

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

June 2018

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

Featured for Sale



109 Mangrove ~ 2 bed/2 bath ~ \$629,000

June 2018

Monthly Island Sales Info



May 2018 Island Sales

Single Family Homes:

Sold Price down 16.88% since 2017
2018 Single Family Home Sales - 29
\$1,078,672 Avg Sold Price

2017 Single Family Home Sales - 30
\$1,297,683 Avg Sold price

Condos:

Sold Price down 16.53% since 2017
2018 Condo Sales - 51
\$831,052 Avg Sold price

2017 Condo Sales- 46
\$995,663 Avg Sold Price

A stronger economy, wage growth and an improving job market are expected to march home sales and prices higher in 2018, but low supply and weakening affordability will temper the rate of increases, according to speakers at a residential real estate forum during the 2018 REALTORS® Legislative Meetings & Trade Expo.



Multi-Family:

Sold price down 33.53% since 2017

2018 Multi-Family Home Sales - 1

\$565,00 Avg Sold Price

2017 Multi-Family Home Sales - 1

\$850,000 Avg Sold Price

Land:

Sold Price UP 35% since 2017

2018 Vacant Land Sales - 3

\$826,667 Avg Sold price

2017 Vacant Land Sales - 3

\$613,333 Avg Sold price

Anna Maria Sales Team's

FOR SALE!



215 64th street

5 bed/ 3.5 bath

Great location!

\$1,395,000

HUGE PRICE REDUCTION!! Tropical paradise grossing \$90-100k/yr!! This 5 bed/4 bath elevator home is a fantastic rental! Only a block to the beach! It is a perfect Florida getaway with a backyard paradise pool, tiki bar...[read more here.](#)



620 Key Royale, Holmes Beach

4 bed/5 bath

Water views from every window!

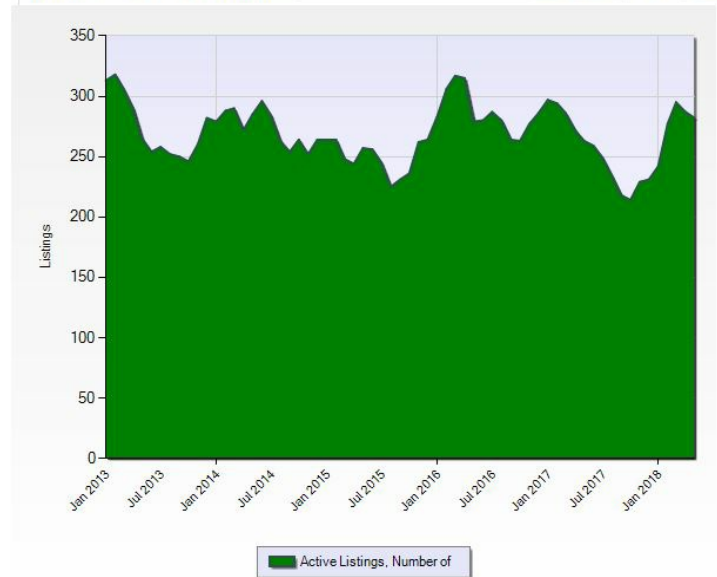
\$1,979,000

This custom built Key Royale home is an island dream! With stunning views straight down the canal and peeks of the Bay, this gorgeous 4 bedroom/ 5 bath pool home's impressive exterior is perfected by the extraordinary interior. Open

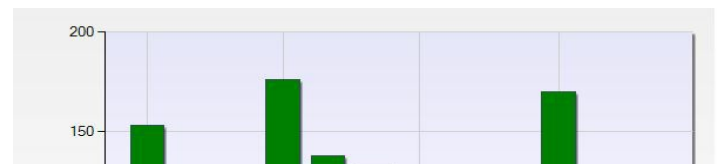
Multiyear increase: Lawrence Yun, chief economist of the National Association of Realtors®, presented his 2018 midyear forecast and said despite headwinds a moderate and multiyear increase in home sales is likely ahead. After accelerating 3.8 percent in 2016, existing home sales rose only 1.1 percent to 5.5 million in 2017 and are forecast to finish 2018 at a pace of around 5.6 million (up 1.8 percent). He projects 5.7 million sales for 2019.

Historic Count of Active Listings

[Search](#) [Chart](#) [Data](#)



Growing economy: "Overall fundamentals remain solid, driven by a growing economy and steady job creation, which will sustain home sales in 2018 slightly above last year's pace," said Yun. "The worsening housing shortage means home prices are primed to rise further this year too, hindering affordability conditions for home buyers in markets across the country."



your grand wood & glass front doors to the tumbled stone floors and full wall of sliders overlooking the pool and straight down the canal. The custom kitchen includes quartz counter tops, and stacked stone backsplash, Thermador refrigerator, range and double oven. With a full bathroom off the lanai and a summer kitchen by the pool and spa, you can enjoy island living all year round [...read more here...](#)



Expert picks for great buys in today's market!
Contact Kathleen & Erin & Jason
for more info today!

Top Island Buys!

1. Great location with huge lot!
3/3 ~ \$879,000
2. Great rental with lots of space!
3/2.5 ~ \$639,000
3. Pool home with great potential!
3/2 ~ \$649,000

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



WE SOLD
6500 Flotilla drive

#154
\$290,000
Views of the bay!

WE SOLD
314 64th street
\$495,000

Excellent vacation rental!

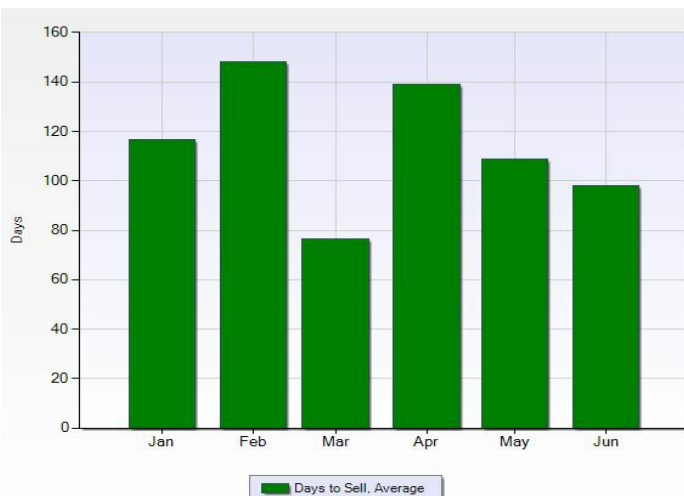


Thinking about selling?
 The market has appreciated!
*If you bought just a few years ago, your home may be worth more. We can provide information on **how much your home is worth.***

Call or email us, and we can discuss recent sales and pricing possibilities with you.



Time frame is from Jan 2017 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'
 Property Style is 'Single Family Residence'
 ⚠️ Your search has been modified to fit the selected preset.
 Results calculated from 212 listings



Time frame is from Jan 2018 to Jun 2018
 Property Type is 'Residential'
 MLS Zip is one of '34216 - Anna Maria', '34218 - Holmes Beach/Bradenton Beach', '34217 - Holmes Beach/Bradenton Beach'
 Property Style is 'Single Family Residence'
 ⚠️ Your search has been modified to fit the selected preset.
 Results calculated from 120 listings

Widespread shortage of homes:

The widespread shortage of homes for sale is the major factor limiting sales from being higher. While home sales have risen modestly since the start of the year, Yun said without more supply to fully satisfy demand and alleviate the upward pressure on prices, contract activity is likely to remain flat and will more or less continue sideways through the end of the year.

[CLICK HERE](#) to continue to full article...

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 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!



Classic Florida Beach Cottage
109 Mangrove Avenue, Anna Maria

2 bed/2 bath
\$629,000

ONLY 4 HOUSES TO THE BEACH! This charming 2 bed/2 bath classic cottages GROSSES OVER 68K in revenue, cash flowing! There is nothing to do but relax and go to the beach or go home and collect your check! These rarely available cottages each pay a portion of the expenses based on the individual ownership rate. This Anna Maria City gem has hardwood floors and an open kitchen...[read more here...](#)

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.AnnamariaSales.com



Like us on Facebook

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