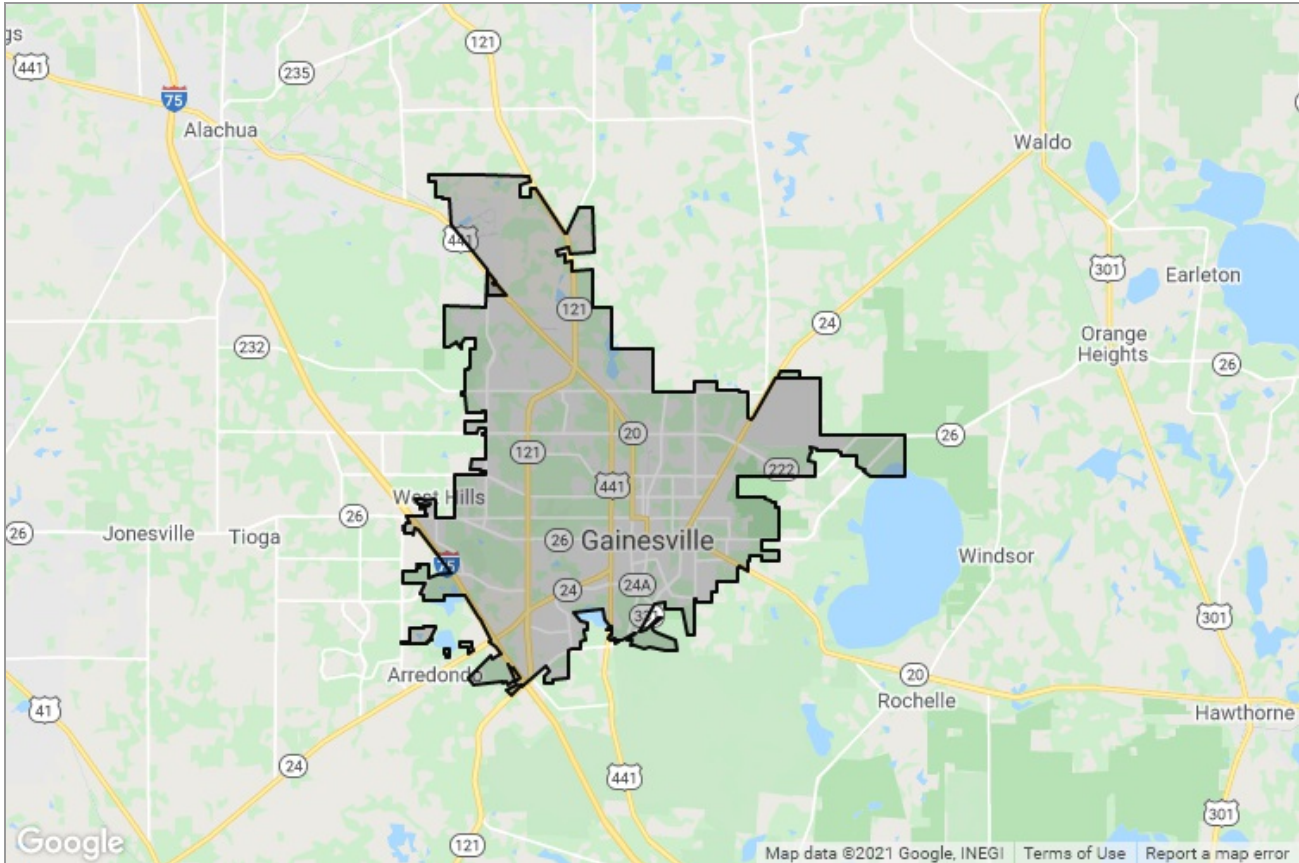




MARKET ACTIVITY REPORT

# Gainesville, Florida



Presented by

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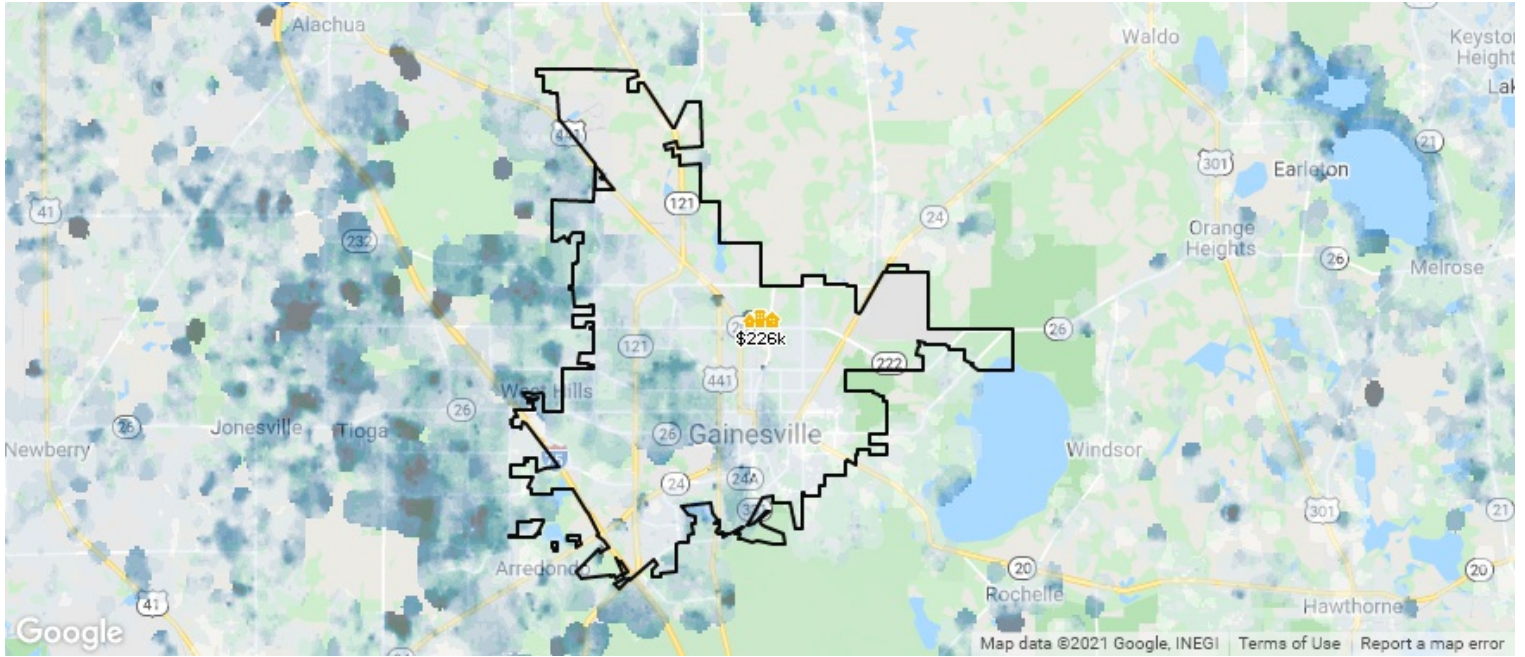
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**Secure Investments Realty & Management**

3520 NW 43rd Street  
Gainesville, FL 32606

# Gainesville, Florida

## Market Snapshot: Estimated Home Values



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

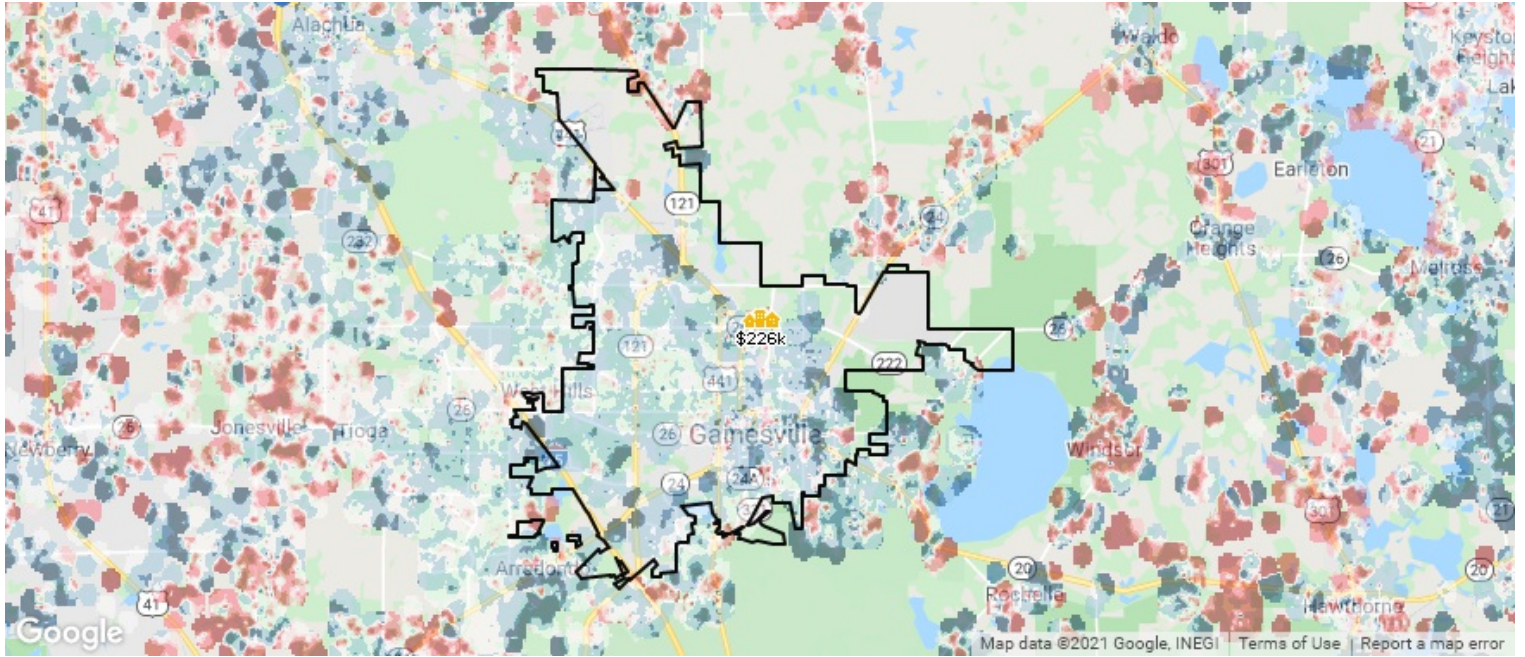
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p><b>Median Est. Home Value</b></p> <p style="font-size: 24px; font-weight: bold; text-align: center;">\$226K</p> <p>Updated: 12/31/2020</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;">↑ 7.85%</p>	<p>Change Over Last 24 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 12.06%</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



-15%      2.5%      +20%

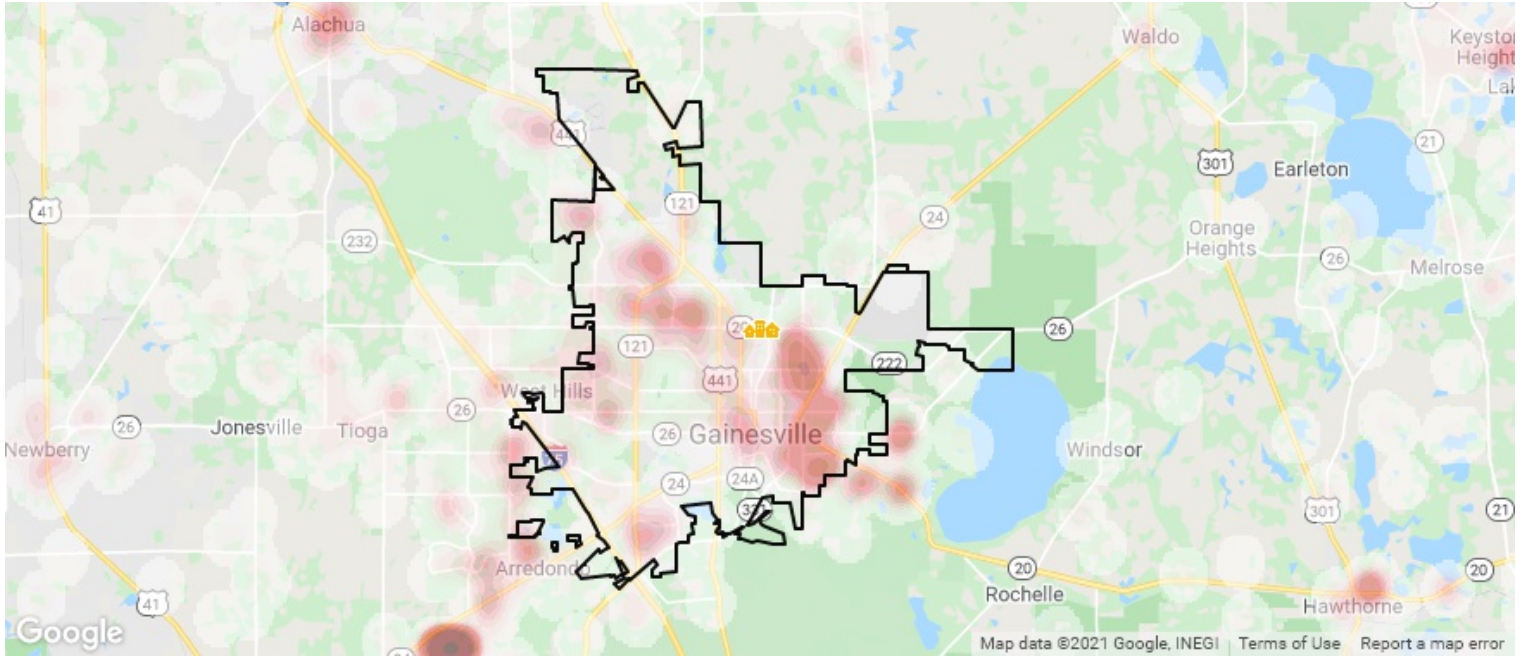
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$226K</b></p> <p>Updated: 12/31/2020</p>	<p>Change Over Last 12 Months</p> <p><b>↑ 7.85%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 12.06%</b></p>	<p>Change Over Last 36 Months</p> <p><b>↑ 15.15%</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



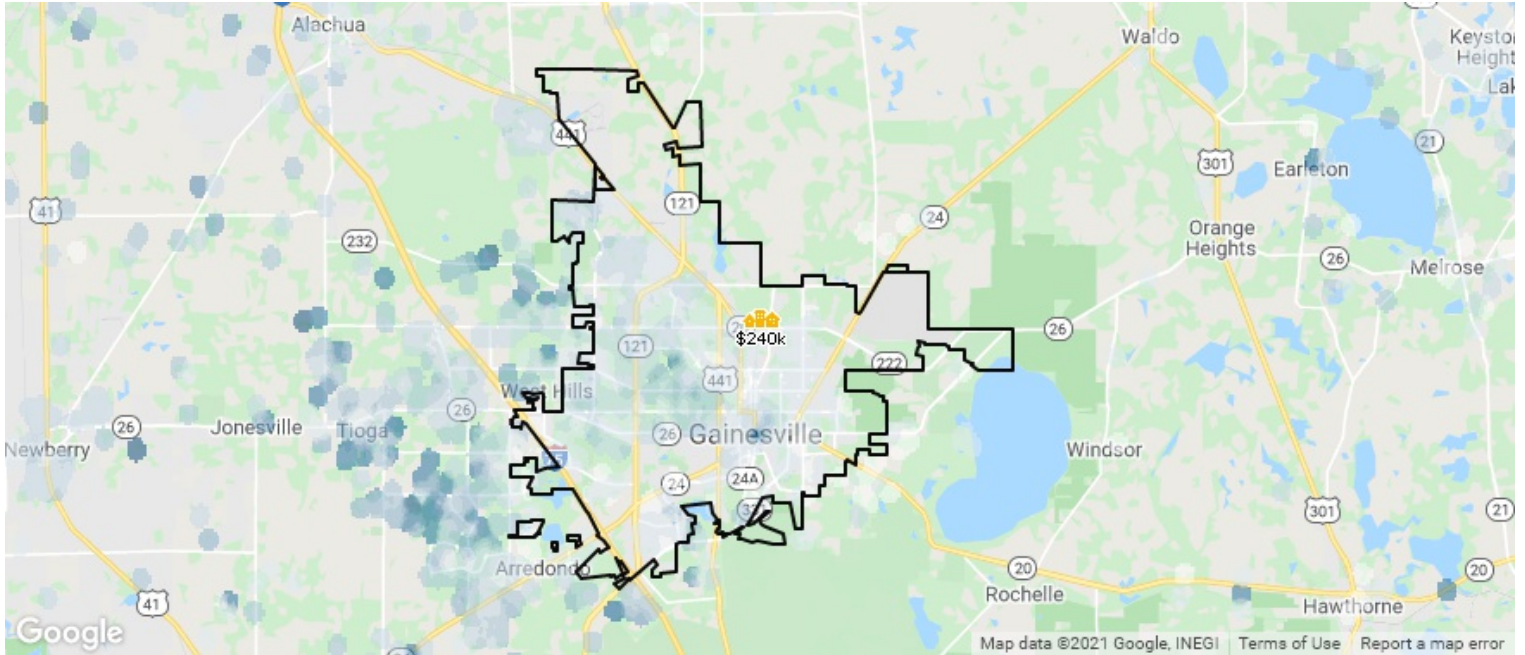
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Total # of Distressed Properties</b></p> <p><b>29</b></p> <p>Updated: 1/12/2021</p>	<p><b># of Pre-Foreclosures</b></p> <p><b>29</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>
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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 1/12/2021.

# Gainesville, Florida

## Market Snapshot: Sales Price



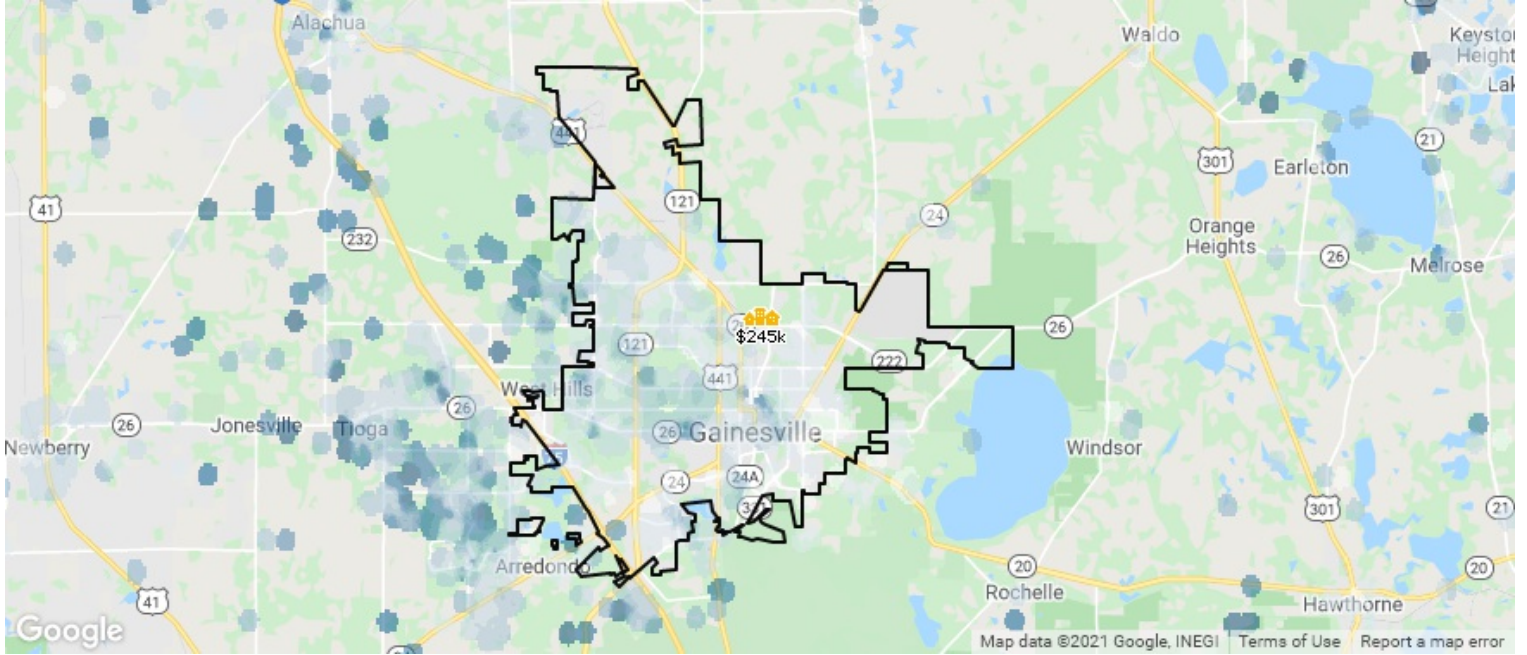
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<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><b>↑ 9.09%</b></p>	<p>Change Over Last Quarter</p> <p><b>↓ 2%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 5.26%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 17.65%</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



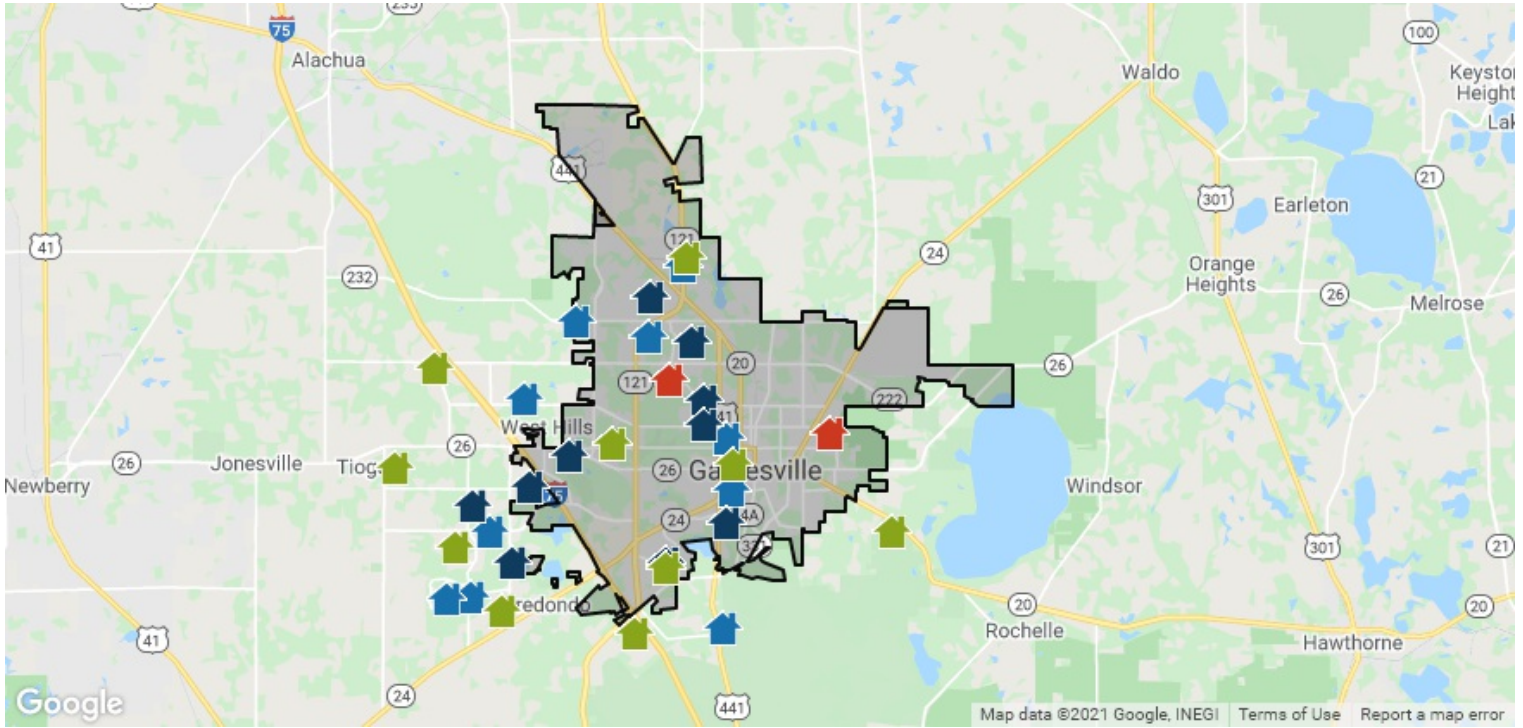
Legend: < \$100k, \$500k, > \$5m

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

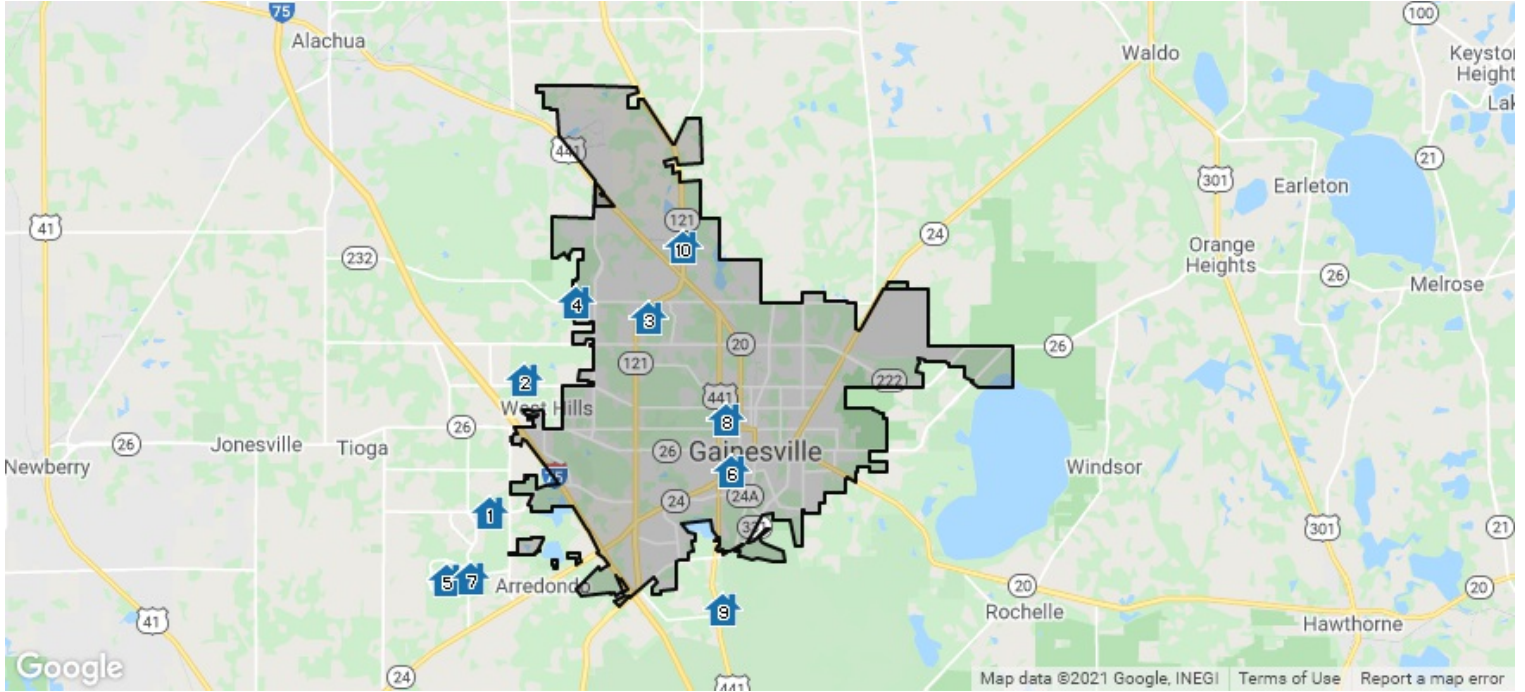
## Market Activity Summary Stats





**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>	\$192,000	\$127,500	\$155,110	\$145,000
<b>Median Price / Value</b>	\$296,400	\$250,000	\$173,150	\$267,500
<b>High Price / Value</b>	\$720,000	\$599,900	\$191,190	\$547,700
<b>Average Price / Sq. Ft.</b>	\$162	\$159	\$135	\$149
<b>Median Price / Sq. Ft.</b>	\$149	\$169	\$135	\$139
<b>Average Days in RPR</b>	21	24	–	87
<b>Median Days in RPR</b>	7	5	–	80
<b>Total Volume</b>	\$3,714,600	\$2,770,064	\$346,300	\$2,817,200






## Gainesville, Florida









### New Listings: 10

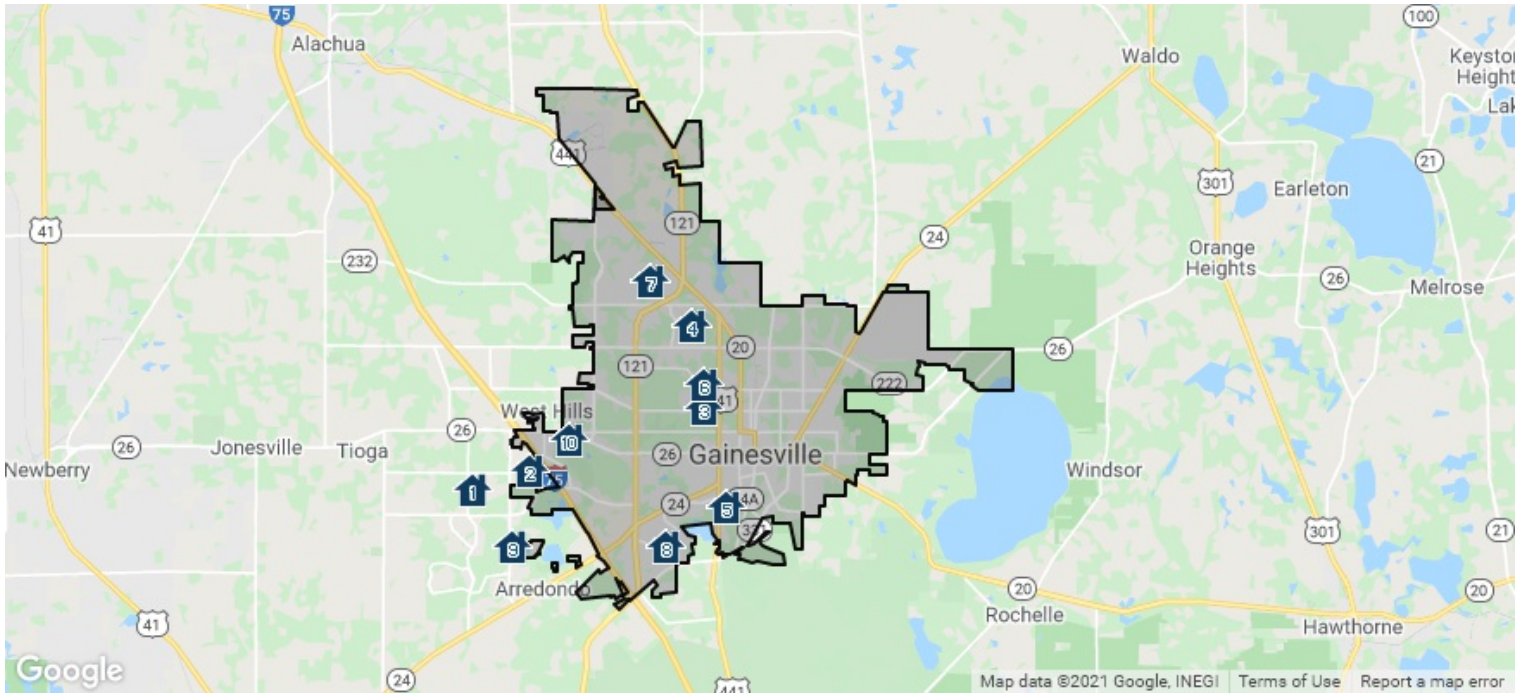
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p><b>1</b> FOR SALE • Active: 12/10/2020 MLS ID: 440167</p> <p><b>8219 SW 24th Ave</b></p> <p>Detached 4/2 2,246 sq ft 180,774 1968 12/10/2020 \$500,000 \$223</p> <p>Want a 4.15 acre lot in 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>								
 <p><b>2</b> FOR SALE • New, Active: 1/12/2021 MLS ID: 440730</p> <p><b>6916 NW 25th Ln</b></p> <p>Detached 3/2 1,502 sq ft 5,662 1993 1/12/2021 \$245,000 \$163</p> <p>Open House this Saturday, 1/16 1 PM-3 PM! Adorable &amp; remodeled 3 bedroom 2 bath-home on a corner lot in excellent location zoned for Meadowbrook, Ft Clarke &amp; Buchholz HS! 2015 Roof, 2015 HVAC with variable speed, 2015 water heater, 2017 garage door, 2015 stainless steel appliances, 2018 Washer/Dryer, 2018 fence, 2018 granite counters in kitchen, 2018 granite counters &amp; vanities in baths, 2018 vinyl plank floors (NO CARPETS)! This beautiful home is clean and move-in ready and offering high-vault ceilings with skylight and an open lay out! Spacious kitchen offers plenty of counters, a breakfast nook and a pass-thru bar to the great room with wood-burning fireplace! Separate dining room can be used as an office for our quarantine-days! Master bath offers a jetted-tub/shower combo! Enjoy your screened-in porch and low-maintenance backyard! NO HOA and very close to Santa Fe, I-75 corridor and restaurants! CALL TO VIEW now before it's gone!</p> <p><i>Listing Courtesy of RE/MAX Professionals</i></p>								

## New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p><b>4620 NW 30th St</b></p> <p>Beautiful newly renovated home in Northwood. The home has an open floor plan and a spacious 55 sq ft bonus room with a wet bar. All electrical was changed with LED lighting. The kitchen has new countertops, sink, disposal and new appliances. There are new fans and the HVAC is 2 years old. It has been replumbed. The backyard is fenced with 2 sheds-1 w/power and room to park your boat or RV on side of house. This home is in a great location - close to restaurants, shopping, and more.</p> <p><i>Listing Courtesy of Campus To Coast Realty, Inc</i></p>	Detached	4/2	1,789 sq ft	10,890	1971	1/12/2021	\$239,900	\$134
 <p><b>5227 NW 50th Ter</b></p> <p>RARE FIND!! This is your opportunity to own a 4 bedroom/3.5 bath home in a prestigious neighborhood and make it your own. Kensington Park is conveniently located off Millhopper Road and is minutes to Hunters Crossing Publix. This home sits in a cul-de-sac and is on a large .82 acre lot that is planted with tons of flowering azaleas and has plenty of room for a pool! The house features a great room, separate living and dining rooms and a breakfast nook. The large owners suite is downstairs with all other bedrooms on the second level. One of the bedrooms has its own bath and an attached study. A Jack and Jill bath separates the remaining two bedrooms. Houses rarely come up for sale in this neighborhood so don't wait to come see it!</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p>	Detached	4/3	2,686 sq ft	35,719	1997	1/11/2021	\$350,000	\$130
 <p><b>10000 SW 52nd Ave, Apt 155</b></p> <p>The Links at Haile Plantation Golf &amp; Country Club. 3 bedroom/2 bathroom luxury condo w/ oversized GARAGE. This home overlooks the signature Gary Player golf course. Immaculate and turn-key ready. Great natural lighting. Includes screened patio for increased outdoor living space. This unit features wood flooring and crown molding in living areas and the master bedroom, two-way split floor plan, bonus study nook, generous kitchen pantry, washer &amp; dryer within the unit, large storage closet, freshly painted, dual sinks in master bath. Updates include newer hot water heater, new washer &amp; dryer, new garbage disposal, and new microwave. Extra long detached garage fits vehicle plus golf cart. Plenty of storage space in garage including cabinets. HOA includes all exterior maintenance, pest control, landscaping, etc. Will consider selling furnished. The Links neighborhood has its own pool &amp; clubhouse with exercise room &amp; views of the golf course. There's also a playground &amp; car wash area. A walk or short bike ride via the extensive Haile Plantation trails &amp; bike path system will take you to the charming Village Center with shops, restaurants, and weekly farmer's markets. Home is not currently homesteaded. Call Listing Agent to visit!</p> <p><i>Listing Courtesy of Florida Homes Realty &amp; Mortgage</i></p>	Flat	3/2	1,344 sq ft	-	1998	1/12/2021	\$192,000	\$143
 <p><b>918 SW 8th Ln</b></p> <p>Unbeatable location - Large duplex of 2 houses attached to each other zoned U6 (high density multi-family). Rented last year at \$5,090. The property is just 2.5 blocks from UF and 1 block from Sorority Row. The first house is a 4/2 with 1,910 sq. ft., wood floors throughout, nice open living and dining room. The second house is a 3/2 with 1,152 sq. ft. Additionally, there are at least 11 parking spaces on the property. Large double lot on .19 acres. This property would be great for an investor or UF student who wants to rent out the other rooms.</p> <p><i>Listing Courtesy of University Realty</i></p>	Detached	7/4	3,062 sq ft	8,276	1955	11/12/2020	\$675,000	\$220
 <p><b>5028 SW 91st Dr</b></p> <p>Lovely Downtown Haile Plantation Village home featuring High ceilings, Large Living Room w/Fireplace, 1st Floor Master BR suite, rear covered porch, Fenced yard. 2 Bedrooms upstairs, Street &amp; rear parking, Short stroll to shopping and restaurants at the Village Center. Beautiful tree lined street. A new roof will be installed prior to closing and is in the process. Lovely Haile Village home priced to sell. You need to hurry on this one. Thanks, show and bring LA a contract today!</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p>	Detached	3/2	2,086 sq ft	1,742	2000	1/7/2021	\$324,900	\$156

## 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>New, Active: 12/17/2020</i> <i>MLS ID: 440294</i>						
<b>1116 NW 11th Ave</b>	Detached	4/3	1,498 sq ft	14,374	1949	12/17/2020	\$267,900	\$179
<p>Completely remodeled mid-century ranch home with studio accessory unit perfectly located between UF and downtown Gainesville. The main home boasts a brand new kitchen with stainless steel appliances and white quartz countertops, completely remodeled bathrooms, new roof in 2018 and was completely replumbed and rewired in 2020. There is new tile throughout the main living space and new carpet in the bedrooms. The accessory dwelling has a full bathroom, mini kitchen, its own water heater and washer/dryer hookup.</p> <p><i>Listing Courtesy of Sage Real Estate</i></p>								
	 <b>FOR SALE</b>	<i>Active: 10/30/2020</i> <i>MLS ID: OM610765</i>						
<b>6021 SW 13th St</b>	Single Family	4/6	5,548 sq ft	237,402	1960	10/30/2020	\$720,000	\$130
<p>BRING YOUR HORSES! Working from home? Learning from home? Needing high speed internet and peaceful surrounds? This executive home overlooks Paynes Prairie, where the beauty of the outdoors is everywhere indoors. Come home to your own park and sit on one of two balconies after a long day and watch with the birds as the day disappears. Room for everyone with 6 large bedrooms, all with a view, a walk in pantry, laundry on each floor, a library, formal dining room, and a huge family room with a fireplace and picture window overlooking the prairie. Wait, the master downstairs has its own entrance and is HUGE! Home office/ Mother-in-law potential! All major systems in the home have been recently updated and it has tile and hardwood floors throughout. Extras include central vacuum, whole-home sound system, radon mitigation system, brand new LED lighting throughout the home, and Isothane insulation throughout the attic for energy efficiency. With a gated entry, 2 new paddocks on either side of the Live Oak lined driveway with run in sheds for the ponies, all things are possible!</p> <p><i>Listing Courtesy of RABELL REALTY GROUP LLC</i></p>								
	 <b>FOR SALE</b>	<i>New, Active: 1/4/2021</i> <i>MLS ID: 440564</i>						
<b>7320 NW 21st Way</b>	Detached	3/2	1,405 sq ft	5,662	1990	1/4/2021	\$199,900	\$142
<p>Amazing home and perfectly priced in the quiet and conveniently located neighborhood of Hidden Lake. This home has had many updates that include a new stove, new roof, HVAC and hot water heater. Hardboard siding recently updated which complements the home and the well manicured front yard that is accompanied by a new irrigation system. Large enclosed sunroom perfect for relaxing, while providing extra space before opening up to the peaceful backyard.</p> <p><i>Listing Courtesy of Rabell Realty Group LLC</i></p>								









## Pending Listings: 10

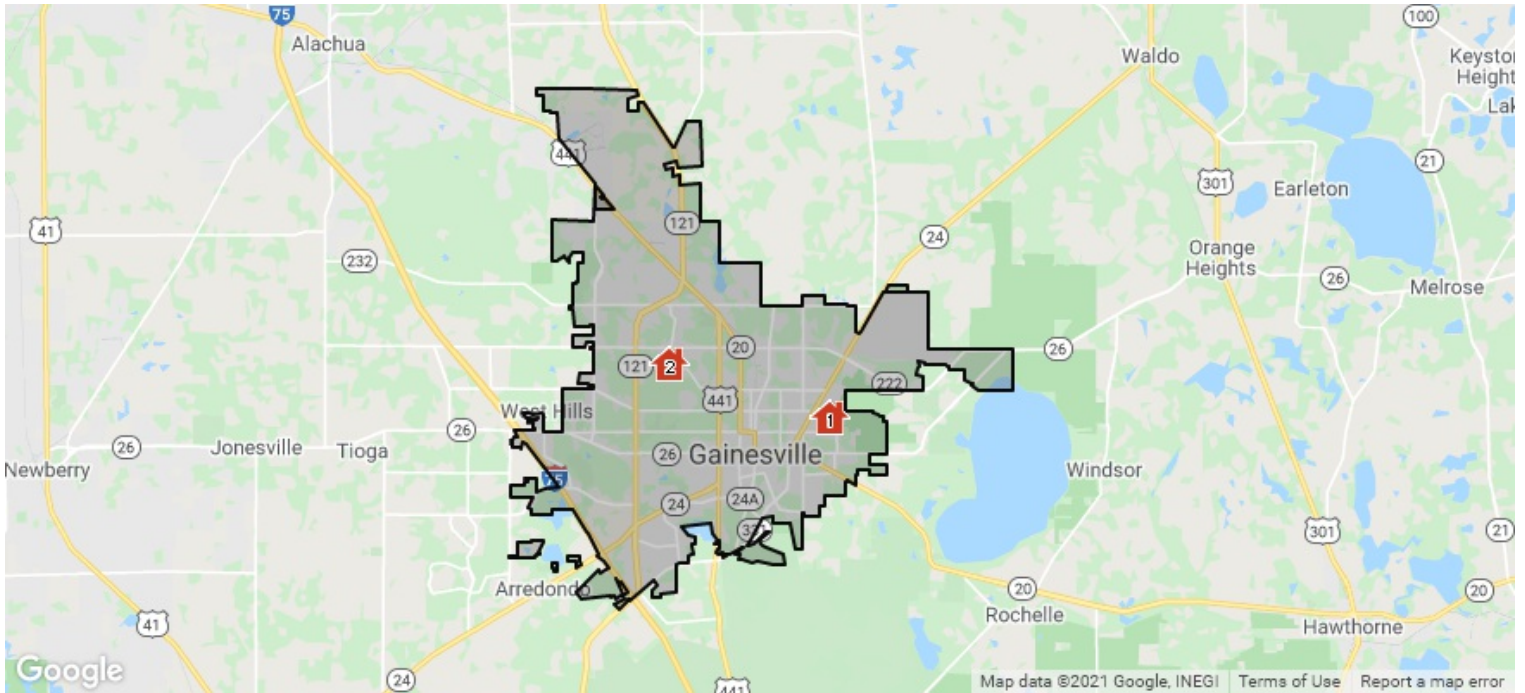
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 	Pending as of 1/12/2021 <b>8873 SW 14th Rd</b> Detached	4/3	3,120 sq ft	18,730	1/7/2021	\$599,900	1/12/2021	\$192
<p>Absolutely STUNNING 4 BR, 3 BA + Study POOL home in popular SW community of Cobblefield! Gorgeous updated kitchen with granite counters, white cabinets, hood above the stove and stainless steel appliances. Beautiful new wire brushed wood floors throughout the main living areas and study. This 3-way split plan boasts an open great room layout, formal dining room and high ceilings throughout. The Master Suite boasts views of the backyard, two large closets and a luxurious bathroom w/separate tub, large shower and two large vanities. The 4th BR is an oversized bonus room above the garage w/closet and private bathroom. Tons of upgrades &amp; designer finishes including gas fireplace, built-ins, crown molding, new modern lighting, in ceiling surround sound speakers, fresh paint inside and out. Entertain or relax on the large screened lanai, around the firepit or in the huge fenced in backyard, that even has room/gates for boat parking! Cobblefield offers sidewalks throughout, playground, pool/cabana area!</p> <p><i>Listing Courtesy of BHGRE Thomas Group</i></p>								
 	Pending as of 1/9/2021 <b>1725 SW 67th Cir</b> Detached	3/2	1,800 sq ft	8,712	1/9/2021	\$324,000	1/9/2021	\$180
<p>\$2,500 towards closing costs. 1st year of security monitoring w/Crime Prevention included. Visit our sales office at 1692 SW 71st Cir., Tuesday-Sunday 1-5pm. This William Weseman constructed, one-story layout, "The Boulder" on Home Site 99 in Grand Oaks, has an open concept kitchen overlooking the living area, dining room, and huge porch. 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 w/ joint covers, 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. 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 April. Buy this home OR build w/us. Customize your new home top to bottom - countertops, cabinets, ALL light fixtures, tile, flooring, paint &amp; more.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</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 1/11/2021</i> MLS ID: 05910153	Single Family	3/2	1,969 sq ft	11,243	12/16/2020	\$265,000	1/11/2021	\$135
<p>This is a lovely small community in the heart of Gainesville. This Rutenberg built offers you the epitome of convenience with its center of town location. The 3 bedroom 2 bath 1969 square foot home has a floor plan that lives large for its size. The foyer opens onto a flex space with incredible views of the living room adorned with a fireplace, you also look out into the covered lanai and mature landscaped backyard all from your front door. You will fall in love at first sight with this charming 3/2/2. Which has endless functionality should you be working from home these days. It would be a great investment property or a home to call your own.</p> <p><i>Listing Courtesy of RE/MAX 200 REALTY</i></p>									
	PENDING <i>Pending as of 1/9/2021</i> MLS ID: 438146	Detached	3/2	1,603 sq ft	-	9/20/2020	\$269,864	1/9/2021	\$168
<p>Construction complete! A brand new quality built 3 bedroom 2 bath home located in Gainesville walking distance to Norton Elementary School. The home has granite counters, high quality vinyl plank flooring, cathedral ceilings, a fully loaded kitchen with stainless steel appliances, and a drop zone for the family coming from a one car garage!</p> <p><i>Listing Courtesy of Fla Homes Inc</i></p>									
	PENDING <i>Pending as of 1/11/2021</i> MLS ID: 440641	Detached	3/2	1,820 sq ft	10,018	1/7/2021	\$230,000	1/11/2021	\$126
<p>3/2 Kirkwood home on a large corner lot. The Kirkwood neighborhood is minutes from the VA, Shands, and the UF vet school. Brand new carpet throughout and full interior paint completed August 2020 This home sits on a large corner lot and has a privacy fenced courtyard off the kitchen. Inside you will find an open living space with a sunken family room, a formal living room, and a wood burning fire place. Off the kitchen is a bonus room perfect for an office or extra guest space.</p> <p><i>Listing Courtesy of Campus Realty</i></p>									
	PENDING <i>Pending as of 1/9/2021</i> MLS ID: 439750	Flat	3/2	1,278 sq ft	-	11/20/2020	\$127,500	1/9/2021	\$100
<p>Beautiful 3/2 condo in Desirable Creeks Edge. Kitchen with all appliances and pantry, dining area, living room with New Laminate wood flooring. Glass Doors lead out to covered patio that overlooks Green Space. Newer carpet in bedrooms areas. New A/C installed 2 months ago. Roof and Water Heater New approx. 2 years new. Washer and Dryer included in sale. Within minutes of bus lines and shopping. Biking distance to UF. Amenities include pool, summer kitchen for cook outs, picnic area under huge oak trees, lighted tennis courts, fitness center with TV's Sauna and large clubhouse</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>									
	PENDING <i>Pending as of 1/11/2021</i> MLS ID: 440672	Detached	3/2	1,181 sq ft	10,890	1/8/2021	\$199,900	1/11/2021	\$169
<p>Updated home in convenient and desirable northwest location. Close to shopping, parks, and dining. The kitchen boasts stainless steel appliances and brand new tile floors. The high ceiling with clerestory windows and wood burning fireplace in the great room, along with the large screened-in back porch, make for great spaces to relax or entertain. The 460sf car garage is not included in the heated/cooled square feet but is connected to the HVAC system for added flex space. A freshly painted exterior, new garage door, a large workshop, and storage shed in the spacious backyard are added bonuses to an already fantastic home. This home won't last long!</p> <p><i>Listing Courtesy of Miller Real Estate</i></p>									

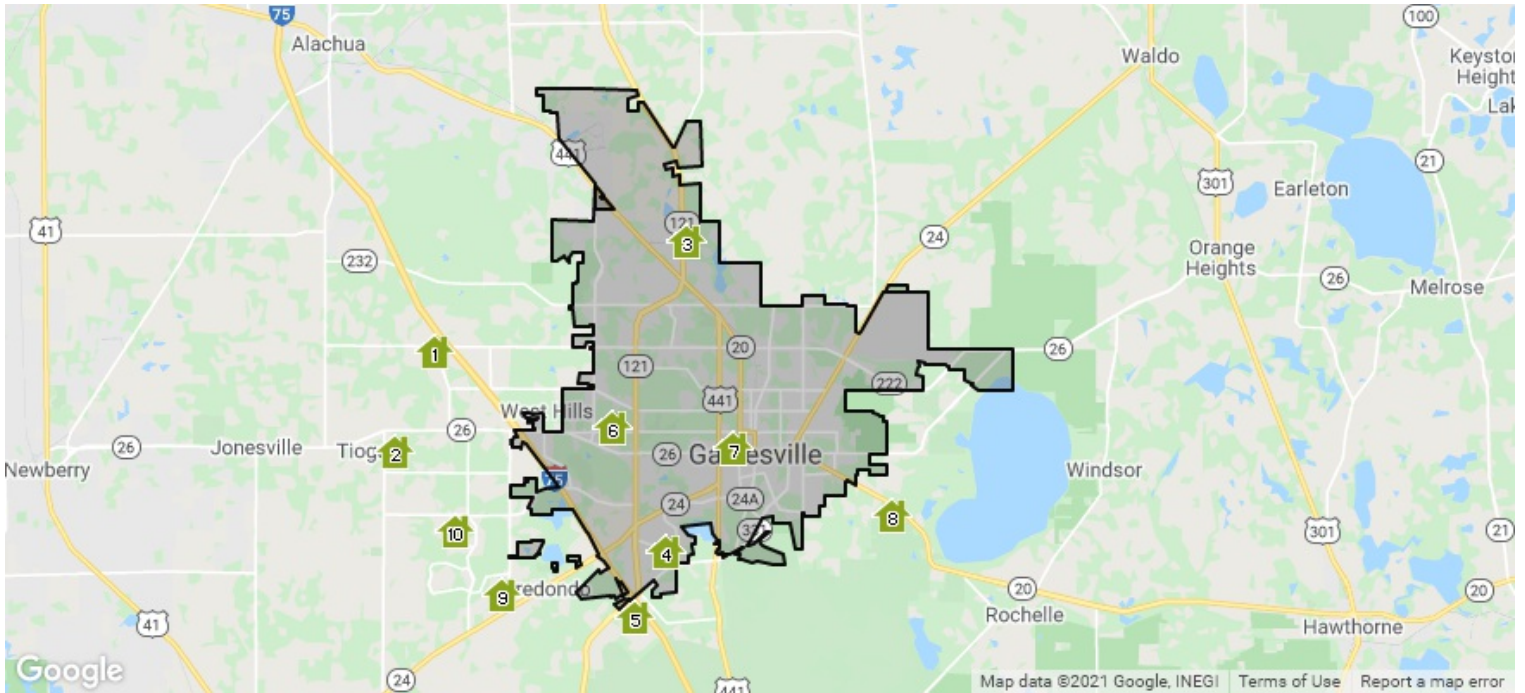
## Pending Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 <b>PENDING</b>	<i>Pending as of 1/10/2021</i>		<i>MLS ID: 440434</i>				
<b>2515 SW 35th Pl, Apt 216</b>	Townhouse	3/3	1,400 sq ft	—	12/27/2020	\$199,000	1/10/2021	\$142
<p>Enjoy tree-top living in this beautifully renovated, second story, industrial style townhome. Open floor plan, three bedrooms; each with a private ensuite bath, plus a powder room for guests. Amazing tree-top views from the two story glass wall in the great room which provides an abundance of natural lighting throughout the townhome. The spacious kitchen has granite countertops and a breakfast bar, plenty of cabinets and a pantry. Each bedroom's full bath is finished in tile with raised marble sink vanities. One upstairs bedroom has a wall of windows with views of the treetops. Undereath the exposed metal staircase is a nice nook for desk space or a personalized stop-and-drop. The only one of its kind in Gainesville, this building is concrete and glass for that ultra modern appeal. An central elevator makes moving so easy! There is also plenty of open parking for you and your guests. This condo is conveniently located near shopping and dining with a short commute to campus, Butler Plaza, Downtown Gainesville and the Mall. It is stunning, unique, and you must see this one!</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
	 <b>PENDING</b>	<i>Pending as of 1/11/2021</i>		<i>MLS ID: 440648</i>				
<b>7353 SW 37th Rd</b>	Detached	4/2	1,620 sq ft	6,969	1/7/2021	\$319,900	1/11/2021	\$197
<p>2013 GW Robinson home with Maclay floorplan. This beautiful home is located on a premium lot that backs up to the Kanapaha Park. This provides plenty of greenspace with still being close to amenities. Luxury features abound with a gorgeous open kitchen, stainless steel appliances, granite counter tops, 5 1/4 crown molding, center island with plenty of cabinets and space. Hardwood floors, ceramic tile and carpet cover the floors. Large master suite with double tray ceiling, walk-in shower, double sinks and dual walk-in closets. Bedrooms are large and bright. Spacious screened-in porch for relaxing and enjoying your backyard. Smart Home Interlogic System that can be controlled from your smart phone and keyless entry. This elegant home is move in ready!</p> <p><i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p>								
	 <b>PENDING</b>	<i>Pending as of 1/11/2021</i>		<i>MLS ID: 440687</i>				
<b>5201 NW 4th Pl</b>	Detached	3/2	1,320 sq ft	20,037	1/8/2021	\$235,000	1/11/2021	\$178
<p>Fall in love with the location and the house! This concrete block home in Beville Heights features an updated kitchen with new grey cabinets, granite counters and wood looking tile floors, stainless steel appliances and updated lighting, plus plenty of room for an eat in kitchen table or even an island. There is no carpet in the home! All three bedrooms have bamboo floors and the rest of the house is tile. Wood blinds cover the windows and add warmth to the home. The owner's suite features an updated bathroom with walk in shower and glass door enclosure. The guest bath also has an updated vanity and glass enclosure on the tub/shower. Built in bookshelves at the end of the hall for added storage and character. Screened lanai off the back of the house overlooking the backyard, plus an open wood deck, perfect for grilling. Spacious, fenced backyard with lush greenery along the borders for privacy and two outdoor sheds for storage. The lot is .46 acres and features many types of flowering plants and ornamentals. Bike to the University of Florida, North Florida Regional and the Oaks Mall in just a few short minutes.</p> <p><i>Listing Courtesy of BHGRE Thomas Group</i></p>								





## Distressed Activity: 2



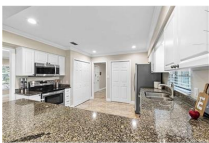



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	 <b>OFF MARKET</b> - Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>	Single Family	3/2	1,237 sq ft	-	-	10/27/2020	Preforeclosure
	 <b>OFF MARKET</b> - Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>	Single Family	3/2	1,318 sq ft	4,356	-	10/27/2020	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: 1/11/2021, MLS Listing 438684: 10/11/2020 <i>MLS ID: 438684</i></p> <p><b>3621 NW 104th Dr</b></p> <p>Detached 3/2 2,003 sq ft 3,484 1990 1/11/2021 \$283,500 \$142</p> <p>Welcome home. As you enter this beautifully updated, and well maintained house, you see through the large family room with soaring ceiling, a view of the 18th fairway, there is an extended screened in porch, that gives you another outdoor living area. The home has been painted inside, and brand new tile floors on main floor were recently installed. The master bedroom is on the main floor, with a gorgeous updated bathroom with huge walk in shower and separate tub, and walk in closet. Upstairs there are 2 large bedrooms with a full bath and a loft/den area, great for an office space, with view of the golf course. Kitchen has brand new SS appliances, with beautiful quartz countertops, and plenty of cabinet space, pantry with custom shelving, beautiful backsplash, see attached property detail forms for much more info. Community is close to A rated school, and has a large club house, with pool, tennis courts, basketball, gym, sauna, and library. HOA covers, lawn irrigation, exterior painting (done 2019), roof (scheduled to be replace 2027) ext pest control, lawn maintenance, and power washing.</p> <p><i>Courtesy of Rabell Realty Group LLC</i></p>								
 <p><b>2</b> <b>RECENTLY SOLD</b> • Sold Date: 1/11/2021, MLS Listing 438188: 9/22/2020 <i>MLS ID: 438188</i></p> <p><b>105 SW 118th Ter</b></p> <p>Detached 4/3 2,838 sq ft 16,552 2020 1/11/2021 \$547,700 \$193</p> <p>Robinson Renovation &amp; Custom Homes is excited to offer their New Construction in established SW neighborhood of Fletcher Park. Enjoy a neighborhood of 58 homes, community playground and easy access to the shops and restaurants of Tioga Town Center. Home features an open floor plan, 4 Bedrooms, 3 baths on the main floor with a 3 way split plan. Bonus Room above garage is pre-plumbed for future bath. Kitchen features custom cabinetry, large island and pantry. Master bathroom has soaking tub and large shower. Wood floors in main living areas. Large lanai is perfect for outdoor entertaining and .38 acre lot will accommodate future pool.</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</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>3</b> <b>RECENTLY SOLD</b> • Sold Date: 1/12/2021, MLS Listing 439649: 11/17/2020 <i>MLS ID: 439649</i></p> <p><b>7702 NW 21st Ter</b> Detached 3/2 1,576 sq ft 5,227 2016 1/12/2021 \$224,000 \$142</p> <p>This home is practically brand new! Enjoy an open concept living space, spacious bedrooms, and tons of storage space in this immaculate home. Downstairs you'll find tile and upgraded laminate flooring, a half bath, kitchen with upgraded granite counter tops and stainless appliances, and a large laundry and pantry space. Upstairs are all three bedrooms and two full bathrooms, including a spacious owners suite with walk in closet! The spacious corner lot is fully fenced and offers beautiful landscaping. You don't want to miss this home!</p> <p><i>Courtesy of Keller Williams Gainesville Realty Partners</i></p>								
 <p><b>4</b> <b>RECENTLY SOLD</b> • Sold Date: 1/7/2021, MLS Listing 435994: 7/1/2020 <i>MLS ID: 435994</i></p> <p><b>3705 SW 27th St, Apt 1127</b> Flat 3/3 1,198 sq ft - 1996 1/7/2021 \$147,500 \$123</p> <p>This 3 bedroom, 3 bathroom listing has been totally upgraded with updated new vinyl plank flooring, cabinetry, granite counter tops, updated bathrooms, and updated AC. Vacant and ready for a quick closing! Close to restaurants, shopping, UF, and on the bus line!</p> <p><i>Courtesy of Keller Williams Gainesville Realty Partners</i></p>								
 <p><b>5</b> <b>RECENTLY SOLD</b> • Sold Date: 1/8/2021, MLS Listing 438968: 10/21/2020 <i>MLS ID: 438968</i></p> <p><b>6005 SW 35th Way</b> Detached 3/2 2,712 sq ft 18,295 1968 1/8/2021 \$360,000 \$133</p> <p>Pending. Accepting back-up offers. Make sure you stop and take a look at this beautifully remodeled home with over 2,700 square feet of living space in Gainesville Country Club. This exquisite three bedroom and two bath home boasts beautiful 24x24 marble flooring, stainless steel appliances, a coffee/wine/liquor bar and granite countertops throughout. Situated between the 12th green and 13th tee box, the view from your living room and back porch is nothing short of picturesque; you can watch deer and turkey as you sip your morning coffee. Just up the road is the private Gainesville Country Club; which is home to a challenging 18-hole golf course, excellent practice facilities, six lighted Har-Tru tennis courts, an Olympic-size swimming pool and some of the finest dining in the county. Welcome Home! Home is located minutes from I-75, Celebration Point, Butler Plaza, UF/Shand's VA Hospitals.</p> <p><i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>								
 <p><b>6</b> <b>RECENTLY SOLD</b> • Sold Date: 12/29/2020, MLS Listing 439218: 10/30/2020 <i>MLS ID: 439218</i></p> <p><b>821 NW 39th St</b> Detached 3/2 1,900 sq ft 14,810 1978 12/29/2020 \$255,000 \$134</p> <p>PRICE REDUCTION! Absolutely darling three bedroom, two bath home with a bonus room/office in the center of town. Home boasts two fully-renovated bathrooms, tile throughout the house, two car garage, laundry room and fully-fenced in backyard in a quiet and desirable neighborhood. And to boot - a new AC being installed!</p> <p><i>Courtesy of Sage Real Estate</i></p>								
 <p><b>7</b> <b>RECENTLY SOLD</b> • Sold Date: 1/8/2021, MLS Listing 438909: 10/20/2020 <i>MLS ID: 438909</i></p> <p><b>811 NW 3rd Ave</b> Detached 4/3 1,800 sq ft 5,662 1930 1/8/2021 \$366,500 \$204</p> <p>Great location. Walk to UF, shopping, downtown, midtown and more. Fantastic floor plan with split bedrooms. Wide plank luxury flooring, elevated ceilings, with a spacious, light and airy open concept layout. Completely remodeled with new cabinets and quartz counter, stainless steel appliances, crown molding, upgraded door hardware and lighting package. Home has large front and rear porches. Big bedrooms with loads of storage.</p> <p><i>Courtesy of Suskin Realty Inc</i></p>								
 <p><b>8</b> <b>RECENTLY SOLD</b> • Sold Date: 1/8/2021, MLS Listing 438892: 10/19/2020 <i>MLS ID: 438892</i></p> <p><b>2330 SE 45th Ter</b> Detached 3/2 1,118 sq ft 13,939 1967 1/8/2021 \$145,000 \$130</p> <p>This charming home sits on a large double lot. There is all new flooring throughout the home. New double pane insulated windows. Newer metal roof &amp; HVAC. Both bathrooms have been newly beautifully remodeled. The fenced in backyard has a large patio slab as well as a 10 x 10 concrete block storage shed. This lovely home is move in ready!</p> <p><i>Courtesy of United Country Smith &amp; Associates - Newberry</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>9</b> <b>RECENTLY SOLD</b> • Sold Date: 1/11/2021, MLS Listing 439816: 11/23/2020 <i>MLS ID: 439816</i></p> <p><b>7733 SW 55th PI</b></p> <p>Detached 3/2 1,312 sq ft 12,632 1979 1/11/2021 \$208,000 \$159</p> <p>Huge Price Improvement! Location is Key. This turnkey Valwood beauty is so convenient to everything! A+ rated schools, Celebration Point, UF, Shands &amp; the VA are only minutes away but then come home to the tranquility of this nicely maintained ranch style property. The front yard has beautiful landscaping &amp; a custom tile walkway. The backyard features a huge custom tiled patio just perfect for entertaining &amp; is fully fenced for the children &amp; fur-babies. Walk inside &amp; bask in the natural light provided by the large windows &amp; vaulted ceiling with skylights. The Great Room features a wood burner fireplace, lovely built-ins &amp; a window seat to curl up with that good book! There's an office area as well for working from home. The Dining Room boasts a stunning light fixture &amp; French doors that provide a relaxing view of the shaded backyard. There's also a breakfast bar. The large Master Bedroom has an en-suite bathroom &amp; a walk in closet. The many updates to this home include a new HVAC system in 2019, new hot water heater 2020, newer doors, frames, Hardie board siding, laminate flooring, new light fixture in dining room &amp; interior paint. Call for your tour today before it's gone!</p> <p><i>Courtesy of Dawn Realty</i></p>								
 <p><b>10</b> <b>RECENTLY SOLD</b> • Sold Date: 1/8/2021, MLS Listing 439128: 10/28/2020 <i>MLS ID: 439128</i></p> <p><b>3114 SW 94th Way</b></p> <p>Detached 3/2 2,054 sq ft 8,276 2004 1/8/2021 \$280,000 \$136</p> <p>Built in 2004 by Jeffrey Wilde, this 3 bed 2 bath home sits on 0.19 acres in the desirable Carlton Court subdivision of Haile Plantation. With open-concept living and dining spaces and a split bedroom floorplan, this home offers plenty of flexibility and space for you and your family - 2,752 SqFt to be exact! A bonus office space greets you in the foyer upon entry, with beautiful glass double doors, a transom window, and large bay window. The spacious kitchen offers a center island, plenty of cabinet and counter space, a double sink, and a massive, beautiful skylight that showers the room with sunshine. Gather around the gas fireplace in the living room, or open up the double glass doors to the screened-in back patio and fenced-in yard, which can also be accessed from the master bedroom. In addition to double glass doors, the master suite has three extra windows for added natural light, plenty of room, and a double-door entry to the master bath - complete with walk-in shower, separate tub, double vanity, large walk-in closet, and private toilet room. The indoor laundry room divides the two guest beds and full guest bath from the master suite. Enjoy living within walking distance of Haile Village Center and excellent schools.</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.

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