

Anna Maria Sales Team's Real Estate Report *Find Your Place in the Sun*

December 2017

Recently Sold
Monthly Island Sales Stats
For Sale
Hot Pick of the Month

Featured for Sale



2806 Ave E - 4 bed/ 4 bath ~ \$2,499,900

November 2017 Monthly Island Sales Info



November 2017 Island Sales

Homes:

Sold Price

DOWN 16% since 2016

Single Family Home Sales - 15

\$1,001,000 Avg Sold Price

2016 Single Family Home Sales - 17

\$1,181,521 Avg Sold price

Condos:

Sold Price UP 86% since 2016

Condo Sales - 29

\$703,402 Avg Sold price

2016 Condo Sales- 8

\$377,875 Avg Sold price

Anna Maria Island Sales Year End Stats 2017

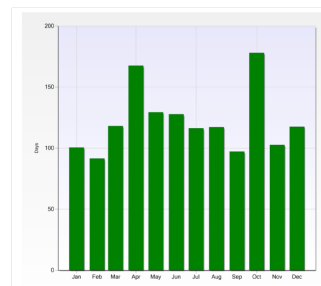
Island property values continue to appreciate. Across the board the average time on the market is down from 2016 and inventory continues to decline. The island sales continue to surpass trends in the national landscape.

Here are realtor.com's six major predictions for the housing market in 2018:

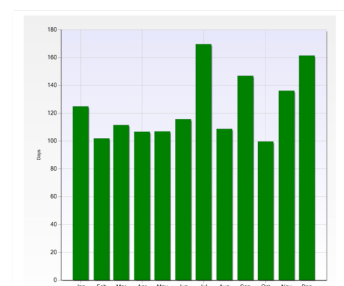
- Home price appreciation** - Home prices are expected to rise 3.2% next year. This slower rate of increase will allow for home sales to pick up next year.
- Mortgage rates** - Mortgage rates are expected to average 4.6% throughout the year, but reach 5% for the 30-year fixed-rate mortgage by the end of the year. The Mortgage Bankers Association also predicted rates will continue rising, saying mortgage rates could pass 4% or even 5% over the next few years.
- Existing Home Sales** - Existing home sales are forecasted to rise 2.5% as the trend in low inventory begins to reverse course.
- Housing Starts** - Even as existing home sales increase, new home sales will increase even more, meaning housing starts will also rise. Overall, housing starts are predicted to rise 3% over the year, but single-family home starts will increase 7%.
- New Home Sales** - These will increase at the same rate as housing starts, rising

7% year-over-year in 2018.

Homeownership Rate - The homeownership rate will stabilize at 63.9% after having hit bottom in the second quarter of 2016, realtor.com forecasted.



Search Criteria
Total Homes in Anna Maria Island 2017 to Dec 2017
Property Type is Residential
Avg Price is \$1,001,000 - Anna Maria, 34627 - Holmes Beach/Bradenton Beach
Results calculated from 365 listings
Copyright © 2018 - iHARCS, Inc. Information deemed reliable but not guaranteed. Parties are advised to verify. Digital Millennium Copyright Act
Take-Down Notice



Search Criteria
Total Homes in Anna Maria Island 2018 to Dec 2018
Property Type is Residential
Avg Price is \$1,001,000 - Anna Maria, 34627 - Holmes Beach/Bradenton Beach
Results calculated from 365 listings
Copyright © 2018 - iHARCS, Inc. Information deemed reliable but not guaranteed. Parties are advised to verify. Digital Millennium Copyright Act
Take-Down Notice

Multi-Family:

Sold Price UP 26% since 2016

Multi-Family Home Sales - 3

\$704,833 Avg Sold Price

2016 Multi-Family Home Sales - 3

\$556,000 Avg Sold Price

Land:

Sold 1 less property than 2016

Vacant Land Sales - 0

2016 Vacant Land Sales - 1

\$1,100,000 Avg Sold price

Anna Maria Sales Team's

FOR SALE!



244 S Harbor Dr #3, Holmes Beach

2 bed/2 bath

Direct Bay Front!

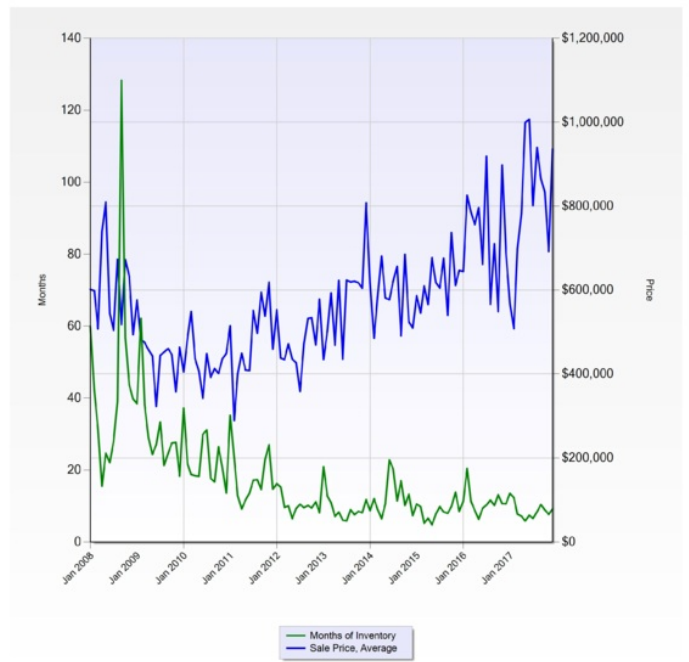
\$645,000

Breathtaking views abound from this spacious bayfront 2bed/2bath beauty! Enjoy open water views of Anna Maria Sound from every angle. Park in your own one car garage, or pull the boat into your deeded slip and relax out back in your screened lanai. Use the elevator to go all the way to the rooftop deck or anywhere in between. The open living area has views of the heated bayside pool and the Anna Maria Sound, and plenty of space to relax & enjoy! Upstairs your large master has wrap around views of the water!

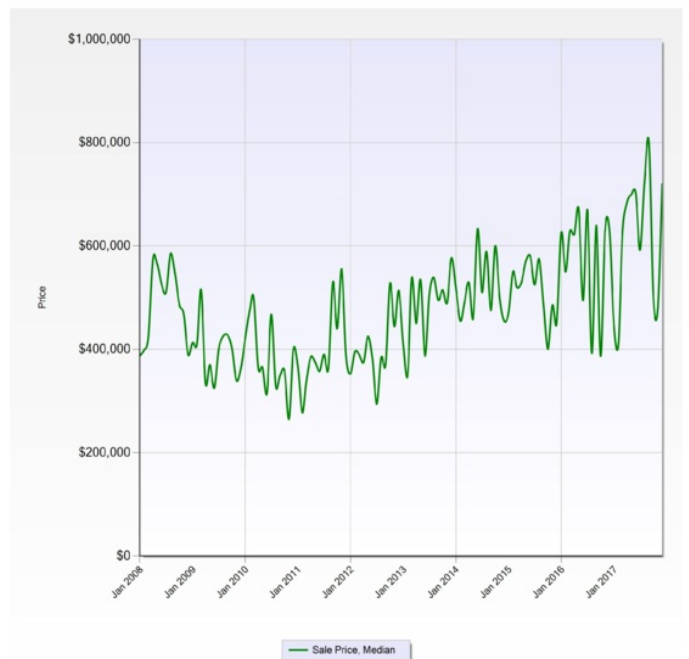
[...read more here.](#)



inventory v sales price



Historic Sales Price Trend



Search Criteria

Time frame is from Jan 2008 to Dec 2017

Property Type is 'Residential'

MLS Zip is one of '34216 - Anna Maria', '34218 - Holmes Beach/Bradenton Beach', '34217 - Holmes Beach/Bradenton Beach'

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

The Anna Maria Sales Team

Kathleen White & Erin Joy Heckler & Jason Hrnak

www.AnnamaMariaSales.com

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

306 60th St A, Holmes Beach

2 bed/3 bath
New Construction!
\$799,900

306 60th St A & B are both available for sale!

Beautiful newly constructed home in the heart of Holmes Beach! This 2 bed/3 bath land condo with a den is a perfect island get away! Solid concrete construction with plenty of extra storage in your 2 car attached garage. Relax poolside under cover or upstairs in your beautifully appointed great room with high ceilings and recessed lighting! ...

[...read more here.](#)

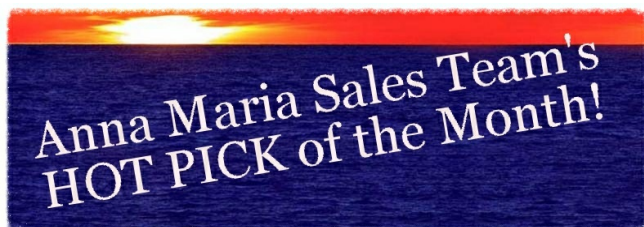
estate needs.

Kathleen White
941-773-0165
KWhite35@tampabay.rr.com

Erin Joy Heckler
941-448-5616
Erin@IslandReal.com

Jason Hrnak
941-773-6572
JHrnak@gmail.com

FEATURED FOR SALE!



Expert picks for great buys in today's market!

Contact Kathleen & Erin & Jason
for more info today!

Top Island Buys!

1. Quiet cul de sac street only 3 min walk to beautiful open Gulf Beaches! Private tropical backyard with heated pool and lots of updates!

3/2 ~ \$574,000

2. Great Opportunity - Well Kept Family Home on a 8000 Sq Ft Lot within the City of Anna Maria. Walk and bike to everything that the City of Anna Maria has to offer.

2/2 ~ \$675,000

3. This elevated duplex only steps to the beach and in a fabulous central location in Holmes Beach on beautiful Anna Maria Island.

4/4 ~ \$799,000



Thought about selling?

The market has appreciated, and continues to do so. *Even if you bought just a few years ago*, now may be a good time to capitalize on the sale of your

home. We are happy to give you **information on how much your home is worth**. Call or email us about your home, and we will discuss recent sales and pricing possibilities with you.



2806 Ave E ~ Holmes Beach

4 bed/4 bath
Direct Gulf Front!
\$2,499,900

Nestled on a quiet street in Holmes Beach, this Gulf front gem is an island inspired beach paradise. This popular rental has breathtaking views of the gorgeous Gulf of Mexico from both buildings. The single story beach front building with 2 bedrooms and 2 full baths has a fabulous screened porch to relax and enjoy your morning coffee, or your evening happy hour. The master bedroom has Gulf views from every angle, as do the dining room and family room.

[...read more here.](#)

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



WE SOLD
Runaway Bay 156
\$242,500
Bayfront Community!

WE SOLD
117 Maple Ave
\$720,000
Anna Maria home on beach block!

Anna Maria Sales Team

Find Your Place in the Sun



Kathleen White
941-773-0165

KWhite35@tampabay.rr.com



Erin Joy Heckler
941-448-5616

Erin@IslandReal.com



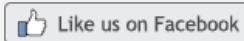
Jason Hrnak
941-773-6572

JHrnak@gmail.com



www.AnnMariaSales.com

STAY CONNECTED



Island Fun, Facts & Photos...
Facebook.com/AnnaMariaSalesTeam