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Casey Key

BEACH, BAY, OR BACK NINE... LIVE THE DREAM

REAL ESTATE MARKET REPORT | FEBRUARY 2017

2016 Casey Key Year in Review



↓40%

Decrease over
2015 Average
Sold Price

Sold Prices Year in Review Comparison

2015	2016
Average: \$2,646,471	Average: \$1,578,252
Low: \$410,000	Low: \$640,000
High: \$5,392,500	High: \$4,026,790

Average Sales Price Decrease: \$1,068,219



↑0.3%

Increased over
2015
Sold Price Per Sq. Ft.

Sold Price per Square Foot Year in Review Comparison

2015	2016
Average: \$721	Average: \$723
Low: \$318	Low: \$152
High: \$1,329	High: \$3,708

Average Increased: \$2



↑24%

Increase over
2015 Average
Days on Market

Average Days on Market:

2016 Sold Homes were on the
market for an average of 57 days
more than 2015:

2016
Average: 292
Fastest: 9
Longest: 960



↑1.3%

Increase over
2015 Average
SP/LP

Sold Price/ List Price Ratio:

2016
Average: 90.1%
Low: 64.6%
High: 100.0%



↑12%

Increase over
2015
Homes Sold

2016 Inventory Review:

2016
Total Homes Sold: 19
Homes Still Available: 37
Months of Supply: 23.4

Data based on listings from MFRMLS for 01/01/2015 through 12/31/2016. Information deemed accurate but not guaranteed.

Your Casey Key community had a great year, with increases in many key market indicators. However, with current inventory pointing to a buyer's market, you need a Casey Key specialist with marketing and negotiating skills to help position your home above the crowd and achieve the best possible price. If you are thinking about selling, contact me today at 941.350.5035



TO VIEW CURRENT LISTINGS FOR SALE GO TO: WWW.CASEYKEY-REAL-ESTATE.COM



Presented by
NICK & KATHLEEN HERRON
Your Casey Key Real Estate Specialists for Over 26 Years





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Casey Key

MARKET REPORT

ACTIVE HOME SALES

There are currently 37 homes on the market in Casey Key. They feature 1 to 6 bedrooms with 2.0 to 7.2 bathrooms. They range in size from 652 to 10,125 square feet, and price from \$499,000 to \$14,500,000.

PENDING HOME SALES

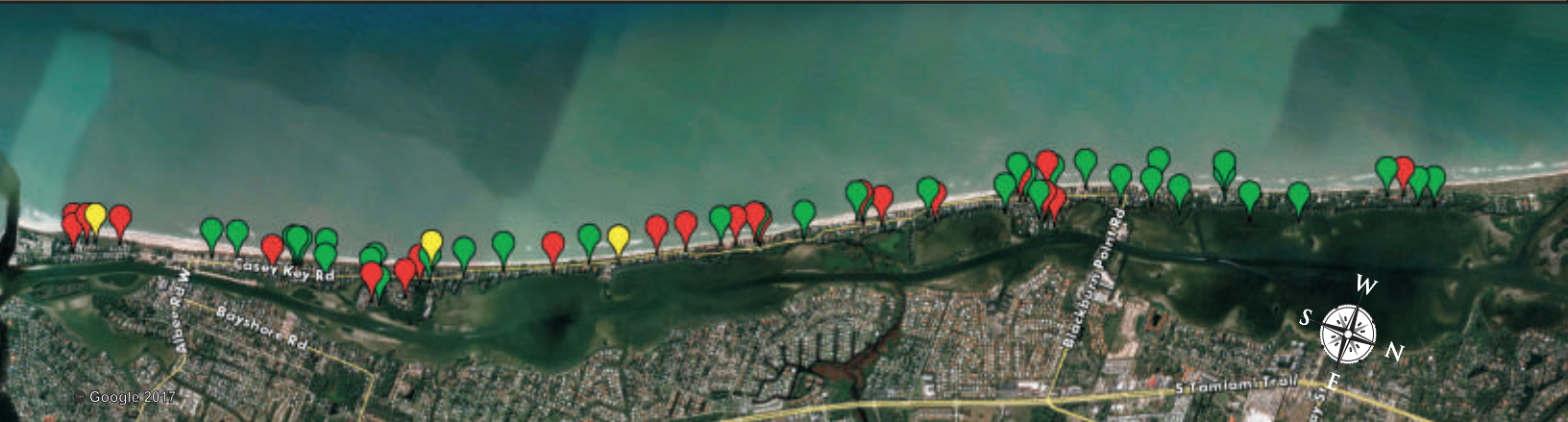
There are currently 3 home Pending in Casey Key.

For more information on any of these listings, call us today at 941.350.5035.

CASEY KEY PROPERTIES SOLD THIS YEAR 01/01/16 - 01/23/17

Status	Address	Water Frontage	Total Sq.Ft. Heated Lot	List Price	List Date	Closed Price	Closed Date
Sold	2901 Casey Key Road	Gulf Front	3,925	\$3,980,000	11/17/16	\$3,725,000	01/13/17
Sold	3820 Cutlass Bayou	Bay Front	2,171	\$1,295,000	11/16/16	\$1,250,000	12/27/16
Sold	3606 Casey Key Road	N/A	2,132	\$1,000,000	08/22/16	\$950,000	11/17/16
Sold	1628 Casey Key Road	Bay Front	960	\$990,000	02/18/16	\$640,000	10/31/16
Sold	2120 Casey Key Road	Gulf to Bay	5,464	\$3,499,000	02/22/13	\$3,200,000	10/20/16
Sold	1050 Gulf Winds Way	N/A	3,241	\$1,399,000	03/06/15	\$1,240,000	10/11/16
Sold	2411 & 2413 Casey Key	Gulf Front	6,274	N/A	N/A	\$5,500,000	08/01/16
Sold	921 Key Way	Bay Front	2,871	\$839,900	12/30/15	\$775,000	07/27/16
Sold	3780 Cutlass Bayou Road	Bay Front	3,102	\$1,595,000	05/12/16	\$1,350,000	07/18/16
Sold	2030 Casey Key Road	Gulf to Bay	5,035	N/A	N/A	\$6,000,000	07/08/16
Sold	704 S Casey Key Road	Gulf Front	4,126	\$1,995,000	07/24/15	\$1,750,000	06/14/16
Sold	2508 Casey Key Road	Bay Front	3,536	\$1,695,000	09/16/15	\$1,600,000	05/27/16
Sold	412 S Casey Key Road	Gulf Front	3,975	\$1,250,000	02/22/16	\$1,190,000	05/05/16
Sold	1120 N Casey Key Road	Gulf to Bay	2,034	\$1,895,000	05/26/15	\$1,700,000	05/03/16
Sold	624 S Casey Key Road	N/A	3,284	\$999,989	10/27/15	\$935,000	04/21/16
Sold	420 Casey Key Road	Bay Front	5,501	\$879,900	01/23/16	\$835,000	04/06/16
Sold	3761 Casey Key Road	Gulf Front	472	\$1,995,000	10/20/15	\$1,750,000	03/29/16
Sold	2315 Casey Key Road	Gulf to Bay	2,909	\$4,395,000	09/09/15	\$4,026,790	03/04/16
Sold	3004 Casey Key Road	Bay Front	2,047	\$1,350,000	10/13/15	\$1,100,000	02/19/16
Sold	608 S Casey Key Road	Gulf Front	1,495	\$1,985,000	06/29/15	\$1,850,000	02/19/16
Sold	3210 Casey Key Road	Gulf to Bay	2,930	\$2,495,000	05/27/14	\$2,495,000	01/14/16
Sold	1118 Casey Key Road	N/A	6,296	\$1,499,000	11/02/14	\$1,350,000	01/04/16

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Casey Key | CURRENT MARKET ACTIVITY

● ACTIVE

● UNDER CONTRACT

● SOLD

At A Glance:

Average Active List Price:
\$4,344,216

Homes Recently Sold:
22

Average Sold Price:
\$2,055,081

A visual representation of the MLS data on the right.

ACTIVE LOT SALES

There are currently 13 lots on the market in Casey Key. They range in price from \$579,000 to \$11,500,000.

PENDING LOT SALES

There is currently 2 lot Pending in Casey Key.

For more information, call us today at 941.350.5035.

CASEY KEY LOTS SOLD THIS YEAR 01/01/16 - 01/23/17

Status	Address	Water Frontage	Total Sq.Ft. Heated Lot	List Price	List Date	Closed Price	Closed Date
Sold	1160 Casey Key Road	N/A	Lot	\$594,500	11/16/15	\$594,000	12/29/16
Sold	3000 BLK Casey Key Road	Gulf Front	Lot	\$1,750,000	02/26/16	\$1,750,000	02/26/16

CASEY KEY MOTELS SOLD THIS YEAR 01/01/16 - 01/23/17

Status	Address	Water Frontage	Total Sq.Ft. Heated Lot	List Price	List Date	Closed Price	Closed Date
Sold	317 Casey Key Road	Gulf to Bay	11,524	\$5,300,000	08/06/08	\$3,500,000	03/01/16