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The local real estate market is as hot as ever and demand for homes is so high that we sell homes as quickly as they come available. Fueled by this demand for the Florida Lifestyle, there has been a surge of builders and developers bringing new homes and condominiums to the market. The single-family home price in Sarasota experienced a 22.2% increase from last year. In the condo market, Sarasota condos reported a 31.3% increase. The incredible price increases we've seen are forecast to subside, but not recede, over the next year.

Any news of improved inventory is good news for home buyers. That's why recently released numbers from one online real-estate portal are encouraging. The analysis found that active listings have now risen 16% above where they were at their 2021 low. But while inventory has improved, it's still much lower than normal.. Those who want to purchase in the next few years are wise to purchase now; there is no imminent correction coming.

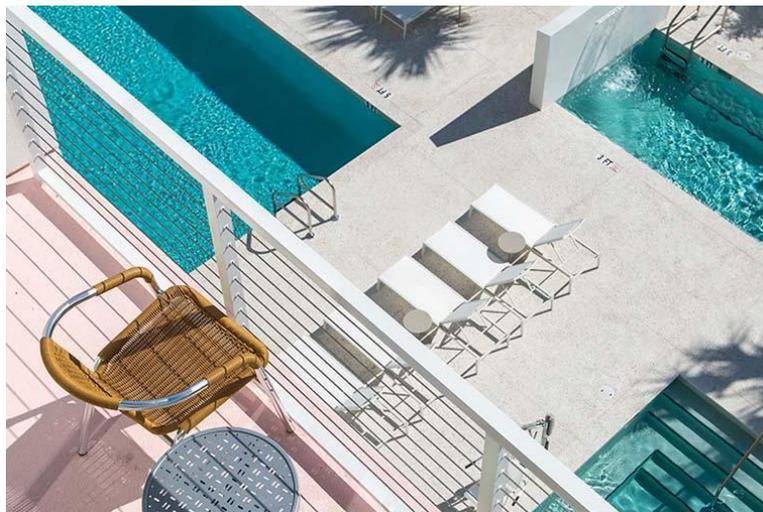
If you are ready to sell, why not take full advantage of these current market dynamics – it's not going to last forever. Put us to work for you – [contact us](#) today!

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Coldwell Banker Realty in Florida is proud to announce that the company's Longboat Key office has achieved over one billion in closed real estate sales volume, year-to-date. The office has ranked as the No. 1 real estate office in the region for the past three years, per Multiple Listing Service (MLS) data. It consists of top-ranking affiliated sales associates and teams, including The Lynne Koy Group.



The U.S./Canada border remains closed to non-essential travel, but Canadians are coming anyway. Many say they will fly down if they can't drive their car across the border, and several plans to have their cars shipped from Canada for the season. Wallace Weylie, legal counsel for the Canadian Snowbird Association said there seems to be a lot of pent-up demand from regular snowbirds to return to a warmer climate. "We did a survey in the summer before cases went up, and at that point, the expectation was over 90% of snowbirds would return," Fine said. "We don't think at this point we're going to hit 90-plus, that would be almost pre-pandemic levels. So it'll probably be somewhere between last year and that — probably 50-60%."



Architecture Sarasota recently announced the schedule for Sarasota MOD Weekend, November 12-14, which will honor Philip Hanson Hiss, the primary catalyst of the modern architecture movement in Sarasota. The three-day event will celebrate Hiss's forward-thinking ideas and how they gave rise to the origins of the Sarasota School of Architecture (SSA). Philip Hiss was the pioneering developer behind Lido Shores, where he used knowledge of life in the global tropics to lead a group of

emerging architects to create innovative designs well suited to this environment. Ticket sales to the general public begin Monday, September 27, and advance tickets sales to Members begin Monday, September 20. For a detailed schedule and programming visit sarasotaMOD.org.

market - report

The single-family home price in Sarasota was \$400,000 in July, a 22.2% increase from last year. In the condo market, Sarasota condos reported a 31.3% increase. The incredible price increases we've seen are forecast to subside, but not recede, over the next year. Those who want to purchase in the next few years are wise to purchase now; there is no imminent correction coming. The inventory of all property types in the two counties decreased year-over-year by 65.7%. "Interest rates are still playing a big role in the home-buying 'frenzy' here, as well as the desire to live and invest in Sarasota and Manatee counties.

Our Exclusive Listings...



LAKES OF SARASOTA
[4358 Trails Dr. #13-1](#)

Charming and completely renovated 2BR/2BA bungalow with upgrades & lake views.
JUST LISTED - NOW PENDING! \$349,500



LONGBOAT KEY
[4400 Exeter Drive #104](#)

Canal front, fully furnished 1BR/1BA condominium.
JUST LISTED! \$349,000



PLAYERS CLUB - LONGBOAT KEY
[1425 Gulf of Mexico Dr., #201, Longboat Key, FL 34228](#)

Direct Gulf-front, 3BR/3.5BA residence with a 30 ft. balcony to enjoy the view!
\$1,695,000



LONGBOAT KEY

[5840 Gulf of Mexico Dr., Longboat Key, FL 34228](#)
Under construction. Canal front luxury custom 4BR/4BA/2HB home with saltwater pool, spa, outdoor kitchen, and moments to the Intracoastal Waterway.
\$4,295,000



SAWGRASS - VENICE
356 Marsh Landing Way
Stunning lake view 3BR/2BA home
NOW SOLD! \$620,000



THE MEADOWS - SARASOTA
4544 Chandlers Forde #57
Move-in ready 3BR/2.5BA villa with hardwood
flooring, two-story fireplace, and fully renovated
kitchen.
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Over 100,000 Satisfied Customers and Clients
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