



THE HERRON GROUP

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Casey Key

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

REAL ESTATE MARKET REPORT | OCTOBER 2016

3 Reasons to Sell Your Home This Fall

1 More Free Time

The summer is over and family life begins to settle this time of year. This lull in activity gives buyers more time to browse. Get your home on the market before the holiday season starts.

2 Less Competition

Many sellers wait until Spring to list, thinking the market goes to sleep this time of year. Take advantage of the decline in inventory. List now and get a higher price for your property.

3 Buyers Are Looking

Serious buyers never stop looking for their dream home. If the right property appears, they're ready to move. Don't let your home miss these important selling opportunities.



The Realtor you choose and the marketing they provide are critical factors in how quickly and how much your home sells for. Give me just 15 minutes of your time to show you that my marketing plan is the most professional, effective, and targeted available. Call me today at 941.350.5035 – your home deserves it.



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





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MARKET REPORT

There are 30 active homes in our Casey 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 in Casey Key. They feature 2 to 8 bedrooms with 2.0 to 10.1 bathrooms. They range in size from 960 to 10,125 square feet, and in price from \$897,000 to \$14,500,000.

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

PENDING HOME SALES

There are currently 1 homes Active with Contract and 2 homes Pending in Casey Key.

For more information on this listing,
call us today at 941.350.5035.

CASEY KEY PROPERTIES SOLD THIS YEAR 01/01/16 - 09/19/16

Status	Address	Water Frontage	Total Sq.Ft. Heated Lot	List Price	List Date	Closed Price	Closed Date
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

ACTIVE LOT SALES

There are currently 15 lots on the market in Casey Key. They range in price from \$599 to \$12,500,000.

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

PENDING LOT SALES

There is currently 1 lot Active with Contract And no lots Pending in Casey Key.

For more information,
call us today at 941.350.5035.


CASEY KEY LOTS SOLD THIS YEAR 01/01/16 - 09/19/16

Status	Address	Water Frontage	Total Sq.Ft. Heated Lot	List Price	List Date	Closed Price	Closed Date
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 - 09/19/16

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

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Casey Key | CURRENT MARKET ACTIVITY

● ACTIVE

● UNDER CONTRACT

● SOLD

At A Glance:

Average Active List Price:
\$4,512,167

Homes Recently Sold:
16

Average Sold Price:
\$2,137,924

A visual representation
of the MLS data
on the right.

WHO REPRESENTS YOU MATTERS

Client Testimonial

“ Nick has been our Realtor® for the past 16 years. We have bought and sold many homes through him and have found him to be very knowledgeable about the real estate business. He’s very honest and personable. We recommend him highly. ”

- Don and Joan Fox

Skill Ratings

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