



## Anna Maria Sales Team's Real Estate Report

**February 2016**

**AMI Real Estate**

**Monthly Island Sales Stats**

**For Sale**

**Hot Pick of the Month**

**Recently Sold**



Featured FOR SALE - 208 Haverkos

### **Monthly Island Sales Info**

**January 2016**



**January 2016 Island Sales**

### **Sold Price up 24% since 2015**

**Single Family Home Sales - 14**

**\$812,321 Avg Sold price**

**2015 Home Sales - 14**

**\$655,243 Avg Sold price**

### **Sold Price down 25% since 2015**

**Condo Sales - 10**

**\$374,800 Avg Sold price**

**2015 Condo Sales- 12**

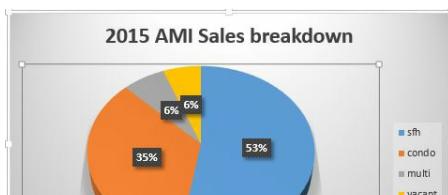
**\$501,713 Avg Sold price**

### **Sold Units up 34% since 2015**

### ***Island Highlights*** **Anna Maria Island...**

#### **Real Estate Facts & Trends on Anna Maria Island**

Anna Maria Island real estate continues to see appreciation. 2015 was another growth year for the real estate market on the island. 430 properties sold in 2015, the most since 2012. Average sale prices continue to increase, with an average 8% appreciation on the island last year, and projections of similar continued steady growth for 2016. This is the 4th year in a row with over 400 combined sales and continued appreciation, and one of the best in the past decade.



## **Multi-Family Home Sales - 3**

**\$891,667** Avg Sold price

## **2015 Multi-Family Home Sales - 3**

**\$667,167** Avg Sold price

## **Sold Land up 135% since 2015**

### **Vacant Land Sales - 1**

**\$820,000** Avg Sold price

### **2015 Vacant Land Sales - 3**

**\$348,000** Avg Sold price

## **Anna Maria Sales Team's FOR SALE!**



### **315 Hardin Ave**

#### **2 bed/2 bath canal home**

#### **Large lot in Anna Maria**

**\$789,000**

Bring your boat to this lovely canal front home on a quiet street in Anna Maria. It is the perfect island retreat for a weekend or a lifetime! From the moment you walk in, you feel this home's special touches.

The open concept beckons you to relax and enjoy the lush views overlooking the canal through the large glass doors onto the wrap around lanai...[Learn more...](#)



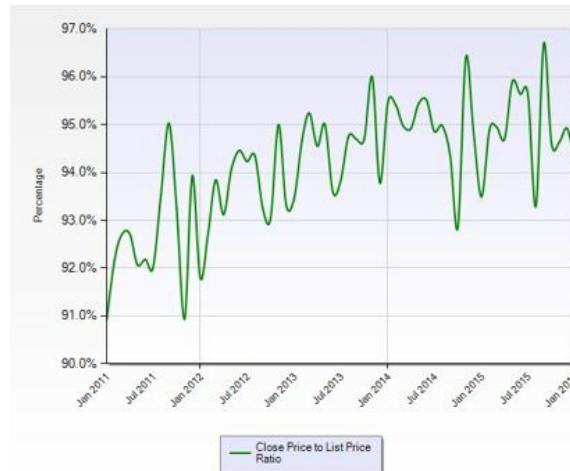
### **26 Seaside Ct**

#### **2 bed/2 bath villa**

**Best value on AMI**



As the inventory continues to shrink, supply is low, and demand continues to increase. With inventory below 300 throughout the past year, Anna Maria Island sees the law of supply and demand continue to boost sale prices and narrow the margins.



Manatee County homes sales were record breaking in 2015. With closings at an all time high in excess of 20,000 transactions, putting them at 1,302 more sales than 2014. Average Sold prices on AMI saw significant increases in each category.

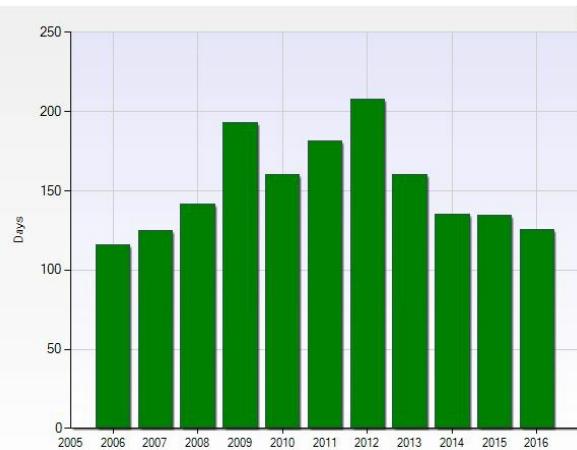
#### **2015 SALES ON ANNA MARIA ISLAND**

	# Sold	Lowest	Highest	Avg. Sale Price	Median Sale Price
HOMES	228	\$187,000	\$3,750,000	\$781,472	\$630,000
CONDOS	128	\$145,000	\$1,500,000	\$387,610	\$356,000
MULTI	27	\$340,000	\$1,750,000	\$644,611	\$550,000
LOTS	24	\$17,500	\$4,100,000	\$655,688	\$477,500
TOTAL	407				

#### **2014 SALES ON ANNA MARIA ISLAND**

	# Sold	Lowest	Highest	Avg. Sale Price	Median Sale Price
HOMES	219	\$243,000	\$2,020,000	\$742,880	\$639,000
CONDOS	106	\$115,000	\$1,700,000	\$365,417	\$325,000
MULTI	34	\$200,000	\$2,000,000	\$482,853	\$435,000
LOTS	22	\$287,500	\$825,000	\$444,182	\$440,000
TOTAL	381				

Sales were strong throughout the area, and prices continue to rise. As Kiplinger's Housing Outlook 2016 notes, "inventory in many cities is much lower and strongly favors sellers." While we continue to see appreciation, we also see homes selling in a tightened margin to list price and with shortened time on the market.



**\$339,000**

Days to Sell, Average

This furnished waterfront 2 bed/2 bath villa is move-in ready and is filled with upgrades including ceramic tile throughout, granite countertops, stainless steel appliances, wood plank ceilings and so much more.... You can even walk out your door and jump in the boat right off your spacious back porch...[Learn more...](#)



#### Hidden Cove

**2 bed/2.5 bath  
Direct Gulf Front Condo - Paradise awaits!  
\$899,900**

JUST REDUCED BY \$50K!!!! Direct Gulf Front with your very own walkway to the sugar sand beaches of Anna Maria Island! Hidden Cove is a small community nestled in Holmes Beach and consists of only 6 units. This 2 bed/2.5 bath two story condominium is fully updated and move-in ready with an outstanding rental revenue proven year after year..... [Learn more...](#)

Anna Maria Sales Team's  
**HOT PICK of the Month!**

Expert picks for great buys in today's market!

**Contact Kathleen & Erin  
for more info today!**

#### Great Investment-

Great rental - 2/2 pool home close to beach!

**ONLY \$525,000**

#### Great Value-

2/2 in beautiful Key Royale!

**ONLY \$529,000**

#### Great Potential-

2/1 in the heart of Holmes Beach on a 12000sf lot!

**ONLY \$549,000**

#### Great Location-

Anna Maria Island continues to be a strong investment. Diversifying your portfolio with solid real estate investment in a growth market, can produce solid returns. As Damian Maldonado, CEO and Founder of American Financing, wrote in his article, It's Time to Invest in Real Estate Instead of Stocks, "Which is a better investment, stocks or real estate?...given the tax breaks, the leverage and the consistency of price gains over time, a primary residence, or even an investment property, wins."

With significant growth across the board on Anna Maria Island properties, and projections for more moving forward, real estate on the island continues to be a solid choice.

*To purchase your place in the sun,  
contact the Anna Maria Sales Team today!*

*The Anna Maria Sales Team  
Kathleen White & Erin Joy Heckler  
www.AnnaMariaSales.com*

*Whether buying or selling, the Anna Maria Sales Team is here for all your real estate needs.*

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#### **FEATURED FOR SALE!**

**Location & Space**



2/2 pool home in Anna Maria! Close to piers & shopping!

**ONLY \$629,000**



**Anna Maria Sales Team's  
SOLD!**

**WE SOLD**

302 67th street

\$655,000

Turnkey 3/2 in Holmes Beach

**WE SOLD**

519 South drive

\$750,000

Custom canal front home in Anna Maria

**WE SOLD**

835 Waterside

\$245,000

Move-in ready 2 bed/2bath villa in Perico Bay Club



3 bed/2.5 bath

**Single Family Home in Holmes Beach**

**\$579,000**

Enjoy island living in this furnished 3 bed/2.5 bath pool home! It is the perfect marriage of location and space. Nestled in a private neighborhood, this lovely home is only a few blocks from the beautiful sugar sand beaches and some of the best dining and shopping on the island! Bright and open, with fabulous volume ceilings and huge skylights, this upgrade home includes.....[Read more](#)

**Just Listed!**



This gorgeous 3bed/2 bath saltwater pool home has it all!!! Capture the island life in this beautifully finished open concept pool home. The high ceilings and arches highlight the spacious great room open to the kitchen with granite counters, glass tile backsplash and stainless steel appliances...Walk out onto your beautiful paver patio to enjoy the waterfall or the tiki bar.... [Learn more...](#)

# Anna Maria Sales Team

*"The Anna Maria Sales Team ~ your Island experts for your Island life..."*



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