



MARKET NEWS

PROPERTIES ARE ON THE MOVE!

Market Snapshot for the Past 3 Months

FOR SALE LOTS

19

2 Off-Water
\$54.9K – \$62.8k
17 Gulf Access
\$124.9K – \$250k

PENDING LOTS

4

1 Off-Water
\$60k
3 Gulf Access
\$130K – \$185k*

CLOSED LOTS

15

3 Off-Water
\$45K – \$59k
12 Gulf Access
\$103K – \$182.5k

FOR SALE HOMES

31

2 Off-Water
\$214.9K – \$284k
29 Gulf Access
\$274.9K – \$775k

PENDING HOMES

7

3 Gulf Access
\$89K – \$579.8k*

*Note sale price not available
until closed

CLOSED HOMES

9

1 Off-Water
\$79k
8 Gulf Access
\$135K – \$355k

LOCAL EVENTS



May 14–18: Fort Myers Film Festival, Sidney & Berne Davis Art Center



May 17: Wanda Sykes Live, Barbara B. Mann



May 18: Day of Celtic Music, Fishermen's Village Punta Gorda



May 23–June 2: Into the Woods, Cultural Park Theatre, Cape Coral. Experience musical intertwining fairy tales in a magical forest.



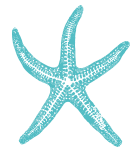
Positive Trends: Rate Stabilization and Relief

- **Citizens Property Insurance Corp. Rate Reduction:**

Florida's state-backed insurer, Citizens, has announced an average rate decrease of 5.6% for 2025. This marks a significant shift from previous years of escalating premiums. Coastal areas like Fort Myers are expected to benefit from this reduction, potentially easing the financial burden on homeowners.

- **Statewide Rate Stability:** The overall average increase for Florida home insurance premiums in 2025 is projected at a modest 0.2%, following a 1% rise in 2024. This stabilization is attributed to increased competition and legislative reforms aimed at reducing fraud and litigation.

Source: [WayBetter Insurance](#)



Coastal Brokerage 3-Month Lot Sales

ON-WATER LOTS

4

17730 EGLANTINE LN: \$125,000

17721 BRYAN CT: \$148,000 +

\$4,000 to seller at close

17800 STEVENS : \$155,000

11461 DOGWOOD LN: \$182,500

OFF-WATER LOTS

1

11300 AZALEA LN: \$59,000

**Contact Us for all of the
Bayside Market details!**



Pro Tip – Wind Mitigation Inspections: Consider scheduling a windstorm inspection to identify features that may qualify you for insurance discounts, such as impact-resistant windows or reinforced roof-to-wall connections. Source: *Summit Wealth Partners*

Contact Us



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