

[View in browser](#)

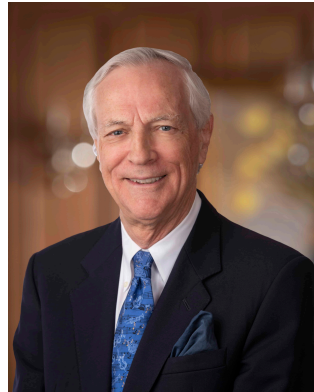
# Good Morning !

## Bonita Bay Weekly Update

The Latest Real Estate News

**Andrew Oliver**  
Real Estate Advisor

m. (617) 834-8205



COMPASS

Go [HERE](#) to read my First Quarter 2024 Bonita Springs Market Report and [HERE](#) to read my First Quarter Naples Market Report

Check out my websites for more **real estate** related news and reports:

[www.OliverReportsFL.com](http://www.OliverReportsFL.com)

[www.OliverReportsMA.com](http://www.OliverReportsMA.com)



---

## DID YOU KNOW?

**STOCK MARKET REPORT.....** Israel and Iran [appear to be trying to calm tensions](#) after trading military blows in recent days. Markets aren't getting the message. An Israeli strike late Thursday night led to a brief spike in oil prices, rattling investors before the opening bell Friday morning in New York. That added momentum to a pullback in the S&P 500 and Nasdaq Composite that saddled both with their longest daily losing streak in more than a year.

By the time the closing bell rang Friday afternoon, the tech-heavy Nasdaq had racked up a 5.5% weekly decline, its worst such performance since 2022. The S&P 500 dropped 3.1% for the week, and the Dow Jones Industrial Average eked out a tiny gain.

The Nasdaq and S&P 500 have both declined in each of the past three weeks as a stronger-than-expected U.S. economy buoys inflation and scrambles Wall Street [forecasts for interest-rate cuts](#) by the Federal Reserve. Those changing expectations are hammering the

speculative artificial-intelligence-oriented tech stocks that propelled a market rally in recent months. (WSJ)

### ON TODAY'S DATE IN:

**753BC** Romulus and Remus found Rome (traditional date)

**1789** John Adams sworn in as 1st US Vice President (9 days before Washington)

**1794** NYC formally declares coast of Ellis Island publicly owned, so they can build forts to protect NYC from British

**1878** First Lady Lucy Hayes begins egg rolling contest on White House lawn

**1904** Ty Cobb makes his pro debut for Augusta (South Atlantic League)

**1918** World War I: German fighter ace Baron Manfred von [Richthofen](#) "[The Red Baron](#)", shot down and killed over Vaux sur Somme in France, Canadian pilot Arthur Roy Brown credited with the kill

**1926** Queen Elizabeth II born London

**1930** "All Quiet on the Western Front" based on the novel by [Erich Maria Remarque](#), directed by Lewis Milestone, starring Louis Wolheim and Lew Ayres premieres in Los Angeles (Academy Awards Outstanding Production 1930)

**1940** 1st \$64 Question, "Take It or Leave It," on CBS Radio

**1956** [Elvis Presley](#)'s 1st hit record, "Heartbreak Hotel", becomes #1

**1959** Alf Dean using a rod & reel hooks a 2,664lb, 16' 10" great white shark off the coast of Ceduna, Australia

**1965** Malcolm X, African American human rights activist and Muslim minister, [assassinated](#) in New York City at 39.

**1989** Thousands of Chinese crowd into Beijing's Tiananmen Square cheering students demanding greater political freedom

**1991** Olympic gold winning decathlete [Bruce Jenner](#) (now [Caitlyn Jenner](#)) weds [Kris Kardashian](#) in Bel Air, Los Angeles

**1991** Greatest extra-inning comeback, Pitts scores 6 in bottom of 11th erasing 5 run Cub lead, Pirates also trailed 7-2 in bottom of 9th

**1995** FBI arrests Timothy McVeigh in the Oklahoma City bombing case; He is indicted on 160 state offenses and 11 federal offenses, including the use of a weapon of mass destruction [1]

**1997** Ashes of psychologist and author Timothy Leary and "Star Trek" creator [Gene Roddenberry](#) launched into space orbit

**2019** Ukrainian comedian Volodymyr Zelensky wins the country's presidential election in a landslide

**2023** US Supreme Court rules abortion pill mifepristone can remain widely available, blocking ban by Texas U.S. District Judge

**REAL ESTATE RELATED NEWS.....**The average rate on the popular 30-year fixed mortgage crossed over 7% on April 1, according to [Mortgage News Daily](#), and it just kept going. It now sits right around 7.5%, the highest level since mid-November of last year.

Rates hit their highest level in a few decades last October, causing home sales to grind to a halt. Builders jumped to buy down rates for their customers and managed to do better than existing home sellers.

Rates then fell through mid-January to the mid-6% range and held there into February, causing a surge in home sales. But then they began rising again.

"By mid-February, a pick-up in inflation reset expectations, putting mortgage rates back on an upward trend, and more recent data and comments from Fed Chair [Jerome] Powell have only underscored inflation concerns," said Danielle Hale, chief economist for Realtor.com. "Sales data over the next few months is

likely to reflect the impact of now-higher mortgage rates.”

Even with rates higher, however, mortgage applications to purchase a home rose 5% last week compared with the previous week, according to the Mortgage Bankers Association’s [seasonally adjusted index](#). Demand was still 10% lower than the same week one year ago, even with rates now 70 basis points higher than they were a year ago.

“Despite these higher rates, application activity picked up, possibly as some borrowers decided to act in case rates continue to rise,” said Joel Kan, MBA’s chief economist.

That may be short-lived, however, as affordability weakens even further. While there is more [supply on the market](#) now than there was a year ago, it is still at a very low level historically. That has caused homes to move faster as the competition increases. Anyone waiting for rates to drop significantly may be waiting for a while.

“Recent economic data shows that the economy and job market remain strong, which is likely to keep mortgage rates at these elevated levels for the near future,” said Bob Broeksmit, MBA’s president and CEO. (CNBC)

**FUN FACT.....** During the 1908 Olympics in London, the Russians showed up 12 days late due to the fact that they were using the Julian calendar instead of the Gregorian calendar. (TheFactSite)

**QUOTE OF THE DAY.....** One who deceives will always find those who allow themselves to be deceived - [Niccolo Machiavelli](#)

---

# Bonita Bay Real Estate Report

Recent Listings, Recent Pending & Closed Sales  
 Courtesy of The Feins Group at Compass

Address	Sub/Condo	Building Design	Beds/Baths	Sq. Ft.	DOM	List Price	Per Sq Ft		
<b>RECENT NEW LISTINGS</b>									
26900 WEDGEWOOD DR #202	WEDGEWOOD	Mid Rise (4-7)	2+Den/2(0)	1,970	1	\$699,000	\$355		
3163 GREENFLOWER CT	TUCKAWEYE	Villa Attached	3+Den/2(0)	2,112	2	\$1,050,000	\$497		
4951 BONITA BAY BLVD #903	ESPERIA SOUTH	High Rise (8+)	3 Bed/3(0)	2,210	2	\$1,149,000	\$520		
4151 LAKE FOREST DR #1413	SANDPIPER AT BONITA BA	Low Rise (1-3)	2+Den/2(0)	1,393	4	\$485,000	\$348		
3661 WILD PINES DR #203	WILD PINES	Low Rise (1-3)	2 Bed/2(0)	1,250	5	\$569,000	\$455		
27013 SHELL RIDGE CIR	BAY HARBOR	Single Family	3 Bed/2(1)	1,961	5	\$1,099,000	\$560		
27140 LOST LAKE LN	LOST LAKE	Villa Detached	3+Den/3(0)	2,886	5	\$1,399,000	\$485		
27002 OAKWOOD LAKE DR	OAKWOOD VILLAS	Townhouse	2+Den/2(1)	1,991	9	\$549,000	\$276		
3661 WILD PINES DR #302	WILD PINES	Low Rise (1-3)	2 Bed/2(0)	839	10	\$475,000	\$566		
<b>UNDER CONTRACT THIS WEEK</b>									
						<a href="#">DTO</a>			
27760 RIVERWALK WAY	RIVERWALK	Single Family	3+Den/3(1)	3,719	5	\$2,400,000	\$645		
26343 MAHOGANY POINTE CT	MAHOGANY RIDGE	Villa Detached	3+Den/3(1)	3,298	7	\$2,250,000	\$682		
3460 RIVIERA LAKES CT	RIVIERA AT BONITA BAY	Villa Detached	3 Bed/3(1)	2,470	9	\$1,250,000	\$506		
3941 WOODLAKE DR	WOODLAKE AT BONITA BA	Single Family	3+Den/3(1)	2,986	49	\$1,399,000	\$469		
4851 BONITA BAY BLVD #2403	TAVIRA	High Rise (8+)	3+Den/3(0)	3,827	88	\$3,499,000	\$914		
4751 BONITA BAY BLVD #302	VISTAS AT BONITA BAY	High Rise (8+)	3 Bed/3(0)	2,519	121	\$1,090,000	\$433		
4440 RIVERWATCH DR #101	HARBOR LANDING	Low Rise (1-3)	2+Den/2(0)	1,836	148	\$598,000	\$326		
27311 OAK KNOLL DR	OAK KNOLL AT BONITA BA	Single Family	4+Den/3(1)	6,510	296	\$2,999,000	\$461		
<b>CLOSED SALES THIS WEEK</b>									
3091 LAUREL RIDGE CT	LAUREL RIDGE	Single Family	3 Bed/2(0)	2,269	14	\$1,100,000	\$463	95%	
4801 BONITA BAY BLVD #603	ESTANCIA	High Rise (8+)	3 Bed/3(0)	2,642	136	\$1,775,000	\$634	94%	
4731 BONITA BAY BLVD #401	HORIZONS	High Rise (8+)	3+Den/4(0)	3,496	28	\$1,975,315	\$486	86%	
26348 AUGUSTA CREEK CT	AUGUSTA CREEK	Villa Detached	3+Den/3(0)	2,915	7	\$1,850,000	\$618	97%	
4951 BONITA BAY BLVD #2401	ESPERIA SOUTH	High Rise (8+)	3 Bed/3(0)	2,730	7	\$2,750,000	\$916	91%	

*Click the report to view it in full screen.*

## Forthcoming Local Events



ALL THAT JAZZ

**April 24**



**CARS AND COFFEE  
239**

**April 21 9:00-11:00 AM**

**Mercato**

Browse hundreds of cool cars located around the

**Artis-Naples**

**When Carla Cook sings, she swings. Anchoring the Naples Philharmonic Jazz Orchestra's 2023-24 guest list, this jazz vocalist is one you won't want to miss.**

**VIEW**

property. Check out the traffic circle for our featured Ferraris and enjoy live music from Chris Bepko.

Our featured charity of this month is [Turtle Time](#). Curated parking on the VIP Lawn **requires** a donation of \$50 (cash or check)

**VIEW**



JOSEPH AND THE AMAZING TECHNICOLOR DREAMCOAT

**April 26 - May 5**

**Performing Arts Center – 10150 Bonita Beach Road**

Based on the Bible's book of Genesis and originating from a cantata written for a school choir, Joseph is a much-loved family classic.



**TURANDOT**

**April 21**

**Artis-Naples**

**The final work by the beloved Italian composer, Puccini, is well known to modern audiences thanks to opera's most famous aria, *Nessun Dorma*,**

[VIEW](#)

which has been performed by everyone from Luciano Pavarotti to Aretha Franklin and Jackie Evanco.

[VIEW](#)

### Local Farmers' Markets



**Vanderbilt**

[VIEW](#)

**Pine Ridge**

[VIEW](#)

**Bonita Springs**

[VIEW](#)

---

### MY LISTINGS

**Bay Forest** has long been a popular community **West of 41**, between Wiggins Pass and Bonita Beach Road. The exciting news is that construction of the **new \$4.5 million Boardwalk** has begun. (The seller will pay the final assesement.)



Go [HERE](#) to view the Bay Forest website, read the latest Newsletter, and watch the 4-minute video of Bay Forest.

**15405 Cedarwood Ln, Unit 101**

**OPEN HOUSE SUNDAY: 1:00-3:30 PM**  
**Originally \$385,000 - now \$360,000**

**End Unit with Private Courtyard and direct access  
from Adjacent, deeded Car Port  
BB1 has replaced the roof and elevator; this unit has a  
brand new A/C**

Go [HERE](#) to view photos and video





**325 Carinosa Ct: \$725,000 - PENDING**

**Two primary suites, a 3rd bedroom, den, and 3 full  
bathrooms**

**Impact windows and a new high efficiency A/C system**

**Seamless indoor/outdoor living to large lanai (with  
two wine coolers!)**

**Go [HERE](#) to view photos and video**





**The Feins Group** is a team of 14 Realtors working together in all areas of Naples.

Know someone who would enjoy this weekly report? Send an email to **Andrew.Oliver@Compass.com** and put "**Bonita Bay weekly numbers**" in the subject line.

My weekly newsletters cover **Bay Forest, Bonita Bay, Imperial Golf Estates, Island Walk, Naples Park, Pelican Bay, Pelican March, and Pine Island**

Please let me know if you would like to be added to any other newsletter.

**Questions/Comments? Call Andrew 617.834.8205 your Southwest Florida Real Estate expert.**

And **check out my websites** for more real estate related news and reports:

[www.OliverReportsFL.com](http://www.OliverReportsFL.com)

[www.OliverReportsMA.com](http://www.OliverReportsMA.com)



COMPASS

Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

© 2024 Compass. 110 5th Avenue, New York, NY 10011. All rights reserved. This email is a promotional message. This email was sent to [andrew.oliver@compass.com](mailto:andrew.oliver@compass.com). To unsubscribe, click [here](#).