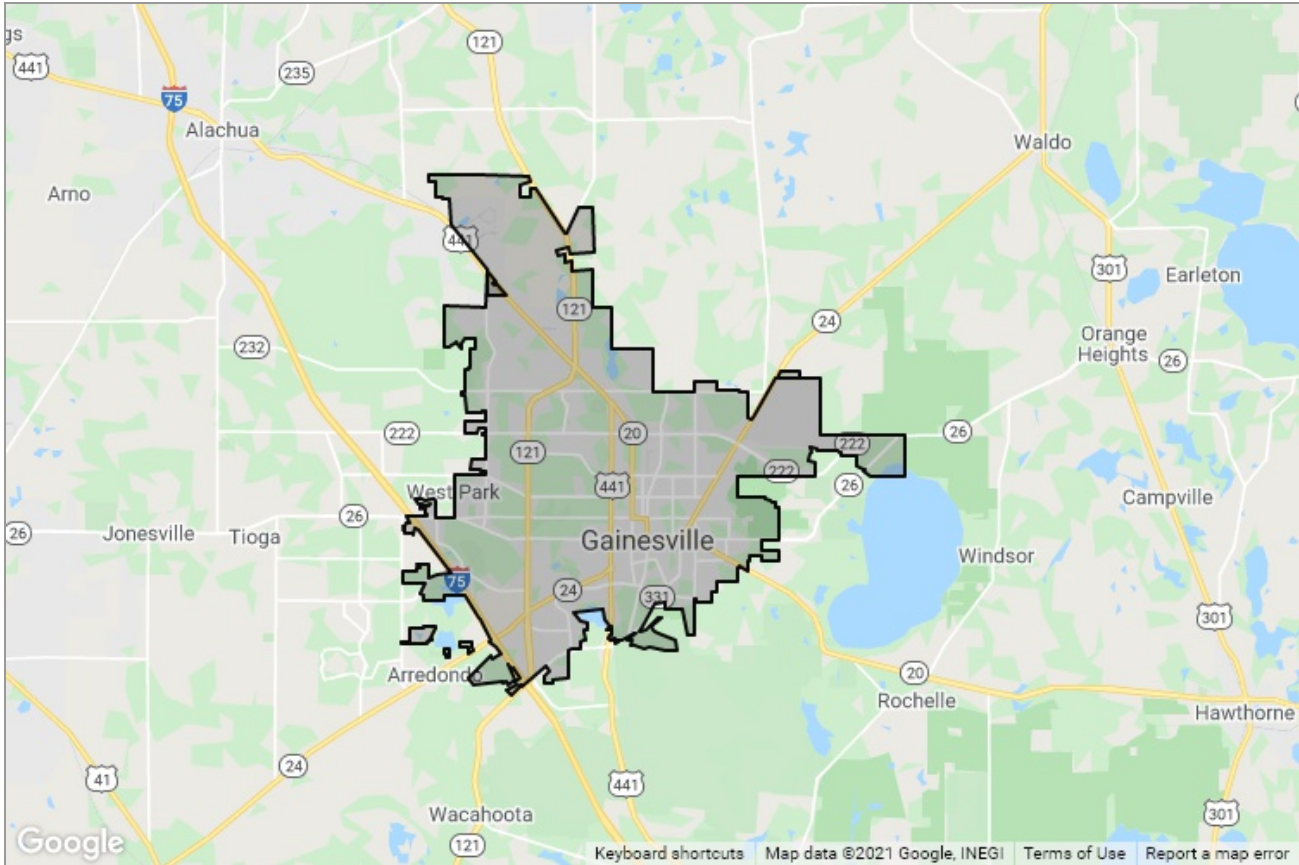




MARKET ACTIVITY REPORT

# 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)

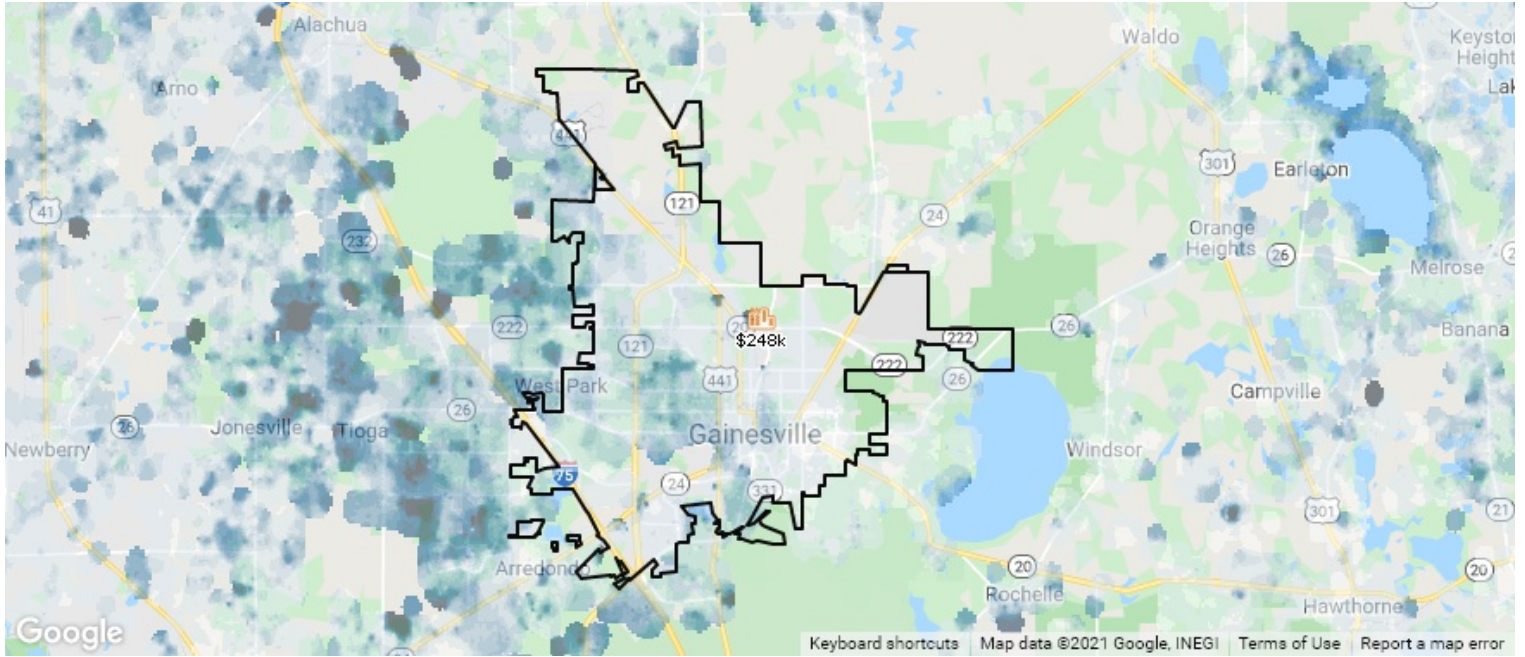
Office: [www.secureinvestmentsrealty.com](http://www.secureinvestmentsrealty.com)

**Secure Investments Realty & Management**

3520 NW 43rd Street  
Gainesville, FL 32606

# Gainesville, Florida

## Market Snapshot: Estimated Home Values



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

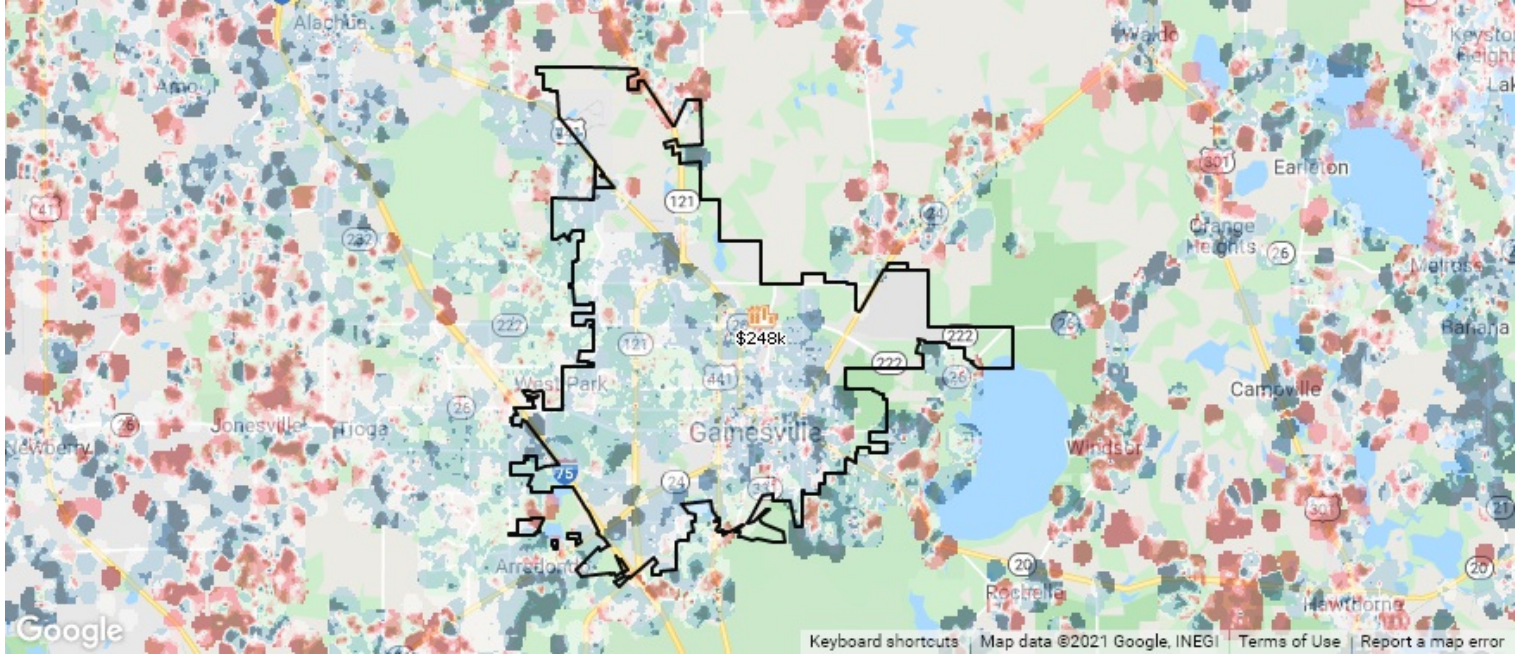
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$248K</b></p> <p>Updated: 8/31/2021</p>	<p>Change Over Last Month</p> <p><b>↑ 1.25%</b></p>	<p>Change Over Last Quarter</p> <p><b>↑ 2.74%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 11.08%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 17.64%</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: 12-Month Change in Estimated Value



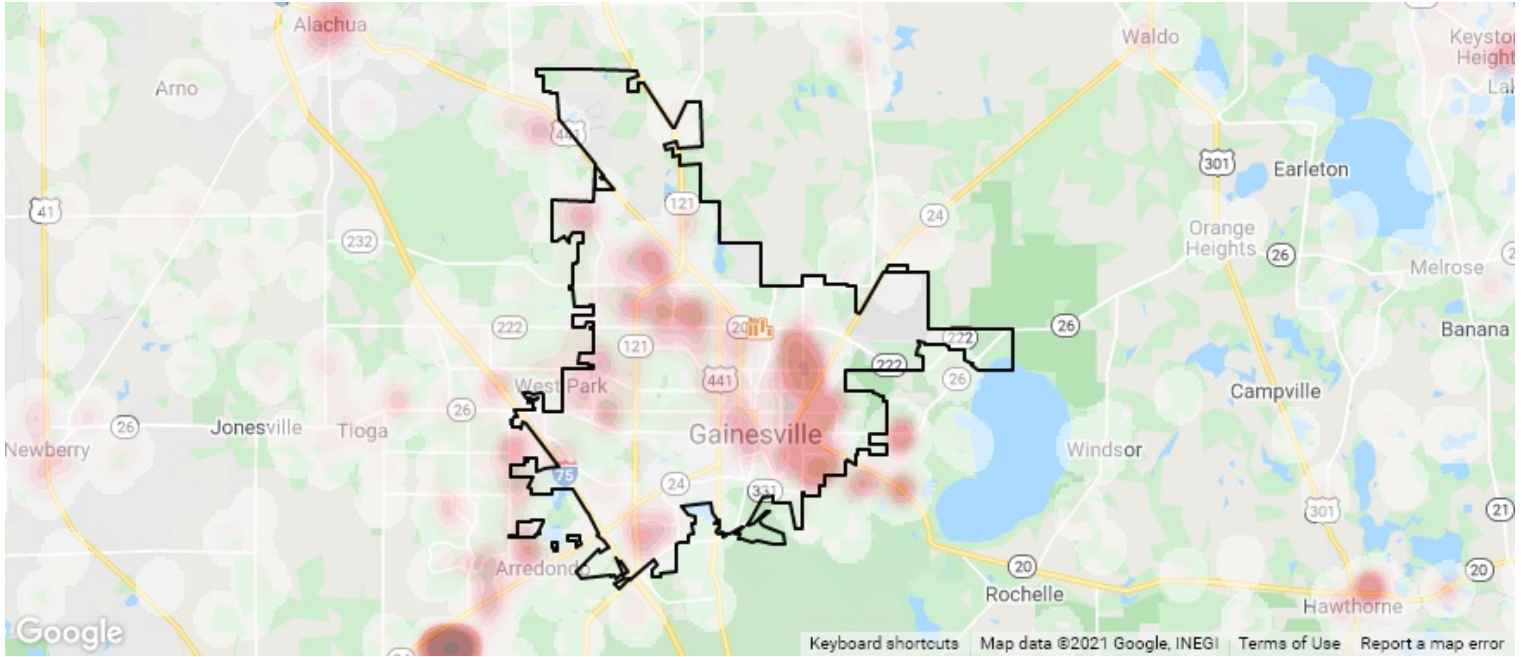
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$248K</b></p> <p>Updated: 8/31/2021</p>	<p>Change Over Last 12 Months</p> <p><b>↑ 11.08%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 17.64%</b></p>	<p>Change Over Last 36 Months</p> <p><b>↑ 24.64%</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



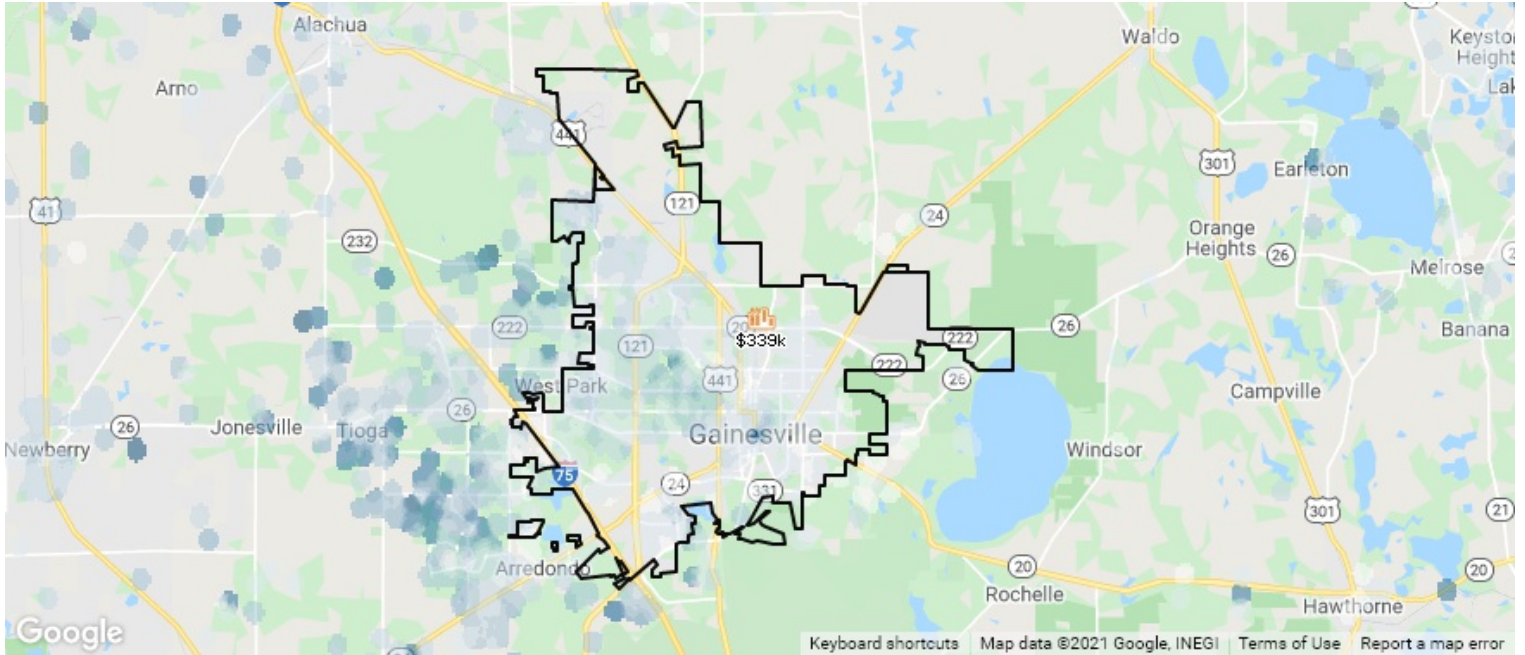
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Total # of Distressed Properties</b></p> <p><b>107</b></p> <p>Updated: 9/28/2021</p>	<p><b># of Pre-Foreclosures</b></p> <p><b>33</b></p>	<p><b># of Foreclosures</b></p> <p><b>20</b></p>	<p><b># of Foreclosed</b></p> <p><b>54</b></p>
--	--	--	--

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 9/28/2021.

# Gainesville, Florida

## Market Snapshot: Sales Price



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

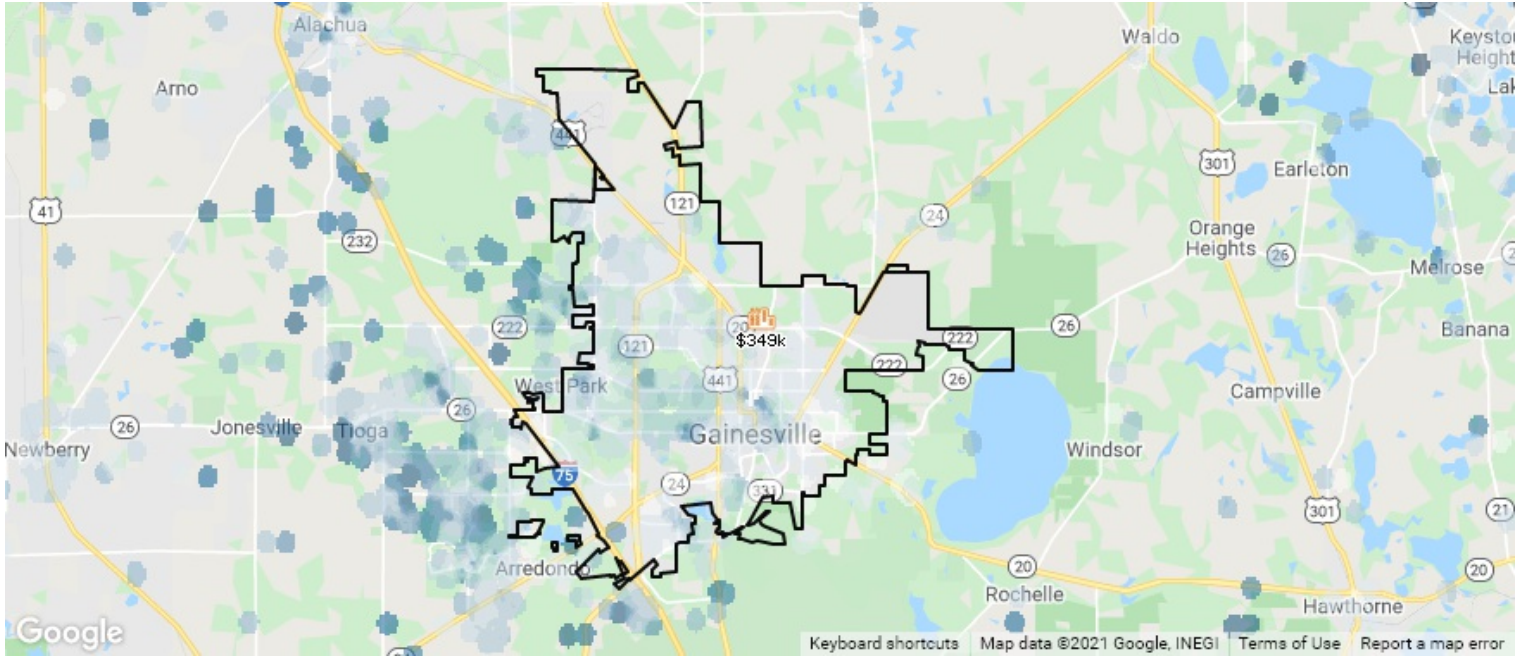
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Median Sales Price</b></p> <p><b>\$339K</b></p> <p>Updated: 8/31/2021</p>	<p>Change Over Last Month</p> <p><b>↑ 61.43%</b></p>	<p>Change Over Last Quarter</p> <p><b>↑ 105.45%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 62.2%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 46.35%</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



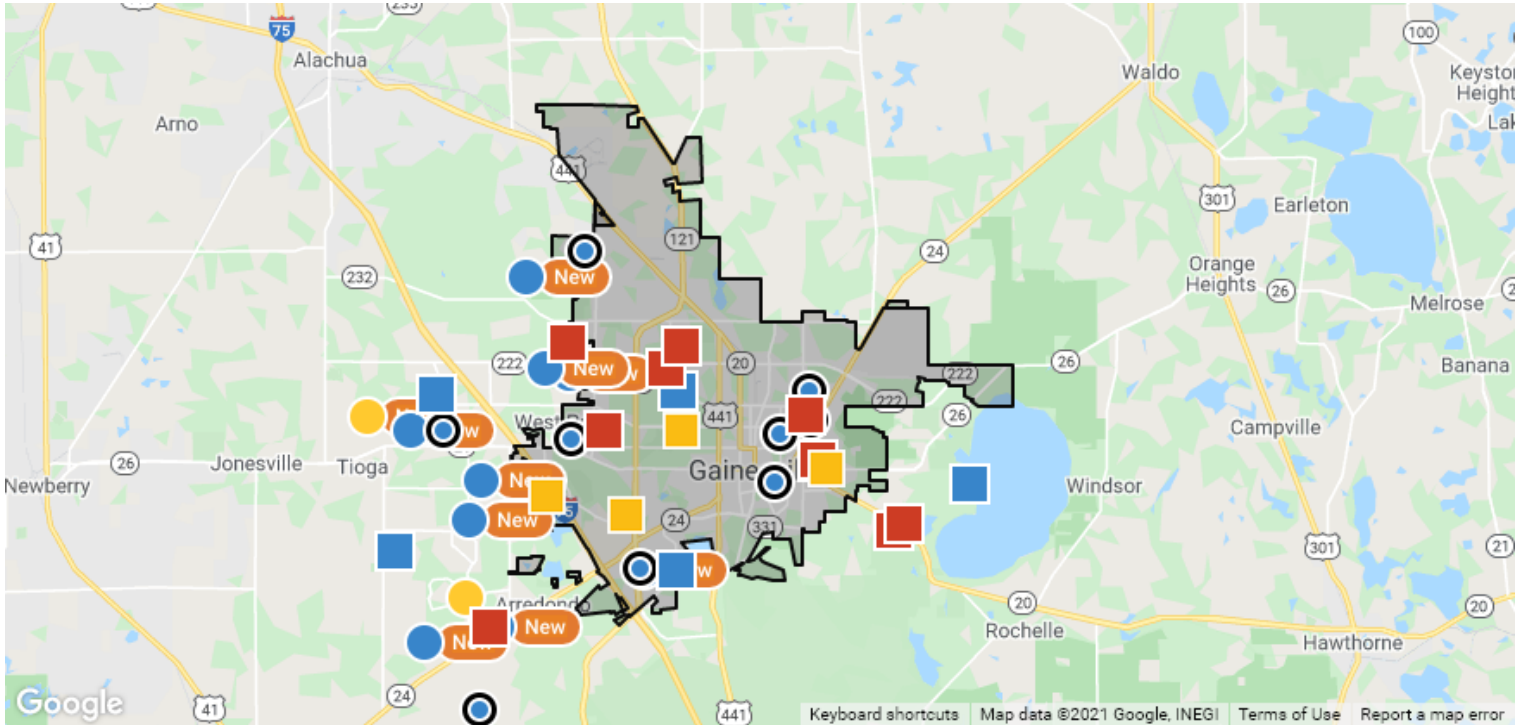
<\$100k
  \$500k
  >\$5m

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>\$349K</b></p> <p>Updated: 8/31/2021</p>	<p>Change Over Last Month</p> <p><b>↑ 2.56%</b></p>	<p>Change Over Last Quarter</p> <p><b>↑ 1.6%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 2.59%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 31.59%</b></p>
--	---	--	---	--

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

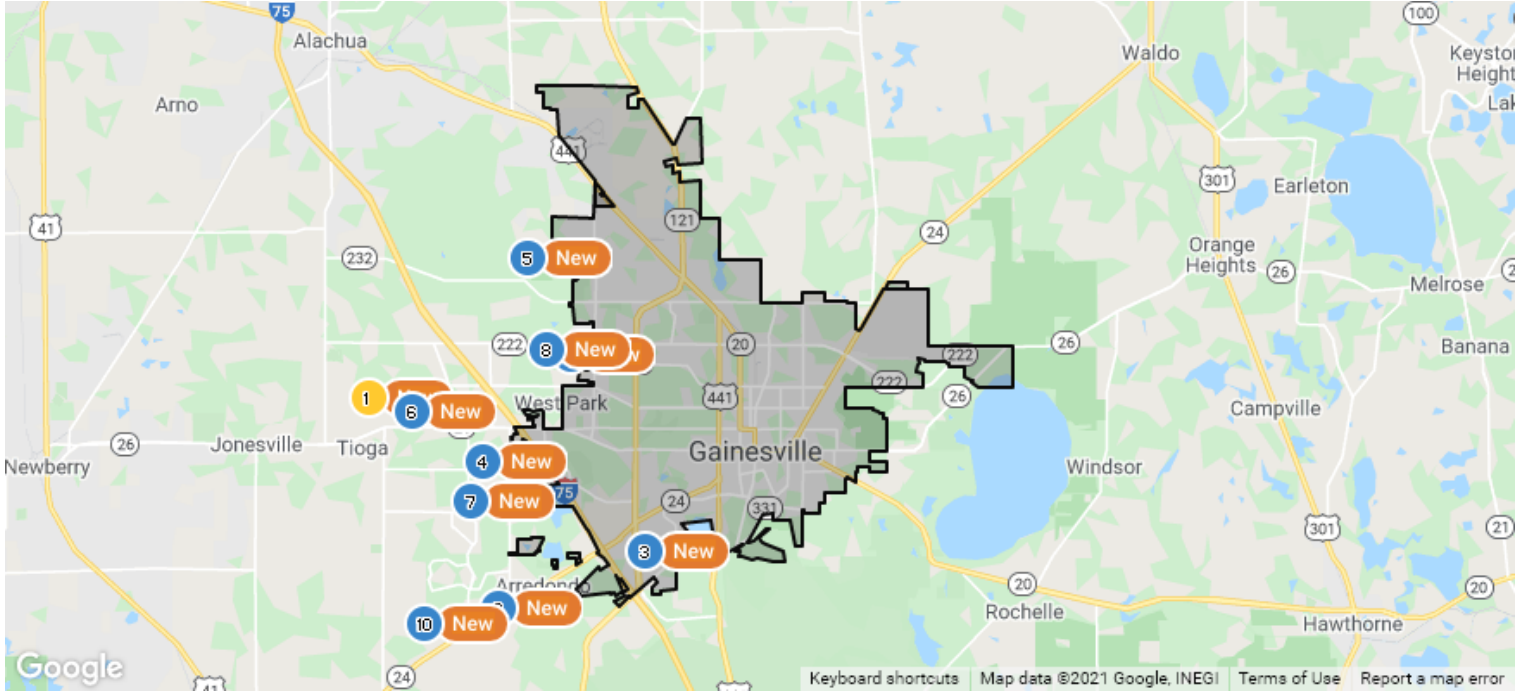
## Market Activity Summary Stats






**Search Criteria** | **Location:** Gainesville, Florida; **Date:** Changes in the Last 3 Months; **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
<b>Number of Properties</b>	10	10	10	10
<b>Low Price / Value</b>	\$2,100	\$1,900	\$13,200	\$127,850
<b>Median Price / Value</b>	\$322,500	\$263,450	\$149,000	\$228,720
<b>High Price / Value</b>	\$652,000	\$474,900	\$1,050,000	\$427,000
<b>Average Price / Sq. Ft.</b>	\$156	\$149	\$87	\$143
<b>Median Price / Sq. Ft.</b>	\$169	\$163	\$115	\$148
<b>Average Days in RPR</b>	24	31	72	–
<b>Median Days in RPR</b>	12	22	66	–
<b>Total Volume</b>	\$3,038,700	\$2,608,107	\$2,387,790	\$2,394,550

## 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: 448198</i>								
	<b>11585 NW 18th Pl</b>	Single Family	3/2	1,641	3,049	2003	9/27/2021	\$2,100 mo.	\$1
	<p>Quiet, no traffic neighborhood located in charming Charleston Park. Move-in ready spacious 3 bedroom home with bonus den or office space and master bedroom on first floor. Low maintenance yard. HOA takes care of front. Fenced in back yard/patio space. Beautiful green spaces and parkview from balcony. Pets welcome. Great location close to schools, shopping, restaurants &amp; medical. Just 3 miles to NF Regional Hosp. &amp; The Oaks Mall &amp; 1 mile to Tioga Town Center, 2 miles to Publix.</p> <p><i>Courtesy of Florida Homes Realty &amp; Mortgage</i></p>								
	2 ● Active <i>MLS ID: 448120</i>								
	<b>3427 NW 40th Ter</b>	Single Family	3/2	1,723	12,632	1973	9/23/2021	\$349,000	\$203
	<p>***Professional pictures coming soon*** Fantastic location in the heart of Gainesville! This unique property on a corner lot has a gorgeous pool area, landscaping and fire pit where you can enjoy and entertain many guests. Large upgraded kitchen with an island, separate dining room and huge great room. Both bathrooms have been renovated. New roof and pool screen enclosure was recently changed in 2021. Don't miss it!</p> <p><i>Listing Courtesy of BHGRE Thomas Group</i></p>								
	3 ● Active <i>MLS ID: 446087</i>								
	<b>4000 SW 23rd St, Apt 6-207</b>	Condo/Townhouse/Apt.	4/4	1,177	-	2002	7/6/2021	\$158,900	\$135
	<p>4 bed/4 bath condo very close to University of Florida, Shands, Butler Plaza shopping. Condo comes partially furnished, with living room furniture (dINETTE w/ 4 chairs, sofa, entertainment stand, and TV) and each bedroom has a walkin closet and a private bath. Condo also has an open, covered porch with storage closet and beautiful, private view of the trees. The community features pool, exercise room, basketball court, sand volleyball court, and hot tub. High-speed internet is included in monthly HOA fee! The condo is also on a bus route. home warranty offered valid through 3/22</p> <p><i>Listing Courtesy of RE/MAX Professionals</i></p>								





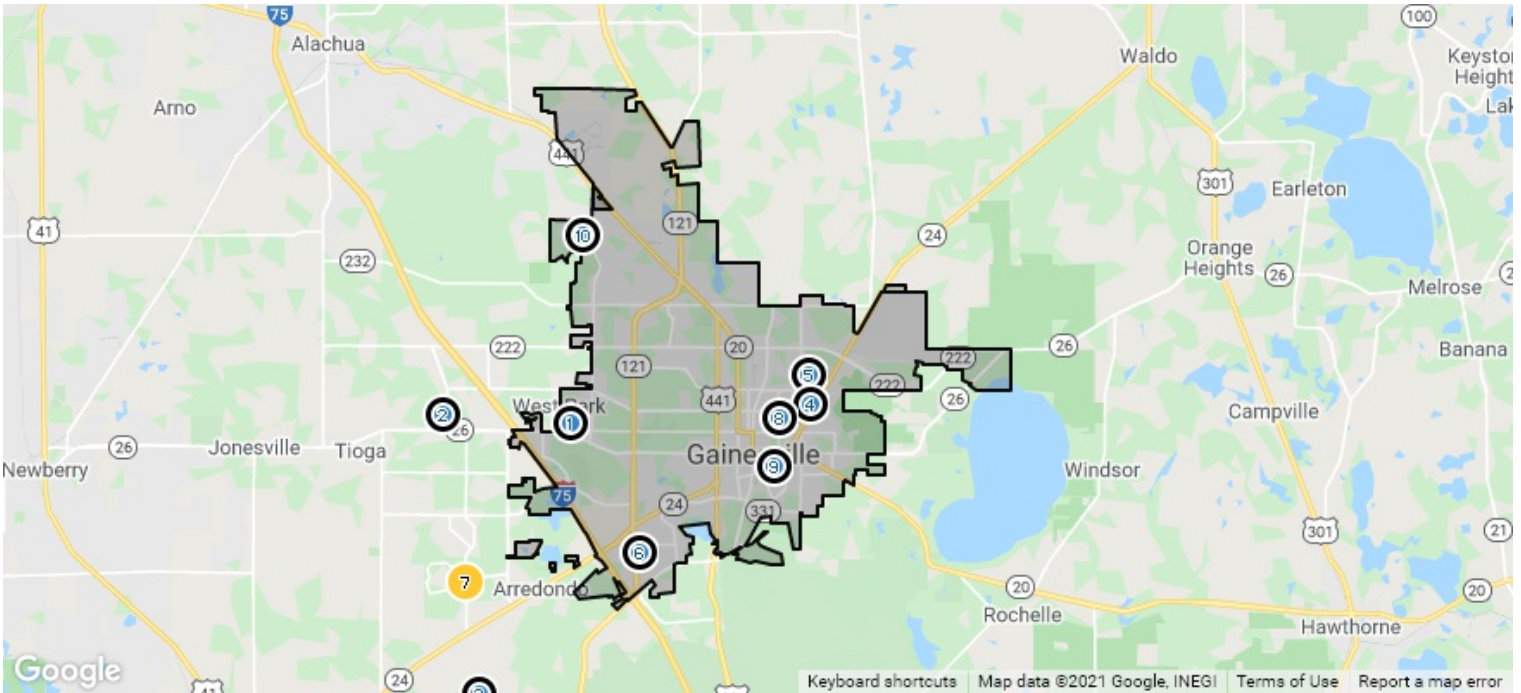
## New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>4 ● Active</b>    <i>MLS ID: 447303</i></p> <p><b>501 SW 75th St, Apt G9</b></p> <p>Condo/Townhouse/Apt. 4/2    1,638    –    1977    8/18/2021    \$149,900    \$92</p> <p>Great for Investment or as a first time buy, one of the most Spacious condo in SW Gainesville. Located in community of Cricket Club. The screened balcony off the master bedroom and a screened patio downstairs offer additional living space. Convenient Tower Road location on busline provides easy access to shopping, I-75, NFRMC, and UF.</p> <p><i>Listing Courtesy of RE/MAX Professionals</i></p>								
 <p><b>5 ● Active</b>    <i>MLS ID: 448130</i></p> <p><b>5609 NW 69th Ln</b></p> <p>Single Family    3/2    2,546    23,522    1992    9/24/2021    \$445,000    \$175</p> <p>Tucked away in the serene neighborhood of Blues Creek, This MOVE IN READY POOL HOME rests on .5 Lush Acres in perfect proximity to Schools, Shopping, and Restaurants. With over 2500 square feet and an Open Concept + Split Floor plan, the property has 3 bedrooms, 2 Bathrooms, a 2-car garage and BONUS ROOM. The home also includes formal and informal spaces such as A living room + Additional Sitting room and a eat-in kitchen + Formal Dining room. As a former model home, the property has many unique and quality features, combined with recent updates. Noteworthy features include rich hardwood floors, new carpet, a beautifully Updated Kitchen and Bathrooms, Walk in closets in all bedrooms and architecturally unique windows throughout the home. Check out the amazing Jacuzzi Tub in the master bedroom too. This property feels timeless and Zen, and that feeling is fully embraced with natural light and multiple entrances and viewpoints of the outdoor space. The backyard is completely private with a caged swimming Pool &amp; Jacuzzi Tub. With plenty of pool decking for BBQs and Gatherings, the pool is complete with solar heating for extended enjoyment in the cooler months. Perfect for daily living and entertaining, this home is sure to please.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
 <p><b>6 ● Active</b>    <i>MLS ID: GC447373</i></p> <p><b>1327 NW 100th Ter</b></p> <p>Single Family    3/2    1,878    13,504    1995    9/7/2021    \$306,900    \$163</p> <p>Great home sprawled on almost 1900 sq ft of heated/cooled space with 3 bedrooms &amp; 2 baths in highly-desired west of I-75 neighborhood of Broadmoor! Sitting on a wide third of an acre, enjoy your space while being in a nice community zoned for top-ranked schools! This home boasts 2020 ROOF, high vault ceilings, gorgeous wooden floors throughout main areas, no carpet/tiles, fresh paint, SS appliances, new LVP floor in guest rooms and bathrooms, new toilets, new french door! Owner's suite is spacious with walk-in closet and customized built-ins, separate tub, walk-in shower and double vanities. Stay cozy with the wood-burning fireplace. Flexible loft area with built in desk can be your remote workspace. Relax under the patio pergola overlooking your big fenced backyard! Other features include laundry room, long driveway for extra parking, shed/storage. Zoned Hidden Oak Elementary, Ft Clarke Middle and Buchholz High! Broadmoor offers low HOA fees, community pool and tennis courts. Come and see!</p> <p><i>Listing Courtesy of RE/MAX PROFESSIONALS</i></p>								
 <p><b>7 ● Active</b>    <i>MLS ID: 447582</i></p> <p><b>7805 SW 19th Pl</b></p> <p>Single Family    4/2    2,704    15,246    1979    8/31/2021    \$329,900    \$122</p> <p>Large home 4 bedrooms, 2 and 1/2 baths, on generous lot in Sunrise S/D. We all love our neighbors. But when you want to enjoy your privacy you can because there are no neighbors across the street or directly behind you. This home features a roomy kitchen with granite countertops, den with fireplace, formal living, formal dining area, large master and bath, separate laundry room, 2 decks, a screen in porch, 2 car garage and flex bonus loft area for office, storage and hobbies. New roof installed January 2021, kitchen has LG SS appliances. Call today to view.</p> <p><i>Listing Courtesy of Florida Homes Realty &amp; Mortgage</i></p>								
 <p><b>8 ● Active</b>    <i>MLS ID: 448192</i></p> <p><b>3642 NW 49th Dr</b></p> <p>Single Family    4/2    2,487    10,454    –    9/27/2021    \$652,000    \$262</p> <p>Under Construction....Spring Parade of Homes 2022. Hartley Brothers presents this beautiful 2487sf home. Features include: 10-13' vaulted ceiling with stained beams, gourmet kitchen w/36" gas cooktop, hardwood cabinets w/quartz countertops, oversized walk in party w/coffee station, elegant master bath walk in tile shower, freestanding tub and vaulted ceiling. Vinyl plank floor in main living areas. Taxes are for vacant lot. Agent has personal interest in property.</p> <p><i>Listing Courtesy of BHHS Florida Realty - 53rd Ave</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.
	<b>9 ● Active</b> <i>MLS ID: 446688</i> <b>8031 SW 62nd Ct</b>	Single Family	3/2	1,615	5,662	2019	7/26/2021	\$325,000	\$201
<p>Do not miss your opportunity to own a newer home within a short distance to all Gainesville has to offer for an incredible price! This spacious 3 bedroom 2 bath home welcomes you to the newer community of Chesnut Village. DR Horton built home with wood flooring, open floor plan, Split bedrooms, high ceilings and tons of storage. This home is located at the end of a cul-de-sac with views of lush green open space from front door. Large bedrooms and oversized master bath and closet. Light and open feeling as soon as you step thru the doorway. Make this house your home and Schedule your showing today!</p> <p><i>Listing Courtesy of Trusted Realty Group, LLC</i></p>									
	<b>10 ● Active</b> <i>MLS ID: 448182</i> <b>9472 SW 67th Ln</b>	Single Family	3/2	1,530	7,405	2019	9/27/2021	\$320,000	\$209
<p>Gorgeous, 2019 Lugano home!! Don't miss this move-in ready home in SW Gainesville. The Lucca model features three bedrooms, two baths, separate dining area, large kitchen pantry, built-in drop zone and a rear entry two-car garage. Ready now with ALL of the best upgrades: stone paver front and back porches, gorgeous Quartz counter tops, French doors to patio, gas range, upgraded lighting and ceiling fans, luxury vinyl plank flooring, tray ceiling with crown molding! The back porch is a nice spot to relax and is surrounded by privacy fencing (great for pets). The garage has been finished/painted and works well for a home gym! Lugano is a resort-style community surrounded by walking trails &amp; will feature a clubhouse with numerous amenities, including a pool, splash park, fitness center, tennis &amp; basketball courts and dog park (construction on amenities has started). Lugano is just a short commute to UF, Shands Hospital, Butler Plaza, Celebration Pointe and more!</p> <p><i>Listing Courtesy of RE/MAX Professionals</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.
--	-----------	---------	---------------------	------------------	-----------	--------------------	--------------	-------------------



**1 Pending** *MLS ID: 448153*  
**1106 NW 51st Ter**      Single Family      5/2      2,216      11,761      9/24/2021      \$325,000      9/27/2021      \$147

Under contract. Seller accepting backup offers. Enjoy 5 bedrooms and lots of space for the whole family in this move-in ready home in the heart of NW Gainesville. This updated home is in the Buchholz high school district and features hardwood floors both upstairs and downstairs and tile floors in kitchen and baths. There is a primary suite downstairs and 4 generously sized bedrooms and a bath upstairs. Spend days in the bright, stunning Florida room and relax by the fireplace on those occasional chilly nights. Updated kitchen features tile backsplash and stainless steel appliances. Store your lawn equipment for the over quarter of an acre lot in the shed that conveys. The plumbing was re-piped in 2018 and new HVAC was installed in 2014. Convenient location is close to Publix, Fresh Market, Millhopper shopping center, UF, North Florida Regional Medical Center and I-75.

*Listing Courtesy of Momentum Realty - Gainesville*








**2 Pending** *MLS ID: 447373*  
**1327 NW 100th Ter**      Single Family      3/2      1,878      13,503      8/21/2021      \$306,900      9/27/2021      \$163




Great home sprawed on almost 1900 sq ft of heated/cooled space with 3 bedrooms & 2 baths in highly-desired west of I-75 neighborhood of Broadmoor! Sitting on a wide third of an acre, enjoy your space while being in a nice community zoned for top-ranked schools! This home boasts 2020 ROOF, high vault ceilings, gorgeous wooden floors throughout main areas, no carpet/tiles, fresh paint, SS appliances, new LVP floor in guest rooms and bathrooms, new toilets, new french door! Owner's suite is spacious with walk-in closet and customized built-ins, separate tub, walk-in shower and double vanities. Stay cozy with the wood-burning fireplace. Flexible loft area with built-in desk can be your remote workspace. Relax under the patio pergola overlooking your big fenced back yard! Other features include laundry room, long driveway for extra parking, shed/storage. Zoned Hidden Oak Elementary, Ft Clarke Middle and Buchholz High! Broadmoor offers low HOA fees, community pool and tennis courts. Come and see!

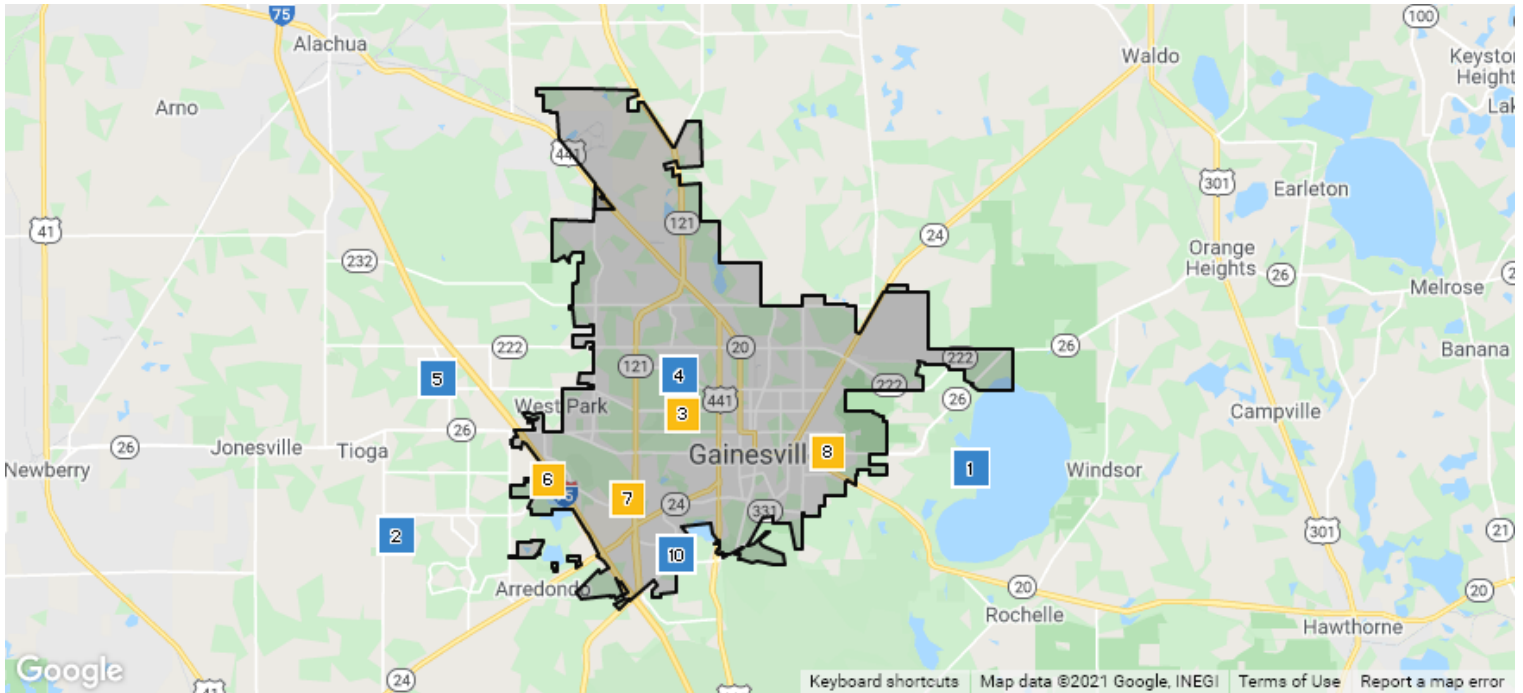
*Listing Courtesy of RE/MAX Professionals*

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><b>3 Pending</b> <i>MLS ID: 447459</i>  <b>8602 SW 92nd Ln</b>            Single Family    3/2    2,197    53,143    8/25/2021    \$474,900    9/3/2021    \$216</p> <p>Must see this like-new home on 1.22 acre with endless luxury upgrades! Enjoy country living while minutes away from shopping and dining. This 3 bedroom 2 bath split/open floor plan, house shows new with total remodel inside and out. Completely remodeled kitchen with top of the line features and details including Cafe brand chef grade appliances, luxury grade quartz countertops, built in wine-bar, breakfast nook, walk-in pantry, and so much more. Large laundry room with deep sink &amp; backyard access. HUGE MASTER WING with French doors to back porch- his &amp; hers walk-in closets, his &amp; her sinks, large 4 jet spa tub, huge walk in dual head shower with seating, &amp; water closet. Unique spare bedrooms: one with large windows &amp; walk-in closet, and another with French doors and custom painted murals by local artist. Huge Formal Dining Room can also be used as office, den, family or play room. Fully fenced in backyard. Situated on a bird preserve -Enjoy daily sightings of Owls, hawks, robins, blue jays, humming birds, or the seasonal sand hill crane! A short walk to Kanapaha Prairie yet only 5 mins to Publix or Celebration Point to enjoy the night life. <a href="https://kuula.co/share/NLxG0/collection/7kXWz?logo=0&amp;info=0&amp;fs=1&amp;vr=1&amp;sd=1&amp;initload=0">https://kuula.co/share/NLxG0/collection/7kXWz?logo=0&amp;info=0&amp;fs=1&amp;vr=1&amp;sd=1&amp;initload=0</a></p> <p><i>Listing Courtesy of Gator Homes Realty, LLC</i></p>								
 <p><b>4 Pending</b> <i>MLS ID: 448165</i>  <b>1628 NE 18th Pl</b>            Single Family    3/2    1,348    7,840    9/25/2021    \$199,900    9/27/2021    \$148</p> <p>Located on a quiet cul-de-sac this home is like new and ready for you! It features 3 bedrooms, 2 baths an open kitchen, inside laundry room, breakfast nook and bar and a study/den. The home has all new flooring, paint and updated bathrooms. You'll love the deck in cooler weather with fenced backyard. Side entry, 1 car, carport with utility room. HVAC 2019, roof 2015. All windows have been replaced.</p> <p><i>Listing Courtesy of BHGRE Thomas Group</i></p>								
 <p><b>5 Pending</b> <i>MLS ID: 448028</i>  <b>2837 NE 16th Ter</b>            Single Family    3/2    1,260    9,147    9/20/2021    \$220,000    9/27/2021    \$175</p> <p>Don't miss out of this Concrete Block home that has been remodeled from top to bottom! New HVAC, New Roof, New windows, updated plumbing and electrical! Walk inside this split bedroom plan and you'll see the HUGE living space, gorgeous granite kitchen with white cabinets. Luxury vinyl plank in the living areas and carpet in the bedrooms and live maintenance free for years to come! With great schools in the surrounding areas, what more could you ask for!? Come see this one today!</p> <p><i>Listing Courtesy of Suskin Realty Inc</i></p>								
 <p><b>6 Pending</b> <i>MLS ID: 447572</i>  <b>3921 SW 34th St, #3-0</b>            Condo/Townhouse/Apt. 4/4    1,312    -    8/31/2021    \$159,900    9/27/2021    \$122</p> <p>Investment opportunity in University Terrace! 4 Bedroom 4 bathroom. Newly remodeled with fresh paint and new floor throughout. A/C replaced in 2015. Great location! Do not miss it.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>								
 <p><b>7 Pending</b> <i>MLS ID: 447837</i>  <b>5213 SW 91st Ter, #201</b>            Condo/Townhouse/Apt. 3/2    1,317    -    9/10/2021    \$1,900 mo.    9/26/2021    \$1</p> <p>***Requirements- 1st Month's rent, Security Deposit, and Last month's rent depending on credit. Pets accepted upon approval.***            Spacious condo located on the sought after street of SW91st Terrace in the heart of the Haile Village Center. This residence is on the top floor of a freestanding building on the quaint brick-laid streets of the Village. Open Floor Plan with plenty of space. Enjoy the option to use the 3rd Bedroom to suite your needs as a study, den or bedroom. Enjoy the summer nights on the 2 terraces overlooking the Village at Haile's dining and entertainment. Don't miss out on this opportunity! Enjoy access to the fitness center and pool amenities. Newly installed HVAC system and Washer/dryer included. To apply visit: <a href="http://TGPMapps.com">TGPMapps.com</a></p> <p><i>Courtesy of Thomas Group Property Management LLC</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: 444468					
1334 NE 9th St	Single Family	3/2	2,022	12,196	5/13/2021	\$330,707	9/25/2021	\$164
<p>This pool home in a great location has a lot to offer! Situated on a quarter acre lot not far from Downtown, restaurants, shopping, UF and Shands and walking distance from Tom Petty Park and The Duckpond. Hardwood floors and lots of natural light give this home that old Florida feel. There is ample closet space throughout the house for all of your storage needs. The house is basically a 2 bedroom, 1 bath on one side and a 1 bedroom, 1 bath with its own private entrance on the other. Use the whole house or rent one side out or use as a mother-in-law suite. Privacy fence around the back yard conceals the pool and tropical landscaping. This home also has a screened patio, perfect for gathering with family and friends or just relaxing and enjoying Florida living at its finest. There is also a utility closet and laundry on the screened patio. Come see this gem in Highland Court before it's gone!</p> <p><i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p>								
	9	⓪ Pending	MLS ID: 447232					
722 SE 5th Ave	Single Family	3/2	1,169	14,374	8/14/2021	\$189,900	9/27/2021	\$162
<p>Vintage 3 bedroom 2 bath home, metal roof 6 years old. New central heat and air Feb. 2021. Fenced back yard, hardwood floors, front porch. 6 blocks from DEPOT PARK.</p> <p><i>Listing Courtesy of Green Tree Realty Inc</i></p>								
	10	⓪ Pending	MLS ID: 448071					
7914 NW 46th Way	Single Family	4/3	2,056	11,325	9/22/2021	\$399,000	9/26/2021	\$194
<p>Welcome to Weschester! This beautifully maintained 4 bed, 3 bath home features beautiful LVP floors throughout. Full size kitchen with stainless steel appliances and large pantry. Separate dining room. 3 way split floorplan. Master bedroom had deep walk-in closet and the master bath features, double vanity and garden tub. The large covered patio is perfect for entertaining. The backyard is a canvas waiting for your personal touch. Weschester amenities include pool, playground and community ponds. Located near 441 and I-75. Close to UF/Shands, North Florida Regional, and shopping.</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</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.
	<b>1</b> Closed	MLS ID: 443865								
	<b>520 SE 75th St</b>		Single Family	3/2	2,113	22,215	1958	9/27/2021	\$219,000	\$104
<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>Courtesy of Stewart Realty &amp; Management LLC</i></p>										
	<b>2</b> Closed	MLS ID: 444212								
	<b>3021 SW 118th Dr</b>		Single Family	5/4	3,045	10,890	2021	9/24/2021	\$536,450	\$176
<p>The Aiden has more than meets the eye! This outstanding home has all the room you need. The master suite is placed at the rear of the home for peace and quiet. The master bath opens to a spacious walk-in closet. The living room spills freely into the kitchen and dining area so the entire family can be together at the end of a long day.</p> <p><i>Courtesy of ICI Select Realty Inc.</i></p>										
	<b>3</b> Closed	MLS ID: 448053								
	<b>2220 NW 14th Ave</b>		Single Family	4/2	1,728	-	1976	9/23/2021	\$22,740 mo.	\$13
<p>4/2 (Lakewood Estates) Home is in great location within a mile of UF on a quiet cul-de-sac. Spacious block home has been recently renovated- updated plumbing, wood flux blinds, and large tiled flooring throughout. Bedrooms are carpeted. Front porch, large screened backporch and fenced backyard. Living room with brick fireplace and separate family room space. Hall bath has one sink vanity, tub/shower combo. Plenty of storage space through the home with additional shelving built into the bedroom closets. Master bedroom has mirrored closet doors, master bath has one sink vanity, tiled shower stall. Kitchen has white on white appliances, plenty of counter space and access to laundry room with washer and dryer. Door off of kitchen provides access to 2 car garage. Est. Sq. Ft. 1728. Pets ok no more than 2. *Renters Insurance Required* Available Date: 9/21/2021. *Lease begins within 2 weeks of available date listed **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.</p> <p><i>Courtesy of Watson Realty Corp - Property Management</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.
	4 Closed	MLS ID: 446402						
2257 NW 31st Ave	Single Family	5/6	6,730	283,140	1989	9/24/2021	\$1,050,000	\$156
<p>Estate home on gorgeous 6.5 acre property in town. Main house boasts 4930 sq ft that includes 3 bedrooms with 4.5 baths and a bonus room upstairs, beautiful tongue and groove ceilings throughout, saltwater pool and spa jets with recently rescreened enclosure, new gas logs in the fireplace, income producing solar panels and stained glass window accents. Home has a security system with 8 cameras, metal roof, whole house vacuum and stereo system, leaded glass doors, two pantries, tankless water heater for master bath, outdoor covered kitchen area and tons of floored attic storage. Added bonus is the home's safe room/vault with 6" solid concrete walls and ceiling inside the master closet. Property includes a huge RV/boat garage and shop with an apartment and 2 baths. Apartment includes 1800 sq ft with 1 bedroom, living room, kitchen and wooden deck. Feel secluded in this outdoor lovers paradise with views of your garden, blueberry bushes, citrus trees and giant bamboo in front of your serene koi pond. You will not find another property like this in Gainesville! Must see to appreciate.</p> <p><i>Courtesy of Golden Rule Real Estate and Property Management</i></p>								
	5 Closed	MLS ID: 445598						
2631 NW 104th Ct	Condo/Townhouse/Apt.	3/3	1,680	871	2003	8/23/2021	\$217,500	\$129
<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>Courtesy of Golden Rule Real Estate and Property Management</i></p>								
	6 Closed	MLS ID: 444130						
6105 SW 10th Pl	Condo/Townhouse/Apt.	3/2	1,017	8,712	1982	7/8/2021	\$13,200 mo.	\$13
<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 SW 62nd Blvd and SW 20th 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>								
	7 Closed	MLS ID: 445273						
3600 SW 19th Ave, Apt 31-D	Condo/Townhouse/Apt.	3/2	1,106	-	1986	7/29/2021	\$14,100 mo.	\$13
<p>Nice 3 bedroom/2 bath close to community pool in Foxmoor. Nice maintained condo very close to UF, Shopping, Restaurants and Entertainment. Laminate 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>								
	8 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>								



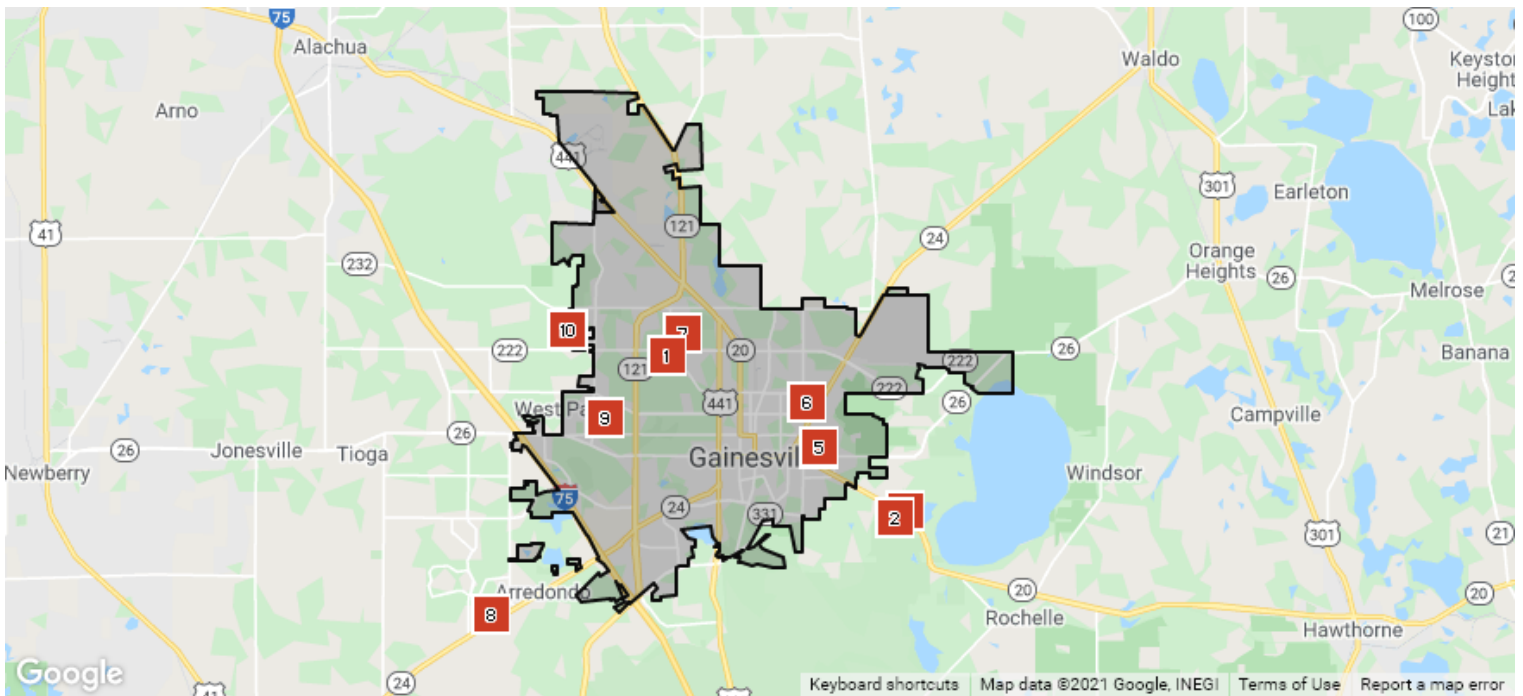
# Market Activity Report

Gainesville, Florida

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	<i>MLS ID: OM620909</i>					
	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>								
	10	Closed	<i>MLS ID: 442879</i>					
	4000 SW 23rd St, #6	Condo/Townhouse/Apt. 4/4	1,177	-	2002	6/30/2021	\$150,000	\$127
<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 near the University of Florida with all 4 bedrooms currently rented until July 2021. Recent improvements include a NEW HVAC system, NEW paint, NEW laminate wood flooring and NEW carpet. This condo also has a furnished 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 with plenty of parking. Each bedroom is furnished, has a walk-in closet and its' own bathroom. Community amenities include a pool with a 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>Courtesy of BHGRE Thomas Group</i></p>								





## Distressed: 10

			Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	<b>1</b> <span style="color: red;">■</span> <b>Off Market</b> <i>MLS ID: -</i>	<b>3730 NW 26th St</b>	Single Family	4/2	2,100	4,356	-	7/13/2021	Preforeclosure	
	<b>2</b> <span style="color: red;">■</span> <b>Off Market</b> <i>MLS ID: -</i>	<b>2229 SE 45th Ter</b>	Single Family	3/2	1,232	-	-	7/12/2021	Foreclosure	
	<b>3</b> <span style="color: red;">■</span> <b>Off Market</b> <i>MLS ID: -</i>	<b>2008 SE 49th Dr</b>	Single Family	3/2	1,472	-	-	8/4/2021	Foreclosure	
	<b>4</b> <span style="color: red;">■</span> <b>Off Market</b> <i>MLS ID: -</i>	<b>402 NE 19th Dr</b>	Single Family	3/2	1,808	-	-	8/13/2021	Foreclosure	
	<b>5</b> <span style="color: red;">■</span> <b>Off Market</b> <i>MLS ID: -</i>	<b>424 NE 19th Dr</b>	Single Family	4/2	1,560	-	-	8/19/2021	Foreclosure	

## Distressed: 10 (cont.)

			Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	6 <span style="color: red;">■</span> Off Market	MLS ID: -								
	1943 NE 15th Ter		Single Family	3/2	1,668	-	-	7/30/2021	Foreclosure	
	-									
	7 <span style="color: red;">■</span> Off Market	MLS ID: -								
	2210 NW 43rd Pl		Single Family	3/2	1,150	8,730	-	7/19/2021	Preforeclosure	
	-									
	8 <span style="color: red;">■</span> Off Market	MLS ID: -								
	8036 SW 62nd Ln		Single Family	4/3	2,097	13,939	-	9/2/2021	Foreclosure	
	-									
	9 <span style="color: red;">■</span> Off Market	MLS ID: -								
	3908 NW 13th Pl		Single Family	3/2	1,209	10,019	-	7/15/2021	Foreclosure	
	-									
	10 <span style="color: red;">■</span> Off Market	MLS ID: -								
	4441 NW 53rd St		Single Family	4/3	2,438	19,166	-	8/17/2021	Preforeclosure	
	-									

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

