



Harbour Heights Real Estate News®

Fisherman's Village
Realty, LLC

Volume 5 Issue 5
May 15, 2010

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A Game of Chance

I believe as a rule most people think that there is not a lot to do in Harbour Heights to keep you busy, and that in itself may be a defining benefit. We are lucky enough to have not only a civic association but, a yacht club, and horticultural club as well. Over the winter we have had a few events that brought out a good number of people. The HHYC has had a few dock parties which, if you have not had the chance to attend one, you are really missing out on some good fun. A fishing tournament was held recently, and at the end of April a poker run was held ending with a dock party at the home of one of our members.



The unique thing about this poker run was that it was water based. You had to travel by boat to all locations retrieve an envelope, try not to fall in, and head on to the next stop and so on until you had a poker hand that was unveiled at the dock party. I tagged along with Dot and Fred a pair of salty adventur-

ers if there ever was any. The trip up the Peace River to the first marker was neat, we followed two other boats got some speed up and were there in no time at all. The first grab was successful, as a matter of fact, as much as it would really spice up this story no one fell in then or anyplace along the trip. On the way back down the river one of the boats we were traveling with slowed and the people aboard pointed to the shoreline where we saw a very good sized alligator appearing to be sunning itself. Another alligator appeared just as we slowed, looked at us swam close by and continued on its way. At that point the gator on shore moved out onto the water and appeared to be standing guard. We figured that the larger gator must be protecting a nest on the shore.

We headed out and continued to pick up our envelopes. We traveled up and down every canal in Harbour Heights as well as the Peace River shoreline, hoping to pick the winning hand.

It is not everyday that you get to take in and really enjoy all of the waterfront that this neighborhood has to offer in one trip, it is impressive. We have some very stately homes mixed with, bungalow type,

and very quaint single family homes along our shoreline, the raw beauty is unbeatable. We ended up at the dock of Ken & Sherry Wangler's home, a number of boats were rafted together, good food, drink and conversation possibly one of the best events held all year. As the sun started to set, it was Fred that rode off with the big bucks waiving his winning hand with the envelope raised high.

I spend a lot of time studying maps of the area but, until you take the time to travel our waterways you don't realize the value that we hold. I was amazed at the sheer amount of waterfront property (vacant land) with direct river access that is available in HH.

I went through the multiple listing system (MLS) and really took a hard look at the waterfront property that is available for sale in Harbour Heights; there are some extraordinary deals here that have not been seen in quite some time. Now that homes are going to be constructed again (see page 2) in the neighborhood, it will not be too long before waterfront property becomes a commodity once again. Call me to discuss any of these possibilities.



Inside this issue:

<i>A Game of Chance</i>	1
<i>Real Estate Rundown</i>	2
<i>Publishing Schedule</i>	2
<i>Signs of Life</i>	2
<i>Hurricane Season</i>	2
<i>More Real Estate News</i>	3

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Harbour Heights Real Estate Run Down 2010

Homes For Sale: 30
Homes under contract: 12
Homes sold: 9

Vacant lots For Sale: 76
Lots under contract: 2
Lots sold: 4
Give us a call to see any of these fine properties.

Rediscover
Harbour Heights /
Punta Gorda, Florida

Summer Publishing Schedule

As we do each year, we tweak our publishing schedule just a bit during the summer so that we can take a little down time between issues.

Our next issue will be released mid-July, followed by a Labor Day edition. In October we will then go back to our month to month schedule.

Enjoy the summer, but keep in touch and we will keep an eye out for the good deals.

Signs of Life

Real Estate activity (good or bad) is measured in a variety of ways. I prefer to use a few different local sources to obtain factual information about local

real estate activity, national numbers are relative but does not show a clear

enough picture of what really happens in a neighborhood. I prefer the multiple listing system (MLS) for its accuracy in reporting and the County building services division website for startup information.

The real estate roundup shows us each month that

sales continue to rise, a good indicator of things to come but, in my research this month I found on the County website that

TWO building permits have been filed for Harbour Heights. The permits have been pulled for property on Voyageur Drive and Addington Place. In fact, as of this writing the Addington property has been cleared, filled and is ready for construction.

To me, home sales are significant but, housing starts are the key to recovery. Two new housing starts is a significant step in the right direction. A new sign of life.



Hurricane Season

Over the last few weeks the national media (you gotta love those guys) has given their predictions for the upcoming hurricane season. The latest report that I watched said that the Atlantic Season will be as vigorous as the 2004 & 2005 hurricane seasons, and we all know what happened in those years.

I know that there is not much that you can do but wait for the weather to change but, in advance of any activity you can take one very important step in ensuring that you are prepared for the outcome of any storm.

Get a CMA (Comparative Market Analysis) for your home. Real Estate Professionals use this tool to determine the value of a home in the marketplace.

Although, a CMA is NOT an appraisal, it is however, a good indicator of value. Your insurance professional will recognize and be able to work with the information contained in a CMA to determine if you have the correct type and amounts of insurance for your home.

If you would like a no obligation and free CMA for your property please call me to schedule an appointment and I will be happy to accommodate.



Housing market is stabilizing, says FHA commissioner

WASHINGTON – May 12, 2010 – The Federal Housing Administration (FHA) has played a fundamental role in helping stabilize the nation's housing market; however, FHA reform is critical for keeping the housing and economic recovery on the right track.

That's according to David H. Stevens, assistant secretary of the U.S. Department of Housing and Urban Development (HUD) and Federal Housing Administration commissioner. Stevens spoke to several thousand Realtors attending the National Association of Realtors® Midyear Legislative Meetings & Trade Expo in Washington, D.C. this week.

Stevens credited increased homebuyer demand, brought about by the federal buyer tax credits, and the federal government's purchase of mortgage-backed securities for helping restore consumer confidence and get the economy moving.

"Home prices and sales are beginning to recover, inventories are down, private capital is beginning to re-emerge, investor confidence is coming

back and the job market is showing signs of improvement. These all show renewed confidence in the housing market. We need to finish the job now and make the housing recovery sustainable and keep the economy on the right track," said Stevens.

Despite the signs of improving stability, Stevens said that the housing market continues to face challenges, mainly from unemployment and homeowners with negative equity. "These issues need to be dealt with responsibly, we need solutions to help the most severely distressed homeowners – those most in need and at risk – and when we can't help them we need to make the transition as smooth as possible."

According to Stevens, helping underwater borrowers is critical to stemming the tide of foreclosures, and recently announced revisions to FHA and the Home Affordable Modification Program will help stabilize home prices and keep more people in their homes. FHA refinances will help homeowners write down principal balances or modify and restructure loans into safer, sustainable prod-

ucts. HAMP program changes include a forbearance, or temporary assistance, for unemployed homeowners while they look for work.

Stevens said FHA continues to play a pivotal role in housing recovery and reemphasized that reform is critical. "After the housing market crashed, FHA had to step in to play a vital role. Over the past three years, FHA reacted by increasing its market share dramatically. There would be no housing market recovery without FHA; however, the program is at risk. We cannot continue to operate under the current construct if we don't shore up its fiscal situation. We need to make FHA stronger," said Stevens.

Stevens asked Realtors at the meeting to lend their support for the passage of H.R. 5072, the "FHA Reform Act of 2010," which would allow FHA to hold lenders accountable for the loans they underwrite and originate, and give FHA the flexibility to respond to changes in the marketplace by granting additional authority to adjust the annual mortgage insurance premium and re-

duce borrowers' upfront mortgage insurance premiums.

"Adopting these changes during the current fiscal year would replenish FHA's capital reserves and strengthen its financial position," said Stevens.

Stevens ended the session by reaffirming his commitment to continue working with Realtors to fully rebuild the housing market. "Realtors are the face of the real estate industry and of the American dream. Realtors know the community better than anyone else; indeed, there is no group in America that better understands homeownership," said Stevens.

More than 7,000 Realtors are expected to attend the Mid-year Legislative Meetings & Trade Expo. During the week, they will also meet with legislators on Capitol Hill to urge action toward stabilizing the U.S. mortgage finance delivery system, strengthening housing stability, and improving liquidity for the commercial real estate market.

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Single women outpace men in buying residential real estate

WASHINGTON – May 11, 2010 – Single women have moved ahead of unmarried men in the area of homeownership, according to National Association of Realtors® (NAR) statistics.

When the group first began tracking this data nearly 30 years ago, males and females were evenly matched – with each representing 10 percent of home sales. NAR figures show that unwed males held at that level in 2009, while homeownership by single females rose to 21 percent after holding steady at 20 percent for at least five years.

The trend is most prevalent in the California, Texas and District of Columbia markets, according to Brooke Warrick of American Lives, a market research company, who warns that real estate developers and sellers must be careful not to dismiss unmarried young women as mere bystanders to the homebuying process.

Source: Wall Street Journal (05/10/10) Goldberg, Eleanor

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