



THE HERRON GROUP

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

REAL ESTATE MARKET REPORT | AUGUST 2016

2016 MID-YEAR REVIEW:
Manasota Key Sales

Total Homes Sold: 8	Average Days on Market: 210	Average Original List Price: \$1,217,862	Average Sold Price: \$1,106,363
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2016 VS 2015 MID-YEAR SALES COMPARISON:

	Total Sales Volume	Avg. Sold Price	Avg. Price Per Sq.Ft.	Total Homes Sold
2016	\$8,850,900	\$1,106,363	\$417	8
2015	\$34,185,000	\$1,486,304	\$549	23

Data pulled from the MFRMLS for the period of January 1st - June 30th, 2015 and 2016.

For the most accurate assessment of your home's value,
Visit my website at www.caseykey-real-estate.com



This comprehensive assessment of your home's value is provided to you as a complimentary service by Nick, your Manasota Key Real Estate specialist. You will not be contacted with any other solicitation.

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



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WHO REPRESENTS YOU MATTERS

Client Testimonial

“ Nick has been very helpful in finding me a new home. He has a lot of knowledge and is willing to provide honest answers. He was able to show a lot of houses in the range that I was looking for. I bought a lot and he helped acquire the answers I needed to move forward. I highly recommend Nick Heron! ”

- Cindy Hart

Skill Ratings

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

Manasota Key

MARKET REPORT

There are 17 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 17 homes on the market for Manasota Key.
They feature 2 to 6 bedrooms with 2.1 to 7.2 bathrooms.
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

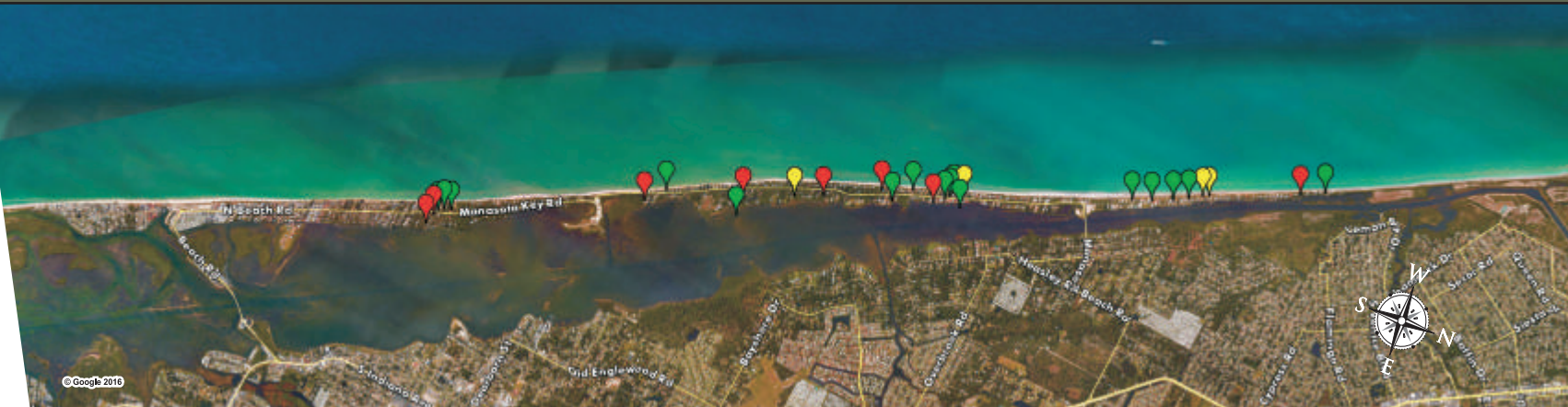
There are currently 2 homes Active with Contract
And 2 homes Pending in Manasota Key.

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

MANASOTA KEY PROPERTIES SOLD THIS YEAR 01/01/16 - 07/13/16

Status	Address	Water Frontage	Total Sq.Ft. Heated	List Price	List Date	Closed Price	Closed Date
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:
\$2,730,494

Homes
Recently Sold:
8

Average
Sold Price:
\$1,106,363

A visual
representation
of the MLS data

ACTIVE LOT SALES

There are currently 11 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 2 lots Active with Contract
and 1 lot Pending in Manasota Key.

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

MANASOTA KEY LOTS SOLD IN THE PAST 90 DAYS

Status	Address	Water Frontage	Lot	List Price	List Date	Closed Price	Closed Date
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