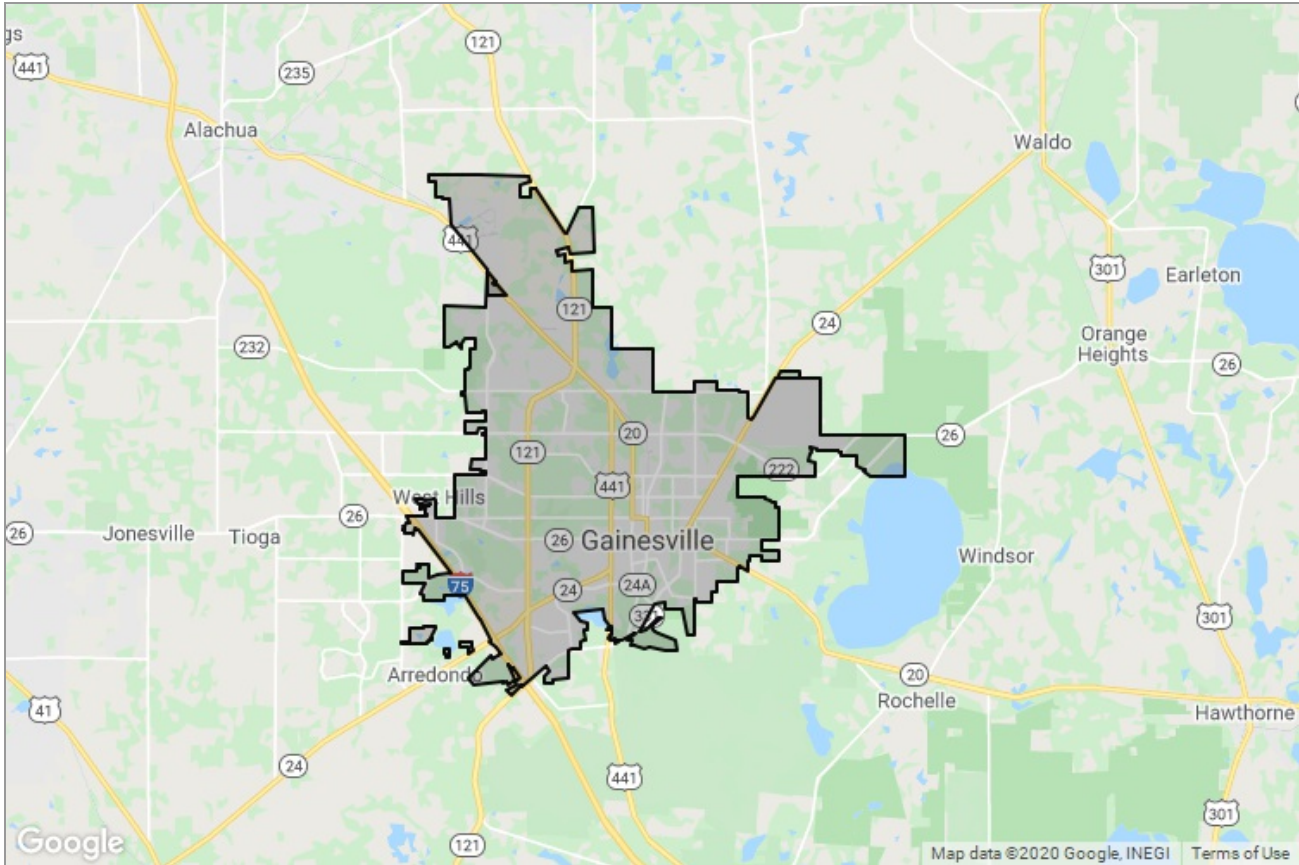




MARKET ACTIVITY REPORT

# Gainesville, Florida



Presented by

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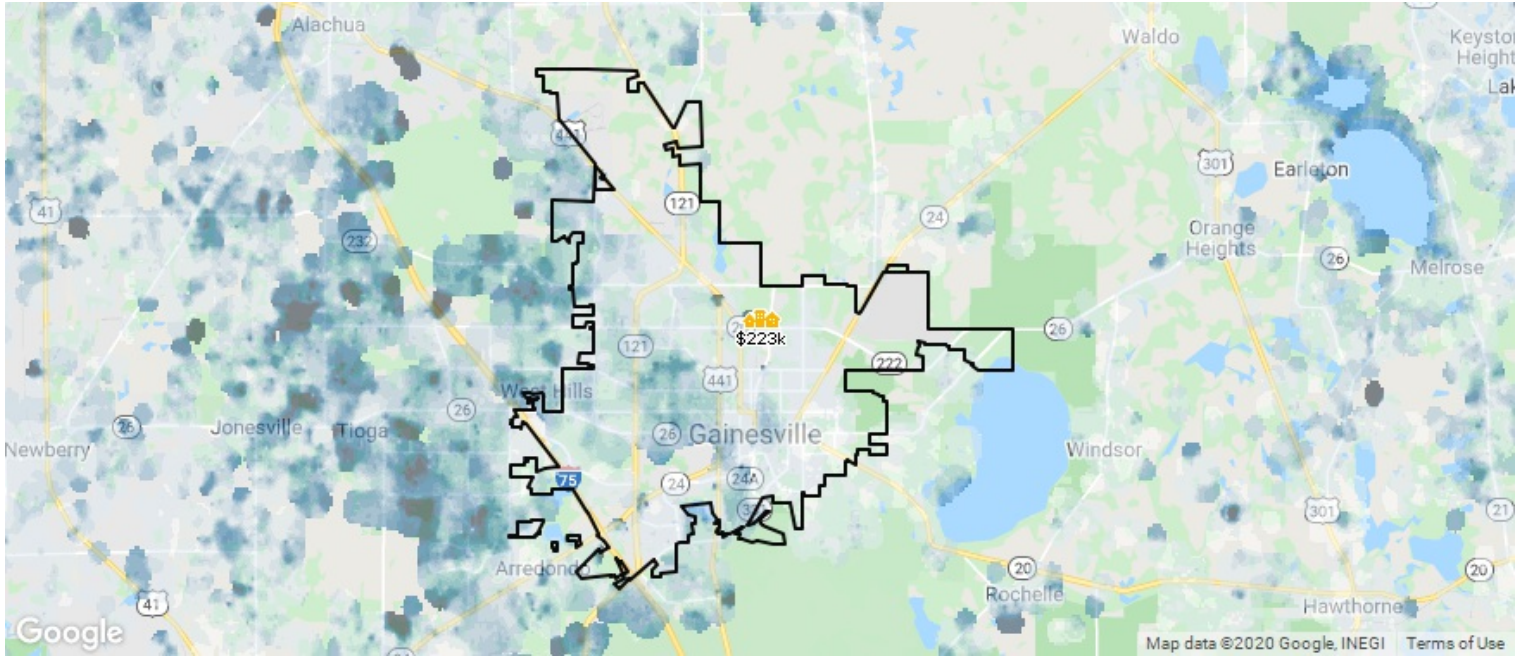
Office: [www.secureinvestmentsrealty.com](http://www.secureinvestmentsrealty.com)

**Secure Investments Realty & Management**

3520 NW 43rd Street  
Gainesville, FL 32606

# Gainesville, Florida

## Market Snapshot: Estimated Home Values



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

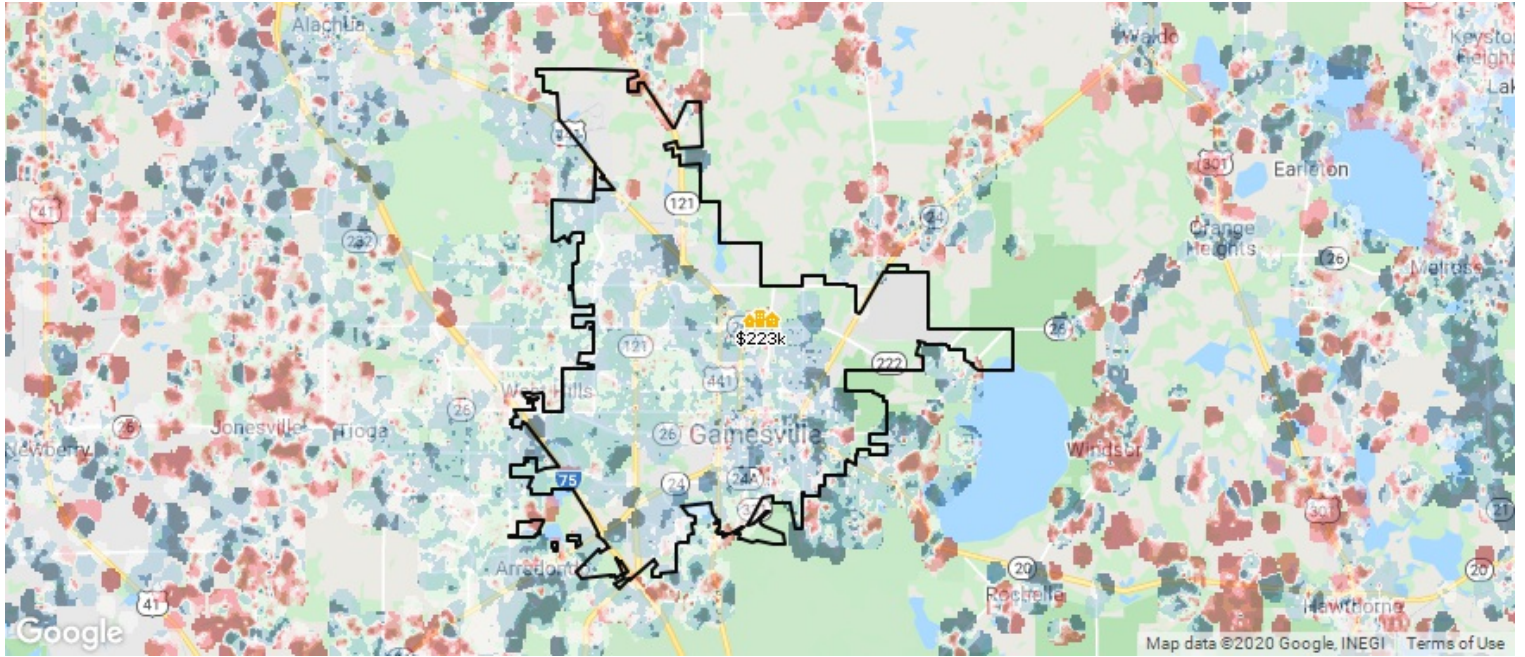
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$223K</b></p> <p>Updated: 8/31/2020</p>	<p>Change Over Last Month</p> <p><b>↑ 2.29%</b></p>	<p>Change Over Last Quarter</p> <p><b>↑ 2.8%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 5.9%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 12.2%</b></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



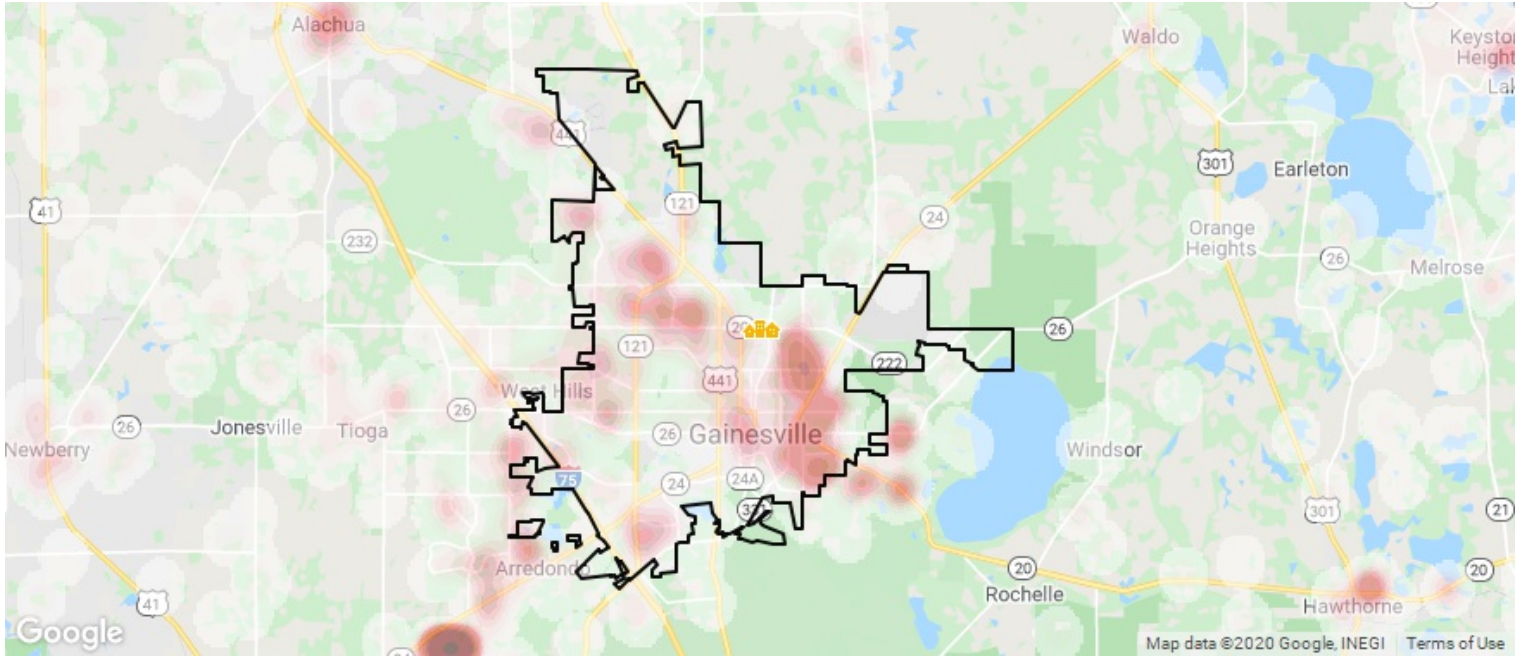
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$223K</b></p> <p>Updated: 8/31/2020</p>	<p>Change Over Last 12 Months</p> <p><b>↑ 5.9%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 12.2%</b></p>	<p>Change Over Last 36 Months</p> <p><b>↑ 15.72%</b></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



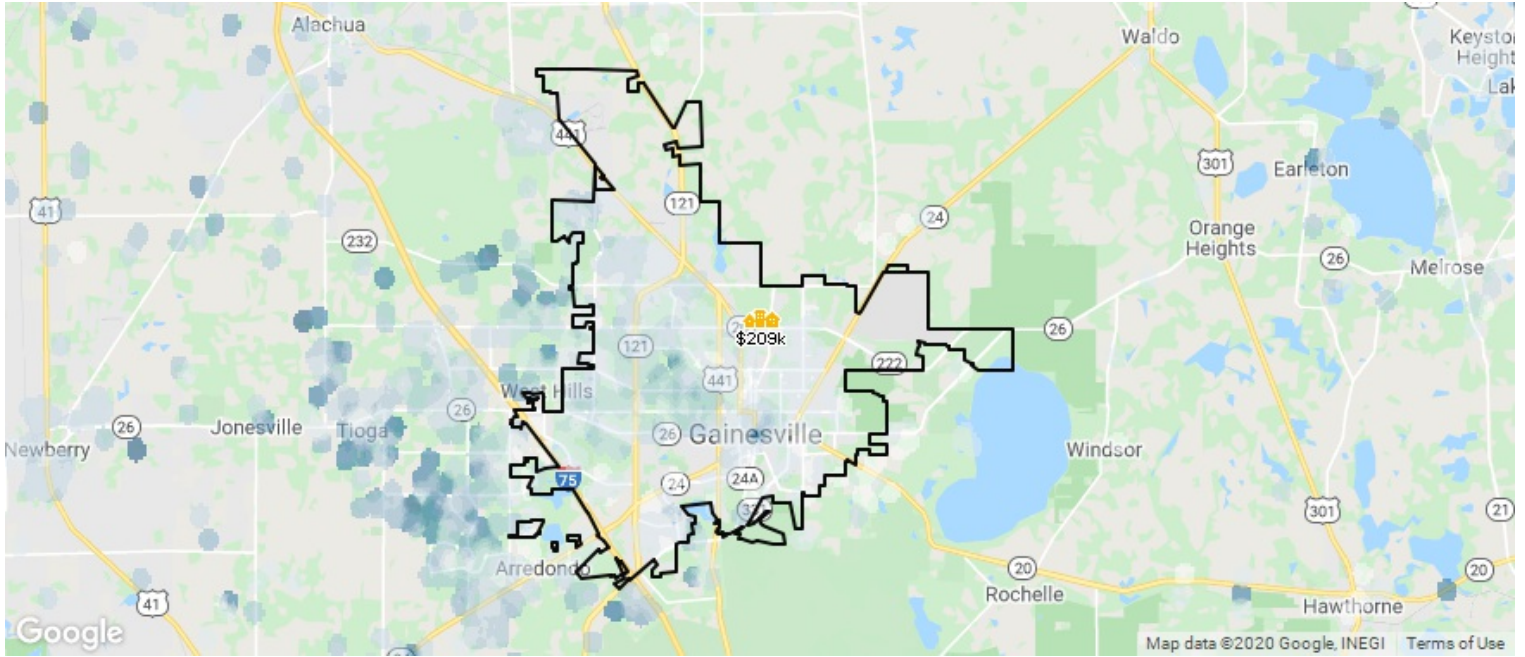
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Total # of Distressed Properties</b></p> <p><b>130</b></p> <p>Updated: 9/28/2020</p>	<p><b># of Pre-Foreclosures</b></p> <p><b>28</b></p>	<p><b># of Foreclosures</b></p> <p><b>102</b></p>	<p><b># of Short Sales</b></p> <p><b>0</b></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 9/28/2020.

# Gainesville, Florida

## Market Snapshot: Sales Price



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

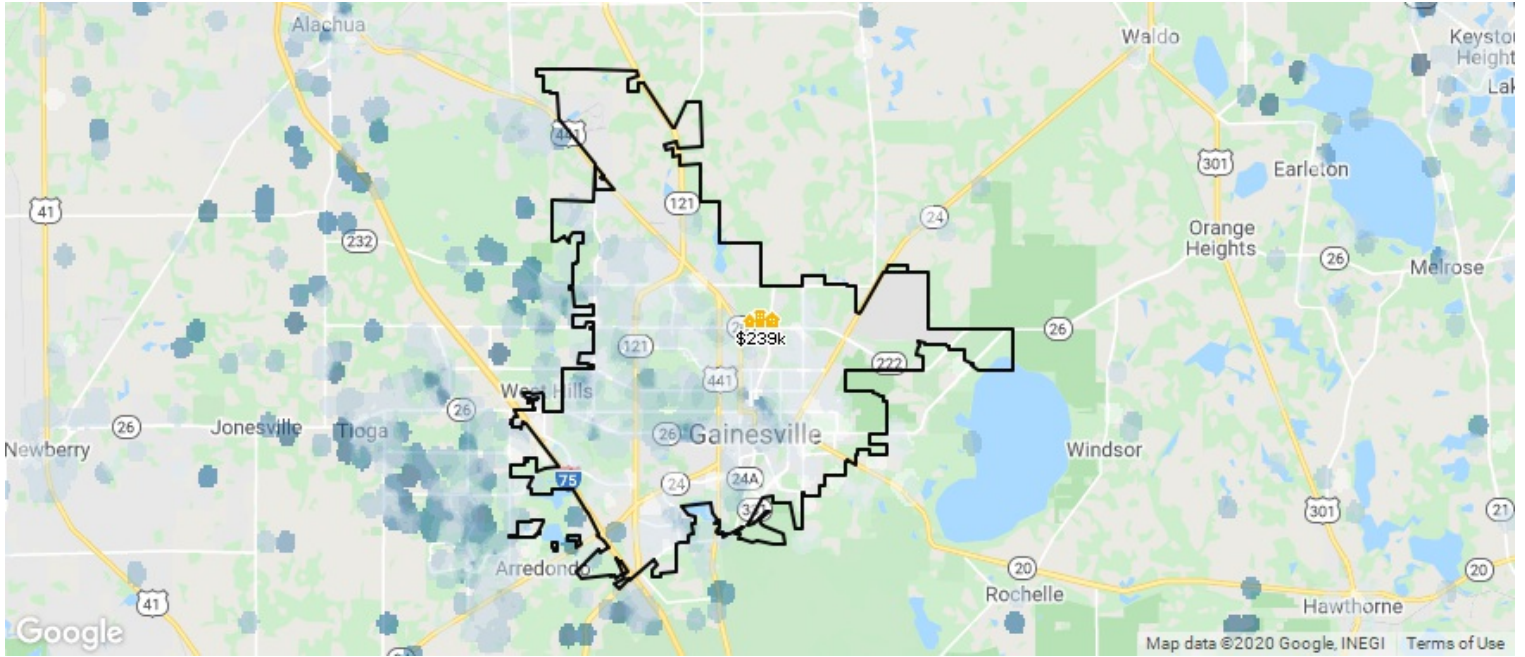
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Median Sales Price</b></p> <p><b>\$209K</b></p> <p>Updated: 8/31/2020</p>	<p>Change Over Last Month</p> <p><span style="color: red;">⬇️</span> <b>7.11%</b></p>	<p>Change Over Last Quarter</p> <p><span style="color: red;">⬇️</span> <b>12.55%</b></p>	<p>Change Over Last 12 Months</p> <p><span style="color: blue;">⬆️</span> <b>7.12%</b></p>	<p>Change Over Last 24 Months</p> <p><span style="color: blue;">⬆️</span> <b>13.59%</b></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



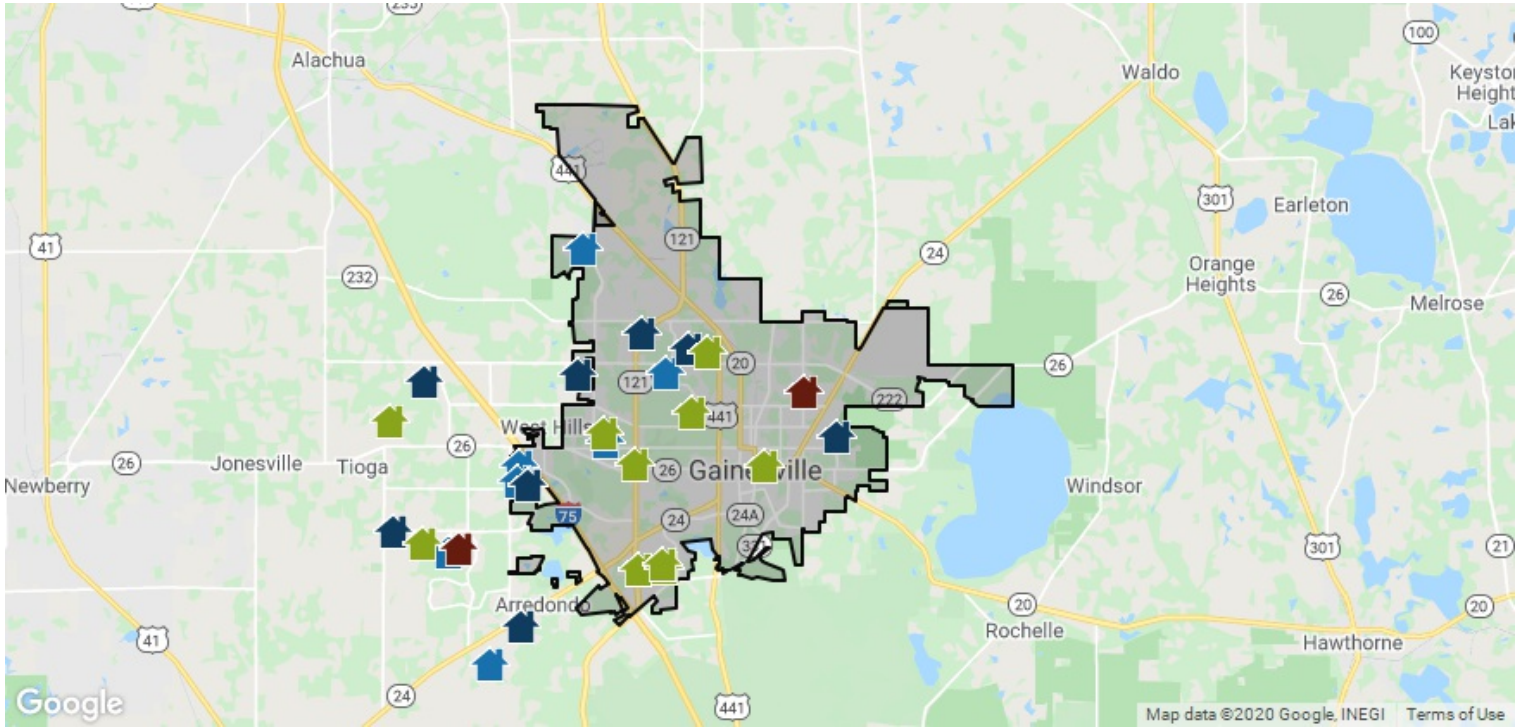
<\$100k
  \$500k
  >\$5m

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><b>Median List Price</b></p> <p><b>\$239K</b></p> <p>Updated: 8/31/2020</p>	<p>Change Over Last Month</p> <p><span style="color: red; font-size: 24px;">↓</span> <b>0.38%</b></p>	<p>Change Over Last Quarter</p> <p><span style="color: red; font-size: 24px;">↓</span> <b>4.02%</b></p>	<p>Change Over Last 12 Months</p> <p><span style="color: red; font-size: 24px;">↓</span> <b>2.05%</b></p>	<p>Change Over Last 24 Months</p> <p><span style="color: blue; font-size: 24px;">↑</span> <b>8.64%</b></p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

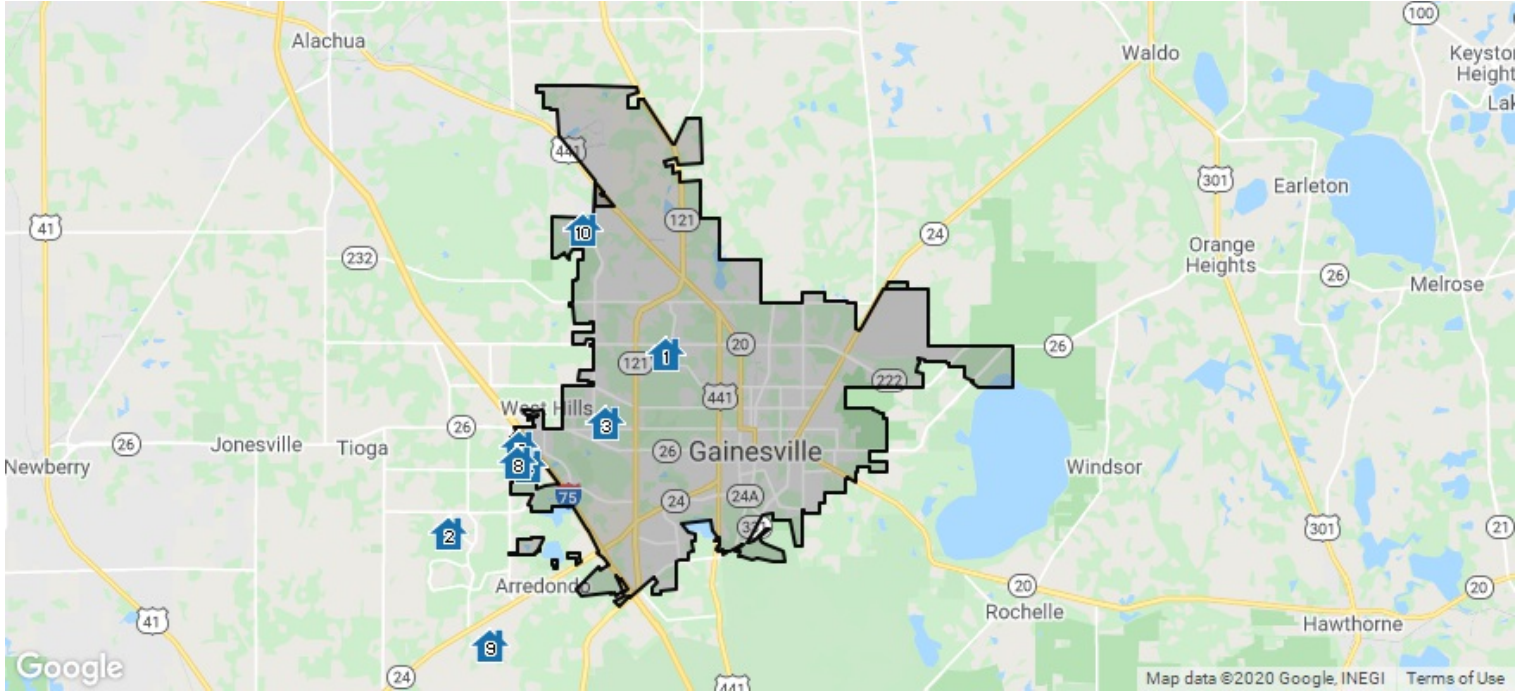
## Market Activity Summary Stats





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

	New Listings	Pending Listings	Distressed Activity	Recently Sold
<b>Number of Properties</b>	10	10	2	10
<b>Low Price / Value</b>	\$194,000	\$124,900	\$98,000	\$128,800
<b>Median Price / Value</b>	\$313,790	\$267,495	\$214,000	\$245,000
<b>High Price / Value</b>	\$849,900	\$339,900	\$330,000	\$1,410,374
<b>Average Price / Sq. Ft.</b>	\$175	\$153	\$108	\$153
<b>Median Price / Sq. Ft.</b>	\$175	\$156	\$108	\$139
<b>Average Days in RPR</b>	29	17	71	43
<b>Median Days in RPR</b>	33	16	71	42
<b>Total Volume</b>	\$3,466,230	\$2,519,015	\$428,000	\$3,621,574





## Gainesville, Florida







### New Listings: 10

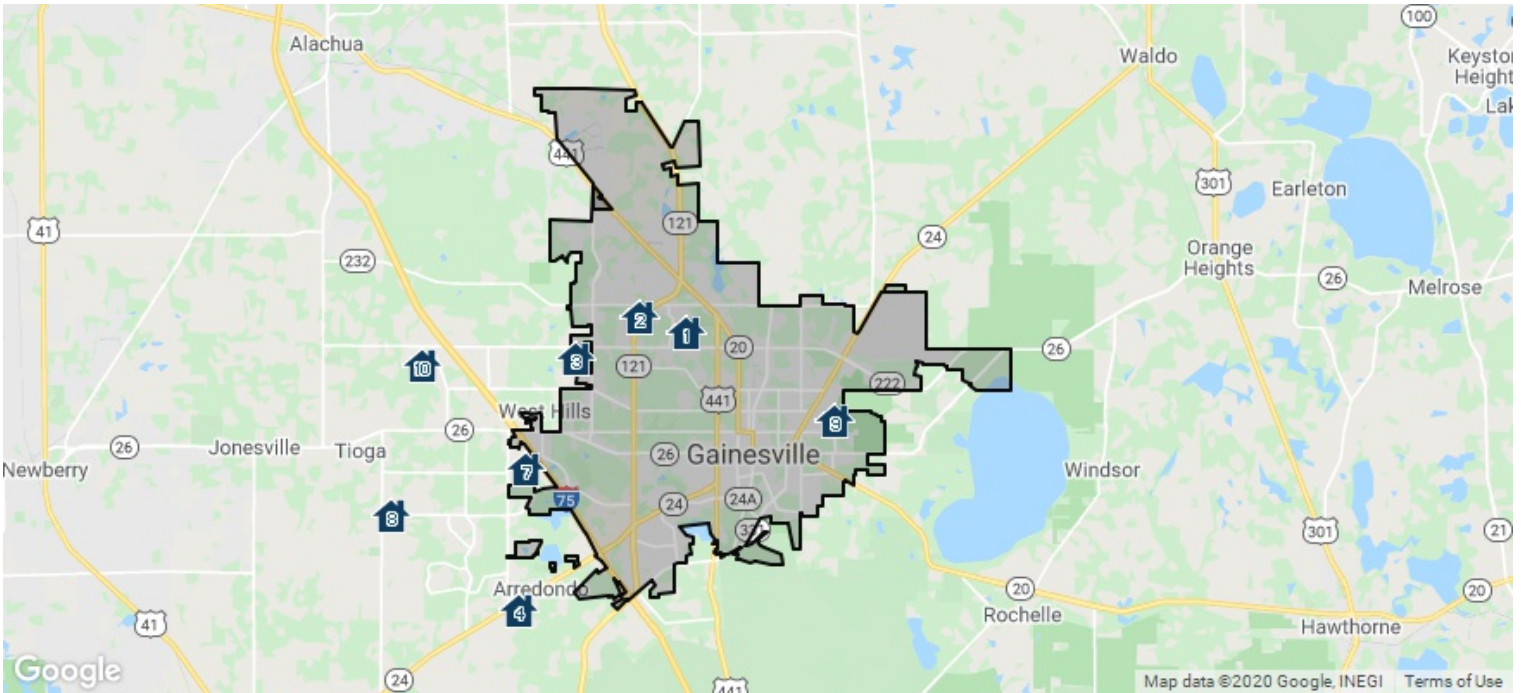
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p><b>1</b> FOR SALE • New, Active: 9/27/2020 MLS ID: 438323</p> <p><b>3488 NW 26th St</b></p> <p>Beautifully maintained home in Fletcher Oaks. Largest lot in neighborhood, backs up to green space, HOA maintains full lawn. Home includes hardwood floors, security system, granite countertops in kitchen, laundry and baths, along with stainless steel appliances. Close to shopping, restaurants and east access to UF, I-75 and more.</p> <p><i>Listing Courtesy of Golden Rule Real Estate and Property Management</i></p>	Detached	3/2	1,850 sq ft	4,356	2016	9/27/2020	\$299,900	\$162
 <p><b>2</b> FOR SALE • New, Active: 9/26/2020 MLS ID: 438314</p> <p><b>11048 SW 33rd Ln</b></p> <p>COMING SOON to Oakmont, a Thriving and Active Community. Reflecting a Coastal vibe that is at once welcoming the Avila makes a stylish statement of casual elegance. A 12-foot recessed ceiling with a double step recess at the Great Room and Kitchen sets the tone. A Generous sized kitchen outfitted Custom Cabinetry, Commercial grade GE Monogram appliances (36" gas good top, Professional grade vent hood and built in wall oven/Convection/Microwave combo). This 4 Bedrooms, 3 Bathrooms with Den home offers a 3 way split plan and capitalizes on outdoor living with an expanse use of glass that opens to a relaxing lanai/cabana area. The Avila is beautifully positioned on a .37 acre homesite that backs to a 7 acre common area that is partially wooded/partially cleared. Structural integrity starts with 2 x 6 exterior walls with energy efficient Zip Wall system, double pane insulated low E windows with a vinyl frame, tankless Gas water heater, Builders 1 year warranty PLUS AR's Service Credo extending protection years 2 - 10.</p> <p><i>Listing Courtesy of BHGRE Thomas Group</i></p>	Detached	4/3	3,128 sq ft	16,117	-	9/26/2020	\$849,900	\$272

## 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.
		* New, Active: 9/4/2020 <i>MLS ID: 437782</i>						
<b>925 NW 40th Ter</b>	Detached	3/2	1,672 sq ft	13,503	1961	9/4/2020	\$194,000	\$116
<p>Almost untouched Mid Century Modern ranch in NW Gainesville's Westmorland. Built in 1961, this 3 bedroom, 2 bathroom plus study home has lots of potential. The home has a dramatic double door entry and mirrored foyer. The main house has beautiful, unique grey and blue terrazzo floors throughout. Off the entry is a vaulted living room and dining room. The large room has original wood beams and tongue and groove ceiling. Off the dining area is an original kitchen, solid wood cabinets, Formica counter top and skylight. A later addition is a large Family Room with wood paneling, fireplace and sliding glass doors to the rear yard. The home is concrete block construction and flat roof with a vaulted roof over the living and dining area. Indoor laundry room with washer and dryer and separate door to the back yard. The side entry front carport is off the main entry. Large lot of .31 acres. The rear yard offers privacy and large mature trees. Westmorland is zoned for A-rated Littlewood Elem, Westwood Middle and Buchholz HS. No HOA. Fantastic location less than a mile to Millhopper Publix and Fresh Market. Walk to nearby Cofrin Nature Park Less than 3 miles to the University of Florida, 4 miles to UF Health.</p> <p><i>Listing Courtesy of Dawn Realty</i></p>								
		* Active: 8/10/2020 <i>MLS ID: 437131</i>						
<b>1416 SW 68th Ter</b>	Single Family	4/3	1,892 sq ft	6,534	2020	8/10/2020	\$333,000	\$176
<p>This is the Leigh Ann II Model 4BR/3BA 1892SF READY TO BUILD ON ANY AVAILABLE LOT in Grand Oaks. Base Price is \$333,000. Address is for lot 117 with an additional charge of \$5000 for Lot Premium. Live in the new, convenient SW Gainesville subdivision of Grand Oaks with an A-rated school zone minutes to Celebration Point, Butler Plaza, UF/Shands, the VA, NFRMC, and I-75. Weseman Homes &amp; Renovations are detail orientated and include beautiful upgrades and finishes. All homes include a Smart Security System accessed through a hardwired IQ panel and phone app that includes Skybell doorbell with camera, smart thermostat, smart garage door, and keyless entry front door lock, surround sound in the living room and a Sonos Soundbar set up and installed by SoundIdeas, gas instant water heater, 30 year architectural shingles &amp; radiant roof barrier, LVP and tile flooring (NO CARPETING), quartz counters throughout, hood ventover range, farmhouse sink, fans in all rooms, double tray ceilings with crown molding throughout, 3 door sliders, wood closet system in owner's suite, and so much more</p> <p><i>Listing Courtesy of Rabell Realty Group LLC</i></p>								
		* Active: 8/2/2020 <i>MLS ID: 436885</i>						
<b>1601 SW 71st Cir</b>	Detached	4/3	1,901 sq ft	6,969	2020	8/2/2020	\$332,675	\$175
<p>This William Weseman constructed, one-story layout, "The Pearson III" on Comer Home Site 47 in Grand Oaks, has an open concept floor plan, featuring a spacious kitchen overlooking the living room and dining area that flow to a covered lanai à a perfect place to relax or dine al fresco. At the front of the home, you will find two bedrooms that share a full bath, a laundry room off the garage with a mud bench drop zone, a fourth bedroom, and full third bath. At the rear of the home, you will find the owner's suite with walk-in shower, linen closet, quartz counters and luxurious custom storage in the walk-in closet. This home comes with installed stainless steel dishwasher, microwave, refrigerator, gas cooktop, and wall oven. Two car garage, 1901 SF. Hardie, board &amp; batten, stacked stone, 30yr shingle roof, front and side irrigation, &amp; fully sodded yard. Flooring LVP luxury vinyl plank &amp; ceramic tile, no carpeting. Tray ceiling &amp; crown molding in owner suite &amp; living. Ceiling fans in bedrooms, living &amp; rear porch. 9' ceilings. 8' front door. From the foundation to the finishing touches, our energy-efficient home features help you live w/ more savings, real comfort &amp; peace of mind. Move-in Nov. Buy this home OR build. Customize!</p> <p><i>Listing Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>								
		* Active: 8/2/2020 <i>MLS ID: 436884</i>						
<b>1627 SW 71st Cir</b>	Detached	3/2	1,700 sq ft	6,969	2020	8/2/2020	\$297,500	\$175
<p>This William Weseman constructed, one-story layout, "The Boulder" on Comer Home Site 53 in Grand Oaks, has an open concept kitchen overlooking the living area, dining room, and huge screened lanai. The well-appointed kitchen comes with all energy-efficient appliances, including refrigerator, built-in dishwasher, microwave, gas cooktop, and wall oven. The owner's suite, located at the back of the home for privacy, has an ensuite bathroom. Two additional bedrooms share a second bathroom. Two car garage, 1700 SF. Hardie, board &amp; batten, stacked stone, 30yr shingle roof, front and side irrigation, &amp; fully sodded yard. Flooring LVP luxury vinyl plank &amp; ceramic tile, no carpeting. Tray ceiling &amp; crown molding in owner suite &amp; living. Ceiling fans in bedrooms, living &amp; rear porch. 9' ceilings. 8' front door. From the foundation to the finishing touches, our energy-efficient home features help you live w/ more savings, real comfort &amp; peace of mind. Move-in available November. Buy this home OR build w/ us. Customize your new home top to bottom - countertops, cabinets, ALL light fixtures, tile, flooring, paint, and more.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW23rd Ave.</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.
 <p><b>7</b> FOR SALE • Active: 8/5/2020 MLS ID: 436973</p> <p><b>1657 SW 71st Cir</b></p> <p>Detached 4/3 1,901 sq ft 6,534 2020 8/5/2020 \$332,675 \$175</p> <p>This William Weseman constructed, one-story layout, "The Pearson III" on Corner Home Site 54 in Grand Oaks, has an open concept floor plan, featuring a spacious kitchen overlooking the living room and dining area that flow to a covered lanai - a perfect place to relax or dine al fresco. At the front of the home, you will find two bedrooms that share a full bath, a laundry room off the garage with a mud bench drop zone, a fourth bedroom, and full third bath. At the rear of the home, you will find the owner's suite with walk-in shower, linen closet, quartz counters and luxurious custom storage in the walk-in closet. This home comes with installed stainless steel dishwasher, microwave, refrigerator, gas cooktop, and wall oven. Two car garage, 1901 SF. Hardie, board &amp; batten, stacked stone, 30yr shingle roof, front and side irrigation, &amp; fully sodded yard. Flooring LVP luxury vinyl plank &amp; ceramic tile, no carpeting. Tray ceiling &amp; crown molding in owner suite &amp; living. Ceiling fans in bedrooms, living &amp; rear porch. 9' ceilings. 8' front door. From the foundation to the finishing touches, our energy-efficient home features help you live w/ more savings, real comfort &amp; peace of mind. Move-in December. Buy this home OR build. Customize!</p> <p><i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>								
 <p><b>8</b> FOR SALE • Active: 8/17/2020 MLS ID: 437327</p> <p><b>1706 SW 72nd Cir</b></p> <p>Detached 3/2 1,705 sq ft 6,098 2020 8/17/2020 \$302,580 \$177</p> <p>This GRAYSON model built by Weseman Homes &amp; Renovations offers a 1705 sf 3bd &amp; 2.5ba on a corner lot Under Construction to be completed 12/2020. The photos are of a finished similar model. An open split bedroom plan has wood cabinets w/soft close drawers, Farmhouse sink, quartz countertops throughout, bar top overlooking the large great room, 3 door sliders, double trays in living &amp; master rooms with crown molding throughout, wood closet system in master closet, luxury vinyl planking (NO CARPETS). Smart security home package with hardwired alarm system, Skybell doorbell with camera, smart thermostat, smart garage door, and keyless entry front door lock all with a IQ panel and downloadable app. Another feature is surround sound in the living room and a Sonos Soundbar set up and installed by SoundIdeas. Hardi-board exterior, 30 year architecture singles, radiant roof barrier, 15 SEER HVAC, gas tankless water heater, R38 insulation in roof and R13 in walls, gas on back porch &amp; oven! Up to \$2500 of loan in closing costs with preferred lender! Built across from Oak Hall &amp; Just minutes to Butler plaza, Celebration Point, University of Florida and UFHealth &amp; NFRMC. Take an aerial tour here: <a href="https://bit.ly/2xNYFqw">https://bit.ly/2xNYFqw</a></p> <p><i>Listing Courtesy of Rabell Realty Group LLC</i></p>								
 <p><b>9</b> FOR SALE • New, Active: 9/28/2020 MLS ID: 438326</p> <p><b>8239 SW 77th Ave</b></p> <p>Detached 4/2 1,878 sq ft 7,405 2006 9/28/2020 \$325,000 \$173</p> <p>FORMER PARADE HOME by Tommy Williams Homes, an energy efficient builder! This McClain II model offers 4 BR, 2 BA's with a large open great room. Tons of upgrades throughout included a spacious kitchen with custom designed cabinets, upgraded lighting throughout, Stainless Steel appliances, Gas stove, custom iron gated pantry and more. New carpet in only two guest rooms and tile/wood everywhere else. Ten foot ceilings make this home feel even bigger than it is. Situated on a PREMIUM Club lot, this home backs common area and has pristine landscaping! Longleaf's top notch amenities include a clubhouse, fitness center, beach-entry pool, kiddie fountain, playground, b-ball court, tennis courts, sidewalks throughout and ALL FRONT YARD MTN is included for low maintenance living!</p> <p><i>Listing Courtesy of BHGRE Thomas Group</i></p>								
 <p><b>10</b> FOR SALE • New, Active: 9/26/2020 MLS ID: 438316</p> <p><b>4672 NW 80th Rd</b></p> <p>Detached 3/2 1,380 sq ft 2,613 2004 9/26/2020 \$199,000 \$144</p> <p>Stunning Blues Creek Gardens maintenance free lifestyle living on single family homes (not condos). This 3/2 home is secluded located in Cul-De-Sac without any house behind. It is move in ready! Wonderful updates include laminate/tiles floorings throughout, new Stainless Steel Appliances, jetted tub in Master suite with large walk-in closet, High ceilings, crown molding, and more! Kitchen has great cabinet space with pantry and is open to dining area, living room, and a relaxing screened patio. A low HOA fee \$337/quarter includes pool, tennis, clubhouse, roof maintenance, lawn care, and all exterior cleaning, any painting or power washing basically everything outside. Conveniently located in NW Gainesville near shopping, restaurants, ER, miles of stroll trails, and top rated schools.</p> <p><i>Listing Courtesy of Bar Invest Realty LLC</i></p>								











## Pending Listings: 10

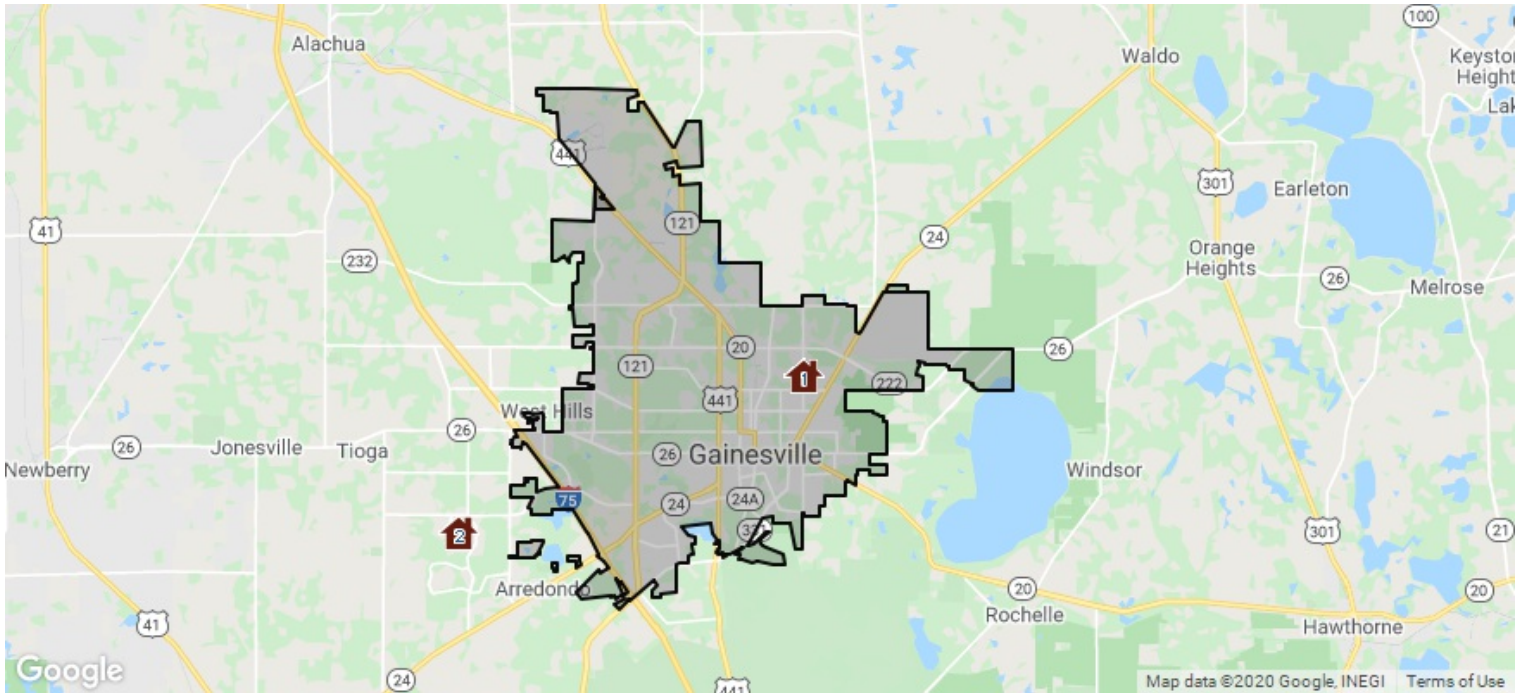
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p><b>1</b> <b>PENDING</b> Pending as of 9/25/2020 <i>MLS ID: 438255</i></p> <p><b>4224 NW 21st St</b></p> <p>A 3/2 home in NW Gainesville with large fenced in yard and carport. Freshly painted inside. Separate dining room, living room, and family room. Great outdoor spaces with three screened porches- one in the front, one out back and one off the master bedroom. In the backyard you'll find a covered bar area, shed, and a 2nd shed with an AC unit perfect for a small workshop. Plus, NO Association. Home needs some updating, but has great potential. Valued at over \$200,000, but being sold for only \$175,000.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Detached	3/2	1,475 sq ft	8,712	9/24/2020	\$175,000	9/25/2020	\$119
 <p><b>2</b> <b>PENDING</b> Pending as of 9/26/2020 <i>MLS ID: 437908</i></p> <p><b>3224 NW 47th Pl</b></p> <p>Adorable 4/2 home in established Northwood neighborhood. This concrete block home has a large Florida room, perfect for game day, a play room, or use for your favorite hobby. A converted garage can also be used for someone else to have their own hobby space. The low maintenance landscaping will make your days stress-free, and the fenced backyard is perfect for your pup. A storage shed will keep your tools dry and can be accessed from the Florida room, or the converted garage. Conveniently located near shopping and entertainment. Schedule to see it today!</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Detached	4/2	2,005 sq ft	10,454	9/11/2020	\$239,500	9/26/2020	\$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 9/20/2020</i> MLS ID: 437776	Detached	3/2	2,035 sq ft	12,632	9/3/2020	\$229,900	9/20/2020	\$113
<p>Quiet culdesac home in NW Gainesville - move in ready! Front door opens up to vaulted ceilings showcasing a wood burning fireplace and knotted cedar accent wall. A stately wood handrail leads you to the upstairs Primary suite, newly carpeted. Primary bath has double sinks, linen closet, and skylight. Private galley kitchen includes a breakfast nook with splendid views of the backyard. Separate dining room has a sliding glass door to the backyard. Guest room has new carpet and the second bedroom has tile flooring. The 400+ square foot flex room could easily be converted into a downstairs Primary suite or it makes a great home office, homeschooling room, or hobby room. Fully fenced backyard has the start of a butterfly garden waiting for you to add the final touches. Metal workshop/carport with concrete slab can house all your tools and toys or become an amazing man-cave or she-shed. This home is located so that you can easily commute to work, school, and play throughout Gainesville. Walking distance to One Love Cafe, Northwest Grille, UF Health at Magnolia Park. Short drive to UF Health at Springhill and Santa Fe College. Home qualifies for Conventional, FHA, and VA financing.</p> <p><i>Listing Courtesy of Florida Homes Realty &amp; Mortgage</i></p>									
	PENDING <i>Pending as of 9/27/2020</i> MLS ID: 437939	Detached	4/2	1,744 sq ft	6,098	9/13/2020	\$295,490	9/27/2020	\$169
<p>Builder offering \$10,000 toward closing costs with use of preferred lender &amp; title. This home is under construction. Estimated completion date: December 2020. Located in Chesnut Village Gainesville, FL, this one-story CALI 4/2, 2 car garage home optimizes living space with an open concept kitchen overlooking the living room, dining room, and the outdoor covered lanai. The well-appointed kitchen comes with all stainless steel appliances including refrigerator, built-in dishwasher, electric range, and microwave. The Owner's Suite, located at the back of the home for privacy, has an ensuite bathroom. The third bedroom is located near the laundry room, which is equipped with included washer and dryer. Within a short driving distance to Alachua or Gainesville, this community provides a quaint and comfortable place to call home. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Home and community information including pricing, taxes, included features, terms, availability, and amenities are subject to change and prior sale at any time without notice or obligation.</p> <p><i>Listing Courtesy of D R Horton Realty of Tampa, LLC</i></p>									
	PENDING <i>Pending as of 9/17/2020</i> MLS ID: 438324	Detached	3/2	1,705 sq ft	6,098	9/17/2020	\$298,375	9/17/2020	\$175
<p>This GRAYSON PRESOLD built by Weseman Homes &amp; Renovations offers a 1705 sf 3bd &amp; 2.5ba on a corner lot. An open split bedroom plan has wood cabinets w/soft close drawers, Farmhouse sink, quartz countertops throughout, bar top overlooking the large great room, 3 door sliders, double trays in living &amp; master rooms with crown molding throughout, wood closet system in master closet, luxury vinyl planking (NO CARPETS). Smart security home package with hardwired alarm system, Skybell doorbell with camera, smart thermostat, smart garage door, and keyless entry front door lock all with a IQ panel and downloadable app. Another feature is surround sound in the living room and a Sonos Soundbar set up and installed by SoundIdeas. Hardi-board exterior, 30 year architecture singles, radiant roof barrier, 15 SEER HVAC, gas tankless water heater, R38 insulation in roof and R13 in walls, gas on back porch &amp; oven! Up to \$2500 of loan in closing costs with preferred lender! Built across from Oak Hall &amp; Just minutes to Butler plaza, Celebration Point, University of Florida and UFHealth &amp; NFRMC. Take an aerial tour here: <a href="https://bit.ly/2xNYFqw">https://bit.ly/2xNYFqw</a></p> <p><i>Listing Courtesy of Rabell Realty Group LLC</i></p>									
	PENDING <i>Pending as of 9/2/2020</i> MLS ID: 437730	Detached	3/2	1,700 sq ft	5,662	9/2/2020	\$297,675	9/2/2020	\$175
<p>PreSale of plan name by builder! Photos may represent a finished product of a similar plan. Completion date Sept 2020. This ASHTON model built by Weseman Homes &amp; Renovations offers a beautiful craftsman feel with 1724SF. A 3BR/2BA open split bedroom plan has wood cabinets w/soft close drawers, Farmhouse sink, quartz countertops throughout, gas stove top, oven &amp; microwave wall, bar top overlooking the large great room, 3 door sliders, double trays in living and master rooms with crown molding throughout, wood closet system in master closet, luxury vinyl planking with NO CARPETS. Also included is a Smart security home package with hardwired alarm system, Skybell doorbell with camera, smart thermostat, smart garage door, and keyless entry front door lock all with a Smart screen and downloadable app. Another feature is surround sound in the living room and a Sonos Soundbar set up and installed by SoundIdeas. Hardi-board exterior, 30 year architecture singles, radiant roof barrier, 15 SEER HVAC, gas tankless water heater, R38 insulation in roof and R13 in walls, gas on back porch &amp; oven! Up to \$2500 of loan in closing costs with preferred lender! Built across from Oak Hall with easy access to Celebration Point, Butler Plaza &amp; UF!</p> <p><i>Listing Courtesy of Rabell Realty Group LLC</i></p>									

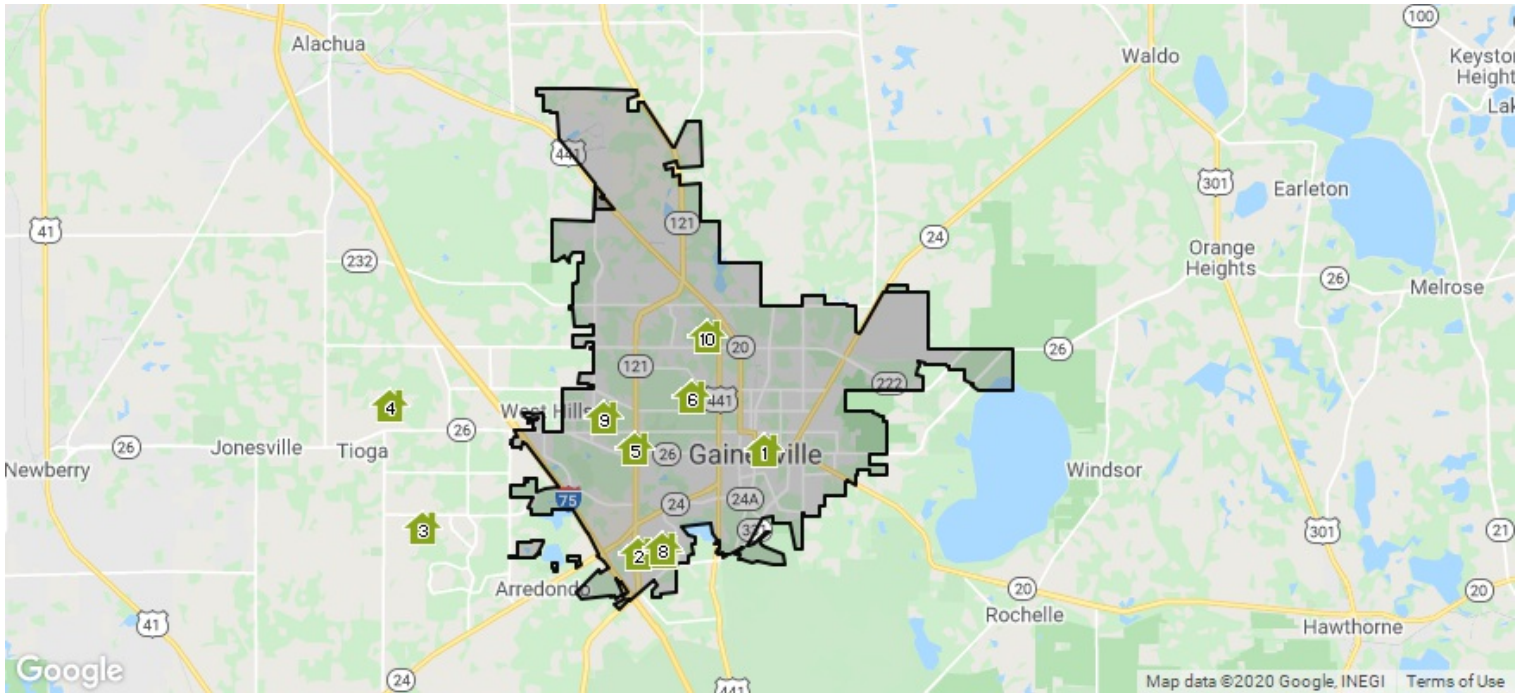
## Pending Listings: 10 (cont.)

	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 9/2/2020</i> MLS ID: 437731	1478 SW 68th Ter	Detached	3/2	1,705 sq ft	6,098	9/2/2020	\$298,375	9/2/2020	\$175
<p>Pre-Sale of plan name by builder. This GRAYSON model built by Weseman Homes &amp; Renovations offers a 1705sf 3bd &amp; 2.5ba Under Construction to be completed 12/2020. Corner lot will add \$2500 to price or build this on another lot. An open split bedroom plan has wood cabinets w/soft close drawers, Farmhouse sink, quartz countertops throughout, bar top overlooking the large great room, 3 door sliders, double trays in living &amp; master rooms with crown molding throughout, wood closet system in master closet, luxury vinyl planking (NO CARPETS). Smart security home package w/hardwired alarm system, Skybell doorbell w/camera, smart thermostat, smart garage door, &amp; keyless entry front door lock all with a IQ panel &amp; downloadable app. Another feature is surround sound in the living room &amp; a Sonos Soundbar set up and installed by SoundIdeas. Hardi-board exterior, 30year architecture singles, radiant roof barrier, 15 SEER HVAC, gas tankless water heater, R38 insulation in roof and R13 in walls, gas on back porch &amp; oven! Up to \$2500 of loan in closing costs with preferred lender! Built across from Oak Hall &amp; Just minutes to Butler plaza, Celebration Point, University of Florida and UFHealth &amp; NFRMC. Take an aerial tour here: <a href="https://bit.ly/2xNYFqw">https://bit.ly/2xNYFqw</a></p> <p><i>Listing Courtesy of Rabell Realty Group LLC</i></p>										
	 PENDING <i>Pending as of 9/27/2020</i> MLS ID: 437467	11825 SW 24th Ln	Detached	3/2	1,520 sq ft	7,840	8/23/2020	\$339,900	9/27/2020	\$224
<p>Pride of ownership in this beautiful home built by Tommy Williams on one of the best and largest 50 ft corner lots, with 62 ft frontage. No neighbors across the street. The home faces 24th Avenue. Large open floor plan w/10' ceilings, large island with granite countertops in kitchen and bathrooms, marble tile backsplash, maple cabinets and soft close drawers, upgraded stainless appliances, gas stove, crown molding, wood plank floors in the main living area, dining, hall and kitchen. Custom shiplap wall, barn doors, tray ceiling in master bedroom with lighting. Alarm system and wired for surround sound. New interior paint throughout in 2019. Carriage lights on garage. Completely fenced in back yard with covered lanai, brick pavers and wood burning fire pit. 2000 Watts of solar power, tankless hot water heater, 6 inch wall studs, Icynene insulation with cold-zone duct system with Nest thermostat and Nest door bell. Plantation Shutters on front of home. Termite contract. Big City resort style clubhouse and pool/ amphitheater, fitness center, tennis, basketball court and play ground. Lower electric bills with Clay electric. Conveniently located near shopping and restaurants. Zoned for excellent schools.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>										
	 PENDING <i>Pending as of 9/25/2020</i> MLS ID: 438104	1135 NE 24th Ter	Detached	3/2	1,060 sq ft	10,890	9/18/2020	\$124,900	9/25/2020	\$118
<p>This property is being sold as a rental property and the information below pertains to the current income and expenses. Rent Income: \$1,295.00/month X 12 = \$15,54.00/year Expenses: Tax: \$1,493.00/year, Insurance: \$406.00/year, HOA: \$0.00/year = Total: \$1,899.00/year</p> <p><i>Listing Courtesy of Prestige Equity Management Inc.</i></p>										
	 PENDING <i>Pending as of 9/27/2020</i> MLS ID: 438254	10729 NW 31st Pl	Detached	3/2	1,542 sq ft	9,147	9/24/2020	\$219,900	9/27/2020	\$143
<p>Former Parade home by Hank Weaver. Structural Brick home w/Vaulted ceiling in living room with brick fireplace. Beautiful, spacious, fenced back yard with orange trees and backs up to woods. Located on the last road in the neighborhood is quiet and very few cars. Zoned for Meadowbrook Elem, Ft. Clarke and Buchholz schools. Walk or bike to Meadowbrook Elem. Next door is Meadowbrook Golf Course. The home has a sunny breakfast nook, pantry, indoor laundry (rare in this neighborhood). Owner's suite has walkin closet, spacious vanity with two sinks and garden tub. Enjoy your spacious screened porch which is great for entertaining. Quality craftsmanship rarely found in homes. No HOA. AC &amp; water heater nearly new.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>										






## Distressed Activity: 2






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	1	PENDING	<i>Preforeclosure, Notice of Lis Pendens, Pending as of 8/20/2020</i> <i>MLS ID: 437044</i>					
<b>2823 NE 15th St</b>	Detached	3/2	1,310 sq ft	11,761	\$98,000	8/6/2020	8/6/2020	Preforeclosure
<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>								
	2	PENDING	<i>Preforeclosure, Pending as of 7/2/2020</i> <i>MLS ID: 436026</i>					
<b>3314 SW 94th Dr</b>	Detached	4/3	2,333 sq ft	14,374	\$330,000	7/2/2020	7/2/2020	Preforeclosure
<p>An offer has been accepted by the seller and submitted to the lender for approval. This property is subject to a short sale. 4 bedroom 3 bath pool home in Mills Glen of Haile Plantation. Eat-in chef's kitchen with granite counter tops, granite backsplash, 42 inch custom cabinets &amp; high ceilings that opens to the great room with a wood burning fireplace that is already plumbed for gas. Kitchen island with lots of bar top seating. Gas range with double ovens and pantry. Large master bedroom with sitting/office area &amp; his &amp; her walk-in closets &amp; french doors to the pool. 2 bedrooms with a Jack &amp; Jill bath, guest bedroom with french doors to the pool with access to the 3rd full bath. Formal dining room has french doors so it could be an office. All A rated schools &amp; close distance to Chiles elementary school. A large covered area inside the screened-in pool area is perfect for entertaining with room for a summer kitchen. Large private backyard with lots of space for a play ground.</p> <p><i>Listing Courtesy of Saxon Realty, Inc</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.
 <p><b>1</b> <b>RECENTLY SOLD</b> • Sold Date: 9/15/2020, MLS Listing 437134: 8/10/2020 <b>MLS ID: 437134</b></p> <p><b>409 NE 2nd Ave</b></p> <p>Flat 3/2 1,930 sq ft – 2008 9/15/2020 \$399,000 \$207</p> <p>LUXURY 3 bed/2 bath condo with INDIVIDUAL ATTACHED GARAGE located in the heart of Gainesville's historic district and walking distance to Downtown! This ground floor condo has a spacious living/dining space with wood flooring throughout, fireplace, crown molding, high ceilings, and LOTS OF NATURAL LIGHT! Open kitchen features wood cabinets, stainless steel appliances, granite countertops, a large pantry, and breakfast bar. Master bedroom has a huge walk-in closet, luxury bathroom with a separate tub &amp; shower, and upgraded countertops. Open air courtyard with access from the kitchen and master bedroom. Walk to Downtown and many local attractions such as the Hippodrome Theater, Bo Didley Plaza, restaurants, coffee shops, and so much more!</p> <p><i>Courtesy of University Realty</i></p>								
 <p><b>2</b> <b>RECENTLY SOLD</b> • Sold Date: 9/4/2020, MLS Listing 436395: 7/15/2020 <b>MLS ID: 436395</b></p> <p><b>3921 SW 34th St, #2B</b></p> <p>Flat 4/4 1,312 sq ft – 1995 9/4/2020 \$136,000 \$104</p> <p>Spacious 4 bed/4 bath condo close to the University of Florida, Shands, and Butler Plaza Shopping! Condo features a living/dining area, indoor washer &amp; dryer room, and 4 bedrooms each with their own bathrooms. Upgrades include a newer AC (2018), updated bathrooms, upgraded light fixtures, upgraded blinds, and newer dishwasher &amp; garbage disposal in kitchen. There is a conveniently located bus stop at the entrance of the community, with direct bus routes to the University of Florida. HOA dues include all exterior maintenance and internet. This turn-key property makes this a great investment opportunity; Live in one room and rent the others! Priced to Sell!</p> <p><i>Courtesy of University Realty</i></p>								
 <p><b>3</b> <b>RECENTLY SOLD</b> • Sold Date: 9/23/2020, MLS Listing 437859: 9/9/2020 <b>MLS ID: 437859</b></p> <p><b>3071 SW 108th Way</b></p> <p>Detached 5/4 5,130 sq ft 43,560 – 9/23/2020 \$1,410,374 \$275</p> <p>Luxury living reaches new heights in this West Indies-inspired design of artistic expression and refined elegance in this Custom home by Arthur Rutenberg. Unique ceiling details, fine finishes and a generous display of glass combine for an ambiance that is fashionably chic and inviting. Spanning over 5,000 square feet, the two-story plan includes a great room, formal dining room, den, upper level bonus room and an unfinished flex space. Outside, an expansive lanai enhances year-round entertaining with a resort-style atmosphere including pool/spa, outdoor fireplace, outdoor kitchen. Beautifully positioned on an Estate / Acre homestead in Oakmont.</p> <p><i>Courtesy of BHGRE Thomas 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.
 <p><b>4</b> <b>RECENTLY SOLD</b> • Sold Date: 9/25/2020, MLS Listing 436992: 8/5/2020 <i>MLS ID: 436992</i></p> <p><b>1667 NW 120th Way</b>      Detached      4/2      1,965 sq ft      3,049      2017      9/25/2020      \$300,000      \$153</p> <p>This 4 Bed, 2.5 Bath custom built two-story home is located in the South Pointe neighborhood. From crown tray ceilings to beautiful tile flooring, this gorgeous home prioritizes comfort and luxury with all of its available upgrades and special detailing. Enter through the front door into the spacious kitchen with granite countertops and a plethora of counter and cabinet space, making this a perfect place to gather and prepare meals or enjoy a bottle of wine with company. The adjoining living room has a corner fireplace and large windows that spill light into the home. Meanwhile, escape into your own private paradise of the master suite in the corner of the house, away from the three bedrooms upstairs. The master bedroom leads to a gorgeous master bath as well as an outdoor screened-in patio with backyard views. Watch the rain on somey afternoons just steps away from the comfort of your bedroom. This home offers the space to gather when you want it and the perfect amount of privacy when you donât.</p> <p><i>Courtesy of Keller Williams Gainesville Realty Partners</i></p>								
 <p><b>5</b> <b>RECENTLY SOLD</b> • Sold Date: 9/25/2020, MLS Listing 437090: 8/8/2020 <i>MLS ID: 437090</i></p> <p><b>3405 NW 1st Ct</b>      Detached      4/2      1,646 sq ft      15,681      1963      9/25/2020      \$230,000      \$140</p> <p>MULTIPLE OFFERS. Highest and best offer due via email to flvthomes@gmail.com by 4 p.m. 8/11/20. WELCOME TO YOUR TROPICAL OASIS! BRAND NEW ROOF AND NEW EXTERIOR PAINT at 4/2 home with POOL in a desirable neighborhood close to shopping, schools and UF. This home is move-in ready with tons of upgrades! Updates include new A/C, new detached shed, energy efficient hot water heater, new privacy fence, resurfaced ceilings, and new electric panels. NO HOA fee with modern, updated living. This charming, recently remodeled home features a bright, open floor plan. Kitchen has stainless steel appliances and new multi-level cabinets. Bathrooms are new, elegant and remodeled. The large master bedroom has spacious closets with three other bedrooms for family and guests. Fresh paint and brand new tile in the bedrooms. The home features a 1-car carport and washer and dryer hookups. A retreat welcomes you in your own backyard with a lovely pool and patio area. Enjoy top rated schools as well as the exciting Gainesville community. Close to UF, close to I-75, and centrally located in Florida so you can be on the Gulf or at the beach in a little more than an hour.</p> <p><i>Courtesy of Alabama, LLC</i></p>								
 <p><b>6</b> <b>RECENTLY SOLD</b> • Sold Date: 9/25/2020, MLS Listing 436939: 8/4/2020 <i>MLS ID: 436939</i></p> <p><b>2066 NW 20th Ln</b>      Detached      4/2      2,940 sq ft      19,602      1969      9/25/2020      \$399,000      \$136</p> <p>Looking for a HUGE home that is the definition of move in ready? Updated from floor to ceiling and more. Like to cook? Take a look at this massive kitchen with GRANITE counters. Need some extra room? This home boasts nearly 3000 sq feet! Don't miss your opportunity at this centrally located beautiful home!</p> <p><i>Courtesy of Suskin Realty Inc</i></p>								
 <p><b>7</b> <b>RECENTLY SOLD</b> • Sold Date: 9/18/2020, MLS Listing 435761: 6/23/2020 <i>MLS ID: 435761</i></p> <p><b>3705 SW 27th St, Apt 1217</b>      Flat      3/3      1,198 sq ft      –      1996      9/18/2020      \$138,500      \$116</p> <p>Upgraded and partially furnished 3 bed/3 bath condo near UF &amp; Shands and on bus route to UF! Updated kitchen with upgraded countertops, cabinets, appliances, and wood look vinyl flooring. Bathrooms are also upgraded and included newer vanities and wood look vinyl flooring. Floor plan features a living/dining room combo with breakfast bar, a patio with storage closet off the living area, 3 spacious bedrooms with desk nooks, and 3 full bathrooms. This unit is ideally located in a building close to the pool, fitness center, and covered bus stop. Windsor Park community features resort-style amenities including a large pool &amp; spa, fitness center, basketball courts, tennis courts, beach volleyball, and a car wash area. Monthly association fee pays for: exterior insurance, exterior maintenance, upkeep of amenities, cable, high speed internet, and more. There is a covered bus stop that goes to UF directly outside of the complex. Close to UF &amp; Shands and located on a popular student road!</p> <p><i>Courtesy of University Realty</i></p>								
 <p><b>8</b> <b>RECENTLY SOLD</b> • Sold Date: 9/25/2020, MLS Listing 437415: 8/20/2020 <i>MLS ID: 437415</i></p> <p><b>2635 SW 35th Pl, Apt 302</b>      Townhouse      3/2      1,208 sq ft      –      1983      9/25/2020      \$128,800      \$107</p> <p>Beautifully updated, turnkey townhouse in Casablanca East. Updates include newer flooring upstairs, granite countertops in kitchen, new vanities in bathrooms, large walkin shower with marble floors in master, and so much more. Located just minutes away from UF, Butler Plaza, and I-75. RTS bus stop at front entrance of neighborhood. Association dues include water/wastewater and internet! Come see it today, you will love this condo!</p> <p><i>Courtesy of Florida Homes Realty &amp; Mortgage</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.
	<b>9</b> <b>RECENTLY SOLD</b> • Sold Date: 9/25/2020, MLS Listing 437459: 8/22/2020 <i>MLS ID: 437459</i>							
<b>1229 NW 40th Ter</b>	Detached	3/2	1,704 sq ft	23,958	1959	9/25/2020	\$260,000	\$153
<p>Classic mid-century modern architect-designed home on large private landscaped lot in the heart of NW Gainesville. Brick accented foyer, beautiful white terrazzo floors, open floor plan, with lots of natural light. Spacious living room with dramatic sliding glass doors and wood burning fireplace. Enormous screened porch off back of home looks out onto lovely landscaped private yard with many fruit trees. 2 car carport with lots of additional storage. Exceptional design throughout.</p> <p><i>Courtesy of Pais Realty</i></p>								
	<b>10</b> <b>RECENTLY SOLD</b> • Sold Date: 9/23/2020, MLS Listing 437793: 9/4/2020 <i>MLS ID: 437793</i>							
<b>1630 NW 42nd Ave</b>	Detached	3/2	1,591 sq ft	10,890	1980	9/23/2020	\$219,900	\$138
<p>Great three bedroom two bath home with a pool on hogtown creek. Updated kitchen and kids bath. Metal roof, is newer along with AC and hot water heater. Wonderful location close to UF, Publix and other shopping.</p> <p><i>Courtesy of Pepine Realty</i></p>								

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- 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.
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- **School data and reviews** from Niche.
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