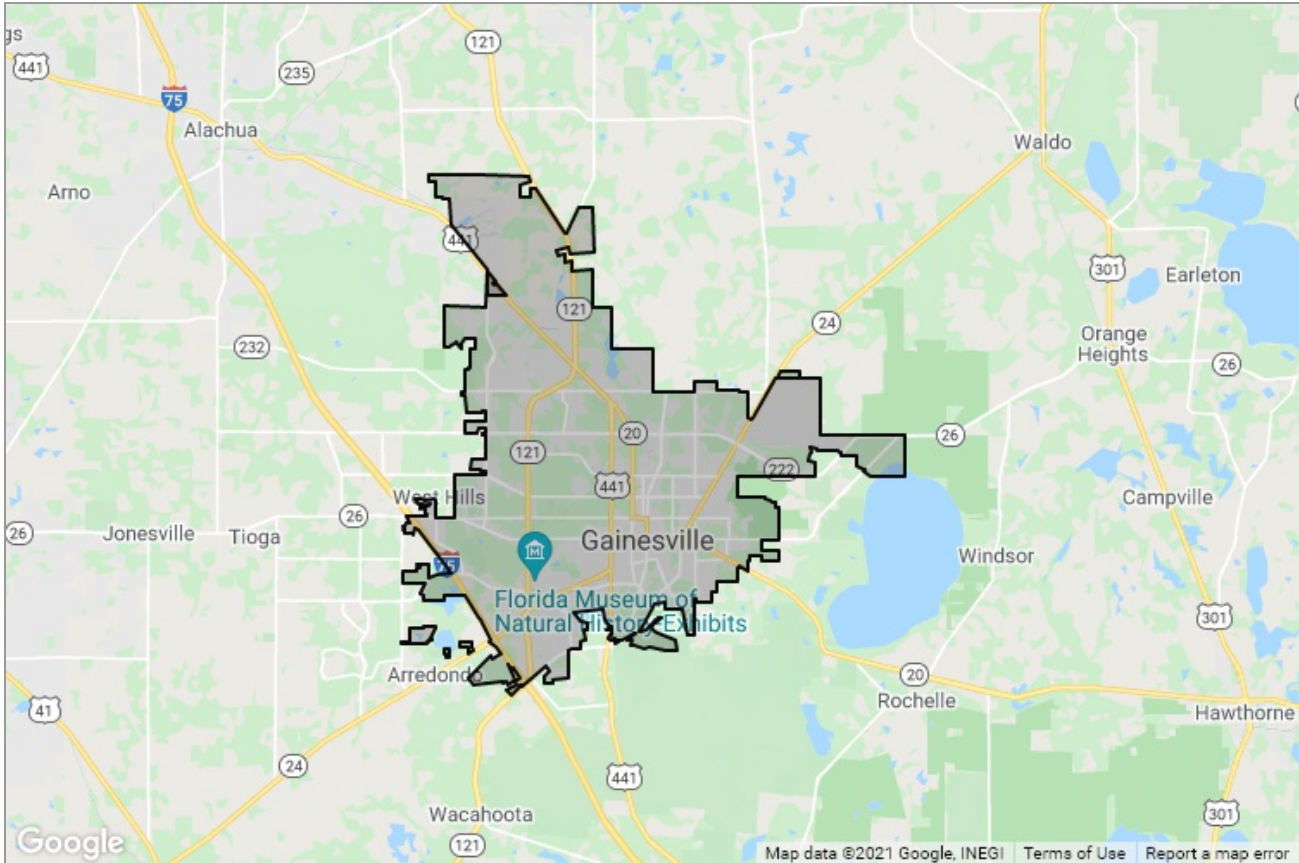




MARKET ACTIVITY REPORT

Gainesville, Florida



Presented by

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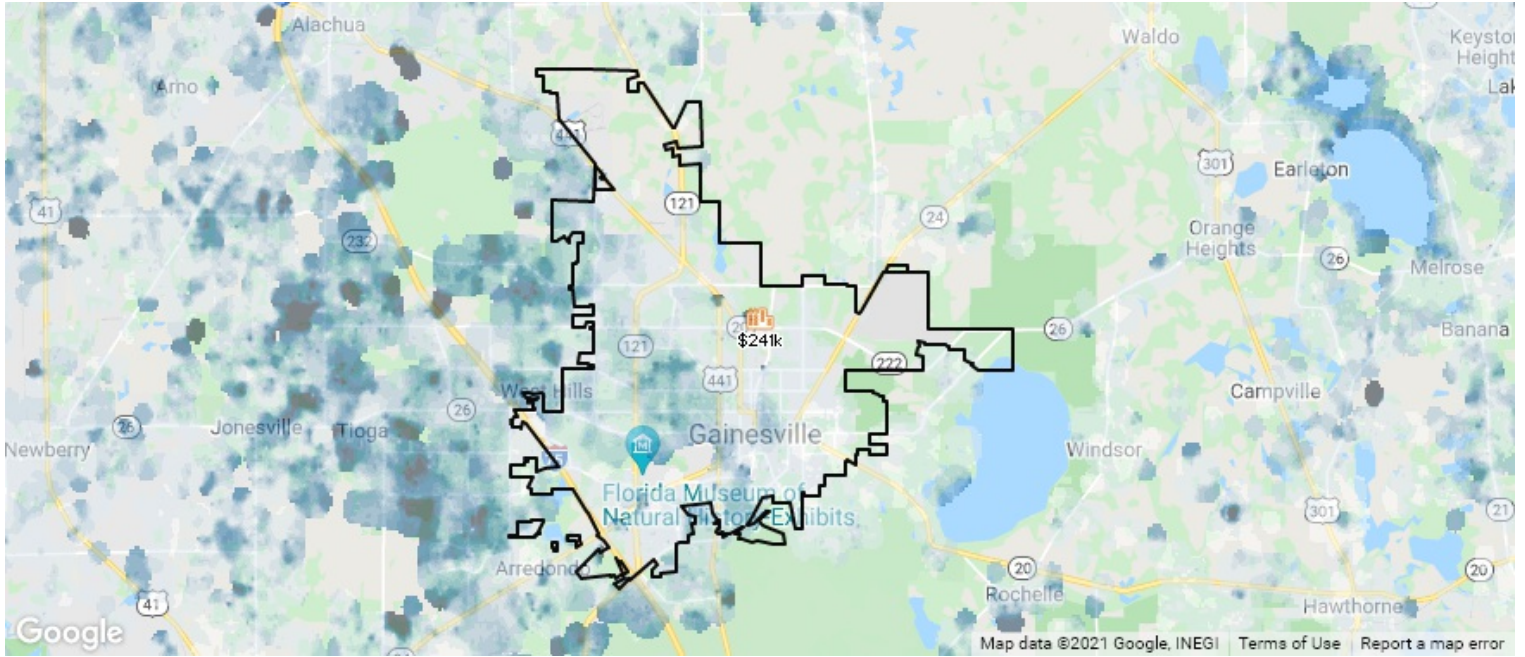
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Secure Investments Realty & Management

3520 NW 43rd Street
Gainesville, FL 32606

Gainesville, Florida

Market Snapshot: Estimated Home Values



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

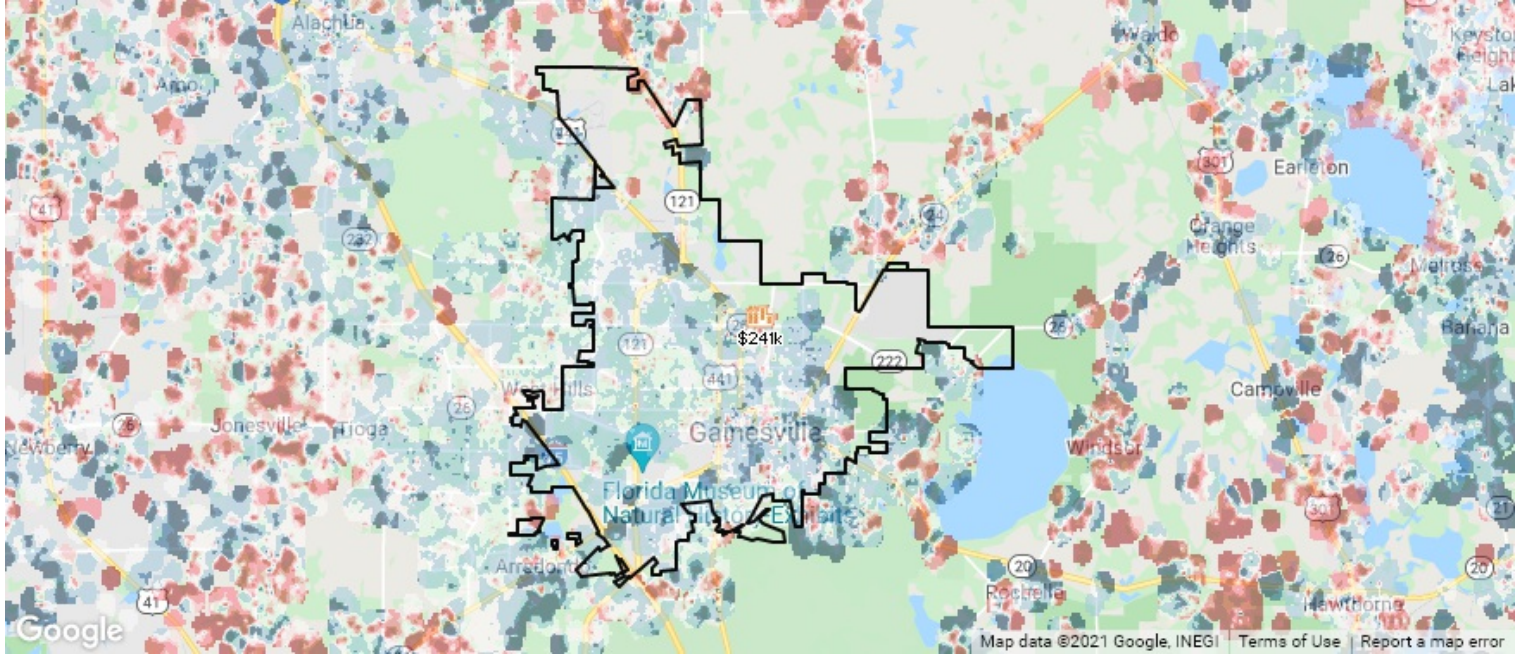
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p style="font-size: 24px; font-weight: bold;">\$241K</p> <p>Updated: 6/30/2021</p>	<p>Change Over Last Month</p> <p style="font-size: 24px; font-weight: bold;">↑ 0.98%</p>	<p>Change Over Last Quarter</p> <p style="font-size: 24px; font-weight: bold;">↑ 3.06%</p>	<p>Change Over Last 12 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 11.15%</p>	<p>Change Over Last 24 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 17.18%</p>
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*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Gainesville, Florida

Market Snapshot: 12-Month Change in Estimated Value



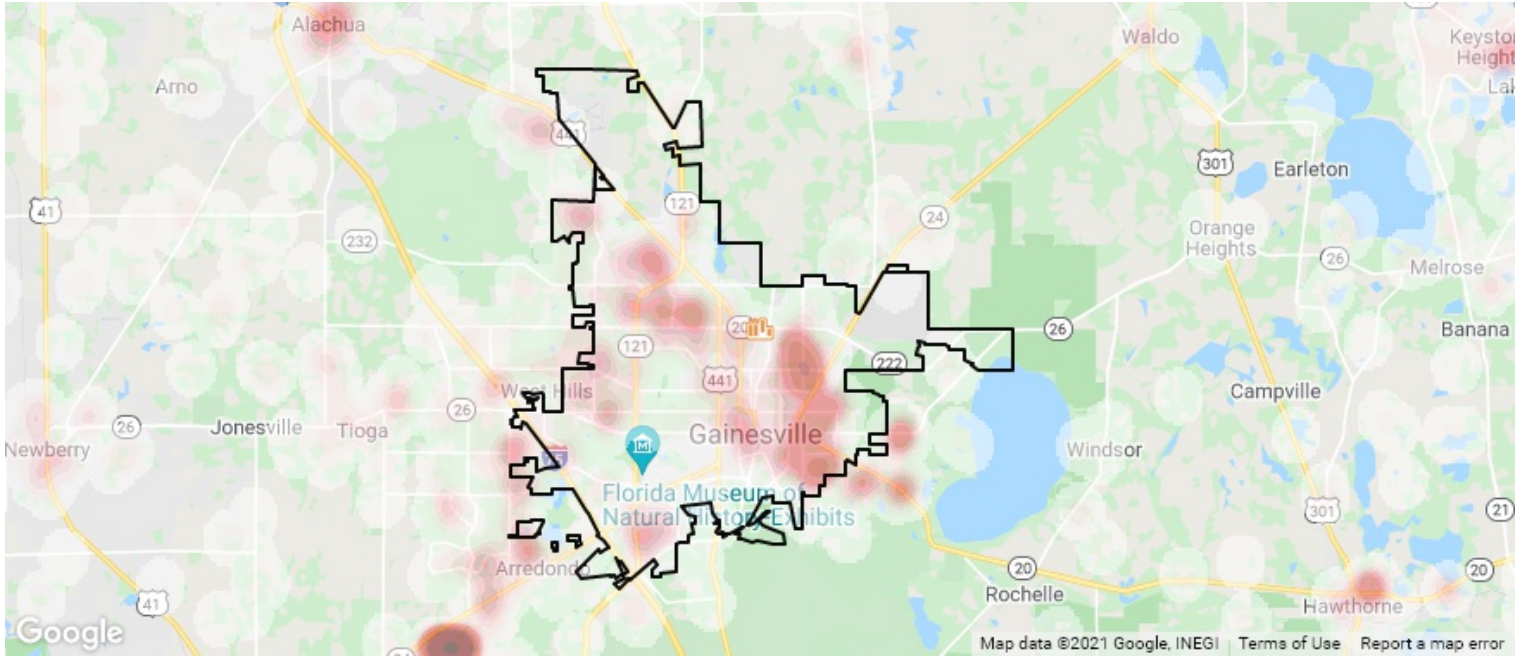
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$241K</p> <p>Updated: 6/30/2021</p>	<p>Change Over Last 12 Months</p> <p>↑ 11.15%</p>	<p>Change Over Last 24 Months</p> <p>↑ 17.18%</p>	<p>Change Over Last 36 Months</p> <p>↑ 20.98%</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



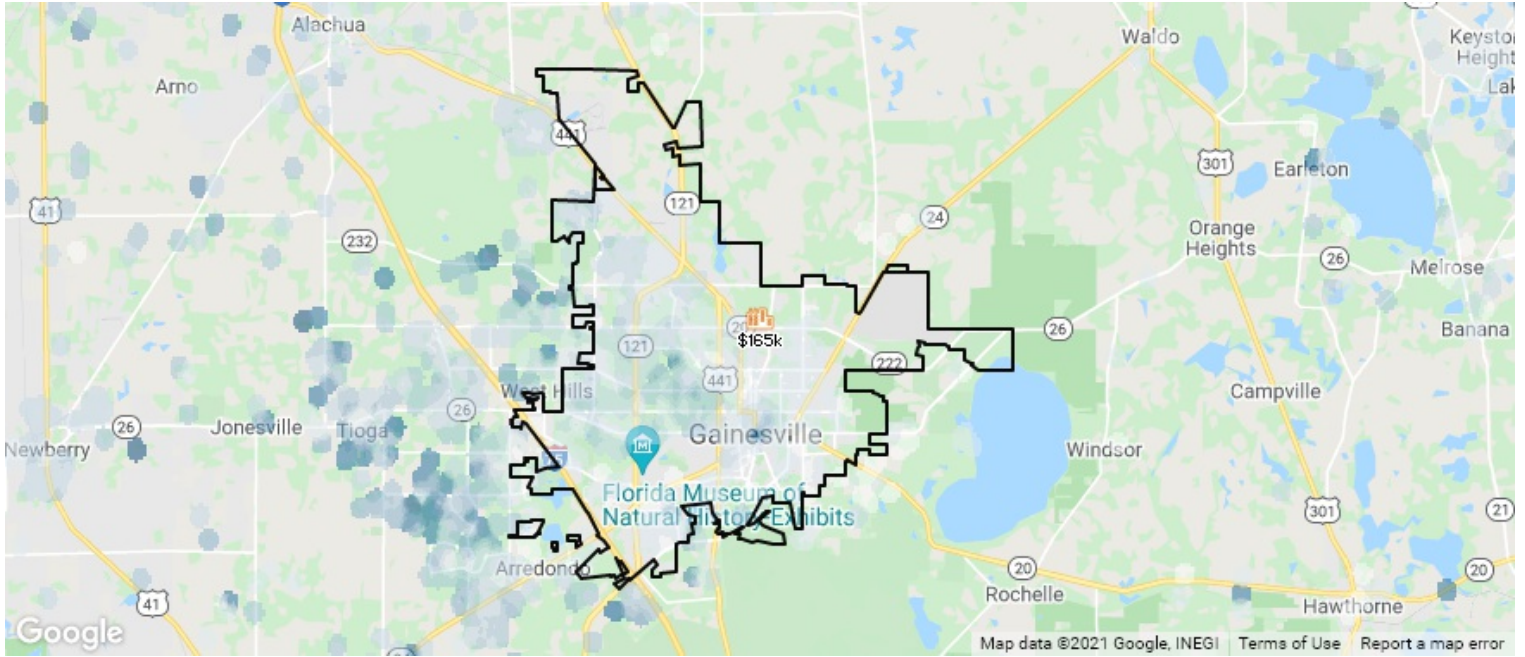
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>95</p> <p>Updated: 7/20/2021</p>	<p># of Pre-Foreclosures</p> <p>29</p>	<p># of Foreclosures</p> <p>9</p>	<p># of Foreclosed</p> <p>57</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 7/20/2021.

Gainesville, Florida

Market Snapshot: Sales Price



<\$100k
 \$500k

 >\$5m

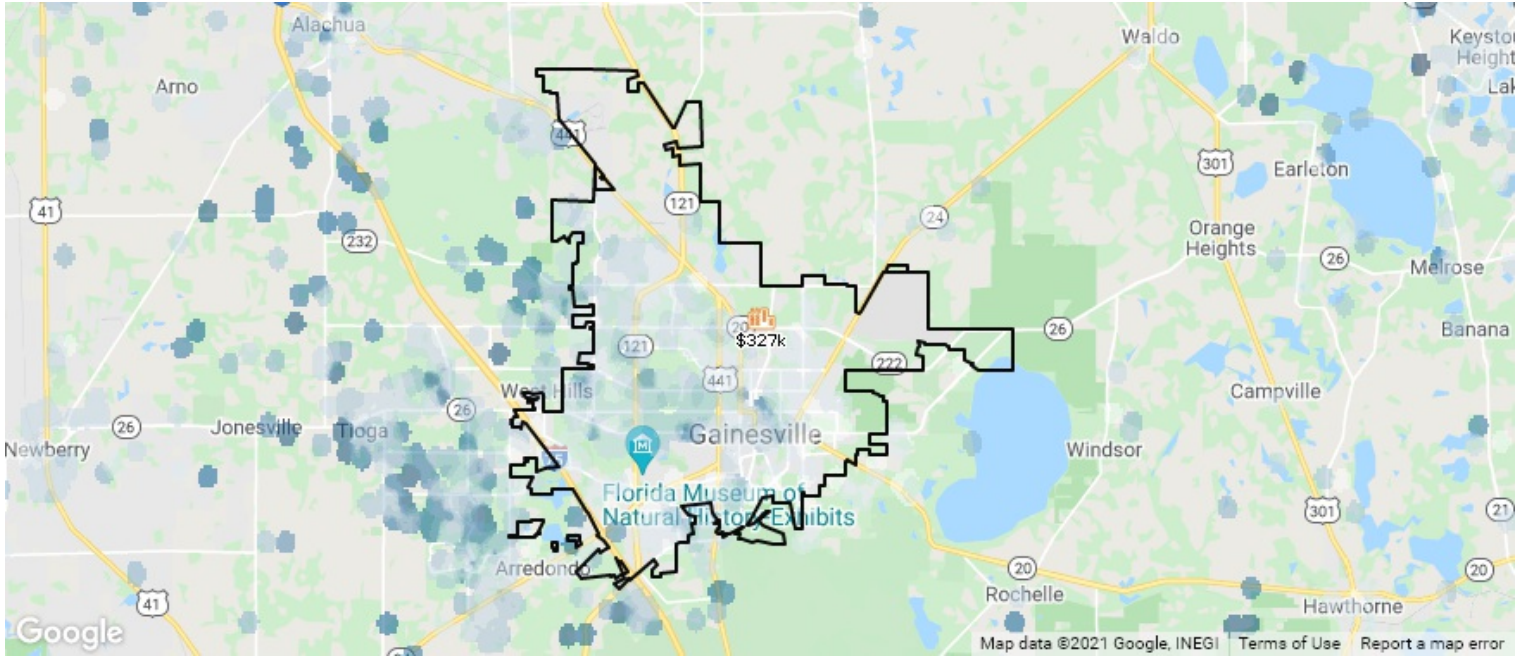
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p>\$165K</p> <p>Updated: 6/30/2021</p>	<p>Change Over Last Month</p> <p>↓ 37.14%</p>	<p>Change Over Last Quarter</p> <p>↓ 22.9%</p>	<p>Change Over Last 12 Months</p> <p>↓ 33.2%</p>	<p>Change Over Last 24 Months</p> <p>↑ 6.45%</p>
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About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Gainesville, Florida

Market Snapshot: List Price



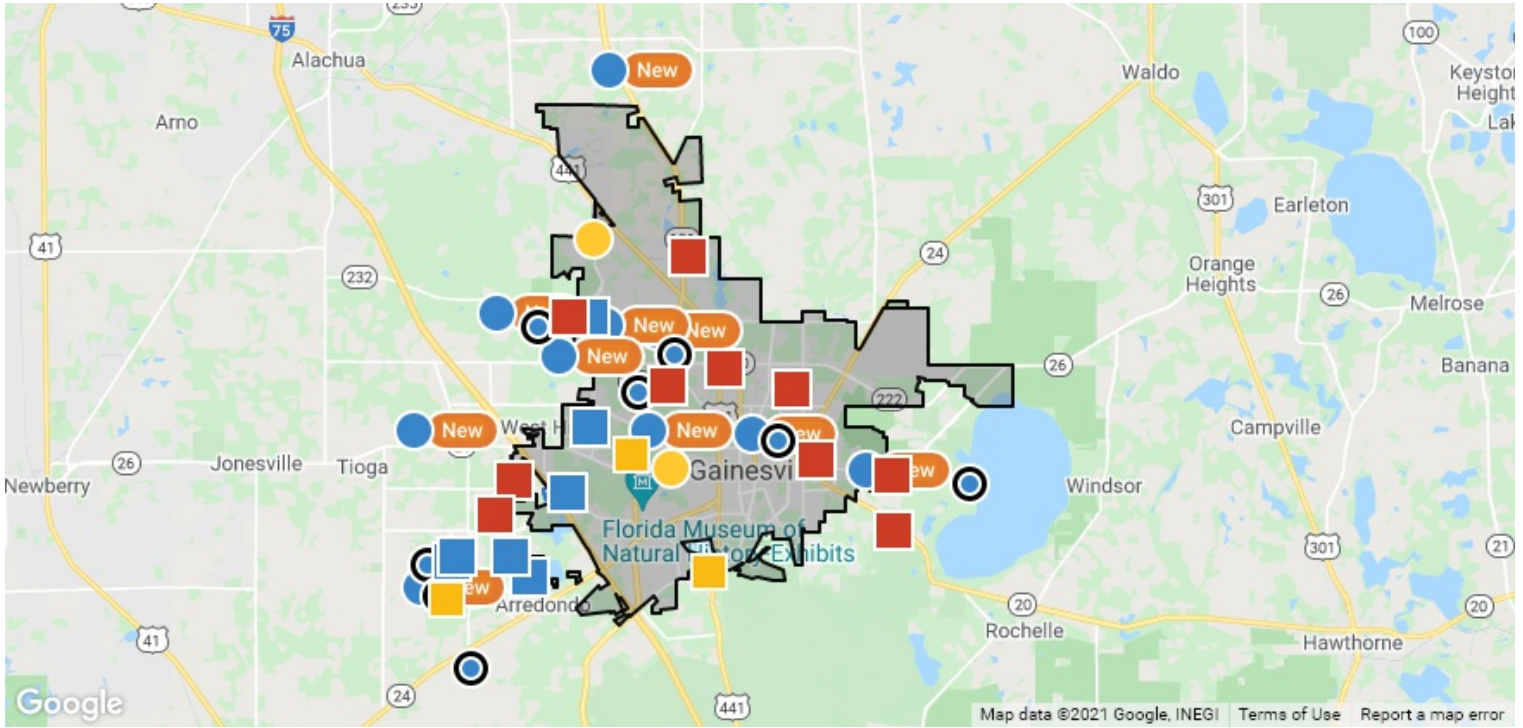
<\$100k
 \$500k
 >\$5m

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

<p>Median List Price</p> <p>\$327K</p> <p>Updated: 6/30/2021</p>	<p>Change Over Last Month</p> <p>↓ 13.72%</p>	<p>Change Over Last Quarter</p> <p>↓ 0.61%</p>	<p>Change Over Last 12 Months</p> <p>↑ 0.62%</p>	<p>Change Over Last 24 Months</p> <p>↑ 23.86%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

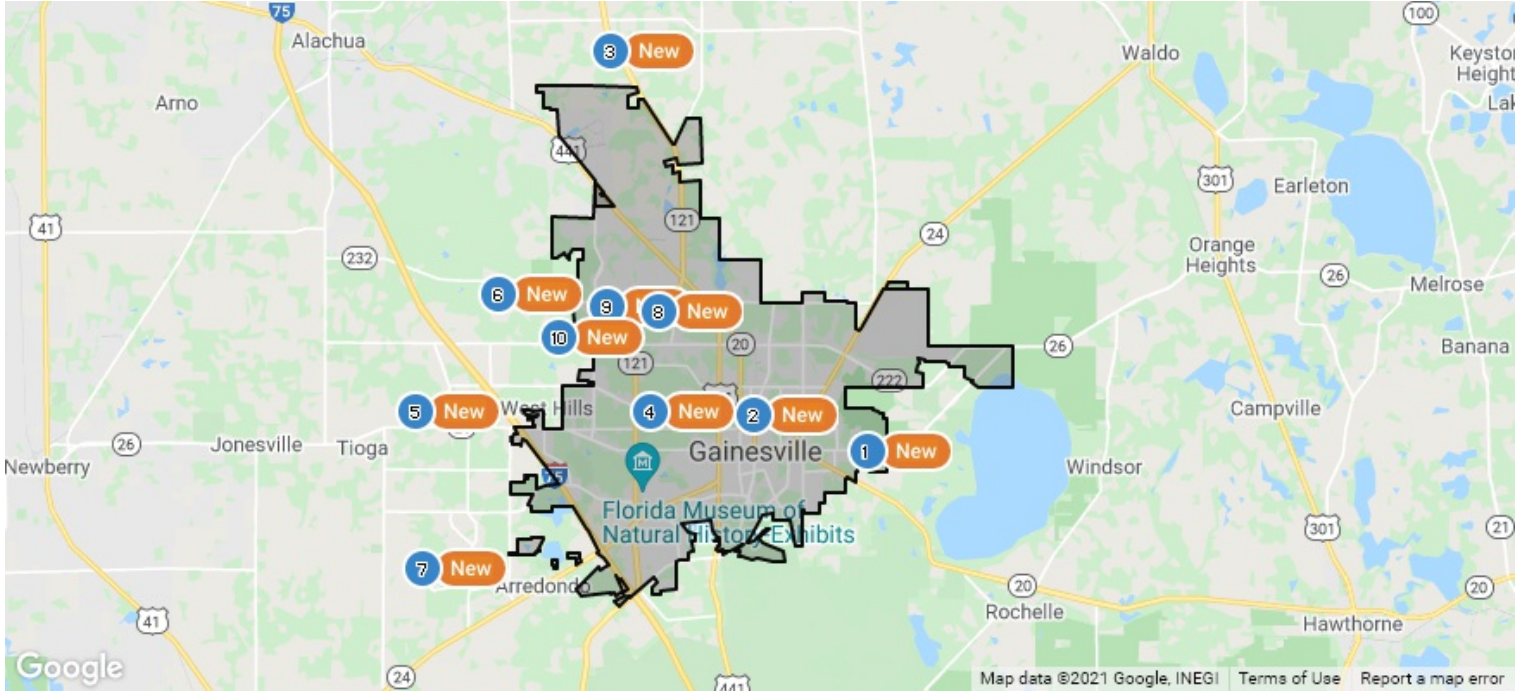
Market Activity Summary Stats





Search Criteria | **Location:** Gainesville, Florida; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max acres; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	New Listings	Pending	Closed	Distressed
Number of Properties	10	10	10	10
Low Price / Value	\$154,900	\$1,695	\$18,000	–
Median Price / Value	\$269,950	\$242,375	\$248,750	\$146,800
High Price / Value	\$3,873,700	\$1,150,000	\$720,000	\$290,850
Average Price / Sq. Ft.	\$187	\$145	\$117	\$114
Median Price / Sq. Ft.	\$168	\$176	\$125	\$126
Average Days in RPR	8	34	58	–
Median Days in RPR	–	15	58	–
Total Volume	\$6,958,107	\$3,837,545	\$2,637,350	\$1,752,740






Gainesville, Florida






New Listings: 10

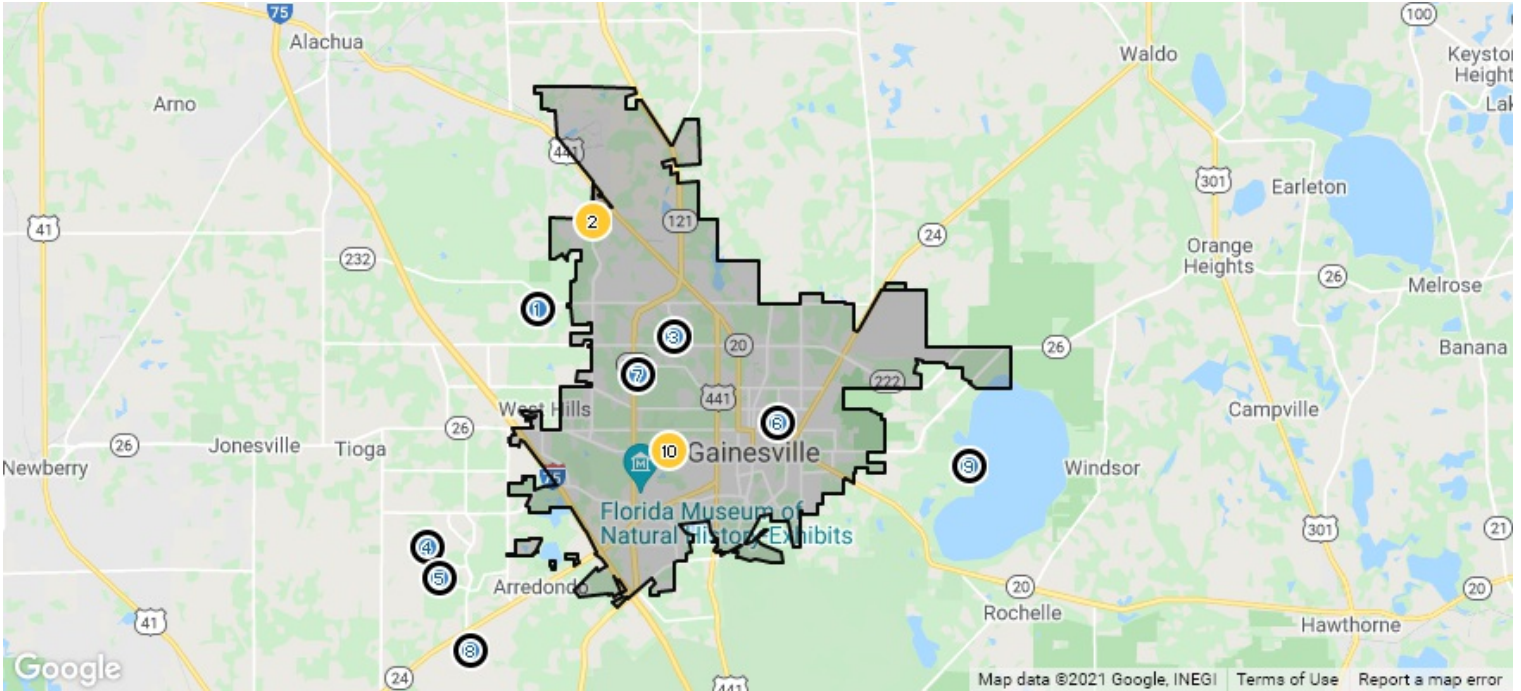
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 ● Active <i>MLS ID: 446468</i> 4719 E University Ave 3 bedroom, 2 bathroom concrete block home on more than a third of an acre just minutes from downtown Gainesville! This home offers plenty of space with a large living area that boasts voluminous ceilings, three good sized bedrooms, kitchen, dining area, utility room, and a spacious yard. Beautiful tiling flooring throughout! Don't miss out on this great home. Welcome HOME! <i>Listing Courtesy of Pepine Realty</i></p>	Single Family	3/2	1,859	16,552	1957	7/19/2021	\$184,900	\$99
 <p>2 ● Active <i>MLS ID: 446085</i> 1005 NE 14th Ave Vintage charm 3 bedroom/2 bath home in Highland Court. 2-bedroom 1 bath in front and 3rd bedroom could be mother-in-law suite; has separate entrance, small kitchen and bathroom, used as income producing. Hardwood floors, brick fireplace. There is a large back room that could be a workshop or studio area, with ceramic tile and screened back storage with access to large fenced backyard. Located in a convenient NE location on bus routes, close to downtown, UF/Shands, shopping and dining. <i>Listing Courtesy of Pepine Realty</i></p>	Single Family	3/2	1,698	15,681	1948	7/6/2021	\$205,000	\$121

New Listings: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>3 ● Active <i>MLS ID: 446460</i></p> <p>2916 NW 142nd Ave</p> <p>An Extraordinary Estate where Luxury meets Nature! A Gainesville treasure on nearly 60 pristine acres of lush landscape, vast majestic timber and an abundance of natural beauty. Exquisitely designed & sculpted with the best of elegance, style, materials and unparalleled craftsmanship as it's inspiration. This Breathtaking home of your dreams welcomes with a grand foyer & it's ambience will carry you through. Spacious rooms, refined perfection & personal enjoyment embraced. A culinary marvel may best describe the kitchen & will delight the most discerning chef de cuisine ~ The principal home 7812 sq ft, 4/5bedrooms, 5 full & 2 half baths ~ Owner's suite with every comfort you can imagine ~ Gorgeous executive office ~ Additional flex/bonus room ~ Tuscan inspired authentic 1500 bottle 2 level wine cellar & tasting room ~ Movie and sports enthusiast's entertainment theatre suite ~ 5 fireplaces ~ Astounding, extreme, resort style POOL, spa, waterfall grotto & ultimate Outdoor Kitchen. Attached 3.5 garage. Lovely guest/multigenerational second home, 1680sq ft (3BR/2BA) ~ Outbuildings: 40 x 60 workshop (w/AC)/6-8car garage, plus 2 pole barns & party pavilion. The estate is fully fenced & beautifully Gated. A must see to believe!</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Single Family	7/7	9,493	2,607,937	2015	7/19/2021	\$3,873,700	\$408
 <p>4 ● Active <i>MLS ID: 05959743</i></p> <p>2225 NW 15th Ave</p> <p>3 Bedroom, 2 full bath, Single Family Home with carport. Roof is from 2018! Wood floors throughout the living area. Open Kitchen, Tile in the Kitchen and Bathrooms. Great location. Gainesville is a city in northern Florida. It's known for the University of Florida. Set on a sprawling campus, the Florida Museum of Natural History houses fossils and ethnographic exhibits. It includes the Butterfly rainforest, home to hundreds of free-flying butterflies and birds.</p> <p><i>Listing Courtesy of SAND DOLLAR REALTY GROUP INC</i></p>	Single Family	3/2	1,940	17,181	1960	7/19/2021	\$284,900	\$147
 <p>5 ● Active <i>MLS ID: S5053740</i></p> <p>1407 NW 99th Ter</p> <p>Nice 3 Bedroom, 2 Bath cul-de-sac home in the Broadmoor subdivision. This home has New A/C in 2021, new roof in 2019, new garage door 2020, and newer exterior paint. The home features vaulted ceilings, separate living, family & dining rooms, open kitchen with breakfast bar. Home has ceramic tile and wood laminate floors in the living areas and carpet in the bedrooms. Spacious master bedroom with en-suite bathroom featuring double sink vanity, jetted tub, and walk-in closet. Garage has air conditioned office addition. Large fenced backyard. Community POOL and pavilion.</p> <p><i>Listing Courtesy of MBT HOMES</i></p>	Single Family	3/2	1,677	8,276	1995	7/19/2021	\$285,000	\$170
 <p>6 ● Active <i>MLS ID: 444464</i></p> <p>5524 NW 67th St</p> <p>This beautiful 5 bedroom, 3 and 1/2 bath home of 4,133 square feet is nestled peacefully in the gated community of Thomehill. Modern cabinetry and all granite counters are featured in the kitchen and bathrooms. High ceilings add to the grandeur of this luxurious home. The master bath boasts a large jacuzzi tub and dual head shower. Enjoy beautiful backyard views from most rooms in the house. The pool with overflowing spa is the perfect place to relax on the weekends or gather with family and friends. The two separate garages feature ample storage space. The possibilities are endless in this home, with plenty of bonus space for sleeping, office space or fitness.</p> <p><i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p>	Single Family	5/3	4,133	56,628	1994	5/13/2021	\$819,707	\$198
 <p>7 ● Active <i>MLS ID: 446459</i></p> <p>4546 SW 95th Ter</p> <p>Haile plantation India Station pool home on .5 acre lot. This 3 bedroom 3 bath home includes a study/den, formal dining room, updated bathrooms, wood floors and plantation shutters throughout, 12ft. ceilings, Living room with gas fireplace and built in shelving, Kitchen with granite counters, gas range, island and breakfast nook overlooking pool Area. Spacious master suite with tray ceiling, door leading to pool area, Vanity with dual sinks, freestanding tub and walk-in shower. 2 car garage with Garagetek flooring and storage cabinets. Outside the home features large lanai, screened enclosed saltwater pool with solar heating, private backyard with fruit trees, freshly painted exterior, stone paver driveway and walkways. In your free time, you can enjoy the Haile Country Club, Village center and miles of walking trails. Zoned for "A" rated Kimball Wiles, Kanapaha Middle and Buchholz High School.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Single Family	3/3	2,964	21,780	1993	7/19/2021	\$650,000	\$219

New Listings: 10 (cont.)





		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	8 ● Active <i>MLS ID: 446458</i>								
	4938 NW 20th Dr	Single Family	3/2	1,479	4,791	2005	7/19/2021	\$245,000	\$166
	<p>Updated 3 bedroom 2 bath open floorplan home in popular Sorrento. Upgraded luxury vinyl plank flooring, vaulted ceilings, updated kitchen, and huge master suite with walk in closet, separate shower, and garden tub make this home desirable. This well maintained home comes with washer/dryer, 2 car garage, privacy fenced backyard, and a covered lanai. All situated in an active neighborhood offering a clubhouse, pool, gym, basketball courts, sidewalks, and convenient to University of Florida and downtown. Don't miss this move-in ready home!</p> <p><i>Listing Courtesy of Matchmaker Realty Of Alachua County, Inc</i></p>								
	9 ● Active <i>MLS ID: 446347</i>								
	3314 NW 51st Pl	Single Family	3/2	1,244	11,325	1966	7/15/2021	\$255,000	\$205
	<p>Like new concrete block home located in NW Gainesville on a large corner lot. NEW is the featured word for this home which includes Roof, HVAC, hot water heater, plumbing, appliances, privacy fence, interior/exterior painting, doors, and all cosmetics. Upon entering the home you are greeted by the spacious family room that boasts large windows with great natural light. The kitchen is all new with beautiful brushed gold accents, backsplash, island for additional storage, and quartz countertops. Traveling down the hallway you will first find a completely remodeled guest bath that features beautiful tile with accent and a linen closet. Further down the hallway, you will find 2 guest bedrooms and a large storage closet. Finally getting to the owners' suite which features a spacious bedroom and a completely remodeled attached bathroom with a walk-in shower. Outside you will find a screened-in patio and a large fully fenced backyard. Privacy fence includes gates on both sides of the home including a large drive-through gate. This home is ready for you! Click VT link for more details.</p> <p><i>Listing Courtesy of BHGRE Thomas Group</i></p>								
	10 ● Active <i>MLS ID: 446456</i>								
	4109 NW 43rd Ter	Condo/Townhouse/Apt.	3/2	1,176	-	1974	7/19/2021	\$154,900	\$132
	<p>Location Location. Updated 3 bedroom 2.5 bath condominium. Bathrooms updated, Kitchen updated. Dishwasher new, other appliances only 2 years old. One car Garage, fenced porch, living room and dining room. Bellamy offers 2 pools, clubhouse, & tennis courts.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>								











Pending: 10

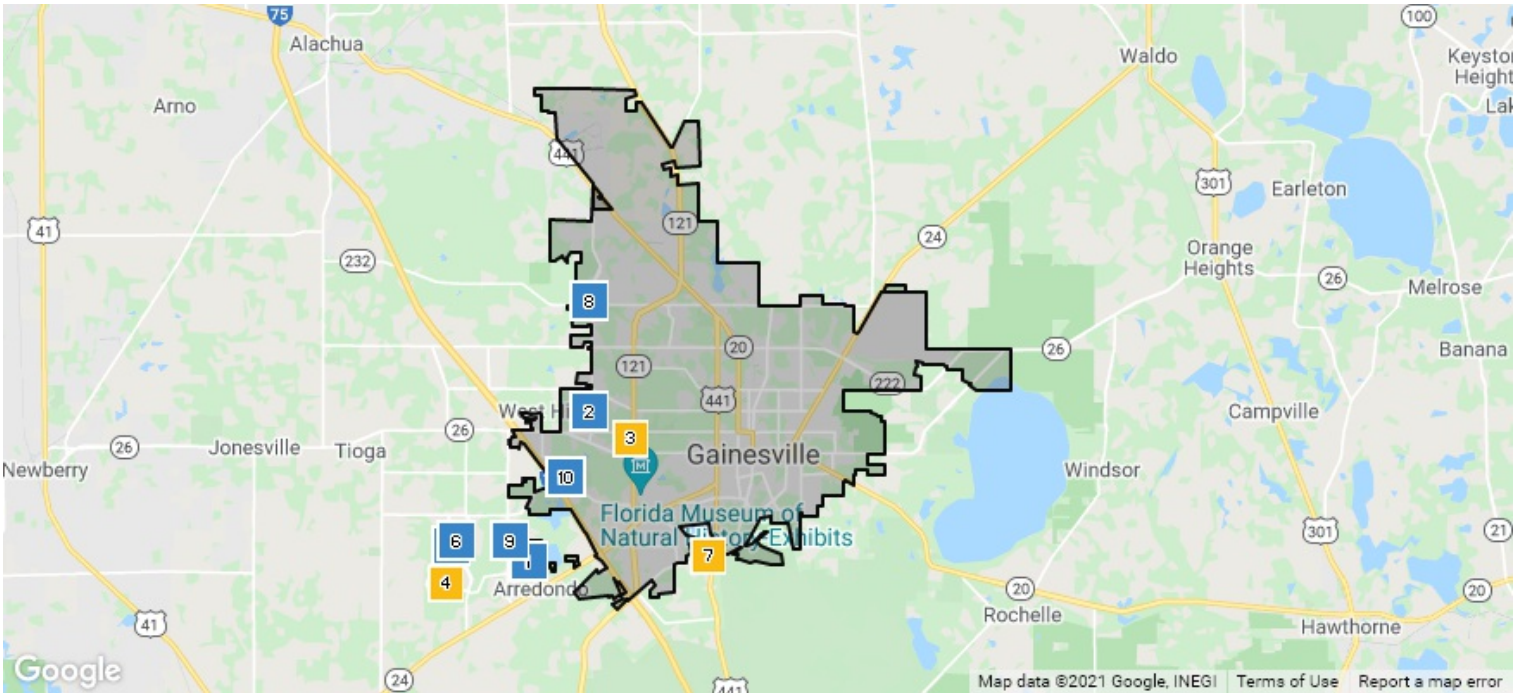
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 ● Pending <i>MLS ID: 446264</i> 6529 NW 50th Ln</p> <p>This breathtaking 6 br, 5 ½ ba estate off of scenic Millhopper Road is both a sprawling manor & a warm home. Drive through the neighborhood gates down winding roads & manicured gardens toward 4 lush acres that cradle your sanctuary. Grand double entry doors provide a view through to the expansive back patio and verdant yard. Inside, your eyes will be drawn to the shiny hardwood floors reflecting bright sun streaming through the numerous large windows of the formal living & dining, as well as the study. Continue to the massive kitchen equipped with Busby cabinets, gas range, double ovens, & luxury granite. Adjacent is the colossal great room, with floor-to-ceiling windows showcasing the spectacular view. Four oversized guestrooms, 3 baths, desk space & laundry room round out the downstairs wing. The enormous upstairs room has a full bath & can serve as a game room or theater. Back downstairs on the opposite side of the home is the primary suite, equipped with abundant sitting space, a cavernous closet, & spa bath. Property this stunning is nearly impossible to find; will you forgive yourself if you don't make it yours? <i>Listing Courtesy of Engel & Volkers Gainesville</i></p>	Single Family	6/5	4,889	175,546	7/13/2021	\$899,000	7/19/2021	\$184
 <p>2 ● Pending <i>MLS ID: 445787</i> 4311 NW 82nd Pl</p> <p>Beautiful 2014 home in the sought after pool community of Westchester Burberry Lane near Talbot Elementary School situated at the end of the street on a cul-de-sac. Featuring engineered wood floors in the living areas and office, upgraded kitchen and bathroom cabinets, granite counters, crown molding, dual sink in the master bath with oversized shower, walk-in closet, screened porch and fully fenced backyard. Washer, dryer and lawn service included. Available now, call today. <i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>	Single Family	3/2	1,850	–	6/25/2021	\$2,200 mo.	7/12/2021	\$1

Pending: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>3 Pending <i>MLS ID: 446414</i> 2327 NW 42nd Ave Single Family 3/2 1,287 8,712 7/17/2021 \$239,750 7/19/2021 \$186</p> <p>Beautifully remodeled home in CherryTree Subdivision in the heart of Gainesville! Walk the massive lot that is 0.7 acres with plenty of room in the backyard. With a brand new roof, this home is in perfect shape for you and your family. Drive up and park your car in the garage. Enter the home and witness a brand new kitchen and spacious living room. This home has three bedrooms and 2 newly renovated bathrooms. With brand new plumbing and a brand new HVAC system, this home is going to need little upkeep over the coming years and decades. Act fast, this place will go quick!</p> <p><i>Listing Courtesy of Rabell Realty Group LLC</i></p>								
 <p>4 Pending <i>MLS ID: 444792</i> 3887 SW 106th St Single Family 5/4 4,277 25,700 5/24/2021 \$1,150,000 7/18/2021 \$269</p> <p>Absolutely breathtaking aristocratic estate in Wlds set on a beautiful lot, amidst nature w/ no back neighbors! A parade of craftsmanship from the stately & grand elevation to most tasteful finishes, intricate woodwork (coffered ceilings, extensive wood beams, wainscoting) & quality of construction! Sprawled on over 4200 sqft of H/C space & over 5800 under roof with a phenomenal lay out, it offers a luxurious Owner's suite and an in-law suite downstairs, foyer, formal areas, den/study, a Butler's pantry & bar, a massive Gourmet kitchen, a family room and functional utility & valet areas! Upstairs are large bedrooms with a JNJ bath, a spacious suite, loft area & an expansive balcony! Impressive ceiling heights at 14' & 12' on the first floor and 10' upstairs. Hand scraped wood floors throughout and gorgeous tiles in wet areas. The Chef's kitchen features a great culinary set up with oversized island to gather family around, premium appliances, tons of high end designer cabinetry & beautiful stone counters! Solid double doors lead you into the foyer, formal areas that are seamlessly connected by the Butler's pantry & bar. The generosity of tall glass windows bring in the light & grandeur! Sophisticated fixtures throughout!</p> <p><i>Listing Courtesy of RE/MAX Professionals</i></p>								
 <p>5 Pending <i>MLS ID: 446247</i> 10147 SW 48th Pl Single Family 4/3 2,805 4,791 7/13/2021 \$525,000 7/19/2021 \$187</p> <p>This immaculately kept 4/3.5 two-story home is one of Haileâs hidden gems with superb golf course views in a peaceful setting. Adomed with high-end features, this open yet split floor plan makes this house very versatile and a perfect home for anyone. The gourmet kitchen has a pass through to the formal dining room and includes SS appliances, a double oven, cooktop in the oversized island and eat-in breakfast nook with a panoramic bay window filling the home with natural light while framing perfect views of the 16th fairway. The living room leads to triple sliding glass doors extending your living space outdoors into the spacious screened lanai. Master bedroom is downstairs with a huge walk-in closet, also overlooks the golf course and boasts ensuite bathroom with separate walk-in shower, garden tub and water closet. Upstairs with loft area between the two spacious guest rooms, each with their private bathrooms. Fourth bedroom is off of foyer for ultimate privacy for all. Walk or bike Haileâs 13 miles of paved trails to enjoy coffee, shopping, dining, or browsing the Saturday Farmerâs Market in the nearby village center.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
 <p>6 Pending <i>MLS ID: 445231</i> 804 NE 10th Pl Single Family 4/2 1,492 - 6/7/2021 \$245,000 7/19/2021 \$164</p> <p>At 70, this girl still has spunk! Very fun 4/2 located right on the Duckponds edge with rooms larger than you normally see, loads of windows, with recent Kitchen and Bath Renovations. Original parquet flooring throughout except the 4th Bedroom. Let me mention here, the 4th bedroom has been around since the early 90's and has served as both a master suite and a successful Air BNB space. This is due to its overly large bath allowing for a "kitchen wall" plus an exterior entrance w/ a lockable interior access point. The attached carport can serve as a lovely covered entertainment area as well as a place to park your car. Yard has privacy landscape but no fencing. Laundry has its own room. She has many fun features and maintains that vintage flair but don't forget for a minute she is 70, and has lived her whole life in the heart of Gainesville's best area so there are wrinkles and some scars and a wart or two as well. (you will have them when you hit 70 too!) If you are looking for perfection she is not for you, but she is a super find in the heart of everything Gainesville and she's single and ready to mingle!</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								

Pending: 10 (cont.)







		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	7  Pending <i>MLS ID: 446310</i>								
	3321 NW 28th Pl	Single Family	3/2	1,392	11,761	7/14/2021	\$234,900	7/18/2021	\$169
	<p>What a gem! Solid concrete block construction. All of the heavy lifting has been done! Newer roof, HVAC, septic system, water heater, updated bathrooms and plumbing. Big fenced in backyard with a great sun room, perfect for entertaining guests or reading/relaxing. Located in the heart of Gainesville. Close to shopping, parks, trails, Univ. of Florida, schools and restaurants. Open House this Saturday and Sunday 11:30am-1:30pm.</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p>								
	8  Pending <i>MLS ID: 446373</i>								
	8924 SW 76th Ln	Single Family	3/2	1,688	6,534	7/16/2021	\$310,000	7/18/2021	\$184
	<p>Immaculate 3bd/2bath home available in Willow Oak Plantation. Bright and open wide floor plan with wood flooring in main area. Wood cabinets and granite countertop, SS appliances in the kitchen. New AC unit in 2018 (SEER 17), new water heater in 2021. Beautiful views of the large retention pond from the front yard. Fully fenced backyard with screened porch and a quaint vegetable garden. Low HOA. This home has all your needs! Conveniently located near UF, Shands, shopping, and restaurants.</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p>								
	9  Pending <i>MLS ID: 443865</i>								
	520 SE 75th St	Single Family	3/2	2,113	22,215	4/26/2021	\$230,000	7/14/2021	\$109
	<p>Secluded and on a corner lot. Here's your opportunity for some peace and quiet near Newnan's lake. This home features a large floor plan, spacious living area, a recently updated kitchen with lots of counter space and storage, inside laundry, front porch, screened back porch, and privacy fenced yard. Easy access to Gainesville.</p> <p><i>Listing Courtesy of Stewart Realty & Management LLC</i></p>								
	10  Pending <i>MLS ID: 443111</i>								
	2360 W University Ave	Single Family	4/2	1,360	9,583	4/1/2021	\$1,695 mo.	7/19/2021	\$1
	<p>PARKING FOR GAMES!!! 4/2 ON University Ave, right down the street (8 blocks) from the football stadium, 1 block from the UF Law School, and a 5 minute walk to main UF campus! Backyard, deck and a fire-pit meant for entertaining!! Tile in the living areas and carpet in the bedrooms. Est. Sq. Ft. 1360. No Pets. *Master carpet to be change* *Kitchen cabinets to be painted and hardware changed out** Available date: 5/14/2021. *Lease begins within 2 weeks of available date listed. **Pictures may or may not be current due to occupancy** ***City of Gainesville limits occupancy to three UNRELATED individuals in the property. If there are more than three occupants applying, you will be required to sign a notarized affidavit. If no proof of renters insurance is provided, they will automatically be enrolled in our Liability to Landlord program. This will meet the liability requirement but will not cover their personal belongings. There will be a monthly cost of \$12.50 per month.</p> <p><i>Courtesy of Watson Realty Corp - Property Management</i></p>								



Closed: 10



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 1 Closed <i>MLS ID: 445353</i> 4307 SW 67th Ter	Condo/Townhouse/Apt.	3/2	1,374	—	1983	7/19/2021	\$150,000	\$109
<p>Ready to move in and unpack! Fresh Paint. New poly-vinyl planking throughout. New carpet upstairs. Kitchen has new fridge, stove/oven, and dishwasher. New cabinets and sinks. Living room/dining combo. Inside laundry. Extra storage under stairs and through out. New plantation shutters in all windows. Enclosed porch overlooks fenced back yard. Behind is private land with lots of trees. Walk to the Green Leaf Common Area next door with picnic benches and grills. Or, walk to the Veteran's Park with ball fields and kid space. Short walk to Kanapaha Gardens. Close to everything, yet very quiet.</p> <p><i>Courtesy of Spiegel Inc, Realtors</i></p>								
 2 Closed <i>MLS ID: 444363</i> 4420 NW 15th Pl	Single Family	4/2	1,835	15,246	1969	7/19/2021	\$360,000	\$196
<p>What a combination! Classic brick & block traditional home features 4 bedrooms, 2 baths & over 1,800 sqft of living area. Modernized & updated five years ago creating a spacious, bright, fully open design for the great room, island kitchen & dining area. Brick fireplace adds cozy ambiance to dining during cool weather. High-end selections include tile plank flooring throughout the home, quartz countertops, upgraded cabinetry, glass-tile backsplash, double sinks in both baths, stainless steel appliances, double-pane insulated windows & architectural shingle roof. Plus, there's an oversize, 2 car garage. Giant backyard of this over 1/3 acre lot is fully fenced with plenty of room to add pool. Suburban Heights is one of Gainesville's most requested & conveniently located northwest neighborhoods with large yards offering plenty of room to play. Residents enjoy a short, easy commute to both University of Florida & Santa Fe College. Shops, restaurants, bakeries, community theater, Fresh Market & Publix are just blocks away. It's a peaceful, pleasant setting where neighbors go for walks, jogs & bike rides. And kids can visit their friends without traversing busy streets. Fully equipped with all appliances included.</p> <p><i>Courtesy of BHHS Florida Realty</i></p>								

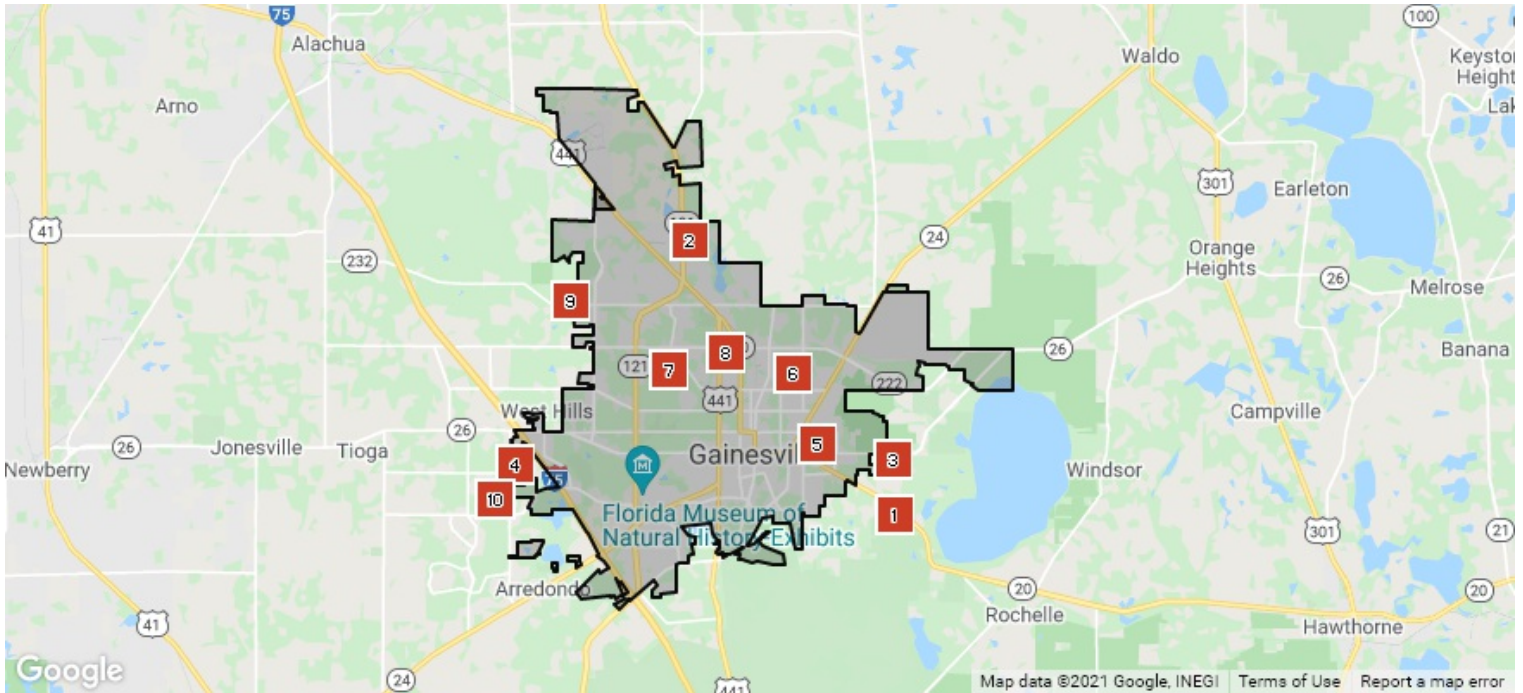
Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 <p>3 ■ Closed <i>MLS ID: 442051</i> 611 NW 34th Dr Single Family 4/3 1,525 10,454 1957 7/1/2021 \$20,400 mo. \$13</p> <p>This 4 bedroom 3 bathroom block home has open floor plan for living room, dining room and kitchen areas. Ceramic tile floors throughout main part of house. Vinyl plank floor in converted garage that could be an inlaw suite with private entrance. Updated kitchen with stainless steel appliances. Split floor plan with spacious bedrooms. Large fenced in yard with open patio. Great for family or student living.</p> <p><i>Courtesy of Matchmaker Realty Of Alachua County, Inc</i></p>								
 <p>4 ■ Closed <i>MLS ID: 443988</i> 10000 SW 52nd Ave, Apt 172 Single Family 3/2 1,431 – 1998 7/8/2021 \$19,200 mo. \$13</p> <p>This large 3 bedroom 2 bathroom second floor condo located in the Links at Haile Plantation offers a great central location and a view. Large open living area with an attached office. High ceilings gives a very open feel. Split floor plan and large master bedroom. Patio overlooking the golf course. Ceiling fans throughout. All major appliances including washer and dryer.</p> <p><i>Courtesy of Matchmaker Realty Of Alachua County, Inc</i></p>								
 <p>5 ■ Closed <i>MLS ID: 446452</i> 3721 SW 98th Blvd Single Family 3/2 1,894 4,791 2000 7/7/2021 \$335,000 \$177</p> <p>Beautiful home</p> <p><i>Courtesy of Engel & Volkers Gainesville</i></p>								
 <p>6 ■ Closed <i>MLS ID: 446450</i> 9517 SW 34th Ln Single Family 4/3 3,448 19,602 2000 7/7/2021 \$720,000 \$209</p> <p>Beautiful newly renovated home in Sable Pointe subdivision. Large detached garage and pool deck make this the perfect home for anyone with lots of toys.</p> <p><i>Courtesy of Engel & Volkers Gainesville</i></p>								
 <p>7 ■ Closed <i>MLS ID: 446014</i> 1508 SW Williston Rd Single Family 3/2 1,476 758,380 1935 7/19/2021 \$18,000 mo. \$12</p> <p>Charming 2-story 3 br, 2 bath cottage on SW Williston Road. Built in 1935, 1,476 sq. ft. Cracked tile floor in living room, spacious kitchen. Washer/dryer connections. Fenced yard.</p> <p><i>Courtesy of Gore-Rabell Real Estate Inc</i></p>								
 <p>8 ■ Closed <i>MLS ID: 444742</i> 5423 NW 45th Dr Single Family 4/2 2,603 16,988 1990 6/28/2021 \$497,250 \$191</p> <p>Spectacular updated, light-filled, open floor plan, resort life-style, characterizes this four bedroom, two and half bath residence, nestled in desirable Ashton subdivision. Whether inside or out, every vista is pleasing to the eye and offers comfort and function. Elegant or informal gatherings are easily accommodated from weddings to backyard BBQs on game days in the expansive resort style backyard with pavers under foot, multiple covered dining areas a beautiful open air kitchen and family pool. Let us forget, there is a magnificent interior as well. Four bedrooms and two and a half bathrooms surround a suite of public rooms that are, like the exterior timeless, functional and offering the ultimate in comfort. There is both a formal living room and dining room, as well as a family room and delightful terra cotta tiled sunroom that leads to your outdoor oasis. The gourmet kitchen is a focal point for creating and enjoying magnificent dinners, some more informal and enjoyed at the breakfast bar areas, others demanding a bit more pomp and circumstance in the formal dining room. This home has been meticulously maintained. Call today to review the expansive list of updates and make an appointment to view this lovely home!</p> <p><i>Courtesy of Bosshardt Realty Services LLC</i></p>								



Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	9 Closed	MLS ID: 444375						
	3540 SW 74th Way	Condo/Townhouse/Apt. 5/4	2,715	2,614	2007	7/16/2021	\$355,000	\$131
<p>Elegant home in highly sought-after Garrison Way! With over 2,700sf heated/cooled, this home offers five bedrooms and four full bathrooms. Spacious great room with soaring ceilings is open to kitchen and dining area. High-end finishes in kitchen with custom wood cabinetry, granite countertops and energy-star stainless steel appliances. Generously-sized owner's bedroom with additional niche area for your desk or Peloton! Laundry room conveniently located on the second floor. First floor includes one bedroom and one full bathroom. 3 zone HVAC (2016), tankless h/w heater (2021). Private, outdoor courtyard perfect for intimate gatherings with just enough green space for your garden. Enjoy your morning coffee on the front porch under a canopy of grand oaks. Two-car garage attached by covered breezeway. Endless opportunities with separate living area above garage for guests/in-laws includes great room, bedroom and full bathroom. Maintenance-free living as HOA maintains home exterior, roof and landscape. Just steps away from the community pool, dog park and community green space, giving you the opportunity to enjoy the outdoors without all the maintenance! Private gate access to Veteran's Park</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
	10 Closed	MLS ID: 445009						
	900 SW 62nd Blvd, Apt 1	Condo/Townhouse/Apt. 3/3	1,370	-	1985	7/16/2021	\$162,500	\$119
<p>GREAT OPPORTUNITY to purchase one of the conveniently located Rockwood Villas Condominium units. Perfect for a family or students who need to be close to UF or Santa Fe College, North Florida or Shands Hospitals. This well kept and 3 bedroom/ 3 bathroom unit is located directly across from the complex's pool. Shopping and Restaurants at the Oaks Mall, Butler Plaza and Celebration Point all within 3 miles. Laminate wood, tile, and carpet throughout. Stainless steel appliances. Association fees cover exterior maintenance including siding, lawn maintenance, and roof. This won't last long! Call today!</p> <p><i>Courtesy of Watson Realty Corp -Tioga</i></p>								



Distressed: 10

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 ■ Off Market <i>MLS ID: -</i> 2229 SE 45th Ter	Single Family	3/2	1,232	-	-	7/12/2021	Foreclosure	
	2 ■ Closed <i>MLS ID: -</i> 7753 NW 21st Ter	Single Family	3/2	1,433	-	-	5/21/2021	Foreclosed	
	3 ■ Off Market <i>MLS ID: -</i> 210 SE 45th St	Single Family	3/2	1,232	-	-	5/26/2021	Preforeclosure	
	4 ■ Off Market <i>MLS ID: -</i> 501 SW 75th St, Apt A9	Condo/Townhouse/Apt.	3/3	1,384	-	-	4/23/2021	Preforeclosure	
	5 ■ Off Market <i>MLS ID: -</i> 424 NE 19th St	Single Family	3/2	1,040	-	-	6/4/2021	Preforeclosure	



Market Activity Report

Gainesville, Florida

Distressed: 10 (cont.)

			Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	6	Off Market	MLS ID: -							
	2921 NE 12th St		Single Family	3/2	1,111	-	-	5/26/2021	Pref oreclosure	
	-									
	7	Off Market	MLS ID: -							
	2513 NW 31st Ave		Single Family	3/2	2,669	-	-	6/15/2021	Pref oreclosure	
	-									
	8	Off Market	MLS ID: -							
	1210 NW 36th Rd		Single Family	3/2	1,780	-	-	5/21/2021	Pref oreclosure	
	-									
	9	Off Market	MLS ID: -							
	5251 NW 55th Ln		Single Family	3/2	1,798	-	-	4/21/2021	Pref oreclosure	
	-									
	10	Off Market	MLS ID: -							
	1733 SW 81st Ter		Single Family	3/3	1,716	-	-	5/6/2021	Pref oreclosure	
	-									

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- This report has been provided to you by a member of the NAR.



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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.
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