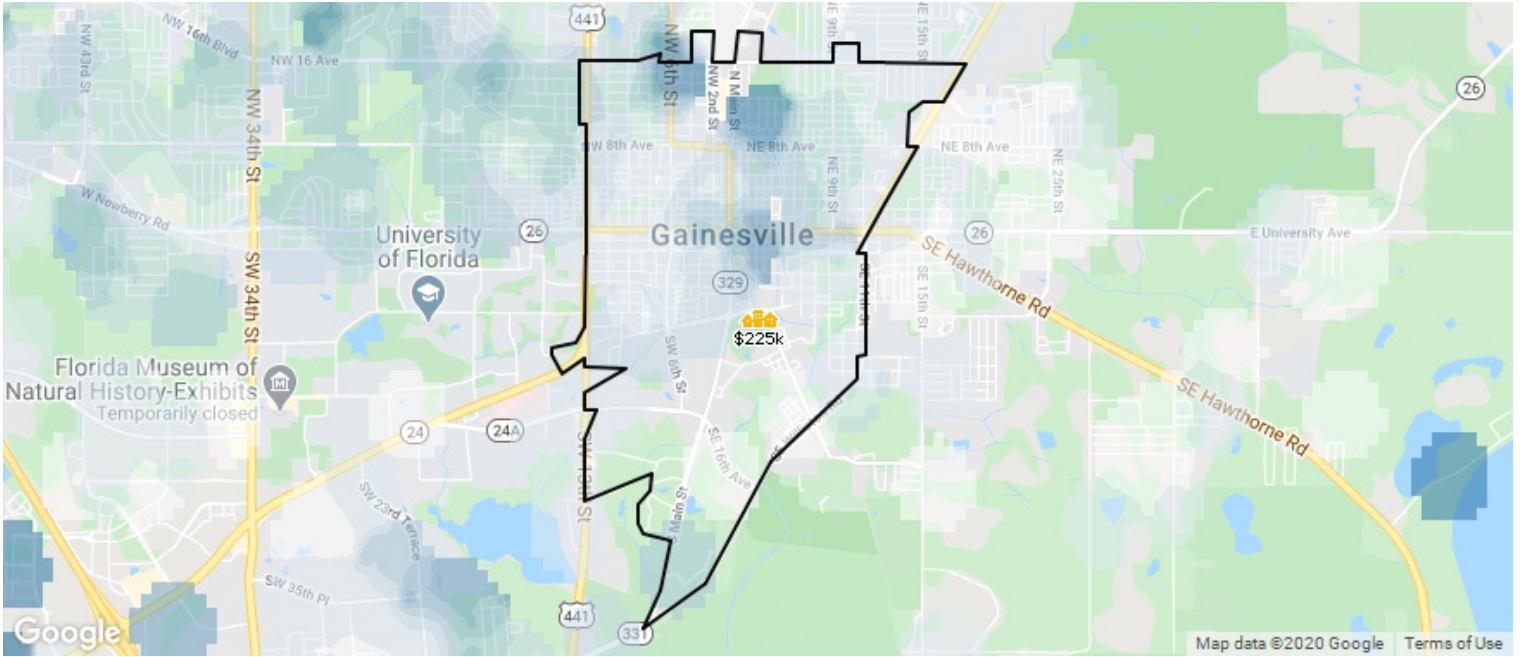
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

| | | | | |
|---|--|--|--|--|
| <p>Median Sales Price</p> <p>\$220K</p> <p>Updated: 4/30/2020</p> | <p>Change Over Last Month</p> <p>↑ 13.99%</p> | <p>Change Over Last Quarter</p> <p>↑ 13.99%</p> | <p>Change Over Last 12 Months</p> <p>↑ 23.08%</p> | <p>Change Over Last 24 Months</p> <p>↑ 23.77%</p> |
|---|--|--|--|--|

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

Gainesville, FL 32601

Market Snapshot: List Price



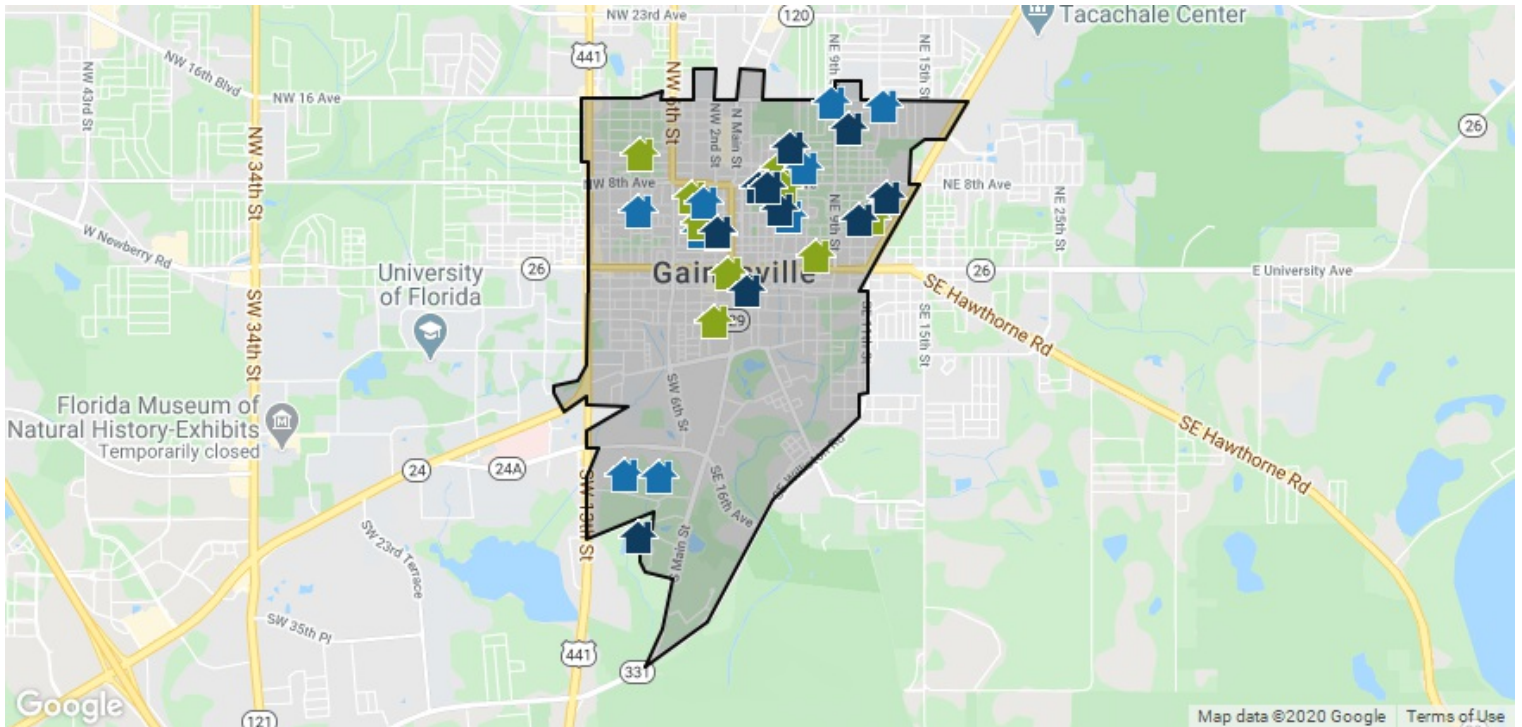
<\$100k
 \$500k
 >\$5m

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>\$225K</p> <p>Updated: 4/30/2020</p> | <p>Change Over Last Month</p> <p>↓ 4.26%</p> | <p>Change Over Last Quarter</p> <p>↓ 4.26%</p> | <p>Change Over Last 12 Months</p> <p>↓ 10.04%</p> | <p>Change Over Last 24 Months</p> <p>↑ 9.98%</p> |
|--|--|--|---|---|

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

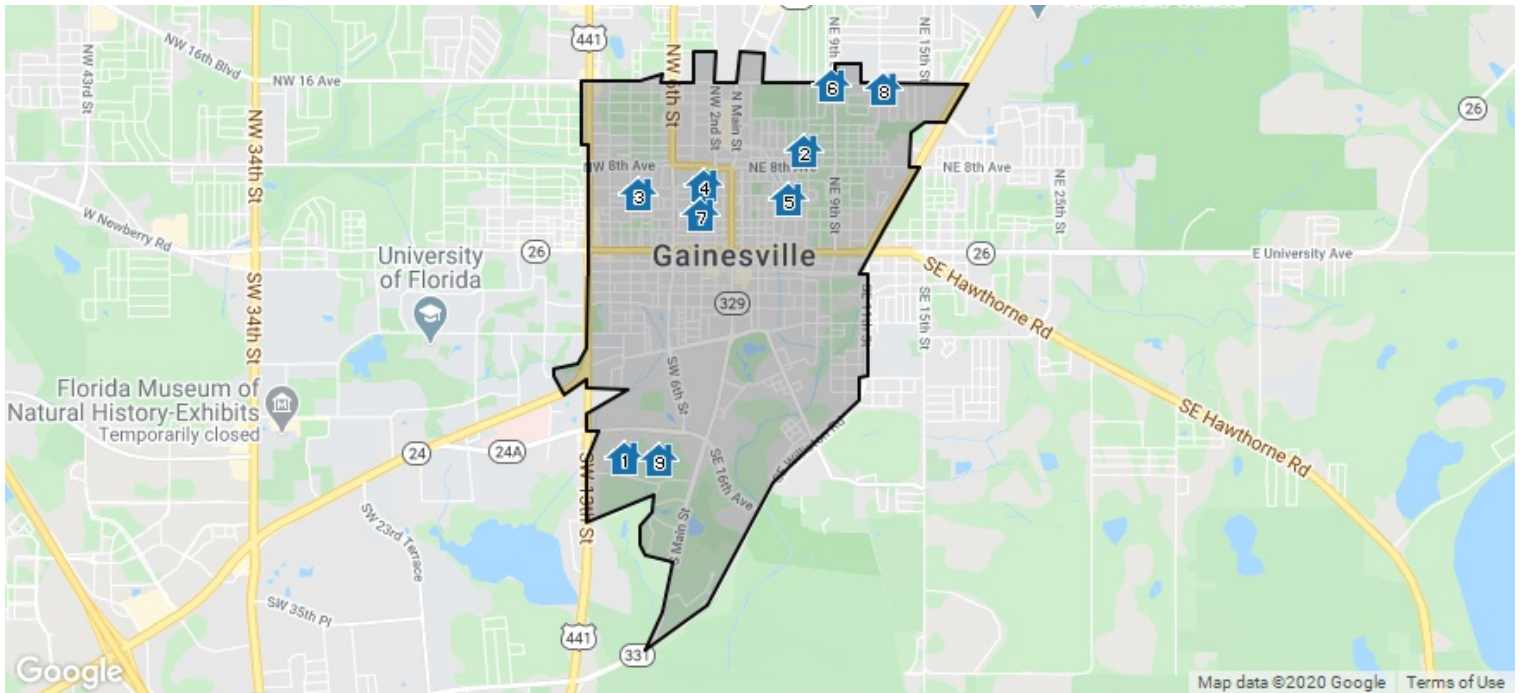
Market Activity Summary Stats









Search Criteria | **Location:** Gainesville, FL 32601; **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 | Recently Sold |
|--------------------------------|--------------|------------------|---------------|
| Number of Properties | 9 | 10 | 10 |
| Low Price / Value | \$162,500 | \$179,000 | \$72,500 |
| Median Price / Value | \$269,900 | \$344,450 | \$279,910 |
| High Price / Value | \$490,000 | \$548,000 | \$1,105,000 |
| Average Price / Sq. Ft. | \$172 | \$163 | \$169 |
| Median Price / Sq. Ft. | \$190 | \$176 | \$170 |
| Average Days in RPR | 33 | 42 | 94 |
| Median Days in RPR | 21 | 32 | 65 |
| Total Volume | \$2,640,300 | \$3,543,311 | \$3,385,820 |






Gainesville, FL 32601







New Listings: 9

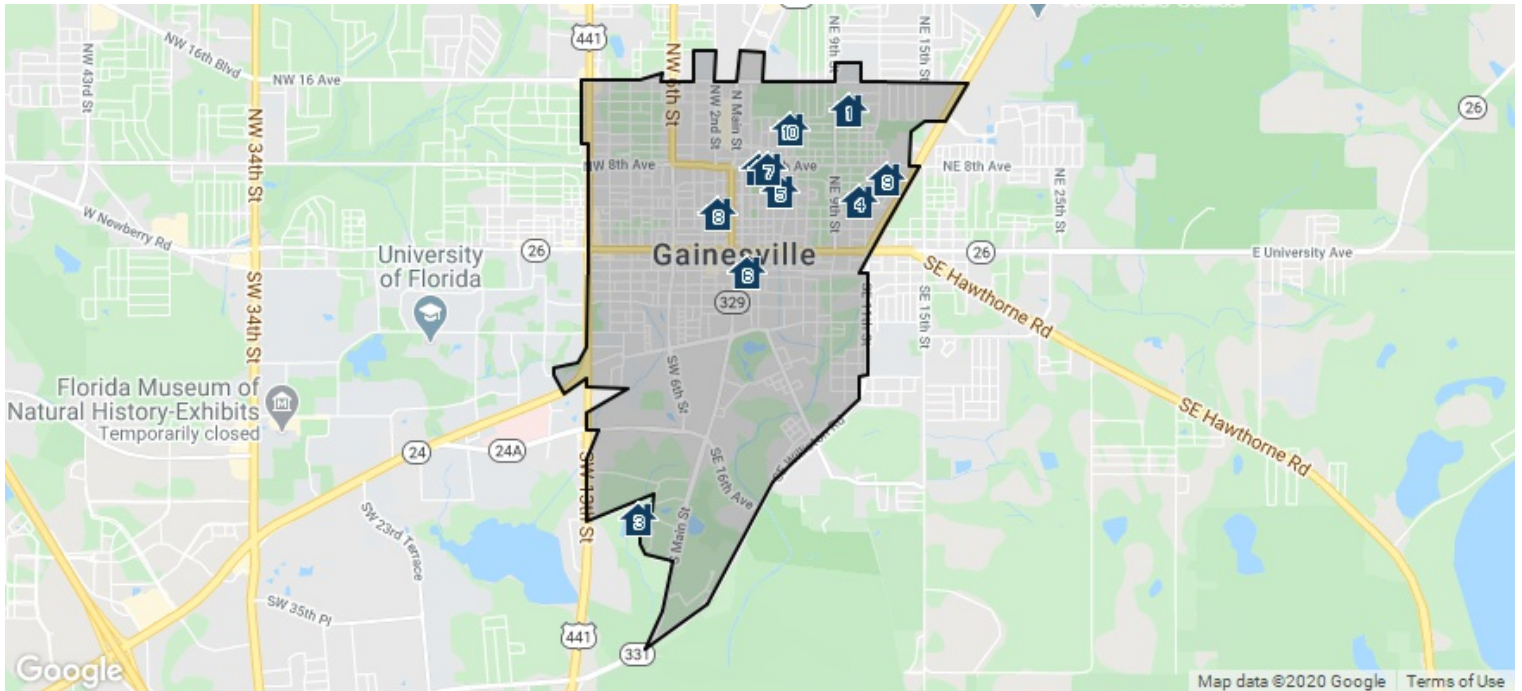
| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Date | Listing Price | Price per sq. ft. |
|--|-----------|---------|---------------------|------------------|------------|--------------|---------------|-------------------|
|   Active: 5/19/2020 MLS ID: 434765  1021 SW 19th Pl Detached 3/2 2,220 sq ft 11,325 1978 5/19/2020 \$269,900 \$122 1021 SW 19th Pl, Gainesville. 3 bedroom 2 bathroom fully remodeled block home on large lot in Kirkwood West neighborhood. This home is over 2200 square feet and houses 3 fireplaces - in the master bedroom, family room and living room. Fully updated in 2019 with all new modern hardwood kitchen and matching bathroom cabinets, stainless steel appliances, carpeting, paint, ceiling and light fixtures, doors, windows, central AC system, painted garage and driveway, landscaping, privacy fenced in backyard and much more. Come enjoy this large master suite with a large walk-in closet, double sink, separate shower, fireplace and a french door that opens into the family room. Enjoy the backyard view thru the 4 french doors that makes this home so spacious. The spacious laundry room exits to the double car garage. You must see to fully appreciate this home that is very close to downtown, UF and all the developments that's going to make this home go up in value rapidly. Listing agent owns the selling company and is acting on his own behalf. <i>Listing Courtesy of Campus Realty</i> | | | | | | | | |
|   New, Active: 5/29/2020 MLS ID: 435051  633 NE 10th Ave Detached 3/2 1,200 sq ft 13,068 1950 5/29/2020 \$257,900 \$215 Charming 3/2 vintage home near of the desirable Duckpond Neighborhood. Split floor plan, with master bedroom, walking closet, remodeled bathroom with pedestal sink, sunken shower, linen closet, and door to outside. On the other side the two bedrooms, and bathrooms between them with a tub/shower combo and a pedestal sink Nice and cozy living and dining area, with wood floors and personal touches. Kitchen with gas stove and tile. Enjoy your relaxing wood fenced backyard with fountains. You will love this house and location. <i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i> | | | | | | | | |

New Listings: 9 (cont.)



| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Date | Listing Price | Price per sq. ft. |
|---|-----------|---------|---------------------|------------------|------------|--------------|---------------|-------------------|
|  <p>8 FOR SALE • Active: 4/20/2020 MLS ID: 434073</p> <p>906 NW 6th Ave</p> <p>Detached 3/2 1,120 sq ft 7,405 1930 4/20/2020 \$215,000 \$192</p> <p>Back on the market! New ROOF coming soon. Recently installed solid hardwood floors throughout all main living areas! This darling cottage blocks from UF is a must see. This home features three bedrooms, two brand new full bathrooms and a completely remodeled kitchen with stainless steel appliances among many other features. This property is zoned residential conservation which allows for the possibility of an accessory dwelling to be added in the very large backyard. Features of this home include all new appliances including dishwasher and garbage disposal, updated plumbing and electrical, wood deck out back with fenced in backyard, new hot water heater, and freshly painted inside and out!</p> <p><i>Listing Courtesy of Sage Real Estate</i></p> | | | | | | | | |
|  <p>4 FOR SALE • New, Active: 5/29/2020 MLS ID: 435022</p> <p>625 NW 3rd St</p> <p>Detached 3/2 1,493 sq ft 4,356 2020 5/29/2020 \$330,000 \$221</p> <p>3 bedroom 2 bathroom BRAND NEW construction home by Eastwood Construction in the desirable Pleasant Street community of Downtown Gainesville, Florida. Just moments from local hotspots, favorite eateries like The Top, live music venues, theaters, entertainment, and parks. This efficient and open concept home offers, high ceilings, NO CARPET, kitchen island, stainless appliances, gas range, farm sink, covered front and back porch, and more! Minutes to UF Health/Shands, the University of Florida, the VA, and more! Estimated Completion Summer 2020!</p> <p><i>Listing Courtesy of Rabell Realty Group LLC</i></p> | | | | | | | | |
|  <p>5 FOR SALE • Active: 5/20/2020 MLS ID: 434807</p> <p>525 NE Boulevard</p> <p>Detached 3/2 2,024 sq ft 6,969 1925 5/20/2020 \$375,000 \$185</p> <p>This lovely home was built in 1925. The master bedroom and second bathroom was added in the 80s. With the former garage being converted to an office in 2015, the home now has 2024 square feet. There are 3 bedrooms and 2 full baths, plus a bonus room that could be used for weekend guests or a nursery. The kitchen was updated in 2017 with new cabinets and granite countertops. There is a breakfast bar in the kitchen as well. There are hardwood and heart pine floors throughout. Wonderful private backyard with wall around it. Be one of only 8 homeowners to have frontage on the Duckpond.</p> <p><i>Listing Courtesy of Flat Fee.com Inc.</i></p> | | | | | | | | |
|  <p>6 FOR SALE • Active: 5/2/2020 MLS ID: 05861325</p> <p>1524 NE 9th St</p> <p>Single Family 4/2 1,272 sq ft 10,649 1948 5/2/2020 \$162,500 \$128</p> <p>This one amazing large, lush corner lot property will capture your heart at first glance. The main house has 3 bedrooms 1 bath. It has the original wood floors from area it was built. The kitchen is equipped with gas stove and refrigerator. The 1/1 attached to the main home also has gas mini stove and refrigerator. The roof is only a year old, a/c central is only 10 years old. It cools both living areas main home and the 1/1. There is a window unit in the 1/1's bedroom if you like it extra chilly. Great home if you are a parent tired of paying big bucks to house your kid on campus. Or can also be a wonderful place to call home. The yard is adorned with beautiful lush landscaping which makes you feel secluded even though you are on the corner of 9th and 16th. Just 2.5 miles from UF and right out the door you can catch a bus. Now's your chance don't delay it is sure to be taken quickly.</p> <p><i>Listing Courtesy of RE/MAX 200 REALTY</i></p> | | | | | | | | |
|  <p>7 FOR SALE • Active: 3/13/2020 MLS ID: 433148</p> <p>410 NW 3rd St</p> <p>Detached 4/2 1,920 sq ft 3,049 2020 3/13/2020 \$365,000 \$190</p> <p>Fantastic new construction home in the heart of the eclectic and charming Pleasant Street neighborhood. Choose your layout with either three or four bedrooms. You can also choose your kitchen cabinets and finishes from the builder's selections. The open living plan opens up to a private green space. The spacious owners' suite has a built-in wardrobe, walk-in shower and dual sinks, and an option for a freestanding tub. Engineered wood flooring and tile throughout. Tucked amongst a lovely block of historic homes and other new construction homes, it is walking distance to downtown Gainesville and the University of Florida. K. Strauss Homes is known for quality construction and attention to detail. All new plumbing, electric, HVAC, architectural shingle roof, landscaping and privacy fencing. Excellent school zoning at JJ Finley, Westwood and Gainesville High. This charming neighborhood with mature trees, beautiful churches and a lovely shaded park is definitely one of Gainesville's best kept secrets!</p> <p><i>Listing Courtesy of Sage Real Estate</i></p> | | | | | | | | |

New Listings: 9 (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: 5/17/2020 MLS ID: 434725</i> | | | | | | |
| 1509 NE 12th St | Detached | 3/2 | 1,719 sq ft | 11,761 | 1957 | 5/17/2020 | \$175,000 | \$102 |
| <p>Professional Pictures Coming Soon. Fabulous Mid-Century concrete block ranch home located in Highland Court off Northeast 16th Avenue close to downtown, Tom Petty Park, UF, Shands and VA Hospital. Very spacious 3 bedroom/2 bathroom home with over 1700 sq ft including a huge bonus family room with lots of natural lighting and beautiful vintage jalousie windows lining two walls of this awesome bonus room. Interior laundry room with tons of storage space and would make a great third bathroom. Current owner is only the second homeowner and has been well-maintained. Home is bright and cheerful with lots of windows in each room. You will love the intricate retro tile in both bathrooms. Oversized fence yard will make a perfect garden or room for family pets. Updates include: New roof 2010. Newer HVAC. New carpet with beautiful original parquet flooring under new carpet in all areas of home except kitchen and bonus room.</p> <p><i>Listing Courtesy of Florida Homes Realty & Mortgage</i></p> | | | | | | | | |
|  |  FOR SALE | <i>Active: 4/17/2020 MLS ID: 434025</i> | | | | | | |
| 1921 SW 8th Dr | Detached | 3/3 | 2,500 sq ft | 32,234 | 1997 | 4/17/2020 | \$490,000 | \$196 |
| <p>House is completely remodeled including flooring, granite counter tops, sunken tub, garden tub, sunken shower, Jacuzzi, painted inside and out, stainless steel appliances, great location near university of Florida, Downtown Depot Park and the Oaks Mall</p> <p><i>Listing Courtesy of Chirino Real Estate</i></p> | | | | | | | | |







Pending Listings: 10

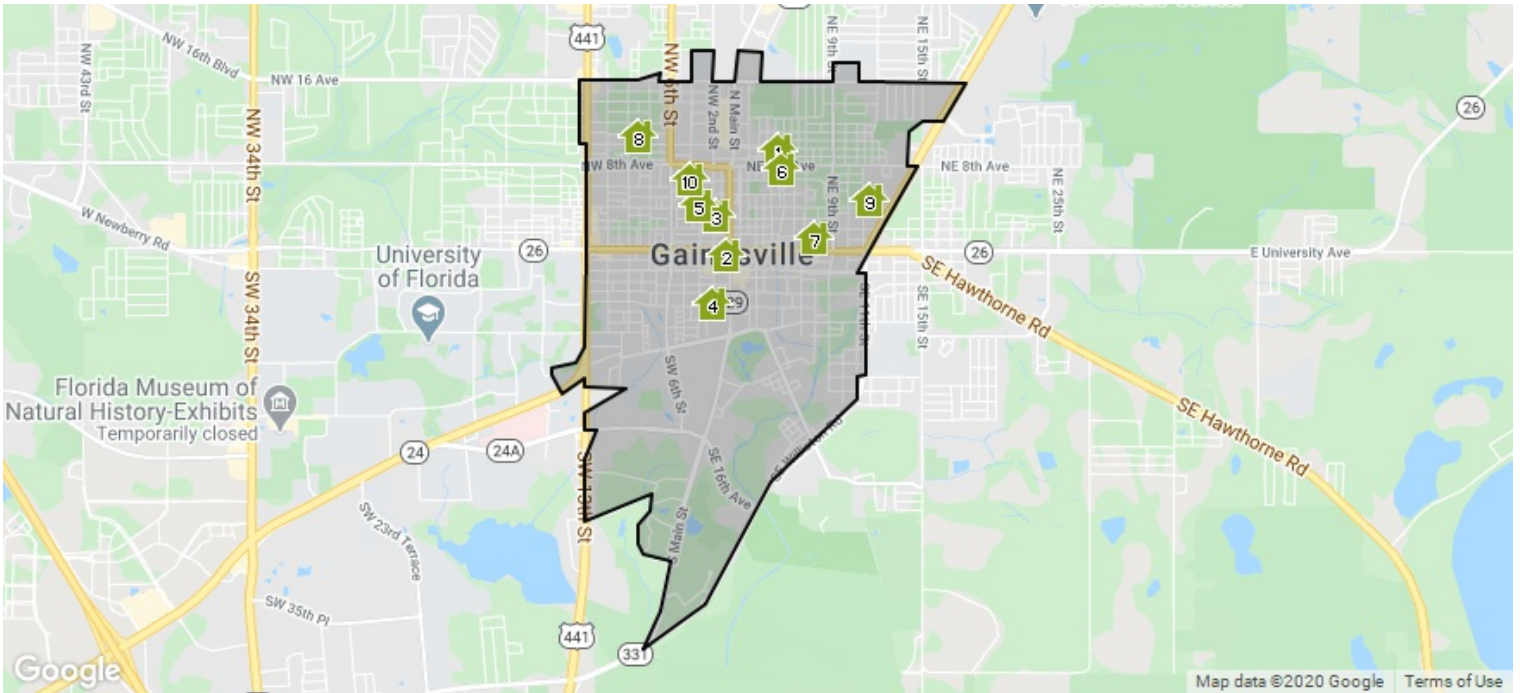
| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Date | Listing Price | Pending Date | Price per sq. ft. |
|---|-----------|---------|---------------------|------------------|--------------|---------------|--------------|-------------------|
|  <div style="display: flex; align-items: center;"> <div style="background-color: #0056b3; color: white; padding: 2px 5px; margin-right: 5px;"> 1 PENDING </div> <div> <p><i>Pending as of 6/6/2020</i> MLS ID: 435172</p> <p>1016 NE 13th Pl</p> </div> </div> | Detached | 4/2 | 1,182 sq ft | 15,681 | 6/3/2020 | \$205,000 | 6/6/2020 | \$173 |
| <p>An oasis in the city! Next to the famous Duckpond, this home is in an amazing location. Walk to downtown and shopping from this sweet cottage that has been lovingly cared for and has updated electrical, plumbing, plus heat and air. Newer appliances, wooden cabinets, easy to care for vinyl plank and granite countertops complete the kitchen in the main home. In addition to the 3/1 main home, a new master suite or an inlaw suite boasts a full bath and kitchen. A breezeway between the main house and suite is an oversized laundry area. Outside is a huge storage shed for tools or gardening supplies even bikes! Walk the peaceful paths around the back and side yard to enjoy the fruit off the numerous trees, including pomelo, loquat and oranges. Flowers fill the beds on this corner lot with a big fenced yard. Two sails provide shade for relaxing with many places to sit and love the nature that surrounds you. Come fall in love with your new home today.</p> <p style="text-align: right; font-size: 10px;"><i>Listing Courtesy of Suskin Realty Inc</i></p> | | | | | | | | |
|  <div style="display: flex; align-items: center;"> <div style="background-color: #0056b3; color: white; padding: 2px 5px; margin-right: 5px;"> 2 PENDING </div> <div> <p><i>Pending as of 6/3/2020</i> MLS ID: 433111</p> <p>303 NE 8th Ave</p> </div> </div> | Detached | 4/4 | 3,809 sq ft | 6,969 | 3/12/2020 | \$548,000 | 6/3/2020 | \$144 |
| <p>You can have it all in the Historic Duckpond! Not only is this a fabulous updated all brick 1937 beauty, but this stunning home also features a charming Carriage House with first floor party room, kitchen, and half bath AND an upstairs 1/1 apartment with full kitchen - great rental income or a place for a guest. Originally built by an architect for his personal residence and extensively renovated in 2006, the main house features 3 bedrooms, 3 baths and a study. The hardwood floors, built ins, crown, and trim details in the formal living and dining are original and amazing. The kitchen is magazine quality with brick like floors, gas range, and large breakfast area. Down includes study and adjacent hall full bath, master bedroom with separate sitting room including built ins and under counter frig., large glamour bath with marble counters, stack washer/dryer, and huge walk in closet. Up is two bedrooms, hall bath and W&D closet. The many closets and storage space far exceeds older homes. The brick New Orleans courtyard is privacy fenced - features fountains, planters, and perfect for entertaining - all centered around the romantic Carriage House.</p> <p style="text-align: right; font-size: 10px;"><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p> | | | | | | | | |

Pending Listings: 10 (cont.)




| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Date | Listing Price | Pending Date | Price per sq. ft. | |
|---|---|-----------|---------------------|------------------|--------------|---------------|--------------|-------------------|-------|
|  | PENDING <i>Pending as of 6/2/2020</i> MLS ID: 435027 | Detached | 5/3 | 3,658 sq ft | 114,998 | 5/29/2020 | \$399,900 | 6/2/2020 | \$109 |
| <p>Eclectic coolness abounds in this amazing 1967 mid-century modern/ranch 5 bedroom, 3 bath home home in fabulous Kirkwood. Nestled amid a lush 2.64 acres on two lots, this truly unique property offers more than 3600 square foot of living space with two, 2-car garages connected by covered walkway and overlooking an incredible landscape of lawn and partially wooded space with creek, making it the perfect mix of natural beauty and kitsch urban living. A spacious layout offers tons of flexibility with large living area, wood paneled study/office or formal dining room, eat-in kitchen with polished brick floors, light filled family room framed with french doors, tons of built in storage and wood burning fireplace. The master bedroom features en suite bath with double sinks and walk-in closet, as well as private entrance from stunning 3-tiered brick back patio. Feel like a rock star entertaining friends and family in the massive lounge/billiard room with full bar, shake shingle paneling, and hidden storage areas that ooze ultra vintage vibes. Bring your cars, toys or tools to take advantage of the two garages!</p> <p><i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p> | | | | | | | | | |
|  | PENDING <i>Pending as of 5/27/2020</i> MLS ID: 434832 | Detached | 3/2 | 1,682 sq ft | 10,454 | 5/20/2020 | \$319,000 | 5/27/2020 | \$190 |
| <p>On the fringe of Duckpond, blocks from Downtown Gainesville, this 3/2 home features 1682 sqft, 2684 sqft under roof, bonus room/office, stainless steel kitchen appliances, gas range, quartz counter tops, screened in back patio, fenced front & back metal roof, A/C- Trane 3 ton 21 Seer Heat pump, tank less gas water heater, Pella windows throughout, 2 car garage- insulated garage door, and more!</p> <p><i>Listing Courtesy of Resource Realty, LLC</i></p> | | | | | | | | | |
|  | PENDING <i>Pending as of 5/22/2020</i> MLS ID: 434295 | Detached | 4/3 | 2,833 sq ft | 7,405 | 4/29/2020 | \$524,900 | 5/22/2020 | \$185 |
| <p>Historic Duckpond 4 bedroom, 3 bathroom home featuring views of the creek and the pond. Solid house built of structural clay tile with a stucco finish. Ground floor living areas include stunning entry with impressive stairwell, separate dining with fireplace, living with fireplace, sunroom, office, kitchen, laundry, full bedroom and updated bath with walk-in shower. The kitchen features quartz countertops, updated tile flooring, wood cabinets, Viking gas stove, and stainless steel appliances. Beautiful, refinished hardwoods throughout. The upstairs owners' suite includes a sitting room and updated bathroom. Only steps away from the Historic Thomas Center, Roper Park and the scenic Duckpond. Views of the active, walkable Boulevard from a fully-screened, private courtyard area. The stamped concrete driveway leads to a one-car garage with a pull-down stairwell leading to climate-controlled storage. The fully-enclosed screen porch overlooks a lovely section of the creek. Updated fixtures, plumbing, electric and architectural shingle roof. Plantation shutters provide privacy and energy savings. Tall nine foot ceilings and fresh interior paint throughout. The current owners have beautifully restored this Duckpond classic home.</p> <p><i>Listing Courtesy of Sage Real Estate</i></p> | | | | | | | | | |
|  | PENDING <i>Pending as of 5/20/2020</i> MLS ID: 433392 | Townhouse | 3/3 | 1,771 sq ft | - | 3/16/2020 | \$325,000 | 5/20/2020 | \$184 |
| <p>RARE CORNER CONDOMINIUM OVERLOOKS HIPPODROME! This luxurious 3 bedroom/3 bath, 2-story condominium in Union Street Station has views of downtown Gainesville that will awaken your senses. From here, you can stroll to the area's best restaurants, art galleries, theatrical shows, musical events, & festivals. And you can bike to the nearby University of Florida, Shands Health Centers, the Innovation Center, Depot Park, the Cade Museum, and other essential locations. Only residents can access this gated community built around a gracious European courtyard with a large fountain. The condominium comes with assigned parking in an adjacent garage. The living room has panoramic views of the Hippodrome, Sun Center & downtown. Oak hardwood floors run throughout most of this 1,771 sq. ft. unit. The kitchen has nearly new, high-end stainless appliances. There are two spacious master bedrooms upstairs, each with an en-suite bath (one has a deep jacuzzi tub). The guest bedroom and bathroom downstairs make this unit perfect for entertaining as well. Don't miss this opportunity to buy one of the best units in Union Street Station, a prestige address in downtown Gainesville. This is an "As Is" sale. See Private Remarks.</p> <p><i>Listing Courtesy of Florida Homes Realty & Mortgage</i></p> | | | | | | | | | |

Pending Listings: 10 (cont.)







| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Date | Listing Price | Pending Date | Price per sq. ft. |
|---|-----------|---------|---------------------|------------------|--------------|---------------|--------------|-------------------|
|  <p>730 NE Boulevard</p> <p>Originally built in 1926, this historic Mediterranean Revival home offers plenty of architectural appeal in Gainesville's DuckPond neighborhood. It offers 3 bedrooms, 2.5 baths, PLUS a bonus room perfectly suited for a great home office. Pecky cypress adorns the ceiling in the main living areas while solid hardwoods and ceramic tile finish the floors. The living room is bright with plenty of windows and its petrified heart of palm fireplace is a work of art. Spacious upstairs bedrooms feature direct access to over 300 square feet of terrace space, perfect to enjoy the sunny Florida lifestyle. Two privacy fenced courtyards complete the package. This property sits on the BLVD with the best views of the Sweetwater Branch Creek and one walking block to the Thomas Center Gardens. Call to see this one today!</p> <p><i>Listing Courtesy of RE/MAX Professionals</i></p> | Detached | 3/2 | 2,581 sq ft | 9,583 | 5/15/2020 | \$339,900 | 5/20/2020 | \$132 |
|  <p>413 NW 2nd St</p> <p>3 bedroom 2 bathroom BRAND NEW construction home by Duration Builders, Inc in the heart of Downtown Gainesville, Florida. Just steps from local eateries, like The Top, live music venues, and parks. This efficient and open concept home offers, high ceilings, crown, split floor plan, master suite w/garden tub, luxury vinyl plank flooring in the throughout, soft close doors and drawers on the cabinets, quartz counters, stainless appliances, charming trim details and features, and more. Minutes to UF Health/Shands, the University of Florida, the VA, and more! Estimated Completion June 2020!</p> <p><i>Listing Courtesy of Rabell Realty Group LLC</i></p> | Detached | 3/2 | 1,591 sq ft | 3,484 | 3/11/2020 | \$353,611 | 5/15/2020 | \$222 |
|  <p>1217 NE 7th Pl</p> <p>Masterfully remodeled home right off of 8th Avenue. Enter the steps of the home into a lavish living room. Kitchen allows for a dining table and plenty of room for food preparation. Enjoy two spare bedrooms that can be used as an office or children's playroom with it's own separate entrance. Carpeted large bedrooms with ample closet space. Private fenced-in backyard great for all types of activities. Recently renovated and waiting for you to call it home! Brand New HVAC (2020). Brand New Interior/Exterior Paint (2020). Brand New Flooring (2020). Brand New Water Heater (2020). Brand New Kitchen (2020). New Roof (2011)</p> <p><i>Listing Courtesy of Flat Fee.com Inc.</i></p> | Detached | 3/2 | 1,578 sq ft | 8,276 | 5/4/2020 | \$179,000 | 5/16/2020 | \$113 |
|  <p>538 NE 11th Ave</p> <p>First time on the market, ever! Owned by one family since it was custom built in 1950, this classic mid-century Duckpond home has been meticulously maintained! Ocala block with 3 bedrooms and 2 baths, this home also features a sunroom and original parquet wood floors. In true mid-century form, the home features lots of windows that let in loads of natural light. Massive lot that extends across an entire block. Owners' suite with large walk-in closet. Well-thought out home includes an attached one-car garage with laundry and extra storage space. New roof in 2018. Updated PVC plumbing and electric. Updated duct system, gas furnace and AC from 2004. Gas water heater in 2010. With all the major systems in good shape, this home is move-in ready, or ready for you to bring your creative vision for a restoration! Only a block away from Tom Petty Park. A short bike ride to downtown Gainesville and the University of Florida. Wonderful walkable neighborhood with lots of local groceries and restaurants nearby! Don't miss it!</p> <p><i>Listing Courtesy of Sage Real Estate</i></p> | Detached | 3/2 | 1,952 sq ft | 19,166 | 5/8/2020 | \$349,000 | 5/14/2020 | \$179 |



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: 5/27/2020, MLS Listing 433916: 4/14/2020 MLS ID: 433916</p> <p>505 NE 10th Ave</p> <p>Great Mid century home in the historic DuckPond neighborhood. Three large bedrooms and two bathrooms. Huge front porch. New 30 year architectural shingle roof. New stainless appliances. Newly refinished oak hardwood flooring. New luxury vinyl flooring. Newly rebuilt deck. Freshly painted. Abundant natural light. Walking distance from downtown Gainesville.</p> <p><i>Courtesy of Flat Fee.com Inc.</i></p> | Detached | 3/2 | 1,672 sq ft | 7,405 | 1952 | 5/27/2020 | \$270,000 | \$161 |
|  <p>2 RECENTLY SOLD • Sold Date: 5/28/2020, MLS Listing 430995: 1/2/2020 MLS ID: 430995</p> <p>NW 150th Blvd, Lot 10</p> <p>Custom 2 story Bermuda with barrel tile roof on a 3 acre corner lot in one of Gainesville's newest Large Homesite community, Kingston - conveniently located 4+/- miles west of I-75 and 1.5 miles south of NW 39th Avenue and 1.5 mile north of Newberry Road/Jonesville Publix shopping center. The Bermuda offers 5 Bedrooms 5 Bathrooms, Den and Bonus Room with a 4 way split plan providing privacy to all residents and guests. 1st floor provides 4 BR, Den. 2nd floor features Ensuite BR, Huge Bonus Room and Balcony overlooking spacious property and pool area. Oversized 4 car garage (1,048) has its own separate bay to function as personal onsite storage unit. 2x6 exterior walls, R19/38 insulation, Energy Efficient zip wall construction, double pane insulated low e windows with a vinyl frame, (2) tankless gas water heaters.</p> <p><i>Courtesy of BHGRE Thomas Group</i></p> | Detached | 5/5 | 4,431 sq ft | 130,680 | 2020 | 5/28/2020 | \$1,105,000 | \$249 |
|  <p>3 RECENTLY SOLD • Sold Date: 5/15/2020, MLS Listing 432395: 2/21/2020 MLS ID: 432395</p> <p>409 NW 2nd St</p> <p>3 bedroom 2 bathroom BRAND NEW construction home by Duration Builders, Inc in the heart of Downtown Gainesville, Florida. Just steps from local eateries, like The Top, live music venues, and parks. This efficient and open concept home offers, high ceilings, split floor plan, master suite w/garden tub, luxury vinyl plank flooring in the main living areas, soft close doors and drawers on the cabinets, granite counters, stainless appliances, charming trim details and features, and more. Minutes to UF Health/Shands, the University of Florida, the VA, and more! Estimated Completion May 2020!</p> <p><i>Courtesy of Rabell Realty Group LLC</i></p> | Detached | 3/2 | 1,348 sq ft | 3,484 | 2020 | 5/15/2020 | \$289,820 | \$215 |

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: 5/13/2020, MLS Listing 429969: 11/14/2019 MLS ID: 429969</p> <p>434 SW 2nd St</p> <p>Detached 4/2 2,259 sq ft 10,018 1930 5/13/2020 \$260,000 \$115</p> <p>Vintage 2 story home located in prime SW location, walking distance to Depot Park & downtown Gainesville. Refinished Heart Pine floors, Sun Room, and Screen Porch. This one of a kind home has upgrades including: new electrical system, new plumbing, new hardi-board siding, and new exterior paint. This is a great home for a large family, or would be excellent office space. Great rental history. Large fenced yard with fire pit, low maintenance ground cover and storage shed/ washer & dryer. This home has been well maintained and ready to move in. Near markets, shops, coffee and all other downtown features. Become a part of the Depot Area Renaissance!</p> <p><i>Courtesy of Pais Realty</i></p> | | | | | | | | |
|  <p>5 RECENTLY SOLD • Sold Date: 4/15/2020, MLS Listing 434103: 2/28/2020 MLS ID: 434103</p> <p>506 NW 3rd St</p> <p>Detached 3/2 1,368 sq ft 3,484 2020 4/15/2020 \$290,000 \$212</p> <p>New construction in the historic Pleasant Street neighborhood. Completed in 2020, this 3/2 home features a spacious main living area and a unique loft. Engineered hardwood floors and high ceilings throughout. Covered porch faces the serene Pleasant Park. Tankless gas water heater and heat pump. The kitchen features a gas range, stainless steel appliances, white shaker cabinets and quartz countertops. Walkable neighborhood close to restaurants and the University of Florida. Great school zoning and wonderful neighbors!</p> <p><i>Courtesy of Sage Real Estate</i></p> | | | | | | | | |
|  <p>6 RECENTLY SOLD • Sold Date: 4/10/2020, MLS Listing 427208: 7/25/2019 MLS ID: 427208</p> <p>501 NE 8th Ave</p> <p>Detached 3/2 1,612 sq ft 10,018 1946 4/10/2020 \$347,000 \$215</p> <p>Historic Duckpond home on a wooded corner lot has a fantastic floor plan with lots of natural light. New 30 yr Architectural roof in 2018! Freshly painted and landscaped in 2020; this home has been exceptionally well maintained, and is move-in ready. Three large bedrooms and two full baths, the private owner's suite features a large closet and fabulous vintage mid-century tiles and updated sink & vanity in bathroom. The bedroom windows all look out onto a wooded lot which affords lots of privacy. All new window treatments throughout. The updated kitchen features a gas stove, new SS refrigerator, new custom cabinets and hard surface counter space. The bonus room leading out into the backyard has great morning sunlight. Detached storage/workshop area. The fully-fenced yard has plenty of green space for gardening plus a pergola covered paver/ patio area that is perfect for entertaining. Gorgeous refinished hardwood oak floors, a covered carport, an interior laundry closet, and a NEW 7K SOLAR PV systems means LOW ELECTRIC bills! Many other custom features make this a special home. Only a short walk or bike ride to downtown Gainesville, Thomas Center, and the University of Florida.</p> <p><i>Courtesy of Pais Realty</i></p> | | | | | | | | |
|  <p>7 RECENTLY SOLD • Sold Date: 4/3/2020, MLS Listing 431453: 1/23/2020 MLS ID: 431453</p> <p>108 NE 8th St</p> <p>Detached 3/2 1,899 sq ft 22,215 1938 4/3/2020 \$220,000 \$116</p> <p>Unique opportunity to own a historic, block home on a rare half-acre lot in the historic Duckpond neighborhood! Owned by the same family for generations, this home is ready to be transformed back into the gem it once was. Enclosing the rear porch would add another 345 square feet of living space, and allow for an open concept living, dining and kitchen area. The current family room downstairs could become a fantastic owners' suite. There is already a ground floor bedroom and bath, and two bedrooms upstairs with beautiful wood floors and a jack-and-jill bath. All new plumbing was installed in 2018. The fantastic U2 zoning allows additional densities and accessory dwelling units. The beautiful lot has mature trees and plants including a large grapefruit tree! Walkable to downtown Gainesville and a short bike ride to the University of Florida. So much potential!</p> <p><i>Courtesy of Sage Real Estate</i></p> | | | | | | | | |
|  <p>8 RECENTLY SOLD • Sold Date: 3/20/2020, MLS Listing 433459: 3/19/2020 MLS ID: 433459</p> <p>875 NW 11th Ave</p> <p>Detached 3/2 1,320 sq ft 8,712 2004 3/20/2020 \$214,000 \$162</p> <p>comp only. fsbo</p> <p><i>Courtesy of Out Of Area Firm(See Remarks)</i></p> | | | | | | | | |
|  <p>9 RECENTLY SOLD • Sold Date: 3/27/2020, MLS Listing 431989: 2/9/2020 MLS ID: 431989</p> <p>1115 NE 5th Pl</p> <p>Detached 3/2 1,176 sq ft 8,712 1956 3/27/2020 \$72,500 \$62</p> <p>Calling All Investors, Handymen And First Time Flippers, Stop By And See If You Have What It Takes To Make This A Home</p> <p><i>Courtesy of WRI Property Management, LLC</i></p> | | | | | | | | |



Recently Sold: 10 (cont.)



10 **RECENTLY SOLD** • Sold Date: 3/20/2020, MLS Listing 433483: 1/21/2020 *MLS ID: 433483*

| Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Sale Date | Sale Price | Price per sq. ft. |
|-----------|---------|---------------------|------------------|------------|-----------|------------|-------------------|
| Detached | 3/2 | 1,785 sq ft | 15,246 | 1940 | 3/20/2020 | \$317,500 | \$178 |

Location, location, location! This three-bedroom, two-bath home is located on a beautiful, wooded lot in the historic Pleasant Street neighborhood. Only a short walk or bike ride to the University of Florida and UF Health, this home is also close to all the wonderful restaurants and parks in the downtown area. Updates include new HVAC in 2014 and new roof in 2020. Plumbing updated in 2006 with new water lines and wastewater lines. All new electric and a 200 amp panel installed in 2003. The renovated kitchen includes tile counter tops, new cabinets and a gas range. The unusually large lot can potentially be split to allow additional homes to be built. This is a unique opportunity. Don't miss it!

Courtesy of Sage Real Estate

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- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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



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- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
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