



KELLERWILLIAMS®

**SERVING MARCO ISLAND, NAPLES,
PORT OF THE ISLANDS & GOODLAND**

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MAY 2024**

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KELLERWILLIAMS
Luxury

JEFF JONES



Keller Williams Broker
Jeff Jones is a graduate
of Duke University.

With several local
attorneys, Broker Jeff is
instrumental in writing
and updating all the

real estate contracts used in the Naples and
Marco Island area. He is a past president
and long-time board member of the Naples
Area Board of Realtors. He has been a
Florida Broker and Realtor since 2007.

The Southwest Florida real estate market remains stable with prices remaining steady, showing no signs of any significant downturn. This contrasts with inventory levels that have risen considerably over the past few months. In addition, the average days on the market has increased steadily because of many more choices for Buyers being added to the market. All signals from the current market indicate that we are entering into a Buyers' market in many communities for the first time since 2020 when the pandemic began to impact our housing market. Sellers have reacted with price reductions in April exceeding nearly twice the new listings introduced to the Market.

Locally our Closed Sales average 66% in Cash. The recent inflation results have caused some encouragement in the Mortgage Market causing rates to dip below 7% which may encourage hesitant Buyers to move forward. The continued

record closings of the Dow Jones, NASDAQ, and S&P 500 may encourage cash buyers to invest in our Market since we experience such a large percentage of cash sales.

Our local Market activity for Marco Island and surrounding areas has shown encouraging signs of improvement with increases in showings and open house activity. However, the April results did not show the expected end-of-season increase in Closed Sales. Sellers are strongly encouraged to work closely with their Realtor® to ensure their home price is precisely positioned for the current Market conditions in their community.

Our Market is significantly neighborhood and community dependent and thus using a Realtor® familiar with local conditions is essential to listing or buying your Home with the best results!

MARCO ISLAND STATS

34145 Apr. 2024 compared to Apr. 2023

	LAND		HOMES		CONDO	
NEW LISTINGS	10	0%	64	16%	79	10%
PENDING SALES	4	-20%	47	34%	52	13%
DAYS ON MARKET	199	-1%	85	2%	72	9%
	LAND		HOME		CONDO	
MEDIAN SALES PRICE	1,107,000	▲ 1%	1,625,000	▲ 8%	705,000	▼ -3%
CLOSED SALES	4	▼ -43%	51	▼ -16%	52	▲ 18%
INVENTORY	26	▲ 74%	7.8	▼ -9%	11	▲ 69%

APRIL CASH SALES VS FINANCING

MARCO ISLAND 72% CASH

EAGLE CREEK, ARTESIA, ISLES OF COLLIER TO LELY AREA

34113 Apr. 2024 compared to Apr. 2023

	LAND		HOMES		CONDO	
NEW LISTINGS	0	-100%	55	77%	56	-16%
PENDING SALES	1	0%	43	79%	42	-14%
DAYS ON MARKET	53	430%	82	71%	56	30%

	LAND		HOMES		CONDO	
MEDIAN SALES PRICE	833,000	▲ 277%	820,000	▼ -32%	509,500	▲ 2%
CLOSED SALES	2	▲ 0%	31	▼ -11%	42	▼ -14%
INVENTORY	6	▼ -25%	7.1	▲ 82%	6.9	▲ 82%

APRIL CASH SALES VS FINANCING

63% CASH

FIDDLER'S CREEK, PORT OF ISLES, NAPLES RESERVE, REFLECTION LAKES TO VERONA WALK AREA

34114 Apr. 2024 compared to Apr. 2023

	LAND		HOMES		CONDO	
NEW LISTINGS	12	100%	91	54%	52	21%
PENDING SALES	9	-10%	43	10%	51	-2%
DAYS ON MARKET	115	-9%	69	-4%	88	42%

	LAND		SINGLE FAMILY		CONDO	
MEDIAN SALES PRICE	265,000	▲ 56%	747,700	▼ -8%	520,000	▼ -8%
CLOSED SALES	5	▼ -44%	57	▼ -8%	51	▲ 6%
INVENTORY	20	▲ 169%	8	▲ 91%	7.9	▲ 147%

APRIL CASH SALES VS FINANCING

63% CASH

MEMORIAL DAY: HONORING THE BRAVE

Memorial Day, observed on the last Monday of May each year, is a significant day in the United States dedicated to honoring the men and women who have died while serving in the military. This federal holiday is more than just a long weekend or the unofficial start of summer; it is a solemn reminder of the sacrifices made by countless soldiers to protect the freedoms and values cherished in the United States. Understanding the history, traditions, and meaning of Memorial Day helps deepen the appreciation for this poignant day.

HISTORICAL ORIGINS

The origins of Memorial Day date back to the Civil War, a conflict that claimed more American lives than any other and necessitated the establishment of the country's first national cemeteries. In the years following the war, Americans in various towns and cities began holding springtime tributes to these countless fallen soldiers, decorating their graves with flowers and reciting prayers.

EVOLUTION AND FEDERAL RECOGNITION

For decades, Memorial Day was celebrated on May 30, regardless of the day of the week. It wasn't until the Uniform Monday Holiday Act took effect in 1971 that Memorial Day was moved to the last Monday in May to create a three-day weekend for federal employees. This act helped ensure that the holiday would continue to be observed and not forgotten amidst the hustle and bustle of modern life.

The change also signified a broader scope of the holiday's significance, extending beyond the Civil War to honor all Americans who died in any military conflict, including World War I, World War II, the Korean War, the Vietnam War, and more recent conflicts in Iraq and Afghanistan.

TRADITIONS AND OBSERVANCES

Memorial Day is marked by a variety of traditions and observances across the country. Perhaps the most visible tradition is the decoration of graves with flowers, wreaths, and flags. National cemeteries, such as Arlington National Cemetery, see thousands of visitors who come to pay their respects to the fallen heroes. Volunteers often place small American flags on each grave, a powerful visual representation of gratitude and remembrance.

In many towns and cities, parades are held featuring military personnel, veterans, and patriotic music. These parades serve not only as a tribute to those who have died but also as a show of support for the living veterans and active-duty members of the military.

Another poignant tradition is the National Moment of Remembrance, which asks Americans to pause for a moment of silence at 3:00 p.m. local time. This moment serves as a unified gesture of respect and reflection, a time to remember and honor the ultimate sacrifices made by the nation's soldiers.

MEMORIAL DAY IN MODERN TIMES

While Memorial Day continues to be a day of solemn remembrance, it has also come to signify the unofficial start of summer. Many families take advantage of the long weekend to gather for barbecues, picnics, and other leisure activities. Beaches, parks, and campgrounds often see a surge in visitors, as people embrace the warmer weather and time off from work.

However, there is an ongoing effort to remind the public of the true meaning of Memorial Day. Educational programs in schools, media coverage, and public speeches often emphasize the importance of remembering the sacrifices made by military personnel. These efforts aim to balance the celebratory aspects of the holiday with its somber roots.

THE MEANING OF MEMORIAL DAY AND OBSERVANCES

At its core, Memorial Day is about honoring the brave individuals who have laid down their lives in service to their country. It is a day to remember that the freedoms and liberties enjoyed today have come at a great cost. Each flag, flower, and moment of silence serves as a reminder of the heavy price of war and the valor of those who fought.

For many families, Memorial Day is intensely personal. It is a day to remember loved ones who never returned home from battle. Stories of bravery, sacrifice, and loss are shared, ensuring that the memories of the fallen are kept alive for future generations.

Memorial Day also serves as a call to action for all citizens to reflect on the values of duty, honor, and sacrifice. It is an opportunity to consider how one can contribute to the community and country, honoring the legacy of those who have given their lives.

Memorial Day is a day of dual significance:

it is both a time for national mourning and a celebration of the freedoms that define the American way of life. As people across the United States gather for parades, visit cemeteries, and enjoy time with family, it is crucial to remember and honor the sacrifices of the military men and women who have made it all possible. Their legacy is a powerful reminder of the cost of freedom and the enduring spirit of those who fight to protect it.



MEMORIAL DAY CELEBRATION MARCO ISLAND

May 27th at 11:00 am- In coordination with the American Legion Post 404, the City will host a Memorial Day ceremony at Veteran's Community Park. The public is invited to attend to honor the military personnel who have died while serving our country.

Collier County Veterans Council Memorial Day service Annual event features the Collier County Sheriff's Office Honor Guard, speakers, patriotic music, a cookout and more. 9:30 a.m. Monday, May 27. Attendees should bring their own seating. Hodges Funeral Home at Naples Memorial Garden, 525 111th Ave., Naples. collier-county-veterans-council.org

Marco Patriots have been actively helping in the areas recently devastated by Tornadoes, most recently in the town of Columbia, Tennessee. Marco Patriots is a non-political, volunteer-based, disaster response and community service group based in Marco Island, Florida. Through volunteers, Marco Patriots seeks to reignite the spirit of community through service to underserved communities affected by disasters.

For more information and to donate to their continued rescue efforts click here.



WHAT'S HAPPENING MARCO ISLAND & NAPLES

Marco Island Center for the Arts now manages the theater next to Marco Island Brewery in Towne Center called Arts Center Theater.



At the Theater Jun 21 7:30 PM - Don't miss Al Romerol! He is currently one of the most sought-after headline comedians nationwide for clubs, cruises, and colleges. He has appeared on HBO, SHOWTIME, FOX NEWS, EVENING AT THE IMPROV, VH1 as well as on NBC and A&E NETWORK.

ART CLASSES Be sure to check out all the upcoming adult & children's art classes!



For more information on all of these and many more Arts events and shows visit <https://www.marcoislandart.org>



For up-to-date live music, events and restaurant information on Marco Island...Download the convenient Marco Review app on your cell phone from the app store:

Goodland island is popular on a Saturday and the famous Sunday Funday! Stan's, Little Bar, Paradise Found & Crabby Lady all have great live music, food and fun all day!



MAY 25, 2024 - SEPTEMBER 8, 2025

The Golisano Children's Museum of Naples CMON is celebrating Scooby-Doo Mansion Mayhem! This immersive experience, in partnership with Warner Bros. Themed Entertainment, allows families to join the members of Mystery Inc. to analyze clues and put their problem-solving skills to the test. Families and young detectives will work through the rooms of the mansion meeting different characters of the iconic TV show that has captivated fans for more than five decades. Unmask the jewel thief and discover secrets of the mansion. In the Hall of Portraits, meet Daphne-the brave, fashion savvy member of the gang. Comb through moving eye portraits to discover the villain's hidden control panel that creates spooky illusions. In the Villain's Tinkering Workshop, work alongside Fred, the group's calm and collected leader, to build a trap for the villain. Green glowing clues appear to help along the way! Shaggy and his lovable canine pal Scooby-Doo™ can be found in the kitchen of course, where families participate in the iconic ghost chase and create many more delicious memories. No mystery can be solved without the help of tech-savvy Velma in the library music room. Solve a musical puzzle on the organ and use the Clue Analyzer to get a visual of the villain.

NAPLES · MARCO ISLAND
EVERGLADES
FLORIDA'S PARADISE COAST

May/June events are here! Click for many more events and things to do on **Marco Island and in the Naples area!**

Schedule your family portraits now!



Page 1 photo courtesy of Joey Waves. To purchase his beautiful photography, art and books or to schedule a personalized photography session visit www.JoeyWaves.com