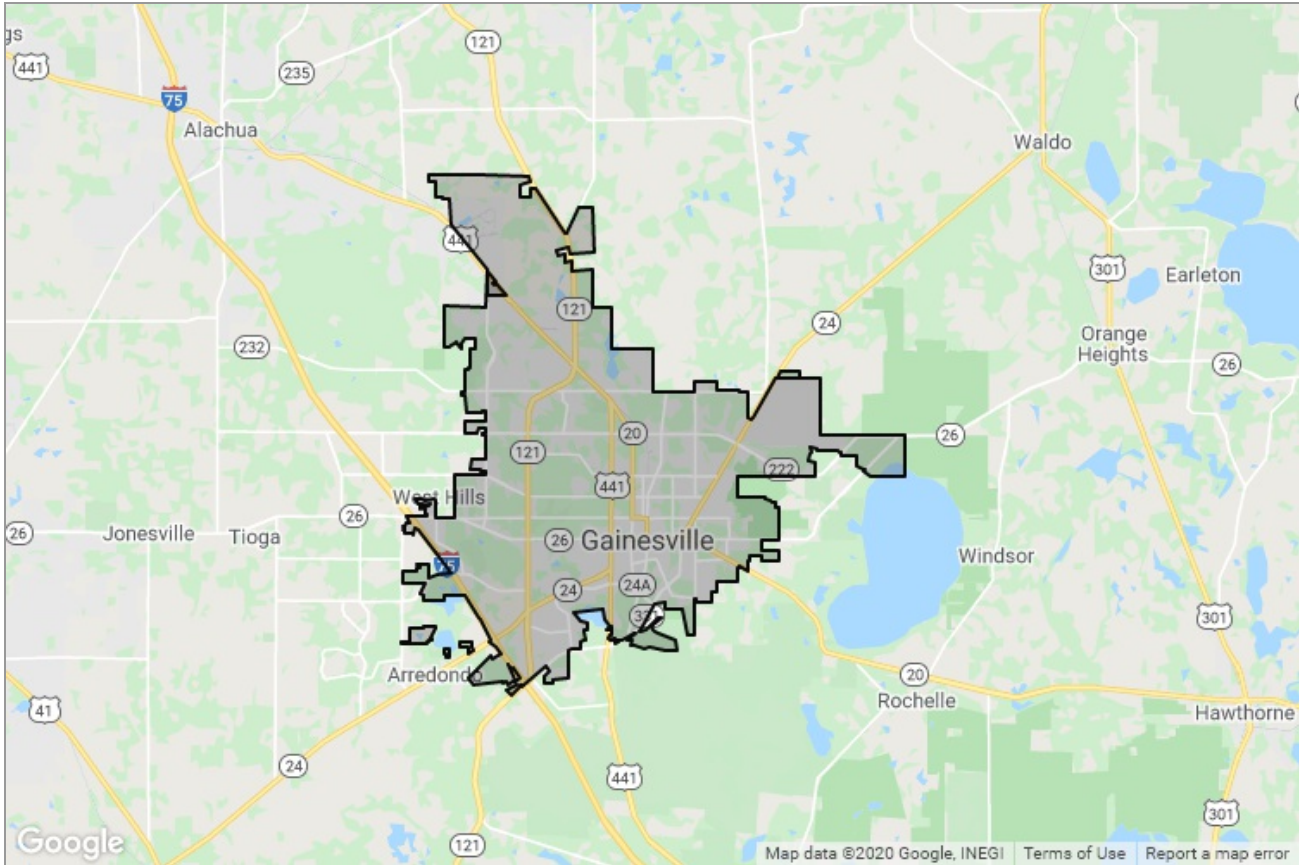




MARKET ACTIVITY REPORT

# Gainesville, Florida



Presented by

**Tanya Chappell** | REALTOR® | CPM

Florida Real Estate License: BK560030



Work: (352) 478-8029 | Mobile: (352) 745-1108

Main: [Tanya@secureinvestmentsrealty.com](mailto:Tanya@secureinvestmentsrealty.com)

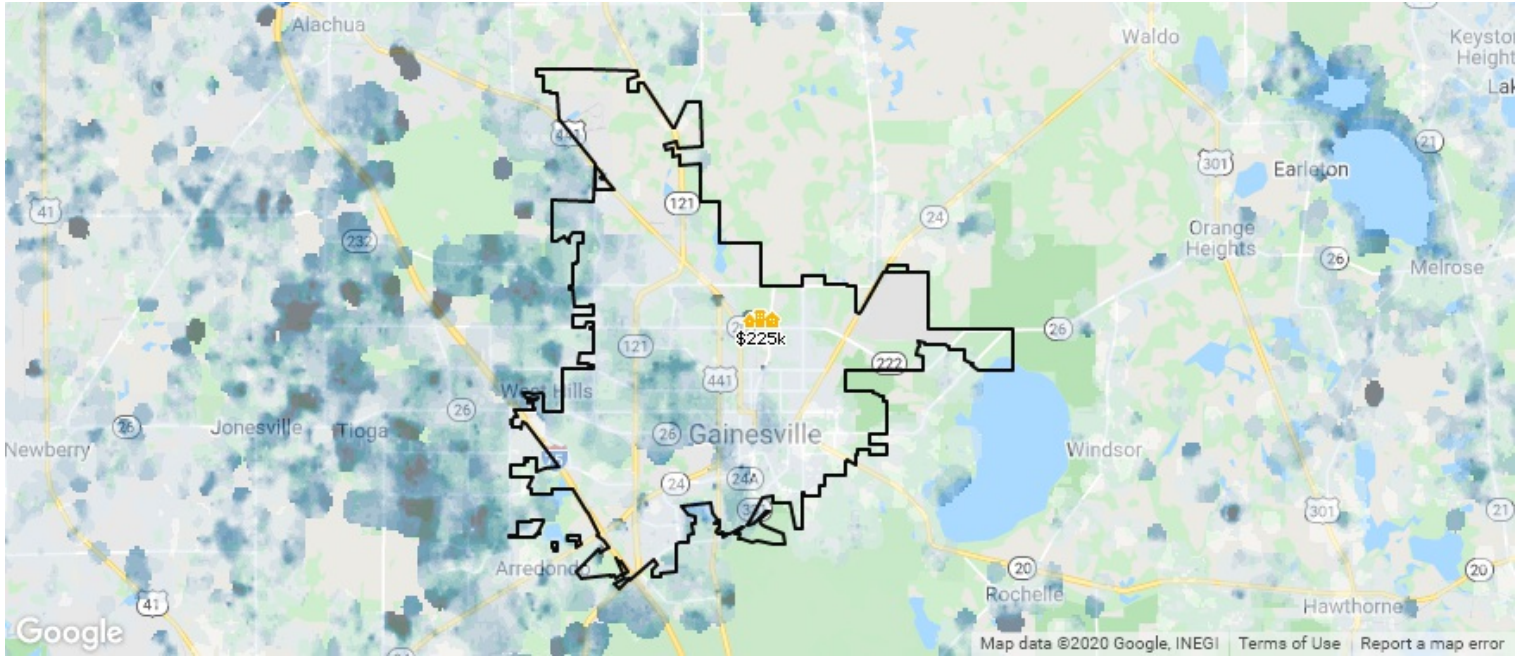
Office: [www.secureinvestmentsrealty.com](http://www.secureinvestmentsrealty.com)

**Secure Investments Realty & Management**

3520 NW 43rd Street  
Gainesville, FL 32606

# Gainesville, Florida

## Market Snapshot: Estimated Home Values



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

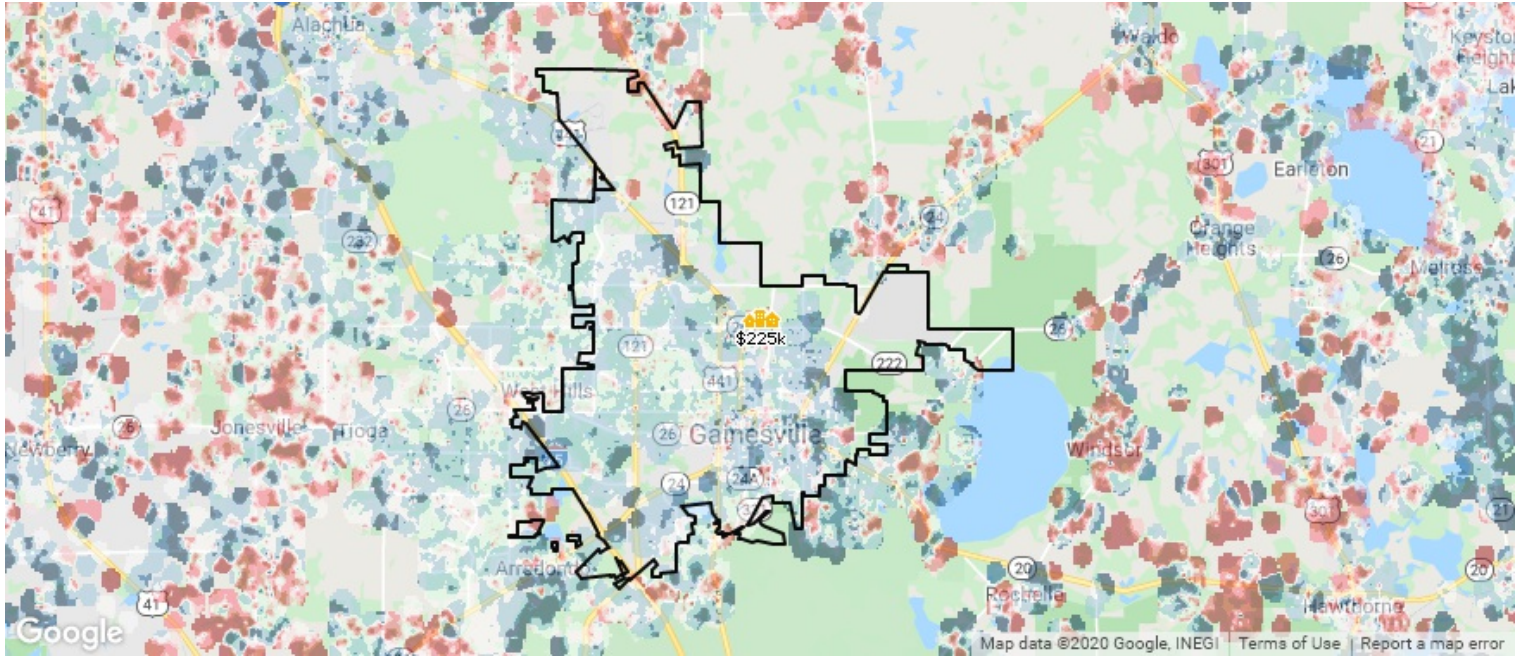
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$225K</b></p> <p>Updated: 10/31/2020</p>	<p>Change Over Last Month</p> <p><b>↑ 0.83%</b></p>	<p>Change Over Last Quarter</p> <p><b>↑ 0.83%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 6.02%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 13.21%</b></p>
---	---	---	---	--

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

# Gainesville, Florida

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



-15%      2.5%      +20%

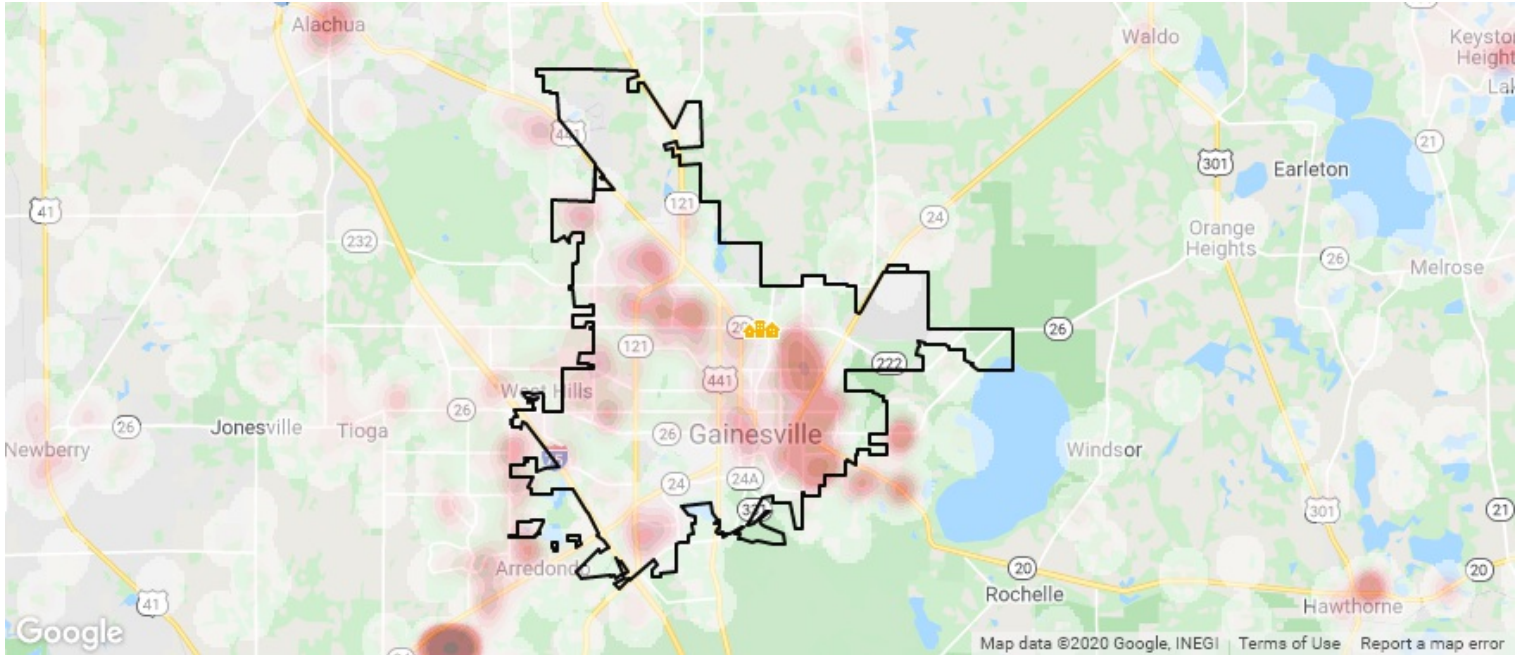
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$225K</b></p> <p>Updated: 10/31/2020</p>	<p>Change Over Last 12 Months</p> <p><b>↑ 6.02%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 13.21%</b></p>	<p>Change Over Last 36 Months</p> <p><b>↑ 14.97%</b></p>
---	---	--	--

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

# Gainesville, Florida

## Market Snapshot: Concentration of Distressed Properties



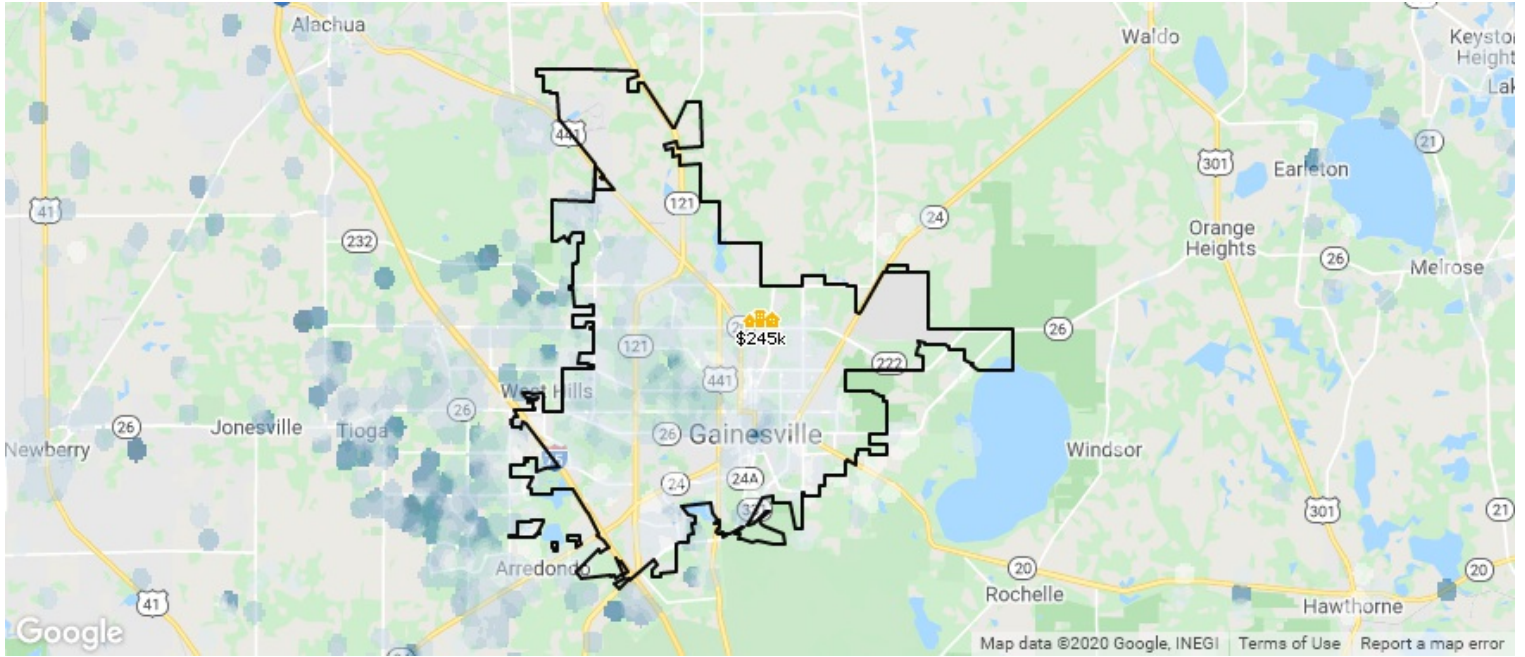
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Total # of Distressed Properties</b></p> <p><b>18</b></p> <p>Updated: 11/10/2020</p>	<p><b># of Pre-Foreclosures</b></p> <p><b>18</b></p>	<p><b># of Foreclosures</b></p> <p><b>0</b></p>	<p><b># of Short Sales</b></p> <p><b>0</b></p>
--	--	---	--

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 11/10/2020.

# Gainesville, Florida

## Market Snapshot: Sales Price



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

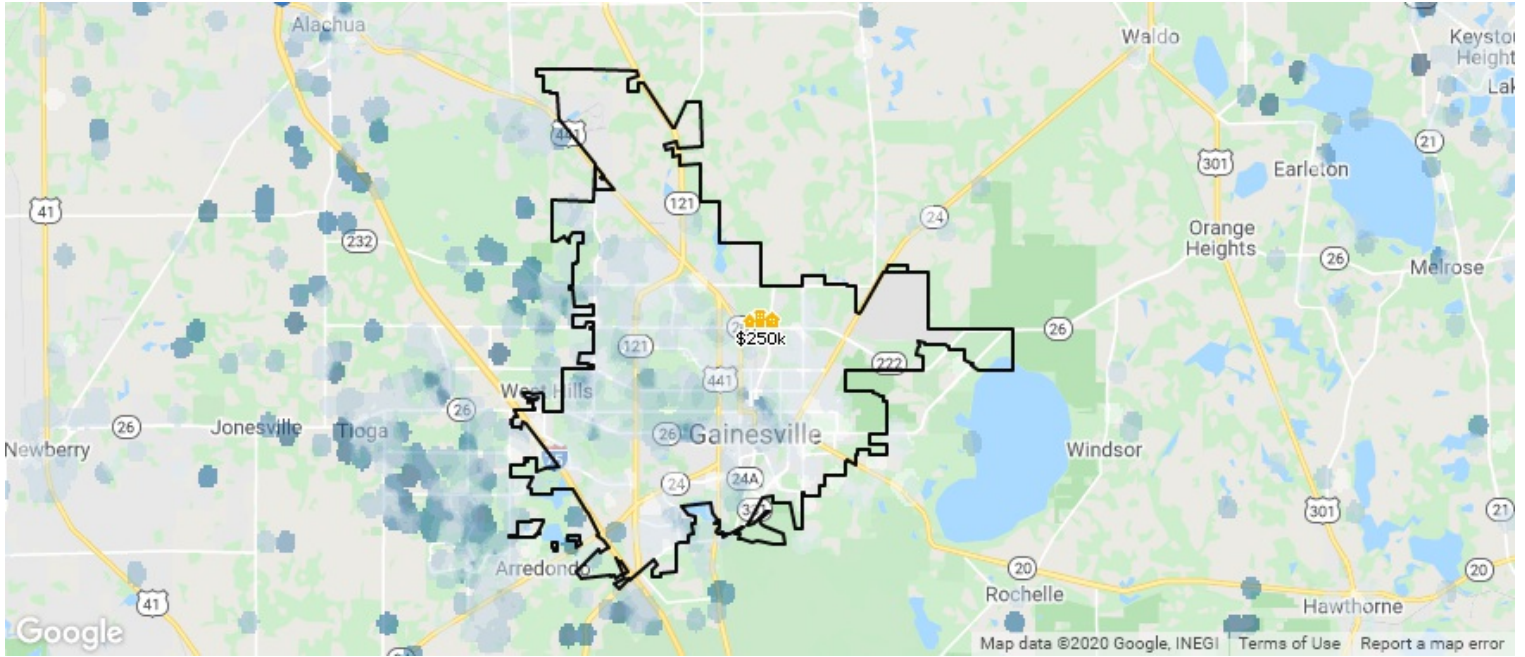
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Median Sales Price</b></p> <p><b>\$245K</b></p> <p>Updated: 9/30/2020</p>	<p>Change Over Last Month</p> <p><b>↑ 17.18%</b></p>	<p>Change Over Last Quarter</p> <p><b>↑ 2.47%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 21.84%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 32.38%</b></p>
---	--	---	--	--

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

# Gainesville, Florida

## Market Snapshot: List Price



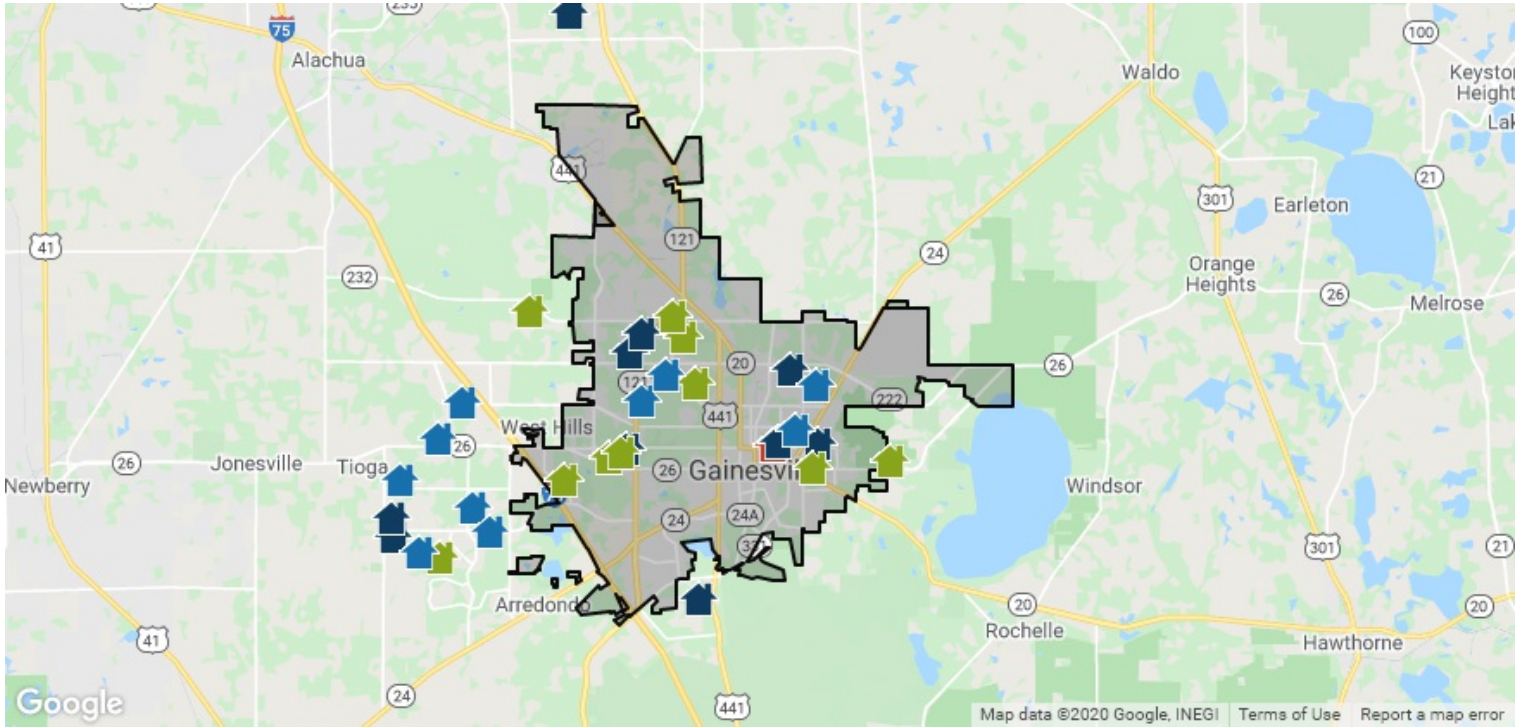
Legend: < \$100k, \$500k, > \$5m

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><b>Median List Price</b></p> <p><b>\$250K</b></p> <p>Updated: 9/30/2020</p>	<p>Change Over Last Month</p> <p><b>↑ 2%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 0.36%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 13.64%</b></p>
--	--	---	--

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

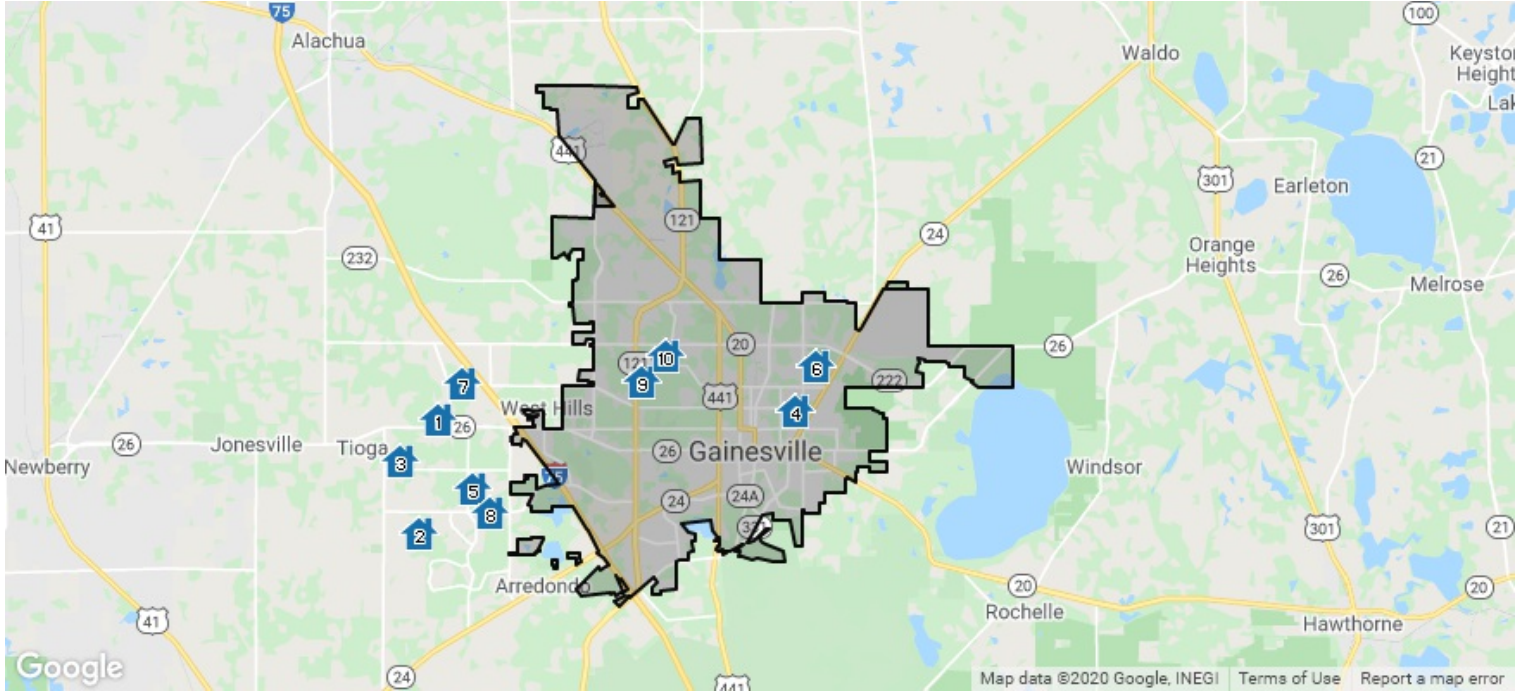
## Market Activity Summary Stats





**Search Criteria** | **Location:** Gainesville, Florida; **Date:** Changes in the Last 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	1	10
<b>Low Price / Value</b>	\$175,000	\$145,000	\$526,960	\$65,000
<b>Median Price / Value</b>	\$310,900	\$282,400	\$526,960	\$178,450
<b>High Price / Value</b>	\$682,210	\$749,900	\$526,960	\$619,900
<b>Average Price / Sq. Ft.</b>	\$163	\$144	\$153	\$128
<b>Median Price / Sq. Ft.</b>	\$168	\$122	\$153	\$132
<b>Average Days in RPR</b>	14	73	–	56
<b>Median Days in RPR</b>	7	54	–	45
<b>Total Volume</b>	\$3,891,510	\$3,022,000	\$526,960	\$2,282,300






## Gainesville, Florida






### New Listings: 10

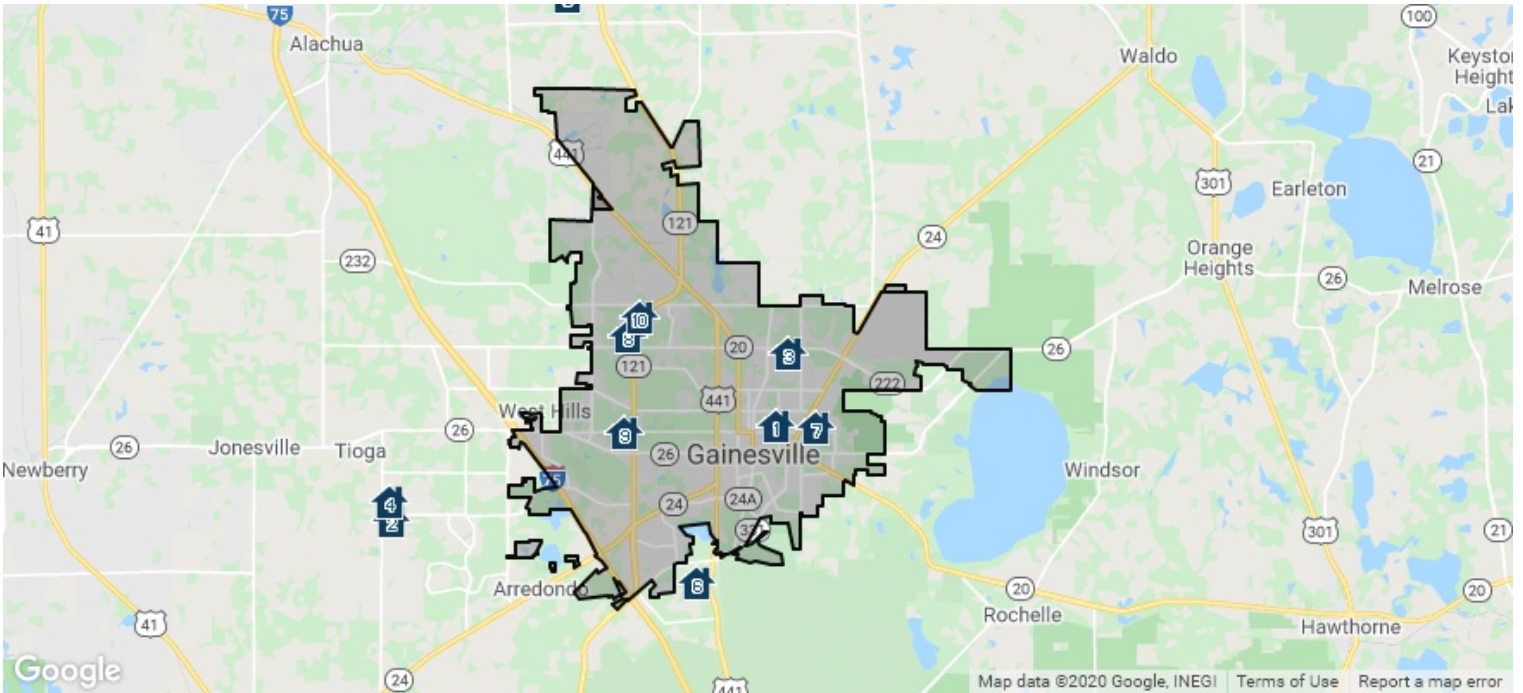
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p><b>1</b> FOR SALE • New, Active: 11/6/2020 MLS ID: 439379</p> <p><b>1101 NW 101st Dr</b></p> <p>Beautiful home on quarter acre site with wooded preserve behind home. Enjoy a view of nature from the screened lanai. Fireplace for cool nights. Recent new roof will ensure years of worry free living. Crisp fresh paint inside home. Ceramic and wood flooring. High volume ceilings gives a spacious feel. Irrigation system. Prewired for satellite. Pool and clubhouse amenities, with catch and release pond for fishing fun. Of course Broadmoor has the most convenient location in Gainesville and the schools are also close by. Worship is close by as well as major shopping. Play golf just a few blocks away on NW 98th St.</p> <p><i>Listing Courtesy of Bristol Park Realty</i></p>	Detached	4/2	1,639 sq ft	11,761	1997	11/6/2020	\$264,900	\$162
 <p><b>2</b> FOR SALE • New, Active: 10/12/2020 MLS ID: 438714</p> <p><b>3474 SW 109th Dr</b></p> <p>Modern elegance at its finest is found in the Marabella. The gorgeous open kitchen, living, and dining areas combine to create the heart of the home. Just beyond the study, you'll find the breathtaking master suite. Featuring an enormous walk-in closet and lavish bath, this is sure to become the part of your home you'll never want to share! On the second floor, your family will enjoy the remaining private guest bedrooms and additional living space, which is sure to maximize the comfort of your beautiful new Florida home.</p> <p><i>Listing Courtesy of ICI Select Realty Inc.</i></p>	Detached	4/4	3,230 sq ft	10,890	2020	10/12/2020	\$682,210	\$211

## 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>411 SW 117th St</b></p> <p>Stunning pool home on 1 acre! Secluded elegance in the desirable gated Hampton Ridge neighborhood is the setting for this amazing cul-de-sac home. 4BR plus office with closet, excellent 3-way split floor plan, spacious and impeccably remodeled. The kitchen has been designed and implemented with every chef's high-quality expectation in mind...gas cooktop, convection double ovens, microwave, built in spice and storage drawers and pantry, large prep island, quartz counters, stainless appliances including the ultra quiet Bosch dishwasher, luxury cabinetry with lighting and many upgraded features throughout. The master suite, family, kitchen and living rooms all have amazing views of the pool and lovely landscaped backyard. Gorgeous wood flooring and 12ft ceilings in main areas, tankless gas water heater, gas fireplace and gas pool heater. Terrific pool and outdoor dining area, custom landscape lighting enhanced with elegant iron picket fencing, further impart the ambiance of a private resort setting. Architectural roof 2018 and attention to every detail is the theme of this beautiful home. Great Great location, convenient to all that wonderful Gainesville has to offer.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Detached	4/3	3,662 sq ft	44,431	1996	10/28/2020	\$678,700	\$185
 <p><b>1414 NE 13th St</b></p> <p>This fabulous mid-century ranch was built in 1957 and features the original parquet flooring, original tile in both bathrooms and the original kitchen cabinetry. The seller has added beautiful slate flooring in the kitchen and sunroom. A huge picture window in the front of the home allows the morning sunlight to pour in, and all of the windows in the sunroom give you a beautiful view of your backyard oasis, lushly xeriscaped and complete with landscape lighting, two fish ponds, a chicken coop and mature citrus trees. The home also has plenty of storage. There is a large carport laundry room and several original built-in cabinets in the hallway. The roof line has been updated to allow for more slope and several windows have been replaced with new, double pane windows.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>	Detached	3/2	1,422 sq ft	11,325	1957	11/5/2020	\$175,000	\$123
 <p><b>8924 SW 15th Ave</b></p> <p>Slashed 10K! Back on Market despite great &amp; extensive inspections! Beautiful, luxurious and well-appointed one-owner impeccably-kept estate in highly-desired SW location bound by major arteries to I-75, hospitals, university &amp; shopping! 3644 Sq Ft of heated/cooled space offering four bedrooms, 4.5 baths, bonus/media room (or 5th BR), office (loaded w/ built-ins for your quarantine work-days), formal living &amp; dining, family room and a screened-in pool to complete your staycations! Gourmet kitchen with tasteful color scheme offers space, SS appliances, tons of cabinets &amp; counters, desk nook, island, NEW fridge &amp; DW within the last year, wood panelings, pots/pans drawers! Upgraded features include beautiful wood floors, crown molding throughout, volume &amp; flat ceilings (12-ft in main areas), abundance of windows for natural light, fireplace/built-ins in family room for your cozy gatherings. RECENT GRANITE &amp; QUARTZ IN ALL BATHS &amp; laundry + new framed mirrors! Master suite has sitting area, custom built-ins in His/Hers closets, stunning bathroom! All rooms &amp; bathrooms are large! Storage galore! Very open &amp; very functional lay out! PLUS 3-Car Garage on courtyard entrance!</p> <p><i>Listing Courtesy of RE/MAX Professionals</i></p>	Detached	4/4	3,644 sq ft	15,246	2007	9/12/2020	\$610,000	\$167
 <p><b>3022 NE 18th Dr</b></p> <p>Vacant. Upgraded. Pool. Fenced. New roof, new flooring, new garage door, new cabinets, new granite counters. Painted and cleaned</p> <p><i>Listing Courtesy of R.L. Enterprises, LLC</i></p>	Detached	3/2	1,456 sq ft	11,761	1970	11/9/2020	\$179,900	\$124
 <p><b>9303 NW 23rd Pl</b></p> <p>Come home to a 3/2 in a prime location of Brookfield neighborhood. Features include a beautiful, open concept floor plan with gleaming hardwood flooring, an abundance of natural light and neutral painted walls; interior and exterior painted recently! The vaulted ceilings, granite counter tops, custom fireplace, wood deck, master suite with wood beam ceiling creates a comfortable ambiance that will make you feel at home. Entertain in the spacious living room that opens into the dining and kitchen. A sun room approx 140 sqft-additional to 1,563 sqft (sun room SF not included) that provides additional seating for guests and entertainment space. Walking distance to one of Gainesville's top rated elementary and middle school's, easy commute to top rated high schools, close to nation's top Santa Fe college, medical facilities, and mall. Enjoy the neighborhood pool, playground, basketball court, and clubhouse. Plus, Brookfield has AT&amp;T Fiber optic internet available.</p> <p><i>Listing Courtesy of Watson Realty Corp -Tioga</i></p>	Detached	3/2	1,563 sq ft	6,969	2000	10/26/2020	\$280,000	\$179

## 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: 11/2/2020	MLS ID: 439237					
<b>8219 SW 24th Ave</b>	Detached	4/2	2,246 sq ft	43,560	1968	11/2/2020	\$399,000	\$178
<p>OPEN HOUSE SATURDAY 12-3 PM. Want a one acre lot in the middle of town with NO HOA fee?! Look no further! This home has the "good bones" of a sturdy, 1968 brick home but has been completely remodeled inside (less than 3 years ago). Walk in the large, double doors to find an open floor plan with luxury vinyl plank flooring, neutral paint tones and recessed lighting. Off to your right is a sliding barn door that opens to reveal a bonus room that you could easily make a playroom, office or formal dining room. The gourmet kitchen is a chef's dream that is light and bright with sleek, stainless steel appliances, an apron front sink, quartz countertops and a subway tile backsplash. There is no shortage of rooms in this 4 bedroom, 2.5 bath stunner. Don't be concerned with a GRU water or wastewater bill as this home has a well on site and a septic tank and drainfield, both also replaced in the last 3 years. A salt system water softener was also part of the remodel. The location, right off of 24th Avenue, is convenient to the University of Florida, The Oaks Mall, Celebration Pointe, the Tioga Town Center and much more. Make an appointment to view this beauty today.</p> <p><i>Listing Courtesy of BHGRE Thomas Group</i></p>								
	FOR SALE	New, Active: 11/7/2020	MLS ID: 439400					
<b>3224 NW 25th Ave</b>	Detached	5/3	2,422 sq ft	13,503	1968	11/7/2020	\$327,900	\$135
<p>Classic concrete construction home on a cul-de-sac, featuring an in-law suite for relatives or rental potential! No HOA, so AirBnB allowed! Totaling 5 bedrooms, 3 full baths and over 2,400 square feet! Separate apartment has its own kitchen, living, laundry, water heater, HVAC, patio and entrance. Includes a large storage shed, in addition to a 2 car garage. Nice fenced backyard Recently re-plumbed and newer dual water heaters installed. Low-E windows, newer stainless steel appliances, ceiling fixtures and fresh paint throughout! Centrally located in Northwest Gainesville, only miles from University of Florida.</p> <p><i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p>								
	FOR SALE	New, Active: 11/2/2020	MLS ID: 439242					
<b>3456 NW 26th St</b>	Detached	3/2	1,750 sq ft	4,356	2016	11/2/2020	\$293,900	\$168
<p>It's the best of both worlds: a great house in a great location! Close to everything, this well maintained home has quality construction, lovely details &amp; hand scraped wood floors/tile in the main areas. The spacious kitchen has extensive granite counters, tile backsplash, 42" wood cabinets, stainless steel refrigerator, stove &amp; microwave, generous pantry, large skylight &amp; under counter lights. Master bath features a jetted tub, walk in shower, private water closet, double sinks &amp; a linen closet. Ceiling fans, high ceilings, crown molding &amp; wood trim are throughout. French doors open to your covered lanai &amp; the backyard which adjoins the common area. You can truly enjoy both because the association takes care of the lawns &amp; grounds. Quality, convenience &amp; ease of living - perfect!</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>								









## Pending Listings: 10

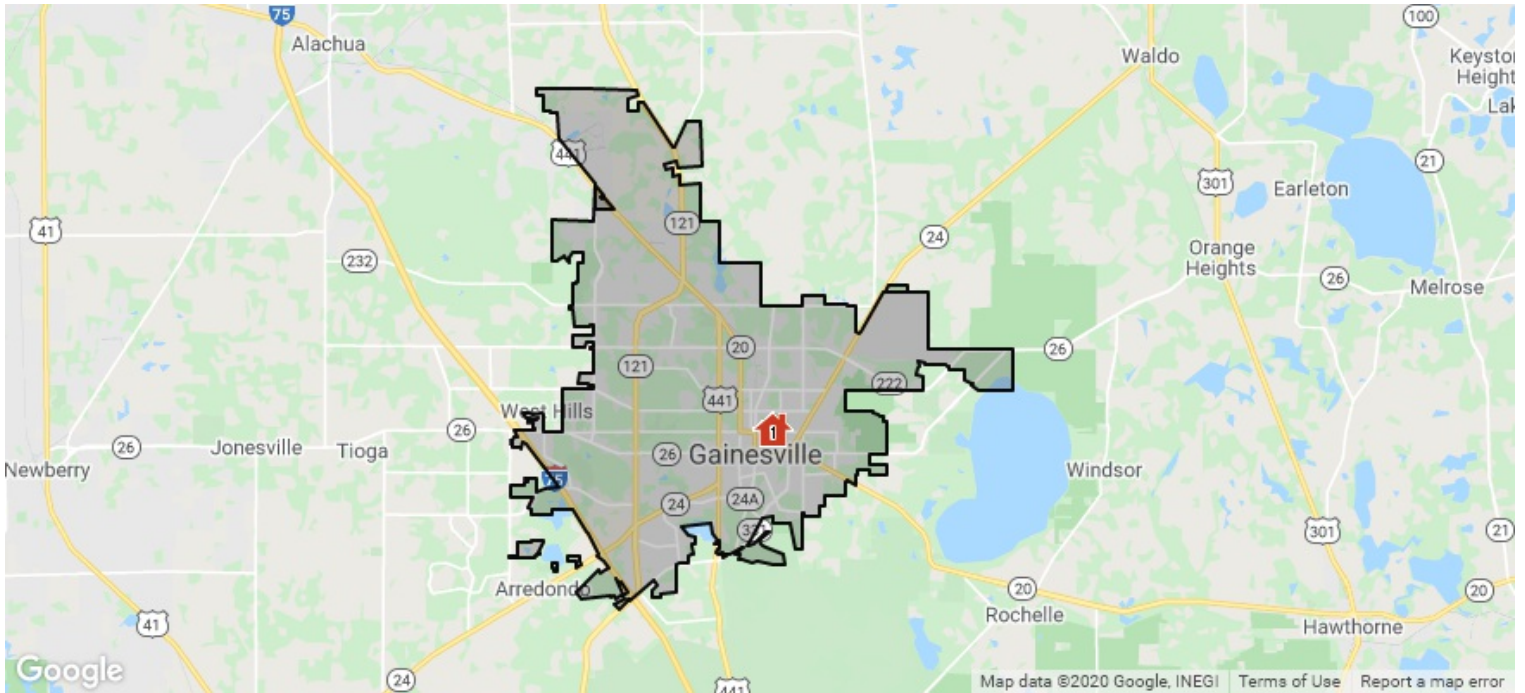
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
 	Pending as of 11/6/2020 MLS ID: 438497	Detached	3/2	1,684 sq ft	11,761	10/3/2020	\$299,900	11/6/2020	\$178
<p>Fully-renovated, 3/2 block home on a quiet street just outside the historic Duckpond neighborhood. 2015 updates include new roof, HVAC with gas furnace, tankless gas water heater, electrical and plumbing. The open living area features an updated kitchen with new cabinets, granite countertops, stainless appliances and a breakfast bar. The expanded owners' suite houses a luxury bath with stand-up shower, dual vanities and a bidet. The second bedroom includes a bonus space ideal for a game room or other play space. Vaulted ceilings and new windows provide lots of light in the addition. The third bedroom is currently being used as an office. Constructed of concrete block and hardboard siding, the home also has a garage with utility room/workshop, fully-fenced yard, laundry room with washer and dryer, and a lovely outdoor patio constructed with a durable Trex product. Rare ADA accessibility features include an entry ramp, level flooring, accessible shower and wide doorways. Engineered flooring and tile throughout. Thoughtfully updated and truly move-in ready!</p> <p style="text-align: right;"><i>Listing Courtesy of Sage Real Estate</i></p>									
 	Pending as of 10/20/2020 MLS ID: 435340	Detached	3/2	1,706 sq ft	6,534	6/9/2020	\$339,000	10/20/2020	\$199
<p>New lower price!!! Tons of upgrades in this Tommy Williams built Oakmont beauty. 3/2 with over 1700 SF. Over 50K in upgrades! Owner added perimeter fencing and paver patio. Oversized 16X16 screened in back patio and 16X8 front patio. Level 3 flooring and countertops. Beautiful open kitchen with stainless appliances. Stone accents on front of house. Attached 2 car garage with rear entry. Custom lighting and 8 foot doors. Larger house than current builder models and tons of upgrades. Top schools and new elementary school being built in the Oakmont property. Green space in front of house for soccer and privacy.</p> <p style="text-align: right;"><i>Listing Courtesy of Pepine Realty</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 11/9/2020</i> MLS ID: 438119	Detached	5/2	1,228 sq ft	10,890	9/18/2020	\$145,000	11/9/2020	\$118
<p><b>3627 NE 11th Ter</b></p> <p>This property is being sold as a rental property and the information below pertains to the current income and expenses. Rent Income: \$1,450.00/month X 12 = \$17,400.00/year Expenses: Tax: \$1,855.00/year; Insurance: \$423.00/year; HOA: \$0.00/year = Total: \$2,278.00/year</p> <p><i>Listing Courtesy of Prestige Equity Management Inc.</i></p>									
	 PENDING <i>Pending as of 11/4/2020</i> MLS ID: 435665	Detached	4/3	3,428 sq ft	231,303	6/19/2020	\$749,900	11/4/2020	\$219
<p><b>1907 SW 120th Ter</b></p> <p>Welcome home! Enjoy peaceful living in this quiet Rolling Meadows neighborhood! Secluded on over 5 acres, this gorgeous 4 BR, 3.5 BA home is a RARE find for such a spacious, turnkey home! Immaculately maintained, this home has it all! Great location, gated entry, 2-car garage and detached 2-car carport, screened-in lanai, pool and spa for starters. Giant separate dining room and living room make for a great space to spend time with the entire family! Two master suites on the 1st floor each have entrances to the pool and spa area through the 600 sq ft lanai, which has a RubberStone flooring. The 2nd floor features a spacious open loft area, two bedrooms, and a full bath. Gourmet kitchen features Corian countertops, double oven, convection oven, ample custom-built cabinet space, casual dining area, and more. Storage abounds with hallway closets and storage space tucked in every corner. Large laundry room complete with sink and upper cabinets. Attached garage has fully floored attic for extra storage plus Gladiator refrigerator and storage cabinets, work bench, and mechanics tool system. BONUS! Separate guest cottage with a FULL kitchen, living room, bedroom, and bath w/stacked washer and dryer. Best of all NO HOA fees.</p> <p><i>Listing Courtesy of Miller Real Estate</i></p>									
	 PENDING <i>Pending as of 11/9/2020</i> MLS ID: 436784	Detached	4/3	2,158 sq ft	436,471	7/30/2020	\$299,900	11/9/2020	\$139
<p><b>4814 NW 166th Ave</b></p> <p>Could you see your family living in this two-story traditional farm house that would fit the Walton's family complete with front porch? Master downstairs with it's own wood-burning fireplace. 3 BR's upstairs and separate den/bedroom above garage. Separate LR, DR and family room. Notice the charming powder room off of living room. Eat-in kitchen with bay window, lots of cabinets and counter space. Separate bathroom off 2-car garage next to laundry area. If you've been working, gardening, farming you'll appreciate this clean-up area. Metal roof replaced in 2013 Convenient area between Alachua and Gville. Approx. 10 acres with fenced pasture and pole barn. Plenty of space for cows, horses or chickens. Back deck was constructed around above-ground pool which has been removed. Seller negotiable on replacement or filling in sunken area. If you want a home to call your own, you could put your finishing touches on this one and enjoy the country lifestyle. Motivated seller who wants to see reasonable offers.</p> <p><i>Listing Courtesy of Watson Realty Corp -Tioga</i></p>									
	 PENDING <i>Pending as of 11/9/2020</i> MLS ID: 437971	Detached	4/2	1,925 sq ft	15,681	9/14/2020	\$219,900	11/9/2020	\$114
<p><b>4932 SW 19th St</b></p> <p>Vacant. Upgraded. New granite counters. New floors. New garage door. Metal roof. Fenced.</p> <p><i>Listing Courtesy of R.L. Enterprises, LLC</i></p>									
	 PENDING <i>Pending as of 11/9/2020</i> MLS ID: 438132	Detached	3/2	1,173 sq ft	8,712	9/19/2020	\$145,000	11/9/2020	\$124
<p><b>908 NE 19th Ter</b></p> <p>This property is being sold as a rental property and the information below pertains to the current income and expenses. Rent Income: \$1,410.00/month X 12 = \$16,920.00/year Expenses: Tax: \$1,764.00/year; Insurance: \$244.00/year; HOA: \$0.00/year = Total: \$2,008.00/year</p> <p><i>Listing Courtesy of Prestige Equity Management Inc.</i></p>									

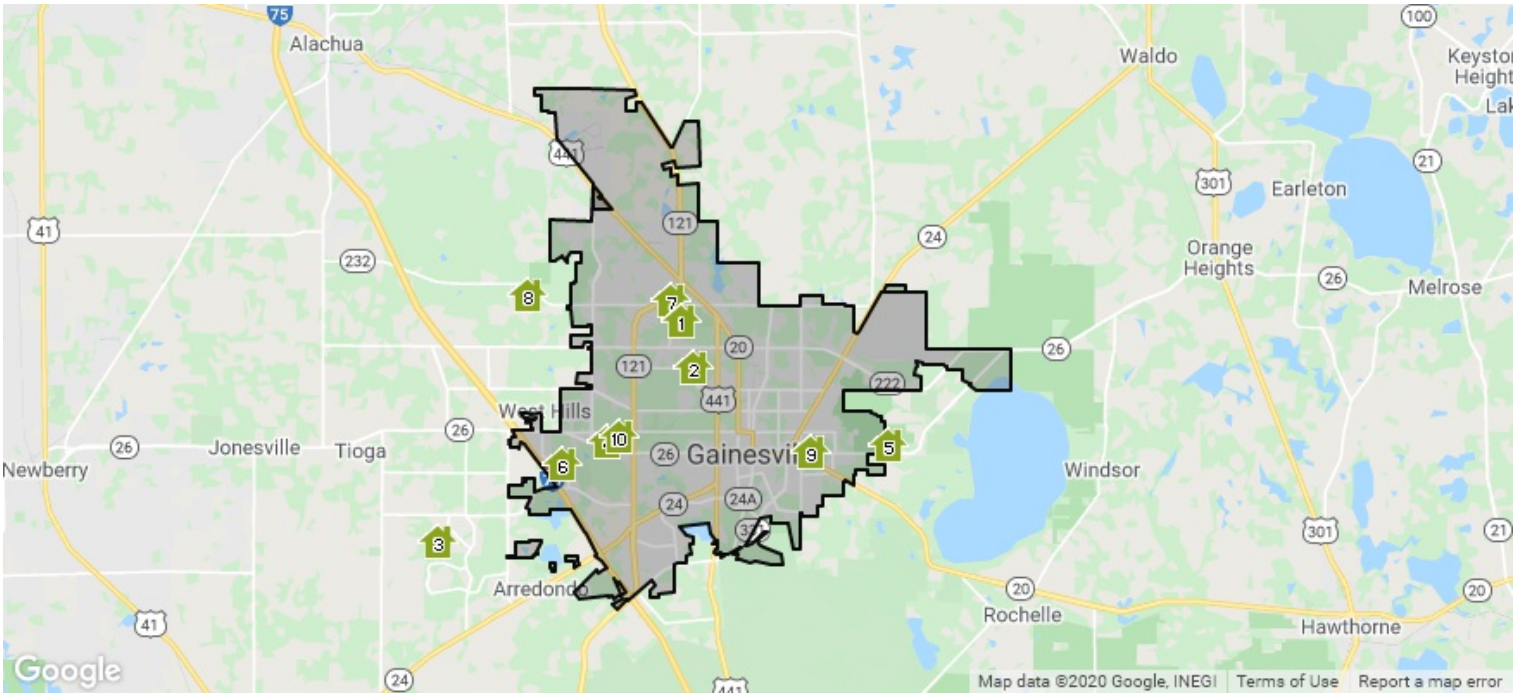
## Pending Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <div style="display: flex; align-items: center;">  <div style="background-color: #0056b3; color: white; padding: 2px 5px; font-weight: bold;">PENDING</div> <div style="margin-left: 10px;"> <i>· Pending as of 11/9/2020</i> </div> <div style="margin-left: 10px;"> <i>MLS ID: 438542</i> </div> </div> <p><b>4227 NW 35th Ter</b></p> <p>Detached      4/2      2,808 sq ft      10,890</p> <p>10/6/2020      \$319,000      11/9/2020      \$114</p> <p>This amazing 2,808 sqft, 4 bed/2.5 bath, 2 story home at the end of a cul-de-sac, located in the Low HOA fee's NW Community which include a beautiful pool, Gym/Fitness Center, tennis, basketball, large conference or meeting Rooms, playground, sidewalks, and covered bus shelters. Master suite on ground level with jetted tub, separate shower, walk-in closet. Open island kitchen with upgraded granite counter-top and huge great room with high ceiling offer tons of natural light, gas fireplace. Other 3 bedrooms and a loft room with built-ins overlooking great room are upstairs. Each bedroom has walk-in closets, bedroom 4 is the large bonus room over the garage. New interior painting, brand new water heater, two new AC units installed 2018. Best backyard in the neighborhood! Convenient to UF, Santa Fe College, NFRMC, shopping, and more.</p> <p style="text-align: right;"><i>Listing Courtesy of BHGRE Thomas Group</i></p>								
 <div style="display: flex; align-items: center;">  <div style="background-color: #0056b3; color: white; padding: 2px 5px; font-weight: bold;">PENDING</div> <div style="margin-left: 10px;"> <i>· Pending as of 11/7/2020</i> </div> <div style="margin-left: 10px;"> <i>MLS ID: 438242</i> </div> </div> <p><b>735 NW 36th St</b></p> <p>Detached      4/2      2,287 sq ft      10,454</p> <p>9/23/2020      \$264,900      11/7/2020      \$116</p> <p>Video at <a href="https://youtu.be/pZ1QabCL_8">youtu.be/pZ1QabCL_8</a>. Remodeled 4 BR 2 BA concrete block home just a few blocks from the University of Florida and hospitals. The kitchen was updated in 2019 with white cabinets and dark granite counter tops, fully equipped with stainless steel appliances. The metal roof was installed in 2019. In 2020 a new AC system was installed. Other recent updates include the master bath, back porch and fencing. Tile floors in the living room, family room, dining area, rear and front porch. The rear screened porch has an outdoor kitchen with sink and mini fridge. The backyard has concrete patio area, storage shed, wood deck and metal fencing with a large gate for boat, RV, etc. The 2 car garage has been converted for the 4th bedroom with it's own entrance, can be changed back. No HOA fees! 100% financing available for qualified buyers.</p> <p style="text-align: right;"><i>Listing Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>								
 <div style="display: flex; align-items: center;">  <div style="background-color: #0056b3; color: white; padding: 2px 5px; font-weight: bold;">PENDING</div> <div style="margin-left: 10px;"> <i>· Pending as of 11/8/2020</i> </div> <div style="margin-left: 10px;"> <i>MLS ID: 437908</i> </div> </div> <p><b>3224 NW 47th Pl</b></p> <p>Detached      4/2      2,005 sq ft      10,454</p> <p>9/11/2020      \$239,500      11/8/2020      \$119</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 style="text-align: right;"><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>								





## Distressed Activity: 1







	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	 <b>OFF MARKET</b> - Preforeclosure, Notice of Lis Pendens	Single Family	3/2	3,454 sq ft	-	-	8/31/2020	Preforeclosure





## 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: 11/6/2020, MLS Listing 438439: 10/1/2020 MLS ID: 438439</p> <p><b>4848 NW 21st Dr</b></p> <p>Fabulous almost new condition home in conveniently located resort-style community of Sorrento! Impressive makeover feels like walking into a brand-new home! 2 story, 3 bedroom, 2.5 baths with high ceilings, high baseboards, new vinyl plank flooring, new paint, new stainless-steel appliances, granite countertops, tankless water heater and Hunter Douglas Top-Down/Bottom-Up window blinds! Large master suite featuring walk-in closet with built-in organizers. Luxury bath has double sinks, garden tub and separate shower. Pie-shape lot boasts an extra-wide backyard that's fully fenced. You can relax on the screen porch or cozy up on the paver patio with firepit as chilly season is arriving! All upgrades within the last 2 years. Sorrento is a full amenity community with resort style facilities including clubhouse, fitness facility, tennis courts, pool, playground and basketball court. Lots of jogging and bike riding opportunities via many connected neighborhoods. Easy commute to UF. Low HOA fees. Kids walk or bike to neighborhood elementary school. Virtual Tour Link <a href="https://tinyurl.com/y2htaw95">https://tinyurl.com/y2htaw95</a></p> <p><i>Courtesy of BHHS Florida Realty</i></p>	Detached	3/2	1,754 sq ft	7,405	2013	11/6/2020	\$284,000	\$162
 <p><b>2</b> <b>RECENTLY SOLD</b> • Sold Date: 11/5/2020, MLS Listing 437322: 8/17/2020 MLS ID: 437322</p> <p><b>1941 NW 31st Pl</b></p> <p>This mid-century modern home in NW Gainesville is everything you have been looking for! It has a cottage-like feel as you open the door to a large sitting room. Original pine wood floors throughout the three bedrooms, as well as beautiful wood laminate in the living room. The updated eat-in kitchen is wide open and flows into the spacious living room where a massive wood-burning fireplace is the focal point. The fully fenced yard has a charming stone paver patio perfect for your summer days by the grill. At just under 1600 sq ft, this home is much larger than most in the neighborhood! Roof 2016, new dishwasher, updated plumbing and HVAC in 2008, interior and exterior paint in 2018. Easy access to 13th and 34th Streets from Glen Springs Rd. Quick access to bus route and minutes to UF!</p> <p><i>Courtesy of Glanzer Realty LLC</i></p>	Detached	3/2	1,576 sq ft	6,534	1959	11/5/2020	\$167,000	\$106

## 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>3</b> <b>RECENTLY SOLD</b> • Sold Date: 11/5/2020, MLS Listing 438325: 9/22/2020 <i>MLS ID: 438325</i></p> <p><b>10128 SW 36th PI</b></p> <p>Detached 4/2 2,090 sq ft 43,995 1985 11/5/2020 \$335,000 \$160</p> <p>This beautiful pool home is a rare find in the nice neighborhood. Great location. Short distance to Haile market, Publix &amp; nature trail. Short drive to UF, Shands. Very nicely maintained 4 bedrooms &amp; 2.5 bathrooms plus large great room with fireplace. No HOA, 1 acre lot with 2-car garage &amp; 2 porches. Many updates. New roof 2019, Vinyl wood floor in all bedrooms and hallway 2019, Carpet in the great room 2018, and screened in the side porch 2019, and new deck in the backyard 2019.</p> <p><i>Courtesy of Watson Realty Corp -Tioga</i></p>								
 <p><b>4</b> <b>RECENTLY SOLD</b> • Sold Date: 11/5/2020, MLS Listing 439449: 10/9/2020 <i>MLS ID: 439449</i></p> <p><b>507 NW 39th Rd, Apt 330</b></p> <p>Townhouse 3/2 1,500 sq ft - 1969 11/5/2020 \$65,000 \$43</p> <p>Vacant 3BR/2.5BA condo needs love.</p> <p><i>Courtesy of Bosshardt Realty Services LLC</i></p>								
 <p><b>5</b> <b>RECENTLY SOLD</b> • Sold Date: 11/6/2020, MLS Listing 437434: 8/20/2020 <i>MLS ID: 437434</i></p> <p><b>315 NE 44th St</b></p> <p>Detached 4/2 1,144 sq ft 8,712 1957 11/6/2020 \$132,000 \$115</p> <p>Looking for a move-in ready AND affordable home? Check out this updated NE 4BR/2BA! Beautiful original wood floors, 2016 the owners put in a new electrical panel, new double paned windows throughout, new plumbing going into and out of the home, and added a new HVAC. In August of this year they had a metal roof put on! Nice wooded lot with 3 sheds and a unique carport with wood ceiling makes this one a joy to come home to!</p> <p><i>Courtesy of Exit Realty Producers</i></p>								
 <p><b>6</b> <b>RECENTLY SOLD</b> • Sold Date: 11/6/2020, MLS Listing 438938: 10/21/2020 <i>MLS ID: 438938</i></p> <p><b>5413 SW 4th PI</b></p> <p>Townhouse 3/2 1,290 sq ft 1,307 1986 11/6/2020 \$127,500 \$99</p> <p>Don't miss this move in ready 2-Story, 3 Bedroom/2 Bath townhome in Cypress Point. Centrally located in a quiet neighborhood 1 mile from the Oaks Mall and 3 miles from UF Campus! This lovely maintained townhouse offers natural lighting from the beautiful glass sun room that opens up to a serene wood deck. The upstairs master bedroom includes a spacious walk-in closet and private screened in porch. Features include new paint, hardwood floors, stainless steel appliances, washer/dryer, large closets, and a chandelier in dining room. Call today to view this townhome before it's gone! Copy and paste the link to access the virtual tour <a href="https://my.matterport.com/show/?m=NjrNqjdjNpE&amp;brand=0">https://my.matterport.com/show/?m=NjrNqjdjNpE&amp;brand=0</a></p> <p><i>Courtesy of Matchmaker Realty Of Alachua County, Inc</i></p>								
 <p><b>7</b> <b>RECENTLY SOLD</b> • Sold Date: 11/9/2020, MLS Listing 438548: 10/5/2020 <i>MLS ID: 438548</i></p> <p><b>2401 NW 54th PI</b></p> <p>Detached 3/2 1,427 sq ft 12,632 1977 11/9/2020 \$212,000 \$149</p> <p>This beautifully updated, modern home tucked away in a quiet Northwest Gainesville neighborhood is sure to impress! 2020 updates include: New roof, new interior AND exterior paint, and new luxury plank flooring throughout (no carpet!). You will love the tall cathedral ceilings with clerestory windows, the mid century modern fireplace, the huge sunroom off of the back of the house, and the spacious corner lot!</p> <p><i>Courtesy of Keller Williams Gainesville Realty Partners</i></p>								
 <p><b>8</b> <b>RECENTLY SOLD</b> • Sold Date: 11/6/2020, MLS Listing 438192: 9/22/2020 <i>MLS ID: 438192</i></p> <p><b>6707 Millhopper Rd</b></p> <p>Detached 4/4 3,118 sq ft 104,979 1994 11/6/2020 \$619,900 \$199</p> <p>Gems like this are rare in this market. Stunning 4BR 4.5 BA home on 2.41 acres located in the desirable Millhopper area. Prepare world class cuisine in the updated kitchen featuring a Thor Kitchen 6 burner gas range, granite counter tops and breakfast bar and nook. Entertain family and friends both indoor and out! Cozy up on the couch by the all new Vietnamese travertine gas fireplace. Take advantage of the Florida weather and relax in style by the salt water pool with alarm. Enjoy the benefits of a summer kitchen featuring a Jenn-air grill with rotisserie. 4th upstairs bedroom with it's own bath is well suited for a nanny or in-law suite. Other features include master on main, 3 car garage, double gated entry and bonus room upstairs. Plenty of extra space on property to build a cottage among the park-like setting with beautiful plants to include bamboo and citrus. There is nothing like it on this side of I-75. Your home awaits, schedule a private tour today!</p> <p><i>Courtesy of Century 21 Lakeside 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.
	<b>9</b> <b>RECENTLY SOLD</b> • Sold Date: 11/9/2020, MLS Listing O5878091: 7/15/2020 <i>MLS ID: O5878091</i>							
<b>1716 E University Ave</b>	Single Family	3/2	1,600 sq ft	7,105	2007	11/9/2020	\$150,000	\$94
<p>Location, Location, Location....Nestled in a small community only minutes from downtown Gainesville and university of Florida Campus lies your new home! Here is your opportunity to be only 10 Minutes from all of Gainesville Downtown Festivities. Don't miss out on this beautiful 3 Bedroom 2 Bathroom with a BONUS ROOM. This home is a must see and will not last long.</p> <p><i>Courtesy of COLDWELL BANKER REALTY</i></p>								
	<b>10</b> <b>RECENTLY SOLD</b> • Sold Date: 11/5/2020, MLS Listing 437178: 8/12/2020 <i>MLS ID: 437178</i>							
<b>630 NW 36th Dr</b>	Detached	4/2	1,256 sq ft	10,890	1956	11/5/2020	\$189,900	\$151
<p>Conveniently located 4 bedroom 2 bath concrete block home in the heart of Gainesville, only 1.5 miles from the University of Florida. Perfect starter home or great investment opportunity! Several updates, including 2015 roof, 2018 renovated kitchen, luxury plank vinyl flooring and more. Some windows replaced over the years. Tons of storage throughout home. You'll be surprised at the amount of storage space. Huge screened porch with utility closet. Wood deck and firepit for outdoor leisure and entertainment. Nice sized partially fenced backyard. Walking distance to Royal Park Plaza &amp; movie theater, Starbucks, Publix, Baily's Gym, boutique shopping and endless dining options. 3 miles from I-75.</p> <p><i>Courtesy of Keller Williams Gainesville Realty Partners</i></p>								

## About RPR (Realtors Property Resource)

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



## About RPR's Data

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

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



## Update Frequency

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

## Learn more

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

