



THE HERRON GROUP

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# Manasota Key

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

REAL ESTATE MARKET REPORT | FEBRUARY 2017

## 2016 Manasota Key Year in Review



**↓19%**

Decrease over  
2015 Average  
Sold Price

### Sold Prices Year in Review Comparison

2015	2016
Average: \$1,640,303	Average: \$1,334,582
Low: \$425,000	Low: \$416,000
High: \$3,675,000	High: \$3,650,000

**Average Sales Price Decrease: \$305,721**



**↓13%**

Decreased over  
2015  
Sold Price Per Sq. Ft.

### Sold Price per Square Foot Year in Review Comparison

2015	2016
Average: \$552	Average: \$483
Low: \$153	Low: \$227
High: \$1,085	High: \$983

**Average Decreased: \$69**



**↓46%**

Decrease over  
2015 Average  
Days on Market

### Average Days on Market:

2016 Sold Homes were on the market for an average of 57 days more than 2015:

2016
Average: 241
Fastest: 16
Longest: 639



**↓2.6%**

Decrease over  
2015 Average  
SP/LP

### Sold Price/ List Price Ratio:

2016
Average: 89.3%
Low: 71.5%
High: 96.9%



**↓58%**

Decrease over  
2015  
Homes Sold

### 2016 Inventory Review:

2016
Total Homes Sold: 14
Homes Still Available: 22
Months of Supply: 18.9

Data based on listings from MFRMLS for 01/01/2015 through 12/31/2016. Information deemed accurate but not guaranteed.

Statistics show a decrease in key market indicators and current inventory points to a buyer's market. To secure the best price for your home, you need a marketing and negotiation expert who specializes in your Manasota Key community. If you are thinking of selling, contact me today at 941.350.5035



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







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LIVE THE DREAM**



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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 H.

### Skill Ratings

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

# Manasota Key

## MARKET REPORT

### ACTIVE HOME SALES

There are currently 22 homes on the market in Manasota Key. They feature 2 to 6 bedrooms with 2.0 to 7.2 bathrooms. They range in size from 1,465 to 7,000 square feet, and in price from \$629,000 to \$5,500,000.

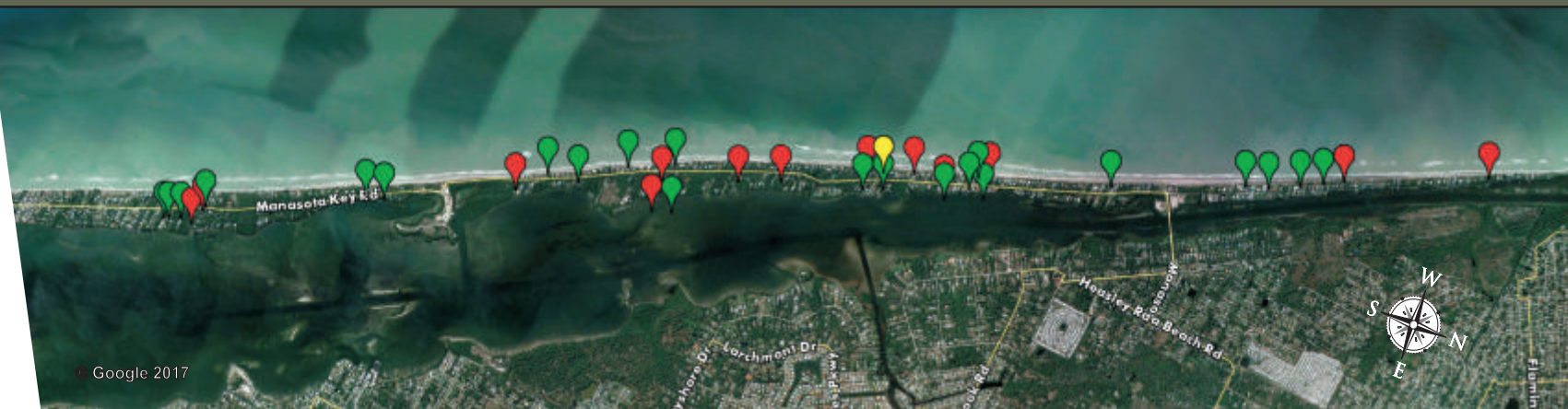
### PENDING HOME SALES

There is currently 1 home 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 - 01/23/17

Status	Address	Water Frontage	Total Sq.Ft. Heated	List Price	List Date	Closed Price	Closed Date
Sold	7880 Manasota Key Road	Gulf Front	2,897	\$1,850,000	01/23/16	\$1,638,000	09/29/16
Sold	7225 Manasota Key Road	Bay Front	2,389	\$999,000	10/01/15	\$960,000	09/19/16
Sold	7445 Manasota Key Road	Bay Front	2,070	\$749,000	01/15/15	\$535,250	08/23/16
Sold	8080 Manasota Key Road	Gulf Front	1,271	\$1,300,000	05/25/16	\$1,250,000	08/15/16
Sold	749 N Manasota Key Road	Gulf to Bay	4,494	\$3,995,000	05/07/15	\$3,650,000	07/22/16
Sold	749 1/2 N Manasota Key Road	Gulf to Bay	4,389	\$2,300,000	04/06/16	\$1,800,000	07/15/16
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



## Manasota Key | CURRENT MARKET ACTIVITY

● ACTIVE ● UNDER CONTRACT ● SOLD

At A Glance:

Average Active List Price:  
\$2,584,445

Homes Recently Sold:  
14

Average Sold Price:  
\$1,334,582

A visual representation of the MLS data on the left

### ACTIVE LOT SALES

There are currently 9 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 are currently 3 lots active with contract and no lots pending in Manasota Key.

For more information, call us today at 941.350.5035.

## MANASOTA KEY LOTS SOLD THIS YEAR 01/01/16 - 01/23/17

Status	Address	Water Frontage	Total Sq.Ft. Heated Lot	List Price	List Date	Closed Price	Closed Date
Sold	7450 Manasota Key Road	Gulf Front	N/A	\$1,599,000	08/13/12	\$1,500,000	07/18/16
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