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SarasotaWow.com



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Serving Sarasota residents for many years

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## FALLING IN LOVE WITH SARASOTA

*Valentine's Day, or as some like to call it, Extortion Day!" ... Jay Leno*

### THINKING OF MAKING A MOVE?

Please contact me if you are thinking about selling a residence or investment property; let's make your transaction pleasant and profitable!

## MARKET TRENDS

### Sarasota - 2022 defined by record breaking prices, and climbing

The lack of homes for sale, rising interest rates, and rising inflation created significant decreases in the volume of properties sold in 2022, but home values continued to increase. For single-family homes, yearly closed sales decreased from 2021 by 26.5% to 7,940 sales in Sarasota County; however, the median price for single-family homes is \$493,000.

### Nationally

Apartments - multifamily housing starts, which are primarily apartments - hit 550,000 units in 2022, the highest in nearly 40 years.

First time homebuyers have slipped from 40% of the market to 26%. First timers average age is now 36, an all time high, due to high rents, auto, credit card, and student debt, interest rates hike, and higher home prices.

### New Trend

"Reinvestor" - some young people are discovering that buying an investment property gives them the best of both worlds: Buying an investment property means they can go where their life, their work and their sense of purpose take them without being tied down, and still benefit from the diversification, appreciation and tax benefits of real estate investing.

## FEATURED PROPERTY

Downtown condominium in a resort-like community on Hudson Bayou with heated pool & spa, tennis and pickleball, kayak launch on the bayou, and walking distance to the bayfront.

**2BR/2.5BA • BEST VALUE IN DOWNTOWN CONDOS**



## WHAT'S SELLING: WATERSIDE (LAKEWOOD RANCH)



748 TAILWIND PLACE  
3BR/2BA • 2375 SF • \$847,517



8133 GRANDE SHORES DRIVE  
4BR/4BA • 3,579 SF • \$1,425,000



8116 GRAND SHORES DRIVE  
3BR/3BA • 2,678 SF • \$1,700,000

## Parting Thoughts...

*"Despite a lack of natural ability, I did have the one element necessary to all early creativity: naïveté, that fabulous quality that keeps you from knowing just how unsuited you are for what you are about to do."* - Steve Martin

Check out our website: [SarasotaWOW.com](http://SarasotaWOW.com)

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