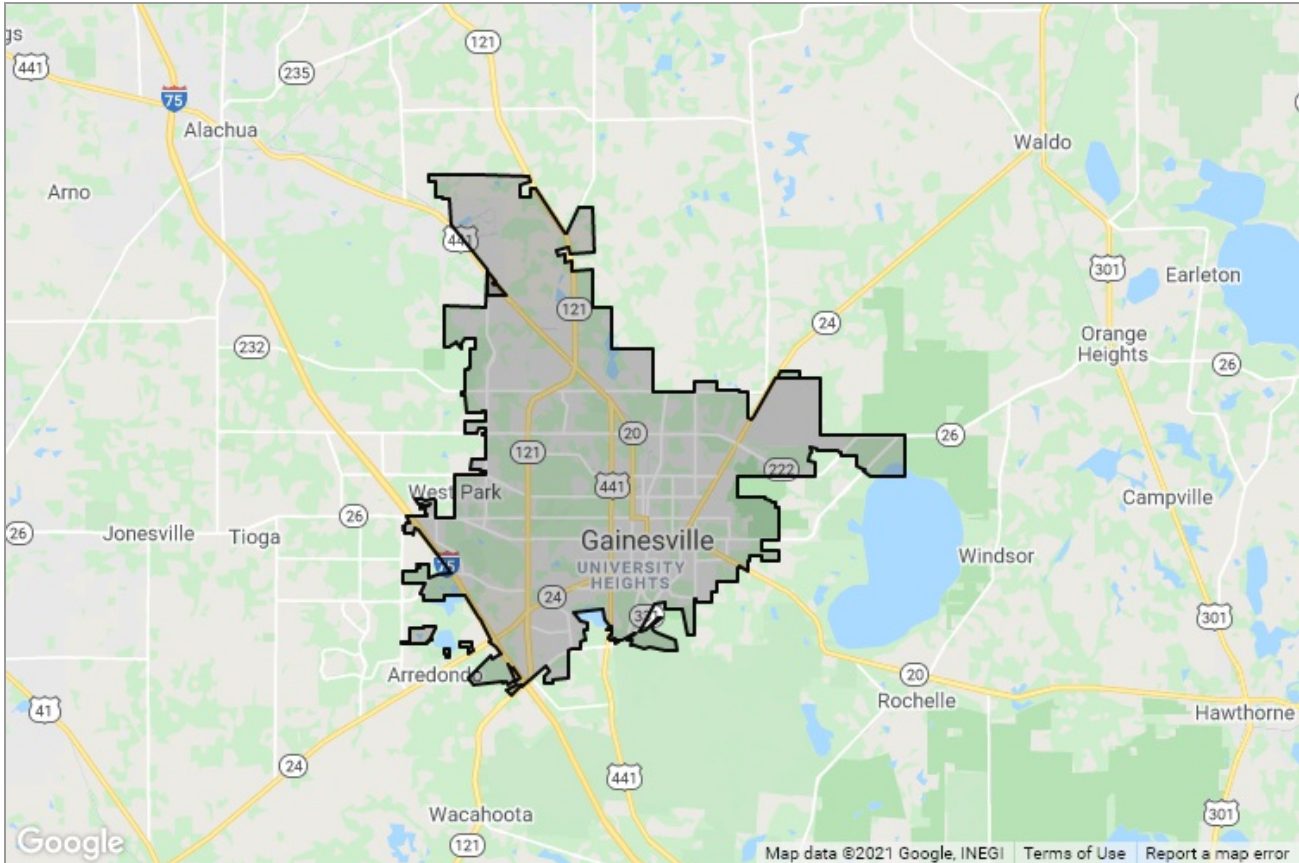




MARKET ACTIVITY REPORT

# 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)

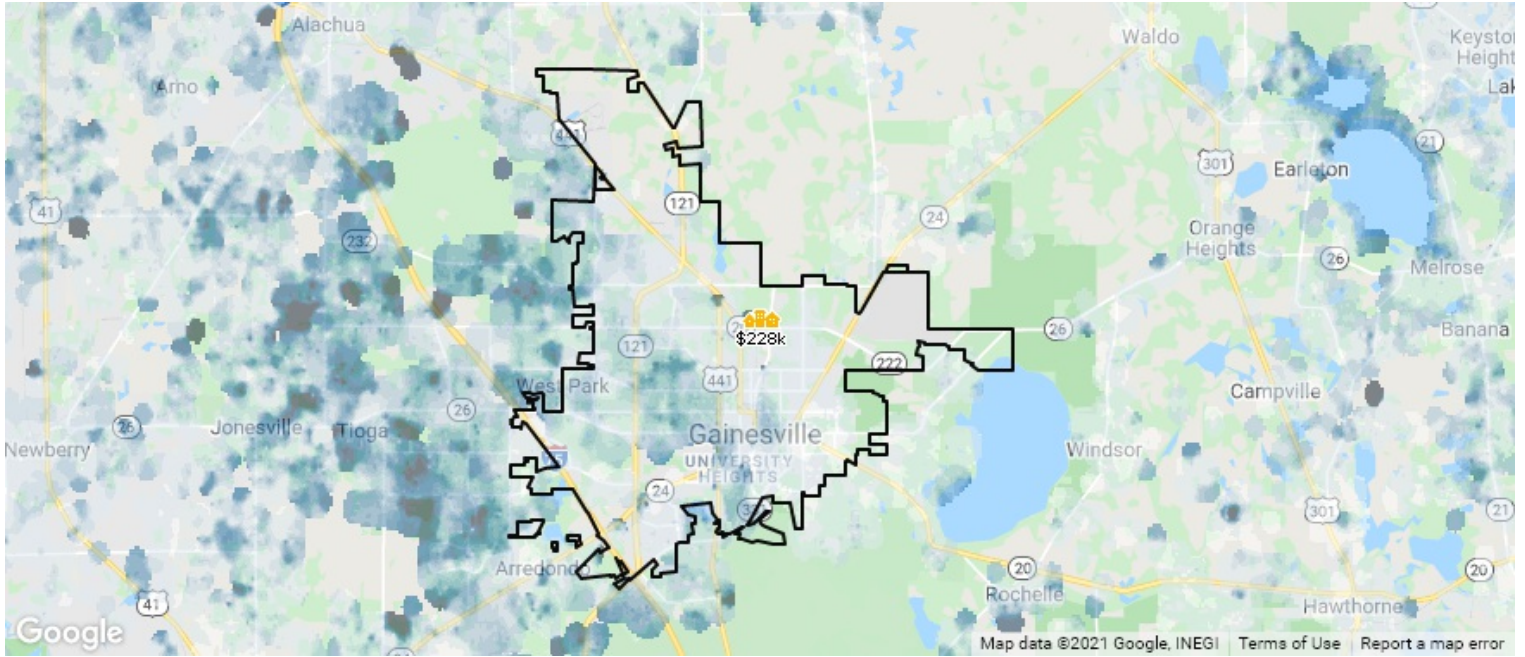
Office: [www.secureinvestmentsrealty.com](http://www.secureinvestmentsrealty.com)

**Secure Investments Realty & Management**

3520 NW 43rd Street  
Gainesville, FL 32606

# Gainesville, Florida

## Market Snapshot: Estimated Home Values



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

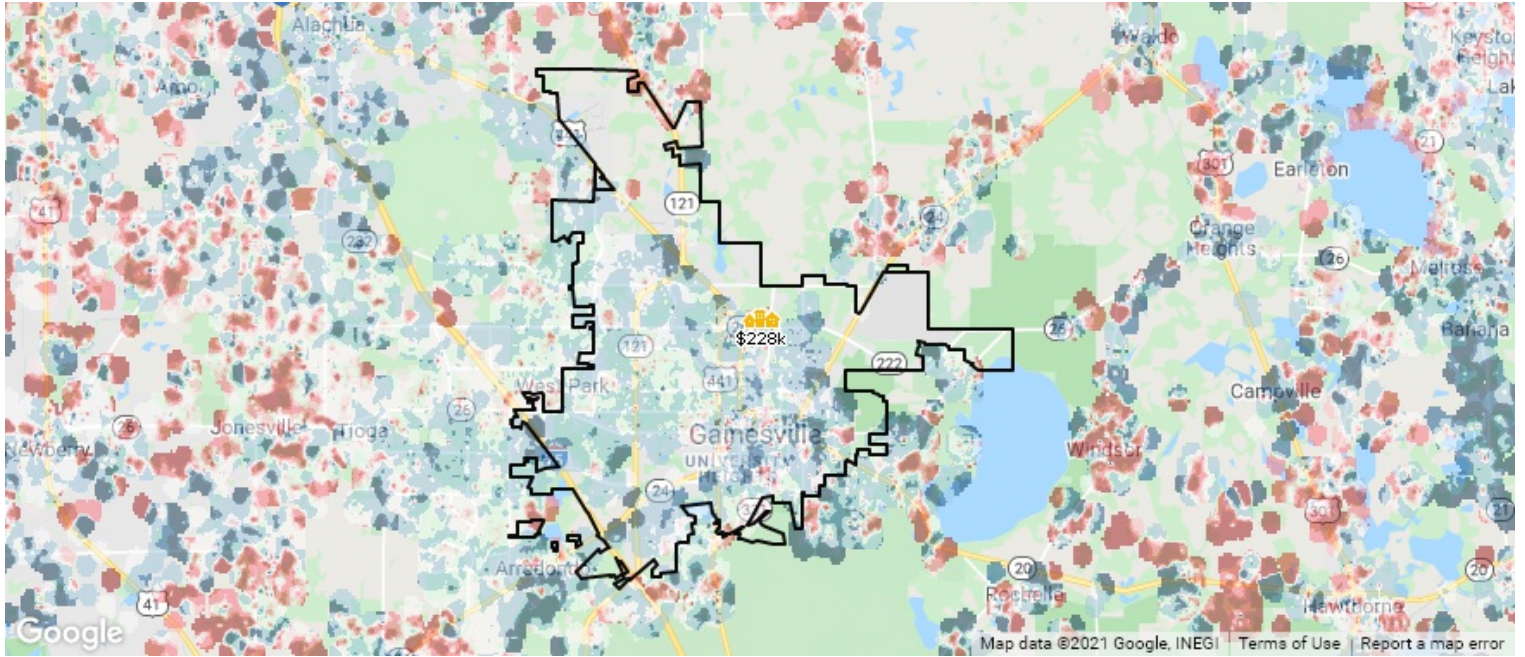
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

|  |   |   |  |   |
|--|---|---|--|---|
| <p><b>Median Est. Home Value</b></p> <p style="font-size: 24px; font-weight: bold;">\$228K</p> <p>Updated: 1/31/2021</p> | <p>Change Over Last Month</p> <p style="font-size: 24px; font-weight: bold;">↑ 0.4%</p> | <p>Change Over Last Quarter</p> <p style="font-size: 24px; font-weight: bold;">↑ 0.4%</p> | <p>Change Over Last 12 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 8.75%</p> | <p>Change Over Last 24 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 12.69%</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%

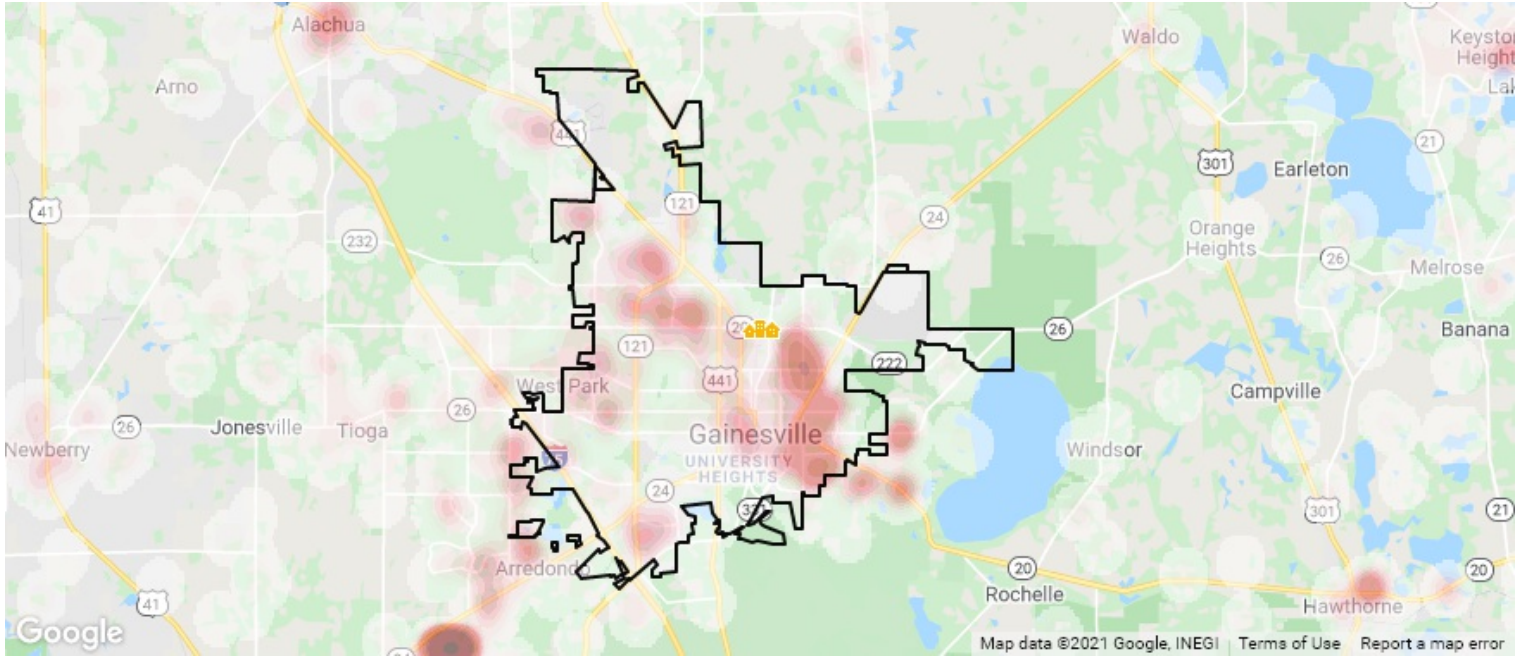
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

|  |   |  |   |
|--|---|--|---|
| <p>Median Est. Home Value</p> <p><b>\$228K</b></p> <p>Updated: 1/31/2021</p> | <p>Change Over Last 12 Months</p> <p><b>↑ 8.75%</b></p> | <p>Change Over Last 24 Months</p> <p><b>↑ 12.69%</b></p> | <p>Change Over Last 36 Months</p> <p><b>↑ 15.1%</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



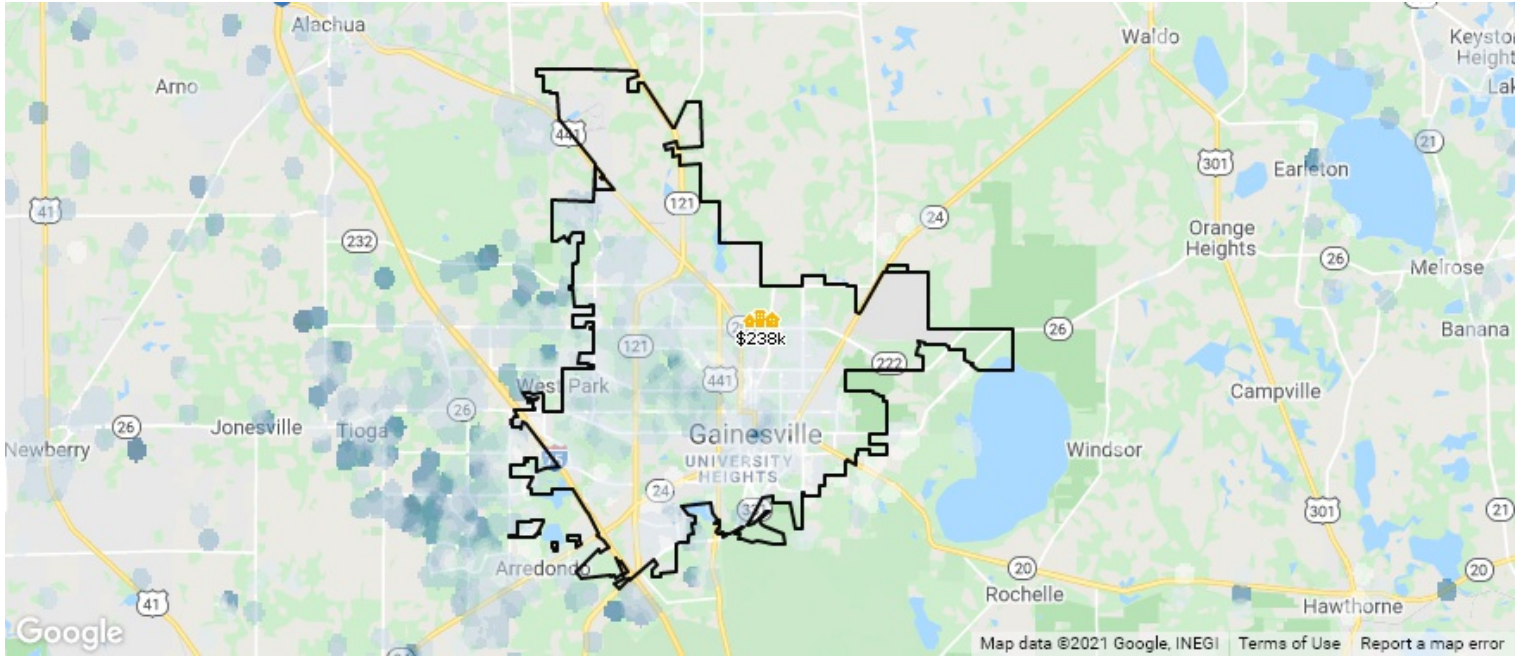
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

|   |  |   |  |
|---|--|---|--|
| <p><b>Total # of Distressed Properties</b></p> <p><b>27</b></p> <p>Updated: 2/23/2021</p> | <p><b># of Pre-Foreclosures</b></p> <p><b>27</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 2/23/2021.

# Gainesville, Florida

## Market Snapshot: Sales Price



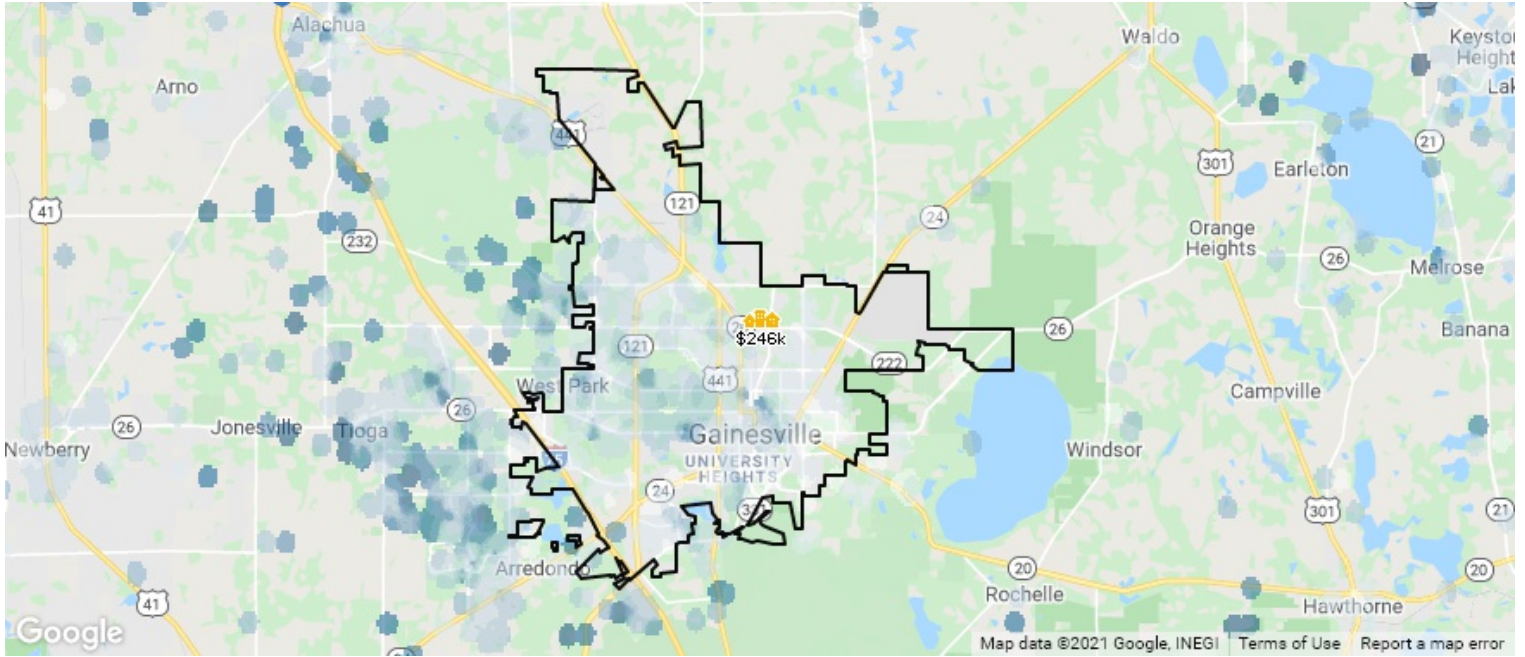
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

|   |   |   |  |  |
|---|---|---|--|--|
| <p><b>Median Sales Price</b></p> <p><b>\$238K</b></p> <p>Updated: 1/31/2021</p> | <p>Change Over Last Month</p> <p>↑ <b>1.06%</b></p> | <p>Change Over Last Quarter</p> <p>↑ <b>1.06%</b></p> | <p>Change Over Last 12 Months</p> <p>↑ <b>14.42%</b></p> | <p>Change Over Last 24 Months</p> <p>↑ <b>19.06%</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



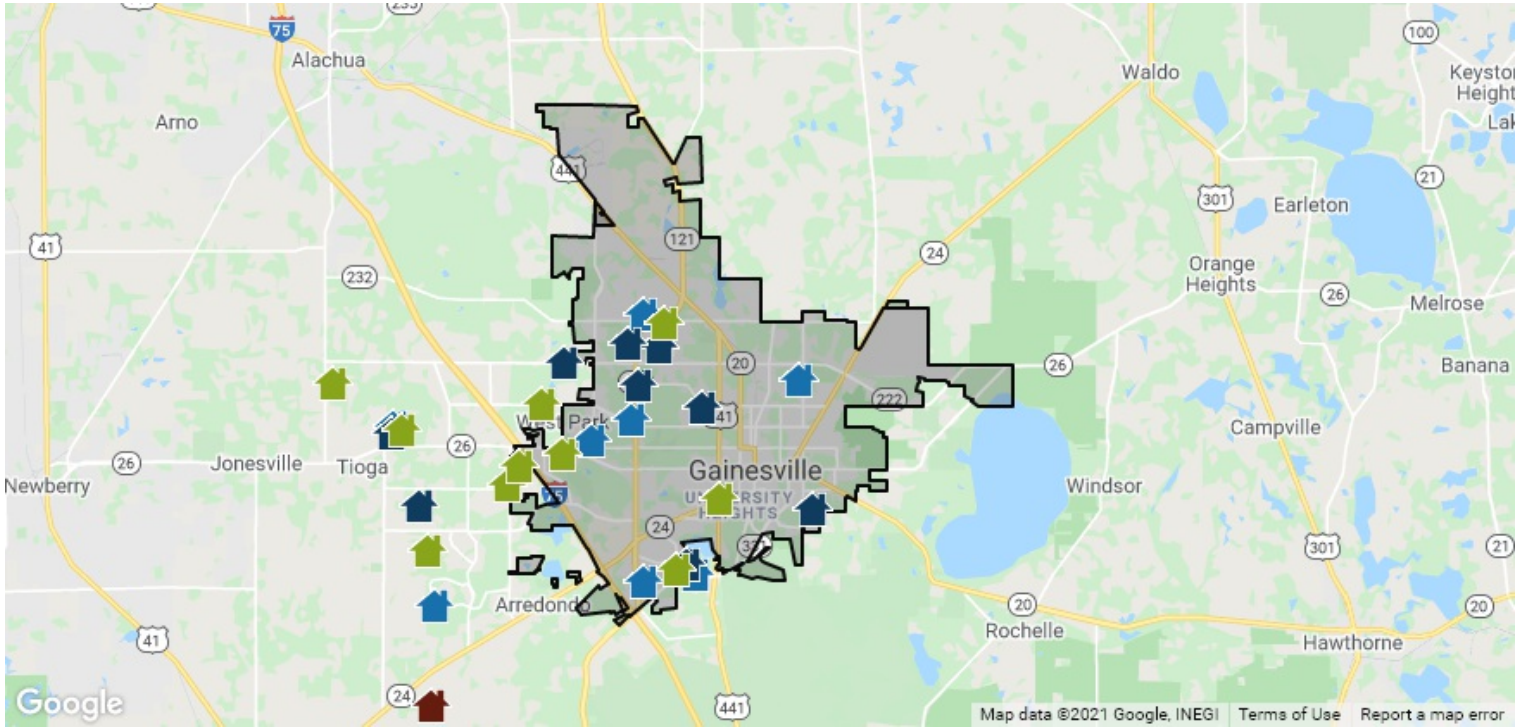
<\$100k
  \$500k
  >\$5m

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>\$246K</b></p> <p>Updated: 1/31/2021</p> | <p>Change Over Last Month</p> <p><span style="color: red; font-size: 24px;">↓</span> <b>0.65%</b></p> | <p>Change Over Last Quarter</p> <p><span style="color: red; font-size: 24px;">↓</span> <b>0.65%</b></p> | <p>Change Over Last 12 Months</p> <p><span style="color: red; font-size: 24px;">↓</span> <b>1.24%</b></p> | <p>Change Over Last 24 Months</p> <p><span style="color: blue; font-size: 24px;">↑</span> <b>4.64%</b></p> |
|--|---|---|---|--|

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

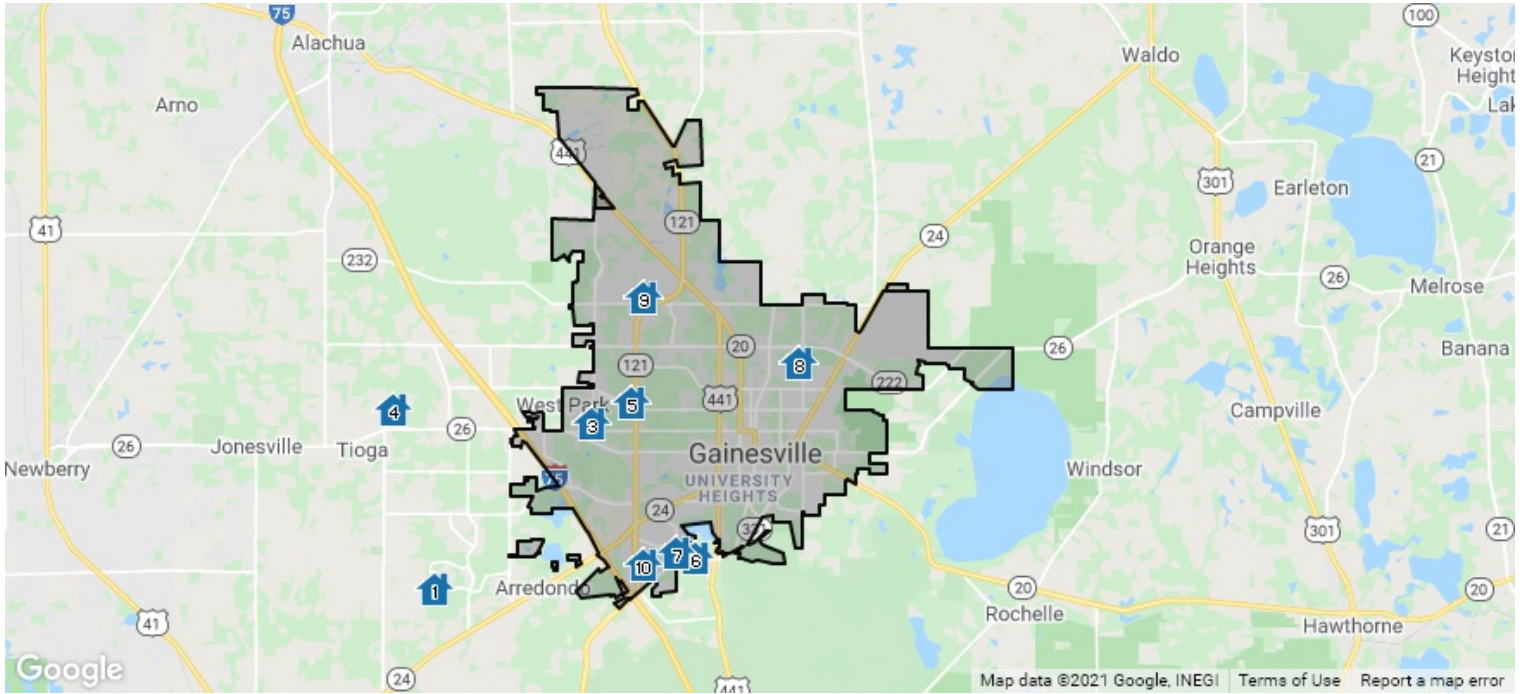
## Market Activity Summary Stats






**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>       | \$139,000    | \$165,000        | \$247,500           | \$137,000     |
| <b>Median Price / Value</b>    | \$314,950    | \$264,950        | \$247,500           | \$266,100     |
| <b>High Price / Value</b>      | \$683,000    | \$899,900        | \$247,500           | \$337,695,000 |
| <b>Average Price / Sq. Ft.</b> | \$158        | \$182            | \$189               | \$17,928      |
| <b>Median Price / Sq. Ft.</b>  | \$168        | \$172            | \$189               | \$167         |
| <b>Average Days in RPR</b>     | 7            | 43               | 279                 | 64            |
| <b>Median Days in RPR</b>      | 3            | 15               | 279                 | 40            |
| <b>Total Volume</b>            | \$3,388,149  | \$3,303,600      | \$247,500           | \$340,632,200 |






## Gainesville, Florida







### New Listings: 10

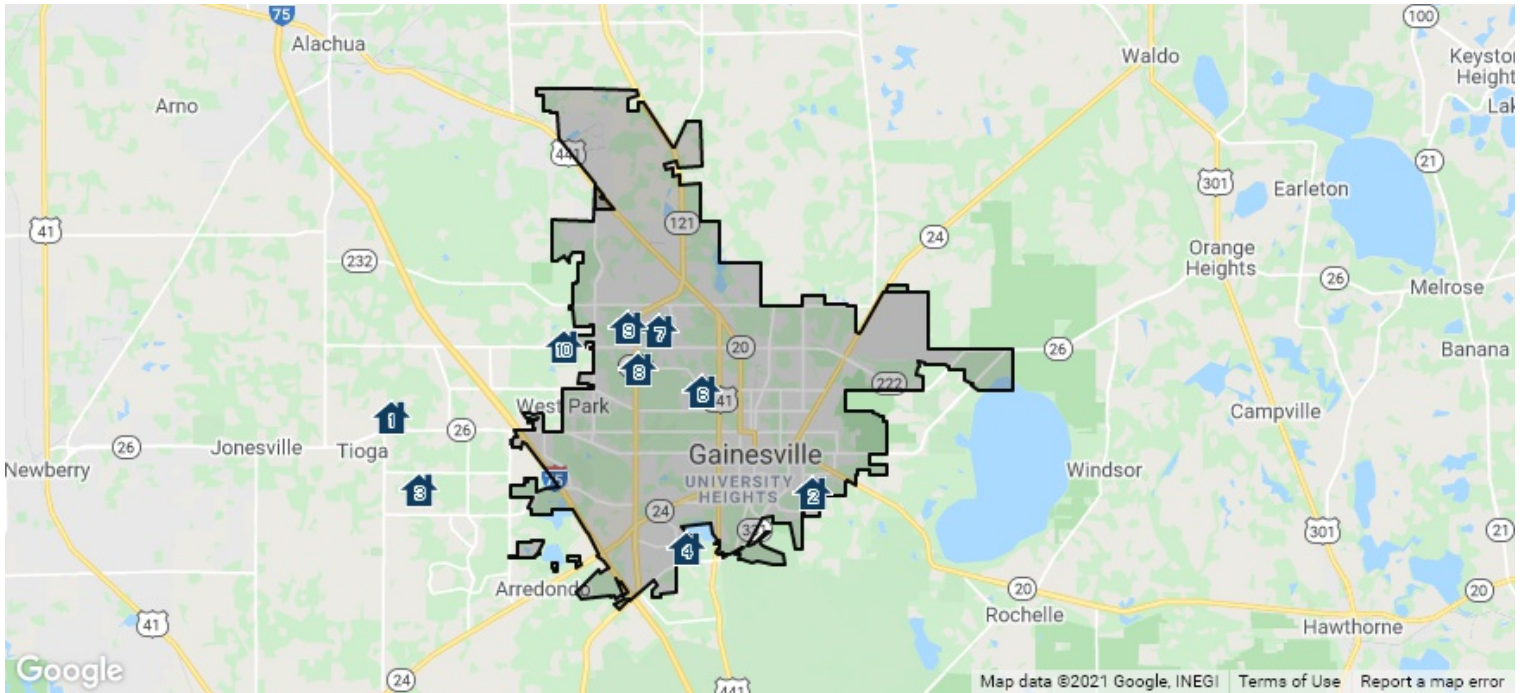
|   | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Date | Listing Price | Price per sq. ft. |
|---|-----------|---------|---------------------|------------------|------------|--------------|---------------|-------------------|
|  <p><b>FOR SALE</b> • New, Active: 2/22/2021 <i>MLS ID: 441818</i></p> <p><b>5235 SW 103rd Dr</b></p> <p>Haile Golf Course in Chickasaw Way at Haile Plantation. Beautiful custom 1 story home with open floor plan, gas fireplace, breakfast nook with high ceilings on a quiet cul-de-sac. Art studio/office overlooking the golf course with it's own HVAC zone. French doors opening onto the enclosed sunroom overlooking common area/golf course. Master bath has garden tub, separate shower and skylight. Automatic sprinkler system fed by free reclaimed water. Front lawn and white picket fence are maintained by Association. Call for a personal tour today!</p> <p><i>Listing Courtesy of BHGRE Thomas Group</i></p> | Detached  | 3/2     | 2,243 sq ft         | 4,791            | 1997       | 2/22/2021    | \$379,900     | \$169             |
|  <p><b>FOR SALE</b> • New, Active: 2/19/2021 <i>MLS ID: 441830</i></p> <p><b>4329 NW 10th PI</b></p> <p>PLSE USE COVID CARE. Super cute gated community of 13 stone faced homes sited around a lovely center common area. Wonderful location near banks, publix, CVS, restaurants and very short hop to campus. This home is a gardener's delight and ha a small koi pond within the little fenced yard. Solar keeps utility bills low! Study upstairs. Great light colored hardwood floors in living room around the gas fireplace. Roof @5yrs. old and A/C, heat unit @3. Wood siding is shake shingles.</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p>  | Detached  | 3/2     | 2,254 sq ft         | 4,791            | 1997       | 2/19/2021    | \$375,000     | \$166             |
|  <p><b>FOR SALE</b> • New, Active: 2/20/2021 <i>MLS ID: 441831</i></p> <p><b>4335 NW 10th PI</b></p> <p>Cute as a button stone front home with shake shingle siding in a small treed community of 13 homes curling around a green center area. Very near Publix, CVS, Petsmart, restaurants, banks and just a few miles to campus. Parquet floors, gas fireplace and fantastic BR/den with built-in shelving highlight this home. An extended screened porch and nice size side yard make this the place to be. This is a good permanent home or pied-a-terre for Gator fans.</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p>   | Detached  | 3/2     | 1,724 sq ft         | 4,791            | 1997       | 2/20/2021    | \$360,000     | \$209             |

## 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. |
|---|------------|------------------------|---------------------|------------------|------------|--------------|---------------|-------------------|
|   | 4 FOR SALE | New, Active: 2/18/2021 | MLS ID: 441714      |                  |            |              |               |                   |
| 11910 NW 14th Rd  | Detached   | 4/2                    | 3,244 sq ft         | 9,583            | 2006       | 2/18/2021    | \$549,999     | \$170             |
| <p>Amazing NW Gainesville home, friendly with neighborhood pool and quick access to Town of Tioga and Haile. Zoned for top public schools. This is an open concept 4 bedroom, 2.5 bath home with a large custom office with built in's, walk in attic space and very large upstairs bonus room. The home features crown moldings, wainscoting, large 25 foot ceiling living room with wrought iron railings, custom built in bookshelves, gas fireplace and updated wood flooring. Large 3 car garage, large outdoor pergola with roof, hot tub (with new motor) and kids play set. Recent upgrades to this home in the past year include full home painting, new wine fridge, oven, microwave, dryer and hot tub motor. Roof/AC in good condition. Must see home today!</p> <p><i>Listing Courtesy of Flat Fee.com Inc.</i></p>  |            |                        |                     |                  |            |              |               |                   |
|   | 5 FOR SALE | Active: 1/14/2021      | MLS ID: 440784      |                  |            |              |               |                   |
| 3502 NW 18th Ave  | Detached   | 4/3                    | 3,933 sq ft         | 9,583            | 2002       | 1/14/2021    | \$683,000     | \$174             |
| <p>Rare opportunity - minutes from UF, this stunning Spain built home in gated Willow Croft offers all of his signature details and trim work and has been totally remodeled. Step inside and you won't believe you're not entering a brand new home with the latest colors and features. Gleaming wood floors greet you in the foyer - formal LR with plantation shutters leads to a dramatic dining room with 6 ft high wainscoting. Family room features gas FP, plantation shutters, and french doors to brick lanai. The updated kitchen is the wow factor with exotic granite, SS appl. including double ovens, 2 pantries, and breakfast area overlooking romantic backyard. Downstairs also includes powder room with newer quartz vanity, and guest room with en suite bath, currently used as study. Upstairs features owner's suite with FP and new tile flooring, spa style bath with new quartz counters and tile, and large custom closet. Also up are two guest suites with joining bath and a huge bonus, media or workout room. Backyard is amazing with new brick courtyard, landscaping and picket fencing, perfect for entertaining. 2 CG has AC and custom floor to ceiling storage.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>     |            |                        |                     |                  |            |              |               |                   |
|    | 6 FOR SALE | New, Active: 2/19/2021 | MLS ID: 441797      |                  |            |              |               |                   |
| 4022 SW 19th St   | Detached   | 3/2                    | 1,851 sq ft         | 14,810           | 1958       | 2/19/2021    | \$249,950     | \$135             |
| <p>Don't miss this charming home which is conveniently located within biking distance to UF, UF Health Hospitals, the VA Hospital and the UF Vet School. Sturdy concrete block/brick home boasts 3 large bedrooms, 2 full baths, and a bonus room which could be used as an office/playroom/exercise room or for storage. Original solid oak floors run throughout the living area and bedrooms, vintage ceramic tile floors are found in the bathrooms, and vinyl flooring is in the kitchen and bonus room. No carpeting! Lovely wood burning brick fireplace and built in bookshelves accent the spacious family/living room. Separate dining room, as well as a cozy breakfast nook in the kitchen, provide ample dining space. The kitchen features abundant wood cabinets, a pantry and built in shelving. Outside you will enjoy the privacy of a large fenced backyard with fruit trees and mature landscaping, as well as a large patio. Two car attached carport with laundry/utility room complete this wonderful home. Abundant shopping and dining opportunities are located only minutes away in Butler Plaza and Celebration Pointe, as is access to I-75 and a local Publix anchored shopping center. Must see!</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p> |            |                        |                     |                  |            |              |               |                   |
|   | 7 FOR SALE | New, Active: 2/20/2021 | MLS ID: 441789      |                  |            |              |               |                   |
| 4000 SW 23rd St, #6   | Flat       | 4/4                    | 1,177 sq ft         | -                | 1999       | 2/20/2021    | \$139,000     | \$118             |
| <p>4 bed/4 bath move-in ready condo close to the University of Florida, Shands Hospital, and shopping! This home can be a fantastic investment opportunity or a great place to live while renting the remaining three private rooms. Recent improvements include NEW HVAC system, NEW paint, and NEW carpet. This condo also has a common area living, dining room, kitchen, in-unit laundry with included washer/dryer, balcony with a storage closet, and beautiful views as it is tucked peacefully away from the other buildings. Each bedroom has a walk-in closet and its own bathroom. Community amenities include a pool with hot tub, fitness center, basketball court, volleyball court, and high-speed internet. Located on the bus routes to UF, Shands, and shopping.</p> <p><i>Listing Courtesy of BHGRE Thomas Group</i></p>   |            |                        |                     |                  |            |              |               |                   |
|   | 8 FOR SALE | New, Active: 2/22/2021 | MLS ID: 441829      |                  |            |              |               |                   |
| 1345 NE 32nd Ave  | Detached   | 4/2                    | 1,252 sq ft         | 14,374           | 1970       | 2/22/2021    | \$219,900     | \$176             |
| <p>Nice 4 bedroom 2 bath home with carport, large fenced backyard. Metal roof, new kitchen, new central heat and air and new windows and remolded bathrooms. New flooring.</p> <p><i>Listing Courtesy of Green Tree 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. |
|--|--|--|---------------------|------------------|------------|--------------|---------------|-------------------|
|    |  FOR SALE | <i>New, Active: 2/9/2021 MLS ID: 441458</i>  |                     |                  |            |              |               |                   |
| <b>5521 NW 32nd St</b>   | Detached   | 4/2  | 1,782 sq ft         | 16,117           | 1974       | 2/9/2021     | \$269,900     | \$151             |
| <p>GREAT LOCATION in NW neighborhood of Northwood Oaks. Beautiful upgraded kitchen and bathrooms with granite counter-tops and beautiful cabinets. The cabinets have super storage. Gas range and home heating for unbelievably low utilities. Tile and engineered hardwood floors though out with luxury tile bathrooms. Entertain and relax in the spacious living room that leads right into the sun room. Fenced in backyard! Please read private remarks for showing instructions.</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p>  |  |  |                     |                  |            |              |               |                   |
|    |  FOR SALE | <i>New, Active: 2/22/2021 MLS ID: 441828</i> |                     |                  |            |              |               |                   |
| <b>4411 SW 34th St, Apt 1301</b>   | Detached   | 3/3  | 1,439 sq ft         | 871              | 1986       | 2/22/2021    | \$161,500     | \$112             |
| <p>Come see this beautiful and quiet end-unit condo that's been beautifully updated! This 3/3 unit has a lot to offer. There are two large bedrooms upstairs, each with their own full bathroom, and one bedroom and bathroom downstairs. The front upstairs bedroom has a balcony overlooking a green space and there is a screened in porch with storage downstairs. A beautifully remodeled laundry closet has front loading machines and is located between the upstairs bedrooms. The kitchen has been fully redone with all new appliances, new cabinetry with soft-close doors, and quartz countertops. The downstairs is fully tiled with a wood-grain look! The carpet upstairs was replaced last summer. This condo also boasts other upgrades you'll love, including energy efficiency in the all new windows and sliding glass doors, plus security with your Nest smart home system: thermostat, video doorbell, and front door keypad lock. This unit is also in a perfect location: Close to Butler Plaza and on bus routes to the main UF campus, College of Veterinary Medicine, and UF Health Shands Hospital.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p> |  |  |                     |                  |            |              |               |                   |






## Pending Listings: 10

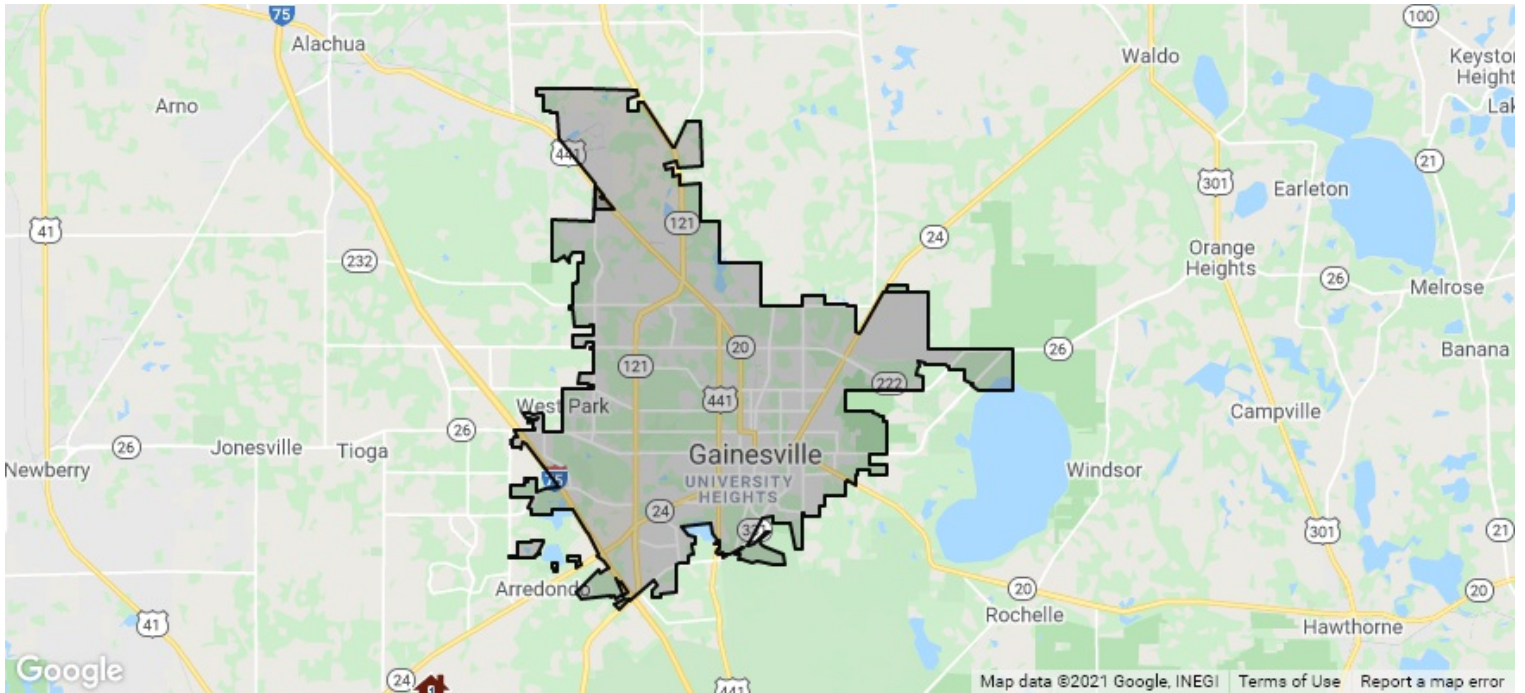
|   | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Date | Listing Price | Pending Date | Price per sq. ft. |
|---|-----------|---------|---------------------|------------------|--------------|---------------|--------------|-------------------|
|  <div style="display: flex; align-items: center;"> <div style="background-color: #004a80; color: white; padding: 2px 5px; font-weight: bold;">PENDING</div> <div style="margin-left: 5px;"> <p>Pending as of 2/21/2021</p> <p>MLS ID: 441287</p> </div> </div> <p><b>1167 NW 120th Ter</b></p> <p>Conveniently located in South Pointe off of Newberry road with quick access to great schools, Tioga Town Center and I-75. This quiet neighborhood offers a community pool, playground, and sidewalks throughout. This large 4/2 home on a corner lot has an open floor plan with a large living room, separate dining room, and a breakfast nook off of the kitchen. The Master suite features a jetted tub, his and her sinks and a large walkin closet! An oversized tiled screened porch is out back, and a pergola is in the fully fenced backyard for outdoor living space.</p> <p style="text-align: right;"><i>Listing Courtesy of Swift Creek Realty</i></p>   | Detached  | 4/2     | 2,262 sq ft         | 10,890           | 2/2/2021     | \$324,900     | 2/21/2021    | \$144             |
|  <div style="display: flex; align-items: center;"> <div style="background-color: #004a80; color: white; padding: 2px 5px; font-weight: bold;">PENDING</div> <div style="margin-left: 5px;"> <p>Pending as of 2/21/2021</p> <p>MLS ID: 441547</p> </div> </div> <p><b>1729 SE 14th Ave</b></p> <p>This beautiful 4 bedroom, 2 bath home features NEW tile and carpet throughout the home, newly painted interior, exterior recently pressure washed, and much more. It is located 10 minutes from the University of Florida, Schools, Supermarkets, Restaurants, Medical Centers, and Main Roads, etc. DEFINITELY A MUST SEE.</p> <p style="text-align: right;"><i>Listing Courtesy of Watson Realty Corp -Tioga</i></p>   | Detached  | 4/2     | 1,275 sq ft         | 7,840            | 2/12/2021    | \$165,000     | 2/21/2021    | \$129             |
|  <div style="display: flex; align-items: center;"> <div style="background-color: #004a80; color: white; padding: 2px 5px; font-weight: bold;">PENDING</div> <div style="margin-left: 5px;"> <p>Pending as of 2/22/2021</p> <p>MLS ID: 441763</p> </div> </div> <p><b>10913 SW 14th Ln</b></p> <p>***OPEN HOUSE SAT, 2-20-21, FROM 12-3PM.*** Absolutely stunning former Rutenberg PARADE home loaded with bells and whistles! This 4 BR, 3.5 BA + Study home offers a 3-way split plan, formal dining and great room. Perfect for entertaining both inside and out, the home offers a round wet bar with wine fridge and glass shelving, surround sound throughout w/"Control 4" technology. The great room is spacious with oversized glass sliding doors that can fully open to extend the living space outside. The large kitchen with island has high end cabinetry with light/glass details, stainless gas appliances, and a hidden walk-in pantry w/wood shelving! The luxurious Master Suite has a separate tub and large shower, a makeup vanity space, custom draperies, his/hers walk-in closets and views of the pool. The 4th BR has a closet but also could be a perfect bonus room! The outdoor living space is out of a magazine! Summer kitchen, travertine deck, sun shelf, large spa, extended patio coverings and a fire pit out in the yard. The lot is 1 acre and fully fenced, backing common area!</p> <p style="text-align: right;"><i>Listing Courtesy of BHGRE Thomas Group</i></p> | Detached  | 4/3     | 3,597 sq ft         | 43,995           | 2/19/2021    | \$899,900     | 2/22/2021    | \$250             |

## 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 2/22/2021 <i>MLS ID: 441760</i></p> <p><b>3625 SW 21st Ter</b></p> <p>Detached 3/3 2,267 sq ft 13,068 2/19/2021 \$360,000 2/22/2021 \$159</p> <p>BLOCK HOME in Gainesville's premier "Green" Community. This super efficient &amp; sturdy concrete block ENERGY STAR home boasts 3 bedrooms, 3 bathrooms plus a Den!! Beautiful hardwood and tile floors. Granite countertops, stainless steel appliances, crown molding, 42" cabinets in the kitchen and high ceilings throughout. Situated on a premium over sized, landscaped lot. The Madera Community was designed with the idea that people and nature can coexist. Living in this beautiful "GREEN", energy efficient home is only one of the amazing features of Madera Cluster. Close to Shands UF, UF Vet School, transit and restaurants. Thank you for showing!!</p> <p><i>Listing Courtesy of Engel &amp; Volkers Gainesville</i></p>   |           |         |                     |                  |              |               |              |                   |
|  <p><b>5</b> <b>PENDING</b> • Pending as of 2/5/2021 <i>MLS ID: 438908</i></p> <p><b>1719 NW 23rd Ave, Apt 5E</b></p> <p>Flat 3/2 1,558 sq ft - 10/20/2020 \$270,000 2/5/2021 \$173</p> <p>One of Gainesville's best kept secrets, Gaineswood combines beauty and modern living with nature at your doorstep. This Mid-Century Modern tower was designed by Miami Architects Howard Melton and Tripp Russell in 1972. Gated, Gaineswood has two sets of elevators offering ease of access and on-site full time management. Rare, remodeled top to bottom, 3 bedroom, 2 bathroom condo on the 5th floor. 1 car garages also available. This condo has been well cared for with new windows and sliding glass doors. The rooms have new hardwood Brazilian Cherry floors. The plan is light and bright with open kitchen concept with newer cabinets and stainless steel appliances. The high efficiency HVAC is 2013. New hot water heater is 2016. The half bathroom was upgraded into a laundry room with new washer and dryer. Both bathrooms have been updated with new cabinets and fixtures. The owners suite has a custom wood closet. You will feel like you are living amongst the trees with two balconies overlooking 21 acres, Ring Park and Glen Springs Creek. The amenities are top notch too with a large club house and many multi-use rooms. Off the club house are tennis courts, playground and pool. Gaineswood also includes an art studio and storage spaces.</p> <p><i>Listing Courtesy of Dawn Realty</i></p> |           |         |                     |                  |              |               |              |                   |
|  <p><b>6</b> <b>PENDING</b> • Pending as of 2/5/2021 <i>MLS ID: 438789</i></p> <p><b>1719 NW 23rd Ave</b></p> <p>Flat 3/2 1,558 sq ft - 10/14/2020 \$340,000 2/5/2021 \$218</p> <p>One of Gainesville's best kept secrets, Gaineswood combines beauty and modern living with nature at your doorstep. This Mid-Century Modern tower was designed by Miami Architects Howard Melton and Tripp Russell in 1972. Gated, Gaineswood has two sets of elevators offering ease of access and on-site full time management. This rare, remodeled top to bottom, 3 bedroom, 2 bathroom condo on the 5th floor includes two 1 car garages. This condo has been well cared for with new windows and sliding glass doors. The rooms have new hardwood Brazilian Cherry floors. The plan is light and bright with open kitchen concept with newer cabinets and stainless steel appliances. The high efficiency HVAC is 2013. New hot water heater is 2016. The half bathroom was upgraded into a laundry room with new washer and dryer. Both bathrooms have been updated with new cabinets and fixtures. The owners suite has a custom wood closet. You will feel like you are living amongst the trees with two balconies overlooking 21 acres, Ring Park and Glen Springs Creek. The amenities are top notch too with a large club house and many multi-use rooms. Off the club house are tennis courts, playground and pool. Gaineswood also includes an art studio and storage spaces.</p> <p><i>Listing Courtesy of Dawn Realty</i></p>      |           |         |                     |                  |              |               |              |                   |
|  <p><b>7</b> <b>PENDING</b> • Pending as of 2/21/2021 <i>MLS ID: 441739</i></p> <p><b>4329 NW 27th Ter</b></p> <p>Detached 3/2 1,234 sq ft 9,147 2/18/2021 \$235,000 2/21/2021 \$190</p> <p>This house is unlike any Springtree home you have seen before! Built in 2016, this home is move in ready and in the perfect location. This home is meticulously maintained and well-kept. With its three large bedrooms, open floorplan, and huge backyard, this home will surely not last long on the market! The kitchen features stainless steel appliances, bar top seating, and a dining area. Springtree is a quiet neighborhood with friendly neighbors and NO HOA! This neighborhood is extremely desirable because of the mature trees, lot size, and newly built park. Come be our neighbor and Welcome Home!</p> <p><i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p>  |           |         |                     |                  |              |               |              |                   |

## Pending Listings: 10 (cont.)

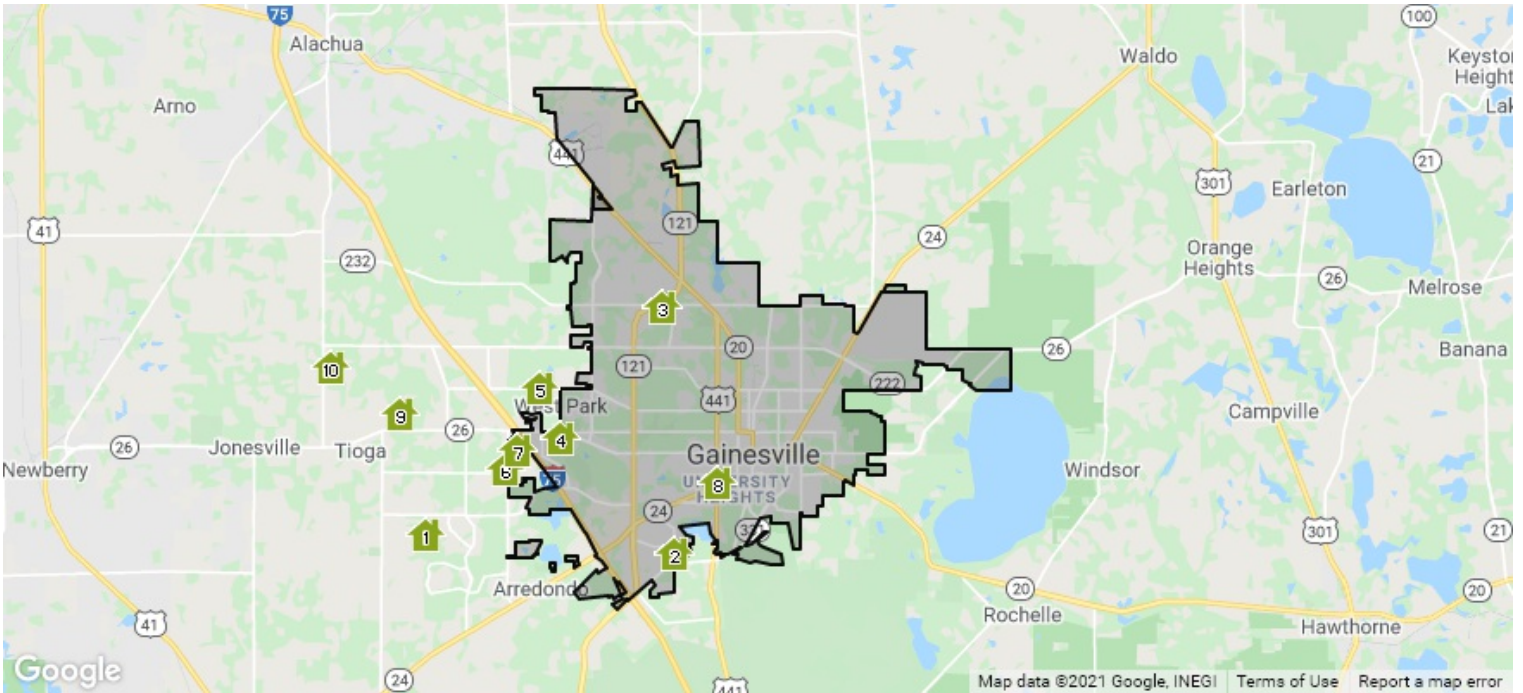
|  | Prop Type   | Bed /Ba  | Living Area (sq ft) | Lot Size (sq ft) | Listing Date | Listing Price | Pending Date | Price per sq. ft. |       |
|--|---|----------|---------------------|------------------|--------------|---------------|--------------|-------------------|-------|
|    | PENDING<br><i>Pending as of 2/18/2021</i><br>MLS ID: 441710 | Detached | 3/2                 | 1,166 sq ft      | 10,454       | 2/18/2021     | \$199,000    | 2/18/2021         | \$171 |
| <p><b>*GREAT LOCATION ALERT*</b> Well-maintained, 3bedroom 2bath concrete block gem tastefully updated in 2014 – bathrooms tiled and simulated wood floors throughout; stainless steel appliances; Master Bath ensuite; 2nd Bath with walk in shower, and ceiling fans and light fixtures. Laundry room off carport. A covered, paved lanai and backyard pergola are great outdoor spaces for entertaining. Convenient and efficient access to UF, Shands, Santa Fe College, shopping, restaurants and entertainment. This charming, warm and welcoming home will not last long on the market... A MUST SEE! ****Under Contract, back-up offers accepted.***</p> <p><i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p> |   |          |                     |                  |              |               |              |                   |       |
|    | PENDING<br><i>Pending as of 2/22/2021</i><br>MLS ID: 439347 | Detached | 3/2                 | 1,468 sq ft      | 14,374       | 11/5/2020     | \$249,900    | 2/22/2021         | \$170 |
| <p>Nice corner lot 3 bedroom 2 bath split floor plan, new roof as of 6/2019 and exterior freshly painted 10/2020 and new kitchen granite counter tops. Fenced backyard. Study off dining room area. Community Pool.</p> <p><i>Listing Courtesy of Green Tree Realty Inc</i></p>  |   |          |                     |                  |              |               |              |                   |       |
|    | PENDING<br><i>Pending as of 2/19/2021</i><br>MLS ID: 441298 | Detached | 3/2                 | 1,212 sq ft      | 8,712        | 2/3/2021      | \$259,900    | 2/19/2021         | \$214 |
| <p>It's all about location! A pool home within walking distance to restaurants and within minutes to emergency facilities, shopping and the library! This 3 bedroom 2 bath home boasts a screened in pool area with a totally fenced in backyard. Brand new vinyl plank flooring was just installed throughout the home and new carpet in bedrooms. Both interior and exterior of the house is newly painted.</p> <p><i>Listing Courtesy of Watson Realty Corp -Tioga</i></p>  |   |          |                     |                  |              |               |              |                   |       |






## Distressed Activity: 1

|   | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Price | Listing Date | Distressed Date | Status         |
|---|-----------|---------|---------------------|------------------|---------------|--------------|-----------------|----------------|
|   • Preforeclosure, Notice of Lis Pendens, Pending as of 2/1/2021 <i>MLS ID: 435538</i><br><b>10449 SW 91st Ave</b><br>Great Price for this ranch style home in a friendly neighborhood that includes a park. Unbeatable location, convenient to schools and town. Perfect family home!<br><i>Listing Courtesy of Engel &amp; Volkers Gainesville</i> | Detached  | 3/2     | 1,307 sq ft         | 43,560           | \$247,500     | 5/19/2020    | 12/29/2020      | 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: 2/22/2021, MLS Listing 440102: 12/1/2020 <b>MLS ID: 440102</b></p> <p><b>3354 SW 106th St</b></p> <p>Unique Jeffrey Wide home with 4 bedrooms plus study, 4 .5 baths, formal dining room, large great room, gourmet kitchen. Breakfast nook looks out over lanai area. Beautiful loggia with summer kitchen..</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>  | Detached  | 4/4     | 3,590 sq ft         | 21,780           | 2020       | 2/22/2021 | \$825,000  | \$230             |
|  <p><b>2</b> <b>RECENTLY SOLD</b> • Sold Date: 2/19/2021, MLS Listing 440415: 12/26/2020 <b>MLS ID: 440415</b></p> <p><b>4000 SW 23rd St, Apt 6-305</b></p> <p>ATTENTION INVESTORS AND UF STUDENTS!!! This 4 bedroom/4 bath Fully furnished condo on the third floor features a kitchen that opens into a large living/dining area, along with an inside laundry closet with washer/dryer. Each bedroom has a private full bathroom and walk in closet. No carpet. Stainless steel appliances. Outdoor covered patio has a storage closet for extra items. Three of the 4 bedrooms are leased until July 31, 2021 at \$450 a month. HOA includes high speed internet, exercise room, pool, basketball court, sand volleyball court, pool, hot tub and pool side BBQ area. Located on bus route. UF, Shands, VA minutes away. Close to shopping, entertainment and dining. Great location! Come see!</p> <p><i>Courtesy of Broxson Real Estate Group</i></p>  | Flat      | 4/4     | 1,177 sq ft         | -                | 1999       | 2/19/2021 | \$137,000  | \$116             |
|  <p><b>3</b> <b>RECENTLY SOLD</b> • Sold Date: 2/18/2021, MLS Listing 440598: 1/5/2021 <b>MLS ID: 440598</b></p> <p><b>2603 NW 52nd Pl</b></p> <p>Don't miss this rare opportunity to own this super cute 3 bedroom/2 bath home nestled on a beautiful corner lot with a fully fenced large backyard. You are guaranteed to feel right at home when you walk through your new front door into the vaulted ceiling living space. The home boasts a very functional kitchen with a connected dining room. The kitchen itself has stainless steel appliances that are approx 2.5 years old and plenty of cabinets and counter space. Including an eat at bar. On a beautiful Florida day open the slider to enjoy the screened enclosed porch and the cool breeze while entertaining inside &amp; out. Throughout this treasure you have laminate flooring and tile floors in the recently remodeled bathrooms. With the roof &amp; AC approx 7 years old this would be an amazing place to make into your next home! Call now!</p> <p><i>Courtesy of Florida's Choice Realty</i></p> | Detached  | 3/2     | 1,242 sq ft         | 8,712            | 1985       | 2/18/2021 | \$210,000  | \$169             |

## Recently Sold: 10 (cont.)

|   | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Sale Date | Sale Price | Price per sq. ft. |
|---|-----------|---------|---------------------|------------------|------------|-----------|------------|-------------------|
|  <p><b>4</b> <b>RECENTLY SOLD</b> • Sold Date: 2/22/2021, MLS Listing 440949: 1/21/2021 <b>MLS ID: 440949</b></p> <p><b>510 NW 54th Ter</b></p> <p>Detached 3/2 1,558 sq ft 16,117 1972 2/22/2021 \$247,000 \$159</p> <p>Impeccably remodeled home in a prime NW location. The moment you step through the front door you will feel at home in the cozy great room with niche. This home features new flooring (2018), white vinyl double-paned low-e windows, a gorgeous updated kitchen (2018) with stainless appliances, white cabinets, beautiful countertops, white farmhouse sink, under cabinet lighting and built-in wine rack. The owner's suite includes an updated bathroom with walk-in shower. Bedroom 2 is very spacious and the guest bathroom has also been updated with beautiful finishes. The additional flex space is perfect for an additional living space/game room/exercise room or 3rd bedroom. The open patio and fenced backyard is perfect for extending your entertainment fun with family and friends. You'll enjoy the convenient location within close proximity to I-75, UF, UF Health, North Florida Regional Hospital, Oaks Mall, Celebration Point and more!</p> <p><i>Courtesy of BHGRE Thomas Group</i></p>   |           |         |                     |                  |            |           |            |                   |
|  <p><b>5</b> <b>RECENTLY SOLD</b> • Sold Date: 2/19/2021, MLS Listing 440180: 12/11/2020 <b>MLS ID: 440180</b></p> <p><b>2307 NW 63rd Ter</b></p> <p>Detached 3/2 1,603 sq ft 15,246 1979 2/19/2021 \$223,000 \$139</p> <p>A corner lot, great location, amazing school zoning (Meadowbrook, Ft Clarke &amp; Buchholz) and huge fenced yard are waiting for you all with NO HOA! This beautifully maintained 3:2 has new flooring, paint and a brand new dishwasher. A large open living room with cozy wood burning fireplace leads right into a spacious kitchen and separate laundry room with ample storage space. Master bedroom has double closets and separate bathroom with standing shower. Newer carpet and laminate flooring throughout the house make it feel fresh and updated. A big screened in porch with access from the living room and garage give you great outdoor living space. The yard is huge and fully fenced so you can entertain and play. Roof was replaced in December of 2018 and seller is offering a 1-year home warranty with an acceptable offer. Just minutes from Publix, Fresh market, restaurants and shops. 3D tour available <a href="https://bit.ly/Wyndwood">https://bit.ly/Wyndwood</a></p> <p><i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>   |           |         |                     |                  |            |           |            |                   |
|  <p><b>6</b> <b>RECENTLY SOLD</b> • Sold Date: 2/19/2021, MLS Listing 440798: 1/15/2021 <b>MLS ID: 440798</b></p> <p><b>7609 SW 6th Pl</b></p> <p>Detached 3/2 1,305 sq ft 12,632 1981 2/19/2021 \$215,000 \$165</p> <p>This house is vacant and easy to show. In addition to the basic square footage of 1305 SF it has 220 SF of air conditioned Florida room attached to the rear of the house. It has a large gas fireplace in the family room. The single car garage area has been enclosed however the garage door is still installed so the present wall can easily be removed and that area can be returned to a garage. The washer and dryer are being sold with the house. The house is being priced and sold "as is." All the kitchen appliances are remaining in the house. A fully paid for one year home warranty comes with the sale of this house.</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>   |           |         |                     |                  |            |           |            |                   |
|  <p><b>7</b> <b>RECENTLY SOLD</b> • Sold Date: 2/17/2021, MLS Listing 435896: 6/27/2020 <b>MLS ID: 435896</b></p> <p><b>1636 SW 71st Cir</b></p> <p>Detached 3/2 1,900 sq ft 6,098 2020 2/17/2021 \$337,695,000 \$177,734</p> <p>\$2,500 towards closing costs. 1st year of security monitoring w/ Crime Prevention included. Visit our sales office at 1692 SW 71st Circle, Open Daily 12-5pm. This William Weseman constructed home, "The Andrew" on Home Site 36 in Grand Oaks, optimizes living space with an open concept kitchen, living and dining room. The kitchen, which overlooks the living area and 8' glass sliders to the covered back porch, comes with a full package of energy efficient appliances, including 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. The office is situated near the kitchen for easy access. Two car garage, 1900 SF. Hardie w/ joint covers, board &amp; batten, 30yr shingle roof, front and side irrigation, &amp; fully sodded yard. Flooring LVP luxury vinyl plank &amp; ceramic tile, no carpeting. Tray ceiling &amp; crown molding in owner suite &amp; living. Ceiling fans in bedrooms, living &amp; rear porch. 9' ceilings 8' front door. From the foundation to the finishing touches, our energy-efficient home features help you live w/ more savings. February 2021. See Private Remarks for showing instructions.</p> <p><i>Courtesy of Watson Realty Corp - NW 23rd Ave.</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>8</b> <b>RECENTLY SOLD</b> • Sold Date: 2/19/2021, MLS Listing 440952: 1/21/2021 <b>MLS ID: 440952</b></p> <p><b>1257 SW 9th Rd, Apt 206</b></p> <p>Flat 3/3 1,330 sq ft – 2005 2/19/2021 \$285,200 \$214</p> <p>WALK TO THE UNIVERSITY OF FLORIDA, SORORITY ROW, AND UF HEALTH SHANDS HOSPITAL! This 3 bed/3 bath CORNER UNIT condo features a spacious living room, open kitchen, dedicated dining area, laundry area, and a large covered corner balcony. Enjoy 3 spacious bedrooms, each with their own full bathroom. High 9-ft. ceilings throughout plus crown molding in living and dining areas. There is tile flooring in the living areas and laminate flooring in the bedrooms - No Carpet! WALK TO UF CAMPUS, SORORITY ROW, SHANDS HOSPITAL, AND THE VET SCHOOL!</p> <p><i>Courtesy of University Realty</i></p>   |           |         |                     |                  |            |           |            |                   |
|  <p><b>9</b> <b>RECENTLY SOLD</b> • Sold Date: 2/19/2021, MLS Listing 441076: 1/26/2021 <b>MLS ID: 441076</b></p> <p><b>11617 NW 13th Ln</b></p> <p>Detached 3/2 2,177 sq ft 8,712 1996 2/19/2021 \$349,000 \$160</p> <p>Stunning &amp; Better Than New Brick 2 story traditional style home with all the bells &amp; whistles! This newly remodeled home leaves nothing for you to do but bring your clothes and furnishings. Luxury vinyl plank flooring covers the entire downstairs living area which features entry foyer, expansive living room with fireplace, large sunroom located off living room, large formal dining room with picturesque windows, large owners suite and gorgeous owners bathroom. The kitchen features elegant grey wood cabinetry &amp; granite countertops, stainless appliances, &amp; enormous pantry. Completing the downstairs is large laundry room and half bath. Upstairs features 2 large bedrooms with large closets and bumped out windows w/ built in storage. The fenced backyard is reminiscent of an English garden with poured &amp; stamped concrete patio &amp; exquisite landscaping &amp; includes new storage shed with concrete pad. Entire home features upgraded LED lighting. Roof replaced 2019, A/C 2018, Water heater 2017</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>  |           |         |                     |                  |            |           |            |                   |
|  <p><b>10</b> <b>RECENTLY SOLD</b> • Sold Date: 2/19/2021, MLS Listing 440853: 1/16/2021 <b>MLS ID: 440853</b></p> <p><b>14112 NW 30th Ave</b></p> <p>Detached 4/3 2,353 sq ft 14,374 2006 2/19/2021 \$446,000 \$190</p> <p>Beautiful, tastefully updated &amp; well-designed 4 bedroom/3 bath home in highly-sought after Tumberly Lake! Great NW location 3 miles to I-75 exit and close to schools, soccer park, restaurants &amp; shopping! Formal dining &amp; living, kitchen &amp; family rooms flow seamlessly w/ modern finishes and tons of natural light coming in. 2019 Luxury Vinyl Planks throughout (NO CARPETS), 2019 SS appliances, 2016 AC, 2019 premium Quartz counters in kitchen w/ waterfall island, brand new frameless shower glass enclosure in master bath, new plumbing fixtures, new vanity mirrors &amp; light fixtures, freshly-painted exterior and most of interior, 2018 massive paver patio with benches &amp; fire pit, 2019 porch re-screen, 2020 St Augustine front sod . . . Master suite has good-sized His&amp;Hers walk-in closets, split vanities, walk-in shower &amp; jetted tub! 4th bed/bath is on third split perfect for in-laws or guests. Other features include 10' flat ceilings, crown molding, fireplace, tray ceilings, built-ins, large screened-in porch, tankless water heater, laundry tub! Feels MUCH bigger than recorded sq footage in county! On 0.33 acre, fenced in with plenty of room for a pool! Zoned Meadowbrook, Ft Clarke &amp; Buchholz HS! Seller is a licensed FL real estate agent.</p> <p><i>Courtesy of RE/MAX Professionals</i></p> |           |         |                     |                  |            |           |            |                   |

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