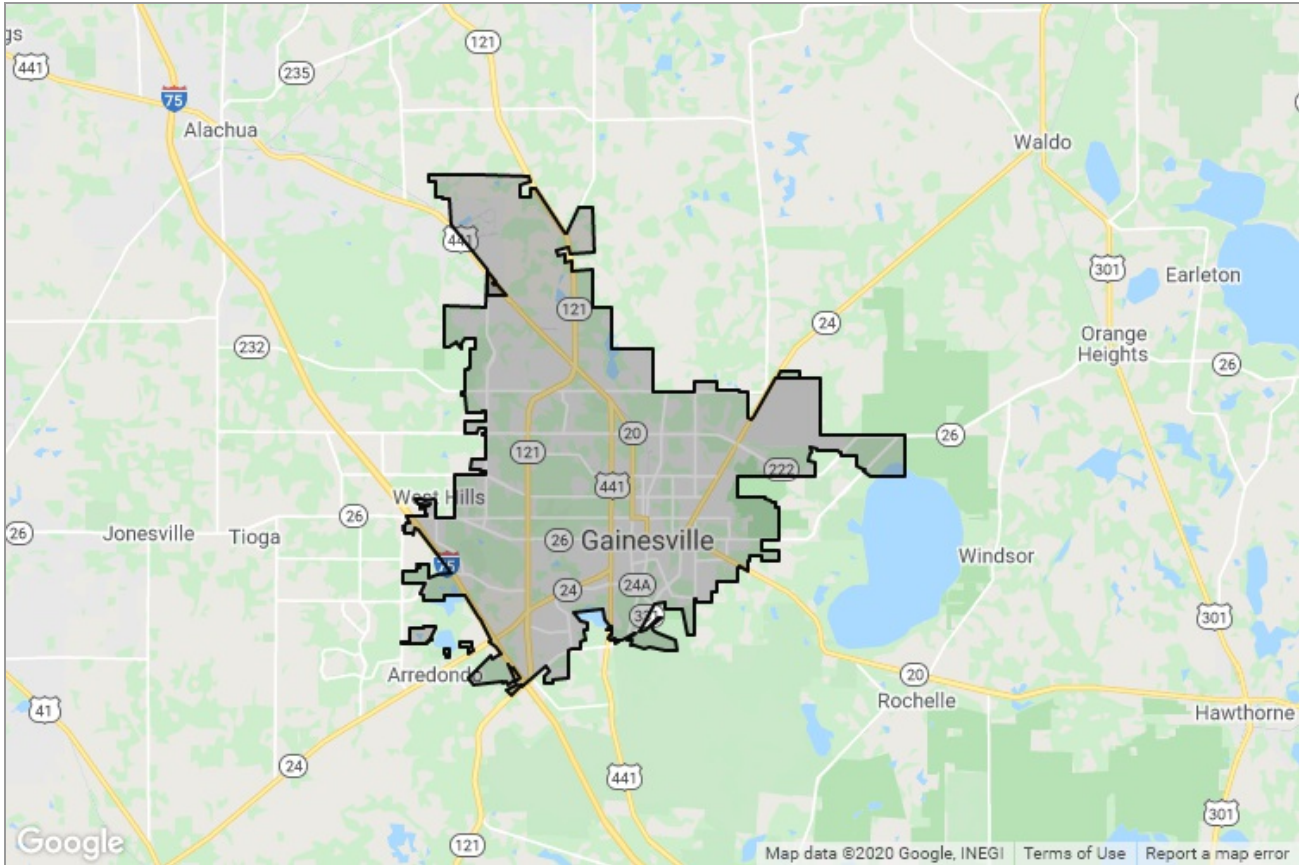




MARKET ACTIVITY REPORT

# 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)

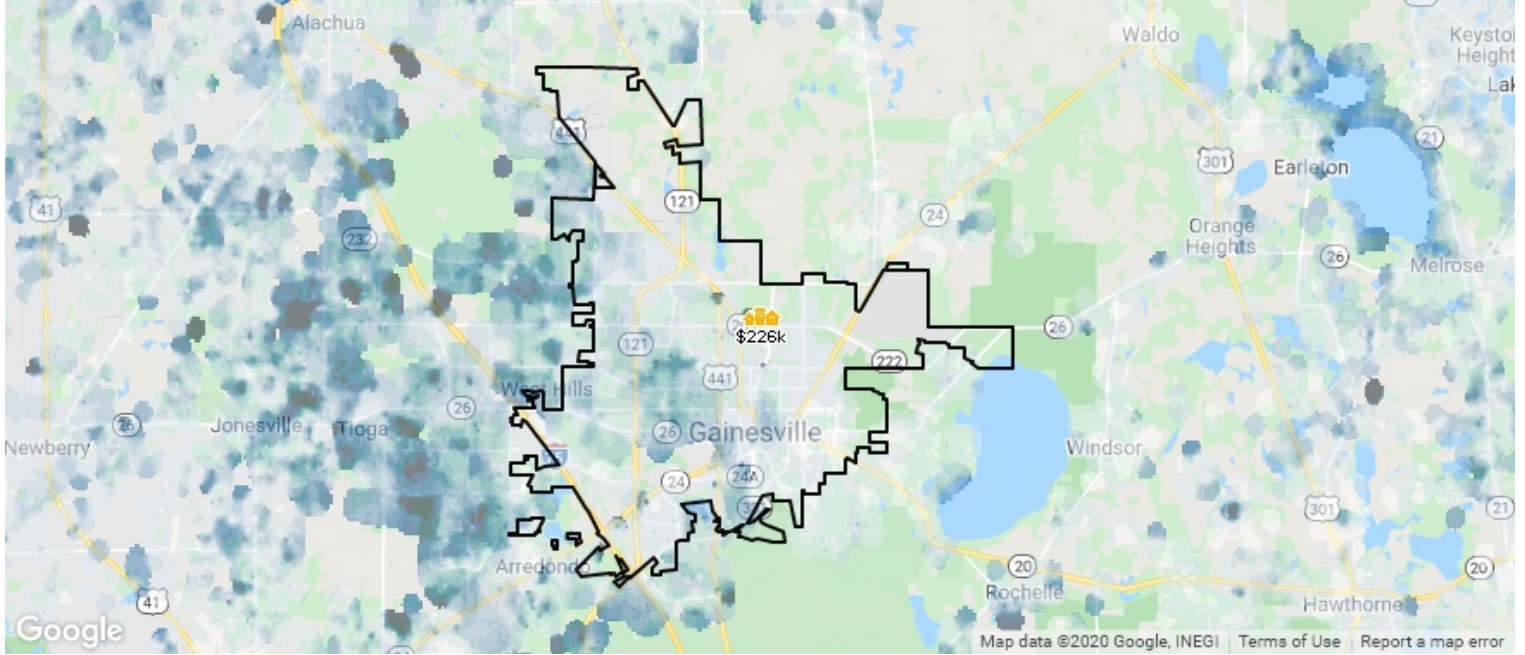
Office: [www.secureinvestmentsrealty.com](http://www.secureinvestmentsrealty.com)

**Secure Investments Realty & Management**

3520 NW 43rd Street  
Gainesville, FL 32606

# Gainesville, Florida

## Market Snapshot: Estimated Home Values



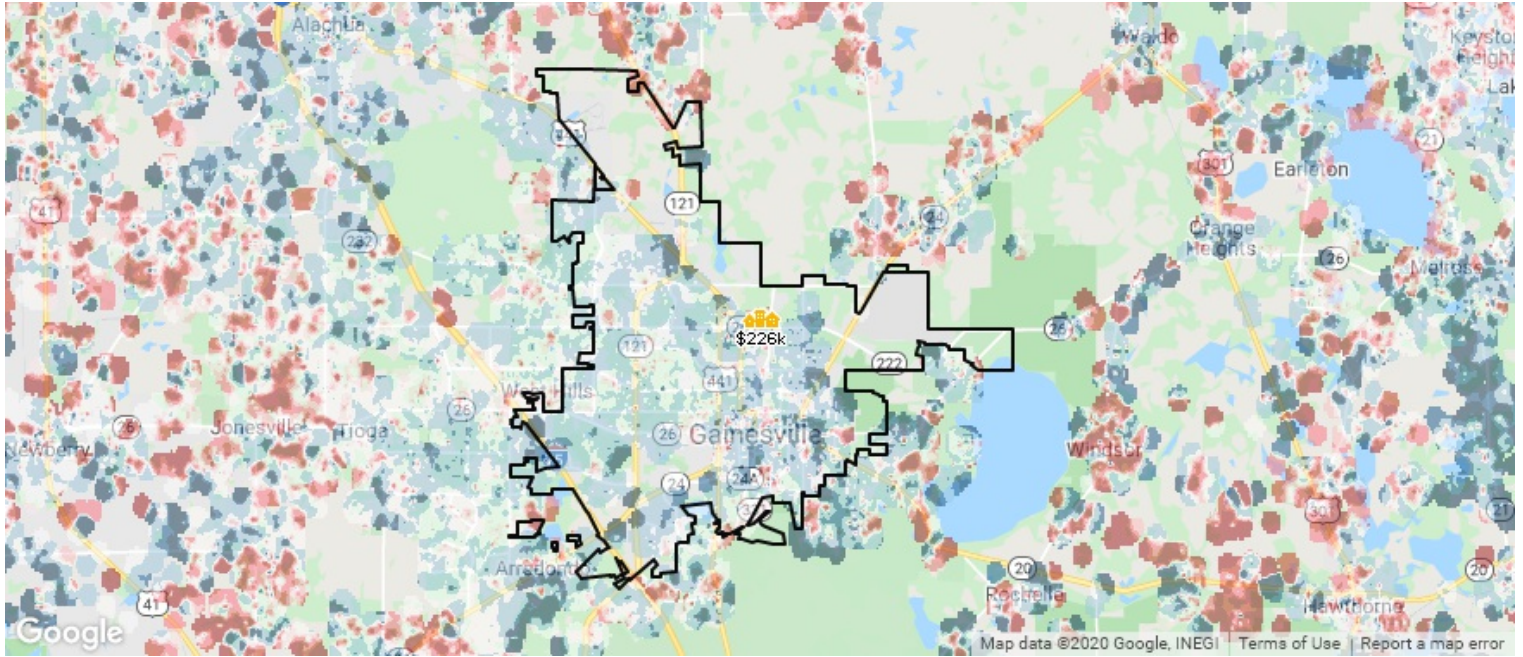
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p style="font-size: 24px; font-weight: bold;">\$226K</p> <p>Updated: 11/30/2020</p>	<p>Change Over Last Month</p> <p style="font-size: 24px; font-weight: bold;">↑ 0.39%</p>	<p>Change Over Last Quarter</p> <p style="font-size: 24px; font-weight: bold;">↑ 1.23%</p>	<p>Change Over Last 12 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 7.26%</p>	<p>Change Over Last 24 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 12.29%</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



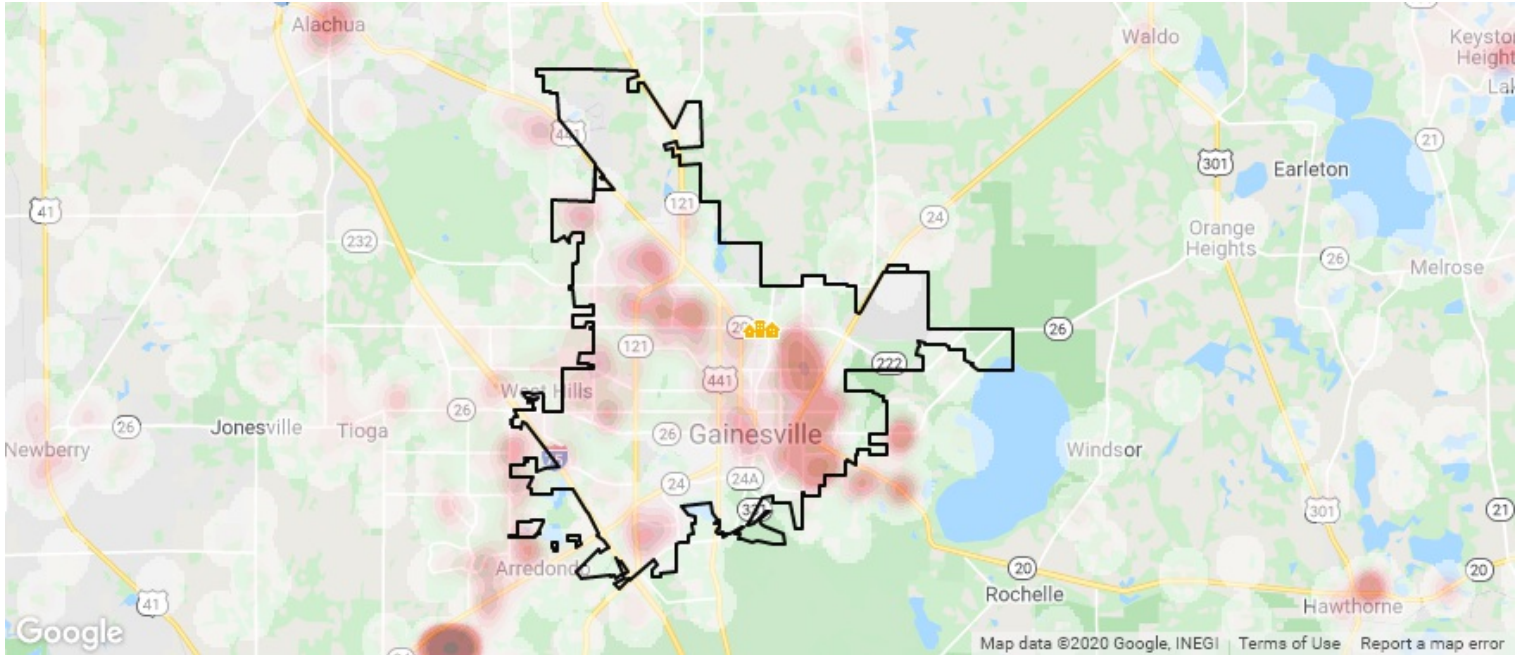
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$226K</b></p> <p>Updated: 11/30/2020</p>	<p>Change Over Last 12 Months</p> <p><b>↑ 7.26%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 12.29%</b></p>	<p>Change Over Last 36 Months</p> <p><b>↑ 16.31%</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



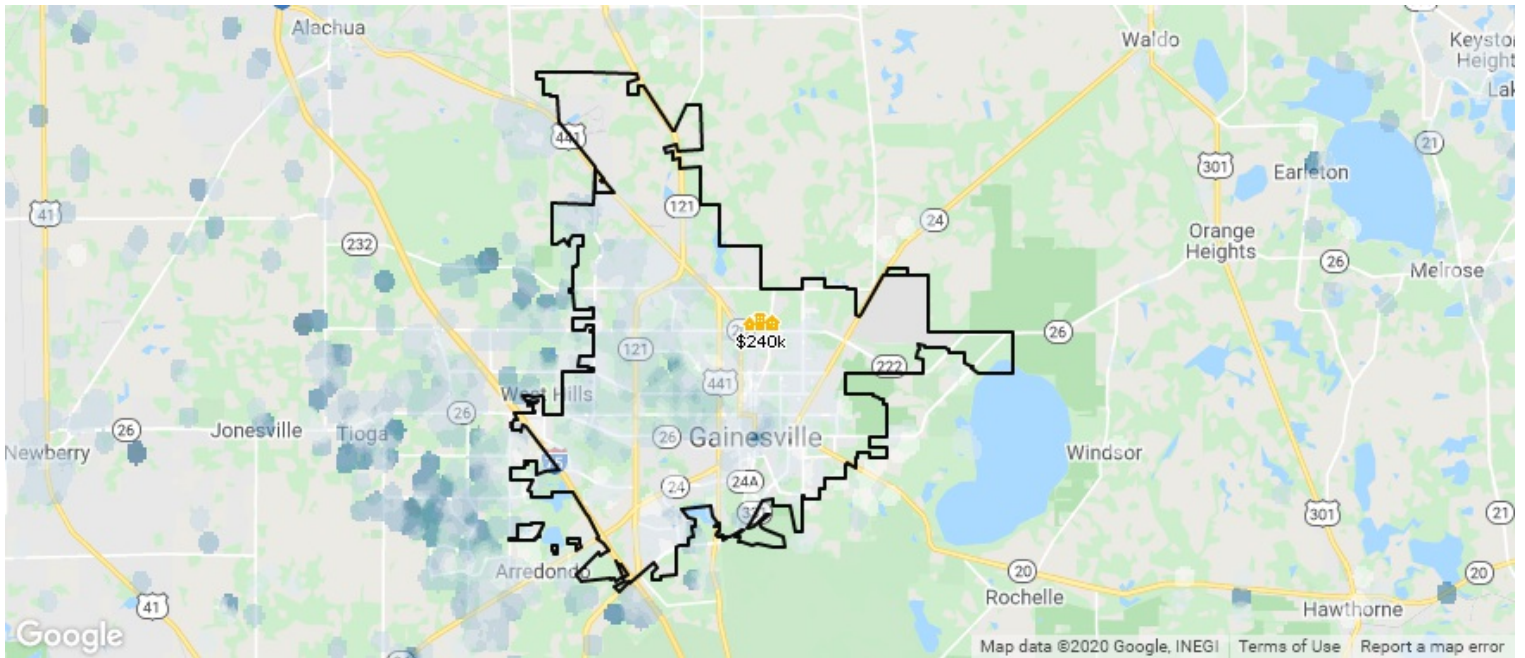
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Total # of Distressed Properties</b></p> <p><b>30</b></p> <p>Updated: 12/22/2020</p>	<p><b># of Pre-Foreclosures</b></p> <p><b>30</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 12/22/2020.

# Gainesville, Florida

## Market Snapshot: Sales Price



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

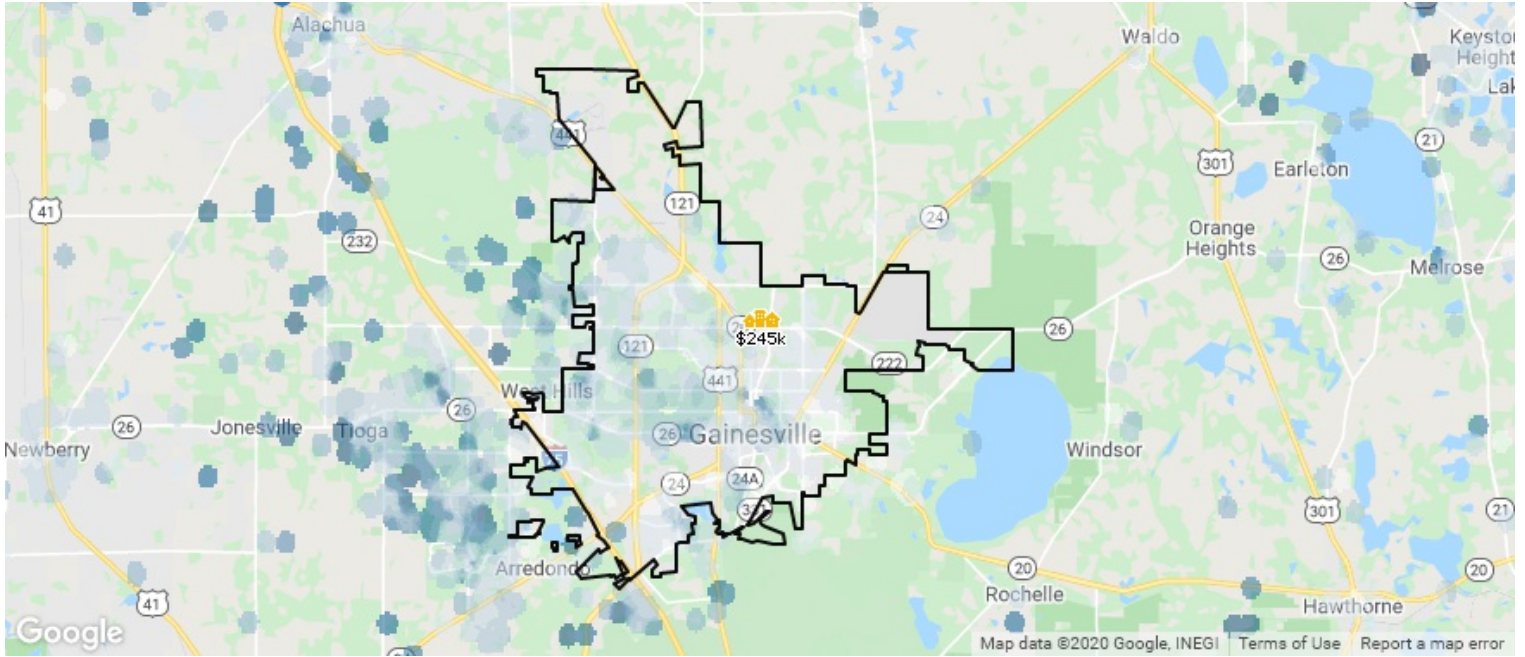
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Median Sales Price</b></p> <p><b>\$240K</b></p> <p>Updated: 11/30/2020</p>	<p>Change Over Last Month</p> <p><span style="color: blue;">↑</span> <b>9.09%</b></p>	<p>Change Over Last Quarter</p> <p><span style="color: red;">↓</span> <b>2%</b></p>	<p>Change Over Last 12 Months</p> <p><span style="color: blue;">↑</span> <b>5.26%</b></p>	<p>Change Over Last 24 Months</p> <p><span style="color: blue;">↑</span> <b>17.65%</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

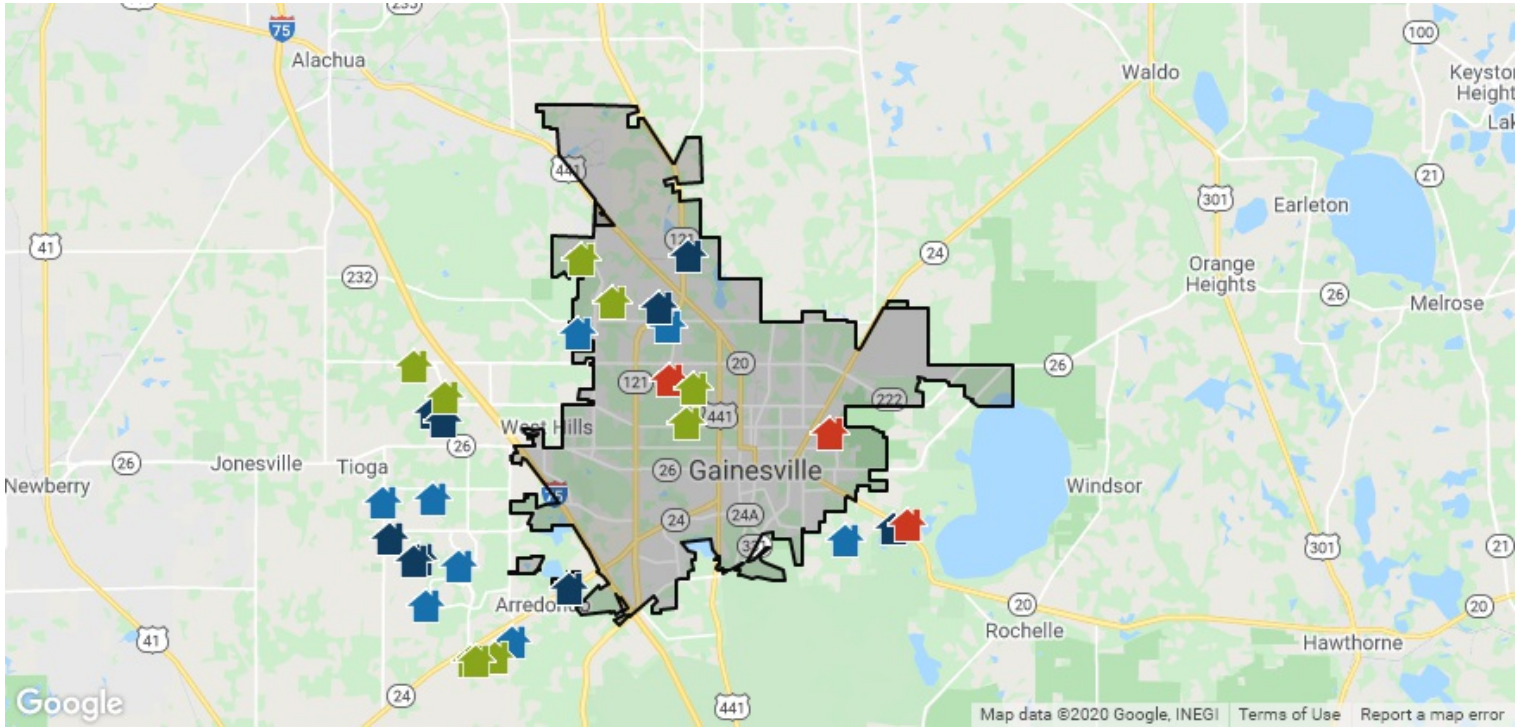


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Median List Price</b></p> <p><b>\$245K</b></p> <p>Updated: 11/30/2020</p>	<p>Change Over Last Month</p> <p><b>↓ 2%</b></p>	<p>Change Over Last Quarter</p> <p><b>↓ 5.44%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↓ 3.92%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 6.52%</b></p>
---	--	---	---	---

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

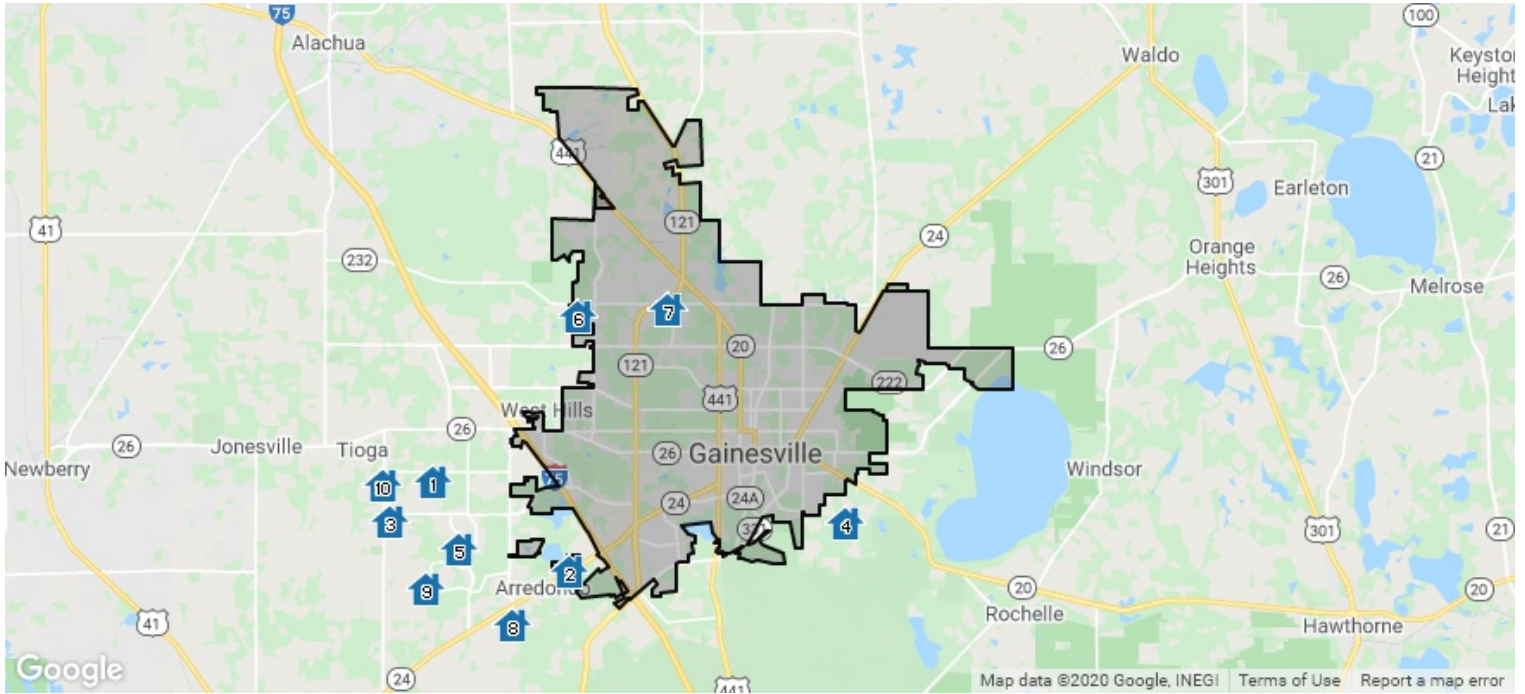
# Market Activity Summary Stats



**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	3	9
<b>Low Price / Value</b>	\$169,000	\$144,900	\$113,990	\$125,000
<b>Median Price / Value</b>	\$384,900	\$420,698	\$155,110	\$257,000
<b>High Price / Value</b>	\$594,900	\$625,000	\$191,190	\$369,690
<b>Average Price / Sq. Ft.</b>	\$164	\$165	\$111	\$141
<b>Median Price / Sq. Ft.</b>	\$162	\$172	\$125	\$147
<b>Average Days in RPR</b>	19	16	–	104
<b>Median Days in RPR</b>	10	12	–	71
<b>Total Volume</b>	\$3,788,225	\$3,939,677	\$460,290	\$2,355,590






## Gainesville, Florida









### New Listings: 10

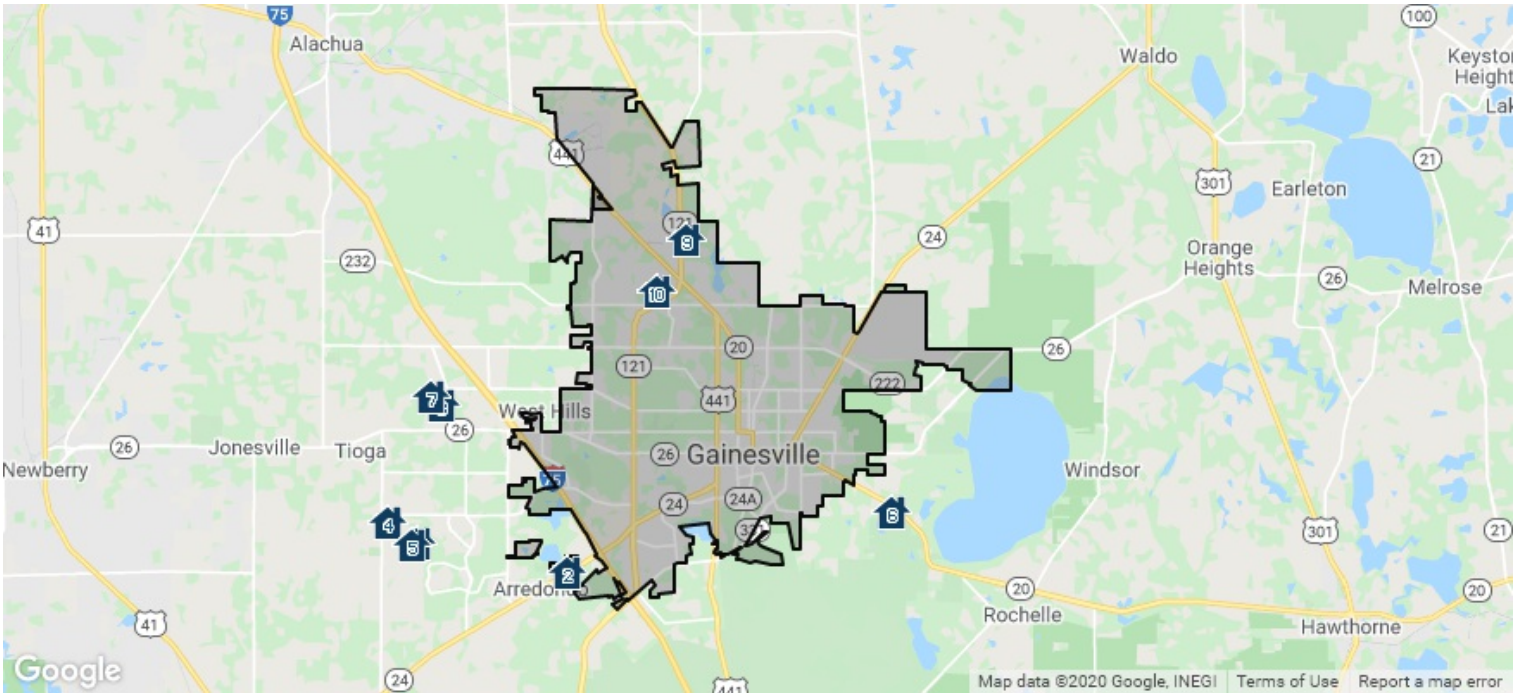
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
• New, Active: 12/14/2020 <i>MLS ID: 440220</i> 	Detached	4/3	3,316 sq ft	16,988	2005	12/14/2020	\$594,900	\$179
<p><b>1208 SW 104th St</b></p> <p>Price Reduced! Spacious 3,316 sq. ft. pool home in Granite Parke! This move-in ready home has lots of updates: Roof (2016), pool with pavers (2012), freshly painted outside of home (2018), air conditioning (2017) with Nest system, plantation shutters (2018), and freshly painted inside (2016)! Enter the front door and be greeted by high ceilings and beautiful wood floors in the dining room, sitting room and foyer. Large open kitchen features stainless steel appliances, granite countertops with backsplash, an island, pantry, and breakfast nook. Family room with fireplace, plantation shutters, and French doors leading to the pool area and backyard. Bedroom off of the family room also makes for a great guest room, playroom, or office. Spacious master bedroom has 2 huge closets and a fireplace. The master bathroom includes dual vanities, a remodeled walk-in shower and jetted tub. Enjoy the outdoors with a fenced backyard and screened-in pool with pavers. Priced to Sell!</p> <p><i>Listing Courtesy of University Realty</i></p>								
• New, Active: 12/10/2020 <i>MLS ID: 440144</i> 	Detached	3/2	1,971 sq ft	10,890	2020	12/10/2020	\$451,375	\$229
<p><b>3672 SW 109th Way</b></p> <p>Luxury meets functionality in this stunning home. Featuring a truly distinctive style, enter the Juliette from the beautiful foyer to be lead directly into the impressive living room where you'll immediately take in the Florida sun through the views of the private, covered lanai. The large gourmet kitchen is just steps away from the casual dining area, with easy access to the formal dining area. Privacy is key in this wonderfully split floor plan featuring private guest bedrooms on the opposite side of the master suite.</p> <p><i>Listing Courtesy of ICI Select Realty Inc.</i></p>								

## New Listings: 10 (cont.)







	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
		* New, Active: 12/10/2020 <i>MLS ID: 440146</i>						
<b>3254 SW 120th Ter</b>	Detached	3/2	1,541 sq ft	10,890	2020	12/10/2020	\$335,250	\$218
<p>With three bedrooms, two baths and a two car garage, the Laguna is the perfect blend of cozy and smart. The two guest rooms are located at the front of this home providing seclusion for the owners suite which is staged at the back of the home. Even though this home is under 1600 square feet, it embodies a feel of a much larger space. A generously sized gathering room opens into the gourmet kitchen and dining room; a perfect area for family time and time with friends. The utility room is thoughtfully located just off of the 2 car garage. The optional extended lanai gives this home even more space to relax in the Florida sunshine.</p> <p><i>Listing Courtesy of ICI Select Realty Inc.</i></p>								
		* Active: 11/10/2020 <i>MLS ID: RX-10670167</i>						
<b>2711 SE 27th St</b>	Single Family Detached	5/2	1,963 sq ft	-	1976	11/10/2020	\$169,000	\$86
<p>Nice home in great location, 6 bedroom two bath in move in ready condition, everything is in good working order, just needs the personal touch of you the new owner</p> <p><i>Listing Courtesy of Highlight Realty Corp/LW</i></p>								
		* New, Active: 12/21/2020 <i>MLS ID: 440360</i>						
<b>9428 SW 39th Ave</b>	Detached	3/2	2,069 sq ft	6,098	1998	12/21/2020	\$369,900	\$179
<p>Welcome home to Hampstead Park in Haile Plantation! Why buy new when you can enjoy this fantastic location and not pay builder prices! This completely renovated, move-in ready three bed, two bath with upstairs bonus/flex space has been perfectly updated with modern design and taste. You will fall in love with: new luxury vinyl wood look flooring throughout the entire downstairs, new white shaker kitchen cabinets with quartz countertops and SS appliances (make sure you remember to look up and enjoy the classic Haile volcano skylight!), updated master bath with gorgeous new oversized tile, plus updated guest bedrooms and bath. Oh, and don't forget about the new roof that was just replaced! Enjoy the easy-going Florida lifestyle of indoor/outdoor entertaining with sliding glass doors that stack back accordion style, opening up to a spacious screened in porch, two patios, and large deck area. Located within walking distance to Gram's Playground at Hampstead Park and a short bike ride over to Haile Plantation Country Club, enjoy all the access that living in the middle of Haile Plantation has to offer! This home is truly a gem and the one you've been waiting for! Call today to schedule your tour!</p> <p><i>Listing Courtesy of BHGRE Thomas Group</i></p>								
		* New, Active: 12/21/2020 <i>MLS ID: 440349</i>						
<b>4841 NW 50th Ter</b>	Detached	6/3	4,009 sq ft	37,026	1996	12/21/2020	\$559,000	\$139
<p>Comp purposes only.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
		* New, Active: 12/18/2020 <i>MLS ID: 440318</i>						
<b>2510 NW 51st Pl</b>	Detached	3/2	1,461 sq ft	7,840	1984	12/18/2020	\$204,900	\$140
<p>Check out this fabulous home at the end of a cul-de-sac with a brand new roof and exterior paint! Vaulted ceilings in the living, dining and family rooms. Wood look laminate flooring in Living, Dining and hall to bedrooms. Brand new carpet in the family room. Galley kitchen plus HUGE laundry/Craft room. One car garage w/space for boat parking behind wood privacy fence and extra wide driveway. This home is right around the corner from Home Depot. Close to Walmart and short drive to Hunter's Crossing Publix, shopping, banking and restaurants. Zoned for popular Norton Elementary, Westwood Middle School and Gainesville High School.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW 23rd 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.
	 <b>FOR SALE</b>	<i>Active: 10/7/2020</i> <i>MLS ID: 438593</i>						
<b>7427 SW 66th Ln</b>	Detached	5/3	3,001 sq ft	3,484	2008	10/7/2020	\$399,900	\$133
<p>Two for the price of one, Brytan original! Traditional craftsman style Leed Certified 3BR/2.5BA main house as well as a 2BR/1BA apartment all in one! This home exudes high end upgrades throughout to include wood flooring, custom cabinetry, granite countertops with waterfall edges, stainless appliances, plantation shutters, crown molding and so much more. 1st floor MBR &amp; bath boasts dual sinks, jetted tub and walk in shower with two shower heads. Downstairs also features formal living room, formal dining, family room, half bath and laundry, while upstairs features loft area/flex space as well as 2 BR's sharing a large expansive balcony. The cherry on top though is the spacious 2BR/1BA upstairs apartment with it's own separate entrance. Home and apartment have separate A/C's &amp; tankless water heaters. HOA fee includes community pool, gym, playground, fiber optic internet, AT&amp;T cable &amp; DVR and more. Close and convenient to schools, shopping, I-75 and features Clay Electric. This one is easy to love!</p> <p><i>Listing Courtesy of Focus Real Estate Group</i></p>								
	 <b>FOR SALE</b>	<i>Active: 11/17/2020</i> <i>MLS ID: 439658</i>						
<b>5124 SW 106th Way</b>	Detached	4/2	2,221 sq ft	11,761	1997	11/17/2020	\$424,000	\$191
<p>Haile Plantation -The Hamptons! Pride of ownership abounds in this beautifully updated 4 bdrm, 2 bath former parade home. Living room opens to spacious family room which feature 12" ceilings, crown molding, custom designed gas fireplace. New designer laminate tile flooring in living, dining, family room and owner's suite. Freshly painted interior throughout. Formal dining room features tray ceiling. Kitchen boasts 42" solid wood cabinets, new quartz countertops, farm sink, SS appliances, double convection oven, French door refrigerator and work desk area. Large owner's suite has raised ceiling detail and totally redesigned master bath, including marble floors, freestanding soaking tub, frameless shower, subway tile and marble countertops. Walk in closet has built-in shelving system. Three guest rooms are ample sized and private. Secluded lot with no neighbors behind home. Beautiful mature landscaping with flagstone patio, paver path leading to a private sitting area and fully privacy fenced. The screened lanai offers amazing views of the park like setting. Walking distance to Village center.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
	 <b>FOR SALE</b>	<i>New, Active: 12/21/2020</i> <i>MLS ID: 440345</i>						
<b>1322 SW 122nd St</b>	Detached	4/3	1,919 sq ft	43,560	1975	12/21/2020	\$280,000	\$146
<p>How would you like a 1 acre lot, almost 2000 square feet, a pool, 4 bedrooms and 3 full bathrooms...oh and MINUTES to Tioga, The Oaks Mall, schools, and restaurants? All of this for under \$300k! Allergy sufferer? There is no carpet in this home! Like to entertain? Bring your friends over for a swim and to enjoy the patio and fire pit. Get off the GRU grid and enjoy low utility bills with Clay Electric. Book your appointment today!</p> <p><i>Listing Courtesy of Suskin Realty Inc</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 12/10/2020 <i>MLS ID: 440148</i>	Detached	4/4	3,214 sq ft	10,890	12/10/2020	\$531,500	12/10/2020	\$165
  Pending as of 12/10/2020 <i>MLS ID: 440152</i>	Detached	4/2	2,811 sq ft	10,890	12/10/2020	\$491,070	12/10/2020	\$175
  Pending as of 12/10/2020 <i>MLS ID: 440149</i>	Detached	4/2	2,394 sq ft	10,890	12/10/2020	\$456,100	12/10/2020	\$191



**3669 SW 109th Way**

The Costa Mesa is one of our most popular floor plans, coming in at over 2,500 square-feet. This open floor plan allows for the living room, gourmet kitchen and dining room to be one expansive space sharing plenty of natural Florida sunlight. A quiet cup of coffee can be enjoyed on the covered lanai. The master suite is situated at the rear of the home, featuring a large walkin closet, double vanities and a roomy walkin shower.

*Listing Courtesy of ICI Select Realty Inc.*



**3702 SW 109th Way**

The Belaire offers nothing short of the luxe Florida lifestyle! This home features a beautifully covered entry-way and exquisite foyer and gallery. A clandestine dining room creates the perfect setting for special occasions. The grand living room and gourmet kitchen offer a wonderfully split floor plan perfect for entertaining guests or spending quality time with the family. Look to the outside with a tranquil enclosed lanai where you'll enjoy absolute relaxation and serenity. Enjoy supreme privacy within the master suite featuring a splendid bath and superb double entry walkin closet. The multi-functional den offers space to work or play.

*Listing Courtesy of ICI Select Realty Inc.*








**3717 SW 109th Way**





There's plenty of room in the two story Del Mar floor plan. This home has everything you need for comfort and relaxation including a master suite on the first floor, a large living room and a nicely appointed dining room. The remaining bedrooms and a bathroom are located upstairs, so you can enjoy all the privacy and quiet of your first floor master bedroom.

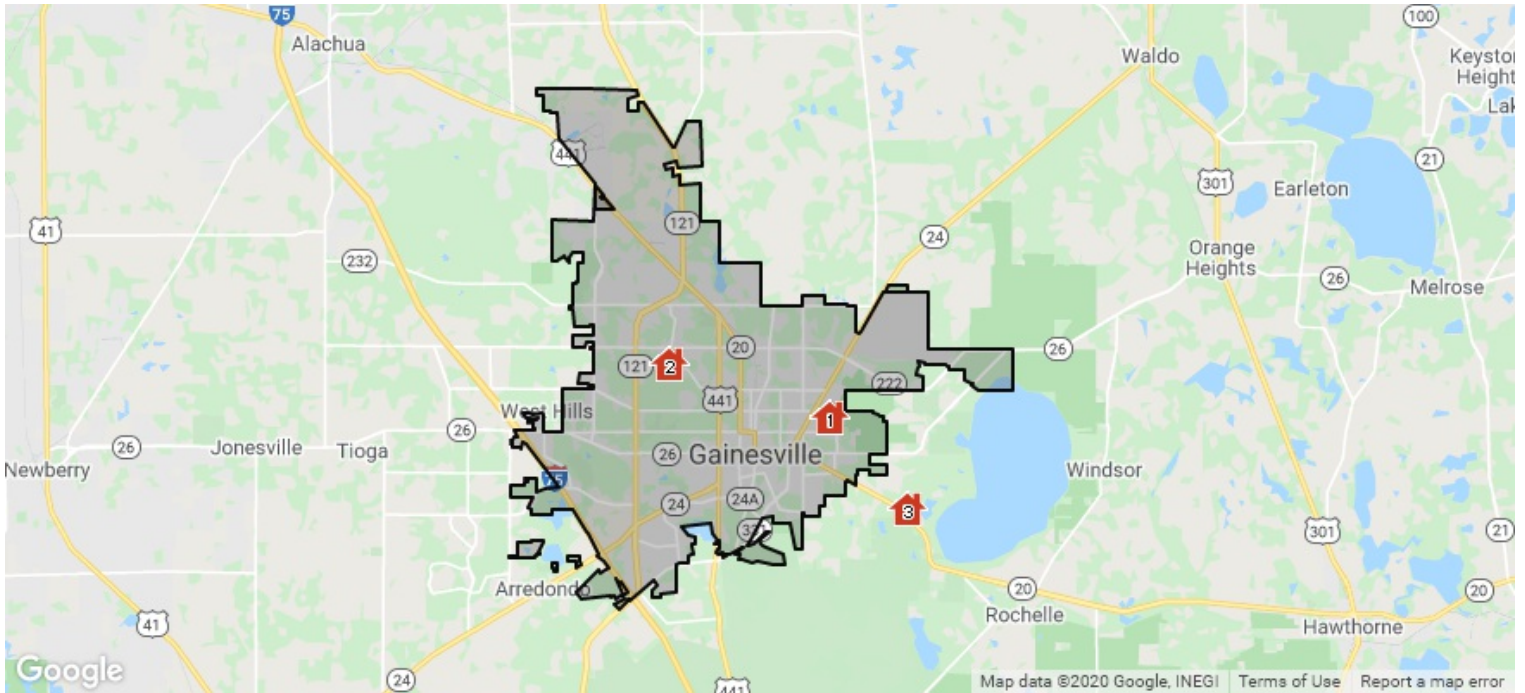
*Listing Courtesy of ICI Select Realty Inc.*

## Pending Listings: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p><b>4</b> <b>PENDING</b> • Pending as of 12/10/2020 <i>MLS ID: 440153</i></p> <p><b>3270 SW 120th Ter</b></p> <p>Detached 3/2 1,870 sq ft 10,890 12/10/2020 \$385,295 12/10/2020 \$206</p> <p>The Charlotte is reminiscent of a quaint cottage with its highly pitched roof. This is a home full of warm feelings! The floor plan is designed for optimal convenience, allowing you to enter through a mud room area attached to the garage. The walk-in pantry is just steps away from the mud room, making bring in the groceries easy. From there, enter the kitchen and open living and dining areas, perfect for entertaining or spending time with the family. This home features a rear master suite for you to retreat to at the end of the day for privacy.</p> <p><i>Listing Courtesy of ICI Select Realty Inc.</i></p>								
 <p><b>5</b> <b>PENDING</b> • Pending as of 12/10/2020 <i>MLS ID: 440147</i></p> <p><b>11027 SW 38th Blvd</b></p> <p>Detached 3/3 3,216 sq ft 10,890 12/10/2020 \$547,012 12/10/2020 \$170</p> <p>The Belaire offers nothing short of the luxe Florida lifestyle! This home features a beautifully covered entry-way and exquisite foyer and gallery. A clandestine dining room creates the perfect setting for special occasions. The grand living room and gourmet kitchen offer a wonderfully split floor plan perfect for entertaining guests or spending quality time with the family. Look to the outside with a tranquil enclosed lanai where you'll enjoy absolute relaxation and serenity. Enjoy supreme privacy within the master suite featuring a splendid bath and superb double entry walk-in closet. The multi-functional den offers space to work or play.</p> <p><i>Listing Courtesy of ICI Select Realty Inc.</i></p>								
 <p><b>6</b> <b>PENDING</b> • Pending as of 12/21/2020 <i>MLS ID: 439310</i></p> <p><b>2227 SE 45th Ter</b></p> <p>Detached 3/2 1,569 sq ft 10,018 11/3/2020 \$144,900 12/21/2020 \$92</p> <p>Newly renovated near Newnans Lake and the Hawthorne Gainesville State Trail: Take life a little slower when you pull in to your fully fenced, gated property. Greet all of your friends and family from the large screened porch or invite them in to the sunny great room. Enjoy a chat sitting at your kitchen bar or outback on your concrete patio. Hobbyist at heart? Set up your own space in the oversized utility room or your private nook within the primary suite. Home qualifies for conventional, FHA, VA, and USDA - and Seller is willing to provide up to \$5,000 credit towards Buyer closing costs and pre-pays at closing with acceptable offer!</p> <p><i>Listing Courtesy of Florida Homes Realty &amp; Mortgage</i></p>								
 <p><b>7</b> <b>PENDING</b> • Pending as of 12/20/2020 <i>MLS ID: 440264</i></p> <p><b>2006 NW 104th Way</b></p> <p>Detached 5/3 3,437 sq ft 82,764 12/16/2020 \$625,000 12/20/2020 \$182</p> <p>Located on the prime lot in this gated development, this charming, original farm house has been beautifully maintained and updated over the years. A huge swimming pool, a gazebo and a backyard fire-pit has been added for fun gatherings in the backyard. The updated kitchen with high-end appliances will make your chef happy and you can serve your guests in the large lanai just off the kitchen/dining area. Select a book from your built-in bookcases and sit by one of your two fireplaces on those cool days. This wonderful home is located within walking distance of excellent elementary and middle schools, has easy access to I-75 and great shopping.</p> <p><i>Listing Courtesy of BHGRE Thomas Group</i></p>								
 <p><b>8</b> <b>PENDING</b> • Pending as of 12/16/2020 <i>MLS ID: 440205</i></p> <p><b>9969 NW 16th Rd</b></p> <p>Detached 3/2 1,980 sq ft 6,534 12/14/2020 \$324,900 12/16/2020 \$164</p> <p>A post tensioned slab foundation and a well maintained, one owner 1980 Sq. Ft 3 Bedroom plus Flex/Office and 2 Bath Beautiful home in desirable Ellis Park subdivision. Enter this home and admire the Exotic "Tigerwood" hard wood floors throughout the main area! Upgrades including Crown Molding, Tray Ceilings, 6 inch base boards throughout! French doors lead to the Office/Flex space as well as to a large Screened Lanai! Chef's Kitchen boasts Gas range, granite, stainless appliances and pass through to Dining Room! The Gathering Room has Vaulted Ceilings, Crown molding and Hardwood. The huge Master Suite with Vaulted Ceilings and crown molding has brand new EVP flooring that leads to a great master bath with tiled shower, 2 person Whirlpool bath, dual sinks and Granite counters that lead to a huge walk-in closet. Suites 2/3 have Brand new Driftwood Laminate flooring and walk-in closets. Great schools and close to everything!</p> <p><i>Listing Courtesy of Flat Fee.com Inc.</i></p>								

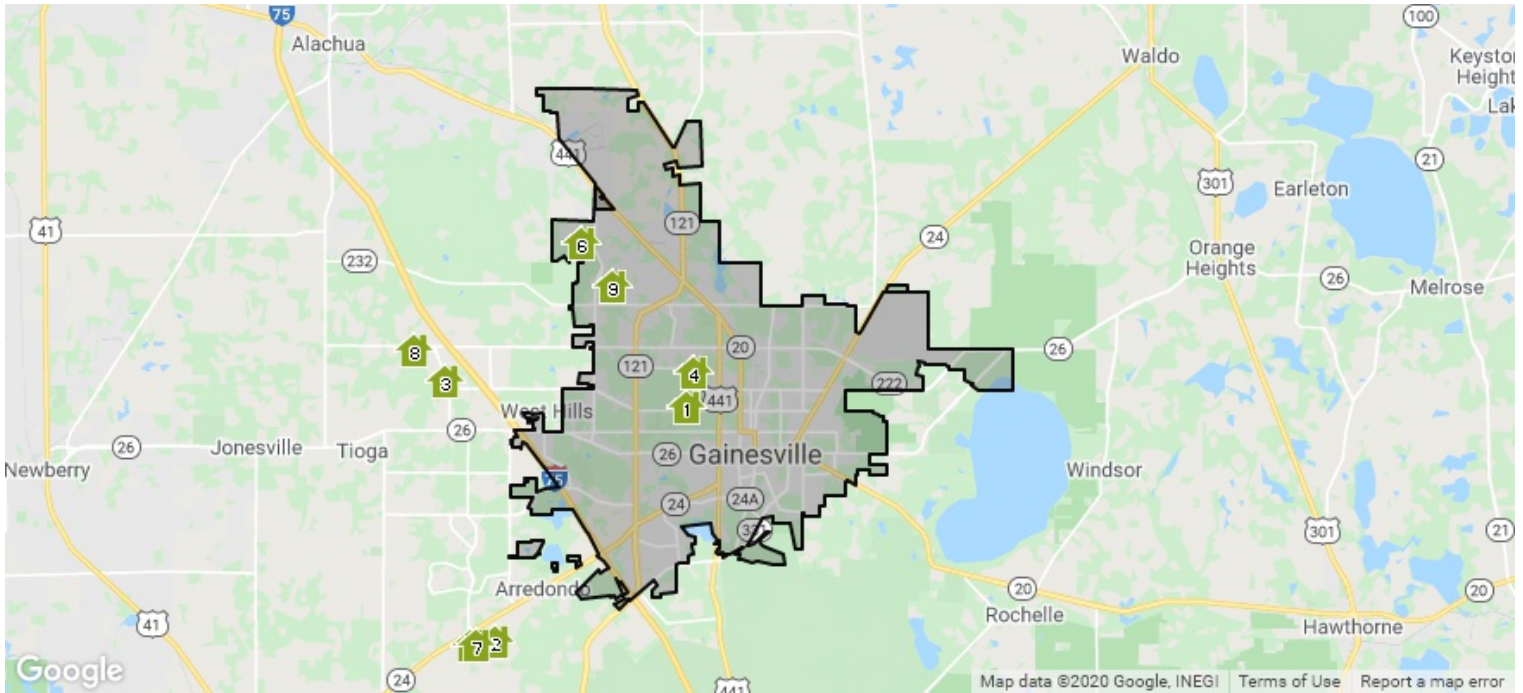
## Pending Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 Pending as of 12/21/2020 <i>MLS ID: 439667</i>							
<b>7744 NW 20th Way</b>	Detached	3/2	1,185 sq ft	4,356	11/16/2020	\$213,900	12/21/2020	\$181
<p>Location! Location! Location! This home is something to see! It is priced cheaper than what you can rent for and close to shopping. This 3 bedroom 2 bath home has a beautiful open concept with a split floor plan. As you walk in the home you will enjoy the natural light that flows through each room. The living room is in the heart of the home and leads you in to the large open kitchen, breakfast bar, eat in dining area that leads to a great screened porch with a French doors to sit, relax, and to enjoy the fresh air and have your privacy with a fully fenced backyard. The master bedroom is in the back of the home for additional privacy with a master bath and large walk in closet. The two additional bedrooms are decent size and will accommodate full size furniture. Built in 2016, like new, and move in ready! You will not be disappointed! This really is a must see!</p> <p><i>Listing Courtesy of TY Realty of North Florida</i></p>								
	 Pending as of 12/21/2020 <i>MLS ID: 440312</i>							
<b>5806 NW 27th St</b>	Detached	3/2	1,710 sq ft	10,454	12/18/2020	\$220,000	12/21/2020	\$129
<p>The search is over! This gorgeous and totally updated home has it all! Brand new roof, new HVAC, new water heater, new windows, new flooring, new GRANITE kitchen, big bedrooms with walk in closets, and 2 oversized beautiful bathrooms. Don't miss the massive master bedroom! Located just minutes to Publix, Super Walmart, restaurants, and 441, this home's location makes it easy to travel around Gainesville. This home will not disappoint, don't miss your chance!</p> <p><i>Listing Courtesy of Suskin Realty Inc</i></p>								



## Distressed Activity: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	1 OFF MARKET	Single Family	3/2	1,237 sq ft	–	–	10/27/2020	Pref oreclosure
<i>Preforeclosure, Notice of Lis Pendens</i> <i>MLS ID: –</i>								
	2 OFF MARKET	Single Family	3/2	1,318 sq ft	4,356	–	10/27/2020	Pref oreclosure
<i>Preforeclosure, Notice of Lis Pendens</i> <i>MLS ID: –</i>								
	8 OFF MARKET	Single Family	3/2	1,816 sq ft	–	–	9/24/2020	Pref oreclosure
<i>Preforeclosure, Re-recorded Notice of Lis Pendens</i> <i>MLS ID: –</i>								



## Recently Sold: 9

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
--	-----------	---------	---------------------	------------------	------------	-----------	------------	-------------------



**1** **RECENTLY SOLD** • Sold Date: 12/21/2020, MLS Listing 438686: 10/11/2020 MLS ID: 438686

**1705 NW 22nd St** Detached 3/2 2,783 sq ft 16,552 1973 12/21/2020 \$310,000 \$111

**\*ACCEPTING BACK UP OFFERS\*** Large, lovely NW block/brick home with room to spread out on over 1/3 acre in centrally-located Forest Ridge just 1.5 miles and a 5 minute ride to UF. Close to Fresh Market, Flying Biscuit, Thornbrook Village offices, banking and shopping. Need COVID-friendly work/school space? This home has it with a home office (or dining), expansive kitchen opening to family room and door wall to patio and large, lush, mostly-fenced backyard. Separate laundry AND workshop, lg living room overlooking the scenic front yard and a former garage enclosed to create a huge tiled and heated/cooled rec room. NEW ROOF and gutters, newly painted through, newly tiled 2nd bath shower, dual master sinks w walk-in shower, granite counters through. New stove/oven, stately chef's hood & newer washer/dryer convey. Large, lush yard. Home did experience kitchen sink & 2nd bath leaks & loss of AC while vacant. A mold test & remediation were performed. In an abundance of caution, Seller encourages & will support findings of Buyer's independent testing. Please see Disclosures

*Courtesy of Florida Homes Realty & Mortgage*








**2** **RECENTLY SOLD** • Sold Date: 12/21/2020, MLS Listing 434862: 5/21/2020 MLS ID: 434862

**8144 SW 73rd Ln** Detached 4/3 2,323 sq ft 10,890 2011 12/21/2020 \$369,690 \$159



Back on the market after buyer's sale fell through. Former Tommy Williams 2011 parade home, four-way split plan, with 4 bedrooms plus den and 3.5 baths is extremely energy-efficient. Located on a "manor" home site in desirable Longleaf, the open floor plan includes a gorgeous stacked stone floor to ceiling gas fireplace. Large kitchen with built-in desk for two, KitchenAid dishwasher, gas range with warming drawer, French door refrigerator, walk-in pantry and pot filler faucet. Master suite is enormous and includes custom shower and custom shelving in an 11â x 8â closet. The screened-in lanai is 300+ sq. ft. and all brick pavers with an additional brick paver patio and built-in fire pit in the extra-large, fenced-in backyard. Fifth bedroom includes built-in custom bookshelves for a home office. Oversized two-car side-load garage. NEW tankless water heater late 2019, community sidewalks, front yard maintenance completed by HOA, fabulous Longleaf amenities, including pool, fitness room, playground, tennis and basketball courts.

*Courtesy of Focus Real Estate Group*

## Recently Sold: 9 (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: 12/18/2020, MLS Listing 438792: 10/14/2020 <b>MLS ID: 438792</b></p> <p><b>10012 NW 25th Pl</b> Detached 3/2 1,936 sq ft 17,859 1978 12/18/2020 \$249,900 \$129</p> <p>Remodeled from top to bottom! VIDEO LINK <a href="https://youtu.be/tQeReSJD">https://youtu.be/tQeReSJD</a> Gg. Check out this 3 bedroom 2 bath 1936 square foot home with all kinds of recent updates like: Architectural shingles on the roof in 2017, exterior hardi siding, kitchen cabinets with granite counter tops and stainless steel appliances, double pane windows, tile floors throughout the house, new bathroom vanities, shower tile and toilets. Outside it has a tall, metal carport for your boat or RV. HVAC replaced in 2013. Great room has a fireplace, vaulted ceiling with transom windows and it leads to a den with luxury vinyl floors and large windows facing the golf course. Inside laundry with sink, 2 car garage. Long paved driveway fits lots of cars. Beautiful .41 acre lot. No HOA fees! 100% financing available for qualified buyers. \$2,000 for buyer closing costs for offer by 11/30/20.</p> <p><i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>								
 <p><b>4</b> <b>RECENTLY SOLD</b> • Sold Date: 12/21/2020, MLS Listing 438422: 10/1/2020 <b>MLS ID: 438422</b></p> <p><b>3022 NW 28th Cir</b> Townhouse 3/2 1,385 sq ft - 1987 12/21/2020 \$125,000 \$90</p> <p>This beautiful two-story townhouse offers 3 bedrooms and 2.5 baths. Updated stainless steel appliances and brand new flooring. Master bedroom has a spacious walk in closet along with two bedrooms upstairs. The townhouse also offers a 1 car garage additional to the 1385 sq. ft. with two extra parking spots in the front. Conveniently located in NW Gainesville, a short 3 mile commute to University of Florida. HOA fees take care of exterior maintenance, pool, club house. The roof was replaced 4 years ago. Come have a look today!</p> <p><i>Courtesy of BHHS Florida Realty</i></p>								
 <p><b>5</b> <b>RECENTLY SOLD</b> • Sold Date: 12/21/2020, MLS Listing 437479: 8/24/2020 <b>MLS ID: 437479</b></p> <p><b>8933 SW 74th Ave</b> Detached 4/2 1,973 sq ft 6,534 2009 12/21/2020 \$320,000 \$162</p> <p>Wonderful home in the very convenient neighborhood of Willow Oaks Plantation. This home boast of 4 bedrooms, and 2.5 bath's, Stainless Steel appliances, Refrigerator and dishwasher are newer, interior of the house has been freshly painted, wide base moldings, backlit tray ceilings, open floor plan, travertine floors, travertine tile from the floor to ceiling in the Owners shower, screened in patio, fenced backyard, dual vanities in the Owners bathroom, tankless hot water heater, ceiling fans, great school districts, very convenient to UF, Shands, Butler Plaza &amp; Celebration Point, I-75, &amp; so much more. Check this very warm and inviting home out today.</p> <p><i>Courtesy of Tioga Realty Inc</i></p>								
 <p><b>6</b> <b>RECENTLY SOLD</b> • Sold Date: 12/21/2020, MLS Listing 439456: 11/9/2020 <b>MLS ID: 439456</b></p> <p><b>4746 NW 75th Rd</b> Detached 3/2 1,396 sq ft 2,613 1998 12/21/2020 \$189,000 \$135</p> <p>Enjoy easy living with no exterior maintenance, a club house, community pool, tennis courts, and great walking trails. Welcome to a bright and clean 3 bedroom, 2 bath detached home in the wonderful community of Blues Creek-The Gardens. This home has granite countertops in the kitchen which opens to the great room. Plenty of windows make this a cheerful home and the screen porch can add extra living and entertaining space as well. There is wood laminate in the living spaces and main bedroom and carpet in the guest bedrooms. There is a jetted tub in the guest bathroom also. This home has been well taken care of and is ready to move in and love!</p> <p><i>Courtesy of Pepine Realty</i></p>								
 <p><b>7</b> <b>RECENTLY SOLD</b> • Sold Date: 12/21/2020, MLS Listing 433656: 4/1/2020 <b>MLS ID: 433656</b></p> <p><b>7436 SW 87th Ter</b> Detached 4/2 1,959 sq ft 6,534 2007 12/21/2020 \$295,000 \$151</p> <p>This fantastic 4 bedroom, 2 bath, 2 way split floor plan home in Willow Oak is a must see! Entering the home you will be welcomed by an open floor plan along with a formal dining room with tray ceilings. The kitchen overlooks the great room and offers a built-in oven/microwave, plenty of cabinetry, a breakfast bar and an eat-in kitchen area. The large great room features a unique double sided gas fireplace that you can also enjoy while sitting outside on the enclosed lanai!! Large sliding glass windows have been added to the lanai for even more natural light. The master bedroom boasts tray ceilings and has it's own door leading out to the lanai. The master bath features a jetted tub, dual sinks, walk-in shower and a large walk-in closet. The second bath divides 2 bedrooms and a hall from the 4th bedroom that could also be used as an office. All bedrooms and the hallway have new carpet (6/4/2020). Other great features of this home include crown molding in the main living area and kitchen, tankless water heater, healthier more energy efficient Icynene insulation, attic flooring for storage, and a fenced in yard for privacy. Willow Oak enjoys a community center and pool, is located in</p> <p><i>Courtesy of BHGRE Thomas Group</i></p>								

## Recently Sold: 9 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	<b>8</b> <b>RECENTLY SOLD</b> • Sold Date: 12/18/2020, MLS Listing 439595: 11/15/2020 <i>MLS ID: 439595</i>							
<b>11123 NW 37th Ln</b>	Detached	3/2	1,407 sq ft	9,147	1995	12/18/2020	\$257,000	\$183
<p>Totally over hauled 3/2 in Wellington Place. Kitchen and eat in area overlooks Great Room with beautiful stone fireplace. Flex area could be formal dining area, study nook, or part of Great Room. Custom light fixtures through out. New wood look ceramic floors through out. Kitchen with new granite countertops, cabinets, and brand new stainless steel appliances include induction stove, microwave hood, fridge with water/ice in the door, dishwasher. Custom sink with 3/4 horsepower silent disposal. Master Bedroom with Tray Ceiling and Paddle Fan. Master Bath with walk in shower, rain flow shower head, and custom shower door. Walk in closet with extra shelving off Master Bath. Vessel sink on granite counter. Guest Bath with rain flow shower head and custom shower/tub surround. Vessel sink on granite counter top. Inside Laundry Room with cabinets and new washer/dryer. Plantation blinds in all windows. French Doors with contained mini blinds lead to outside covered porch. Four year old roof. Private space at the end of the cul de sac. Walk to Meadowbrook Elementary. Sidewalks lead you to the Community pool, kid space, and club house.</p> <p><i>Courtesy of Spiegel Inc, Realtors</i></p>								
	<b>9</b> <b>RECENTLY SOLD</b> • Sold Date: 12/18/2020, MLS Listing 439317: 11/4/2020 <i>MLS ID: 439317</i>							
<b>3915 NW 59th Ave</b>	Detached	3/2	1,628 sq ft	9,583	1996	12/18/2020	\$240,000	\$147
<p>This updated beauty in popular Millhopper Station is completely move-in ready and waiting for you. Upon entering, the open floor plan and vaulted ceilings welcome you into the formal living spaces. Slide the charming barn door and discover a remodeled kitchen with quartz counters and upgraded cabinetry. The kitchen opens to a breakfast nook and cozy family room with FP, as well as a bonus heated/cooled living space just past the sliding doors. Rounding out that side of the home is a guest wing with remodeled bath. The split floor plan is ideal, allowing the owner to escape to a grand suite on the opposite side of the home, complete with a large bath and walk-in-closet. The spacious fenced yard is perfect for pets and privacy, and even has space to build a pool. When you need to get out, you can walk to top-rated Talbot Elementary, Publix, Starbucks, shops, banks, parks, and more. Re-plumbed, re-roofed, re-painted, and remodeled, this home has everything except for you, so make it yours today!</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>

