



THE HERRON GROUP

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2000 Webber Street . Sarasota, FL 34239  
Each Office Independently Owned and Operated



# Manasota Key

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

REAL ESTATE MARKET REPORT | JANUARY 2018

HOME SALE PRICES ARE UP AN AVERAGE OF  
**\$385,418 FOR 2017!**

## Casey Key 2017 Year-End Review



Average Sold Price

2017 AVERAGE: **\$1,720,000**

Low: \$480,000 • High: \$3,500,000

2016 AVERAGE: **\$1,334,582**

Low: \$416,000 • High: \$3,650,000



Average Price per Square Foot

2017 AVERAGE: **\$548**

Low: \$159 • High: \$1,075

2016 AVERAGE: **\$483**

Low: \$227 • High: \$983

2017



Number of Homes Sold

**13**

1 FEWER HOME SOLD THAN 2016



Average Days on Market

**204**

LOW: 5 / HIGH: 566  
37 DAYS FASTER THAN 2016



Avg. Sold Price / List Price Ratio

**86.6%**

LOW: 72.2% / HIGH: 98.7%  
2.7% LOWER THAN 2016



Available Monthly Inventory

**21**

HOMES LISTED IN 2017: 26  
HOMES STILL AVAILABLE: 23



TO VIEW CURRENT LISTINGS FOR SALE GO TO: [WWW.CASEYKEY-REAL-ESTATE.COM](http://WWW.CASEYKEY-REAL-ESTATE.COM)

Manasota Key has seen beneficial changes in its housing market this year. If you've considered selling, now is the time to get a great return on your investment! Call me today at 941.350.5035 to find out how I will help you maximize your home's selling potential!

Reflects data from the MFRMLS from January 1st through December 31st, 2016 and 2017. Deemed accurate but not guaranteed.



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





THE  
**RE/MAX**  
COLLECTION

Fine Homes & Luxury Properties

# MANASOTA KEY MARKET REPORT

To view current listings for sale go to: [www.CaseyKey-Real-Estate.com](http://www.CaseyKey-Real-Estate.com)  
or call or e-mail us and I will send you the complete list of active listings.

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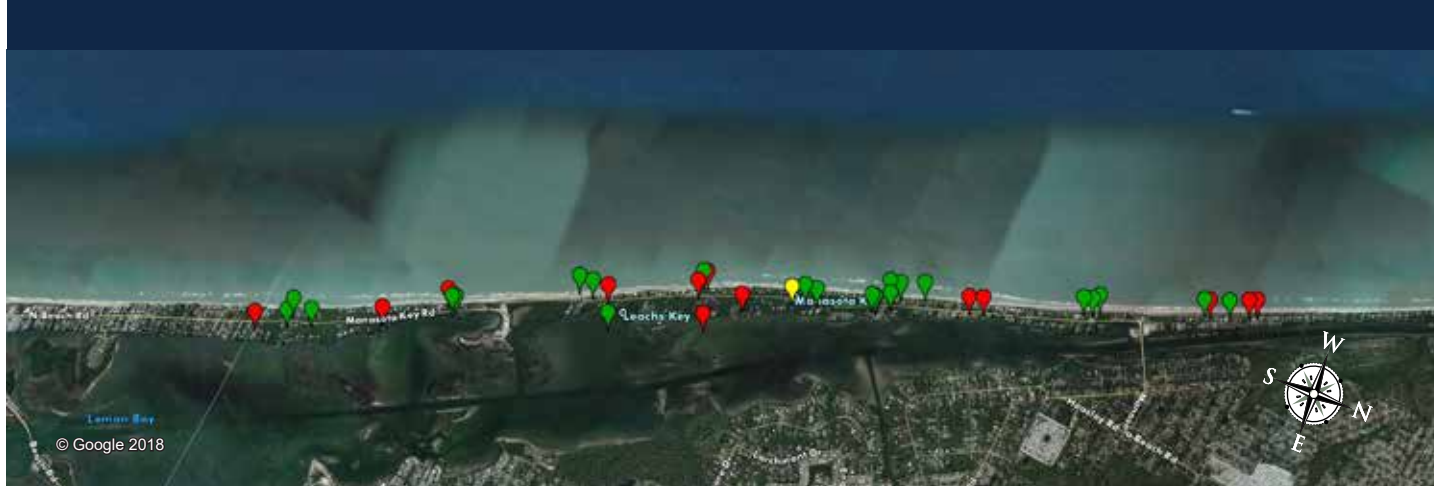



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*Manasota Key* | CURRENT MARKET ACTIVITY    ● ACTIVE    ● UNDER CONTRACT    ● SOLD

At A Glance:	Average Active List Price: \$2,074,627	Homes Recently Sold: 13	Average Sold Price: \$1,720,000	A visual representation of the MLS data on the right.
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## WHO REPRESENTS YOU MATTERS

### Client Testimonial

“ A professional that knows waterfront property on Gulf coast in Florida. Highly experienced, knowledgeable, reasonable, and understands waterfront property and the details necessary to evaluate waterfront properties. ”

- 5 Star Zillow Reviewer

### Skill Ratings

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

### MANASOTA KEY HOMES CURRENTLY LISTED OR PENDING

Currently Listed: <b>22</b>	Currently Pending: <b>1</b>
Average List Price: <b>\$2,074,627</b>	Average Pending Price: <b>\$964,900</b>
Average Bedrooms: <b>4</b>	Average Bedrooms: <b>3</b>
Average Bathrooms: <b>3</b>	Average Bathrooms: <b>3</b>
Average Square Feet: <b>3,436</b>	Average Square Feet: <b>3,160</b>

### MANASOTA KEY PROPERTIES SOLD IN 2017

Status	Address	Water Frontage	Total Sq. Ft. Heated	List Price	List Date	Closed Price	Closed Date
Sold	6885 Manasota Key Road	Bay Front	2,410	\$1,295,000	09/27/17	\$1,200,000	12/11/17
Sold	7295 Manasota Key Road	Bay Front	4,556	\$2,190,000	05/16/16	\$1,950,000	08/28/17
Sold	722 N Manasota Key Road	Gulf Front	2,934	\$3,375,000	01/31/17	\$3,125,000	08/28/17
Sold	6395 Manasota Key Road	Bay Front	1,709	\$1,050,000	04/21/17	\$1,000,000	07/24/17
Sold	735 N Manasota Key Road	Gulf to Bay	3,024	\$4,130,000	03/31/17	\$3,250,000	07/18/17
Sold	7395 Manasota Key Road	Bay Front	2,592	\$1,450,000	03/07/17	\$1,200,000	07/14/17
Sold	6560 Manasota Key Road	Gulf to Bay	2,537	\$1,999,000	08/06/16	\$1,500,000	07/03/17
Sold	737 N Manasota Key Road	Gulf to Bay	5,341	\$4,850,000	09/29/15	\$3,500,000	06/30/17
Sold	7230 Manasota Key Road	Gulf Front	2,802	\$1,800,000	09/18/16	\$1,725,000	05/30/17
Sold	7215 Manasota Key Road	N/A	3,020	\$575,000	04/05/17	\$480,000	04/28/17
Sold	6027 Manasota Key Road	N/A	2,025	\$629,900	09/21/16	\$550,000	04/20/17
Sold	8101 Manasota Key Road	Bay Front	3,242	\$1,695,000	05/09/16	\$1,405,000	03/28/17
Sold	8045 Manasota Key Road	Bay Front	5,294	\$1,495,000	09/03/15	\$1,475,000	03/01/17

### MANASOTA KEY LOTS CURRENTLY LISTED OR PENDING

Currently Listed: <b>11</b>	Currently Pending:
Average List Price: <b>\$1,425,272</b>	Average Pending Price: <b>N/A</b>

### MANASOTA KEY LOTS SOLD IN 2017

Status	Address	Water Frontage	Total Sq. Ft. Heated	List Price	List Date	Closed Price	Closed Date
Sold	6067 Manasota Key Road	Bay Front	\$500,000	02/20/17	\$450,000	09/21/17	10/12/17
Sold	6180 Manasota Key Road	Gulf to Bay	\$3,400,000	01/14/17	\$3,000,000	02/22/17	09/29/17

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

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