



## THE HERRON GROUP

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

## REAL ESTATE MARKET REPORT | FEBRUARY 2016

### A Message From Your

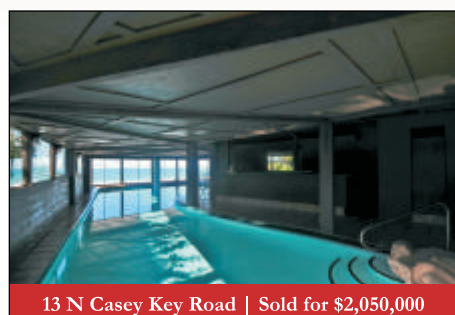
### MANASOTA KEY REAL ESTATE SPECIALIST

Realizing your home is one of the largest investments you will ever make, I believe keeping you informed of current market trends and Manasota Key values is one of the greatest services I can provide. Thank you for taking the time to read my report. If you have any questions regarding any of the information contained herein or would like to discuss the value of

your property, please don't hesitate to call me. Should you know anyone outside the community who might enjoy receiving a copy, please forward their address and I will add them to my mailing list.

*Nick Herron*

### RECENTLY LISTED & SOLD HOMES BY NICK



Prepared Especially For  
**JOHNATHAN AND ANGELA-MARIE WILLIAMS**

Dear Johnathan and Angela-Marie,  
Our marketing is representative of the time, effort, and money you spent in obtaining and maintaining your home. If you are looking to sell, let us help you achieve exceptional results. Call us today at 941.350.5035!



Presented by  
**NICK & KATHLEEN HERRON**  
Your Manasota Key Real Estate Specialists for Over 25 Years







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**THE HERRON GROUP**

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# Manasota Key

## MARKET REPORT


### MANASOTA KEY HOMES SOLD FROM 1/1/15 - 2/11/16

Status	Address	Water Frontage	Total Sq.Ft. Heated	List Price	List Date	Closed Price	Closed Date
Sold	6111 Manasota Key Road	N/A	1,832	\$449,999	11/04/15	\$416,000	02/10/16
Sold	7211 Manasota Key Road	Gulf Front	2,388	\$599,000	09/16/15	\$555,000	01/19/16
Sold	6126 Manasota Key Road	N/A	1,452	\$517,000	09/25/12	\$490,000	12/21/15
Sold	772 N Manasota Key Road	Gulf Front	1,635	\$2,500,000	01/15/11	\$1,573,000	11/16/15
Sold	6310 Manasota Key Road	Gulf to Bay	7,444	\$3,975,000	05/01/15	\$3,675,000	10/30/15
Sold	7210 Manasota Key Road	Gulf Front	1,981	\$1,500,000	03/30/15	\$1,450,000	10/02/15
Sold	8240 Manasota Key Road	Gulf Front	7,867	\$3,490,000	02/12/14	\$3,200,000	09/16/15
Sold	7160 Manasota Key Road	Gulf Front	3,822	\$2,200,000	09/01/15	\$2,200,000	09/15/15
Sold	8315 Manasota Key Road	Bay Front	1,926	\$1,075,000	04/09/14	\$900,000	08/28/15
Sold	6530 Manasota Key Road	Gulf to Bay	5,137	\$2,895,000	12/04/14	\$2,500,000	08/27/15
Sold	6065 Manasota Key Road	Bay Front	2,144	\$799,900	01/23/15	\$728,000	07/31/15
Sold	7165 Manasota Key Road	Bay Front	1,258	\$649,000	01/28/15	\$629,000	07/10/15
Sold	7815 Manasota Key Road	Bay Front	5,403	\$2,999,907	10/20/14	\$2,850,000	07/09/15
Sold	6360 Manasota Key Road	Gulf Front	3,338	\$1,999,999	01/23/14	\$2,000,000	06/19/15
Sold	6150 & 6160 Manasota Key Road	Gulf Front	5,098	\$3,495,000	04/29/15	\$3,325,000	06/19/15
Sold	6625 Manasota Key Road	Bay Front	2,437	\$1,195,000	02/20/15	\$1,090,000	05/28/15
Sold	742 N Manasota Key Road	Gulf to Bay	3,800	\$2,500,000	10/30/14	\$2,250,000	05/13/15
Sold	7820 Manasota Key Road	Gulf Front	1,987	\$1,800,000	06/07/14	\$1,575,000	05/12/15
Sold	7890 Manasota Key Road	Gulf Front	2,658	\$1,930,000	02/10/15	\$1,820,000	05/05/15
Sold	6040 Manasota Key Road	Gulf Front	1,870	\$1,375,000	07/22/14	\$1,125,000	05/01/15
Sold	7760 Manasota Key Road	Gulf Front	2,576	\$1,799,000	11/12/13	\$1,675,000	04/30/15
Sold	8130 Manasota Key Road	Gulf to Bay	2,810	\$3,290,000	05/03/14	\$3,050,000	04/29/15
Sold	6375 Manasota Key Road	Bay Front	1,762	\$795,000	11/14/14	\$750,000	04/28/15
Sold	806 N Manasota Key Road	Gulf to Bay	4,628	\$1,995,000	10/12/13	\$1,900,000	04/23/15
Sold	8180 Manasota Key Road	Gulf Front	3,067	\$2,395,000	02/12/15	\$2,355,000	04/17/15
Sold	7185 Manasota Key Road	Bay Front	3,344	\$1,595,000	12/23/13	\$1,525,000	04/08/15
Sold	6850 Manasota Key Road	Gulf Front	2,100	\$1,750,000	11/17/14	\$1,575,000	03/26/15
Sold	6131 Manasota Key Road	N/A	2,778	\$440,000	12/23/13	\$425,000	03/16/15
Sold	7475 Manasota Key Road	Bay Front	2,176	\$1,000,000	03/07/13	\$900,000	02/27/15
Sold	7040 Manasota Key Road	Gulf Front	2,602	\$1,375,000	11/25/14	\$1,250,000	02/27/15
Sold	722 N Manasota Key Road	Gulf to Bay	2,934	\$1,150,000	12/05/14	\$1,275,000	02/06/15
Sold	7000 Manasota Key Road	Gulf to Bay	1,920	\$1,595,000	01/05/15	\$1,500,000	02/02/15
Sold	6095 Manasota Key Road	N/A	2,963	\$599,000	11/03/13	\$550,000	01/30/15
Sold	7515 Manasota Key Road	Bay Front	1,926	\$998,000	06/04/14	\$735,000	01/08/15
Sold	7970 Manasota Key Road	Gulf Front	2,023	\$1,350,000	09/27/14	\$1,285,000	01/02/15


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# Manasota Key | 2015 YEAR IN REVIEW


Johnathan and Angela-Marie,  
Your Manasota Key community had a fantastic year, with increases in several key market indicators. The demand for your community remains high with current inventory pointing to a seller's market. Now is a great time to consider listing your home and taking advantage of the upward trends. If you are thinking about selling, contact me today at 941.350.5035.




**Manasota Key 2015  
Median Sold Price Summary**  
Median: \$1,525,000  
Low: \$425,000  
High: \$3,675,000



**Manasota Key's 2015 Homes Sold for an  
average of \$62 MORE per sq.ft. than in 2014's**  
Average: \$552  
Low: \$153  
High: \$1,085




**Manasota Key's 2015 Sold Homes were on the  
market for an avg. of 39 days LESS than 2014:**  
Average: 442 Days  
Fastest: 14 Days  
Longest: 1,796 Days




**33 Total Manasota Key's  
Homes Sold**

- 20 MORE Than Last Year
- 1 Homes Are Under Contract



**Manasota Key's 2015 Sold  
Homes Sale Price/List Price Ratio:**  
Average: 91.9%  
Low: 62.9%  
High: 110.9%



**Manasota Key's 2015  
Inventory Review:**  
Total Homes Listed: 32  
Homes Still Available: 30  
Months of Supply: 10.9

All Statistics are supplied by the MFRMLS and represent sold homes from 2014 & 2015. Statistics are deemed reliable but not guaranteed. Data as of 02/11/2016, does not include listings taken off the market.



# Manasota Key | CURRENT MARKET ACTIVITY

ACTIVEUNDER CONTRACTSOLD

At A Glance:	Average Active List Price: \$2,300,857	Homes Recently Sold: 2	Average Sold Price: \$1,574,314	Average SP/LP Ratio: 92%	A visual representation of the MLS data
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Johnathan and Angela-Marie,  
There are 30 active homes in our Manasota Key neighborhood.  
To see how our extensive marketing plan can help your home stand above the crowd,  
call us today at 941.350.5035.

## ACTIVE HOME SALES

There are currently 30 homes on the market for Manasota Key. They feature 1 to 6 bedrooms with 2 to 7.2 baths. They range in size from 1,684 to 7,000 square feet, and in price from \$649,000 to \$5,500,000

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

## PENDING HOME SALES

There is currently 1 home Active with contract or pending in Manasota Key.

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