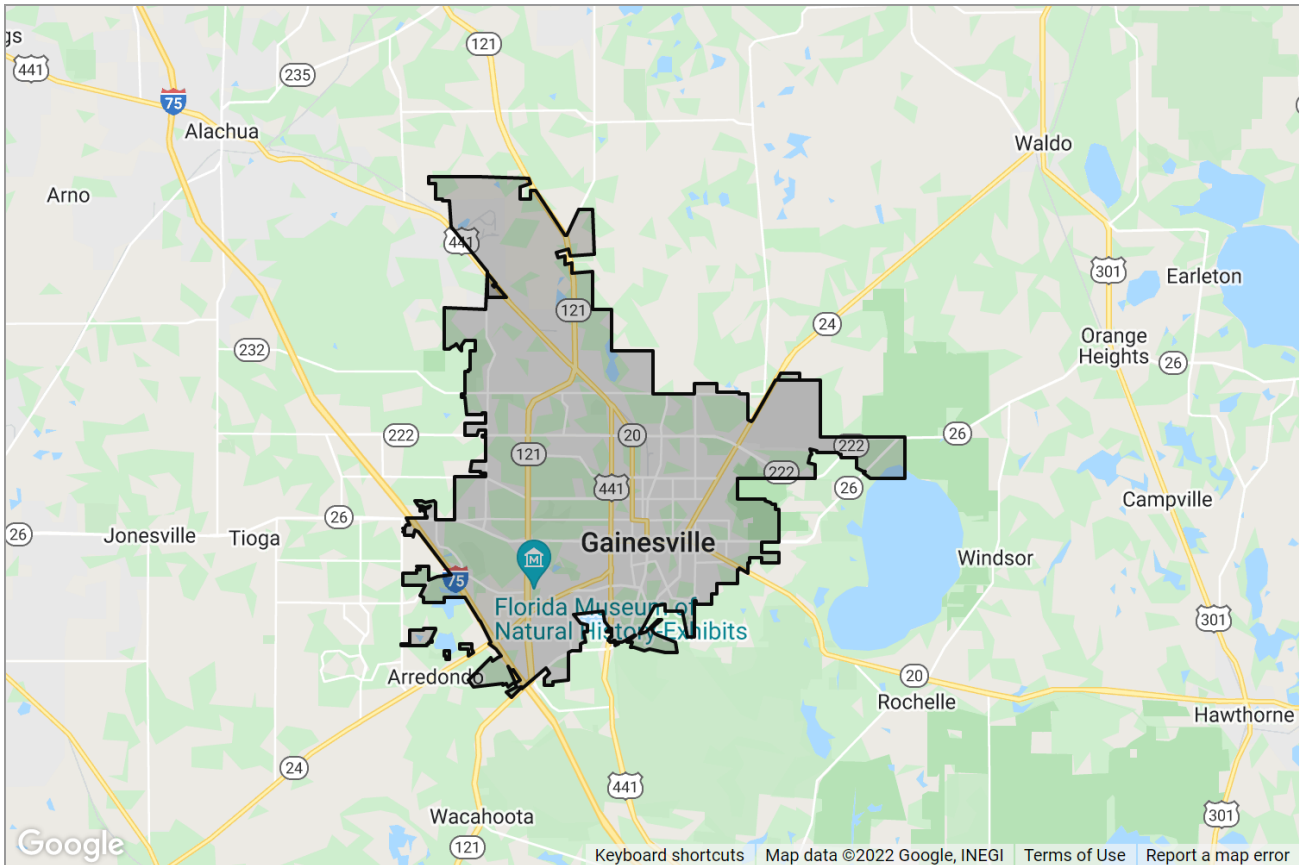


MARKET ACTIVITY REPORT

Gainesville, Florida



Presented by

Tanya Chappell | REALTOR® | CPM

Florida Real Estate License: BK560030

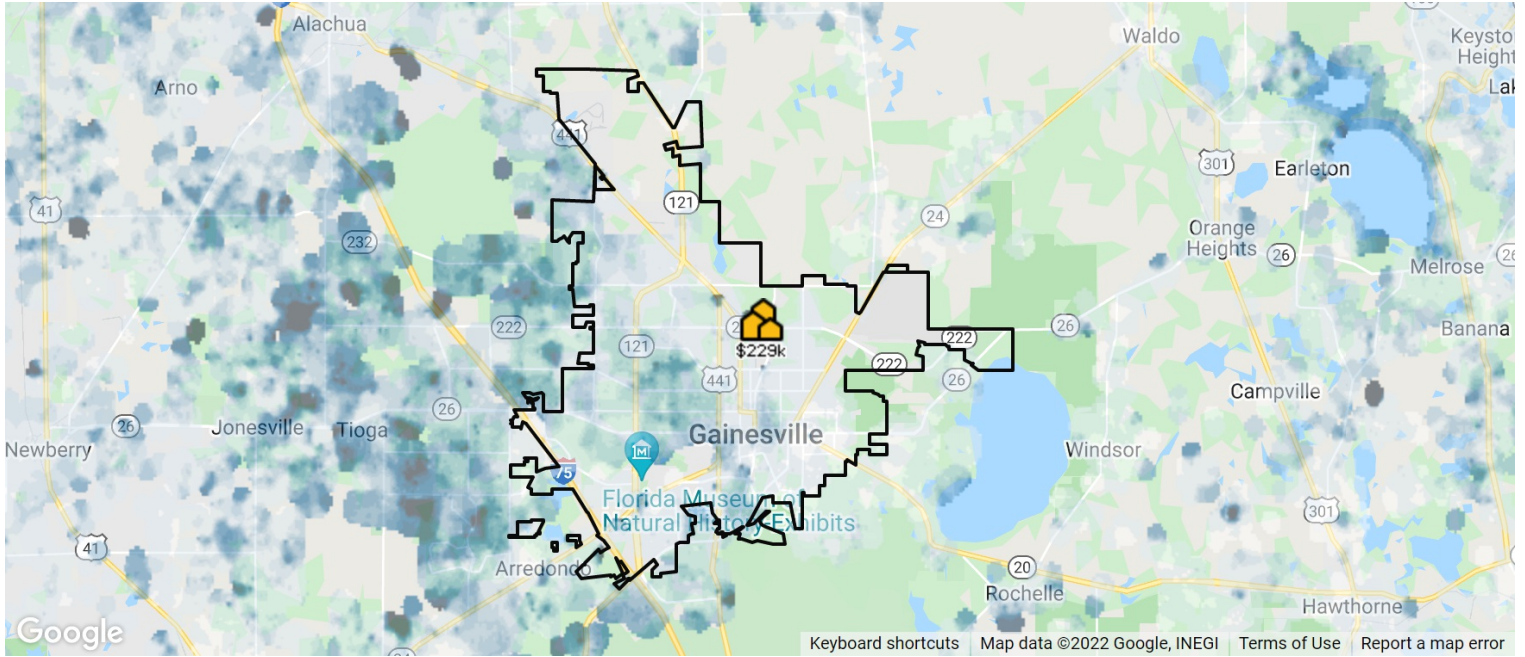


Work: (352) 478-8029 | Mobile: (352) 745-1108

Main: Tanya@secureinvestmentsrealty.comOffice: www.secureinvestmentsrealty.com**Secure Investments Realty & Management**3520 NW 43rd Street
Gainesville, FL 32606

Gainesville, Florida

Market Snapshot: Estimated Home Values



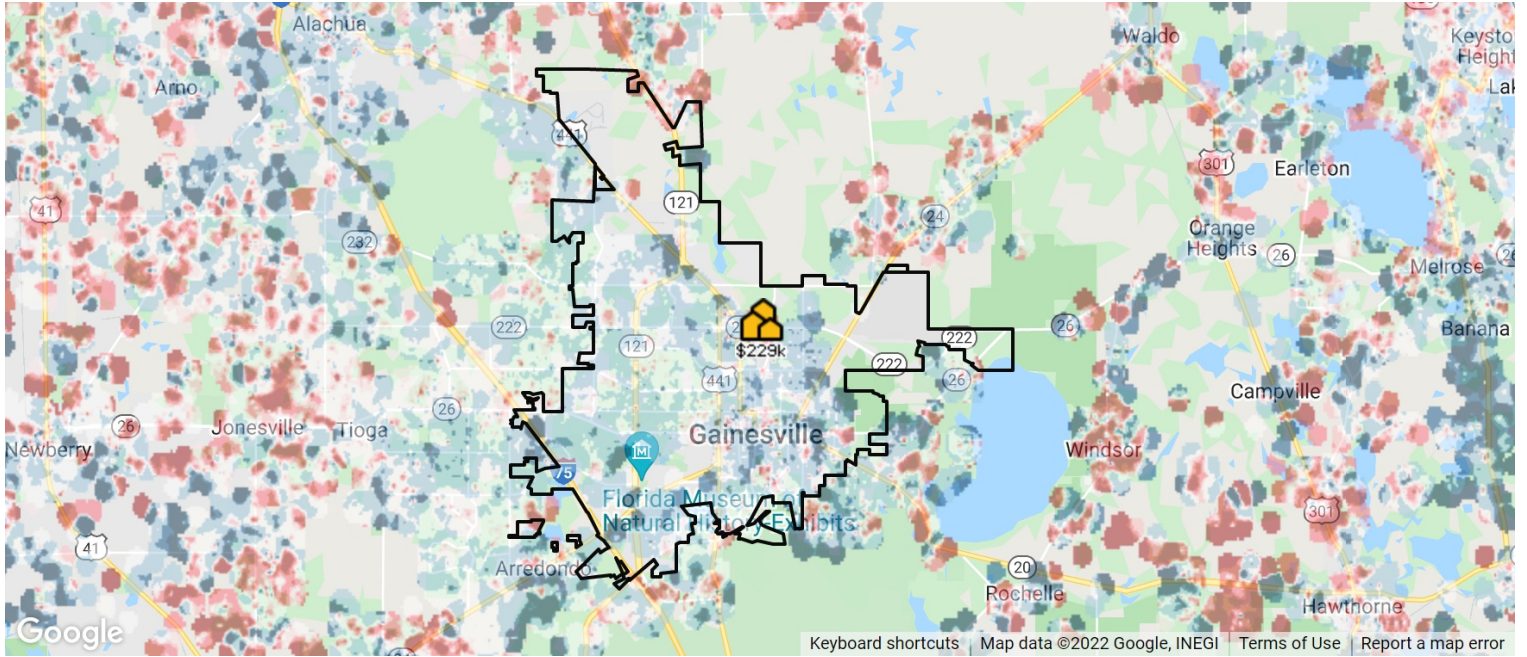
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$229K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↑ 1.19%</p>	<p>Change Over Last 3 Months</p> <p>↑ 2.47%</p>	<p>Change Over Last 12 Months</p> <p>↑ 0.35%</p>	<p>Change Over Last 24 Months</p> <p>↑ 9.12%</p>
--	---	--	---	---

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Gainesville, Florida

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

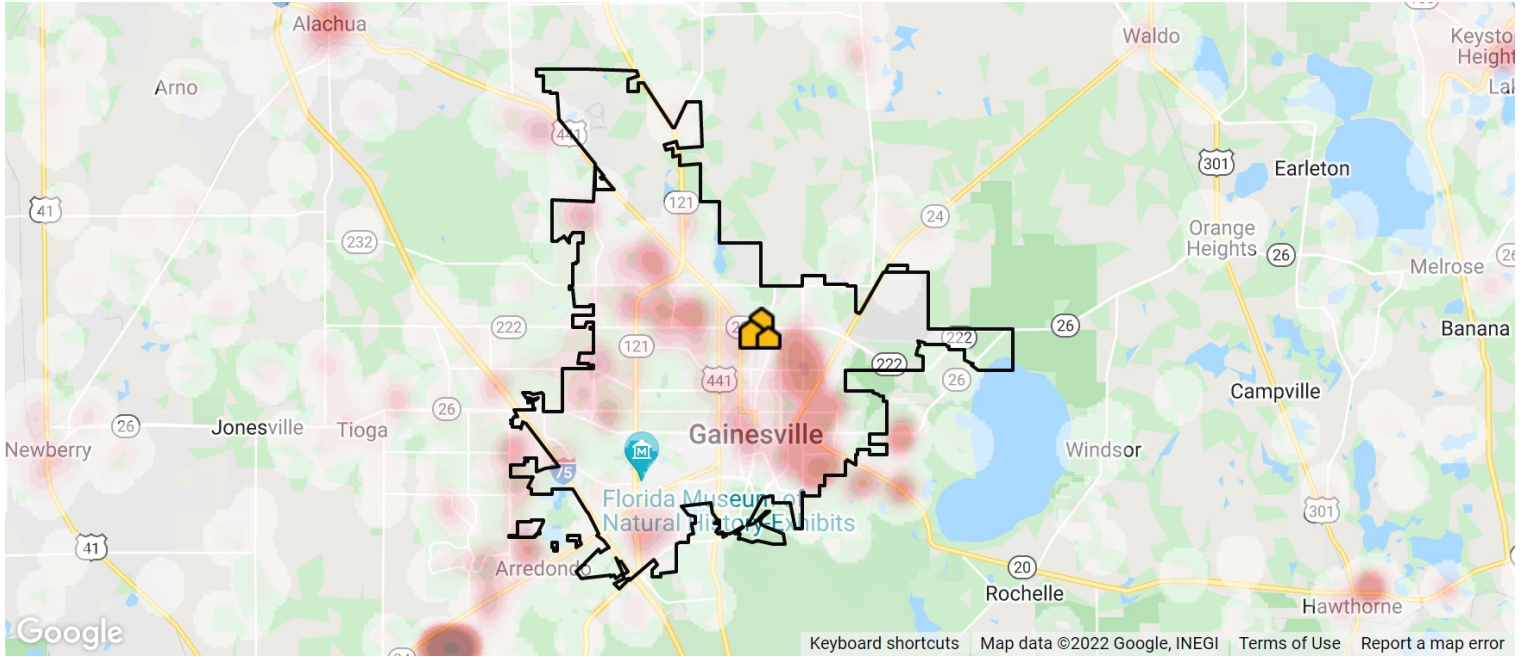
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$229K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last 12 Months</p> <p>↑ 0.35%</p>	<p>Change Over Last 24 Months</p> <p>↑ 9.12%</p>	<p>Change Over Last 36 Months</p> <p>↑ 13.08%</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



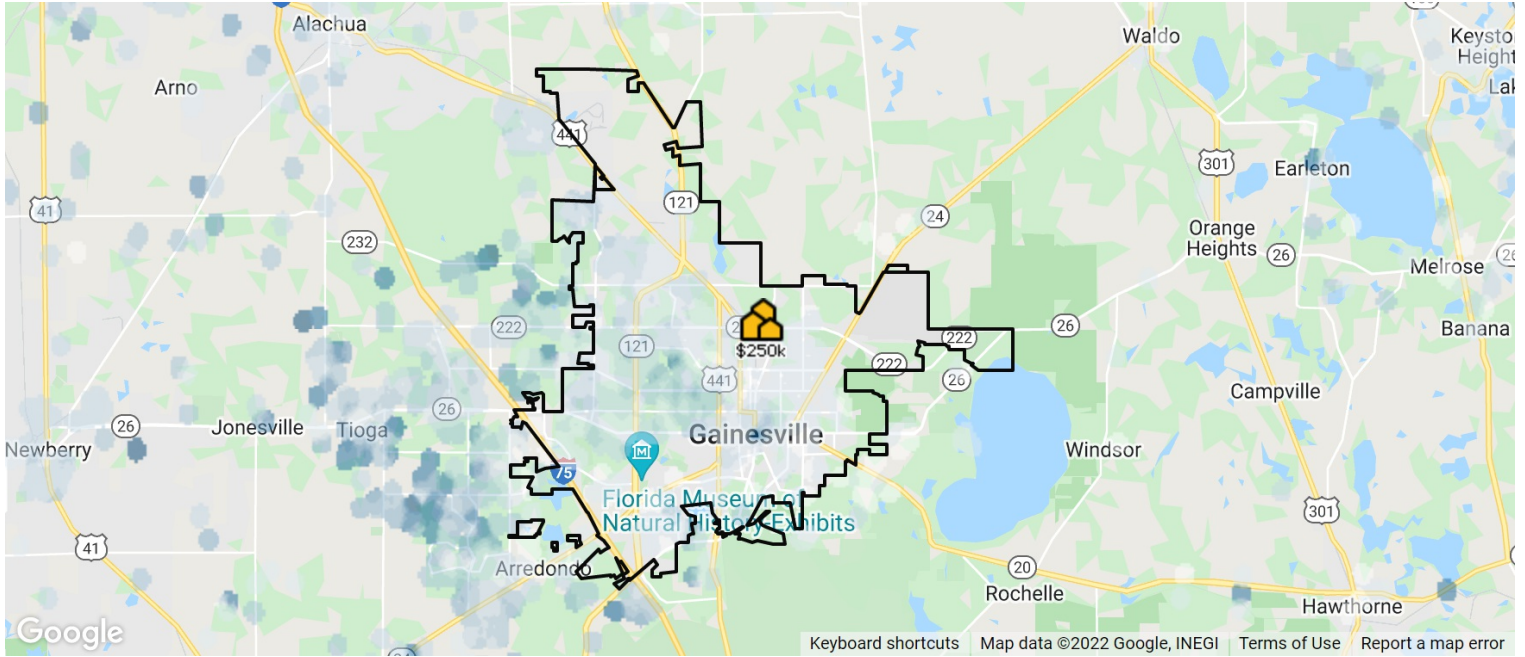
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>105</p> <p>Updated: 2/27/2022</p>	<p># of Pre-Foreclosures</p> <p>30</p>	<p># of Foreclosures</p> <p>23</p>	<p># of Foreclosed</p> <p>52</p>
--	--	--	--

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/27/2022.

Gainesville, Florida

Market Snapshot: Sales Price



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

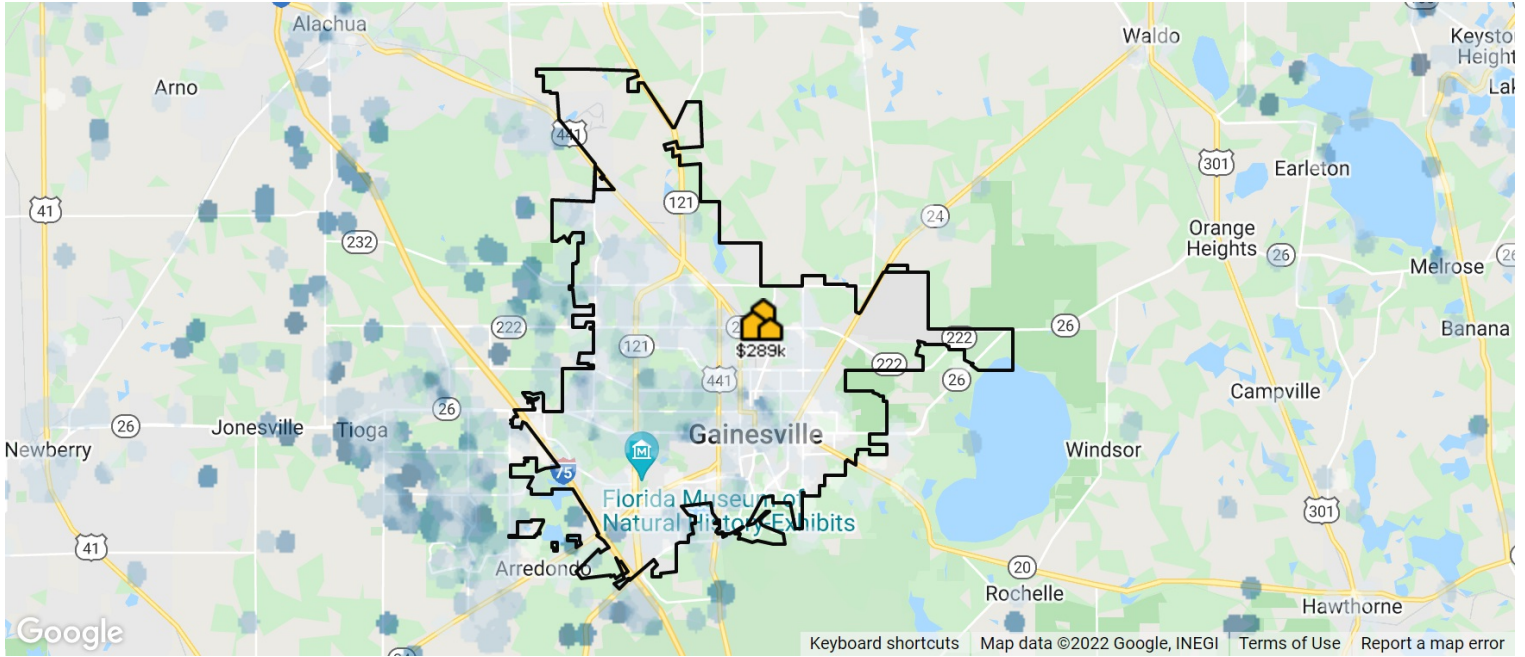
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p>\$250K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↓ 4.25%</p>	<p>Change Over Last 3 Months</p> <p>↑ 3.05%</p>	<p>Change Over Last 12 Months</p> <p>↓ 19.39%</p>	<p>Change Over Last 24 Months</p> <p>↑ 71.69%</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

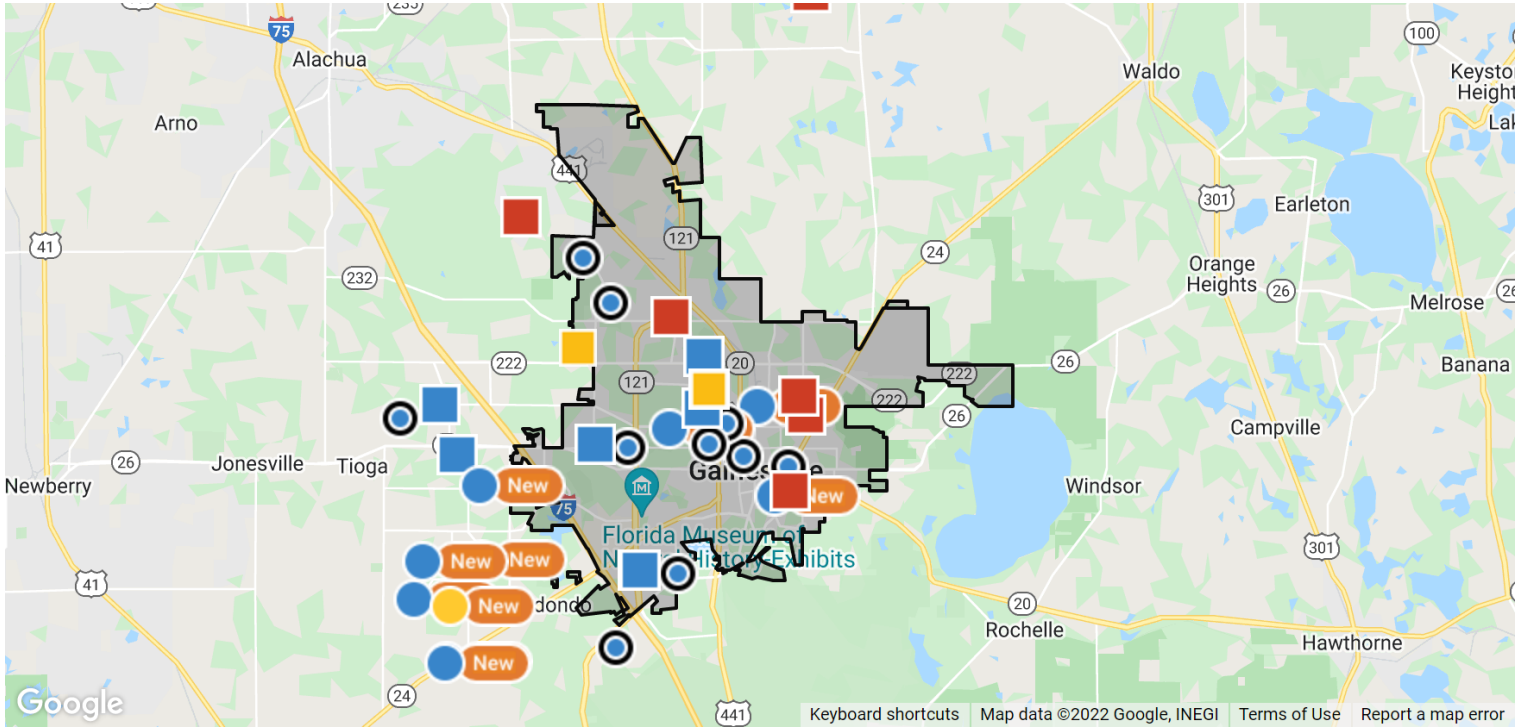


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median List Price</p> <p>\$289K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↑ 2.12%</p>	<p>Change Over Last 3 Months</p> <p>↓ 0.29%</p>	<p>Change Over Last 12 Months</p> <p>↓ 9.88%</p>	<p>Change Over Last 24 Months</p> <p>↑ 11.2%</p>
--	---	--	---	---

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

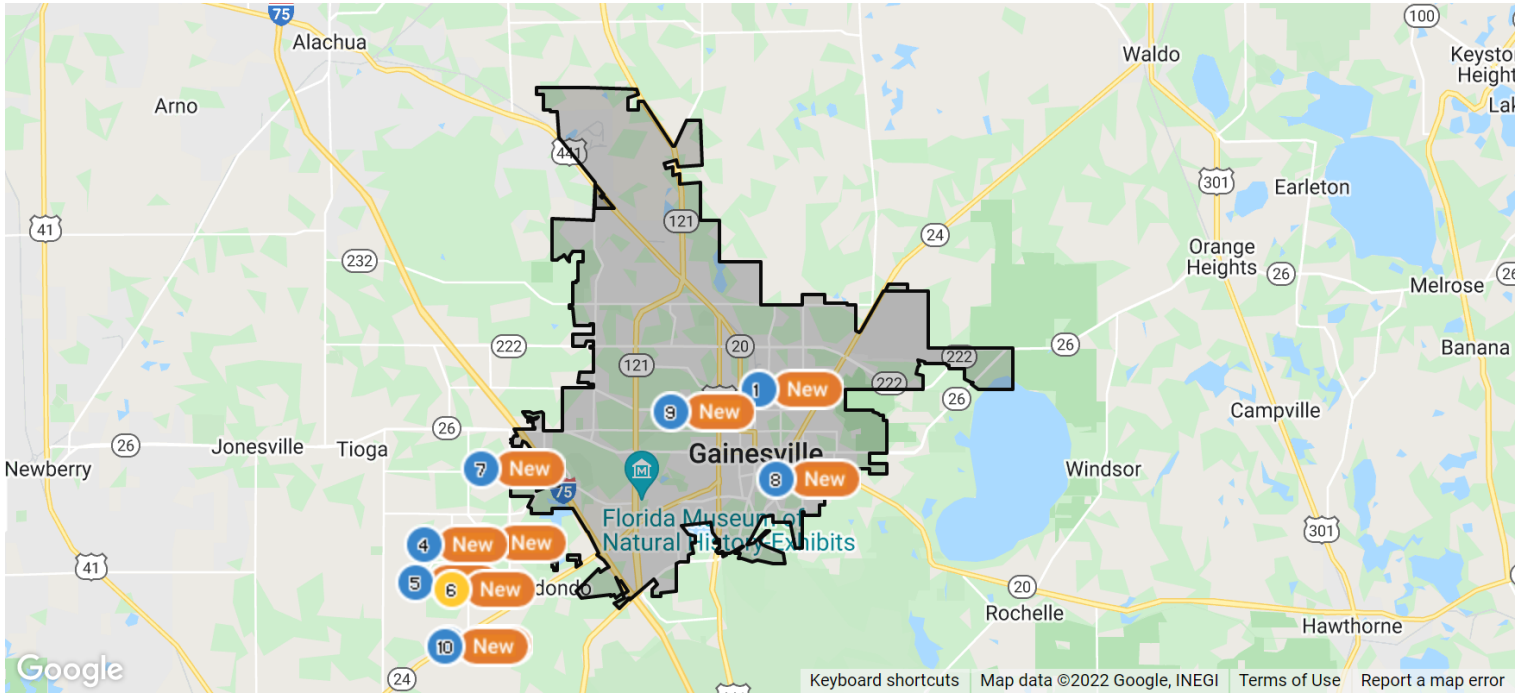
Market Activity Summary Stats





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; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	New Listings	Pending	Closed	Distressed
Number of Properties	10	10	10	6
Low Price / Value	\$2,500	\$167,500	\$1,695	\$109,900
Median Price / Value	\$382,450	\$314,500	\$214,500	\$198,550
High Price / Value	\$535,000	\$1,650,000	\$530,000	\$297,260
Average Price / Sq. Ft.	\$162	\$166	\$120	\$128
Median Price / Sq. Ft.	\$183	\$156	\$129	\$125
Average Days in RPR	22	34	79	–
Median Days in RPR	6	12	70	–
Total Volume	\$3,218,695	\$4,343,200	\$2,050,295	\$1,187,640






Gainesville, Florida






New Listings: 10

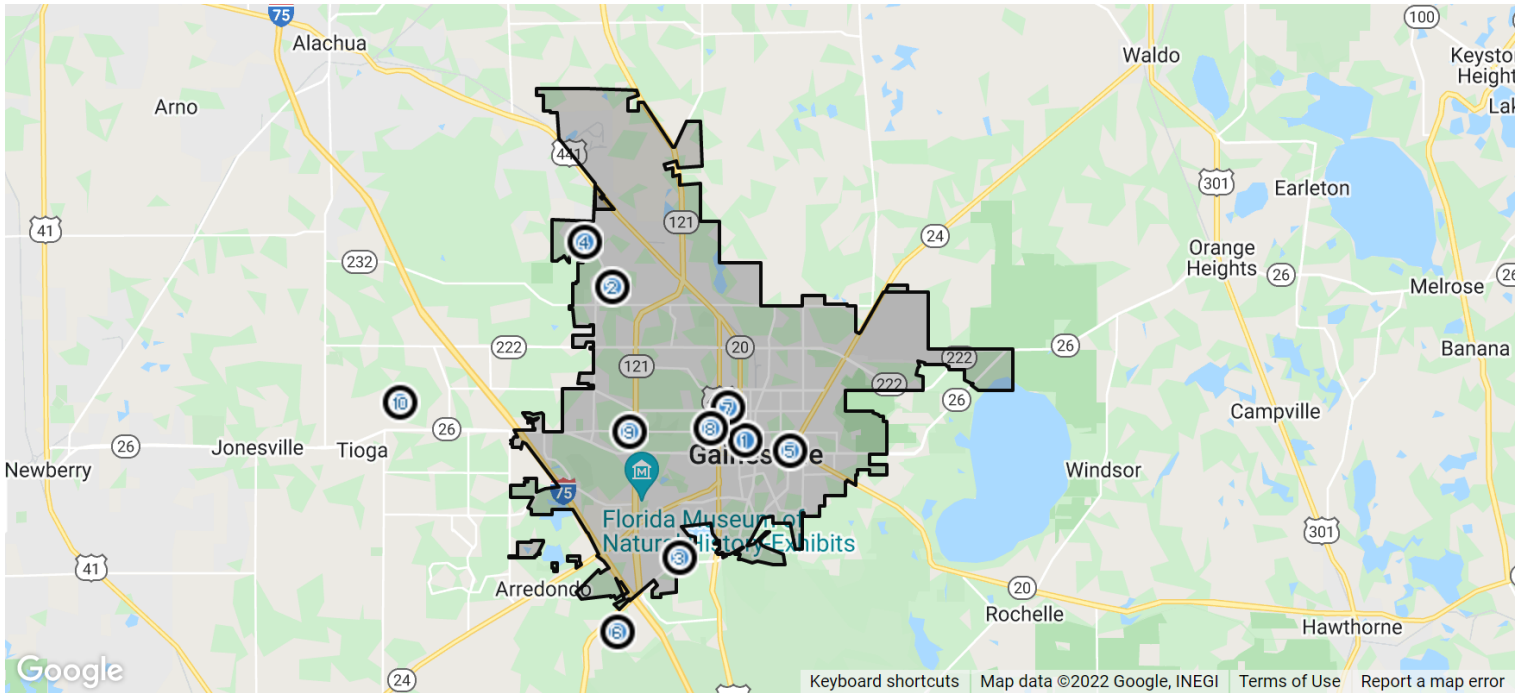
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 ● Active <i>MLS ID: GC502905</i> 1127 NE 23rd Ave Move in ready 3/2 in the Carol Estates neighborhood. This 1224 square foot home has central air & heat with all new flooring, paint and updated bathrooms. Side entry, 1 car storage building and a carport. The utility room is inside. Close to downtown, shopping and dining. Don't blink because this one won't last long! Owner holds an active Florida Real Estate License. Seller will install an oven/range, dishwasher and refrigerator. <i>Listing Courtesy of RABELL REALTY GROUP LLC</i></p>	Single Family	3/2	1,224	8,782	1955	2/26/2022	\$165,000	\$135
 <p>2 ● Active <i>MLS ID: GC502903</i> 3690 SW 73rd Way Come Home to Luxury and Livability...this home offers a Large Great room with raised tray ceiling, open to the gourmet chefs kitchen with stainless steel appliances, beautiful wood cabinetry, extensive tile details, and granite countertops. Wood floors throughout the main living area with French doors opens to the expansive lanai. Spacious master retreat with double vanities jetted tub, walk in shower and oil rubbed bronze fixtures. Fully fenced backyard. Walk to Kanapaha Park for playgrounds, soccer & trails, or walk to the community pool. "A" rated schools. GW Robinson Parade Home in 2013. Open house : 02/27 1:00 pm ~ 3:00 pm <i>Listing Courtesy of FLORIDA HOMES REALTY & MORTGAGE LLC</i></p>	Single Family	4/3	2,168	8,276	2013	2/26/2022	\$459,000	\$212

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: GC501763</i></p> <p>7424 SW 85th Dr Single Family 4/2 2,664 7,405 2004 1/9/2022 \$489,000 \$184</p> <p>Bright & Open Contemporary (4 BR & Office/2 BA, 2664 SF, Built 2004 by Robinshore) in Pool community of LongLeaf. Hardboard exterior. Kitchen overlooks family room w/fireplace & large breakfast area. Dining & living room combo. Wood & ceramic tile flooring & high ceilings. Paddle fans. Master suite w/walk-in closet. Luxury bath w/garden tub & separate shower & dual sinks. Inside laundry room w/washer & dryer included. French doors open to extended screened Lanai overlooking privacy-fenced backyard. Sprinkler system. 2-car garage. HOA includes front lawn maintenance and access to the pool, clubhouse & fitness center. Tennis & basketball courts. Huge beach-entry pool & kiddie fountain & playground. Tree-lined sidewalks throughout. Zoned for nearby Wiles Elementary & Kanapaha Middle. Easy commute to UF, Shands, VA hospital, and I-75. Shopping & restaurants at Celebration Pointe and Butler Plaza are just minutes away. Available for immediate occupancy!</p> <p><i>Listing Courtesy of MOELLER REALTY INC</i></p>								
 <p>4 ● Active <i>MLS ID: GC502902</i></p> <p>3738 SW 96th St Single Family 4/3 2,276 12,674 1999 2/26/2022 \$535,000 \$235</p> <p>Your dream home just hit the market! Well maintained 1 owner home - 3 bedroom+office, 3 bath with screened pool and gorgeous large lot. You will love the location in the Haile Plantation Hampstead Park neighborhood, just a block from the park! Natural light fills this spacious home with soaring ceilings, updated tile flooring and desirable split floor plan. Step inside to the sitting room that opens to the formal dining or flex space. Open kitchen w/eat in area overlooks generous great room complete with fireplace and coffee/liquor bar. Primary suite with french doors to the private covered oasis by the pool with sun shade is perfect for enjoying your morning coffee. Generous en-suite bath features jetted tub, separate shower and double vanity. Two additional bedrooms share jack and jill bath. Oversized laundry utility room allows access to the side entry garage. Fully fenced yard creates a private sanctuary beyond the screened pool complete with rock path, fountain, fruit trees, and gorgeous Florida friendly landscape under the shade of mature trees. Welcome Home!</p> <p><i>Listing Courtesy of KELLER WILLIAMS GAINESVILLE REALTY PARTNERS</i></p>								
 <p>5 ● Active <i>MLS ID: GC502894</i></p> <p>10000 SW 52nd Ave, Apt 67 Condo/Townhouse/Apt. 3/2 1,431 – 1998 2/25/2022 \$199,900 \$140</p> <p>Great and desirable location for this low maintenance condominium at the Links Haile Plantation. This is a second floor unit with three bedrooms and two bathrooms, open floor plan with small office space. Bedroom # 2 has a Murphy bed. Open living/dining combo area with wood burning fireplace (seller never used). Covered porch off the dining room for outside relaxation or let the nice upcoming spring breezes inside. Community has a convenient car wash/vacuum area, community pool, clubhouse with fitness center and playground. Additional interior photos coming soon. If you got the dime, No need for showing time!!!</p> <p><i>Listing Courtesy of WATSON REALTY CORP</i></p>								
 <p>6 ● Active <i>MLS ID: GC501962</i></p> <p>8502 SW 52nd Pl Single Family 4/2 1,600 25,264 1983 1/21/2022 \$2,500 mo. \$2</p> <p>Extrordinary 4-bedroom 2-bath Haile Plantation home is ready to move in. This home has been exceptionally well maintained. Freshly painted inside and out, with a brand new oven, brand new wood flooring just installed through the whole house. The Home is located on a quiet Cul-de-sac street with some mature tangerine trees throughout the property. The backyard has a green space with a larger gazebo perfect for outdoor activity. The home has an open floor plan with a lot of windows that bring so many natural lights to the home. This home is located in Haile Plantation's Laurel Park providing convenient access to Haile Village Center and Farmer's Market, local schools, shopping, and restaurants. Only minutes to I-75. Let's not forget about the amenities at Haile Plantation! From the golf course, pool, fitness center, & tennis courts to the walking trails and horse farms.</p> <p><i>Courtesy of COLDWELL BANKER MM PARRISH</i></p>								
 <p>7 ● Active <i>MLS ID: GC501196</i></p> <p>715 SW 75th St, Apt 204-14 Condo/Townhouse/Apt. 3/3 1,800 2,500 1973 12/7/2021 \$129,000 \$72</p> <p>Nice spacious (1800 sq ft) 3 Bedroom 3 bathroom unit located in the heart of Gainesville. Centrally located near the newly developed Celebration Point, Shands Hospital, Oaks Mall, North Florida Regional, and University of Florida. The subdivision amenities include clubhouse, pool, basketball & tennis courts, and a fitness gym. This subdivision is in the process of updating all of the amenities and buildings. This is an investment property and been rented the past 3 years and current lease is up in July 2022.</p> <p><i>Listing Courtesy of SHULTZ REALTY, INC.</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.
	8 ● Active <i>MLS ID: GC501824</i> 902 Heartwood Rd	Single Family	4/3	2,610	8,276	2022	1/25/2022	\$474,395	\$182
<p>Pre-Construction. To be built. Look east and discover a place like no other in Gainesville. Heartwood. A development of new homes nestled in the shade of old growth oaks on Gainesville's historic east side. This is a neighborhood steeped in nature and inspired by history. Where living is simplified and neighbors are like family. And the beginning of a vibrant community that will enhance existing culture and enrich the quality of life. Heartwood offers its residents amenities and features like: GRUcom high speed internet, walking and biking paths; water features; thoughtfully planned outdoor spaces; proximity to excellent schools; recreational opportunities; Close proximity to downtown and UF. Under Construction.</p> <p><i>Listing Courtesy of KELLER WILLIAMS GAINESVILLE REALTY PARTNERS</i></p>									
	9 ● Active <i>MLS ID: GC502688</i> 1502 NW 17th Ter	Single Family	3/2	1,743	17,195	1955	2/25/2022	\$435,000	\$250
<p>Fabulous Florida Park! This pristine, Mid-Century move-in ready home is waiting for its new owner! There are beautiful wood parquet floors throughout the home, a wood-burning fireplace for those colder nights and a new, gorgeous screened-in porch overlooking your large, fenced-in yard. Some of the upgrades include a new roof and exterior paint in 2020, remodeled bathrooms, a new Frigidaire Gallery series Stove and Microwave, and it was replumbed in 2016! Green features include energy efficient windows, a fully insulated attic and a low water waste irrigation system. Even the shed in the backyard is new! Come see this beauty before it's gone!</p> <p><i>Listing Courtesy of BHGRE THOMAS GROUP</i></p>									
	10 ● Active <i>MLS ID: GC502637</i> 7459 SW 87th Ter	Single Family	3/2	1,541	5,663	2008	2/18/2022	\$329,900	\$214
<p>Move in READY!! Looking for a 3 bedroom 2 bath home that has been well maintained and move in ready that is in a highly desirable neighborhood? LOOK NO FURTHER!!! This home is in Willow oak with a community pool and very low reasonable HOA fees compared to communities near here. There is a peaceful front porch that is very inviting as you walk up to the front door. As you walk in the home offers the open concept with great space and fantastic lighting and a tile entryway. The living room is large with wood floors and crown molding. The kitchen has a bar that over looks the dining room and living room. That cook will never feel left out. The kitchen has lots of cabinets, tile floors, a large pantry and The dining room is spacious also with amazing windows and natural sun light. It is a split floor plan with 2 guest rooms that are decent size with great closet space and natural lighting. The guest bath is updated with a jetted tub shower combo with tile and a comfort high sink plus new toilets. The master is LARGE and offers lots of space to accommodate just about any size furniture plus tray ceilings. The master bath has a large walk in shower, 2 sinks and a linen closet. There is a large back yard and a screen in back porch to enjoy our Florida weather.</p> <p><i>Listing Courtesy of KELLER WILLIAMS GAINESVILLE REALTY PARTNERS</i></p>									






Pending: 10

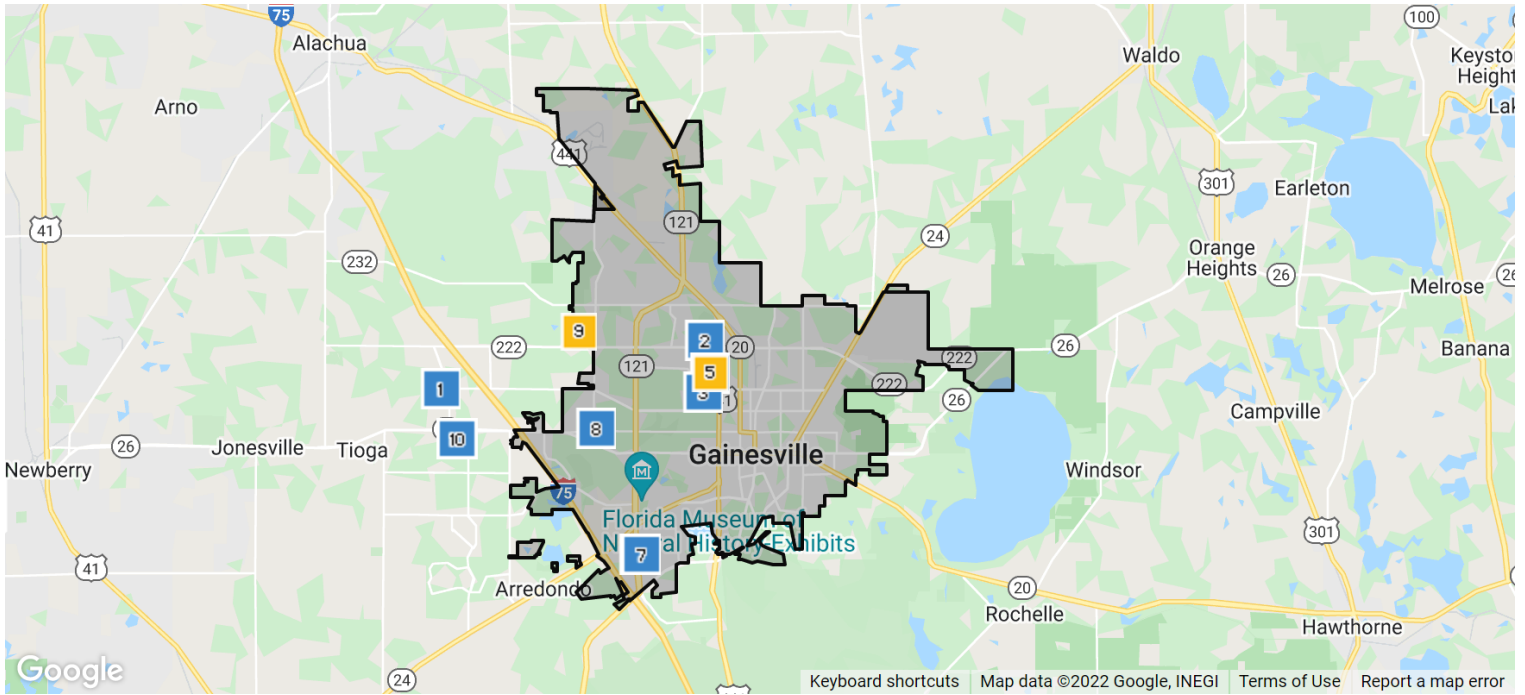
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending <i>MLS ID: GC446137</i> 423 NW 6th Ave Single Family 3/3 1,552 2,614 9/7/2021 \$349,900 1/31/2022 \$225</p> <p>Planned new construction home in the charming district of Pleasant Street. Perfectly located blocks from the University of Florida and Downtown Gainesville. The street is bustling with new construction homes and a new restaurant is planned just around the corner which will make it one of the more desirable streets in the area! This home features an open concept floor plan with three bedrooms and two and a half baths, plus a loft/bonus space upstairs that can be used as an office or guest room. The downstairs master bedroom has an en suite with a walk-in closet. Kitchen will feature white shaker cabinets with white quartz counter tops and stainless appliances. The home will have luxury vinyl plank flooring throughout. Dedicated laundry room is on the first floor. All new plumbing, electric, HVAC, architectural shingle roof, and landscaping. House will share a permeable driveway and have dedicated parking in the rear of the home. Excellent school zoning at JJ Finley, Westwood and Gainesville High. Some aspects (colors, light fixtures) can be altered upon agreement.</p> <p><i>Listing Courtesy of SAGE REAL ESTATE</i></p>								
 <p>2 Pending <i>MLS ID: GC502759</i> 3943 NW 60th Ave Single Family 4/2 2,038 10,454 2/22/2022 \$369,900 2/25/2022 \$182</p> <p>Beautifully maintained home with vaulted ceilings, open floorplan, renovated master bathroom with dual shower heads, dual sink, and custom walk-in closet! Enjoy a fireplace, screened porch, and privacy fenced backyard on this corner lot with great zoned schools! Top it off with beautiful landscaping in a highly sought-after neighborhood of Millhopper Station! Come see this home today!</p> <p><i>Listing Courtesy of COOPER REALTY</i></p>								
 <p>3 Pending <i>MLS ID: GC502682</i> 4000 SW 23rd St, Apt 3-203 Condo/Townhouse/Apt. 4/4 1,177 - 2/18/2022 \$167,500 2/24/2022 \$142</p> <p>This 2nd Floor unit is a 4 bed/4 bath condo, close to University of Florida, Shands, and VA. Each bedroom has a walk-in closet and a private bathroom. Ceramic tile through out common areas and carpet in each bedrooms. Countryside offers a 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 direct bus routes to UF, Shands, VA and shopping areas! Property is Rented till July 31st 2022 for \$1300</p> <p><i>Listing Courtesy of MATCHMAKER REALTY/ ALACHUA CNTY</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.
 <p>4 Pending <i>MLS ID: GC502822</i> 7603 NW 47th Way Single Family 3/2 1,545 2,800 2/23/2022 \$239,900 2/25/2022 \$155</p> <p>3/2 home in The Gardens at Blue's Creek. This well maintained home is awaiting your arrival. A must see! Make this one your own. The room sizes are approximate. Seller's have requested for highest/best cut off for Friday at 5pm. <i>Listing Courtesy of HERRON REAL ESTATE LLC</i></p>								
 <p>5 Pending <i>MLS ID: GC501538</i> 1036 NE 1st Ave Single Family 4/2 2,286 7,371 12/29/2021 \$175,000 2/17/2022 \$77</p> <p>BACK ON MARKET!! This home could be used as duplex after some improvements. Home has a lot of potential. Main area has kitchen, living room, fireplace with 3 bedrooms and bath. Additional area has kitchen cabinet/area with laundry room, bedroom and bath. Bring your investors! New roof 08/15/2016 (shingle portion of roof). <i>Listing Courtesy of COLDWELL BANKER M.M. PARRISH, REALTORS</i></p>								
 <p>6 Pending <i>MLS ID: GC502382</i> 3873 SW 69th Ave Single Family 5/5 5,888 251,438 2/7/2022 \$1,650,000 2/25/2022 \$280</p> <p>Exquisite masterpiece of an estate, sprawled on almost 6000 sq ft of intricately built heated & cooled spaces, in gated Savanna Pointe with unbeatable SW location- a quick hop to I-75, shopping & UF Health! This luxurious home with timeless styles was built by AR Homes as their personal home and the painstaking attention to detail is very evident. Overlooking the Paynes Prairie, enjoy beautiful sunsets from your pool are and the tranquility of being surrounded by vast open land. Gorgeous double doors lead to a classy foyer and stunning great room with hardwood floors, coffered ceilings, stone-clad fireplace, generous built ins, stackable doors that offer straight views of the pool area, common area with breathtaking granddaddy oaks and the prairie. Owner's suite is luxury-defined with plantation shutters, large His & Hers closets with custom built-ins and a grand Owner's bath with all the bells & whistles. Gorgeous wet bar area with granite counters, beverage fridge, ice maker and a climate-controlled wine room! Oh-la-la! The gourmet kitchen is a sight to behold with beautiful & premium cabinetry, cabinet-clad fridge and DW, oversized island, nook area with seamless windows, a massive walk-in pantry with a second fridge. Other spaces downstairs are a guest bedroom with a full bath (great as in-law suite), a large office/play or family room, formal dining, valet area and huge laundry/utility room. Up the beautiful staircase, you will find 2 extra large suites, a third bedroom and a full guest bath, loft with built-in desk/nook, a bonus room that is perfect as media or game room and a gym/storage room. Four car garage, additional pads for extra parking, full-house generator, security system, intercom system. The receding glass doors from the living room lead you to a modern salt/heated pool, summer kitchen and a fire pit area. The outdoor is beautifully finished with tongue & groove, stone wall, travertine tiles and all screen-enclosed! Magnificent and well-appointed! Over half an acre and HOA maintains all the yard (front, side, back)! Call for your private tour! <i>Listing Courtesy of RE/MAX PROFESSIONALS</i></p>								
 <p>7 Pending <i>MLS ID: GC502758</i> 1626 NW 10th Ter Single Family 4/3 2,512 24,048 2/23/2022 \$330,000 2/25/2022 \$131</p> <p>Located 1.4 miles from the University of Florida on a quiet dead end street, this charming 1961 mid century ranch boasts over 2500 sf of living space including four bedrooms and three full baths. Interior features include separate living, dining and family rooms, two owners' suites with walk in closets, two additional bedrooms sharing a hall bath, original parquet floors, vintage tile in bathrooms, extensive built ins throughout and a fireplace. The exterior exudes old Florida tropical vibes featuring Ocala brick construction, mature palms and large philodendrons on an oversized 0.55 acre lot, classic two car carport with storage and laundry room, metal pump house/storage building in backyard with irrigation well. New roof 10/2018, new ac/furnace 02/2022 with mini split and duct cleaning, Electric water heater replaced 02/2022, gas water heater 2010, updated electrical panel 2008. <i>Listing Courtesy of COLDWELL BANKER M.M. PARRISH, REALTORS</i></p>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>8 Pending <i>MLS ID: OM632528</i> 1633 NW 10th Ave Single Family 4/3 3,033 48,715 1/12/2022 \$475,000 1/19/2022 \$157</p> <p>This unique, one-of-a-kind home is located in the charming Florida Park neighborhood. The over sized 1+ acre lot so close to The University of Florida is a rare find. Coupled with the view and creek frontage of the locally known and historic Hogtown Creek, this home screams LOCATION-LOCATION-LOCATION!!! You'll notice the red brick construction as you pull into the wrap around drive way. Step foot into your large family room with wood burning fire place and beautiful white oak floors. The recently completed renovations start in the kitchen, but don't end there! Tile floors and picturesque floor to ceiling windows adorn the eat in kitchen and overlook a serene conservation area and Hogtown Creek. You can listen to the water as you enjoy your morning coffee. Downstairs is a completely remodeled in-laws suite boasting almost 1000 square ft. The bathroom has been updated and LVP flooring throughout this space make it ready for immediate rental income or privacy for when your friends or family are in town. The in-laws suite has a private separate entrance and would be a real money maker for the savvy investor. The upstairs finishes out with 2 more matching bedrooms and a full bath, all separated from the owners suite by the homes split floor plan. The owners suite was in the middle of being renovated, but has been left incomplete, waiting for your vision. There is ample space and beautiful windows for the intended master bathroom. <i>Listing Courtesy of KELLER WILLIAMS GAINESVILLE REALTY PARTNERS</i></p>								
 <p>9 Pending <i>MLS ID: GC502496</i> 3515 NW 8th Ave Single Family 5/2 2,324 10,890 2/12/2022 \$299,000 2/23/2022 \$129</p> <p>5/2 in terrific condition. New roof installed in 2020. Centralized in the heart of Gainesville. <i>Listing Courtesy of BOSSHARDT REALTY SERVICES LLC</i></p>								
 <p>10 Pending <i>MLS ID: GC502614</i> 11540 NW 17th Pl Single Family 3/3 1,618 3,049 2/21/2022 \$287,000 2/24/2022 \$177</p> <p>Great LOCATION!! Nice house in a quiet and well maintained subdivision Fletchers Mill/Charleston Park. This home has 3 Bedrooms, 2/1 bathrooms, separate den w/double French doors will be perfect for study, plenty of natural light. High ceilings, crown molding. Open kitchen equipped w/Corian counter tops and custom 42" wood cabinets, with comfortable dining area, connected with cozy screened porch and private courtyard space to spend your family time. Two car garage. Laundry inside the house. Master bedroom and bathrooms on first floor with a spacious walk-in closet. Upstairs 2 bedrooms and bathroom with both access to a balcony with nice view to the private landscaped common area. You cannot ask for more. <i>Listing Courtesy of COLDWELL BANKER M.M. PARRISH, REALTORS</i></p>								



Closed: 10

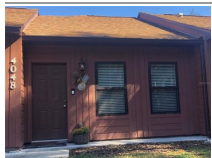
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
--	-----------	---------	---------------------	------------------	------------	------------	-------------	-------------------



1 Closed *MLS ID: GC500460*
2223 NW 102nd Way Single Family 4/2 3,050 109,771 1986 12/27/2021 \$530,000 \$174

Well located! Well maintained! Well priced! A rare opportunity nestled on 2.52 lushly wooded acres, conveniently located to epicenters of A-rated schools, commerce, premium shopping and entertainment. ~1 mile to Elementary and Middle Schools; ~3 miles to High School. Four major roads: NW 98th ST, NW 39th Ave., Newberry Road and NW 23rd Ave. provide both convenient and efficient driving commutes to Shands, UF and VA campuses, and North Florida Regional Hospital. This warm and welcoming home boasts 4 bedrooms, 2 bathrooms, soaring vaulted cedar ceilings above an impressive sunken great room, lots of natural light and breathtaking views of the expansive greenspace. NEW ROOF 2016 (w/ transferrable warranty); 2 NEW HVAC units 2018, NEW SEPTIC DRAIN FIELD 2021, NEW POOL PUMP 2021. A MUST SEE!!!

Courtesy of KELLER WILLIAMS GAINESVILLE REALTY PARTNERS








2 Closed *MLS ID: GC500461*
4048 NW 17th Ter Single Family 3/2 1,139 3,920 2018 12/17/2021 \$218,000 \$191




This beautiful single family home has tasteful finishes and is in "like new" condition with high ceilings and wood look tile floors throughout. Kitchen and baths have granite countertops and white shaker cabinets. Large open floor plan with an abundance of natural light also features a split plan and the spacious owners suite has a walk in closet, and beautiful en suite bath and french door to patio area. The laundry has a brand new stackable washer and dryer so there is nothing to do but move right in! Quiet well kept community with community pool and plenty of greenspace, you will not be disappointed when you choose this for your new home! Located conveniently to shopping and restaurants and easy ride to the University or Downtown Gainesville.

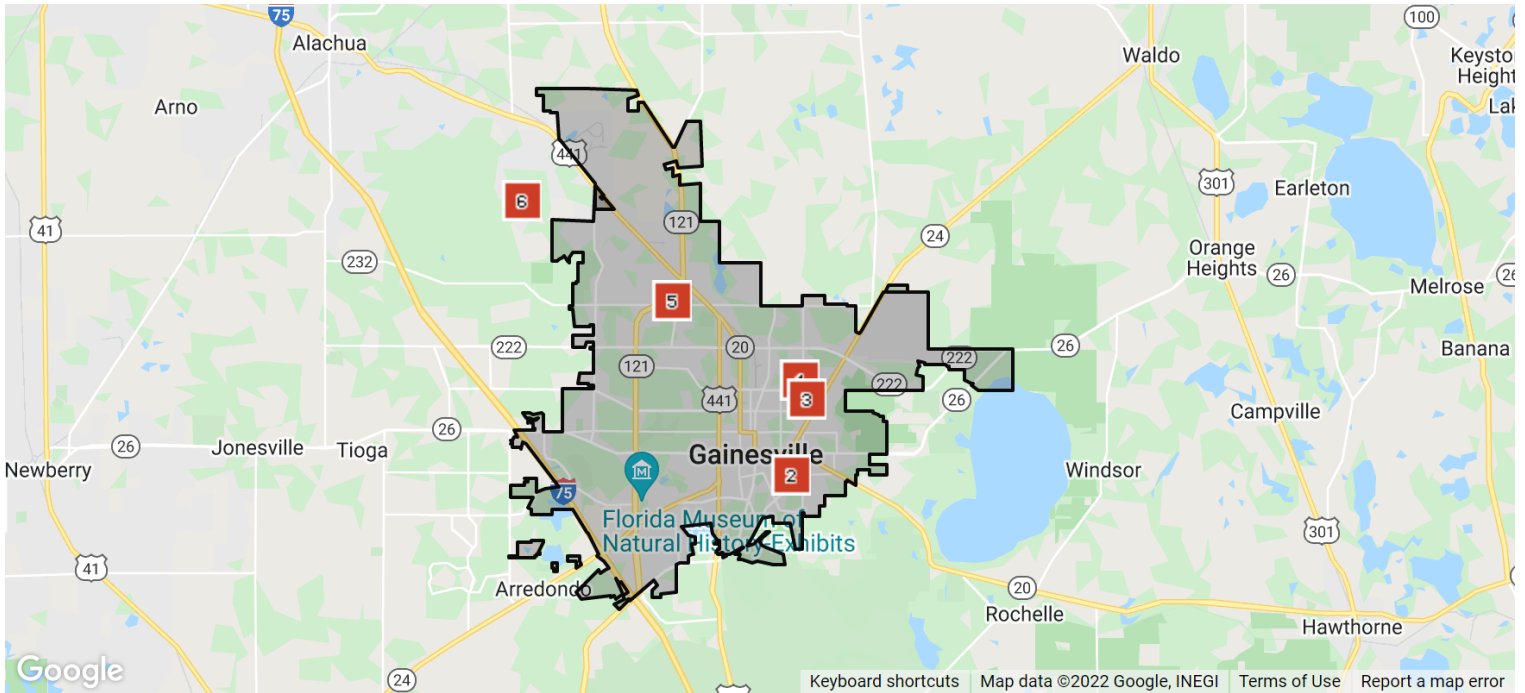
Courtesy of WATSON REALTY CORP

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.
	3	Closed	MLS ID: GC501214					
1719 NW 23rd Ave, Ph E	Condo/Townhouse/Apt.	3/3	1,558	313,304	1972	1/18/2022	\$280,000	\$180
<p>Not often does an opportunity like this arise! This FULLY FURNISHED and FULLY REMODELED penthouse unit in Gaineswood is now available. This penthouse has been completely renovated from top to bottom, including a brand new kitchen with new cabinets, granite countertops and new appliances. New luxury pecan wood-like vinyl plank flooring throughout, remodeled bathrooms, new electrical, plumbing and more! Front door is also new and comes with Ring doorbell. Balconies have new tile flooring. Owner's suite has private balcony, dual sinks, large walk-in cedar lined closet, and a custom wall-to-wall medicine cabinet with electrical above vanity. AC ductwork is new. All of this in a gated, tucked away location in the heart of NW Gainesville, minutes to UF/Shands, NFRMC, and more! Condo association features a koi pond, nicely appointed breezeway, elevators, pool, tennis court, and clubhouse.</p> <p><i>Courtesy of BOSSHARDT REALTY SERVICES LLC</i></p>								
	4	Closed	MLS ID: GC447665					
1561 NW 29th Rd, #228	Condo/Townhouse/Apt.	3/3	1,747	-	2007	12/28/2021	\$225,000	\$129
<p>Welcome to this beautifully 1747 SF 3Bedroom with 2.5 Bathroom Townhouse in Eagle Trace. Quiet, peaceful environment, pond, lush landscape, sidewalks, and large open green spaces, plenty of parking spaces. Convenient location to UF, Shand's, shopping centers, restaurants, and bus route. Laminated floor and tile throughout the whole house. Master bedroom with its own bathroom plus large walk-in closet at downstairs, High ceilings in living room and sliding doors that lead to the spacious screened lanai perfect for relaxing or just to BBQ. Storage is bountiful in this townhouse. Upstairs two bedrooms share a big vanity bathroom, large open Loft/play/office space overlooking downstairs. You can work from home in this nice and quiet environmental with free maintenance. Community has pool and clubhouse. Don't miss this nice floor plan and well-maintained home!</p> <p><i>Courtesy of FLORIDA HOMES REALTY & MORTGAGE LLC</i></p>								
	5	Closed	MLS ID: O5981220					
1565 NW 29th Rd, #233	Condo/Townhouse/Apt.	3/3	1,747	1,747	2007	2/5/2022	\$1,695 mo.	\$1
<p>First Floor Unit. Location, location, location just west of 13th street south of 39th Ave. Convenient to UF, Shands, schools, shopping & restaurants. Tiled entry area. With a one-bedroom, Full Bath and a walk-in closet downstairs with no carpet. Half bath and extra storage closet on 1st floor entryway. No Carpet on the first floor. Large screened in porch with extra added storage closet. 2 bedrooms upstairs with one Full bath. Washer and dryer upstairs. Community pool, gym and club house. Application Fee \$65.00 per adult (18 & above) and non-refundable. Sq.ft information is approx. Schools to be verified by the potential tenant. Renters insurance Required. Pest control are Tenant Responsibility.</p> <p><i>Courtesy of RE/MAX PROFESSIONALS</i></p>								
	6	Closed	MLS ID: GC448044					
3921 SW 34th St, #1B	Condo/Townhouse/Apt.	4/4	1,312	-	1995	12/9/2021	\$147,000	\$112
<p>Fully rented till December 14th, 2021 makes this the perfect investment. Fully furnished and ready for your student and friends to move in or just keep as a rental. Tile floors make for easy maintenance. 5+ Units</p> <p><i>Courtesy of EXIT REALTY PRODUCERS</i></p>								
	7	Closed	MLS ID: GC447270					
3921 SW 34th St, #2C	Condo/Townhouse/Apt.	3/3	1,312	-	1995	12/31/2021	\$136,000	\$104
<p>Investment opportunity in University Terrace! 3 Bedroom 3 bathroom plus study. Laminate wood and tile floor throughout. All new kitchen and bathroom appliances. 5+ Units</p> <p><i>Courtesy of BOSSHARDT REALTY SERVICES LLC</i></p>								

Closed: 10 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.	
	8	Closed	MLS ID: GC446771						
941 NW 42nd Ter	Condo/Townhouse/Apt.	3/3	1,636	1,307	1988	1/21/2022	\$211,000	\$129	
<p>Luxurious end unit townhome tucked in amongst the trees of a NW Gainesville pool community that's situated in a premier location! This exquisite 3-bed, 2.5 bath unit is one of the largest in Lenox Place, and features bamboo flooring in the open concept dining room and sunken living room that includes a wood burning fireplace and a double set of French doors leading out to the screened-in porch. The kitchen was made to please with its breakfast nook, granite countertops, and appliances. You'll find all of the bedrooms upstairs. The elegant owner's suite includes a spacious closet and dual vanities. Storage is no problem here with additional shelving in the large indoor laundry room and attached one-car garage. Enjoy serene views from indoors and the sound of birdsong from your porch and large yard. When the temperature rises, head to the community pool for a refreshing dip! Centrally located, the townhome is just minutes from UF, The Oaks Mall, hospitals, schools, nature parks and I-75. If maintenance free living in the lap of luxury appeals to you, give us a call today!</p> <p><i>Courtesy of KELLER WILLIAMS GAINESVILLE REALTY PARTNERS</i></p>									
	9	Closed	MLS ID: GC502111						
4352 NW 49th St, #1505	Condo/Townhouse/Apt.	3/3	1,550	-	2003	2/22/2022	\$1,700 mo.	\$1	
<p>Come home to Magnolia Place convenient to schools, shopping and restaurants and offering extensive community amenities including an oversized pool, clubhouse, exercise room, media room, tennis court, designated car wash area, playground plus tables and grills. This extra large 3 bedroom townhouse features a one-car garage, wood laminate flooring in the main living areas, fully equipped kitchen, multiple screened patios, downstairs overlooking greenspace and 2 upstairs off the master and second bedrooms, a large walk-in closet in the master, double sinks in the master bath, upstairs laundry closet with washer and dryer, a Jack and Jill bathroom for the 2nd and 3rd bedrooms and half bath downstairs. Minutes to Buchholz High School, Santa Fe College and less than 20 minutes to Shands and the University of Florida. Lease period ending July 31st, 2022 or December 31, 2022 available at \$1650/month. Renewals January 1, 2023 through July 31st or December 31st, 2023 is a rent of \$1700/month.</p> <p><i>Courtesy of COLDWELL BANKER M.M. PARRISH, REALTORS</i></p>									
	10	Closed	MLS ID: GC501392						
430 NW 94th Way	Single Family	3/2	1,631	10,019	2001	1/27/2022	\$299,900	\$184	
<p>GORGEOUS UPGRADED 3/2 IN HAMILTON POND! NEW KITCHEN WITH SOLID SURFACE COUNTERS, BATHROOMS TOTALLY REMODELED, ENGINEERED WOOD FLOORS, NEW HVAC IN 2019. EXTERIOR FRESHLY PAINTED. LARGE SCREENED PORCH AND SHED. NEAR SHOPPING, NORTH FLORIDA REGIONAL, I-75 AND ZONED FOR GREAT SCHOOLS! EASY TO SHOW VACANT AND ON SUPRA</p> <p><i>Courtesy of RE/MAX PROFESSIONALS</i></p>									



Distressed: 6

		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> 17618 NE 21st St	Single Family	3/2	1,108	364,597	-	1/15/2022	Foreclosure	
	2 ■ Off Market <i>MLS ID: -</i> 1218 SE 8th Pl	Single Family	3/2	1,606	15,246	-	12/3/2021	Foreclosure	
	3 ■ Off Market <i>MLS ID: -</i> 1943 NE 15th Ter	Single Family	3/2	1,668	-	-	12/3/2021	Foreclosure	
	4 ■ Off Market <i>MLS ID: -</i> 1351 NE 28th Ave	Single Family	3/2	1,368	-	-	1/5/2022	Pref oreclosure	
	5 ■ Off Market <i>MLS ID: -</i> 5426 NW 24th Ter	Single Family	3/3	1,632	-	-	1/21/2022	Foreclosure	

Distressed: 6 (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>						
	7108 NW 92nd Pl	Single Family	3/2	1,728	21,780	-	2/3/2022	Pref oreclosure	

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>

