



THE HERRON GROUP

NICK HERRON  
REALTOR®, CLHMS, SFR, CDPE

KATHLEEN HERRON

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



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# Manasota Key

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

REAL ESTATE MARKET REPORT | MARCH 2016

## 2016 1ST QUARTER IN REVIEW: Manasota Key Sales

Total Homes  
Sold: 2

Average Days  
on Market: 59

Average Original  
List Price: \$524,500

Average Sold  
Price: \$485,500

## 2016 VS 2015 1ST QUARTER SALES COMPARISON:

	Total Sales Volume	Avg. Sold Price	Avg. Price Per SqFt	Total Homes Sold
2016	\$971,000	\$485,500	\$230	2
2015	\$9,495,000	\$1,055,000	\$468	9

Data pulled from the MFRMLS for the period of January 1st - March 31st, 2015 and 2016.

For the most accurate assessment of your home's value,  
visit my website at [www.caseykey-real-estate.com](http://www.caseykey-real-estate.com)



Johnathan and Angela-Marie,  
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.

[www.caseykey-real-estate.com](http://www.caseykey-real-estate.com)



Prepared Especially For  
JOHNATHAN AND ANGELA-MARIE WILLIAMS



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



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RE/MAX Alliance Group



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**KATHLEEN HERRON**

## WHO REPRESENTS YOU MATTERS

### Client Testimonial

“ Nick was efficient and attentive. He listened to what I wanted and as we went along adjusted provided listings accordingly. He truly showed an interest and ensured all my concerns were answered from the beginning all the way through the transaction completion. A joy to work with. ”

- AJ H.

### Skill Ratings

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

# Manasota Key

## MARKET REPORT

*Johnathan and Angela-Marie,  
There are 26 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.*

**We need Listings We have sold all our listings get yours Sold**

### ACTIVE HOME SALES

There are currently 26 homes on the market for Manasota Key. They feature 2 to 6 bedrooms with 2 to 7.2 baths. They range in size from 1,128 to 7,000 square feet, and in price from \$679,000 to \$5,500,000

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

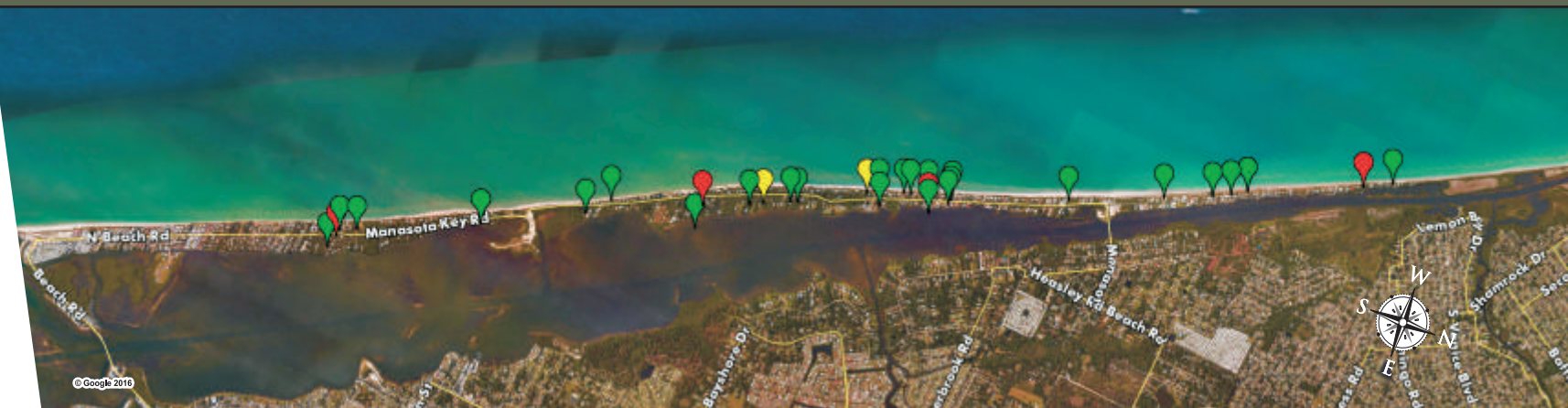
### PENDING HOME SALES

There is currently 2 homes Active with Contract or 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 - 04/20/16

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



## Manasota Key | CURRENT MARKET ACTIVITY

● ACTIVE ● UNDER CONTRACT ● SOLD

### At A Glance:

Average Active List Price: \$2,324,958

Homes Recently Sold: 4

Average Sold Price: \$1,323,500

Average SP/LP Ratio: 92%

*A visual representation of the MLS data*

### ACTIVE LOT SALES

There are currently 14 lots on the market in Manasota Key. They range in price from \$395,000 to \$1,890,000

*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 in Manasota Key.

*For more information on any of these listings, 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	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

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