



THE HERRON GROUP

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# Manasota Key

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

REAL ESTATE MARKET REPORT | DECEMBER 2016

*Happy Holidays!*



Wishing you and your family  
a wonderful and joyous holiday season!

Warmest Wishes,  
*Nick and Kathleen Herron*



As we look back on our 26 years of serving homeowners in Manasota Key & Casey Key, we hope that you have found our market reports informative and valuable. If at any time you wish to discuss real estate values or trends please give us a call.



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







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LIVE THE DREAM**



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**KATHLEEN HERRON**

# WHO REPRESENTS YOU MATTERS

## Client Testimonial

“ Over the last several years, for buying and selling our properties in the area, Nick has always been readily available, professional and courteous. Nick's experience and extensive knowledge of regulations, bylaws, and zoning conditions of the area have been very helpful when purchasing or selling. His many years in the area have provided us with a wealth of local information and have also provided us with a strong network of local resources. He has gone above and beyond what was required of an Agent. We wouldn't hesitate to recommend him to anyone in search of their dream home or for listing a property. ”

- Marilyn F.

## Skill Ratings

Overall Rating	★★★★★
Local Knowledge	★★★★★
Process Expertise	★★★★★
Responsiveness	★★★★★
Negotiation Skills	★★★★★

# Manasota Key

## MARKET REPORT

### ACTIVE HOME SALES

There are currently 20 homes on the market in Manasota Key. They feature 2 to 6 bedrooms with 2.0 to 7.2 bathrooms. They range in size from 1,465 to 7,000 square feet, and in price from \$649,000 to \$5,500,000

### PENDING HOME SALES

There are currently no homes Pending in Manasota Key.

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

## MANASOTA KEY PROPERTIES SOLD THIS YEAR 01/01/16 - 11/18/16

Status	Address	Water Frontage	Total Sq.Ft. Heated	List Price	List Date	Closed Price	Closed Date
Sold	7880 Manasota Key Road	Gulf Front	2,897	\$1,850,000	01/23/16	\$1,638,000	09/29/16
Sold	7225 Manasota Key Road	Bay Front	2,389	\$999,000	10/01/15	\$960,000	09/19/16
Sold	7445 Manasota Key Road	Bay Front	2,070	\$749,000	01/15/15	\$535,250	08/23/16
Sold	8080 Manasota Key Road	Gulf Front	1,271	\$1,300,000	05/25/16	\$1,250,000	08/15/16
Sold	749 N Manasota Key Road	Gulf to Bay	4,494	\$3,995,000	05/07/15	\$3,650,000	07/22/16
Sold	749 1/2 N Manasota Key Road	Gulf to Bay	4,389	\$2,300,000	04/06/16	\$1,800,000	07/15/16
Sold	6785 Manasota Key Road	Bay Front	2,003	\$799,000	02/19/16	\$725,000	06/27/16
Sold	6091 Manasota Key Road	Bay Front	2,062	\$1,200,000	10/28/15	\$900,000	06/15/16
Sold	7565 Manasota Key Road	Bay Front	1,486	\$649,900	03/22/16	\$629,900	05/25/16
Sold	7770 Manasota Key Road	Gulf Front	2,566	\$1,800,000	01/02/16	\$1,725,000	04/20/16
Sold	794 N Manasota Key Road	Gulf to Bay	3,755	\$2,950,000	09/05/15	\$2,700,000	04/15/16
Sold	7975 Manasota Key Road	Bay Front	4,568	\$1,295,000	11/02/15	\$1,200,000	04/04/16
Sold	6111 Manasota Key Road	N/A	1,832	\$449,999	11/04/15	\$416,000	02/10/16
Sold	7211 Manasota Key Road	Lagoon	2,388	\$599,000	09/16/15	\$555,000	01/19/16

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## Manasota Key | CURRENT MARKET ACTIVITY

ACTIVE

UNDER CONTRACT

SOLD

At A  
Glance:

Average Active  
List Price:  
\$2,638,943

Homes  
Recently Sold:  
14

Average  
Sold Price:  
\$1,334,582

A visual representation  
of the MLS data  
on the left

## ACTIVE LOT SALES

There are currently 10 lots on the market in Manasota Key. They range in price from \$395,000 to \$2,500,000.

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

## PENDING LOT SALES

There are currently no lots Active with Contract and no lots Pending in Manasota Key.

For more information,  
Call us today at 941.350.5035.

## MANASOTA KEY LOTS SOLD THIS YEAR 01/01/16 - 11/18/16

Status	Address	Water Frontage	Total Sq.Ft. Heated Lot	List Price	List Date	Closed Price	Closed Date
Sold	7450 Manasota Key Road	Gulf Front	N/A	\$1,599,000	08/13/12	\$1,500,000	07/18/16
Sold	6100 BLK Manasota Key Road	N/A	N/A	\$250,000	11/06/14	\$235,000	05/03/16
Sold	8355 Manasota Key Road	Bay Front	N/A	\$675,000	06/24/13	\$550,000	04/14/16
Sold	8350 Manasota Key Road	Gulf Front	N/A	\$1,450,000	06/24/13	\$1,150,000	04/14/16