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## Active, Pending & Sold Reports by Community Updated SEPTEMBER 30, 2016

Click the community links below to view and save the PDF documents

[Hawthorne - Chesapeake Cove](#)

[Hawthorne - Single Family](#)

[Spring Run At The Brooks - Coach](#)

[Spring Run At The Brooks - Single Family](#)

[Copperleaf At The Brooks - Coach](#)

[Copperleaf At The Brooks - Single Family](#)

[Lighthouse Bay At The Brooks](#)

## REAL ESTATE NEWS

### Single-Family and Condominium Home Market

#### COLLIER COUNTY and LEE COUNTY SEPTEMBER 2016 vs. SEPTEMBER 2015

- \* **New Listings** added per month: 247 vs. 212 - UP 16.5%
- \* **Actively Listed** single-family, condo and townhomes: 966 vs. 704 - UP 37.2%
- \* **Average Listing Price:** \$524K vs. \$478K - UP 13.2%
- \* **Listing Price Per Sq. Ft:** \$237 vs. \$221 - UP 7.3%
- \* **Months of Inventory:** 7.1 vs. 4.66 - UP 52.4%
- \* **Pending Sales:** 326 vs. 250 - UP 47.7%
- \* **Closed Sales:** 149 vs. 148 - UP .7%
- \* **Average SALES Price vs. Average LIST Price:**
  - Average **List Price:** \$335K September 2016 vs \$447K September 2015
  - Average **Sale Price:** \$321K September 2016 vs. \$426K September 2015
- \* **Total Number of Homes Sold** during September 2016 by county - including single-family, condo and townhome properties:
  - Collier County: 16, Lee County: 133

*Based on combined statistics for single-family, condo and townhouse listings in the entire Lee County and Collier County area via the Bonita Springs-Estero Assn of Realtors.*

*[Looking for even more statistics? Read complete report here](#)*

## GULFHOMEPROS FEATURED LISTINGS

### Chesapeake - Hawthorne

#### Lake View Newly Renovated



26436 Lucky Stone Rd #101  
Bonita Springs, FL  
2 Beds + Den / 2 BA  
1,747 a/c sq.ft  
**\$284,900 Unfurnished**  
ML# 216013888  
Deb - Royal Shell R.E.  
[Virtual Tour](#)

#### Let us put a SOLD sign on your home!

The resale market in gated communities is struggling to compete with new construction incentives. Though you have a nice home but price really does matter in this market!

If you or someone you know is thinking of selling - we have buyers waiting for homes.

### Emory Oaks - Hawthorne

#### Private Preserve View Salt Water Pool



10324 Yorkstone Dr  
Bonita Springs, FL  
3 Beds + Den / 2 Baths  
2,562 a/c sq.ft  
**\$569,000 Furn. Negotiable**  
ML# 216015458  
Royal Shell Real Estate  
[Virtual Tour](#)

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**[See DEB'S PREFERRED VENDOR LIST - a downloadable PDF](#)**

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## BONITA SPRINGS COMMUNITY EVENTS & LOCAL NEWS

- **Sunset/Moonlight Kayaking at Lovers Key State Park - Friday October 14th.**  
A 2 to 2.5-hour guided kayak tour - paddle through the mangrove-protected winding waters around Black Island. You may encounter manatee, dolphin and tarpon as you glide through the waterways. For pricing visit [www.friendsofroverskey.org](http://www.friendsofroverskey.org). For more info and to RSVP contact Judy Greenwood (708) 359-0466 or email [fjgreenwood@gmail.com](mailto:fjgreenwood@gmail.com).
- **RiverFest Autumn Festival - Saturday October 22**  
Race registration at 1pm for Imperial River Challenge featuring canoe & kayak races; annual rubber duck race at 4pm and traditional fish fry at 5 pm. Children's activities, live music, and more. Riverside Park. No charge.
- **Koreshan Halloween - Saturday October 29 - 4pm to 7pm.** NO tricks, just TREATS at the 3rd Annual Family Halloween Festival includes a hay ride, pumpkin painting, food vendors, fun, games and treats. Children's parade and costume contest. Where: Koreshan State Historic Site 3800 Corkscrew Road, Estero. No charge with paid park admission. Call the Ranger Station for more info (239) 992-0311.
- **Raptor Bay Project:**For general information please visit the [City of bonita springs Raptor Project website page.](#)
- **Prevent Mosquito-Viral Infections This Summer:** Reduce Mosquito Breeding at Your Home: With spring weather and mosquito season coming soon in the United States, the Zika virus - and the mosquitoes that carry the virus - may be a major concern. [Click Here to learn how to reduce mosquitoes at home](#)
- **Trap - Neuter - Return Program** - Life for homeless kittens and cats is unbearably hard. Please help prevent feral cats from reproducing. [Flyer for more information.](#)
- **Tee Box Tips:** Timing is the master key to a good golf game... [read article here](#)
- **More Calendar Events - [see what's happening in Bonita, Estero Ft Myers & Naples](#)**

- [Club Calendar - see meeting info for all your favorite clubs in Bonita, Estero and Naples](#)

## [VISIT OUR WEBSITE](#)

[View Deb's Featured Listings](#)  
[Search ALL SW Florida Listings](#)

## [NEW CONSTRUCTION](#)

[New Construction - Bonita Springs](#)  
[New Construction - Estero](#)  
[New Construction - Naples](#)  
[New Construction - Fort Myers](#)

### [Want to know about New Home Communities?](#)

Visit **Search for Homes** on our [website](#) for a list of saved searches by area (Bonita Springs, Estero, Naples, Ft Myers) - then call me! I'll be happy to help you narrow down where to go and what to see - there are a LOT of new home options right now. And remember - the sales people at the new home communities work for the *builders*. You should always be accompanied by a *Realtor*.



### [Want to know about financing?](#)

The in's and out's - there are a lot of great programs available!

Voted Gulf Shore 5-Star  
Realtor top 5%  
Email Deb:

**Whatever your real estate needs -**

**Call Deb : 239-273-4824**

[Deb@GulfHomePros.com](mailto:Deb@GulfHomePros.com)



Our "Client first" approach means we're here for you, whether you're looking to buy OR sell, investment or personal residence.

**GulfHomePros know and sell Bonita Bay, The Brooks, Hawthorne, Pelican Landing and everywhere in between!**

**We get you more \$\$\$\$\$! Professionalism counts!**

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers.

## Favorite Sites and Links

[City of Bonita Springs](#)  
[City of Bonita Springs](#)  
[- for Residents - City Meetings](#)  
[Calendar](#)  
[City of Bonita Springs - FAQs and](#)

[Hawthorne Community Information](#)  
[Hawthorne - Community Website](#)  
[Hawthorne Single Family Homes for Sale](#)  
[Hawthorne Coach Homes for Sale](#)

[useful links](#)

[Bonita Springs Parks and Rec.](#)

[City of Naples](#)

[Collier County Govt.](#)

[Collier Co. Beach and Boat Parks](#)

[Lee County Govt](#)

[Lee Co. Beaches / Parks](#)

[SW Florida Int'l Airport](#)

[Lee County. Utilities](#)

[Lee County Clerk](#)

[Vehicle Registration](#)

[Florida State Govt](#)

[Florida Power & Light](#)

## **Golf**

[Golf Properties for Sale in Naples](#)

[Naples Golf Courses](#)

[Golf Properties for Sale in Bonita Springs](#)

[Bonita Springs Golf Courses](#)

[Golf Properties for Sale in Estero](#)

[Estero Golf Courses](#)

## **[Deb's Preferred Vendor/Contractor List](#)**

- a downloadable PDF

Royal Shell Real Estate  
26811 S. Tamiami Trail  
Bonita Springs, FL 34134



*We make it easy. You make it home.*



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