



THE HERRON GROUP

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

REAL ESTATE MARKET REPORT | MAY 2017

## Manasota Key 1st Quarter Review



Median Sales Price

**\$1,405,000**

↑ 189.4% vs. Q1 2016 (\$485,500)

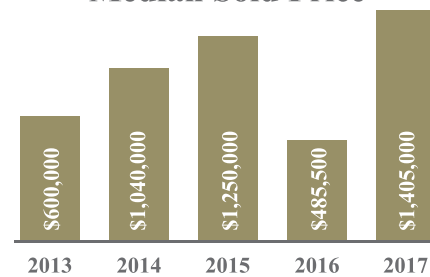


Average Price per Sq. Ft.

**\$328**

↑ 42.6% vs. Q1 2016 (\$230)

Manasota Key  
Median Sold Price



1st Quarter



Average Days on Market

**314**

255 Days Slower vs. Q1 2016 (59 Days)



Average Sold Price/List Price Ratio

**89.6%**

↓ 2.9% vs. Q1 2016 (92.5%)

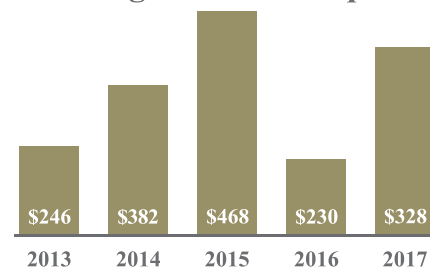


Total Number of Homes Sold

**3**

↑ 50.0% vs. Q1 2016 (2)

Manasota Key  
Average Price Per Sq. Ft.



1st Quarter



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



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



This statistical analysis represents the average comparisons of 2017 over 2016 for Manasota Key.  
For an in-depth analysis of your home's true value, call us today at 941.350.5035 for a complimentary evaluation.

Data based on listings from MFRMLS for 01/01/2016 through 03/31/2017. Information deemed accurate but not guaranteed.



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# 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

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 we will send you the complete list of active listings.

## MANASOTA KEY HOMES CURRENTLY LISTED OR PENDING

Currently Listed:	24	Currently Pending:	5
Average List Price:	\$2,566,083	Average Pending Price:	\$1,970,780
Average Bedrooms:	4	Average Bedrooms:	4
Average Bathrooms:	4	Average Bathrooms:	4
Average Square Feet:	3,762	Average Square Feet:	3,145

## MANASOTA KEY PROPERTIES SOLD THIS YEAR 01/01/17 - 04/27/17

Status	Address	Water Frontage	Total Sq.Ft. Heated	List Price	List Date	Closed Price	Closed Date
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
Sold	6027 Manasota Key Road	N/A	2,025	\$629,900	09/21/16	\$550,000	04/20/17

## MANASOTA KEY LOTS CURRENTLY LISTED OR PENDING

Currently Listed:	12	Currently Pending:	1
Average List Price:	\$1,287,249	Average Pending Price:	\$450,000

## MANASOTA KEY LOTS SOLD THIS YEAR 01/01/17 - 04/27/17

Status	Address	Water Frontage	List Price	List Date	Closed Price	Closed Date
Sold	6180 Manasota Key Road	Gulf to Bay	\$3,400,000	01/14/17	\$3,000,000	02/22/17

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

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