



THE HERRON GROUP

NICK HERRON  
REALTOR®, CLHMS, SFR, CDPE

KATHLEEN HERRON  
REALTOR®

941.350.5035  
NickHerron@comcast.net  
www.CaseyKey-Real-Estate.com



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

Attention Postmaster:  
Time Sensitive Material

PRESORTED  
STANDARD  
US POSTAGE  
PAID  
SAN DIEGO CA  
PERMIT NO. 1600



# Casey Key

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

REAL ESTATE MARKET REPORT | FEBRUARY 2016

## Featured Listing IN CASEY KEY BY NICK HERRON



Now Available | Call for Viewing!

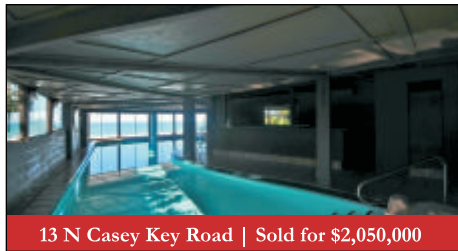
420 Casey Key Road | 3 Beds, 3 Baths | 5,501 Heated Square Feet | Offered at \$879,900  
Wonderful Bay views seen from large deck that wraps around spacious main house. Guest cottage and direct access to water, dock, and wide sandy beach.

### RECENTLY LISTED & SOLD CASEY KEY HOMES BY NICK



ACTIVE

3761 Casey Key Road | Offered for \$1,995,000



13 N Casey Key Road | Sold for \$2,050,000



2110 Casey Key Road | Sold for \$5,050,000

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!



Prepared Especially For  
JOHNATHAN AND ANGELA-MARIE WILLIAMS



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







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



**THE HERRON GROUP**

941.350.5035  
NickHerron@comcast.net  
www.CaseyKey-Real-Estate.com

**NICK HERRON**  
REALTOR®, CLHMS, SFR, CDPE  
**KATHLEEN HERRON**  
REALTOR®

# Casey Key | 2015 YEAR IN REVIEW

Johnathan and Angela-Marie,  
Your Casey 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.



**29.1% Increase Over Casey Key's 2014 Median Sold Price**  
Median: \$2,637,500  
Low: \$860,000  
High: \$5,392,500



**Casey Key's 2015 Homes Sold for an average of \$38 less per sq.ft. than 2014's avg.:**  
Average: \$727  
Low: \$318  
High: \$1,329



**Casey Key's 2015 Sold Homes were on the market for an avg. of 170 days LESS than 2014:**  
Average: 246 Days  
Fastest: 1 Days  
Longest: 577 Days



**16 Total Casey Key's Homes Sold.**  
• 7 Less Than Last Year  
• 4 Homes Are Under Contract



**Casey Key's 2015 Sold Homes Sale Price/List Price Ratio:**  
Average: 88.6%  
Low: 79.6%  
High: 100.0%



**Casey Key's 2015 Inventory Review:**  
Total Homes Listed: 37  
Homes Still Available: 42  
Months of Supply: 31.5

All Statistics are supplied by the MFRMLS and represent sold homes from 2014 & 2015. Statistics are deemed reliable but not guaranteed. Data as of 02/04/2016, does not include listings taken off the market.

# Casey Key MARKET REPORT

Johnathan and Angela-Marie,  
There are 42 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 42 homes on the market for Casey Key. They feature 1 to 8 bedrooms with 1.0 to 10.5 baths. They range in size from 472 to 10,125 square feet, and in price from \$799,000 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 4 homes Active with contract or pending in Casey Key.

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

## CASEY KEY HOMES SOLD IN THE 2015 YEAR TO DATE

Status	Address	Water Frontage	Total Sq.Ft. Heated	List Price	List Date	Closed Price	Closed Date
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
Sold	1216 Casey Key Road	Bay Front	2,793	\$2,100,000	02/10/15	\$1,750,000	12/11/15
Sold	505 S Casey Key Road	Bay Front	2,104	\$939,900	02/26/14	\$910,000	11/12/15
Sold	2501 Casey Key Road	Gulf to Bay	4,321	\$3,250,000	04/17/15	\$2,600,000	10/30/15
Sold	904 Casey Cove Drive	Bay Front	4,600	\$3,125,000	01/21/15	\$2,872,500	09/30/15
Sold	13 N Casey Key Road	Gulf Front	2,354	\$2,499,999	01/18/14	\$2,050,000	07/31/15
Sold	920 Casey Cove Drive	Bay Front	2,705	\$860,000	04/17/14	\$860,000	07/02/15
Sold	3601 Casey Key Road	Gulf Front	6,991	\$5,895,000	06/02/14	\$5,392,500	07/02/15
Sold	2502 Casey Key Road	Bay Front	2,202	\$1,350,000	10/02/14	\$1,075,000	06/01/15
Sold	927 Casey Cove Drive	Bay Front	5,515	\$3,390,000	09/16/13	\$2,900,000	05/29/15
Sold	141 N Casey Key Road	Gulf Front	2,260	\$2,499,000	02/13/15	\$2,175,000	05/05/15
Sold	1624 Casey Key Road	Gulf Front	2,353	\$1,675,000	11/03/14	\$1,520,000	05/01/15
Sold	721 Casey Key Road	Gulf Front	4,828	\$4,999,999	02/20/14	\$4,300,000	05/01/15
Sold	703 Casey Key Road	Gulf Front	4,648	\$5,750,000	02/04/15	\$5,300,000	04/15/15
Sold	2110 Casey Key Road	Gulf to Bay	5,816	\$5,900,000	06/24/14	\$5,050,000	02/19/15
Sold	709 Casey Key Road	Gulf Front	5,062	\$2,795,000	12/08/14	\$2,675,000	01/30/15
Sold	1716 Casey Key Road	Gulf to Bay	2,370	\$3,490,000	10/16/14	\$3,150,000	01/30/15

Nick Herron, RE/MAX Alliance, and The RE/MAX Collection are not in any way affiliated with any Casey Key Home Owners Associations, nor is this in any way an official advertisement or publication of Casey Key. © 2016 RE/MAX Collection. All rights reserved. This representation is based on sales and data reported by multiple brokers/agents to the MFRMLS for January 4th, 2016 through February 4th, 2016. Listings and sales may not be those of The RE/MAX Collection. Neither the National Association of Realtors' nor the MFRMLS guarantees the accuracy of this data, which may not reflect all of the real estate activity in the area. If your home is currently listed with a REALTOR®, this is not meant as a solicitation. This market update is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship. E & OE.



# Casey Key | CURRENT MARKET ACTIVITY

ACTIVE

UNDER CONTRACT

SOLD

## At A Glance:

Average Active List Price: \$3,541,519

Homes Recently Sold: 2

Average Sold Price: \$2,690,278

Average SP/LP Ratio: 95%

A visual representation of the MLS data

# WHO REPRESENTS YOU MATTERS

## Client Testimonial

“This is the second time we used Nick as our agent to purchase a home. He's absolutely the best—professional, personal in his approach, a great communicator, and patient. He always makes us feel like valued buyers.”

- Rosemary and Fred

## Skill Ratings

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