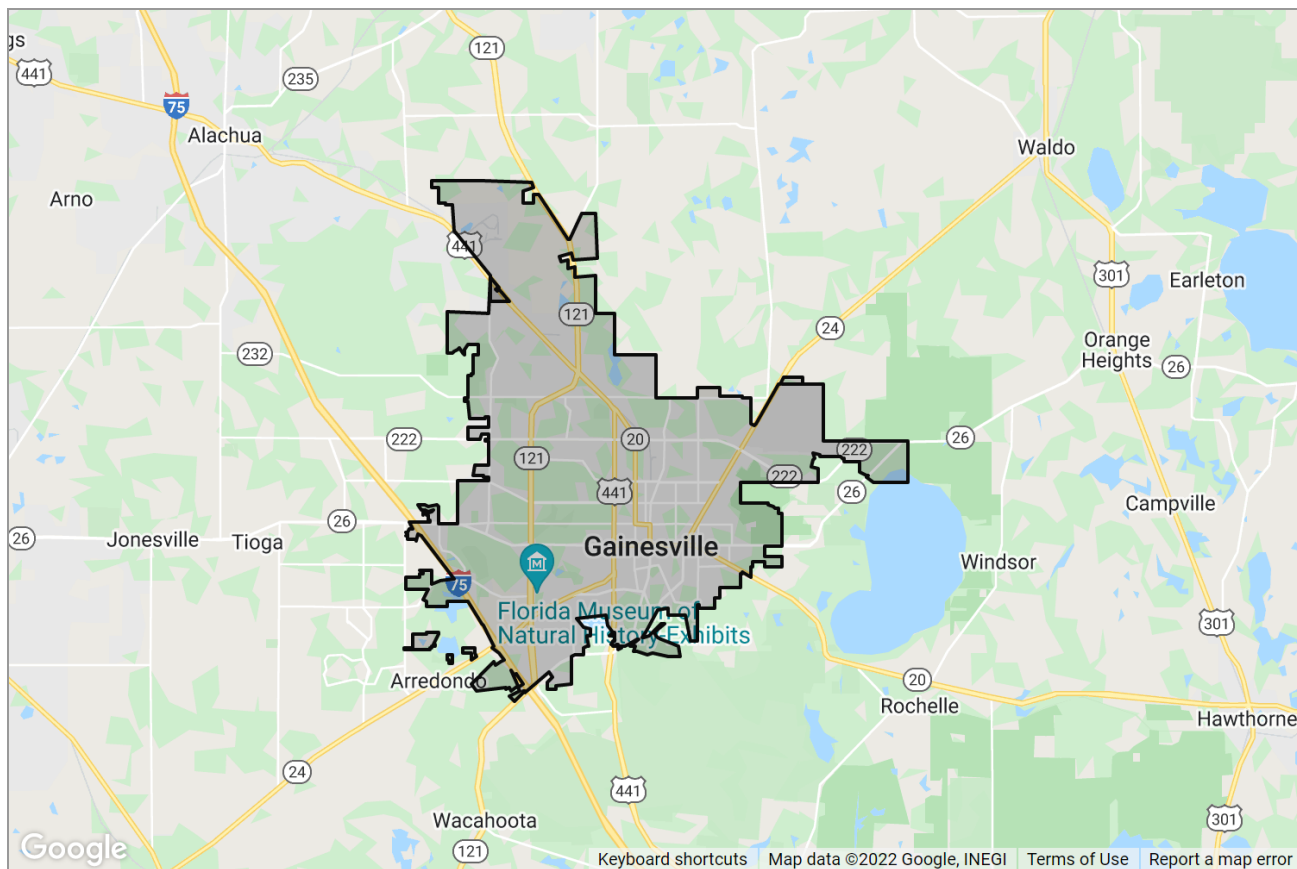




MARKET ACTIVITY REPORT

# Gainesville, Florida



Presented by

**Tanya Chappell** | REALTOR® | CPM

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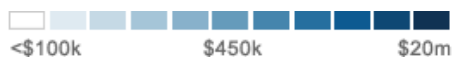
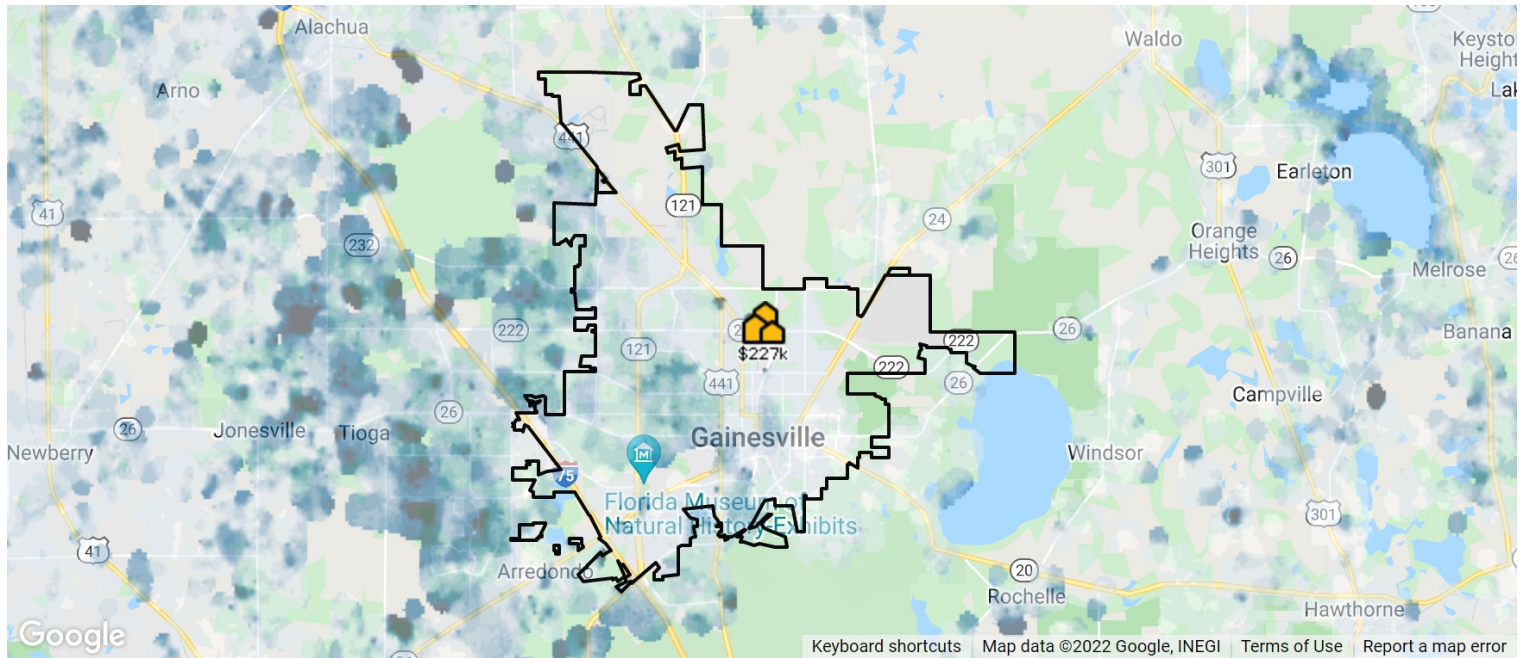
**Secure Investments Realty & Management**

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.

Median Est. Home Value

**\$227K**

Updated: 2/28/2022

Change Over  
Last Month

**0.59%**

Change Over  
Last 3 Months

**1.5%**

Change Over  
Last 12 Months

**1.64%**

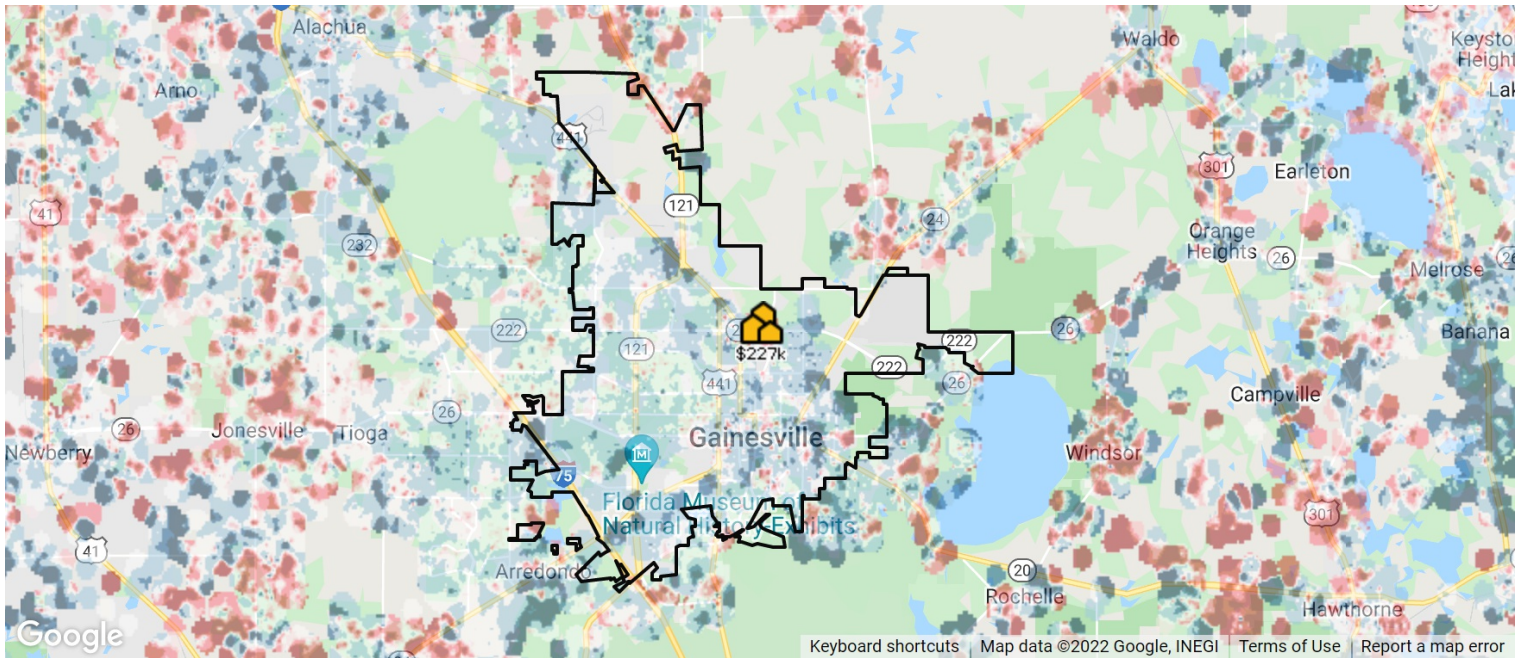
Change Over  
Last 24 Months

**8.65%**

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.

Median Est. Home Value

**\$227K**

Updated: 2/28/2022

Change Over  
Last 12 Months

↓ **1.64%**

Change Over  
Last 24 Months

↑ **8.65%**

Change Over  
Last 36 Months

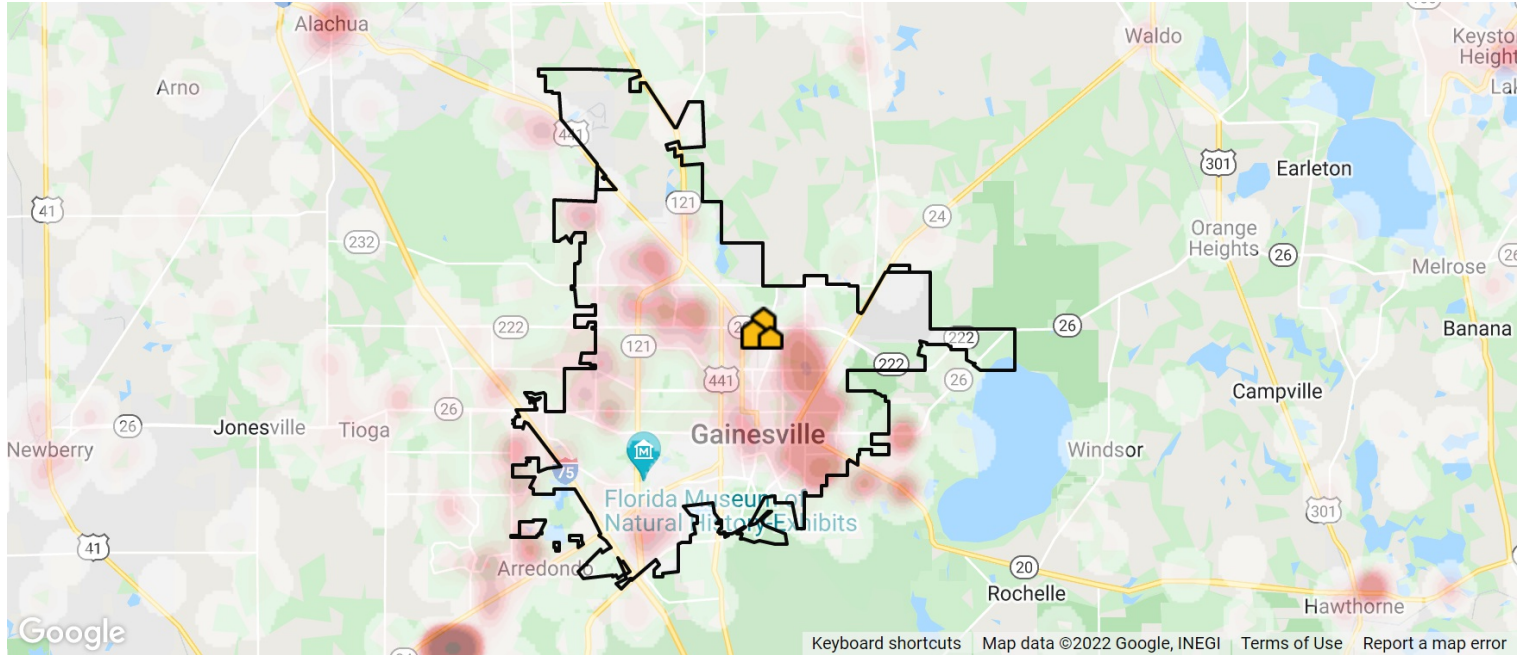
↑ **12.84%**

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

**104**

Updated: 3/16/2022

# of  
Pre-Foreclosures

**29**

# of  
Foreclosures

**23**

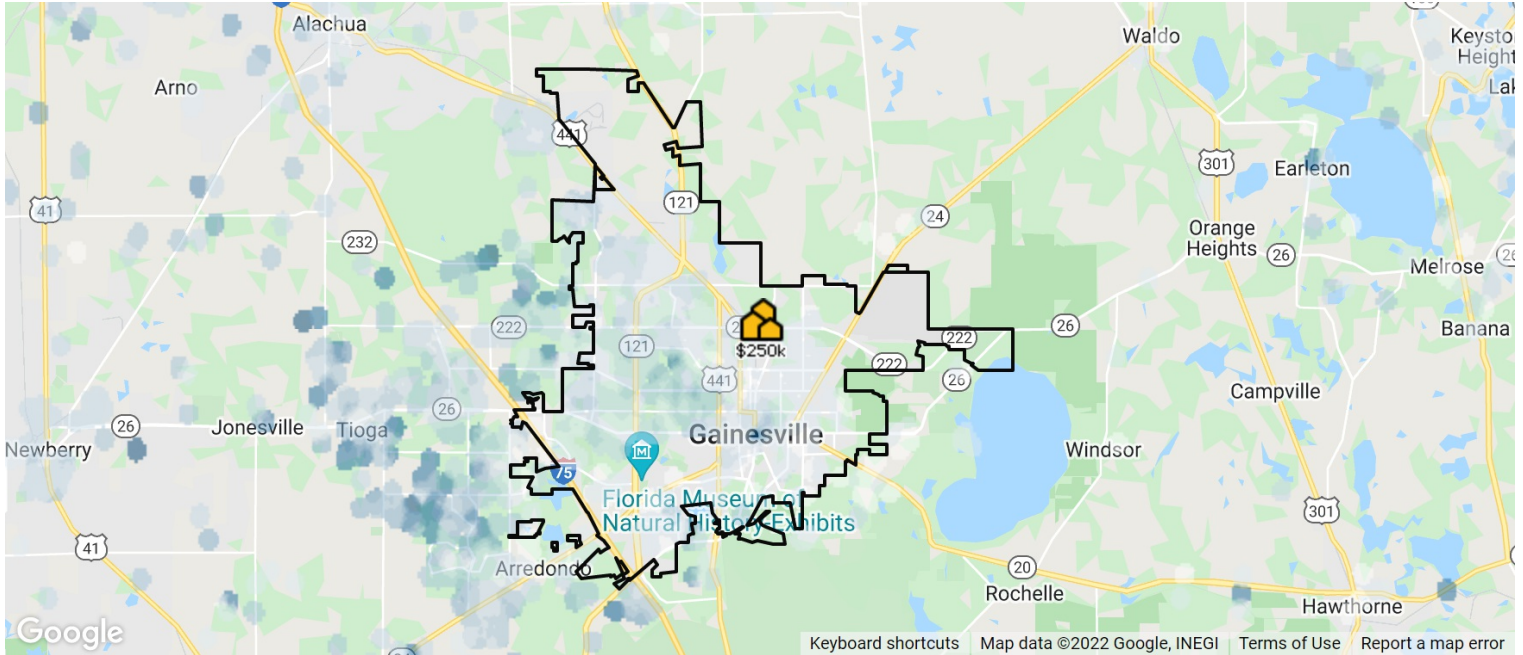
# of  
Foreclosed

**52**

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 3/16/2022.

# 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.

Median Sales Price

**\$250K**

Updated: 2/28/2022

Change Over  
Last Month

↑ **0.04%**

Change Over  
Last 3 Months

↓ **10.87%**

Change Over  
Last 12 Months

↓ **1.96%**

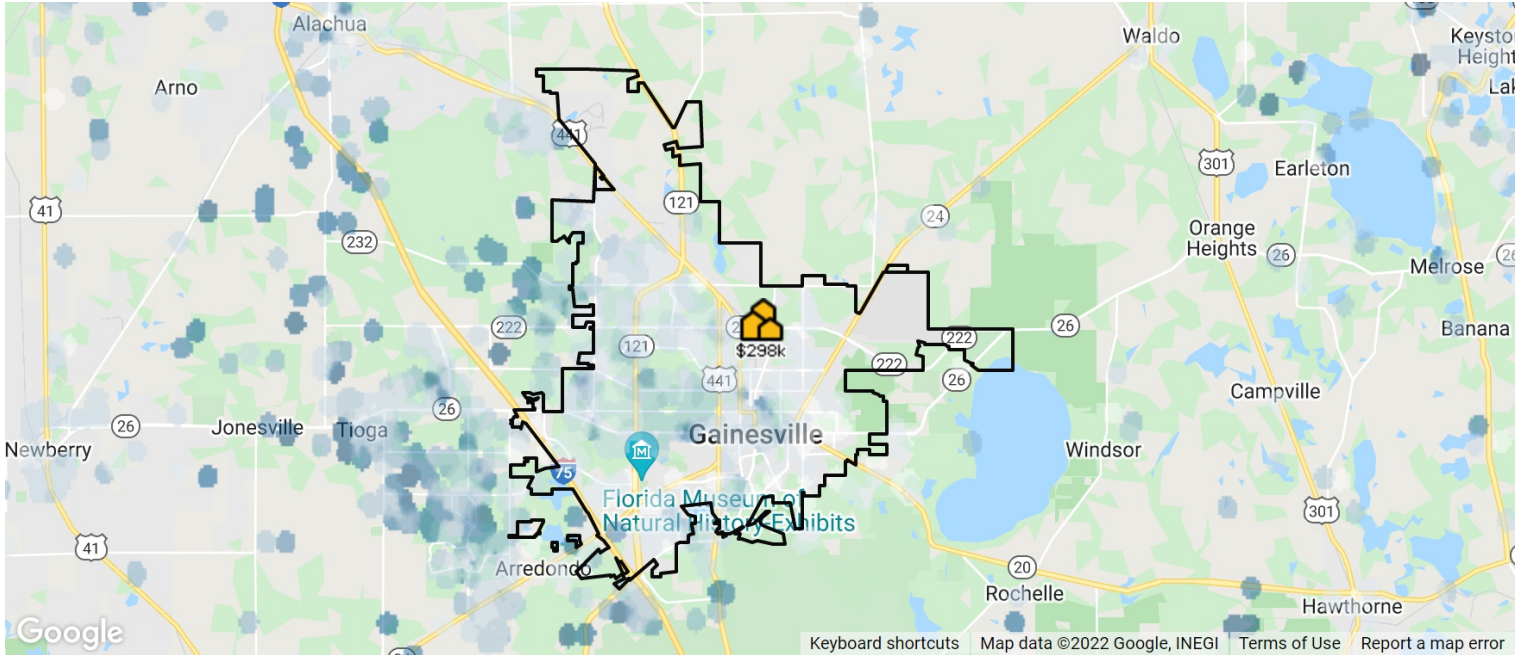
Change Over  
Last 24 Months

↑ **56.49%**

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.

Median List Price


**\$298K**

Updated: 2/28/2022


Change Over  
Last Month

 **4.56%**

Change Over  
Last 3 Months

 **3.11%**

Change Over  
Last 12 Months

 **3.87%**

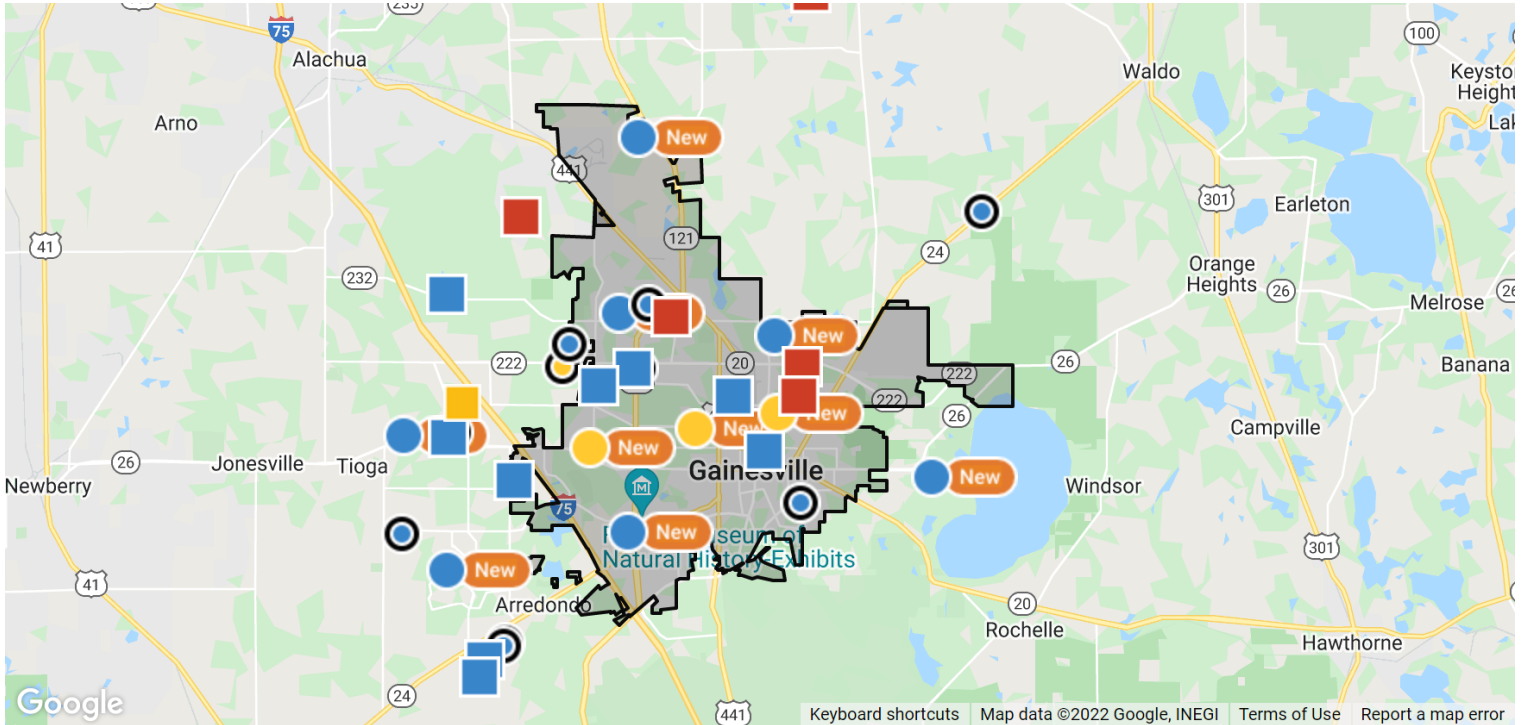
Change Over  
Last 24 Months

 **19.25%**

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



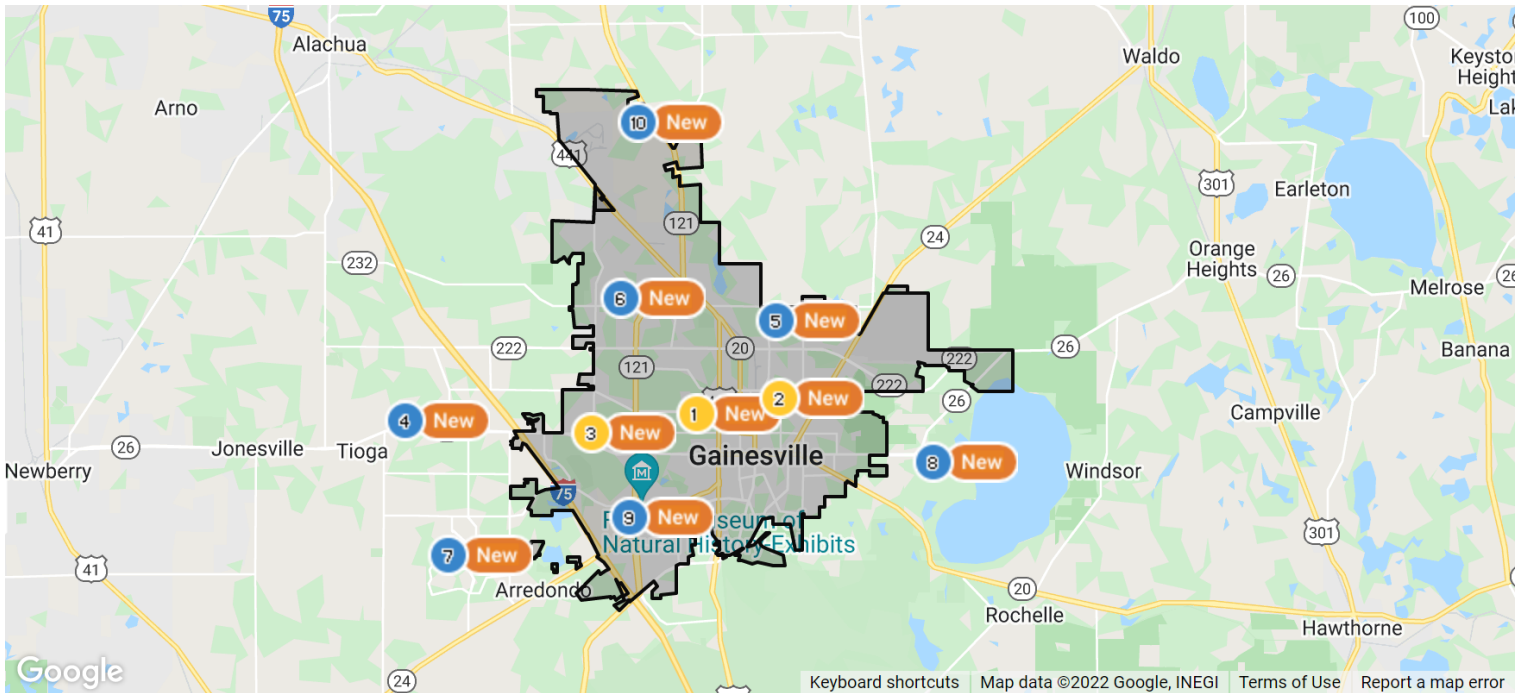
# Market Activity Summary Stats



**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          | 5          |
| Low Price / Value       | \$1,500      | \$189,900   | \$2,300     | \$109,900  |
| Median Price / Value    | \$187,450    | \$387,592   | \$302,000   | \$156,000  |
| High Price / Value      | \$815,000    | \$999,999   | \$790,000   | \$300,200  |
| Average Price / Sq. Ft. | \$127        | \$191       | \$153       | \$130      |
| Median Price / Sq. Ft.  | \$165        | \$196       | \$181       | \$123      |
| Average Days in RPR     | 1            | 58          | 108         | —          |
| Median Days in RPR      | 1            | 39          | 52          | —          |
| Total Volume            | \$2,258,995  | \$4,306,679 | \$3,408,800 | \$914,250  |

## 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. |
|--------------------------|---|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
| <input type="checkbox"/> | 1 ● Active <i>MLS ID: GC503344</i>  |               |         |                     |                  |            |           |                    |                   |
|                          | <b>1004 NW 15th Ave</b>   | Single Family | 4/2     | 2,277               | 13,349           | 1946       | 3/15/2022 | \$1,995 mo.        | \$1               |
|                          | 4BR/2BA Home convenient to Downtown, UF, and Ward's Supermarket, large, shady lot, fenced backyard, wood, tile, and vinyl flooring, washing machine and dryer connections, extra room for an office or hobby area, skylights in kitchen for extra natural light, room dimensions are estimates and interested renters should measure for themselves, limited to four occupants<br><i>Courtesy of GORE-RABELL REAL ESTATE INC</i>  |               |         |                     |                  |            |           |                    |                   |
| <input type="checkbox"/> | 2 ● Active <i>MLS ID: GC503345</i>  |               |         |                     |                  |            |           |                    |                   |
|                          | <b>2017 NE 17th Ter</b>   | Single Family | 3/2     | 1,345               | 10,902           | 1963       | 3/15/2022 | \$1,500 mo.        | \$1               |
|                          | 3BR/2BA Carol Estates Home, convenient to Satchels and Smokey Bear Park, tile and vinyl plank flooring, large backyard, laundry shed with washing machine and dryer connections, large kitchen with plenty of storage space, open dining/living room, room dimensions are estimates and interested renters should measure for themselves, limited to three occupants<br><i>Courtesy of GORE-RABELL REAL ESTATE INC</i>  |               |         |                     |                  |            |           |                    |                   |
| <input type="checkbox"/> | 3 ● Active <i>MLS ID: GC503327</i>  |               |         |                     |                  |            |           |                    |                   |
|                          | <b>3637 NW 8th Ave</b>  | Single Family | 3/2     | 1,550               | 1,550            | 1995       | 3/15/2022 | \$2,200 mo.        | \$1               |
|                          | Beautiful 3 bedroom home located in the Central Park community conveniently within a short drive to Newberry Road. Laminate wood flooring throughout common area with stunning vaulted ceilings. Spacious kitchen features enough room to dine-in. 2 car attached garage along with a driveway. Located close to several bus stops. Washer and dryer included. 2 pets, no weight limit. Est. Sq. Ft. 1550. This home is a must-see! *Renter's insurance required**<br><i>Courtesy of WATSON REALTY CORP - PROPERTY MANAGEMENT</i> |               |         |                     |                  |            |           |                    |                   |

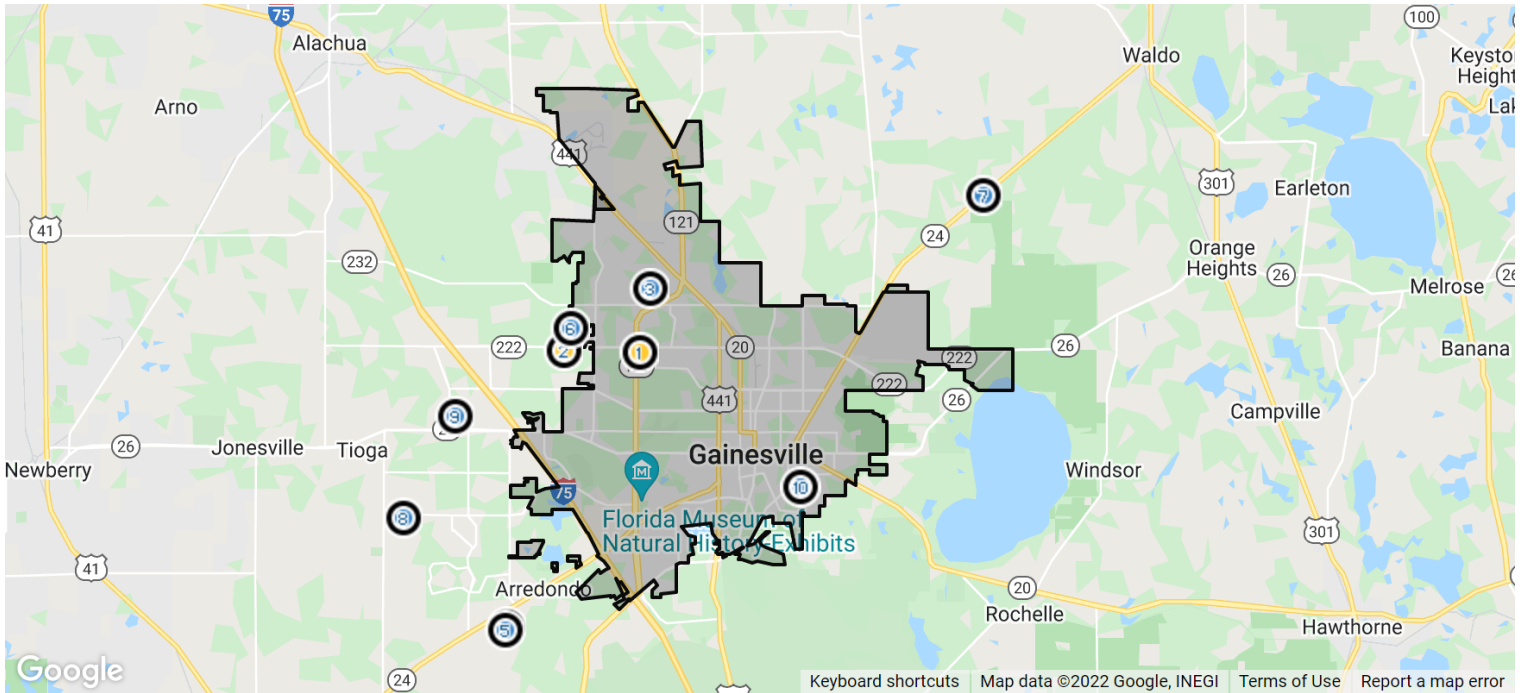


## New Listings: 10 (cont.)





|  |                   | Prop Type        | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|-------------------|------------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  | 4 ● Active        | MLS ID: A4528293 |         |                     |                  |            |           |                    |                   |
|  | 10341 NW 13th Ave | Single Family    | 4/3     | 2,127               | 15,246           | 1997       | 3/15/2022 | \$374,750          | \$176             |
| Beautifully remodeled home in Broadmoor Neighborhood. With a brand new roof, this home is sure to last through the ages. Park in your garage. Walk in through the front door to a beautiful living room. Enter the exquisitely remodeled kitchen with butcher block countertops. Exit the home and notice a spacious backyard that's great for kids playtime. This home has been redone top to bottom to match your needs. Act fast, this place will go quick!   |                   |                  |         |                     |                  |            |           |                    |                   |
| Listing Courtesy of FLATFEE.COM  |                   |                  |         |                     |                  |            |           |                    |                   |
|  | 5 ● Active        | MLS ID: A4528295 |         |                     |                  |            |           |                    |                   |
|  | 4729 NE 16th Ter  | Single Family    | 4/2     | 1,538               | 9,464            | 2008       | 3/15/2022 | \$259,750          | \$169             |
| Beautifully partially remodeled home in the North Point at Ironwood community. Pull into your driveway with a one car garage. Notice the beautiful view behind the home of the pond. Walk in through the front entrance to an exquisite living room. Enter the kitchen and notice a new dishwasher, new gas range, new garbage disposal and new fridge. Step out the back into an screened in area great for relaxing. With four bedrooms and two bathrooms, this home is sure to fit your family's needs. Act fast, this place will go quick!   |                   |                  |         |                     |                  |            |           |                    |                   |
| Listing Courtesy of FLATFEE.COM  |                   |                  |         |                     |                  |            |           |                    |                   |
|  | 6 ● Active        | MLS ID: GC503305 |         |                     |                  |            |           |                    |                   |
|  | 5611 NW 29th Ter  | Single Family    | 3/2     | 1,334               | 10,890           | 1974       | 3/15/2022 | \$269,000          | \$202             |
| Excellent location in NW Gainesville â close to everything! Come home to your newly updated home in Northwood Pines. Whether as a starter home or your forever home, this charming 3-bedroom 2-bath home will certainly delight you. Kitchen has been fully updated with all new s/s appliances, cabinetry and granite countertops. Bathrooms have also been updated. The open floorplan is comprised of a Living Room, Dining Room and a rather spacious Family Room. Plant your own vegetable patch in the large fenced-in backyard which is also ideal for barbecuing and entertaining. Property includes a large screened-in porch perfect for those long lazy summer days whilst sipping a tall glass of iced sweet tea and a shed in the back for additional storage. Northwood Pines is a family and pet-friendly neighborhood. The home is close to so many restaurants, shops, the YMCA, Gainesville Senior Center, Home Depot, Walmart, Publix and minutes away to UF, Shands, VA and North Florida Hospitals. New HVAC installed in Sept. 2020.   |                   |                  |         |                     |                  |            |           |                    |                   |
| Listing Courtesy of BHS FLORIDA REALTY   |                   |                  |         |                     |                  |            |           |                    |                   |
|  | 7 ● Active        | MLS ID: GC503331 |         |                     |                  |            |           |                    |                   |
|  | 8710 SW 40th Ave  | Single Family    | 4/4     | 3,333               | 27,443           | 2004       | 3/15/2022 | \$815,000          | \$245             |
| Beautiful executive pool home on over 0.60 acre lot at the desirable Estates of Stratford Ridge in the Haile Plantation neighborhood. This is a one floor 3,333 square foot quality-built Paul Mc Arthur home which offers 4 bedrooms, 3.5 bathrooms, separate office and an additional study or second office room. High ceilings throughout the house, an open kitchen to the family room with a large breakfast bar, and nook area overlooking the extended screened in-ground pool. The beautifully designed kitchen is set up with two ovens, a built-in microwave and separate cooktop. Family room with gas fireplace and French doors to the patio. The home offers the perfect floor plan for today's concerned buyer. The owners' retreat has two walk-in closets, a luxury bathroom with two separate vanities, a spa tub, separate shower, and a private toilet room. All bedrooms have ample closets. One of the 4th bedrooms is over 17X13 with tray ceilings ideal for in-laws, entertainment, or exercise room. The house has a conveniently located laundry room off the garage with cabinets. The three-way split plan lets everyone spread out with ample privacy. Outside you will find the oversized tiled patio, summer kitchen and a pool with a water feature. The private lot backs to a common area with no neighbors directly behind the home. The backyard is equipped with a hot tub, shower and a relaxation area. Pet friendly with Invisible fence system and much more. The home has a large 3 car garage with plenty of storage. Great location, close to Haile Village marketplace, the Hawkstone Country Club for Golf and Tennis and convenient to shopping and excellent schools. The perfect home for entertaining inside or outside. Click on 1st tour to see 3D of the house. |                   |                  |         |                     |                  |            |           |                    |                   |
| Listing Courtesy of TERZA REAL ESTATE  |                   |                  |         |                     |                  |            |           |                    |                   |

## 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                 | MLS ID: OM635815     |         |                     |                  |            |           |                    |                   |
|   | 250 SE 73rd Ter            | Single Family        | 3/2     | 884                 | 30,976           | 1960       | 3/14/2022 | \$159,900          | \$181             |
| <p>This charming home with tons of character has been completely redone. It sits on a double lot for a total of almost 3/4 of an acre, the house sits back from the street for privacy. All new floors, ss appliances, new cabinets, bathrooms, paint, etc. There is a huge bonus/laundry room on the side of the house, with access to a covered patio, this room is not under air, makes a perfect recreational area. Master bedroom overlooks the back yard onto a cute firepit. New roof was just done 02/2020, water heater and a/c are 2016. You are walking distance to Newnans Lake State Forest and Earl P. Powers Park boat launch. Call today for a showing.</p> <p><i>Listing Courtesy of RABELL REALTY GROUP LLC</i></p>   |                            |                      |         |                     |                  |            |           |                    |                   |
|   | 9 ● Active                 | MLS ID: GC503265     |         |                     |                  |            |           |                    |                   |
|   | 2601 SW Archer Rd, Apt 308 | Condo/Townhouse/Apt. | 4/2     | 1,177               | —                | 1993       | 3/15/2022 | \$189,900          | \$161             |
| <p>THIRD FLOOR unit in University Commons with a view of the Pool. Best placed condo in the subdivision. Great Investment or ideal for anyone attending college. 4BD/2BA in 1177 square feet. Interior painted, new a/c, laminate floors, bathrooms updated with double sinks and tile floors, new stove and newer dryer. All the bedrooms have built in desks and large closets. Everything has been done for it to be move-in ready for the new school year. Internet and cable included in HOA fee. Amenities include, pool, exercise room, basketball court and sand volleyball court. Close to restaurants, shopping, Shands and UF. It is the last bus stop going to UF and the first one coming back from UF.</p> <p><i>Listing Courtesy of COLDWELL BANKER M.M. PARRISH, REALTORS</i></p> |                            |                      |         |                     |                  |            |           |                    |                   |
|   | 10 ● Active                | MLS ID: GC503297     |         |                     |                  |            |           |                    |                   |
|   | 2404 NW 122nd Pl           | Single Family        | 3/2     | 1,387               | 130,680          | 2008       | 3/14/2022 | \$185,000          | \$133             |
| <p>Enjoy peaceful country living in this immaculate 2008 Manufactured Home on three acres. This affordable 3 BR / 2 BA split floor plan features a spacious open concept design, energy efficient upgraded 2x6 exterior construction with insulated windows and Clay Electric utilities, conveniently located just five minutes from restaurants, parks, and shopping in North Gainesville. Brand new continuous laminate plank flooring system, new interior paint, new septic drainfield, new electrical service, reconditioned well, and updated fixtures make this a beautiful and comfortable space to provide dependable care.</p> <p><i>Listing Courtesy of INSPIRE FLORIDA REAL ESTATE, INC.</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: GC503232 |         |                     |                  |           |                    |              |                   |
|  | 3626 NW 33rd Ter  | Single Family    | 3/3     | 1,946               | 23,958           | 2/6/2022  | \$399,000          | 3/15/2022    | \$205             |
| <p>It's a unicorn! That's how rare it is that homes come on the market in Willow Creek - one of Gainesville's most popular "Hidden Gem" neighborhoods. Spend more time at home with just an 8-10 minute commute to UF or 12 minutes to Shands/UF Health. Don't miss this opportunity: Professors and professionals alike love to call Willow Creek home - and they rarely leave. This 2-Story, craftsmen style home features 3 Bedrooms + Study, 2 1/2 Baths on .55 shady ACRES. In addition to a large, private lot and a short commute, you'll also enjoy peace of mind from all of the cost (and headache) saving home updates: 2019: NEW Roof (including metal accent roof over front porch). 2020: Dishwasher. 2021: Hot Water Heater, Refrigerator, Range and Microwave. 2022: Air Conditioner (entire system), Carpet, and Bathrooms.</p> <p><i>Listing Courtesy of MILLER REAL ESTATE, INC</i></p> |   |                  |         |                     |                  |           |                    |              |                   |
|    | 2  Pending | MLS ID: GC503260 |         |                     |                  |           |                    |              |                   |
|  | 3721 NW 55th Ter  | Single Family    | 3/2     | 1,102               | 7,840            | 3/13/2022 | \$199,900          | 3/15/2022    | \$181             |
| <p>Location, Location, Location! Bring your creativity! This Well-Loved 3 bed, 2 bath home sits on a cul-de-sac road in Timberlane. Open the front door to find soaring ceilings and a cozy floor plan. Master Suite is split from 2nd and 3rd bedrooms, Dining room with sliding glass doors that open to the backscreened in porch, and galley kitchen with direct garage access. Beautiful backyard backs up to wooded area for serene surroundings and the occasional deer sighting. This fixer upper has endless potential in a close-knit, highly sought after subdivision.</p> <p><i>Listing Courtesy of GATOR HOMES REALTY, LLC</i></p>  |   |                  |         |                     |                  |           |                    |              |                   |




Pending: 10 (cont.)

Pending: 10 (cont.)



3



Pending

MLS ID: GC503181

5911 NW 30th Ter

Single Family

4/2

1,705

10,889

1/31/2022


\$299,707

3/15/2022


\$176

Are you looking for a great space to call home? Well, look no further than this amazing 4 bedroom, 2 bath home. This home has updates galore. With new cabinets, countertops, and flooring, you will feel like you are getting a custom home. This home is perfect for entertaining. The kitchen opens up to the living room as well as the closed in sun room. You'll get a magnificent view of the sunrise and sunset from the front and back porch. This home has great lighting that makes the space feel open and airy throughout the day. The garage has been half closed off to create a 4th bedroom or to use as a private office off the main living space. The other half is used as a workshop that has cabinets and counter space. The large, open back yard is perfect for hosting! This home has a great location that is close to shopping and restaurants.

*Listing Courtesy of KELLER WILLIAMS GAINESVILLE REALTY PARTNERS*



4



Pending

MLS ID: GC440111

6724 SW 77th St

Single Family

3/2

1,700

3,485

—


\$376,183

1/21/2022


\$221

Under Construction. NEW CONSTRUCTION Build your dream home in Grand Preserve! Brand new 1 story Coquina floorplan features 3 bedrooms plus a study, an open great room with large sliding glass doors that open to your covered patio and fenced in side yard. Luxury touches include an island kitchen with maple cabinetry, 11" tray ceilings in great room and master bedroom with crown molding, tons of natural light. You can still choose many options for this home, personalizing it to your style. This home is Energy Star certified with Spray Foam Attic Insulation, a tankless natural gas water heater, vinyl low-e insulated windows, and much more! Grand Preserve provides its residents lawn maintenance, high speed fiber-optic internet, full cable TV service with DVR, a community clubhouse with a pool and workout room ALL INCLUDED. The community also has a playground and paved jogging trail. Pictures represent a completed model and are not of this home. You can still pick out colors and options building this home to your style.

*Listing Courtesy of SKOBEL REALTY LLC*



5



Pending

MLS ID: GC440223

6887 SW 77th Way

Single Family

4/3

2,350

3,485

—


\$461,990

12/31/2021


\$197

Under Construction. NEW CONSTRUCTION Build your dream home in Grand Preserve! The 2 story Seashell floorplan features 4 bedrooms, a study, and an upstairs loft. Enjoy the outdoors with a covered front porch, a covered second story balcony, the open great room with large sliding glass doors that open to your covered patio and fenced in side yard. Luxury touches include an island kitchen with maple cabinetry, 11" tray ceilings in the master bedroom, and tons of natural light. You can still choose many options for this home, personalizing it to your style. This home is Energy Star certified with Spray Foam Attic Insulation, a tankless natural gas water heater, vinyl low-e insulated windows, and much more! The Grand Preserve community includes lawn maintenance, high speed fiber-optic internet, full cable TV service with DVR, a clubhouse with a pool and workout room, a playground and paved jogging trail ALL INCLUDED. Estimated completion date is March 2022. Pictures represent a completed model and are not of this home. You can still pick out colors and options building this home to your style.

*Listing Courtesy of SKOBEL REALTY LLC*



6



Pending

MLS ID: GC502471

5211 NW 44th Pl

Single Family

5/4

2,798

17,424

2/10/2022

\$545,000









2/14/2022

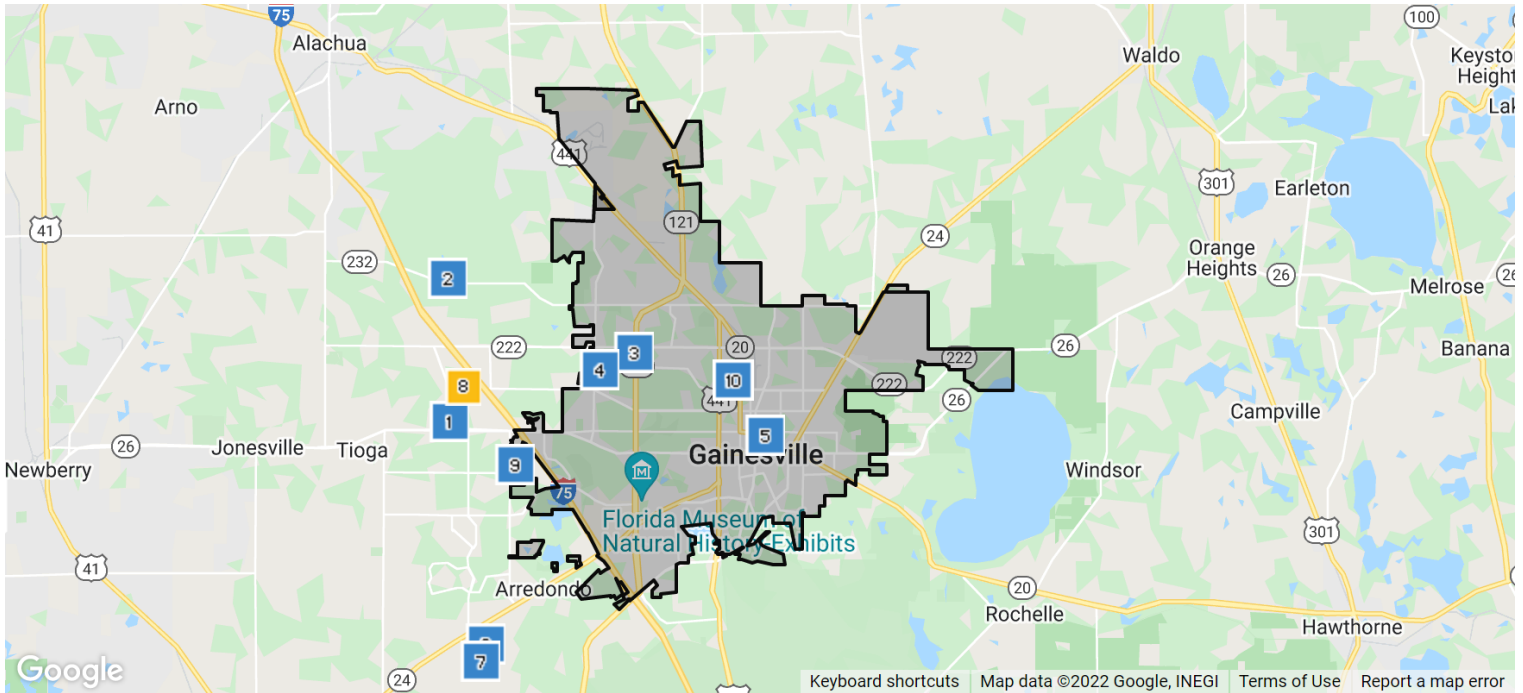
\$195

Be the first one to see this gorgeous Rutenberg screened POOL home. This immaculate original owner home offers 5 spacious bedrooms, 3.5 bathrooms in a .40 acres lot with an incredible space to entertain with the help of a Surround Sound system (in family room, living room and lanai) and the Resurfaced solar heated salt water pool with an energy efficient pump & built in hot tub since 2015, your summertime will never be the same. The Kitchen was updated with Quartz countertops and stainless steel appliances. The Family room becomes even more inviting with the fireplace and the accent wall covered with original imported Holy Land - Jerusalem Stone. Other great features about the house is the large Master Bedroom with a large walkin closet and two additional closets. Entire house is pre-wired for internet. Laundry room with laundry tub. HVAC 2018, Water heater 2019. Owned by the original owner, the pride in ownership shows with constant maintenance and updates including Leaf Filter gutter protection around roof/pool screen in 2020. This home is conveniently located in the heart of NW Gainesville in Huntington Subdivision that offers great schools, and is just minutes away to excellent restaurants, supermarkets, UF, North Florida Hospital, Oaks Mall. Make your offer before it's gone.

*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. |
|---|--|------------------|---------|---------------------|------------------|------------|--------------------|--------------|-------------------|
|   | 7  Pending    | MLS ID: GC501193 |         |                     |                  |            |                    |              |                   |
|   | 9502 NE Waldo Rd   | Single Family    | 3/2     | 1,404               | 43,560           | 12/13/2021 | \$210,000          | 3/14/2022    | \$150             |
| Home has a Country Feel yet 10 minutes to downtown Gainesville. Solid Concrete Block 3 Bedroom, 1 large flex room which could be a 4th bedroom if a closet were added, 2 Baths home on a half-acre partially wooded lot. The home has new carpet in the bedrooms, 16" tile throughout, freshly painted interior, and New blinds in bedrooms. New roof was installed February. Great opportunity for investment property. Easy to rent at \$1,500+/mo.   |  |                  |         |                     |                  |            |                    |              |                   |
| Listing Courtesy of BHHS FLORIDA REALTY   |  |                  |         |                     |                  |            |                    |              |                   |
|   | 8  Pending    | MLS ID: GC448239 |         |                     |                  |            |                    |              |                   |
|   | 2534 SW 115th Dr   | Single Family    | 4/4     | 4,212               | 15,682           | 9/29/2021  | \$999,999          | 1/21/2022    | \$237             |
| Why wait to build when you can move right in to this perfectly appointed Arthur Rutenberg Kensington. Step inside the welcoming foyer and immediately be wow'd by the stunning open floor plan with massive sliding door that connects the inside to the outside for true Florida living. Extensive kitchen is outfitted with stainless steel appliances including 60" refrigerator and gas cook top for a sleek, high performance culinary space. Beautiful wood cabinetry, enormous center island, walk in hidden pantry with 2nd refrigerator and sun-filled morning room with seamless windows overlooking the pool complete the space. The wet bar with beverage fridge includes wine room for your private collection and connects to the gorgeous dining room with focal point wall and Swarovski crystal chandelier. Den is complete with library shelving and rolling ladder. Double entry doors lead to the primary bedroom featuring dramatic luxury bath with dual vanities plus make-up area, oversized walk through shower & freestanding tub. Media/bonus room is a flexible space for your needs. Oversized utility/Hobby Room offers ample storage, craft corner and even a hidden dog food/water station! Luxury outdoor space completes the home w/kitchen and sitting area. |  |                  |         |                     |                  |            |                    |              |                   |
| Listing Courtesy of KELLER WILLIAMS GAINESVILLE REALTY PARTNERS   |  |                  |         |                     |                  |            |                    |              |                   |
|    | 9  Pending    | MLS ID: GC446360 |         |                     |                  |            |                    |              |                   |
|   | 1223 NW 98th St  | Single Family    | 4/3     | 2,864               | 393,347          | 10/4/2021  | \$625,000          | 1/22/2022    | \$218             |
| Location Location...Bring your own builder. This a beautiful one of a kind 9 acre Property, Close to shopping, restaurants, schools. Conveniently located to Newberry Road, minutes from I-75, Shands, NFR, UF and the VA. Currently a 2864 sf home is on the property. Perfect for someone who wants to build an estate home. Property is being sold as one-9 acre parcel.   |  |                  |         |                     |                  |            |                    |              |                   |
| Listing Courtesy of BHHS FLORIDA REALTY - 53RD AVE  |  |                  |         |                     |                  |            |                    |              |                   |
|   | 10  Pending | MLS ID: GC502304 |         |                     |                  |            |                    |              |                   |
|   | 1127 SE 14th St  | Single Family    | 3/2     | 1,420               | 10,621           | 2/4/2022   | \$189,900          | 2/6/2022     | \$134             |
| Come see this 3 bedroom 1.5 bathroom move in ready home just minutes away from Shands, VA and UF. This home features laminate vinyl flooring, newer appliances, updated kitchen, 2 car garage, and fenced in yard. Less than 5 minutes from Downtown Gainesville and some of the best nature trails around. Priced to sell!   |  |                  |         |                     |                  |            |                    |              |                   |
| Listing Courtesy of COLDWELL BANKER M.M. PARRISH, REALTORS  |  |                  |         |                     |                  |            |                    |              |                   |



Closed: 10



1 Closed

MLS ID: GC502106

1103 NW 98th Ter

| Prop Type     | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Close Date | Close Price | Price per sq. ft. |
|---------------|---------|---------------------|------------------|------------|------------|-------------|-------------------|
| Single Family | 3/2     | 1,687               | 9,583            | 1994       | 3/15/2022  | \$320,000   | \$190             |

Welcome to Broadmoor! This lovely 3 bedroom 2 bath home sits on a cul-de-sac lot with no neighboring property to the immediate right and offers all of the features you have been searching for. The split floor plan comes with a formal living and dining room, as well as a large great room with wood burning fireplace. The renovated kitchen overlooks the great room and also features a breakfast nook. Kitchen updates include lookthrough cabinetry, granite countertops and breakfast bar, recessed lighting and matching appliances. Brand NEW carpeting in bedrooms, formal living and dining rooms. Never lived on. Brand NEW ceiling fan fixtures throughout the home. Master suite offers vaulted ceiling, large walkin closet and double vanity. Covered and screened back porch overlooks large fully-fenced backyard. Home comes with a re-built storage shed, for your lawn equipment. Attached 2-car garage and plenty of space for additional parking in the cul-de-sac. Roof replaced in 2014. Broadmoor is zoned for Buchholz High, Ft Clarke Middle and Hidden Oak Elementary and provides its residents with a community pool, clubhouse and tennis courts. This home is ready for your immediate move-in and it will not last on the market, so don't wait!

Courtesy of KELLER WILLIAMS GAINESVILLE REALTY PARTNERS



2 Closed

MLS ID: GC501731

9822 NW 62nd Ln

| Prop Type     | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Close Date | Close Price | Price per sq. ft. |
|---------------|---------|---------------------|------------------|------------|------------|-------------|-------------------|
| Single Family | 4/3     | 3,095               | 75,794           | 1994       | 3/15/2022  | \$563,000   | \$182             |

Amazing opportunity in The Hammock. One of a kind 4/3 plus study luxurious property overlooking waterfront nature preserve. This home has it all! Open, airy, spacious floor plan. Soaring ceilings, columns, extensive trim & moldings, fireplace, plantation shutter, decor colors & light fixtures. Incredible wide plank Italian porcelain floors throughout every room. Dynamic layout- formal living, formal dining, great room with built-ins, 4 oversized bedrooms & separate study. Very private owners retreat with beautiful luxurious master bath. Custom made dual vanities cabinet, amazing walk in rain shower & separate toilet closet. Spectacular gourmet kitchen with endless Italian marble countertops, Italian tile backsplash, designer wood cabinets & stainless steel Bosch appliances. Huge eating bar makes serving & entertaining a breeze. French doors open to oversized screen porch leading you to an outside patio space. Circle driveway, 2-car side entry garage, newer HVAC & newer hot water heater. This property has undergone a complete top of the line renovation with just a few little projects remaining for the new owner. Anyone wanting a first class home while being surrounded by a peaceful 1.7 acre natural environment- this is one not to miss. Sandhills cranes, deer, various birds, & many other wonderful species can be seen frequently on this special property.




Courtesy of BOSSHARDT REALTY SERVICES LLC

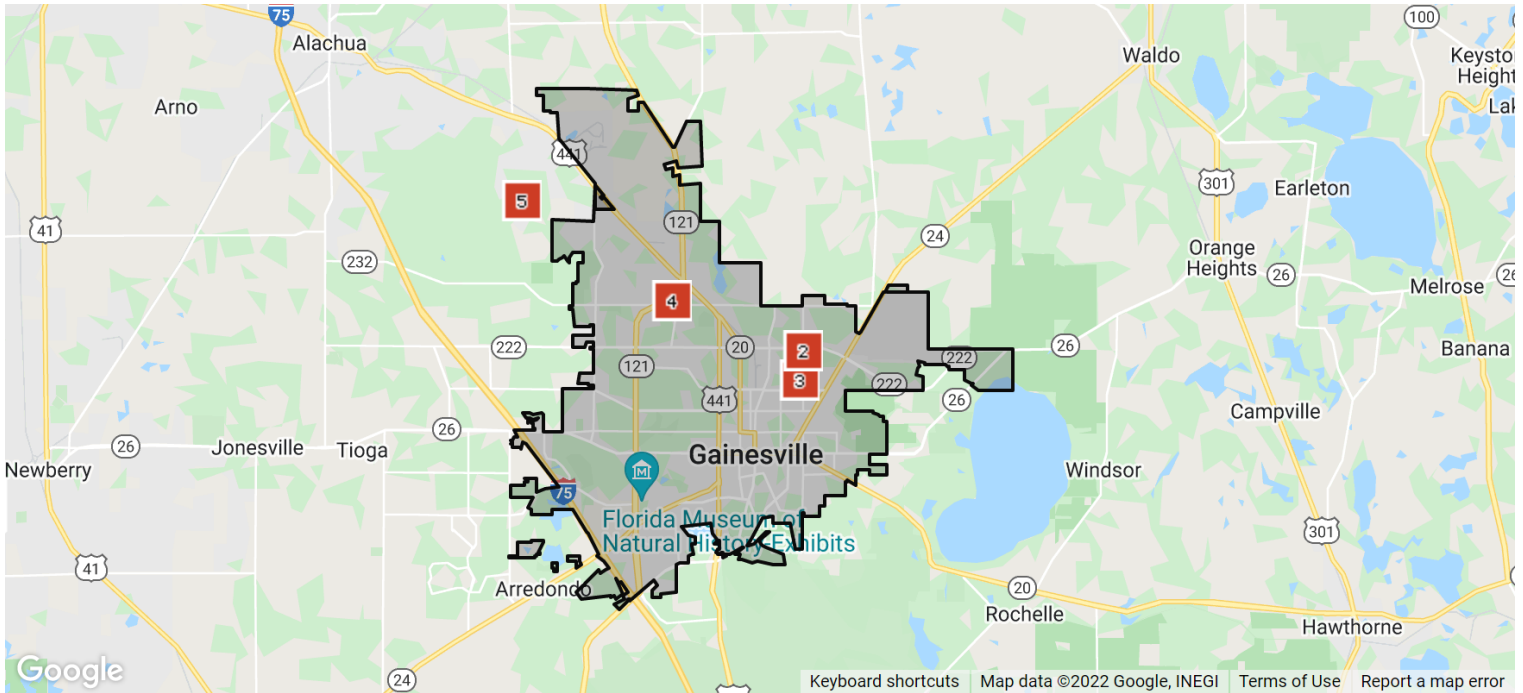


## Closed: 10 (cont.)

|  |                  | 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: T3349422 |                     |                  |            |            |             |                   |
|  | 3626 NW 34th Ter | Single Family | 4/2              | 1,438               | 12,632           | 1967       | 3/14/2022  | \$284,000   | \$197             |
| Nice corner lot, great location within the city. Good natural sun light without obstructed views. No fire place, no carpet, no HOA fees, has septic tank, natural gas available. Remodeled in 2013 with new plumbing, new roof and new HVAC. Appliances included. Buyer's incentives available and negotiable. Decent and quiet neighborhood.<br><i>Courtesy of HOMECOIN.COM</i>   |                  |               |                  |                     |                  |            |            |             |                   |
|    | 4                | Closed        | MLS ID: GC501928 |                     |                  |            |            |             |                   |
|  | 4124 NW 30th PI  | Single Family | 3/2              | 1,526               | 15,682           | 1983       | 2/23/2022  | \$273,500   | \$179             |
| Location, Location! Convenient and close in Pebble Creek subdivision, just minutes from UF, shopping, restaurants and I-75. Large lot with wood fencing, this 3 bedroom, 2 bath home has lovely brick features on the exterior and a side entry 2 car garage with extra parking. This home has been updated with wood laminate flooring throughout, no carpet. A welcoming foyer with spacious coat closet sets the tone for the large formal living room and dining room combination. A separate family room with vaulted ceiling and picturesque brick wood burning fireplace will be the heart of the home. The spacious kitchen is open to the family room and boasts new stainless french style refrigerator, newer stainless range and corner eat in area. Two guest rooms have bifold closets and share a hall bath with new solid surface counter vanity. The oversized owner suite has two closets, en suite shower bath and views of the backyard. Added advantage is a very large indoor laundry off the kitchen with door to the backyard. The garage also has the added bonus of a large storage room with shelving. The backyard is huge with plenty of room for a pool. All this and no HOA! Endless possibilities with this solid home!<br><i>Courtesy of COLDWELL BANKER M.M. PARRISH, REALTORS</i>         |                  |               |                  |                     |                  |            |            |             |                   |
|    | 5                | Closed        | MLS ID: GC440337 |                     |                  |            |            |             |                   |
|  | 708 NE Boulevard | Single Family | 6/5              | 5,709               | 21,344           | 1923       | 2/18/2022  | \$790,000   | \$138             |
| Historic Duckpond 6 bedroom, 4.5 bathroom home on a beautiful half acre corner lot on the Boulevard featuring fabulous views of the creek and adjacent to the Thomas Center! This amazing estate was built in 1923 and has been fully renovated down to the studs and has been featured in various Gainesville magazines. From the moment you pull up, you will be in awe with the stunning curb appeal as this incredible property features a majestic, 3-story home and a detached carriage house nestled among all the beautiful landscaping. The main home features a desirable open floor plan with an absolutely fantastic Chef's kitchen in the center of the main floor, an oversized home office, plus size living area with an imported Italian marble fireplace and voluminous ceilings, as well as dining area and bedroom w/bath. Second level comprised of three bedrooms and two baths and entire third level is the master suite level with enormous master bedroom and bathroom with spacious walk in shower and brand new claw foot tub. Lovely wood floors have just been re-finished throughout the entire home and the home interior has been re-painted. Detached one bedroom/one bathroom carriage home with garage is fabulous space for guests. Welcome HOME!!!<br><i>Courtesy of PEPINE REALTY</i> |                  |               |                  |                     |                  |            |            |             |                   |
|    | 6                | Closed        | MLS ID: GC502204 |                     |                  |            |            |             |                   |
|  | 8360 SW 74th PI  | Single Family | 3/2              | 1,813               | 8,276            | 2006       | 3/11/2022  | \$400,000   | \$221             |
| Great 3 bedroom plus study home in Longleaf. House is located on a larger lot and backs up to an open common area. Newer features include a wooden deck, roof in 2021, high energy hvac sytem in 2020, upgraded appliances, and a fenced yard. An open plan with high ceilings, spacious rooms, large windows and more. Located close to the clubhouse and everything that Longleaf has to offer.<br><i>Courtesy of COLDWELL BANKER M.M. PARRISH, REALTORS</i>   |                  |               |                  |                     |                  |            |            |             |                   |
|    | 7                | Closed        | MLS ID: GC502321 |                     |                  |            |            |             |                   |
|  | 8629 SW 80th PI  | Single Family | 4/3              | 2,445               | 8,712            | 2007       | 3/11/2022  | \$452,500   | \$185             |
| NEW ROOF Nov. 2021! NO CARPET! Open and bright 4br/3ba floorplan with Den/Office in the popular community Longleaf Village. New exterior paint and new interior paint in bedrooms 2022. Kitchen with granite countertop is between the formal dining area and breakfast nook. Large owner's suite has two walk-in closets and an private patio. Luxurious master bathroom with walk-in shower room, and a whirlpool tub. The high ceiling living room is very bright with a covered screen patio right outside it. Privacy woods view with no backyard neighbors. Longleaf community has the top notch amenities: water park, playground, clubhouse, fitness center, tennis court and basketball court etc. HOA fee includes front yard maintenance! Easy commute to UF, Shands hospital, VA hospital, restaurants and shopping.<br><i>Courtesy of KYLIN REALTY LLC</i>  |                  |               |                  |                     |                  |            |            |             |                   |

## Closed: 10 (cont.)

|  |                         | Prop<br>Type         | Bed<br>/Ba       | Living<br>Area<br>(sq ft) | Lot<br>Size<br>(sq ft) | Year<br>Built | Close<br>Date | Close<br>Price | Price<br>per<br>sq. ft. |
|--|-------------------------|----------------------|------------------|---------------------------|------------------------|---------------|---------------|----------------|-------------------------|
|    | 8                       | Closed               | MLS ID: GC503230 |                           |                        |               |               |                |                         |
|  | 2313 NW 93rd St         | Single Family        | 3/2              | 1,684                     | 7,405                  | 1999          | 3/15/2022     | \$2,300 mo.    | \$1                     |
| <p>Lovely 3/2 Craftsman style home in highly coveted Brookfield neighborhood. An open kitchen for entertaining and hardwood floors line this spacious home. Step outside into a tranquil garden style backyard and enjoy your private lanai. This freshly painted and well maintained home is within two minutes of Fort Clarke Middle School and Hidden Oak Elementary. A five minute drive to Santa Fe College and all major grocery stores and I75.</p> <p><i>Courtesy of ENGEL &amp; VOLKERS GAINESVILLE</i></p>                                 |                         |                      |                  |                           |                        |               |               |                |                         |
|    | 9                       | Closed               | MLS ID: GC447345 |                           |                        |               |               |                |                         |
|  | 501 SW 75th St, Apt G14 | Condo/Townhouse/Apt. | 4/3              | 1,638                     | —                      | 1977          | 3/14/2022     | \$128,500      | \$78                    |
| <p>END UNIT- Investor Alert!! Great for Investment or as a first time buyer, 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 bus line provides easy access to shopping, I-75, NFRMC, and UF.</p> <p><i>Courtesy of BOSSHARDT REALTY SERVICES LLC</i></p>  |                         |                      |                  |                           |                        |               |               |                |                         |
|    | 10                      | Closed               | MLS ID: GC447264 |                           |                        |               |               |                |                         |
|  | 2614 NW 8th St          | Single Family        | 3/2              | 1,254                     | 13,939                 | 1946          | 3/15/2022     | \$195,000      | \$156                   |
| <p>Private, peaceful, and a great location is what you get with your new NW home. This vintage property is tucked away in a quiet neighborhood and is convenient for shopping, schools and work. Metal roof installed 2016, flat asphalt roof in 2017. Total square footage includes addition with 2 rooms (approx. square footage of 180) that do not currently have AC ducts run through them. Storage building could also be converted into an extra living space. Come check it out.</p> <p><i>Courtesy of HORIZON REALTY OF ALACHUA INC</i></p> |                         |                      |                  |                           |                        |               |               |                |                         |



Distressed: 5

|  |   | 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> Off Market <i>MLS ID: -</i> |               |         |                     |                  |            |           |                 |        |
|  | <b>17618 NE 21st St</b>   | Single Family | 3/2     | 1,108               | 364,597          | -          | 1/15/2022 | Foreclosure     |        |
|  | -   |               |         |                     |                  |            |           |                 |        |
|  | <b>2</b> <span style="color: red;">■</span> Off Market <i>MLS ID: -</i> |               |         |                     |                  |            |           |                 |        |
|  | <b>3803 NE 14th Dr</b>  | Single Family | 3/2     | 975                 | -                | -          | 2/11/2022 | Preforeclosure  |        |
|  | -   |               |         |                     |                  |            |           |                 |        |
|  | <b>3</b> <span style="color: red;">■</span> Off Market <i>MLS ID: -</i> |               |         |                     |                  |            |           |                 |        |
|  | <b>1351 NE 28th Ave</b>   | Single Family | 3/2     | 1,368               | -                | -          | 1/5/2022  | Preforeclosure  |        |
|  | -   |               |         |                     |                  |            |           |                 |        |
|  | <b>4</b> <span style="color: red;">■</span> Off Market <i>MLS ID: -</i> |               |         |                     |                  |            |           |                 |        |
|  | <b>5426 NW 24th Ter</b>   | Single Family | 3/3     | 1,632               | -                | -          | 1/21/2022 | Foreclosure     |        |
|  | -   |               |         |                     |                  |            |           |                 |        |
|  | <b>5</b> <span style="color: red;">■</span> Off Market <i>MLS ID: -</i> |               |         |                     |                  |            |           |                 |        |
|  | <b>7108 NW 92nd Pl</b>  | Single Family | 3/2     | 1,728               | 21,780           | -          | 2/3/2022  | 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.



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

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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

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