



SEPTEMBER 2024

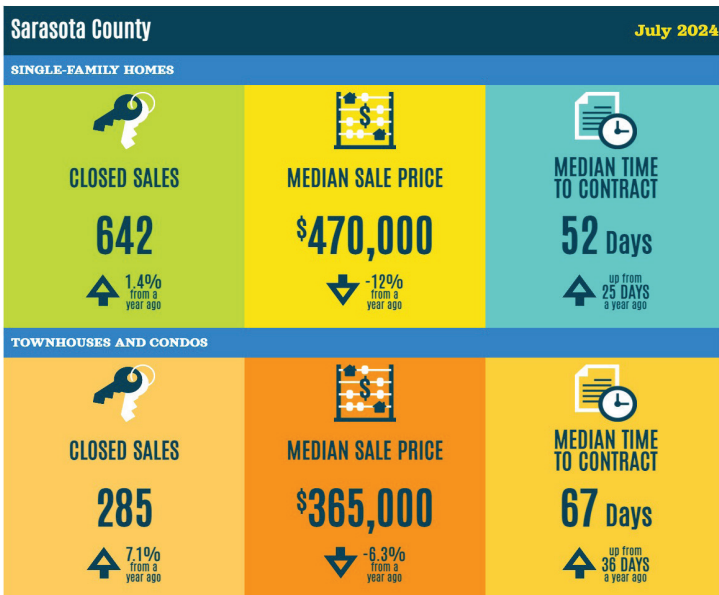
It's an election year, and November is just months away. If you are thinking about buying or selling a home, you're probably curious about what effect, if any, elections have on the housing market. It's a great question and it's natural to wonder how such a major event might impact your plans.

Home prices are pretty resilient. They generally rise year-over-year, regardless of elections. In fact, the latest data from NAR shows after seven of the last eight Presidential elections, home prices increased the following year. The only year when prices declined after an election was during the housing market crash, which was far from a typical year. In addition, most forecasts expect mortgage rates to ease slightly throughout the remainder of the year. If they're right, this year will follow the trend of declining rates leading up to most previous elections. And if you're looking to buy a home in the coming months, this could be an opportunity.

I'm your expert in the Sarasota real estate market and available to share my wealth of knowledge, experience, and personalized approach to assure you of a successful real estate transaction. Thank you for your trust, and your referrals.

Kathryn Plosica

MARKET REPORT



With a grand unveiling on Aug. 16, the St. Regis Longboat Key opened its doors to locals and newcomers. Over the next month, the St. Regis will gradually ramp up operations throughout the soft opening. Most amenities will be open to the public, including the spa and seven dining venues. For accommodations, there's the Mable Ringling Suite, named after the wife of John Ringling. There's also the Lora Whitney Suite, a king suite with an ocean view. Whitney and her husband, Gordon, first arrived on Longboat Key in 1935 and built the 13 historic Whitney Beach cottages. Another unique suite is the Katherine Klauber Suite, which is a tribute to the wife of Dr. Murray "Murf" Klauber, the longtime owner of The Colony Beach & Tennis Resort. The Katherine Klauber Suite starts at \$8,000 a night. For \$15,000 a night, guests can rent the most luxurious suite in the St. Regis Longboat Key.

For the first time, our state's population has topped 23 million, hitting a record high. Florida is now the third most populous state in the U.S., trailing only California and Texas. Over the next five years, population growth over the previous year is expected to average about 319,000 new residents each year, with many locating to our area.



RESTAURANT SHOUT OUT!

Have you tried Koluca? Chefs Gino Calleja and Jose Rojas have combined their shared Mexican heritage and culinary prowess to bring upscale Mexican cuisine to Sarasota, and the result is divine. A fried whole snapper dish, called huachinango a la Veracruz, makes for a lively-looking plate that tastes incredible, with crispy skin and expertly seasoned meat. Some dishes are spicier than others, so ask your server for guidance if you're sensitive to heat.
 6644 Gateway Ave., Sarasota, (941) 921-3133, koluca.com

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Longboat Key Turtle Count



As of July 1, 2024, there are 445 total sea turtle nests on the Manatee County portion of Longboat Key patrolled by Longboat Key Turtle Watch.

Summer is a busy time for our Longboat Key beaches with both people and sea turtles sharing the sand. Though turtle nesting and hatching usually happens in the middle of the night, it is very possible for humans to cross paths with nesting females or hatchlings on their way to the sea.

If you see a female or sea turtle hatchling, it is important to stay out of their way. Never put your hands on or near the turtle. You should always keep your distance. Any distractions may frighten or disorient them, causing a female to return to the ocean before finishing her nest, or misdirecting a hatchling away from the water. Don't use any flashlights, flash photography, or video equipment while you are on the beach and especially if a sea turtle is present.

Unfortunately, sea turtle hatchlings must overcome many obstacles in their natural habitat to successfully reach adulthood. After hatching, they must dig out of their nest, a process that may take a few days. Once out, predators feed on them, and any misdirection may leave them lost and, soon, dehydrated by the morning sun. Enjoy the experience from a distance. Don't make it any more difficult for sea turtles to survive.

If you come across a sea turtle that is stranded or dead; a hatchling that is wandering in a road, parking lot, or going in a direction other than the water; or if you see someone disturbing a nest or turtle, call the Florida Fish and Wildlife Conservation Commission (FWC) Division of Law Enforcement at 1-888-404-FWCC.

Sponsor a Nest by scanning below:



Sarasota's downtown Mermaid Fountain, created in 1993 by artist Nancy Matthews, has been included in the Smithsonian Institution's collection of public art sculptures. In recognition of this honor, the City of Sarasota will hold a celebration at 7:30 p.m. Sept. 13 at Paul N. Thorpe J. Park at the intersection of Pineapple and Lemon Avenues.



The former Circus City Architectural Salvage building on the corner of Central Avenue and 10th Street, will become a new 6,000 sq. ft. event space, which is set to open this fall. In addition to weddings, the space will host a variety of events, including corporate functions and public gatherings big and small, with a capacity for 250 seated guests or 300 in a cocktail style layout.



Sarasota has a new Toy Museum, and I hear it's awesome! The museum boasts a huge collection of vintage toys and collectibles, and is also home to a retail toy and comic book shop. The beautiful outside mural was done by TrentManningStudio.com Sarasota Toy Museum and Moose Head Toys and Comics is open 11 a.m.-7 p.m. Tuesday-Thursday and 10 a.m.-8 p.m. Friday and Saturday at 3580 17th St., Sarasota. For more information, call (941) 993-1897.

LOCAL EVENTS

2024 Siesta Key Crystal Classic • November 15 - November 18, 2024

Siesta Beach • 948 Beach Road, Sarasota Florida

This four-day festival features twenty-four master sand sculptors competing for top prizes in solo and duo categories. Their masterpieces transform the always beautiful Siesta Beach into an amazing outdoor art gallery. And it's more than just sand...the festival also features live music throughout the event along with a large variety of 90+ shopping and food and drink vendors.



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