



October Newsletter

Events This Month

McIntosh Festival

The McIntosh 1890s Festival is recognized as one of Florida's premiere festivals. Over the years, it has grown to over 250 vendors and as many as 40,000 visitors. It's now too large for nostalgic parades and home tours, but continues to draw crowds to quality arts, crafts, antiques, custom jewelry, and even homemade goodies. McIntosh's hospitality and Victorian charm are always an attractive feature. The festival will take place on Saturday, October 12th from 8am-4pm.

Trunk or Treat

The Fort McCoy Community Center is having a trunk or treat on October 31st starting at 6pm. Decorate your trunk and pass out candy or bring the kids to trick or treat. Either way it will be a fun night! Prizes will be awarded for best decorated trunk and best costume.

Featured Listings

Stunning Lake Kerr sunsets .87 acre lot. 125' of lakefront canal front, wrapping around living on your own island. The home features 2 bedrooms, 1.5 bathrooms, concrete construction with brick and stone accents. Originally built in 1987 (builder's personal home). Upon entering the home, you will see beautiful lake views through the large windows. The home includes tiled floors, lots of granite countertops, a living fireplace, and a brick accent wall throughout, including a warm country feel with a cool and tiled surround. The garage is used as additional living space with 1/2 bath. The living room has a rear porch and both covered and open patios perfect for relaxing and enjoying the view. Outside there is a 30'x30' concrete block garage which is



perfect for all your toys. Listing price is \$695,000.

included on this hard to find property. Almost like a new home, it features 1187 square feet of living space, 2 bedrooms, 1.5 bathrooms, concrete construction with brick and stone accents. Originally built in 1987 (builder's personal home). Upon entering the home, you will see beautiful lake views through the large windows. The home includes tiled floors, lots of granite countertops, a living fireplace, and a brick accent wall throughout, including a warm country feel with a cool and tiled surround. The garage is used as additional living space with 1/2 bath. The living room has a rear porch and both covered and open patios perfect for relaxing and enjoying the view. Outside there is a 30'x30' concrete block garage which is

Don't miss this home on .65 Forest Subdivision, located in National Forest and canal leading to Lake Kerr. The home was originally built in 1977 and shows pride in ownership. Home is a concrete block with stucco, including 3 bedrooms with private baths. Upon arriving, you will find an auto gate leading to a concrete carport and covered front porch. Entering the home, there is a spacious living room including a dining area leading to a kitchen with lots of appliances (range, included). The kitchen has a brick wood burning fireplace. The bedrooms are cozy throughout the home except in the Florida room, which is currently being used as a great area for entertaining or a bedroom. The Florida room is 12'x14' and overlooks the back yard. A solar system is installed on the metal roof with average electric bills of \$80-177. Outside there is a pool with deck, 2 car metal carport with concrete slab and storage/workshop building attached; plus additional 2 storage sheds and single car metal carport with additional access via double gates in the backyard. Listing price is \$265,000.



fenced acres in Sherwood Forest Subdivision, located in National Forest and canal leading to Lake Kerr. The home was originally built in 1977 and shows pride in ownership. Home is a concrete block with stucco, including 3 bedrooms with private baths. Upon arriving, you will find an auto gate leading to a concrete carport and covered front porch. Entering the home, there is a spacious living room including a dining area leading to a kitchen with lots of appliances (range, included). The kitchen has a brick wood burning fireplace. The bedrooms are cozy throughout the home except in the Florida room, which is currently being used as a great area for entertaining or a bedroom. The Florida room is 12'x14' and overlooks the back yard. A solar system is installed on the metal roof with average electric bills of \$80-177. Outside there is a pool with deck, 2 car metal carport with concrete slab and storage/workshop building attached; plus additional 2 storage sheds and single car metal carport with additional access via double gates in the backyard. Listing price is \$265,000.

Featured Listings

Don't miss this
and 1 Bathroom
Hard to find a
and trailer storage,
clubhouse and
Minutes to Kings
River Preserve .
restaurants and
nearby via boat,
Listing price is



condo, 2 Bedrooms
with 706 Sq Ft.
condo with boat
dock, boat parking,
laundry room.
Bay and Crystal
Many local
entertainment
vehicle or golf cart.
\$350,000.

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14991 NE 113th Court, Fort McCoy, FL 32134

Market Update

In Marion County, FL, the median sold price for SFH/Villa properties for August was \$285,000, representing an increase of 0% compared to last month and an increase of 3.3% from Aug 2022. The average days on market for units sold in August was 58 days, 30% above the 5-year August average of 45 days. There was a 6.3% month over month decrease in new contract activity with 930 New Pendings; an 8.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 1,239; and a 2.4% increase in supply to 2,143 active units.

In Marion County, FL, the median sold price for MH/Man/Modular properties for August was \$157,000, representing a decrease of 0.3% compared to last month and an increase of 18.5% from Aug 2022. The average days on market for units sold in August was 35 days, 22% below the 5-year August average of 45 days. There was an 8% month over month increase in new contract activity with 94 New Pendings; a 2.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 96; and a 7% increase in supply to 198 active units.

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