

OUR SEPTEMBER 2024 NEWSLETTER

SOUTHWEST FLORIDA

REAL ESTATE & LIFESTYLE



LATEST HOMES IN THE MARKET AND MORE!

**TODAY, WE GIVE YOU
THE LATEST REAL ESTATE &
LIFESTYLE UPDATES!**

Features

REAL ESTATE NEWS

MARKET UPDATES

SOUTHWEST FLORIDA EVENTS

LISTINGS & SALES

TESTIMONIALS

kW PEACE RIVER
PARTNERS
KELLERWILLIAMS.

— THE —
NELSON
— GROUP 88 —



WHAT'S NEW IN
SOUTHWEST
FLORIDA?

REAL ESTATE NEWS

HOW REAL ESTATE AGENTS ARE USING AI RIGHT NOW

More real estate agents are leveraging artificial intelligence (AI) to streamline their processes and save time, but it's crucial to use AI with caution.

AI can simplify creating compelling property descriptions and market summaries by analyzing demographic data and buyer preferences, thereby highlighting key features effectively. It can also enhance the engagement of listings. However, agents must be vigilant, as AI-generated content might be inaccurate and require additional verification or proofreading. There's also a risk that AI might produce exaggerated content, which could deter potential buyers.

[**FULL ARTICLE**](#)

MARKET UPDATE

AUGUST 2024
MARKET STATS

CHARLOTTE COUNTY

Source: Stellar MLS



RESIDENTIAL




COMMERCIAL



VACANT LAND

SALES VOLUME	\$197M	\$2.06M	\$10.2M
CLOSED SALES	517	6	239
MEDIAN SALE PRICE	\$327,999	\$297,500	\$21,750
ACTIVE LISTINGS	3,647	69	4,997
DAYS ON MARKET	106 DAYS	131 DAYS	148 DAYS

CALL AN APPOINTMENT NOW!

 941-777-3041

 TheNelsonGroup88@kw.com

LISTINGS AND SALES

TOP LISTINGS

ACTIVE



**25499 Taltal Drive,
Punta Gorda**

\$519,900



**26018 Salonika
Lane, Punta Gorda**

\$433,999



**4632 Arlington
Drive, Placida**

\$799,000

SOLD



**26137 Paysandu
Drive, Punta Gorda**




**16062 Alcira Circle,
Punta Gorda**



**1558 Ultramarine
Lane, Punta Gorda**

CALL AN APPOINTMENT NOW!

 941-777-3041

 TheNelsonGroup88@kw.com



TESTIMONIALS



THANK YOU, CLIENTS!

"THE BEST!"

The Best! We have used Charlie and Carol to buy two houses and sell one. We will never use another team as long as we are in their region. Their professionalism, patience and knowledge cannot be matched. As an added bonus, they are just awesome people.

Brian Hulse

"ROYAL REALTORS!"

Royal Realtors! Carol and Charlie went above and beyond in their work, help and kindness throughout selling our home. The communication was exceptional as well as having honest discussions and support.

Could not ask for better!

Nancy Roberts

CALL AN APPOINTMENT NOW!

 941-777-3041

 TheNelsonGroup88@kw.com

LIFESTYLE EVENTS



40th Annual Sarasota Powerboat Grand Prix

400 Ben Franklin Dr, Sarasota, FL
September 13-15, 2024



Bayside Park Concert Series

Fort Myers Beach, FL
September 8-29, 2024 | 4-7PM



Annual St. Armands Circle Craft Festival

1 Armands Circle, Sarasota, FL
September 21-22, 2024 | 10AM-4PM



Life;Story 5K/10K Walk & Run

North Cattlemen Road, Sarasota, FL
September 28, 2024 | 7AM

CALL AN APPOINTMENT NOW!

 941-777-3041

 TheNelsonGroup88@kw.com