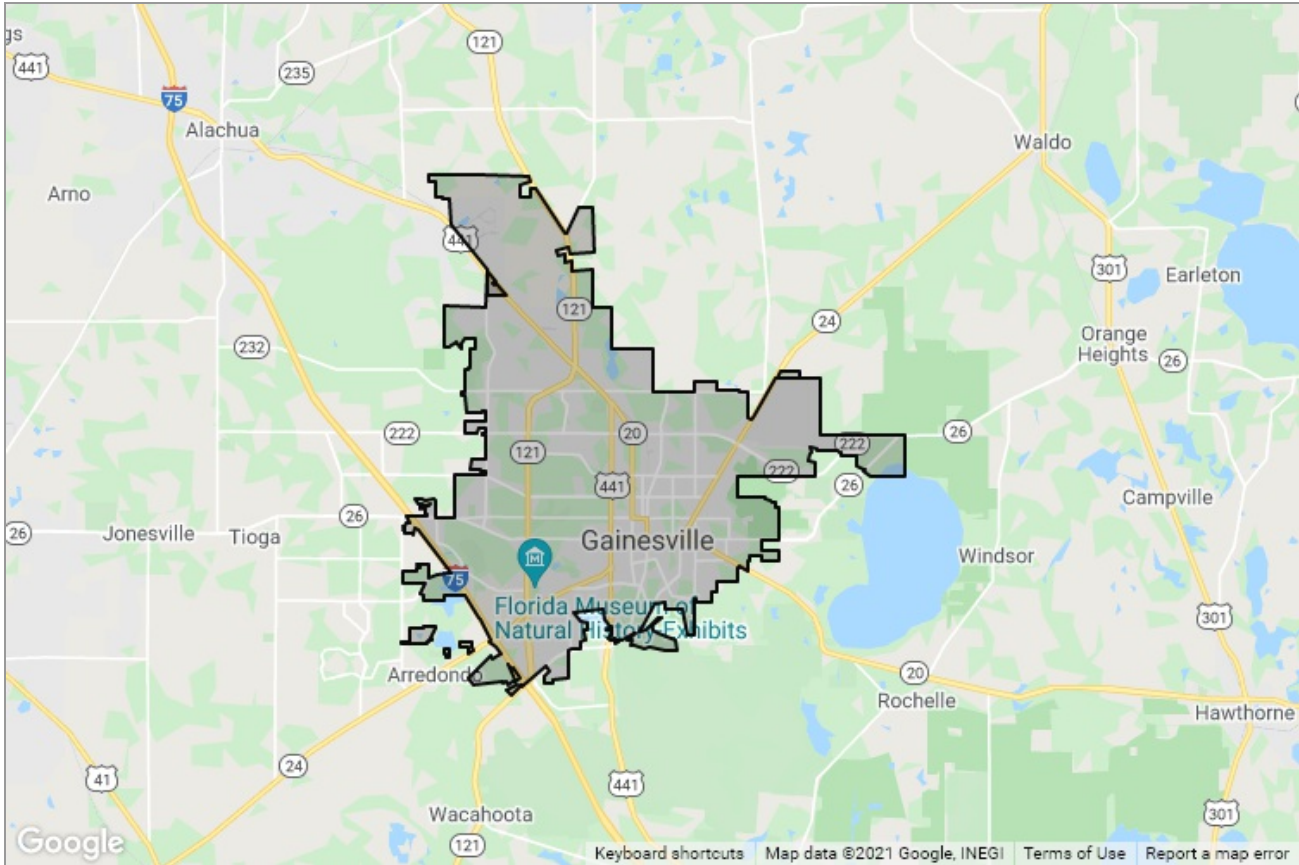




MARKET ACTIVITY REPORT

Gainesville, Florida



Presented by

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3520 NW 43rd Street
Gainesville, FL 32606

Market Snapshot: Estimated Home Values



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.

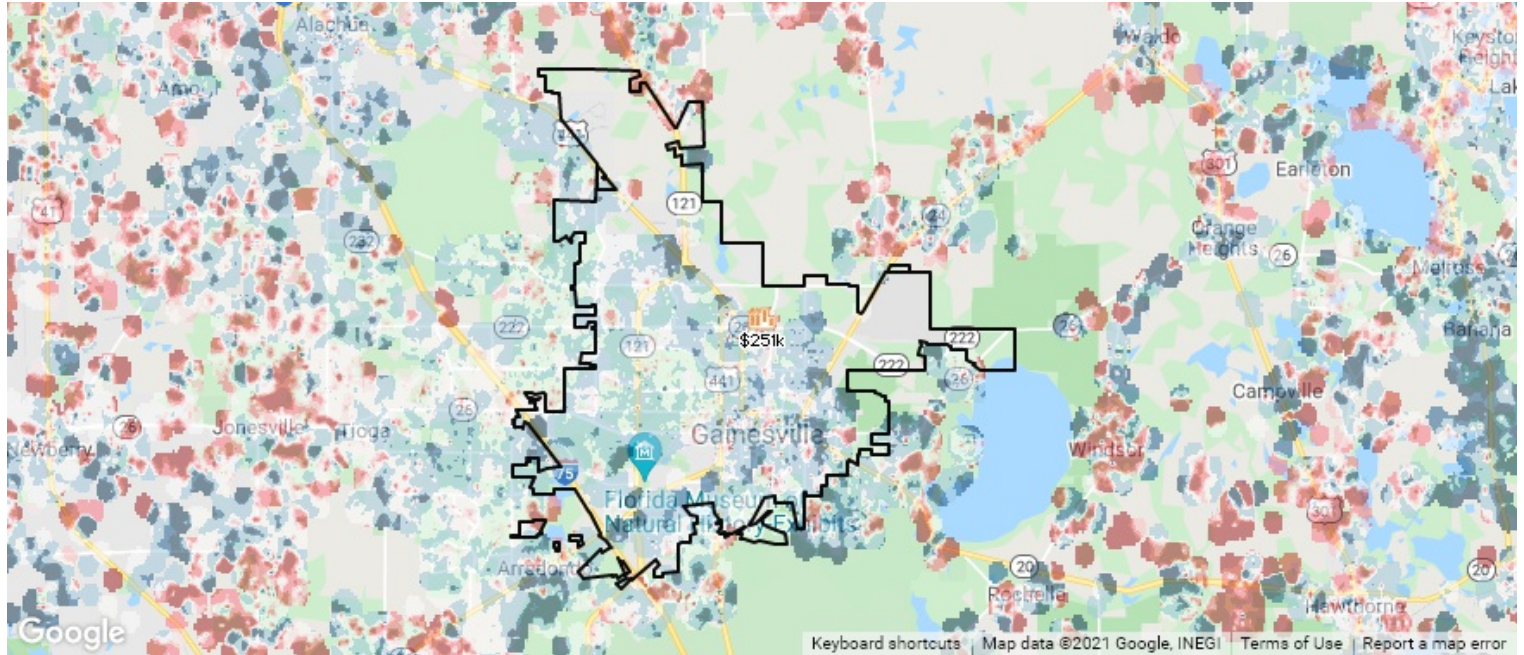
Updated: 9/30/2021

① 19.2%

10/26/2021

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.

Median Est. Home Value

\$251K

Updated: 9/30/2021

Change Over
Last 12 Months

⬆️ **12.58%**

Change Over
Last 24 Months

⬆️ **19.2%**

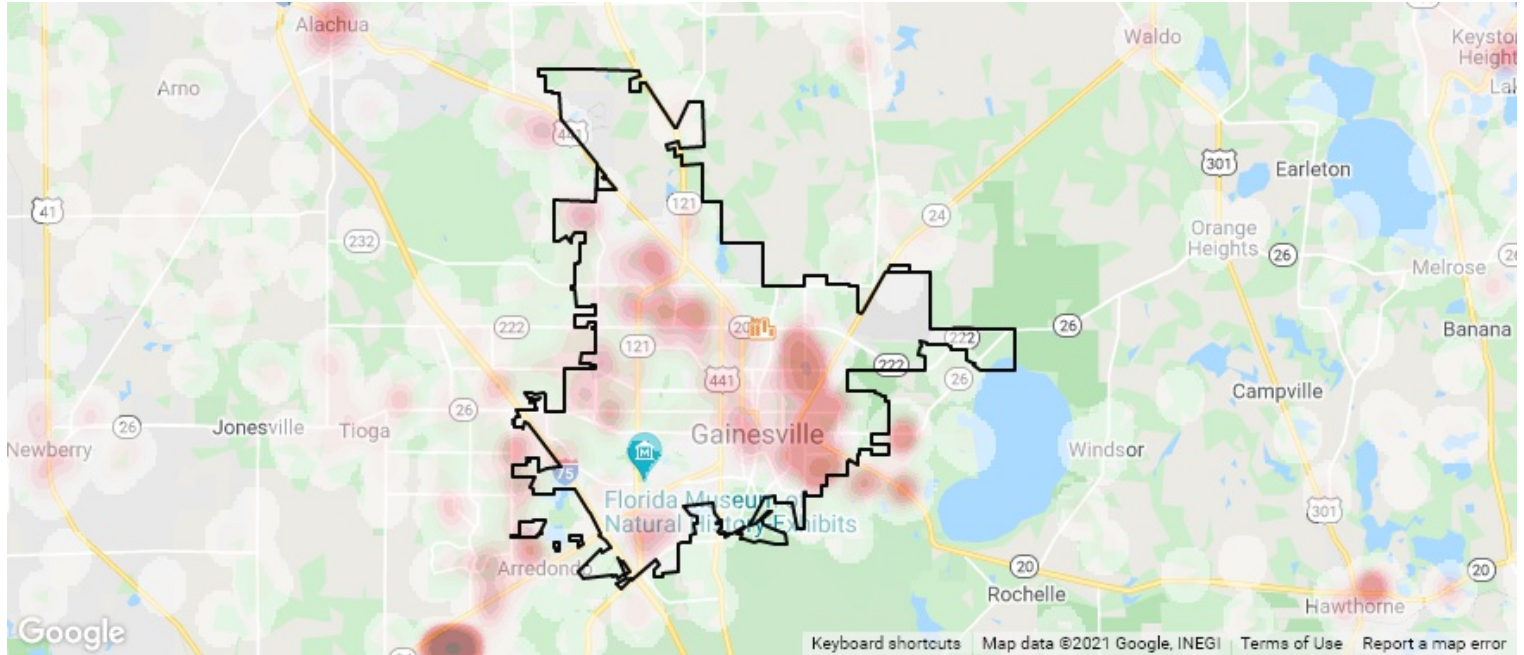
Change Over
Last 36 Months

⬆️ **26.6%**

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.

Total # of
Distressed Properties

108

Updated: 10/26/2021

of
Pre-Foreclosures

31

of
Foreclosures

25

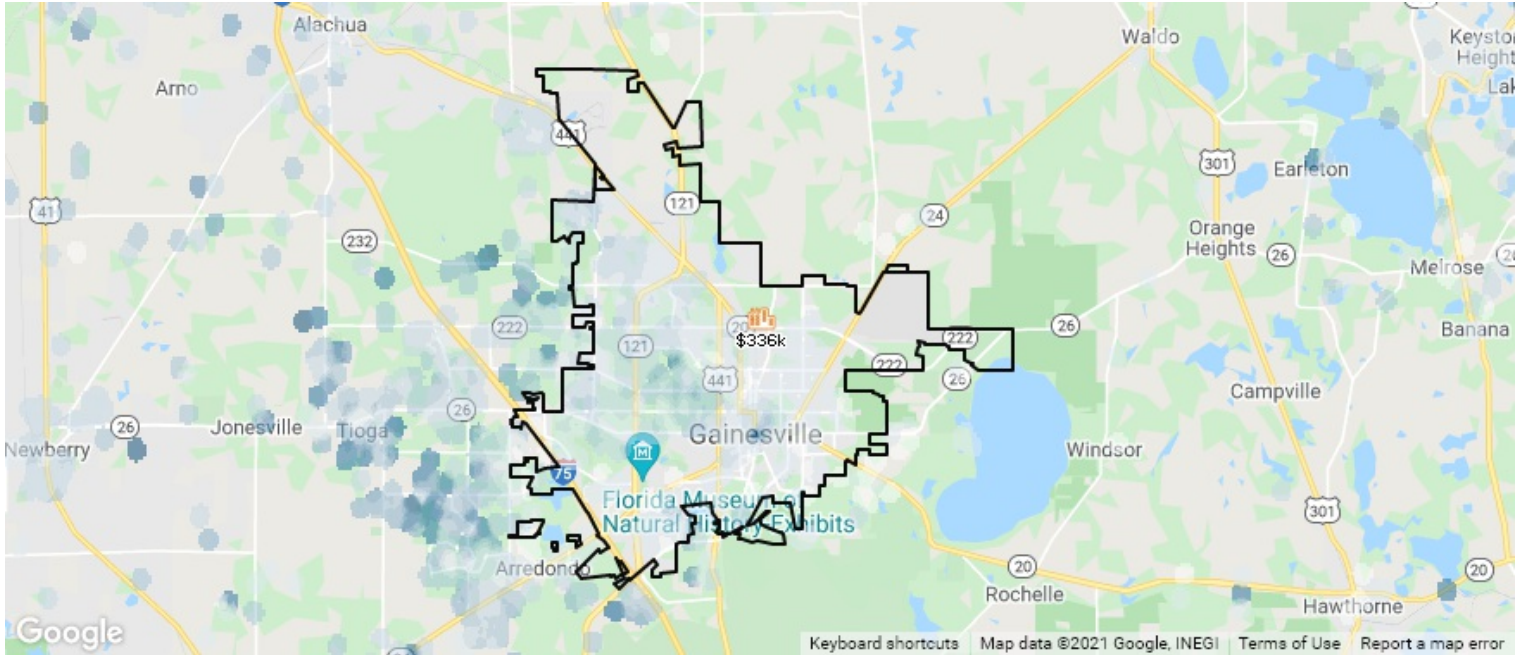
of
Foreclosed

52

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 10/26/2021.

Gainesville, Florida

Market Snapshot: Sales Price



<\$100k
\$100k-\$500k
\$500k-\$1m
>\$1m

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.

Median Sales Price

\$336K

Updated: 9/30/2021

Change Over
Last Month

↓ **0.88%**

Change Over
Last Quarter

↑ **103.64%**

Change Over
Last 12 Months

↑ **0.47%**

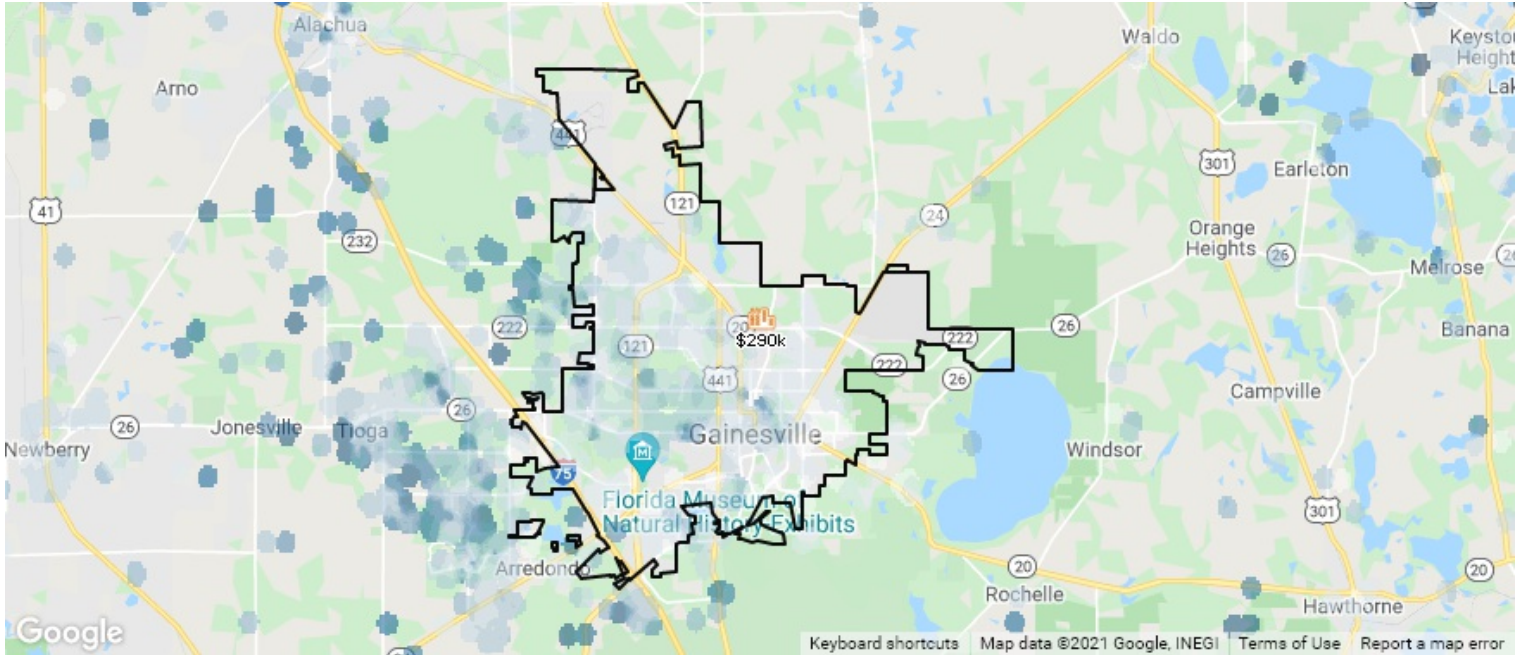
Change Over
Last 24 Months

↑ **131.72%**

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
\$100k - \$200k
\$200k - \$300k
\$300k - \$400k
\$400k - \$500k
\$500k - \$1m
\$1m - \$2m
\$2m - \$5m
>\$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.

Median List Price

\$290K

Updated: 9/30/2021

Change Over
Last Month

↓ **16.86%**

Change Over
Last Quarter

↓ **16.87%**

Change Over
Last 12 Months

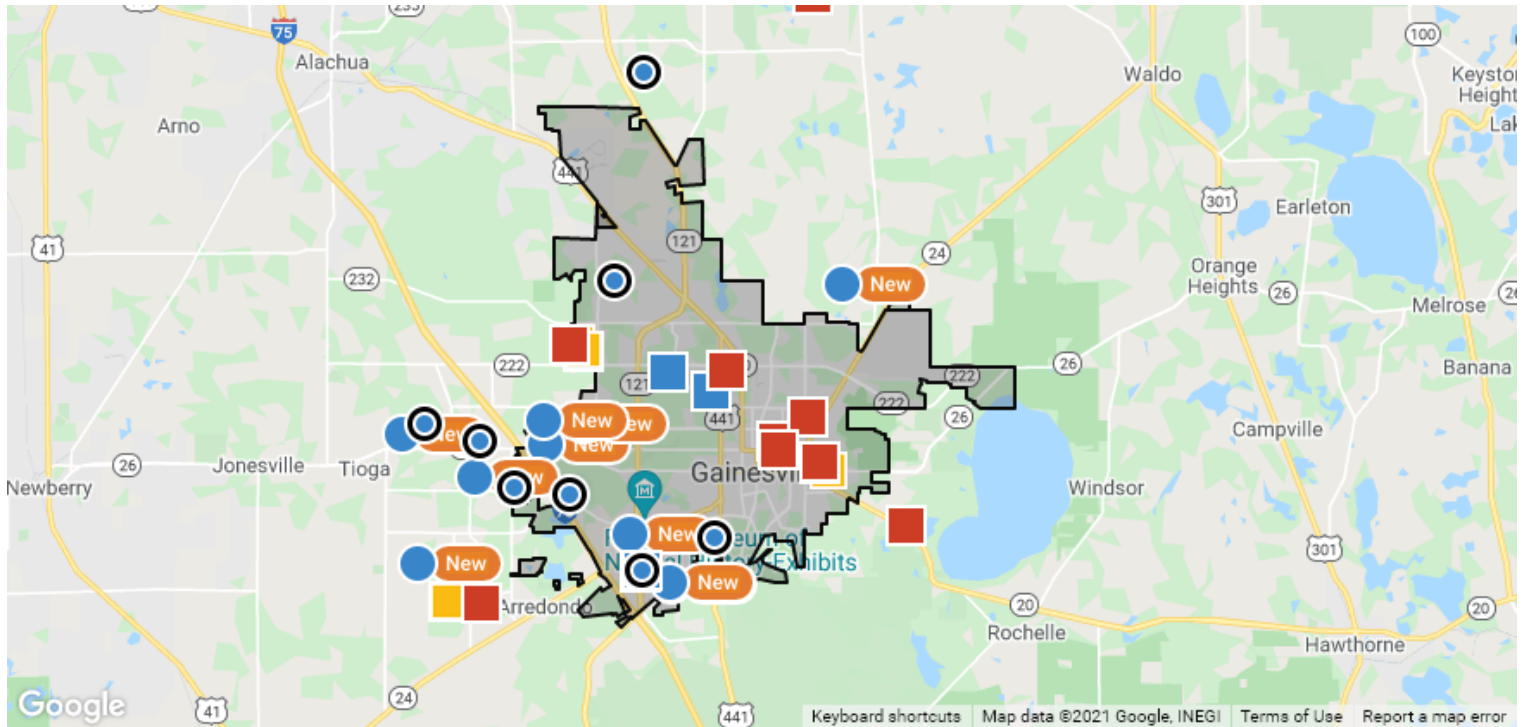
↓ **16.21%**

Change Over
Last 24 Months





↑ **7.77%**

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

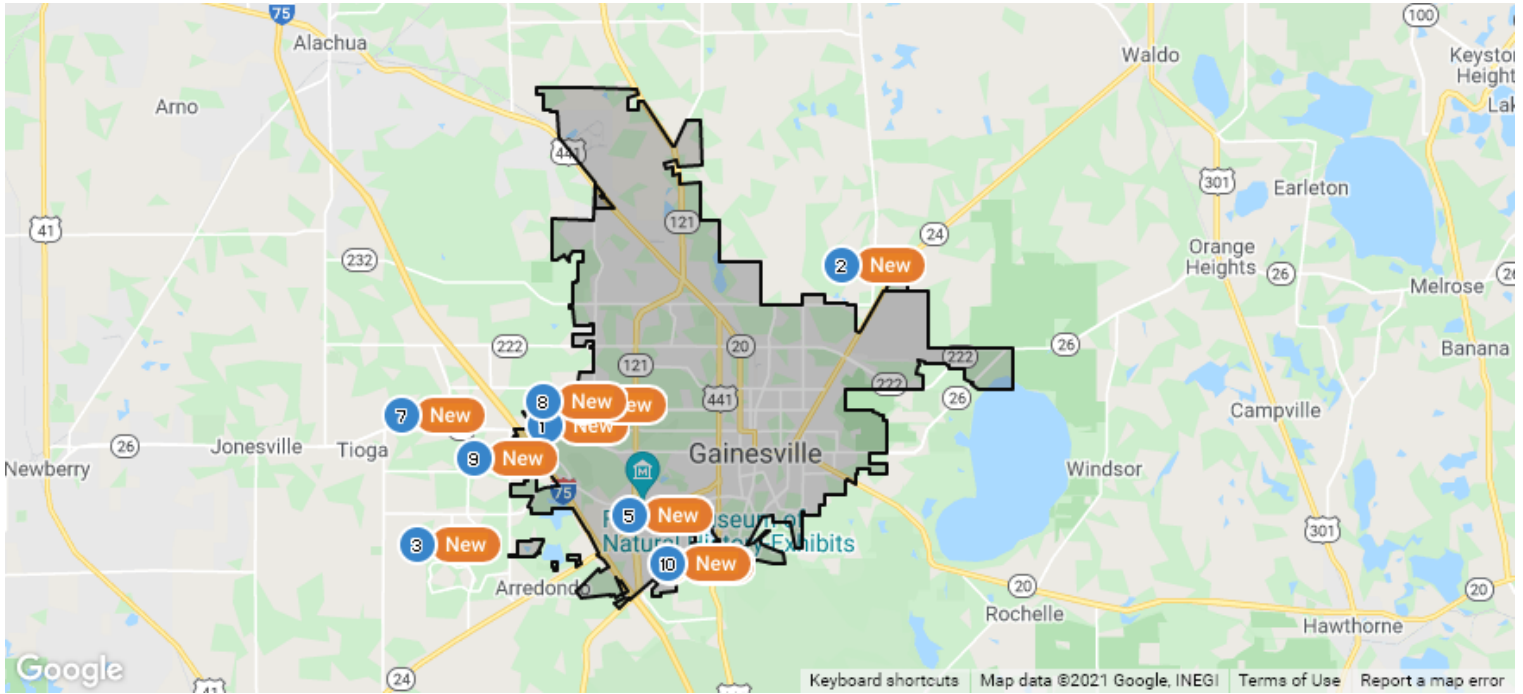
Market Activity Summary Stats




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	\$1,995	\$72,900	\$16,800	\$109,900
Median Price / Value	\$335,000	\$232,200	\$154,200	\$176,235
High Price / Value	\$439,000	\$3,410,700	\$299,900	\$389,000
Average Price / Sq. Ft.	\$149	\$163	\$86	\$125
Median Price / Sq. Ft.	\$155	\$139	\$116	\$104
Average Days in RPR	7	50	27	—
Median Days in RPR	1	52	31	—
Total Volume	\$2,797,794	\$5,614,600	\$1,277,500	\$1,958,840





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: GC500132</i> 1029 NW 50th Ter Single Family 3/3 2,020 2,614 2021 10/14/2021 \$439,000 \$217 Under Construction. PERFECT GATOR GETAWAY - This new construction home is in a prime location off of 8th Avenue in a Key-West style neighborhood, Hillcrest! With only a short walk to Gainesville Health and Fitness or Cymplify coffee shop, as well as backing up to Cofrin Nature Park, this location is ideal. The downstairs includes 10' ceilings throughout, crown molding, beams in the foyer, a spacious office/den with double frosted pocket doors, a half bath, kitchen with granite countertops, a walk-in pantry with built in ClosetMaid shelving, and an open concept living and dining space that ties into the kitchen. As you go up the oak tread stairs to the second floor, there is a hallway separating the master suite, 2nd bedroom, 3rd bedroom, laundry room, and full second bathroom. If you're looking for a low-maintenance property, this is the place for you. With the HOA covering lawn maintenance expenses, all you have to do is sit back and relax and enjoy the neighborhood view from your balcony in this gorgeous Florida weather. You won't want to miss this home with up-to-date features including stainless steel appliances, a tankless gas water heater, one AC unit on each level, Schluter system bathrooms, spray foam attic insulation, and more! Listing Agent has part ownership in the property. <i>Listing Courtesy of WATSON REALTY-TIOGA</i>								

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.
	2 ● Active	MLS ID: GC500456						
	6810 N County Road 225	Single Family	3/2	1,488	48,352	2008	10/26/2021	\$152,900 \$103
<p>2008 Townhomes doublewide mobile home situated on 1.11 acres. This home features 3 bedrooms 2 baths split plan with an open floor plan. The front and back doors open up into the huge kitchen and great room. Greatroom provides lots of space for entertaining and a large family. Large kitchen with all appliances staying. The kitchen has lots of counter and cabinet space with the utility room located off the kitchen area. Master Suite has been modified for handicap accessibility and the home has a wheelchair ramp into the home. The bedroom door, bathroom door, and closet door have all been modified to be accessible by wheelchair. Large bathroom with double vanity, separate tub, and shower, and walk-in closet. The other two bedrooms are both very large and share a common bathroom equipped with single vanity as well as a tub/shower combo. Both rooms have walk-in closets. The property is on GRU for electricity and water but the property is equipped with a septic tank. The lot is square and provides large shade trees in the front yard with a wire fence across the front of the property. The backyard is open with no trees and a nice grass/pasture area. The security night light is located in the backyard of the property. The property is fenced on all four sides but is open at the driveway with no gate. The home is out of the city limits of Gainesville but has all the conveniences of the city a short drive away. Quiet location with privacy and plenty of room for outdoor activities, fire pit, storage shed, pool and so much more. Less than 5 minutes away from the Gainesville Regional Airport The property has recently been power washed and the rear porch has had all the screens replaced. The seller is offering \$1700 for flooring allowance and \$300.00 for blinds to be replaced. Buyers are responsible for verifying all room measurements for accuracy. Room measurements are deemed reliable but the buyer should investigate for themselves or retain appropriate professionals to confirm room measurements.</p> <p><i>Listing Courtesy of SAXON REALTY INC</i></p>								
	3 ● Active	MLS ID: GC500084						
	9818 SW 37th Rd	Single Family	3/2	1,744	4,792	1999	10/26/2021	\$340,000 \$195
<p>This house gives off a feel-good vibe the minute you walk through the front door and see the large, open and elegant living room, with it's view onto a huge neighborhood common area that will make you think you've got a big backyard without the maintenance! With 3 bedrooms and 2 baths (1,744 sq ft) in desirable Haile (Lenox Gardens), the house has gorgeous wide-plank hardwood flooring throughout most of the living areas (no carpet!). The roof was new in 2015, water heater was new in 2016, and the HVAC was replaced in 2013. You can sit on your screened back porch and enjoy the view, and set up a grill on the paver patio just off the porch for when you want a cookout. The house is zoned for Chiles Elementary, Kanapaha Middle School, and Buchholz High. If you're ready to move, this house is ready for you! You'll be 1.1 miles from Publix grocery store at Market Square.</p> <p><i>Listing Courtesy of BHS FLORIDA REALTY</i></p>								
	4 ● Active	MLS ID: GC500458						
	1714 SW 43rd Ave	Single Family	4/2	1,674	1,674	1982	10/26/2021	\$1,995 mo. \$1
<p>Totally renovated 4 bedroom/2 bath home in the South Idylwild Area of Gainesville. Kitchen features new stainless appliances with new cabinets and granite counter tops. Laminate flooring in living areas and master bedroom, with new carpet in remaining 3 bedrooms. Fireplace with new stacked stone finish. Newly landscaped, with outside patio featuring a built in bench. Washer and dryer hook ups only. No pets allowed FIRM. Yard maintenance included in rent. This is a Tenant Placement and Watson does not manage property. Estimated 1,674 square feet. Available Date: 10/26/2021. *Lease begins within 2 weeks of available date listed*</p> <p><i>Courtesy of WATSON REALTY CORP - PROPERTY MANAGEMENT</i></p>								
	5 ● Active	MLS ID: GC500445						
	2601 SW Archer Rd, Apt 137	Condo/Townhouse/Apt.	4/2	1,177	1,742	1993	10/25/2021	\$159,000 \$135
<p>4 bed 2 bath condo located on the ground floor. University Commons is located near UF, Shands, VA, restaurants, shopping, & Butler Plaza. Each bathroom features double sinks. Stainless steel appliances, dishwasher, and granite counters in the kitchen with an indoor laundry room. Tile floor throughout living space. University Commons amenities include Internet, pool, recreational room, volleyball, basketball, fitness center. On the bus route to UF, Shands, shopping, restaurants. Call today to schedule a private showing.</p> <p><i>Listing Courtesy of BOSSHARDT REALTY SERVICES LLC</i></p>								

New Listings: 10 (cont.)

New Listings: 10 (cont.)



6

●

Active

MLS ID: GC500444

1724 NW 38th St

Single Family

3/2

1,642

10,019

1964


10/26/2021

\$330,000

\$201

Beautiful complete remolded house in Sunnybrook Estates. Upon entering the home you are greeted by an open concept of living room dining room and kitchen. To the right thereâs a large den/great room with a fireplace. The kitchen has a pass thru to the laundry room and mechanical room. Off the dining room through a beautiful French door you will find a screened in porch with adjoining covered patio and fenced in backyard with storage shed. Continue down the hall you will find a bathroom with tub/shower combo along with a skylight. On the left you will find 2 spacious bedrooms with larger windows. The third room is the master bedroom, the largest of them, with 4 closets, features skylight, a French door leading to the screened in porch. This master bedroom has a bathroom with walk in shower double sink. New roof replaced in 221. More pictures coming soon

Listing Courtesy of TERZA REAL ESTATE



7

●

Active

MLS ID: G5046502

10426 NW 13th Ln

Single Family

3/3

2,065

14,375

1999


9/9/2021

\$339,999

\$165

Welcome home! 3/3 PLUS BONUS room in Broadmoor. DESIRABLE location in Gainesville. Oversized CORNER LOT! A/C 2019! Water Heater 2015! Open floor plan. Laminate flooring. Kitchen boasts upgraded cabinets, newer appliances, double oven. Eat-in kitchen nook. Surround sound system throughout the house for those music lovers. Formal living room, dining room and family room. Vaulted ceilings! Gas fireplace. Split floor plan. Mother-in-law suite offers a bedroom, extra room, bathroom and access to the outdoor patio! Primary suite with tray ceiling and large en-suite bathroom with walk-in closet, double sinks, walk-in shower, water bath and jetted ceramic tub! Guest suite offers a bedroom and guest bathroom with a tub/shower combo. Outdoor covered lanai with a large backyard! Original owners. Come see this one today or enjoy the walk-through video tour!

Listing Courtesy of RE/MAX PREMIER REALTY



8

●

Active

MLS ID: GC500092

5012 NW 18th Pl

Single Family

4/3

2,801

14,810

1966


10/15/2021

\$364,900

\$130

When buying real estate everyone always says...Location, Location, Location is the most important thing. Look no farther...this home is conveniently located in Suburban Heights on a quite cul-de-sac street minutes to University of Florida, Santa Fe College, shopping, entertainment, dining and hospitals. Home has been re-piped in 2018, roof replaced in 2004 with a 50 year metal roof, windows replaced 2017, recent updated kitchen and baths. Inground 38 thousand gallon 20 x 40 pool. Floor plan consists of 4 bedrooms, 3 baths, formal living room, 25.9 x 20.4 game room for sports fans to enjoy while visiting to watch their favorite teams play! This home is ready for you to personalize and make it your own!

Listing Courtesy of COLDWELL BANKER MM PARRISH



9

●

Active

MLS ID: GC500452

7629 SW 2nd Pl

Single Family

4/3

2,647

21,344

1981

10/25/2021

\$385,000

\$145

Looking for a large family home with a great enclosed porch for entertaining, nice big fenced in backyard, perfectly located to everything, with wonderful features like a fireplace, laundry room, and more, well this home maybe perfect for you. This 4B/3B home with 2647 Sqft Heated and cooled sits on a large corner lot with an extra room for an office or extra bedroom, Master Bedroom is extra large with a large walk in closet and large walk in shower with two shower heads. There is more! Brand new Luxury vinyl plank in the living areas, new carpets in the bedrooms, new metal roof, new kitchen with granite countertops, new appliances, new updated guest bathroom, new interior paint, new track lighting, new skylights, newly painted back Porch cement floor, new wood on the side deck and back covered deck and new landscape lighting. The 2 car garage has additional space under the stairs for storage, a workbench and extra storage space in the Garage itself. The back porch has a sink and a place to put your BBQ with a cooking hood. There is a hot tub in the Tiki Hut in the backyard which is great for relaxing or entertaining. There is a shed in the backyard and additional electric in the backyard as well. You can make your own Oasis in your backyard or have room for family and pets. Big thing is (NO HOA). Close to I-75, Shopping, Gas stations, Publix, the Mall, North Florida Medical and much more. Come take a look and make this property yours


Listing Courtesy of EXP REALTY LLC

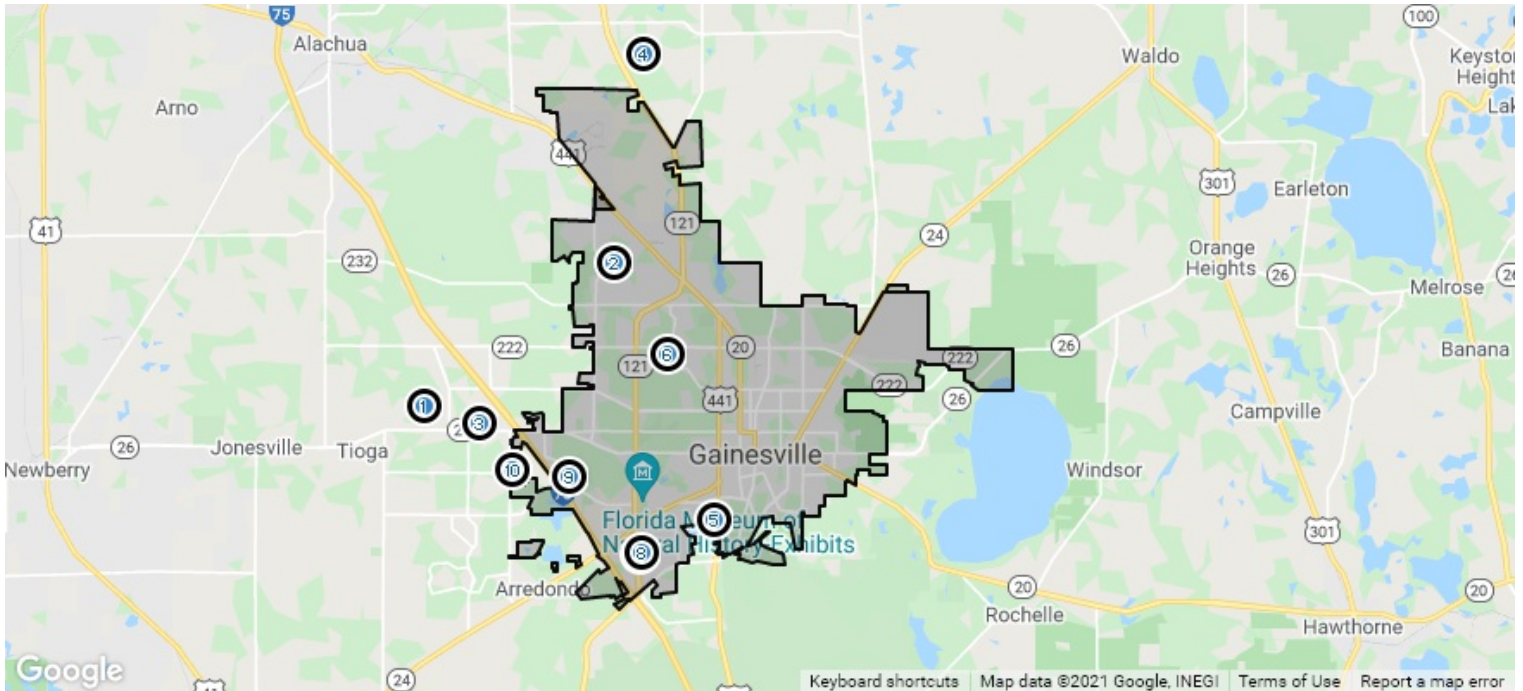


Market Activity Report

Gainesville, Florida

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.
	10 ● Active	MLS ID: GC500440							
	1822 SW 42nd Ave	Single Family	3/2	1,476	27,000	1973	10/25/2021	\$285,000	\$193
<p>Welcome home this SW Gainesville home sits in a desired location close to Shands, UF and all shopping while getting just outside of the busy city. This home holds the character of its time even through a complete remodel as well as a wonderful location. The home is in a conservation area with access to Squirrel Ridge Park for all of your nature walks, dog walks and simply peace and quiet. There is a dive pool which is one of a kind surrounded by Trex decking with screened lanai just off the side with a new fan and electric. There is a screened patio just off the house as well if you want to step just outside in the morning for coffee. The pool is fenced and can be locked for safety as well as the perimeter of the property. The home features a new roof, paint, flooring throughout the home, vanities, solid wood cabinets, granite countertops, fixtures, fans landscape and much more. Through the remodel the owner kept the character of the 70's home with a delightful ambiance. This picturesque home is a must see! Enjoy your showing.</p> <p><i>Listing Courtesy of EXIT REALTY PRODUCERS</i></p>									



Pending: 10



1 	Pending	MLS ID: GC500271							
1624 NW 107th Ter	Single Family	3/2	1,844	38,768	10/26/2021	\$369,000	10/26/2021	\$200	
Virtual Tour									

Listing Courtesy of EXIT REALTY PRODUCERS









2 	Pending	MLS ID: OM628766							
3836 NW 68th PI	Single Family	4/3	2,757	14,332	10/20/2021	\$519,900	10/25/2021	\$189	





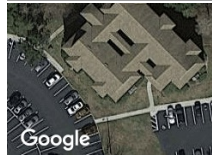





Under Contract, but back-up offers are being accepted! Gorgeous Shannon Homes pool home on a quiet cul-de-sac in an upscale neighborhood; a perfect place to call home! The meticulous lawn and landscaping accentuate the great curb appeal. Step through the doors of this immaculate 4-bedroom, 2.5 bath home and you'll notice that every well-appointed inch of the open floor plan was considered to ensure maximum comfort and efficiency. With elegant finishes throughout, you'll fall in love with the spaciousness, vaulted ceilings, large graceful windows and views of the stunning pool and spa. The beautiful foyer leads to the formal living and dining rooms. Just off the dining room is the office/library. The family room features a gas fireplace, and the updated island kitchen has white cabinets and appliances, granite countertops, and a lovely informal dining area. The owner's suite includes a luxurious bath, perfect for lighting candles and lingering in. This is a great home for entertaining. It's also an ideal place for resting and rejuvenating, especially out by the pool and spa while taking in the sights and sounds of wildlife that make the nearby woods and lake their home. The roof was replaced in 2018 and the AC was replaced with a new Trane system in the summer of 2019. The hot water heater is newer, too. Millhopper Station-Montclair is a highly sought-after neighborhood in NW Gainesville, offering sidewalks, streetlights and underground utilities. The community is near the Hunter's Crossing Shopping Center and Talbot Elementary School. You'll want to call today for a private showing before someone else snaps this one up!

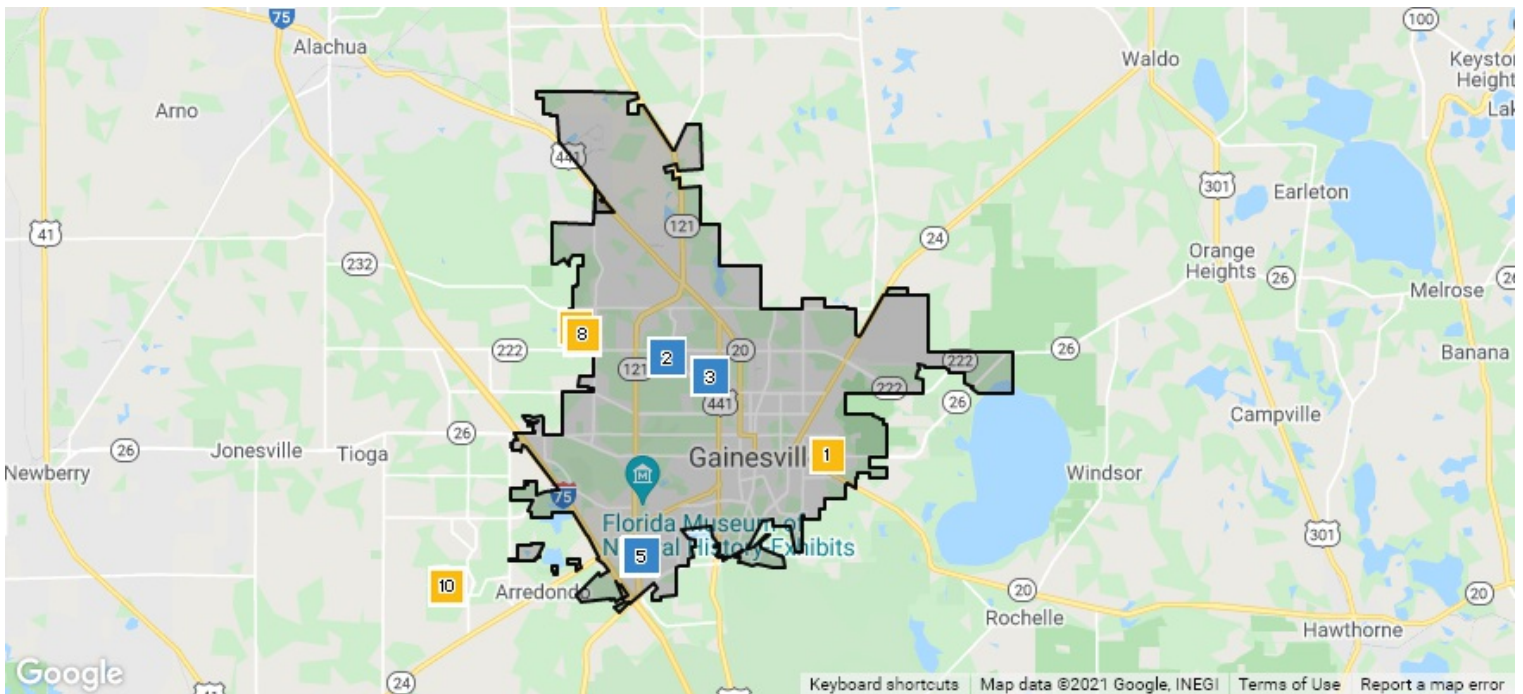
Listing Courtesy of KELLER WILLIAMS GAINESVILLE REALTY PARTNERS

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.
	3  Pending	MLS ID: GC500021							
	8707 NW 10th PI	Single Family	3/2	1,905	7,841	10/12/2021	\$289,500	10/13/2021	\$152
<p>This conveniently located Eagle Point home has easy access to Newberry Road and NW 23rd Avenue and just down the street from Hidden Oak Elementary and Ft. Clarke Middle School. Built by Robinshore, this popular plan has 3 bedrooms and 2 full baths, plus a living space or flex room off the foyer, perfect for a home office, second family room, or homeschooling area. Wood floors connect the foyer, front flex room, dining room, family room and kitchen. The kitchen features granite counters, all stainless steel appliances including a new stove and new dishwasher, and a newer side by side refrigerator and newer built in microwave. The raised breakfast bar offers additional seating for quick meals or casual dining. The family room has a fireplace as its focal point, and a vaulted ceiling which gives this room its spacious feel. Off the foyer and dining area is the owner's bedroom with laminate wood floors. Its en suite bath has a walk-in closet, soaking tub, separate shower and spacious sink vanity topped with granite. This split plan has the two guest rooms off of the kitchen and family room, with a full bath in between with solid surface counter vanity. The guest rooms have brand new neutral carpet and one room has decorative chair rail. Off the kitchen and nook area is a french door that opens onto the screened lanai. The fenced yard offers plenty of room for your fur babies to play. Additional features include an interior laundry room, an attached 2 car garage, a 2020 roof, and a 2019 water heater. This sidewalk community has low HOA dues of less than \$400 a year!</p> <p><i>Listing Courtesy of COLDWELL BANKER MM PARRISH</i></p>									
	4  Pending	MLS ID: GC446460							
	2916 NW 142nd Ave	Single Family	7/11	9,493	2,607,937	9/9/2021	\$3,410,700	10/21/2021	\$359
<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>									
	5  Pending	MLS ID: GC500153							
	1446 SW 25th PI	Condo/Townhouse/Apt.	3/3	1,383	—	10/12/2021	\$174,900	10/17/2021	\$126
<p>Completely turnkey end-unit townhouse condo in Gainesville's Bivens Forest community, footsteps to the University of Florida and Shands Hospital. Unit features 3 bedrooms, 3 full bathrooms and 1,383 square feet of living space. No update has been missed! Brand new HVAC system, just installed. Renovated kitchen offers modern cabinetry, granite countertops and stainless appliances. New flooring throughout, including luxury vinyl planking in living areas and bathrooms, as well as new carpeting in every bedroom. New modern lighting and fan fixtures throughout. Bathroom updates include a new vanity and walk-in shower downstairs. New toilets in all three baths. Freshly painted in every room. Enclosed back patio off of living room. Inside laundry room. Covered balcony attached to one of two master suites upstairs. Plenty of open parking for residents and guests. Bivens Forest provides its residents with a community pool, within footsteps of the unit.</p> <p><i>Listing Courtesy of KELLER WILLIAMS GAINESVILLE REALTY PARTNERS</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.
	6 	Pending <i>MLS ID: 447172</i>							
	3675 NW 26th St	Single Family	3/2	1,560	3,484	8/13/2021	\$299,900	9/15/2021	\$192
<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>									
	7 	Pending <i>MLS ID: 446665</i>							
	3921 SW 34th St, #2K	Condo/Townhouse/Apt.	4/4	1,312	—	7/25/2021	\$158,000	9/4/2021	\$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>									
	8 	Pending <i>MLS ID: 447572</i>							
	3921 SW 34th St, #3-0	Condo/Townhouse/Apt.	4/4	1,312	—	8/31/2021	\$159,900	9/27/2021	\$122
<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>									
	9 	Pending <i>MLS ID: 446276</i>							
	900 SW 62nd Blvd, Apt 1	Condo/Townhouse/Apt.	3/3	1,498	—	7/14/2021	\$159,900	9/14/2021	\$107
<p>Great 3BR/3BA unit in Rockwood Villas! The screened porch has been enclosed with satillo Mexican tile which adds approximately 128 sqft of additional heating/cooled space and perfect to enjoy your morning coffee while overlooking your private wooded back. Laminate flooring in living/dining room and tile in kitchen and baths. Kitchen has granite counter tops and white appliances. Newer HVAC- 3 to 4 years old. Vaulted ceilings make living area feel spacious. Split floorplan with one bedroom and bath downstairs and two bedrooms and baths upstairs. Laundry closet is in enclosed sunroom with washer/dryer included. This unit is located right across from one of the communities pool for easy access!</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p>									
	10 	Pending <i>MLS ID: 446682</i>							
	705 SW 75th St, Apt 101-5	Condo/Townhouse/Apt.	3/2	1,228	—	7/26/2021	\$72,900	7/28/2021	\$59
<p>Looking for a move-in ready condo conveniently located near shopping, schools, restaurants and on the bus route? If so this could be the condo for you. This is an end unit on the ground floor with 3 bedrooms, 2 bathrooms, kitchen with pass through window, and open dining/ living area. It features stainless appliances, wood cabinets in kitchen, tile throughout, and updated bathrooms. Come see for yourself if this is the home you are looking for.</p> <p><i>Listing Courtesy of Gator Homes Realty, 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.
	1 ■ Closed <i>MLS ID: 446727</i>								
	15 NE 21st Ter	Condo/Townhouse/Apt.	4/2	1,258	13,068	1968	8/11/2021	\$16,800 mo.	\$13
	New paint, new flooring in this 4 br, 2 bath duplex. Built in 1968 with 1,258 sq. ft. No carpet. <i>Courtesy of Gore-Rabell Real Estate Inc</i>								
	2 ■ Closed <i>MLS ID: GC447172</i>								
	3675 NW 26th St	Single Family	3/2	1,560	3,485	2019	10/19/2021	\$299,900	\$192
	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! <i>Courtesy of PEPINE REALTY</i>								
	3 ■ Closed <i>MLS ID: GC446941</i>								
	1565 NW 29th Rd, #233	Condo/Townhouse/Apt.	3/3	1,747	—	2007	10/21/2021	\$200,000	\$114
	"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! 5+ Units. <i>Courtesy of RE/MAX PROFESSIONALS</i>								

Closed: 10 (cont.)

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: GC446665							
	3921 SW 34th St, #2K	Condo/Townhouse/Apt.	4/4	1,312	—	1995	10/8/2021	\$153,400	\$117
<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. 5+ Units.</p> <p><i>Courtesy of BHGRE THOMAS GROUP</i></p>									
	5  Closed	MLS ID: GC447572							
	3921 SW 34th St, #3-O	Condo/Townhouse/Apt.	4/4	1,312	—	1995	10/8/2021	\$155,000	\$118
<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. 5+ Units.</p> <p><i>Courtesy of BOSSHARDT REALTY SERVICES LLC</i></p>									
	6  Closed	MLS ID: 446614							
	5065 NW 45th Rd, #4405	Condo/Townhouse/Apt.	3/2	1,555	—	2003	9/1/2021	\$18,000 mo.	\$12
<p>Beautifully updated Magnolia Place 3 bedroom and 2.5 bathroom townhouse with wood floors throughout the first floor and stairwell. Screened in porch on both levels of home. Home has a 1 car garage as well as a reserved parking spot right outside the unit! Gated community with pool, playground, and tennis courts. 2 Pets welcome! Students welcome!</p> <p><i>Courtesy of Golden Rule Real Estate and Property Management</i></p>									
	7  Closed	MLS ID: 447204							
	4309 NW 48th St, #2402	Condo/Townhouse/Apt.	3/2	1,555	—	2003	9/17/2021	\$183,900	\$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>Courtesy of Golden Rule Real Estate and Property Management</i></p>									
	8  Closed	MLS ID: 446701							
	4335 NW 48th St, #2505	Single Family	3/2	1,555	—	2003	8/22/2021	\$18,000 mo.	\$12
<p>There's plenty of room in this large 3 bedroom, 2.5 bath townhome in Magnolia Place with attached one car garage. Gated neighborhood! Beautiful kitchen with granite countertops & stainless steel appliances. Half bath & hardwood floors on the first floor. Spacious primary bedroom with huge walk-in closet & a covered balcony. Two other bedrooms share a jack-and-jill full bathroom. Upstairs washer/dryer! Screened in porch on the first floor. Located in the back of the community and adjacent to a nature preserve. Community amenities include fitness room, pool, tennis court and children's playground. No pets. No smoking. Located close to I-75, UF, North Florida Medical Center, Santa Fe College, shopping, restaurants, bus routes. CALL TODAY!</p> <p><i>Courtesy of Florida Homes Realty & Mortgage</i></p>									
	9  Closed	MLS ID: 446818							
	10000 SW 52nd Ave, Apt 85	Condo/Townhouse/Apt.	3/2	1,431	—	1998	8/31/2021	\$211,500	\$148
<p>Great 3 bedroom/2 bath condo offers a detached 1 car garage, vaulted ceilings throughout the condo, open layout with kitchen overlooking dining and living area. The kitchen features stainless appliances and the unit includes a washer and dryer. The generous size owner's suite has a walk-in closet and both bathrooms have dual sinks. The pocket office nook offers a great space for storage or flex space. The spacious porch overlooks a wooded view. Amenities include the Links clubhouse, pool, gym and 15 miles of trails throughout the Haile Plantation community. Walk to the Haile Village to browse through shops, restaurants or Farmers market. All of this just a short drive to UF Health/Shands, North Florida Regional Hospital, UF, Celebration Point and more!</p> <p><i>Courtesy of BHGRE Thomas Group</i></p>									



Market Activity Report

Gainesville, Florida

Closed: 10 (cont.)



10 ■ Closed *MLS ID: 447085*

10000 SW 52nd Ave, Apt 175

Condo/Townhouse/Apt. 3/2

1,454

—

1998

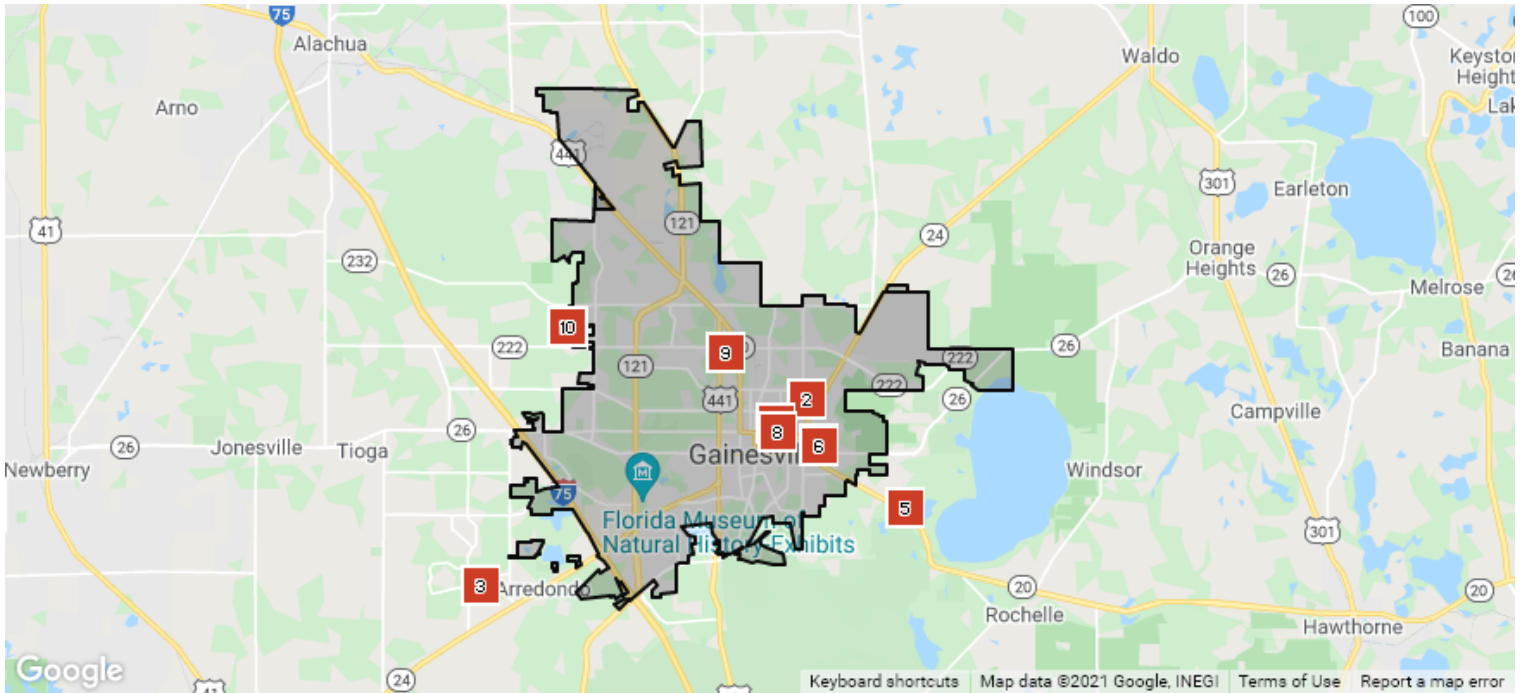
8/26/2021

\$21,000 mo.

\$14

Highly desirable Links @ Hale Plantation condo with picturesque views of signature Hawkstone Golf Course designed by Gary Player! This 3BR/2BA second-floor condo overlooks the 17th hole & boasts 1,454 sq. ft. The unit features beautiful ceramic tile throughout, an office nook with built-in desk, a fully equipped kitchen, & utility closet w/ stackable washer/dryer & storage shelving. The living room & dining room are bright, spacious, & provides access to a tiled balcony where you can enjoy your morning coffee or a beverage while being surrounded by nature or watching golfers tee off! The master suite features a spectacular view of the golf course, vanity with dual sinks, spacious walk-in closet, and a walk-in shower. The guest bedrooms are located behind the kitchen, as well as the guest bath which features dual sinks & a bathtub with modern glass sliding doors. Looking for additional storage or a private spot to park your car? No problem! This unit also comes with a one car garage! Cool down in the community pool or get a workout in at the state-of-the-art fitness center! Enjoy nature while strolling down the community walking trails or visit Haile Village Center where you can enjoy shopping, dining, & weekly Farmer's Market.

Courtesy of BHHS Florida Realty - Property Management



Distressed: 10







			Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1	Off Market	MLS ID: -							
		710 NE 11th Ave	Single Family	3/2	1,270	-	-	10/15/2021	Foreclosure	
	2	Off Market	MLS ID: -							
		1943 NE 15th Ter	Single Family	3/2	1,668	-	-	10/13/2021	Foreclosure	
	3	Off Market	MLS ID: -							
		5122 SW 86th Ter	Single Family	3/2	1,137	-	-	9/30/2021	Preforeclosure	
	4	Off Market	MLS ID: -							
		17618 NE 21st St	Single Family	3/2	1,108	364,597	-	9/17/2021	Foreclosure	
	5	Off Market	MLS ID: -							
		2008 SE 49th Dr	Single Family	3/2	1,472	-	-	8/4/2021	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 <i>MLS ID: -</i>								
	402 NE 19th Dr	Single Family	3/2	1,808	-	-	8/13/2021	Foreclosure	
	-								
	7  Off Market <i>MLS ID: -</i>								
	424 NE 19th Dr	Single Family	4/2	1,560	-	-	8/19/2021	Foreclosure	
	-								
	8  Off Market <i>MLS ID: -</i>								
	737 NE 8th Ave	Single Family	4/2	1,485	-	-	9/10/2021	Foreclosure	
	-								
	9  Off Market <i>MLS ID: -</i>								
	1210 NW 36th Rd	Single Family	3/2	1,780	-	-	9/16/2021	Foreclosure	
	-								
	10  Off Market <i>MLS ID: -</i>								
	4441 NW 53rd St	Single Family	4/3	2,438	19,166	-	8/17/2021	Preforeclosure	
	-								



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- 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.



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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.



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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