



Summer is here - stay cool!

South Venice Beach Wave

JUNE 2026

The heart of South Venice since 1955

FRIDAY, June 26 6:00pm

MUSIC

BINGO NIGHT

DOORS OPEN 5:30pm GAMES BEGIN 6:00pm

OPTIONAL PIZZA AND SNACKS

Prizes for Winners!

DETAILS ON PAGE 2

FRIDAY, July 3 5:00pm



BBQ

Fundraiser

Pickleball 720

Club promises

great food and lots of fun!

Everyone welcome! Come celebrate The Fourth with us. BBQ dinner, cash bar, music and games for the family—there will be pickleball, giant jenga and cornhole!

Please note:

There will be no General Meetings in June, July or August. We're taking a summer break and look forward to seeing you when meetings resume in October.

**Free Wi-Fi at
SVCA**



*Changes mean you'll need to
log-in again*

NEW NETWORK NAME: **FX4100-Guest**

LOGIN: **720Alligator!!**

Why we call SVCA the 'heart of South Venice'

AN INTROSPECTION FROM ALBERT FRICK

South Venice is a unique place — a neighborhood with history, character, and a spirit of independence. But even a community as strong as ours needs a center of gravity. That center is the South Venice Civic Association.

Residents who aren't yet members ask two simple questions: "What does SVCA do?" "Why should I join?" Underneath both is the real question: "What happens with my \$70, and what do I or the neighborhood get out of it?"

The answer is both practical and deeply human. Your membership keeps the only community center in all of South Venice open, active, and improving. It funds the facility essentials that no one sees but everyone relies on: electricity, insurance, maintenance, cleaning, repairs, and the steady work of keeping a public space safe, welcoming, and available. But the value goes far beyond operations.



Our Pickleball players understand the value of their membership — they enjoy the camaraderie, the semi-private feel, the daily use, and the return on their SVCA membership.

Here's what your \$70 membership makes possible:

Recreation & Wellness — yoga, fitness, seminars, clubs, pickleball and activities that keep neighbors healthy and connected.

Community Life — social events, gatherings, celebrations, and the simple joy of having a place to meet.

Neighborhood Identity — a shared home base that strengthens the fabric of South Venice.

Property Value Stability — a vibrant community center adds measurable value to every home in the neighborhood

If SVCA disappeared tomorrow, the loss would be immediate and unmistakable. There would be no gathering place, no hub for activities, no anchor for neighborhood identity, and no organization advocating for the

Continued on Page 5

South Venice Civic Association

*The heart of South Venice
since 1955*

**720 Alligator Drive
South Venice Beach, FL 34293**

Phone: 941-493-0006

Email: svca@southvenice.org

Office hours:

Tuesday, Thursday and Saturday
9:00am to 1:00pm (closed June 11 & 13)

www.southvenice.org

svca@southvenice.org

BOARD OF DIRECTORS

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Susan Juranek	Gary Parker
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Jodie Cooper

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GOT SOMETHING TO SAY?

We love to hear from you!

SEND LETTERS TO: maureenholland@comcast.net

Names may be withheld from publication by request.

All letters are subject to review.



Community Media is the
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South Venice Beach Wave

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The SVCA, its Board of Directors or its assigns will not be held liable for any services provided, work performed or offers made by any advertiser appearing in *The Wave*.

A poster for Music Bingo with a green background and musical notes. The text is in various fonts and colors, including green, black, and white.

Music Bingo

FRIDAY, JUNE 26
SOUTH VENICE CIVIC ASSOCIATION
\$10 MEMBERS, \$12 NON-MEMBERS
PIZZA \$3.00/SLICE OR \$14.00/PIE
(PEPPERONI OR CHEESE ONLY)
*LIMITED PIZZA, SNACKS, BEER & WINE AVAILABLE ON
SITE - CASH ONLY
PLEASE REGISTER IN ADVANCE THROUGH NOON 6/26/26 AT
SOUTHVENICE.ORG EVENTS/CALENDAR
2 DIFFERENT PLAYLISTS - 4 GAMES EACH PLAYLIST PRIZES
FOR WINNERS
DOORS OPEN WITH PIZZA AT 5:30PM, BINGO AT 6:00PM
SOUTH VENICE CIVIC ASSOCIATION
720 ALLIGATOR DR. VENICE FL 34293
[HTTPS://SOUTHVENICE.ORG](https://southvenice.org)



GOT SOMETHING TO SAY?

Write a letter to the WAVE

We love to hear from you!

SEND LETTERS TO:

maureenholland@comcast.net

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SOUTH VENICE GARDEN CLUB

Clippings

FROM DEBBIE SULLIVAN

Our last club meeting of the year kicked off with Dr. Charles Reith sharing details of a new EcoPark just three miles from South Venice. Conceived by Jacaranda West Community residents and other volunteers, the newly created, one-acre park west of Jacaranda Boulevard is now



home to a sustainable microforest, woodlands, and prairie. It joins thousands of similar areas springing up all over the U.S. on public lands and in homeowners' yards.

Microforests (tiny

Lisa Levinson and Julie Paddock discussed gardening tips.



Jean Wentzel and her son, Jordan, are new club members and enthusiastic gardeners.

and dense patches of forest) create biodiversity hotspots that help fight climate change, cool down cities, and absorb carbon. In Southwest Florida, they may also help to abate the effects of red tide, wind damage, and flooding.

The forests are maintenance free and provide homes for wildlife. They're densely planted in layers, making them true forests where many plants, insects, and fungi can

Continued on page 5

Let's get moving! TAKE A CLASS AT SVCA



YOGA with JODIE

Wednesdays

9:00-10:00am \$10/class

July class schedule TBA

NO CLASSES IN JUNE
We'll resume in September

ZUMBA

LINEDANCING with John Rude

MONDAYS 7:00pm \$10/class

Relax, Unwind and Relax

Tai Chi/Qi Gong

TUESDAYS 10:00 TO 11:00am

No classes in July

Improves physical health, reduces pain, promotes balance and muscular strength and helps with weight management.

WITH JOHN COPPS—\$10.00 per class

720 PICKLEBALL CLUB

BBQ

Fundraiser

FRIDAY ★ JULY 3 ★ 5 PM

MEMBERS \$20 NON-MEMBERS \$22

MUSIC | FOOD | GAMES

JOIN US FOR BBQ DINNER, DRINKS,
CASH BAR, MUSIC, & GAMES!
PICKLEBALL, GIANT JENGA, CORNHOLE!
COME HANG OUT WITH YOUR FRIENDS & MEET
NEW NEIGHBORS AT THIS FUN
FAMILY FRIENDLY EVENT!

**REGISTER ONLINE AT
SOUTHVENICE.ORG**

720 Alligator Drive, Venice, FL 34293



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- 2 Ask the business for your Community Cash ticket OR a copy of your receipt & clip this ad
- 3 Mail it back to us at: **Community Media**
220 Bahama Street
Venice, FL 34285
- 4 Every month we draw new tickets for **CASH PRIZES** and mail winners a check!



In Cash Prizes Available Monthly

More Chances to Win:

Recommend a business you currently use that should advertise in this newsletter. When you continue to use them you increase your chances for Community Cash!
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Remember, the only way to win is to patronize the advertisers in this newsletter. They are the reason your newsletter is free, so show your support!

Every Month is a New Chance to Win!

1 drawing for \$100

10 drawings for \$10

Winner	Vendor
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Mary Taverwier..... \$10	Royal Enterprises
Joyce Parker..... \$10	Royal Enterprises
Tami Martin..... \$10	Royal Enterprises
Patricia Brennan..... \$10	Superior Clean Air Solutions
Patricia Foor..... \$10	Ron Wyngarden Mobile Wash
Thomas LiPuma..... \$10	Professional Plumbing
Judy Robb \$10	Jones & Sons Plumbing
Doug Hahn \$10	Jones & Sons Plumbing
Patricia Morreale..... \$10	Jones & Sons Plumbing

Drawing Date - 5/10/2026



- Limit one ticket per advertiser's service per quarter, (3 month period)
- Customer must have paid for advertiser's service to play
- Contest void where prohibited by law
- Checks will be mailed within 120 days of drawing date

GARDEN CLUB Clippings

Continued

thrive. It's feasible to create one right at your own home, even if you don't have an acre of land.

The EcoPark is free to visit. Park on Malibu Court east of Jacaranda Boulevard. Then cross Jacaranda at the nearest traffic light and locate the EcoPark sign between Indian Hills Court and Pine Forest Court. It's about a 1.5 mile walk from the Jacaranda Public Library.

We won't have regular monthly meetings over the summer and will resume on September 21. Members should watch their emails for notices about potential summer outings.

The club meets monthly from September to May. Programs focus on Florida friendly gardening, pollinators, and education, with speaker presentations, hands-on projects, plant raffles, and field trips. Visitors are always welcome. Follow us on Facebook: just search for South Venice Garden Club Public Group.



ABOVE: Club members and guests had a fascinating visit to the unique Creator's Farm and Garden in Venice.

RIGHT: Sybil Levien and Caroline Smart were looking forward to the monthly program.



WHY WE NEED THE SVCA! *Continued*

interests of South Venice residents. SVCA is where friendships form, ideas circulate, and the neighborhood becomes more than a collection of streets. Membership isn't a transaction. It's a contribution to the life of the community we all call home.

Time to clean up the yard

We're having a yard clean-up on Monday, June 1 from 7:00 to 11:00am. Want to help? Then bring gardening tools, water, and a snack if desired.

We will provide the yard waste bags.

Many hands make the work light! We'd love to have you join us.

Huge thanks to Scott Dean for removing the old window blinds, hanging the cornices, and touching up the window paint in the office. **Our members are the BEST!!**



Leaving Florida?

Don't miss any issues of the newsletter while you're away for the summer!

Sign up for Summer Mailing:

- Call our office to sign up for Summer Mailing
- \$5.00 flat fee per shipped issue
(International is \$6.00)
- Newsletters are shipped at the beginning of the month
- Pay by check

(941) 375-3699
220 Bahama Street
Venice, FL 34285



Member Albert Frick has been thinking A LOT about SVCA over the last month and they're thoughts worth sharing. Here's another one!

South Venice's Hidden Advantage: Choice That Protects Home Values

South Venice offers something increasingly rare in Florida's coastal communities: **choice**. While many neighborhoods are locked into mandatory homeowner association fees, South Venice residents enjoy a flexible, *pay-only-for-what-you-use* model that delivers real value—both in lifestyle and in property performance.

Statewide research cited by the **Florida Community Association Journal** and the **Community Associations Institute** shows that homes in Florida communities with organized amenities typically sell for about **4% more** than comparable homes without them. Here, the combined impact of our civic and beach organizations appears even stronger, with estimated value benefits of **8–12%**, particularly when compared to similar coastal neighborhoods offering private beach access, boating facilities, and recreation.

A "Smorgasbord" of Amenities

South Venice stands apart with a menu-style structure that lets residents choose only what they want:

- Private beach with ferry access
- Pickleball courts
- Boat ramp
- Kayak launch
- Community Center programs and social events
- Close proximity to bike trails
- No mandatory bundles. No one-size-fits-all fees. Just flexibility, fairness, and affordability.

Value Without the Burden

For many households, the annual cost of participating in South Venice organizations is surprisingly modest—often **less than the cost of an evening out at Sharky's**. Yet the benefits last all year: maintained amenities, preserved coastal access, vibrant social programming, and a neighborhood identity that continues to attract buyers.

Where many Florida HOAs charge **\$200–\$400 per month**, South Venice residents can choose:

- **\$70–\$100/year** for pickleball
- **\$150/year** for the boat ramp
- **\$200/year** for private beach and ferry access

A resident can select **all amenities for just \$450 per year**, a fraction of typical HOA costs, which often provide far less. This structure allows full-time residents, seasonal homeowners, and retirees to tailor their involvement without subsidizing amenities they don't use.

What SVCA & SVBET Provide

Together, the South Venice Civic Association (SVCA) and

the South Venice Beach Endowment Trust (SVBET) deliver:

- Community entertainment and engagement
- Management of the natural resource and recreational asset of our private beach
- Long term asset preservation, with **over \$850,000 in holdings as of 2023**
- Enhanced marketability and desirability of homes in the subdivision

Communities with private beach access, active civic associations, and well-maintained amenities consistently show stronger demand and resale performance. While exact premiums vary, the presence of these organizations clearly contributes to South Venice's appeal.

Components	Percentage Increase in Value (%)	Increased Value in Median Home (\$)
Baseline Florida Data for Homes in Associations	4%	\$11,688
SVBET Private Beach, Ferry, and Boat Ramp	3% to 6%	\$9,000 to \$18,000
SVCA Pickleball, Clubs, Events, Entertainment	1% to 2%	\$3,000 to \$6,000
TOTAL Combined Amenities	—	\$23,000 to \$35,000

Estimated Impact on Home Values

Based on a median home value of **\$292,200**, the combined amenity effect is substantial:

Beyond measurable premiums, South Venice benefits from strong **curb appeal** driven by:

- A well-maintained community center and grounds
- Active neighborhood culture
- Visible recreational activity
- Private beach access
- Ferry dock, boat ramp, kayak launch, and waterfront infrastructure
- A distinct coastal lifestyle identity

A Community Worth Supporting

SVCA and SVBET maintain the facilities, protect waterfront assets, and preserve the coastal character that makes South Venice so desirable. Their work strengthens curb appeal, enhances neighborhood identity, and supports long-term property stability. Every homeowner benefits—whether they actively use the amenities or simply enjoy the increased desirability of the community.

A median home in South Venice may see **approximately \$30,000 in added market value** because of these organizations.

There's an old saying that feels especially relevant: *You don't miss your water until your well runs dry.*

South Venice's unique model succeeds because residents value flexibility, fairness, and community stewardship. These qualities help ensure that South Venice remains one of Florida's most attractive coastal neighborhoods, affordable, adaptable, and distinctly its own.

Support of SVCA and SVBET isn't just good citizenship. It's one of the best-value investments a homeowner can make.



From Heather's Kitchen

Heather Villalba has long volunteered in our kitchen. Here she shares her secrets!

Aunt Susie's Pistachio Lush Dessert

Some of my best childhood memories are of visiting my Aunt Susie's farm and the simple rhythm of summer days spent there.

Growing up, summer meant time at Aunt Susie's with my sister, brother, and all of our cousins—barefoot in the grass, swimming in the pool, helping milk the cows, and her delicious food. She always had a yummy dessert ready for us. One of my favorites is her pistachio lush dessert. Light, creamy, and sweet, it was the perfect end to a family picnic.

Now, it still makes an appearance when we gather, carrying those same memories with it. My grown kids ask for it, and somehow it tastes the same and reminds me of those long summer afternoons—carefree, relaxed, and worth coming back to.

Family recipes don't just feed a crowd—they keep a little piece of home alive, no matter how much time or distance has passed. They carry a story and memories of days gone by. I hope you try Aunt Susie's Pistachio Lush Dessert and recall fondly your childhood summer.

Crust

- 2 cups graham cracker crumbs
- ¼ cup brown sugar
- ½ cup butter, melted

Whipped Cream

- 2 cups heavy cream
- 2 tbsp powdered sugar

Cream Cheese Layer

- 8 oz cream cheese, softened
- 1 cup powdered sugar
- 1 tsp vanilla
- 2 cups whipped cream

Pudding Layer

- 1 package pistachio pudding mix (or any pudding mix you like, but it won't be Pistachio Lush)
- Milk (use 1 cup less than package directions)

Topping

- Remaining whipped cream
- Chopped pistachios
- Lemon zest

Instructions

1. Crust - Mix crumbs, brown sugar, and butter. Press into 9×13 pan. Bake at 350°F for 10 minutes. Cool.
2. Whipped Cream - Beat cream and powdered sugar to stiff peaks. Reserve 2 cups for filling. Refrigerate the rest.
3. Cream Cheese Layer - Beat cream cheese, powdered sugar, and vanilla until smooth. Fold in 2 cups whipped cream.

4. Pudding - Prepare pudding using 1 cup less milk than directed. Let thicken 3–5 minutes.
5. Assemble - Layer on top of crust, the cream cheese mixture, then the pudding, and finally the whipped cream.
6. Chill - Refrigerate at least 4 hours or overnight.
7. Top with pistachios before serving. Enjoy!

THIS SEASON'S FINAL EVENTS

Music Bingo and July 3 BBQ

MUSIC BINGO: Please join us for the last events of the season. On June 26 we'll have one final Music Bingo – they'll resume in September. We'll start at 5:30pm and please register by noon on the 26th to ensure pizza and available seating. Snacks and beverages will be available for purchase as well.

We use music videos and have several playlists to select from. The name of the artist and song title will appear on the screen after about 10 seconds. There are 3 playlists with 4-5 games per playlist. Prizes can be lottery scratchers, chocolate, decor items, and/or alcohol. The festivities conclude between 8:00pm & 8:30pm. You do not need to be a member to attend. Invite your friends and have a fabulous evening!

BBQ FUNDRAISER: Also coming up is a BBQ on July 3 – it's a fundraiser for the Pickleball 720 Club, who built, manage those gorgeous courts behind our building. Monies raised will ensure funds for maintenance and continued improvements to the area. Please pre-register for the event at the SVCA website events page. Come, bring your friends, hang out, play some games, eat some good food, and meet people! You do not need to be a member to attend. (See details on page 3.)

Are you interested in playing Pickleball?

You need to be a member of the SVCA (join at the SVCA website, click on Membership. Before you use the courts, you'll also need to complete a waiver in the office to arrange your access. Your SVCA membership includes the individuals who live in your household. You can purchase a Guest Pass in the office, which enables you to bring family who doesn't live with you and friends to play. If you have any questions, just call SVCA during office hours.

Welcome to our newest members

Vincent Drew Heather Bevil
Rachel Szabo Theresa Herman
Samuel Gordon

*Remember-membership makes
us strong and gives us a voice
in Sarasota County!*

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
JUNE 2026						
1	LINE DANCE CLASS 7:00pm	2 TAI CHI 10-11:00am	3 YOGA 9:00am	4	5	6
7	8 LINE DANCE CLASS 7:00pm	9 TAI CHI 10-11:00am	10	11	12	13
14	15 LINE DANCE CLASS 7:00pm	16	17 YOGA 9:00am	18	19	20
21	22 BOARD MEETING 3:30pm public LINE DANCE CLASS 7:00pm	23 TAI CHI 10-11:00am	24 YOGA 9:00am	25	26 MUSIC BINGO 6:00pm	27
28	29 LINE DANCE CLASS 7:00pm	30 TAI CHI 10-11:00am				
 South Venice Civic Association 720 ALLIGATOR DRIVE, South Venice						

Changes coming to the *WAVE* his fall

The Board has long discussed moving this newsletter online. We'd save quite a bit of money AND there wouldn't be a delay waiting for it to arrive in your mailbox.

There are many details still to be worked out and we'll have it all for you in the next issue, which is our usual double June/July summer issue.

We'll also be looking at improvements to our overall online presence including the website and a network of social media platforms.

All of this needs a bit more technical expertise than we have at the moment, but we're examining what can be done about that. This can be an opportunity for a young person to include volunteer work at a community non-profit in resumes and college applications. Know someone for this? Needn't be a member.

A FEW NOTES FROM THE OFFICE::

The log-in to use SVCA's free Wi-fi has changed.

The network name is now FX4100-Guest. The new PASSWORD is 720Alligator!! (include those two exclamation points).

Office hours for the week of Juny 7 will be different.

We'll be open Monday and Tuesday 8:00am-1:00pm, but closed on Thursday and Friday.



VOTED "BEST IN VENICE GOLD BUYERS" 2025

That jewelry you haven't worn in years may be worth **WAY** more than you think!



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Best of Venice 2025



From the Other Room

Blair Post, HAS, BC-HIS, ACA

Board Certified Hearing Instrument Sciences
American Conference of Audioprosthology

A couple months back Karen wrote an article about one of our long time clients and his experience with women's voices. Apparently she struck a nerve with a lot of our families. We had quite a few calls about people struggling to hear women's voices clearly.

One gentleman came into our office in response to the article, and yes, I am withholding his name to protect him. He came in and said he is doing well with his hearing aids but has trouble hearing his wife. I asked him some questions, where is she when you don't hear her, what are you doing, how does she get your attention.

His answers caused Karen to burst out laughing. I am sharing this just in case you recognize someone you love in this story.

He couldn't hear her when she yelled from the bedroom while he was in the living room. Yeah, the door was closed.

She would be in the bedroom since he played the TV so loud it hurt her ears. She didn't want to move to a villa for fear of offending the neighbor with a booming TV.

We addressed both issues. First, we installed a TV system so the sound was streamed to him. Now the sound was not coming from the TV so she could be in the room with him. Second, we programmed his aids to have a priority for her voice, since she was willing to come in and talk to him while I was adjusting the program settings.

If you are struggling to hear women's voices clearly or your spouse must leave the room when you watch TV, call me and let us fix this for you.



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HOME SALES Apr 16 to May 15, 2026

Address	HTB	BE	FB	Built	Pool	Garage	Lot Size	ADOM	List Price	Close Price
3674 ROSLYN RD	4,512	4	4	2015	Private	8	32,870	189	\$1,775,000	\$1,575,000
5000 LEMON BAY DR	2,311	3	2	1989	None		69,178	8	\$995,000	\$950,740
601 CITRUS RD	2,533	4	2	2021	None	2	12,000	121	\$449,900	\$440,000
3182 CHESTNUT RD	1,772	3	2	1990	None	2	12,000	49	\$422,400	\$422,400
5931 PLOVER RD	1,654	3	2	2004	Private	2	8,000	6	\$449,999	\$420,000
3534 TUNDRA RD	1,865	3	2	1987	None	2	20,000	75	\$415,000	\$400,500
370 CRANE RD	1,780	3	2	1977	None	2	10,000	154	\$397,000	\$390,000
3681 SHAMROCK DR	1,585	3	2	1977	None	1	14,585	74	\$385,000	\$380,000
4919 LEMON BAY DR	2,188	4	2	1956	None		8,000	217	\$359,900	\$355,000
5841 OSPREY RD	1,695	2	2	1978	None	2	12,000	11	\$369,000	\$355,000
420 DUKE RD	1,358	2	2	1995	None	2	10,580	15	\$375,000	\$342,000
1471 SOUTHLAND RD	1,458	3	2	1987	None		8,000	49	\$355,000	\$340,000
863 KIMBALL RD	1,646	2	2	1980	None	1	8,000	50	\$349,500	\$332,000
1035 INDUS RD	1,647	2	2	1978	None	2	12,000	13	\$339,900	\$323,500
4240 POMPAÑO RD	1,256	3	2	1955	None		8,000	24	\$309,900	\$315,900
5264 KENT RD	1,534	3	2	1978	None	2	12,000	65	\$300,000	\$300,000
930 ROYAL RD	1,574	3	2	1974	None	1	8,000	28	\$299,900	\$300,000
755 COLGATE RD	1,800	3	2	2008	None		8,000	101	\$299,000	\$294,000
71 TULANE RD	1,125	3	2	1978	None	1	8,000	3	\$279,900	\$279,900
3264 VIRGINIA RD	1,740	3	2	1978	None		12,000	34	\$290,000	\$270,000
2845 MYAKKA RD	1,105	2	2	1969	None		8,000	24	\$254,900	\$252,000
601 DOLPHIN RD	1,397	2	2	1980	None	2	10,000	165	\$244,999	\$240,000
270 SOUTHLAND RD	1,080	2	2	1961	None	1	12,000	13	\$267,000	\$235,500
2995 ARROWHEAD RD	1,268	2	2	1978	None	1	8,000	20	\$265,000	\$235,000
531 W BAFFIN DR	1,162	2	2	1987	None	2	10,000	12	\$234,999	\$234,999
816 TANAGER RD	1,379	3	2	1956	None	1	12,000	21	\$255,000	\$225,000
107 TULANE RD	1,024	2	2	1981	None		8,000	0	\$125,000	\$125,000
2607 ENGLEWOOD RD	1,471	2	2	1982	None		8,000	0	\$115,000	\$115,000

Data is based on information from Stellar MLS and sourced by Ayers & Associates Real Estate, Katheren E. Ayers Licensed Real Estate Broker, for the period April 16 to May 15, 2026

SVCA has been the heart of South Venice since 1955. We are where neighbors gather and build a strong voice in Sarasota County. We are here for this community—for YOU!



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State of the Market

From KELLY ANN AYERS, Ayers & Associates



Wishing all the wonderful fathers of South Venice Beach a very Happy Father's Day!

As we move into summer, the Gulf of Mexico continues to be absolutely breathtaking. The water has been crystal clear, reminiscent of the Bahamas & Caribbean, and finally warm enough for even us Florida natives to enjoy a swim. Around here, many lifelong locals wait until the Gulf has an "8" in

front of the temperature before getting in!

Tarpon season continues to bring excitement to our waters, the fishing has been excellent, and the evenings have still been beautiful before the true summer heat settles in. This time of year is perfect for sunset walks on the beach, collecting shark's teeth, or simply enjoying the coastal lifestyle that makes South Venice Beach so special. Many South Venice residents have extraordinary shark tooth collections, and for good reason.

If you haven't taken a ride on the ferry lately or walked along one of the Venice Beaches, now is as good as time as any. The Gulf is gorgeous, the beaches are beautiful, and we are fortunate to call this tropical paradise home.

Market Insight: The South Venice Beach market continues to show steady, balanced & stabilizing activity as we head into summer. Over this reporting period, 28 homes closed

ranging from \$115,000 to \$1.575 million. The highest sale featured over 4,500 square feet under air, four bedrooms, four bathrooms, a pool, an eight-car garage, and a large estate-sized lot. That property closed at approximately \$349 per square foot. Meanwhile, the lowest sale was a two-bedroom, two-bath home on a standard 8,000-square-foot lot that sold for cash at \$78 per square foot.

Currently, there are 96 active listings ranging from \$199,000 to \$1.3 million, along with 49 pending sales ranging from \$207,000 to \$783,000. Buyers remain active, yet more measured compared to the intense pace of previous years. Homes are averaging approximately 61 days to contract with sellers receiving about 96% of their asking price on average.

Overall, South Venice Beach continues to demonstrate a healthy & sustainable real estate market with opportunities for both buyers & sellers. Here are the numbers:

- 28 Closed Sales
- Average Sale Price: \$373,159
- Median Sale Price: \$319,700
- Highest Sale: \$1,575,000
- Lowest Sale: \$115,000
- Average Days to Contract: 61
- Average Sale-to-List Price Ratio: 96%
- 96 Active Listings | \$199,000 to \$1.3 Million
- 49 Pending Sales | \$207,000 to \$783,000

Whether you are considering buying, selling, or simply curious about today's evolving market, we are always here to help with a confidential personalized market analysis.

Remember....South Venice Beach is not just a place — it's a state of mind.



Welcome to the best neighborhood in Sarasota County!



ONE MISSION for our community

As we head into our 70th year, we'll continue working to bring South Venice together to promote our civic, and recreational interests.

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