

The McCarty Group

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REAL ESTATE NEWSLETTER December 2020

kw MARCO ISLAND
KELLERWILLIAMS. REALTY



REAL ESTATE IS A DRIVING FORCE
IN TODAY'S ECONOMY



HOUSING MARKET IS PLAYING LEADING ROLE IN THE TURNAROUND

As the economy recovers from this year's health crisis, the housing market is playing a leading role in the turnaround. It's safe to say that what we call "home" is taking on a new meaning, causing many of us to consider buying or selling sooner rather than later. Housing, therefore, has thrived in an otherwise down year.

Today's high buyer demand combined with low housing inventory means we're seeing home prices **appreciate** at an above-average pace. This demand is being driven by those who want to take advantage of historically low mortgage rates. According to **Freddie Mac**:

"The record low mortgage rate environment is providing tangible support to the economy at a critical time, as housing continues to propel growth."

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2021 REAL ESTATE MARKET PREDICTIONS

WASHINGTON – Because of the COVID-19 pandemic, some housing trends will accelerate, some will come to a halt, and some will spawn entirely new areas of growth.

Exodus to the South. The single-family housing market has been booming during what has become the "Great American Move." The pandemic has fueled the desire for lower-density areas, propelling suburban growth, a trend that was already happening in the last five years as millennials start families. The South, which offers greater housing affordability, is benefiting the most from relocation trends during the pandemic.

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430 Cottage Court, Marco Island
\$1,750,000

Custom built home on a huge lot located in Tigertail Beach area! 4 spacious bedrooms, 3.5 baths, 3-car garage, outdoor kitchen, pool and spa. This water indirect & one minute from the only bridge by boat to the Marco River & Gulf of Mexico!

[Click here for more details](#)

396 Rookery Court, Marco Island
\$1,679,000

Awesome waterfront home located on an incredible tip lot with 172' of big bay views. There is a beautiful pool & an open air 'champagne, sunset watching deck'. Dock has two 10,000# lifts. Minutes to Marco River!

[Click here for more details](#)



1069 Bald Eagle, #S-601
Marco Island \$929,900

Private 3-bedroom condo at Pier 81 South! Outstanding views abound both day and night from the expanded 46' outdoor balcony overlooking the pool, marina and gorgeous Marco River!

[Click here for more details](#)



LOCAL EVENTS



[Click Here for More Information on Naples Christmas Walk...](#)

47th Annual Christmas Walk and Tree Lighting on 5th Avenue South December 4, 2020 - December 5, 2020. The biggest Christmas showcase in Naples! Enjoy the official Christmas tree lighting on 5th Avenue South in Sugden Plaza. A live concert will be held by operatic tenor Ghaleb, with amazing holiday experiences, including a Living

Nativity by the First Church of the Nazarene, Skating Rink, Live Music and appearance by Santa Claus.

Marco Island Christmas Island Style Boat Parade

Saturday, December 12, 2020, 6:00pm
Enjoy a wonderful festive family evening. Watch the boats sail by, decked out with festive holiday lights and decorations! Recommended viewing spots include The Esplanade on Smokehouse Bay and Snook Inn on the Marco River.

[Click Here for More Information](#)



NAPLES BOTANICAL GARDEN

November 27–December 23;
December 26–30; January 1–3
6–9 pm / 6–10 pm select evenings

Ongoing Nightly Activities

Live Musical Performance on the
Water Garden Stage,
Beautifully Lit Sculptures
from Steve Tobin: Music from
Nature Underground

[Click Here for More Information](#)

Q & A with The McCarty Group



Why are Single Family Home Prices Continually Rising on Marco Island?

"The strong and persistent level of demand seen throughout SWFL, coupled with worsening inventory shortages, continued to drive up home values this fall. This is probably a good time to remember, however, that while rising median sale prices are almost always indicative of general home price appreciation, they can also be driven

upward by a change in the mix of homes that are selling. Something like this is definitely happening this year, as luxury homes have been selling in abundance relative to last year.” says Mike McCarty, Realtor with Keller Williams Realty, and over 30 years real estate experience on Marco Island and Naples, Florida.

BE IN THE KNOW - COVID UPDATE

Thinking of visiting Marco Island? Have a home on the island that you haven't seen since March? Have family or friends wanting to enjoy all that Marco Island's Paradise has to offer?

[CLICK HERE FOR UP TO DATE](#)

information and statistics before you travel.



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239.970.3250

