



THE HERRON GROUP

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

REAL ESTATE MARKET REPORT | MAY 2018

1ST QUARTER
MANASOTA
KEY
REAL ESTATE REVIEW

23 CURRENT LISTINGS

MANASOTA KEY IS IN A BUYER'S MARKET!

SOLD PRICE

LOW	\$935,000
AVERAGE	\$1,777,500
HIGH	\$2,300,000

PRICE PER SQ. FT.

LOW	\$296
AVERAGE	\$481
HIGH	\$777

4

TOTAL SALES

99

DAYS ON MARKET

96.8%

AVERAGE SP/LP



TO VIEW CURRENT LISTINGS FOR SALE GO TO: WWW.CASEYKEY-REAL-ESTATE.COM

This statistical analysis summarizes the 1st Quarter of 2018 for Manasota Key. For an in-depth analysis of your home's value, call me today at **941.350.5035** for a complimentary evaluation.

Data based on listings from MFRMLS from January 1st to March 31st, 2018. Information deemed accurate but not guaranteed.



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





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Amazing Views on Manasota Key Beach



7840 Manasota Key Road | Offered at \$3,000,000
6 Bedrooms | 4 Bathrooms | 5,174 Heated Square Feet

Enjoy the wonderful full gulf views and sunsets from your first-floor formal living room, your formal dining room, and large eat-in kitchen. Across the gulf side is your large screened and covered lanai. There are even better views of the gulf and the wide sandy beach from your second-floor vaulted ceiling family room, game room and to the gulf front bedroom. Besides all this you have four bedrooms and three full baths, plus a two-bedroom, bath in-law's suite with kitchenette, laundry, and family room.

MANASOTA KEY MARKET REPORT

To view current listings for sale go to: www.CaseyKey-Real-Estate.com
or call or e-mail us and I will send you the complete list of active listings.

MANASOTA KEY HOMES CURRENTLY LISTED OR PENDING

Currently Listed:	23	Currently Pending:	5
Average List Price:	\$2,071,561	Average Pending Price:	\$1,911,980
Bedrooms Range:	3 - 6	Bedrooms Range:	3 - 5
Bathrooms Range:	2 - 5	Bathrooms Range:	2 - 4
Square Feet Range:	1,684 - 5,174	Square Feet Range:	1,518 - 3,904

MANASOTA KEY PROPERTIES SOLD IN 2018

Status	Address	Water Frontage	Total Sq. Ft. Heated	List Price	List Date	Closed Price	Closed Date
Sold	744 N Manasota Key Road	Gulf Front	7,000	\$4,999,000	03/18/18	\$4,650,000	04/19/18
Sold	7979 Manasota Key Road	Bay Front	6,849	\$2,200,000	03/26/18	\$2,200,000	03/26/18
Sold	7535 Manasota Key Road	Bay Front	3,160	\$964,900	03/03/17	\$935,000	03/20/18
Sold	7615 Manasota Key Road	Bay Front	3,154	\$1,899,000	10/14/17	\$1,675,000	03/16/18
Sold	776 N Manasota Key Road	Gulf Front	2,960	\$2,250,000	01/19/18	\$2,300,000	02/09/18

MANASOTA KEY LOTS CURRENTLY LISTED OR PENDING

Currently Listed:	12	Currently Pending:	N/A
Average List Price:	\$1,301,833	Average Pending Price:	N/A

MANASOTA KEY LOTS SOLD IN 2018

There are no lots recently sold in Manasota Key

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