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It's been a busy summer and our local housing market continues to set records. The buying frenzy the Sarasota housing market experienced during the past year has simmered and is being replaced with what will be our new normal: a low inventory market with a fast turnover of quality homes priced right. With Sarasota acquiring so much press, such as being recently named to Time magazine's "World's Greatest Places" list, and ranked No. 9 in the U.S. News & World Report of Top 10 Best Places to Live, we doubt the allure of our piece of paradise is going to tarnish any time soon.

Our inventory shortage is a problem we're not going to solve in the next year or two, and even with increased supply, home price growth will gradually moderate, but a broad price decline is unlikely.

If you're in a position to sell your residence now, why wait any longer.  
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. Census Bureau recently released the results of its most recent survey, showing how the nation's population has grown and become more diverse in the last 10 years, trends that are mirrored in Sarasota and Manatee counties. Overall, the nation's population grew by 7.4 percent between 2010 and 2020, the lowest rate of growth since the 1930s. Local growth exceeded the national rate. In Sarasota County, the population rose by 14.4%, from 379,000 in 2010 to 434,000 last year, while in Manatee County, the population increased by 23.8%, from 323,000 to 400,000.



After years of legal wrangling, the Residences at St. Regis Longboat Key is finally breaking ground on Oct. 25th! The property will include a 166-room luxury hotel and three six-story residential buildings containing 69 luxury condominiums, with prices starting at \$2 million. Eighteen one- to four-bedroom floor plans are available, many with sweeping views of the Gulf of Mexico. If you are interested in exploring ownership of one of these coveted residences at the St. Regis, [contact us!](#)

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## market - report

The real estate market is as hot as it's ever been, and demand for homes is so high that we're selling homes as quickly as they come available. 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. It is entirely likely that we're seeing a permanent correction upward as Florida home prices, which are historically in the middle-of-the-road nationally, the trend toward the values of the states from which our buyers are migrating.

[Read the full report here.](#)

**[Our Exclusive Listings...](#)**



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



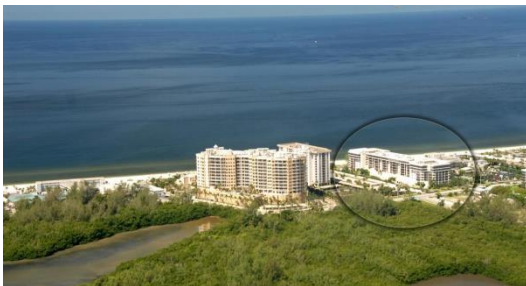
LONGBOAT KEY  
[5840 Gulf of Mexico Dr., Longboat Key, FL 34228](#)  
 Under construction. Canal front luxury custom  
 4BR/4BA/2HB home with saltwater pool, spa, outdoor  
 kitchen, and moments to the Intracoastal Waterway.  
 \$4,295,000



SAWGRASS - VENICE  
[356 Marsh Landing Way](#)  
 Stunning 3BR/2BA lake view pool home with 12'  
 ceilings, oversized tile flooring, and water views from  
 every room.  
**PENDING SALE IN 2 DAYS!** \$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.  
**PENDING IN 1 DAY!** \$420,000



LIDO SURF & SAND - LIDO BEACH  
[1102 Benjamin Franklin Dr., #312](#)  
 We are representing the buyer of this rare 2BR/2BA,  
 updated and furnished residence with Gulf  
 views. **NOW SOLD!** \$784,000



THE OAKS - OSPREY  
[282 Osprey Point Drive](#)  
 Beautiful estate home offering 3BR/4.5BA, pool, spa  
 and views of Preserve.  
**NOW SOLD!** \$1,626,000

[CONTACT US FOR MORE DETAILS](#)

**Lifetime Achievement of Over \$1,000,000,000 in Residential Real Estate Sales  
Over 100,000 Satisfied Customers and Clients  
#1 Group in Bird Key**

Visit [TheLynneKoyGroup.com](http://TheLynneKoyGroup.com) for photo tours of properties we offer for sale and to search all properties for sale in the surrounding areas.