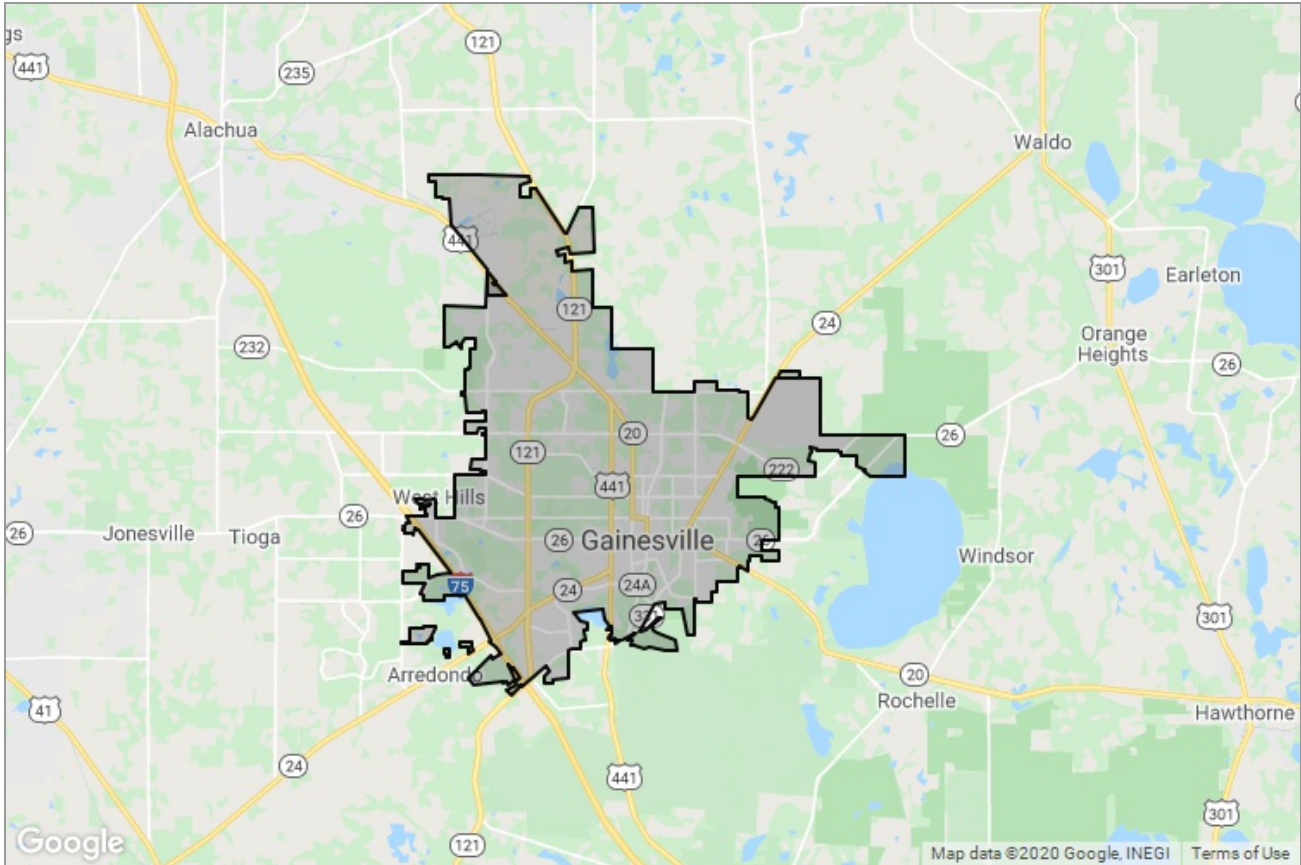




MARKET ACTIVITY REPORT

Gainesville, Florida



Presented by

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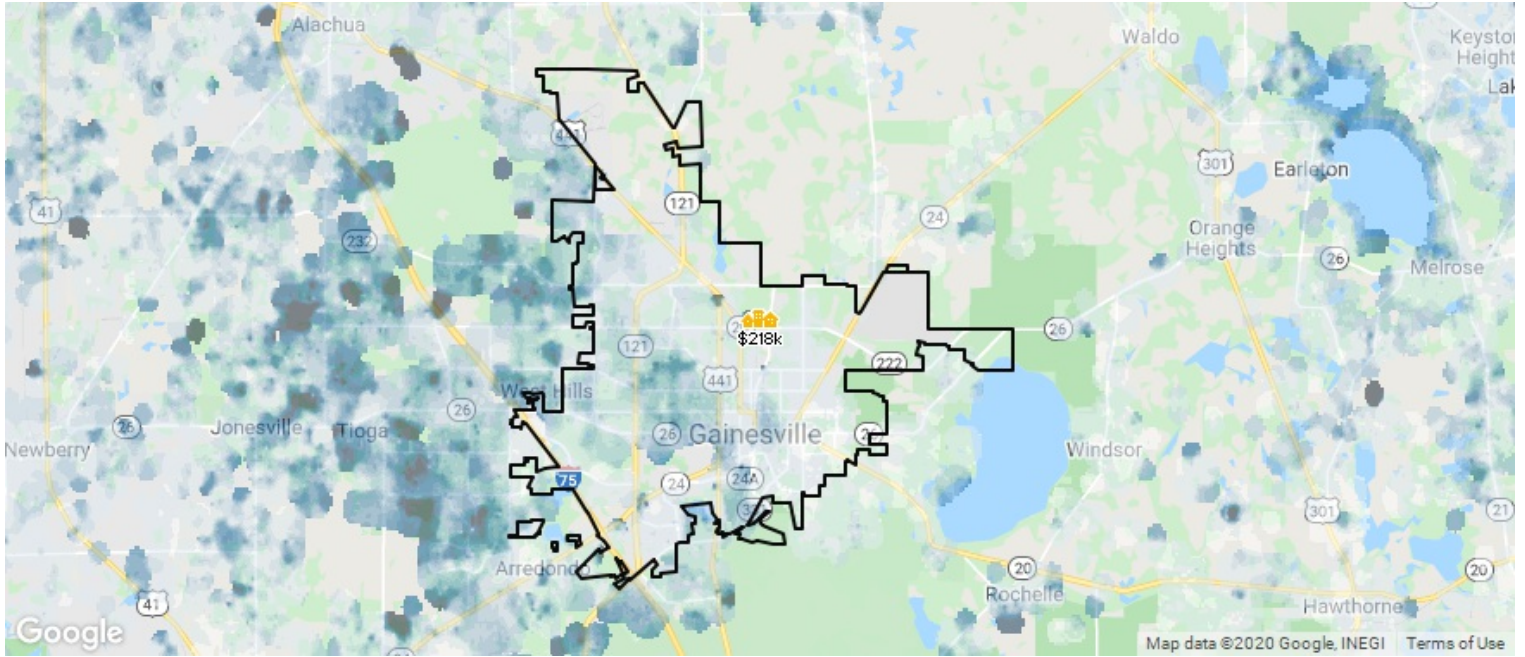
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Secure Investments Realty & Management

3520 NW 43rd Street
Gainesville, FL 32606

Gainesville, Florida

Market Snapshot: Estimated Home Values



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

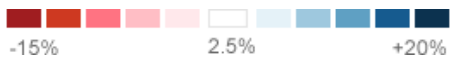
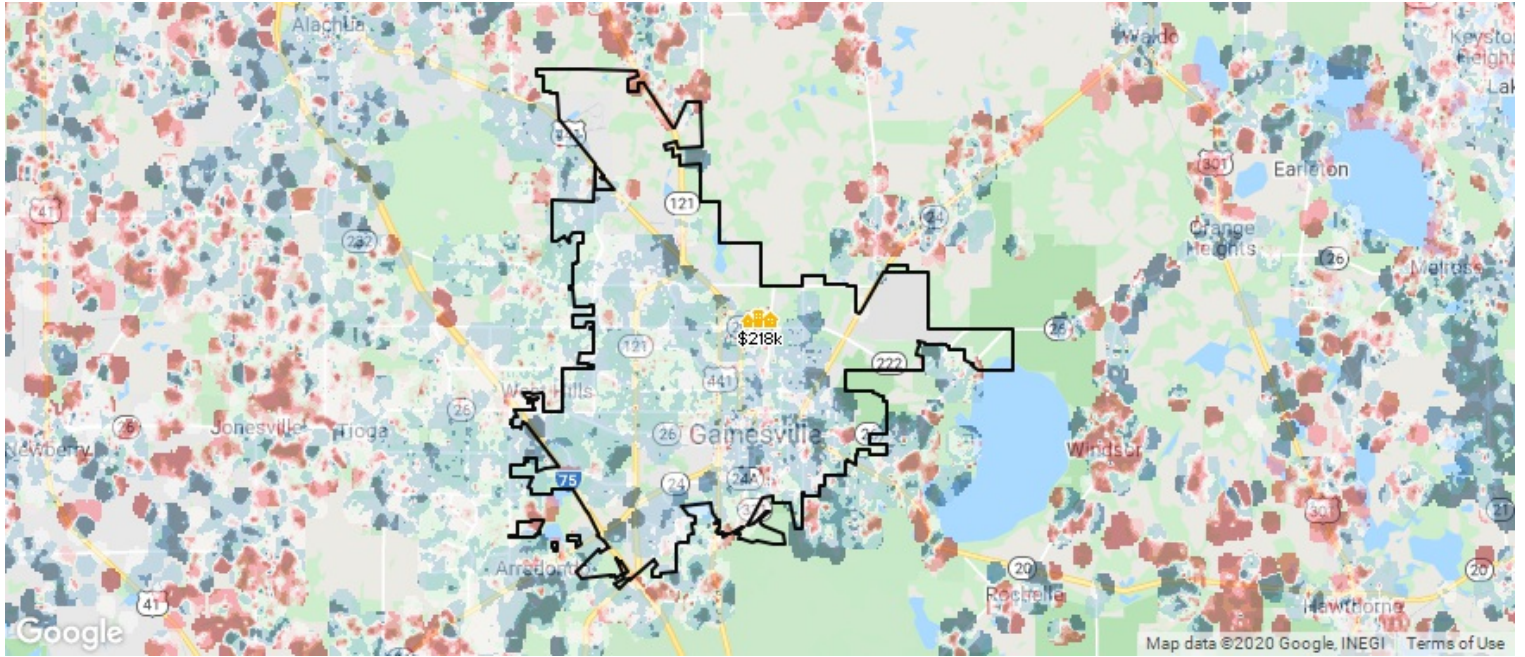
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p style="font-size: 24px; font-weight: bold;">\$218K</p> <p>Updated: 7/31/2020</p>	<p>Change Over Last Month</p> <p style="font-size: 24px; font-weight: bold;">↑ 0.5%</p>	<p>Change Over Last Quarter</p> <p style="font-size: 24px; font-weight: bold;">↑ 0.5%</p>	<p>Change Over Last 12 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 5.63%</p>	<p>Change Over Last 24 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 9.72%</p>
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*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Gainesville, Florida

Market Snapshot: 12-Month Change in Estimated Value



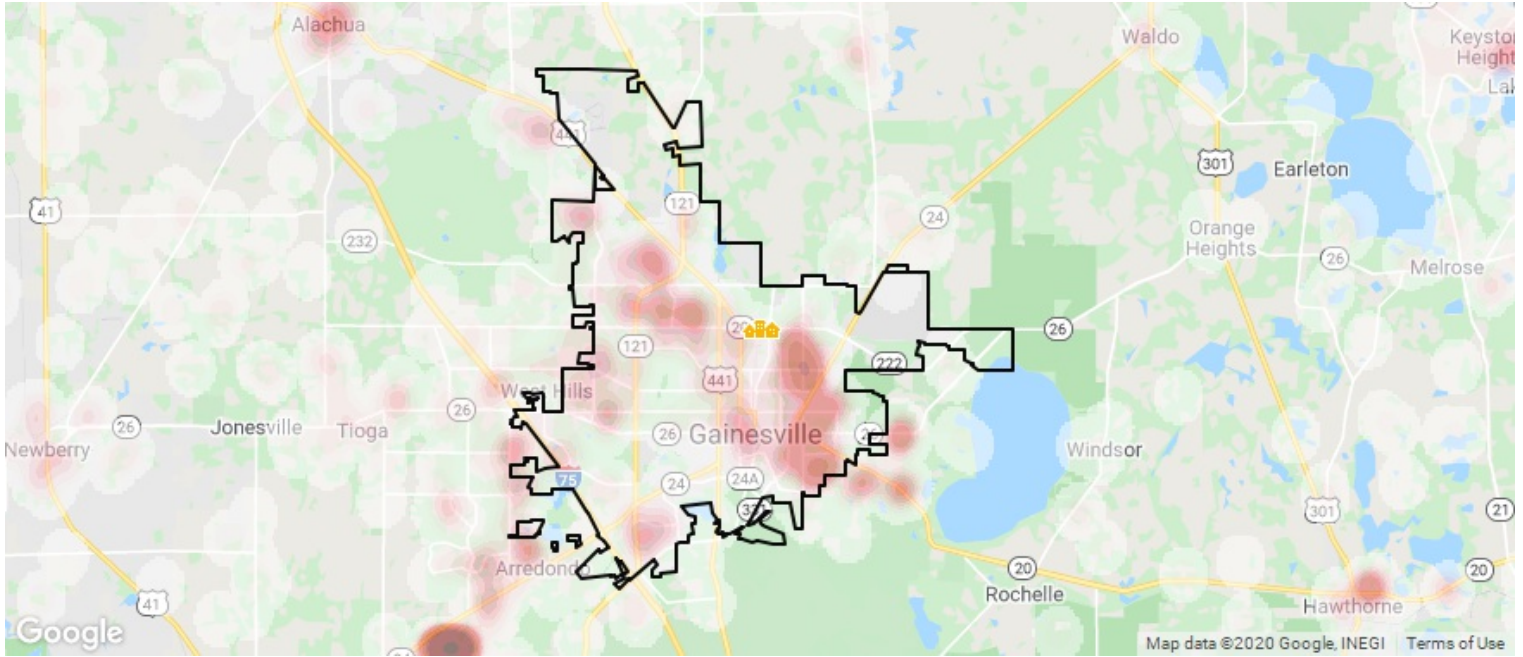
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$218K</p> <p>Updated: 7/31/2020</p>	<p>Change Over Last 12 Months</p> <p>↑ 5.63%</p>	<p>Change Over Last 24 Months</p> <p>↑ 9.72%</p>	<p>Change Over Last 36 Months</p> <p>↑ 14.08%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Gainesville, Florida

Market Snapshot: Concentration of Distressed Properties



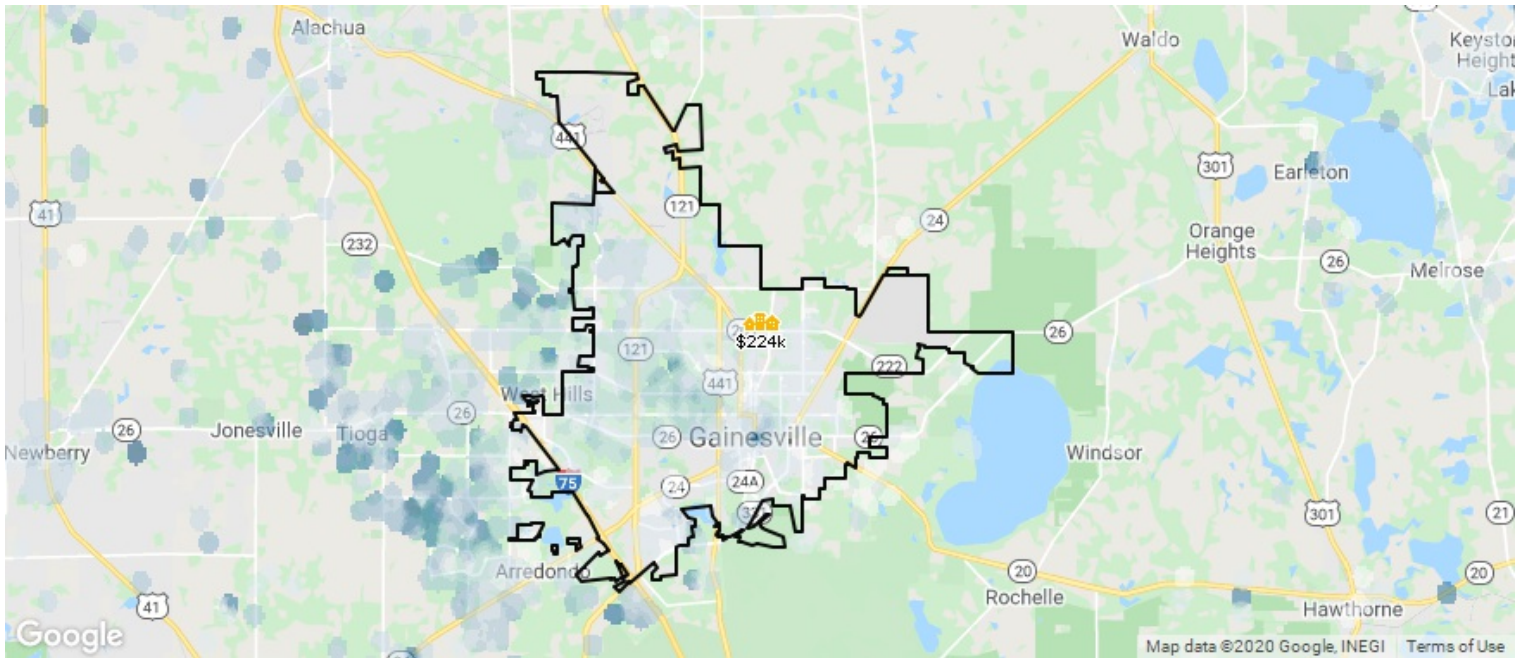
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>141</p> <p>Updated: 8/21/2020</p>	<p># of Pre-Foreclosures</p> <p>35</p>	<p># of Foreclosures</p> <p>106</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 8/21/2020.

Gainesville, Florida

Market Snapshot: Sales Price



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

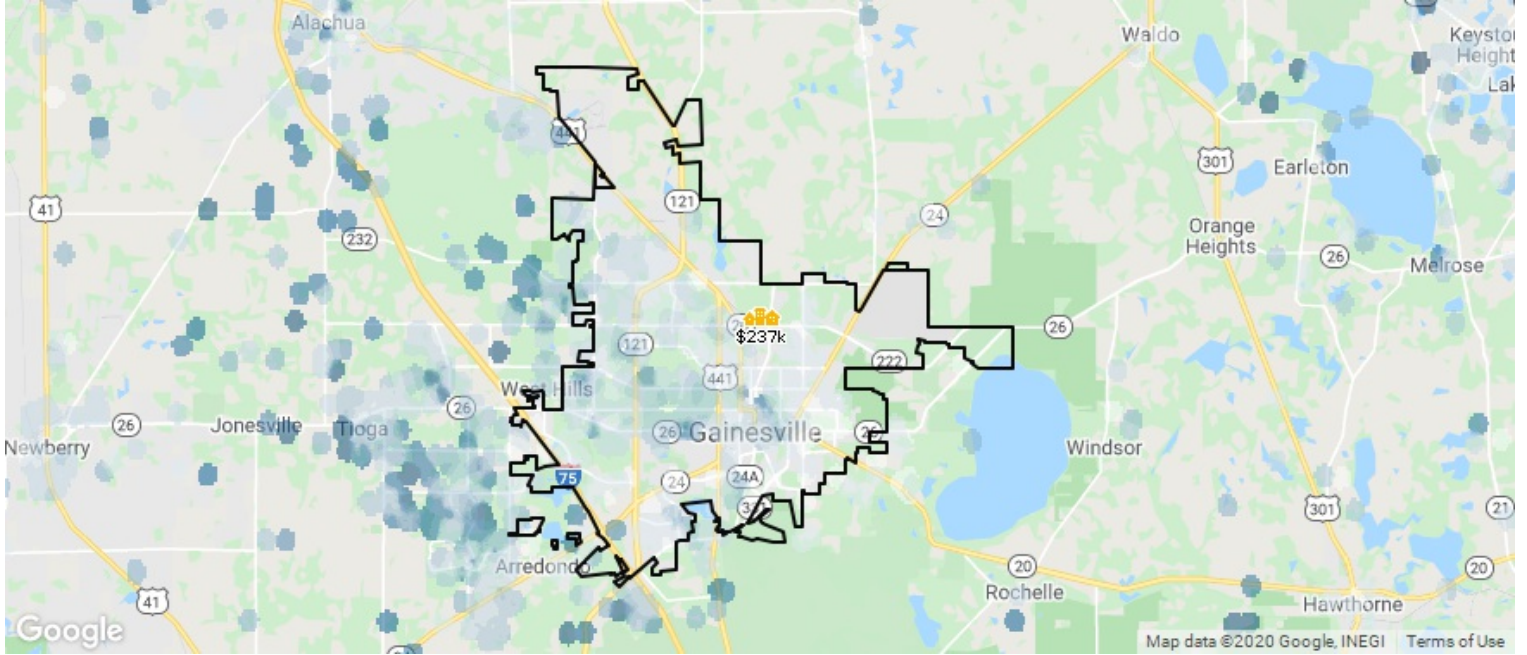
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p>\$224K</p> <p>Updated: 7/31/2020</p>	<p>Change Over Last Month</p> <p>↓ 6.28%</p>	<p>Change Over Last Quarter</p> <p>↓ 6.28%</p>	<p>Change Over Last 12 Months</p> <p>↑ 7.18%</p>	<p>Change Over Last 24 Months</p> <p>↑ 20.43%</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, Florida

Market Snapshot: List Price



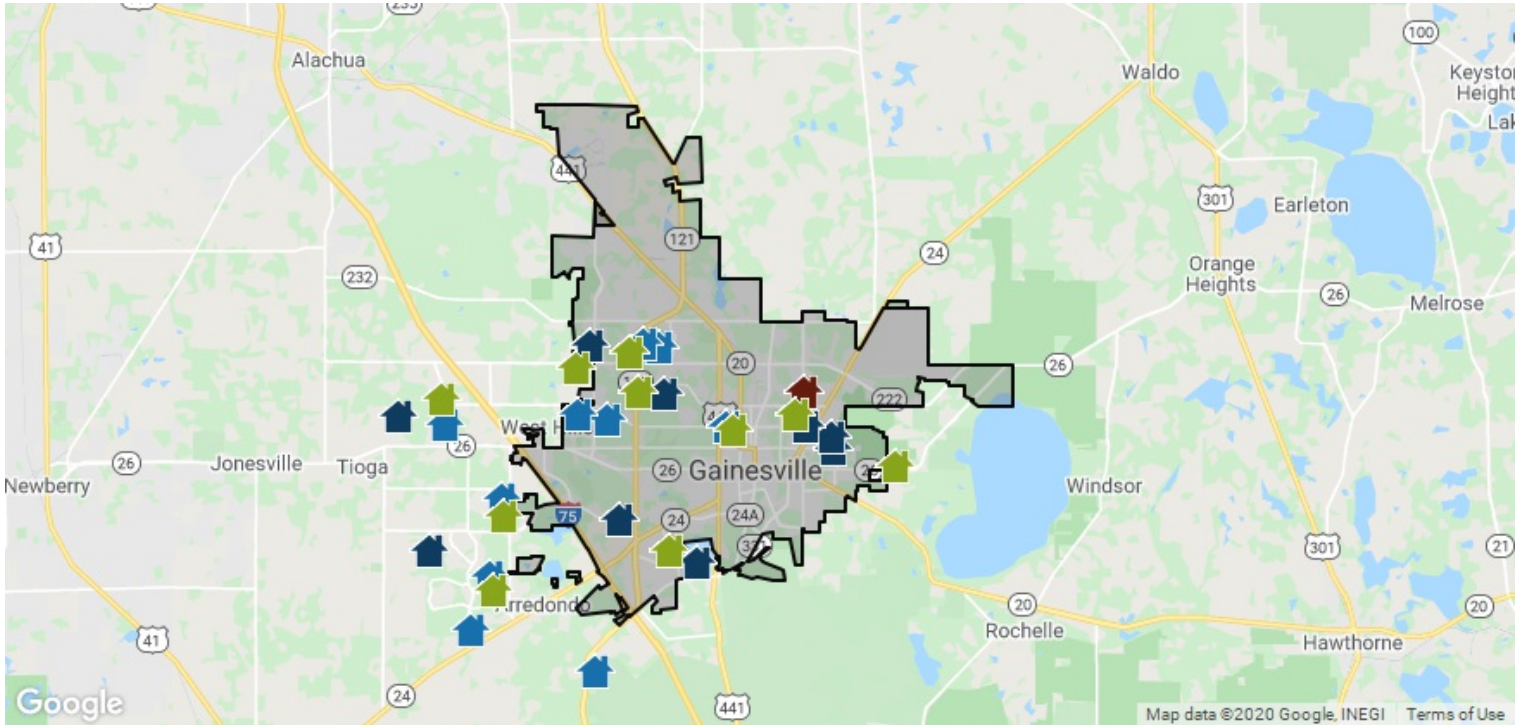
Legend: < \$100k, \$500k, > \$5m

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>\$237K</p> <p>Updated: 7/31/2020</p>	<p>Change Over Last Month</p> <p>↓ 4.44%</p>	<p>Change Over Last Quarter</p> <p>↓ 4.44%</p>	<p>Change Over Last 12 Months</p> <p>↓ 1.13%</p>	<p>Change Over Last 24 Months</p> <p>↑ 8.22%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

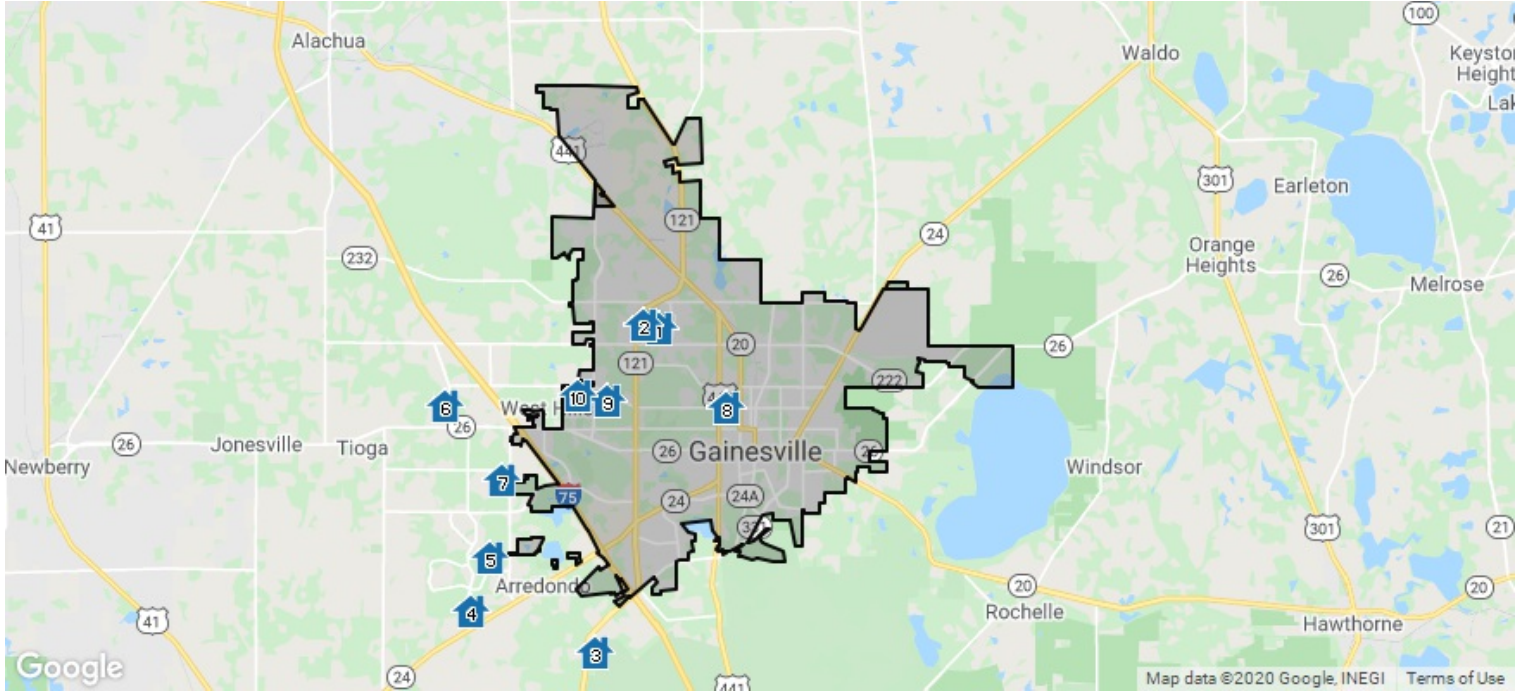
Market Activity Summary Stats





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

	New Listings	Pending Listings	Distressed Activity	Recently Sold
Number of Properties	10	10	1	10
Low Price / Value	\$169,900	\$98,000	\$98,000	\$160,000
Median Price / Value	\$253,450	\$199,950	\$98,000	\$257,400
High Price / Value	\$1,150,000	\$865,000	\$98,000	\$630,575
Average Price / Sq. Ft.	\$154	\$132	\$75	\$145
Median Price / Sq. Ft.	\$156	\$117	\$75	\$132
Average Days in RPR	6	36	15	73
Median Days in RPR	1	22	15	56
Total Volume	\$3,559,400	\$2,759,500	\$98,000	\$2,817,463






Gainesville, Florida






New Listings: 10

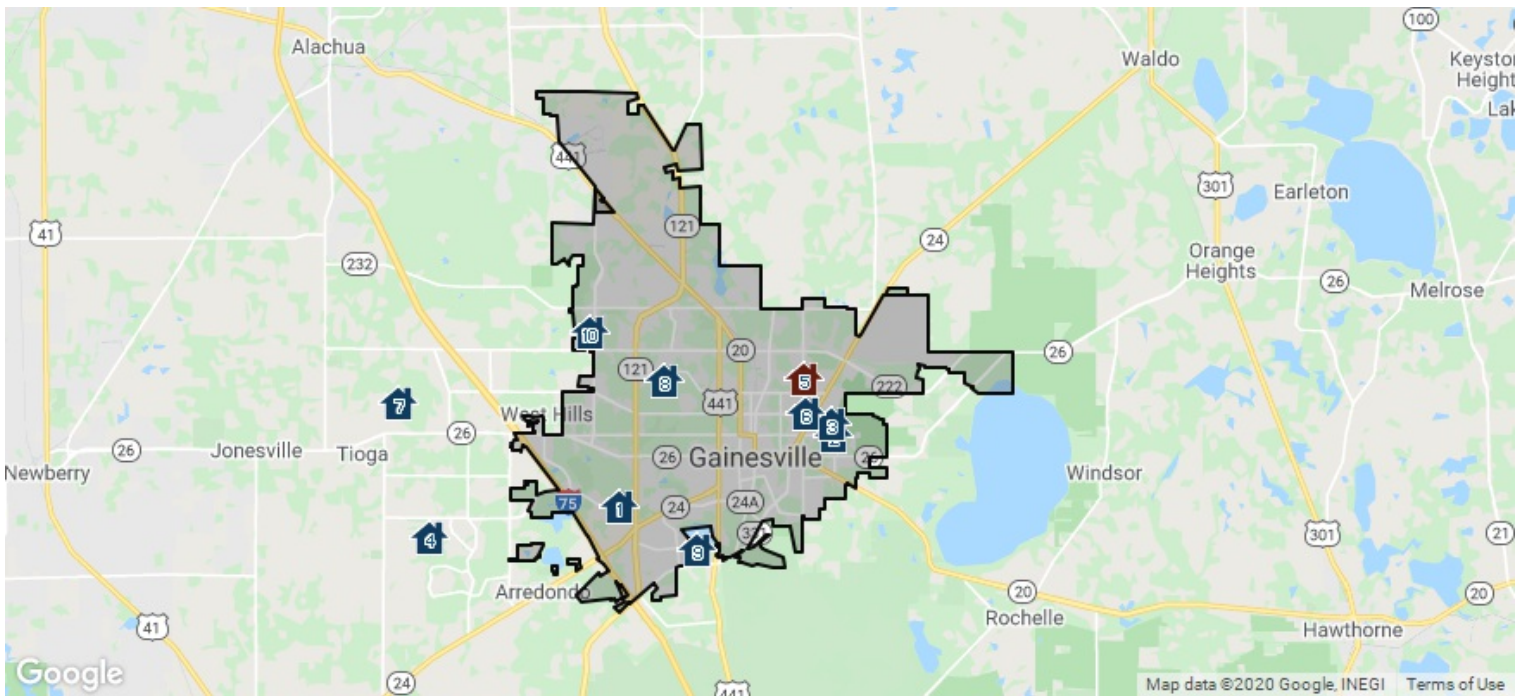
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>1 FOR SALE • New, Active: 8/20/2020 MLS ID: 437396</p> <p>4320 NW 27th Dr</p> <p>Here's what you've been waiting for—the perfect pool home that's ready to move into as soon as the current owner moves out! This charming 1480 sq.ft. home in Springtree will not disappoint. Its 3 beds/2ba provide ample space. Living room, lanai, and patio area around the pool provide a ton of space for entertaining. Fenced-in area for the pets. Loads of storage space throughout too! Kitchen and coffee/beverage bar, a separate dining area, French doors leading to the huge lanai outback...this home has it all. Add to that, a cute little shed out back to store lawn and pool equipment. Newer roof too. Check it out now because it won't last long!</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Detached	3/2	1,280 sq ft	8,712	1979	8/20/2020	\$210,000	\$164
 <p>2 FOR SALE • New, Active: 8/20/2020 MLS ID: 437406</p> <p>4421 NW 32nd St</p> <p>Beautiful updated home in quiet, centrally located neighborhood. Electrical completely re-wired to code, Metal Roofing, New Heating & Cooling Unit, Rainbird Irrigation System front and backyard, Bronze Windows, Hardwired Security System, REAL Oak Hardwood Floors, Modern Doors and Hardware, Beautiful Glass Storm Door, Custom Cabinets with lots of pantry space, Beautiful Granite Countertops, Updated Appliances, Bathrooms with Ceramic Tile Floors and Showers, New Tub and Toilets, New Vanities and Mirrors, New Ceiling Fans/Light Fixtures in every room, White 2" Faux Wood Blinds throughout, Laundry/Utility Room with Storage, covered Carport, Huge fenced backyard WITH SHED... A great, cozy place to call home!</p> <p><i>Listing Courtesy of Florida Homes Realty & Mortgage</i></p>	Detached	3/2	1,303 sq ft	14,374	1971	8/20/2020	\$230,000	\$177

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
		<i>New, Active: 7/23/2020</i>		<i>MLS ID: 436647</i>				
7827 SW 43rd Dr	Detached	6/5	6,070 sq ft	112,820	1992	7/23/2020	\$1,150,000	\$189
<p>You'll love coming home to this beautiful 6BR/5BA plus study, two story estate located on over 2 acres in a gated, storybook neighborhood of ten homes overlooking Paynes Prairie (a 20,000 acre nature preserve) and within 10 minutes of UF and Shands. The terrific floor plan includes a large master bedroom w/sitting area adjacent to a study that opens to a private courtyard. The secondary downstairs bedroom also opens to a private courtyard. The spacious, light-filled downstairs features a 2 story entry atrium, a kitchen with center island, walk-in pantry and stainless steel appliances that opens to the butler's pantry, the formal dining room, breakfast room and 2 story living and family rooms. Upstairs, there are 4 bedrooms designed with a 2 way split plan separated by a promenade giving a great Prairie view, complemented both by a sitting area and huge multi-purpose bonus room with private stair access. Outside, a breezy, brick-paved wrap-around porch overlooks a large, refreshing lap pool with jacuzzi, providing a wonderful gathering place for family and friends. Hardwood floors, mudroom with cubbies, generous built-in storage cabinets and shelving, three plus car garage. Roof in 2019.</p> <p><i>Listing Courtesy of BHGRE Thomas Group</i></p>								
		<i>New, Active: 8/20/2020</i>		<i>MLS ID: 437388</i>				
8945 SW 62nd Pl	Detached	3/2	1,983 sq ft	6,534	2005	8/20/2020	\$309,900	\$156
<p>Bright & open contemporary (3 BR/2 BA, 1983 SF, Built 2005) in Eloise Gardens! Home boasts beautiful hand-scraped hickory wood flooring and dramatic family room with vaulted ceiling. Granite counters in open kitchen. Flexible floor plan with additional great room with high ceilings. Master suite with tray ceiling and walk-in closet. Luxury bath with garden tub, separate shower & double sinks. Inside laundry room, security system, and covered lanai overlooking privacy fenced backyard. Get your weekends back with front lawn care provided by HOA! Community green space & playground. Haile Village Center is just up the street with restaurants and shopping... all of this minutes to UF, Shands hospital, NFRMC and I75!</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>								
		<i>New, Active: 8/21/2020</i>		<i>MLS ID: 437422</i>				
4234 SW 82nd Ter	Detached	4/2	3,409 sq ft	56,192	1985	8/21/2020	\$429,900	\$126
<p>Beautiful 4 bedroom/2.5 bathroom home situated on 1.29 acres in Kenwood. This 3 way split floor plan offers plenty of space for everyone. The formal dining room and living room are located just off of the foyer. The master suite is spacious featuring an en suite bath with two closets, dual sinks with makeup vanity, jetted tub and walk-in shower. The chef's kitchen is updated with granite counter tops, stainless steel appliances, large breakfast bar, wall oven and two sinks. The open concept kitchen connects to the family room that features a wood burning fireplace. Utility room off off family room leads to true two car garage w/ storage. Oversized sunroom overlooks the sprawling backyard which is low maintenance and very private. 2015 roof, 2018 HVAC, 2017 new drain field & septic. Zoned for excellent schools! Enjoy convenient access to I-75, Celebration Pointe and Butler Plaza.</p> <p><i>Listing Courtesy of Pepine Realty</i></p>								
		<i>New, Active: 8/16/2020</i>		<i>MLS ID: 437289</i>				
1443 NW 98th Ter	Detached	4/2	1,788 sq ft	13,068	1995	8/16/2020	\$276,900	\$155
<p>EXCELLENT LOCATION!!! This move-in ready 4-bedroom 2 Bath home is located in Broadmoor, one of Gainesville's most desirable communities. Home features a 3-way split plan, spacious kitchen w/breakfast bar, nook & separate formal dining area. The family room features a gas fireplace, cathedral ceilings, and French doors leading to the screened porch. Low HOA dues includes the community pool & Clubhouse. Conveniently located to Tioga Town Center, Haile Village, North Florida Regional Medical Center, Santa Fe College, University of Florida, and Shands/VA Hospital.</p> <p><i>Listing Courtesy of Stewart Realty & Management LLC</i></p>								
		<i>New, Active: 8/19/2020</i>		<i>MLS ID: 437409</i>				
7738 SW 13th Rd	Detached	3/2	1,140 sq ft	9,583	1978	8/19/2020	\$169,900	\$149
<p>Come see this nearly completely upgraded home in Westwood. Westwood neighborhood is near Oak Hall on SW Tower Road. Tile floors throughout this home on this oversized lot. All stainless appliances. Roof and HVAC are about 7 years old. Near to so many things on Archer Road and Newberry Road from shopping to dining. What a great deal!</p> <p><i>Listing Courtesy of RE/MAX Professionals</i></p>								

New Listings: 10 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
		<i>New, Active: 8/7/2020</i> <i>MLS ID: 437073</i>						
1103 NW 16th Ave	Detached	3/2	1,990 sq ft	13,068	1946	8/7/2020	\$208,900	\$105
<p>Location, Location, Location Minutes walk to UF, Shands, VA and downtown. This home has new windows and metal roof, both full baths have recently been upgraded. The solid brick home boasts of a 26 x 15 Florida Rooms and lush, green lawns. The home has a hidden value, although it is currently zoned residential and therefore enjoys lower taxes, it will eventually be upgraded to commercial increasing the value for the future owner.</p> <p style="text-align: right;"><i>Listing Courtesy of MLSTOSELL.COM INC</i></p>								
		<i>New, Active: 8/20/2020</i> <i>MLS ID: 437390</i>						
3919 NW 18th PI	Detached	3/2	1,284 sq ft	10,018	1963	8/20/2020	\$194,000	\$151
<p>Great starter home or investment property. Exterior recently painted and new landscaping and irrigation system put in, with NEW 2020 roof. Spacious, fully-fenced backyard, and you can't beat the location, close to UF, Milhopper shopping, Publix, North Florida Regional and top-notch schools. Call today to see this home before it's gone!</p> <p style="text-align: right;"><i>Listing Courtesy of Veteran Nation Real Estate Professionals, LLC</i></p>								
		<i>New, Active: 8/20/2020</i> <i>MLS ID: 437392</i>						
4900 NW 19th PI	Detached	4/2	2,290 sq ft	26,571	1976	8/20/2020	\$379,900	\$166
<p>OPEN HOUSE Sat 8/22 from 1-4 pm. Meet the home you've been waiting for! This 4:2 pool home with massive yard on a 0.61 acre lot is zoned for great schools, 5 minutes to Publix, on a cul-de-sac complete with voluntary HOA at \$30 per year and has brand NEW windows (July 2020). Enjoy the fun of a pool year round with screened porch that comes with window covers for cooler seasons. One of the larger lots in sought after neighborhood of Suburban Heights, you will have room to BBQ on the patio while enjoying almost 1/3 of an acre of backyard space. This home boasts over 2200 square feet that includes spacious kitchen with pantry, freshly painted cabinets, new SS appliances, formal dining, casual dining, large living room with equally large family room and wood burning fire place. Storage abounds with large laundry room complete with several cabinets, hallway closets, linen closet in guest bath and attic above the 2-car garage. Driveway completely redone in 2020. Zoned for Littlewood, Fort Clarke and Bucholz. Publix, Fresh Market, CVS, restaurants and more just 5 minutes away! 3D tour available http://bit.ly/suburbanheights</p> <p style="text-align: right;"><i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>								







Pending Listings: 10

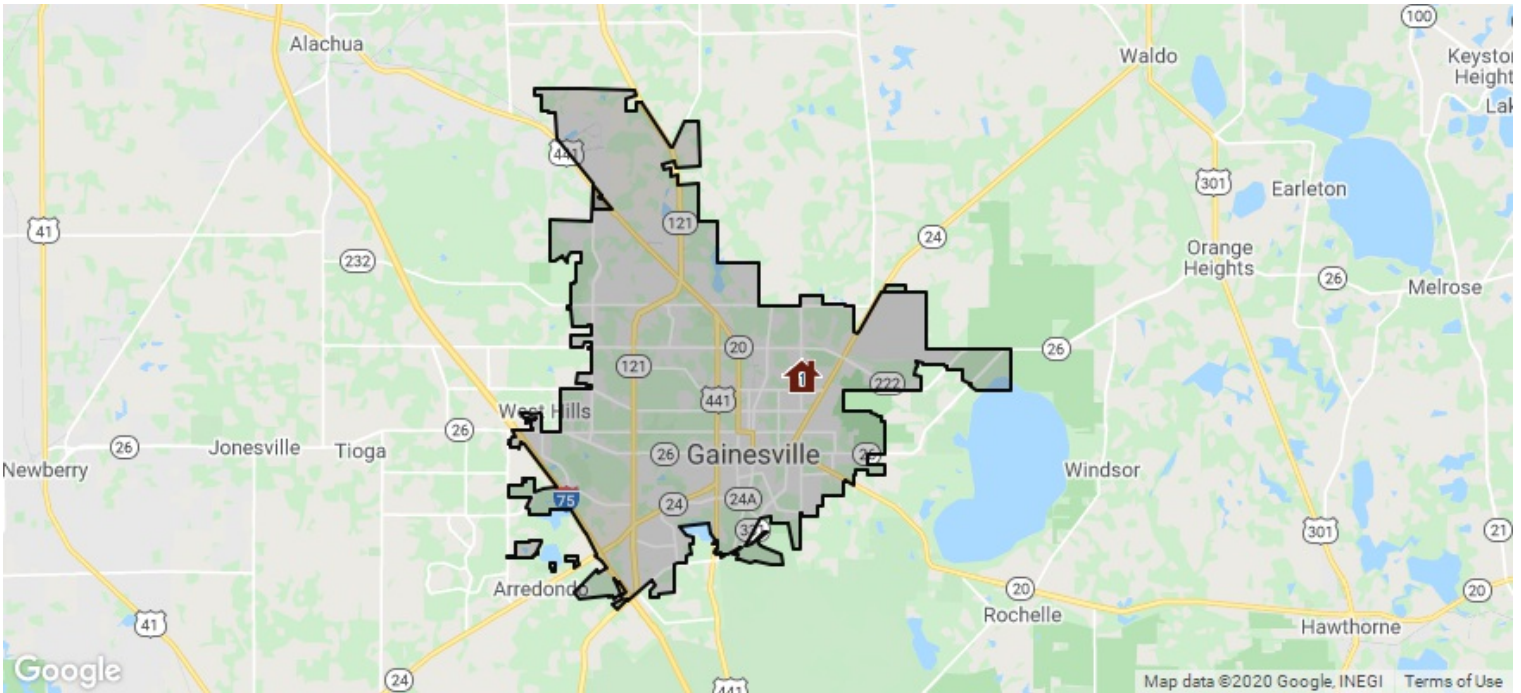
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
PENDING • Pending as of 8/20/2020 <i>MLS ID: 437041</i>								
<p>3800 SW 20th Ave, Apt 208</p> <p>Location, Location, Location! Fully furnished, Second Floor, Secure, clean 4/4 layout with each bedroom with full private bath condo. Ready to move in. Tile throughout, brand new washer,dryer and disposal. Pool ,building hazard insurance and fast Gator net included in HOA. Close to UF, Shands, and Butler shopping and restaurants. Bus stop in front. 4/4s are the very best investment income rental properties. Tenant lease till next year.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Flat	4/4	1,225 sq ft	–	8/6/2020	\$142,000	8/20/2020	\$116
PENDING • Pending as of 8/21/2020 <i>MLS ID: 1064763</i>								
<p>729 NE 23rd St</p> <p>Well maintained home available for new home owners! This property features over 2,000 sq. ft. of heated living space including the addition. The home features 4 full bedrooms, 2 bathrooms, large kitchen, formal living room, family room, eat-in space in the kitchen, and a formal dining room. Upstairs features a master bedroom with it's own bathroom. Kitchen features tons of cabinet space, updated refrigerator and stove. Property also featured hardwood flooring throughout under the carpeting. Exterior features include a 1 car carport, fully fenced property, and an exterior storage shed.</p> <p><i>Listing Courtesy of Exp Realty, Llc.</i></p>	Single Family	4/2	2,046 sq ft	–	7/24/2020	\$185,000	8/21/2020	\$90
PENDING • Pending as of 8/20/2020 <i>MLS ID: 437191</i>								
<p>1135 NE 23rd St</p> <p>This adorable home is located in Cedar Grove II, a desirable neighborhood sets in N.E. side of Gainesville. This 3 bedroom and 2 bathroom home features a cozy front porch, high ceiling in the common area, an open floor plan with a large great room, the kitchen combines a bright dining room. Gas range and gas water heater, separated laundry/utility room. Each bedroom has its own walking shower and a big walk-in closet. New updates highlight on just freshly painted exterior, appliances, A/C heater, WIFI AC thermostat, sliding glass doors, added patio with Spa tube in the green, private fenced backyard and more. This home also has a water softener system. Great location just steps away to the community park and super Walmart, easy commute to downtown, UF Shands, VA. Call for a private showing soon.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Detached	3/2	1,380 sq ft	6,534	8/12/2020	\$164,900	8/20/2020	\$119

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 8/19/2020</i> MLS ID: 434291	Detached	4/3	3,216 sq ft	19,602	4/29/2020	\$865,000	8/19/2020	\$269
<p>One of our newest models - The Nielsen by Barry Bullard Homes in Estates of Wlds Plantation - This 3216 sf Modern Farm House home boasts an open concept great room plan with 4 bedrooms, 3 baths, dining room, study & a flex room. The Cook's kitchen has beautiful 10' floating island, 36" gas cooktop, convection wall oven with built-in microwave, counter depth French door refrigerator, wine refrigerator and a walk-in pantry. The great room features beamed ceiling, painted brick fireplace, built-in storage and 10' tall stack back sliders welcoming you on to the large screened fully paved patio area with a water feature pool and a summer kitchen with a built-in grill and sink. The master suite features walk-in closets, large walk-in shower and a free standing soaking tub. Built with energy saving features such as spray foam insulation, tankless hot water heaters, high efficiency zoned heat pumps, LED recessed cans and vinyl insulated low E windows. Gorgeous Luxury floor planks throughout the home including bedrooms. Great location within short distance to schools, Publix, restaurants and to Haile Plantation and all it has to offer. Expected completion August 2020.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>									
	PENDING <i>Preforeclosure, Notice of Lis Pendens, Pending as of 8/20/2020</i> MLS ID: 437044	Detached	3/2	1,310 sq ft	11,761	8/6/2020	\$98,000	8/20/2020	\$75
<p>This property is subject to a short sale. This property is subject to a short sale. TRUSTEE SALE - MUST SELL! "UNITED STATES BANKRUPTCY SALE. This is a Lender initiated short sale through the United States Bankruptcy Court System. 3 bedroom 2 bath 1310 square foot home, needs just a little TLC. "All purchase offers must include a \$3,000 Buyer's Premium in addition to the purchase price"</p> <p><i>Listing Courtesy of Gator Homes Realty, LLC</i></p>									
	PENDING <i>Pending as of 8/19/2020</i> MLS ID: 436675	Detached	4/3	1,977 sq ft	10,454	7/24/2020	\$159,900	8/19/2020	\$81
<p>Very large home on corner lot. Split bedroom plan, big laundry room, separate living room, separate dining room, separate family room. 2 Car carport.</p> <p><i>Listing Courtesy of Suskin Realty Inc</i></p>									
	PENDING <i>Pending as of 8/20/2020</i> MLS ID: 434638	Detached	4/3	2,064 sq ft	3,049	5/13/2020	\$219,900	8/20/2020	\$107
<p>PRICED WELL BELOW MARKET TO SELL TODAY !!! Spacious 2100 sf 4 Bedroom 3 Bath 2 Story home with 2 car Rear Entry Garage in Private West Gainesville community of Fletcher's Mill à Charleston Park. This Unique Floor Plan features Two Master Bedrooms with One Upstairs and One Downstairs providing great flexibility for extended family situations. NOTE: New roof to be installed prior to closing As well as All New Kitchen Appliances. Other Features include Wood Floors in downstairs Master and Living Room with Living Room Fireplace and an Office/study just off the Living room. Upstairs in addition to the second Master is a Full-length Porch accessible from all 3 Bedrooms; and an Upstairs Laundry Closet - Washer and Dryer Included. The front of the home faces Beautiful Charleston Park Located just minutes from Santa Fe College, University of Florida, Hospitals, Retail Shopping and Restaurants and Zoned for Popular Hidden Oak Elementary, Fort Clark Middle School and Buchholz High Schools. MOTIVATED SELLER BRING ALL OFFERS !!!</p> <p><i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p>									
	PENDING <i>Pending as of 8/21/2020</i> MLS ID: 1066971	Single Family	4/2	2,055 sq ft	15,682	8/6/2020	\$410,000	8/21/2020	\$200
<p><i>Listing Courtesy of Engel & Volkers Jacksonville</i></p>									

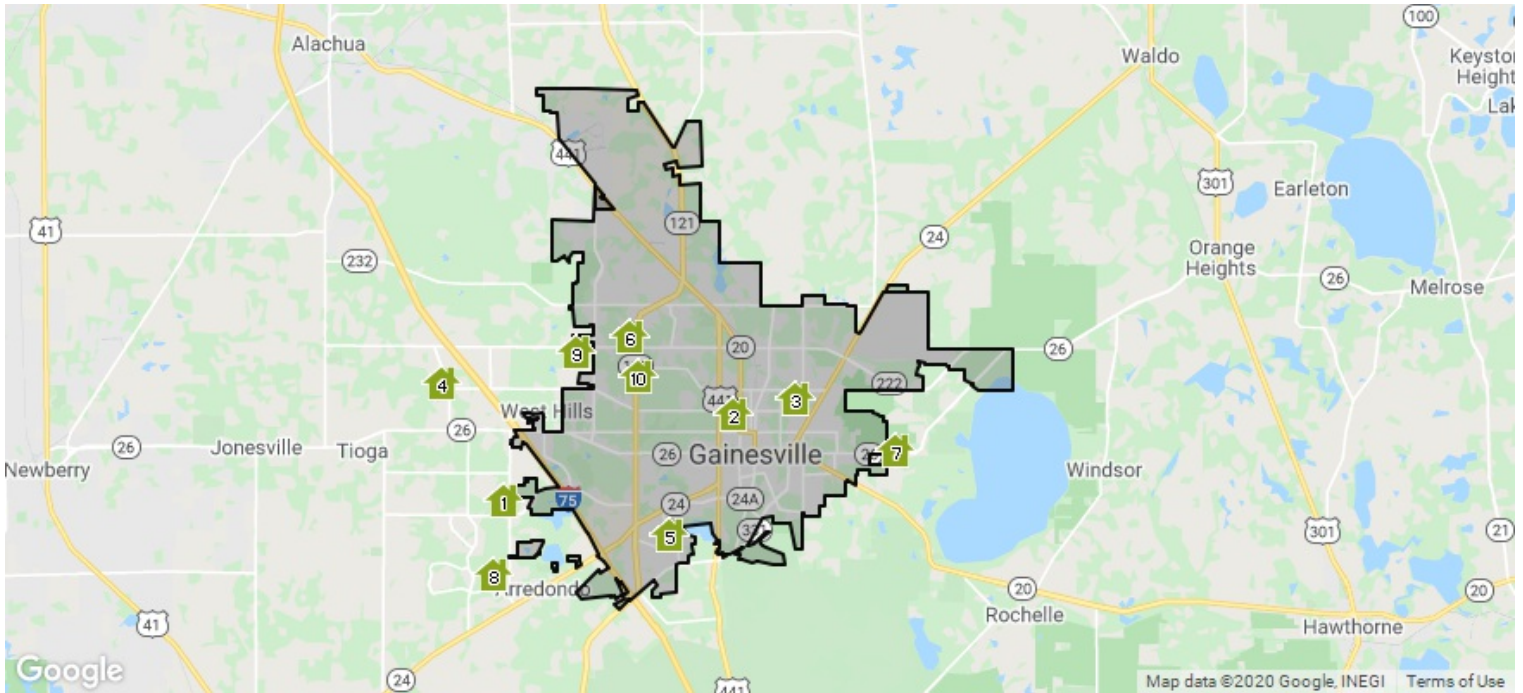
Pending Listings: 10 (cont.)

	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 8/19/2020</i> MLS ID: 437267	Detached	3/2	2,547 sq ft	21,780	8/15/2020	\$299,900	8/19/2020	\$118
<p>Great House! Great Location! Great Price! This stately home is nestled in a gorgeous, park-like setting, close to Shands/UFVA in the quiet area known as Idylwild. Solid concrete block construction, UPDATES IN THE PAST 5 YEARS include an Architectural Shingle Roof, Septic System, Hot Water Heater, Complete Kitchen with granite and SS appliance package, AND the HVAC was Just Installed August 2020! There are also newer double pane windows throughout the home, 2013 electrical panel update, re-plumbed in 1995. All rooms have abundant windows which keeps the home bright with natural light. Formal foyer entry, living room with wood burning floor to ceiling fireplace, spacious den off the dining area, 3 extra large bedrooms all with double closets, 2.5 of the cutest vintage baths ever, and a large 2 car garage. There is a large open air patio which is perfect for bar-b-ques and entertaining plus loads of yard space for garden or play! The home is ready for your personal touches!</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>									
	 PENDING <i>Pending as of 7/26/2020</i> MLS ID: 436679	Detached	3/2	1,464 sq ft	10,890	7/24/2020	\$214,900	7/26/2020	\$147
<p>Must See 3 Bedroom 2 Bath with Large 2 Car Garage in Quiet NW Subdivision of Rustlewood. Home has Great curb appeal and the Fenced Back Yard offers views of 17 Beautiful acres with Deer and Other wildlife. Magnolia, Azalea, Banana, Fig and Crape Myrtle makes this a truly beautiful lot and includes an automatic sprinkler system. This Home is Centrally Located in Northwest Gainesville just minutes from Santa Fe College, UF, Public Schools, Hospitals, Professional Services, Publix Grocery store, Retail Shopping and a Variety of Restaurants. Kitchen features Solid surface counters and Newer Appliances as well as Washer and Dryer included. The Living room with fireplace and Vaulted ceiling opens out to a Beautiful Sunroom creating a light and open floor plan. New roof July 2020, New HVAC June 2020, New Interior Paint July 2020, New Tub and tile in 2nd Bathroom July 2020. This Home is Move In Ready and Priced to sell quickly in NW Gainesville! Call to Schedule a Showing Today.</p> <p><i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p>									






Distressed Activity: 1





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
 <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><i>Preforeclosure, Notice of Lis Pendens, Pending as of 8/20/2020</i> MLS ID: 437044</p> <p>2823 NE 15th St</p> <p>Detached 3/2 1,310 sq ft 11,761 \$98,000 8/6/2020 8/6/2020 Preforeclosure</p> <p>This property is subject to a short sale. This property is subject to a short sale. TRUSTEE SALE - MUST SELL! "UNITED STATES BANKRUPTCY SALE. This is a Lender initiated short sale through the United States Bankruptcy Court System. 3 bedroom 2 bath 1310 square foot home, needs just a little TLC. "All purchase offers must include a \$3,000 Buyer's Premium in addition to the purchase price"</p> <p style="text-align: right;"><i>Listing Courtesy of Gator Homes Realty, LLC</i></p> </div> </div>								









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: 8/3/2020, MLS Listing 435492: 6/15/2020 MLS ID: 435492</p> <p>7701 SW 18th Pl</p> <p>Location! Location! Location! Move in ready 3 bedroom 2 bath on quiet cul-de-sac in SW Gainesville. Modern kitchen with honey oak kitchen cabinets with all stainless steel appliances. Tons of natural light throughout. Large vaulted Great Room has skylights and windows bringing the outdoors in. French doors lead to relaxing breezeway/patio area. Large over sized garage with ample storage. Huge fully fenced in yard. Minutes to Haile Plantation and walking distance to Oak Hall.</p> <p><i>Courtesy of Golden Rule Real Estate and Property Management</i></p>	Detached	3/2	2,025 sq ft	15,681	1979	8/3/2020	\$269,900	\$133
 <p>2 RECENTLY SOLD • Sold Date: 8/19/2020, MLS Listing 435885: 6/27/2020 MLS ID: 435885</p> <p>824 NW 14th Ave</p> <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>Courtesy of Pais Realty</i></p>	Detached	3/2	1,370 sq ft	13,068	1950	8/19/2020	\$219,700	\$160
 <p>3 RECENTLY SOLD • Sold Date: 8/20/2020, MLS Listing 436132: 7/4/2020 MLS ID: 436132</p> <p>1236 NE 20th Ave</p> <p>Great home in a central location.</p> <p><i>Courtesy of Suskin Realty Inc</i></p>	Detached	3/2	1,215 sq ft	13,068	1958	8/20/2020	\$160,000	\$132

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: 8/20/2020, MLS Listing 433862: 4/10/2020 MLS ID: 433862</p> <p>10105 NW 25th PI</p> <p>Detached 3/2 1,962 sq ft 16,988 1983 8/20/2020 \$244,900 \$125</p> <p>New roof coming soon! Welcome to Hills of Santa Fe! This beautiful 3 bedroom, 2 bathroom home is traditional-style on a third of an acre, and walking distance from local schools. The living room and family room provide plenty of space, making it a great place for entertaining! It features a fully fenced in backyard to go along with a spacious back porch; perfect for relaxation. This home also boasts a wood burning fireplace, oversized two car garage, and a master bedroom with a beautiful master bath! This home is only minutes away from the Tioga Shopping Center, the Meadowbrook Golf Course, and Santa Fe College, making it the perfect location! Schedule your showing today!</p> <p><i>Courtesy of Keller Williams Gainesville Realty Partners</i></p>								
 <p>5 RECENTLY SOLD • Sold Date: 8/19/2020, MLS Listing 432533: 2/25/2020 MLS ID: 432533</p> <p>11890 SW 29th PI</p> <p>Detached 3/2 1,500 sq ft 7,840 2020 8/19/2020 \$320,388 \$214</p> <p>Tommy Williams - Gainesville's "SOLAR STANDARD" Builder!. Introducing the brand new "Chelsea" model which features 8'0" doors in main living areas 8'0" decorative full glass front door, triple 8'0" pocketing sliding glass doors of Kitchen/Dining Room, maple cabinets with smooth closing doors and drawers throughout home, Kitchen pantry cabinet, 2-bin trash pull-out, extra deep refrigerator cabinet, tiled back splash, tray ceiling in Great Room, granite everywhere, luxury vinyl plank flooring in the main living areas including the kitchen, dining room, and laundry room, Stop-N-Drop in laundry room, rectangle bathroom sinks, European Entry to Master Shower, covered lanai leads to backyard, fully landscape lot & garage has 80 SF of storage for bikes, kayaks, or work bench. As Gainesville's Green Builder, Tommy Williams pays your CLAY ELECTRIC bill for 1 YEAR! Oakmont is featuring a Big-City, Resort style clubhouse and pool w/ amphitheater, fitness center, tennis, soccer and more! Pics are a completed model. Features vary. Anticipated completion date is August 2020.</p> <p><i>Courtesy of Tommy Williams Realty LLC</i></p>								
 <p>6 RECENTLY SOLD • Sold Date: 8/17/2020, MLS Listing 436434: 7/13/2020 MLS ID: 436434</p> <p>4223 NW 35th St</p> <p>Detached 4/3 2,224 sq ft 11,325 2002 8/17/2020 \$307,000 \$138</p> <p>Welcome Home! Enjoy peaceful living at the end of a cul-de-sac and some of the best community amenities in town! Low HOAs include a beautiful pool, clubhouse, trail, tennis, basketball, weight room and more! Save money on this move-in ready home as owners just bought a new roof, oven and a newer Bosch dishwasher. This 4 bedroom + office and 3 bath home lives larger than it appears w/ the primary bedroom, 2 bedrooms and office downstairs and a spacious bedroom and full bath upstairs. This north-facing house boasts lots of natural light with larger slider doors, windows and skylights. The large great room is the focal point of the home and has a gas fireplace, high ceilings and skylight. The owner's suite has a large bath with dual vanities and lots of counter space. Enjoy an indoor laundry room. The private backyard at the end of the street is entirely fenced. The spacious screened lanai with pass-through window into the kitchen makes entertaining outdoors easy. Enjoy seamless gutters! Avoid long commutes being close to public transportation and an easy commute to UF, UF Health, state parks, restaurants and shops in the heart of NW Gainesville. Zoned for great schools too!</p> <p><i>Courtesy of Pepine Realty</i></p>								
 <p>7 RECENTLY SOLD • Sold Date: 8/20/2020, MLS Listing 435130: 6/2/2020 MLS ID: 435130</p> <p>123 NE 45th Ter</p> <p>Detached 4/2 1,538 sq ft 10,018 2004 8/20/2020 \$165,000 \$107</p> <p>Welcome to this warm & cozy 4 bedroom 2 bath home in the Lake Forest Farms neighborhood. Enjoy the wide open, fully fenced backyard. What a great way for you 4 legged friend to enjoy their days as you relax taking it all in. Enjoy cooking in your spacious kitchen. You will love the open floor concept. A nice size laundry room for all your storage needs. A one car garage for your your vehicle or use it as a storage area for your toys. Just minutes from the downtown Gainesville area and amenities.</p> <p><i>Courtesy of Broxson Real Estate Group</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.	
	 Sold Date: 8/19/2020, MLS Listing 435678: 6/21/2020 MLS ID: 435678	Detached	4/2	2,115 sq ft	15,246	1989	8/19/2020	\$273,000	\$129
<p>The original owner has meticulously maintained this 4 bedroom home, situated on a third of an acre in Haile Plantation. Interior features include crown moulding throughout, custom wainscoting panels, plantation shutters, and a wood burning fireplace that has never been used! The formal living room has vaulted ceilings and a charming bay window. The owner's suite also features vaulted ceilings, a large walk-in closet, and a remodeled, ensuite bathroom with double vanities, a walk-in shower and a jetted bathtub. You will love the 432sf Florida Room off the back of the house, overlooking the large backyard, with plenty of room for your future pool! New Roof 2010, HVAC 2012, re-pipe 2007, and a new garage door in 2019.</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>									
	 Sold Date: 8/7/2020, MLS Listing 436616: 7/23/2020 MLS ID: 436616	Detached	4/3	3,128 sq ft	14,810	2020	8/7/2020	\$630,575	\$202
<p>Reflecting a West Indies vibe that is at once welcoming the Avila makes a stylish statement of casual elegance. A 12-foot recessed ceiling at the great room which features direct sight lines to the generously-sized kitchen outfitted with ample work and storage space. This three way split plan offers 3-bedrooms, 3-baths plus Bonus or 4th bedroom and capitalizes on outdoor living with an expanse of glass that opens to a relaxing lanai/cabana area. AR Standards features double pane insulated low E windows w/ vinyl frame, 2 x 6 exterior walls with energy efficient exterior zip wall system, R19 and R 38 insulation, exterior tankless gas water heater.</p> <p><i>Courtesy of BHGRE Thomas Group</i></p>									
	 Sold Date: 8/18/2020, MLS Listing 434876: 5/22/2020 MLS ID: 434876	Detached	3/2	2,127 sq ft	11,761	1965	8/18/2020	\$227,000	\$107
<p>Spacious brick home in a fantastic NW location just minutes to the University of Florida! As you enter the home you'll immediately notice the large living area off the entry foyer. Continuing through the kitchen, which features solid wood cabinets, ample counter space, stainless steel Maytag range & Kitchenaid dishwasher, and a window overlooking the backyard, you'll next pass through the dining room into a large bonus room with an attached office (which could be converted into a 4th bedroom and walk-in closet). This home also boasts an attached workshop that's over 400 SqFt and a carport built in 2016! Enjoy summer evenings on the inviting screened back porch overlooking the backyard with two Satsuma Orange trees, a Florida Yellow Grapefruit tree, and a Meyer Lemon Tree. Located on a cul-de-sac street and convenient to shopping, UF, Shands, North Florida Regional Medical Center, and Santa Fe College. Seller is offering a \$4000 credit to update flooring with an acceptable offer. Call today to schedule your showing!</p> <p><i>Courtesy of BHGRE Thomas Group</i></p>									

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- **Market conditions and forecasts** based on listing and public records data.
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- **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.
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