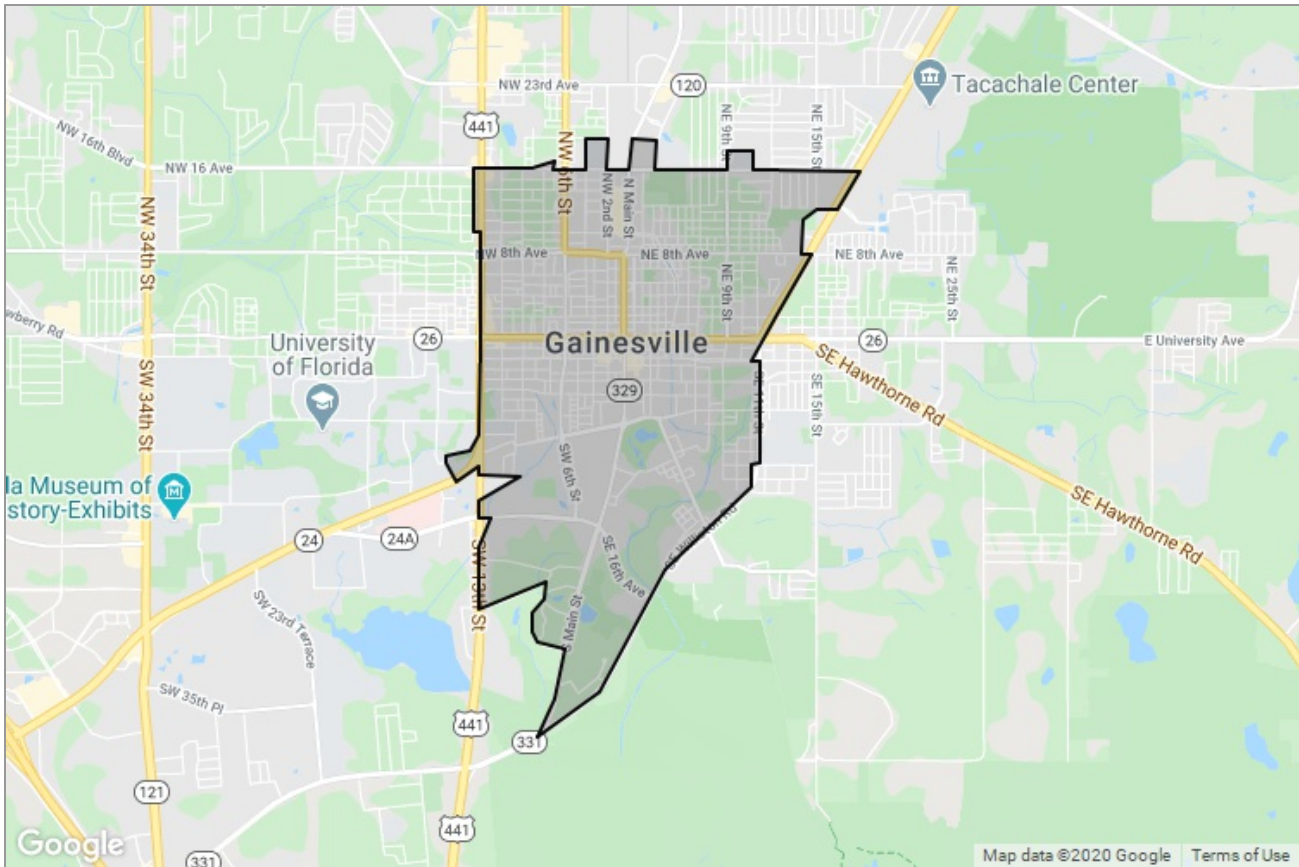




MARKET ACTIVITY REPORT

Gainesville, FL 32601



Presented by

Tanya Chappell | REALTOR® | CPM

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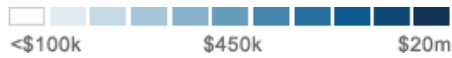
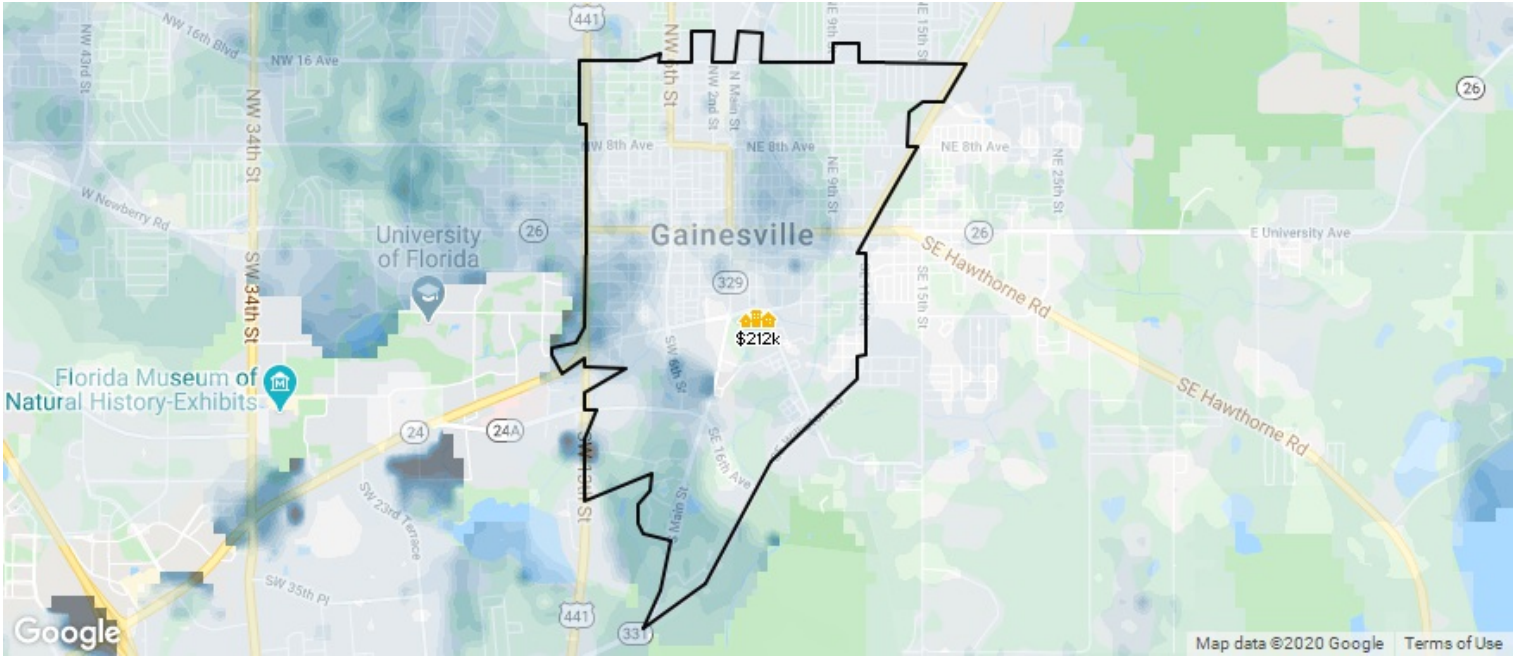
Office: www.secureinvestmentsrealty.com

Secure Investments Realty & Management

3520 NW 43rd Street
Gainesville, FL 32606

Gainesville, FL 32601

Market Snapshot: Estimated Home Values



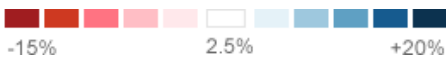
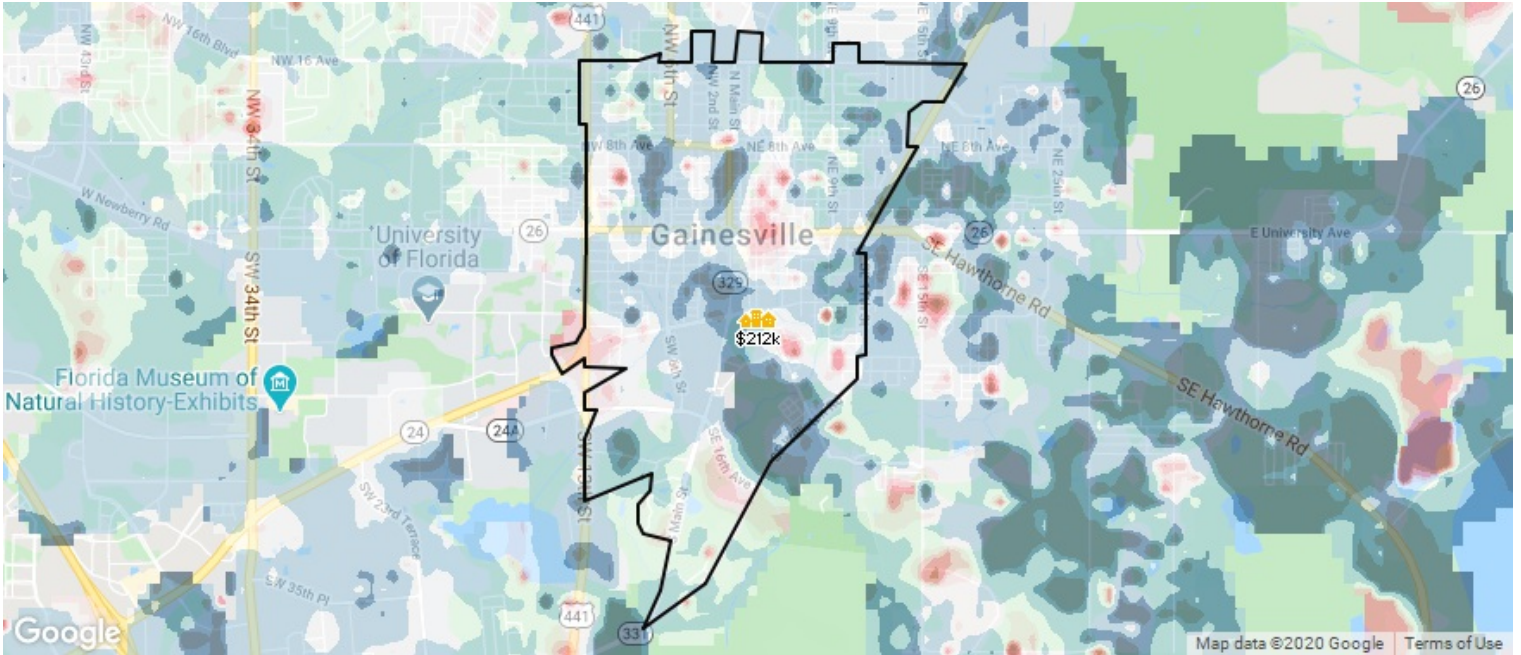
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$212K</p> <p>Updated: 6/30/2020</p>	<p>Change Over Last Month</p> <p>↓ 0.6%</p>	<p>Change Over Last Quarter</p> <p>↑ 3.45%</p>	<p>Change Over Last 12 Months</p> <p>↑ 10.45%</p>	<p>Change Over Last 24 Months</p> <p>↑ 13.65%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Gainesville, FL 32601

Market Snapshot: 12-Month Change in Estimated Value



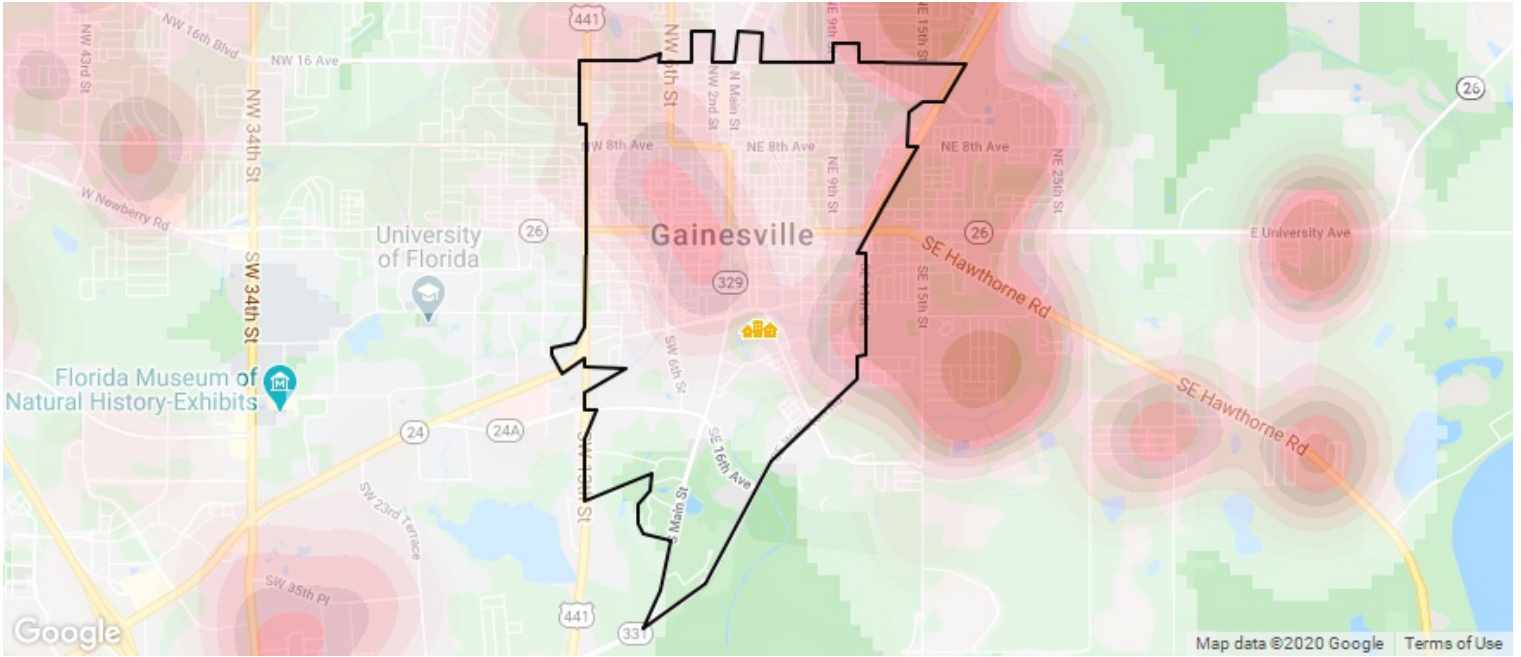
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$212K</p> <p>Updated: 6/30/2020</p>	<p>Change Over Last 12 Months</p> <p>↑ 10.45%</p>	<p>Change Over Last 24 Months</p> <p>↑ 13.65%</p>	<p>Change Over Last 36 Months</p> <p>↑ 13.02%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Gainesville, FL 32601

Market Snapshot: Concentration of Distressed Properties



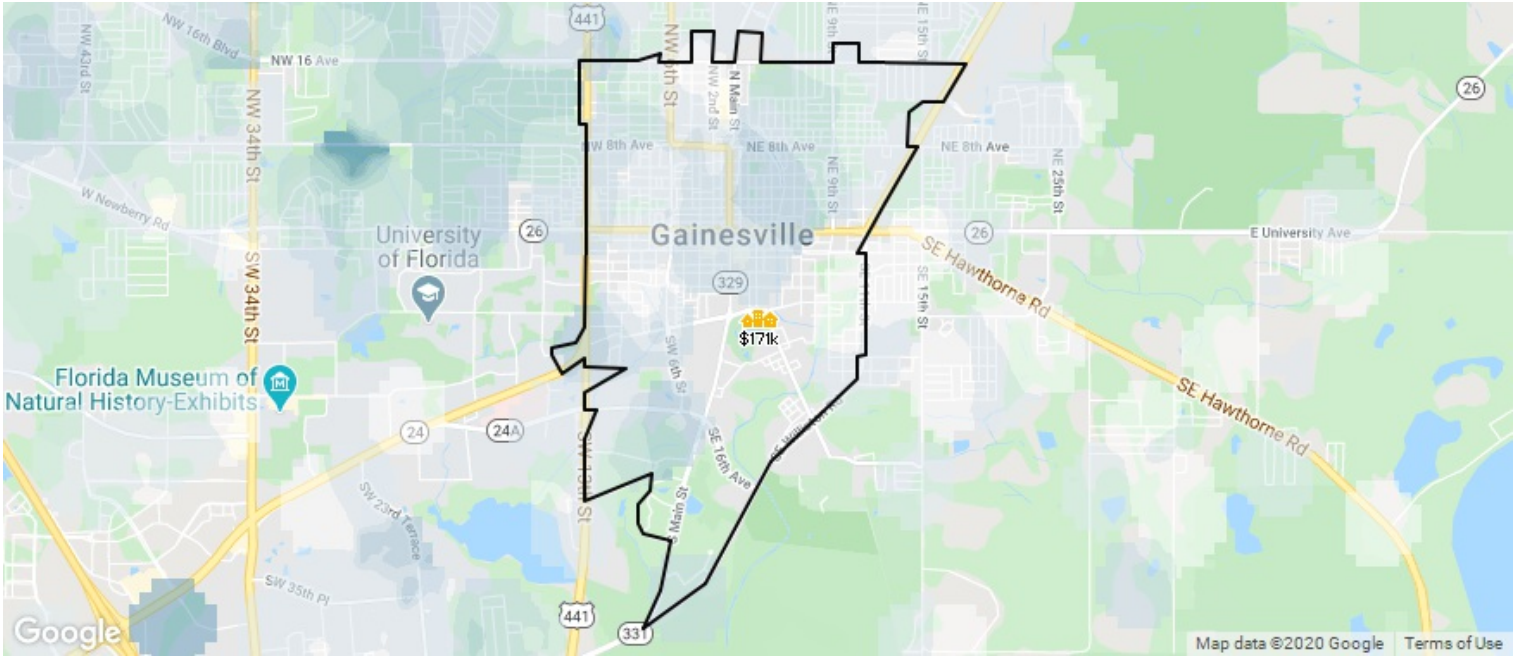
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>4</p> <p>Updated: 7/13/2020</p>	<p># of Pre-Foreclosures</p> <p>4</p>	<p># of Foreclosures</p> <p>0</p>	<p># of Short Sales</p> <p>0</p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 7/13/2020.

Gainesville, FL 32601

Market Snapshot: Sales Price



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

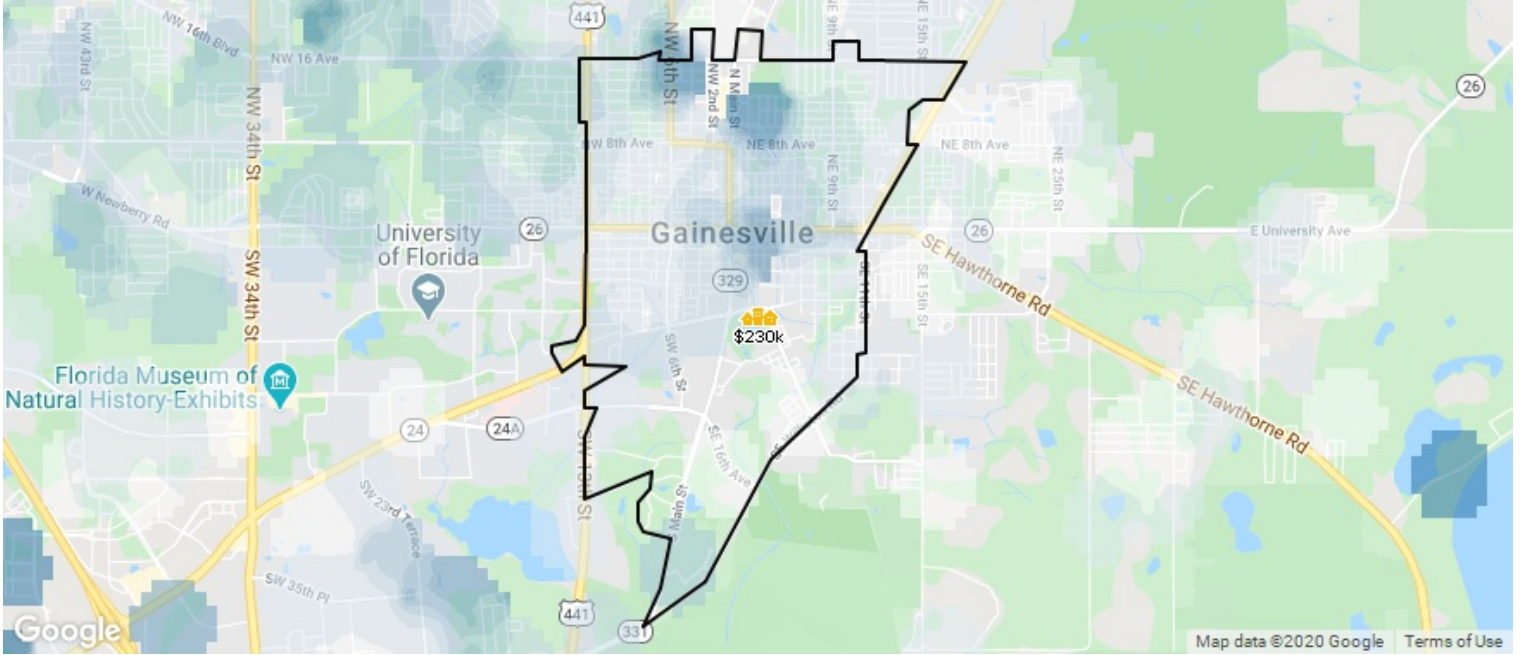
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p>\$171K</p> <p>Updated: 5/31/2020</p>	<p>Change Over Last Month</p> <p>↓ 22.39%</p>	<p>Change Over Last Quarter</p> <p>↓ 11.53%</p>	<p>Change Over Last 12 Months</p> <p>↓ 6.18%</p>	<p>Change Over Last 24 Months</p> <p>↓ 10.13%</p>
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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



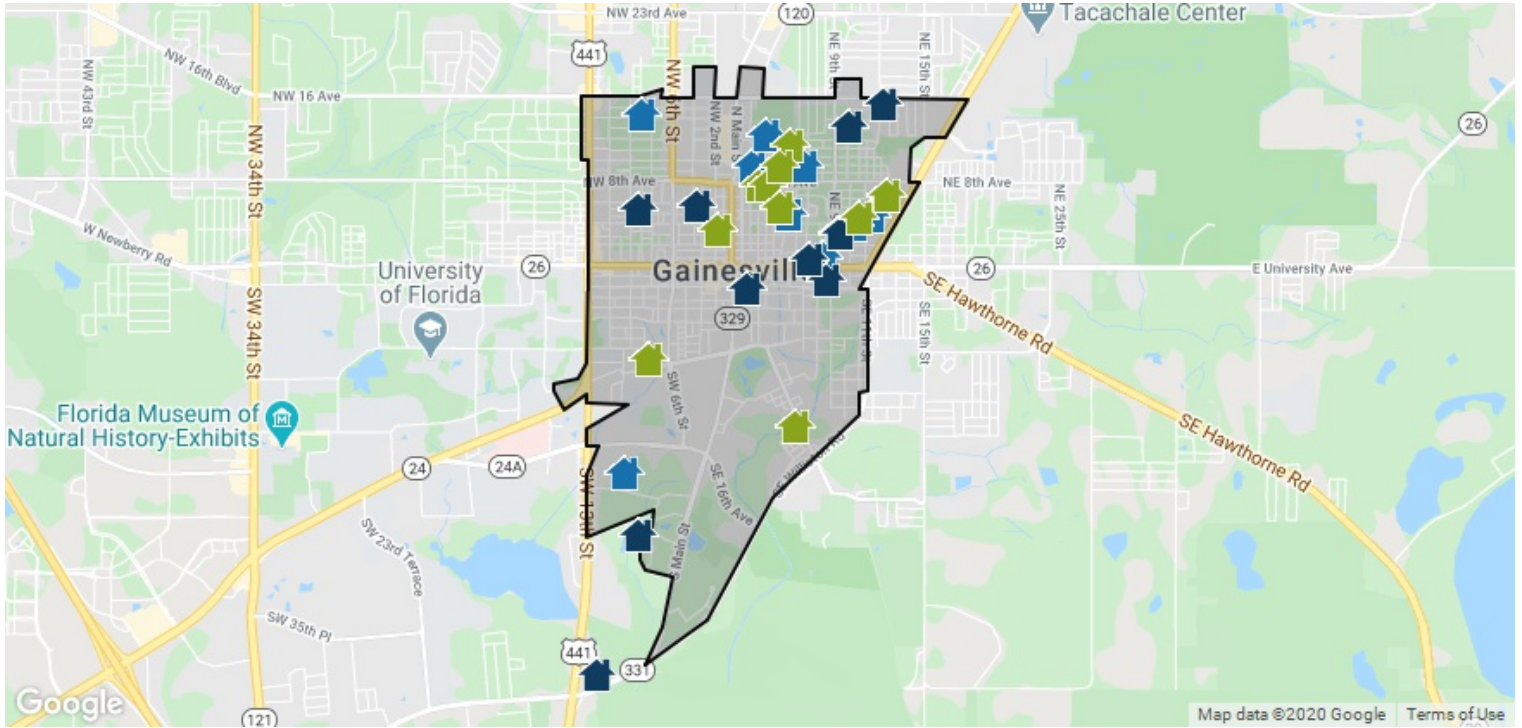
<\$100k
 \$500k
 >\$5m

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>\$230K</p> <p>Updated: 5/31/2020</p>	<p>Change Over Last Month</p> <p>↑ 0.04%</p>	<p>Change Over Last Quarter</p> <p>↓ 2.09%</p>	<p>Change Over Last 12 Months</p> <p>↓ 6.86%</p>	<p>Change Over Last 24 Months</p> <p>↑ 15.29%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

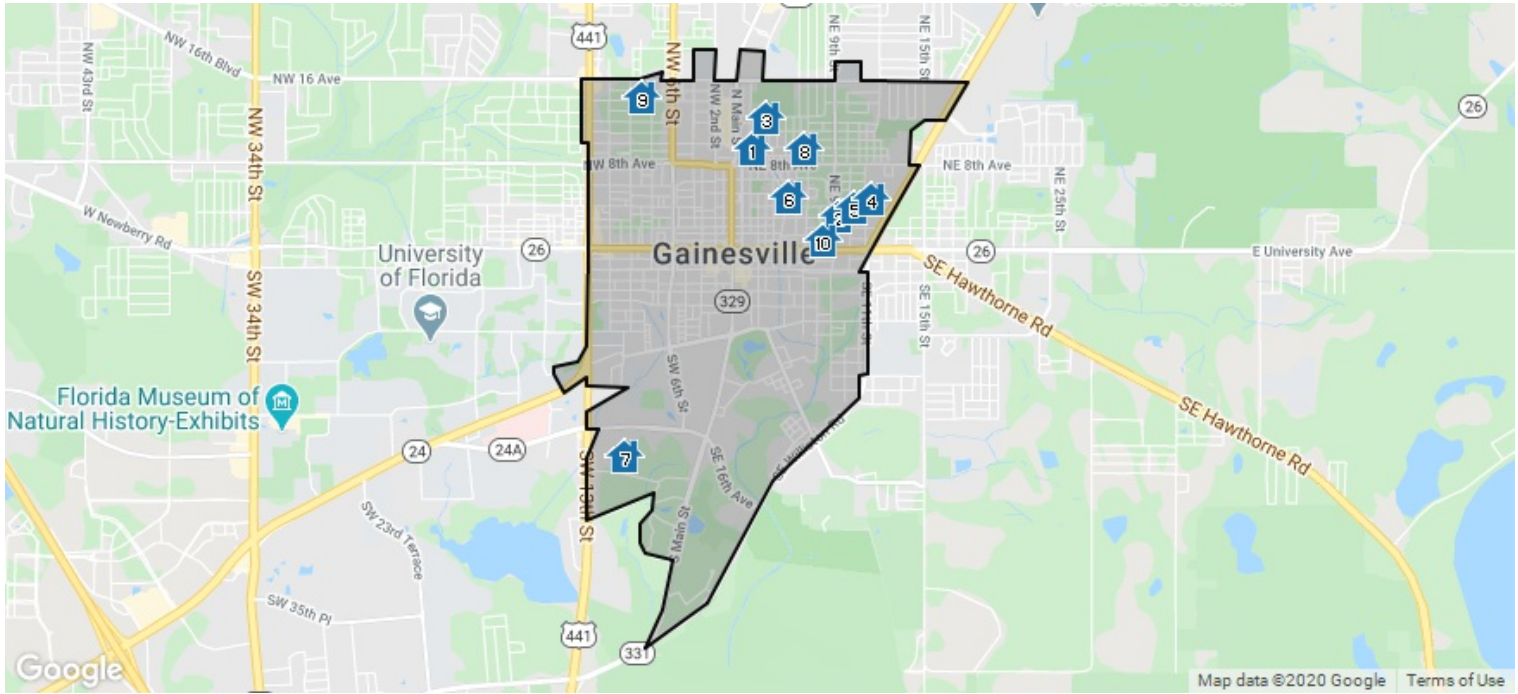
Market Activity Summary Stats



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	10	10	10
Low Price / Value	\$239,900	\$175,000	\$140,000
Median Price / Value	\$346,700	\$224,950	\$301,500
High Price / Value	\$674,900	\$399,900	\$525,000
Average Price / Sq. Ft.	\$184	\$163	\$157
Median Price / Sq. Ft.	\$182	\$172	\$168
Average Days in RPR	23	109	62
Median Days in RPR	18	50	53
Total Volume	\$3,721,000	\$2,667,600	\$3,162,000

Gainesville, FL 32601



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
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FOR SALE • New, Active: 7/10/2020 MLS ID: 436259

205 NE 10th Ave Detached 4/3 1,718 sq ft 10,018 1965 7/10/2020 \$324,900 \$189

A large front yard peppered with trees and finished with beautiful landscaping provides the perfect setting for this unique home, located in one of Gainesville's most celebrated communities, The Duckpond. From the moment you park, the charming front porch welcomes you inside. Thoughtfully updated while maintaining traditional character, this home has a bright and open floor plan perfect for daily living and entertaining. Original hardwoods stretch throughout the home. A generous sized living room flows effortlessly into the kitchen and dining room combination. The kitchen offers modern cabinetry, a designer backsplash and luxe quartz countertops. A Bonus breakfast bar provides extra seating. Oversized sliding glass doors lend natural light and give direct access to your fully fenced and serene backyard. With 4 bedrooms and 3 bathrooms, there's plenty of room for family and guests to spread out. One of the bedrooms includes a separate entrance which offers privacy and convenience. The large master suite features a beautiful ensuite bathroom with glass-enclosed shower. This scenic, historic and walkable neighborhood offers easy access to the University of Florida and all the amenities downtown Gainesville has to offer.

Listing Courtesy of Coldwell Banker M.M. Parrish Realtors







FOR SALE • New, Active: 7/10/2020 MLS ID: 436292

403 NE 9th St Detached 4/3 2,518 sq ft 6,969 1930 7/10/2020 \$539,000 \$214





DUCK POND! Walkability, 15-20 min walk to Bo Didley Park and Hypodrome. Complete 2020 renovation; ALL NEW - Hardie siding, plumbing, electrical, efficient air conditioning, insulation, walls, flooring, doors, windows, and 2018 roof. Modern open concept floor plan redesign in craftsman style. Covered back deck with built in seating and covered patio. Patio has outdoor kitchen. Backyard enclosed with new low maintenance vinyl privacy fence with outdoor fire pit. Four large bedrooms and 3 & half baths. First and second floor suites. Large island modern kitchen. All wood soft close shaker kitchen cabinets with granite counter tops and new upgraded stainless steel appliances. Gas range with built in griddle. Appliances include upgraded front load washer and dryer (includes steam dry). All bathrooms completely updated and remodeled. Two working original fireplaces. Pre-wired for cable and ethernet. Live in a landmark Gainesville Duck Pond home with 2020 interior design and upgrades! Call now 772-201-4258 for more information or to tour.

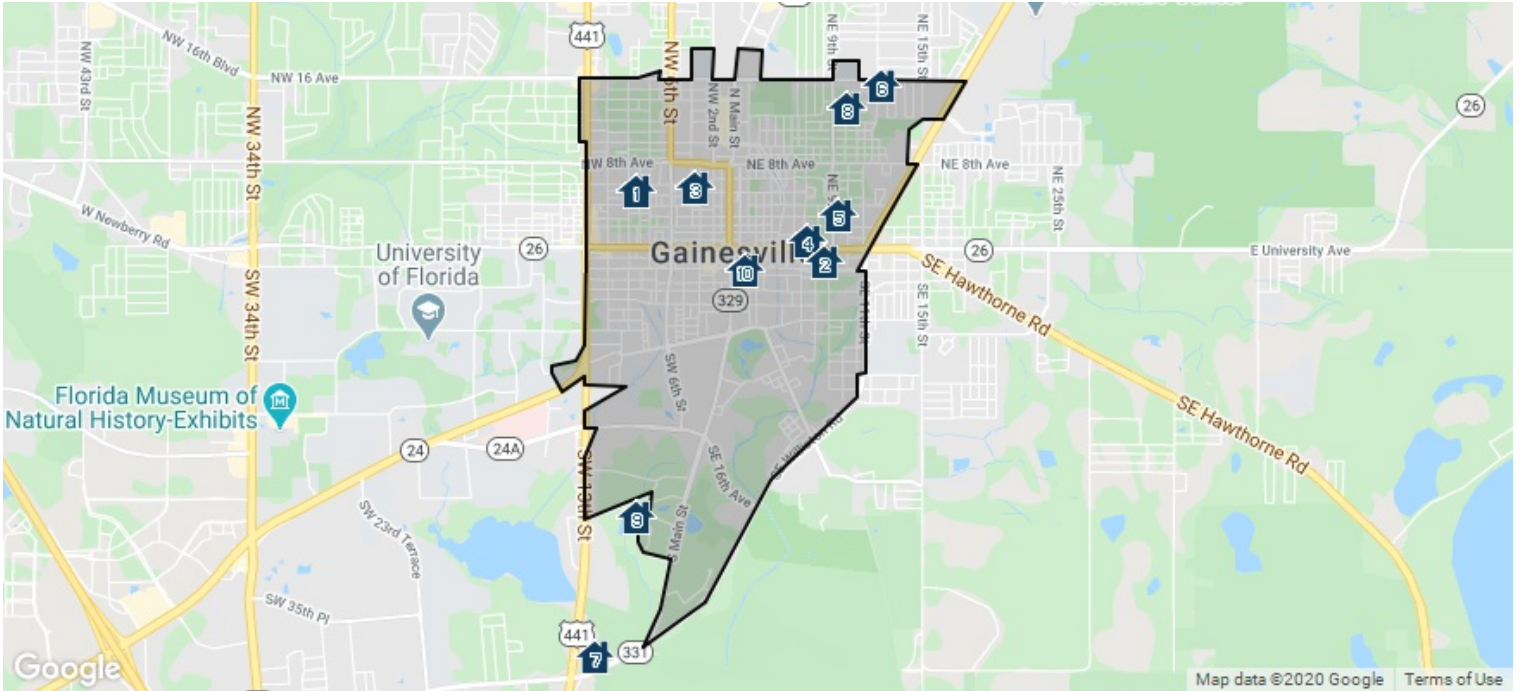
Listing Courtesy of Atlantic Shores Realty Expertise

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	New, Active: 7/11/2020	MLS ID: 436295					
1216 NE 4th St	Detached	3/2	1,862 sq ft	5,227	1925	7/11/2020	\$425,000	\$228
<p>Fully-restored 1925 Spanish Revival bungalow on a corner lot in the historic Duckpond neighborhood. Designed for modern living, this three-bedroom, two-bath home also includes a bonus room. Extensive 2018 renovation incorporated a new roof, plumbing, electrical, HVAC, tankless gas water heater, refinished wood floors, and double-paned wood windows and doors. The stunning kitchen was updated with an island, gas stove, plenty of cabinets, leathered granite and quartz countertops, and an attached mudroom and laundry. The owners' suite features a luxury bath with shower, freestanding tub, unique lighting and bold paint choices. It also includes a full wall of closets and double doors leading to a deck and private courtyard. Exterior updates include all new stucco, paint, fencing and landscaping. Only steps away from Tom Petty Park, the house is also only blocks from grocery stores, restaurants, the new farmer's market at Cypress and Grove and all that downtown Gainesville has to offer. A short bike ride to the University of Florida. A unique opportunity to live in a historic home that won't need any updates for many, many years! Don't miss it!</p> <p><i>Listing Courtesy of Sage Real Estate</i></p>								
	FOR SALE	New, Active: 6/26/2020	MLS ID: 435873					
1115 NE 5th Pl	Detached	3/2	1,552 sq ft	8,712	1975	6/26/2020	\$249,000	\$160
<p>Newly Renovated, Completely Updated Home Near Duck Pond. New Kitchen with Granite Counter-tops, New Kitchen Cabinets and New Stainless Steel Appliances. New Rain-Shower bathroom with Designer Tile, New Vanity and Toilets. New Roof. New Central A/C. New Windows. New Tankless Hot Water Heater. New Fence. New Flooring. New Doors and New Baseboards. Covered Carport Parking. Nicely Manicured Landscaping with New Shadowbox Privacy Fence. Backyard features New Privacy Fence and ample Entertainment area perfect set up for family, friends and couples. New Designer Floors through-out. Separate Laundry room with Washer/Dryer Hookups and Plenty Room for storage. Concrete Block House is a complete gem - Call to See!</p> <p><i>Listing Courtesy of Lexico Realty Inc.</i></p>								
	FOR SALE	New, Active: 6/23/2020	MLS ID: 435748					
1005 NE 5th Ave	Detached	4/2	2,048 sq ft	7,405	1930	6/23/2020	\$374,000	\$183
<p>Vintage 4 Bed / 2.5 Bath Home with beautiful Chert stone veneer located just outside the Duckpond Historic District! The residence has been restored beyond her original glory: NEW kitchen with concrete countertop, custom 'sun' mosaic on screened-in porch, built-in original woodworked cabinets/desks, vintage tile in bathrooms, florida room...this home is the perfect combination of renovation while maintaining the home's classic character. New metal roof 2018, new electrical service 2016, new dual AC units 2016, new hot water heater 2016, new plumbing 2016, new automatic garage door 2018, new luxury vinyl plank flooring downstairs 2019, refinished original wood flooring upstairs 2018, new ceiling fans in every room 2017. Beautifully landscaped yard with citrus and tropical fruit trees, brick paver walkways, outdoor seating area with fire pit, large driveway with two car garage rebuilt in 2018, and wonderful neighbors. Walk through the Duckpond to Downtown or bike to UF and Shands. Close to NEW Reserve Park, NorthEast Community Pool, Tom Petty Park & MLK gym, basketball/pickle ball courts. Seller to include 1 Year Home Warranty!</p> <p><i>Listing Courtesy of Florida Homes Realty & Mortgage</i></p>								
	FOR SALE	Active: 5/20/2020	MLS ID: 434807					
525 NE Boulevard	Detached	3/2	2,024 sq ft	6,969	1925	5/20/2020	\$368,500	\$182
<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>								

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.
		* Active: 5/19/2020 MLS ID: 434765						
1021 SW 19th Pl	Detached	3/2	2,220 sq ft	11,325	1978	5/19/2020	\$267,900	\$121
<p>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.</p> <p><i>Listing Courtesy of Campus Realty</i></p>								
		* 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
<p>Charming 3/2 vintage home near of the desirable Duckpond Neighborhood, in the Historic District. Split floor plan, nice and cozy living, and dining area. Kitchen with gas stove and tile. Renovated master suite with, walking closet, master bathroom with pedestal sink, sunken shower, linen closet, and laundry with door to outside. On the other side the two bedrooms, and bathroom between them with a tub/shower combo and a pedestal sink. Enjoy your relaxing in a charming fenced backyard with fountains. You will love this house and location.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
		* New, Active: 6/27/2020 MLS ID: 435885						
824 NW 14th Ave	Detached	3/2	1,370 sq ft	13,068	1950	6/27/2020	\$239,900	\$175
<p>Classic 3/2 ranch home on one of the prettiest streets in NW Gainesville. Beautiful Hardwood floors, nice kitchen with oak cabinets and tile counters, full laundry room with washer & dryer, large screened porch; detached workshop/storage area could easily be converted to additional living space/apartment/ or Air BnB! Large Fully fenced yard with large paver patio. Super Convenient location less than 2 miles to UF makes this excellent for first time homeowners, students, or as an investment property.</p> <p><i>Listing Courtesy of Pais Realty</i></p>								
		* New, Active: 6/20/2020 MLS ID: 435668						
17 NE 8th St	Detached	5/4	3,953 sq ft	23,086	1909	6/20/2020	\$674,900	\$171
<p>Stunning historic Duckpond home with 4 bedrooms, 3.5 baths, office and bonus room in the main house plus a garage apartment and a three-car garage. Gorgeous wood floors, luxurious oil paint and premium fixtures throughout. The formal living and den include fireplaces. The renovated kitchen features high-end appliances that include a double oven, gas range and a custom cabinet-fronted refrigerator. Front and back covered porches are great for entertaining on cool evenings. Located on over half an acre, there is plenty of yard space; enough to add a pool! Updated roof in 2019 and new gutter system with a lifetime transferrable warranty. The exterior features a brick driveway, fully-fenced yard, and lots of lovely landscaping. Spacious guest suite with full kitchen, private bedroom and bathroom is great for short-term rental or as an in-law unit. Large laundry and mudroom in the main house plus a second laundry area in the garage. Four-car garage has plenty of space for vehicles or as a workshop. The bonus room on the third floor has so much potential. Walkable to downtown and a short ride to the University of Florida and Uf Health. Rare opportunity to find such a fully-finished and move-in ready home!</p> <p><i>Listing Courtesy of Sage Real Estate</i></p>								









Pending Listings: 10

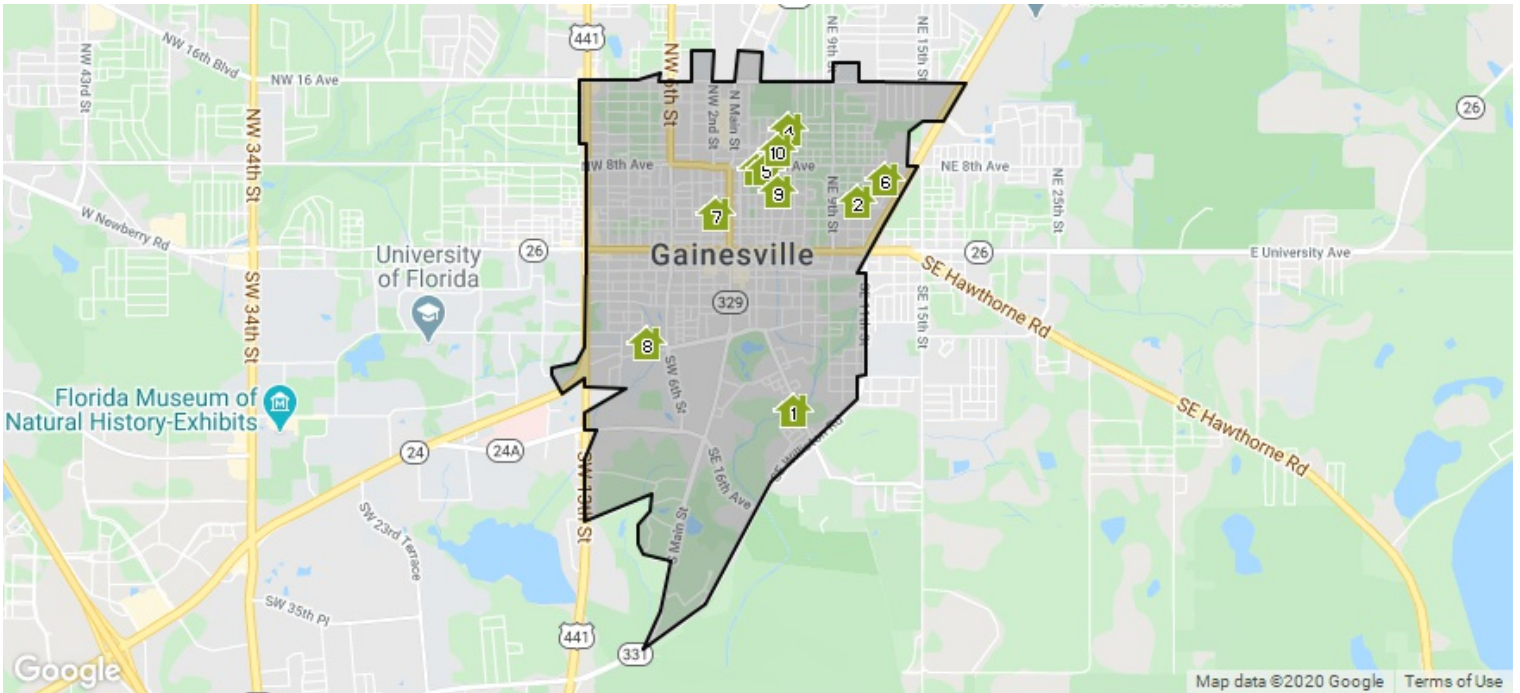
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
Pending as of 6/16/2020 <i>MLS ID: 434073</i> 906 NW 6th Ave Back on the market! New ROOF coming soon. Recently installed solid hardwood floors throughout all main living areas! This darling 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! <i>Listing Courtesy of Sage Real Estate</i>	Detached	3/2	1,120 sq ft	7,405	4/20/2020	\$215,000	6/16/2020	\$192
Pending as of 7/6/2020 <i>MLS ID: 435990</i> 825 SE 1st Ave Located in the historic, bed-and-breakfast district, this property features new everything in 2017! Kitchen, bathrooms, windows, laminate floor, appliances, roof, cabinetry, SS appliances, gas range, light fixtures... All NEW in 2017! Sellers have added gutters, removed 9 invasive trees, and beautifully landscaped the yard. Fabulously remodeled and meticulously maintained, this home is walking distance to downtown Gainesville and Depot Park and a short bike ride to UF and the Hawthorne Trail. <i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i>	Detached	3/2	1,352 sq ft	6,098	7/1/2020	\$199,000	7/6/2020	\$147

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>627 NW 4th St</p> <p>Rare opportunity to purchase a 4-bedroom/2-bath home in the heart of the well-loved Pleasant Street historic district! Built in 1998, the spacious front porch on this Craftsman-style home is great for watching sunsets. The first floor features high ceilings, an open concept kitchen and living room, two bedrooms and a full bath. Upstairs there are two more bedrooms with large closets and a second full bathroom. The fully-fenced yard is great for children and pets. Zoned for JJ Finley Elementary, Westwood Middle and Gainesville High, the neighborhood is a magnet for young families. Easy maintenance exterior with newer paint on the Hardboard siding and a newer roof. The spacious bedroom downstairs has a walkin closet and a door to the private, covered back porch. The smaller bedroom on the ground floor would make a great office space. Prime location that is walkable to downtown Gainesville, Depot Park and the University of Florida!</p> <p><i>Listing Courtesy of Sage Real Estate</i></p>	Detached	4/2	1,416 sq ft	6,969	1/9/2020	\$234,900	7/1/2020	\$166
 <p>101 NE 7th St</p> <p>The Little Yellow House in the historic Duckpond neighborhood is ready for her next caretakers. Lovingly-restored, this special home includes a fabulous garage apartment that is great for rental income, or for visiting friends and family. The main house features three bedrooms, one bath, original wood floors, a fireplace, tall ceilings, a covered porch and loads of natural light. The garage apartment has an updated kitchen, wood floors, screened porch, clawfoot tub and a fireplace. The modern lighting, wallpaper and updated tile blend with vintage elements to create the perfect juxtaposition between old and new...warm and minimalist. New appliances in both kitchens with open shelving. The main house has a sweet breakfast nook plus a separate dining area. Recent upgrades include new plumbing 2018, two water heaters 2018, mini-split in the guest house 2019, main house HVAC 2014 and electrical 2018. Walking distance to downtown Gainesville, the public library and a short bike ride to the University of Florida. With a large lot and detached carriage house, there is unlimited potential. Dreaming of gardens, a pool, play space for the kids or room for the dogs in the urban core? You've found your canvas!</p> <p><i>Listing Courtesy of Sage Real Estate</i></p>	Detached	4/2	2,010 sq ft	18,295	6/12/2020	\$399,000	6/13/2020	\$199
 <p>405 NE 9th St</p> <p>Vintage Home in the Duck Pond Area. 1499 Sq ft 3/2 plus a detached garage 438 sq ft with 1/1 upstairs studio on large lot. The studio has suffered damage due to fire. Property being sold as is.</p> <p><i>Listing Courtesy of Florida Homes Realty & Mortgage</i></p>	Detached	3/2	1,499 sq ft	15,681	6/19/2020	\$209,900	6/19/2020	\$140
 <p>1509 NE 12th St</p> <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 sf 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>	Detached	3/2	1,719 sq ft	11,761	5/17/2020	\$175,000	6/11/2020	\$102
 <p>1280 SW Williston Rd</p> <p>Vintage 3 BR 2 BA home on 2.87 acres very close to the University and Hospitals. Most of the value is in the land. Land Use Designation is Residential Low density, which allows 1-4 residential units per acre. Zoning is currently Agricultural. Multifamily buildings adjacent. 200 feet of frontage right on Williston Road. Beautiful Oaks trees. Great location to build 10-12 detached units, attached units, duplexes or quads. Also would be ideal for a church, child care or elder care facility.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>	Detached	3/2	1,432 sq ft	124,581	2/25/2019	\$299,900	6/12/2020	\$209

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 • Pending as of 6/6/2020 <i>MLS ID: 435172</i>							
1016 NE 13th PI	Detached	4/2	1,182 sq ft	15,681	6/3/2020	\$210,000	6/6/2020	\$178
<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;"><i>Listing Courtesy of Suskin Realty Inc</i></p>								
	 PENDING • Pending as of 6/2/2020 <i>MLS ID: 435027</i>							
2522 SW 9th Dr	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 style="text-align: right;"><i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>								
	 PENDING • Pending as of 5/20/2020 <i>MLS ID: 433392</i>							
201 SE 2nd Ave, Ste 414	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 style="text-align: right;"><i>Listing Courtesy of Florida Homes Realty & Mortgage</i></p>								





Recently Sold: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 1 RECENTLY SOLD • Sold Date: 7/9/2020, MLS Listing 434453: 5/7/2020 MLS ID: 434453 311 SE 13th Ave Detached 3/2 1,541 sq ft 17,859 1952 7/9/2020 \$140,000 \$91 Charming two-story, three bedroom and two bath home with a partially updated kitchen near Depot Park and the heart of Gainesville. Checkout the beautiful lot with Sweetwater Branch running past the rear portion. The master bedroom upstairs has an office attached before leading out to the balcony. Just minutes from UF, Shands/UF Health and the VA; this one won't last long! <i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i>								
 2 RECENTLY SOLD • Sold Date: 7/10/2020, MLS Listing 434832: 5/20/2020 MLS ID: 434832 1025 NE 5th Pl Detached 3/2 1,682 sq ft 10,454 2018 7/10/2020 \$312,000 \$185 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! <i>Courtesy of Resource Realty, LLC</i>								
 3 RECENTLY SOLD • Sold Date: 7/8/2020, MLS Listing 433111: 3/12/2020 MLS ID: 433111 303 NE 8th Ave Detached 4/4 3,809 sq ft 6,969 1937 7/8/2020 \$525,000 \$138 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. <i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i>								

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: 6/29/2020, MLS Listing 434508: 5/8/2020 <i>MLS ID: 434508</i></p> <p>538 NE 11th Ave</p> <p>Detached 3/2 1,952 sq ft 19,166 1950 6/29/2020 \$342,500 \$175</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>Courtesy of Sage Real Estate</i></p>								
 <p>5 RECENTLY SOLD • Sold Date: 6/26/2020, MLS Listing 434717: 5/15/2020 <i>MLS ID: 434717</i></p> <p>730 NE Boulevard</p> <p>Detached 3/2 2,581 sq ft 9,583 1926 6/26/2020 \$343,500 \$133</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>Courtesy of RE/MAX Professionals</i></p>								
 <p>6 RECENTLY SOLD • Sold Date: 6/30/2020, MLS Listing 434366: 5/4/2020 <i>MLS ID: 434366</i></p> <p>1217 NE 7th PI</p> <p>Detached 3/2 1,578 sq ft 8,276 1940 6/30/2020 \$169,000 \$107</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>Courtesy of Flat Fee.com Inc.</i></p>								
 <p>7 RECENTLY SOLD • Sold Date: 6/12/2020, MLS Listing 433104: 3/12/2020 <i>MLS ID: 433104</i></p> <p>411 NW 2nd St</p> <p>Detached 3/2 1,348 sq ft 4,791 2020 6/12/2020 \$291,000 \$216</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>Courtesy of Rabell Realty Group LLC</i></p>								
 <p>8 RECENTLY SOLD • Sold Date: 5/12/2020, MLS Listing 433354: 3/20/2020 <i>MLS ID: 433354</i></p> <p>835 SW 9th St, Apt 209</p> <p>Flat 4/4 1,410 sq ft - 2005 5/12/2020 \$265,000 \$188</p> <p>Walk to UF and Sorority Row, just 3 blocks to campus and 1 block to Sorority Row! This condo has amazing upgrades including granite counters, stainless appliances, and newer paint. Every bedroom is large and has its own closet and full bathroom. This 4BR/4BA condo has a covered patio, large living/dining area. Only minutes to UF campus, Sorority Row, Shands @ UF medical school on 2 different direct bus lines to UF if you do not want to walk ***Rented at \$2,680/month through 7/31/2021! Great for investors or parents with kids looking for August 2021 occupancy.</p> <p><i>Courtesy of University Realty</i></p>								

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	9 RECENTLY SOLD • Sold Date: 6/15/2020, MLS Listing 434295: 4/29/2020 MLS ID: 434295							
610 NE Boulevard	Detached	4/3	2,833 sq ft	7,405	1927	6/15/2020	\$504,000	\$178
<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 style="text-align: right;"><i>Courtesy of Sage Real Estate</i></p>								
	10 RECENTLY SOLD • Sold Date: 5/27/2020, MLS Listing 433916: 4/14/2020 MLS ID: 433916							
505 NE 10th Ave	Detached	3/2	1,672 sq ft	7,405	1952	5/27/2020	\$270,000	\$161
<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 style="text-align: right;"><i>Courtesy of Flat Fee.com Inc.</i></p>								

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