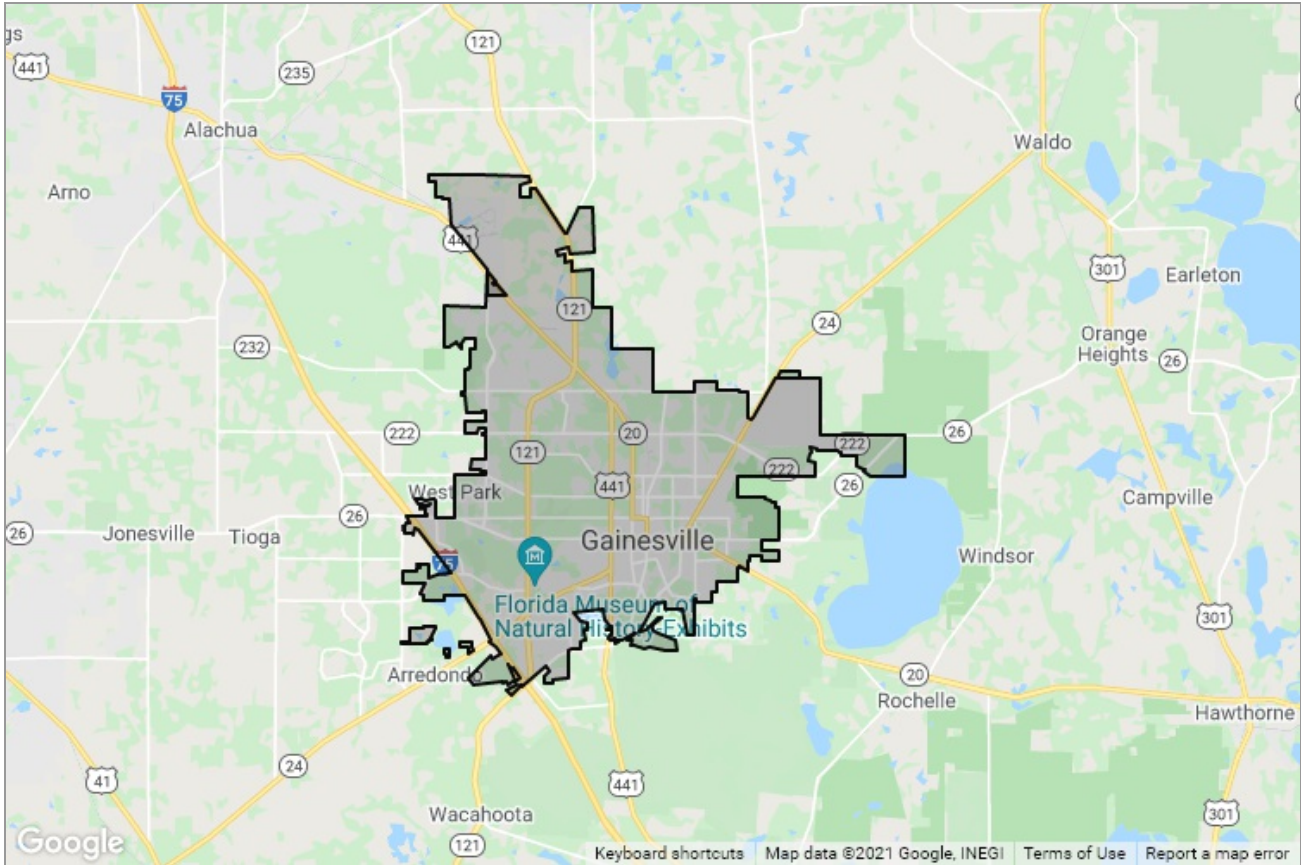




MARKET ACTIVITY REPORT

Gainesville, Florida



Presented by

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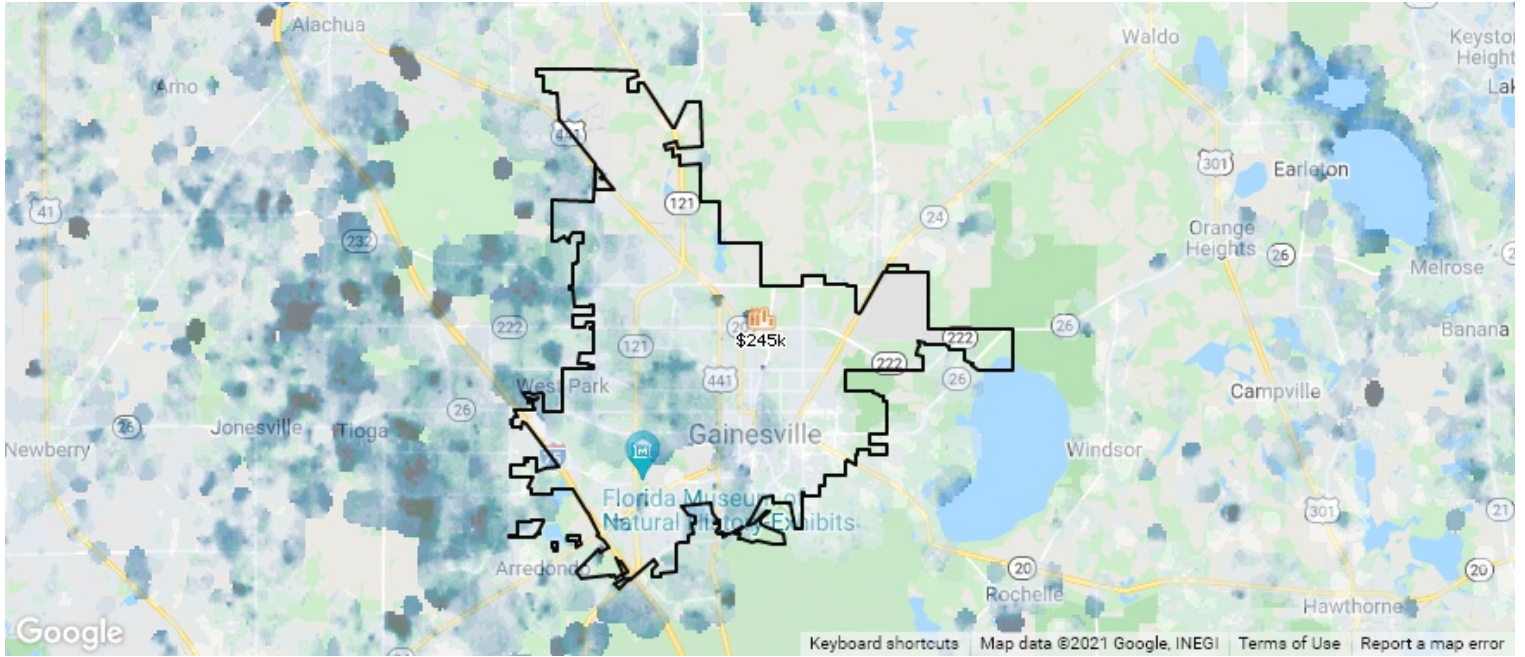
Office: www.secureinvestmentsrealty.com

Secure Investments Realty & Management

3520 NW 43rd Street
Gainesville, FL 32606

Gainesville, Florida

Market Snapshot: Estimated Home Values



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

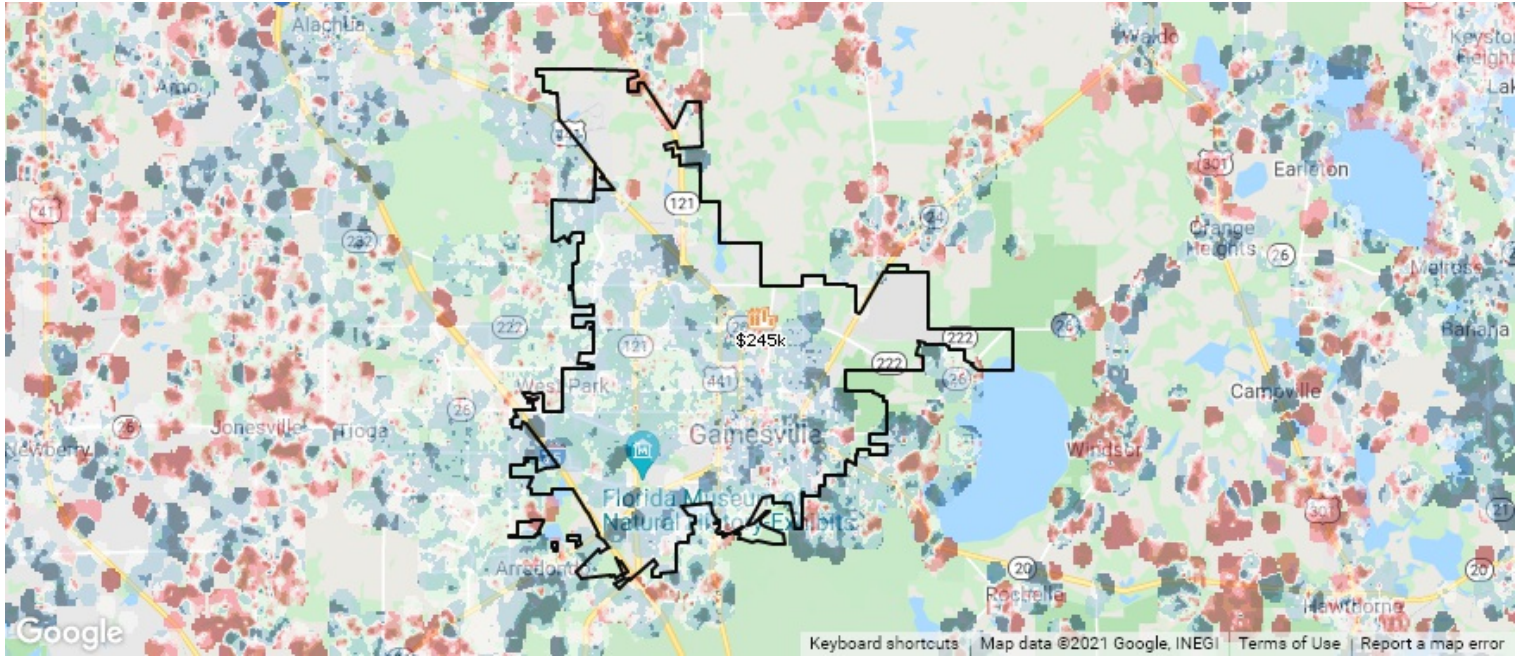
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$245K</p> <p>Updated: 7/31/2021</p>	<p>Change Over Last Month</p> <p>↑ 1.47%</p>	<p>Change Over Last Quarter</p> <p>↑ 1.47%</p>	<p>Change Over Last 12 Months</p> <p>↑ 12.22%</p>	<p>Change Over Last 24 Months</p> <p>↑ 18.54%</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%

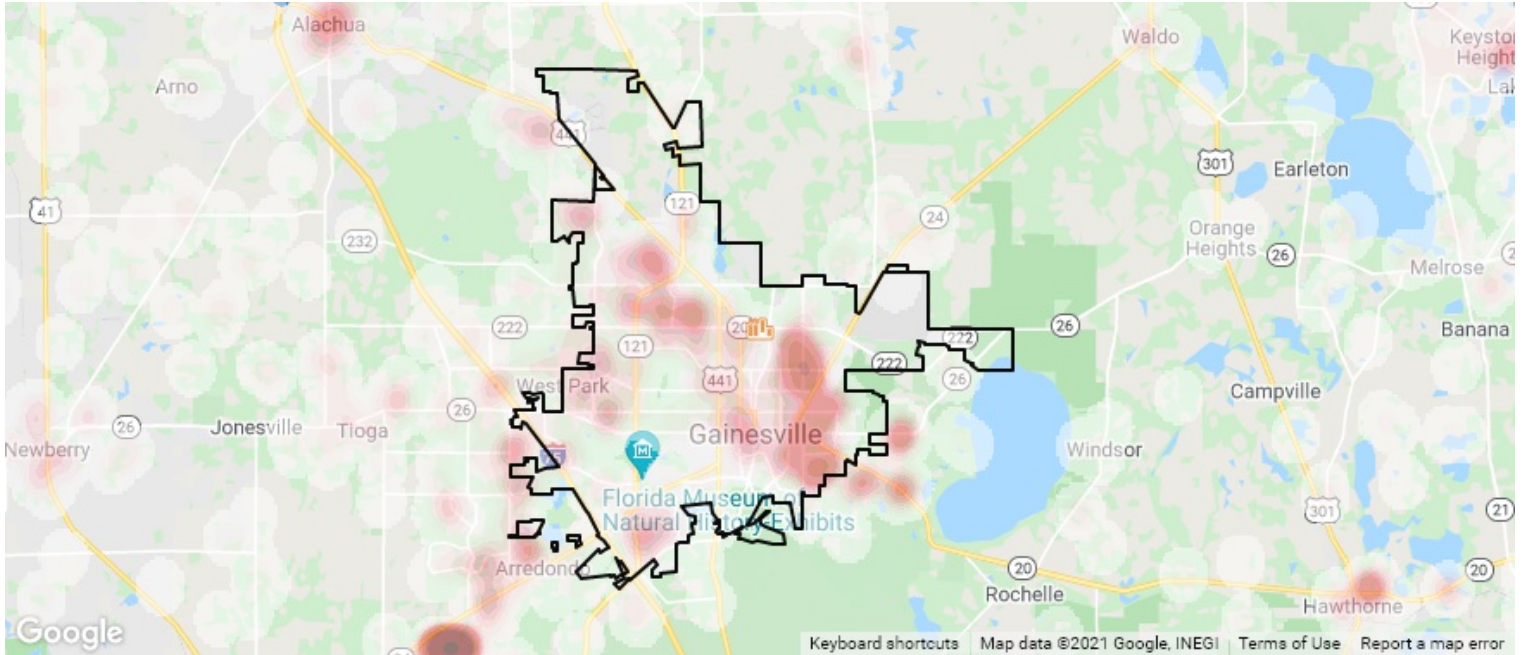
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$245K</p> <p>Updated: 7/31/2021</p>	<p>Change Over Last 12 Months</p> <p>↑ 12.22%</p>	<p>Change Over Last 24 Months</p> <p>↑ 18.54%</p>	<p>Change Over Last 36 Months</p> <p>↑ 23.13%</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



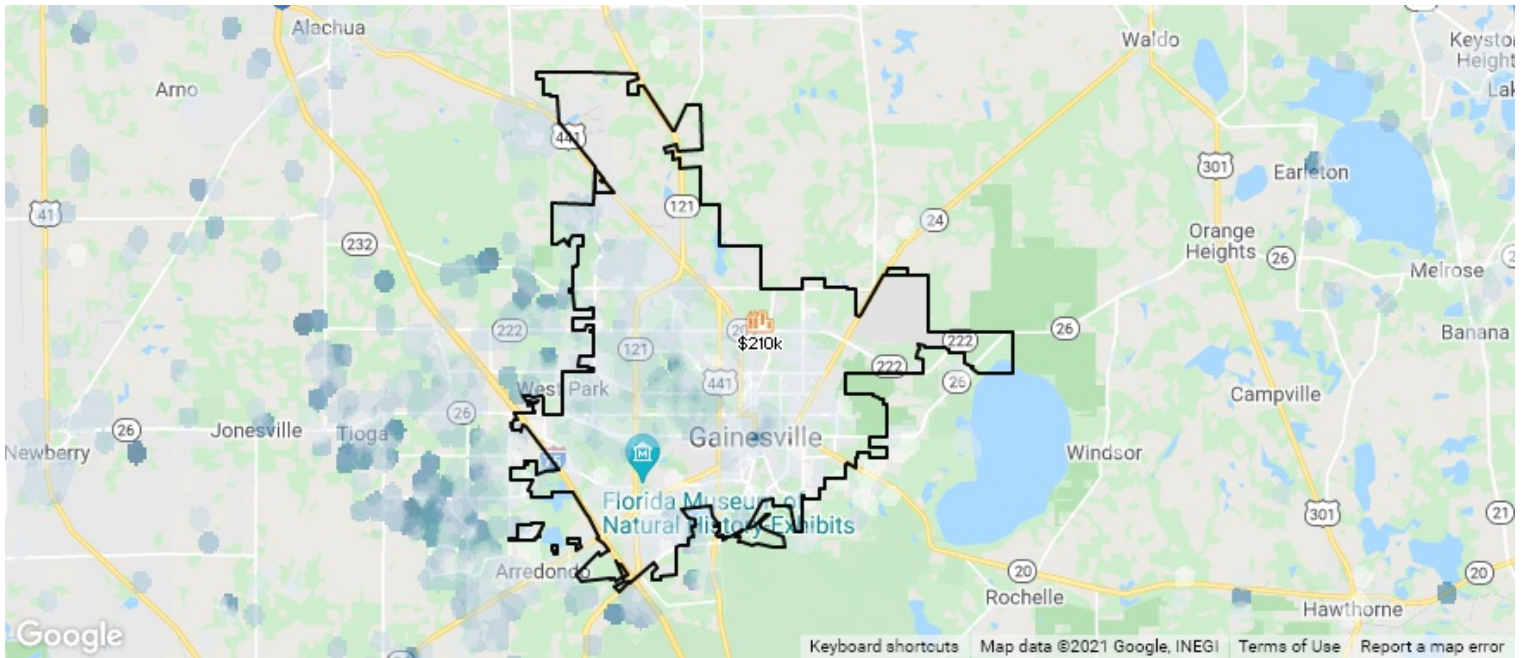
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>102</p> <p>Updated: 8/25/2021</p>	<p># of Pre-Foreclosures</p> <p>32</p>	<p># of Foreclosures</p> <p>14</p>	<p># of Foreclosed</p> <p>56</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 8/25/2021.

Gainesville, Florida

Market Snapshot: Sales Price



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

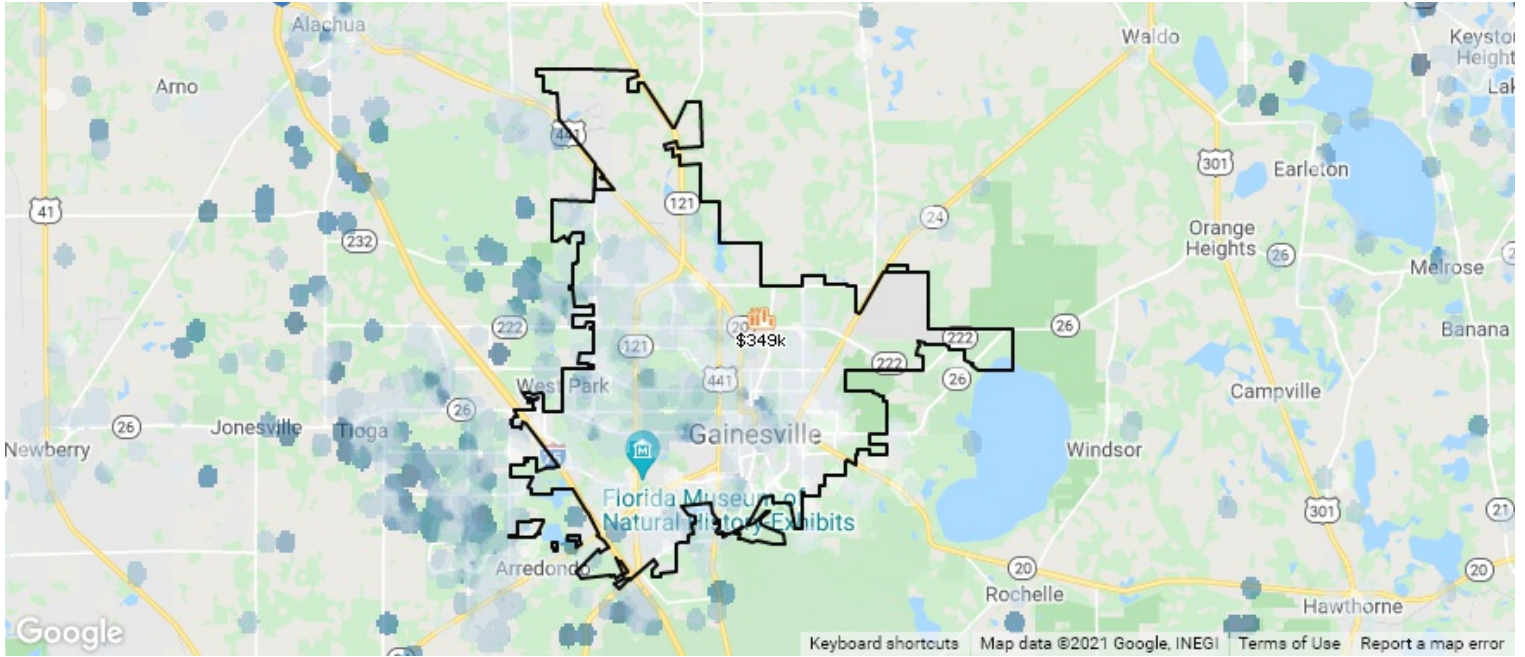
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p>\$210K</p> <p>Updated: 7/31/2021</p>	<p>Change Over Last Month</p> <p>↑ 27.27%</p>	<p>Change Over Last Quarter</p> <p>↑ 27.27%</p>	<p>Change Over Last 12 Months</p> <p>↑ 23.53%</p>	<p>Change Over Last 24 Months</p> <p>↑ 30.03%</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



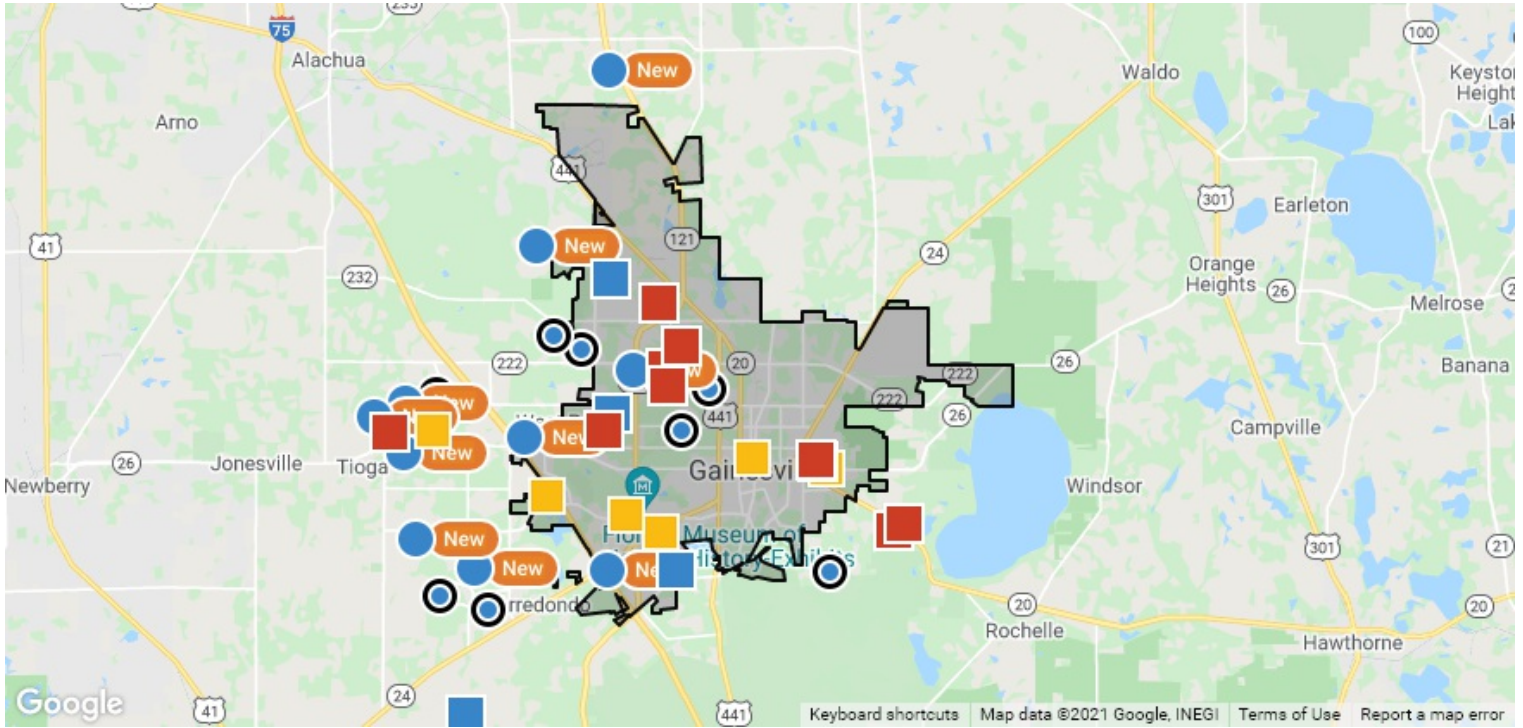
<\$100k
 \$500k
 >\$5m

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>\$349K</p> <p>Updated: 7/31/2021</p>	<p>Change Over Last Month</p> <p>↑ 0.37%</p>	<p>Change Over Last Quarter</p> <p>↑ 0.37%</p>	<p>Change Over Last 12 Months</p> <p>↑ 2.49%</p>	<p>Change Over Last 24 Months</p> <p>↑ 31.59%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

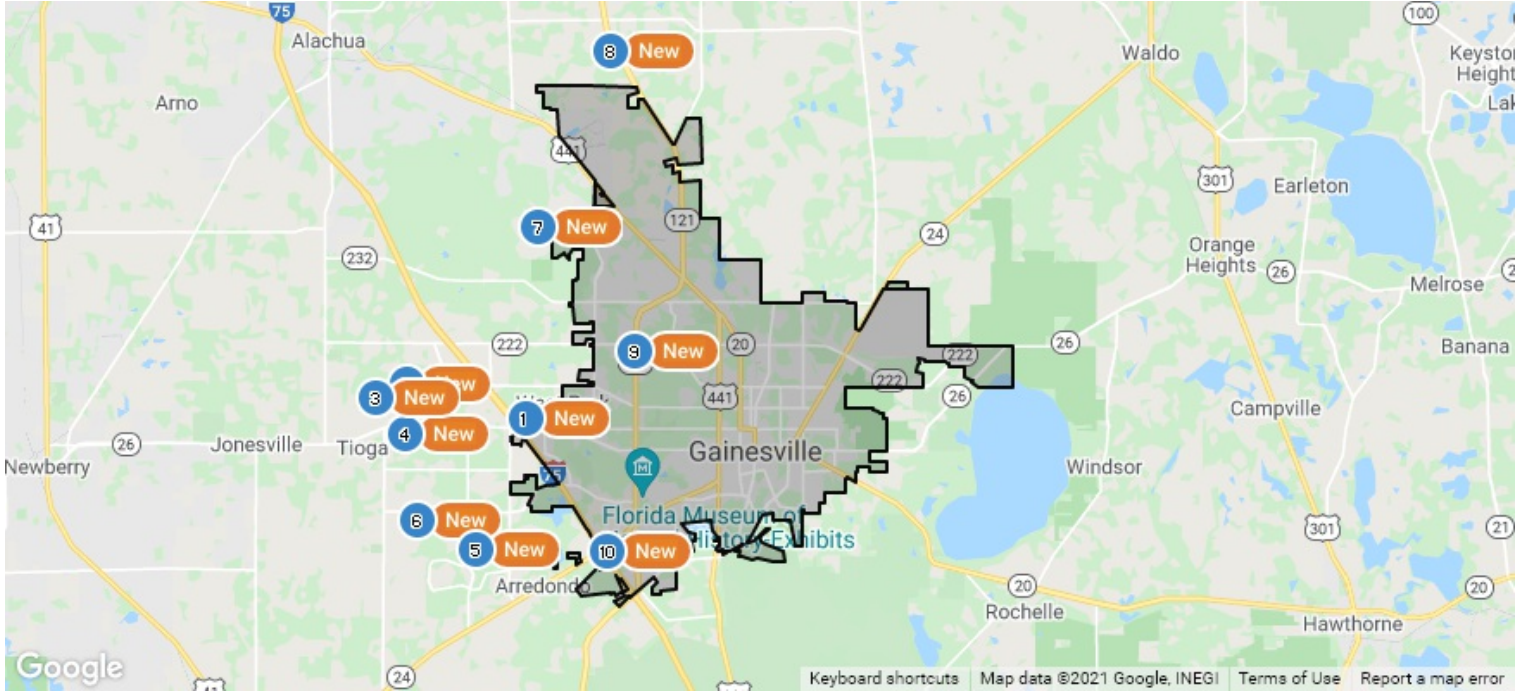
Market Activity Summary Stats





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	\$149,999	\$158,000	\$13,200	\$127,440
Median Price / Value	\$364,500	\$277,200	\$27,000	\$224,100
High Price / Value	\$3,873,700	\$795,000	\$425,000	\$325,000
Average Price / Sq. Ft.	\$189	\$144	\$79	\$142
Median Price / Sq. Ft.	\$173	\$139	\$18	\$151
Average Days in RPR	27	81	71	–
Median Days in RPR	13	34	59	–
Total Volume	\$7,010,286	\$3,382,700	\$1,275,100	\$2,163,210





Gainesville, Florida







New Listings: 10

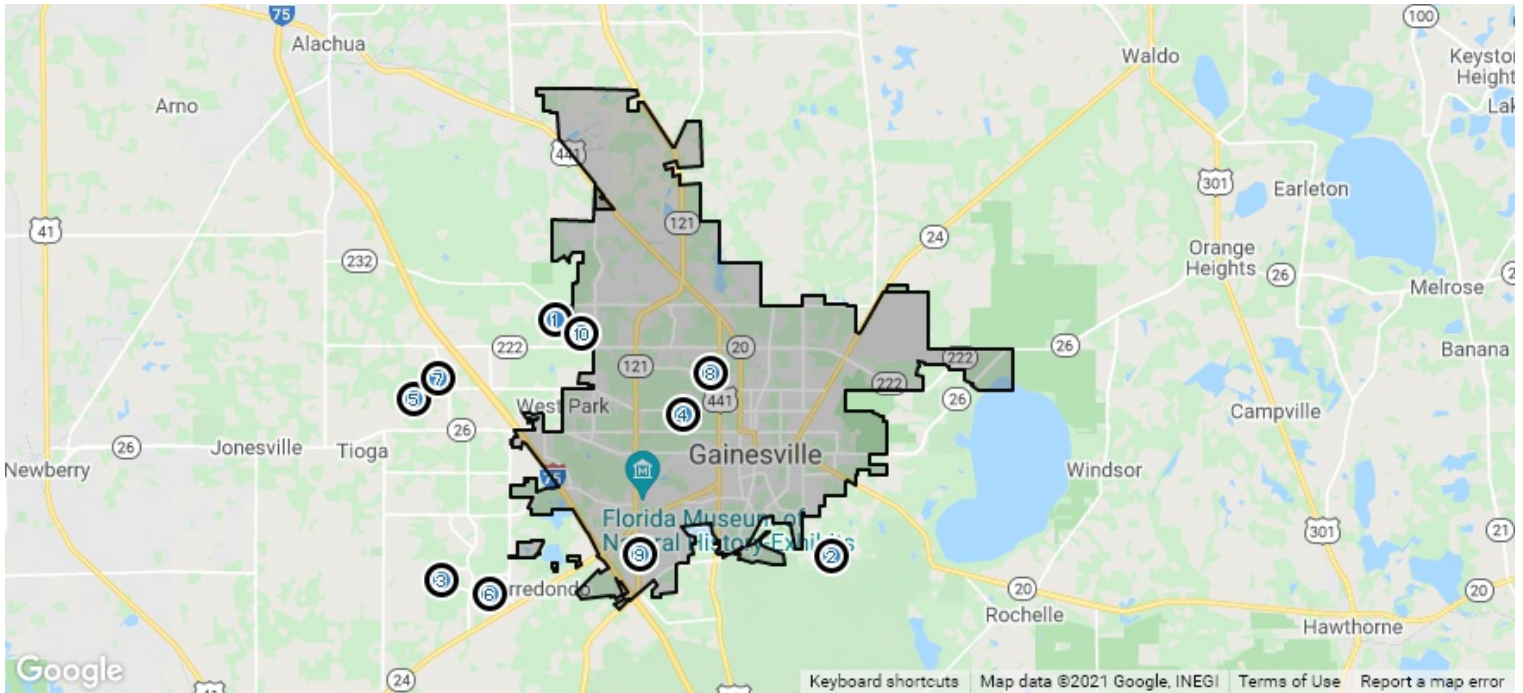
		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	1 ● Active <i>MLS ID: 445143</i> 1106 NW 57th St	Single Family	3/2	2,907	43,995	1989	6/4/2021	\$399,999	\$138
<p>Located in Park Avenue, this 3 bedroom/ 2.5 bath brick home is situated on a large 1 acre lot. This 2907 square foot home features a large great room with a dramatic wood-burning fireplace, center island kitchen, vaulted ceilings, and more. Close to schools, shopping, dining, the Oaks Mall and North Florida Regional Medical Center.</p> <p><i>Listing Courtesy of Boukari Realty, Inc.</i></p>									
	2 ● Active <i>MLS ID: 445843</i> 10205 NW 25th Pl	Single Family	3/2	1,933	21,780	1979	6/27/2021	\$274,900	\$142
<p>Unique contemporary 3/2 1/2. Great neighborhood and schools. Master bedroom downstairs, 2 bedrooms upstairs with shared bath. Loft area, great kids space. Huge storage closet upstairs. 2 story great room with wood burning fireplace which was professionally cleaned recently. Built in bookcases in family room. Large walk in pantry in kitchen. 1/2 bath with laundry area downstairs. Fenced backyard with plenty of room for golf cart, RV, travel trailer, etc. No need to rent space for your toys when you can park them in your yard! House has never flooded! Backyard can be accessed from NW23rd Ave. Convenient to all Gainesville has to offer. Don't miss out on this great opportunity!</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	List Date	List / Lease Price	Price per sq. ft.
 <p>3 ● Active <i>MLS ID: T3323846</i></p> <p>1827 NW 113th Dr</p> <p>Single Family 4/3 3,147 15,246 2002 8/13/2021 \$435,000 \$138</p> <p>Fall in love with this charming spacious home 4 bed 3 bath & 2 car garage home in premier community Oak Glen @ Fletcher Apts Mill! This spacious split floor plan features a formal dining area, a large kitchen, breakfast bar & nook, a family room and a HUGE Florida/Multipurpose Room addition. Special features include a wood burning fireplace with decorative onyx tiles, Brazilian Hardwood flooring and tile in living areas, granite countertops and a large wood deck. The Florida Room is a versatile space that can be used a game room, fitness room and/or to host special gatherings. This space has its own Art Cool mini split system for a stylish and efficient cooling alternative, a five speaker surround sound system, and opens to the wood deck allowing for an indoor/outdoor ambiance. Key location makes this an easy 15 minute commute to the University of Florida, U.F. Health Hospitals & Oaks Mall, all while a short five minute drive to West End Golf Course and popular Tioga Town Center. Coming soon more pictures Seller is only accepting "As is" Contracts and only virtual showing.</p> <p><i>Listing Courtesy of FLORIDA HOMES REALTY & MORTGAGE</i></p>								
 <p>4 ● Active <i>MLS ID: 447444</i></p> <p>514 NW 102nd Ter</p> <p>Single Family 3/2 1,569 16,988 1976 8/25/2021 \$318,888 \$203</p> <p>Cozy and welcoming, this home is perfect for laid back living. With a breakfast nook featuring a small pond and fairy garden, large deck for cocktail hours and cook outs and plenty of room for kids or pups to run. Hamilton Heights Neighborhood (safe, convenient, friendly) Brand new roof with 25 year transferable warranty (June 2021) Stainless Steel Appliances Large wood deck overlooking fenced in backyard that includes dog run One mile from I-75, the Oaks Mall, Tioga Town Center, and 10 minutes to Butler Plaza Zoned Hidden Oak Kanapaha and Buchholz New Hot Water Heater (2021) AC (2016) Both bathrooms remodeled (2020) Laminate flooring throughout (2016) Option to buy fully furnished</p> <p><i>Listing Courtesy of Flat Fee MLS Realty</i></p>								
 <p>5 ● Active <i>MLS ID: 446204</i></p> <p>4007 SW 77th St</p> <p>Single Family 5/3 2,620 68,389 1974 7/11/2021 \$499,000 \$190</p> <p>Open House this Saturday, 8/28 1 PM - 3 PM! Come home to your piece of paradise! Situated on 1.57 acres of park-like setting, this absolutely beautiful and impeccably-maintained pool home offers 2619 heated/cooled space and 3274 sq ft under roof! With 5 beds, 3 full baths, formal dining and formal living (can always be flex/study room), you have plenty of room for everyone! Remodeled kitchen with stunning cabinetry & granite counters, family room with wood-burning FP that opens to your large screened-in pool area! Find a suite downstairs that can be for in-laws or guests. Upstairs has Owner's suite, 3 large guest rooms that share a bath with balconies overlooking the gorgeous backyard! Roof permit says 2008, windows 2009, remodeled bathrooms, wood floors in main areas and stairs, newer carpets in bedrooms, some doors replaced, newer garage door! Loved and truly move-in ready! Circular driveway and manicured yard amidst trees provide the warm and grand welcome! Fully fenced in with shed and workshop in the back! Short drive to I-75 corridor, University of FL, UF Health, VA, Celebration Pointe & Butler Plaza! Zoned Wiles, Kanapaha and Buchholz HS! CALL NOW!</p> <p><i>Listing Courtesy of RE/MAX Professionals</i></p>								
 <p>6 ● Active <i>MLS ID: 447392</i></p> <p>2727 SW 98th Dr</p> <p>Single Family 4/3 2,350 4,791 2003 8/23/2021 \$419,900 \$179</p> <p>Open House this Saturday, 8/28 1 PM - 3 PM! Walk to Chiles Elementary from this beautiful home that offers all the spaces you'd need! 4 bedrooms + office (can be 5th bedroom) + 3 bathrooms + separate formal dining (can be work space), spacious kitchen and breakfast area & bar and a large great room adomed with wood-burning fireplace! Find an in-law suite/guest suite in the back with its own full bath and walk in closet, 2 other guest rooms share another bath. On the other side is the Owner's suite with walk in closet, jetted tub, separate shower! Enter through the wide gallery foyer into the formal space on your right & office on your left. It leads you to an open lay out with great room, kitchen and dining areas where you gather friends & family! New carpets in bedrooms, wood floors in main areas. Utility room with washer & dryer conveying! One owner-owned, clean and ready to move in!</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	List Date	List / Lease Price	Price per sq. ft.
 <p>7 ● Active <i>MLS ID: 447108</i></p> <p>8133 NW 52nd St</p> <p>Lovely, impeccably maintained 4BR/2BA home in the desirable community of Weschester. This home has hard surface flooring in the living, kitchen, dining and bath areas. Open kitchen with wood cabinetry and eat in area as well a separate dining area. There is plenty of space to cook, eat and entertain. Bedrooms are arranged in a 3 way split with the large master and master bath with dual vanities, jetted tub, walk in shower and walk in closet are located in the rear of the home. The remaining three bedrooms are split in the front of the home. This home is well maintained both inside and out with landscaping, hardboard siding and a fenced backyard. Enjoy some of the best amenities around with a great community pool, playground, sidewalks, street lighting and a variety open areas and ponds.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Single Family	4/2	1,846	5,662	2008	8/11/2021	\$309,900	\$168
 <p>8 ● 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 ~ Spectacular Owner's suite ~ stunning executive office ~ Tuscan inspired authentic 1500 bottle wine cellar & tasting room ~ Movie & sports enthusiast's entertainment theatre suite ~ Flex/bonus spaces ~ 5 fireplaces ~ Extreme, resort style POOL, spa, waterfall grotto & ultimate Outdoor Kitchen, 3.5 garage. Lovely guest/multigenerational second home, 1680sq ft, 3BR/2BA ~ Outbuildings: 90 x 45 workshop(w/AC & half bath)/6-8car garage, 2 pole barns, party pavilion w/half bath & screened porch. Beautiful gated entrance, 15 minutes to downtown Gainesville & the University of Florida.</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>9 ● Active <i>MLS ID: 447172</i></p> <p>3675 NW 26th St</p> <p>Enjoy this upgraded new house without months of waiting! This 2019 Fletcher Oaks home is gorgeous and now significantly more energy efficient with the addition of solar panels. The back patio was upgraded to include a screened enclosure with a door to the small grass courtyard enclosed with PVC fencing. The garage was updated with Flow Wall custom cabinetry which provides lots of configurable storage. As you enter the front door, the large great room flows to a dining area and kitchen. This kitchen has lots of granite counter space, tons of storage and a lighted pantry. The primary bedroom and bathroom are on their own end of the house and the walk in closet is huge. The two additional bedrooms and bathroom are off the great room and each room is spacious with plenty of closet space. The guest bathroom finishes are just as nice as the primary bathroom. You will find wood floors in every bedroom, and custom woodwork added in one bedroom to create a beautiful office. Off the kitchen area there is a short hall that leads to a drop zone to use as you come in through the garage. In that same area is the laundry room with a large sink, a storage closet, and the entrance to the screened in porch. Superb location!</p> <p><i>Listing Courtesy of Pepine Realty</i></p>	Single Family	3/2	1,560	3,484	2019	8/13/2021	\$329,000	\$211
 <p>10 ● Active <i>MLS ID: 447270</i></p> <p>3921 SW 34th St, #2C</p> <p>Investment opportunity in University Terrace! 3 Bedroom 3 bathroom plus study. Laminate wood and tile floor throughout. All new kitchen and bathroom appliances.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Condo/Townhouse/Apt.	3/3	1,312	-	1995	8/17/2021	\$149,999	\$114



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.
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1 Pending *MLS ID: 442181*

4720 NW 58th St Single Family 4/3 4,181 21,344 3/6/2021 \$795,000 8/25/2021 \$190

Open House 06/20/2021 Sunday 12-3p Gorgeous and stately, former Parade Shannon Builder home on 1/2 acres, nestled in the prestigious Millhopper Forest subdivision. The living, dining, family rooms and kitchen are both fabulously and functionally detailed with travertine tile, raised carved out ornamental ceiling, modern restoration interiors, columns, beams, and carved stone fireplace. All living areas are open, connected and logical. The luxury gourmet kitchen boasts center island, granite counters, wood cabinetry, walk-in butler pantry, wet bar, wine storage, gas stove and complete high-end stainless appliances. Both the living and master look out to an amazing child-secure fenced pool, with European fountain and outdoor fireplace. Great for lounging and sport. Activities can extend to enjoyable fenced backyard. There are 4 bedrooms, and 4 baths including the generous master suite with floor to ceiling closet shelving. The 4181 sq ft under air includes the upstairs bonus media entertainment room and 5552 sq ft under roof, include 3 car garage. All 3 HVAC units are worry-free, since new in 2017, 2018, 2019. Upstairs wood plank flooring was thoughtfully installed a month ago. You will love our home.

Listing Courtesy of Bosshardt Realty Services LLC








2 Pending *MLS ID: 436405*

3925 SE 22nd Ter Single Family 8/8 3,840 217,800 7/15/2020 \$334,500 8/25/2021 \$87




INVESTOR ALERT! Cluster of 4 original farm cottages on quiet road, each on its own large, wooded lot in SE Gainesville, that are turn key, income generating properties with live in tenants. 3925 SE 22nd Terr. is a 2 bed/2 bath home and is 920 sq ft. and in great shape overall with newer appliances. Each of the four cottages are split plan homes and contain metal roof, tile and wood flooring throughout and carpet in bedrooms. Open kitchen, central AC/Heat and screen-in porch. 2 deep wells feed homes with strong water pressure. 3905 SE 22nd Terr. is a 2 bed/2 bath home and is 980 sq ft. 3901 SE 22nd Terr. is a 2bed/2 bath home and is 960 sq ft. 3884 SE 22nd Terr. is a 2 bed/2 bath home and is 980 sq ft.

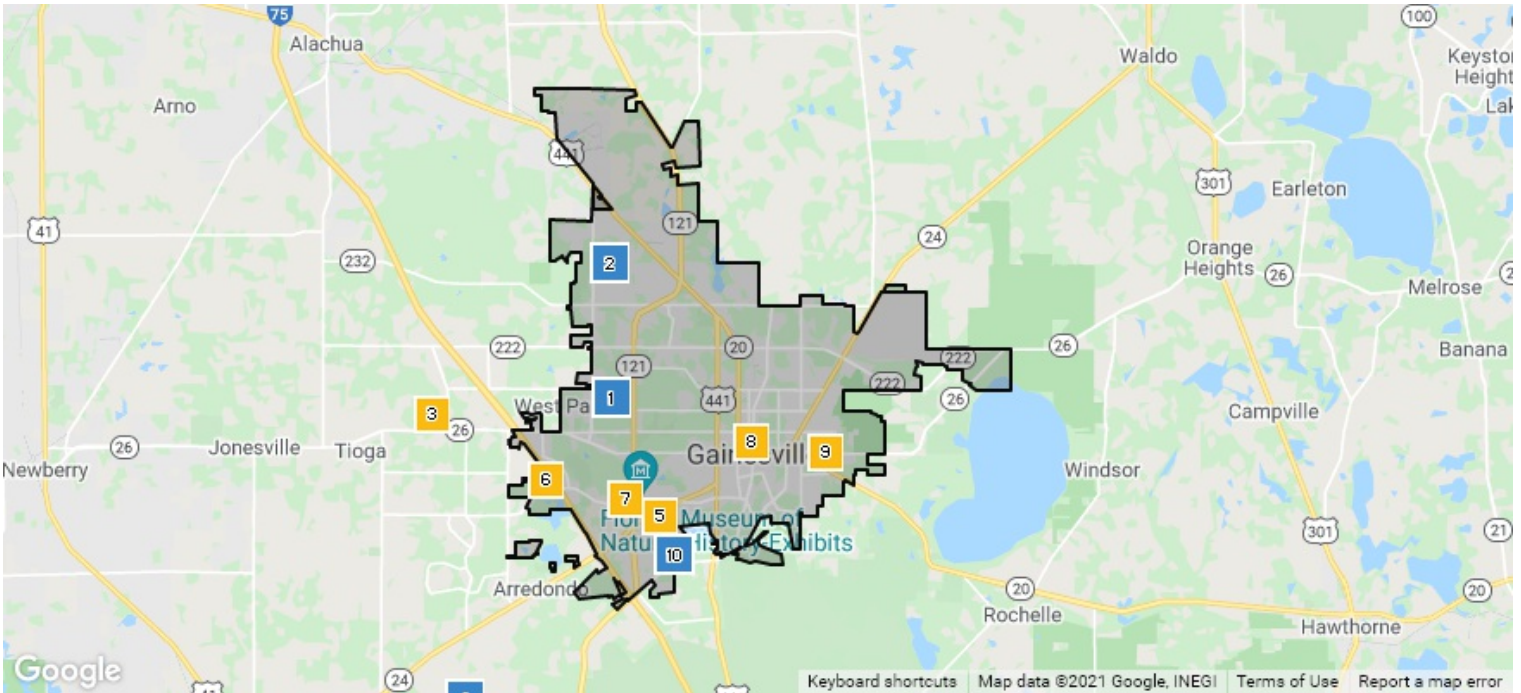
Listing Courtesy of Pepine Realty

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: 446247</i> 10147 SW 48th Pl Single Family 4/3 2,805 4,791 7/13/2021 \$540,000 8/24/2021 \$193</p> <p>This immaculately kept 4/3.5 two-story home is one of Haile's hidden gems with superb golf course views in a peaceful setting. Adorned 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 Haile's 13 miles of paved trails to enjoy coffee, shopping, dining, or browsing the Saturday Farmer's Market in the nearby village center.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
 <p>4 Pending <i>MLS ID: 05959743</i> 2225 NW 15th Ave Single Family 3/2 1,940 17,181 7/19/2021 \$284,900 8/24/2021 \$147</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>								
 <p>5 Pending <i>MLS ID: 447321</i> 1926 NW 111th Dr Single Family 4/3 2,472 13,068 8/19/2021 \$398,000 8/19/2021 \$161</p> <p>Spacious and well maintained 3way split beauty in the centrally located Ridgmont sub-division. 4 Bedrooms plus office/den/living room with fireplace, family room, breakfast nook and counter space, dining room and 3 full Bathrooms. Lovely chef's kitchen with gas cooktop, stainless appliances and gorgeous granite counters. The screened porch leads to a good sized backyard fully fenced for privacy. Excellent Gainesville location zoned for top schools, convenient to shopping, the University of Florida, UF Health/Shands, NFRM and I-75.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>								
 <p>6 Pending <i>MLS ID: 447161</i> 5425 SW 83rd Ter Single Family 4/3 1,529 10,454 8/12/2021 \$269,500 8/17/2021 \$176</p> <p>If you're looking for a spacious home with high scores for livability, charm, and walkability, then you have discovered this Laurel Park home. Situated on a private lot backing to the Haile walking path, this darling cottage home has a location that can't be beat! Just down the road to the Members-only club pool, workout facility and tennis courts, and blocks away from the Village Center where you can stroll the Farmers Market, shop, or patronize one of the many restaurants Haile has to offer. This rare 3-way split plan offers a guest room with en suite bath off of the foyer. The vaulted ceiling in the family room gives this home its spacious feel, complete with a fireplace with tile surround, and two sets of French doors that open onto the lanai. The dining space is adjacent to the galley-style kitchen, with tiled counter tops, wood cabinetry, and counter height pass-thru to the family room. Off the family room is the master with en suite bath with walk-in shower and extended vanity. Opposite the home are two more guest suites that share the full hall bath, and which are separated by the hallway that leads to the 2CG. The open backyard is the perfect place for your fur babies to play. Updates include 2015 roof and a 2018 HVAC.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
 <p>7 Pending <i>MLS ID: 445598</i> 2631 NW 104th Ct Condo/Townhouse/Apt. 3/3 1,680 871 6/18/2021 \$219,000 6/27/2021 \$130</p> <p>Golf Course View! This 3 bedroom, 3 bath townhome in excellent move in condition boasts a beautiful open floor plan, spacious kitchen with wood cabinetry, granite, stainless steel appliances, a desirable 2-car garage, screened in porch, block construction and is an end unit. Convenient to Santa Fe College, desired school district, shopping, restaurants and more. One HVAC system was replaced less than 2 years ago!</p> <p><i>Listing Courtesy of Golden Rule Real Estate and Property Management</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.	
	8	0	Pending	MLS ID: 446941					
	1565 NW 29th Rd, #233	Condo/Townhouse/Apt.	3/2	1,747	–	8/4/2021	\$199,900	8/13/2021	\$114
<p>"An Offer has been accepted by the Seller, Backup Offers are being accepted" Location, Location, Location! Just west of 13th street, south of 39th ave. Near UF and Gainesville High School, stores and restaurants. This quiet community of Eagle Trace rarely has homes for sale. This Well Maintained Spacious (over 1700!), Immaculate 3/2 plus 1/2 bath, features a flex area, AND screened lanai with extra storage. The Open concept kitchen flows to light and airy family room and outdoor space. Master suite on first floor, with a bonus room and 2 bedrooms upstairs. There is a bus stop right in front of the community. This Amazing condominium will not last long!</p> <p><i>Listing Courtesy of RE/MAX Professionals</i></p>									
	9	0	Pending	MLS ID: 446665					
	3921 SW 34th St, #2K	Condo/Townhouse/Apt.	4/4	1,312	–	7/25/2021	\$158,000	7/29/2021	\$120
<p>Move in ready 4/4 close to UF, Shands, vet school and VA Medical Center. Each bedroom has its own bathroom and walk-in closet and comes furnished with a twin bed, desk and a chair. This unit has a balcony that backs to green space. The kitchen comes stocked with cookware, plates and everything a kitchen should have. Newer washer & dryer included and a spacious laundry room which can serve as extra storage space. Newer HVAC, water heater, LVP floors in common area and carpet in the bedrooms. Located near the community pool and on the RTS bus route for easy access to campus and beyond. HOA dues cover exterior maintenance and internet.</p> <p><i>Listing Courtesy of BHGRE Thomas Group</i></p>									
	10	0	Pending	MLS ID: 447204					
	4309 NW 48th St, #2402	Condo/Townhouse/Apt.	3/2	1,555	–	8/13/2021	\$183,900	8/18/2021	\$118
<p>Well Maintained townhouse with large living room, 3 upstairs bedrooms, plenty of separate space and two screened porches – both up and downstairs – and additional balcony offering beautiful views and opportunities to entertain while nature watching. New plank flooring downstairs, abundant storage, personal parking space PLUS enclosed garage. Community association professionally maintains pool, tennis courts, clubhouse, fitness room and playground. Close to Publix, shopping and great restaurants. Excellent school zone. Santa Fe College, North Florida Hospital and I-75 are nearby. Limited entry at night.</p> <p><i>Listing Courtesy of Golden Rule Real Estate and 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.
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1 Closed *MLS ID: 446349*
2005 NW 38th Dr Single Family 3/2 1,775 15,681 1986 8/25/2021 \$315,000 \$177

Gorgeous and comfortable describes this well maintained 3 bedroom 2 bathroom home and sits on a large fenced lot. The interior of the home has many upgrades in 2020. The highlights include New HVAT in 2016. Split floor plan, tiled flooring in living room and kitchen area, and carpets in the bedrooms. The family room has an inviting brick fireplace & vaulted ceiling. Beautifully updated kitchen with SS appliances and quartz countertops. The French doors are off the dining room that leads to a comfy, screened porch that overlooks the pretty fully fenced backyard. There is a large sized laundry room with cabinets built-in. A separate air conditioned office is off the garage and the front yard has parklike landscaping. The home is within walking distance to Publix, Fresh Market, Thomebrooke Village restaurants and shopping. Minutes to UF and Shands.

Courtesy of Bosshardt Realty Services LLC








2 Closed *MLS ID: 445161*
3842 NW 68th Pl Single Family 3/2 1,999 21,780 1993 8/25/2021 \$425,000 \$213




Spotless pool home in Montclair subdivision. House is sitting on a cul-de-sac lot with a nice view over preserved area and pond. It has 3 beds, 2 baths, open kitchen with high ceilings, skylights, stainless steel appliances, gas stove with great view over your pool and living area. Separate dining. New front double doors w/ glass inserts. 2019 HVAC. Remodeled laundry room, and guest bathroom. 2018 Roof and skylights. Pool pump 2021. Washer and Dryer 2021, new flooring and many more, you need to see for yourself and make this your new home.

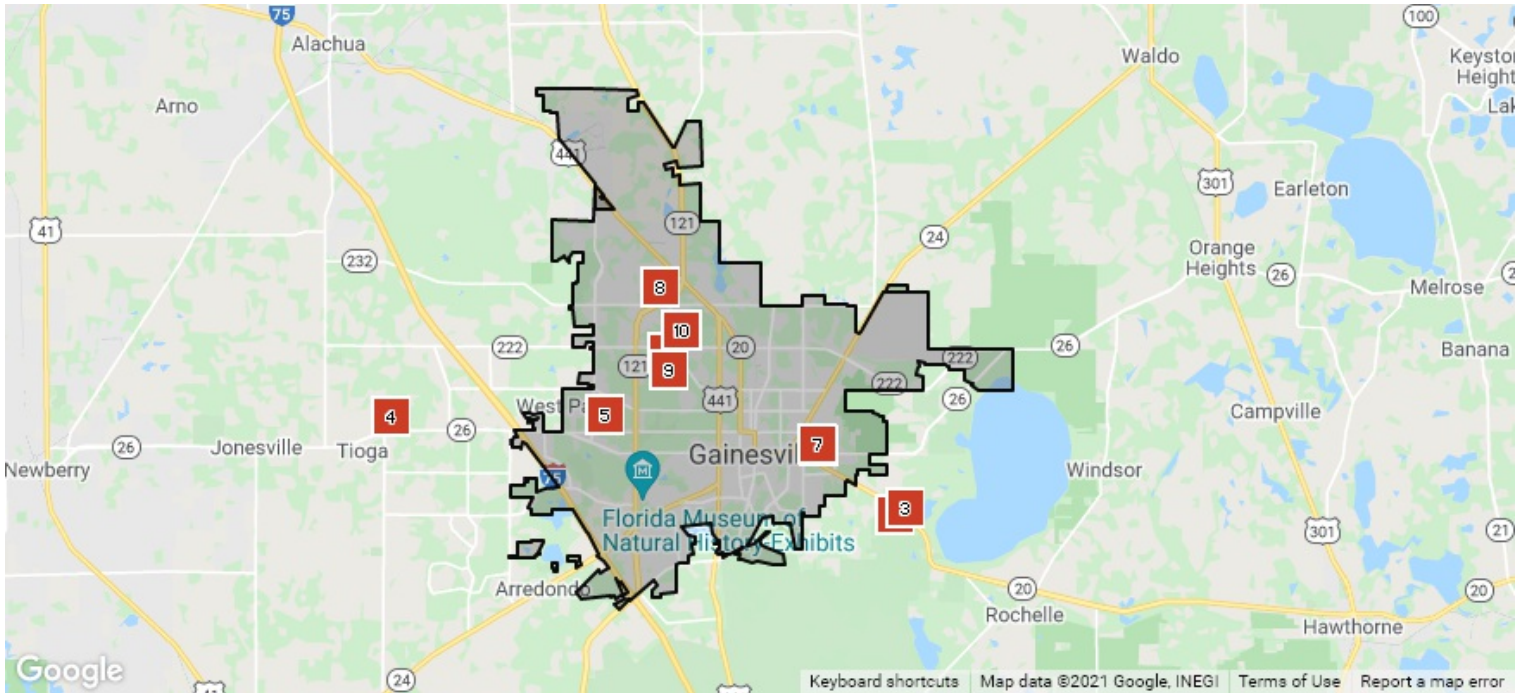
Courtesy of Coldwell Banker M.M. Parrish Realtors

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: 445857</i></p> <p>1402 NW 104th Dr</p> <p>Awesome contemporary 4 bedroom/3bath plus office. split-plan of builder's model home on a private street nestled in over half acre lot, and quiet cut-de-sac, in the desirable Broadmoor community. Equidistant to North Florida hospital , UF , Shands, Shoppings and Restaurants, very convenient location. Top A rated schools for all levels. The spacious living room has high vaulted ceilings, fireplace, with French doors opening to an extended screened lanai overlooking beautiful well-maintained backyard, fruit trees, herbal and vegetable gardens. Oakwood flooring throughout. A gourmet kitchen with granite countertops has generous pantry. breakfast nook and separate dining area. The master bedroom has tray ceiling and walk in closet. The two car garage w/long driveway. Its a great place for family rental and best school just around the corner.</p> <p><i>Courtesy of Bosshardt Realty Services LLC</i></p>	Single Family	4/3	2,307	24,829	2002	8/24/2021	\$28,800 mo.	\$12
 <p>4 ■ Closed <i>MLS ID: 445925</i></p> <p>9425 SW 92nd St</p> <p>A little bit of Country in the City.....beautiful 3/2 home built in 2007 on 1.25 acres with a fully fenced backyard that backs up to a green buffer zone. Features a light filled split floor plan, spacious kitchen with stainless steel appliances and pantry, 2 car garage and very private backyard. Located just off Archer Rd, it provides a quick commute to UF and downtown. Freshly painted and ready to go....this home will not last long!</p> <p><i>Courtesy of Watson Realty Corp -Tioga</i></p>	Single Family	3/2	1,433	54,450	2007	8/13/2021	\$271,000	\$189
 <p>5 ■ Closed <i>MLS ID: 441630</i></p> <p>2601 SW Archer Rd, Apt 215</p> <p>This cute and modern condo is located merely minutes from UF and Shands. Rooms are fully furnished for worry free living. Double sinks in bathrooms, appliances with microwave, indoor laundry room washer/dryer included. The complex amenities include: pool, recreational room, study rooms, volleyball, basketball, fitness center, bike racks, & car wash area complete w/vacuums. Location offers direct bus route to and from UF. Students welcome!</p> <p><i>Courtesy of Golden Rule Real Estate and Property Management</i></p>	Condo/Townhouse/Apt.	4/2	1,177	—	1993	8/25/2021	\$18,000 mo.	\$15
 <p>6 ■ Closed <i>MLS ID: 444130</i></p> <p>6105 SW 10th Pl</p> <p>This recently renovated 3 bedroom/ 2 bath unit boasts natural sunlight and tile flooring throughout the unit (no carpet). It is conveniently located near the new Circle K being built at the intersection of SW62nd Blvd and SW20th Ave, bus route, and it is near Butler Plaza and the Oaks Mall. The kitchen has been remodeled with updated cabinets, countertops, and a new dishwasher. There are new blinds, ceiling fans, bathroom vanities and mirrors throughout. There are two parking spaces dedicated to this unit and a fully fenced backyard. No pets allowed. No smoking allowed. Tenant is responsible for all utilities, internet, phone, cable. Housing vouchers accepted. There is a \$60 application fee per tenant 18 years of age or older due at the time the application is submitted. There is a \$150 leasing fee due at the time of lease signing along with first month's rent (\$1,100) and deposit (\$1,100). This unit is ready now. Tenant must see unit before making application.</p> <p><i>Courtesy of Asset Property Management FL</i></p>	Condo/Townhouse/Apt.	3/2	1,017	8,712	1982	7/8/2021	\$13,200 mo.	\$13
 <p>7 ■ Closed <i>MLS ID: 445273</i></p> <p>3600 SW 19th Ave, Apt 31-D</p> <p>Nice 3 bedroom/2 bath close to community pool in Foxmoor. Nice maintained condo very close to UF, Shopping, Restaurants and Entertainment. Lamite flooring downstairs downstairs, except for tiled bathroom. . Living room/ Dining room combination. Sliding glass door off of living room leads to back patio. Kitchen has upgraded white on white appliances and white cabinets. Full bathroom downstairs, with stand up shower. Full bathroom upstairs with double sink vanity. All bedrooms are upstairs. Washer and Dryer (unwarranted). Estimated 1,106 SF *Renters Insurance required Available Date: 8/10/2021. *Lease begins within 2 weeks of available date listed*</p> <p><i>Courtesy of Watson Realty Corp - Property Management</i></p>	Condo/Townhouse/Apt.	3/2	1,106	—	1986	7/29/2021	\$14,100 mo.	\$13

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.
	8	Closed	MLS ID: 442062					
518 NW 1st St	Condo/Townhouse/Apt.	3/3	1,269	4,356	2020	6/11/2021	\$25,200 mo.	\$20
<p>NEW Apartment just steps away from Downtown Gainesville's best restaurants, bars, parks, and hangouts. Hip luxury in this 3Bed/3Bath unit, located in the popular and peaceful Historic Pleasant Street Neighborhood which is easily bikeable to UF and Shands. This unit will be available 8/1/21. Crafted with an attention to detail that rises above the average student rental. Enjoy lounging on the large front porch with porch swing, entertaining guests in the 10' ceilings throughout, preparing meals on the granite island, tile showers, nice natural light, and charging your electric vehicle in the parking area. New appliances include: refrigerator, stove, dishwasher, microwave, disposal, washer, and dryer. Energy efficient windows, insulation, and 16 SEER efficient AC will ensure a low utility bill. Two dedicated parking spots per unit with additional free street parking available. Units do not come furnished. This price is for the entire apartment, does not include utilities or internet. Virtual tour available, tenant requests no showings due to Covid. Ground floor apartment with great quiet neighbor upstairs.</p> <p><i>Courtesy of Florida Homes Realty & Mortgage</i></p>								
	9	Closed	MLS ID: 446727					
15 NE 21st Ter	Condo/Townhouse/Apt.	4/2	1,258	13,068	1968	8/11/2021	\$16,800 mo.	\$13
<p>New paint, new flooring in this 4 br, 2 bath duplex. Built in 1968 with 1,258 sq. ft. No carpet.</p> <p><i>Courtesy of Gore-Rabell Real Estate Inc</i></p>								
	10	Closed	MLS ID: OM620909					
4000 SW 23rd St, #6	Condo/Townhouse/Apt.	4/4	1,177	1,306	2002	7/26/2021	\$148,000	\$126
<p>Four bedroom, four bath condo features walk in closets and outdoor patio. Centrally located to restaurants, shopping and the University of Florida.</p> <p><i>Courtesy of FHG PROPERTY MANAGEMENT LLC</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> 3730 NW 26th St	Single Family	4/2	2,100	4,356	-	7/13/2021	Preforeclosure	
	2 ■ Off Market <i>MLS ID: -</i> 2229 SE 45th Ter	Single Family	3/2	1,232	-	-	7/12/2021	Foreclosure	
	3 ■ Off Market <i>MLS ID: -</i> 2008 SE 49th Dr	Single Family	3/2	1,472	-	-	8/4/2021	Foreclosure	
	4 ■ Off Market <i>MLS ID: -</i> 1243 NW 120th Way	Single Family	3/2	1,554	2,614	-	7/15/2021	Foreclosure	
	5 ■ Off Market <i>MLS ID: -</i> 3908 NW 13th Pl	Single Family	3/2	1,209	10,019	-	7/15/2021	Foreclosure	



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: -								
	402 NE 19th Dr		Single Family	3/2	1,808	-	-	8/13/2021	Foreclosure	
	-									
	7 ■ Off Market	MLS ID: -								
	424 NE 19th St		Single Family	3/2	1,040	-	-	6/4/2021	Preforeclosure	
	-									
	8 ■ Off Market	MLS ID: -								
	5931 NW 27th Ter		Single Family	3/2	1,410	-	-	7/9/2021	Preforeclosure	
	-									
	9 ■ Off Market	MLS ID: -								
	2513 NW 31st Ave		Single Family	3/2	2,669	-	-	6/15/2021	Preforeclosure	
	-									
	10 ■ Off Market	MLS ID: -								
	2210 NW 43rd Pl		Single Family	3/2	1,150	8,730	-	7/19/2021	Preforeclosure	
	-									

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- **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.



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- Charts and statistics calculated from listing and public records data are refreshed monthly.
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