

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

August 2018

Featured For Sale

Hot Pick of the Month

Monthly Island Sales Stats

For Sale from AMST

Recently Sold

Featured for Sale



1325 Gulf drive N. #230 ~ 2 bed/1 bath ~\$319,000

*Loving our services? Don't forget
to tell your friends!*

July 2018

Monthly Island Sales Info



July 2018 Island Sales

Single Family Homes:

Sold Price down 15% since 2017

2018 Single Family Home Sales - 26

\$849,214 Avg Sold Price

ANNA MARIA ON VERGE OF BECOMING MILLION DOLLAR CITY

Written by Wade Tatangelo for the Herald Tribune

No cities in the Tampa Bay area "are close to a million-dollar median value"



Fewer than 200 cities in the U.S. have a median home value of \$1 million dollars or more, according to a newly released Zillow analysis. The influential online real estate database company notes, though, that

2017 Single Family Home Sales - 24
\$1,003,793 Avg Sold price

Condos:

Sold Price down 14% since 2017

2018 Condo Sales - 42

\$688,251 Avg Sold price

2017 Condo Sales- 40

\$806,328 Avg Sold Price

Multi-Family:

Sold price down 29% since 2017

2018 Multi- Family Home Sales - 2

\$635,000 Avg Sold Price

2017 Multi-Family Home Sales - 2

\$897,500 Avg Sold Price

Land:

Sold Price down 36% since 2017

2018 Vacant Land Sales - 1

\$450,000 Avg Sold price

2017 Vacant Land Sales - 2

\$713,888 Avg Sold price

Anna Maria Sales Team's
FOR SALE!



104 Beach Ave, Anna Maria

4 bed/ 3.5 bath

Custom luxury home steps from the beach!

\$2,950,000

This gorgeous custom home is nestled in the exclusive community of of Banyan Tree Estates on beautiful Anna Maria Island. Built by the renowned Brent Whitehead, offering 4 bedrooms plus office and 3 and a half baths, every space of this home offers relaxation....[read more here...](#)



23 more cities are expected to make its "\$1 Million City List" over the next year. Of those 23, just one made the list from Florida and it is in Manatee County.

The narrow, approximately seven-mile long Anna Maria Island is home to three cities with, north to south, Anna Maria, Holmes Beach and Bradenton Beach. Anna Maria is expected to soon become a million dollar city with its current median home value at \$964,200 and forecast to reach \$1,009,404 within the next year, according to Zillow.



Anna Maria's website notes many of the city's property owners are part-time residents and that the entire city is a bird sanctuary. The city's website also notes that its famed "beaches are also a prime nesting ground for endangered loggerhead turtles and many of our residents actively participate in their protection." Anna Maria has an estimated population of 1,669, according to the United States Census Bureau, down from the 1,814 number listed on the city website for its 2000 census figure. No cities in the Tampa Bay area "are close to a million-dollar median value....[Read more](#) to read the 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
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!





606 Baronet Lane, Holmes Beach

2 bed/2 bath

Waterfront investment opportunity in Key Royale!

\$629,000

Improved Price! Bring an offer and build your dream!! Huge Lot in the exclusive golf community of Key Royale on Anna Maria Island. 11,456sf waterfront lot with plenty of room for a pool currently has a 2/2 ranch style home with good bones.

The property features a concrete seawall updated in 2011-a huge value for you during your renovation. This sizable footprint with garage and large Florida room are ready for your custom touch [...read more here...](#)



Lowest Price in Tortuga!

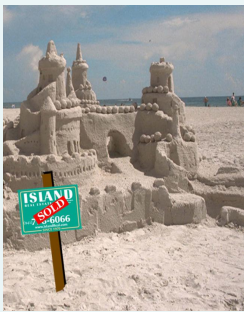
1325 Gulf #230, Bradenton Beach FL

2 bed/1 bath

\$319,000

Tortuga Inn is an award winning perfect Anna Maria Island getaway. This 2 bed/1 bath furnished open floor plan unit is the lowest priced in this plushly landscaped, fabulously maintained beach to bay complex. A great rental property with beach décor and a full kitchen with bar seating and open family room, this ideal spot lets you relax and enjoy, while grossing over \$36k a year [...read more here...](#)

Anna Maria Sales Team's SOLD:



WE SOLD

714 North Shore

\$730,000

*Adorable cottage in the
North End*

WE SOLD

216 Pine Avenue

\$706,810

Private oasis on Pine



Expert picks for great buys in today's market!

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

Top Island Buys!

1. Solid rental in Beach to Bay community!

2/2 ~ \$512,000

2. Best value for a single family home on the island! Large lot that allows short term rentals!

2/2 ~ \$530,000

3. Nicely updated & great rental, short walk to the beach!

3/2 ~ \$669,000



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.

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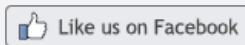
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