

WHAT TO DO WITH THE KIDS?

Summer is here and there's no more school. Never fear, Sanibel is ready. When school lets out Sanibel steps in. There are organizations on the island that offer a variety of activities for both kids and adults. Some of these programs have fees associated with them. Here's a few -

- "Ding" Darling National Wildlife Refuge has four summer programs over and above their usual activities. They involve reading, wildlife education, hiking, beach walks and boating. Call 239-472-1100; extension 237 or www.dingdarlingsociety.org.
- The Bailey Matthews National Shell Museum has live tank talks and arts and craft sessions available daily. Call 239-395-2233 or go to www.shell-museum.org.
- The Sanibel Sea School has four programs that include varied adventures such as paddling, bird watching, shell walks and more. Call 239-472-8585.

NEW SANIBEL BOOK

A book titled "The Sanibel Island Lighthouse: A Complete History" has been released by Amber Publishing. This is the most recent of several books authored by a veteran of 32 years in the US Fish & Wildlife Service including being the lighthouse keeper

for 20 years. The lighthouse and the keeper cottages are the oldest surviving structures on the island. The book is currently available on Sanibel at Macintosh Books and online at www.Amazon.com.

GOT YOUR 2018 CALENDAR YET?

The 30th edition of the Sanibel-Captiva Nature Calendar has been published and is ready to be enjoyed by the many who get one each year. The 2018 edition features white pelicans on the cover page and spotlights 11 of the birds often observed on the island. The photographs are mostly by local talent and are accompanied by narratives that are enlightening and fascinating. The calendar is for sale throughout Southwest Florida

in book stores and gift shops for \$14.95. For mail orders send that amount plus \$2 shipping and handling to Sanibel-Captiva Nature Calendar, PO Box 356, Sanibel, FL 33957.



WHATEVER YOU DO, TALK TO DAVID!

David wants to help. He's been a successful real estate expert for over 40 years. Both his customers and his colleagues acknowledge that. He's been voted Realtor of the Year 4 times by customers and elected president of the real estate association 3 times by his colleagues. Let him help you. He has special services developed just to make things more accessible to you ---

- MLS Notification: you'll learn at once when property that meets your needs is listed.
- Pricing: you'll be given a detailed report showing the pricing for similar properties.
- Gopher Enterprises - will find the perfect place for you to rent. If you're planning to rent property on Sanibel or Captiva during the coming winter months we would advise you to make your reservations quickly. The 2018 season is filling up very fast.

AND REMEMBER HIS ADDITIONAL SERVICES.

MLS NOTIFICATION - We have recently installed an updated, improved notification service that will be even more helpful to you. It is flexible and can be designed by you, changed by you, made to reflect your needs at your time. It can be your dynamic, versatile search tool. Just go to our website.

PRICING - We'll help you price your property by preparing a report showing what other like properties have sold for.

GOPHER ENTERPRISES - We'll find the perfect place for you to rent. Just let us know what you need and we will deliver it to you - guaranteed. If you're an owner and want to rent your property to vacationers we can offer a professional web-site Portal that will give you direct access to the active vacationer market.

LET DAVID BE YOUR GUIDE - CALL HIM

He will provide professional and practical guidance to help you buy, sell or rent the property that's right for you. Call or write him.

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Discover the Difference A Dave Makes • "Your Best Interest Is My Only Business"

The Schuldenfrei REPORT

Serving the Islands for over 40 years

About real estate on Sanibel and Captiva • Going to 7,000 local property owners and 15,000 Northern visitors

THE MARKET IS POSITIVE



David L. Schuldenfrei
Realtor® CRS, GRI, SCIS
Selling the Islands for more than 40 years.

The real estate market on your favorite islands continues to be positive. It has shown good vitality during the first half of this year. Just about everything is on the plus side. The number of sold units is up, pending sales are up, prices are moderating and the time it takes to sell a property continues to get shorter. It's a nice expansion of the positive performance shown during the first quarter of the year. Here is a summary of the first six months of this year.

- Single family homes are up 5% over last year. The strongest performance was in the homes fronting on gulf or the bay. Sanibel showed a slight increase while Captiva showed a slight decrease.
- Condominium sales are even with last year. The two bedroom units were up over last year while the one and three bedroom units showed declines. Captiva sales were almost double last year while Sanibel was modestly down.
- Building lots show strong growth, continuing the positive movement reported in our last several letters. The number of lots sold is low but the activity level is high.

- The average selling price is lower this year than last year although prices are still higher than they were just five years ago.
- New listings through June are up over last year but the inventory level is still low.

All things considered the prospects for continued growth look pretty good for 2017. It won't be a spectacular year because there is still some uncertainty out there. But there is plenty of room for growth. If the market just grows to where it was five years ago it will see a 30% growth rate. Can this happen? The economic growth was good in the first and second quarters, mortgage rates are expected to stay where they are until the end of the year and consumer confidence is high. Plus, people are making money and they're moving to Southwest Florida. Lee County is the third fastest growing metropolitan area in the country and its home to major employers. That has and will continue to impact your favorite islands in a favorable manner.

So, if you're considering the purchase, sale or rental of property on the islands we encourage you to call David. Let his extensive experience with the market work to your benefit. We would particularly urge you to call as soon as possible if you are going to rent property. The rental bookings for this year are filling up very fast.

About real estate on Sanibel and Captiva • Going to 7,000 local property owners and 15,000 Northern visitors.

GOOD NEWS FOR FISHERMEN



The Red Snapper season has been expanded by 39 days. This is great news for all the coastal communities on the Gulf Coast of Florida. This expansion will make the red snapper season the longest since 2013. Oh, that rich and tasty red snapper. Good time catching and good eating.

PICKLEBALL COMES TO SANIBEL

Well, it's about time, you might say. Pickleball is hot - both while playing and in popularity. Sanibel's pickleball introduction came at the Sundial Beach Resort & Spa when they opened 12 new pickleball courts. This was a notable event attended by the Chamber of Commerce, Pickleball Magazine and many pickleball players waiting anxiously to play. The courts have a Plexicushion system and are accessible to resort guests and the general public. If you have been attracted to the new pickleball sport you now have a resource on Sanibel. If you would like more information email pickleball@sundialresort.com.



OR YOU CAN PLAY SANIBEL ROCKS

This is a feel-good sort of activity that was launched last spring and seems to have caught fire. It's supposed to be sweeping the country according to reports. It involves painted rocks - a line image painted on one side of the rock and an uplifting message on the other side. They are placed in any random spot and wait to be found. The finder can either keep it or re-hide it. If you keep it you're encouraged to make another rock and hide it. There are an estimated 100 or more Sanibel Rocks currently on the island. If you want to learn more just put Sanibel Rocks on Facebook in your search window. Have fun. It's nice to get an uplifting message.



TURTLE TIME

Sanibel has been monitoring Loggerhead Turtle nests for years and are well known for their contributions to turtle lore. This year they added the monitoring of Green Turtles and have found 20 green turtle nests on the island. It's great to be loved.



DON'T THROW THOSE GLASSES AWAY!

The Lions Clubs throughout the country have collected eye glasses for years as part of their mission. They collect glasses that are no longer needed and make them available for the use of needy people in developing countries where eye care is often unaffordable or inaccessible. A noble cause. Our own Lions Club is actively involved in this program with their Recycle for Sight program. Once collected locally they are sent to a regional Lions Eyeglass Recycling Center where they are cleaned, categorized by prescription and prepared for distribution. There are Lions Recycle for Sight collection boxes located at many businesses throughout the island. Be a participant. Drop your old glasses off. For more info go to www.sanibelcaptivallions.org.

SANIBEL SCHOOL STILL EXCELS

The Sanibel School continues in their Blue Ribbon performance. The 2016-2017 school year finds them tops in the Lee County School District on state tests. It's one of two schools in the district that had 97% of its third grade students scoring three or higher on the Florida Standards Assessment English Language Arts test. This is an improvement over last year when it was 94%. This is good news for the island families with kids in the K-8 years and it's also good news for the island property owner.



ADULT YOGA PROGRAM

While the kids play you can enjoy the relaxation of yoga at the Community House. They are held every Tuesday and Thursday from 10 to 11 a.m. and emphasize posture, breathing techniques, mudra, meditation and guided relaxation techniques. Every ache and pain is addressed as the program is tailored to individual needs. The cost for Community House members is \$18. For others it's \$20. For more information call 239-472-2155 or go to www.sanibelcommunityhouse.net/calendar.

THE WILDLIFE ADOPTION PROGRAM

The Sanibel-Captiva Conservation Foundation's (SCCF) outreach program has a website based adoption program for various species of wildlife. You can adopt a sea turtle nest or a shore bird by just clicking a button on the SCCF website. It's easy. You can do it from your phone or tablet. You can adopt a sea turtle nest for \$75 or a shore bird for \$30. The funds go toward the nitty-gritty supplies that are needed to make a program work on a day-to-day basis. For more go to www.sccf.org/our-work/speciesadoption-programs.

THE SANIBEL LIBRARY

The Sanibel Library has been planning a reconfiguration of their interior space for two years - a project called Your Library Reimagined. It involves a user-centered service design with flexible, multi-purpose spaces for reading and research, meetings and multiple technology access points. The first phase is underway but should not cause a serious interruption of regular library services. There will continue to be high speed WiFi as well as printing and fax service. Cardholders can use Hoopla or Overdrive/Libby to download eBooks. More information is available at www.sanibel.org or call 239-472-2483.

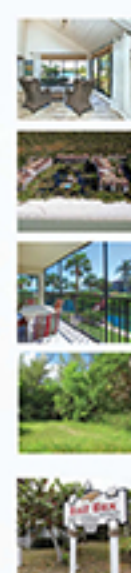
SEGWAY AROUND THE ISLAND

Touring the island by Segway is a little different than walking, biking or running. It's far less strenuous and you learn more about the island. The tour guide will provide information on island history and landmarks, tropical vegetation and local wildlife. There are guided tours Monday thru Saturday. They take about 90 minutes and for those not familiar with segways there is instruction before proceeding. For more info go to www.sanibelbike.com. Try it. You'll probably have a lot of fun.



THE EARLY BIRD CATCHES THE WORM!

Beat The Winter Rush and Put Your Property on The Market Now!!
Inventory Is Low And Buyers Are Looking!!



HOMES

Beautifully updated 4 bedroom 3 bath direct Gulf access east end canal home priced at \$1,675,000.

CONDOS

Pointe Santo E-23 Updated 2 bedroom 2 bath + den priced at \$1,050,000.
Pointe Santo B-2 Elegant 2 bedroom 2 bath ground floor unit priced at \$825,000.
Pointe Santo C-42 Gulf and lagoon views from this beautiful 4th floor unit with rooftop sundeck \$949,000.

LOTS

5821 Pine Tree Drive Double direct Gulf access canal lot priced at \$556,000.

COMMERCIAL LISTING

The Bait Box, one of the last commercial acreages with Periwinkle frontage in the General Commercial district is now available for purchase. Wonderful development opportunity! Business, structures and land offered for \$2,500,000.

BACKGROUND DATA (YTD 3/31)

	SANIBEL 2016	2017	CAPTIVA 2016	2017	TOTAL 2016	2017	%CHNG
CLOSED SALES (Units)							
Houses	115	124	17	15	132	139	+5%
Condos	91	84	11	20	102	104	+2%
Lots	15	21	1	2	16	23	+44%
Total	221	229	29	37	250	266	+6%
PENDING SALES (Units)							
Houses	79	84	9	10	88	94	+7%
Condos	60	47	4	10	64	57	-11%
Lots	8	14	0	1	8	15	+88%
Total	147	145	13	21	160	166	-4%
HOUSES							
Gulf/Bay	6	7	4	6	10	13	+30%
Other A*	38	36	3	1	41	37	-10%
Other B**	71	81	10	8	81	89	+10%
Total	115	124	17	15	132	139	+5%
CONDOS							
1 Bedroom	14	6	2	9	16	15	-6%
2 Bedroom	56	62	6	7	62	69	+11%
3 Bedroom	21	16	3	4	24	20	-17%
Total	91	84	11	20	102	104	+2%
AVERAGE SALE PRICE (000\$)							
Houses	992	984	3017	2668	1254	1167	-7%
Condos	759	761	1021	698	787	749	-5%
AVERAGE DAYS ON MARKET							
Houses	171	167	252	221	182	164	-10%
Condos	190	200	229	221	194	204	+5%

*Bayou, Canal, Roosevelt Channel and Lake **Near beach, inland
Source: Market Activity Report and Monthly Statistic Report

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