

ON
island

with
STACI STEVENS
AND THE CASTAWAYS TEAM

MARCH 2026





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WHAT'S INSIDE

• Pine Island Podcast

Pine Island Experience Podcast highlights Broker, Staci Stevens of Castaways Island Realty

•Market Update

Stay Informed on Recent Market Trends

•Local Events

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•Spring into Island Living

A Coastal Clean-Up & Refresh

•Vacation Rentals

Why we are seeing more income producing properties in 2026!

•Business Spotlight

A Friend of our Flock Ship Shape Laundry

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WANT TO BE PART OF OUR FLOCK?

Contact *Montanna Wilson* at
(239) 896-5521 or flsailgirl@gmail.com

to learn more about about vendor sponsorship opportunities, advertising with Castaways and other fun promotional events for Pine Island.



CHECK IT OUT

Staci Stevens BROKER



PINE ISLAND EXPERIENCE PODCAST

This is a heartfelt conversation about island life, family, and building a business rooted in community. Staci shares what makes Pine Island living so special, how island real estate is truly one of a kind, and why helping people find their place here means so much to her.

FEB 2026
S4E4



LISTEN ON



BIG NEWS FOR THE SUNSHINE *State*



On February 11, 2026, the Florida House of Representatives voted 112-1 to officially designate the American flamingo (*Phoenicopterus ruber*) as Florida's new state bird, replacing the Northern mockingbird, which had proudly held the title since 1927.

Why the Change?

The vibrant pink flamingo has long been an iconic symbol of Florida's tropical identity — representing sunshine, resilience, and the state's unique coastal ecosystems. Supporters say the change better reflects Florida's modern image and environmental heritage.

What It Means

This historic vote marks a new chapter in Florida's identity, celebrating both its bold coastal flair and its one-of-a-kind wildlife. From backyard birdwatchers to beachgoers spotting flamingos in the wild, Floridians now have two feathered ambassadors representing the Sunshine State.

MARKET UPDATE

MARCH 2025 - MARCH 2026

62



NEW LISTINGS

13



SOLD LISTINGS

88



DAYS ON MARKET

\$624K



AVG. LIST PRICE

\$385



PRICE PER SQ FT

94%

%

SALE PRICE RATIO

pine island
LOCAL EVENTS

MAR 3RD

KIDS ART CLASSES
@ 9:00AM | MATLACHA COMMUNITY
PARK

MAR 13TH

MATLACHA ART WALK
@ 5:00PM | DOWNTOWN MATLACHA

MAR 14TH

ISLAND FEST & MULLET TOSS
@ 10:00AM | WINN DIXIE PLAZA



MAR 16TH

ART CLASS W/CALUSA LAND TRUST
@ 10:00AM | BEACON OF HOPE

MAR 28TH

ISLAND MARKET
@ 9:00AM | FISHERS OF MEN LUTHERN
CHURCH

FEATURED LISTING



LISTED AT: \$375,000

2560 ROSE AVENUE
ST JAMES CITY, FL 33956



\$211/ SQ FT



1780 SQFT



3 BEDS



2 BATHS

March Market Momentum

PINE ISLAND'S REAL ESTATE TRENDS FOR 2026

As we head into spring, the Pine Island real estate market continues to evolve, offering opportunities for both buyers and sellers. Recent data shows median home prices on Pine Island have experienced notable adjustments, with listings trending lower than last year and properties spending more time on the market—creating a buyer-friendly climate and strong leverage for thoughtful negotiations.

That said, 2026 is expected to bring relative stability rather than dramatic swings, with seasoned buyers finding value and motivated sellers still commanding interest when homes are priced right and presented beautifully.

Whether you're exploring your first island home, moving up, or considering an investment property, now's a great time to connect with our team at *Castaways Island Realty* for personalized market insights—because old-Florida charm and smart timing can make all the difference.





March

MAINTENANCE CHECKLIST

- ✓ CHANGE HVAC FILTER
- ✓ CHECK SMOKE/CO2 DETECTORS
- ✓ CLEAN DISHWASHER
- ✓ INSPECT WASHING MACHINE HOSES
- ✓ CLEAN GUTTERS

Spring Into Island Living

A COASTAL CLEANUP & REFRESH

Spring isn't just for flowers- it's the perfect time to give your island home a refreshing reset!

- 1 Unlike inland living, island homes require a bit of special care to stay in top shape after winter winds and salt air. Start by decluttering patios, sweeping away coastal debris, and giving outdoor furniture a good rinse to prevent rust and wear.
- 2 Next, consider your landscape: trimming back foliage promotes healthier plant growth and improves air circulation around your home, reducing pest hideouts and keeping your yard hurricane-ready.
- 3 Finally, organize storage bins and clear out closets with island-style living in mind—label beach, boating, and seasonal gear so your space feels open and calm. A refreshed home not only boosts your enjoyment but helps maintain long-term value in our unique Pine Island community.



IRISH SODA BREAD

This classic quick bread is a staple of Irish cuisine, perfect for St. Patrick's Day or any occasion.

INGREDIENTS INCLUDE:

All-purpose flour, baking soda, salt, and buttermilk



Scan
QR CODE FOR RECIPE

small business SPOTLIGHT



Ship Shape Laundry

9842 Stringfellow Road, St. James City, FL 33956

Open daily with high-speed, extra-large washers and dryers, it offers self-service laundry, wash-and-fold drop-off, and convenient pickup & delivery options to save you time. With thoughtful amenities like free Wi-Fi, coffee, a children's play area, and a secure, welcoming environment, it's built to take the chore out of laundry.

www.shipshapelaundromat.com

on island

COMING UP IN THE NEXT ISSUE

• Pine Island Permitting

Information for new home builders, existing structures and ordinances you need to know!

•Market Update

Stay Informed on Recent Market Trends

•Local Events

Explore Community Happenings

•Bald Eagles

A feathered feature of island sightings and what they symbolizes for Pine Island.

All of our newsletter editions can be found on our website: <https://castawaysrealty.com/news/>